



Agenda
Village of Arlington Heights
Design Commission
Buechner Room, 1st Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
January 22, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 1/8/19

IV. REPORTS

V. OLD BUSINESS

A. DC#18-066 - 1518 W. Thomas St. - SF/Teardown

VI. NEW BUSINESS

A. DC#19-001 - Arlington Downs/Retail B - 3400 W. Stonegate Blvd. / Commercial

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 - 1/8/19

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 1/8/19

Type

Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 8, 2019**

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

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

Members Absent: None

Also Present: Jennifer Thorstenson, MRV Architects for *Dunkin/Baskin Robbins*
Ivan Nockov, Vequity for *7-Eleven*
Yousuf Ghorri, ILekis Associates for *7-Eleven*
Mark Bettenhausen for *7-Eleven*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM DECEMBER 11, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF DECEMBER 11, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEW**DC#18-106 – Dunkin' / Baskin Robbins – 105 W. Dundee Rd.**

Jennifer Thorstenson, representing *MRV Architects*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural design for a façade renovation of an existing fast food restaurant building. The existing Dunkin' Donuts restaurant was reviewed by the Plan Commission and approved by the Village Board as a Special Use in 1996. Amendment to the existing Special Use may be required due to the addition of Baskin Robbins to the existing facility. Since this project involves the Plan Commission, the role of the Design Commission is limited to building and signage only.

The petitioner is proposing to add Baskin Robbins ice cream to an existing Dunkin' Donuts restaurant. The interior layout of the restaurant is being completely changed to accommodate the new Baskin Robbins. The exterior of the building is also being changed to a design that includes branding for both Baskin Robbins and Dunkin' Donuts. There are no changes to the existing site or landscaping, which are required to comply with the approved plans pursuant to Special Use Ordinance 96-001.

Overall, the proposed exterior changes are a nice refreshing look for the existing building, and the proposed pink "tower" is appropriate due to the addition of Baskin Robbins. However, the color scheme is somewhat busy, and the proposed dark gray painted side and rear walls are quite dark. In 1996, the brick building was proposed to be painted gray, but the Special Use Ordinance included a condition to preserve the building's existing red/brown brick walls (unpainted). In regards to the current proposal, it is recommended that the existing brick walls remain unpainted in order to comply with the existing Ordinance as well as to soften the proposed color palette.

With regards to signage, the proposed design includes six wall signs and one existing ground sign. Per Chapter 30 sign code, only one wall sign is allowed per street frontage. There are no previous sign variations approved for this property, and the existing building only has one wall sign. Other Dunkin' / Baskin Robbins restaurants in Arlington Heights utilize one combined wall sign to comply with code, as shown in the photos in the Staff report. Staff recommends that only one combined 'Dunkin' / Baskin Robbins' wall sign be included in the design, to comply with code, and all other proposed wall signs be omitted. Separate permits are required for all signage.

Staff recommends approval of the proposed design with the previous comment that the existing brick remain unpainted, and only one wall sign be included in the design.

Ms. Thorstenson stated that the wall sign shown at other Dunkin' Donuts stores does not meet the current standards and re-image to "Dunkin'". Their preference is to go with one wall sign for Dunkin' and one wall sign for Baskin Robbins, in order to be consistent with the new standard image for Dunkin'. There was discussion with Staff about the code requirements for wall signage and what is considered the signable area on the building. **Ms. Thorstenson** said that they are okay with leaving the existing red/brown brick exposed, but they want to keep the new wood panels as proposed, but without the signage.

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

Commissioner Eckhardt appreciated that the existing red/brown brick would remain, although he preferred to see the brick completely painted, even with the maintenance issues associated with doing so. He was comfortable approving the project tonight without the “DD” and the round “BR” wall signs, and felt the combined wall sign shown above the entry was okay proportionately. He also felt the signable area was the entire white portion, top and bottom, which looks proportionately correct to him. He had no issues with the bright colors being proposed that are part of the branding.

Commissioner Kingsley agreed with the comments made by Commissioner Eckhardt regarding the brick and the signage; however, she really liked the small “BR” circle sign and felt that it added something to that side of the front elevation. She was in favor of the wall sign above the main entry, which is necessary to reflect the new branding, and felt that the “DD” sign also added to the building design but was better suited around the corner on the west side of the building. **Mr. Hautzinger** explained the option of a sign variation request, which would involve a separate review by this commission and approval by the Village Board. The commissioners could provide their preliminary comments about the signage being shown tonight. **Ms. Thorstenson** said that additional signage will help the business, and if comments are favorable tonight, they would probably pursue a sign variation.

Commissioner Kubow thanked the petitioner for renovating the existing building. He agreed with Commissioner Kingsley’s suggestion to keep the circular “BR” sign on the front elevation, and to move the “DD” sign to the west elevation, because the symmetry of the building would be lost if both of those signs were removed from the front elevation. He was in full support of the project as proposed; keep the existing brick unpainted, and the code compliant signage being shown on the front elevation, but move the proposed “DD” wall sign from the front elevation to the west elevation.

Commissioner Seyer supported the comments previously made about the signage and was okay with keeping the existing brick unpainted; however, he was concerned about how the warm brick color would look with the cool grey colors being proposed, as well as how the brick color would look with the proposed wood panels. There are a lot of different materials and colors being proposed and he was unsure if they all worked together. **Ms. Thorstenson** replied that ideally they would like to use the grey paint colors being shown tonight that reflect the new image for Dunkin’, and they prefer to paint the existing brick.

Commissioner Kingsley agreed with Commissioner Seyer’s concerns about the brick color with the grey paint colors; she would rather see the brick painted, although she acknowledged the maintenance issues with doing that. She wholeheartedly agreed with the colors and materials being proposed and felt the building would look better if the brick was painted. **Ms. Thorstenson** pointed out that with the wood paneling on the sides of the building, there is not much exposed brick left there; the brick is primarily at the rear of the building. **Commissioner Seyer** also acknowledged the maintenance issues with painted brick, but felt that leaving the brick unpainted was one thing too many and did not go very well with the grey colors of the branding.

Chair Fitzgerald preferred that the brick be painted, but he understood if the petitioner did not want to do so because of maintenance reasons. He was okay with Staff resolving this issue with the petitioner, so the project did not have to come back to the commissioners. **Chair Fitzgerald** was okay with the comments made tonight about wall signage, and asked if the rooftop utilities would be hidden. **Ms. Thorstenson** replied that only the parapet on the west side of the building would be extended back, and that no new rooftop equipment was being proposed. **Chair Fitzgerald** felt that all rooftop equipment should be screened, even if the screening was simple, which could be approved by Staff. **Mr. Hautzinger** said that the Commercial Design Guidelines state that all mechanical equipment be screened from view. However, this is existing equipment on an existing building that is not being changed, and the equipment is located towards the back

of the building with most of it currently screened; however, the commissioners can require improvements to the screening if they deem it necessary. **Chair Fitzgerald** agreed and said that this could be approved by Staff. **Ms. Thorstenson** pointed out that the drive-thru tower on the east side of the building is well screened, and screening on the west side is being extended, making it less visible than what is shown in the picture submitted. **Commissioner Seyer** referred to Sheet A6 that shows the extension of that parapet, which is approximately 50% more than what is currently there.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR DUNKIN' / BASKIN ROBBINS LOCATED AT 105 W. DUNDEE ROAD, AS SUBMITTED. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 11/27/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. THAT THE "DD" WALL SIGN AND THE ROUND "BR" WALL SIGN ON THE FRONT ELEVATION BE ELIMINATED, AND THAT THERE BE ONLY ONE COMBINED, CODE COMPLIANT WALL SIGN ABOVE THE MAIN ENTRANCE ON THE FRONT ELEVATION.
2. THAT THE PETITIONER HAVE THE OPTION TO PAINT THE EXISTING BRICK WALLS OR LEAVE THEM UNPAINTED, TO BE WORKED OUT WITH STAFF.
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.

Commissioner Kubow asked for clarification on the signs on the front and side elevations, and **Commissioner Eckhardt** replied that the motion recognizes that only one code complaint wall sign is allowed on the front elevation, which would be the "Dunkin' / Baskin BR Robbins" acknowledged as one sign. **Commissioner Seyer** asked if language would be added about the screening of rooftop mechanical equipment, and **Commissioner Eckhardt** felt this was unnecessary because it is an existing building, and he did not want to see the parapet go down any further. **Mr. Hautzinger** asked for clarification regarding the two additional wall signs on the side elevations, and **Commissioner Eckhardt** clarified that only one code compliant wall sign is allowed on the front elevation, and the motion supports a combined wall sign above the main entrance. He also gave his preliminary support for a sign variation to allow the additional Baskin Robbins and Dunkin Donuts logo signs through a separate variation review, and the other commissioners agreed.

Commissioner Kingsley asked if the 2 existing wall pack lights above the wall sign on the front elevation would be removed, and if lights were being proposed on the east and west elevations. **Ms. Thorstenson** replied that the 2 existing lights above the main entry would be removed, although additional site lighting would be needed somewhere on the building, and decorative light fixtures are shown above the wood panel

areas on the side elevations, even though the signage being shown there will be removed. **Commissioner Kingsley** suggested the motion include something about the light fixtures being approved by Staff, since details are not being shown tonight.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO ADD THE FOLLOWING:

- 4. A REQUIREMENT THAT WALL MOUNTED SITE LIGHTING FIXTURES TO BE MOUNTED ON THE FRONT ELEVATION BE APPROVED BY STAFF.**

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

ITEM 2. COMMERCIAL REVIEW

DC#18-108 – 7-Eleven Gas Station – 1650 W. Algonquin Rd.

Ivan Nockov, representing *Vequity*, **Yousuf Ghori**, representing *ILekis Associates*, and **Mark Bettenhausen**, Real Estate for 7-Eleven, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural design for a new gas station and convenience store. This project requires Plan Commission review and Village Board approval for a Special Use to allow redevelopment of the site with a new gas station and convenience store. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

This site was previously used as a Citgo gas station with convenience store. The property is currently vacant and planned for demolition to allow construction of a new 7-Eleven convenience store and gas station. The scope of the project includes a complete redevelopment of the site including new fuel pumps, fuel pump canopy, convenience store, and signage. The proposed design is based on the current 7-Eleven prototype. The design is simple in form, but it has a clean modern appearance that will be a very nice update for this property. This design will also fit well with the new Taco Bell restaurant that is planned for construction on the adjacent site, which has a similar boxy massing and similar materials.

The proposed gray fiber cement “brick” wall panels have a nice modern appearance that works well with the black storefront, black canopy, black light fixtures, black wall coping, and gray “stone” base. The fuel pump canopy columns and trash enclosure are nicely detailed to match the building. Material samples were presented by the petitioner.

The Design Commission should evaluate the following details:

- The flush transition between the fiber cement “stone” base panels and the upper fiber cement “brick” wall panels looks too flat and has a fake appearance. It is recommended that a projecting sill trim piece be included between the two materials for a more authentic appearance. Consider using an adhered cultured stone sill detail.
- The stone base panels on the trash enclosure and canopy columns have a heavy appearance. Consider omitting the stone panel details on these items, providing an all brick appearance.

The proposed building has multiple rooftop mechanical units which are required to be screened from public view. The building design includes tall parapet walls on all four sides to fully screen the equipment, which is ideal.

The proposed development includes a complete package of new signage based on 7-Eleven’s branding. Overall, the signage package has a nice appearance that enhances the overall appearance of the development. A few details will need adjusting at the time of permit to comply with code, including a three-foot minimum setback for the ground sign and a slight reduction in the size of the west wall sign.

Staff recommends approval of the proposed design for the new gas station and convenience store, to include Staff comments regarding the stone detailing.

Mr. Nockov said that they agree with the suggestion to add separation between the brick and stone; however, they need to confirm with the manufacturer about how it can actually be done.

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

Commissioner Kubow said the proposed new building was fantastic. He really liked the old-school manufacturing, single-story warehouse appearance, and the gas pump bays that have a cool, modern look. He fully agreed with Staff's comments, especially on the column detail at the pumps; bringing the brick all the way down makes sense. His only question was about the proposed new ground sign that is different than the sign shown in the photo of the store in Wheaton. **Mr. Nockov** replied that the signage is location based, and would be under a separate permit from the rest of the project. **Mr. Hautzinger** explained that the building and the signage are subject to Design Commission review, and the proposed ground sign is code compliant as shown tonight; however, Staff does often encourage a lower, more decorative monument style sign. In this case, based on the location and surrounding context, Staff did not raise that issue, but the Design Commission's feedback on changes or enhancements to the ground sign are welcome.

In general, **Commissioner Kubow** loved the design of the new building and agreed with Staff's comments on the gas pump bays and doing something to transition between the stone and brick on the building. He preferred the monument sign at the Wheaton store, which is clean and consistent with the proposed new building, and he recommended that style sign for this project. **Mr. Bettenhausen** said they are not opposed to a monument style sign and they like the masonry base and cap; however, they do not want the sign to be as small as the monument sign in Wheaton, but it does not need to be 16 feet tall. **Commissioner Kubow** reiterated that the design of the sign in Wheaton is consistent with the design of the building being proposed here. **Mr. Bettenhausen** said they are accepting of any comments, but they really do not want the sign to be less than eight feet in height.

Commissioner Seyer supported the suggestion of a separation between the base material and the wall material, and he also supported Staff's recommendation to eliminate the stone panel detail on the fuel pump canopies as well as the trash enclosure; just being on the building itself has a cleaner appearance. He asked if the metal canopy color was the same dark bronze color as the storefront and the metal above the faux brick within the canopy. The petitioner said that it was the same color. **Commissioner Seyer** also asked about the color of the fuel canopy itself, and the petitioner stated that the gasoline canopies would be white, but not illuminated, and **Mr. Hautzinger** clarified that the fuel canopy fascia will have signage and colored striping graphics as shown in the signage package, and he added that the Village does not restrict illumination of the gas station canopy fascia. **Commissioner Seyer** said that architecturally, the new building looks good, with the comments he previously made; however, he still had some concerns about the signage; 16' is a really big sign when the building is only 18.5' tall, and there are no other big signs in the area. He felt the sign was not only an eyesore as far as its size, but a hazard, and he encouraged a more respectful sign at this particular corner. He was interested in the other commissioners' comments on this.

Commissioner Kingsley agreed with the suggestions made by Staff, and with the concerns that the ground sign is too tall. She was in support of lowering the ground sign, which is located close to a pedestrian walkway where landscaping would typically be. She also felt the wall sign on the front elevation looked a little small. **Mr. Hautzinger** clarified that the wall sign on the architectural rendering is shown smaller than actually proposed in the signage package. She asked about the wall mounted light fixtures on the front elevation that are important lights to the design of the building because there are only 2 of them, and **Mr. Nockov** said the fixtures would be down lit. **Commissioner Kingsley** wanted the lighting cut sheets to be reviewed by Staff because it was important that the lights not look like a wall pack; the light fixtures should be aesthetically

pleasing. She also asked about the details of the fiber cement columns at the ground, and the petitioner said the fiber cement would come within one inch of the ground. The petitioner also commented that as part of the Plan Commission review, Staff has given positive feedback about the lighting cut sheets they have submitted.

Commissioner Eckhardt concurred with all the comments made by the other commissioners, and added that the columns at the pump stations appear unfinished at the bottom and should have some kind of stone pediment detail at the bottom to protect the base of the material, similar to the cap at the top.

Chair Fitzgerald agreed with everything said so far, and he especially agreed with the conversation on the wall lights; the lights need to be special and Staff should review and approve them.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE PROPOSED DESIGN FOR 7-ELEVEN LOCATED AT 1650 W. ALGONQUIN ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE REVISED PLANS RECEIVED 12/21/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ELIMINATE THE GRAY STONE BASE PANELS ON THE CANOPY COLUMNS AND ON THE TRASH ENCLOSURE.
2. A REQUIREMENT TO WORK WITH STAFF ON FURTHER DETAILING THE BASE OF THE CANOPY COLUMNS.
3. A REQUIREMENT THAT THE WALL LIGHTING BE REVIEWED BY STAFF AND ADDRESS THE COMMISSION'S COMMENTS THAT THE FIXTURES BE AESTHETICALLY PLEASING TO THE BUILDING AND AVOID GLARE.
4. THE COMMISSIONERS PREFER THAT THE PROPOSED 16' TALL GROUND SIGN BE REDUCED IN HEIGHT, SIMILAR TO THE PHOTO OF THE STORE IN WHEATON.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Eckhardt pointed out that Algonquin Road is a fast moving street and it was important for drivers to see this sign when approaching; he discouraged a low monument sign or anything lower than 14' because it would not help the situation. **Mr. Hautzinger** asked for clarification about working with the petitioner to further detail the base of the canopy columns, and **Commissioner Eckhardt** replied that there needs to be something at the base of the columns to protect the brick panels, and a concrete foundation 4 inches above the pavement would be sufficient. **Mr. Hautzinger** asked for clarification of the motion to reduce the ground sign if it was a recommendation or a requirement. He added that for projects such as this, signage is part of the overall review and the commissioners are encouraged to comment on signage. **Commissioner Kingsley** felt the ground sign needed to be lowered an undetermined amount, and her intention was that it

be reviewed by Staff; this was a requirement. She also liked the appearance of the sign in Wheaton. **Commissioner Eckhardt** felt the motion should be amended to clarify that the previous recommendation to lower the ground sign is now a requirement.

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

4. **A REQUIREMENT THAT THE PROPOSED 16' TALL GROUND SIGN BE LOWERED AND BE MORE IN KEEPING IN THE AESTHETICS TO BE SIMILAR TO THE WHEATON GROUND SIGN, AND BE REVIEWED BY STAFF.**

COMMISSIONER KUBOW SECONDED BY THE MOTION.

Chair Fitzgerald felt that referring to the 'Wheaton' sign in the motion made it sound as though the requirement is to lower the sign to that height, low to the ground, whereas the actual intent is to lower the sign just a little bit to be more in keeping with the scale of the building. **Commissioner Eckhardt** completely agreed and felt that a reference to the "Wheaton" sign should be removed from the motion. **Chair Fitzgerald** said the requirement should be to lower the ground sign and be approved by Staff.

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

4. **A REQUIREMENT THAT THE PROPOSED 16' TALL GROUND SIGN BE LOWERED A MINIMUM OF 2', AND REVIEWED BY STAFF.**

Mr. Hautzinger asked if the commissioner's previous discussion regarding the introduction of a sill detail on the building between the stone and brick was something to be included in the motion or not. The commissioners responded that they wanted this included in the motion.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO ADD THE FOLLOWING:

6. **A REQUIREMENT TO INTRODUCE A SILL DETAIL ON THE BUILDING BETWEEN THE STONE AND THE BRICK.**

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

ITEM 3. GENERAL MEETING

Mr. Hautzinger updated the commissioners that Staff is continuing to work on sending out notices regarding perimeter window lights and oversized window signage. Also, the Block 425 project is targeting formal Design Commission in the month of February.

Commissioner Eckhardt said that he is not able to attend the second meeting in February. **Commissioner Kubow** said that he does not have his schedule yet for February. **Chair Fitzgerald** reminded the commissioners of the option to submit their comments about a project to Staff in an email, when they are not able to attend a meeting.

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



Item: DC#18-066 - 1518 W. Thomas St. - SF/Teardown

Department: Planning & Community Development

This project was reviewed by the Design Commission on November 27, 2018, at which time it was continued to January 22, 2019 to allow time for design revisions.

The petitioner has requested continuation to February 12, 2019.

ATTACHMENTS:

Description

Type

No Attachments Available



Item: DC#19-001 - Arlington Downs/Retail B - 3400 W. Stonegate Blvd. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the architectural design for a new multi-tenant retail building at the Arlington Downs Planned Unit Development.

Recommendation

It is recommended that the Design Commission approve the design of the proposed Retail B building to be located at 3400 W. Euclid Avenue. This recommendation is subject to compliance with the plans received 1/18/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Verify that the parapet walls will fully screen the rooftop mechanical equipment, and if necessary, raise the parapet walls.
2. Provide decorative screens around all exterior wall-mounted utility meters/equipment.
3. The trash enclosure shall be masonry construction to match the building.
4. It is recommended that the design aesthetic for the Retail 'B' building be used for the remaining three retail buildings, as shown in the conceptual aerial perspective rendering, to be approved 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, 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.
6. All signage shall comply with the Sign code, Chapter 30, or approved sign

variations.

ATTACHMENTS:

Description

Staff Report

Exhibits

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Downs – Retail B

Project Address: 3400 W. Euclid Avenue

Prepared By: Steve Hautzinger

Date Prepared: January 18, 2019

PETITION INFORMATION:

DC Number: 19-001

Petitioner Name: Chris George

Petitioner Address: Tartan Realty Group
350 W. Hubbard Street, Suite 640
Chicago, IL 60654

Meeting Date: January 22, 2019

Requested Action(s):

Approval of the architectural design for a new multi-tenant retail building at the Arlington Downs Planned Unit Development.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

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

This project was reviewed by the Plan Commission and approved by the Village Board as an amendment to the previously approved Arlington Downs Planned Unit Development (PUD). Because this project went 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 and Background:

The Arlington Downs development has received Zoning and Design Commission approval for the following: existing "One Arlington" luxury apartment building (former Sheraton hotel building), Family Entertainment Center (existing former water park), ADR-II five-story apartment building with parking garage, and five-story Vib Hotel. The development plans also include four single-story retail buildings. At this time, the petitioner is seeking approval of the architectural design for the first retail building "B". The retail site is currently vacant.

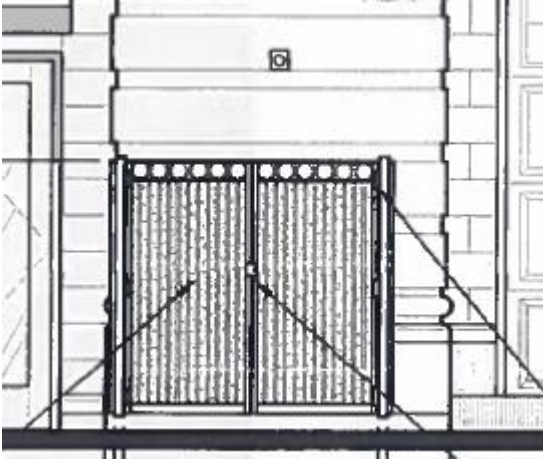
Architectural Design:

The proposed design is nicely done with a modern aesthetic that is appropriate in this location. Overall, the colors and materials complement the approved five-story apartment building and Vib Hotel, and the proposed "Cedar" color brick and "Buff" cast stone are the same exact materials to be used on the five-story apartment building, which will work well to unify the development. The "Midnight Black" brick and "Dark Burma" siding will add uniqueness to the retail building. It is recommended that this design aesthetic be used for the remaining three retail buildings, as shown in the conceptual aerial perspective rendering, to be approved by Staff.

Consideration was given to recommending the addition of glass storefronts on the south elevation to enliven the façade facing Euclid Avenue. However, this is the back of the building so it is anticipated that storefronts in this location would need to be blacked out, which could result in excessive window signage. Instead, it is recommended to keep the façade as designed, which will be softened with extensive landscaping along Euclid per the approved PUD landscape plan.

Mechanical Equipment Screening:

All mechanical and utility equipment/meters are required to be screened from view. The drawings do not clearly show if the rooftop mechanical units will be fully screened by the perimeter parapet walls. If not fully screened, then the parapet walls will either need to be raised, or separate unit screens will be required. Additionally, it is anticipated that utility meters will be located on the back (south) wall of the building, which will be visible from Euclid Avenue. It is recommended that decorative screens be required to enclose all exterior wall-mounted utility meters/equipment. See Examples 1 & 2 below.



Example 1. Decorative Utility Screen



Example 2. Decorative Utility Screen

A Fire Department connection is shown on the north elevation adjacent to the pedestrian walking surface. Care should be taken to comply with ADA accessibility standards for the visually impaired.

Trash Enclosure:

The trash enclosure should be masonry construction to match the building. Pursuant to the PUD Ordinance 18-036, the dumpster enclosure is required to be attached to the building facing away from Euclid Avenue. The final location of the trash enclosure requires further review to confirm compliance with the PUD Ordinance.

Signage:

There is no signage included in this proposal. All signage shall comply with Chapter 30 Sign Code, and separate permits are required. Each business is allowed one sign per street frontage, and one additional sign facing the parking area.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the proposed Retail B building to be located at 3400 W. Euclid Avenue. This recommendation is subject to compliance with the plans received 1/18/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Verify that the parapet walls will fully screen the rooftop mechanical equipment, and if necessary, raise the parapet walls.
2. Provide decorative screens around all exterior wall-mounted utility meters/equipment.
3. The trash enclosure shall be masonry construction to match the building.
4. It is recommended that the design aesthetic for the Retail 'B' building be used for the remaining three retail buildings, as shown in the conceptual aerial perspective rendering, to be approved 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, 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.
6. All signage shall comply with the Sign code, Chapter 30, or approved sign variations.

January 18, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 19-001

ARLINGTON DOWNS - RETAIL B

OWNER

ARLINGTON DEVCO, LLC

350 W. HUBBARD ST., STE 640, CHICAGO, IL 60654

ARCHITECT

OKW ARCHITECTS

600 WEST JACKSON BOULEVARD, CHICAGO, IL 60661

ISSUED FOR DESIGN COMMISSION

revised JANUARY 16, 2019

STRUCTURAL ENGINEER

RUNDE ENGINEERING, INC

39 W NEW YORK ST., AURORA, IL 60506

CIVIL ENGINEER

ERIKSSON ENGINEERING ASSOCIATES, LTD

135 S JEFFERSON ST. STE 135, CHICAGO, IL 60661

MEPFP ENGINEER

DDG ENGINEERS

135 S LASALLE ST., CHICAGO, IL 60604

LANDSCAPE ARCHITECT

DANIEL WEINBACH & PARTNERS, LTD

53 JACKSON BLVD #250, CHICAGO, IL 60604

SHEET INDEX

SHEET NO.	SHEET TITLE
G000	COVER SHEET
A010	EXISTING SITE CONDITIONS
A011	SITE PLAN
A100	SUBJECT AND SURROUNDING PROPERTY
A101	GROUND FLOOR PLAN
A102	ROOF PLAN
A200	EXTERIOR ELEVATIONS - COLOR
L-2.2	LANDSCAPE PLAN
A400	MATERIAL LIST



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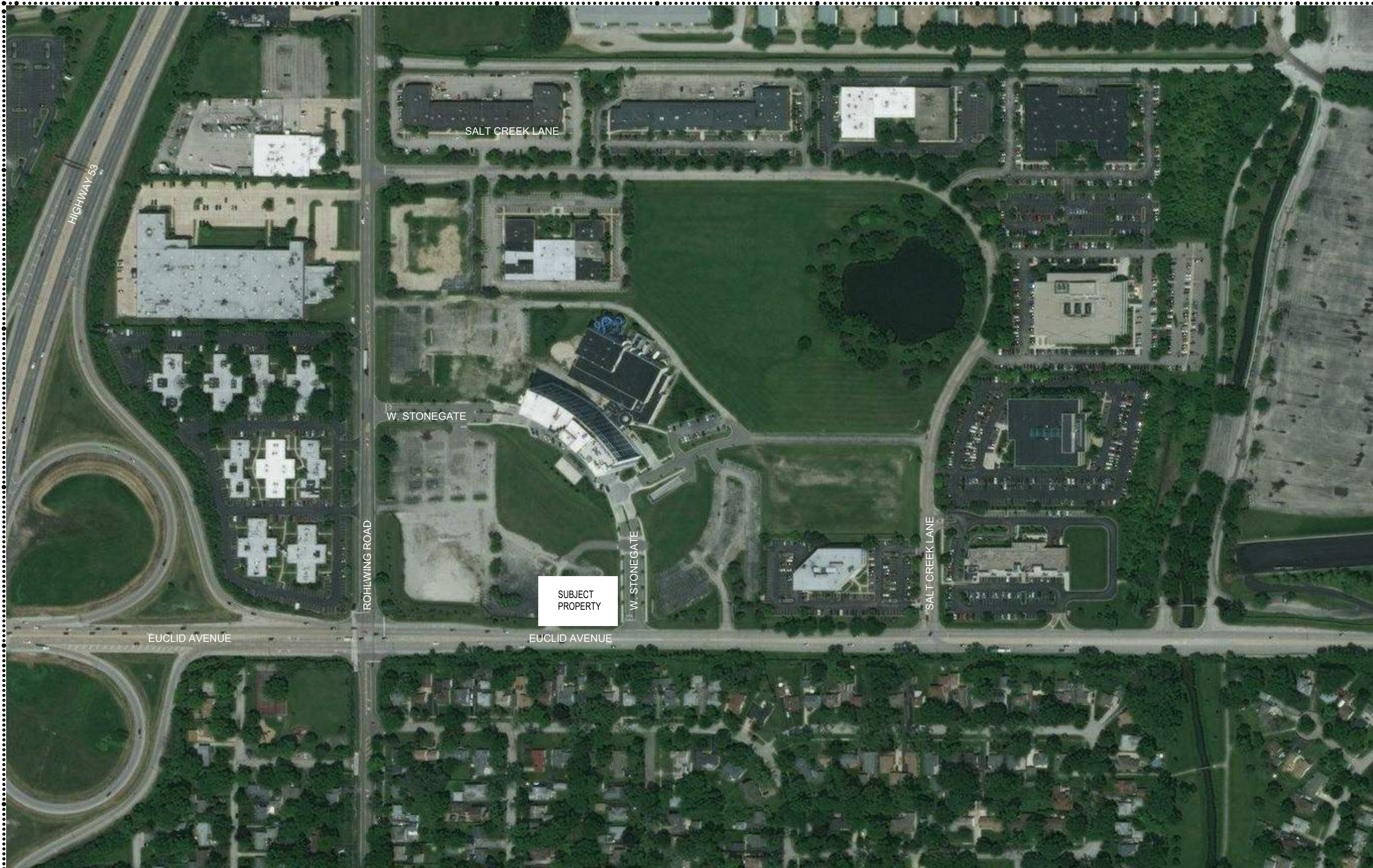
COVER SHEET

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DATE:
JANUARY 2, 2019
PROJ. NO.:
16093

SHEET NO.:

G000



LOCATION MAP



SUBJECT PROPERTY



FIRST PROPERTY TO THE EAST



SECOND PROPERTY TO THE EAST



THIRD PROPERTY TO THE EAST



THIRD PROPERTY TO THE WEST



SECOND PROPERTY TO THE WEST



FIRST PROPERTY TO THE WEST



PROPERTIES ACROSS THE STREET

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SUBJECT AND
SURROUNDING PROPERTY

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PROPOSED MASTER SITE PLAN RENDERING

ARLINGTON DOWNS
3400 STONEGATE BLVD.
ARLINGTON HEIGHTS, IL

04/04/18 Project #: 16093

FOR REFERENCE ONLY



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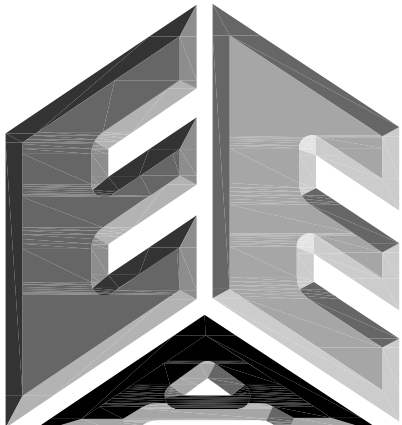
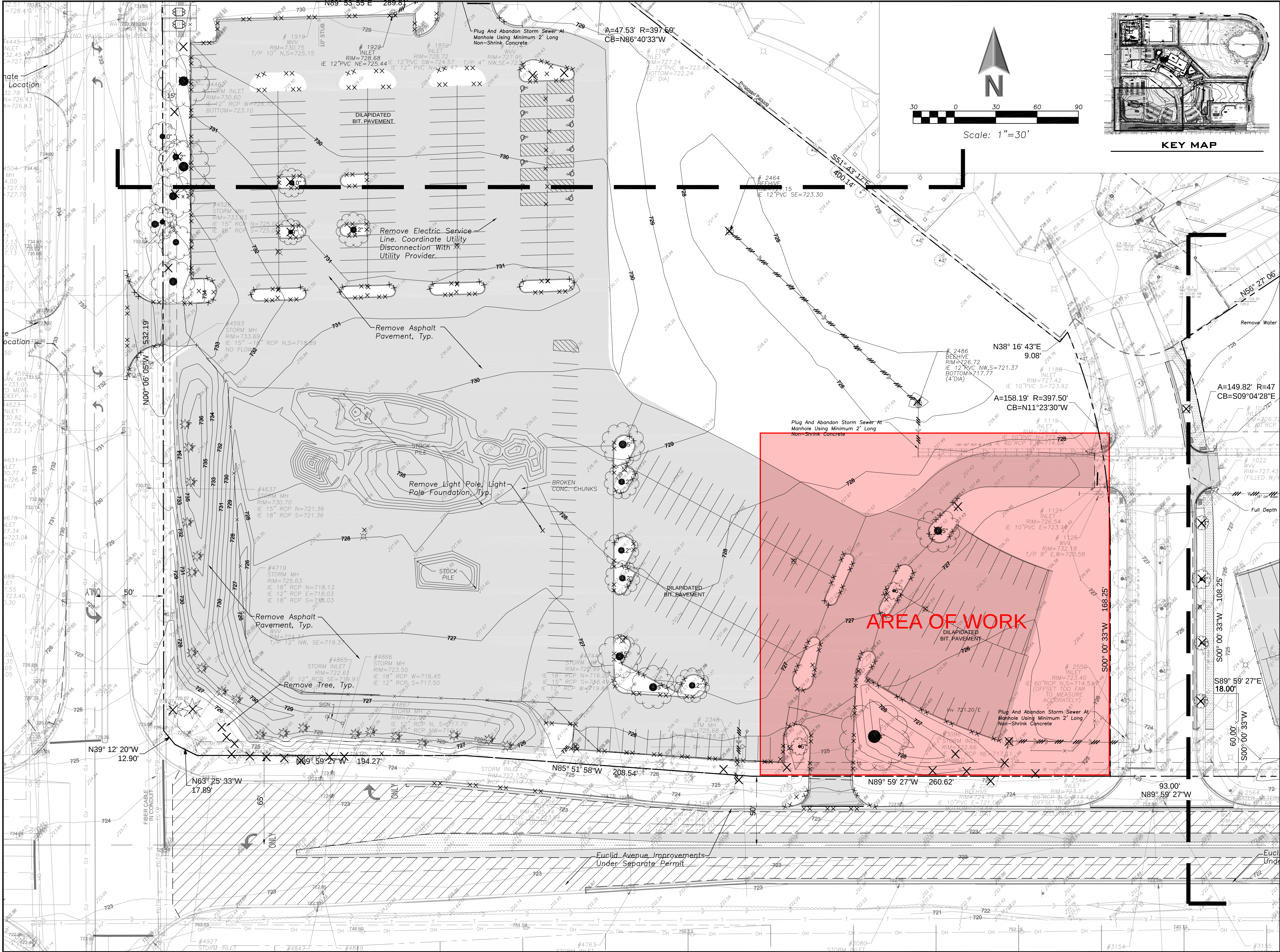
RENDERING - VIEW FROM EUCLID - ADR-II
ARLINGTON DOWNS RESIDENTIAL BUILDING II
3400 STONEGATE BLVD.

05/02/2018 Project #: 16093

A302

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145 COMMERCE DRIVE, SUITE A
GRAYBLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

(FOR REFERENCE)

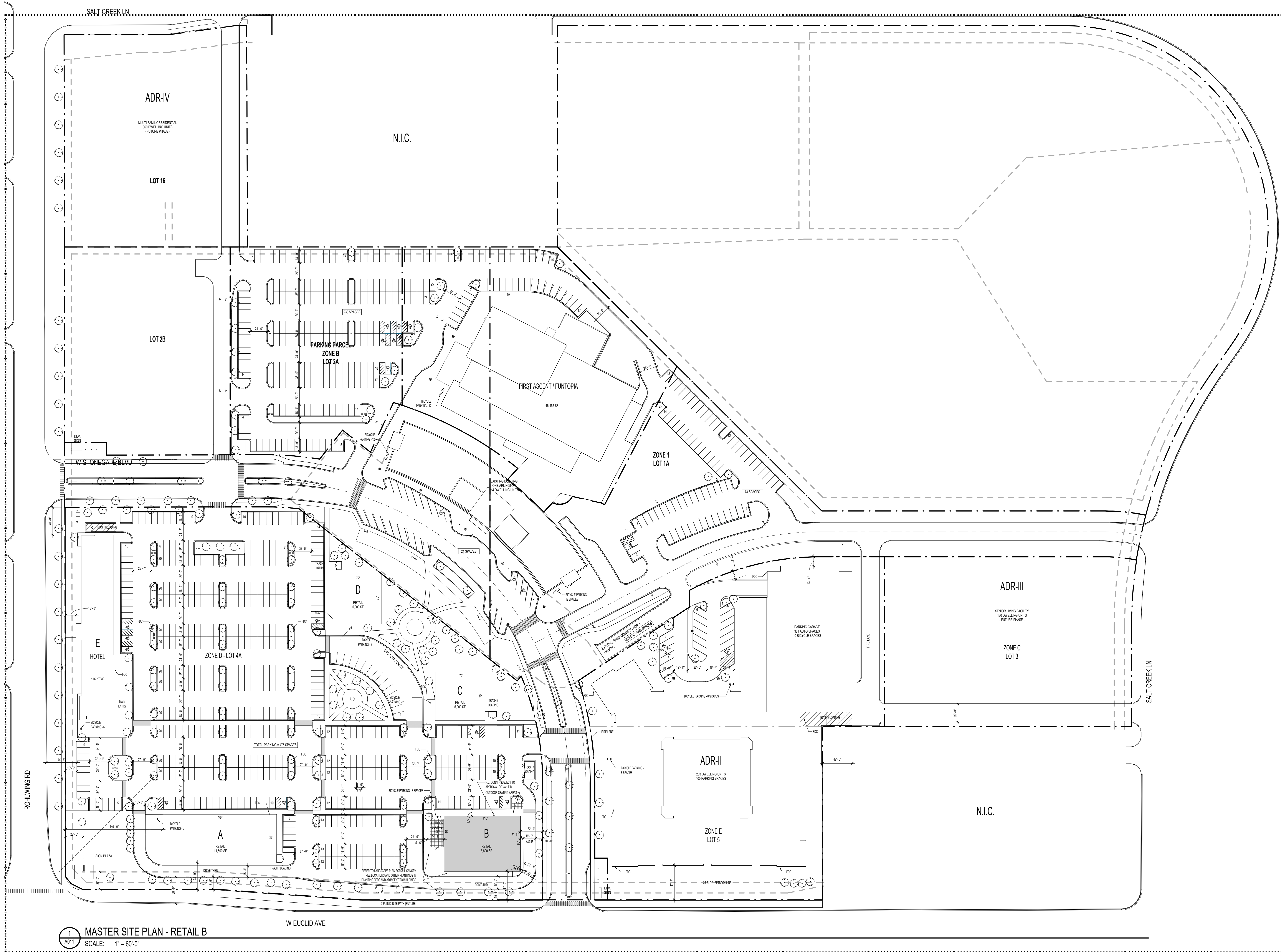
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No.	Date	Description
04/04/18	Issued For PUD Amendment	
05/08/18	Revised Per Village	
06/22/18	Revised Per Village	
07/03/18	Revised Per Fire Dept	
07/30/18	Final PUD Submittal	
10/05/18	Final Plat	
01/02/19	DESIGN COMMISSION	

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Design By: PD	Date: 04/04/18
Approved By:	Project No.

Sheet Title:
**SITE DEMOLITION
PLAN
EXISTING CONDITIONS
SOUTHWEST**

Sheet No:
**A-010
C-1.04**



1 MASTER SITE PLAN - RETAIL B
SCALE: 1" = 60'-0"

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ARLINGTON HEIGHTS, IL 60005

MASTER SITE PLAN

DRAWN BY: CHECKED:

DATE: JANUARY 22, 2019

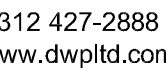
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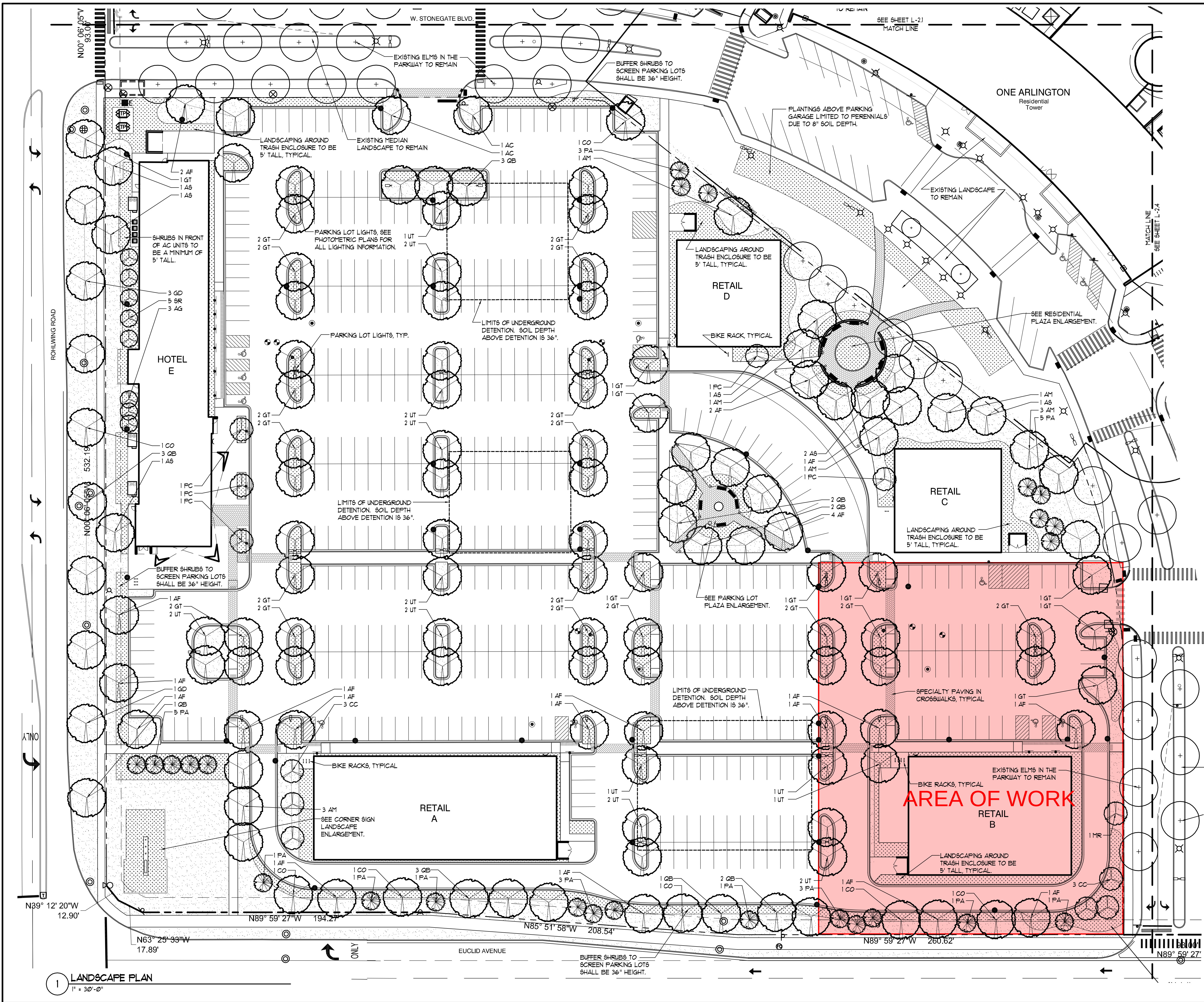
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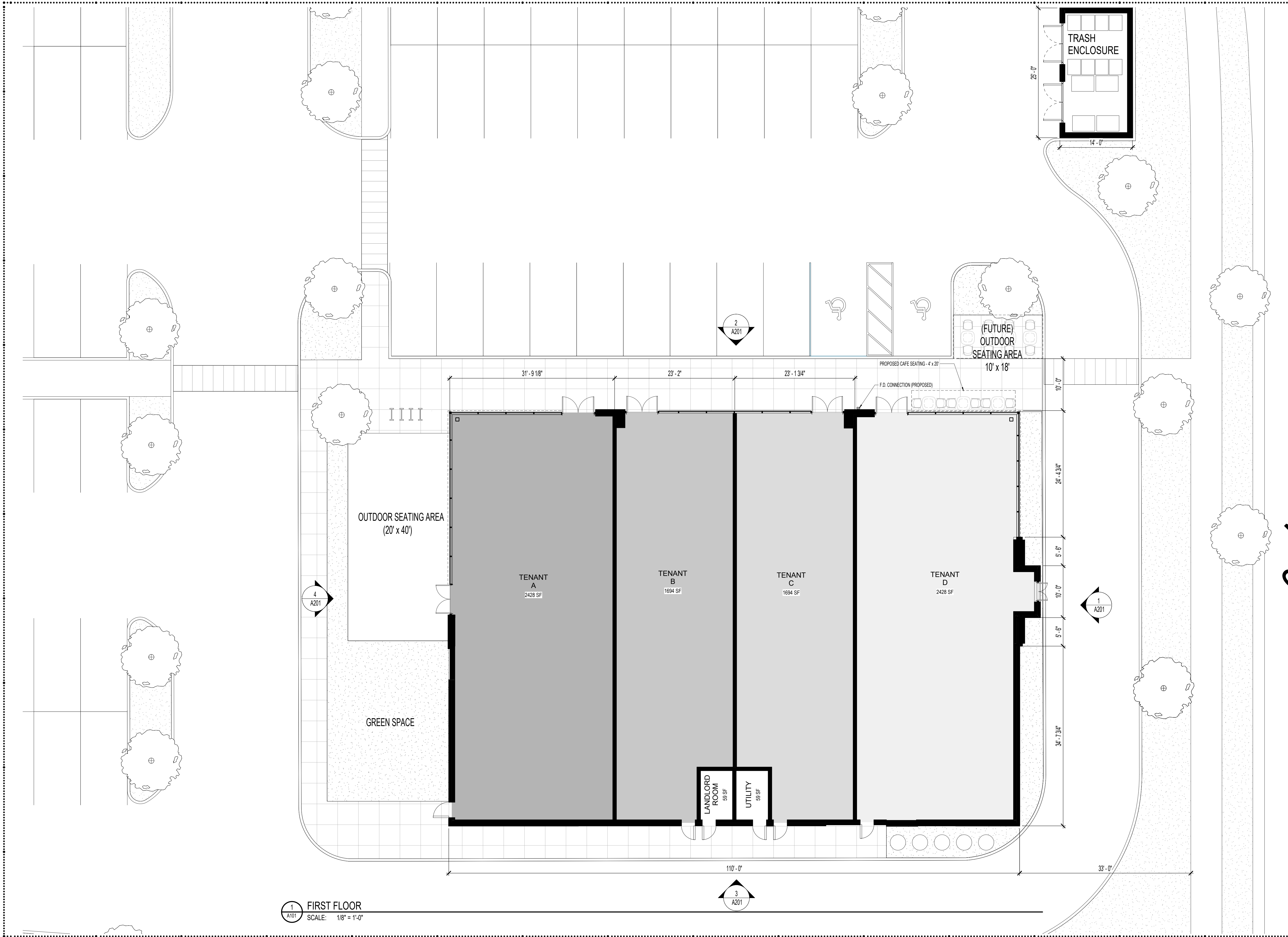
A011

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L-2.2





1 FIRST FLOOR
A101 SCALE: 1/8" = 1'-0"

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GROUND FLOOR PLAN

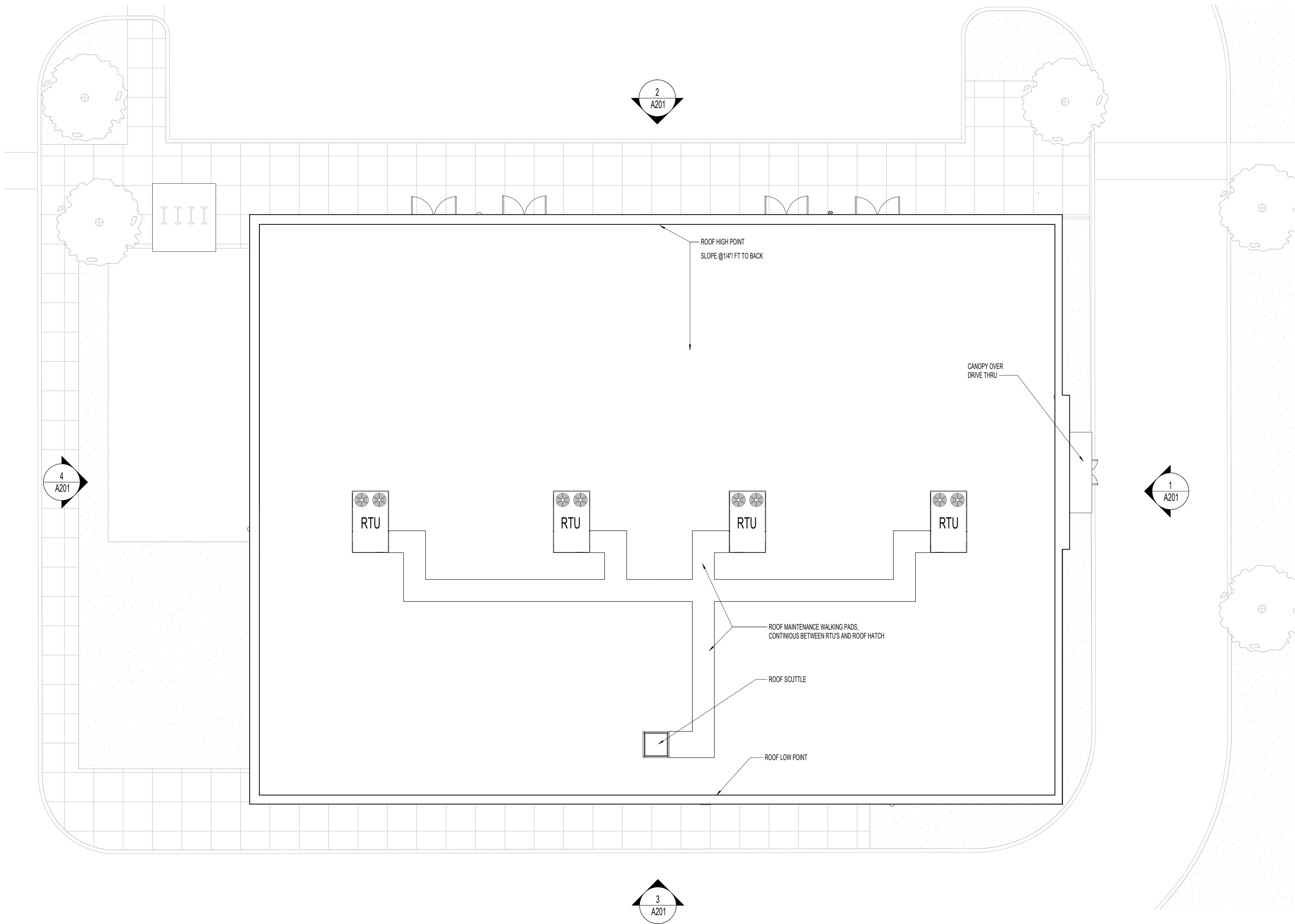
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1
A102

ROOF PLAN

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

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ROOF PLAN

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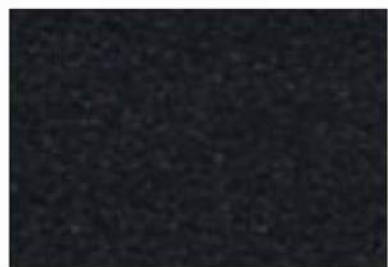
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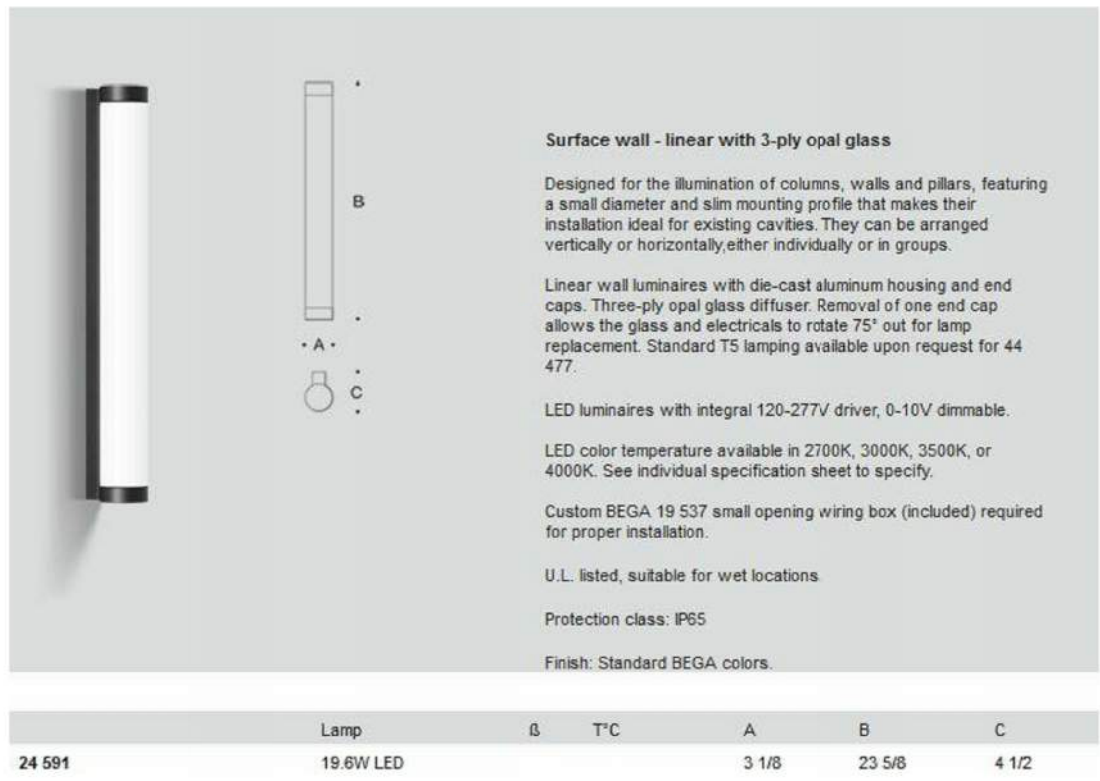
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MATERIALS LIST
ARLINGTON DOWNS RESIDENTIAL II
ADDRESS: ROHLWING RD. AND EUCLID AVE., ARLINGTON HEIGHTS, IL

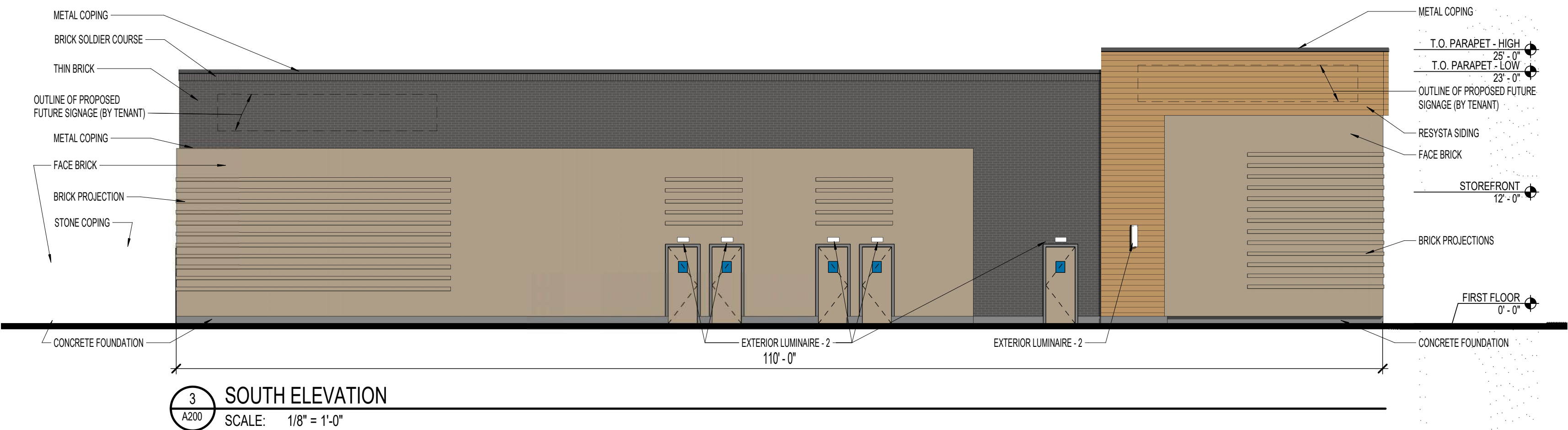
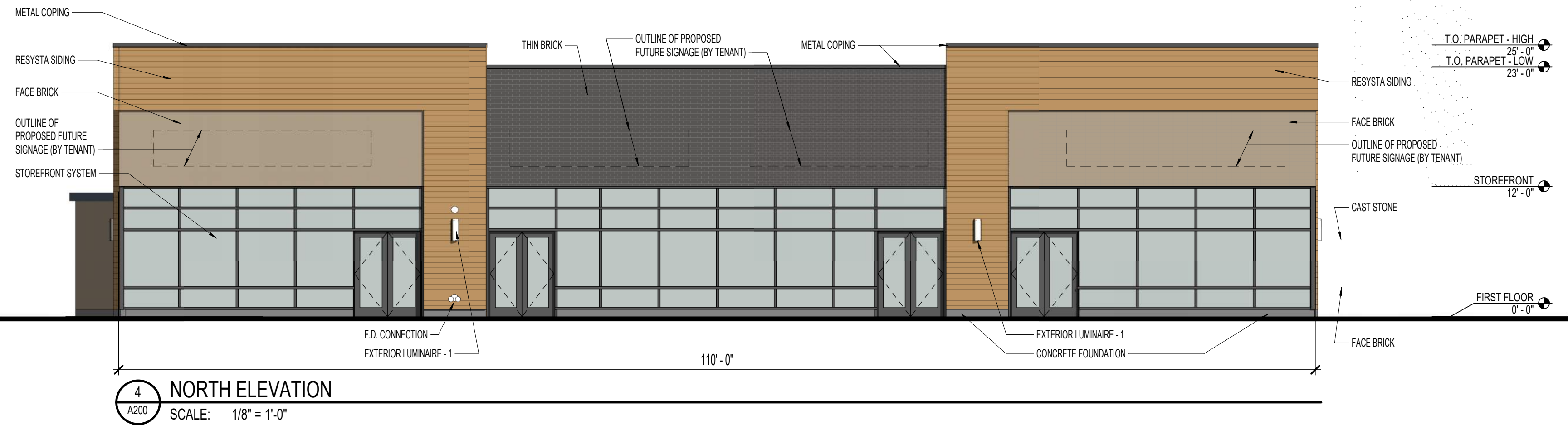
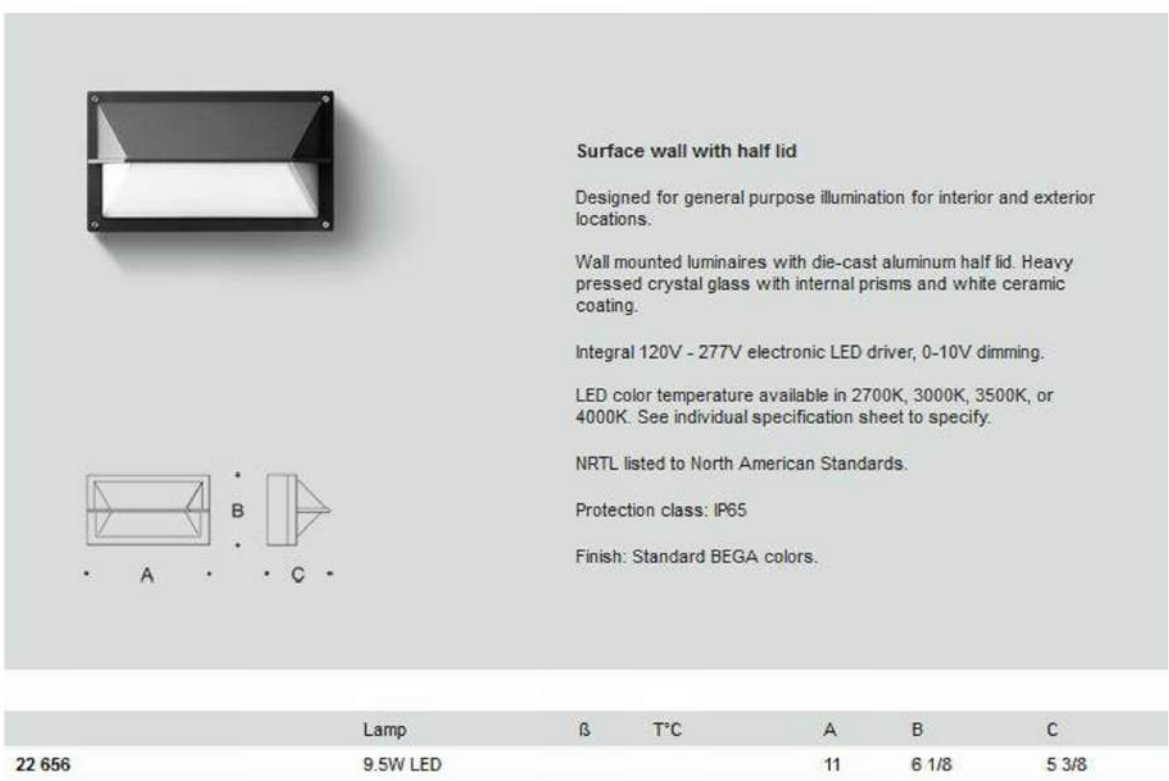
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CAST STONE	MANUFACTURER: ECHELON OR EQ. PROFILE: VARIES COLOR: BUFF FINISH: GROUND FACE
STOREFRONT SYSTEM	MANUFACTURER: KAWNEER OR EQ. COLOR: BLACK FINISH: ANODIZED



LUMINAIRE - 1 - BEGA #24 591 OR EQ.



LUMINAIRE - 2 - BEGA #22 656 OR EQ.



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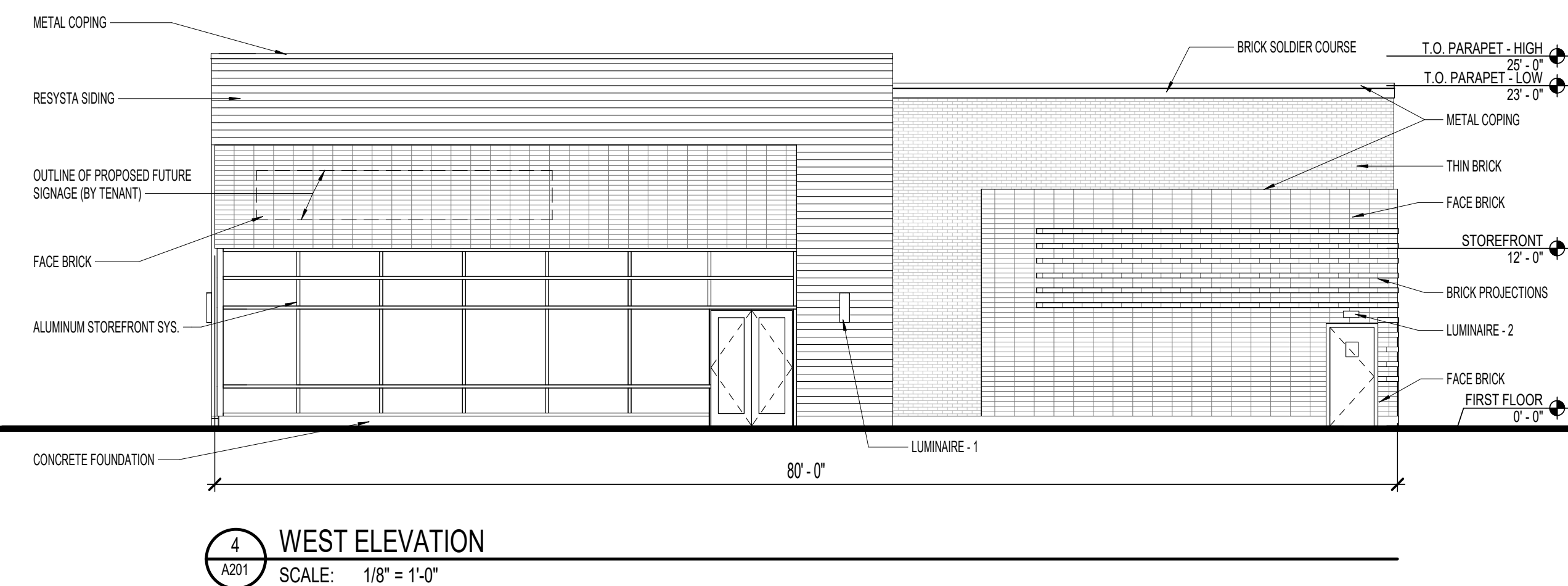
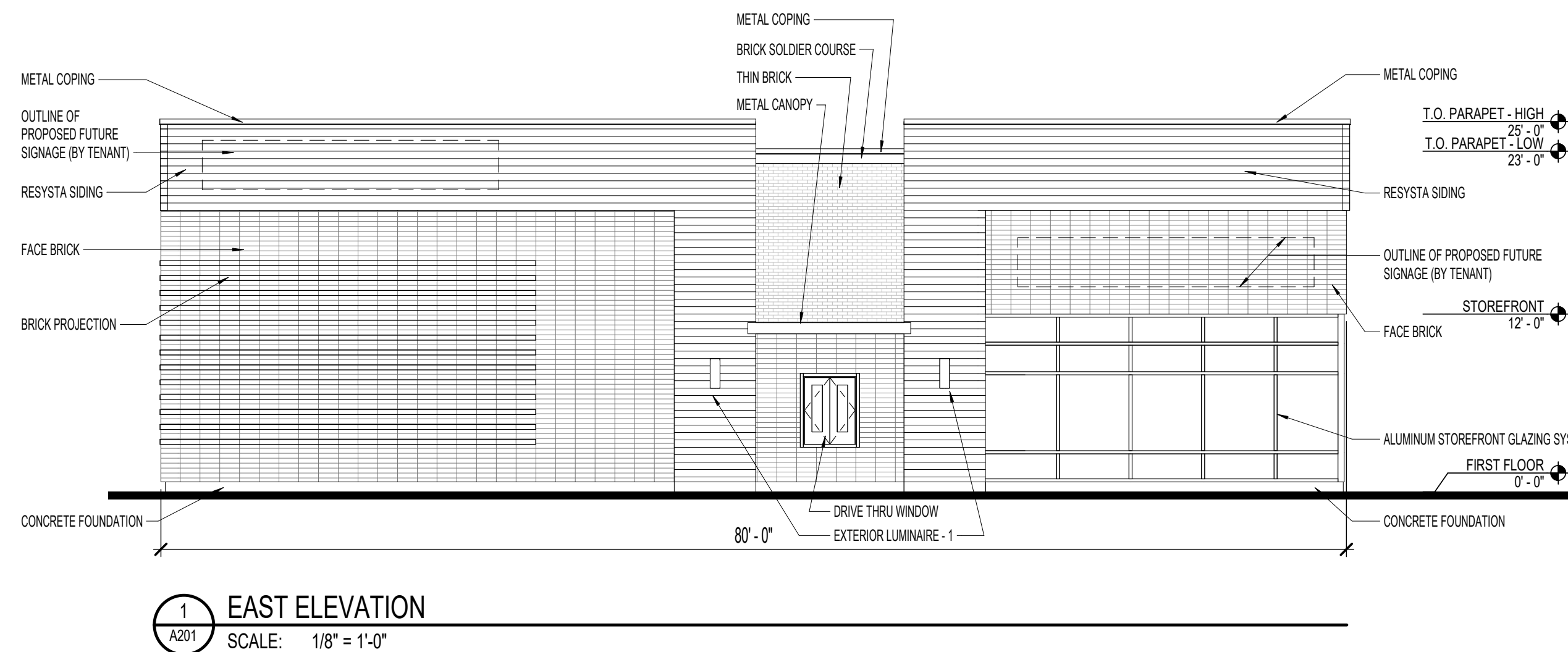
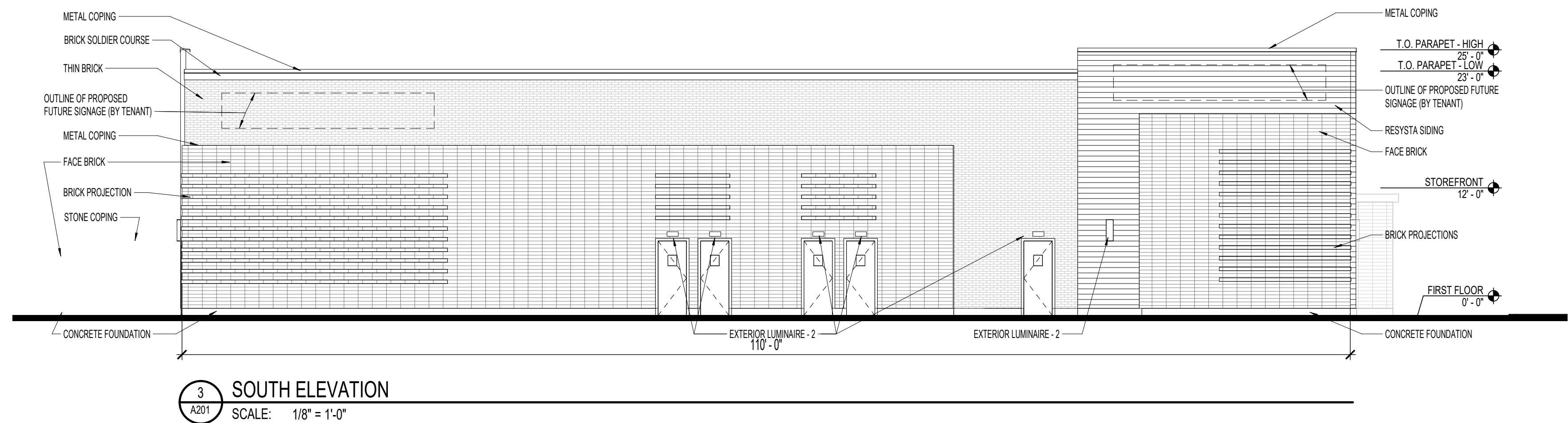
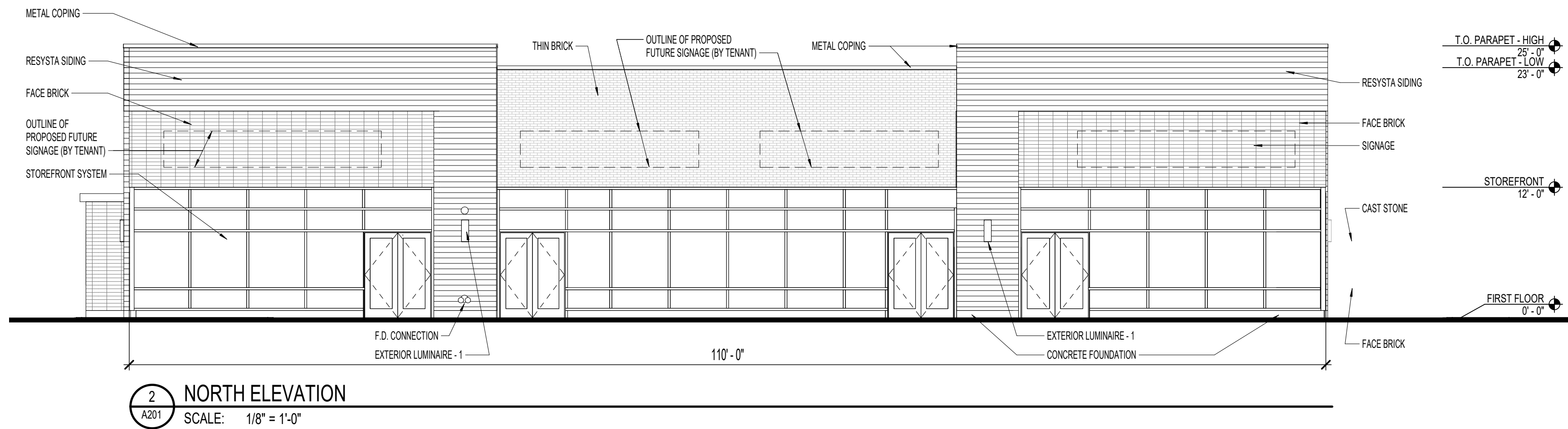
EXTERIOR ELEVATIONS -
COLOR

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ARLINGTON DOWNS -
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EXTERIOR ELEVATIONS -
BLACK & WHITE

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