



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
April 10, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 3/13/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#18-024 - 915 S. Dunton Ave. - SF/Addition
- B. DC#18-028 - Golden Corral - 445 E. Palatine Rd. - Commercial
- C. DC#18-026 - 4 N. Hickory Ave. - Mixed Use

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 3/13/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 3/13/18

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 13, 2018

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

Members Present: John Fitzgerald, Chair
Aaron Coon
Ted Eckhardt
Jonathan Kubow

Members Absent: Kirsten Kingsley

Also Present: Thomas Cloherty, TPC Construction for *407 E. Mayfair Rd.*
Joe Muran, Muran Architects for *407 E. Mayfair Rd.*
Benjamin Rea, Arlington Heights Park District for *Olympic Park*
David Yandel, FGM Architects for *Olympic Park*
Louise Kowalczyk, FGM Architects for *Olympic Park*
Tom Abbatemarco, Prestigious Home Builders for *1714 N. Chestnut Ave.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 27, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF FEBRUARY 27, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY NEW RE-REVIEWDC#18-018 – 407 E. Mayfair Rd.

Tom Cloherty, representing *TPC Construction*, and Joe Muran, the architect, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached two-car garage on an existing vacant lot. In 2008, the Zoning Board of Appeals granted a side yard setback variation for the adjacent property to the north (411 E. Mayfair) which allowed this vacant lot to become buildable. The variation approval included a condition that the adjacent lot have a 7.5 foot side yard setback on the north side of the property. This project does comply with the R-3 zoning requirements and the 7.5 foot setback requirement.

This project was previously reviewed by the Design Commission at the last meeting on February 27th, at which time the project was continued to allow concerns with the proposed design to be addressed. Previous concerns included the following:

1. The front of the home should have more masonry, at least full height on the first-floor of the front elevation.
2. The overall height of the home should be reduced to better align with the adjacent homes.
3. The composition of the second-floor gables should be simplified. Consider omitting the center gable.
4. Some concern over the dark siding color.

In response to the previous comments, the petitioner has made the following changes to the design:

1. The partial height stone wainscot has been replaced with full height brick on the first-floor of the front elevation.
2. The roof pitches have been adjusted to lower the height of the home from 25'-0" to 24'-9 1/2".
3. The center gable has been omitted on the front of the home for a more simplified appearance.
4. The siding color has been changed to a tan color to coordinate with the proposed light brown brick.

Overall, Staff feels the revisions have addressed the primary concerns and the revised design will fit well in this location. Staff recommended approval as submitted.

Mr. Cloherty said that his architect worked with the homeowners and made some good decisions after listening to the commissioners' comments at the last meeting. The front elevation has been changed to include brick up to the first-floor elevation, and the colors were softened to better blend with the neighborhood; he felt the revised design was pleasing to what the commissioners asked to be done.

PUBLIC COMMENT

John Coates, 416 E. Fairview Street, lives on the triangular property that borders against all the homes on Burton Place, behind the proposed new home. He felt the revised plan was wonderful, the color scheme is good, the brick is a tremendous improvement, and the overall eye-appeal is there. He pointed out that the revised drawings on the Village website indicate a higher elevation than the drawings tonight. He felt that the roofline of the center portion between the two peaks on the front elevation should be aligned with the peak of the adjacent home on both sides, as much as possible, as opposed to being 3-feet taller. Visually driving down Mayfair, there should not be a dominant home that interrupts the continuous rooflines. He had no further comments.

Commissioner Kubow really liked the changes that were made and felt the home looked fantastic. The color scheme is perfect for the neighborhood and he appreciated the mix of designs in the neighborhood that include newer homes with this type of gable and siding; this new home is a great mix of both. He commended the petitioner for the changes

that were made, as well as the homeowners for listening to the commissioner's concerns. He was in favor of the new home as proposed.

Commissioner Coon agreed with Commissioner Kubow's comments. He disagreed with the neighbor's concerns about the height, because the adjacent homes on either side are not one-story homes, and the up and down of roof heights creates interest and is the fabric of the neighborhood. He felt the revised design was great and a good improvement, especially the color and material palette. He was in favor of the design.

Commissioner Eckhardt agreed with the comments made by the other commissioners and pointed out that in terms of the relative height of the home, what is perceived to be the tallest part of the home are the 2 front gables, not the center roof that slopes back. He felt the revisions were a great improvement and the homeowners made a tremendous commitment to make the new home fit in. He was completely in favor of the new home.

Chair Fitzgerald agreed with the comments already made, especially about the nice color palette. His only comment was a suggestion to remove the brick at the base of the 3 columns on the front elevation.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 407 E. MAYFAIR ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE REVISED ARCHITECTURAL PLANS DATED AND RECEIVED 3/5/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO CONSIDER ELIMINATING THE BRICK BASE ON THE 3 PILLARS ON THE FRONT ELEVATION.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.

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

ITEM 2. PUBLIC LAND RE-REVIEW

DC#18-006 – Olympic Park Swim Center – 660 N. Ridge Ave.

Benjamin Rea, representing the *Arlington Heights Park District*, and David Yandel and Louise Kowalczyk, representing *FGM Architects*, were present on behalf of the project.

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

Mr. Hautzinger said that the petitioner submitted some new revisions today, which Staff has not yet reviewed. The comments from Staff tonight are based on the plans that were provided in the commissioner's packets.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a two-story addition to the existing Olympic Park Indoor Swim Center. The addition will be located on the north and west sides of the existing building, and will include a new warm-water pool, a new gymnasium, an elevated indoor running track, fitness center, and new fully accessible locker rooms. The project includes an alternate to possibly double the size of the gymnasium addition. This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development (PUD); therefore, the role of the Design Commission is limited to building and signage only.

This project was previously reviewed by the Design Commission on February 13, 2018, at which time the project was continued to allow design concerns to be addressed. The primary concern with the design was the amount of painted precast concrete on the gymnasium. The following is a summary of some of the comments and suggestions from the Design Commission:

- It was commented that the precast concrete gymnasium may look too industrial, like a warehouse.
- The east wall of the building will be highly visible from the residential street and it needed further design development.
- There were concerns regarding the blank north wall.
- It was encouraged to add brick to the gymnasium.
- There were mixed feelings regarding adding split-face concrete block to the design.
- The possibility of using a brick pattern form liner for the precast concrete walls was discussed.
- Landscaping was encouraged to soften the gymnasium walls.

In response to the comments from February 13, the petitioner has made changes to the design and provided multiple new perspective rendering views for review. A summary of the changes is as follows:

- Partial height brick was added to the north, east, and west gymnasium walls.
- The gymnasium window sizes were adjusted.
- Windows have been added to the north wall.
- The east stairwell tower has been changed from precast concrete to brick.

Overall, Staff feels that the addition of brick to the gymnasium walls is a huge improvement to the design. Staff's only comment regarding the design is that the metal panels between the gymnasium windows look out of place with the rest of the building design. For a more cohesive appearance, it is recommended that the metal panels between the windows be omitted, and instead provide a continuous metal awning feature above the gymnasium windows on all three walls. A metal awning would be a nice way to break up the flatness of the wall, and it could provide shading for the east and west gym walls. A metal awning would tie in well with the existing details on the south wall of the building, as well as with the new canopy at the warm water pool addition.

Staff recommends approval of the design to the proposed addition to the existing swim center, based on the drawings that were included in the packet, with the one comment previously mentioned. He pointed out that Commissioners

Kubow and Eckhardt were not at the previous review of the project, and the petitioner will present the most recent changes that were submitted today.

Mr. Rea said that they met last week with their construction team to discuss budget at this time. The Park District is trying to maximize the use of the resources available for this project, and there are some changes as mentioned by Staff; however, they are still proposing to move forward with a painted pre-cast to match the color of the existing brick on the building.

Mr. Yandel said that they appreciated the feedback received at the last review, and they worked with Staff over the past month to try to incorporate many of those items. The updated renderings submitted tonight are for final approval. Taking in the context of the site and the surrounding neighborhood, they feel the scale of the building is an appropriately sized facility for the park. The layout of the windows was revised on the east and west elevations to bring in more light and rhythm to those elevations. Windows were added to the north elevation as well. From a cost standpoint, they are proposing painted pre-cast wall panels. The metal panels between the windows have been eliminated to create more rhythm between the brick and the pre-cast, and the metal coping detail was revised around the perimeter of the building to be the same dimension and profile used along each of the buildings to help tie the entire facility together. Landscaping was added to the east elevation, as well as signage added to the stair tower. Mr. Yandel reviewed the updated renderings that included these changes.

Trying to understand the color palette, Commissioner Kubow asked if the samples provided were an accurate representation of what the color palette would be, and Mr. Yandel said that they were. Mr. Yandel added that looking at the existing photograph of the building, the paint would match the buff colored split-face concrete block, and the dark brown color would match the dark iron spot brick. The revised elevation shows the three colors being proposed; brown, tan/buff, and the aluminum curtain wall system. Ms. Kowalczyk said that the existing building has actual brick and split-face, and the gymnasium addition is trying to simulate those materials with paint on the precast concrete. The metal panels between the windows have been eliminated because of cost; however, a silver metallic paint is being considered to simulate that; although right now it is shown as the buff color coming down between the windows. Mr. Yandel added that the utility screen wall on the east side of the building will be actual brick.

Mr. Hautzinger asked if the painted dark color on the brick was with or without a brick patterned form liner, and Mr. Yandel replied that they are asking for approval without a form liner; it will be smooth, pre-cast concrete with horizontal reveals similar to the upper portion of the wall, although the renderings do not quite show this. He added that the focus of the pre-cast elements are only at the gymnasium. Elements from the existing building are being used on the other portions of the addition, such as the tall, thin windows adjacent to the new entry that help light up a corridor that feeds into the new locker rooms. The existing south and east elevations remain pretty much intact, but the west elevation gets a whole new facade with certain setbacks and different volumes playing off each other.

Mr. Yandel explained that the pre-cast panels are a durable low maintenance material, very cost efficient, allowing for year round construction, well insulated, and an energy efficient way to get this large volume done quickly. He showed an example of a project they are doing with painted pre-cast, which is currently under construction for the Lombard Park District and has a very similar program with a double gymnasium and second-story fitness and offices. Ms. Kowalczyk added that this project uses painted pre-cast panels with reveals, having the appearance of metal panels, with the gymnasium having some reveal lines and painted; it can still be an attractive building. Mr. Yandel added that the depth of the reveals are about 1-1/2" deep and about 3" wide so they read at a distance. This building is in a residential neighborhood, and although the park itself is a little bit larger than Olympic Park and it sits off the street further, it is in the heart of a residential neighborhood directly across from homes very similar to those in Arlington Heights.

Mr. Yandel reiterated that what they are looking for approval of the current floor plans and elevations as shown, approval of the painted pre-cast wall panels on the gymnasium in lieu of a form liner or traditional brick masonry, and a request for the commissions' support for signage at the east and west elevations, although they understand a

variance would be required under a separate review. The two locations for the proposed wall signage were reviewed; on the west elevation, north of the entrance, and on the east elevation at the stair tower.

In response to the signage, Commissioner Kubow said that in general, he liked what is being proposed; it is very clean and the font is very simple. He questioned what the variations would be and Mr. Hautzinger replied that only ground signage is allowed for a permitted non-residential use in a public land zoning district; therefore any wall signage requires a variation for this project; however, Staff is currently studying the possibility of amending the sign code to allow for wall signage on buildings such as this.

Commissioner Kubow gave preliminary approval of the wall signage being shown tonight. Chair Fitzgerald liked the design of the wall signage as well, but had concerns about the sign on the west elevation not being visible in the proposed recessed location when viewed from the south. Commissioner Eckhardt was okay with the sign designs as shown, but felt that wayfinding in general needed to be studied, and he had concerns about the visibility of signage for the front entrance when coming from Ridge Avenue. Chair Fitzgerald suggested signage on the metal over the main entrance door, similar to the signage on the east side of the Arlington Heights Library.

Commissioner Coon said that he preferred the design that was included in the packet tonight and reviewed by Staff, as opposed to the revisions that were just submitted tonight. He appreciated the changes that were made and would much rather have the residents benefit from a quality facility like this, rather than nitpick over that amount of brick. Breaking the larger walls into thirds helps tie in with the existing, and matching the color is enough of a relationship to link them together; it is great that brick is being used at the entries on the west elevation. He felt there became a language between the gymnasium and the metal features over the entries by creating the second pre-cast color that goes over the windows; it starts to relate those larger elements to the right. Mr. Yandel said that they are open to further discussions on what is being presented tonight.

Commissioner Coon liked the gymnasium walls broken into thirds, as opposed to two halves; it fits better with the scale of the other elements and the buildings. He felt this was a great improvement and the petitioner did a great job in addressing the commissioner's previous comments. He reiterated his preference for the three color scheme, and the painted panel look between the windows.

Commissioner Eckhardt had no issues with the massing, which was very interesting, and felt the elevation facing the field was just as important as the other elevation. He liked the horizontals and verticals that are broken down in small modules, and he encouraged a similar breakdown of the gymnasium with more reveals. He was not in favor of big, flat pre-cast sections on the building; it should have detail. He had no other issues with the building and hoped the petitioner gets both gymnasiums.

Commissioner Kubow absolutely loved the contemporary architecture of the west elevation and wished that the Ridge Avenue elevation could get some of the same treatment. He liked what is being proposed, and agreed with Commissioner Coon's preference for the three-color scheme concept. He also reiterated his preliminary approval for the signage being shown tonight.

Chair Fitzgerald agreed with the comments already made.

A MOTION WAS MADE BY COMMISSIONER COON, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE DESIGN OF THE PROPOSED ADDITION TO THE EXISTING *OLYMPIC PARK INDOOR SWIM CENTER BUILDING* LOCATED AT *600 N. RIDGE AVENUE*. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 1/9/18, REVISED RENDERINGS DATED AND RECEIVED 3/5/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO ADD A CONTINUOUS HORIZONTAL METAL AWNING FEATURE ABOVE THE GYMANSIUM WINDOWS ON ALL THREE EXTERIOR GYM WALLS, OR ADD HORIZONTAL REVEALS TO FURTHER ARTICULATE THE PRE-CAST WALL.
2. A REQUIREMENT FOR THE THREE COLOR PAINT SCHEME ON THE GYMANSIUM, TO BREAK DOWN THE WALL INTO THIRDS.
3. THE PETITIONER IS REQUIRED TO MEET THE SIGN CODE, CHAPTER 30, OR OBTAIN A SIGN VARIATION(S).
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY 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 if the third paint color will be a metallic silver color. Commissioner Coon was okay with the third color being a flat color that complements the metal panel, because having one color as metallic would be odd. Commissioner Eckhardt asked if there will be any metal panels on the gymnasium, and the petitioner responded that there will be a metal coping on the gymnasium which will tie into the metal panel around the entry. Commissioner Eckhardt was in favor of painting the panels between the windows to match the clear anodized aluminum of the top fascia. Mr. Yandel summarized that the bottom of the gymnasium wall will be painted dark brown to match the existing brick, the space between the windows will be painted metallic silver to match anodized aluminum, and the top of the wall will be painted a buff color to match the split-face block.

A MOTION WAS MADE BY COMMISSIONER COON, SECONDED BY COMMISSIONER ECKHARDT, TO AMEND THE MOTION AS FOLLOWS:

2. A REQUIREMENT FOR THE THREE COLOR PAINT SCHEME ON THE GYMANSIUM, TO BREAK DOWN THE WALL INTO THIRDS, WITH THE MIDDLE COLOR BETWEEN THE WINDOWS TO BE A METALLIC SILVER COLOR SELECTED TO MATCH ANODIZED ALUMINUM.

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW

DC#18-021 – 1714 N. Chestnut Ave.

Tom Abbatemarco, representing *Prestigious Home Builders*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and two-car detached garage to allow construction of a new two-story residence with an attached, two-car garage. The project does comply with all R-3 zoning requirements. The existing neighborhood consists of primarily single story homes with a mix of one car and two car attached garages. However, there have been numerous teardowns previously completed in this neighborhood, including multiple teardowns on this block.

Overall, the proposed design is nicely done and consistent with the other newer homes approved in this neighborhood. Features such as the single story front porch and single story garage roof help the design to fit in with the adjacent single story homes, and the hipped main roof keeps the height of the side walls from being too tall. The proposed house fits comfortably on the wide lot. However, the following design revisions are recommended to improve the context and enhance the appearance:

- Garage Roof. It is recommended that the height of the garage roof be lowered to align with the front porch, which more closely aligns with the existing adjacent homes.
- Stone Base. For a more cohesive appearance, the stone base should be continued around all sides of the house, or at least partially down the left side wall.
- Right Elevation. It is recommended to add a window on the side of the garage to break up the blank wall of siding.
- Left Elevation. It is recommended to add a window in the Office and Bedroom 1 to break up the blank wall of siding at the front portion of the wall.
- Exterior Colors. The house is proposed to be all white with black windows, black roof, and buff stone. This is a nice combination of materials and colors, but it will have a modern aesthetic that should be evaluated against the context of the neighborhood.

With these comments, Staff recommends approval of the proposed design.

Mr. Abbatemarco presented a sample of the stone being proposed. He said that the homeowners are not opposed to lowering the eave line of the garage and tying it into the porch, which will widen out the gable and help it tie into the front. He anticipated the suggestion to continue the stone base, and the homeowners are not opposed to continuing it on the left side to match the right side of the home. He also agreed with the suggestion to add windows on the right side in the garage, and he suggested two single double hung windows. With regards to the suggestion to add a window in the office, the homeowners have concerns because they intend to have built-ins on the entire south wall. With regards to adding windows in Bedroom 1, they are concerned about furniture placement; however, they were not opposed to adding a single double hung window if necessary near the closet. Mr. Abbatemarco also referenced homes at 103 N. Pine and 830 N. Dryden that were recently approved with the same white siding, black windows, and a limestone/grey stone. He added that too many of his clients want grey siding, and he supports this change in color; however, the homeowners second color choice would be grey.

Commissioner Eckhardt felt the home was nicely designed and he liked the colors as proposed. He suggested full height columns on the front elevation because the offset of the white columns up against the stone would be spectacular. He agreed with the suggestion to add a window in the garage, and he was okay with adding only one window if it was centered. Although he felt that adding a window in Bedroom 1 was the homeowner's choice, he agreed with the preference to add a window near the closet, which will benefit from cross ventilation. He also suggested adding a large tree to help break up the flat wall on the first-floor side elevation. He appreciated wrapping the stone around a portion of the left side elevation, which should be a requirement.

Commissioner Kubow agreed that it is a beautifully designed home, and he loved the color palette. He agreed with Commissioner Eckhardt's suggestion to change the columns to all wood, and the suggestion to wrap the stone base on to the left side elevation. He also made a recommendation to add transom windows in Bedroom 1; he was not too concerned about the left side elevation because the focus will be on how beautiful the front elevation is. He also felt strongly about lowering the height of the garage roof, which will help the overall context of the surrounding homes. Overall, he felt it was a nicely designed home.

Commissioner Coon understood the concerns about the garage element being too tall for the neighborhood, but he was fine with it as proposed; he really liked the higher roof engaging the pop out element there. Bringing it down will make it look similar to other new homes. Commissioner Eckhardt agreed, and preferred the garage as currently proposed, noting that the garage door is 8' tall. Mr. Abbatemarco preferred not to lower the garage because of long-term maintenance issues that could happen because of the roof details.

Commissioner Coon said that to minimize the height of the garage wall, he was okay with approving the design as proposed with a commitment from the petitioner to add a minimum 14'-15' tall ornamental tree on the right side of the garage, as illustrated on sheet A1, which will soften the garage element. He also agreed with the suggestion to bring the wood columns down to the porch floor, and he loved the material palette.

Chair Fitzgerald was okay with the garage as proposed, especially with the horizontal band board above the garage door. He agreed with the suggestion to bring the wood columns down to the ground, and felt the light fixtures were too low as shown. He was okay with adding plant material to soften the left side near the bedroom, and he commented that having only one window in a bedroom looks more like an apartment from the inside; two windows feel more like a home. He was fine with adding a single window in Bedroom 1 near the closet, and landscaping to help soften the elevation. He also agreed with the suggestion to add an ornamental tree on the other side, and clarified Commissioner Coon's comment that the tree should be 15' tall at maturity. Chair Fitzgerald also liked the colors being proposed and the design of the rear elevation, which looks like it belongs with the rest of the home.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1714 N. CHESTNUT AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 2/2/18 AND RECEIVED 2/23/18, MATERIAL SCHEDULE RECEIVED 3/9/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE FRONT COLUMNS BE BROUGHT DOWN TO THE GROUND AND THE STONE PIERS BE ELIMINATED.
2. A REQUIREMENT TO ADD AN ORNAMENTAL TREE TO THE RIGHT SIDE OF THE GARAGE, TO BE A MATURE HEIGHT OF 15-FEET.
3. A REQUIREMENT TO EXTEND THE STONE BASE AROUND TO THE LEFT SIDE ELEVATION, TO BE CONSISTENT WITH THE STONE ON THE RIGHT SIDE ELEVATION.
4. A RECOMMENDATION THAT THE LIGHTING ON THE FRONT ELEVATION BE RAISED APPROPRIATELY AND NOT BE TOO BRIGHT, TO BE REVIEWED BY STAFF.
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.

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

ITEM 4. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER COON, TO ADJOURN THE MEETING 7:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



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

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission require revisions and re-review the design for the proposed addition at 915 S. Dunton Avenue. This recommendation is based on the architectural plans dated 2/27/18 and received 3/8/18, and the following:

1. Adjust the roof slopes to lower the eave on the left side of the front elevation to more closely align with the existing garage eave.
2. Lower the dormer to align with the adjacent gable, and change the dormer windows to match the windows on the right side of the front elevation.
3. Change the kitchen windows to more closely match the windows on the right side of the front elevation.
4. Omit the field of stone around the kitchen window, but keep the stone base.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
6. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
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Staff Report
Exhibits
Interior Renderings

Board or Commission Report
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

Date Prepared: April 4, 2018

PETITION INFORMATION:

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

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

ANALYSIS:

Summary

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

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

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

The subject property is located on a street with a variety of house styles including single-story, split-level, and two-story homes. The overall scale of the proposed second floor addition fits well in the context of the neighborhood, but the massing of the proposed design has awkward proportions. The front gable wall, roof dormer, kitchen window, and front door do not complement each other and they have a mismatched appearance.

It is recommended that the design be further studied with the following recommendations:

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

RECOMMENDATION:

It is recommended that the Design Commission require revisions and re-review the design for the proposed addition at 915 S. Dunton Avenue. This recommendation is based on the architectural plans dated 2/27/18 and received 3/8/18, and the following:

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

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

_____, April 4, 2018

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

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

570 E. NORTHWEST HWY.
DES PLAINES, ILLINOIS 60016
(847) 699-0018

R. W. STANLEY & ASSOCIATES
ILLINOIS PROFESSIONAL LAND SURVEYOR

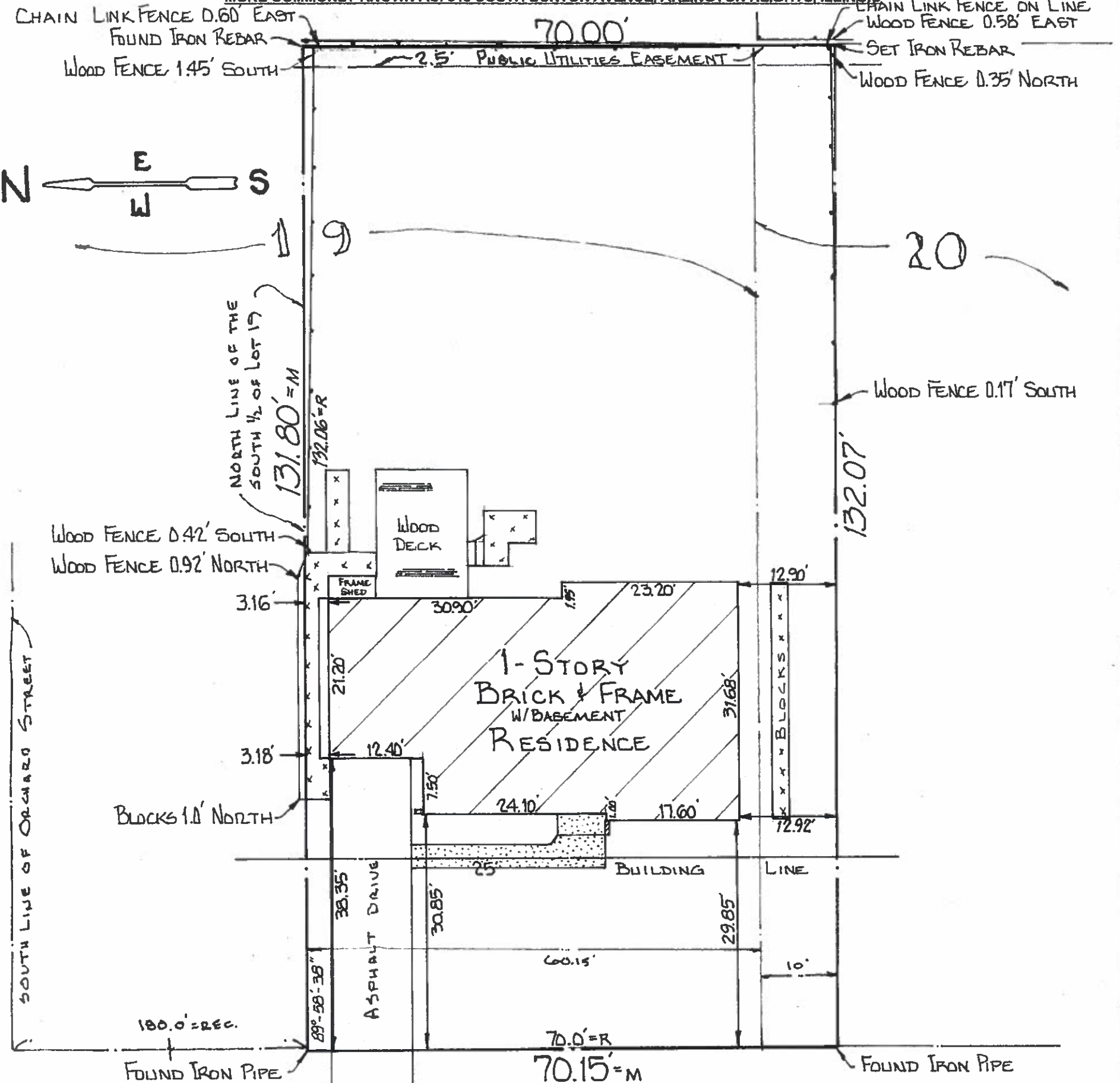
RECEIVED
FILE MAR 08 2018
PHONE (847) 699-0018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAT OF SURVEY

THE NORTH 10 FEET OF LOT 20, AND THE SOUTH HALF (1/2) OF LOT 19, IN R. A. CEPEK'S ARLINGTON HIGHLANDS, A SUBDIVISION OF PARTS OF SECTIONS 4 AND 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PARTS OF SECTIONS 31 AND 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MORE COMMONLY KNOWN AS: 915 SOUTH DUNTON AVENUE, ARLINGTON HEIGHTS, ILLINOIS



S. DUNTON AVENUE

Scale: 1 Inch equals 15 feet
Ordered by BARBARA WATSON
Order number 17-1263

Note:
Compare the description on this plat with your deed, abstract, or certificate of title, also compare all points before building by same and report any difference at once. For building line and other restrictions not shown hereon, refer to your abstract, deed, contract, or zoning ordinance.



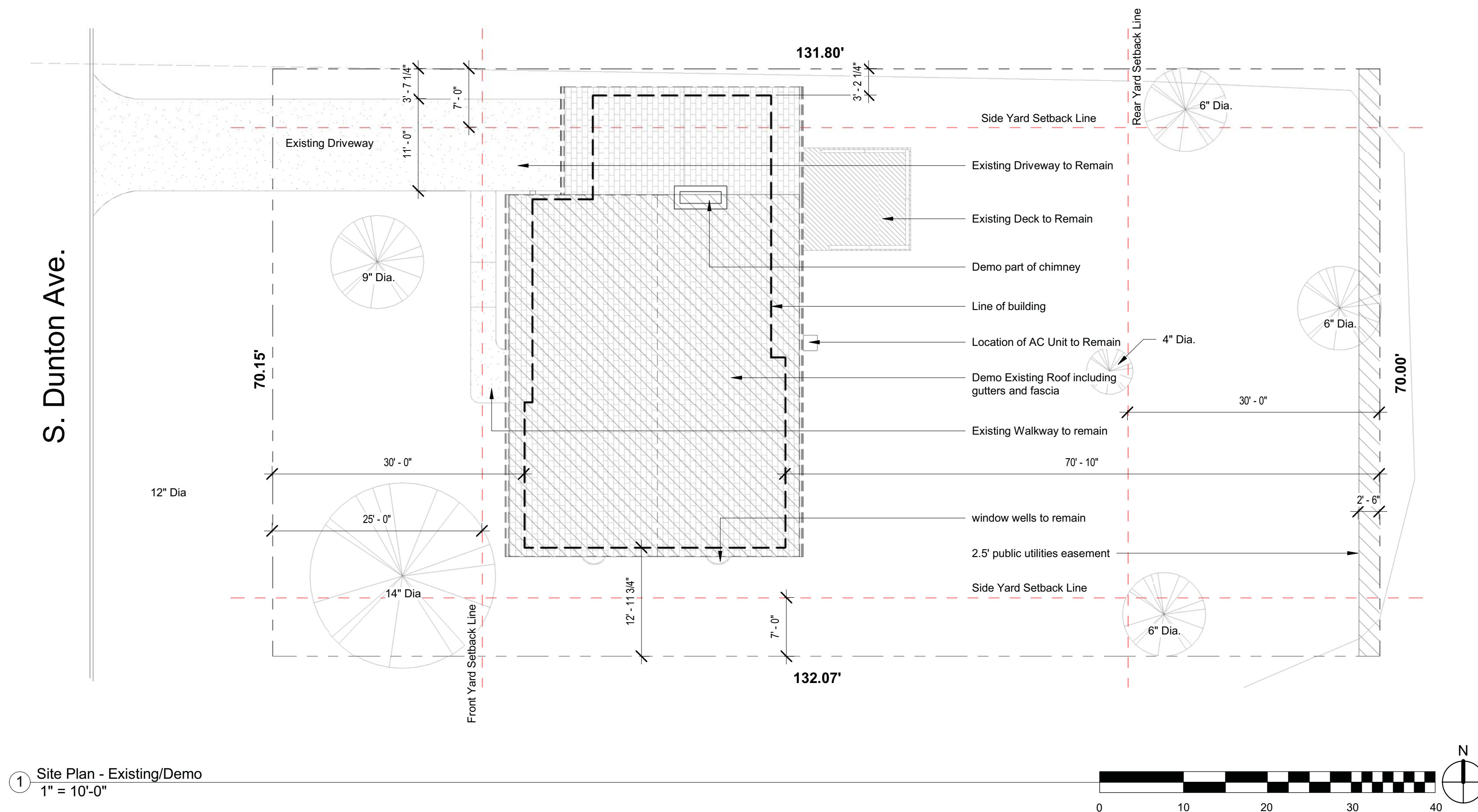
This Professional Service Conforms To the current Illinois minimum Standards For a Boundary Survey

State of Illinois)
County of Cook) S.S.

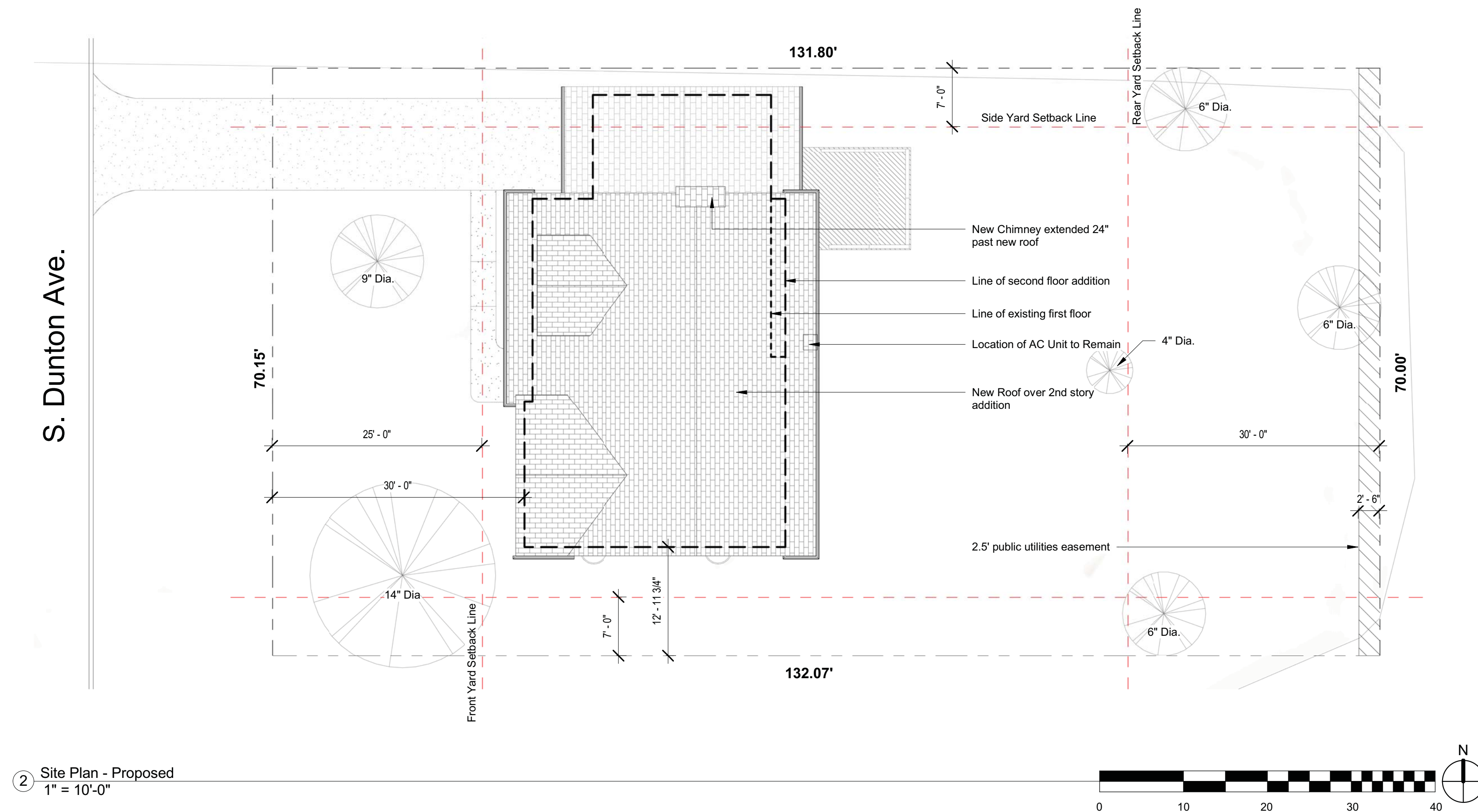
I, Ronald W. Stanley, hereby certify that the above described property has been surveyed under my supervision and that the plat hereon drawn is a correct representation of said survey.

Dimensions are shown in feet and decimal parts thereof and are corrected to a temperature of 62° Fahrenheit.

Des Plaines, Illinois NOVEMBER 20 17
Ronald W. Stanley
Illinois Professional Land Surveyor No. 2728
License expires 11-30-18



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



Survey Information:

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

General Notes:

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

General Demolition Note:

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

Notes:

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

Note:

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

3 Site Plan Notes

SITE DATA: ZONE R-3			
DESCRIPTION	ORDINANCE	EXISTING	PROPOSED
TOTAL LOT AREA - STANDARD	8,750 SF Min.	9,245 SF	--
LOT WIDTH - STANDARD	70 FT Min.	70.15 FT	--
BUILDING LOT COVERAGE: 35%	3,235.75 SF	1524 SF	--
BUILDING HEIGHT	25 Feet (Max.)	13'-1"	21'-0" from grade to mid. roof
FRONT YARD SETBACK	25 Ft (Min.)	30'-0"	30'-0"
SIDE YARD SETBACK (NORTH)	7'-0" (10% of Lot Width)	3'-2"	3'-2"
SIDE YARD SETBACK (SOUTH)	7'-0" (10% of Lot Width)	13'-0"	13'-0"
REAR YARD SETBACK	30 Ft (Min.)	70'-10"	70'-10"
FIRST FLOOR	N.A.	1,261 SF	1,261 SF
SECOND FLOOR	N.A.	N.A.	1,263 SF
FLOOR AREA RATIO: NA	3938 + ((9245-8750) x 0.4) = 4,136 SF	1524 SF	2,787 SF
IMPERVIOUS SURFACE: 50% (Max.)	4,622 SF	2,508 SF	3155 SF

Ground Snow Load	30 lbs/ft ²
Wind Design Speed (mph)	90 miles per hour
Wind Design Topographical effects	0
Seismic Design Category	0
Weathering	Severe
Frost line depth	42 inches below grade
Termite	Moderate to heavy
Winter Design Temp	97 ½, 2°F
Ice Barrier Underlayment Required	Yes
Flood Hazards	N/A
Air Freezing Index	2,000
Mean Annual Temp	50 degrees Fahrenheit

[illegible]

Poloz Estate

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

Existing and Proposed Site Plan

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

A-1.0

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



Property to Left 2
907 S. Dunton Ave.



Property to Left 1
909 S. Dunton Ave.



Subject Property
915 S. Dunton Ave.



Property to Right 1
921 S. Dunton Ave.



Property to Right 2
925 S. Dunton Ave.



Property to Right 3
929 S. Dunton Ave.

DUNTON AVE.



Property Across 1
910 S. Dunton Ave.



Property Across 2
914 S. Dunton Ave.



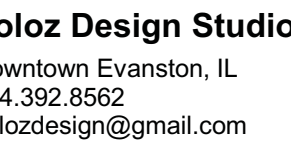
Property Across 3
916 S. Dunton Ave.



Property Across 4
920 S. Dunton Ave.



Property Across 5
922 S. Dunton Ave.



PROFESSIONAL DESIGN FIRM LIC# 184-004672



WWW.POLOZARCHITECTS.COM

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e-mail

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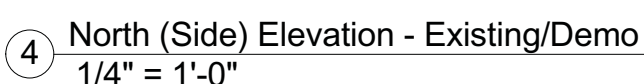
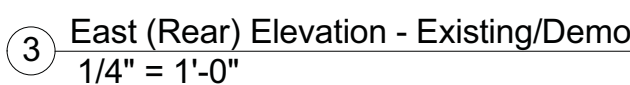
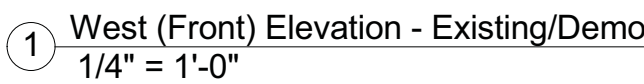
Existing Context Elevation of Subject House



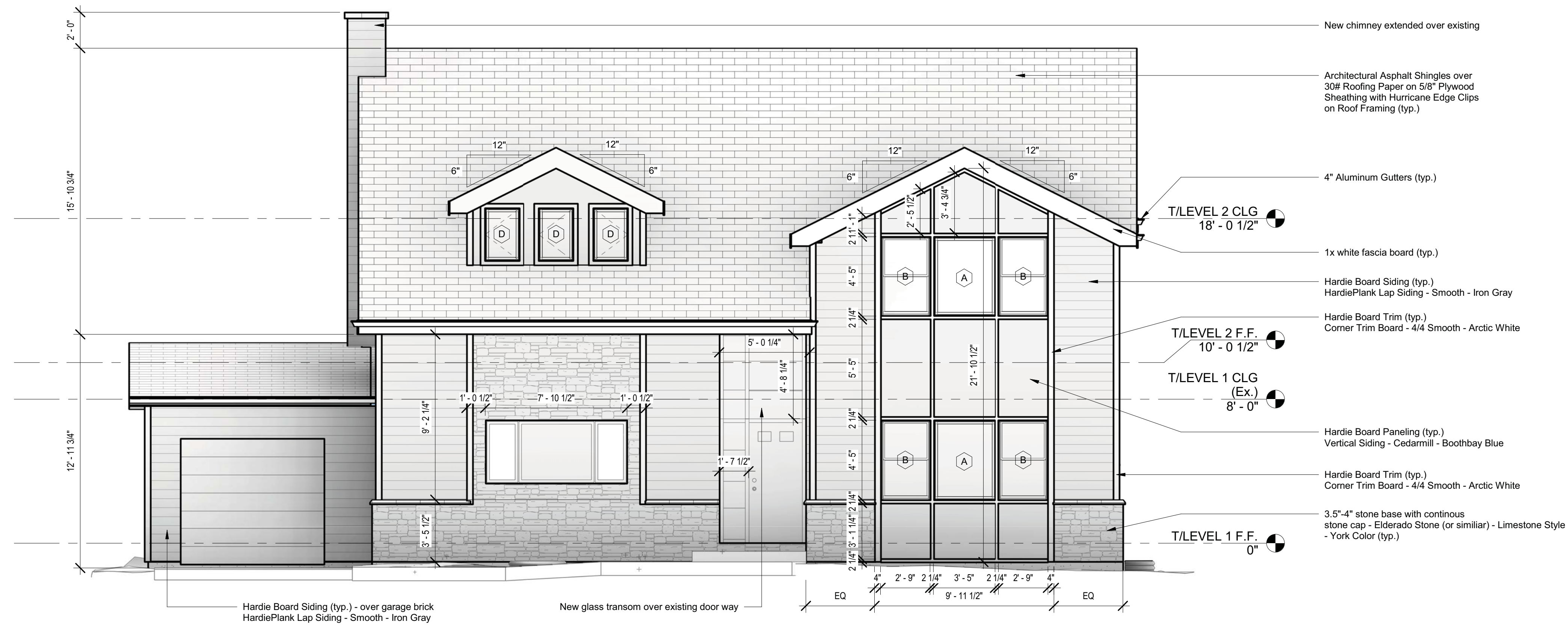
Proposed Context Elevation of Subject House

① Elevation Study
1/8" = 1'-0"

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



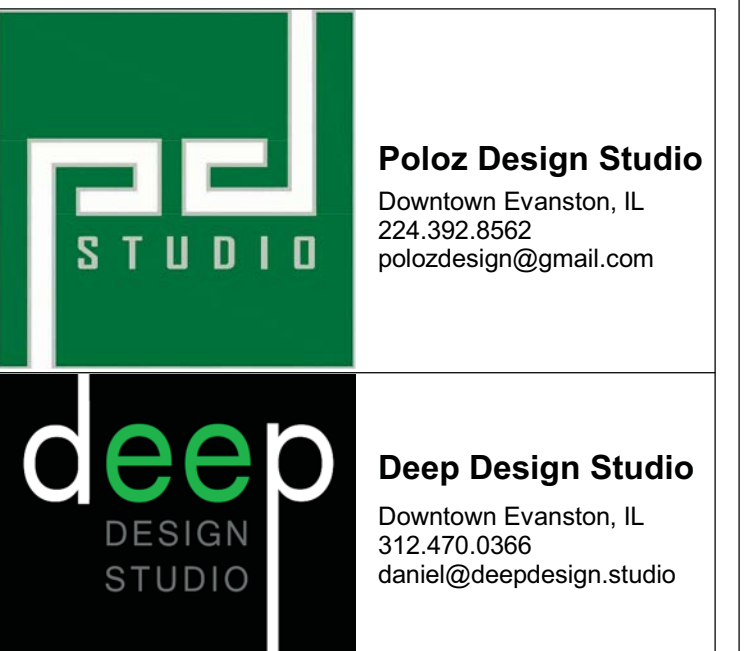
Poloz Estate 915 S. Dunton Ave. Arlington Heights - IL - 60005	
Existing/Demo Exterior Elevations	
Project number	2018.100
Date	02.21.2018
Drawn by	pd Studio - DPP
Checked by	Poloz Architects - PNP
A-4.1	
Scale	1/4" = 1'-0"



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



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



Poloz Design Studio

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blozdesign@gmail.com

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

2.470.0366
daniel@deendesign.studio

info@carapass.gr www.carapass.gr	
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e-mail

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Address
Phone
e-mail

[illegible]

Poloz Estate

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

Proposed Exterior Elevations

Project number	2018.100
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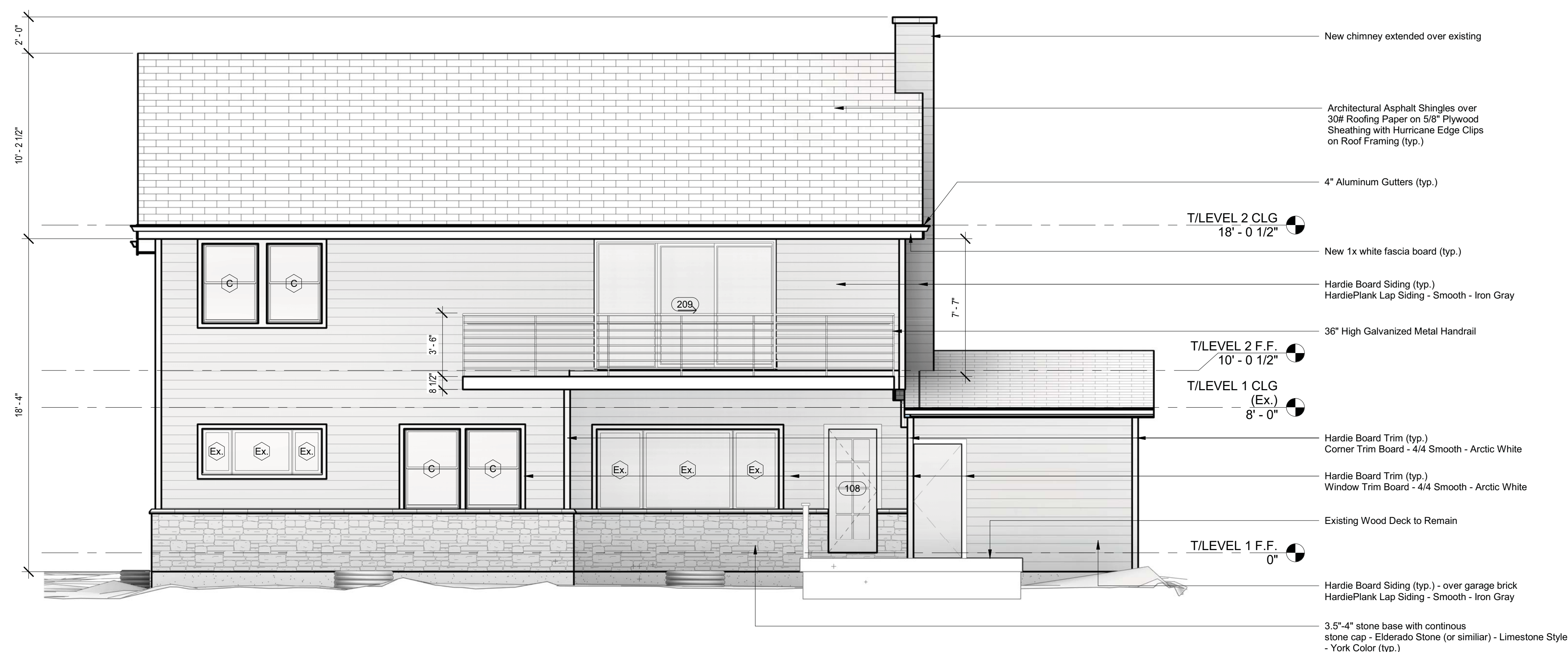
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Drawn by pd Studio - DPP

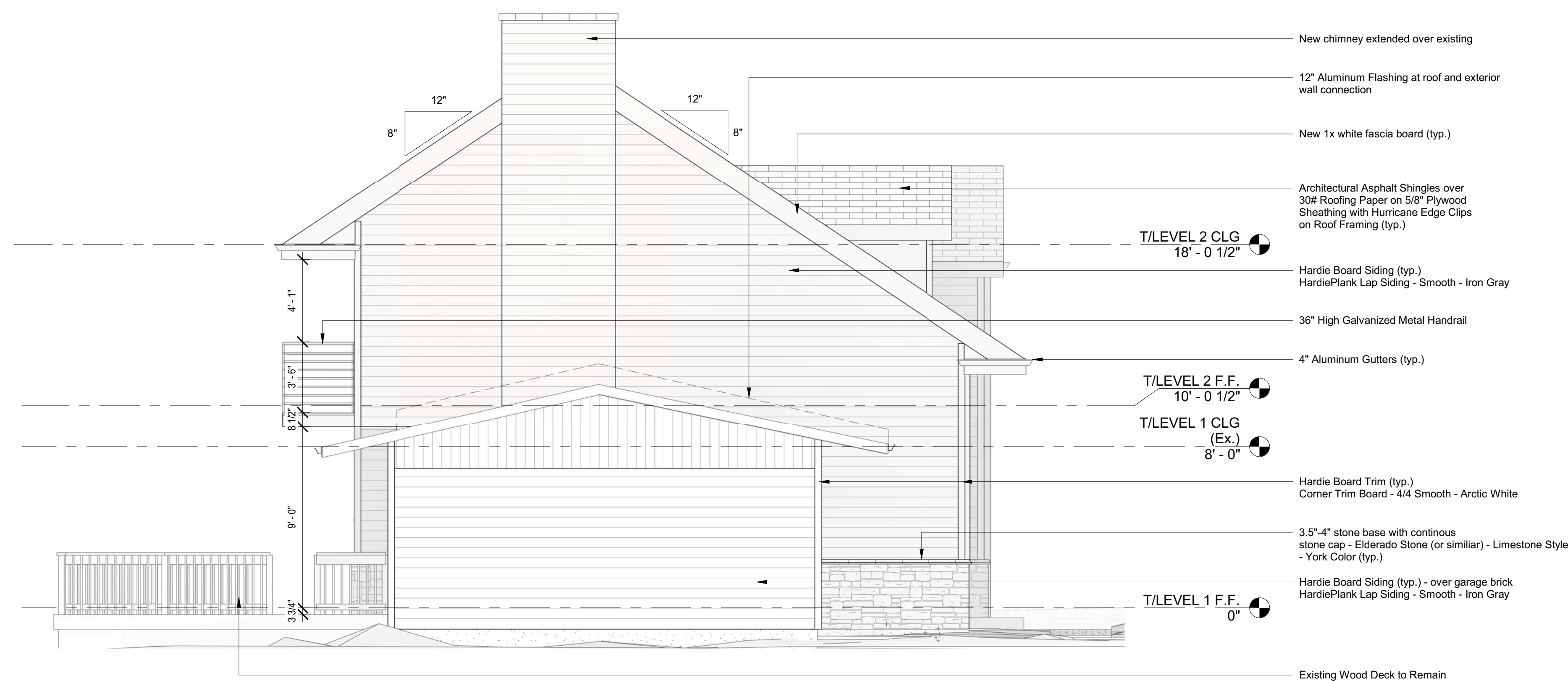
Checked by	Poloz Architects - PNP
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A-4.2

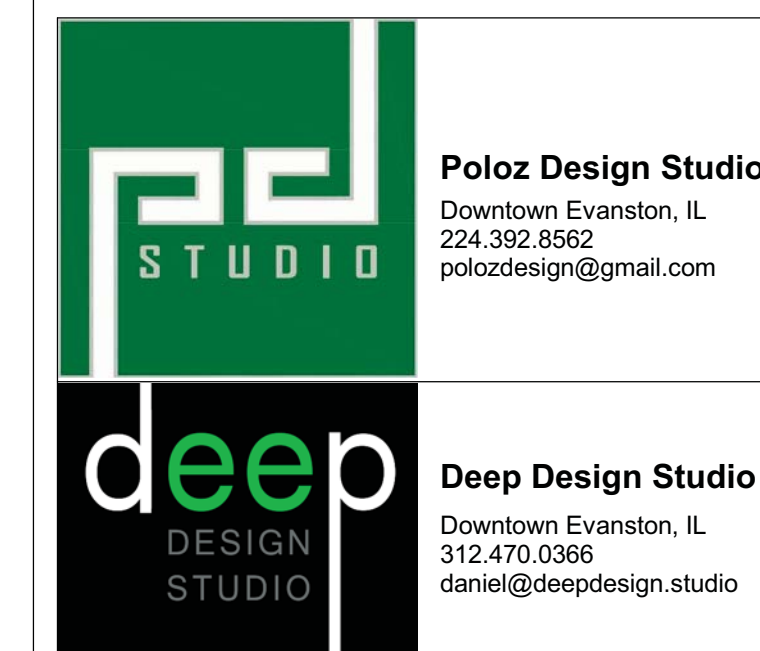
Scale	1/4" = 1'-0"
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① East (Side) Elevation - Proposed
1/4" = 1'-0"



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



PROFESSIONAL DESIGN FIRM LC# 184-00467



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Phone
e-mail

[illegible]

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

Proposed Exterior Elevations

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

A-4.3

Scale	1/4" = 1'-0"
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[illegible]

Poloz Estate

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

Cover Sheet

Project number	2018.100
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Date	02.21.2018
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Drawn by	pd Studio - DPP
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Checked by	Poloz Architects - PNP
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CS-1.0

Scale







Similar Architectural Shingles

Same Baybooth Blue color



915 S. Dunton Ave.



921 S. Dunton Ave.

Similar style and color base stone

Same white Trim

Sample Material Schedule

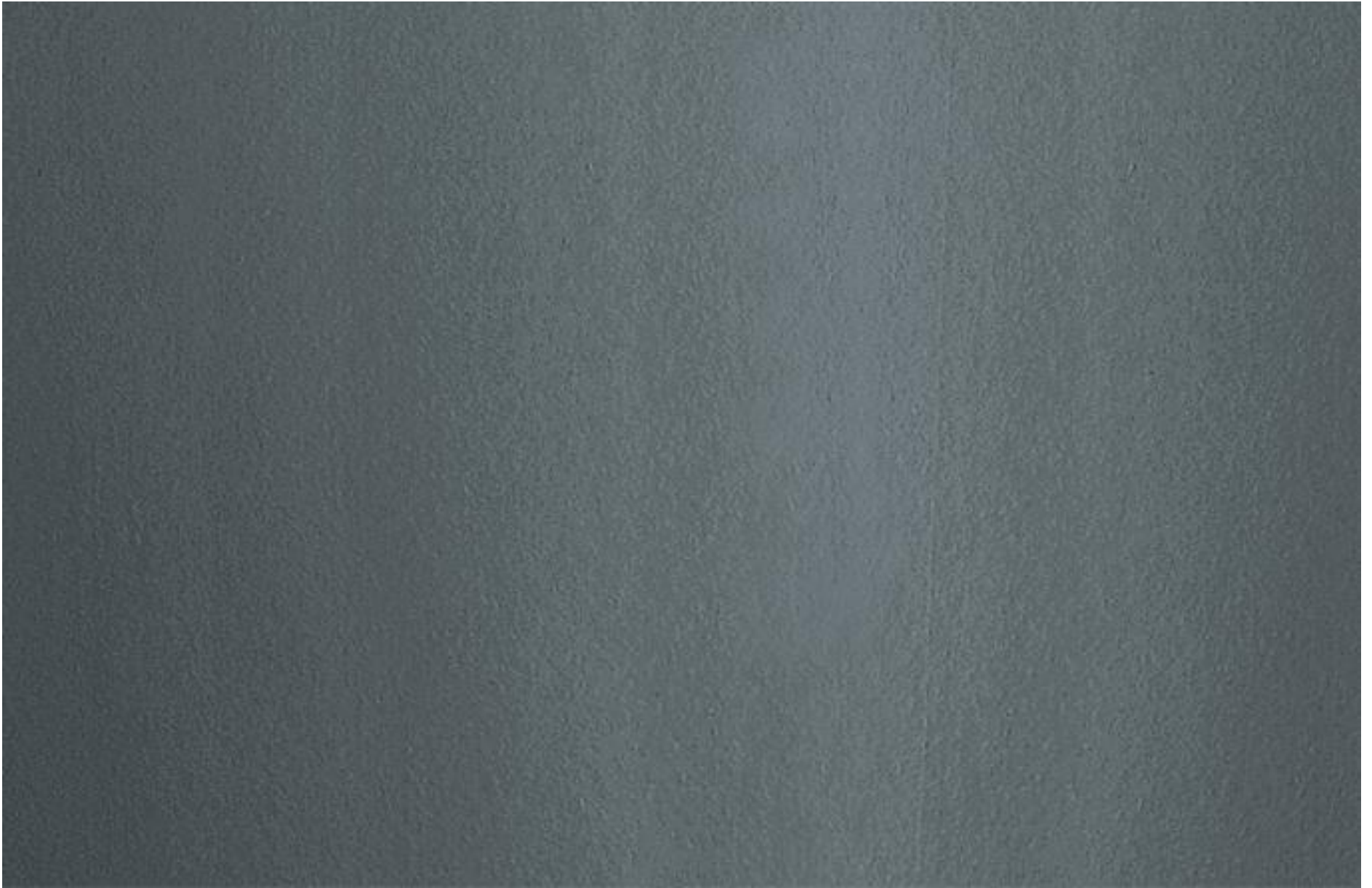
Item	Material	Manufacturer	Color
Stone Base	Stone	Eldorado Stone	San Marino Limeston - or equal
Horizontal Siding	Fiber Cement	James Hardie	Iron Gray
Paneling	Fiber Cement	James Hardie	Boothbay Blue - Smooth
Trim	Fiber Cement	James Hardie	Arctic White
Windows	Aluminum / Wood	Pella	White
Gutters	Aluminum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



ELDORADO STONE - LIMESTONE STYLE - SAN MARINO COLOR



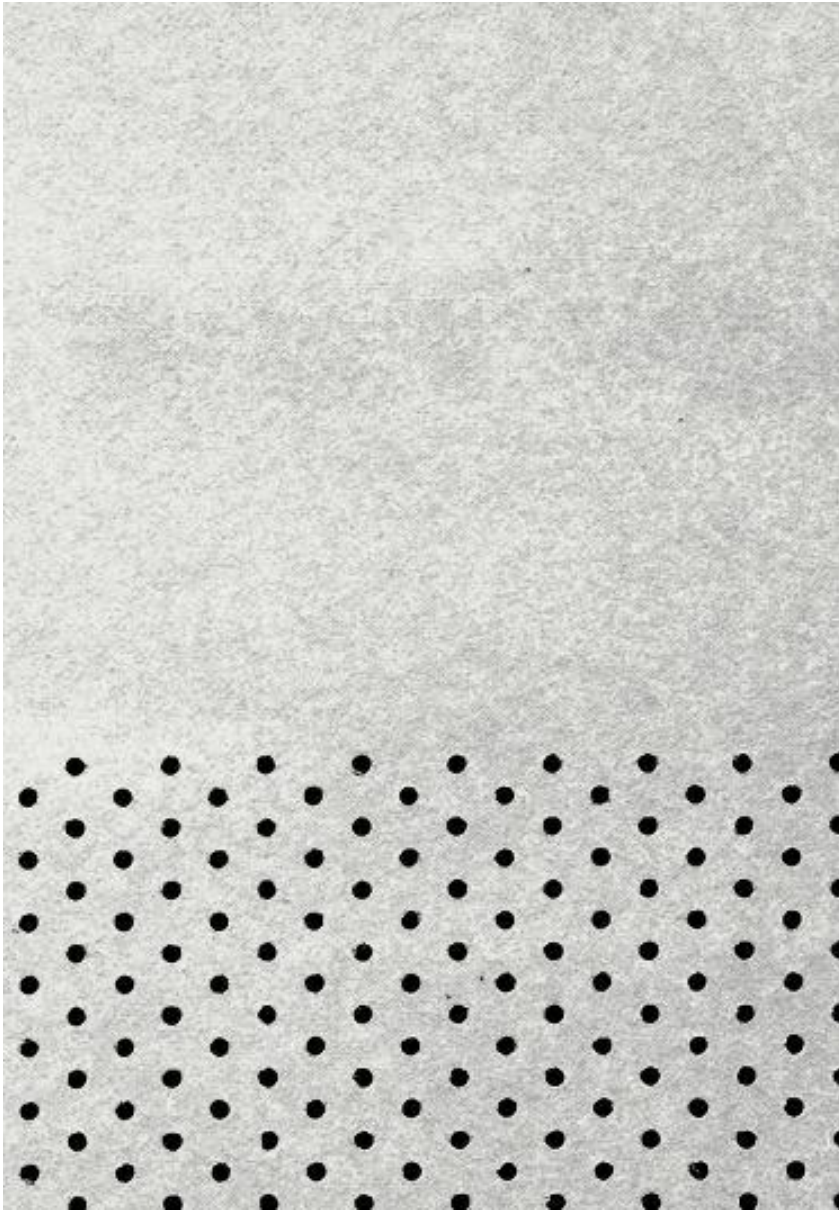
JAMES HARDIE
- LAP SIDING
- IRON GRAY
- SMOOTH



JAMES HARDIE - PANELING - BOOTHBAY BLUE - SMOOTH



JAMES HARDIE
- TRIM BOARD
- ARCTIC WHITE
- SMOOTH



JAMES HARDIE SOFFIT
- ARCTIC WHITE
- SMOOTH



KNOTWOOD SOFFIT
- WESTERN RED CEDAR



GAF ROOFING
- TIMBERLINE
ARCHITECTURAL
SHINGLES
- SLATE

















Item: DC#18-028 - Golden Corral - 445 E. Palatine Rd. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a facade renovation at an existing multi-tenant retail building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for Golden Corral to be located at 445 E. Palatine Road. This recommendation is subject to compliance with the plans received 3/29/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate the brightness of the exposed yellow LED strip light. Consider revising the design to recess the fixture in a cove allowing the light to wash the wall, without direct view of the fixture.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Golden Corral
Project Address: 445 E. Palatine Road
Prepared By: Steve Hautzinger

Date Prepared: April 4, 2018

PETITIONER INFORMATION:

DC Number: 18-028
Petitioner Name: Judith Finkner and Oscar Lehmann
Petitioner Address: National Restaurant Designers
3005 Carrington Mill Blvd, Suite 150
Morrisville, NC 27560
Meeting Date: April 10, 2018

Requested Action(s):

Approval of the proposed architectural design for a facade renovation at an existing multi-tenant retail building.

Design Commission Responsibility for Projects Not Being Reviewed by Plan Commission:

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

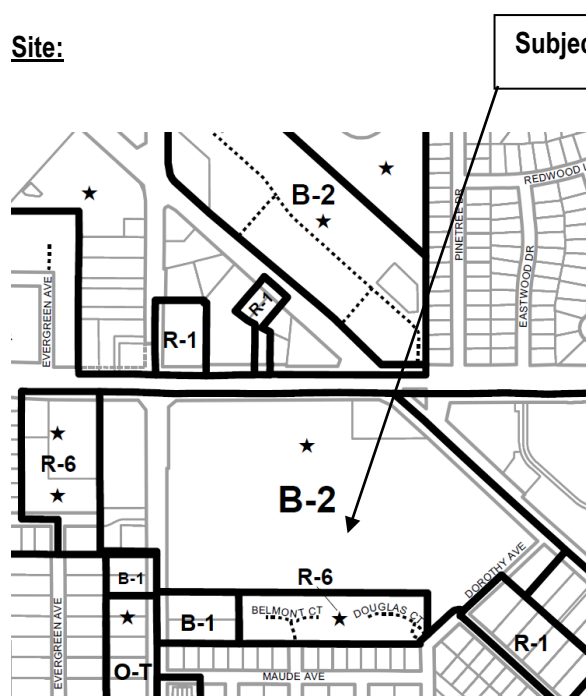
This project does not require Plan Commission review. Therefore, the Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-2, which states:

*"Developments that do not require a public hearing by the Plan Commission shall be reviewed by the Design Commission or by administrative design review **for all elements** under the Commission's responsibility."*

Summary:

The petitioner is proposing exterior modifications to an existing multi-tenant retail building within the Town & Country retail center to create a new storefront façade for the Golden Corral restaurant. Golden Corral is planning to occupy the former Old Country Buffet space. The scope of the project includes interior tenant improvements and exterior façade modifications. There are no site or landscaping improvements being proposed. The property is zoned B-2, General Business District.

Site:



Zoning Map of Subject Property



Aerial of Subject Property

Architectural Design:

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

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

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



Rooftop Mechanical Screening:

Rooftop mechanical units are located away from the front wall of the building and they will be screened from public view by the building parapet walls.

Signage:

The proposed white "golden corral" wall sign is nicely designed and works well with the overall design concept. The size appears to comply with Chapter 30 sign code. A separate permit is required for all signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for *Golden Corral* to be located at 445 E. Palatine Road. This recommendation is subject to compliance with the plans received 3/29/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate the brightness of the exposed yellow LED strip light. Consider revising the design to recess the fixture in a cove allowing the light to wash the wall, without direct view of the fixture.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use

issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

3. All signage must meet code, Chapter 30.

April 8, 2018

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-026





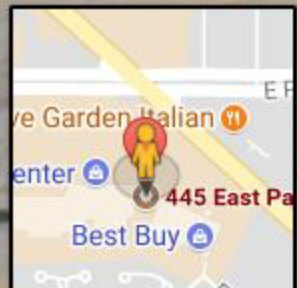
Arlington Heights, Illinois



Google, Inc.

Street View - Jul 2017

NEW GOLDEN CORRAL



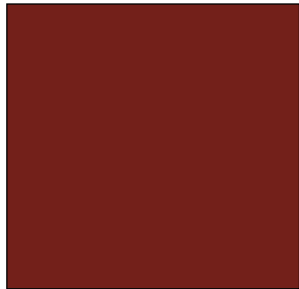
Google



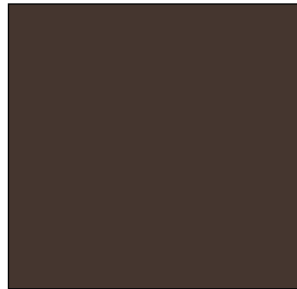


Golden Corral - Arlington Heights, IL

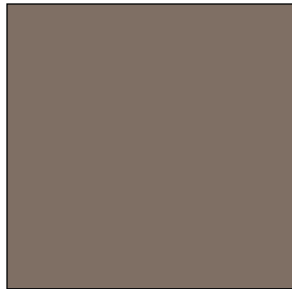
Exterior Materials



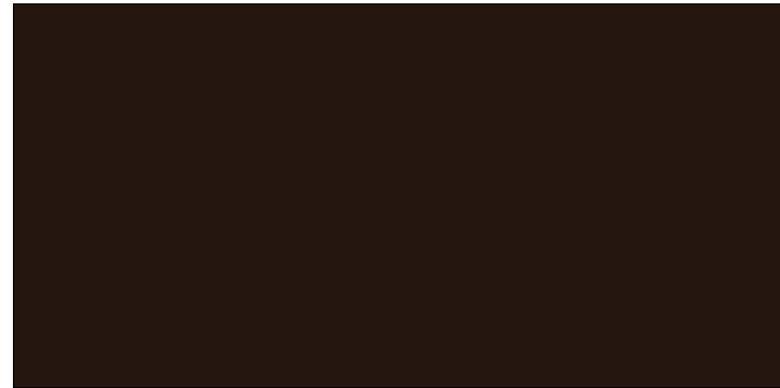
SW Crabby Apple:
logo and awnings



PPG Dark Granite:
existing EIFS



PPG Tattle Tail:
existing EIFS



Dark Bronze Metal: flat canopy



Stacked Stone Veneer:
Texture Plus Panelized Stone (custom GC color)





A Division of LMHT Associates

Steve Hautzinger AIA, Design Planner
Village of Arlington Heights
Department of Planning and Community Development
847-368-5213

List of Materials:

Storefront: existing to remain

Building base material: Existing block and EIFS to remain

EIFS existing: paint PPG Dark Granite, and PPG Tattle Tail

New metal awning: paint SW Crabby Apple

Flat metal canopy: Dark Bronze Kawneer metal

Stack Stone panelized veneer: Texture Plus Panelized Stone (custom GC color)

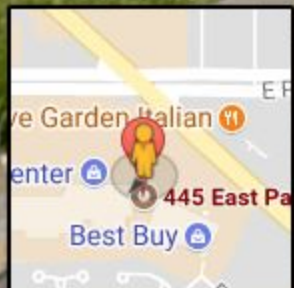
Photos of Surrounding Properties

Arlington Heights, Illinois



Google, Inc.

Street View - Jul 2017



Google



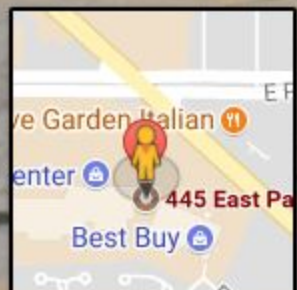
Arlington Heights, Illinois



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Street View - Jul 2017



Google



Arlington Heights, Illinois



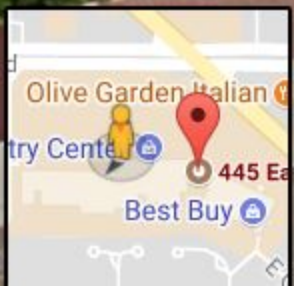
Google, Inc.



Street View - Jul 2017

JO-ANN

LA FITNESS



Google

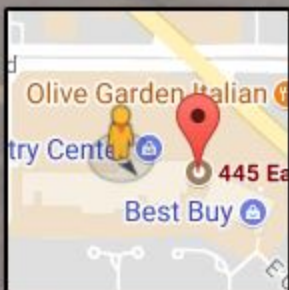
Arlington Heights, Illinois



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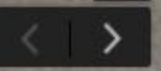


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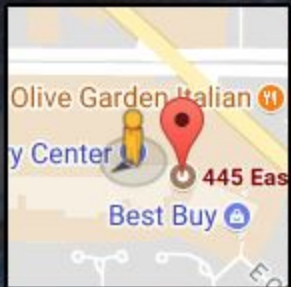
Arlington Heights, Illinois



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Street View - Sep 2016



Google



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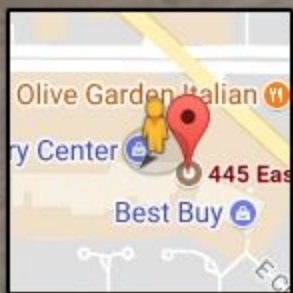
Arlington Heights, Illinois



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Street View - Jul 2017

DICK'S
SPORTING GOODS



Google

Arlington Heights, Illinois



Google, Inc.

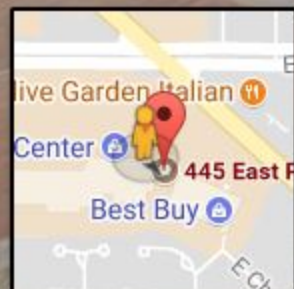


Street View - Jul 2017

CATHERINES PLUS SIZES

STOP

CLEARANCE
BUY 1 • GET
FREE



Google

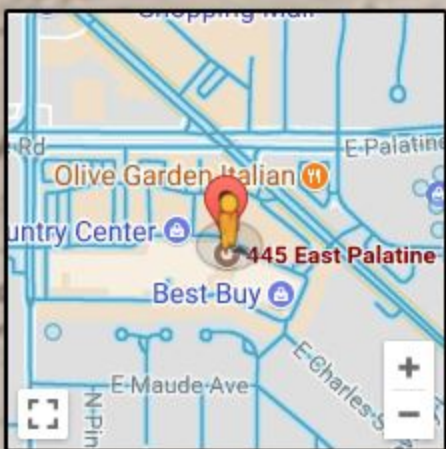
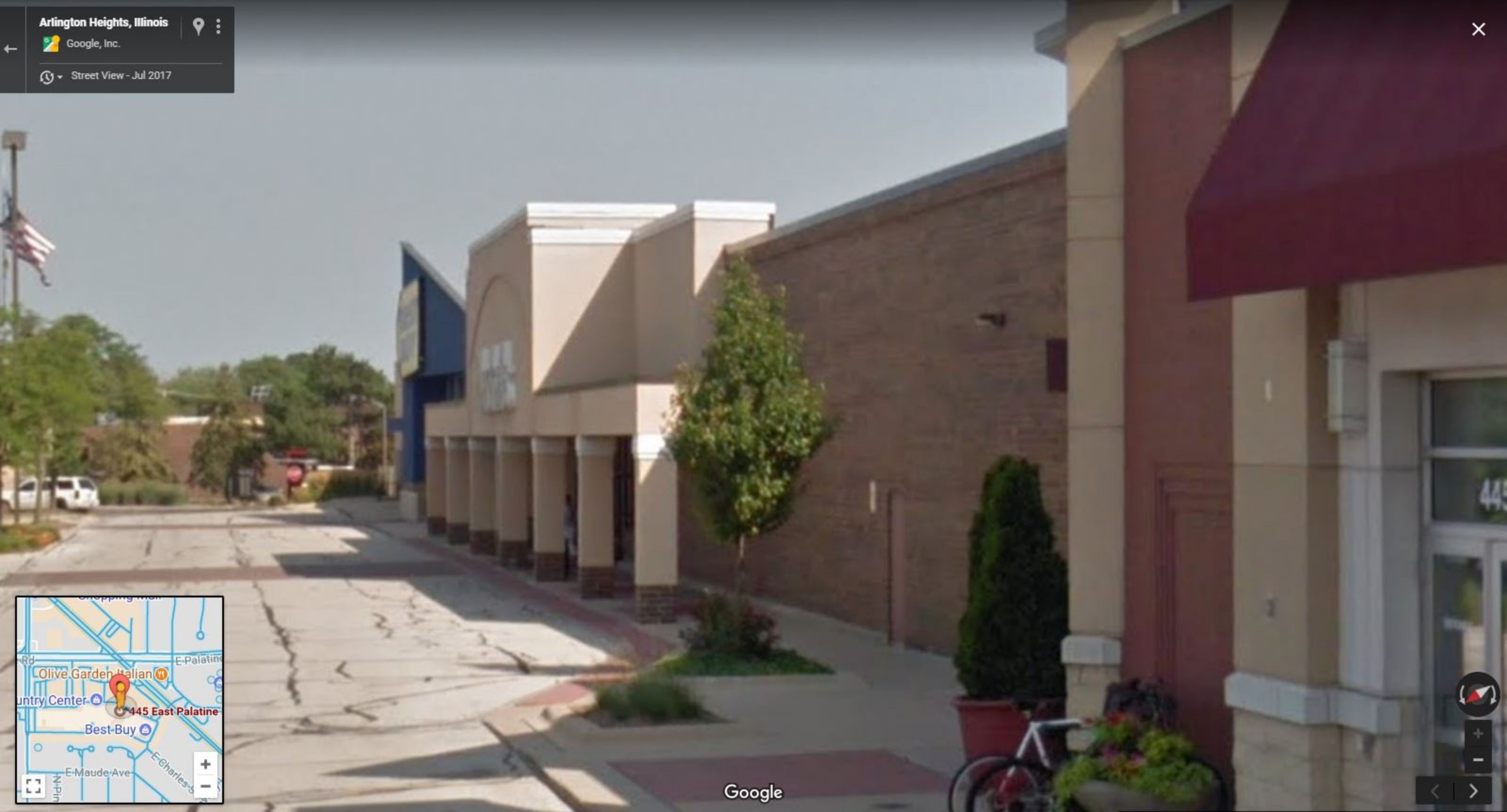
Arlington Heights, Illinois



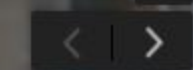
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Street View - Jul 2017



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Arlington Heights, Illinois



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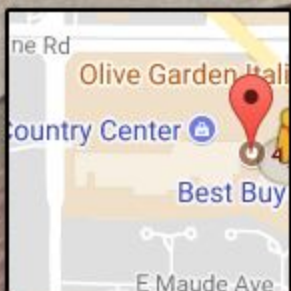


Street View - Jul 2017



Marshall's

BEST
BUY



Google



Arlington Heights, Illinois

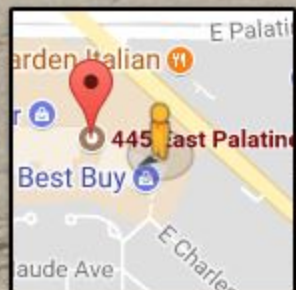


Google, Inc.

Street View - Sep 2016

**BEST
BUY**

Galaxy Note7



Google



Item: DC#18-026 - 4 N. Hickory Ave. /Mixed-Use

Department: Planning & Community Development

Requested Action

Approval of the architectural design for a new mixed-use commercial/multi-family building.

Recommendation

It is recommended that the Design Commission approve the design of the mixed-use building to be located at 4 N. Hickory Avenue. This recommendation is subject to compliance with the plans received 3/27/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. It is recommended that the windows be changed to clear anodized aluminum to simplify the exterior material palette and coordinate with the aluminum siding and storefronts.
2. The first floor walls facing Hickory should be further articulated to break up the blank wall areas. Consider adding false windows towards the south end of the wall, and rectangular brick recesses in other areas.
3. Evaluate the combination of solid versus open balcony railings.
4. Consider omitting the second floor balconies on the south elevation to allow greater flexibility for retail signage.
5. It is recommended that exterior architectural lighting be provided to uplight the building walls from grade.
6. Clarify the proposed materials and illumination for the "FOUR NORTH" sign.
7. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other

Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

8. All signage shall comply with the Sign code, Chapter 30.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits
Preliminary Design - 6-13-17	Exhibits
Hickory/Kensington Design Guidelines	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 4 N. Hickory Avenue
Project Address: 4 N. Hickoe Avenue
Prepared By: Steve Hautzinger

Date Prepared: April 4, 2018

PETITION INFORMATION:

DC Number: 18-026
Petitioner Name: Guido C. Neri
Petitioner Address: Neri Architects
444 N. Northwest Highway, Suite 355
Park Ridge, IL 60068
Meeting Date: April 10, 2018

Requested Action(s):

Approval of the architectural design for a new mixed-use commercial/multi-family building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

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

This project requires Plan Commission review and Village Board approval as a Planned Unit Development (PUD) and Plat of Subdivision. 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 seeking approval of the architectural design for a new five-story mixed-use building with 76 residential apartment units and 3,435 sf of commercial space. The existing site is currently vacant.

Hickory/Kensington Area Design Guidelines:

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

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

Street Level, Commercial Space:

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

Preliminary Design Commission Review:

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

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

Architectural Design:

There have been a few significant changes to the design since the preliminary review:

- The design of the residential entrance on the east elevation has been enhanced, which now has an interesting and distinctive appearance.
- The commercial storefronts have been given a more distinctive appearance with a smooth stone façade that extends up to the second floor windows above, creating a designated wall space for signage.
- The blank first floor walls have been broken up by extending materials from the upper floors down to grade.
- The horizontal balcony railings have been changed to a grid design with some balconies having solid walls.
- Additional exterior materials and colors have been added to the design.

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

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

Equipment Screening:

All rooftop mechanical equipment will be screened by the building's parapet walls.

Signage:

The proposed "FOUR NORTH" wall sign is approximately 50 sf, and appears to comply with code. The general appearance of the sign is modern and distinctive, and it works well with the overall design concept. However, the petitioner should clarify the proposed materials and illumination for the sign. Separate permits are required for all signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the mixed-use building to be located at 4 N. Hickory Avenue. This recommendation is subject to compliance with the plans received 3/27/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. It is recommended that the windows be changed to clear anodized aluminum to simplify the exterior material palette and coordinate with the aluminum siding and storefronts.
2. The first floor walls facing Hickory should be further articulated to break up the blank wall areas. Consider adding false windows towards the south end of the wall, and rectangular brick recesses in other areas.
3. Evaluate the combination of solid versus open balcony railings.
4. Consider omitting the second floor balconies on the south elevation to allow greater flexibility for retail signage.
5. It is recommended that exterior architectural lighting be provided to uplight the building walls from grade.
6. Clarify the proposed materials and illumination for the "FOUR NORTH" sign.

7. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.
8. All signage shall comply with the Sign code, Chapter 30.

April 4, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 18-026

PROPOSAL FOR

**NEW MIXED USE
BUILDING**

LOCATED AT:
4 N HICKORY

FEBRUARY 1, 2018
(rev. MARCH 1, 2018)

SUBMITTED TO:
**THE VILLAGE OF
ARLINGTON HEIGHTS
DESIGN COMMISSION**

BY:

N E R I

ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400



S Belmont Ave

S Douglas Ave

PROJECT SITE

S Hickory Ave

N Hickory Ave

E Wing St

N Beverly Ln

S Beverly Ln

E Wing St

Private

E Kensington Rd

E Davis St

S Dryden Pl

Alley

ate

100 200

NORTH DOUGLAS AVENUE



PROPERTY TO WEST 1
620 KENSINGTON



SUBJECT PROPERTY
HICKORY AND KENSINGTON

NORTH HICKORY AVENUE



PROPERTY TO EAST 1
704 KENSINGTON



PROPERTY TO EAST 2
710 KENSINGTON



PROPERTY TO EAST 3
714 KENSINGTON

EAST KENSINGTON ROAD

PROPERTY TO SOUTH
660 KENSINGTON



PROPERTY TO SOUTH
668 KENSINGTON



PROPERTY TO SOUTH
700 KENSINGTON



PROPERTY TO SOUTH
712 KENSINGTON



EAST KENSINGTON ROAD



SUBJECT PROPERTY
HICKORY AND KENSINGTON



PROPERTY TO NORTH 1
12 HICKORY



PROPERTY TO NORTH 2
16 HICKORY



PROPERTY TO NORTH 3
24 HICKORY

NORTH HICKORY AVENUE

PROPERTY TO EAST
704 KENSINGTON



PROPERTY TO EAST
1 HICKORY



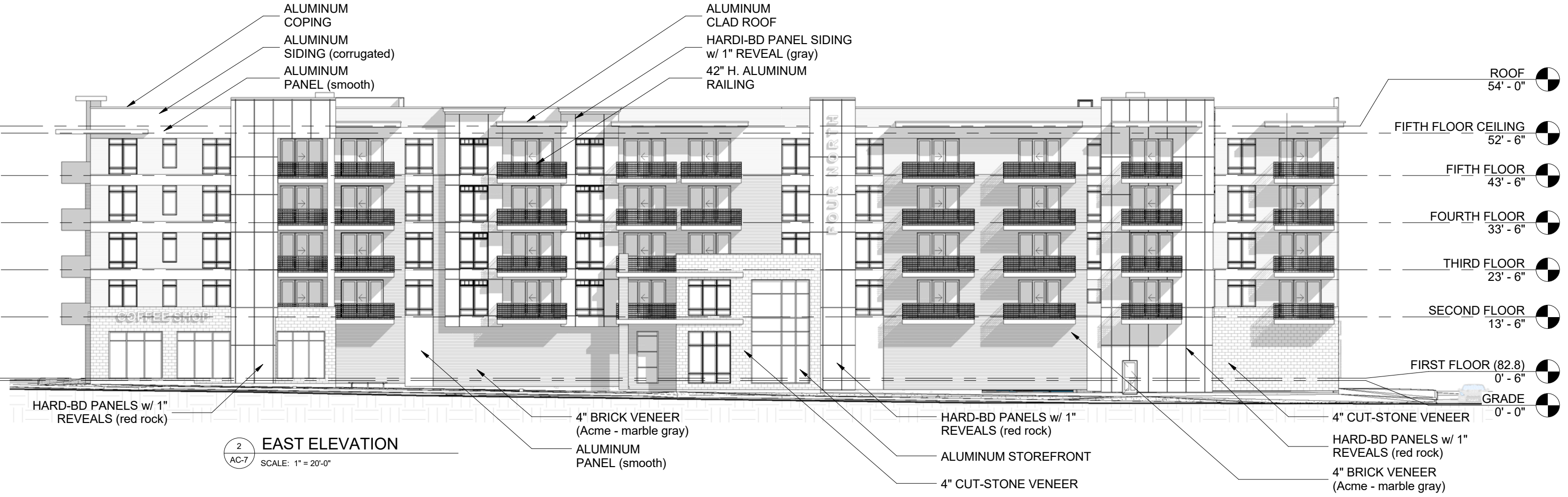
PROPERTY TO EAST
8 HICKORY



PROPERTY TO EAST
9 HICKORY



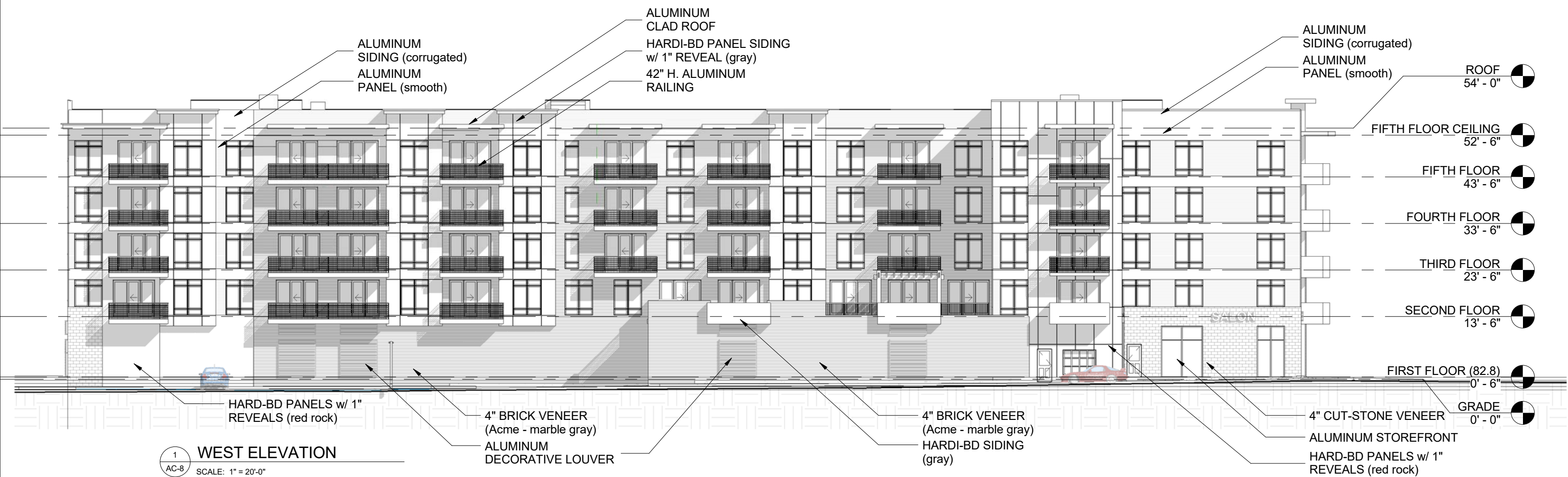
SURROUNDING PROPERTY
PHOTOS



1702
02.01.18
AC-7

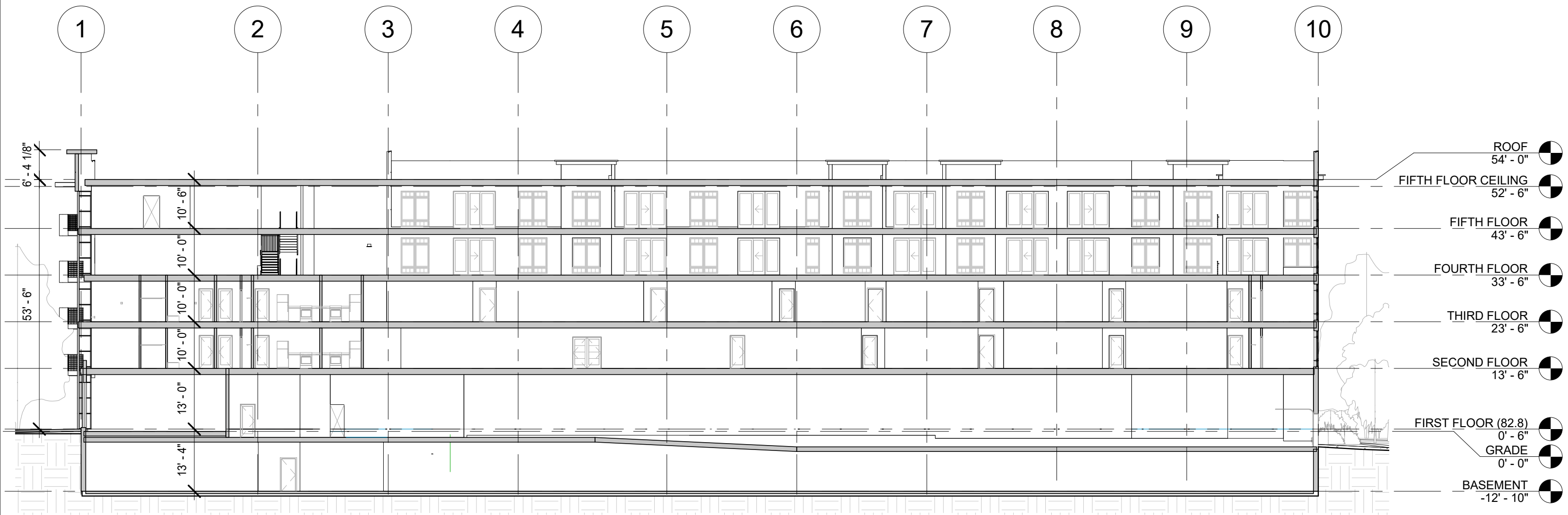
N E R I
ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400



1702
02.01.18
AC-8

N E R I
ARCHITECTS, pc
444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400



1 LONGITUDINAL SECTION
AC-17 SCALE: 1" = 20'-0"

1702
02.01.18
AC-17



PERSPECTIVE VIEW LOOKING
NORTHWEST

2
AC-10 SCALE:



PERSPECTIVE VIEW LOOKING
NORTHEAST

1
AC-10 SCALE:

N E R I
ARCHITECTS, pc

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PARK RIDGE IL 60068
TEL 847.825.9400



PERSPECTIVE VIEW LOOKING
SOUTHEAST

1
AC-9

SCALE:



PERSPECTIVE VIEW LOOKING
SOUTHWEST

2
AC-9

SCALE:

N E R I
ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400



1702
02.01.18
AC-17 B

1 View Looking North
AC-17 B SCALE: 12" = 1'-0"

N E R I

ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355

PARK RIDGE IL 60068

TEL 847.825.9400



1702
02.01.18
AC-16 A

VIEW LOOKING NORTHWEST
SCALE: NTS

N E R I
ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400



1702
02.01.18
AC-14 A

1
AC-14 A View looking Northeast
SCALE: 12" = 1'-0"

N E R I
ARCHITECTS, pc

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PARK RIDGE IL 60068
TEL 847.825.9400



1702
02.01.18
AC-14

A
1 VIEW LOOKING NORTHEAST
SCALE: NTS

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ARCHITECTS, pc

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PARK RIDGE IL 60068
TEL 847.825.9400



1702
02.01.18
AC-17

1
AC-17

View Looking West
SCALE: 12" = 1'-0"

N E R I
ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400



1702
02.01.18
AC-15 A

1
AC-15 A View Looking SouthWest
SCALE: 12" = 1'-0"

N E R I
ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400



1702

02.01.18

AC-15

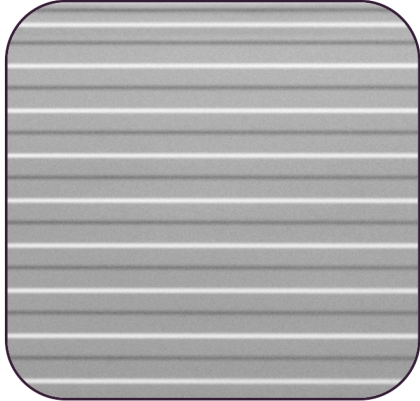
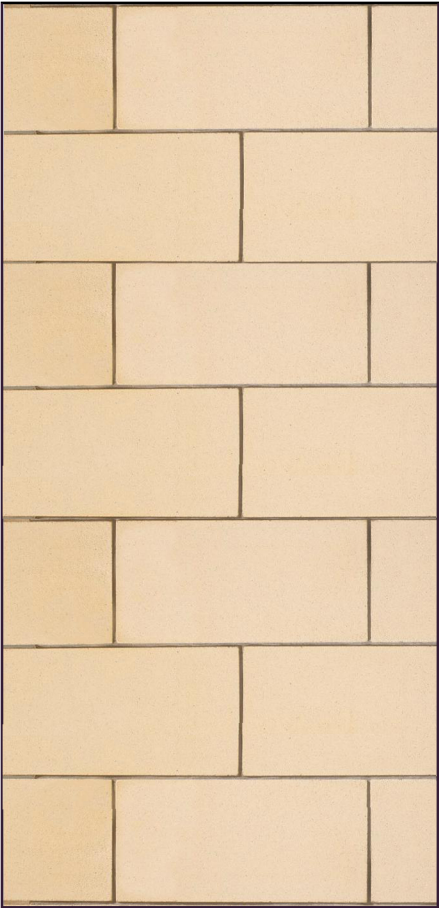


VIEW LOOKING SOUTHWEST

SCALE: NTS

N E R I
ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400



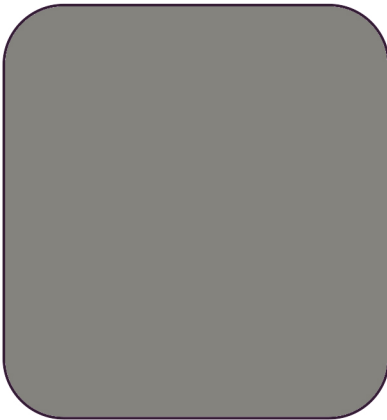
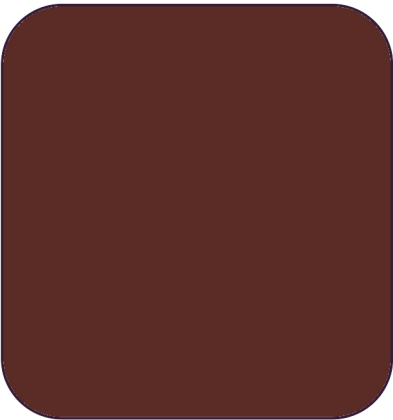
◀ SIDING
CORRUGATED
ALUMINUM

ALUMINUM
WINDOWS
DARK BRONZE ▶



◀ SIDING
BRUSHED
ALUMINUM

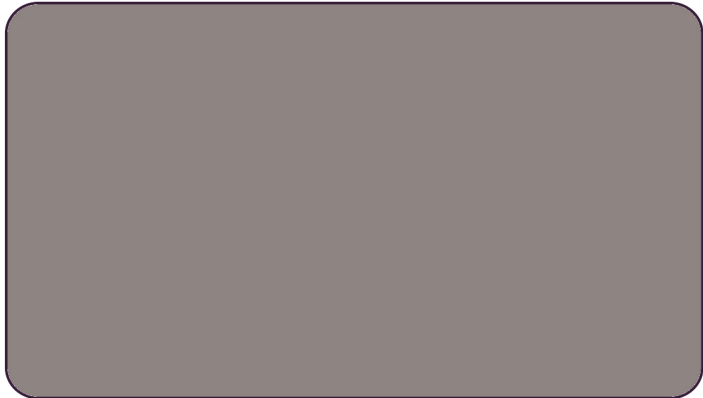
FIBER CEMENT
SIDING
COUNTRY RED
AGED PEWTER ▶



◀ STONE VENEER
ARRISCRAFT
CHAMPAIGNE

◀ BRICK VENEER
ACME
MARBLE GRAY

▼ FASCIA & SOFFIT
PAINTED ALUMINUM
MYSTIC GRAY



**NEW MIXED USE BUILDING
4 N. HICKORY AVE.**

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ARCHITECTS, pc

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TEL 847.825.9400



2 East
AC-7 SCALE: 1" = 20'-0"



1 North
AC-7 SCALE: 1" = 20'-0"



WEST ELEVATION

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



SOUTH ELEVATION

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



A
1 PERSPECTIVE VIEW (LOOKING SE)
SCALE: NTS



A
1 PERSPECTIVE VIEW (LOOKING SW)
SCALE: NTS

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A
1
PERSPECTIVE VIEW (LOOKING NW)
 SCALE: NTS



A
1
PERSPECTIVE VIEW (LOOKING NE)
 SCALE: NTS

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1 VIEW LOOKING NORTHWEST
AC-14 SCALE: 12" = 1'-0"



2 VIEW LOOOKING SOUTHWEST
AC-14 SCALE: 12" = 1'-0"



1
AC-15

VIEW LOOOKING SOUTHEAST

SCALE: 12" = 1'-0"



2
AC-15

VIEW LOOKING NORTHEAST

SCALE: 12" = 1'-0"

Hickory / Kensington Area Design Guidelines



Village of Arlington Heights

Prepared by the Department of Planning and Community Development

June 2014

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1. Introduction

In 1991, the Village Board amended the Comprehensive Plan and designated the Hickory/Kensington area as a redevelopment project area as part of the Comprehensive Planning Program. The Hickory/Kensington area is defined by Dryden Avenue on the east, Miner Street on the north, Northwest Highway on the south, and Belmont Avenue on the west (refer to Figure 1).

In November, 1993 the Village Board adopted Ordinance 93-096, approving the Hickory/Kensington Redevelopment Plan. Since that time, much of the area has either redeveloped or is in the process of redeveloping, with the exception of the middle or Core area as illustrated below. In 2013, the Village Board adopted the Hickory/Kensington Area Plan, which outlined several goals and objectives for the area including rezoning properties and developing Design Guidelines. Subsequently, a portion of the area has been rezoned to allow for mixed use and residential development.



Figure 1. Map of Plan Area

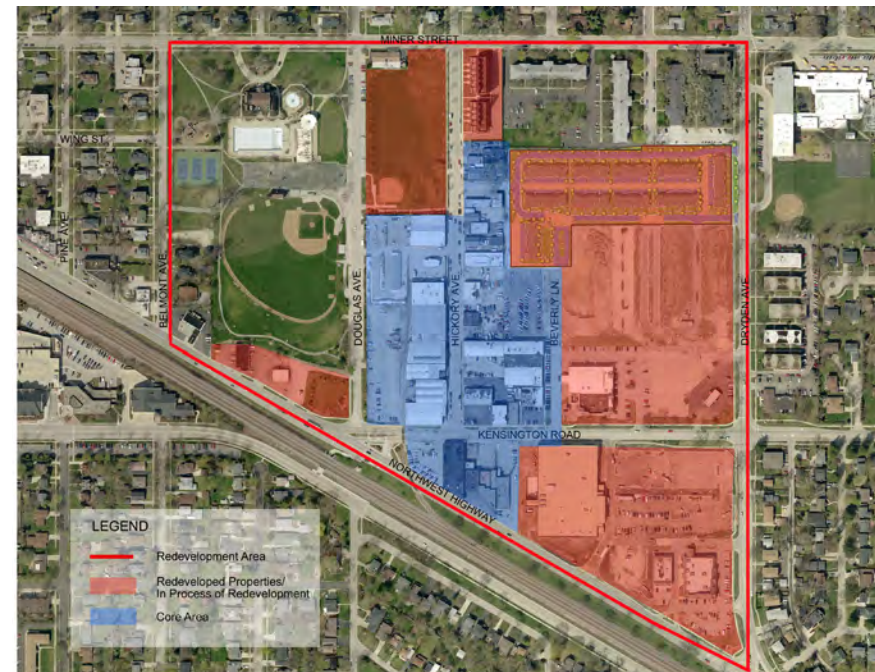


Figure 2. Map of Core Area

Hickory/Kensington Area Plan - Core Area

The Core area is designated to be redeveloped as mixed use commercial and residential with the intent to create a new, vibrant mixed use neighborhood. The plan below illustrates the established zoning throughout the overall development and core areas. New developments will be required to comply with the appropriate zoning requirements (R-6, R-7, B-2 / B-3) as well as the requirements of the Hickory/Kensington Overlay Zone.

Zoning Districts per Chapter 28 Zoning Regulations

Section 5.1-6:

R-6, Moderate Density Multiple Family Dwelling District

Section 5.1-7:

R-7, High Density Multiple Family Dwelling District

Section 5.1-11:

B-2: General Business / Mixed Use District

Section 5.1-12:

B-3: General Service, Wholesale and Retail District

Section 5.1-23:

Overlay Zoning District – Hickory Kensington Area

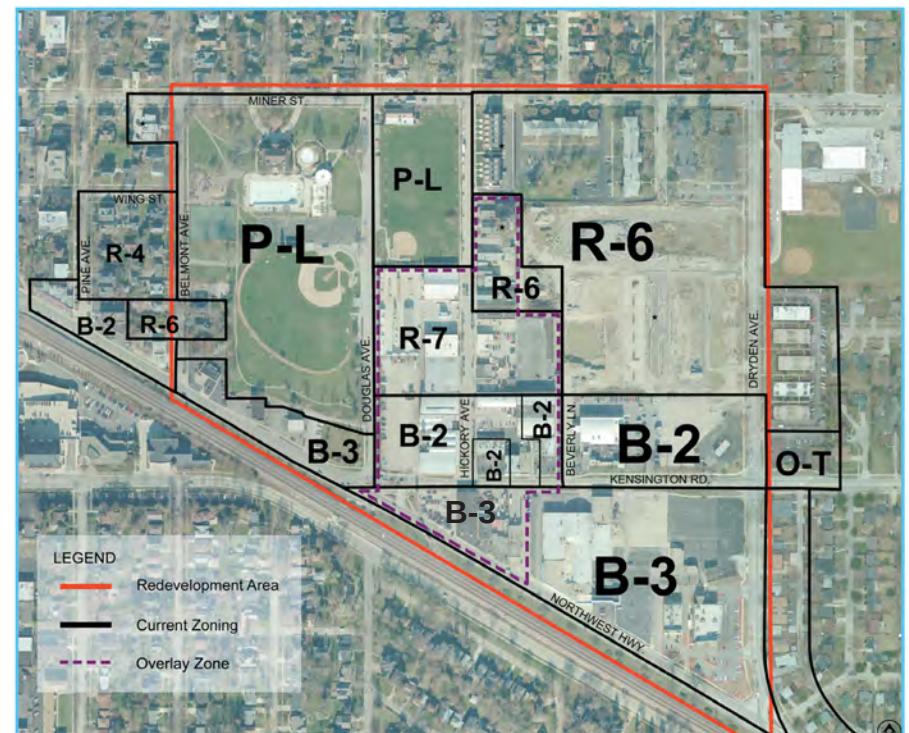


Figure 3. Zoning Map

2. Design Guidelines, Intent and Purpose

Per the direction of the Village Board, these Design Guidelines have been developed by the Village of Arlington Heights Planning and Community Development Department, and are approved by the Arlington Heights Design Commission.

The intent and purpose of the Design Guidelines is to establish the design standards for the overall Hickory/Kensington development, and to ensure a minimum standard of **quality, character**, and **cohesiveness** for the development of the area. As each portion of the Hickory/Kensington area is developed, the individual proposals will be evaluated against the standards established by these guidelines. These guidelines are intended to be used as a tool, early in the design process, to guide the design of each project being proposed within the development area.

Design Guidelines, by definition:

- Design, “the way in which something is planned and made.”
- Guidelines, “an official recommendation indicating how something should be done...”

3. Design Goals and Objectives

The focus of these Design Guidelines is on the architectural and streetscape requirements **for the Core Area**. The overall character and style envisioned for the Core area will be a **clean and modern** aesthetic. However, to ensure a cohesive overall character throughout the entire Hickory/Kensington area, context and compatibility of the Core area with the completed portions of the development area will be an important consideration of these guidelines.

Hickory/Kensington Area Plan

Vision Statement

A vibrant, mixed use neighborhood which complements the downtown area, providing new housing and commercial opportunities in a walkable, pedestrian friendly environment.

Design Goals and Objectives

- Develop a modern architectural aesthetic that is unique to Arlington Heights.
- Establish a modern streetscape aesthetic that is inviting and interesting.
- Implement exceptional architecture and urban design to create a unique, interesting, and vibrant place
- Create a walkable, pedestrian friendly neighborhood.
- Establish continuity throughout the development area by expanding upon completed portions of the development.
- Encourage sustainable development including, but not limited to, the use of bioswales for storm water management, green buildings, and energy efficient street lighting.

The Core Area is divided into four main zones:

- Mixed Use Zone
- High Density Residential Zone
- Moderate Density Residential Zone
- Commercial Zone

The Design Guidelines are arranged according to these four main zones in order to address the unique design requirements for each zone. Streetscape design standards are another focus of these design guidelines. The streetscape standards established in these Design Guidelines will apply throughout the Core Area and will serve as a common thread to tie all of the zones together.



Figure 4. Current Comprehensive Plan

The Core Area plan envisions moderate density multi-family housing, mixing row townhomes with multifamily buildings of 3 to 5 stories along Hickory Avenue from just north of Wing Street to Campbell Street. South of Campbell Street to Kensington Road would include mixed use development with commercial on the first floor and residential above, 4 to 5 stories. South of Kensington Road through to Northwest Highway would remain as commercial, with the western portion within the core area as a potential redevelopment site for new commercial.

The site plan and renderings below illustrate the type and scale of development envisioned.



Figure 5. Conceptual Build Out Plan



Figure 6. Conceptual Site Plan



Figure 7. Conceptual Street View of Hickory Looking South

4. Mixed Use Zone (B-2) & High Density Residential Zone (R-7)

The Mixed Use and High Density Residential zones are located along Hickory Avenue, starting at Kensington Road going north (refer to Figure 4 on page 5). The architectural style for these zones shall be fresh, clean, and modern. A modern aesthetic will be unique to Arlington Heights and will establish a distinctive identity for the Hickory/Kensington neighborhood core. Buildings fronting Kensington Road shall include first floor commercial space. Restaurants and service uses compatible with a mixed use neighborhood are encouraged.



Building Height (as adopted in the Overlay Zone per Ordinance 13-031):

- Mixed Use zone **B-2**: 4 – 5 stories, 40' minimum height, and 60' maximum height.
- High Density Residential zone **R-7**: 3 – 5 stories, 35' minimum height, and 55' maximum height.

Architectural Design Features:

- Flat roofs with deep horizontal projected cornices (Figures 8 & 10).
- Exposed metal features, such as balconies, canopies, and awnings, are encouraged to recall the former industrial use of the neighborhood (Figures 10 & 12).
- Clean details.
- Expansive use of glass.
- Simple geometric forms (Figure 9).
- Combinations of recessed and projected balconies for visual interest.
- Building Materials should have a crisp and clean appearance such as: glass, stucco, brick, and dressed stone masonry.
- Corner features are encouraged to create focal points of interest on the building design (Figures 8 & 9).

Street Level, Commercial space:

- The first floor shall have a distinctive appearance from the floors above.
- Expansive use of glass to promote pedestrian interaction with the business storefronts.
- Adequate wall area for signage shall be provided above the storefronts (Figure 11).

Character Images



Figure 8. Flat roofs and projected horizontal cornices establish a modern aesthetic.



Figure 9. Simple geometric forms and extruding volumes provide a visual hierarchy.



Figure 10. Non-traditional window patterns and metal framed canopies & balconies create a clean, modern appearance.

Street Level Character Images



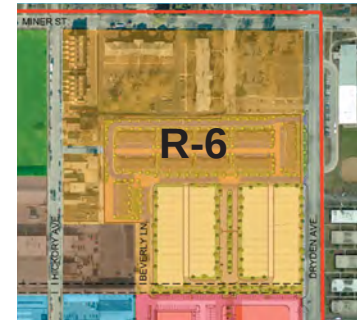
Figure 11. Example of signable wall area integrated into the building design. Recessed storefronts create a pedestrian scale and enhanced pedestrian experience.



Figure 12. Exposed steel framing evokes an industrial, but modern feel.

5. Moderate Density Residential Zone (R-6)

The Moderate Density Residential zone is located between the high density residential zone and the existing moderate density residential area along Hickory Avenue to the north (refer to Figure 4 on page 5). The moderate density residential zone will serve as a transition in architectural style from the modern high density residential zone to the existing, traditionally designed residential areas.



Building Height (as adopted in the Overlay Zone per Ordinance 13-031):

- 3 stories, 30' minimum height, and 40' maximum height.

Architectural Style / Character:

- Blend of modern and traditional forms (Figures 17-20).
- Can be traditional in form, but with a clean modern appearance (Figure 17-20).
- 4-sided architecture. Side and rear elevations shall be developed to a similar level of detail as the front elevations.

Suggested Design Features:

- Primarily flat roofs.
- Simple geometric massing.
- Exposed metal bays with simple, modern geometries.
- Regular window spacing to complement the existing adjacent traditional style developments.
- Building Materials should have a crisp and clean appearance, such as glass, stucco, brick, and dressed stone masonry.
- Corner features are encouraged to create focal points of interest on the building design (Figure 20).

Existing Residential Context



Figure 13. 177-197 N. Hickory Rowhomes



Figure 14. 177-197 N. Hickory Rowhomes



Figure 15. Arlington Crossings Townhomes, along Dryden Avenue



Figure 16. Arlington Market Single Family Residences (proposed)

Character Images for the R-6 Core Area



Figure 17. Blending traditional gable roofs with flat roofs provides an aspect of comfort to the modern aesthetic.



Figure 18. A mix of brick and stone masonry with simplified modern detailing complements the adjacent traditional homes.



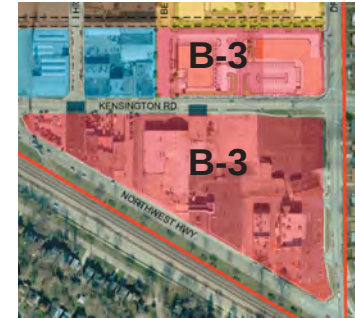
Figure 19. Flat roofs and simple geometric massing create an overall modern look.



Figure 20. Simple, modern geometry combined with traditional brick offers a sense of comfort to the area.

6. Commercial Zone (B-3)

The Commercial Zone is located along Kensington Road, between Dryden Street and Northwest Highway (refer to Figure 4 on page 5). A large portion of the commercial zone has already completed redevelopment. The guiding requirement for the architectural style of the remaining sites shall be to coordinate with and complement the existing context of the completed buildings.



Building Height:

- 1 or 2 stories

Architectural Design Features:

- Roof forms and building massing to complement the adjacent existing retail buildings.
- Colorful blend of materials.
- Expansive glass storefronts.
- Adequate wall area for signage shall be provided above the storefronts.
- Corner features are encouraged to create focal points of interest on the building design.

Existing Commercial Context



Figure 21. Mariano's Fresh Market, 802 E. Northwest Highway



Figure 22. Multi-tenant Retail along Kensington Road



Figure 23. Walgreens and Multi-Tenant Retail at Northwest Highway and Dryden Avenue

7. Sustainability / Green Technology

Per the Village Board goal to “promote green based policies and services”, sustainable design and construction methods are encouraged throughout the development area. There are numerous sustainable design strategies to consider which offer many benefits such as enhancing building occupants’ comfort and convenience, reducing energy and water consumption, aiding in the management of storm water, reducing air pollution, and minimizing construction waste.

Alternative Transportation:

- Promote the use of public transportation.
- The Arlington Heights Metra commuter rail station and Pace Bus stops are 1/2 mile from the Hickory / Kensington site.
- Encourage covered bicycle storage facilities on site for building occupants.



Green (vegetated) Roofs offer many benefits:

- Improves roof insulation which reduces energy consumption and improves occupant comfort.
- Extends the life of roofing membranes
- Helps manage storm water
- Reduces local heat island effects



Optimize Building Energy Performance:

- Efficient Mechanical Systems
- Energy Efficient Appliances and Lighting Fixtures
- Enhanced Building Envelope Insulation

Construction Materials:

- Consider environmentally friendly building products which contain at least 25% postconsumer recycled content.
- Use construction materials that are extracted, processed, and manufactured within 500 miles of the site.
- Responsibly manage construction waste to divert materials taken off of the site from landfills.

Reduce Water Consumption:

- Specify low consumption plumbing fixtures in kitchens and bathrooms.

ENERGY **OPTIMIZATION**



8. Streetscape

Streetscape improvements will be incorporated throughout the Hickory/Kensington area. The improvements will include items such as special paving, benches, trash receptacles, street trees, lighting and tree grates. The streetscape is designed to reduce maintenance by using materials such as concrete for the walkways with stamped concrete at key intersections. The overall style of the streetscape will be a clean and modern aesthetic. Below is a map identifying the area where the streetscape elements will be implemented, as well as a conceptual street view.



Figure 24. Map of pending streetscape application

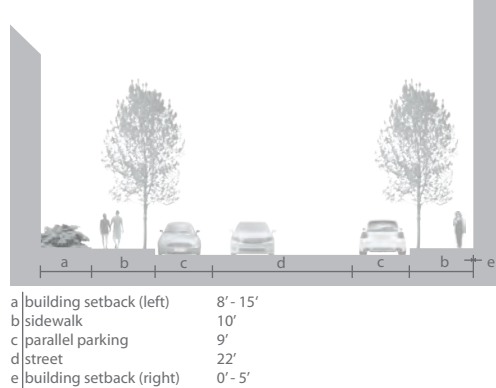


Figure 25. Conceptual street view of Hickory looking south

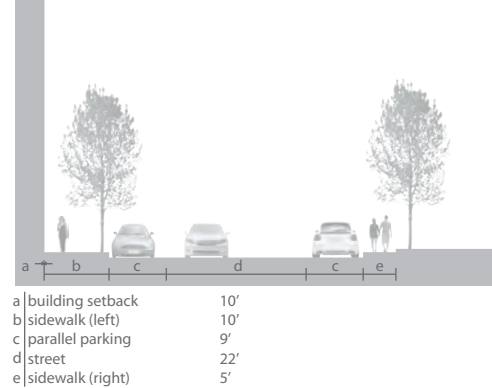
Street Sections

Cross sections for Campbell Street, Hickory Street, Douglas Avenue and Kensington Road have been designed to guide development and establish dimensions for landscaping and walkways. New development shall provide for sidewalks pursuant to the cross sections for each street delineated.

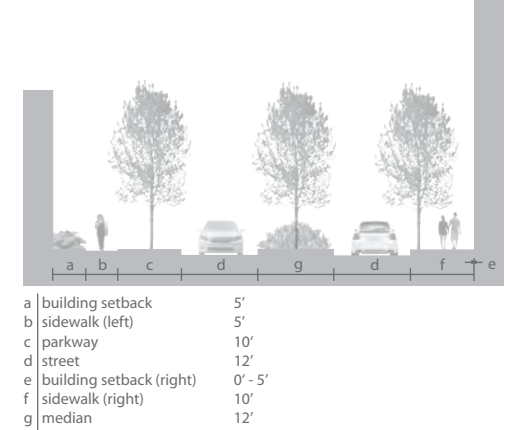
Hickory Avenue, Campbell Street



Douglas Avenue



Kensington Road



Streetscape Elements

The street network is on a grid with the key intersection located at Hickory Avenue and Campbell Street. The detail below includes curb bump outs, with stamped concrete at the bump outs only, along with stained concrete in the crosswalks. Concrete should be utilized for the walkways with decorative stamped concrete and curb bump outs at key intersections. These details are required at all intersections throughout the Hickory/Kensington core area. The Hickory/Kensington plan calls for extending Campbell Street from Douglas Avenue to Dryden Avenue.

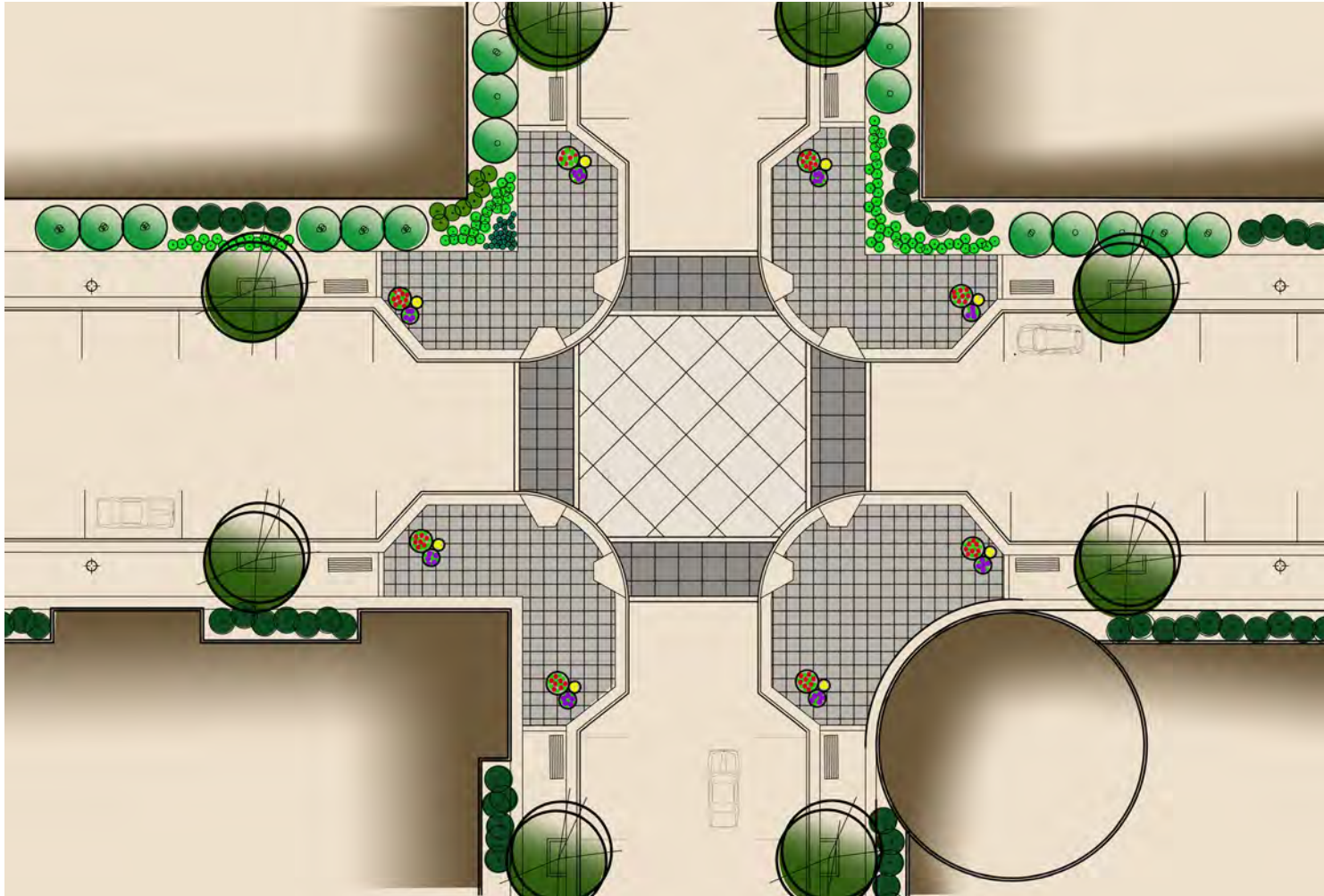


Figure 26. Curb bump out of Hickory Avenue and Campbell Street

Design Features

The use of street trees and other types of plant material along each corridor are important elements to help define the street edge and help soften the building mass as well as complement the architecture. Landscaping, along with lighting and street furniture will reinforce the modern design theme of the area. Landscaping will be used to add texture, color, form and seasonal interest and will be used to provide visual screening of undesirable views such as parking lots. The use of streetscape elements such as light fixtures, benches, trash receptacles and stamped concrete at key intersections will enhance and articulate the area. The streetscape is designed to be **low maintenance and cost effective**. Streetscape furnishings shall consist of contemporary furnishings in order to carry out the modern aesthetic.

- Install colored stamped concrete at the corners of key intersections along with curb bumpouts
- Paving colors will be tones of gray to establish a fresh modern look
- Utilize concrete for the walkways
- Implement decorative lighting within or along the right-of-way
- incorporate shade trees on public right-of-way that are spaced 35-40 feet apart
- Incorporate street furnishings that include benches, trash cans and raised planters

Kensington Road Improvements

Along Kensington Road, landscaped medians should be incorporated where feasible. Medians will help provide visual connectivity for the south commercial district and the north commercial/mixed use. A few of the benefits that medians can provide include:

- **Environmental**—landscaped medians incorporate trees and other plantings that help reduce the urban heat island effect.
- **Stormwater management**—medians collect and store stormwater, reducing the amount that enters storm sewers.
- **Aesthetics**—median plantings contribute to the “greening” and beautification .

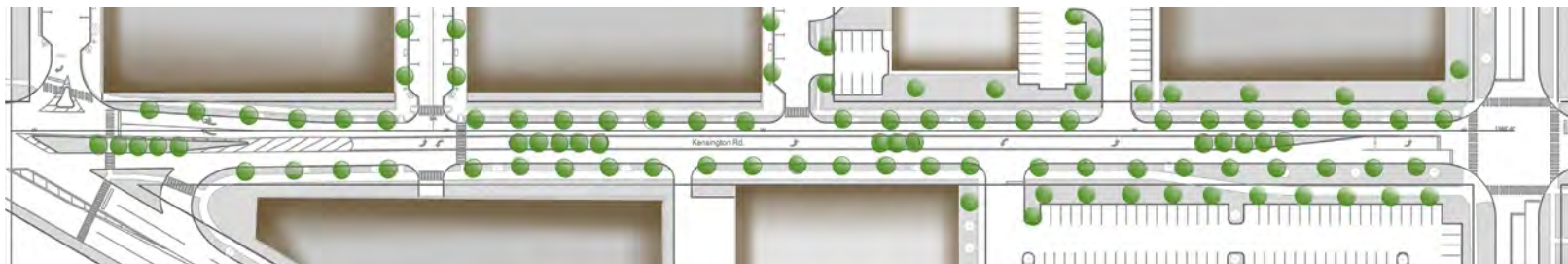


Figure 27. Kensington Road

Site Furnishings

The overall style of the site furnishings will complement the architecture and will consist of a clean and modern aesthetic.

Benches

- Clean, modern geometry
- Steel finish
- Should be carefully and conveniently located



Trash Receptacles

- Clean, modern geometry
- Steel finish
- Complement bench and site furnishings package



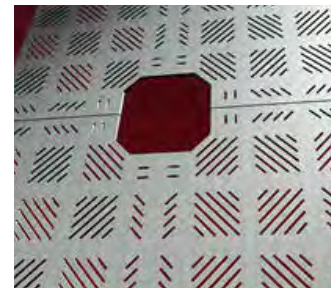
Colored Stamped Concrete

- Grey color
- Located at key intersections



Tree Grates

- Simple modern design
- Complement site furnishings package



Street Lights

- Modern, sculptural style
- Energy efficient LED light fixture
- Dark sky compliant



Bike Racks

- Simply designed with minimal visual impact
- Design consistent with bench and trash receptacle
- Shall be conveniently located but separate from pedestrian walks



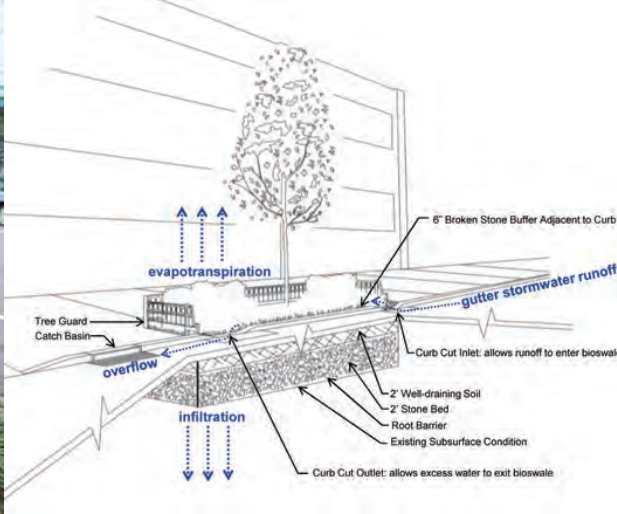
Pervious Pavement

- Explore the use of pervious pavement for parking lots
- Reduce water run-off
- Environmental benefits



Bio-Swales

Bio-swales are planting beds designed to remove silt and pollution from surface runoff water. They consist of a swaled drainage course with gently sloped sides and are filled with vegetation. The water's flow path, along with the wide and shallow ditch, is designed to maximize the time water spends in the swale, which aids in the trapping of pollutants. In addition to filtering runoff, bio-swales will absorb some of the water which will reduce run-off. Bio-swales will be incorporated into the streetscape within the core area.



The application of the recommended design treatments and details defined in this document can help establish a unified modern theme and unique visual image of the Hickory/ Kensington area. The use of the brick pavers at key intersections, light poles, and other site elements are essential in achieving a consistent level of corridor detail and beautification.

9. Summary

The design standards set forth in these Design Guidelines will serve to direct the overall aesthetic quality of the development of the Hickory/Kensington area towards the creation of a vibrant, mixed use neighborhood with a fresh and modern aesthetic that will be unique to Arlington Heights, and will provide new housing and commercial opportunities in a walkable, pedestrian friendly environment.



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