



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
October 22, 2024
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Minutes - 9/24/24
- IV. OTHER BUSINESS
 - A. 2024 Alan F. Bombick Award Presentation
- V. OLD BUSINESS
 - A. DC#24-059 - 416 N. Lincoln Ln. - SF/Addition (continued from 9/24/24)
 - B. DC#23-029 - Full Circle Communities/Grace Terrace - 1519-1625 S. Arlington Heights Rd. / Institutional Re-Review
- VI. NEW BUSINESS
 - A. DC#24-051 - Chase Bank - 1 N. Dunton Ave. / CBD Commercial
- VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

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 Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, emercado@vah.com or 847/368-5793.

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 24, 2024

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

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

Members Absent: Scott Seyer

Also Present: Tom Bassett-Dilley, Tom Bassett-Dilley Architects for 416 N. Lincoln Ln.
Brian & Lindsay Landwehr, Owners of 416 N. Lincoln Ln.
David Schwartz, SFP Properties for East Country Ln. Townhomes
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR SEPTEMBER 10, 2024

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 10, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY ADDITION REVIEW**DC# 24-059– 416 N. Lincoln Ln.**

Tom Bassett-Dilley, the architect, and **Brian & Lindsay Landwehr**, the owners, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing a new second-floor addition on an existing single-story residence. An existing attached two-car front load garage will remain. The plans do comply the R-3 single-family zoning requirements. The surrounding context in this location is primarily existing single-story homes with similar scale and style as the subject property. However, Staff feels the design of the proposed addition stands out in a negative way, and the proposed design does not comply with the Single-Family Design Guidelines.

Some of the applicable evaluation criteria in the Design Guidelines include:

- Architectural character as it relates to the neighborhood
- Harmony and compatibility to adjacent structures
- Overall composition and balance of the elevation
- Bulk, massing, and volume

The Design Guidelines also state that “new additions will look like they belong and not dominate or change the character of the original building”. Staff feels the proposed addition has an awkward, lopsided, and random appearance. The design does not fit with the character of the existing house or the style and character of the surrounding homes. The massing looks top heavy and feels out of balance with all the weight on the left side. Staff recommends a revision to the design to better fit with the existing house and the surrounding context. A sketch was included in the Staff report that shows a simpler, more conventional approach to a second-floor addition on a house like this, which includes a simple front-to-back gable, and lining up the windows with the windows and door below.

Staff recommends the Design Commission require revisions and re-review the project.

Mr. Bassett-Dilley gave an overview of the project. When they started this project, the objectives were to get more space for the growing family, changing the home from gas to all electric, and adding solar panels on the roof. They recognize the struggles when adding a two-story addition to a one-story home, which will be tall no matter the design. He showed massing studies that were done that included a flat roof option, a shed roof option, and a gable roof option that seemed more top heavy. They eventually settled on a design that is more dynamic, with an element over the front door that says ‘entry’, and the shed portion primarily facing south for solar.

In response to Staff’s sketch suggestion, Mr. Bassett-Dilley said they felt the mass was really large from the side, and reduces the ability to optimize solar on the home. They have now landed on a design that includes a hip roof that is more in keeping with many of the homes in the neighborhood; however, they still like the idea of accentuating the corner with the gable to say ‘entry’ that mostly creates a horizontal line similar to Staff’s sketch, and produces the mass a little better. Although the windows have not changed in the revised design, they understand Staff’s comments and they are okay with changing the front window if necessary. They hope their approach with the revised design is something the commissioners are comfortable with, and he welcomed any questions.

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

The commissioners summarized their comments. **Commissioner Eckhardt** said he appreciates designs that are edgy and different, and he tries to be open about them. The revised design is traditional, and the front gable is accentuated with panels versus the horizontal siding on the rest of the addition. He is not opposed to the revised design, but he also liked the original design submitted for review tonight; however, he agreed with Staff's concerns about the giant, sloping shed roof. It could work without the element above the front door. He had no further comments at this time.

Commissioner Fitzgerald appreciated the revised design presented tonight better than the design originally submitted because the revised design is more compatible with the existing home. He liked the lower roof pitch above the window over the front door, and he liked the roofline better, and he liked the colors. However, it stills looks like an addition, which he is trying to work through. He asked why the addition is not over the garage and the homeowners explained that the garage is not masonry and it angles back to a smaller setback that is very awkward. Keeping the addition over the original body of the home allows for a simpler structure to keep within their budget. **Commissioner Fitzgerald** said he was not opposed to the corner window of the addition, but felt all the windows should look like they belong on the same home. He had no further comments.

Commissioner Kingsley appreciated the design process the petitioner went through to get to this design, and she understood this is not an easy solution for the homeowners. She agreed that the revised design is somewhat more compatible with the neighborhood, and she liked the corner window that speaks to the existing aesthetic of the home; however, she questioned if it made more sense to change some of the existing elements of the home that are being kept, such as the windows on the first-floor that could relate better to the rest of the windows. She was concerned that the left side of the home looks like a different style than the right side; there are two conflicting designs on the front elevation, and she felt something better could be done to bring it all into one cohesive aesthetic. She understood why the addition is being proposed on the east side, but said that the existing east wall does not line up with the east wall of the addition, and she asked if the wall is cantilevered. **Mr. Bassett-Dilley** said that the wall does hang over by about 1-foot. **Commissioner Kingsley** clarified that the overhang in the back meets the face of the second-floor addition; the fascia of the one-story in the rear matches the elevation on the second-floor, and although she did not mind it this way, she felt the roof on the front might need to change somehow so it hides that overhang a bit more. **Mr. Bassett-Dilley** acknowledged it is a tricky intersection, which is why the fascia was brought up in line with the existing facade there. **Commissioner Kingsley** pointed out that this is visible because of the curve of the street, and she suggested making the porch deeper, adding a small overhang on the roof, or removing the muntins. She loved the proposed colors for the materials; however, if the windows are going to be replaced and most of the gutters, downspouts and fascia as well, then consider a non-white color that is more similar to the colors chosen for the home. She also asked about the material of the columns, and **Mr. Bassett-Dilley** said the columns will be painted the same color as the trim. **Commissioner Kingsley** also suggested tying in the columns to the aesthetic of the home, and eliminating the railings.

Chair Kubow liked the original design submitted for review tonight, which has some playfulness to it and is an attractive design. He said the surrounding neighborhood has a mix of different types of homes, and although this is not a conventional design being proposed, he felt it would be fun to see as a neighbor; it has some pop to it. With a little clean-up in response to the commissioners' comments, he felt the design could get there. He appreciated the re-design in response to Staff's comments, which he felt was successful, but he liked the

original design better because it is more visually interesting to him. He also commended the homeowners for going to an all-electric home, and for adding on to the existing home that is challenging to build on top of.

Commissioner Eckhardt pointed out that the existing small hip roof over the front door is being removed and transferred up to the second-floor addition, which sort of disconnects it from the first-floor; there is not much tying the addition to the lower level of the home. He questioned the idea of considering something similar to Staff's sketch, and the petitioner said that they did consider that design earlier but felt it was competing with the lower level of the home.

Commissioner Eckhardt asked the homeowners which design they preferred. **Mr. Landwehr** replied a combination of the two designs. He explained that the budget does not allow for replacing all the windows at this time; however, they hope to make future renovations and would absolutely remove the existing muntin style windows at that time. Currently, they are trying to find a transitional style that will work with the original home, while not locking them into a style for the future. He explained that part of what drove the unusually steep roof pitch of the addition is that they are trying to maintain the ability to put shingles on the roof at a 3/12 pitch, without raising up the eave. He likes the asymmetry and what can be done with solar on the south roof, and that the home can get to zero energy with efficient heat pumps and solar. He preferred a lower roof slope to allow the gable to be brought down, which has more harmony with the rest of the slopes on the home; however, that would mean going with a membrane roof, which can be done but is more expensive.

Commissioner Kingsley asked if the gable end on the second-floor will be the same color as the siding, and **Mr. Bassett-Dilley** replied that the panel color of the gable is slightly darker than the siding color. **Commissioner Kingsley** was not in love with the gable in the shed or the gable in the hip; it feels like there could be another solution to that without having to add that gable, which could be a nod to the other neighbors. She understood the emphasis on the entry, but felt they are so disconnected that it could be done with materials. She preferred the petitioner consider the comments made tonight by the commissioners and come back with a design they really like. She was only recommending that all the windows be replaced, but consider changing the two windows in the front.

Commissioner Eckhardt was hesitant to send the project back for Staff to resolve with the petitioner because there were a lot of issues and concerns given tonight that should come back to the commissioners to review. He could go with either design at this time; he liked the originally proposed design, but also like the revised design presented tonight, with some changes that were suggested tonight.

Chair Kubow presented the option to continue the project to the next meeting. **Mr. Hautzinger** commented on the quick turnaround time needed to make the next meeting in two weeks. The petitioner said it was good to hear feedback from the commissioners, which helps them, and they can come back with something much more cogent, possibly by the end of the week. **Mr. Hautzinger** said that allowing more time for the petitioner to work on the design and review the minutes from this meeting, as well allow Staff to review a revised design is recommended. **Commissioner Eckhardt** suggested the petitioner submit to Staff a rough sketch of a revised design for initial feedback, to help with the project timeline. The petitioner preferred to carry it through with more than a rough sketch.

Commissioner Fitzgerald reiterated some of the things he sees with the current design; on the north elevation, the second-floor addition seems very tall and abrupt, especially on the right side. He said that the street curves when approaching the home, and on the west elevation, the second-floor seems even bigger in the original design. The roof is taller than

the roof on the first-floor, and the walls are taller towards the front of the home to where it is on the first-floor. It seems like there is more roof and more wall when moving to the front of the home, which he wanted to see softened. **Mr. Landwehr** said this is the first time they are seeing the hip roof design, and they have not really talked about it. He agreed to continue working on the design and return to the commission in a month.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO CONTINUE THE REVIEW OF 416 N. LINCOLN LANE (DC#24-059) TO THE DESIGN COMMISSIONER MEETING ON OCTOBER 22, 2024.

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

ITEM 2. MULTI-FAMILY REVIEW**DC# 24-058 – East Country Lane Townhomes – 3310 N. Old Arlington Heights Rad.**

David Schwartz, representing *SFP Properties*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing a new 24-unit townhome development on an existing vacant lot located at the northwest corner of Old Arlington Heights Road and East Country Lane. This project requires Plan Commission review and Village Board approval for Subdivision, Rezoning, PUD (Planned Unit Development), and a Density Variation. Because this project is going to the Plan Commission, the role of the Design Commission is limited to review of the architectural design only.

The proposed development will consist of four identical, three-story buildings, each with 6-units. The subject property is approximately 1.84 acres (80,150 square feet). To the south of the property are the Lexington Heritage townhomes consisting of nine buildings, which was approved by the Design Commission in 2016.

Overall, Staff feels the proposed design is nicely done. The massing, colors, and materials fit well with the context of the existing Lexington Heritage Townhomes across the street. The front and rear elevations are nicely designed and detailed with a variety of siding types that add interest to the design without being busy. However, there are two concerns for the Design Commission to evaluate. The main concern is the side (end) elevations which look monotonous with too much board & batten siding. It is recommended to raise the stone base to align with the rear elevation across the first-floor, which will help to break down the scale of the wall. Another item to evaluate is the proposed asymmetrical layout. Staff suggests moving the side-by-side entry doors to the center of the building to create a symmetrical and balanced appearance instead of the proposed asymmetrical composition. A Symmetry Study of this suggestion was provided in the Staff report. Staff recommends approval of the proposed design, with consideration of the two items for the commissioners to evaluate.

Mr. Schwartz was receptive to Staff's suggestions, which he felt looked better, as well as the idea to wrap the stone onto the side elevations. He said the buildings were designed with the neighborhood context in mind, but with a slightly more modern design approach. He had no further comments.

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

The commissioners summarized their comments. **Commissioner Kingsley** said that overall, the petitioner has done a nice job with the design, making the buildings somewhat different than the surrounding developments. With regards to the entries, she asked if it will be a zero barrier entry, and **Mr. Schwartz** said that final grading has not been worked out but the intent is for a stoop at the front entry, but not a half flight of stairs. **Commissioner Kingsley** agreed with Staff's suggestion for symmetry across the building, and she asked the petitioner to clarify his comment about stone on the sides of the buildings. **Mr. Schwartz** said that stone could wrap around the side elevations up to the first-floor level, similar to the rear elevation, which **Commissioner Kingsley** supported. **Commissioner Kingsley** also asked if there will be any affordable units in the development, and **Mr. Schwartz** said there will be one affordable unit within the 24 total units. **Commissioner Kingsley** reviewed the colors and materials presented, and suggested the materials be simplified, with a suggestion to eliminate the horizontal siding on the front elevation.

Commissioner Eckhardt liked the design being proposed. He said the stone pilasters below

the six windows are nicely detailed, but the U-shaped stone pilasters that go up to the top of the second-floor windows feel awkward. On the side elevations, the spacing of the reveal strips on the center portion of the elevation should be revised to somehow tie in to the sill of the windows, bringing it all together. He liked the bay window bump out on the sides of the building, and had no concerns with the rest of the design. **Mr. Schwartz** agreed with the suggestions.

Commissioner Fitzgerald liked the project and said it is very nice overall. He agreed with the comments about the U-shaped stone on the front elevation, which he felt was a bit awkward; however, he would not vote against it as shown, and he was unsure how to improve it. He liked the faux wood siding underneath the windows on the front elevation, and he liked the color; it is interesting and adds another element, and he liked the idea that one color is being brought out of the design. He also liked the idea of adding more stone on the side elevations; however, he was bothered by how the gables on the rear elevation end in the middle of a window. He suggested changing the pitch on the rear gables to make the gable look like it is over the section of the two windows, which he acknowledged would be different than the gable on the front elevation. **Mr. Schwartz** commented that this would complicate the front-to-back roof structure, but he was not opposed to the idea. **Commissioner Fitzgerald** had no further comments and said this is a beautiful project.

Chair Kubow agreed with the comments given. It is a very beautiful and attractive building design that compliments the adjacent Lexington Heritage townhomes, but is a much improved, more current design. He agreed with both of Staff's comments, and he pointed out that it appears as though 'Monterey Taupe' is being used for all five materials in the 3D rendering, versus the 2D rendering that seems more consistent and focused on 'Aged Pewter'; there is definitely a different color between the 3D and the 2D renderings. **Mr. Schwartz** acknowledged this and said the intent is to keep it to just one color, and he liked the idea to use only one type of panel material, rather than the horizontal siding. He might introduce some panel siding on the rear elevations, instead of either the board and batten or the horizontal siding. **Chair Kubow** said he liked U-shaped stone detail on the front elevation, and **Commissioner Eckhardt** said he was okay with it as proposed.

Mr. Hautzinger asked for clarification on what was decided about the siding colors. The petitioner agreed to omit the Monterey Taupe color.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE EAST COUNTRY LANE TOWNHOMES TO BE LOCATED AT 3310 N. OLD ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 8/13/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A REQUIREMENT TO STUDY THE REAR ELEVATION END UNIT ROOF PITCH, TO PROVIDE FOR A GUTTER LINE THAT DOES NOT SIT ABOVE A WINDOW, TO BE SUBMITTED TO STAFF FOR REVIEW AND FINAL APPROVAL, OR RETURN TO THE DESIGN COMMISSION.**
- 2. A REQUIREMENT THAT THE 'MONTEREY TAUPE' COLOR BE ELIMINATED FROM THE COLOR/MATERIAL PALETTE.**
- 3. A REQUIREMENT TO ADD STONE ON THE SIDE ELEVATIONS TO BE AT THE SAME HEIGHT AS THE REAR ELEVATION.**
- 4. A RECOMMENDATION TO STUDY THE SIDE ELEVATION REVEAL JOINTS TO**

DETERMINE A PATTERN THAT IS MORE IN KEEPING WITH THE RYTHYM OF THE WINDOWS, THE WINDOW HEADS AND THE SILLS, TO BE SUBMITTED TO STAFF FOR REVIEW AND FINAL APPROVAL.

- 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 Kingsley clarified that the board and batten reveals on the side elevation should turn and be on the rear elevation as well. She also said the motion did not include the elimination of the lap siding on the two outside bays on the front elevation, which the petitioner stated he would do. She suggested this be a recommendation in the motion and left up to the petitioner to determine whether to keep the lap siding as proposed or eliminate it.

Commissioner Eckhardt liked the lap siding as currently shown, but was not opposed to a recommendation that the petitioner consider replacing the horizontal siding on the two end units with the larger panels that are shown in the four interior elevations between the rooflines.

Mr. Hautzinger said that the revised configuration of the units to make a symmetrical front elevation was not included in the motion. **Commissioner Eckhardt** said the petitioner previously stated his support for this change, and he amended the motion as follows:

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

- 6. A REQUIREMENT TO CHANGE THE DOOR CONFIGURATION ON THE FRONT ELEVATION TO MOVE THE DOUBLE DOORS TO THE MIDDLE OF THE BUILDING TO CREATE A SYMMETRICAL APPEARANCE.**

Mr. Schwartz said he was good with this change, but asked that it be a recommendation instead of a requirement because there might be a reason why the Architect designed the door configuration as shown. **Commissioner Eckhart** said the amendment can be modified as follows:

- 6. A REQUIREMENT TO CHANGE THE DOOR CONFIGURATION ON THE FRONT ELEVATION TO MOVE THE DOUBLE DOORS TO THE MIDDLE OF THE BUILDING TO CREATE A SYMMETRICAL APPEARANCE, UNLESS THE PLAN DOES NOT ALLOW FOR THAT CHANGE.**

COMMISSIONER KINGSLEY SECONDED THE AMENDED MOTION.

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

ITEM 3. OTHER BUSINESS

Public Comment

There was no public comment from those in the audience.

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

DRAFT



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
10/22/2024

Item: 2024 Alan F. Bombick Award Presentation

Department: Planning & Community Development

Item Description:

2024 Alan F. Bombick Excellence in Design Awards

Single-Family Award - Ericksen Residence, 129 S. Vail Avenue

Commercial Award - Multiple Commercial Renovations - Owner/General
Contractor: Joe Zivoli

500-550 W. Northwest Highway
1005-1015 S. Arlington Heights Road
1050 S. Arlington Heights Road
1141 S. Arlington Heights Road

ATTACHMENTS:

1. 2024 Alan F. Bombick Awards

2024

Alan F. Bombick Award for Excellence in Design



Arlington Heights Design Commission

Single-Family Award

Ericksen Residence, 129 S. Vail Avenue

Architect: Thom Budzik, Thomas Architects

Builder: Mark Ericksen, Four M Builders LLC



Commercial Award

Multiple Commercial Renovations

Owner / General Contractor: Joe Zivoli
Architect: Julio Rufo

500-550 W.
Northwest
Highway



1005-1015 S.
Arlington
Heights Rd.



1050 S.
Arlington
Heights Rd.



1141 S.
Arlington
Heights Rd.



BEFORE RENOVATION

Commercial Award

Multiple Commercial Renovations

Owner / General Contractor: Joe Zivoli
Architect: Julio Rufo

500-550 W.
Northwest
Highway



1005-1015 S.
Arlington
Heights Rd.

1050 S.
Arlington
Heights Rd.



1141 S.
Arlington
Heights Rd.



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
10/22/2024

Item: DC#24-059 - 416 N. Lincoln Ln. - SF/Addition (continued
from 9/24/24)

Department: Planning & Community Development

Item Description:

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 approve the design of the proposed addition at 416 N. Lincoln Lane. This recommendation is based on the revised architectural plans received on 10/9/24, and the following:

1. A requirement to revise the second floor windows to align with the existing first floor windows below.
2. A requirement to add a gable to the side of the new front porch return.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
4. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

1. Staff Report Re-Review 10.22.24
2. 10-22-24 Exhibits
3. 9-24-24 Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Landwehr-Fasules Residence
Project Address: 416 N. Lincoln Lane
Prepared By: Steve Hautzinger

Date Prepared: September 19, 2024
Date Revised: October 16, 2024

PETITION INFORMATION:

DC Number: 24-059
Petitioner Name: Denny Burke
Petitioner Address: Tom Bassett-Dilley Architects
216 Harrison Street
Oak Park, IL 60304
Meeting Date: September 24, 2024
Re-Review Meeting Date: October 22, 2024

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 new second floor addition on an existing single-story residence. An existing attached two-car front load garage will remain. The property has a total land area of 7,802 square feet and the proposed residence with addition will have approximately 2,486 square feet. The plans do comply the R-3 single-family zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 8.6 feet Side: 8.6 feet Rear: 30 feet	Front: 31.3 feet Side: 12.8 feet Side: 8.6 feet Rear: 36.6 feet
Building Height	25 feet to the midpoint	23 feet to the midpoint
FAR	3,511 SF	2,486 SF
Building Lot Coverage	2,731 SF	2,267 SF
Impervious Surface Coverage Total	3,901 SF	3,468 SF

Previous Review Comments:

This project was previously reviewed by the Design Commission on September 24, 2024, at which time it was CONTINUED due to concerns regarding the proposed design. A summary of issues discussed at the meeting is as follows:

Staff raised concerns that the design of the proposed addition stood out in a negative way, primarily due to the lopsided massing and random appearance. Staff felt that the design did not fit with the character of the existing house or the neighborhood, and did not comply with the Single-Family Design Guidelines. Staff recommended revising and simplifying the design to better fit with the style and character of the existing house and the neighborhood.

In response to Staff's comments, the petitioner presented a revised design with a hip roof instead of the asymmetrical gable. The Design Commission generally agreed with Staff's concerns, and they felt that the revised hip roof design was more compatible with the existing house. However, additional design concerns were discussed:

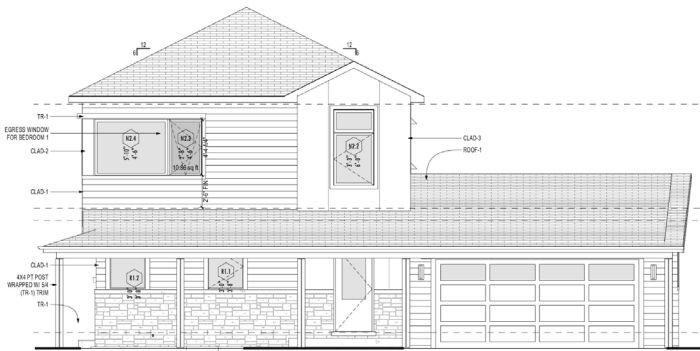
- **Massing.** Despite the revised hip roof design, there was still concern expressed about the addition looking tall and abrupt.
- **Windows.** There was discussion about the random windows sizes and styles, and it was encouraged that all of the windows should look like they belong together.
- **Porch Roof.** There was discussion about the awkward massing of the porch roof return down the side of the house, and it was encouraged to be studied and refined to better tie in with the cantilevered second floor addition.
- **Porch Columns and Railing.** It was encouraged to detail the new porch columns to fit with the aesthetic of the home, and to consider eliminating the short porch railings

Project Update:

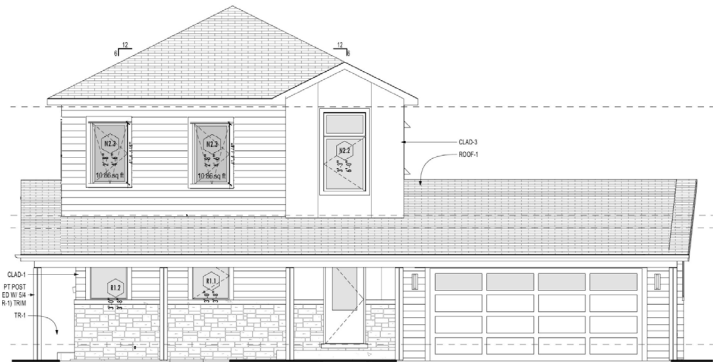
The petitioner has resubmitted the same hip roof design that was reviewed at the last meeting with minor changes as follows:

- **Massing.** The massing does not appear to have been changed.
- **Windows.** The decorative grids have been removed from the first floor windows and entry door on the front elevation.
- **Porch Roof.** The porch roof has not been changed.
- **Porch Columns and Railing.** The porch columns look slightly modified with a vertical joint up the center of each column, and the existing porch railing has been removed.

Overall, Staff feels that the hip roof massing is a big improvement from the original asymmetrical gable. In regards to the other details, Staff recommends revising the second floor windows on the front elevation to align with the existing windows below for a more cohesive appearance. It is also recommended to add a gable end to the side of the front porch to give a balanced appearance to the front elevation and to resolve the awkward tiny roof return with the second floor cantilever. The sketch below illustrates how this would look.



Design as Submitted



Recommended Revised Design

RECOMMENDATION:

It is recommended that the Design Commission approve the design of the proposed addition at 416 N. Lincoln Lane. This recommendation is based on the revised architectural plans received on 10/9/24, and the following:

1. A requirement to revise the second floor windows to align with the existing first floor windows below.
2. A requirement to add a gable to the side of the new front porch return.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
4. Compliance with all Federal, State, and Village codes, regulations and policies.

October 16, 2024

Steve Hautzinger AIA, Design Planner

Department of Planning and Community Development

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 24-059



PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY*ALTA*TOPOGRAPHIC*CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM No. 184-003023

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

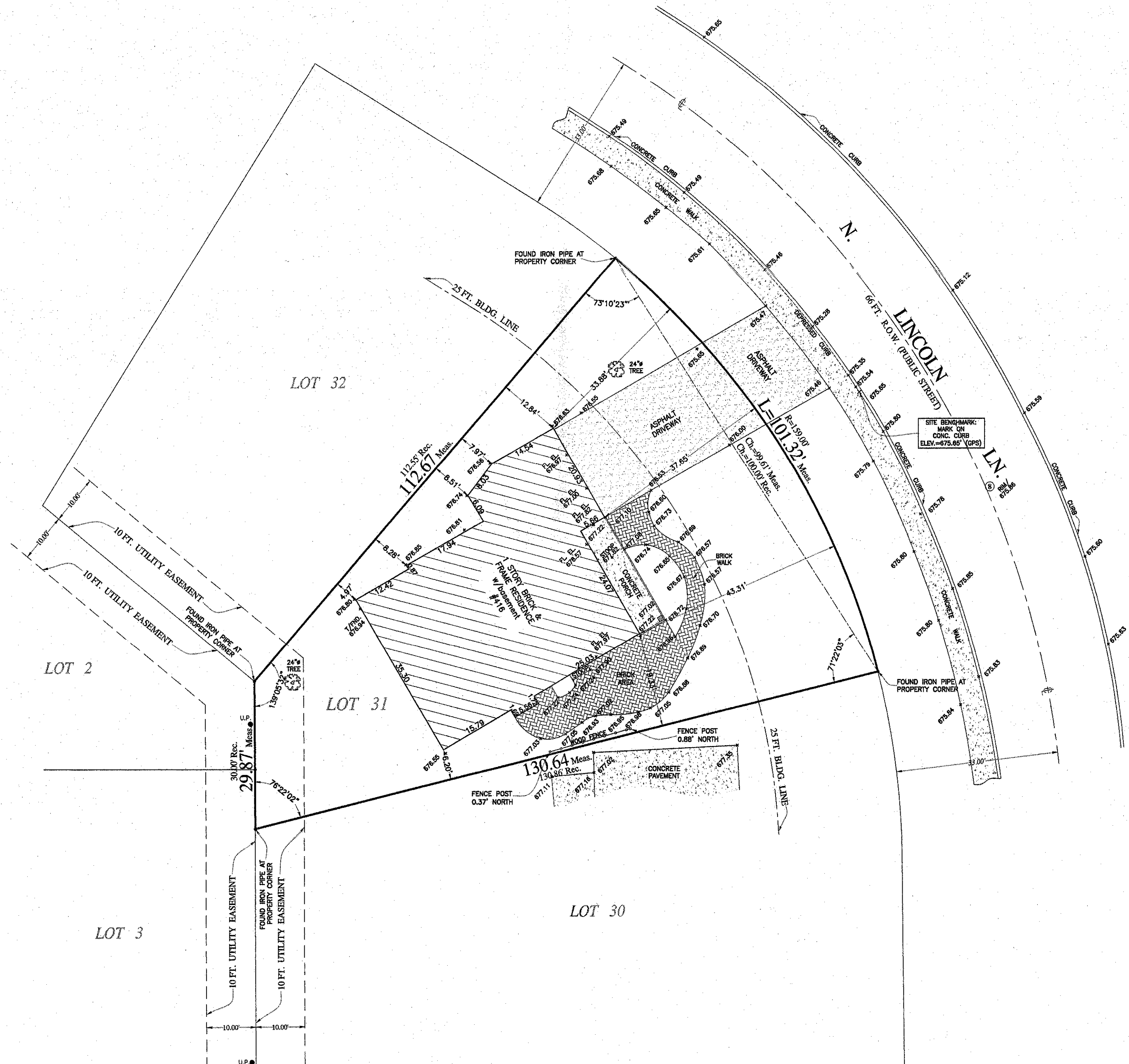


Boundary Survey/Spot Elevations

OF

LOT 31 IN BLOCK 3 IN EASTWOOD, A SUBDIVISION OF THE EAST THREE-FOURTHS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 7,802 sq. ft. = 0.179 acre, more or less
COMMONLY KNOWN AS: 416 N. LINCOLN LN., ARLINGTON HEIGHTS, IL. 60004



LEGEND:

- ⊙ - SEWER MANHOLE
- ⊙ - DECIDUOUS TREE
- - UTILITY POLE

T/FND. - TOP OF FOUNDATION
FL. EL. - FLOOR ELEVATION

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. **108301**

Scale: 1 inch = **16** feet.

Date of Field Work: **23 FEBRUARY 2024**

Ordered by: **TOM BASSETT-DILLEY ARCHITECTS**

BENCHMARK REFERENCE:

GPS DEVICE: LEICA VIVA GS14/LEICA VIVA CONTROLLER
REFERENCE STATION NETWORK: KARA COMPANY (MEMBER OF THE NATIONAL GEODETIC SURVEY'S COOPERATIVE CORS (CONTINUOUSLY OPERATING REFERENCE STATION))
DATUM: NAVD 88 (NORTH AMERICAN VERTICAL DATUM 1988)



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
s.s.
County of Cook

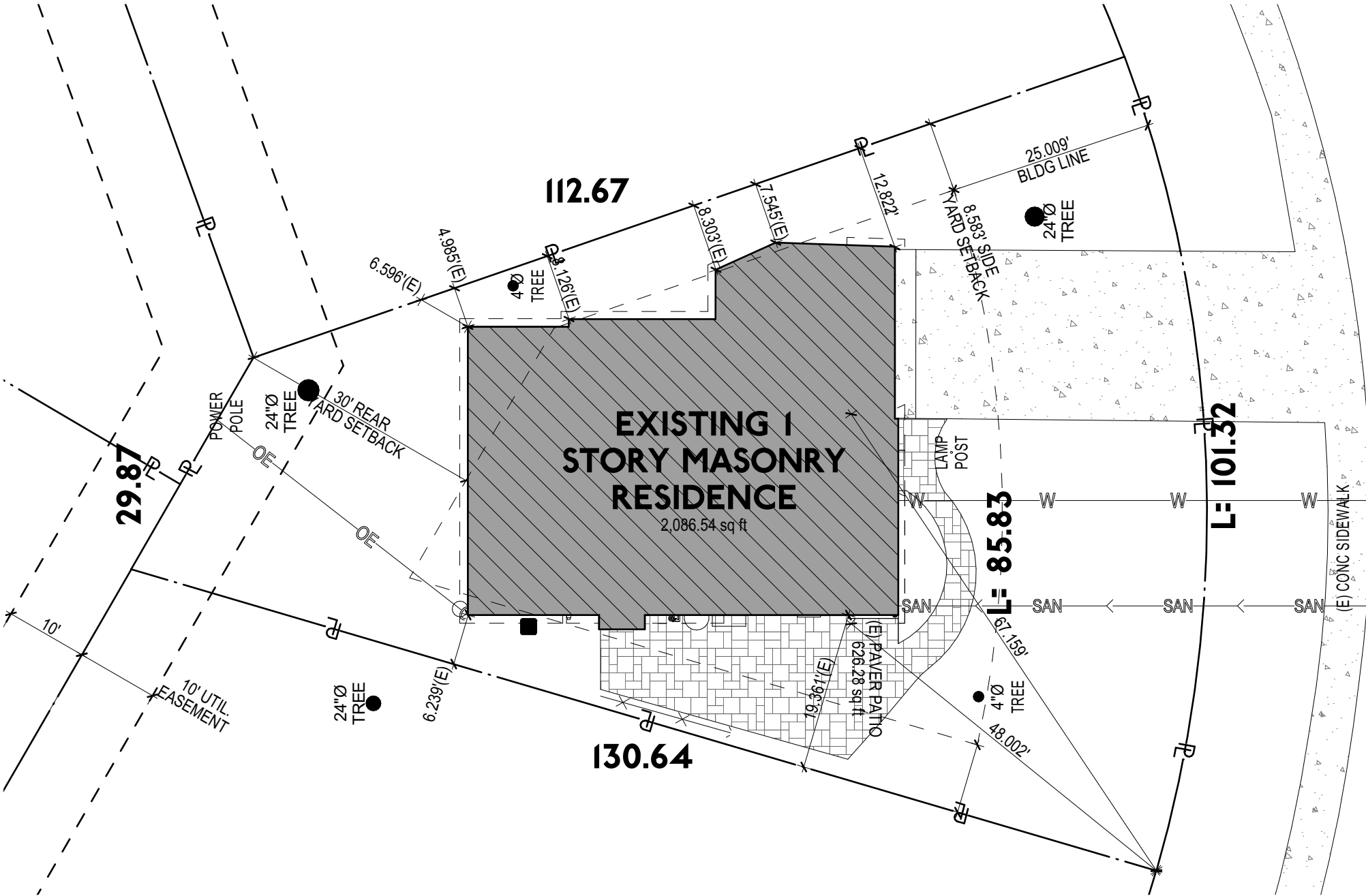
We, PROFESSIONALS ASSOCIATED-MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: **FEBRUARY 29, 2024**

Paul Jaros LIC. NO. 035-003937
IL. PROF. LAND SURVEYOR LICENSE EXP. DATE NOV. 30, 2024
DRAWN BY: B.D.M.

IMPERVIOUS AREA

	EXISTING IMPERVIOUS AREA ENTIRE LOT (S.F.)	PROPOSED IMPERVIOUS AREA ENTIRE LOT (S.F.)
HOUSE	2068	2131
GARAGE	0	0
DRIVEWAY, APRON	768	706
PORCHES, STOOPS	0	0
PATIOS	626	626
AREAWAYS	5	5
TOTALS:	3467	3468
% OF LOT:	44.44%	44.45%
INCREASE IN IMPERVIOUS AREA: 1 S.F.		
LOT SIZE: 7,802 S.F.		

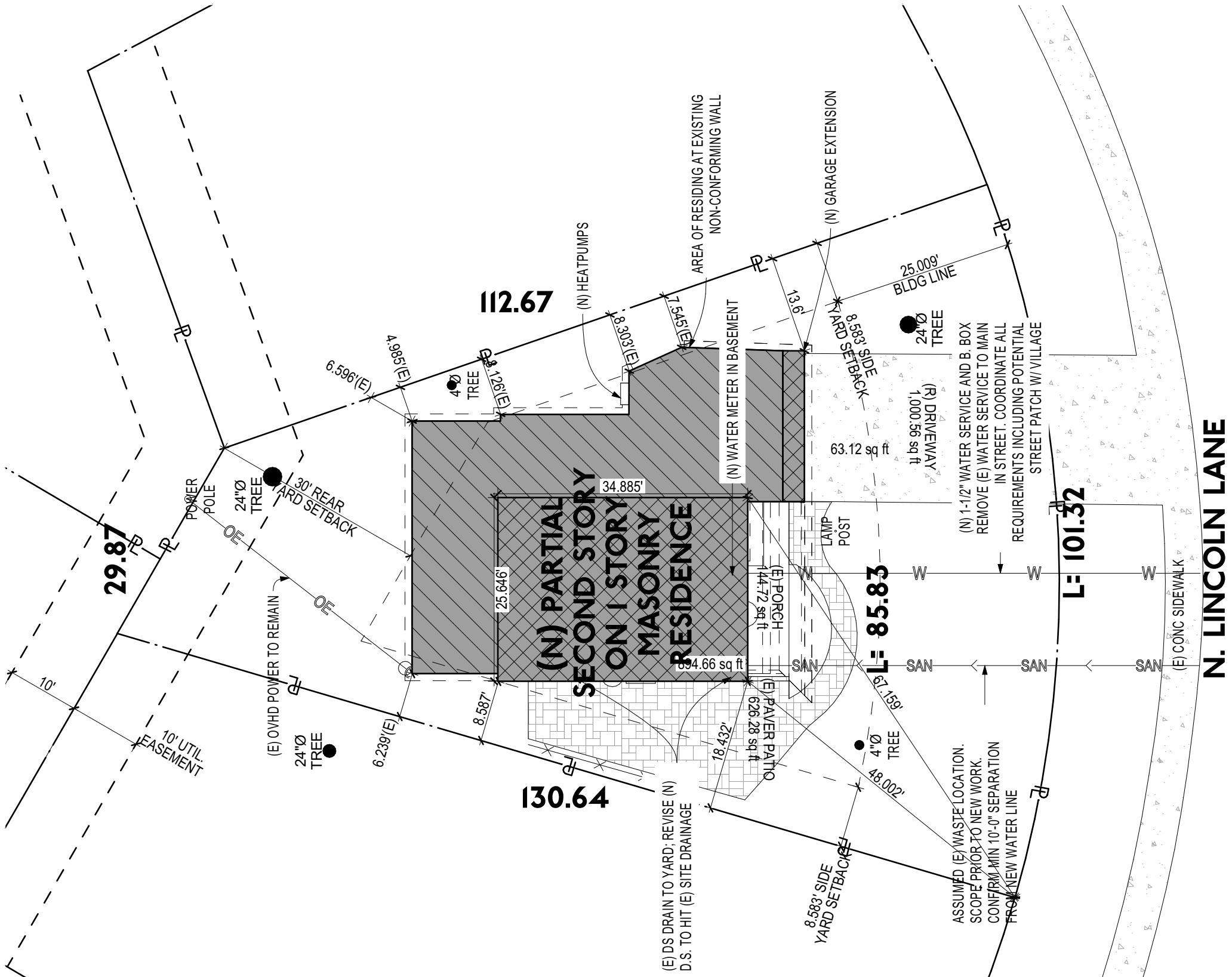


SITE PLAN
SCALE: 1/16" = 1'-0"

EXISTING SITE PLAN

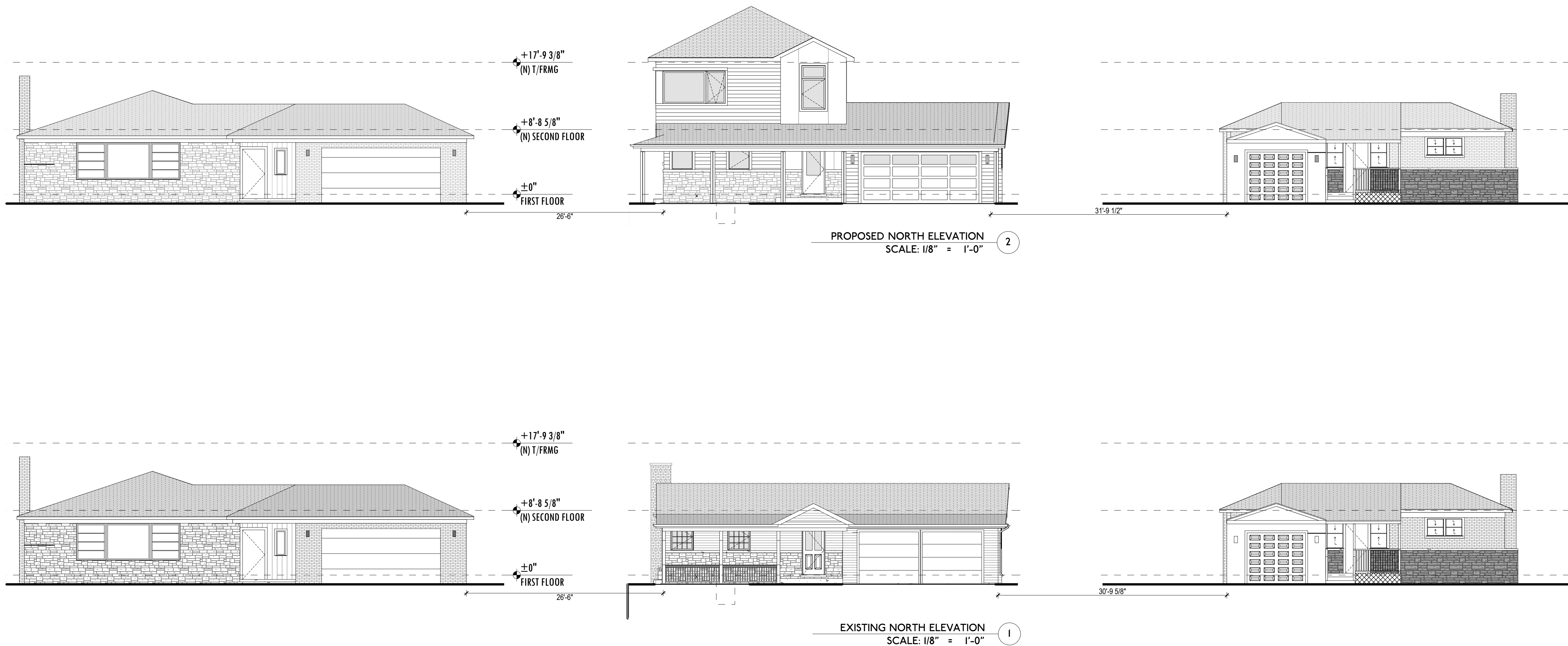
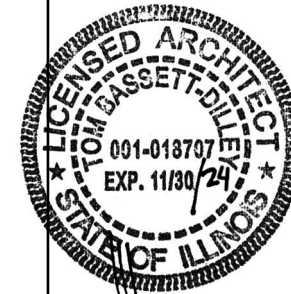
IMPERVIOUS AREA

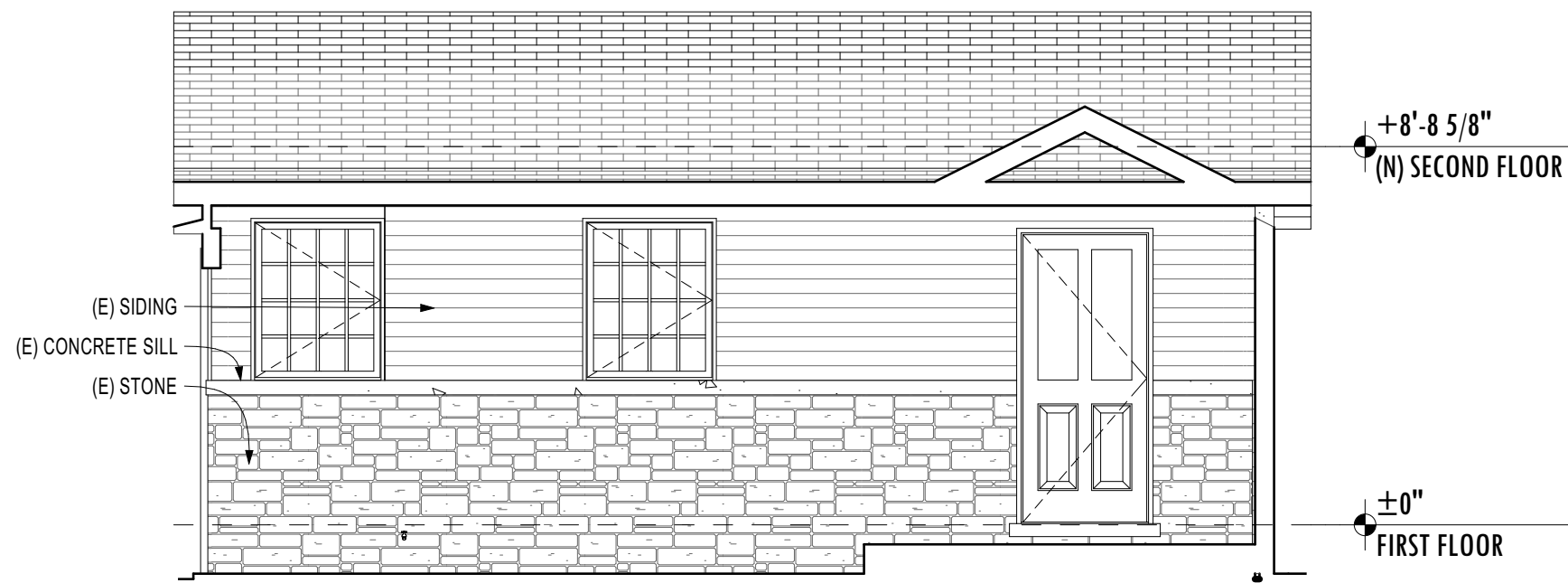
	EXISTING IMPERVIOUS AREA ENTIRE LOT (S.F.)	PROPOSED IMPERVIOUS AREA ENTIRE LOT (S.F.)
HOUSE	2068	2131
GARAGE	0	0
DRIVEWAY, APRON	768	706
PORCHES, STOOPS	0	0
PATIOS	626	626
AREAWAYS	5	5
TOTALS:	3467	3468
% OF LOT:	44.44%	44.45%
INCREASE IN IMPERVIOUS AREA: 1 S.F.		
LOT SIZE: 7,802 S.F.		



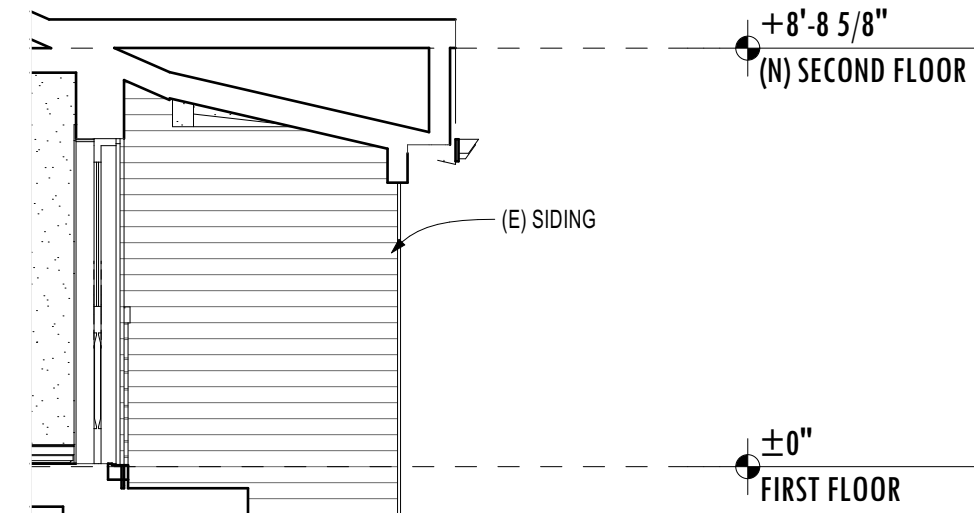
PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

1

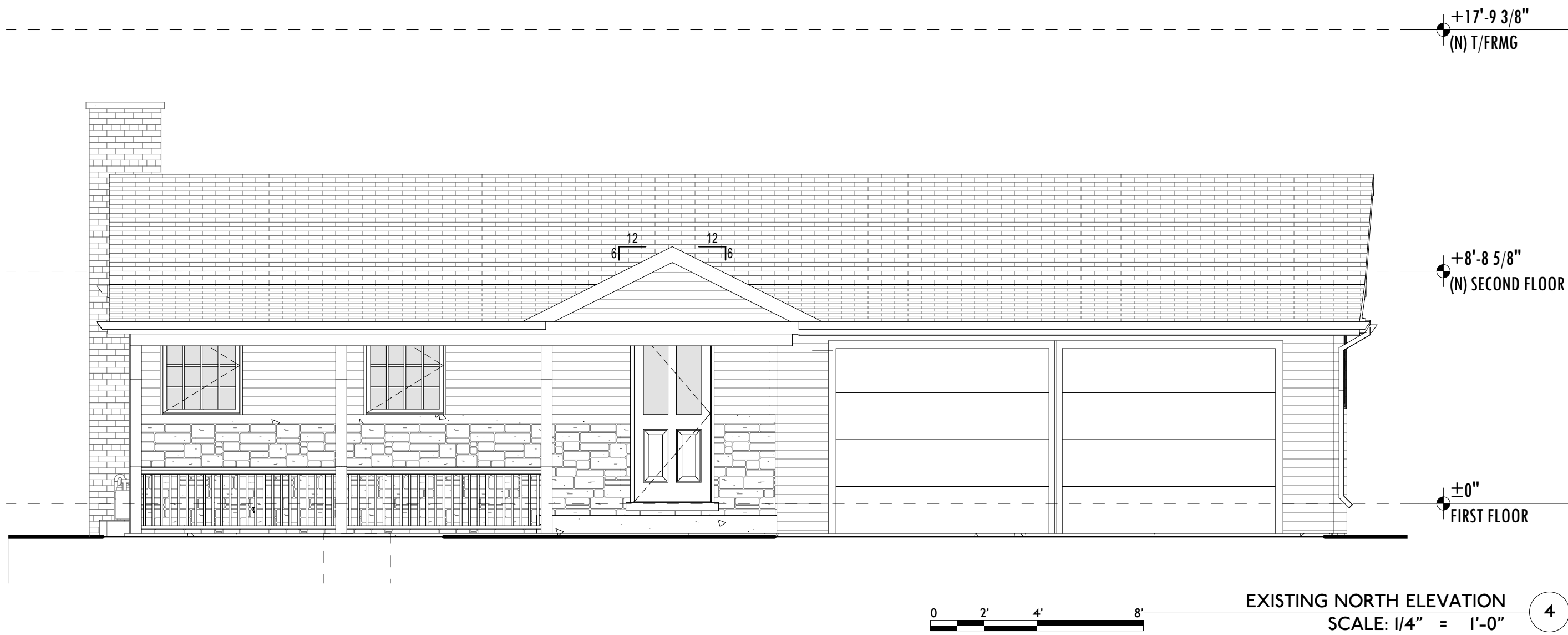




EXISTING NORTH ELEVATION - PORCH
SCALE: 1/4" = 1'-0" 6



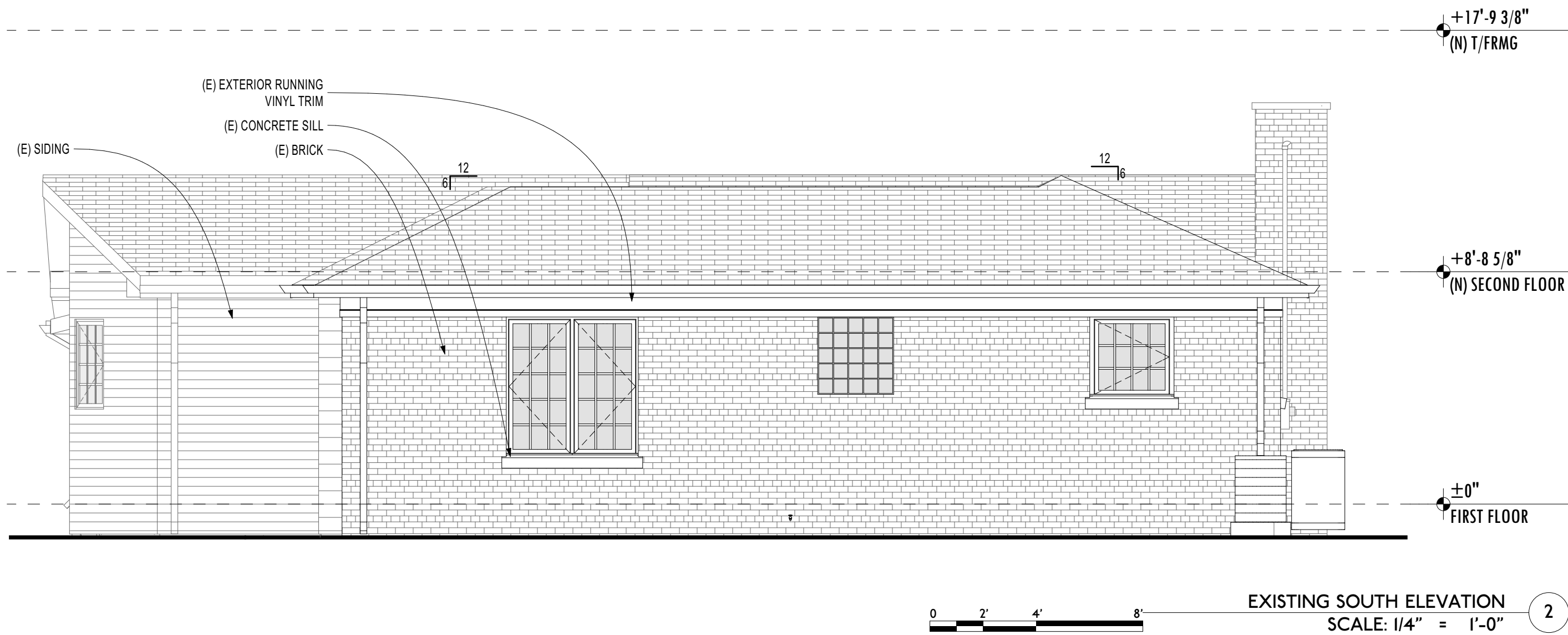
EXISTING EAST ELEVATION - PORCH
SCALE: 1/4" = 1'-0" 5



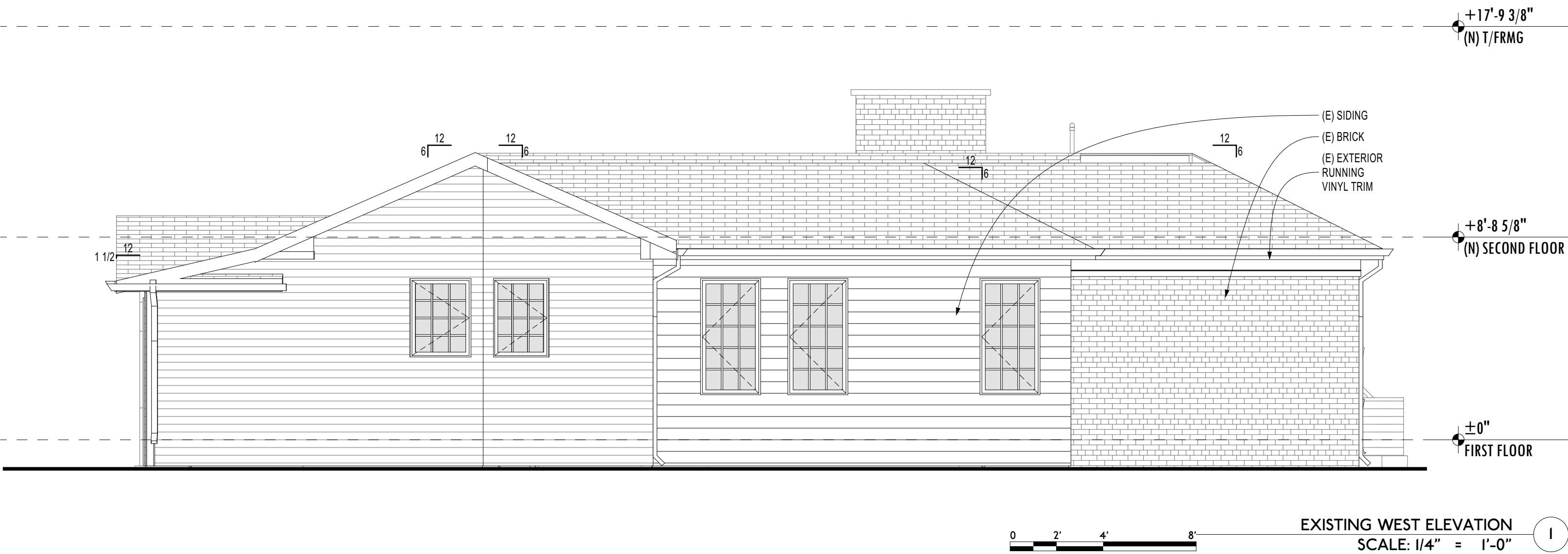
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0" 4



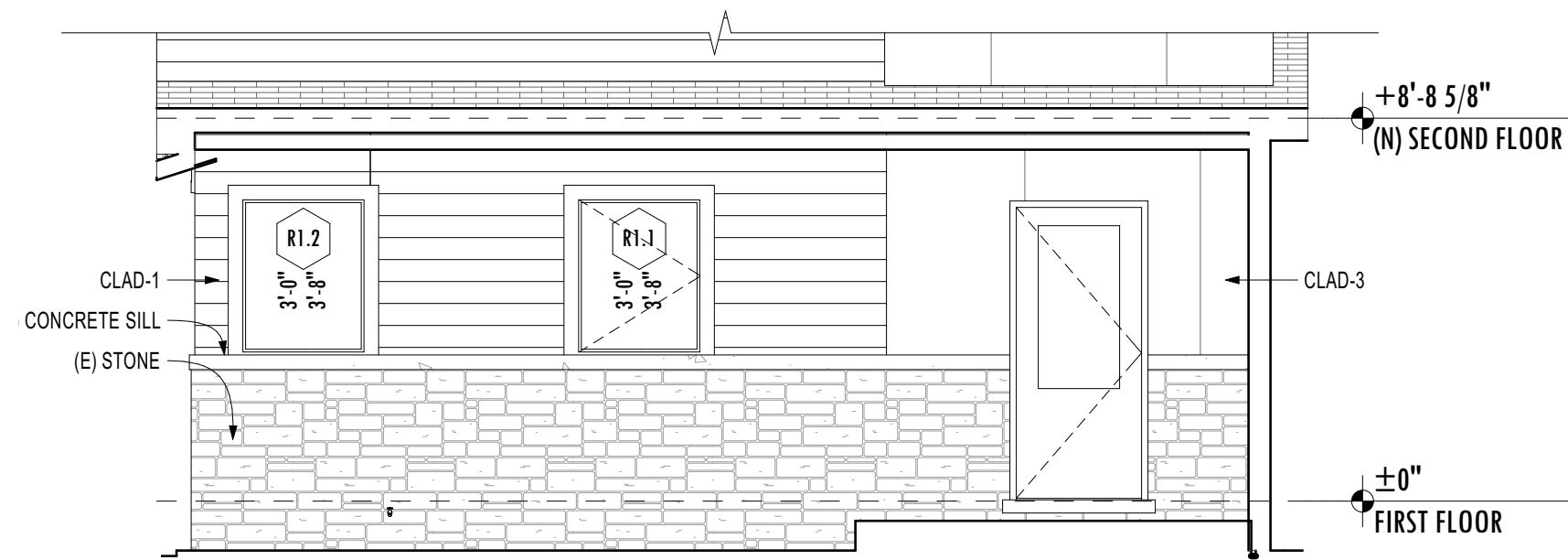
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0" 3



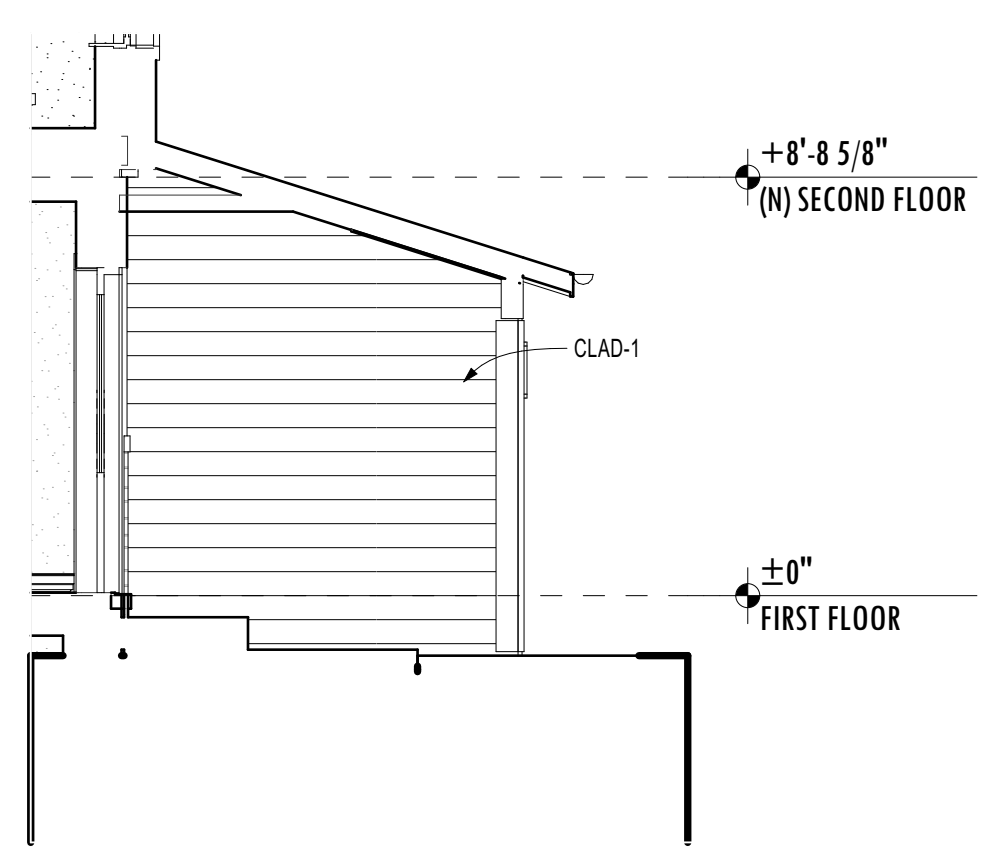
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0" 2



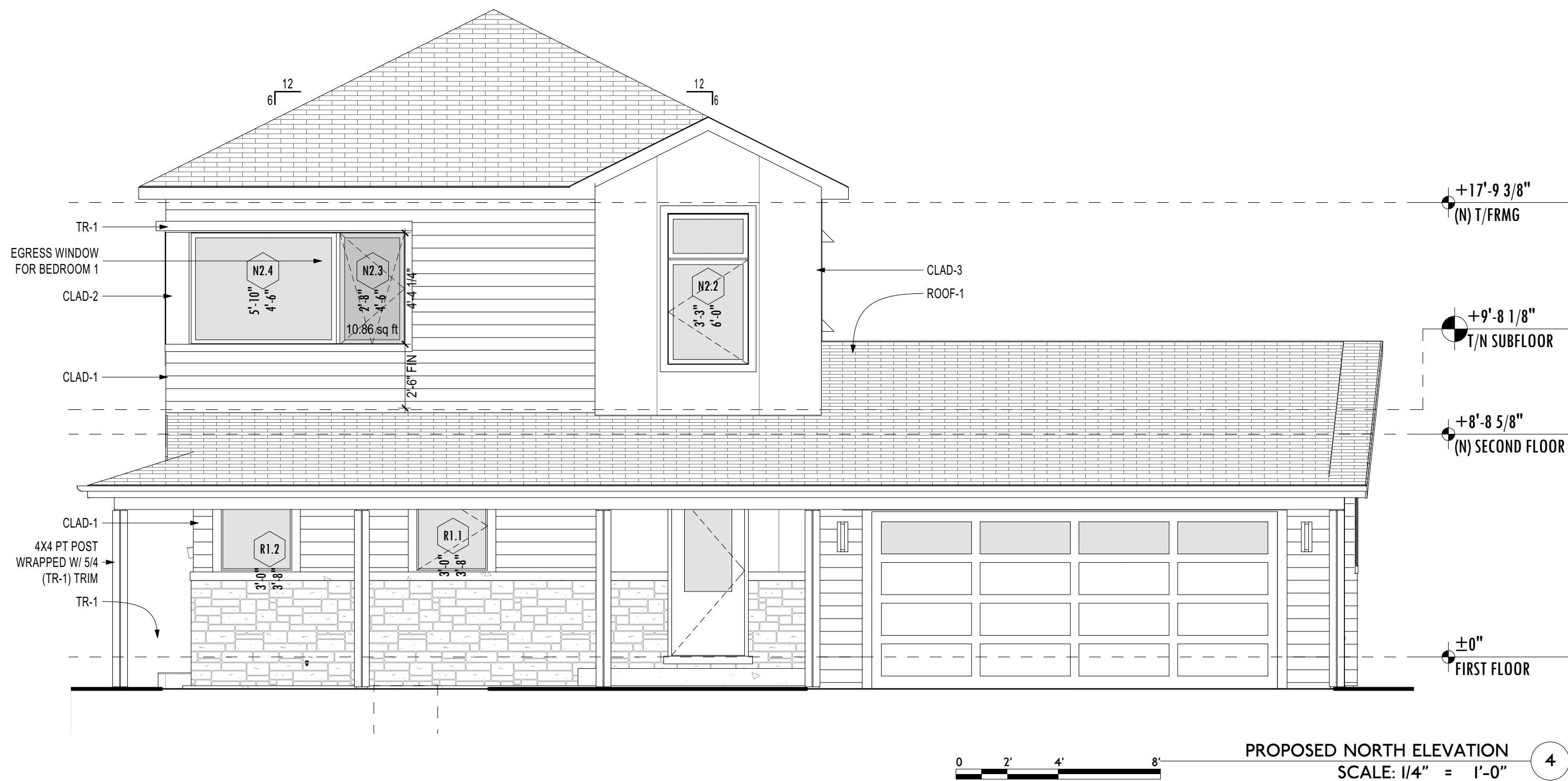
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0" 1



PROPOSED NORTH ELEVATION - PORCH
SCALE: 1/4" = 1'-0" 6



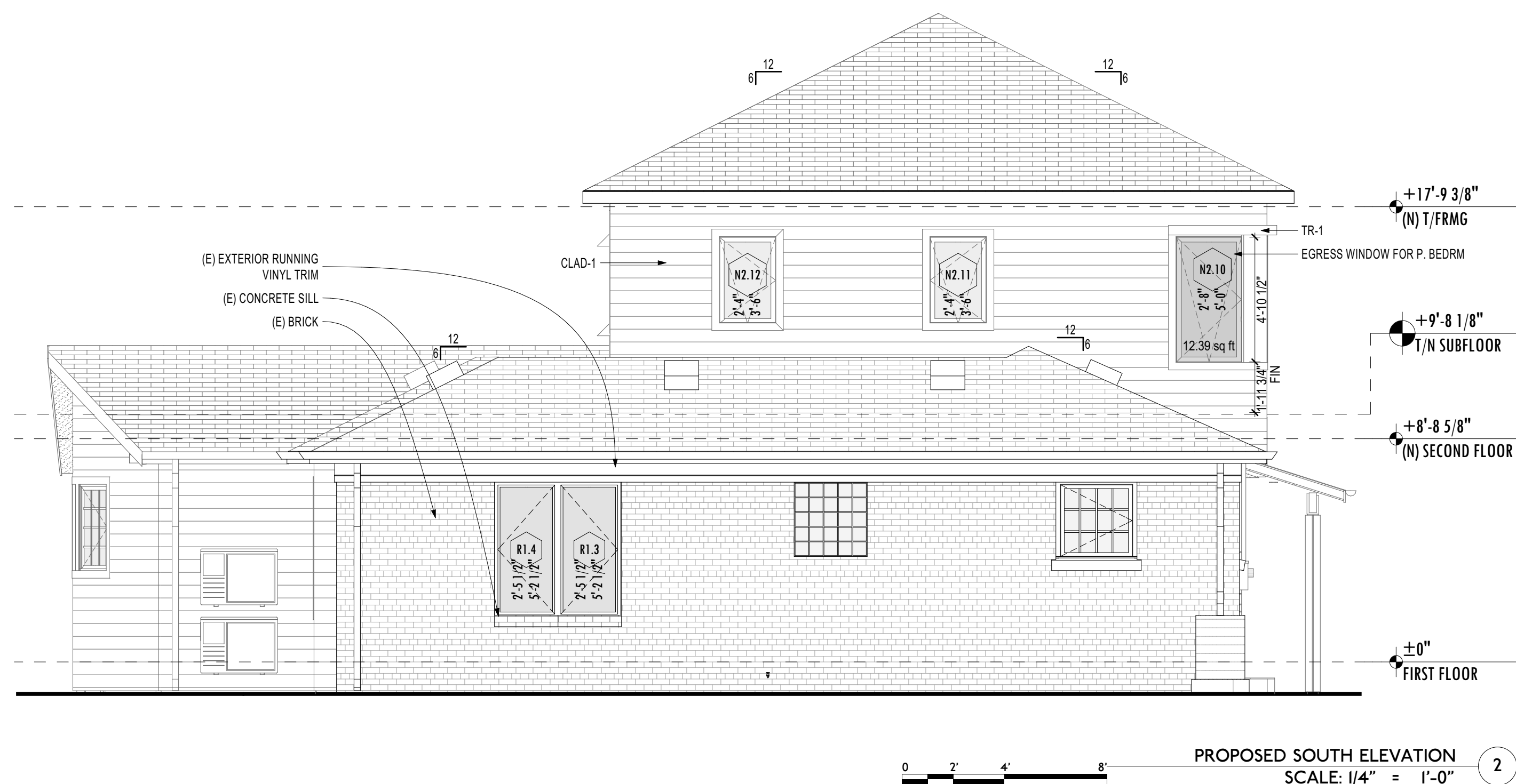
PROPOSED EAST ELEVATION - PORCH
SCALE: 1/4" = 1'-0" 5



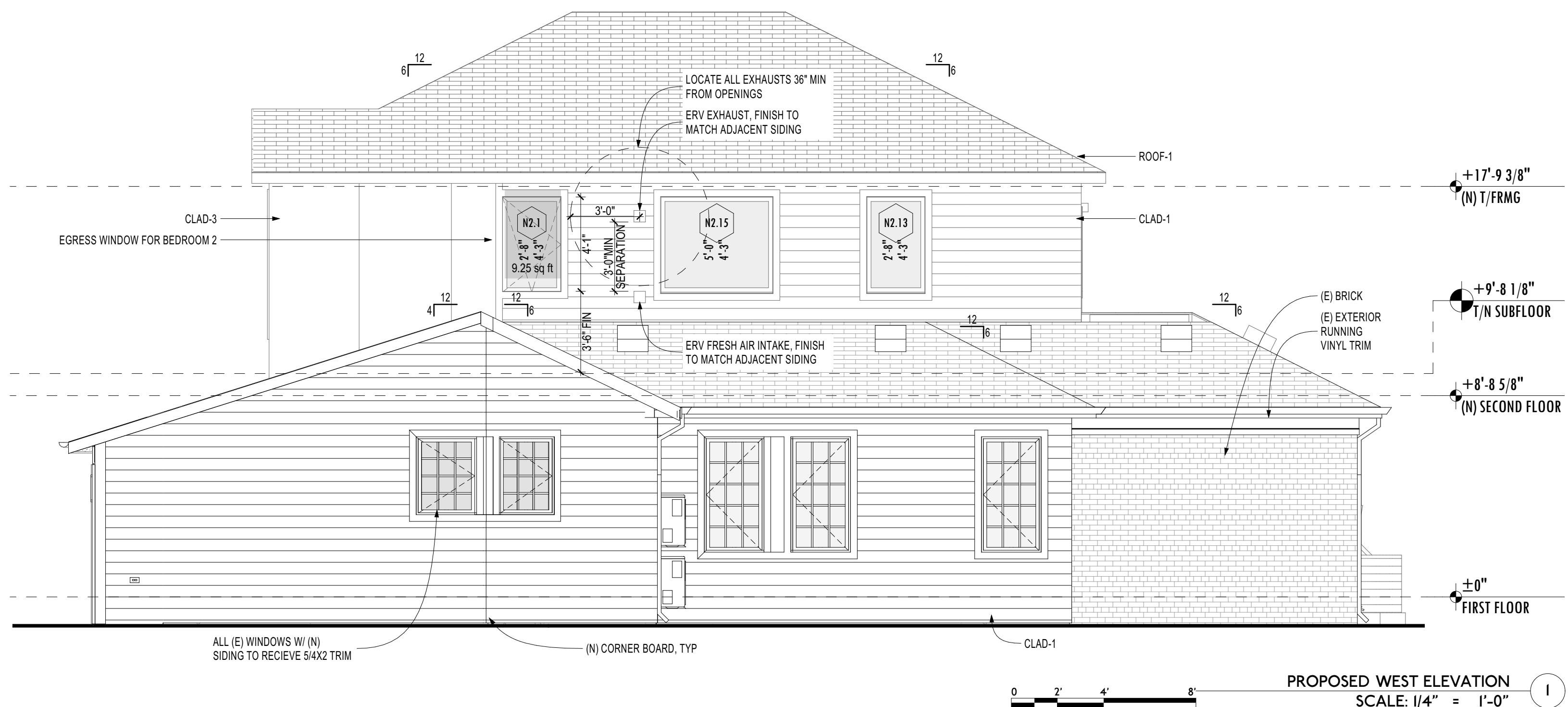
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0" 4



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0" 3



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0" 2



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0" 1

CLAD-1 & EXTERIOR DOORS
BENJAMIN MOORE 1552 - RIVER REFLECTIONS

ROOF-1
MATCH EXISTING



CLAD-2 / TR-1
BENJAMIN MOORE HC-184 - ELMIRA WHITE

EXISTING CONCRETE



EXISTING STONE

CLAD-3
BENJAMIN MOORE 1546- GARGOYLE

EXISTING BRICK



Smooth Lap

- A Traditional, Subtle Look
- Traditional look that accentuates the architectural features of any home
 - Smooth finish for a clean appearance
 - Pre-primed for exceptional paint adhesion
 - 16' length can result in faster installation and fewer seams
 - Treated engineered wood fiber substrate



CLAD-1 (MAIN HOUSE BODY)
LP SMARTSIDE LAP SIDING
COLOR NOT REPRESENTATIVE, SEE ADJACENT

Hardie® Panel
Thickness 5/16 in

Select Cedarmill® & Smooth

Size 4 ft x 10 ft



CLAD-2 / CLAD-3 (ACCENT CLADDING)
JAMES HARDIE PANEL SMOOTH
COLOR NOT REPRESENTATIVE, SEE ADJACENT



WINDOWS
OKNOPLAST PIXEL - WHITE

ITEM	MATERIAL	MANUFACTURER	COLOR
ROOFING	SHINGLES	TBD	TBD / MATCH EXISTING
SIDING - LAP (CLAD-1)	ENGINEERED WOOD	LP SMARTSIDING SMOOTH	BM 1552 - RIVER REFLECTIONS
SIDING - PANEL (CLAD-2)	FIBER CEMENT	JAMES HARDIE	BM HC-84 ELMIRA WHITE
SIDING - PANEL (CLAD-3)	FIBER CEMENT	JAMES HARDIE	BM 1546 - GARGOYLE
SIDING TRIM / FASCIA (TR-1)	FIBER CEMENT	BORAL TRU EXTERIOR	BM HC-84 ELMIRA WHITE
WINDOWS	UPVC	OKNOPLAST	WHITE
WINDOW FLASHING	METAL	-	TBD
GARAGE DOOR	STEEL	RAYNOR GARAGE DOORS	BM 1552 - RIVER REFLECTIONS
FRONT DOOR	FIBERGLASS	THERMATRU	BM 1552 - RIVER REFLECTIONS
SOFFIT	FIBER CEMENT	JAMES HARDIE	BM HC-84 ELMIRA WHITE
EXISTING BRICK	CLAY	N/A	N/A
EXISTING STONE	STONE	N/A	N/A
EXISTING CONCRETE	CONCRETE	N/A	N/A



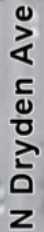
TOM BASSETT-DILLEY ARCHITECTS
216 HARRISON STREET OAK PARK ILLINOIS 60304
TBDARCHITECTS.COM P 708 434 0381

LANDWEHR RENO
416 N. LINCOLN LANE
ARLINGTON HEIGHTS, IL 60004

IN PROGRESS - NOT FOR CONSTRUCTION
R.277
04.23.2024
02.23.2024

PRICING SET
AS-BUILTS

PLOTTED 10/9/2024



PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY*ALTA*TOPOGRAPHIC*CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM No. 184-003023

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

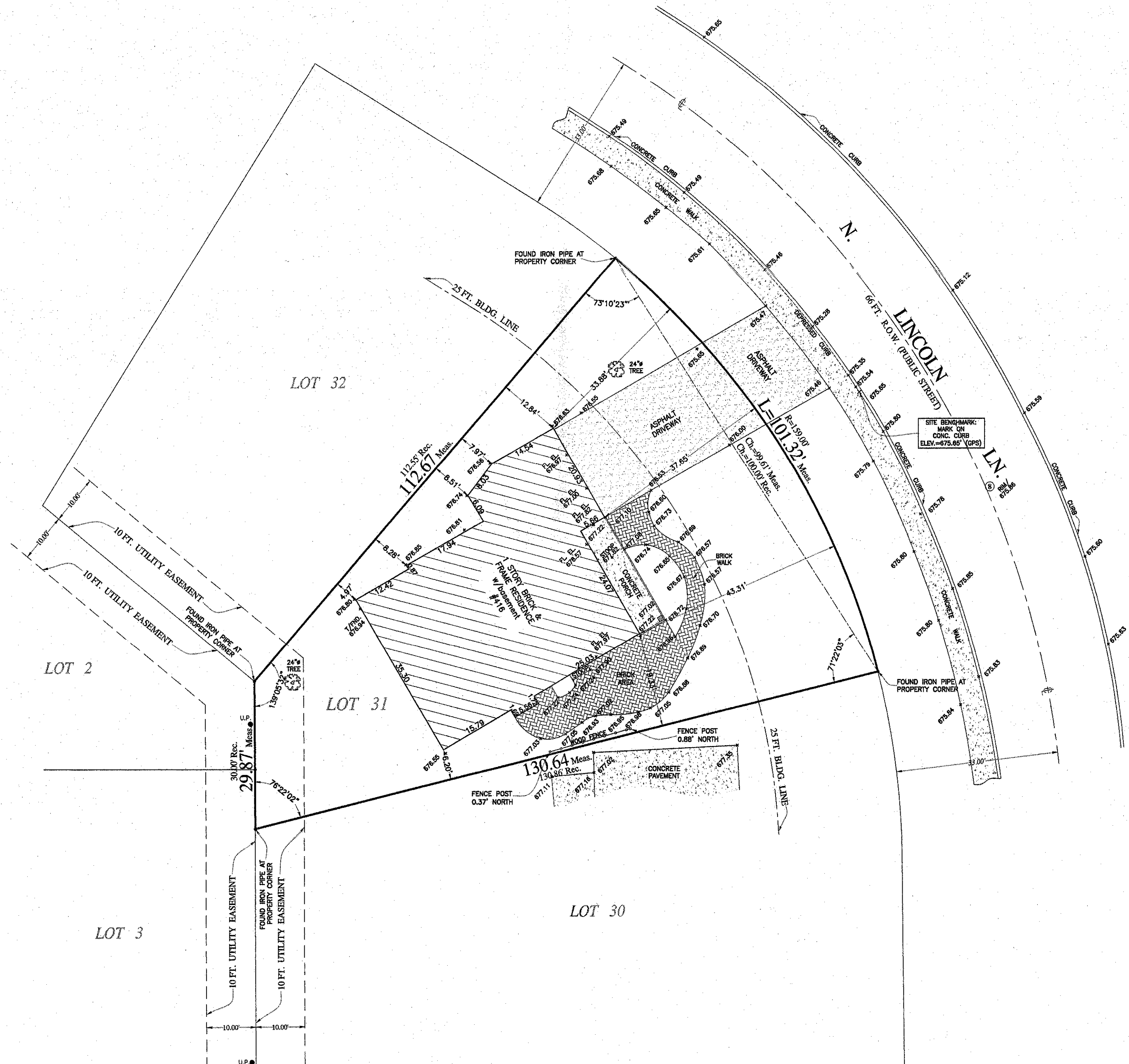


Boundary Survey/Spot Elevations

OF

LOT 31 IN BLOCK 3 IN EASTWOOD, A SUBDIVISION OF THE EAST THREE-FOURTHS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 7,802 sq. ft. = 0.179 acre, more or less
COMMONLY KNOWN AS: 416 N. LINCOLN LN., ARLINGTON HEIGHTS, IL. 60004



LEGEND:

- ⊙ - SEWER MANHOLE
- ⊙ - DECIDUOUS TREE
- - UTILITY POLE

T/FND. - TOP OF FOUNDATION
FL. EL. - FLOOR ELEVATION

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. **108301**

Scale: 1 inch = **16** feet.

Date of Field Work: **23 FEBRUARY 2024**

Ordered by: **TOM BASSETT-DILLEY ARCHITECTS**

BENCHMARK REFERENCE:

GPS DEVICE: LEICA VIVA GS14/LEICA VIVA CONTROLLER
REFERENCE STATION NETWORK: KARA COMPANY (MEMBER OF THE NATIONAL GEODETIC SURVEY'S COOPERATIVE CORS (CONTINUOUSLY OPERATING REFERENCE STATION))
DATUM: NAVD 88 (NORTH AMERICAN VERTICAL DATUM 1988)



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
s.s.
County of Cook

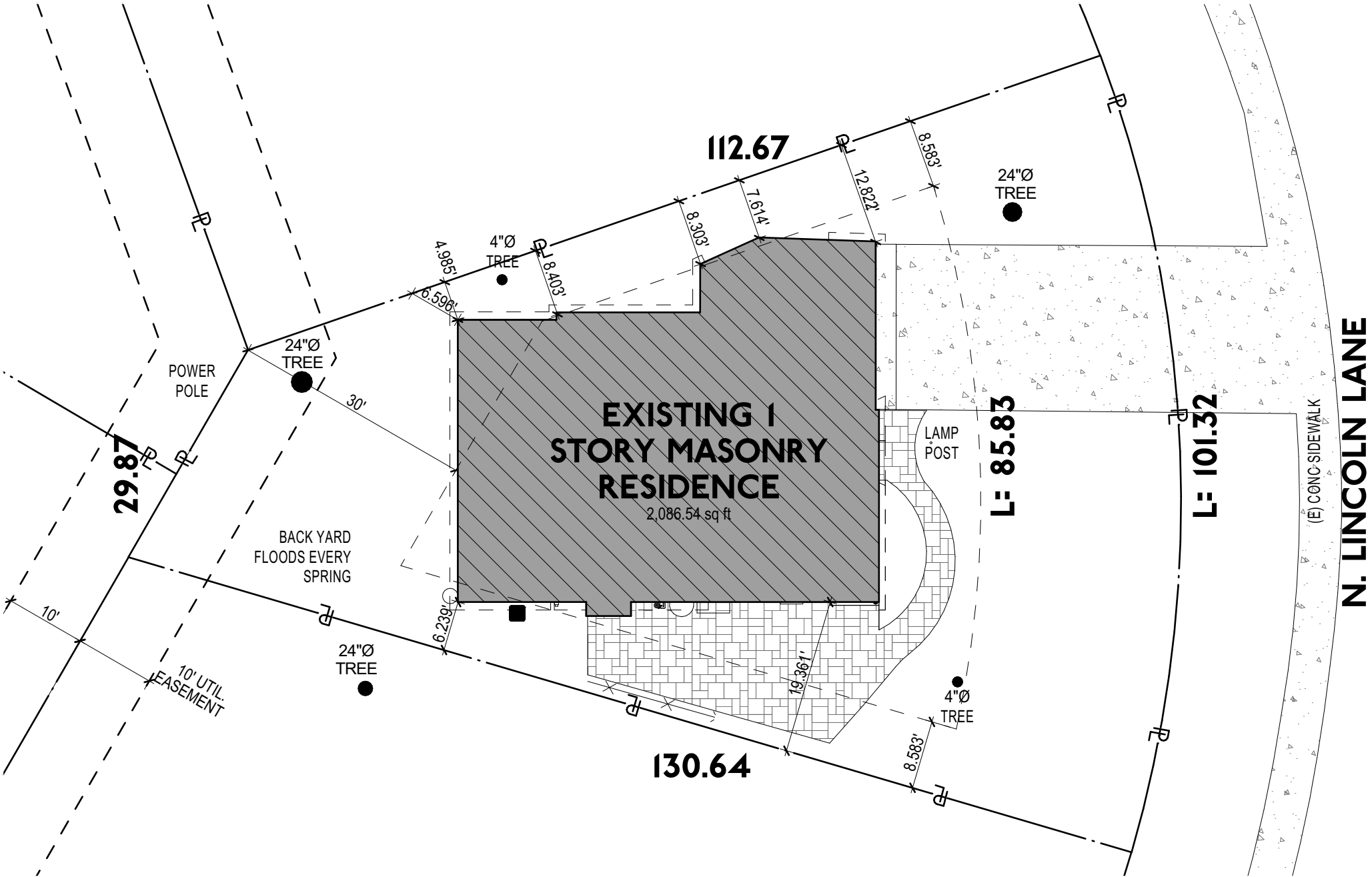
We, PROFESSIONALS ASSOCIATED-MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: **FEBRUARY 29, 2024**

Paul Jaros LIC. NO. 035-003937
IL. PROF. LAND SURVEYOR LICENSE EXP. DATE NOV. 30, 2024
DRAWN BY: E.D.M.

IMPERVIOUS AREA

	EXISTING IMPERVIOUS AREA ENTIRE LOT (S.F.)	PROPOSED IMPERVIOUS AREA ENTIRE LOT (S.F.)
HOUSE	2068	2131
GARAGE	0	0
DRIVEWAY, APRON	768	706
PORCHES, STOOPS	0	0
PATIOS	626	626
AREAWAYS	5	5
TOTALS:	3467	3468
% OF LOT:	44.44%	44.45%
INCREASE IN IMPERVIOUS AREA: 1 S.F.		
LOT SIZE: 7,802 S.F.		

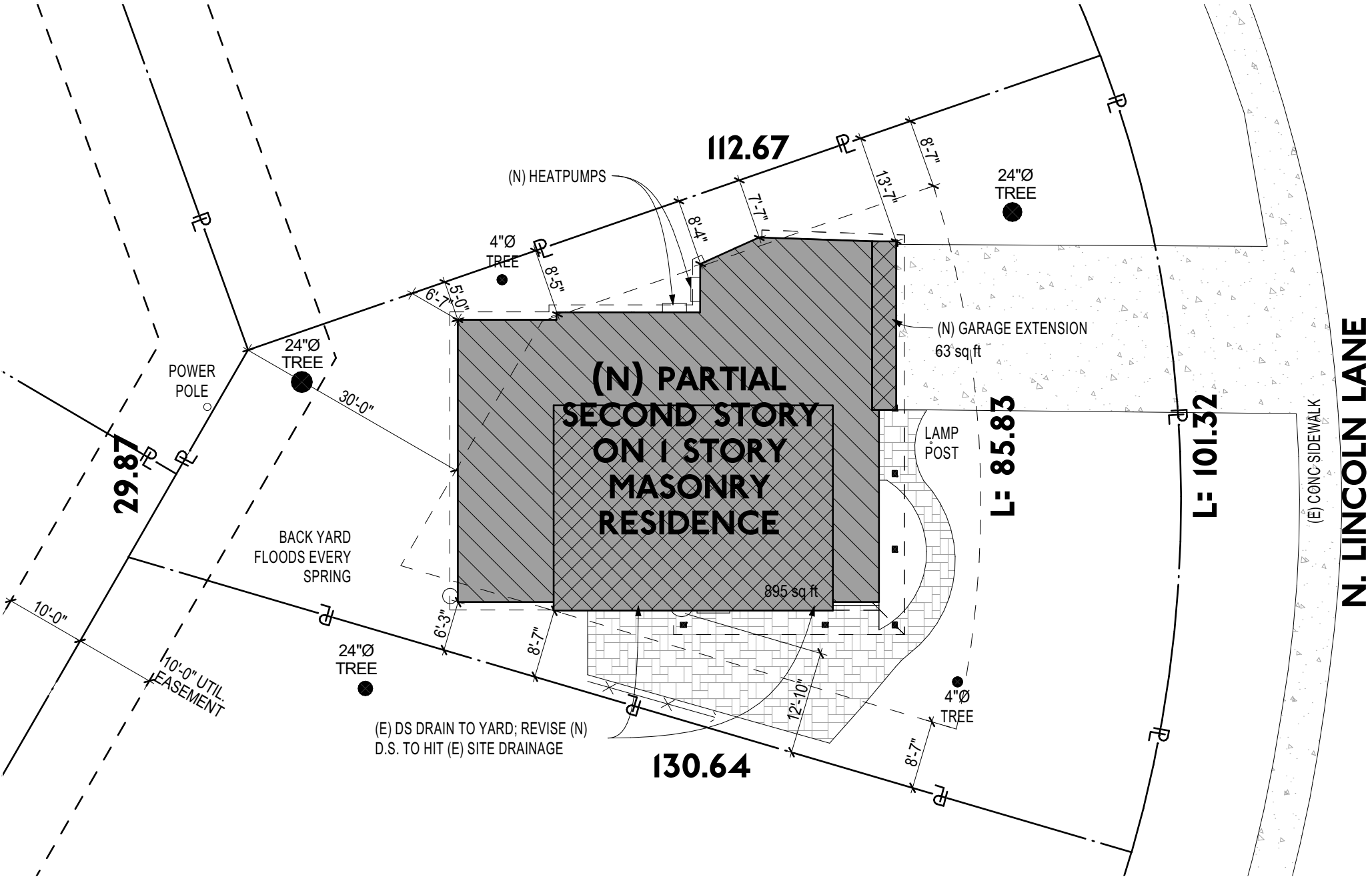


SITE PLAN
SCALE: 1/16" = 1'-0"

EXISTING SITE PLAN

IMPERVIOUS AREA

	EXISTING IMPERVIOUS AREA ENTIRE LOT (S.F.)	PROPOSED IMPERVIOUS AREA ENTIRE LOT (S.F.)
HOUSE	2068	2131
GARAGE	0	0
DRIVEWAY, APRON	768	706
PORCHES, STOOPS	0	0
PATIOS	626	626
AREAWAYS	5	5
TOTALS:	3467	3468
% OF LOT:	44.44%	44.45%
INCREASE IN IMPERVIOUS AREA: 1 S.F.		
LOT SIZE: 7,802 S.F.		



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



TBDA

TOM BASSETT-DILLEY ARCHITECTS
216 HARRISON STREET OAK PARK ILLINOIS 60304
TBDARCHITECTS.COM P 708 434 0381

LANDWEHR RENO
416 N. LINCOLN LANE
ARLINGTON HEIGHTS, IL 60004

R.277
IN PROGRESS - NOT FOR CONSTRUCTION
PRICING SET
04.23.2024
AS-BUILTS
02.23.2024

DC.2



PROPERTY TO LEFT 3
402 N LINCOLN LANE



PROPERTY TO LEFT 2
406 N LINCOLN LANE



PROPERTY TO LEFT 1
410 N LINCOLN LANE



SUBJECT PROPERTY
416 N LINCOLN LANE



PROPERTY TO RIGHT 1
420 N LINCOLN LANE



PROPERTY TO RIGHT 2
500 N LINCOLN LANE



PROPERTY TO RIGHT 3
415 N BEVERLY LANE

NORTH LINCOLN LANE



PROPERTY ACROSS 1
501 N LINCOLN LANE



PROPERTY ACROSS 2
419 N LINCOLN LANE



PROPERTY ACROSS 3
415 N LINCOLN LANE



TOM BASSETT-DILLEY ARCHITECTS
216 HARRISON STREET OAK PARK ILLINOIS 60304
TBDARCHITECTS.COM P 708 434 0381

LANDWEHR RENO
416 N. LINCOLN LANE
ARLINGTON HEIGHTS, IL 60004

R.277
IN PROGRESS - NOT FOR CONSTRUCTION
04.23.2024
02.23.2024

PRICING SET
AS-BUILTS

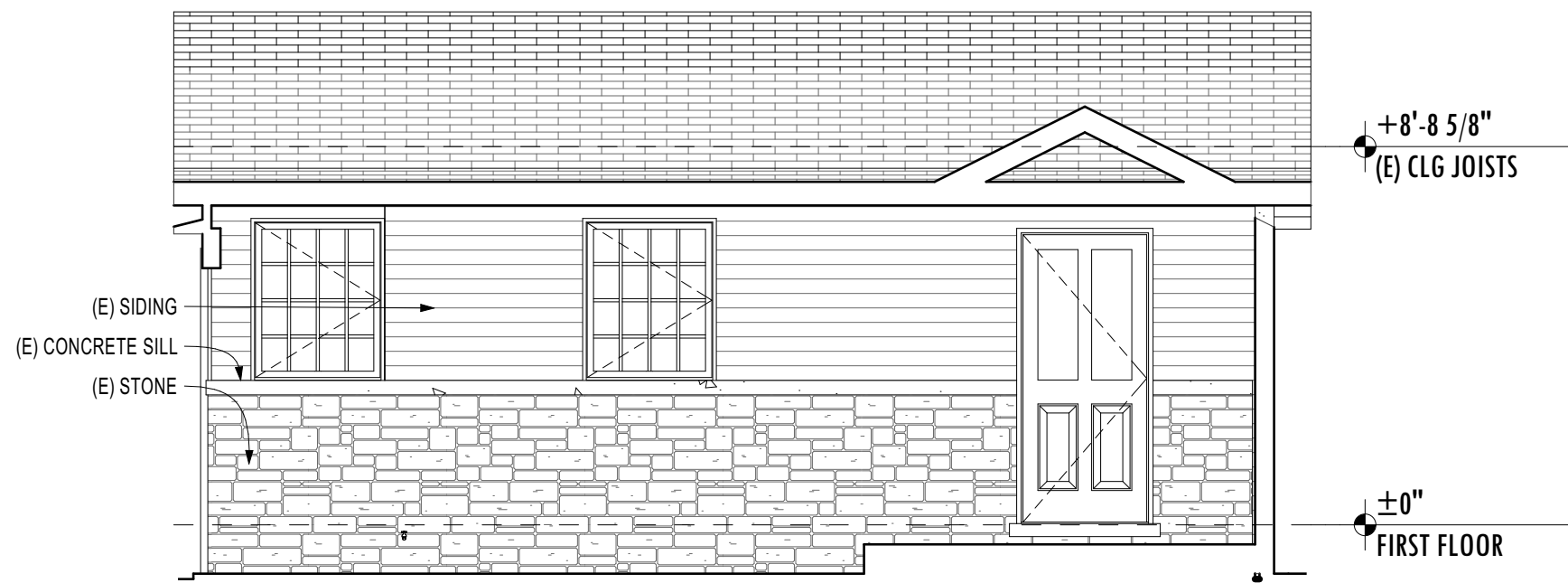
PLOTTED 8/19/2024



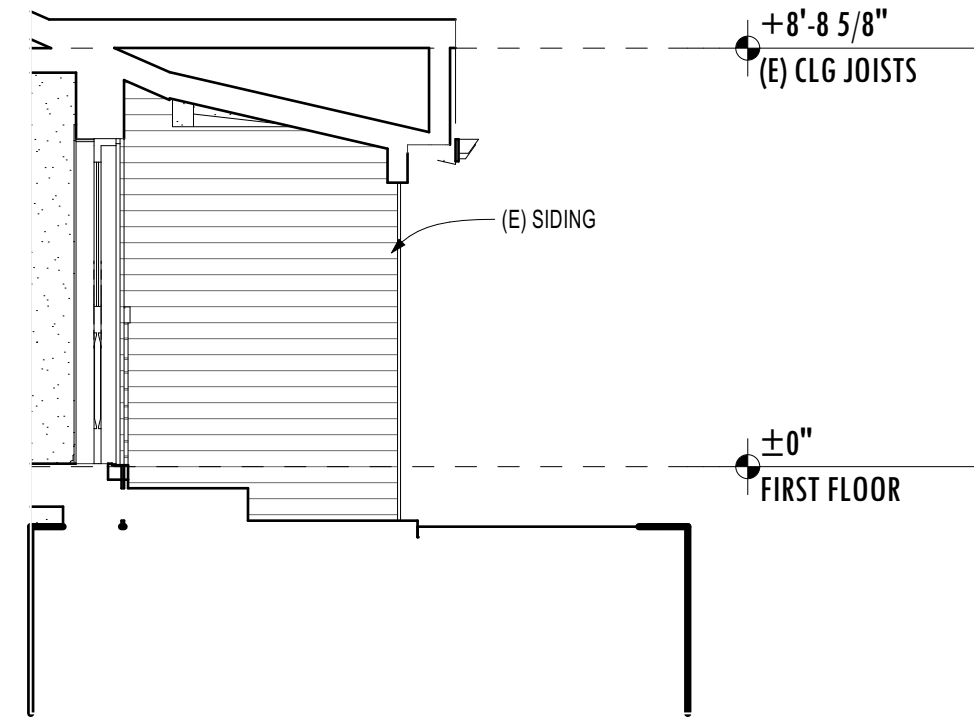
PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0" 2



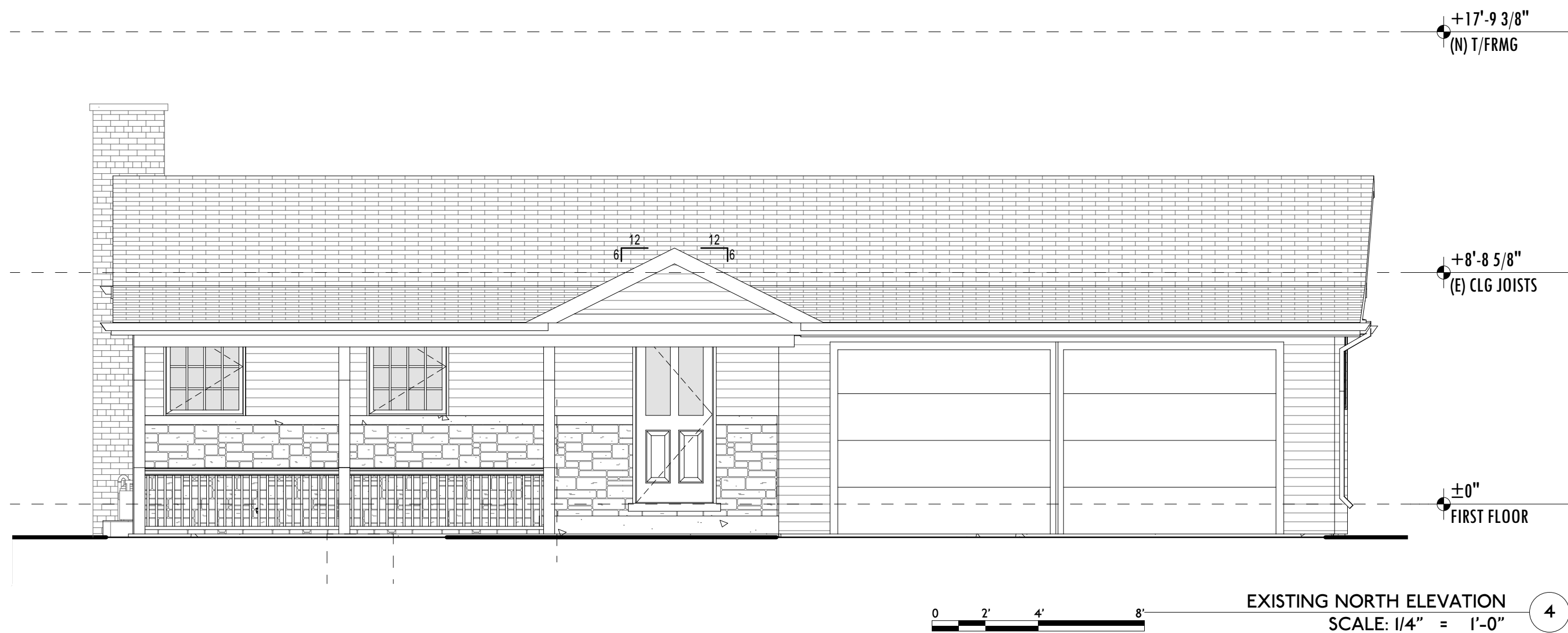
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0" 1



EXISTING NORTH ELEVATION - PORCH
SCALE: 1/4" = 1'-0" 6



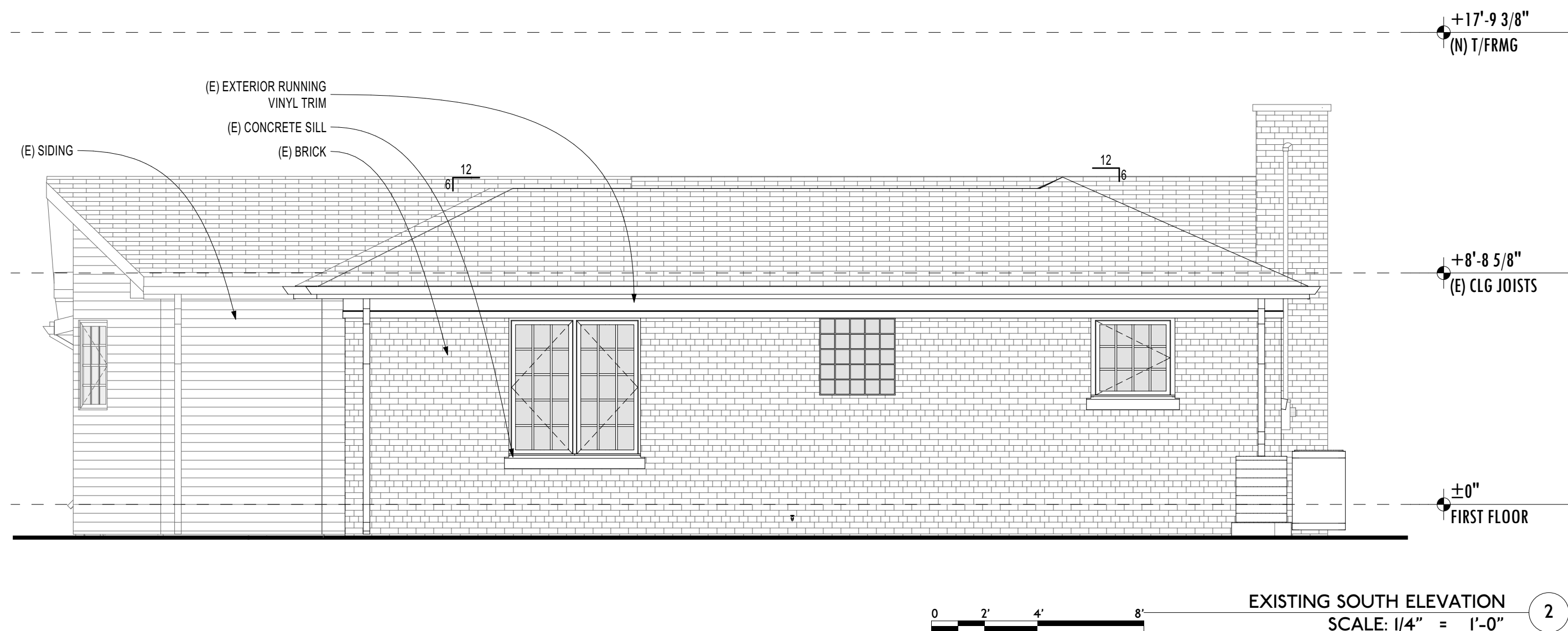
EXISTING EAST ELEVATION - PORCH
SCALE: 1/4" = 1'-0" 5



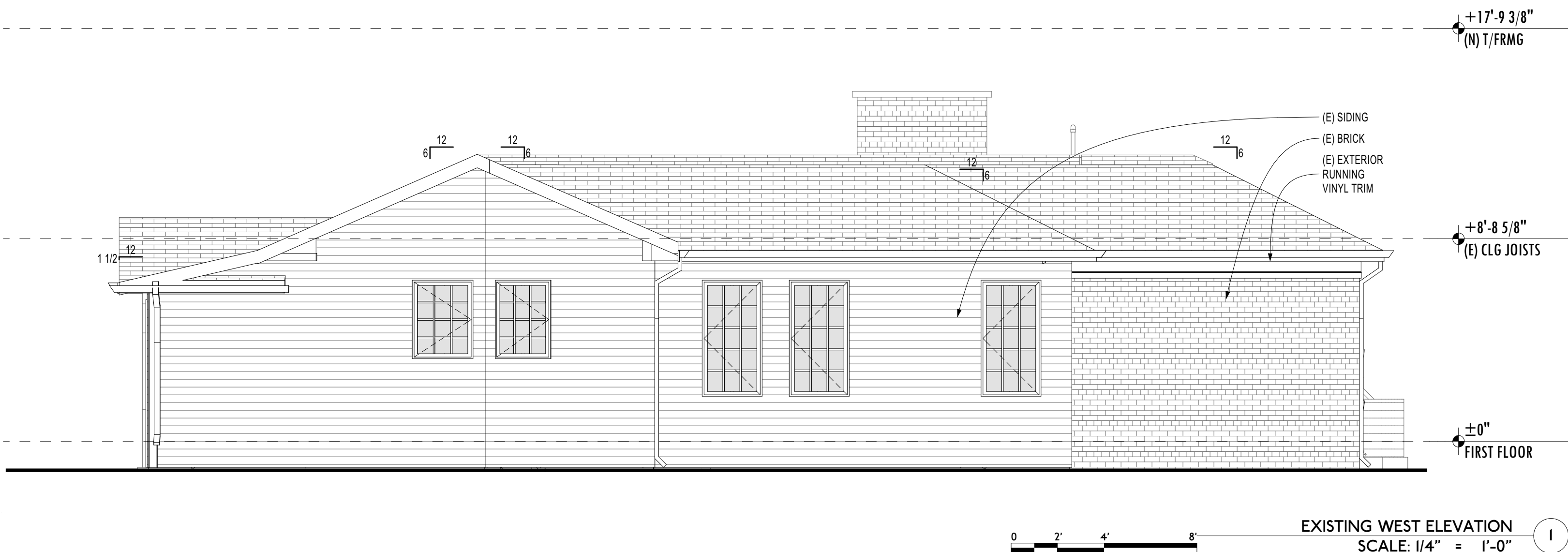
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0" 4



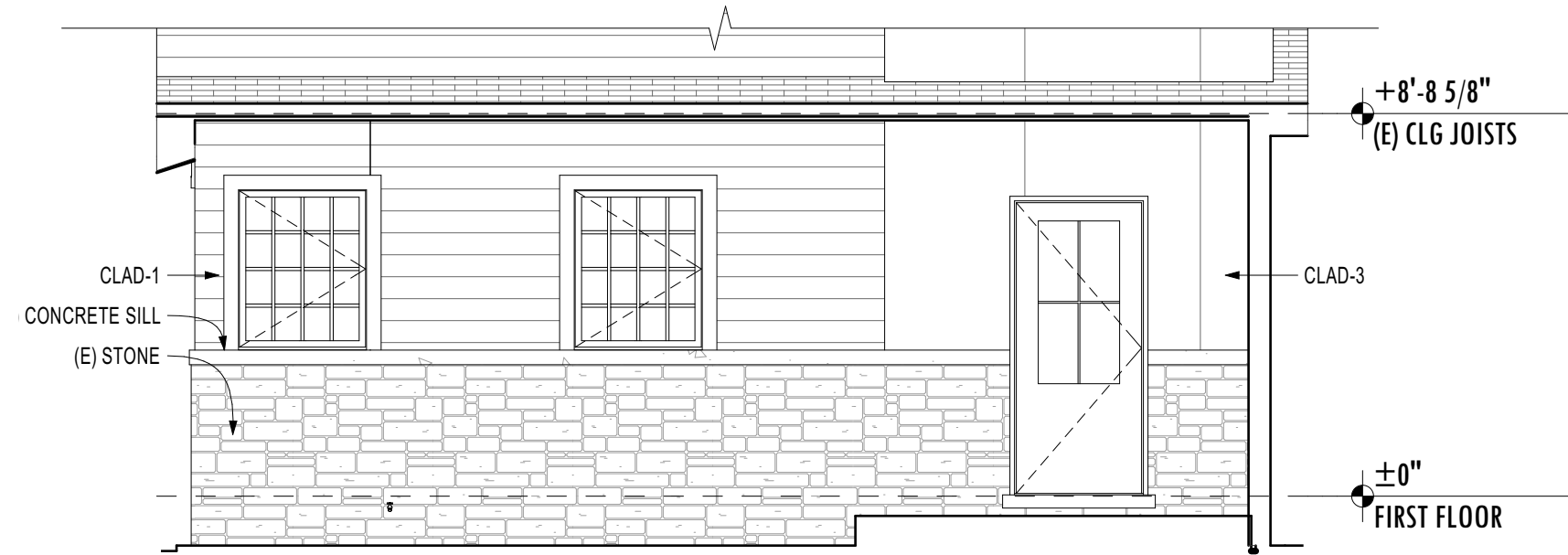
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0" 3



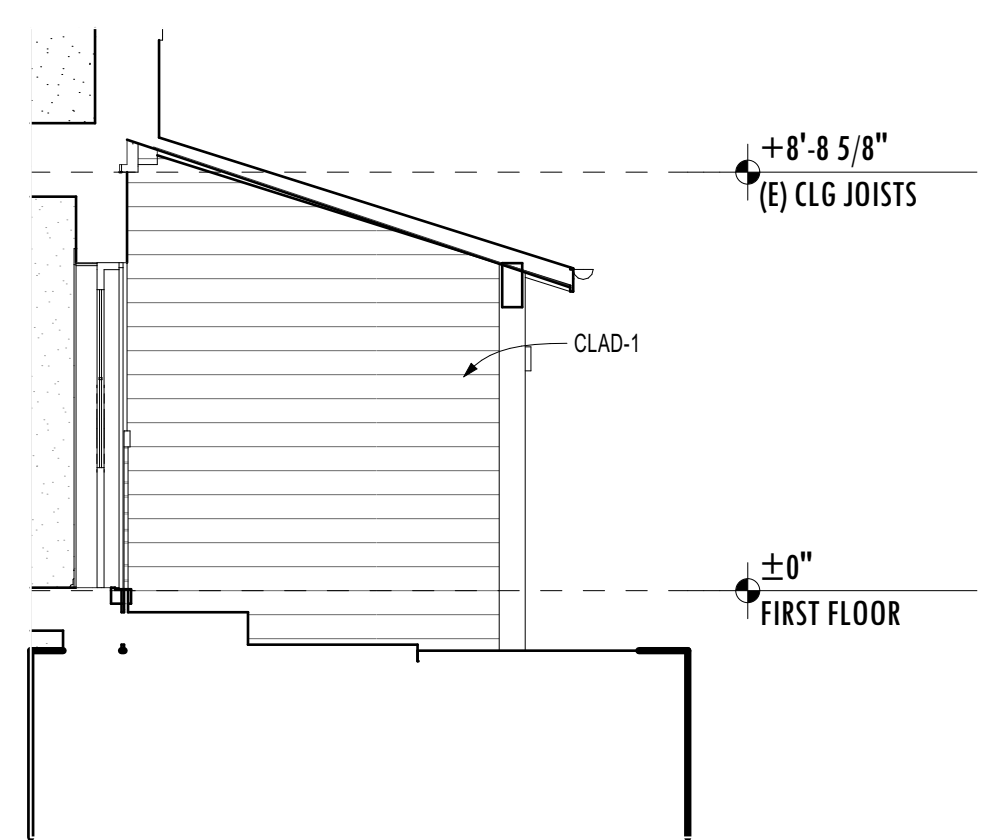
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0" 2



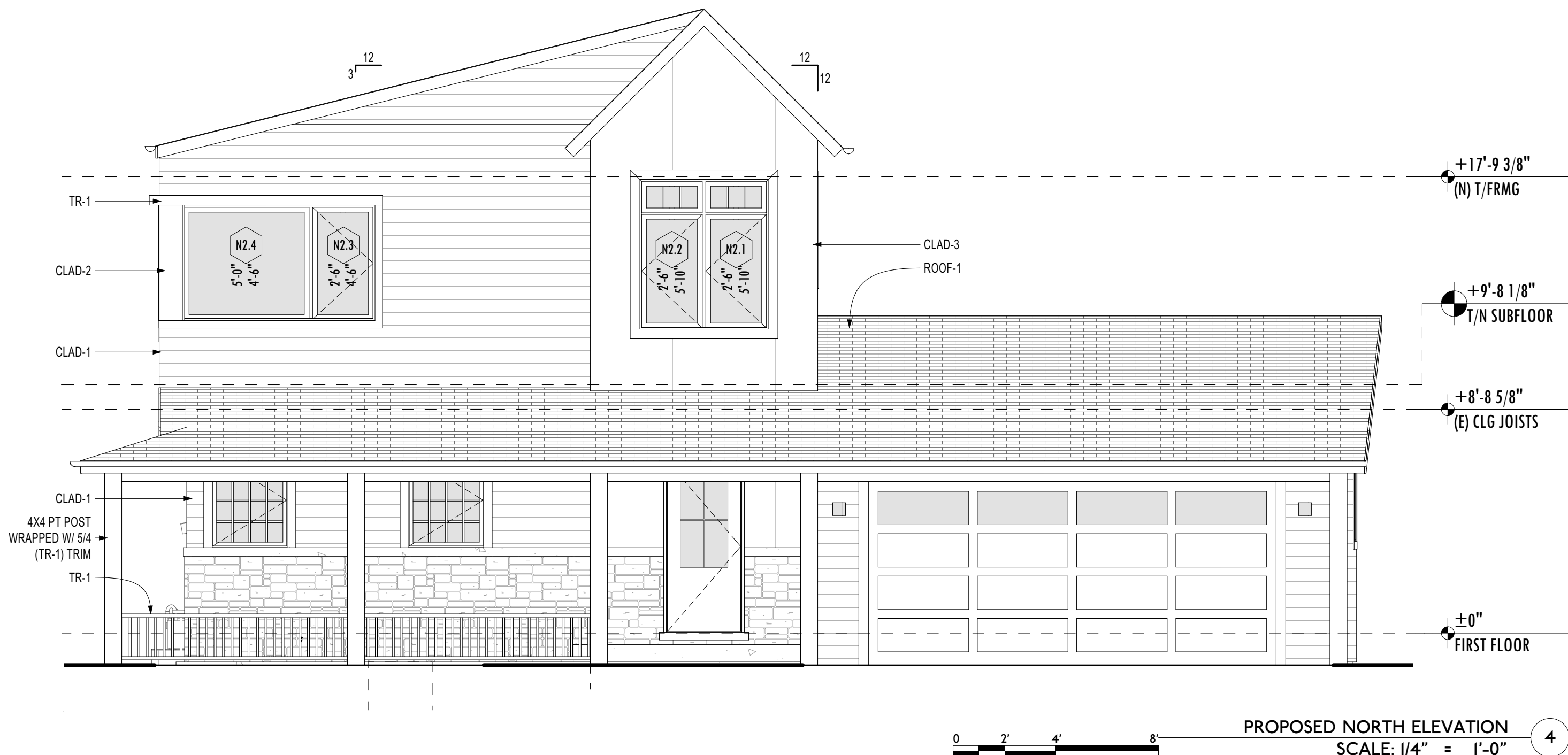
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0" 1



PROPOSED NORTH ELEVATION - PORCH
SCALE: 1/4" = 1'-0" 6



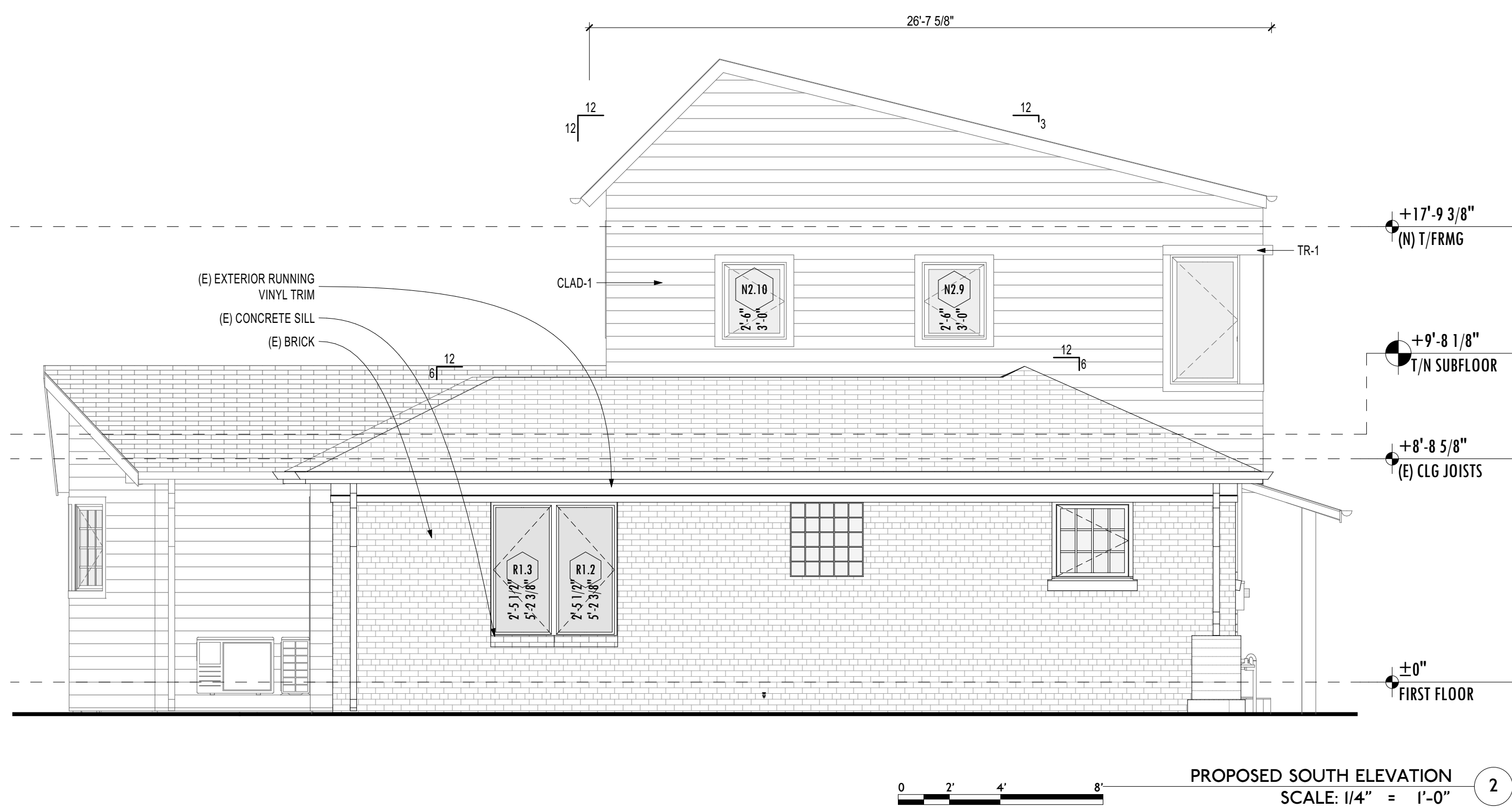
PROPOSED EAST ELEVATION - PORCH
SCALE: 1/4" = 1'-0" 5



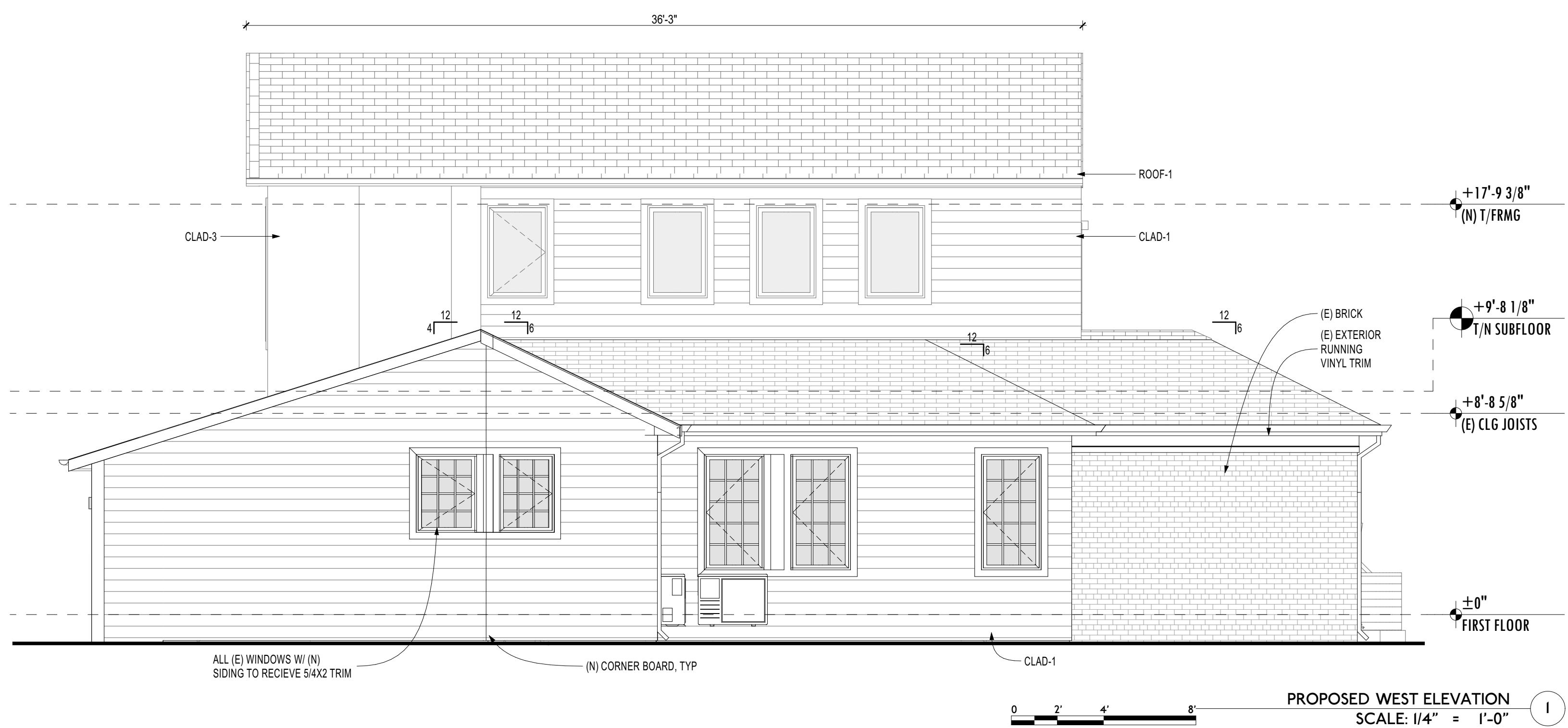
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0" 4



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0" 3



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0" 2



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0" 1

CLAD-1 & EXTERIOR DOORS
BENJAMIN MOORE 1552 - RIVER REFLECTIONS

ROOF-1
MATCH EXISTING



CLAD-2 / TR-1
BENJAMIN MOORE HC-184 - ELMIRA WHITE

EXISTING CONCRETE



EXISTING STONE

CLAD-3
BENJAMIN MOORE 1553- EQUESTRIAN GRAY

EXISTING BRICK



Specifications: LP® SmartSide® Lap Siding

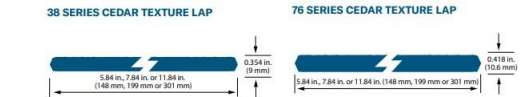
CEDAR TEXTURE LAP SIDING

THE BOLD LOOK OF CEDAR WITHOUT MANY OF THE WORRIES

- One of the most durable lap siding options on the market today
- Available in lengths up to 16' to help speed installation
- May create fewer seams than traditional 12' siding
- Primed for exceptional paint adhesion
- APA-certified lap siding
- Treated with the SmartGuard® process for superior protection against many weather conditions and resistance to termites and fungal decay



Cedar Texture



CLAD-1 (MAIN HOUSE BODY)
LP SMARTSIDE LAP SIDING
COLOR NOT REPRESENTATIVE, SEE ADJACENT

Hardie® Panel

Thickness 5/16 in

Select Cedarmill® & Smooth

Size 4 ft x 10 ft



CLAD-2 / CLAD-3 (ACCENT CLADDING)
JAMES HARDIE PANEL SMOOTH
COLOR NOT REPRESENTATIVE, SEE ADJACENT



WINDOWS
OKNOPLAST PIXEL - WHITE

TBDATBDA

TOM BASSETT-DILLEY ARCHITECTS

216 HARRISON STREET OAK PARK ILLINOIS 60304

TBDARCHITECTS.COM P 708 434 0381

LANDWEHR RENO

416 N. LINCOLN LANE

ARLINGTON HEIGHTS, IL 60004

R.277

IN PROGRESS - NOT FOR CONSTRUCTION

PRICING SET
04.23.2024
AS-BUILTS
02.23.2024

PLOTTED 8/19/2024

DC.16

© 2024 TBDA

MATERIAL SAMPLE BOARD

Page 37 of 104

ITEM	MATERIAL	MANUFACTURER	COLOR
ROOFING	SHINGLES	TBD	TBD / MATCH EXISTING
SIDING - LAP (CLAD-1)	ENGINEERED WOOD	LP SMARTSIDING	BM 1552 - RIVER REFLECTIONS
SIDING - PANEL (CLAD-2)	FIBER CEMENT	JAMES HARDIE	BM HC-84 ELMIRA WHITE
SIDING - PANEL (CLAD-3)	FIBER CEMENT	JAMES HARDIE	BM 1553 - EQUESTRIAN GRAY
SIDING TRIM / FASCIA (TR-1)	FIBER CEMENT	BORAL TRU EXTERIOR	BM HC-84 ELMIRA WHITE
WINDOWS	UPVC	OKNOPLAST	WHITE
WINDOW FLASHING	METAL	-	TBD
GARAGE DOOR	STEEL	RAYNOR GARAGE DOORS	BM 1552 - RIVER REFLECTIONS
FRONT DOOR	FIBERGLASS	THERMATRU	BM 1552 - RIVER REFLECTIONS
SOFFIT	TBD	TBD	TBD
EXISTING BRICK	CLAY	N/A	N/A
EXISTING STONE	STONE	N/A	N/A
EXISTING CONCRETE	CONCRETE	N/A	N/A



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
10/22/2024

Item: DC#23-029 - Full Circle Communities/Grace Terrace - 1519-1625 S. Arlington Heights Rd. / Institutional Re-Review

Department: Planning & Community Development

Item Description:

REQUESTED ACTION

Approval of the proposed architectural design for a new supportive housing development.

RECOMMENDATION

It is recommended that the Design Commission approve the proposed design for Grace Terrace at 1519-1625 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the revised two-story architectural plans received 10/3/24, 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 omit the two narrow notches in the roof plan, allowing the roof eave to continue across the recesses in 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, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

1. Staff Report 10.22.24
2. DC Minutes 11.28.23
3. Exhibits 10.22.24

4. Exhibits 11.28.23
5. Village Board Minutes 8.19.24

STAFF DESIGN COMMISSION REPORT RE-REVIEW (2)

PROJECT INFORMATION:

Project Name: Grace Terrace
Project Address: 1519-1625 S. Arlington Heights Road

Prepared By: Steve Hautzinger

Date Prepared: October 18, 2023
Date Revised: November 21, 2023
Date Revised (2): October 11, 2024

PETITIONER INFORMATION:

DC Number: 23-029
Petitioner Name: Jordan Bartle
Petitioner Address: Full Circle Communities
310 S. Peoria St, #500
Chicago, IL 60607

Meeting Date: October 24, 2023
Re-Review Meeting Date: November 28, 2023
Re-Review (2) Meeting Date: October 22, 2024

Requested Action(s):

Approval of the proposed architectural design for a new supportive housing 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 requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, and Plat of Subdivision. Because this project has been reviewed by 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 two-story supportive housing development with 25 residential apartment units. The building will accommodate individuals with disabilities and would be targeted to local veterans with the intent to provide stable housing coupled with supportive services for these residents. The subject property is currently vacant land, approximately 3.93 acres in size.

The scope of the Design Commission review is regarding the aesthetics and appearance of the building design only. All matters related to zoning, such as the use, site design, site lighting, parking, traffic, and building size/height/orientation will NOT be discussed.

Background and Update:

This project was originally designed as a three-story building with the main entrance and parking area on the east side of the building. The architectural design of the three-story building was approved by the Design Commission on November 28, 2023. The project was reviewed by the Village Board on December 4, 2023. As a result of that meeting, the petitioner was directed to explore a revised two-story design with the parking and main entrance located on the west side of the building, facing Arlington Heights Road. A conceptual two-story schematic site plan was presented to the Village Board on August 19, 2024. The design of the two-story building was not presented to the Village Board, and it was stated that Design Commission review is required prior to consideration of an Ordinance by the Village Board.

Key Design Changes:

- Building re-oriented so that the front faces Arlington Heights Road.
- Building changed from three-stories to two-stories.
- Building length increased.
- Staggered façade, per Staff's request.

Staff Comments:

The proposed new two-story architectural design is essentially a modified version of the previously approved three-story design. The new front entry canopy has good scale and proportions, and the symmetrical façade has a well balanced appearance. All of the same materials and colors are being used, with the exception of one siding color change from "Cobblestone" to a very similar "Pearl Gray", and a new small amount of "Iron Gray" siding as an accent material. The massing of the building includes a jog in the floor plan which works very well to break up the new longer building wall, adding interest to the design. Overall, the proposed design is nicely done.

The only comment on the design is that the roof plan includes two small notches along the front of the building which seem too narrow and may have an awkward appearance. It is recommended to simply omit these notches, allowing the roof eave to continue across the recesses in the building wall.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for Grace Terrace at 1519-1625 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the revised two-story architectural plans received 10/3/24, 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 omit the two narrow notches in the roof plan, allowing the roof eave to continue across the recesses in 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, 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.



October 22, 2024

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Petitioner, DC File 23-029

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 28, 2023

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

Members Present: Ted Eckhardt, Acting Chair
Kirsten Kingsley
John Fitzgerald

Members Absent: Jonathan Kubow, Chair
Scott Seyer

Also Present: Bruce Adreani, Norwood Builders for *Arlington 425/Campbell Building*
Rob Losselyoung, Tinaglia Architects for *Arlington 425/Campbell Building*
Therese Thompson, Cordogan Clark for *Grace Terrace*
Emma O'Connor-Brooks, Full Circle Communities for *Grace Terrace*
Denise Reyes, Full Circle Communities for *Grace Terrace*
Rafal Koniecki, Owner of *709 W. Fairview St.*
John Krissoff, JP Morgan Chase for *Chase Bank*
Eugene Boldt, JP Morgan Chase for *Chase Bank*
Amy Ferguson, The Architects Partnership for *Chase Bank*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR NOVEMBER 14, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF NOVEMBER 14, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

Acting Chair Eckhardt explained that with only 3 of the 5 commissioners here tonight, a unanimous vote is required for a motion to pass. The petitioner has the option to continue the review of their project to a future meeting where more commissioners are in attendance.

ITEM 2. INSTITUTIONAL RE-REVIEWDC#23-029 – Full Circle Communities-Grace Terrace – 1519 S. Arlington Heights Rd.

Emma O'Connor-Brooks & Denise Reyes, representing *Full Circle Communities*, and Therese Thompson, representing *Cordogan Clark*, were present on behalf of the project.

Acting Chair Eckhardt clarified for the large amount of public in attendance, that tonight's Design Commission review of this project is only for the architectural design of the building. As architects, the purview of this commission is to look at the architecture of a building, and not zoning, height, density, use, or appropriateness, which are what appears to be the concerns of those present tonight. He apologized for those here tonight who did not understand this. Mr. Hautzinger added that this project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, Plat of Subdivision, and a parking variation. The Plan Commission hearing for this project was held on November 8, and the required public notification was completed, which the petitioner confirmed.

Many audience members were very upset and vocal about not being aware of this project and not receiving any public notification about the meetings being held. A member of the audience interrupted and said that she lives 1500 feet away from the site and she cannot walk over there because she has a disability; you try to stop your car on Arlington Heights Road and read the sign that is halfway back on the property. She asked how that is going to happen. Mr. Hautzinger continued and said that requirements for public notification include a sign being posted at the property, and mailings to surrounding property owners..... and the same audience member interrupted and said there were no mailings to them and they are 1500 feet away from the site. Acting Chair Eckhardt said there will be a Village Board meeting for this project where residents are allowed to comment about the project, and there will be an opportunity for the public to speak tonight about the design of the building, which will become part of the record.

Another member of the audience asked why this commission is already deciding on the colors and design of a building that might not be approved. Acting Chair Eckhardt explained that projects being reviewed by both the Design Commission and the Plan Commission are required to have a Design Commission review first. The Plan Commission review of this project happened after the first Design Commission review; however, at the first Design Commission review this commission asked for changes to the architecture of the building, which is why the project is being reviewed again tonight. A member of the audience asked what meetings remain left for these residents to voice their concerns, because there is confusion and they are unsure how many opportunities they have left before the final vote.

Ms. O'Connor-Brooks said they received a recommendation against the project from the Plan Commission, and they are proceeding to the Village Board with that recommendation, where the public will all have an opportunity to speak. She respectfully asked that they follow the decorum of this meeting tonight. Mr. Hautzinger said that the ultimate approval of this project will be made by the Village Board. The Design Commission review focuses on the appearance of the building architecturally, and the Plan Commission review includes the review of all matters related to zoning. Those decisions are both forwarded to the Village Board for final deliberation and a vote to either approve or deny the project. The Design Commission and the Plan Commission are recommending bodies to the Village Board.

A member of the audience said that it looks like someone is trying to cheat on the neighbors by not saying anything about what they can do. A different member of the audience said that because they were not aware of the Plan Commission meeting that already happened, who do they address their concerns to regarding matters reviewed by the Plan Commission.

Acting Chair Eckhardt said that the final review of this project at the Village Board will be an opportunity for the public to state their concerns. Ms. O'Connor-Brooks said that the project is tentatively scheduled for Village Board review on December 4 and they are waiting for a confirmation on that date from the Village. They are following all Village requirements in terms of sign posting and mailings sent out to alert everyone to all the appropriate meetings. She was previously told by Staff that public notification for tonight's Design Commission review is not required. They are in full

transparency to do everything as required by the Village. Mr. Hautzinger confirmed that public notification for this project is not required by code for the Design Commission review; however, the Planning Department has posted information on the Village website about this project and this Design Commission meeting, to welcome any comments from the public. That being said, the goal is for this project to be on the Village Board meeting agenda for December 4, with the packet for that meeting to be posted on the Village website by the end of this week. He advised that questions about the project can be directed to the Planning Department. Ms. O'Connor-Brooks also mentioned the option to sign up for email updates on the Village website about this project.

A member of the audience asked why the rules for public notification are only for properties within 250-feet of a site, because only a few of the neighbors received the mailing and many did not and were not aware of the project and the Plan Commission meeting that already happened. He said that he can see this property from his home, yet he did not receive any notification. Both Acting Chair Eckhardt and Mr. Hautzinger said the 250-feet is an industry standard for public notification to surrounding properties. A different member of the audience said that they are all here tonight because of the location of the project, and Acting Chair Eckhardt said that public comments will be allowed tonight at the appropriate time during the review.

Mr. Hautzinger summarized Staff's comments. The petitioner is seeking approval of the architectural design for a new three-story supportive housing development with 25 residential apartment units. This project was previously reviewed by the Design Commission on October 24, 2023, at which time the project was continued to allow concerns with the proposed design to be addressed. A summary of issues discussed at the meeting is as follows:

- The color scheme needs improvement:
 - The brick should be less red with more iron spots, or consider a brick blend with some gray bricks mixed in.
 - The cast stone (window sills and brick cap) is too yellow. A white or gray cast stone is recommended.
 - A recommendation for a trim color that is less white.
- The brick base on the east elevation is too low. It should be raised to match the west elevation.
- The entry canopy needs improvement.
 - The canopy ceiling height is too low, and the giant fascia is unnecessary.
 - It was recommended to make the entire entry feature the trim color.
- The trim pattern around the windows is too busy and should be omitted or simplified.
- The north elevation lacks detail.
- The rear east elevation is flat. It was suggested to add bays to match the front West Elevation.
- It was recommended to break down the large white panels below the triple windows with trim to align with the windows above.

In response to the comments from October 24, the petitioner has made the following changes to the design:

- Color Scheme:
 - A new brick that is less red with more iron spots has been selected.
 - The cast stone color has been changed from "Buffstone" to "Bone".
 - The trim color on the building has been changed from "Arctic White" to "Cobblestone".
- The brick base has been raised on all sides of the building.
- Entry Canopy:
 - The canopy columns and fascia have been enlarged.
 - The color of the entry feature and canopy have been changed to all "Cobblestone".
 - An option has been provided to raise the canopy ceiling by reducing the canopy fascia.
- The busy trim pattern around the windows has been simplified.
- A decorative trim/panel detail has been added to the North Elevation to mimic the windows and bays.
- Trim has been added to the large white panels below the triple windows on the west elevation.

Staff felt the petitioner did a nice job of addressing the Design Commission's concerns. Overall, the changes to the

design are very nice improvements. However, Staff has the following additional comments to further enhance the design:

- **Color Scheme.** The new color scheme looks very good and appears to be a nice improvement. However, actual material samples will need to be reviewed at the meeting to confirm.
- **Entry Canopy.** The color change on the entry feature works very well to highlight the entrance. Staff recommends implementing "Canopy Elevation - Option 2" with the increased ceiling height and reduced fascia.
- **The trim added below the windows on the west elevation bay windows looks great.** However, Staff recommends adding this same trim on all sides of the building, not just on the West Elevation.
- **West Elevation.** The west elevation is the back of the building (opposite of the main entrance on the east), but it faces Arlington Heights Road. To further enhance the appearance of this elevation, Staff recommends a more substantial design feature(s) be added, such as the enlarged bays and gables as shown in the sketch in the staff report.

Mr. Hautzinger said that Staff is recommending approval of the architectural design being presented tonight, with these comments and suggestions.

Therese Thompson, thanked Steve for his comments. She clarified that the trim pieces that were added to break up the white panels between the windows on the bays are intended to be on all sides of the building, which did not make it onto the elevations being shown tonight. Overall, their team is happy with the changes that were made from the previous design, and agree that it is a better designed building. She pointed out that the main elevation on the rendering still shows the deeper fascia on the entry canopy, because they feel that it is actually more in scale with the projected two-story entrance element above it. There has been a lot of talk about the ceiling over the entrance, but the ceiling is actually 1-foot higher under the canopy than as shown; the fascia is lower in order to maintain trim alignment with the bays on either side. That was their design rationale there. Acting Chair Eckhardt clarified that the bottom of the fascia aligns with the door, but once you are under the canopy, the ceiling height is higher, and Ms. Thompson confirmed that and said the canopy ceiling height would be 8'-9-1/2".

Ms. Thompson continued and said that they did consider some of the previous suggestions from Staff that were enhancements or changes on the west elevation. The building itself is not a long building and the rhythm that the narrower bays make is actually appropriate for the scale of the elevation, even though there is not a big introductory element on that elevation. When they looked at combining a couple of the bays into a single projected element, they felt it very heavy and too wide for the scale of the elevation overall. The material samples presented tonight include a true Ironspot brick with an overall gray cast to it, and the 'Bone' cast stone color is a better match with the 'Cobble stone' siding and trim. In general, they are very happy with those changes.

Acting Chair Eckhardt opened the meeting to public comments. He asked that comments be limited to architecture if possible and to not repeat the same comments as others.

PUBLIC COMMENT

Michelle Schoot, a resident of Surry Ridge, said that she has done some research on the Design Commission and found that the Design Commission reviews landscaping, engineering and architecture. Acting Chair Eckhardt said this is not correct; for projects that also require a Plan Commission review, the landscaping is reviewed by the Plan Commission, and engineering is reviewed by the Village Engineering department. Ms. Schoot spoke on behalf of her neighbor who will be affected by the project because he is behind the proposed new building. Her neighbor has well water on his property that will be affected once a development like this comes along. She asked if the 3-story height or the width of the building were increased from the last review, and Mr. Hautzinger said the only changes are regarding the exterior materials and colors and details. Ms. Schoot said there are homes located behind this site and this is a residential property, and she is trying to focus on the architecture of the building, but a facade is just a facade; what is inside the building and the exterior of it is much bigger than just the building itself. Since this is a 3-story building

on Arlington Heights Road that will definitely affect the aesthetic of Arlington Heights itself, this area is dedicated for one-story medical buildings. This is in a residential area and the focus of it being a 3-story building will affect all of the residents here with the lighting, which the Plan Commission said will be on 24 hours at the parking lot. So even homes that are not one-story will still be towered by this 3-story building and the lighting from the parking lot. The neighboring residential properties will now be affected because surrounding homes will be blocked by the building, which she has so much to say about, but she is trying to keep her focus on the architecture. She believed that there will be a focus on the landscaping here because they had a pretty picture the last time at the Plan Commission review, and she has been in one of these buildings elsewhere; but the focus should not just be on the façade, we should also be looking at what is happening on the inside of the building. The building will be higher than everyone else, the width and height have not gone down since the last time, and there is still the same towering landscaping that will hit all of the residential area. We are not opposed to the fact that, we all want to help each other, but not at the expense of the residents of Arlington Heights. This is a potential good project in a different area.

In response to those comments, **Acting Chair Eckhardt** said that the mean height of the new building is 35'-9", which is about 10-feet higher than a typical 2-story single-family home. He explained that the project must meet lighting requirements that include not spilling light onto surrounding properties, and he encouraged the resident with well water to talk with the Village Engineering department to discuss the impacts that this new building might have on his well system.

Ms. Schoot thanked Chair Eckhardt for his response and his promise that the lighting will not affect the residents; unfortunately though, if this promise does not come through, she is talking about the lighting from outside in the parking lot that she has seen at another location that she has been to. **Acting Chair Eckhardt** reiterated that there are lighting requirements for this building with regards to spilling light onto the adjacent residential area, and if the resident feels that this developer has created a problem at another location, she can provide pictures to the Village Board for their attention. Ms. Schoot asked Chair Eckhardt to think about whether or not he would want this building in his neighborhood. She said that she should not have to be the one to go to the other building to take pictures; we trust that our Village staff should do that. **Acting Chair Eckhardt** understood that some residents are against the building and they are here tonight because they care.

Commissioner Kingsley said this commission is not responsible for ensuring that the lighting for this building is correct; however, there are code requirements that lighting should not shed onto surrounding properties, and in order to get a building permit, the petitioner must submit a lighting diagram to show that this will not happen. She said that as residents, if something is put up by mistake, they should say something. Also, the fact that this property is in your backyard and many of you don't want it, there is a system to stand up for that, which is why you are all here. This commission is listening to the comments tonight, but unfortunately the design commissioners cannot speak to anything but the architecture of the building; however, the commissioners are all residents too and they are here to help the residents with that process. Ms. Schoot said they appreciate that, which is also why she posed the question 'what would you do if it was your neighborhood'.

A member of the audience spoke without giving his name. He reiterated that the height of the building is a concern for him and the light pollution as well. Even though the lighting would not be shining on their properties, it will still be a big glowing building that will definitely change the neighborhood. **Acting Chair Eckhardt** pointed out that the Plan Commission voted against the project.

Kendall Schafer asked if zoning had to change to allow this building here. **Mr. Hautzinger** said that part of the Plan Commission review and Village Board approval of this project does require re-zoning from O-T, Office Transitional to I, Institutional. The Plan Commission reviewed that matter and their recommendation will go to the Village Board for their consideration. Ms. Schafer asked when that will happen and **Mr. Hautzinger** replied that December 4 is the tentative Village Board meeting date. Ms. Schafer said that like many people here tonight, she would have loved to have seen paperwork that this project was going on, and she personally helped bring awareness to her neighbors about this, which is why a lot of them are here tonight. Her overall concern about low-income housing in the area and its effect on their property values; if she knew this was going to happen, she probably never would have bought her

home here 8 years ago.

Phyllis Giolli, 216 E Council Tail. She said that a 3-story building is being reviewed here when there is nothing that high down Arlington Heights Road, it is all one-story buildings. The building does not look right and does not make sense, everything is flat, this building should be one-story. The design is terrible for that specific lot, and she asked if they are taking 2 lots for the project. The petitioner stated that that is not the purview of this commission. Ms. Giolli said there is a section of the 2 lots that is not being used, which is a waste. Acting Chair Eckhardt again stated that the Plan Commission reviewed this project and voted no. Ms. Giolli questioned why we are here tonight talking about a building that did not pass the Plan Commission, it is a waste of time. By coming here tonight, in their eyes they feel that this commission will pass it.

A member of the audience who did not give his name, said it is his understanding that the Village Board votes after they receive recommendations from each of the four commissions, of which this commission is one, and these wonderful people are happy to hear your concerns, even though they might be off the design topic; he asked if this was correct. Acting Chair Eckhardt agreed and said that this commission wants to be respectful of the residents' concerns, but everyone has to understand that this commission is not the Plan Commission or the Village Board.

David Kostich, 1533 S. Douglas. He agreed that the building is too high, there are only one-story buildings there, and there is a parking lot on the east side of the building which is near the residential area. If anything, that parking should be put along Arlington Heights Road, for a 2-story or a 1-story structure. Acting Chair Eckhardt replied that parking layouts are the purview of the Plan Commission, and shading can be taken into consideration in terms of the location of the building; if the building were pushed back, the afternoon sun would block the people living on that side of the street. Mr. Kostich reiterated that the parking area should be on the Arlington Heights Road side where there is more traffic and density for traffic. Acting Chair Eckhardt said these comments should be discussed with the Village Board.

Anna Schmitz, 406 E. Noyes Street. She said that it looks silly to not have a door on the front of the building facing Arlington Heights Road because you should enter from the front of the building and have the parking this way; that will preclude any light from coming down off the back of the building into the neighbors' yard. It should not be 3-stories because from Golf Road all the way down to Village Hall, there is only one, 3-story building, and that is right at Golf Road at the Jewel. So it is totally out of character for the neighborhood. Would it not be better to have the parking in the front of the building and the entrance in the front of the building, if the building has to be there at all, to prevent the neighbors from hearing engine noises, people talking, door slamming, conversations in the middle of the night, when you have kids sleeping. This is her opinion, and again, would you want to live in that situation, if you had the parking right next to the back of your house.

Linda Dustin, a resident, thanked the commissioners for the information being given tonight. They came here tonight not knowing very much of anything and it is very disappointing that they missed an important meeting that they could have attended. She referred to the first picture shown tonight of the new building that to her looks like an institution, there are no windows on the side, the colors or something has to be different if it goes through. We have beautiful homes that are taken care of in this neighborhood and this just looks like an institutionalized thing that is going to be put there. Change the colors or do something because this is not appealing to her at all. She has lived in her home for 40 years, and she is already concerned about the amount of traffic coming down Arlington Heights Road from the highway through this corridor and the increase in traffic from this new building, especially near Council Trail where there is already a problem.

David Divito, 210 E. Ryan Ct. He was on the Zoning Board for about 8 years, and it is interesting that landscaping is a Zoning Board function and not a design function. Acting Chair Eckhardt explained that landscaping is under the purview of this commission, with the exception of projects that also go before the Plan Commission. Mr. Hautzinger clarified that it is the Plan Commission and not the Zoning Board that reviews landscaping, and he said the reason for that is because there many code requirements associated with landscaping, it is not just about aesthetics or how the landscape design looks, there are requirements for screening parking, screening between zoning districts, and tree preservation. Mr. Divito said the Design Commission has the right eye for landscape beautification, and all of the other

properties along this corridor of Arlington Heights Road are doing beautification projects. The harmony and the spirit of the neighborhood have been talked about, and if you look at all the buildings that are in front of this they are all nice brick and block, with minimum siding, and they have a lot of diversity; so if something new is going to be put here, let's make sure it looks nice, because this is the south corridor of the Village, the entrance into Arlington heights from I-90. We have an opportunity here to do something properly with this property, and this does not fit. Besides the medical use buildings here, this would be the first residential building that would be seen on this side of the property.

Celina Micko, 125 E. Emerson Street, which is right next to the project. She said that the only source of water on her property is a well and she is concerned about the impacts on it from this project. She presented a letter that she previously sent to Planning Staff about concerns she has about the project, specifically about how the grading difference between this site and her property is going to be resolved. Acting Chair Eckhardt said that grading is not the purview of this commission, and the Village Engineering department will review the grading plans for the project, if and when the project is approved; however, this property cannot change the direction of the water flow that currently exists on the property, without engineering and containment of that water. Ms. Micko said she is very concerned about safety with this building, which is for disabled people and alcoholism and drug disabilities. She said that the height of the building is not compatible with the neighborhood.

Mayur Shah, 309 E. Haven St. He is concerned about the height of the new apartment building that will have 40 units, and the privacy issue for some of the adjacent residents into their bedroom windows. The petitioner clarified that there will be 25 units in the building, not 40. Mr. Shah also said that for someone visiting the Village, it is best viewed at eye level, and this 3-story building does not fit architecturally in this location. He is unsure about the distance between the property and the adjacent homes at the rear of the site. The petitioner said that a 6-foot fence is proposed along the rear of the site with a minimum 8-foot-tall row of evergreens at planting. Acting Chair Eckhardt said the building is not located close to the rear property line, and both a fence and row of landscaping are proposed there to help with some of the privacy issues. Mr. Shah said the homes not blocked today have more sun on their property now than they will in the future. From a health perspective he said that research shows that a building that is occupied by veterans and seniors that has an increased building height that does not allow easy access outside, people tend to be less healthy because they tend to stay within their apartments and just watch tv.

James Kokosues, 131 E. Emerson St. He is concerned about the front of the building that will face the rear of the property because the front entrance of the building will directly face his home. He is concerned that residents of the new building will be able to see into his home, especially from the third floor. He was unsure if this is a design thing or not. He also said that he did not receive anything in the mail about the project and he did not attend the Plan Commission meeting for this project.

Rudy Jacqus, agreed with most of the other residents with regards to the height of this building, which he felt was not compatible with the neighborhood. He understood that lighting is not this commission's purview, but he wanted to point out that even though this building is not allowed to project light onto the surrounding properties, there will still be a problem with ambient lighting, and he referenced how ambient lighting from International Plaza can be seen from his home. He also said that all the other office buildings along Arlington Heights Road are brick, which is an aesthetic that he would like to keep here.

Wendy Kelly, 221 E. Foster Street. She said that back in 2010 when she and her husband were driving through the neighborhood looking for a home, there was no building like this; at that time it was inviting, it was single-family homes, and it was where she wanted to raise her daughter. She lives behind the memory care facility located south of this site, which was only trees when they moved in, there was nothing there, and they could not have been more excited when the memory care facility came in with the right plan for the neighborhood. However, this is not the right plan for the neighborhood; the building is too tall and she had concerns about safety, even with the parking lot and people coming and going that was not there before.

Peter Gayed said he is here representing his parents who have lived in Parkview Court for more than 20 years. He had questions specific to Full Circle Communities and the representatives here tonight. He asked what percentage of

occupied units are given to veterans, who verifies the veterans, what percentage of units are given to disabled persons, and how is that documented. He also questioned some of the language in the ADA guidelines that pertain to those who are perceived to have a disability. He was told these percentages are not made public because of privacy concerns, but he is not asking for names, just percentages. He asked if citizenship is required for admission to this new building and he wondered where the policy for that is coming from. He knows that preference cannot be given to residents of Illinois or nearby areas because this is tied to Illinois Housing Development Authority funding and the petitioner cannot restrict to the immediate neighborhoods.

Acting Chair Eckhardt closed the public comment portion of the meeting. He asked those in the audience not to blurt out questions or comments at this time while the petitioner and architect respond to some of the questions asked by the public. He asked the petitioner to respond to the question about the placement of the front door being on the rear of the building, and Ms. O'Connor-Brooks said these items were covered at the Plan Commission meeting and do not fall under this commission's purview. They intend on covering these items again at the Village Board meeting.

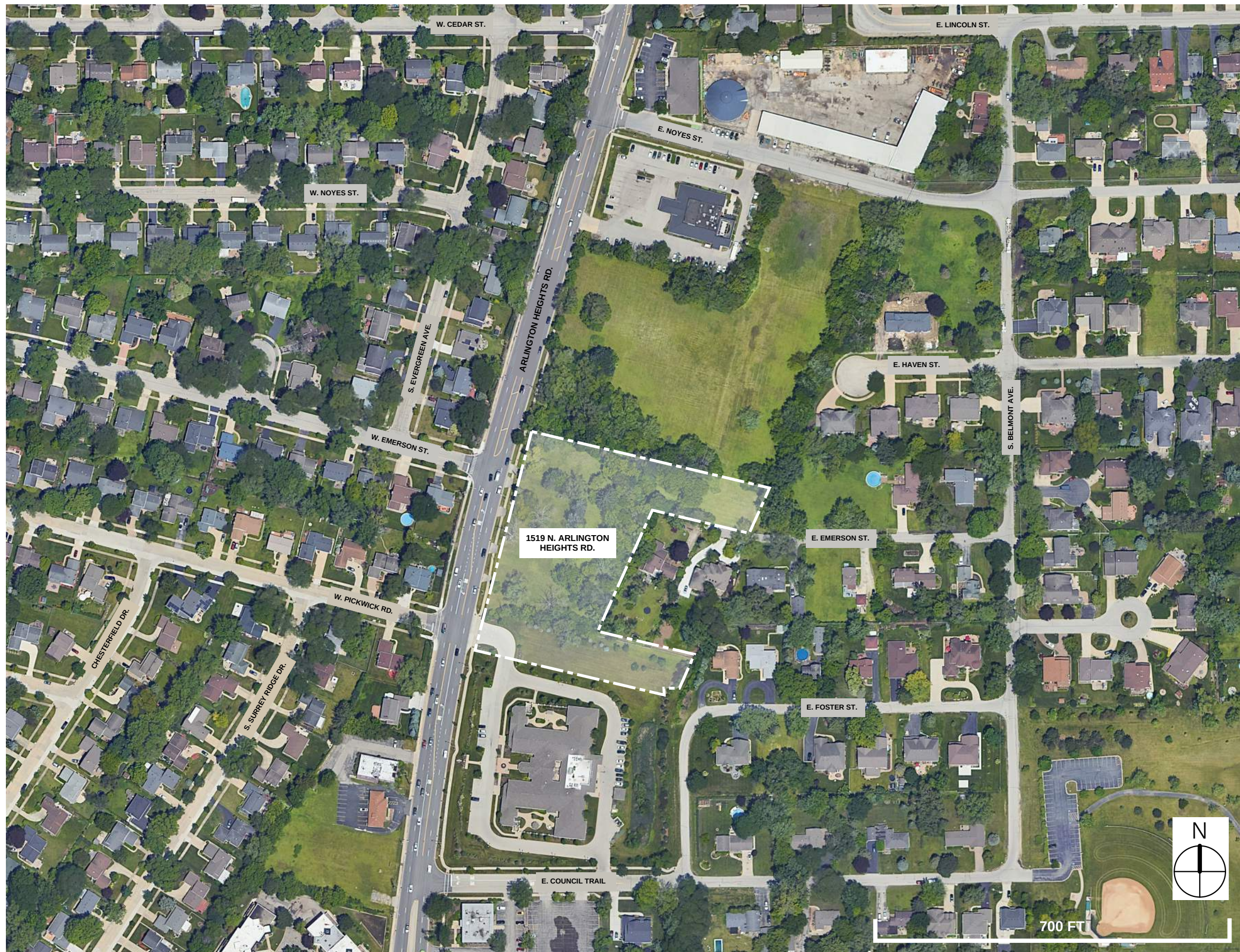
The commissioners summarized their comments. Commissioner Kingsley thanked everyone for being here and for caring about what is in their backyard, and she thanked the petitioner for listening to the commissioner's comments at the last review. She felt the changes made are of great importance and have changed the building for the better. She appreciated that more brick was put on the building, it looks a lot nicer and the petitioner has created something that makes a little bit more sense and is less chaotic. She said the changes made to the front and the back of the building make those elevations look pleasing. She was really happy that the color was changed from the stark white and the redder brick and the cream stone, to something that has a darker brick and a darker trim that is not quite as stark. She agreed with Staff about Option 2 for the canopy entrance and that the level of the canopy is to be raised up, and that the trim depicted on the west elevation will be the same on all sides of the building. Commissioner Kingsley referred to the north elevation where there is only one set of windows, as opposed to the south elevation where there are groupings of windows. She would be in favor of a window being added in the hallway in the center of the north elevation, instead of the paneling shown without windows, and either grouping the two windows on the north elevation to be more consistent with the windows on the south elevation, or slightly separating the two windows on the north elevation and eliminating that bay; however, something should be done with the trim that is similar to what is being done on the west elevation. Commissioner Kingsley acknowledged the comment made about making the building all brick, and while that is something the petitioner could consider, she would still want to see some bays that are not brick; she was not in favor of the entire building being brick. She reiterated that although the changes that were made are pleasing, she wanted to add these additional comments tonight. Commissioner Fitzgerald agreed with the comments from Commissioner Kingsley.

Acting Chair Eckhardt concurred with the other commissioners' comments. He felt that the three tones on the building are better than all brick because all brick would look very institutional. These are residential materials being used on this building, which help to break down the building and make it appear more linear in design than vertical. He agreed with Staff's recommendation to go with Option 2 for the canopy elevation which has a thinner header piece at the entrance. He said the colors are a tremendous change and are very nice; the brick is right, the Hardi cobblestone is a nice soft color, and he appreciated the petitioner making fairly radical changes from the first review. The building really has improved. In response to Staff's sketch of the west elevation that showed suggestions to add some small gable roofs to the top of the elevation, he commented that no one sees a building in flat elevation like that, and the bays have depth and they create shadows, and that is attractive. He asked the petitioner how they felt about these suggestions, and Ms. Thompson said they did look at ganging the pairs of bays together, but felt that they were over-scaled for the overall length of the building which is not very long. She added that because of the width of the bays, the gables that Staff sketched on the smaller end bays are so small that they feel they would be lost when passing by on Arlington Heights Road. She explained that the bay windows are offset 12 inches and the eave is two feet, so the eave over the bay is another 1-foot, which Acting Chair Eckhardt said creates a nice shadow line as well. Acting Chair Eckhardt said he is okay with the design as shown tonight.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED DESIGN FOR *GRACE TERRACE* LOCATED AT 1519-1625 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON, AND SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 8/28/23, EXTERIOR ELEVATIONS AND MATERIAL LIST RECEIVED 11/21/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT WINDOWS BE ADDED TO THE NORTH SIDE STAIRWAY (HALLWAY), TO BE APPROVED BY STAFF.
2. A REQUIREMENT TO IMPLEMENT 'CANOPY ELEVATION - OPTION 2', WITH THE INCREASED CEILING HEIGHT AND REDUCED FASCIA FOR THE ENTRANCE.
3. A REQUIREMENT THAT THE TRIM PATTERN BELOW THE WINDOWS OCCURS AROUND THE ENTIRE BUILDING, LIKE IT IS ON THE WEST ELEVATION.
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, 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.

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





NORTH END
OF SITE



NORTH OF
SITE



SOUTH END
OF SITE



SOUTH OF
SITE



MIDDLE OF
SITE



WEST OF SITE
(ACROSS ARLINGTON HTS. RD.)



EAST OF SITE



ALTA/NSPS LAND TITLE SURVEY



0 40' 80'
1" = 40' (HORIZONTAL)

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

PARKING SUMMARY

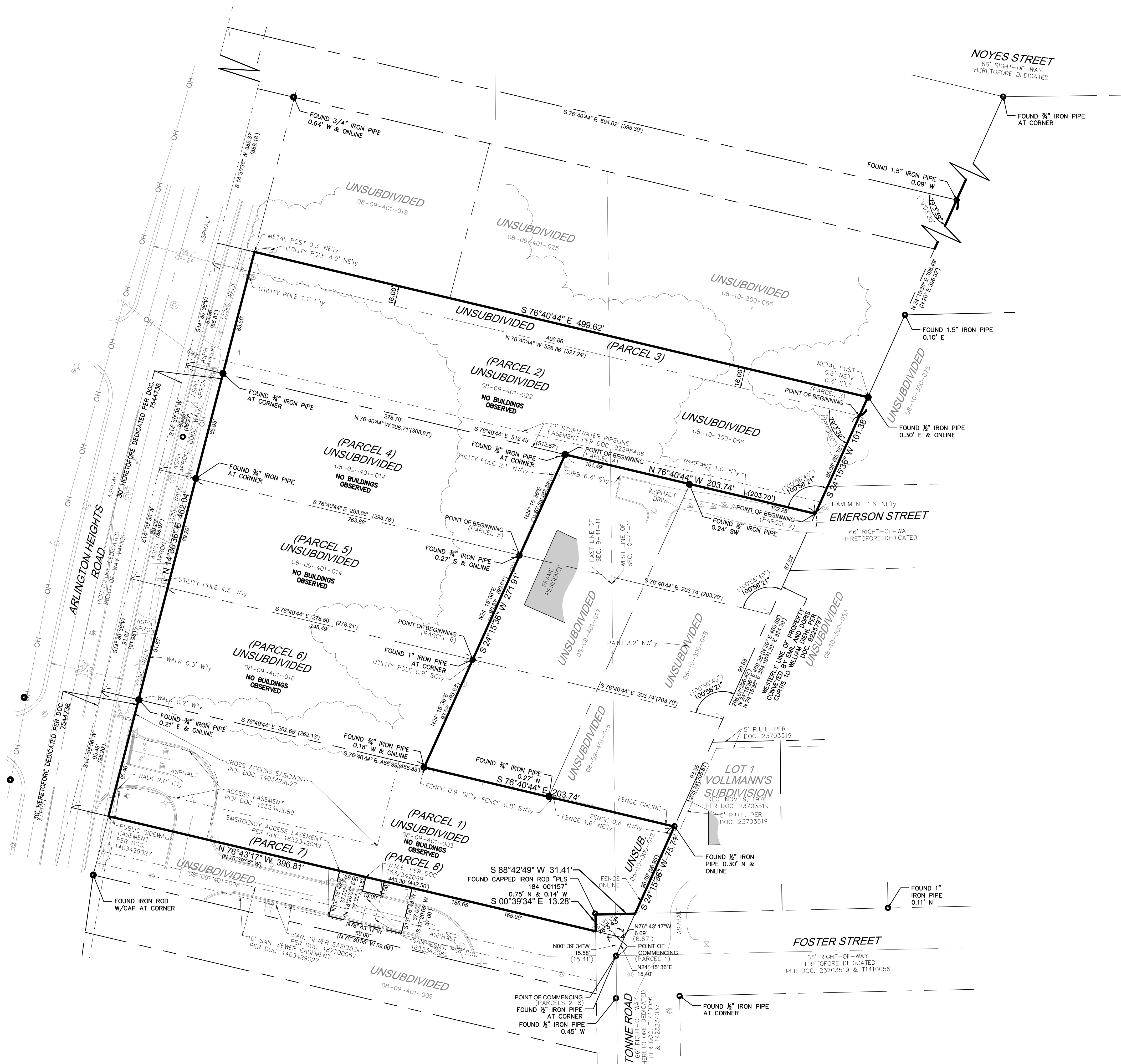
PARKING STALLS: 00
HANDICAPPED STALLS: 0
TOTAL: 00

SURVEYED AREA

157,479 SQUARE FEET (3.615 AC±)

LEGEND

BOUNDARY LINE =	———
R.O.W. LINE =	———
EASEMENT LINE =	- - - - -
PAVEMENT LINE =	=====
CURB & GUTTER =	=====
CONCRETE SIDEWALK =	=====
SANITARY LINE =	———
STORM LINE =	———
WATERMAIN LINE =	———
FOUND IRON ROD OR PIPE =	○
EX. SANITARY MANHOLE =	⊙
EX. STORM MANHOLE =	⊙
EX. INLET =	□
EX. HYDRANT =	⊗
EX. VALVE BOX =	⊗
EX. GAS VALVE =	⊗
EX. TELEPHONE HANDHOLE =	⊗
EX. ELECTRIC HANDHOLE =	⊗
EX. ELECTRIC TRANSFORMER =	⊗
EX. ELECTRIC JUNCTION BOX =	⊗
EX. LIGHT POLE =	⊗
EX. BOLLARD =	⊗
EX. SIGN =	⊗
EX. CONCRETE =	⊗
EX. BUILDING =	⊗
MEASURED INFORMATION =	XXX.XX
RECORD INFORMATION =	(XXX.XX)
EDGE OF PAVEMENT =	EP
PUBLIC UTILITY EASEMENT =	P.U.E.



2200 CABOT DRIVE, STE. 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS DESIGN OR THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION FROM CAGE ENGINEERING, INC.

FULL CIRCLE COMMUNITIES

ARLINGTON HEIGHTS, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

PROJ NO. 220019

PM: SJP

DATE: 09/07/22

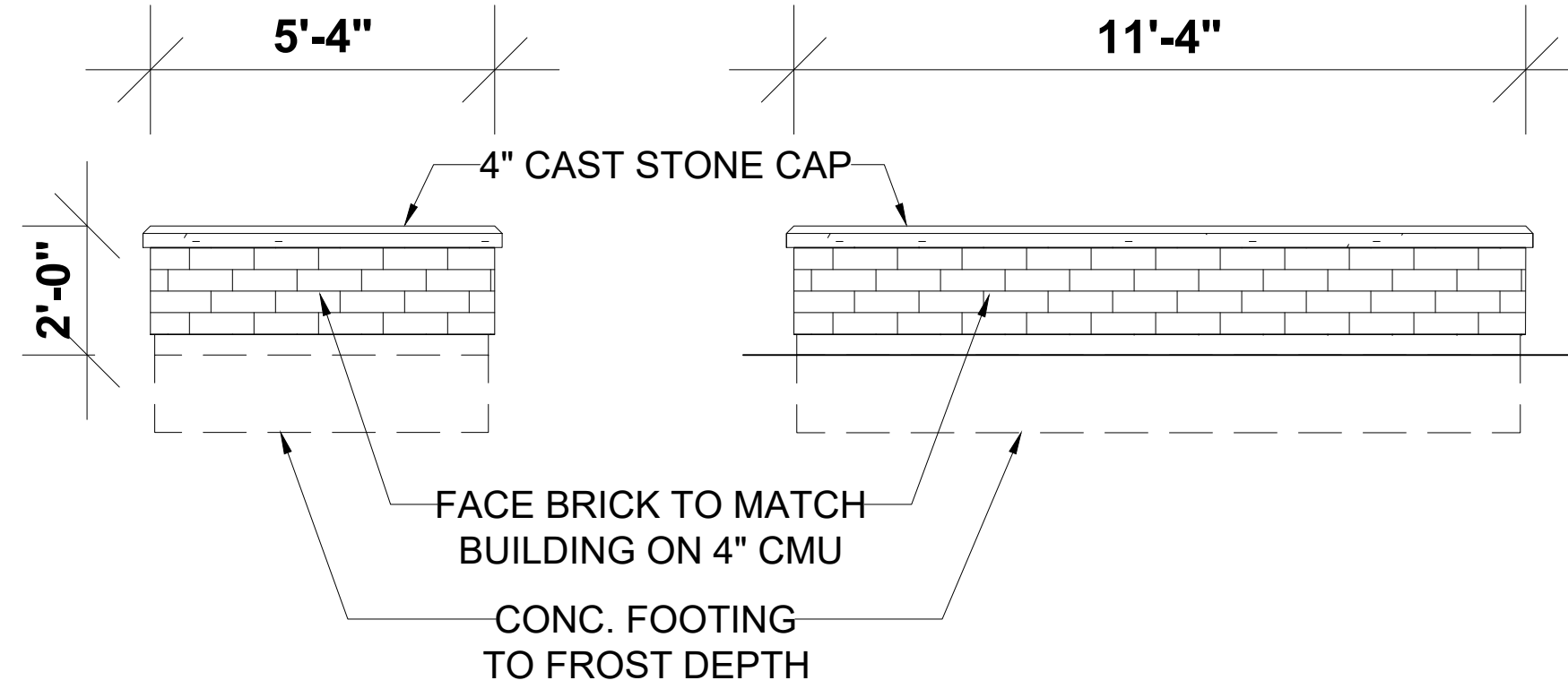
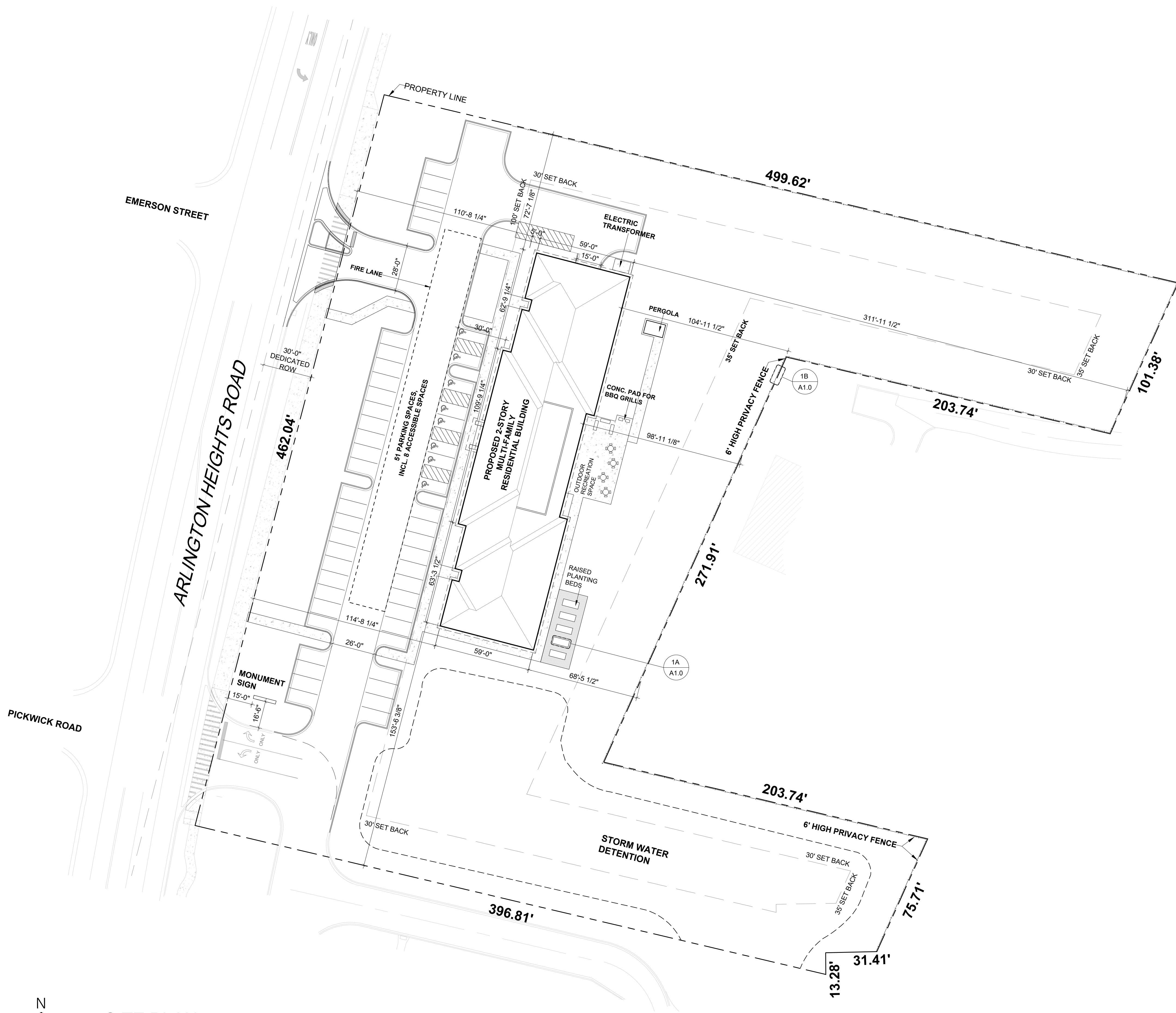
SCALE: 1"=40'

SHEET NUMBER

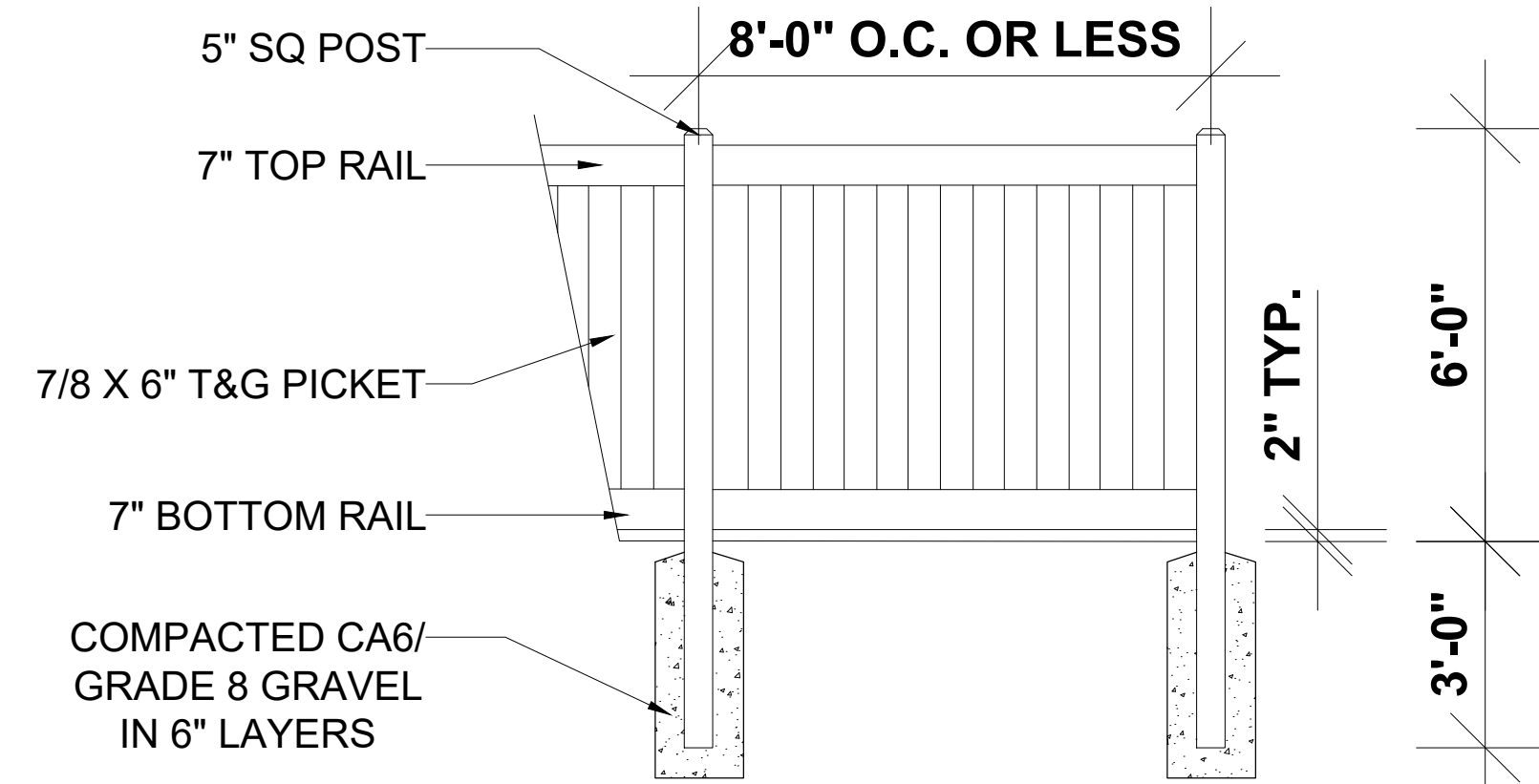
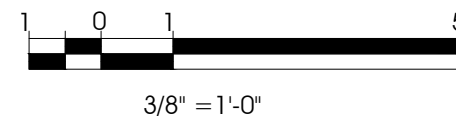
2 OF 3



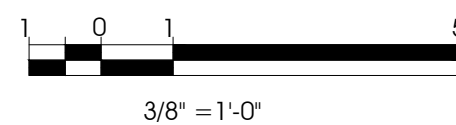
NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS



1A RAISED PLANTING BED ELEVATION
3/8" = 1'-0"



1B FENCE ELEVATION
3/8" = 1'-0"



1C PERGOLA IMAGE

PROJECT DATA:

SITE AREA	: 2.61 ACRES/ 113,955 SF
BUILDABLE AREA	: 1.45 ACRES/ 63,290 SF
BUILDING FOOTPRINT	: 14,073 SF
BUILDING COVERAGE	: 12.3%
BUILDING AREA	: 27,911 SF
FAR	: 24.49%
NUMBER OF UNITS	: 25
SITE AREA/UNIT	: 4,558 SF

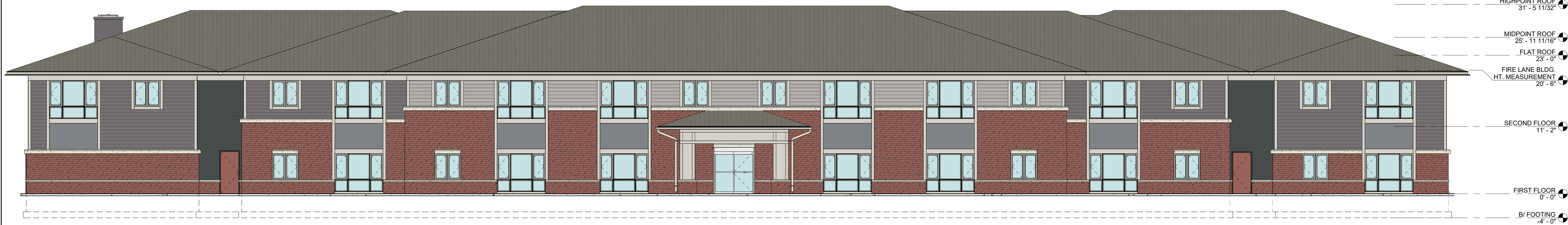
FIRST FLOOR : (7)-1BR
(2)-2BR
= 9 UNITS

SECOND FLOOR : (13)-1BR
(3)-2BR
= 16 UNITS

TOTAL PARKING: 51, INCL 8 ACCESSIBLE SPACES



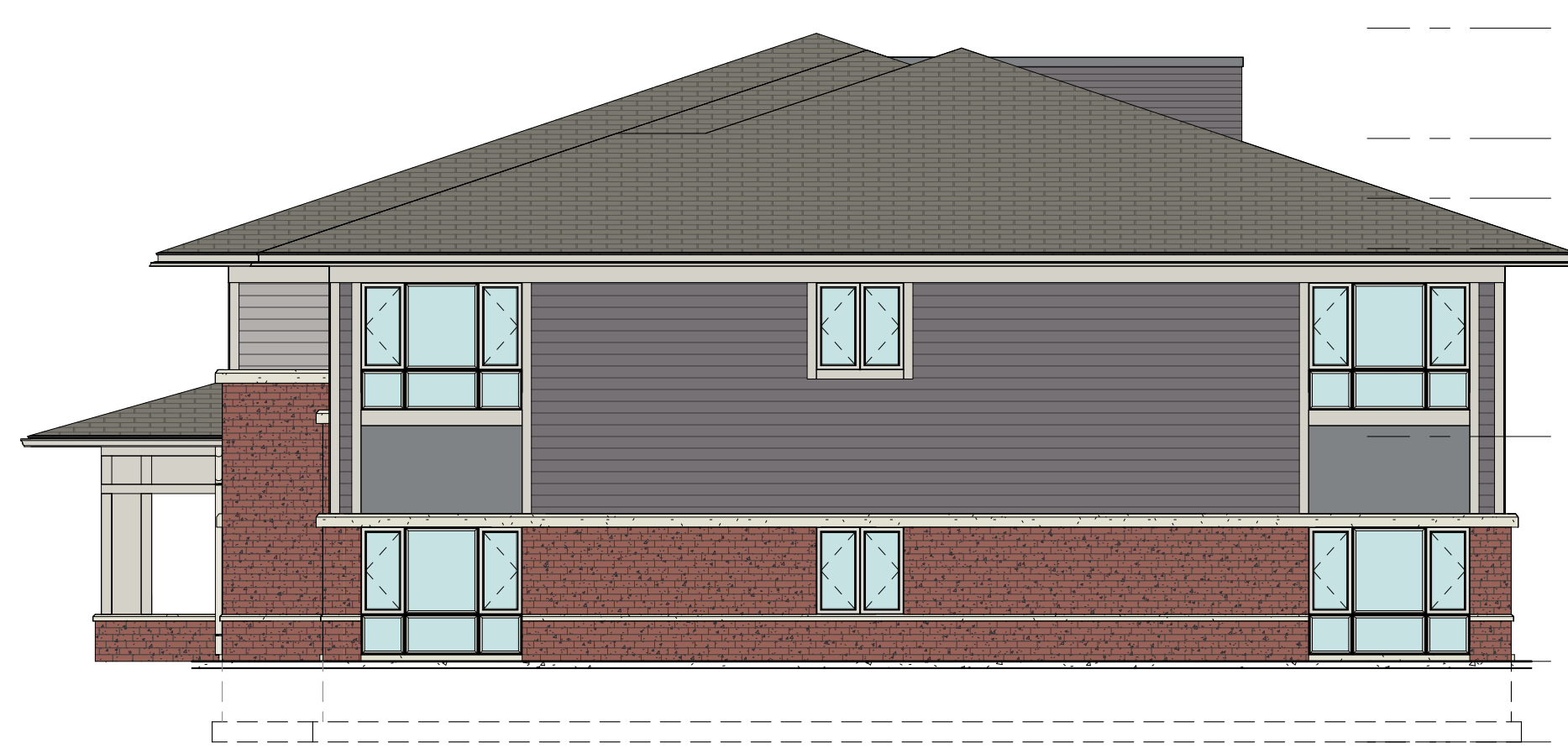
1 NORTH WEST VIEW



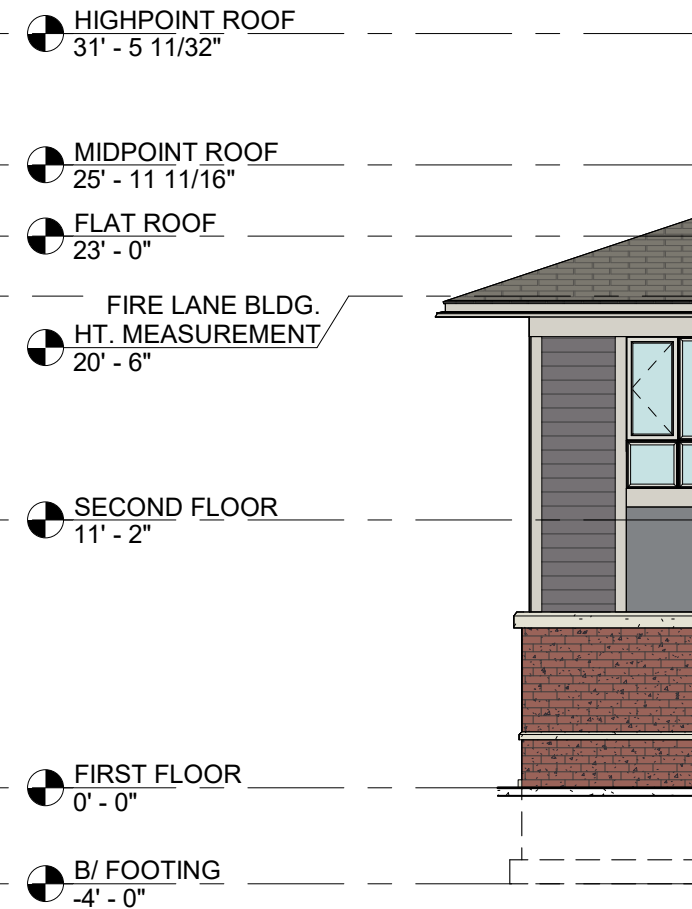
1 WEST ELEVATION (2S)
1/8" = 1'-0"



2 EAST ELEVATION (2S)
1/8" = 1'-0"

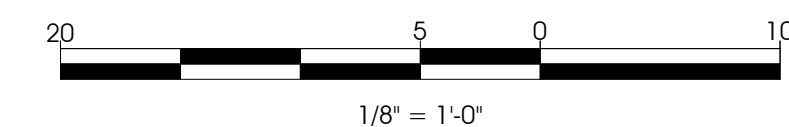


3 SOUTH ELEVATION (2S)
1/8" = 1'-0"



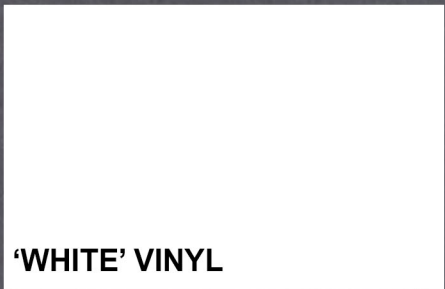
4 NORTH ELEVATION (2S)
1/8" = 1'-0"

BUILDING MATERIAL & COLOR LEGEND	
	VINYL WINDOW - WHITE
	SHINGLES - COBBLESTONE GRAY
	FC TRIM - COBBLE STONE
	5/16 FC PANEL COLOR - AGED PEWTER
	FC LAP SIDING - 7" EXPOSURE COLOR 1 - PEARL GRAY
	FC LAP SIDING - 7" EXPOSURE COLOR 2 - IRON GRAY
	FC LAP SIDING - 7" EXPOSURE COLOR 3 - AGED PEWTER
	FACE BRICK - CRIMSON CREEK IRONSPOT





**CERTAINTED LANDMARK SHINGLES
COBBLESTONE GRAY**



'WHITE' VINYL



**ROCKCAST 'BONE' CAST
STONE**



**HARDIE 'COBBLE STONE'
FC SIDING & TRIM**

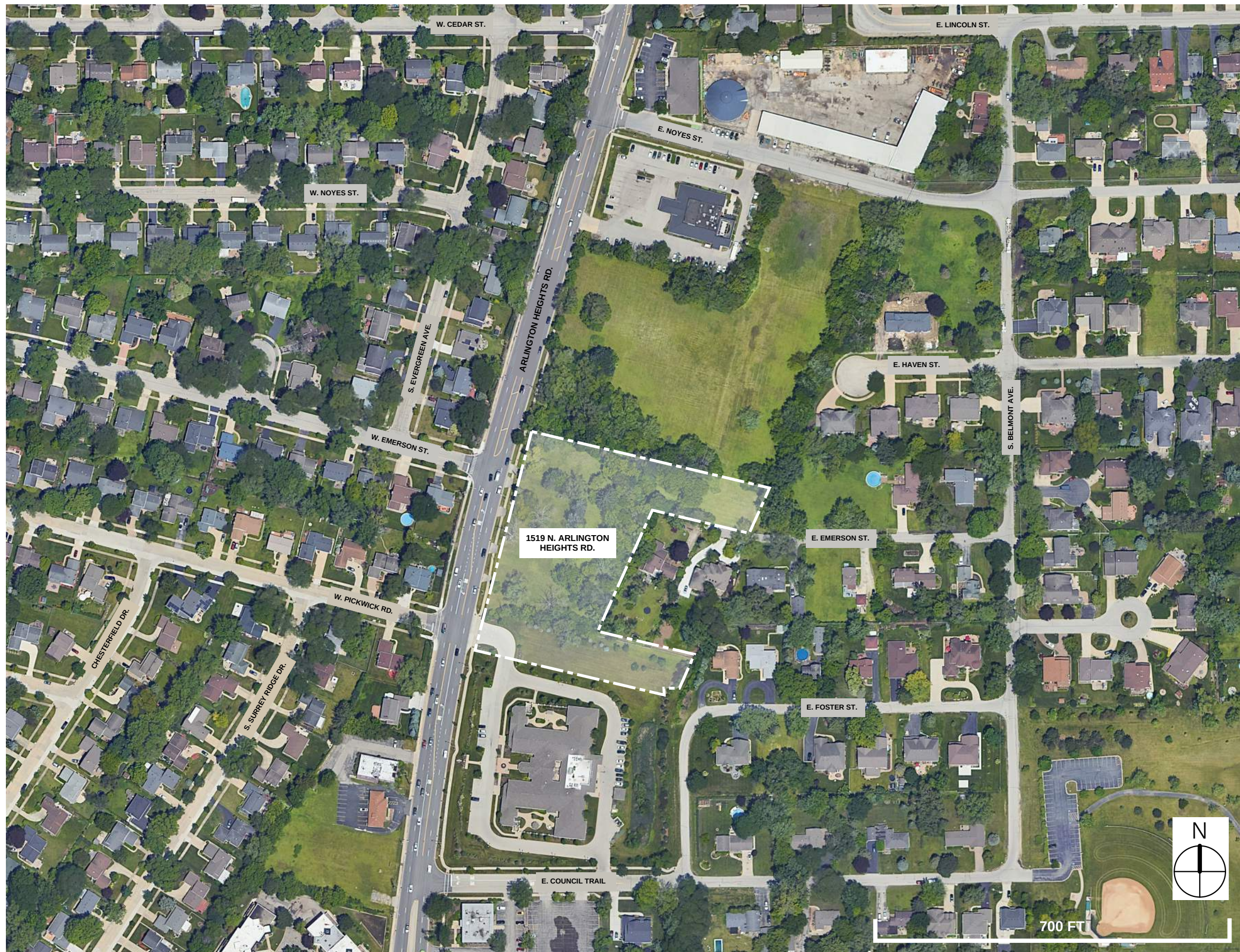


**HARDIE 'AGED PEWTER'
FC SIDING & PANELS**

HEBRON BRICK COMPANY



**CRIMSON CREEK
IRONSPOT**





NORTH END
OF SITE



SOUTH END
OF SITE



MIDDLE OF
SITE



EAST OF SITE



ALTA/NSPS LAND TITLE SURVEY



0 40' 80'
1" = 40' (HORIZONTAL)

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

PARKING SUMMARY

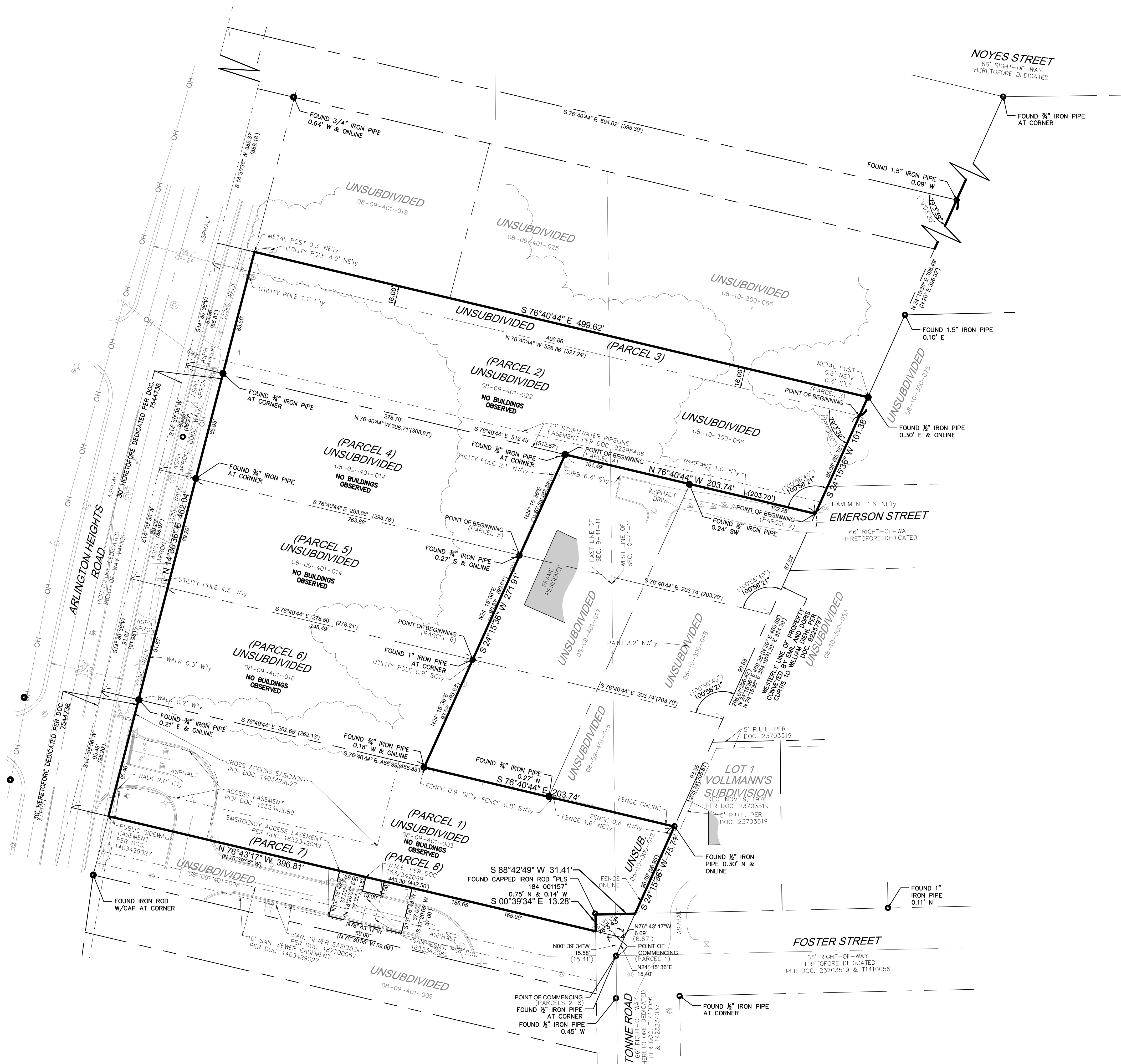
PARKING STALLS: 00
HANDICAPPED STALLS: 0
TOTAL: 00

SURVEYED AREA

157,479 SQUARE FEET (3.615 AC±)

LEGEND

BOUNDARY LINE =	———
R.O.W. LINE =	———
EASEMENT LINE =	- - - - -
PAVEMENT LINE =	=====
CURB & GUTTER =	=====
CONCRETE SIDEWALK =	=====
SANITARY LINE =	———
STORM LINE =	———
WATERMAIN LINE =	———
FOUND IRON ROD OR PIPE =	⊙
EX. SANITARY MANHOLE =	⊙
EX. STORM MANHOLE =	⊙
EX. INLET =	□
EX. HYDRANT =	⊗
EX. VALVE BOX =	⊗
EX. GAS VALVE =	⊗
EX. TELEPHONE HANDHOLE =	⊗
EX. ELECTRIC HANDHOLE =	⊗
EX. ELECTRIC TRANSFORMER =	⊗
EX. ELECTRIC JUNCTION BOX =	⊗
EX. LIGHT POLE =	⊗
EX. BOLLARD =	⊗
EX. SIGN =	⊗
EX. CONCRETE =	⊗
EX. BUILDING =	⊗
MEASURED INFORMATION =	XXX.XX
RECORD INFORMATION =	(XXX.XX)
EDGE OF PAVEMENT =	EP
PUBLIC UTILITY EASEMENT =	P.U.E.



2200 CABOT DRIVE, STE. 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS DESIGN OR THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION FROM CAGE ENGINEERING, INC.

FULL CIRCLE COMMUNITIES

ARLINGTON HEIGHTS, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

PROJ NO. 220019

PM: SJP

DATE: 08/07/22

SCALE: 1"=40'

SHEET NUMBER

2 OF 3



5/31/2023 1:56:06 PM
COPYRIGHT © 2021 ALL





2 NORTH WEST VIEW



1 EAST VIEW

DESIGN COMMISSION SUBMITTAL

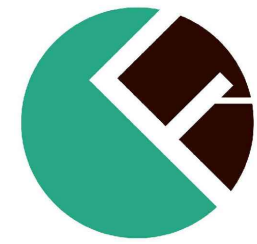
REVISIONS:

A7.0

JOB NUMBER
20-410
DATE
11.21. 2023

COLOR RENDERING

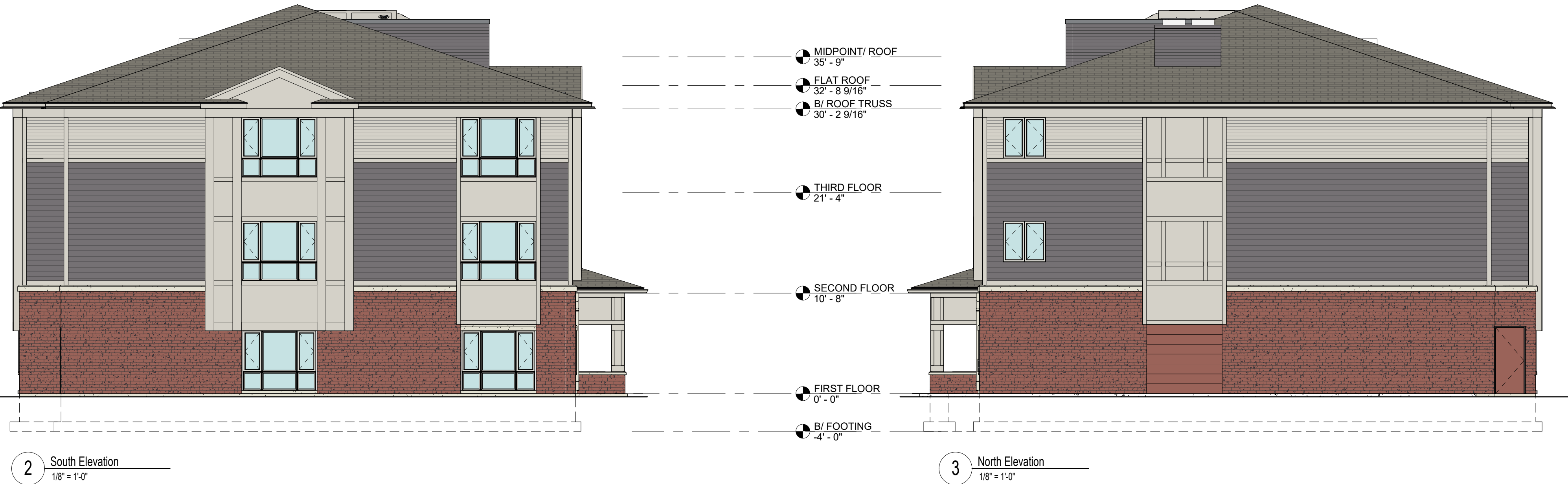
Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005



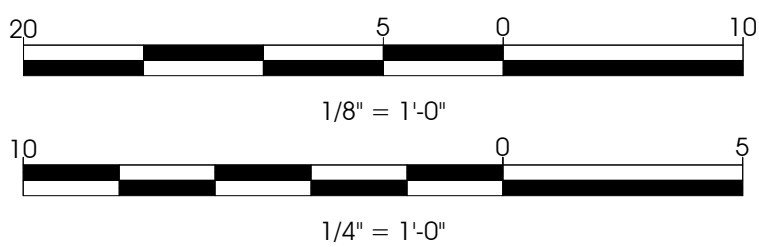
FULL CIRCLE
communities

CORDOGAN CLARK
Chicago
715 North Wells Street, Chicago, IL 60642
Tel: 312.842.1300 Fax: 312.842.1771

Aurora
600 West Broadway Avenue, Aurora, IL 60004
Tel: 630.984.4278 Fax: 630.984.4871



BUILDING MATERIAL & COLOR LEGEND	
	VINYL WINDOW - WHITE
	SHINGLES - COBBLESTONE GRAY
	FC TRIM - COBBLE STONE
	5/16 FC PANEL COLOR - AGED PEWTER
	FC LAP SIDING - 4" EXPOSURE COLOR 1 - COBBLE STONE
	FC LAP SIDING - 7" EXPOSURE COLOR 2 - AGED PEWTER
	FACE BRICK - CRIMSON CREEK IRONSPOT





1 Enlarged Canopy Elevation - As Proposed
1/4" = 1'-0"



2 Enlarged Canopy Elevation - Option 2
1/4" = 1'-0"



**CERTAINTED LANDMARK SHINGLES
COBBLESTONE GRAY**



‘WHITE’ VINYL



**ROCKCAST ‘BONE’ CAST
STONE**



**HARDIE ‘COBBLE STONE’
FC SIDING & TRIM**



**HARDIE ‘AGED PEWTER’
FC SIDING & PANELS**

HEBRON BRICK COMPANY



**CRIMSON CREEK
IRONSPOT**



MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60007
August 19, 2024
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Tom Hayes, Richard Baldino, James Bertucci, Wendy Dunnington, Robin LaBedz, Tom Schwingbeck, Scott Shirley, and Jim Tinaglia. Trustee Nicolle Grasse was absent.

Also present were: Randy Recklaus, Diana Mikula, Charles Perkins, Tom Kuehne, Hart Passman, Rob Horne and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 8/5/2024 Meeting Minutes

Trustee Tinaglia moved to Approve. Trustee LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Mayor Hayes, Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Absent: Trustee Grasse

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 08/15/2024

Trustee Bertucci moved to approve the Warrant Register in the amount of \$4,736,471.27, Trustee Schwingbeck Seconded the motion.

The Motion: Passed

Ayes: Bertucci, Schwingbeck, Baldino, Dunnington, Tinaglia, LaBedz, Shirley, Hayes

Nayes: None
Absent: Grasse

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Anyone wishing to speak on a subject not on the Agenda should fill out a card, located in the back of the room, and hand it to the Village Clerk. Please limit your comments to three minutes.

Roxane Summer said she was a patient at Davita. There is a safety issue in the parking lot. Most people don't stop at the stop sign. She asked if the Village could have the owner can make improvements to the visibility of the traffic signs within the lot. There is only one handicapped spot in front of the very large medical location. She pleaded for them to add more handicapped parking spots. It is especially hard in the winter.

IX. OLD BUSINESS

X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.

2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.

3. Citizens in the audience may request that the Board remove any item from this Consent Agenda for separate consideration after adoption of the Consent Agenda.

4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

Trustee Tinaglia moved to approve the Consent Agenda. Trustee Schwingbeck seconded the Motion.

The Motion: Passed

Ayes: Tinaglia, Shirley, Bertucci, LaBedz, Schwingbeck, Dunnington, Baldino

Nays: None

Absent: Trustee Grasse

A. Metropolis Building Infrastructure Project Special Assessments and Ordinance
Amending the 2024 Budget

Ordinance #2024-45

B. An Ordinance Amending Section 2-204 of the Municipal Code Regarding the Order of
Business of Agendas of Village Board Meetings

Ordinance #2024-46

C. Purchase of Ford Interceptor Vehicles for the Fire Department - Award and Resolution

Resolution # R2024-34 - Agreement # A2024-38

D. Destruction of Closed Session Meeting Recordings from the meetings of 7/18/22, 9/6/22, 11/7/22 and 11/21/22.

E. 2024 Plan Review Professional Services Change Order No. 1 and Resolution
Resolution # R2024-35

F. Ordinance - TotsLand Daycare Center - 1007 W. Euclid Ave.

Ordinance #2024-47

G. Ordinance - Ford Commercial Auto Repair - 3456 N. Ridge Ave.

Ordinance #2024-48

H. Ordinance - Comprehensive Plan Amendment - Recreation Park - 500 E. Miner St.
Ordinance #2024-49

I. Ordinance - Rezoning - Recreation Park - 500 E. Miner St.

Ordinance #2024-50

J. Ordinance - Plat of Vacation - Recreation Park - 500 E. Miner St.

Ordinance #2024-51

K. Ordinance - Planned Unit Development - Recreation Park - 500 E. Miner St.

Ordinance #2024-52

L. Authorization for Village Manager to enter into Multiple Energy Supply Contracts and Resolution

Resolution # R2024-36 Agreement #'s A2024-39 and A2024-40

M. Resolution Approving and Agreement with Meals on Wheels Northeastern Illinois to Provide Services to Senior Citizens

Resolution # R2024-37, Agreement #A2024-41

N. Bond Waiver - Hopeful Beginnings of St Mary's Services

O. Ordinance Amending Chapter 13 of the Municipal Code of the Village of Arlington Heights to Create a Supplemental Banquet Hall Liquor License Classification

Ordinance #2024-53

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Full Circle Communities/Grace Terrace - 1519-1625 S. Arlington Heights Rd. - PC#23-007

Preliminary Plat of Subdivision, Amendment to Comprehensive Plan, Rezoning from O-T, Office-Transitional to I, Institutional, Planned Unit Development to allow permanent supportive housing facility on subject property

Denise Reyes reintroduced the Grace Terrace Project. Full Circle, the developer, would be the long-term owner and manager of the facility. They provide supportive housing and were approached by the Housing Task Force, which also developed Heart's Place. Heart's Place is fully leased with a wait list of over 100. This new building would provide housing for persons with disabilities with a priority for veterans with disabilities. The building is 25 units. All tenants have leases and services are available to all residents. It is independent living and not designed for those who need assisted living or a 24-hour solution.

After the Board meeting of December 4th, the building has been reoriented so the parking and entry face the west. This adjustment reduces the proximity to the neighbors and minimizes activity and light at the rear of the building. The setback was adjusted to address privacy concerns. The parking is code compliant. There are 51 parking stalls, with 8 being accessible on the west and north sides of the building. There will be a shared parking agreement with the northern neighbor. Over 100 new trees will be planted. On the south side, there will be storm water detention. They are less than 6' from the height limit. There will be trees planted to obscure the front of the building. The building is 103 feet to the neighbor's property line, and the view is largely obscured by the landscaping. A screen will hide the mechanicals.

Ms. Reyes addressed some of the neighbors' concerns. The proportion of affordable housing does not negatively impact safety. An interest list will be opened for those interested in living here. They will work with the Village's Health Department, the VA and other local partners to develop the move in list. The Housing Authority of Cook County will verify the list and qualifications. Veterans will have a preference, meaning they will move to the top of the list. Screening is applied to all residents. The Cook County Just Housing Amendment allows only a 3 year look back for the background check. Full Circle provides on-site staffing for services and management, maintenance, key fob access, security cameras and a 24-hour hotline to staff.

In regards to property values; their experience is that their developments do not negatively affect neighboring property values. They looked at 5-year data, within a ¼ mile radius. The home value appreciation rate outpaced the average in Arlington Heights. This project aligns with the Village's Consolidated Plan and the Village Board's strategic priorities. There is a 2-story option available that was developed as an alternative to the 3-story building originally proposed.

President Hayes asked for clarity regarding the veteran's status. Ms. Reyes said everyone at Grace Terrace would need a disability. A veteran would need to be disabled to qualify.

Mr. Perkins summarized the previous Board decision. It was approved 6-3, but the request came with a negative recommendation from the Plan Commission, therefore to pass, the project required a supermajority vote 6 of 8 votes required. The Board directed staff to explore a 2-story building and reorientation of the building. That motion passed 9-0.

This vote requires 6 of 9 members for approval as a protest petition was submitted under Village Code. A vote to deny the project needs only a simple majority. Any vote tonight will be to deny, continue or direct staff to develop ordinances. So, there is no final action

tonight, unless there is a denial.

The plan requests a Preliminary Plat of Subdivision, an Amendment to the Comprehensive Plan to reclassify the property from Office to Institutional, and rezoning of the property. After the July 24th Plan Commission Meeting, the petitioner prepared a 2-story concept which eliminated parking lot 2 (taking away the need of a parking variation) and eliminated the loading zone variation. The parking lot was moved from rear of building to the front of building, the building shifted to east, the lighting was reduced, and landscaping increased.

Trustee Schwingbeck asked if financing was in place. Josh Wilmoth, President of Full Circle said they are ready. Mr. Perkins said the code requires them to get shovels in the ground in 24 months. Trustee Schwingbeck asked if Village residents could have priority. Mr. Wilmoth said under the Fair Housing Law, they are not allowed to have a residency preference. He said their marketing would be focused on local Village groups. Veterans are an allowed preference. Disability is a requirement; after that, the first preference is veterans. It could be filled with all veterans with a disability if they qualified and met background checks. Trustee Schwingbeck said he is more comfortable with the 2-story option. Mr. Wilmoth said there were several limiting factors initially to a two-story building but those constraints became more flexible. They are now able to shift the building to the north, which expanded their options.

Trustee Schwingbeck moved to direct staff and the Village Attorney to prepare final documents approving the requested relief for a 2-story building for consideration at a future Board meeting. This should include an approval to consolidate the subject property into one lot, amending the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional, rezoning the subject property from the O-T Office Transitional District to the I Institutional District and the Planned Unit Development approval to allow a 25-unit permanent supportive housing facility on the property subject to the conditions noted by the Staff Development Committee.

Trustee Shirley proposed a substitute motion to concur with the Plan Commission motion. President Hayes said this motion was out of order, as the first motion had not yet been voted upon.

Trustee Shirley asked under what authority The Housing Task Force operated. Mr. Recklaus said it is a community group. Trustee Shirley said it is not likely that this will help Village residents as other people will be on the list. In December, there was a shooting at Heart's Place. There was no management there, a person fired in the air and took three shots at a vehicle exiting the right of way. If something similar happened at this development, it's on Arlington Heights Road and next to a residential neighborhood. He commended the Plan Commission for digging deep into the developer. The residents are against it at this location, not against affordable housing. He is just saying this is not the right location. There are all kinds of properties available.

Trustee LaBedz asked if there was concern about changing the zoning of the memory care facility next door. Mr. Perkins said there were no issues with that re-zoning. Trustee LaBedz said there has been discussion about other locations but noted this kind of building would have to be zoned institutional wherever it is placed. Mr. Perkins confirmed a request on any parcel would need a request to be zoned institutional. Most institutional zoned properties are already occupied. It is a very specific designation.

Trustee Tinaglia questioned how potential tenants are chosen. Mr. Wilmoth explained

there is an interest list on their website. Then, applications are made available. They reach out to community groups in the community. There are 25 units, the list will be over 100. Applicants log in to submit a preliminary application. Veteran's preference would be noted at this time. This information is provided to the Cook County Advisory Authority which creates a site-based interest list. The Housing Authority also maintains a list of those who are interested in housing in Cook County. Full Circle then reaches out to the applicants based on order, verification of veteran status, and disability. After that they are verified for income and background and their application is processed. Then they are offered housing.

Trustee Tinaglia asked if residents could be at the top of the list. Mr. Wilmoth said the best they can do is target the marketing to the Village. More than 80% of their residents typically come from the area around the property. The list is closed once the units are all filled. Trustee Tinaglia asked if the list could be held until a predominance of veterans had applied before it is sent to Cook County. Mr. Wilmoth said the list is sent intermittently by batch. Then, once the property fills, they do not send anymore. Normally it takes 5-10 applicants for every unit they want to fill. Mr. Wilmoth said the County and State have directives on how they are allowed to market the properties. Theoretically, they could hold the list back. It could be possible. Trustee Tinaglia said when the project was in Early Review, he was very supportive as this was proposed as a project for veterans. He wants to get back to that.

President Hayes agreed, saying he wanted to find a way to preference veterans. If you submit 50 names and none of them are not veterans, you are not meeting your objectives.

Trustee Bertucci asked for a description of the neighboring businesses. After Mr. Perkins' summary, Trustee Bertucci noted the adjacent buildings to this property on Arlington Heights Road are one story. He has preference for residents and what their take is on what we are putting in their back yard. He said he had concerns regarding the 3-story building and if we go 2 story, we still don't know what it would look like. Mr. Recklaus said if it moves forward, detailed plans would be developed and reviewed and would require the approval of 6 Board members. The Plan Commission denial was to not allow the zoning to change to Institutional.

President Hayes countered there was a lot of discussion at the Plan Commission of 2-story versus 3-story. They specifically denied a 3-story building. The recommendation was to not rezone the property. They did not see a 2-story building. Mr. Recklaus explained if a 2-story building was approved, the project would go back to the Design Commission. It would not have to go back to the Plan Commission, as they have already weighed in on the zoning issue. Mr. Perkins said the Plan Commission asked if the petitioner could do a 2 story, the petitioner said they could not. There was a lot of discussion as to a 2 or 3-story. Ultimately, they made the motion to deny the zoning request.

Mr. Recklaus noted the project had to go back to Plan Commission a second time because of the parking variations and because the development became larger. More residences were then within the notice area, so that necessitated a larger notice. The conversation at Plan Commission was based on three stories. It is up to the Board as to how much weight to place on the Plan Commission's decision.

Trustee Dunnington said she was in support of changing the zoning. There is no market for new office space, but there is a huge need for housing, especially affordable housing. The Village's percentage of affordable housing is below our neighboring communities'. This is an excellent location for residents, as it is walkable to restaurants and grocery

stores. It's a small project on a major artery, not in a neighborhood, but next to a neighborhood. The Board frequently makes zoning changes. Since 2021, it has rezoned 9 properties. A lot of cities are reevaluating zoning laws as they are a factor in the nation's housing shortage. She supports the 3-story option over the 2-story option. The Park Place Condos are 5 buildings just south of this on the west side. They are three story buildings and they back up to Surrey Ridge. The new development where International Plaza was will be 4-story buildings. The 3-story plan is better for the environment. It's not necessary for the applicant to spend more money for the two-story plan. Residents have not asked for the 2-story plan, they cite other reasons for not wanting the building.

Trustee Baldino asked if they had the financing to make a 2-story building happen. Mr. Wilmoth said they are prepared to move ahead. They have a \$300,000 - \$400,000 funding gap, but the redesign allows for another building to be developed to the north. If the 2-story option, which costs more, is the only option, they are prepared to go. Trustee Baldino said he was originally in favor of a 3-story option, but is interested in a 2-story option.

Trustee Bertucci asked about the State Guidelines for affordable housing in municipalities. If we don't meet them, do we have to file a plan? Mr. Recklaus said if a community does not meet the 10% threshold, certain requirements come into place. You must submit a plan and State oversight is triggered if you deny a plan that meets regulations. There are consequences if we do not meet the numbers. Trustee Bertucci noted that the Village is at 19.8%, twice the guideline before a plan would be required.

Trustee Shirley moved to amend the motion on the floor to delete the text of the motion and insert a motion to concur with the Plan Commission's recommendation to deny the project. President Hayes said he believed this to be a new motion, not an amendment. Mr. Recklaus said if Trustee Schwingbeck's motion failed, then there would be support for Trustee Shirley's motion.

The following residents spoke against the project: Patrick Keavy, Rocky Miro, Gabe Bodnar, Brittany Bodnar, David Dupree, David Divito, Mayur Shah, Eric Mueller, Jeff Bohn, Victor Louie, Phyllis Giolli, Linda Dustin, James Kokosoulis, Colleen Heraty, Michela Schoot, Richard Wetsal, Helen, Mary Moz, Anna Schmitz, David Kostich, and Joanna Kostich.

The reasons cited were: crime, safety, loss of property value, tenant selection, lack of transparency on the part of Full Circle, numbers of police and fire responses to existing supportive housing properties, residents should be able to trust existing zoning, need for transitional zoning, not an improvement for a key gateway, Board should not vote for special interests-but for residents, residents nearby will leave if this passes, neighborhood already has subsidized housing nearby, criminals could be residents, more affordable housing is coming with new developments, other businesses were held to the one story standard-this is not fair to them, supporters of this do not live nearby, alleged drug dealing at Heart's Place, trust the Plan Commission, should be in a B-1 area, density, family members can live there-so it won't be 100% disabled.

The following people spoke in favor of the project: Keith Moens, Martin Klos, Kathy Glasdern, Mark Cornew, Mary Hahn, Linda Waycie, Philip Geirn, Hugh Brady, Brian Harrison, Jean Wood, Seth Goldberg, Maria Zeller Brauer, Susan Piasecki, Cleo Nykol, Zoe McGrath, Rubin Paul, Bill Magnanaro, Tracy Sherva, Maggie Trevor, Christina Crusius, Gabriel Nagy, Kathy Scortino, Daniel Crusius, Erica Chianelli, Linda Orgler, Patricia Crusius, Lorri Grainawi, Larry Kuehn, Warren Neuhauser, Sue Loellbach, Robert

O'Neill, Madeline McCarren, Mark Levin, Phil Dukes, Don Caufault, George Motto, and Greg Zyk.

The reasons for supporting the project were: need for supportive housing, Heart's Place residents like their home-they have neighbors-support, Full Circle has the support of the other communities where they operate, fear and prejudice are behind the "no" contingent, access to grocery store-bank-Pace, ability for those with disabilities to live independently extremely important, crime can occur anywhere, disabled people more often the victims-not the perpetrators, statistics show property values do not fall, compassion, diversity, values, support of the VA administration, support of the Cook County Commissioners, will have good security/case management, safe place for loved ones with a disability needed, thorough vetting process, project will bring tax dollars, support the vulnerable, property has been vacant for a long time.

Mr. Passman said the zoning question is to rezone from O-T to I and to create a PUD for a care facility. Neither presupposes the income of the residents.

Trustee Dunnington said Grace Terrace has worked hard to address the Board's concerns. They eliminated all the variances. There were 9 letters of support from the communities where they are operating. The screening process is more detailed than any other applicant's plans or projects are. She supports the 2-story option, but supports the 3-story option too. Those not in support are not advocating for a 2-story option. She is interested in seeing if there is support on the Board for a 3-story option prior to a decision on the 2-story option.

President Hayes said resident input has resulted in a better project. The Board and Full Circle have listened. As a result, the parking is flipped, the entrance is on the Arlington Heights Road side, and it is a lower building. Without a 3rd story, people won't be able to look into homes. The number of units is not being reduced, regardless of size. He thinks the 2-story proposal is better as it addresses the concerns of the neighborhood. He said he was moved by the testimony of Martin Flos, it was courageous to come and explain his experience at Heart's Place. Crime can happen anywhere. He is comfortable that this development is going to be a safe place. As Mr. Zyk noted, the same concerns were raised with Crescent Place. We hear all the time from people who are concerned with developments like this, and it has never been the case, in his 33 years on the Board, that the concerns have come to fruition. He is confident this proposal will follow suit. He is in support of the motion at 2-stories.

Trustee Shirley said he will vote no because of the zoning. Full Circle came with a 2-story proposal 2 weeks ago. Let's not give them any credit for waiting to the last minute. They shouldn't have bought the property in the first place without contingencies.

Trustee Tinaglia noted that the Code has a provision that when there is a protest by neighbors, it triggers a supermajority vote to rezone. The vote for rezoning is required by ordinance. The forthcoming ordinance will require the 2/3rds majority. Trustee Tinaglia said he was the architect who designed Luther Village in 1985. The meeting was moved to Forest View High School because it was so controversial. It is the fear of the unknown. He supported Crescent Place and Shelter Inc. because the need is real. Saying it's for veterans and people with disabilities is misleading. It's for people with disabilities, some of whom are veterans. He's not okay with 3-stories. The parking is completely overloaded. It needed to be flipped, and it needed to be 1 or 2-stories. He can go along with a 2-story building.

Trustee Bertucci asked if once this goes into motion, will it ever see the Plan Commission? Mr. Perkins said no, the Plan Commission voted on the zoning, and they have already weighed in. The Design Commission will review the building. If the Board approves this tonight, they do it knowing that the Plan Commission did not approve it. The developer will need to prepare engineering plans, a site plan, and architectural plans which will be reviewed by staff. The Design Commission application will have a public meeting and review. They will make a motion and staff will review all the drawings. Then the ordinance will be drafted.

Trustee Tinaglia said he understands why this has too much parking, because it would require a variation, which triggers a vote of 6 of 8 to approve. Mr. Recklaus said because this vote is being driven by the protest, it needs 6 out of 9 votes. If they requested a variation, that would be 6 out of 8 without the Mayor. It's an additional hurdle.

Trustee Tinaglia said he wants them to have the opportunity to have the right plan, and we should allow them to land bank parking because they only need 32 spaces. There are 51 stalls with 20 extra which means less green space. He's a strong advocate of making the project better. It's gamesmanship and it's a mistake.

This vote requires a simple majority. The final vote on the Ordinance requires six of nine votes to pass.

Trustee Schwingbeck moved to Approve. Trustee Baldino Seconded the Motion.

The Motion: Passed

Ayes: Mayor Hayes, Trustee Baldino, Trustee Dunnington, Trustee LaBedz, Trustee Schwingbeck, Trustee Tinaglia

Nays: Trustee Bertucci, Trustee Shirley

Absent: Trustee Grasse

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, emercado@vah.com or 847/368-5793.

Trustee Baldino moved to Adjourn at 12:36 a.m. Trustee LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Mayor Hayes, Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

Absent: Trustee Grasse

Village Clerk, Becky Hume



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
10/22/2024

Item: DC#24-051 - Chase Bank - 1 N. Dunton Ave. / CBD
Commercial

Department: Planning & Community Development

Item Description:

Requested Action

Approval of the proposed architectural design for exterior modifications to an existing bank building in the Downtown.

Recommendation

It is recommended that the Design Commission evaluate the proposed architectural design for exterior modifications to the existing office building at 1 N. Dunton Avenue. This recommendation is based on the revised plans received 9/18/24, Design Commission recommendations, compliance with all applicable Federal, State, and Village code regulations and policies, the issuance of all required permits, and the following:

1. Evaluate eliminating the existing drive-through to create new usable storefront space.
2. Evaluate opening up the large blank brick wall along Campbell Street with new storefront windows to enhance the appearance along the sidewalk.
3. Evaluate providing a continuous screen around the perimeter of the roof to fully screen all the existing visible rooftop mechanical units.
4. Provide new replacement shrubs where existing shrubs are being removed, and infill all gaps to provide a continuous row of shrubs along the south end of the existing parking lot.
5. Provide daylilies in the empty landscape bed adjacent to the parking lot driveway on Dunton Avenue.
6. 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.

7. All signage must meet code, Chapter 30.

ATTACHMENTS:

1. DC Staff Report 10.22.24
2. Exhibits 10.22.24

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Chase Bank
Project Address: 1 N. Dunton Avenue
Prepared By: Steve Hautzinger

Date Prepared: October 14, 2024

PETITIONER INFORMATION:

DC Number: 24-051
Petitioner Name: Alexis Leung
Petitioner Address: The Architects Partnership Ltd
200 S. Michigan Avenue, Suite 1020
Chicago, IL 60604
Meeting Date: October 22, 2024

Requested Action(s):

Approval of the proposed architectural design for exterior modifications to an existing bank building in the Downtown.

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 the existing Chase Bank building in the Downtown. The primary change is to convert all of the existing turquoise colored elements on the building to a dark nickel color. The existing turquoise metal fascia panels and white metal coping will be replaced with new dark nickel aluminum composite metal panels and coping. Three existing turquoise metal entrance canopies will be replaced with new dark nickel metal panels, and all of the existing turquoise metal columns will be painted dark nickel to match the new metal panels. The existing orange brick and white winds/storefronts are proposed to remain.

Architectural Design:

The subject property is in a prominent highly visible Downtown location. The existing turquoise color and geometric patterned fascia on the building have a dated appearance. Overall, the proposed new metal panels and color scheme work well with the existing brick and storefront, and the new color scheme would be a nice refresh and update for the building. Staff does not object to the design of the proposed refresh, but Staff does have other concerns that should be addressed:

1. **Existing Drive-Through.** The existing bank drive-through takes up a significant amount of space along Campbell Street, which is not the best use of valuable Downtown street level space. The petitioner was encouraged to eliminate and infill the drive-through with new usable storefront space. The petitioner could also consider relocating their business to a new location to allow the subject property to be redeveloped to a higher and better use.
2. **Blank South Wall.** Another concern with the existing building is the large blank brick wall along Campbell Street which is not pedestrian friendly. The petitioner was encouraged to open up the brick wall with new storefront windows to enhance the appearance along the sidewalk.
3. **Rooftop Mechanical Screening.** Exterior mechanical equipment is required to be screened from public view. The existing building does not have a parapet wall, and there are numerous rooftop mechanical units which have no screening. The mechanical units are particularly visible from Evergreen and Dunton Avenue. The petitioner was encouraged to add a continuous screen around the perimeter of the roof to fully screen all of the units.

The petitioner was not agreeable to address any of the above issues, which the Design Commission should discuss and evaluate.

Landscaping:

The petitioner is proposing to keep all of the existing landscaping, which overall is in good condition, except for the removal of 16 'Black Chokeberry' shrubs along the parking lot which are in poor condition. It is recommended that the removed shrubs be replaced with new shrubs, as well as infilling existing gaps, to provide a continuous row of shrubs along the parking lot. Additionally, per code, all parking areas are required to be screened along the street frontage. There is an existing empty landscaping bed on the west end of the property adjacent to the parking lot driveway. It is recommended that the existing bed be planted with daylilies.

Trash Screening:

There is an existing fenced trash enclosure that will remain.

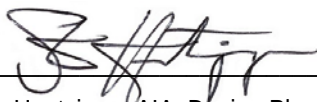
Signage:

There are no changes to the existing signage proposed at this time.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed architectural design for exterior modifications to the existing bank building at 1 N. Dunton Avenue. This recommendation is based on the revised plans received 9/18/24, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

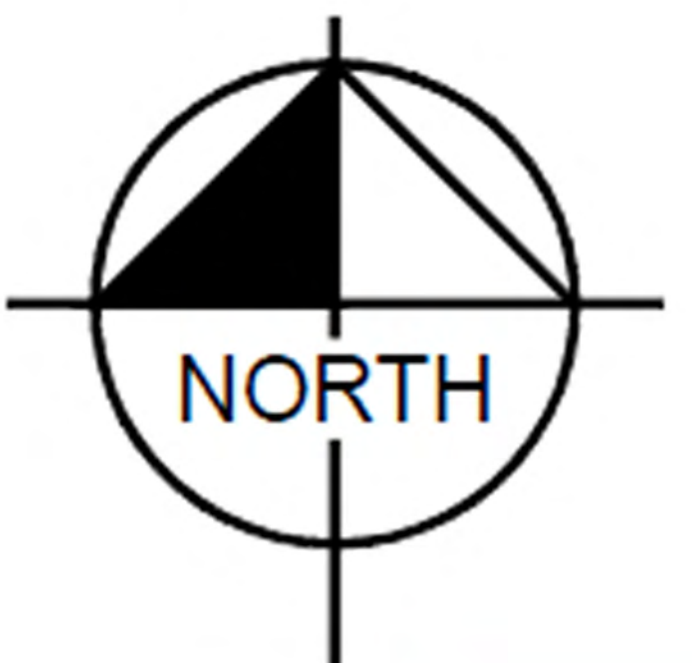
1. Evaluate eliminating the existing drive-through to create new usable storefront space.
2. Evaluate opening up the large blank brick wall along Campbell Street with new storefront windows to enhance the appearance along the sidewalk.
3. Evaluate providing a continuous screen around the perimeter of the roof to fully screen all of the existing visible rooftop mechanical units.
4. Provide new replacement shrubs where existing shrubs are being removed, and infill all gaps to provide a continuous row of shrubs along the south end of the existing parking lot.
5. Provide daylilies in the empty landscape bed adjacent to the parking lot driveway on Dunton Avenue.
6. 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.
7. All signage must meet code, Chapter 30.



October 14, 2024

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

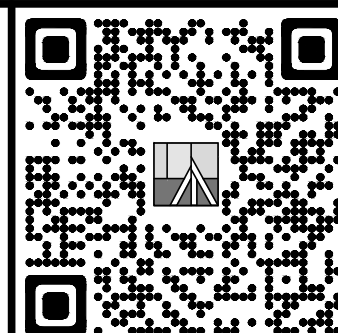
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning, Derek Mach, Landscape Planner, Petitioner, DC File 24-051



LOCATION MAP

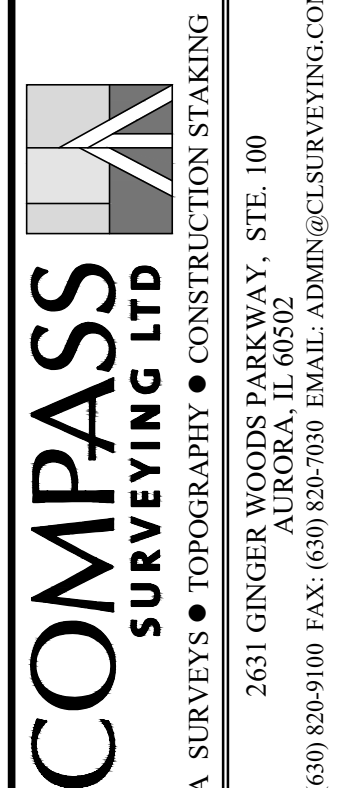
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

[illegible]

CLIENT
THE ARCHITECTS PARTNERSHIP, LTD
200 S. MICHIGAN AVENUE, SUITE 1020

PROJECT
#23089 ARLINGTON HEIGHTS DUNTON
E. N. DUNTON ROAD



AL'

SCALE: 1" = 20'

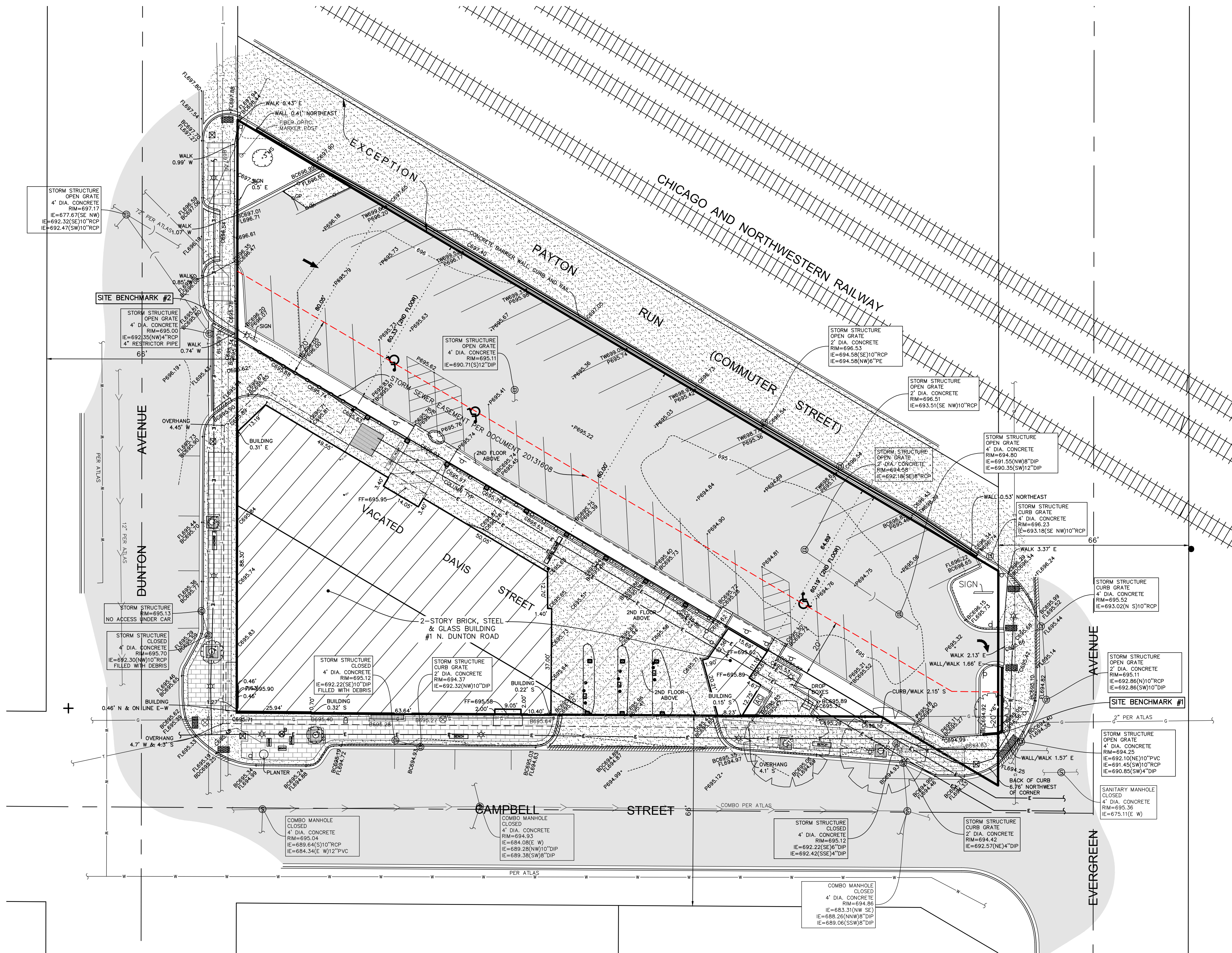
2 OF 2

PROJ. NO.: 24.0105

● FOUND 7/8" O.D.I.P.
● UNLESS OTHERWISE NOTED
(HELD LOCATION)
+ CONCRETE MONUMENT
+ CROSS IN CONCRETE
⊙ MANHOLE
⊙ STORM STRUCTURE
⊙ SANITARY MANHOLE
○ CLEANOUT
○ FLARED END SECTION
T TRANSFORMER PAD
T ELECTRIC MANHOLE
E ELECTRIC BOX
E ELECTRIC PEDESTAL
E ELECTRIC MARKER
E ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
● GUY POLE
⊙ OVERHEAD TRAFFIC SIGNAL
⊙ TRAFFIC SIGNAL MANHOLE
☆ LIGHT POLE
H HAND HOLE
○ VALVE VAULT
○ FIRE HYDRANT
SPRINKLER CONTROL VALVE
POST INDICATOR VALVE
WATER MAIN NETWORK CONNECTION
WATER MARKER
WATER METER
WATER VALVE BOX
B/BOX
SPRINKLER CONTROL VALVE
TELEPHONE MANHOLE
TELEPHONE NETWORK INTERFACE
TELEPHONE BOX
COMMUNICATION MARKER
COMMUNICATION PEDESTAL
CABLE TELEVISION PEDESTAL
CONTROL BOX
WETLAND FLAG
CAMERA
CHARGING STATION
GAS METER
GAS VALVE
GAS MARKER
DOWN SPOUT
BORING HOLE
MONITORING WELL
GATE POST
BOLLARD POLE
SIGN
FLAG POLE

T.D.I.P. = OUTSIDE DIAMETER FROM PIPE FT
 TOP = TOP OF FOUNDATION
 FT = FEET
 FCS = FLARED END SECTION
 VPC = VITRIFIED CLAY PIPE
 RDC = RIGID CAST-IRON PIPE
 PVC = POLYVINYL CHLORIDE
 RCP = REINFORCED CONCRETE PIPE
 CMP = CORRUGATED METAL PIPE
 HDPE = HIGH-DENSITY POLYETHYLENE PIPE
 (R) = RECORD BEARING OR DISTANCE
 (A) = APPROXIMATE BEARING OR DISTANCE
 (C) = CALCULATED BEARING OR DISTANCE
 (D) = DEED BEARING OR DISTANCE
 N = NORTH
 S = SOUTH
 E = EAST
 W = WEST
 A = ARC LENGTH
 R = RADIUS
 CH = CHORD
 CB = CHORD BEARING
 B.S.L. = BUILDING SETBACK LINE
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.W. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 B.C. = BACK OF CURB
 BDC = BACK OF DEPRESSED CURB
 FL = FLOW LINE
 C = CONCRETE
 P = PAVEMENT
 G = GRAVEL
 E.W.G. = EDGE OF WALK
 TW = TOP OF WALK
 TP = TOP OF PIPE
 IE = INVERT ELEVATION
 PL = PROPERTY LINE
 DS = DOWN SLOPE
 S = SQUARE FEET
 SL = SHORE LINE
 TSF = TRANSFORMER
 P = PAVERS

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



REFERENCE BENCHMARK:
NATIONAL GEODETIC SURVEY MONUMENT - 0M3998
DATUM: NAVD 88
ELEVATION = 716.90

SITE BENCHMARKS:

SITE BENCHMARK #1
BOX OUT ON CURB / RETAINING WALL AT NORTHE
INTERSECTION OF EVERGREEN AVENUE AND CAMPBELL
ELEVATION = 695.07

SITE BENCHMARK #2
BOX OUT ON LIGHT POLE BASE WITH NO LIGHT NEAR
CORNER OF SITE
ELEVATION = 696.51



N DUNTON AVE.

E CAMPBELL ST.

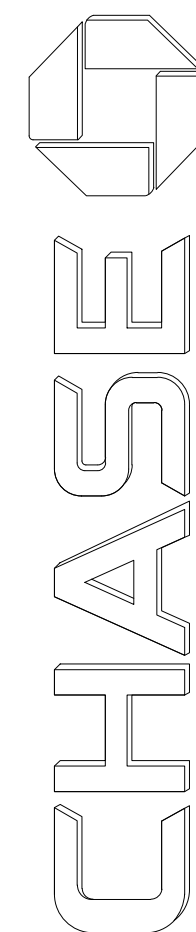
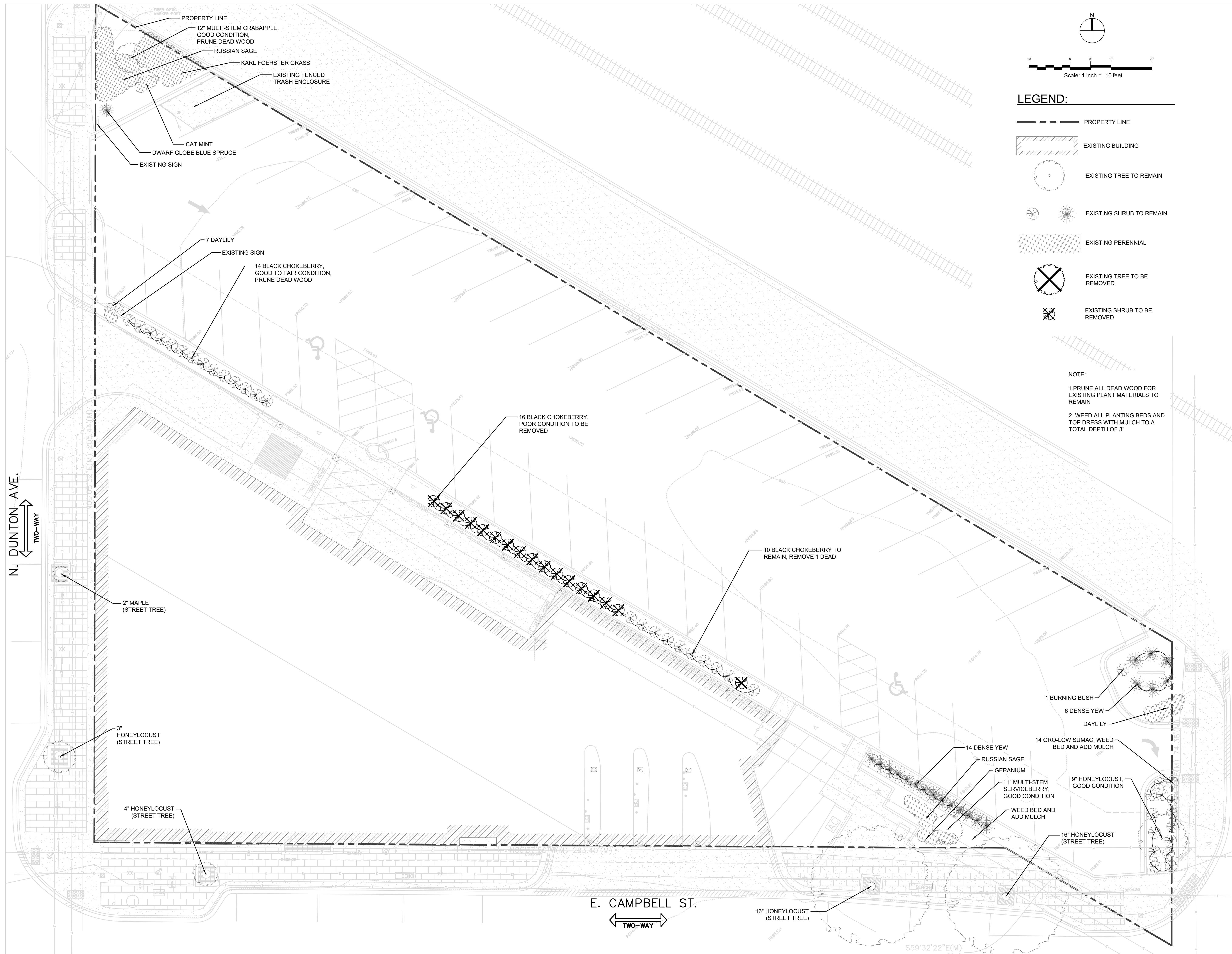
CHICAGO AND NORTHWESTERN RAILWAY
PAYTON
RUN
(COMMUTER STREET)

EXISTING SITE PLAN

CHASE
ARLINGTON HEIGHTS
1 N. Dunton Ave..
Arlington Heights, IL 60005

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 23006





CHASE
BANK

1 N. Dunton Ave.
Arlington Heights, IL
60005

Project Team

LANDSCAPE ARCHITECT



ARCHITECT

THE ARCHITECTS PARTNERSHIP,
LTD.
200 South Michigan Ave.
Suite 1020
Chicago, IL. 60604
312-583-9800

Revisions

[illegible]

Stamp

Title

EXISTING CONDITION
LANDSCAPE PLAN

Sheet No.

L0.0



E. CAMPBELL STREET



N. EVERGREEN AVENUE



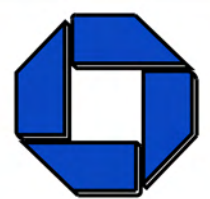
N. DUNTON AVENUE



E. PAYTON RUN





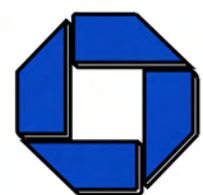
CHASE 
ARLINGTON HEIGHTS
 1 N. Dunton Ave.
 Arlington Heights, IL 60005

ARCHITECTURAL ELEVATIONS
 EXISTING - NORTH VIEW
 02.23.2024

Architect/Designer
 The Architects Partnership, Ltd.
 200 South Michigan Avenue
 Chicago, IL 60604
 t: 312.583.9800
 f: 312.583.9890
 TAP Project Number: 23089





CHASE 
ARLINGTON HEIGHTS
 1 N. Dunton Ave.
 Arlington Heights, IL 60005

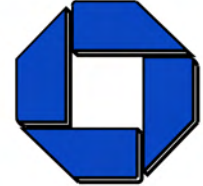
ARCHITECTURAL ELEVATIONS

PROPOSED - NORTH VIEW
 09.18.2024

Architect/Designer
 The Architects Partnership, Ltd.
 200 South Michigan Avenue
 Chicago, IL 60604
 t: 312.583.9800
 f: 312.583.9890
 TAP Project Number: 23089





CHASE 
ARLINGTON HEIGHTS
 1 N. Dunton Ave.
 Arlington Heights, IL 60005

ARCHITECTURAL ELEVATIONS
 EXISTING - SOUTHWEST VIEW
 02.23.2024

Architect/Designer
 The Architects Partnership, Ltd.
 200 South Michigan Avenue
 Chicago, IL 60604
 t: 312.583.9800
 f: 312.583.9890
 TAP Project Number: 23089



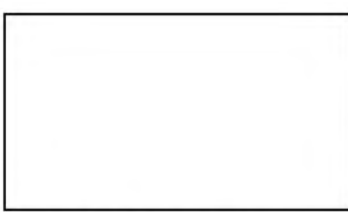
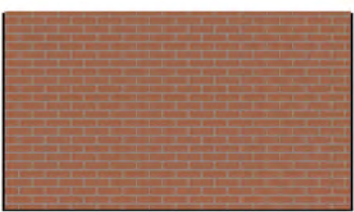
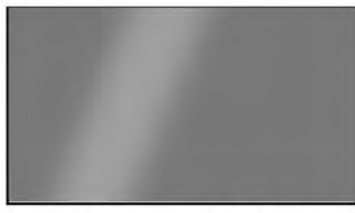
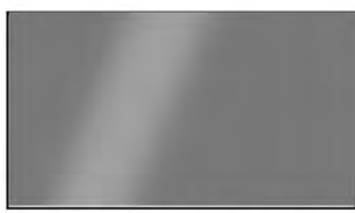


CHASE 
ARLINGTON HEIGHTS
 1 N. Dunton Ave.
 Arlington Heights, IL 60005

ARCHITECTURAL ELEVATIONS
 PROPOSED - SOUTHWEST VIEW
 09.18.2024

Architect/Designer
 The Architects Partnership, Ltd.
 200 South Michigan Avenue
 Chicago, IL 60604
 t: 312.583.9800
 f: 312.583.9890
 TAP Project Number: 23089



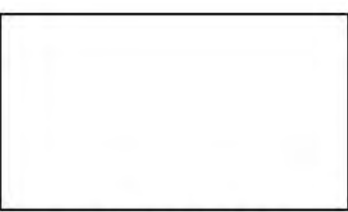
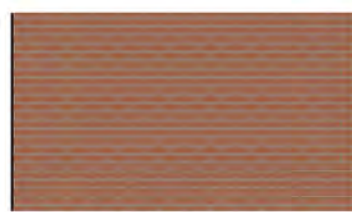
		
EXISTING STORE FRONT	CLEAR GLASS	EXISTING BRICK
		
EXISTING COPING CAP	NEW COPING CAP COLOR: MATTHEWS MP18248-CHASE DARK NICKEL GLOSS FINISH	ACM COLOR: MATTHEWS MP18248-CHASE DARK NICKEL GLOSS FINISH
		
EXISTING CANOPY COLOR: MATTHEWS MP18248-CHASE DARK NICKEL GLOSS FINISH	COLUMN PAINT COLOR: MATTHEWS MP18248-CHASE DARK NICKEL GLOSS FINISH	

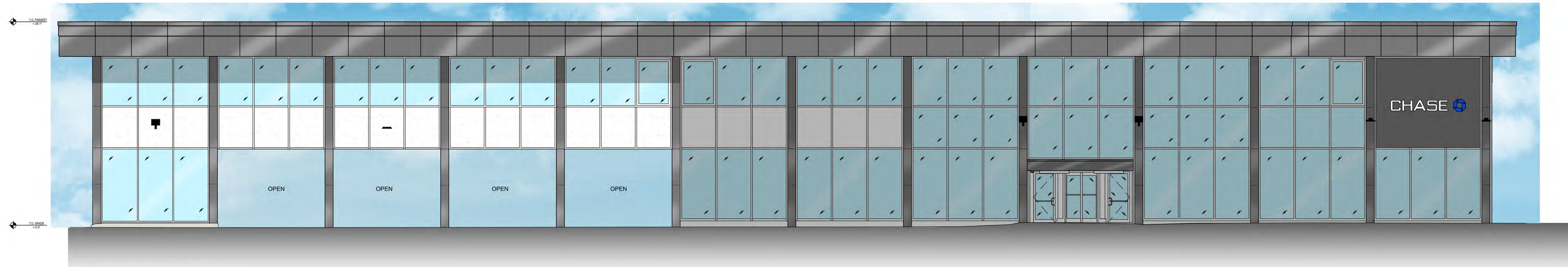


EAST ELEVATION



SOUTH ELEVATION

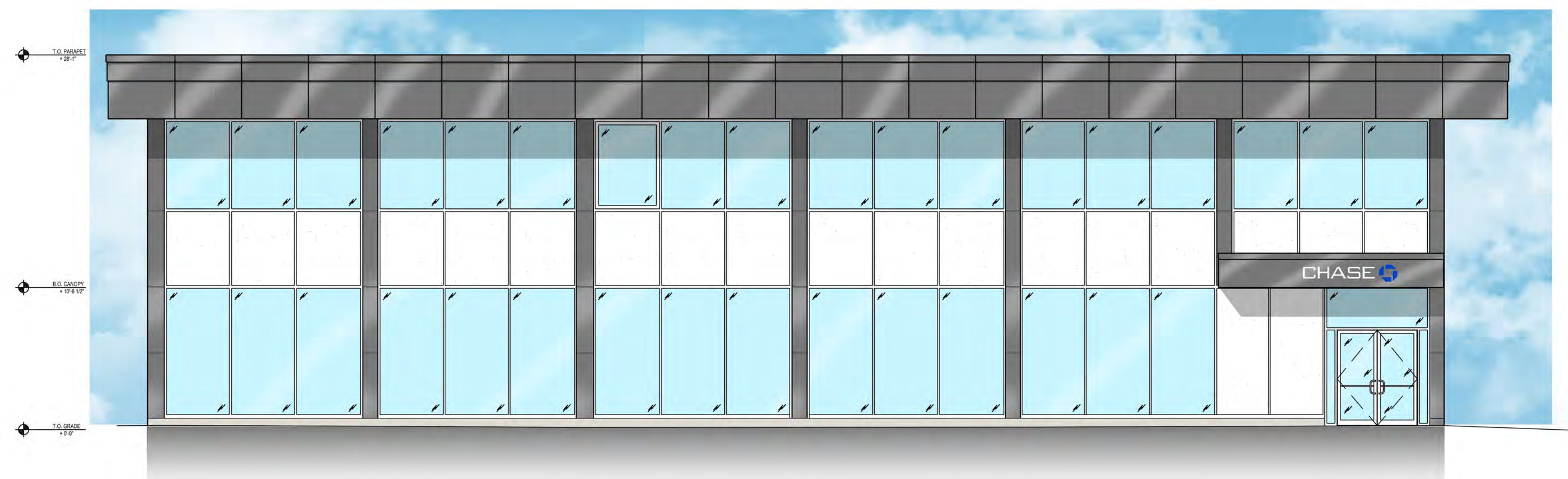
		
EXISTING STORE FRONT	CLEAR GLASS	EXISTING BRICK
		
PAINT COLOR: MATTHEWS MP18248-CHASE DARK NICKEL GLOSS FINISH	NEW COPING CAP COLOR: MATTHEWS MP18248-CHASE DARK NICKEL GLOSS FINISH	NEW BREAK METAL COLOR: MATTHEWS MP18248-CHASE DARK NICKEL GLOSS FINISH
		
	EXISTING CANOPY COLOR: MATTHEWS MP18248-CHASE DARK NICKEL GLOSS FINISH	COLUMN PAINT COLOR: MATTHEWS MP18248-CHASE DARK NICKEL GLOSS FINISH



NORTH EAST ELEVATION



NORTH WEST ELEVATION

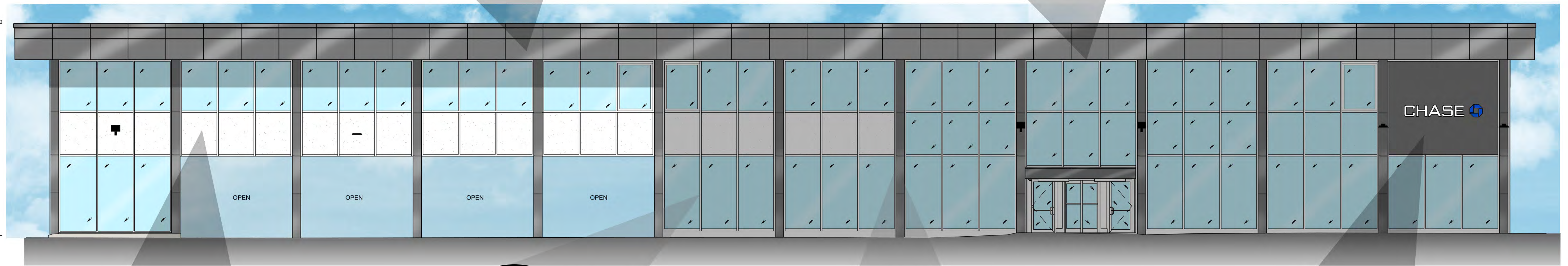


WEST ELEVATION

ARCHITECTURAL ELEVATIONS

ROOF COPING AND FASCIA
COLOR: DARK NICKEL
MFR: TBD

PAINT- SOFFIT
COLOR: WHITE
MFR: TBD



SPANDREL PANEL
COLOR: WHITE
MFR: EXISTING

GLASS
COLOR: CLEAR
MFR: EXISTING

PAINT- COLUMN
COLOR: DARK NICKEL
MFR: TBD

PAINT- SIGN
COLOR: DARK NICKEL
MFR: TBD



BRICK
COLOR: EXISTING
MFR: EXISTING

CANOPY
COLOR: DARK NICKEL
MFR: TBD



MATERIALS LIST

Petitioner Name: Terron Wright

Date: 09/18/2024

Project: Chase Bank – Arlington Heights Dunton

Location: 1 N. Dunton Ave.

Commercial building:

- Roof Fascia

Manufacturer: TBD
Product: Aluminum
Color: Dark Nickel
Size: NA



- Soffit – Paint

Manufacturer: TBD
Product: Sherwin Williams
Color: White
Size: TBD



- Column and Paint

Manufacturer: TBD
Product: Sherwin Williams
Color: Dark Nickel
Size: TBD



- Clear Glazing

Manufacturer: TBD
Product: Glass
Color: Clear
Size: NA





- Spandrel Panel

Manufacturer: Existing
Product: Existing
Color: White
Size: NAp



- Canopy

Manufacturer: TBD
Product: Aluminum
Color: Dark Nickel
Size: NA



- Sign Paint

Manufacturer: TBD
Product: Sherwin Williams
Color: Dark Nickel
Size: TBD



- Brick

Manufacturer: Existing
Product: Existing
Color: Existing
Size: Existing





0 4' 8'
3/16"=1'-0"



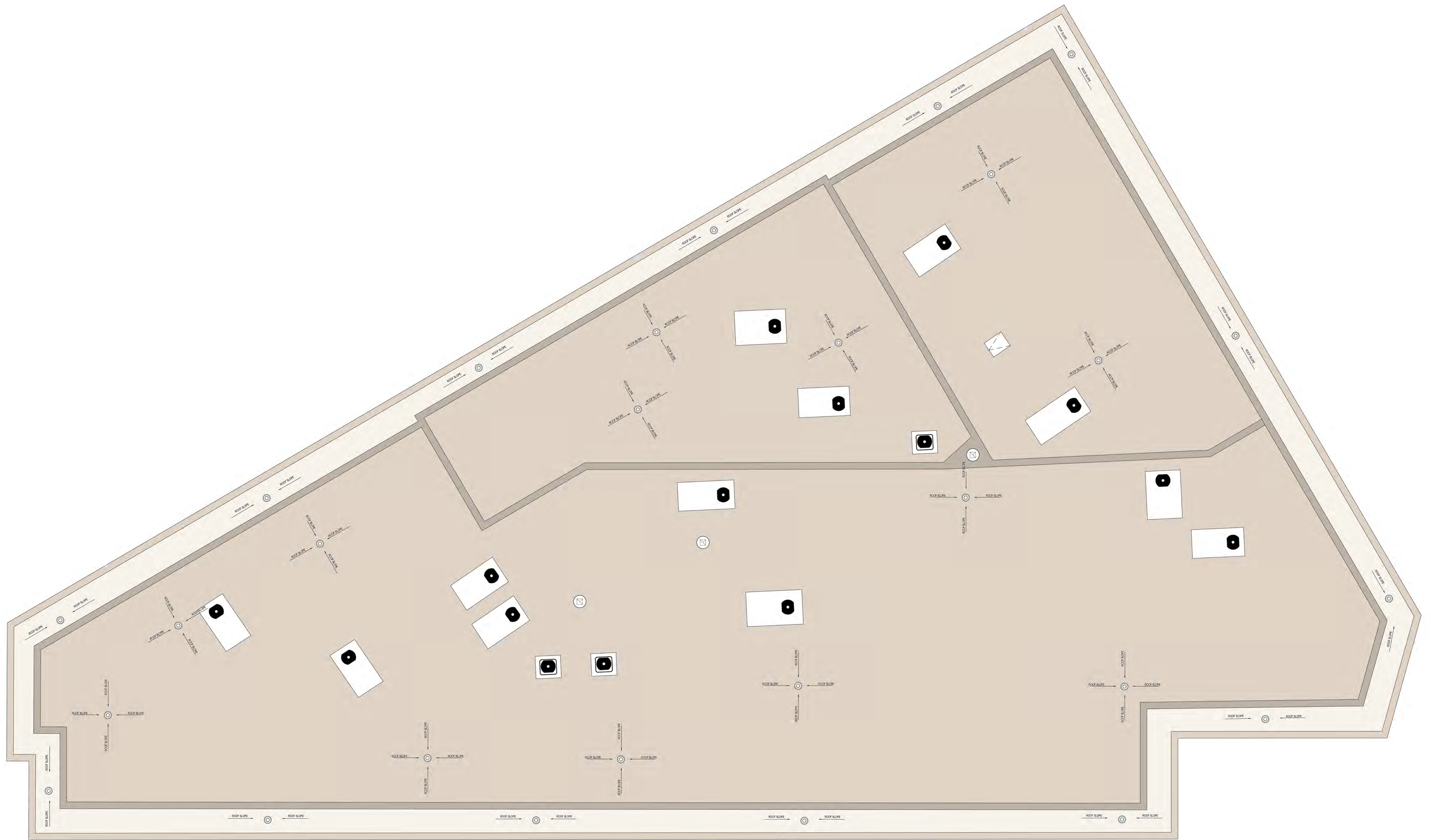


ARCHITECTURAL SECOND FLOOR PLAN

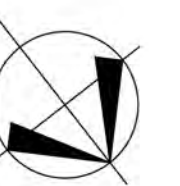
CHASE
ARLINGTON HEIGHTS
1 N. Dunton Ave..
Arlington Heights, IL 60005

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 23006





0 4' 8'
3/16"=1'-0"





EXISTING ROOF MECHANICAL UNITS



EXISTING TRASH ENCLOSURE

EXISTING SCREENING



VIEW OF ROOFTOP MECHANICAL EQUIPMENT FROM EVERGREEN AVENUE



VIEW OF ROOFTOP MECHANICAL EQUIPMENT FROM DUNTUN AVENUE



VIEW OF DRIVE-THROUGH AND BLANK BRICK WALL FACING CAMPBELL STREET

