



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
January 25, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 1/11/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 732 N Forrest Ave - SF/Teardown - DC#21-090

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



**Design Commission
1/25/2022**

Item: Minutes - 1/11/22

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 1/11/22

Type

Minutes

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 11, 2022

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

Members Present: Jonathan Kubow, Chair
Ted Eckhardt
Kirsten Kingsley
John Fitzgerald

Members Absent: Scott Seyer

Also Present: Nicholas Sahm, OKW Architects for *Arlington Town Square*
Crystal Holowell, Shive-Hattery for *Consumers Credit Union*
Richard Silverman, MJK Real Estate for *Consumers Credit Union*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR DECEMBER 14, 2021

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF DECEMBER 14, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SIGN VARIATION REVIEWDC#21-085 – Arlington Town Square – 21 S. Evergreen Ave.

Nicholas Sahm, representing *OKW Architects*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. Arlington Town Square is an existing multi-tenant shopping center in the Downtown which has approximately 66,000 sf of retail space on the ground level, and an additional 34,000 sf of office space on the second floor. The petitioner is proposing a new “Office Center” blade sign and directory wall sign to help identify the entrance location to the second floor offices as well as to identify the names of the second floor tenants. In addition to the new signs, the petitioner is proposing to stain the existing orange brick at the office entry area with a dark red color to match the existing dark red brick within Arlington Town Square.

The following sign variations are required:

Office Center Blade Sign:

1. A variation from Chapter 30, section 30-201.h.6.b to allow a blade sign at 27'-7 3/4" above the pedestrian thoroughfare, where 15 feet is the maximum allowed.
2. A variation from Chapter 30, section 30-201.h.6.e to allow a 39.1 sf blade sign, where 6 square feet is the maximum allowed.
3. A variation from Chapter 30, section 30-201.h.6.g to allow an internally illuminated blade sign where only external illumination is allowed.

Office Center Directory Sign:

4. A variation from Chapter 30, section 30-201.h.3.a, to allow a 66.5 sf directory wall sign, where 30 sf is the maximum allowed.

In 2018, this property received approvals for numerous sign variations for multiple new signs throughout the shopping center to improve their branding and exposure, as well as to improve wayfinding. As part of that package, the following sign variations were approved for a new “Office Center” entrance canopy:

1. A variation from Chapter 30, section 30-201.h.2.b, to allow 30 sf of canopy signage, where 4.4 sf is the maximum allowed.
2. A variation from Chapter 30, section 30-201.h.2.b, to allow signage to be located on top of a canopy, where lettering is not allowed to project above or beyond the physical dimensions of the awning.

To date, none of the 2018 approved signs have been installed. The current proposal for new “Office Center” signage will take the place of the previous canopy, so the previously approved canopy sign variations should be repealed as part of this review.

The petitioner has submitted a letter stating the need for the proposed signage to provide adequate visibility and wayfinding for the second floor tenants, and that the existing lack of signage has caused hardships for leasing. Staff agrees that improved visibility and wayfinding signage for the second floor office entrance is needed. The proposed blade sign and wall directory are very nicely designed and scaled to fit with the existing character of Arlington Town Square. Staff is in support of the sign variation requests.

With regards to staining the brick color, Staff agrees that this would enhance the office entry area, however there is concern about the finished appearance of the stained brick matching the existing dark red brick walls which have a red tinted mortar and slight color variations among the individual bricks. The Design Commission should evaluate the details of the proposed brick staining technique.

Staff is also concerned at the lack of a canopy above the office entry door. It is recommended that a nice metal canopy be added to highlight the entry location and provide protection above the door. The canopy should be designed to match/complement the proposed blade sign.

Overall, Staff recommends approval of the sign variations, with a condition to repeal the previously approved 2018 office center canopy sign variations, evaluate the brick staining technique, and a recommendation to add a metal canopy.

Chair Kubow asked if the petitioner had any comments at this time. Mr. Sahm thanked Steve for his presentation. With regards to staining the brick, he said that in a project such as this, the typical application they use is a Nawkaw stain with a pre-treat and manufacturer's specification cleaner. Those will be custom matched and stained to match the adjacent tenant at the corner, field matched, and then submitted and approved at the location.

Mr. Hautzinger asked if each brick would be stained individually and what the mortar color would be. Mr. Sahm said each brick is stained individually and the mortar color is typically the same tinting as the brick.

The commissioners summarized their comments. Commissioner Eckhardt said that when he first looked at this project, he felt it was a very needed element to improve visibility and let people know there is office space upstairs; he was surprised it did not happen sooner. He liked the idea of a blade sign so it can be seen, because the entrance to the second-floor is buried in the corner, and highlighting the corner with a stained masonry is a great idea. The existing white panels above the entrance door and window, as well as on other elevations, will really pop when the brick at the office entry area is stained the dark red color, and he suggested adding an address or something to the panel. He had no issues with the method of staining the brick, which he is familiar with and is a very successful way of colorizing brick. He was in favor of the sign variations that will be a great improvement for visibility and hopefully help with leasing of the second-floor space.

Commissioner Kingsley agreed with Commissioner Eckhardt's comments, specifically that the existing limestone panels will benefit from the dark red stain color. She asked if the existing darker brick on the façade will remain and Mr. Sahm said yes. Commissioner Kingsley also asked for clarification of the location of the tenant board sign; it is shown below the accent in the rendering and above the accent in the drawing. She preferred it below the accent as shown in the rendering. Mr. Sahm said it should be as shown in the rendering. Mr. Hautzinger said that there appears to be a drafting error, but it is a good observation that the placement of the tenant board sign should be coordinated with the existing brick banding. Commissioner Kingsley also said that because the end of the blade sign will be lit, Staff should review the intensity of that light, and she pointed out that the rendering shows some new wall sconce light fixtures, which Mr. Sahm said will be provided as shown. Commissioner Kingsley also referred to the 2018 sign variation approval that eliminated the limestone ball on top, and Mr. Sahm replied that they intend to keep the limestone ball element that occurs at other locations throughout the site; there is no plan to remove those limestone balls at this time.

Commissioner Fitzgerald agreed with the comments made so far. He was open to something being added on the limestone panel above the entry door, which he felt was the purpose of the panel, and he agreed with Staff's suggestion to add a canopy. As much as this area can be beefed up, the better. He also asked how the office tenant signage will look like if just one tenant leases the entire space, or if there are vacancies. Mr. Sahm said the intent is that the top of the multi-tenant sign will be internally illuminated, and the remaining tenant panels will have specific letter sets (6-inches). According to ownership, if the entire upper level is leased by one tenant, that tenant would only maintain the first tenant panel with the 6-inch letter set height, and the remaining panels would be blank until such time as future tenants change. Commissioner Fitzgerald said this was unusual and asked if there is a way to solve that situation if it occurred. Mr. Sahm said each panel is replaceable and will be designed as additional tenants are leased or the leasing changes. If a single tenant leases the entire space, having one tenant panel on the entire sign could be addressed at that time. To this point, ownership has requested that it stay within the 6-inch letter set just to maintain visibility throughout the site. Commissioner Fitzgerald stated for the record that if that ever happened, he would open to the tenant name and a small logo on the sign; he would rather see something like that versus an all blank sign.

Chair Kubow agreed with the commissioners' comments; this will be a vast improvement on a development that we want to stay occupied and want to stay healthy. He was excited to see how the mural looks, which will be a nice feature. He was in support of the project as proposed.

Chair Kubow asked if there were any public comments on the project and there was no response from those in the audience.

Chair Kubow asked if the commissioners had any further comments at this time. Commissioner Eckhardt asked the other commissioners how they felt about the suggestion to add a canopy above the office entry door, because he was inclined to make a motion that will allow a canopy, such as a thin, rectilinear shape similar to the blade sign, that will be able to shield water above the door, maybe project from the building about 2-1/2-feet. He also supported Commissioner Fitzgerald's comments about the office center directory sign and the possibility of one tenant leasing the entire second-floor and wanting to fill the entire directory sign with their signage. He felt the petitioner should let ownership know that the commission is open to allowing more tenant signage on the directory sign, if there is one tenant for the entire second-floor. Mr. Sahm appreciated that and agreed that any tenant who leases the entire space would love the extra signage. Mr. Hautzinger clarified that some of the existing second-floor tenants already have wall signage that is shown on the photos submitted. Commissioner Fitzgerald said that he never noticed those second floor signs.

Commissioner Kingsley said she was in favor of some type of simple canopy above the office entry door, which could be reviewed by Staff because it would be different from the canopy that was approved in 2018. Commissioner Fitzgerald was in favor of that as well.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR ARLINGTON TOWN SQUARE LOCATED AT 27 S. EVERGREEN AVENUE:

OFFICE CENTER BLADE SIGN:

1. A VARIATION FROM CHAPTER 30, SECTION 30-201.H.6.B TO ALLOW A BLADE SIGN AT 27'-7 3/4" ABOVE THE PEDESTRIAN THOROUGHFARE, WHERE 15 FEET IS THE MAXIMUM ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-201.H.6.E TO ALLOW A 39.1 SF BLADE SIGN, WHERE 6 SQUARE FEET IS THE MAXIMUM ALLOWED.
3. A VARIATION FROM CHAPTER 30, SECTION 30-201.H.6.G TO ALLOW AN INTERNALLY ILLUMINATED BLADE SIGN WHERE ONLY EXTERNAL ILLUMINATION IS ALLOWED.

OFFICE CENTER DIRECTORY SIGN:

4. A VARIATION FROM CHAPTER 30, SECTION 30-201.H.3.A, TO ALLOW A 66.5 SF DIRECTORY WALL SIGN, WHERE 30 SF IS THE MAXIMUM ALLOWED.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 12/6/21, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. REPEAL THE PREVIOUSLY APPROVED 2018 OFFICE CENTER CANOPY SIGN VARIATIONS.
2. A SUGGESTION TO ADD A SMALL CANOPY WITHOUT SIGNAGE ABOVE THE OFFICE ENTRY DOOR, TO BE REVIEWED BY STAFF OR BROUGHT BACK TO THIS COMMISSION FOR REVIEW.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR

CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

Mr. Hautzinger commented that sign variations required Village Board review and approval.

A resident who lives at Sigwalt & Evergreen arrived at the meeting. She said she received public notification for this meeting but it did not indicate which meeting room it was being held in Village Hall, and she just spent 15 minutes trying to find this meeting room. She wanted to know what the variations are for and Mr. Hautzinger provided a brief overview. The resident was okay with the request.

ITEM 2. COMMERCIAL REVIEWDC#21-088 – Consumers Credit Union – 950 E. Rand Rd.

Commissioner Eckhardt recused himself from the project because he conducts business with this institution, and he left the meeting.

Crystal Holowell, representing *Shive-Hattery*, and Richard Silverman, representing *MJK Real Estate*, were present on behalf of the project.

Mr. Hautzinger said this project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development for the Southpoint shopping center, as well as Special Use approval for a bank with a drive-through. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The petitioner is proposing to build a new free-standing bank building at the Southpoint shopping center. The proposed building with three drive-through lanes will be a new outlot building located in the existing parking area facing Rand Road. The proposed building design has a fresh and modern appearance. The composition of the front elevation facing Rand Road is nicely done with a combination of gray metal panels, white cast stone masonry, and a glass storefront with clear anodized mullions. The sculptural designs of the main entrance canopy and drive-through canopy use the same dark gray metal panels with subtle blue accent border. The side and rear elevations also consist of quality materials with gray brick walls and light gray brick and cast stone banding. The triangular-like plan of the building provides additional interest with angled walls on the sides and rear.

The proposed design does not match the existing design theme of the Southpoint Shopping Center, but it is common practice throughout the Village for outlot buildings to be designed in their own unique branding and style. The overall design is of a high quality with appropriate scale and massing, and it will be a nice enhancement to the Southpoint shopping center as well as the Rand Road retail corridor.

With regards to signage, only one wall sign is allowed per street frontage. The subject site has frontage on Rand Road, so only one wall sign is allowed. The proposed design includes two wall signs with a main larger wall sign facing Rand Road and a secondary smaller sign on the southeast side wall. The main wall sign is nicely designed and integrated with the overall architectural design of the building, but the second wall sign is not allowed and should be removed from the design.

The proposed building has one primary rooftop mechanical unit and other smaller rooftop equipment, which are required to be fully screened from public view. The smaller pieces of equipment are adequately setback towards the rear of the building, and the main rooftop unit will have an individual unit screen attached. The building design includes an interior trash storage room, which is ideal to screen the trash and recycling containers.

Staff recommends approval of the proposed architectural design as submitted, with the comment to remove the second wall sign being shown on the southeast side of the building that is not allowed by code.

Commissioner Kingsley asked if the site has 2 street frontages, one on Rand Road and one on Jane Avenue. Mr. Hautzinger said he initially thought there were 2 street frontages, but the property lines for this property do not meet up to Jane Avenue, so technically it does not have street frontage there. Commissioner Fitzgerald asked if there would be a ground sign for the building and Mr. Hautzinger said there is an existing multi-tenant ground sign for the shopping center that he would anticipate the petitioner being added to; however, an additional free-standing ground sign would not be allowed by code and the petitioner is currently not proposing one. Chair Kubow said he fully supports this new building as proposed; this shopping center looks like it is currently struggling and this new building

will be a huge improvement. He also commented about the loss of parking that will result from the new building.

Ms. Holowell said their main intent with this project is to provide the Village with a high quality building with good materials that will be durable over time, with a minimal amount of branding colors so the building appears more timeless overall. With regards to signage, she pointed out the main signage along Rand Road adjacent to the entry that provides visibility when traveling east on Rand Road; however, when traveling west on Rand Road and turning into Jane Avenue, the smaller secondary wall sign would be beneficial for consumers to know what this building is, because of how the building is situated on this triangular site. She asked if this was open to discussion tonight.

Mr. Hautzinger stated that a second wall sign would require a variation and a separate application for review with this commission and the Village Board; however, the commissioners could provide preliminary feedback at this time. He asked the petitioner if there is an opportunity for this new business to be included on the existing multi-tenant monument sign for the shopping center, and Ms. Holowell replied that their team is currently discussing a plan to add another entrance off Rand Road just outside the boundary of this project, although that is not part of this project, and their hope is to have a monument sign for this tenant closer to where that new entrance would be, instead of a monument sign at the southeast portion of the site where the existing multi-tenant monument sign is. She asked if using just the logo as a secondary wall sign would still be considered a sign, or perhaps an architectural feature of the building. Mr. Hautzinger said the logo would still be considered a sign. Ms. Holowell asked about the timeline for review of this project if a sign variation request is included, and Mr. Hautzinger said that the variation request could happen later and it would be separate from the design and zoning approvals.

Mr. Hautzinger stated that the red boundary lines shown on the drawings were added by Staff for clarification. Mr. Silverman said he is the property owner and he is entering into a 20-year ground lease with Consumers Credit Union. He is responsible for the site work, and he recently appeared before this commission for the new Chipotle building also being built at this shopping center, which is going before the Plan Commission tomorrow night. He clarified that the 1.6-acre parcel (75,000 sf) for Consumers Credit Union does abut to Jane Avenue; in their opinion, it has frontage to 2 roadways, which he felt even stronger about because he was required to post 3 public meeting signs for the Plan Commission hearing tomorrow for Chipotle; one on Rand Road, one on Palatine Road, and one on Jane Avenue. He also said that Consumers Credit Union will not have access to panels on the existing multi-tenant ground sign; there are 8 different owners of Southpoint shopping center and 3 multi-tenant signs, so tenant panels are hard to come by. Mr. Silverman reiterated that ownership feels strongly about having 2 signs on this new building.

Mr. Hautzinger thanked Mr. Silverman for the clarification and said it is possible that the actual boundary lines for this parcel may have been misinterpreted, and Staff will look into that further for clarification. Mr. Silverman pointed out that even though the Consumers Credit Union building will be tucked up in the corner of the parcel and appears to be a separate outlot parcel, the tenant is leasing the entire 70,000 sf parcel that abuts up to Jane Avenue. He asked that Staff look into this for clarification. Mr. Hautzinger said that if this parcel does abut to Jane Avenue, then the second wall sign would be allowed by code; he would review this issue with other Staff to confirm.

Mr. Silverman also responded to Chair Kubow's comment about the loss of parking; Southpoint Shopping Center currently has a 1000+ surplus of parking spaces on the site, which was determined by a traffic study done by Consumers Credit Union. He also said that a new right-in, right-out on Rand Road referred to Ms. Holowell will be addressed in the future by his neighboring property owner; he could not speak to that for this development.

The commissioners summarized their comments. Commissioner Kingsley said it was a nice project and she liked the materials chosen. She was in support of 2 wall signs and pointed out that when going east on Rand Road, the front door projection will totally hide the wall sign on the front elevation. She said the rooftop screening looks really nice and she assumed that it would match the dark grey hue, which Ms. Holowell confirmed. Commissioner Kingsley had concerns about screening of the transformer, and Ms. Holowell said that tall plantings and evergreens are proposed around the transformer to provide year-round screening. Mr. Hautzinger replied that Staff shares the concern about the transformer location; however, it is under the purview of the Plan Commission review.

Commissioner Fitzgerald said the building in general looks really nice, and it is nice to see this entire property slowly improve. He loved the front of the building that looks great, including the wall sign being shown. He said that he has always been open to variations for signage on this property, the property across the street, and the property kitty-corner, because these properties are all unusual with regards to entering the property and what is visible. He was also open to signage on the other side of the building where the transformer is located; the elevation marked 'exterior elevation viewing south'. It would be a lost opportunity to improve the big blank elevation. Mr. Silverman said that if it is determined after this meeting that this parcel does have 2 street frontages and 2 wall signs are allowed by code, then they would absolutely come in for a variation for a third wall sign on the facade that Commissioner Fitzgerald just pointed out. Commissioner Fitzgerald said that overall the building is very nice looking and will be a huge addition to the shopping center as kind of an entrance monument when traveling on Rand Road from the south.

Chair Kubow agreed with the commissioners and said that in urban design, buildings are pushed off toward the main street such as this, although that can create some issues with signage. He was okay with the wall sign on the front elevation, and would support a second wall sign shown on the other elevation. He felt a secondary sign on this site was necessary. He was in support of the project which will be a huge improvement to the shopping center.

Chair Kubow asked if there were any public comments on the project and there was no response from those in the audience.

Mr. Hautzinger said the comments and discussion regarding the transformer location and landscaping are welcome comments that will be forwarded to the Plan Commission; however, those comments should not be part of the motion tonight. Commissioner Kingsley understood and asked how the commissioners should handle the issue of the second wall sign. Mr. Hautzinger said that Staff will confirm the property lines for this parcel to determine whether 2 wall signs are allowed.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR *CONSUMERS CREDIT UNION* TO BE LOCATED AT 950 E. RAND ROAD, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 12/3/21, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 3. GENERAL MEETING

The commissioners confirmed the next Design Commission will be on January 25.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO
ADJOURN THE MEETING AT 7:30 P.M.

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

DRAFT



Design Commission 1/25/2022

Item: 732 N Forrest Ave - SF/Teardown - DC#21-090

Department: Planning & Community Development

REQUESTED ACTION

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

RECOMMENDATION

It is recommended that the Design Commission approve the proposed new (teardown) single-family residence to be located at 732 N. Forrest Avenue. This recommendation is based on the architectural elevations and material list received 12-14-21, floor plans received 12-20-21, and site plan received 1-6-22, and the following:

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

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Farella Residence
Project Address: 732 N. Forrest Avenue
Prepared By: Steve Hautzinger

Date Prepared: January 20, 2022

PETITION INFORMATION:

DC Number: 21-090
Petitioner Name: John Anstadt
Petitioner Address: JMB Architects
180 W Park Avenue
Elmhurst, IL 60126
Meeting Date: January 25, 2022

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing one-and-a-half-story house with attached two-car garage to build a new a new two-story residence with an attached three car. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 29,707 square feet and the proposed residence will have approximately 5,564 square feet. The proposed design complies with the R-E zoning requirements as summarized below.

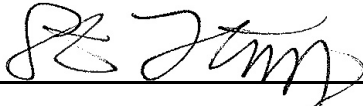
	ALLOWED	PROPOSED
Setbacks	Front: 50 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 53.3 feet Side: 11 feet Side: 11.7 feet Rear: 144.7 feet
Building Height	25 feet maximum	24.8 feet to top of wall
FAR	8,912 SF	5,564 SF
Building Lot Coverage	8,912 SF	4,205 SF
Impervious Surface Coverage Total	14,853 SF	7,038 SF

This project is appearing before the Design Commission due to previous neighborhood concerns regarding redevelopment of this lot. The proposed design is very nicely done with appropriate scale, quality materials, and interesting detailing on all sides of the house. The design has an overall traditional style with some modern features such as the glass front entry. The three-car side load garage pushes the main body of the house slightly back on the lot, but the size of the house is well under the maximum allowed, and it fits very comfortably on this large lot.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new (teardown) single-family residence to be located at 732 N. Forrest Avenue. This recommendation is based on the architectural elevations and material list received 12-14-21, floor plans received 12-20-21, and site plan received 1-6-22, and the following:

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



January 20, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 21-090

BENCHMARKS

REFERENCE BENCHMARK:
NBS DESIGNATION - LD021
PID - DM3898

FLANGE ENCASED STAINLESS STEEL ROD LOCATED 65.6 FEET SOUTH OF THE EDGE OF PAVEMENT OF EUCLID AVENUE, 21.3 FEET NORTH OF A BRICK CITY OF ROLLING MEADOWS SIGN, 6.2 FEET EAST OF THE EDGE OF SIDEWALK AND 6.6 FEET WEST OF THE EDGE OF PAVEMENT OF WILDE ROAD.

DATUM: NAVD83
ELEVATION = 716.90

SITE BENCHMARKS:

SITE BENCHMARK 1
SOUTHWEST TAG BOLT OF FIRE HYDRANT AT 828 N. FORREST AVENUE.
ELEVATION = 683.31

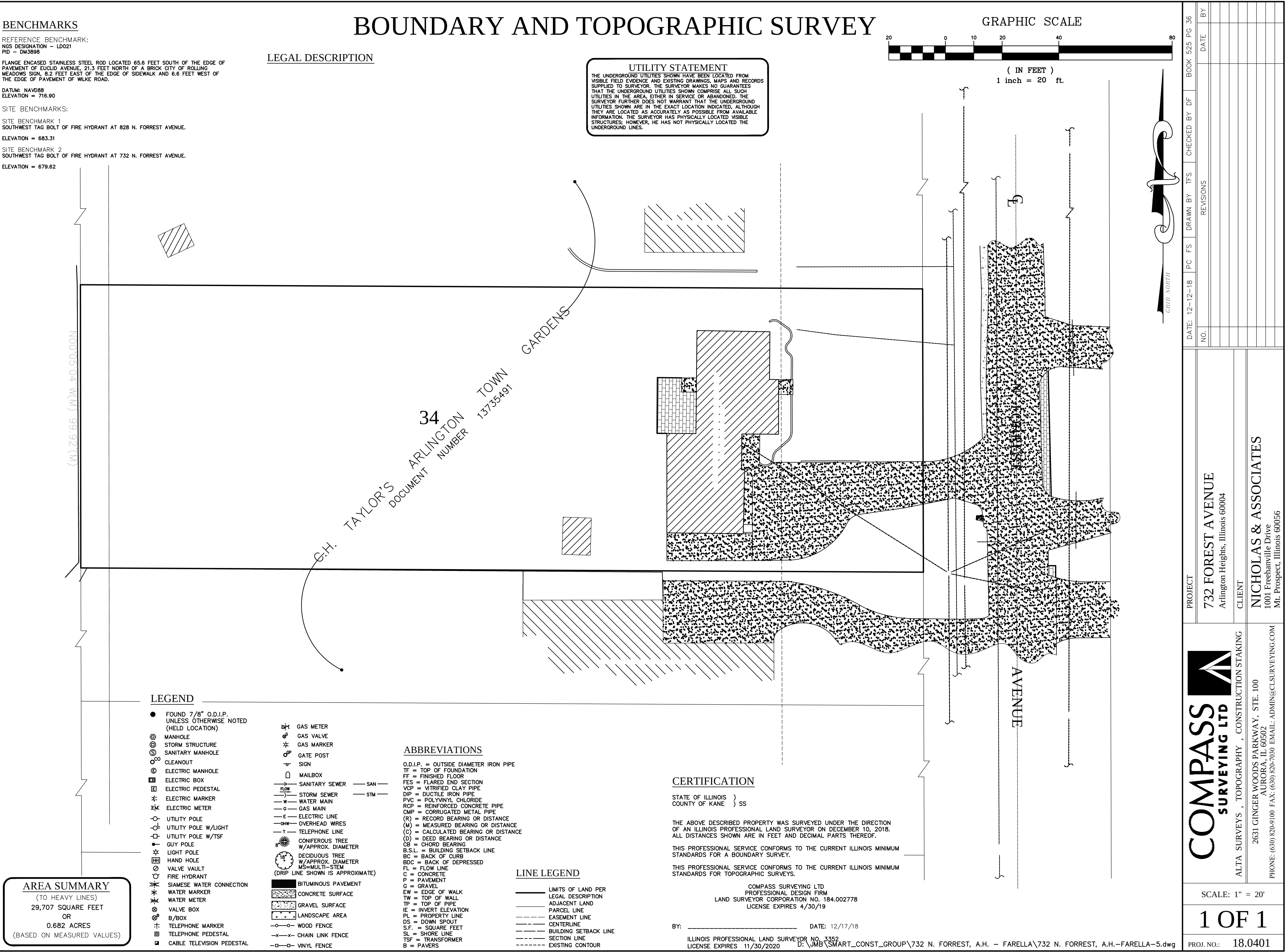
SITE BENCHMARK 2
SOUTHWEST TAG BOLT OF FIRE HYDRANT AT 732 N. FORREST AVENUE.
ELEVATION = 679.62

LEGAL DESCRIPTION

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

GRAPHIC SCALE



LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (FIELD LOCATION)
- ⊙ MANHOLE
- ⊙ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
- ⊙ CLEANKUT
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC MARKER
- ⊙ ELECTRIC METER
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE W/LIGHT
- ⊙ UTILITY POLE W/TSF
- ⊙ GUY POLE
- ⊙ LIGHT POLE
- ⊙ HAND HOLE
- ⊙ VALVE VAULT
- ⊙ FIRE HYDRANT
- ⊙ SIAMASE WATER CONNECTION
- ⊙ WATER MARKER
- ⊙ WATER METER
- ⊙ VALVE BOX
- ⊙ B/BOX
- ⊙ TELEPHONE MARKER
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE TELEVISION PEDESTAL

- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ GAS MARKER
- ⊙ GATE POST
- ⊙ SIGN
- ⊙ MAILBOX
- SAN —
- STM —
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONFEROUS TREE
- DECIDUOUS TREE
- W/APPROX. DIAMETER
- M-S/MULTI-STEM
- (DRIP LINE SHOWN IS APPROXIMATE)
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE AREA
- WOOD FENCE
- CHAIN LINK FENCE
- VINYL FENCE

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- T.F. = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- FES = FLARED END SECTION
- VCP = VITRIFIED CLAY PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- OB = OBCHORD BEARING
- B.S.L. = BACK OF CURB
- BDC = BACK OF DEPRESSED
- PL = FLOW LINE
- C = CONCRETE
- P = PAVEMENT
- G = GRAVEL
- EW = EDGE OF WALK
- TW = TOP OF WALL
- TP = TOP OF PIPE
- E = INVERT ELEVATION
- DS = DOWN SPOUT
- S.F. = SQUARE FEET
- SL = SHORE LINE
- TSF = TRANSFORMER
- P = PAVERS

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON DECEMBER 10, 2018. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184.002778
LICENSE EXPIRES 4/30/19

BY: _____ DATE: 12/17/18

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3352
LICENSE EXPIRES 11/30/2020 D:\JMB\SMART_CONST_GROUP\732 N. FORREST, A.H. - FARELLA\732 N. FORREST, A.H.-FARELLA-5.dwg

COMPASS SURVEYING LTD
ALTA SURVEYS, TOPOGRAPHY, CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60002
PHONE: (630) 820-9100 FAX: (630) 820-7800 EMAIL: ADMIN@CSSURVEYING.COM

CLIENT
NICHOLAS & ASSOCIATES
1001 Freehanville Drive
Mt. Prospect, Illinois 60056

PROJECT
732 FOREST AVENUE
Arlington Heights, Illinois 60004

SCALE: 1" = 20'
1 OF 1
PROJ. NO.: 18.0401

DATE: 10-21-2021

DRAWN BY: JA

CHECKED BY: JMB

PERMIT:

REVISION:

REVISION:

PROJECT NO.:

SEAL DATE:

EXPIRES DATE: 1/30/2022

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B1

SHEET:

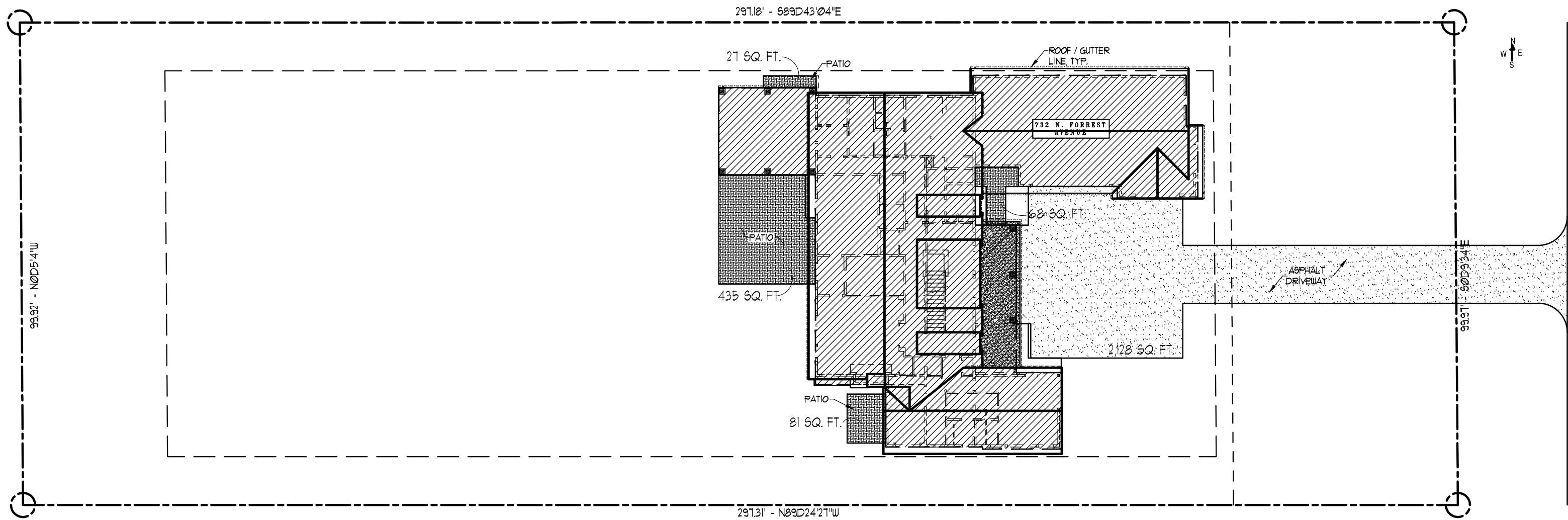
NEW RESIDENCE for:
MR. & MRS. FARELLA
732 N. FORREST AVENUE
ARLINGTON HEIGHTS, IL 60004

JMB ARCHITECTS, LTD.
John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park Suite #10
Elmhurst, Illinois 60126
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732 N. FORREST AVE.

PROPOSED LOT COVERAGE:

LOT AREA = 29,101 SQ. FT.

HOUSE / GARAGE / COVERED

PORCH = 4,169 SQ. FT.

REAR PATIOS = 543 SQ. FT.

DRIVE & WALKS = 2,196 SQ. FT.

TOTAL IMPERVIOUS = 6,908 SQ. FT.

PERCENT IMPER. = 23.3%

FRONT YARD COVERAGE

FRONT YARD AREA = 5,000 SQ. FT.

DRIVE = 600 SQ. FT.

PERCENT COVERAGE = 12%

REAR YARD COVERAGE

REAR YARD AREA = 3,000 SQ. FT.

OPEN = 0 SQ. FT.

PERCENT COVERAGE = 0%

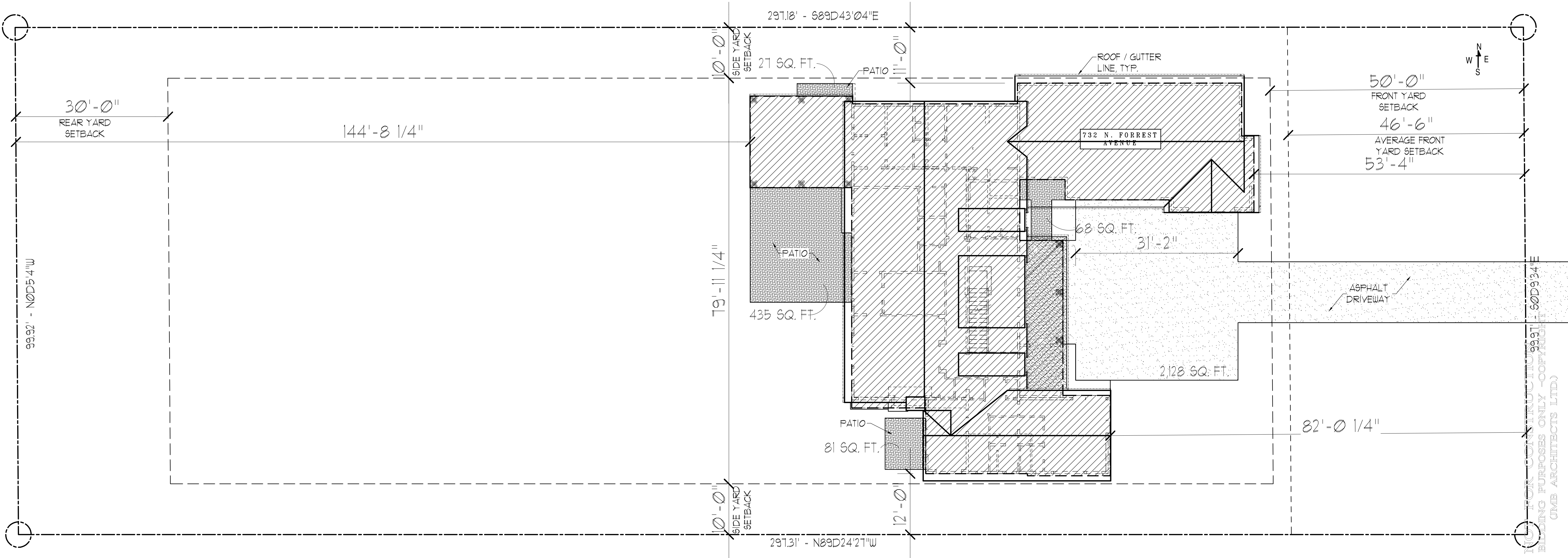
AVERAGE BLOCK
SETBACK CALCULATIONS

1040 N. FORREST	46.5'
1030 N. FORREST	47.3'
1020 N. FORREST	49.0'
1010 N. FORREST	49.0'
1002 N. FORREST	50.5'
930 N. FORREST	46.9'
916 N. FORREST	53.0'
904 N. FORREST	48.0'
900 N. FORREST	48.0'
832 N. FORREST	49.0'
828 N. FORREST	49.0'
800 N. FORREST	53.5'
732 N. FORREST	N/A
722 N. FORREST	48.5'
718 N. FORREST	46.5'
712 N. FORREST	40.5'
702 N. FORREST	48.5'
642 N. FORREST	46.0'
636 N. FORREST	48.5'
630 N. FORREST	44.0'
620 N. FORREST	46.0'
612 N. FORREST	47.3'
1818 E. EUCLID	18.0'
TOTAL	1,023.5
AVERAGE / 22 =	46.5'

ARCH. SITE PLAN

SCALE: 1"=20'

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Elmhurst, Illinois 60126

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E-Mail: jmbarch@JMBArchitect.com Phone: 630.279.8228 Web: JMBArchitect.com

NEW RESIDENCE for:
MR. & MRS. FARELLA
732 N. FORREST AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE: 12-14-2021

DRAWN BY: JA

CHECKED BY: JMB

PERMIT:

REVISION:

REVISION:

PROJECT NO.:

SEAL DATE:

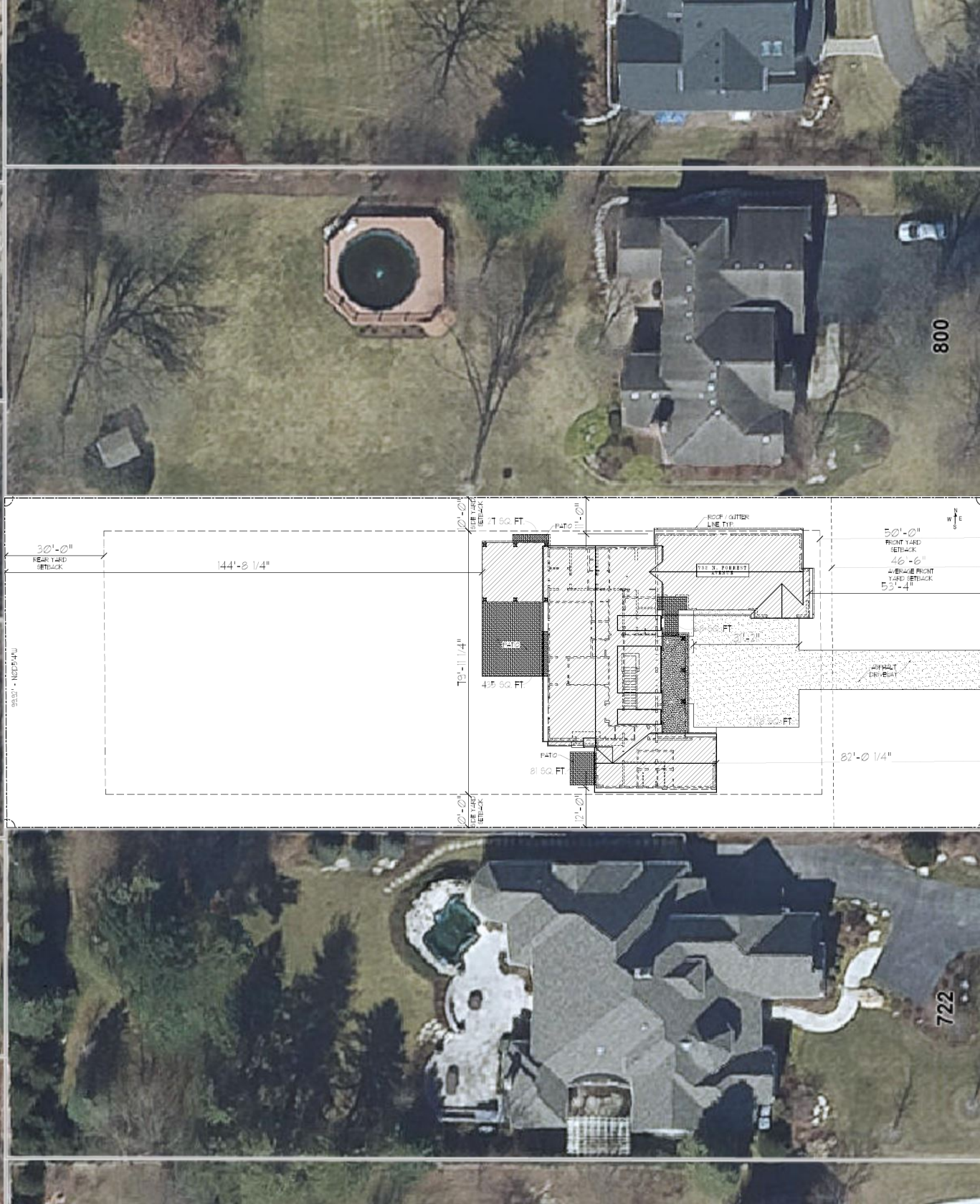
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ant to...





Property to Left - 3

712 N. Forrest



Property to Left - 2

718 N. Forrest



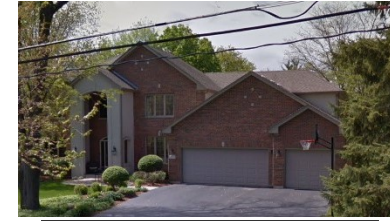
Property to Left - 1

722 N. Forrest



Subject Property

732 N. Forrest



Property to Right -1

800 N. Forrest



Property to Right -2

828 N. Forrest



Property to Right - 3

832 N. Forrest

N. Forrest Avenue



Property Across-Right

811 N. Forrest



Property Across

801 N. Forrest



Property Across-Left

733 N. Forrest



122 N. FORREST AVE.



122 N. FORREST AVE.



132 N. FORREST AVE.

PROPOSED CONTEXT ELEVATION

SCALE: NTS

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132 N. FORREST AVE.

EXISTING CONTEXT ELEVATION

SCALE: NTS

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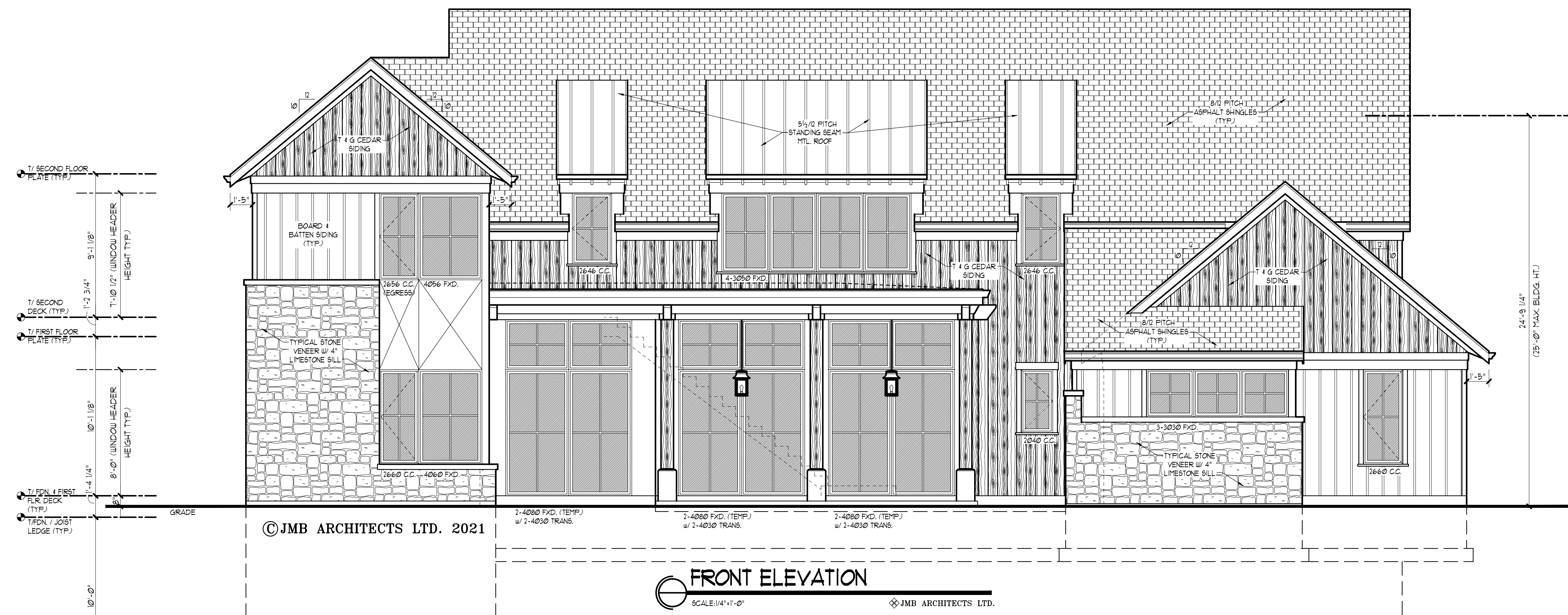
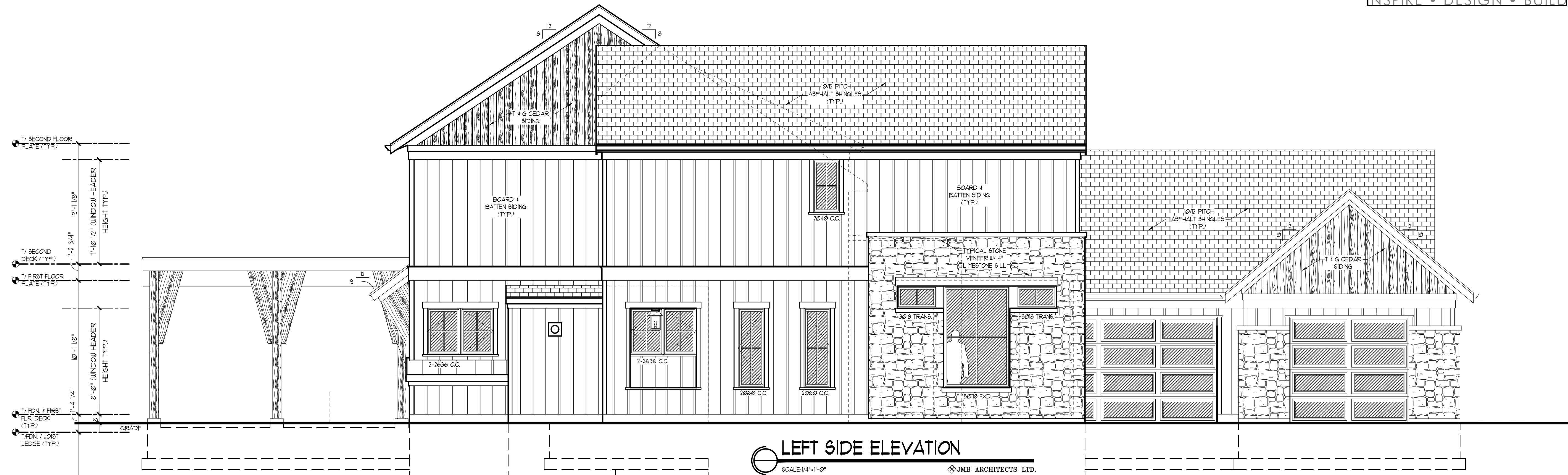


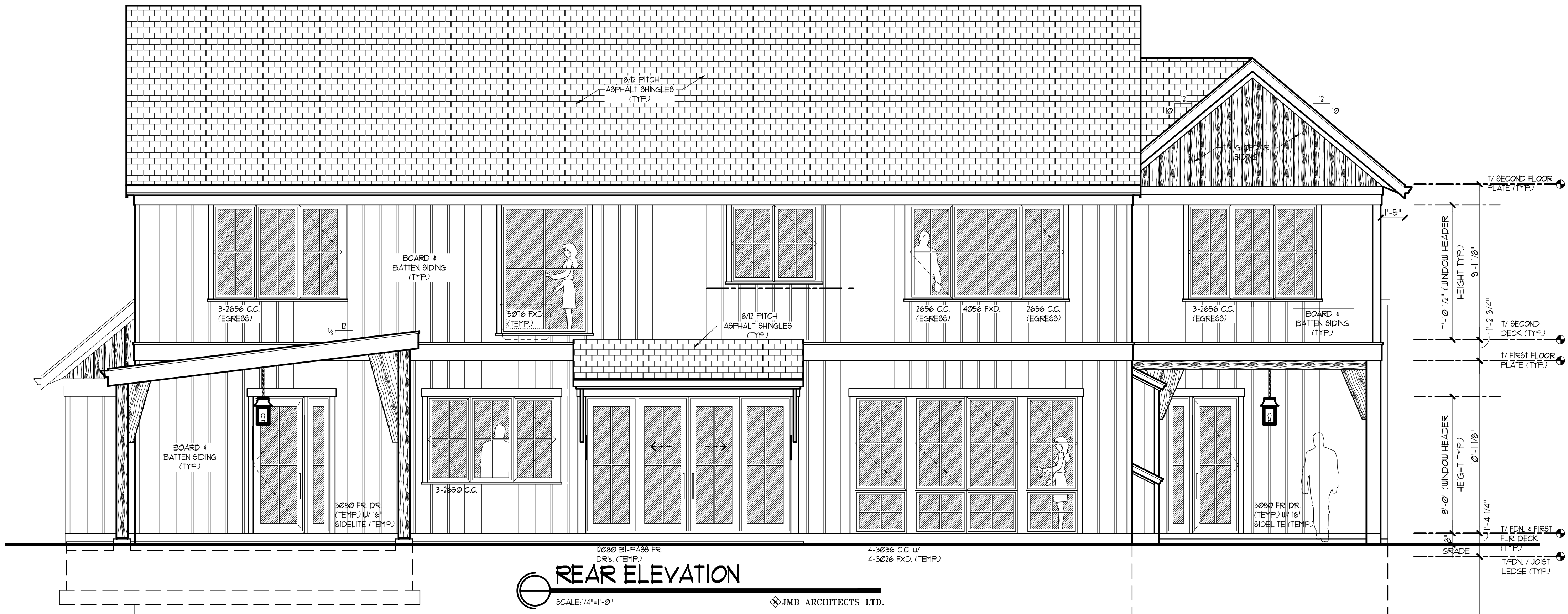
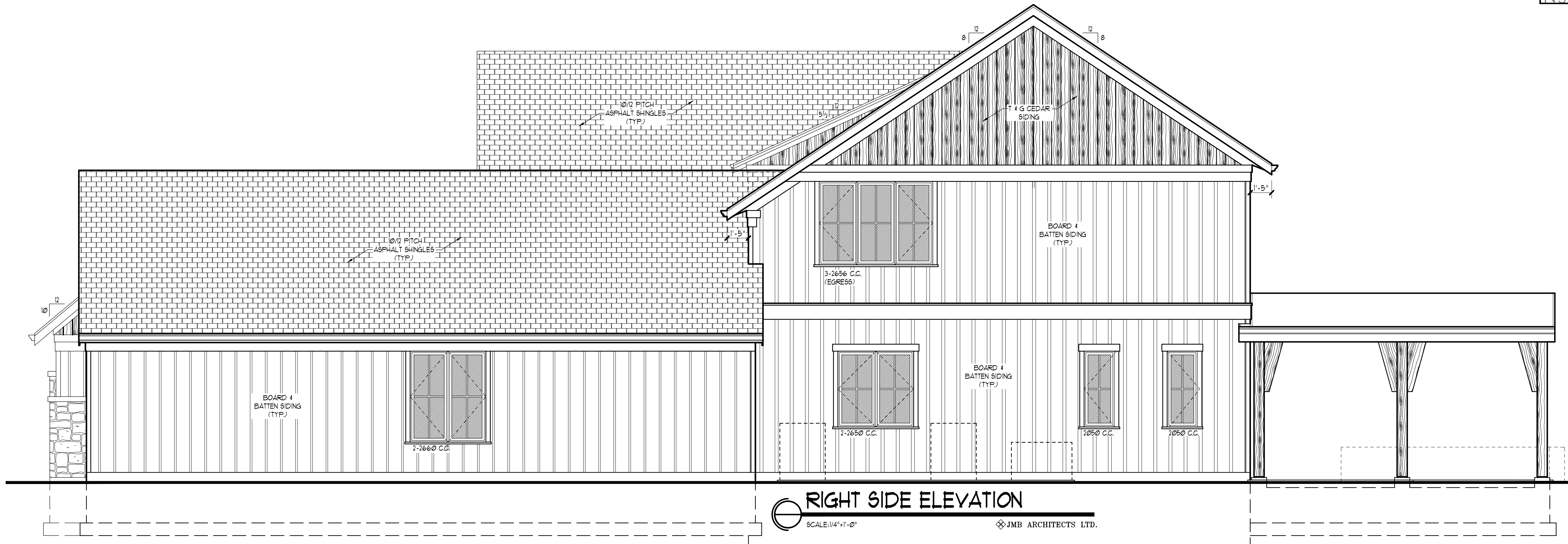
800 N. FORREST AVE.



800 N. FORREST AVE.

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NEW RESIDENCE for:
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ARLINGTON HEIGHTS, IL 60004

DATE: 10-21-2021
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REVISION:
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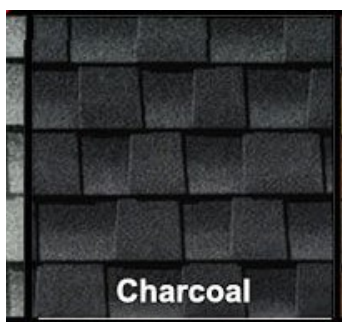
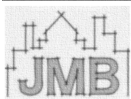
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C2
SHEET:



Rendering Clarifications. Refer to samples below for actual colors:

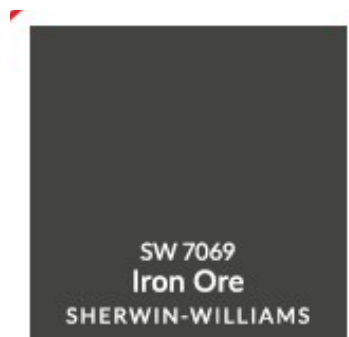
- Primary roofing material is asphalt shingles. Standing seam metal roofing on dormers only.
- Siding color is "Swanky Gray" (see below), where the rendering appears green/gray.
- Windows are Ebony (black), where the rendering appears lighter.
- Stone color is gray, where the rendering appears tan.
- Knee wall around the driveway is not included.



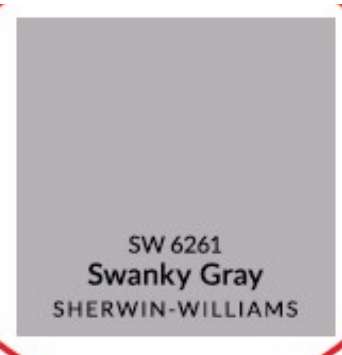
Roof Color - Asphalt Shingles



BURNISHED SLAT
Roof Color - Standing Seam
Metal



Facia, soffit, Trim & Corner board
color



Siding Color



Gutter, Window Clad color &
Garage Door Color



Foundulac Country Stone

732 N. Forrest, Arlington Heights

MATERIAL SCHEDULE

PAGE	ITEM	MATERIAL	MANUFACTURER	COLOR
DSR-I1	Proposed Elevation Rendering			
Sample	Masonry	Stone	Eden Valders Stone	Fondulac Country Stone
DSR-I3	Roof	Metal Standing Seam	Pac-Clad	Burnished Slate
DSR-I3	Roof	Asphalt Shingles	G.A.F. Timberline	Charcoal
DSR-I4	Fascia / Soffit / Etc.	Cedar	Sherwin Williams	Iron Ore #SW-7069
DSR-I4	Trim / Cornerboards, Etc.	Cedar	Sherwin Williams	Iron Ore #SW-7069
DSR-I4	Siding	Composite Siding & Cedar	LP Smartside	Swanky Gray #SW-6261
DSR-I5	Gutters / Metal Roof	Aluminum	Alcoa	Black
DSR-I6	Windows	Aluminum Clad	Marvin	Ebony
DSR-I7	Garage Door	Steel	Clopay	Black