



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
February 25, 2025
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Minutes - 1/28/25
 - B. Minutes - 2/11/25
- IV. OLD BUSINESS
 - A. DC#24-101 - Arlington Heights Park District - Recreation Park Bathhouse & Community Building - 500 E. Miner St. / Commercial Re-Review
- V. NEW BUSINESS
 - A. DC#25-005 - 801 N. Forrest Ave. - SF/Addition
- VI. OTHER BUSINESS
- 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 the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 28, 2025

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

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

Members Absent: John Fitzgerald

Also Present: Paul Rogner, PAR Craft Ltd for 615 N. Belmont Ave.
John Anstadt, J. Anstadt Architecture for 635 S. Belmont Ave.
Cynthia & Doug Hiskes, Owners of 635 S. Belmont Ave.
Kamil Kapica, K/K Architecture for 923 N. Dunton Ave.
Catherine & James Hommer, Owners of 923 N. Dunton Ave.
John Kramer, AH Park District for Arlington Ridge Center
Maggie Krieger, FGM Architects for Arlington Ridge Center
John Dzarnowski, FGM Architects for Arlington Ridge Center
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR DECEMBER 10, 2024

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

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC# 24-082– 615 N. Belmont Ave.**

Paul Rogner, the architect representing *PAR Craft Ltd*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments.

The petitioner is proposing to demolish an existing single-story residence and one-car detached garage to build a new two-story residence with an attached two-car garage. The plans comply with all the R-3 zoning requirements.

The existing neighborhood has a mix of older and newer homes with both single-story and two-story massing, and a mix of attached and detached garages. This project is being formally reviewed to evaluate how the proposed design fits with the existing context, as well as due to past concerns from residents in this location regarding other new construction projects. Overall, the front of the proposed new house has a predominantly traditional appearance and composition which will generally fit well in this location. The materials and colors have a nice appearance and are well coordinated. The house has a high level of detail on all sides, which is always encouraged. Staff recommends approval of the new home as submitted.

Paul Rogner said the proposed design is fairly straightforward consisting of twin gables with a small central gable at the front entrance. The client did not want any columns at the front portico, therefore, the gable was brought forward for more prominence on the front. The stone façade is primarily on the front of the home, with siding and trim mostly on the sides and back of the home. They purposely want to avoid a stark white appearance so an off-white color with a little grey in it is being proposed for the home.

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

PUBLIC COMMENT

Mark Silver, who lives at 400 E. Euclid, which is adjacent to the property, asked how far the new home will be located from the property line. **Mr. Hautzinger** said the lot is 60 feet wide, and code requires the side yard setbacks to be a minimum of 10 percent of the lot width, so 6 feet in this case. The new home is proposed to be set back 6.1 feet from the side yard, which complies with code. Mr. Silver has no further questions.

There was no further public comment.

The commissioner summarized their comments. **Commissioner Seyer** said it is a nice design and the home will fit in with the neighborhood. There is nothing that stands out that makes him question the design, and he is in favor of it as submitted.

Commissioner Eckhardt said the proposed home is a newer Scarsdale design-type home; the front elevation is symmetrical and makes sense, and the 2-car garage is not overwhelming. The rear elevation is very exciting with lots of windows and he likes that the design is carried around all 4 sides of the home. The stone on the front is also nice, and he likes the colors being proposed. He asked if there was a lighter siding color available, and **Mr. Rogner** replied that 'Iced White' is an option, but it is a very stark white, and they want to soften the siding color. **Commissioner Eckhardt** asked about the trim color and **Mr. Rogner** said the trim will be the same color as the siding, and it will be the same texture and material as the siding. The window color is black, as well as the front door. **Commissioner**

Eckhardt had no further comments.

Commissioner Kingsley said it is a nicely designed home. She recommended using a stone with mortar, which will look more residential and bring the scale of the façade down. She recommended using smooth trim, which will make the windows pop and better show the difference between the trim and the siding. The box bay on the south elevation with the low pitch roof above it is a little out of context to the rest of the home, which is traditional. Options include a gable on the box bay instead of the shed roof, and siding instead of smooth panels. The door on the right-side elevation should be well detailed and not utilitarian, since it will face the adjacent neighbor. **Commissioner Kingsley** also suggested adding simulated divided lights in the windows. She had no further comments.

Chair Kubow loved the symmetry of the new home, especially the front elevation, and he loved the clean, minimal look of the white and the stone being proposed. He asked about the color and material of the garage door, and **Mr. Rogner** said that a fiberglass door is being considered, in a toned-down black color. **Chair Kubow** said the rear elevation is phenomenal and very cool looking, and he asked about the raised slab of the rear patio. **Mr. Rogner** said there is a grading change going on there, which is something they are working through with regards to the level of the patio and being able to keep up with the grade change in the back yard. **Chair Kubow** had no further comments.

Commissioner Eckhardt questioned how the front entry portico will be structured, especially the left side, which looks to be about a 4-foot projection. **Mr. Roger** said it is not as severe as it looks, and there is a small cantilever that extends out from the home to pick up that corner, which will be hidden within the roof. **Commissioner Eckhardt** said it looks odd and he wants to make sure that visually it does not look unstable, like it will fall down. **Mr. Rogner** said the projection of the portico extends out only enough to pick up the gutter from the other side; it really is minimal so it has a little more prominence.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 615 N. BELMONT AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH ARCHITECTURAL PLANS RECEIVED 12/26/24, 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 RECOMMENDATION FOR MORTAR IN THE STONE.**
- 2. A RECOMMENDATION TO CONSIDER RECONFIGURING THE BUMP-OUT ON THE SOUTH SIDE OF THE HOME, SECOND-FLOOR, SUCH AS A GABLE INSTEAD, AND CONSIDER DOING IT IN SIDING.**
- 3. A RECOMMENDATION FOR SMOOTH TRIM AND SIMULATED DIVIDED LITE GRILLES IN THE WINDOWS.**
- 4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF PROPRIATENESS 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.

- 5. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

DRAFT

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW**DC#24-102 – 635 S. Belmont Ave.**

John Anstadt, representing *J. Anstadt Architecture*, and the owners, **Cynthia & Doug Hiskes**, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two-story residence and one-car detached garage to allow construction of a new two-story residence with an attached three-car garage (one car tandem). The proposed house complies with all the R-3 zoning requirements. The subject property is located in the Scarsdale neighborhood. According to tax records, the existing home was built when Scarsdale was originally developed back in 1929. Scarsdale was not included in the Community Preservation Report that was prepared by the School of the Art Institute of Chicago in 2004, but in Staff's assessment, the existing house does contribute to the historic character of the neighborhood. In general, Staff encourages renovation/addition of contributing historic homes, in lieu of teardown, and there is abundant space on the site to update and expand the existing house. Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission will need to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value".

In regards to the proposed new house, Staff feels the design is nicely done with a traditional style, scale, and character that would fit very well with the neighborhood. The materials and detailing are high quality, and the colors are nicely coordinated. Aside from the proposed demolition, Staff has no objections to the design of the proposed new house, and recommends the Design Commission evaluate the proposed teardown.

Chair Kubow asked if Staff was recommending rejection because of the historic nature of the existing home, or recommending evaluation by the Design Commission. **Mr. Hautzinger** said that Staff is not taking a position on the existing home, and is asking the Design Commission to evaluate it for its importance to the neighborhood. Also, the petitioner has not provided plans of the existing home and the condition of the home, which are questions that the commissioners can ask the petitioner.

John Anstadt presented samples of the materials being proposed for the new home, and said that the brick has changed from what was originally submitted. He explained that the brick color in the rendering shows whiter than the sample provided tonight, which is more of a brownish tone to it, a little distressed. He added that the frieze board color will match closely to the brick, and the other elements on the home will be a darker color. **Commissioner Kingsley** asked about the mortar color, and **Mr. Anstadt** said it will be off-white.

Mr. Anstadt showed a photo of the existing home and said the home has not been lived in for the past 2 years; there are broken plumbing pipes in the last year or so, and they feel the home has gone through its useful life. There is water intrusion in the basement, the brick chimney is close to coming down, there are challenges with insulating the plaster and lath walls, the home has a poor layout with the garage located off the back corner of the home, as well as the kitchen, which causes a challenge with a new garage in the back.

Mr. Anstadt said they have gone through a number of iterations with the design of the new home to ensure the clients like it and to make sure that it fits in with the neighborhood. The garage was intentionally set back from the main portion of the home and brick was purposely selected because all the homes on the street are stone and/or brick. They feel the symmetry

of the new home goes really well with the neighboring homes, and will be a nice add to what the existing home is now. There will be a study on the first-floor, right side, and a powder room behind the study, which will be used for a future age-in-place or aging parent situation. This would not be possible with the existing home.

Cynthia Hiskes said they are grateful to be here tonight and extended their sincere thanks to the commissioners for the vital role they play in their community. They are longtime residents of the Village, spending the last 22 years in their home in Scarsdale. Throughout the years, they have raised their 3 children there, carefully renovating and remodeling to meet their evolving needs. The home has been a wonderful foundation for their family. Equally important to them, is the community they have built over the years, forging strong friendships, raising their children together, and celebrating many milestones along the way. Some of those friends are here tonight; thanks for your support. Though their children are ready to begin leaving the nest, they have no intention of leaving Arlington Heights or Scarsdale, so their goal now is to find a larger home with an open concept, one that provides plenty of space to welcome their children, their growing families, and their friends. When they discovered this lot on Belmont, it felt like a natural fit; they moved quickly and made an offer. They have seen Rich's beautiful homes in their area, and the decision to work with him and John was an easy one. After listening to their needs and exploring various styles, John presented them with four different elevations; 2 of them particularly resonated with them, and they were drawn to one with modern features but felt it did not fit with the neighborhood. Instead, they focused on the other option, refining it to create what is being presented tonight. They believe the design captures both traditional and contemporary elements that reflect their values and how they see the neighborhood. Its timeless appeal and unique character are what makes this design and Arlington Heights special to them.

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

PUBLIC COMMENT

Tanya Griffin, 631 S. Belmont Ave. Her home is located directly north of the site and her family has lived there for the last 12 ½ years. She knew the previous owner of the existing home, and she spent several days a week in the home helping to care for her. The home was lovely, but is now in disrepair, with the brick crumbling, the basement is not good, there is no full heating system, no air conditioning, one tiny ½ bath on the stairs, and fabric holding the walls together inside. The previous owner lived here alone for a very long time and the home was not kept up, including a leaking ceiling and mold. She said the new home will be a nice addition to the street and the neighborhood.

Collin Korab, 636 S. Burton Place. His home is located behind and kitty-corner to this site. His question is about drainage; there have been new homes built in the past on this block, which has caused flooding in the backyards. The home directly next to his came before this commission a few years ago, and flooded his basement during the construction.

Chair Kubow said that drainage is not under the purview of this commission; however, the residents' comments will become part of the record tonight and provided to the Village Engineering department. The requirement is for Engineering to review the site plan and drawings during the permit process with regards to drainage. He recommended the resident speak with Staff tonight to obtain contact information for Engineering. He acknowledged the drainage problem in this neighborhood because he lives there too, and he understood the concerns. **Mr. Hautzinger** said the comments tonight will be provided to the Village Engineering Department.

Mr. Korab said he attended the review of the new home built next to his a few years ago and was told at that time that the roofline of the new home would line up with his roofline, but that did not happen; the new home is much larger. He asked who is held accountable during the process of building this new home, and if their backyards start to flood. **Chair Kubow** said that building permit plans should match what is being built, which is monitored with inspections during construction. Drainage is reviewed by Engineering, which typically says that an existing flow of drainage can continue, but it cannot increase with a new home. **Commissioner Eckhardt** encouraged the residents to be proactive with Village Engineering about the existing drainage problem, including proof of existing conditions. Contact information can be found on the Village website for the Engineering department.

Robert Stevens, 632 S. Burton Place. He spoke about the terrible flooding that occurred when the new home located behind this site on Burton Place was being built. At that time, he had contacted Engineering to try and get things resolved with the flooding that was happening, but a lot of things with that new home were not done to code, which caused a lot of the problems. These problems included the water being put 3' from the curb, instead of within 10' of the home; and encroaching onto his property when the foundation for the new home was dug, which pulled his property out and down. He reiterated the previous resident's comments about accountability; who comes out to inspect a new home during construction, because that is when they had issues with the previous new home. His concerns are about the whole process with the Village during construction.

Chair Kubow said these are serious allegations that should be directed the Village Building department. **Commissioner Eckhardt** encouraged the neighbors to have a pre-construction meeting with the contractor of the new home being reviewed tonight, to talk about the issues that went wrong with the new home that was previously built nearby.

The commissioners summarized their comments. **Commissioner Kingsley** thanked Staff for acknowledging that the existing home is one of the first homes in Scarsdale; it is unique, it is special, and for bringing it to the attention of the commission. This is important throughout the Village because there are many characteristics about the existing home that we all like and are no longer being built. **Commissioner Kingsley** said that although it would be nice to renovate instead of teardown the existing home, the information given about the condition of the home should also be taken into consideration, and no comments were made tonight about anyone being upset about the home being torn down. Because of these things, she was okay with the home being replaced, and she asked if anyone in the audience felt differently, to speak up.

With regards to the design of the new home, **Commissioner Kingsley** said it is a lovely home and probably exactly what the homeowners want. She loved the direction of the earthy brick, and said that a more natural white mortar might be good. She asked if the trim will be smooth, which the petitioner confirmed, and she felt the dark fascia, soffits, and garage door work well. She commented that the exterior lights are shown at different heights on the rendering and the elevations; she felt the lights look better at the same elevation, and she loved that the lights will be gas. **Commissioner Kingsley** felt the dormers on the front elevation might need to be bigger, although she also felt that they did not seem to go with the home. She confirmed that the windows will have either true or simulated divided lights, which she said is mandatory for this home. She loved the back porch and other details shown, the muntins in all the windows, and she suggested looking at the location of the tall window in the center of the right-side elevation with regard to the adjacent home to the south. She had no further comments.

Commissioner Eckhardt said the two dormers on the front elevation are too small, they look unresolved and need some detailing, although he was not opposed to them. He said the

exterior lights are quite large and bring down the scale of the home. The petitioner replied that the windows are 8' tall. **Commissioner Eckhardt** had no further comments and said this is a great home.

Commissioner Seyer agreed and had no attachment to keeping the existing home; it is not noteworthy in his opinion. He liked the design of the new home and the brick, which will look beautiful. The roofline will give the neighbor to the north a bit more sun. He asked if the existing garage is remaining, and **Mr. Hiskes** said it will not. **Commissioner Seyer** also asked if there will be a fence, and if it will be open or solid. **Mr. Hiskes** replied that a fence is required because there will be a pool, but the type of fence has not yet been decided. **Commissioner Seyer** recommended some type of acoustical/screening treatment of the a/c units and generator located adjacent to the neighbor's patio. He concluded that this is a nice home that will fit in well.

Chair Kubow agreed with the suggestion to screen the equipment located on the left side of the home, as well as the other comments made. In this neighborhood there are a lot of different home designs, and the proposed new home has a classic look with a modern touch that will fit in well. He also agreed that the new brick selection is a huge improvement, and he asked about the material for the surround at the front entry. The petitioner said it is wood that will match the color of the garage door, and it will include trim detailing.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 635 S. BELMONT AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH ARCHITECTURAL PLANS RECEIVED 12/31/24, 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 RECOMMENDATION THAT THE 2 DORMERS ON THE FRONT ELEVATION BE STUDIED TO CHECK THE SCALE AND TO ADD MORE DETAIL.
2. A RECOMMENDATION TO REVIEW THE MOUNTING HEIGHT OF THE LIGHTS ON THE FRONT ELEVATION.
3. A REQUIREMENT TO SUBMIT A SCREENING / ACOUSTIC PLAN FOR THE A / C UNITS AND GENERATOR LOCATED ON THE LEFT SIDE OF THE HOME, FOR STAFF REVIEW AND APPROVAL.
4. AN ACKNOWLEDGEMENT FROM THE PETITIONER THAT A CODE COMPLIANT FENCE WILL BE INSTALLED, WITH A RECOMMENDATION THAT THE FENCE BE A BLACK, WROUGHT IRON FENCE.
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 PROPRIATENESS 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.
6. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Chair Kubow had a concern about the requirement for screening because of the close proximity of the property line. **Mr. Hautzinger** replied that a fence and landscaping are allowed up to the property line.

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

DRAFT

ITEM 3. SINGLE-FAMILY ADDITION REVIEW**DC# 24-104(H) – 923 N. Dunton Ave.**

Kamil Kapica, representing *K/K Architecture*, **Catherine & James Hommer**, the owners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a full second-floor addition to an existing one-and-a-half-story house. An existing detached garage will remain. The project complies with the R-3 single-family zoning requirements. The subject property is located in the “Historic Arlington Neighborhood Association” (HANA) area, and the existing house was included in the 2004 Community Preservation Report that was prepared by the School of the Art Institute of Chicago to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as “Exceptional”, “Notable”, or “Contributing”. The subject house is rated as “Notable” with a Craftsman style and estimated construction between 1910-1930.

The petitioner is proposing to remove the existing partial height second-floor to allow a new full second-floor addition. The design includes a steep sloping roofline around the new addition to help maintain the character and massing of the original house which gives the new addition an appearance of dormers. The existing enclosed front porch will also be refurbished with new windows and column detailing. Overall, the proposed design will be a very nice refresh to the existing house, while maintaining its historic character. Staff commends the petitioner for thoughtfully improving and maintaining this notable historic home. Staff’s only comment on the design is that the sides of the new front steps should be enclosed to match the front porch, and a recommendation to paint the stair stringers, risers, and railings white to match the porch.

Mr. Kapica introduced the homeowners who are also here tonight to respond to any questions about the design or the process that led them to it. They are proposing a design that both respects the style of the existing home, while updating its appearance and layout to the owners’ needs. He presented samples of the proposed material.

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

The commissioners summarized their comments. **Commissioner Eckhardt** said the petitioner did an amazing job of remodeling and keeping the existing home. He was curious about why one side of the home has relief with a bump-out, while the other side does not. **Mr. Kapica** explained that the driveway is pretty narrow and there is an easement between this home and the adjacent home; therefore bumping out into the driveway will make it impractical. **Mr. Hautzinger** added that the first-floor bump out on the south elevation is existing. **Commissioner Eckhardt** had nothing further to add and said it is a great home, and he agreed with Staff’s suggestion to paint the front stairs and details to match the porch. **Mr. Kapica** said that he and the owners agree with the suggestion.

Commissioner Seyer applauded the owners for keeping the home and adding on to it, and making the home much nicer in its context. He said the railing looks great and he loved the porch, but he questioned the wood material at the base of the home that appears in poor condition and how it will be replaced. **Mr. Kapica** said the existing brick at the base of the home will remain, and the areas in between the columns and brick will be infilled. **Commissioner Seyer** pointed out that the existing porch has more steps than shown in the rendering. He concluded that the addition looks great and he is in favor of it.

Commissioner Kingsley expressed support for the petitioner keeping the home and adding on to it. She asked if the front porch roof is being raised, and **Mr. Kapica** said it will remain. She also asked where the new columns will be located, and **Mr. Kapica** said they will be at the corners of the porch and at the terminus of the railings. **Commissioner Kingsley** suggested painting the elements that are there now instead of replacing with new columns. She said the pattern of the existing wood vent at the base of the home helps to break down the front facade and is really pretty. She felt something like that should be done instead of the infill being proposed, and said it will be important to have some type of vent on the infill areas being replaced to avoid rot at the porch. **Commissioner Kingsley** also suggested adding trim underneath where the siding meets the fascia, consistent with the existing home, as well making the new brackets similar in design and scale to the existing ones. She further suggested adding a window on the second-floor of the north elevation, or otherwise something to break up that elevation. She reviewed the color palette being proposed and suggested smooth trim.

Chair Kubow agreed with the comments made and Commissioner Kingsley's experience with historic preservation. The design is well done and he commended the petitioner for keeping the existing home. He loved the siding color being proposed for the home, and he asked what will be done with the existing detached garage. **Mr. Kapica** said the siding on the garage will be replaced to match the home, and replacing the garage door on the side entry as well.

Commissioner Eckhardt suggested adding an access panel somewhere to provide access under the porch.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE SINGLE-FAMILY HOME LOCATED AT 923 N. DUNTON AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH ARCHITECTURAL PLANS RECEIVED 1/21/25, 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 RECOMMENDATION TO CONSIDER PAINTING THE FRONT PORCH STRINGERS, RISERS, AND RAILINGS WHITE, AND KEEP THE TREADS A WOOD MATERIAL.**
- 2. A RECOMMENDATION TO CONSIDER ADDING FENESTRATION ON THE NORTH ELEVATION, POSSIBLY ON THE SECOND-FLOOR.**
- 3. A RECOMMENDATION TO CONSIDER THE SUGGESTIONS MADE BY COMMISSIONER KINGSLEY WITH REGARDS TO KEEPING SOME OF THE HISTORIC DETAILS AND ELEMENTS ON THE FRONT OF THE EXISTING HOME, SUCH AS THE CORNER COLUMNS.**
- 4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF PROPRIATENESS 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.**

5. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

DRAFT

ITEM 4. COMMERCIAL REVIEW**DC# 24-089 – Arlington Ridge Center – 660 N. Ridge Ave.**

Maggie Krieger & John Dzarnowski, representing *FGM Architects*, and **John Kramer**, representing *The AH Park District*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The Park District is here tonight seeking approval of the architectural design for an addition to the existing Arlington Ridge Center building. The project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development, and the Design Commission should review building and signage only.

The petitioner is proposing a new two-story addition to the existing Arlington Ridge Center that is approximately 6,150 sf, with a multipurpose space on the first-floor and a fitness room on the second-floor. Overall, the proposed addition is very nicely designed to fit seamlessly with the existing building, which was recently expanded in 2018. All of the materials and detailing of the proposed addition will match existing. Staff has no concerns about the architectural design being proposed. The new addition includes two new rooftop mechanical units which are required to be screened from view. The two mechanical units are setback on the roof which will minimize their visibility, but they will also have unit mounted screens which will match numerous other mechanical screens that are already on this building.

Staff recommends approval of the design as submitted.

Maggie Krieger said what they are looking to accomplish with this small addition is to give the Park District more flexibility in how they are able to program the Rec Center. The second-floor will be an extension of their fitness classes, and the lower level will allow them some flexibility with after school CAP and other day programs. The intent with the window placement is to translate the windows on the gym to have a seamless addition without taking away from the main entry having too much glass. The entire addition will be brick and curtain wall to match the existing building. The playground will remain in place, the swings relocated within the playground area, and the basketball courts moved to the southwest corner.

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

The commissioners summarized their comments. **Commissioner Kingsley** noted that this building received the Design Commission Design Award in 2020 after the last addition that was completed. She felt the current addition will be great and makes sense with everything being presented. She said the brick shown in the photos looks like 3 different colors, and she pointed to the brick at the north end of the gym space. **Ms. Krieger** clarified that the material at the north end of the gym is painted pre-cast and not brick. **Commissioner Kingsley** referred to the rendering presented and said that it seems like the addition is missing something; either the brick has to continue around, it has to be two different colors of brick, or there has to be a façade change, just to give it a little relief. Otherwise, she felt the addition looked nice.

Commissioner Eckhardt liked the elevation, it looks seamless, and the right side is more monolithic and improved with the three bands of windows; it looks like it has been there all the time. He liked the addition and would not change it.

Commissioner Seyer liked what is being proposed, and he agreed with **Commissioner Kingsley** that the top band can be changed to brick instead of glass. Spandrel glass never looks like glass, and it does not happen anywhere else on the building, other than at the side of the building where it feels more like a complete change between two massings. He felt it would feel more cohesive as a singular mass if this change was made, otherwise the brick wall at the end just feels thin and flimsy. He would make this a recommendation.

Chair Kubow said the addition looks great and is consistent with what is there. With regards to Commissioner Kingsley & Seyer's comments, he said that either way it is very nicely designed, although he was unsure which option he preferred with regards to the spandrel.

Commissioner Eckhardt said the existing building and proposed addition look like two different buildings in the rendering, and he questions if that is okay. The mass on the right with the white surround is a very strong element that holds it all together cohesively with glass panels underneath it; there is a big solid mass on the left side that is existing, with windows that do not go all the way up; and the center portion has 3 vertical window panels that do go all the way up. If the vertical panels were changed to brick, it could be reflective of the white headwall next to it, which may or may not bring the two buildings together. This building is now a collection of different mini buildings, which could be okay. He understood the other commissioner's comments about the masonry over the windows, and he asked the architect to respond to that.

Ms. Krieger referred to the existing photo and explained that the condition where the curtain wall is taken all the way up to the parapet is an existing condition being replicated on the new addition. This language was a continuation of that with the repetition of pulling those lines through the pre-cast wall. The reason the windows at the existing gym do not go all the way up is because of the structural system, and because the addition is steel, they have flexibility with what they can do with the curtain wall and how fenestration can be used as a language and in the materiality of the building. The intent was to not try to fight the interesting metal panel wrapping piece that emphasizes the entrance to the building, but be more of a connection to the language of the curtain wall coming across. **Mr. Dzarnowski** added that they looked at many different concepts including masonry on top of the glass, and it just looked too heavy. The design shown tonight wound up being an elevation that seemed to stand on its own fairly well and not mimic the existing white portion.

Commissioner Kingsley asked if the petitioner looked at a solution with just masonry in the top six spandrel panels. **Mr. Dzarnowski** said that was one of the concepts they considered, but it looked very heavy, and when it was taken around the corner, it started looking odd. **Commissioner Seyer** presented a sketch rendering that he created to illustrate this option. **Commissioner Eckhardt** preferred the original design being proposed; however, he liked the rendering created by Commissioner Seyer.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE ARCHITECTURAL DESIGN FOR ARLINGTON RIDGE CENTER LOCATED AT 660 N. RIDGE AVENUE, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH ARCHITECTURAL PLANS RECEIVED 12/6/24, SITE PLAN RECEIVED 12/13/24, 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. 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 PROPRIATENESS 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.

2. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 5. COMMERCIAL REVIEW**DC#24-101 – Recreation Park Bathhouse & Community Building – 500 E. Miner St.**

Maggie Krieger & John Dzarnowski, representing *FGM Architects*, and **John Kramer**, representing *The AH Park District*, were present on behalf of the project.

Mr. Hautzinger said this project is actually two projects in one, and should be discussed simultaneously. The Arlington Heights Park District is seeking approval of the proposed architectural design for a new Bathhouse Building and an addition to the existing Community Building at Recreation Park. The new Bathhouse Building will replace the existing Bathhouse Building in the same location. The renovation of the existing Community Building will include the replacement of all windows and a new vestibule and elevator addition on the east side of the building. This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development (PUD), and the Design Commission review is limited to the building and signage. For anyone here tonight that is interested in this project, only the architectural design for the building will be discussed tonight, and any concerns, comments, or questions about the site planning or zoning will be discussed at the upcoming Plan Commission hearing that has not yet been scheduled, but will mostly likely occur in March, with separate public notification for that hearing.

Mr. Hautzinger summarized Staff comments.

Bathhouse: The petitioner has indicated that the design inspiration for the proposed new bathhouse was taken from the existing mid-century modern bathhouse that is being replaced. Staff feels that the existing bathhouse building is unremarkable and starkly mismatched with the existing historic Community Building. The proposed design has a similar scale and massing as the existing building with a long single-story flat roof massing. In general, Staff disagrees with this design direction, and recommends the new bathhouse building be designed with a more traditional massing to match or complement the existing traditional style Community Building, as well as the existing baseball field Storage Building, with pitched roofs and traditional detailing. Staff feels that this is an opportunity to create a cohesive traditional design theme for Recreation Park to be shared by all three buildings.

Staff provided a schematic sketch in the Staff Report that was created by the Planning Department to illustrate the potential for a more cohesive traditional design theme for the bathhouse. This design direction would be Staff's recommendation.

If the Design Commission disagrees with Staff's recommendation, and does not object to the proposed flat roof design submitted by the petitioner, then the following issues should be evaluated:

- a) Composition. Overall, the proposed design feels out of balance and unrefined.
 - i) The Multi-Purpose Room on the south end looks large, and the Concessions Space on the north end looks small.
 - ii) The brick box mass towards the south end of the building is tall and narrow, whereas the other brick areas are low and wide.
 - iii) The columns on the east end of the Multi-purpose Room look random, unnecessary, and out of balance.
 - iv) The canopy at the main entry has a minimal overhang as compared to the dramatic inspiration image.
- b) Rooftop Equipment Screening. The design includes two separate mechanical equipment screens made of staggered ribbed panels. The screens are highly visible

and they stand out in a negative way. Per the Village's Design Guidelines, rooftop equipment screening shall be *"harmonious with the building"* and *"whenever possible, the screen should be designed as an architectural component of the structure such as but not limited to increasing the height of parapet walls"*. Staff feels that the rooftop screening has been poorly coordinated with the design, and for a new building, parapet walls should be used in lieu of a separate screening system.

c) Materials and Details:

- i) In general, the entire building is lacking detail and design interest.
- ii) The large expanses of dark bronze siding read as big dark voids. Staff recommends brick for the entire body of the building.
- iii) The large rolling gate at the main entrance has a poor appearance. Staff recommends that other more aesthetically pleasing access control options be explored.

d) Signage. Per code, signage within residential neighborhoods is limited and subdued. Wall signage for a park building is allowed up to 45 sf maximum size, and shall be comprised of non-internally illuminated individual letters. The proposed sign on the rolling gate is not allowed, and it is overly large at approximately 112 sf. Staff recommends designing a code-compliant wall mounted sign in lieu of the proposed gate sign. Recreation Park also has an existing small ground sign facing Miner Street.

e) Trash and Transformer Enclosure. The plans include a trash enclosure and a transformer enclosure in front of the new bathhouse. The enclosures are proposed to be made of solid Trex composite fencing. The Design Commission should evaluate the appearance of these enclosures.

Community Building: The existing Community Building was included in a Community Preservation Report which was prepared for the Village of Arlington Heights by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character in Arlington Heights. Properties in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The Community Building is rated "Exceptional", and is noted to have a Tudor Revival style with estimated construction between 1930-1950.

Overall, the proposed improvements to the existing Community Building are nicely done, and the Planning Department is excited that this important building is being maintained and improved. The Design Commission should evaluate the following:

- a) Window Replacement. The petitioner is proposing to replace all of the existing windows with new aluminum clad wood windows. They intend to match the building's original window designs, as close as possible, based on historical photos. The petitioner will need to provide details of the built-up mullions within the large window openings, but overall Staff has no objections.
- b) Vestibule and Elevator Addition. Typically, Staff encourages new additions be designed to blend as seamlessly as possible with existing buildings. However, another approach is to design an addition that is purposefully distinct from the original building. This approach can be particularly applicable with a historic building to visually separate the original building from the new addition. The petitioner is taking this approach with the proposed addition. Overall, Staff does not object to the proposed design which has a light and transparent appearance that does not overwhelm or dominate the existing original building. However, depending on the outcome of the bathhouse building design, the proposed addition may require revisions to coordinate.

- c) **Raised Deck.** The proposed design includes a large raised deck on the south side of the building facing the pool. The walls of the raised deck are proposed to be concrete with a stone pattern cast into the concrete. The example image provided by the petitioner has a nice appearance, but the Design Commission should evaluate the appearance. Additionally, the petitioner should clarify the detailing and materials of the exterior stair that connects the raised deck to the pool deck, including the exterior finish, interior finish, and cap of the stair walls.
- d) **Rooftop Mechanical Screen.** The existing building has rooftop mechanical equipment located on a flat roof area on the south side of the building. The petitioner is proposing to add a brown color corrugated metal screen to conceal the equipment from view. Equipment screening is required, but Staff objects to the proposed screening design which does not fit with the character of the building. Staff recommends that other screening solutions be explored. This area of the building has a partial parapet wall with sections of open metal railings. The petitioner should explore the possibility of replacing the open railings with solid decorative panels to screen the equipment in a more architecturally compatible way.

Mr. Hautzinger said that based on these concerns, Staff's recommendation is for the Design Commission to require revisions and re-review the project. Staff's comments are summarized at the end of the Staff report.

Mr. Dzarnowski explained that this project has gone through a long public input process, consisting of eight meetings with Rec Park neighbors to review what is proposed. They have gone through quite a few iterations before arriving at what is being presented tonight, including what the bathhouse might want to look like. They considered if they should replicate the Community building with the design of the bathhouse or provide something that was offset from that and did not detract from the visual impact that the Community building has. Through that process, it was decided that they did not want to look at a bathhouse building that replicated the design or the era of the Community building. This was partially because the floor plan of the bathhouse is so large, it was starting to overwhelm the Community building that they want to highlight. They are trying to downplay the aesthetics of the bathhouse similar to the existing bathhouse.

Beginning with the Bathhouse, **Mr. Dzarnowski** said the center gray portion of the building is for pool mechanical and storage; there are no windows and quite a few doors that face the street. The salmon-colored portion of the building is the locker room area, where the windows are placed high up for privacy and to provide for natural light. Early in their review process, they were proposing all brick for the bathhouse, and they were told that the building looked too monolithic, and it was suggested that the center portion of the building be more of a wood material to replicate the existing bathhouse. Another inspiration is that the roundhouse on the existing bathhouse brings a lot of light to the neighborhood at night, which the Board felt was important to replicate, which is why there is glass at the concession area on the north end of the building that will also be lit to highlight that same roundhouse effect. The south end of the building where the multi-purpose room is located, will have a similar effect. **Mr. Dzarnowski** also explained that there are three locations proposed for rooftop screening. The area over the concession area at the north end of the building, and the area over the center of the building will both have metal panels, and the roofline over the concession area has been raised to minimize some of the height of the metal panels behind. The third location for rooftop screening is screened by the larger masonry mass; which is brought up higher to screen the mechanical units behind it. The rolling gate across the front of the building will be open when the building is open, and patrons can come and go fairly easily. It is a cantilevered metal gate with plexiglass signage or graphics along the gate, instead of metal vertical

pickets; this will add a lot of pop and color to the front of the building. The image for that signage or graphic has not yet been designed; however, if this is not allowed, they will use the metal picket instead. **Ms. Krieger** explained that the transformer is new and in a similar location to where the existing transformer is that is currently not screened. **Mr. Dzarnowski** added that their intent is to match the siding behind it, so from farther away it blends, and it will be the same material being used further out for the trash enclosure.

Mr. Dzarnowski responded to Staff comments regarding the Community Building. He presented a sample of the Pella window being proposed, which is Pella's most historically authentic line of wood windows. **Ms. Krieger** said they are proposing a bronze cladding and stained wood to match the interior, and a medium to dark wood trim. **Mr. Dzarnowski** said they do not have a detail for the built-up mullions, but their intent is to make it look similar to what it would have looked like originally. The existing windows on the Community building are replacement windows, and their intent is to match the pattern of the original windows, which they still have the drawings for. All the windows on the Community building are being replaced. The concrete wall being proposed for the rear of the building will be a form liner, so the concrete will look more like a stone wall than concrete, with a cap on top of the wall. **Ms. Krieger** added that with regards to the stairs all exposed faces will have the same stone pattern form liner. **Mr. Dzarnowski** said they are trying to replicate some of the detailing on the front stairs, but the material will be stone instead of brick. The actual stair and railing details will match what is being done in front of the building.

Commissioner Eckhardt asked about the material for the treads of the stairs and **Mr. Dzarnowski** replied that it will probably be poured concrete. **Commissioner Eckhardt** said the front of the building is currently concrete, and he asked if the petitioner considered upgrading it to stone. **Mr. Dzarnowski** said the existing concrete at the front of the building is falling and dangerous to walk on, and they want a slip resistant surface and more stable material than stone for patrons with wet feet. With regards to the rooftop mechanical screening, they are trying to keep the intent and look of the existing railing up there now with the columns next to it, and they intend on locating the rooftop screening back from that, so it will be behind and hidden. They are considering changing the proposed corrugated metal to a smooth Hardi-board plank panel, painted a similar color to the wood at the top of the gable ends.

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

PUBLIC COMMENT

Bill Kragh, 505 E. St. James St. He has lived in front of Rec Park for 35 years and frequents the park often. He was only aware of one public meeting about this project. He said the Community building is beautiful and a great attraction, but the Bathhouse seems very out of place. He was very much in favor of seeing a re-design to something that fits more with the neighborhood, and upgrade from what is currently there.

Janet Meinheit, 409 E. Euclid Ave. She lives in this neighborhood and has attended a few of the Park District meetings about this project, so she has seen a couple renditions. She asked about a ramp from the terrace down to the pool level, and if there are any single stall toilets in the new bathhouse. **Mr. Dzarnowski** replied to her questions. Ms. Meinheit also asked if there are concerns about the south end not being connected to the north end of the building. **Mr. Dzarnowski** said the multi-purpose room at the south end of the building is the only portion of the building to be used year-round; it is not associated as much with the pool.

Myles Whitebloom, 203 N. Haddow Ave. He has lived across street from Rec Park for 22 years

and attended several of the meetings for this project, but this is the first time he has seen a picture of the Bathhouse. Last he heard was that the main building was going to be redone as the Bathhouse, and he was curious to know why that changed. He asked about traffic and parking concerns and was told those items are part of the Plan Commission review. Mr. Whitebloom said the existing Rec Park building is an amazing building that should be used as an example for the new Bathhouse; it is a huge mistake to use the existing Bathhouse building as an example. He hoped for another chance to give input on a different design, a design that replicates the Community building. This is the time to do it right.

John Supplitt, 714 S. Ridge Ave. He is a commissioner of the Arlington Heights Park District Board. He explained that considerable time was spent working with the architects and the residents of Rec Park to arrive at the designs being presented tonight. Multiple community meetings were held, town hall meetings were held on the property, and open sessions at their Board meetings were well attended by 40 to 50 members of the Rec Park community. This is a community park for residents of that community, and they want to make sure it has the programming that will serve the needs of the community. Initially, the original Bathhouse was going to remain, which would have taken all of the programming away; however, the architects were able to maintain the integrity of the Community center as a program area for residents, allowing them to walk there, have after school play programs there, and maintain the basketball court. The important point is that they are maintaining the integrity of Rec Park as a community park.

With regards to the Bathhouse, Mr. Supplitt said that in a perfect world, there is no doubt that the schematic design suggested by Staff would be their choice; however, that design is completely cost prohibitive for this public project. He is coming to this commission as a steward of the Park District representing your interests for the purpose of this project, and he asked for some collaboration between the Village and the Park District in order to achieve something they can afford. They are trying to be as responsible as they can to maintain the integrity of the Community building, to maintain the integrity of Rec as community park, while upgrading to the best of their ability the current Bathhouse, which they agree is unacceptable in its present form. After working on this project for the better part of 2 years and meeting with the residents of the community many times, this is where they have arrived. He asked the commissioners to be gentle, because their decision will have serious ramifications with respect to advancing this project.

Myles Whitebloom asked again when the decision was made to build a new Bathhouse, because he was not aware of any public meeting about that. Ms. Krieger said that the change was made last August. Mr. Whitebloom believed this change was not presented to the community until tonight, because there would be 50 people from Rec Park here right now if they knew about this change. Mr. Supplitt said the change was presented to the community and there were 50 people there. **Chair Kubow** stated that the focus tonight is on architecture, and confirmation of community meetings is a separate matter.

The commissioners summarized their comments. **Commissioner Kingsley** thanked those here tonight from the neighborhood and for speaking, and she commended the Park District for listening to the community and deciding to restore the Rec Park building and that there will be a separate Bathhouse. She said that in later meetings, the Park District asked what the community liked about the existing Bathhouse, and the community said it is the light that comes from the north end of the Bathhouse into the community. That was taken into consideration, which is why the concession stand is where it is. **Commissioner Kingsley** said she attended many of the meetings that were held about this project, and felt the Park District and the architects have done a lot to respond to some of the neighborhood comments. She felt the inspiration taken from the existing Bathhouse was partially because some residents liked the round portion of the building, and designs were created that looked like

the round building, although those were scrapped. In the end, what came out of those meetings is to build a building that works well with the Rec Park building but does not mimic it; this is probably the best solution. The Rec Park building can never be replicated, the details will be different. From her perspective, she liked seeing something different, and the images presented were contemporary and more current to where we live now. In general, **Commissioner Kingsley** liked the direction everything is going in.

Commissioner Kingsley had the following comments about the Bathhouse building. She liked the inspiration of the building, and hoped the brick will match the Community building, otherwise the brick should be different. She liked that masonry is being brought into the Bathhouse and that it matches, but there is no limestone on the building, and she suggested adding limestone coping on the walls or sills. She was concerned about the solar gain at both ends of the building, mostly the south end, and she suggested looking at how some of the sun glare can be addressed. She had concerns about the long run of brown fiber cement because it looks like what it used to be; there needs to be more attention to that so it does not look like the back end of the building when it is the front of the building. She liked that the brown is being brought in from the Tudor on the Community building, but there are no masses of it on that building. The overhangs at the north and south end of the building, at the Community room and at the concession stand, should be thinner to make them look lighter in proportion, especially the one at the concession stand. She said the rolling gate is aesthetically pleasing and a good solution if it functions well, and the wall behind the gate could be used as a fun wall as well.

Commissioner Kingsley had the following comments about the Community building. She liked that the windows will match those on the historic portion of the building, which include very thick mullions, and she asked if the intent is to match the mullions. The petitioner said yes, as much as possible. **Commissioner Kingsley** liked that the vestibule addition looks different, it does not detract from the Community building. She also said the solar heat gain and how that will work and the glare should be studied, she suggested a thinner roof overhang projection, and making the coping on the top of the masonry wall limestone instead. She agreed with the resident who spoke about the raised deck in the back being brick or limestone, and the black railings should be brown to match the rest of the building. With regards to the rooftop mechanical screening, she was not in favor of removing the railings, she liked something behind the railings in a material that looks more like wood. She again thanked the Park District and the architects for all their hard work, and added that it is unfortunate that some residents were not aware of all the meetings that were held, which she happened to find out about and was appreciative of.

Commissioner Eckhardt said it was a wonderful presentation and he thanked Steve for his input, which is a logical design direction. He said this is probably one of the most remarkable buildings in town, and with the Park District's beautiful building behind it, these buildings are both real jewels. He reiterated the purview of this commission, which is not about economics, and he acknowledged the comment that the Park District cannot afford to build what they want to build, which he understood. However, without a schematic sketch and pricing, the costs are actually unknown to the petitioner.

With regards to the new Bathhouse, **Commissioner Eckhardt** asked for clarification about the floor plan of the north end, and **Mr. Dzarnowski** reviewed the floor plans. **Commissioner Eckhardt** felt there was an opportunity to do something more remarkable at the front entry to the Bathhouse, and he suggested designing an arch at the entrance that is similar to the main building, to tie them together. He had concerns about the darkness and lack of interest on the center portion of the east elevation of the Bathhouse, it looks like 3 buildings pushed together, and he was not in favor of the massing. He also had concerns about the lack of shade from the Bathhouse building that faces the pool; there is a lost

function of that entire wall of the Bathhouse being used facing the pool. **Mr. Dzarnowski** replied that this area near the building is intended as circulation, and includes 2 exits to the locker rooms. With regards to the new addition to the existing Community building, **Commissioner Eckhardt** had concerns about how the canopy on the top of the addition just slams into the building; it should return back and leave a void, and then return to the building. Otherwise, the addition with the glass is very elegant and he had no issue with it.

With regards to the pool area, **Commissioner Eckhardt** cautioned using formliners that still require big construction seams and look fake, and the reflection off the white wall from the south will be brutal. He suggested it be brick instead, or pre-cast with brick cast into the pre-cast, and that pre-cast can be the retaining wall. The rooftop screening is well designed, and he was not opposed to keeping the existing railing. **Commissioner Eckhardt** said he initially agreed with the design schematic suggested by Staff, but he was also okay with the contemporary design direction being presented by the petitioner, although the coloring is a little dark.

Commissioner Seyer thanked the residents in attendance and applauded the efforts of what is being presented tonight and the great exhibits. He said there are some great buildings in this neighborhood and throughout the Village, but he could not in good conscience say yes to the design being presented for the Bathhouse; with all due respect, it does not look good. He loved the entire outdoor area, which will be wonderful along with the addition. The Community building reads as one building, it has some nice details and a lot of historic elements. The Bathhouse building is smaller, it is a background building that is trying too hard, it is trying to be so many different things; trying to be this monumental gateway, trying to be these beautiful beacons of light at the north and south ends, and trying to house mechanical equipment. Just let it be what it is. **Commissioner Seyer** said it would be nice to bring some components of the existing Community building into the new Bathhouse, but it is okay if that is not possible. The current design is trying too hard, and in the end, it is competing with a very nice Community building. It has no rhythm or dialogue from an elevational standpoint, and the massing feels like there are 7 different things happening, which does not need to be. With regards to costs, he questioned the clerestory windows in the mechanical room, locker rooms, and bathrooms; are they necessary or can they be used somewhere else. He preferred to have a monumental front entry that draws people in and is exciting. The Bathhouse does not feel integrated, it feels very disjointed, and is a missed opportunity right now, but it can be made much better. It is a simple building, and when it is made a simple building, it will look really nice. There is nothing holding it all together right now, it is actually forcing everything to be its own series of parts. **Commissioner Seyer** also had concerns about the rooftop equipment and screening, which are different metals than the other metals and will look different, and along with the glass, brick, fiber cement, and wood being proposed, there is too much going on. The height of the screening on top of the glass space below it could end up being taller than what is currently shown in the rendering. He felt this could be so much better and should be re-done. He suggested making the north end of the building brick, with bigger openings, and moving the mechanical equipment further back. Overall, he said the Bathhouse design needs more time to be developed, it is not yet there.

With regards to the addition to the Community building, **Commissioner Seyer** said that it looks completely tacked on and very foreign to the existing building. He questioned the size being proposed, which only serves the requirement to add the elevator component to meet ADA requirements. He reiterated that the project needs more time, and although there have been a lot of meetings held by the Park District, this is the first time the commissioners are seeing it and the design is just not there. He reiterated that he could not support the project as currently proposed.

Chair Kubow said that the more he looks at the Bathhouse design, the more he struggles with it. Initially, he loved the contemporary nature of the building, and some of the inconsistency in the massing, but then he looks at what is next to it. He does not want to be too consistent or matchy-matchy, he wants the design to be complimentary, but also a big step forward, which the petitioner has attempted to do here. He agreed with Commissioner Seyer that there is more work to be done. **Chair Kubow** said he is struggling with the question of whether or not the Bathhouse building needs to be contemporary or a happy median between the design being presented tonight and the existing Community building, and he apologized for not providing a clear direction to the petitioner.

Mr. Hautzinger said it seems clear that there is no interest from the Design Commissioners to redesign the Bathhouse building to be a replica of the Community building which would be cost prohibitive, but he liked the option suggested by Chairman Kubow to find a middle ground between the proposed design and the existing Community building. He suggested introducing some pitched roof forms, which do not need to be detailed to the high level of the existing Community Building, but something that will complement without competing, would fit in better. He also agreed that a building with a pitched roof is not necessarily more expensive than the current design proposed, and he encouraged the petitioner to find a middle ground that could potentially be the same budget. He recommended a design with a massing that complements the existing Rec Park buildings better, to establish a more cohesive theme for Rec Park, but it could be a simpler more modern version.

Commissioner Seyer reiterated that it is really difficult to try to replicate a building that was done a very long time ago; it will look like you tried and missed. He is trying to avoid a missed opportunity here to do something nice. He is fine with a direction that is more modern, but the current design is not it, and it should not replicate the previous Bathhouse building. **Commissioner Kingsley** said that in general, she felt all the commissioners would be okay with what Commissioner Seyer stated; give the petitioner the ability to look at the design again, without stating that certain elements have to be included. **Commissioner Eckhardt** was okay with the direction that the Bathhouse building not be a clone of the Community building, and he is not completely convinced that it has to be flat roofs everywhere; the 2 end caps could be pitched roofs, with volume space inside, but the design needs to be studied. He agreed with Commissioner Seyer that the current design is too much right now, too complicated, and the different elements are not tied together well enough. He would support something in the massing that would pay homage to the Community building, or not, and he reiterated his suggestion for a more remarkable front entry. **Commissioner Seyer** added that the Bathhouse building is only 18' tall at its tallest point, and screening the rooftop mechanical equipment is very important; do not underestimate how the mechanical equipment will look on the building. Both the new Bathhouse and the addition to the Community building should be complimentary to the overall site.

The petitioner was advised of their option to take a vote tonight on the project, continue the project to a date specific, or table the project until such time as the petitioner is ready to return for another review. The petitioner decided to table the project at this time to a future meeting date, to be determined.

Mr. Hautzinger asked the petitioner to communicate with Staff to determine when they will be ready to return to the Design Commission. The posted public meeting signs can remain, and the meeting date should be updated on the signs once the petitioner has confirmed the date with Staff. **Chair Kubow** asked Staff about an option of a preliminary review of a revised conceptual design concept, prior to a formal re-review, and **Mr. Hautzinger** said that an intermediate informal review with the commissioners could be an option, with no vote taken. **Mr. Dzarnowski** said that would be their preference, because they heard a lot of different concepts from the commissioners tonight.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF DC#24-101, THE PROPOSED ARCHITECTURAL DESIGN FOR A NEW BATHHOUSE BUILDING AND AN ADDITION TO THE EXISTING COMMUNITY BUILDING AT RECREATION PARK, TO A FUTURE DESIGN COMMISSION MEETING, PER THE PETITIONER'S REQUEST.

1. URGE THE PETITIONER TO PREPARE CONCEPT SKETCHES TO IDENTIFY THE DIRECTION THAT THEY WANT TO GO, OR KEEP THE SAME SCHEME WITH SMALL CHANGES TO THE MASSING AND COLORATION OF THE BUILDING.
2. ALLOW A SPECIAL MEETING IF NECESSARY TO AVOID DELAYS.

Commissioner Seyer stated that he felt that the Design Commissioners were all in agreement that the Bathhouse design does not need to be a replica of the existing Community Building. **Chairman Kubow** concurred. **Commissioner Seyer** continued saying that if the petitioner wants it to be a smaller, non-descript building, but simple doesn't mean boring, it just means cleaner. The current design has too many parts and is trying to be too many things. It can be pitched roof or flat, whatever works, but it must be cleaner, and do not underestimate the importance of screening the mechanical units. **Commissioner Eckhardt** concurred.

Mr. Dzarnowski stated that based on these comments, they have a clear direction.

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

ITEM 6. OTHER BUSINESS**Public Comment**

Keith Moens made a procedural comment about a category on the agenda that he said should be removed, and parliamentary procedural rules about motions, amendments, and continuing projects. He also said that although teardowns appear to have subsided over the last year, he suggested implementing a policy on teardowns, to include neighborhood fit, drainage, height, preservation, and single-family additions that are almost a teardown.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 9:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 11, 2025

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

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

Members Absent: Scott Seyer

Also Present: Sergei Safonov, Forma Nova Architects for *502 E. Haven St.*
Homeowner for *502 E. Haven St.*
Gina Choi for *Golf VX*
Steve Hautzinger, Planning Staff

ITEM 1. SINGLE-FAMILY NEW REVIEW**DC#24-090– 502 E. Haven St.**

Sergei Safonov, representing *Forma Nova Architects*, and the homeowner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with a three-car attached garage on an existing vacant lot. The project does comply with all R-3 zoning requirements. The subject property is part of a four-lot subdivision that was approved in 1990. This lot was never developed and has remained vacant.

The proposed design is required to comply with the Single-Family Design Guidelines, which state that the house should fit with the existing context. The subject property is located on a street where all of the existing homes have a consistent appearance with a traditional style, a mix of masonry and siding, and earth tone color palettes. The massing of the proposed design fits very well with the surrounding context, but the materials, colors, and details have a very modern aesthetic that will stand out in this location.

The prominent three-car side load garage is primarily clad in a non-traditional, small format, black color, dry stack stone veneer with a large rooftop balcony and glass railing which overall will have a bold appearance. The main part of the houses is clad with non-traditional smooth limestone panels. The lighter limestone color is more contextual than the black stone, but the smooth, mortar free appearance is quite modern. If the Design Commission does not object to the limestone veneer, then consider changing the cladding on the garage from the black stone to the limestone for a softer appearance at the street frontage. The sides of the house have a horizontal striped appearance with white stucco, oak slat wall, and black stone, with vertical limestone bands at the corners. Overall, the proposed design is quite busy and will have a bold appearance that the Design Commission should evaluate against the surrounding context.

Mr. Safonov presented samples of the materials being proposed for the new home. He said the stone veneer is more of a dry stack, with very small mortar joints. He understood the comments about the bold appearance of the new home compared to the existing homes on the block, and added the client prefers a more modern design.

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

PUBLIC COMMENT

Dave Dupree, 490 E. Haven St. He liked the colors being proposed, but had concerns about the big, black garage that sticks out and does not fit the neighborhood. Although the neighborhood is mostly brick homes, this new home is certainly different, but he could live with different.

Eric Mueller, 490 E. Haven St. He is pleased to see a high-end home being built here, but he had concerns about the bold garage and glass element on top of the garage, pointing out that residents in this neighborhood focus their activities toward the backyard.

The commissioners summarized their comments. **Commissioner Eckhardt** liked the new home and was not discouraged by its modern aesthetic. Homes in the neighborhood are a mix of size, shape, and materials, and although the new home has a different design intent, he had no issue with the new home fitting in. He felt the large black area of garage on the front elevation will be softened with landscaping, and he acknowledged that the outdoor space proposed on top of the garage is unique. He liked the contrast between the different materials being proposed and said the home looks nice and warm in color. He also said the window placement is well laid out. **Commissioner Eckhardt** was okay with the design being proposed, the materials, and the colors.

Commissioner Fitzgerald said it is a nice home with good materials. He pointed out that some homes on this street have a side-load garage that appear to be 2-car, so the proposed 3-car garage is a little large. He asked if the glass railing above the garage will be clear or frosted; he felt that opaque glass would provide some privacy from the neighborhood. The homeowner stated that either type of glass was okay with him. **Commissioner Fitzgerald** had concerns about the bright white color of the stucco siding sample; he preferred the cooler white shown in the rendering, and he preferred the greyer color of the two wood colors presented. He also had concerns about the back of the garage on the side elevation that did not appear to fit with the other 3 sides of the garage; he suggested the brick go all the way up on that portion of the garage.

Commissioner Kingsley acknowledged all the nice materials; the limestone to such extent makes sense, and all the black stone. She said it is a bold look and a little busy because there are 5 different materials being proposed, including the fascia and soffit. The petitioner said the fascia and soffit will be aluminum and match the Hardie stucco color. **Commissioner Kingsley** asked about the stucco panels, and **Mr. Safonov** said the panels will be 4 x 8, with minimally visible occasional seams. **Commissioner Kingsley** liked some of the proposed colors, but felt the 'Crisp White' Hardie panels are not the best solution because the panels will be seen; the layout of all that should be part of the design. She also had concerns about the aluminum proposed for the soffit and fascia that will reflect light and show as shiny, as opposed to almost everything else on the home, especially the stone that will absorb the light. Reconsidering that material is important to her. **Commissioner Kingsley** also had concerns about the black stack stone, and said that choosing the right mortar is really important. **Mr. Safonov** clarified that the stack stone will have minimal mortar. **Commissioner Kingsley** was okay with either color sample presented for the siding, although she preferred the wood color option. She said the garage is a little severe on the front elevation, and she would rather see the home in line with the other two homes. Detailing around the garage is important, and the color of the fascia at the top of the garage. She suggested a warmer color to go with the limestone.

Chair Kubow generally concurred with the other commissioners' comments, especially those from Commissioner Kingsley. He had concerns about the glass surround on top of the garage that he felt took away from the dynamic of the architecture and the other quality materials being proposed on the home. He asked if the petitioner considered materials other than glass, such as a wood slat fence.

The homeowner said the space above the garage is an attempt to minimize the massing of the garage from the street. It will provide usable outdoor space that will make-up for the loss of backyard space that resulted from the entire home being pushed back to accommodate the side-load garage. Using wood instead of glass will look more like a fence and increase the massing of the garage. He envisions the garage roof space to be a green roof with a garden and planters that will become more the focal point than the glass, especially on the side elevation that faces the neighbor.

Commissioner Eckhardt agreed with Commissioner Fitzgerald's comments about the white color for the stucco and that it will have a really strong appearance. He could support a softer color tone similar to the grey shown in the rendering. He had concerns about the backside of the garage that will face the adjacent neighbor, and said he was okay with leaving it stucco as proposed, or changing it to all stone with landscaping as suggested by Commissioner Kingsley. He also questioned if the stone columns on the front elevation should pick up again, and he liked that the glass above the garage roof is clear, which will allow the planters and any other greenery on the roof to be visible.

Commissioner Fitzgerald agreed with Commissioner Kingsley that the color of the siding and the fascia should be changed, but he felt it should be more in line with the limestone sample presented tonight, and not the grey that is shown in the rendering. He asked for clarification on whether the glass will be clear or frosted, and the homeowner said it did not matter to him. **Commissioner Fitzgerald** preferred the glass be frosted to provide more privacy for the homeowners and to screen furniture that might be put up there. He liked how unique the garage is on the front of the home, but he suggested carrying the design of the garage all the way around, and let the box of the home be what it is. He also pointed out that the garage and the home are not in line with each other.

Commissioner Kingsley agreed that the design of the garage should continue on all sides. Aside from her concerns about the color of the stucco, she also had concerns with the Hardie panels; she suggested the fascia be Hardie as well, instead of aluminum. She reiterated her concerns about the layout of the Hardie panels and the visibility of the seams; she felt this layout should be submitted to Staff for review prior to final approval. **Commissioner Eckhardt** agreed with these concerns and said that adding vertical joints that are sympathetic to the massing of the home will not harm it, but they need to be shown in a presentation. He also referred to the slat board sample presented and asked what color is preferred. The petitioner said the warmer look is okay, but if the stucco color changes, then a softer color is preferred.

Mr. Hautzinger asked Commissioner Kingsley to clarify her previous comments about the limestone color compared to the stucco color. **Commissioner Kingsley** explained that instead of the stucco panels being a cool color, she felt they should be a warmer color more similar to the limestone than the black stone. **Commissioner Eckhardt** said the fascia and soffit should be Hardie board in the same color as the trim board, instead of aluminum. **Commissioner Kingsley** asked if wood Ninchiha is being used for the soffits, and **Mr. Safonov** said it is being considered by the homeowner. **Commissioner Eckhardt** was in support of the wood Ninchiha.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 502 E. HAVEN STREET. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE SITE PLAN & ELEVATIONS RECEIVED 1/14/25, FLOOR PLANS RECEIVED 1/7/25, MATERIAL LIST & SAMPLES RECEIVED 12/9/24, 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 THAT THE WHITE SIDING AND SOFFITS BE CHANGED TO A WARMER TONE TO MATCH THE LIMESTONE, TO BE REVIEWED AND APPROVED BY STAFF.**
- 2. A REQUIREMENT THAT THE WEST SIDE OF THE GARAGE AND THE BACK (NORTH) CORNER OF THE GARAGE BE THE GREY STONE MATERIAL ALL THE WAY TO THE**

TOP, AS IT IS ON THE OTHER 2 SIDES.

3. A REQUIREMENT THAT THE LAYOUT OF THE SIDING SEAMS BE DETERMINED AND SUBMITTED TO STAFF FOR REVIEW AND APPROVAL.
4. A REQUIREMENT THAT THE COLOR OF THE NINCHIHA PRODUCT BE APPROVED BY STAFF.
5. A REQUIREMENT THAT THE GLASS SURROUND ON TOP OF THE GARAGE ROOF BE OPAQUE OR FROSTED GLASS.
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 PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF PROPRIATENESS 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.
7. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Hautzinger clarified that the color of the Ninchiha pertains to the two options for the wood-look product for the soffit, which the commissioners confirmed.

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

ITEM 2. SIGN VARIATION REVIEW**DC# 24-092 – Golf VX – 644 E. Rand Rd.**

Gina Choi, representing *Golf VX*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking a sign variation to allow three wall signs where only two wall signs are allowed.

1. A variation from Chapter 30, Section 30-402.a, Number, to allow three wall signs where only two wall signs are allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 44.54 sf wall sign on the west wall of the building, where 0 sf is allowed.

Golf VX is an indoor golf simulator business located in the Southpoint Shopping Center. The business has two street frontages facing Rand Road and Palatine Road. Per code, one wall sign is allowed per street frontage, and the business currently has two code-complaint wall signs. One existing wall sign is on the south wall, and the other existing wall sign is above the main entrance at the southwest corner of the building. A third wall sign is proposed on the west wall, which will match the existing sign on the south.

The petitioner has submitted a letter stating that the proposal for the third wall sign is due to a specific hardship related to visibility and customer access, particularly from Palatine Road. The petitioner stated that the building appears vacant for customers approaching from Palatine Road due to limited visibility. They feel the third sign is essential for their business to function, and the new wall sign will integrate seamlessly with the aesthetics of the building and the context.

Chair Kubow asked if there is an existing monument sign on Palatine Road, and **Mr. Hautzinger** said there is a multi-tenant shopping center sign at the entrance on Palatine Road, and two along Rand Road, one at each driveway. **Ms. Choi** said they have tenant panels in two of the three existing multi-tenant monument signs.

Mr. Hautzinger said that Staff agrees that the business has limited visibility for customers approaching from Palatine Road, and the need for the third wall sign is justified due to the unique location in the middle of the shopping center. Additionally, the unique angled entrance creates an arrangement where three wall signs make sense for visibility from the different approaches to the business, as well as to highlight the front entry doors. Staff agrees that the design of the proposed sign fits seamlessly with the building, and the overall composition looks out of balance without it. The three wall signs are not excessive or overly large, and Staff has no objections, and recommends approval as submitted.

Ms. Choi had no comments at this time.

The commissioners summarized their comments. **Commissioner Kingsley** had no issue with the third wall sign, and asked if the yellow stripe across the windows shown in the rendering will be added to the elevation. **Ms. Choi** said they are still working on what to do with that element across the windows.

Commissioner Fitzgerald had no issue with the third wall sign. **Commissioner Eckhardt** was in support of the third wall sign as well, and pointed out the unique visibility issue with this shopping center. **Chair Kubow** agreed as well.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATIONS FOR THE GOLF VX LOCATED AT 644 E. RAND ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402.A, *NUMBER*, TO ALLOW THREE WALL SIGNS WHERE ONLY TWO WALL SIGNS ARE ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403.A, *DIMENSIONS*, TO ALLOW A 44.54 SF WALL SIGN ON THE WEST WALL OF THE BUILDING, WHERE 0 SF IS ALLOWED.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 9/6/24, RECEIVED 1/13/25, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, AND THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING PERMIT AND SIGNAGE REQUIREMENTS.

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

Mr. Hautzinger said this approval is a recommendation for approval to the Village Board, and he will work with the petitioner to schedule that meeting.

ITEM 3. OTHER BUSINESS

Public Comment

There was none.

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



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Design Commission
2/25/2025**

Item: DC#24-101 - Arlington Heights Park District - Recreation Park
Bathhouse & Community Building - 500 E. Miner St. /
Commercial Re-Review

Department: Planning & Community Development

Item Description:

Requested Action

Approval of the proposed architectural design for a new Bathhouse Building and an addition to the existing Community Building at Recreation Park.

Recommendation

It is recommended that the Design Commission evaluate the design of the new Bathhouse and the addition/renovation to the Community Building at Recreation Park located at 500 E. Miner Street. This recommendation is based on the revised plans received 2/14/24, and the Pella Reserve Window Product Data received on 1/10/25, 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 "Transitional" style for the bathhouse is recommended, combining a more traditional pitched roof massing with modern detailing, to better complement the existing Community Building and baseball field Storage Building to create a more cohesive design theme for Recreation Park to be shared by all three buildings.
2. Evaluate the following details on the Bathhouse front (east) elevation:
 - a. Staff recommends that the doors and windows be high quality and more decorative with a Dark Bronze finish to match all of the other doors and windows on the building.
 - b. Staff still recommends that other more decorative gate options be explored in lieu of the large rolling gate.
 - c. It is recommended that all exterior light fixtures be a more decorative style to add design interest to the building. Additionally, it is recommended to add more decorative light fixtures on the front elevation to enhance the building appearance.

d. Although not under the Design Commission's purview, the petitioner should plan for as much landscaping as possible to screen and soften the large brick wall.

3. Evaluate the following details on the Bathhouse rear (west) elevation:

a. The size and layout of the doors and windows should be further studied to create a more balanced appearance to complement the existing Community Building. Incorporate false windows if necessary.

b. It is recommended to highlight the entrance to the Locker Rooms with a boxed bumpout including limestone trim and decorative light fixtures.

c. All wall pack light fixtures should be replaced with decorative light fixtures.

4. Evaluate the following details of the Community Building addition/renovation:

a. Vestibule and Elevator Addition. Evaluate the profile of the roof and the roof connection detail to the existing building.

b. Raised Deck. Evaluate if the proposed cast in place concrete form liner stone pattern is acceptable, or if alternate materials such as brick or precast concrete should be required. Evaluate the color of the deck railing.

c. Rooftop Mechanical Screen. Evaluate if the proposed smooth plastic panels have an acceptable appearance that is compatible with the architecture of the building.

5. The petitioner is required to meet the Sign code, Chapter 30 or obtain a sign variation(s).

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, 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. Re-Review Staff Report DC24-101
2. DC24-101, Recreation Park - 2-25-25 Exhibits
3. DC24-101, Recreation Park - 1-28-25 Exhibits

STAFF DESIGN COMMISSION REPORT
RE-REVIEW

PROJECT INFORMATION:

Project Name: Recreation Park
Project Address: 500 E. Miner Street
Prepared By: Steve Hautzinger

Date Prepared: January 17, 2025
Date Revised: February 18, 2025

PETITION INFORMATION:

DC Number: 24-101
Petitioner Name: John Kramer
Petitioner Address: Arlington Heights Park District
410 N. Arlington Heights Rd.
Arlington Heights, IL 60004

Meeting Date: January 28, 2025
Re-Review Meeting Date: February 25, 2025

Requested Action(s):

Approval of the proposed architectural design for a new Bathhouse Building and an addition to the existing Community Building at Recreation Park.

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 to amend the existing Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Summary:

The petitioner is proposing a new Bathhouse Building to replace the existing Bathhouse Building in the approximate same location. The petitioner is also planning a renovation of the existing Community Building including replacement of all windows, a new vestibule and elevator addition on the east side of the building, and a large raised deck on the south.

Bathhouse – Design Commission Review on January 28, 2025:

This project was reviewed by the Design Commission on January 28, 2025. At that time, Staff raised concerns about the design direction for the new bathhouse building. The petitioner had indicated that the design inspiration for the proposed new bathhouse was taken from the existing mid-century modern bathhouse (being replaced). Staff commented that the existing bathhouse building is unremarkable and starkly mismatched with the existing historic Community Building. Staff disagreed with this design direction and recommended that the new bathhouse building be designed with a more traditional massing to match or complement the existing traditional style Community Building. Staff felt that this is an opportunity to create a cohesive design theme for Recreation Park. Staff presented a concept sketch to illustrate how the design could be modified with a more traditional massing.

In regards to the proposed bathhouse design, Staff raised concerns about the overall composition, the materials and details, and the rooftop equipment screens. Staff also raised concerns about the appearance of the large rolling gate at the main entrance, and reported that the signage on the gate is not allowed per code.

A few residents spoke at the meeting in agreement with Staff's recommendations. One Arlington Height Park District Board member spoke at the meeting and stated his preference for the traditional concept presented by Staff, but that it was cost prohibitive.

The Design Commission also had numerous concerns about the proposed bathhouse design. The majority of the Commissioners felt that incorporating some amount of pitched roof forms was an option worth studying, but they were also not

opposed to a more modern aesthetic for the building. Overall, they had concerns about the disjointed massing and the amount of blank brown siding. They felt that the design was too busy and overall unresolved. It was also emphasized that a better solution for screening the rooftop mechanical equipment was needed.

Bathhouse Update:

In response to feedback from the January 28 meeting, the petitioner has changed the main body of the building to an all brick exterior with limestone window sills and limestone banding. The height of the walls have been uniformly raised to screen all of the rooftop mechanical equipment. The color of the rolling gate has been changed from white to brown.

Staff feels that the revised design is an improvement to the original concept, which addresses some of the Design Commission's concerns, but Staff still feels that this is a missed opportunity to create a more cohesive design theme for Recreation Park. As is the case with the existing bathhouse building, the proposed new building is starkly mismatched with the existing Community Building. Since the last meeting, Staff encouraged the petitioner to consider a "Transitional" style for the bathhouse design, combining a more traditional pitched roof massing with distinctively modern detailing. Staff feels that a "Transitional" design approach could strike an ideal balance between complementing the existing historic Rec Park buildings, while still providing a modern aesthetic for 2025.

If the Design Commission does not object to the submitted updated flat roof design concept, then Staff recommends that the following issues be evaluated:

1. Front (East) Elevation:

- a. Service Doors. The front elevation has numerous service doors which are shown as a soft red color presumably to blend in with the brick wall. However, this emphasizes the appearance of this being a service area or loading dock. Since this is the front of the building, despite being service doors, Staff recommends that the doors and windows be high quality and more decorative with a Dark Bronze finish to match all of the other doors and windows on the building.
- b. Rolling Gate. The rolling gate looks better in a dark bronze color than the previous white color, but a large rolling gate on the front of the building still has an overall poor appearance, and Staff still recommends that other more decorative gate options be explored.
- c. Decorative Light Fixtures. The only light fixtures shown on the front elevation appear to be wall pack style fixtures at the service doors. It is recommended that all exterior light fixtures be a more decorative style to add design interest to the building. Additionally, it is recommended to add more decorative light fixtures on the front elevation to enhance the building appearance.
- d. Landscaping. Although not under the Design Commission's purview, the petitioner should plan for as much landscaping as possible to screen and soften the large brick wall.

2. Back (West) Elevation. In contrast to the beautiful view of the existing Community Building from the pool area, the proposed bathhouse building lacks detail and interest.

- a. Windows and Doors. The large brick wall is mostly blank with minimal windows and doors. The overall composition lacks rhythm. Doors and windows are located on the façade based on the floor plan, and the random appearance does not complement the balanced appearance on the existing Community Building. False windows could be added to help balance the façade.
- b. Locker Room Entrance. The entrance to the Locker Rooms could be highlighted with a boxed bumpout including limestone trim and decorative light fixtures.
- c. Decorative Light Fixtures. As noted on the front elevation, the wall pack light fixtures should be replaced with decorative light fixtures.

Community Building – Design Commission Review on January 28, 2025:

The Community Building addition/renovation was also reviewed on January 28, 2025. The following is a summary of items discussed.

- Window Replacement. The Design Commission had no objection to the proposed replacement windows.
- Vestibule and Elevator Addition. Overall, Staff and the Design Commission were in favor of the design of the addition. However, the Design Commission did question if the roof fascia could be thinner, as well as if it could connect to the existing building wall in a less abrupt way.
- Raised Deck. Overall, Staff and the Design Commission did not object to the design of the new raised deck. However, one of the Design Commissioners cautioned about the quality of the cast in place concrete form liner stone pattern. Brick or precast concrete were suggested as alternate options to consider. Also, it was recommended that the deck railing color be brown instead of black.
- Rooftop Mechanical Screen. Staff raised concern about the use of corrugated metal for rooftop equipment screening which does not fit with the character of the historic building. Staff recommended that other screening solutions be explored. There was discussion about using wood in lieu of corrugated metal.

Community Building Update:

In response to feedback from the January 28 meeting, the petitioner made the following changes:

- Vestibule and Elevator Addition. The profile of the roof eave was not changed, but a small jog was added where it meets the existing building wall.
- Raised Deck. No changes.
- Rooftop Mechanical Screen. The screening material has been changed from corrugated metal to smooth plastic panels.

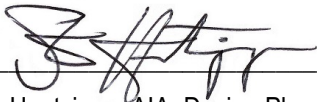
The Design Commission should re-evaluate these details to determine if acceptable.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the design of the new Bathhouse and the addition/renovation to the Community Building at Recreation Park located at 500 E. Miner Street. This recommendation is based on the revised plans received 2/14/24, and the Pella Reserve Window Product Data received on 1/10/25, 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 “Transitional” style for the bathhouse is recommended, combining a more traditional pitched roof massing with modern detailing, to better complement the existing Community Building and baseball field Storage Building to create a more cohesive design theme for Recreation Park to be shared by all three buildings.
2. Evaluate the following details on the Bathhouse front (east) elevation:
 - a. Staff recommends that the doors and windows be high quality and more decorative with a Dark Bronze finish to match all of the other doors and windows on the building.
 - b. Staff still recommends that other more decorative gate options be explored in lieu of the large rolling gate.
 - c. It is recommended that all exterior light fixtures be a more decorative style to add design interest to the building. Additionally, it is recommended to add more decorative light fixtures on the front elevation to enhance the building appearance.
 - d. Although not under the Design Commission’s purview, the petitioner should plan for as much landscaping as possible to screen and soften the large brick wall.

3. Evaluate the following details on the Bathhouse rear (west) elevation:
 - a. The size and layout of the doors and windows should be further studied to create a more balanced appearance to complement the existing Community Building. Incorporate false windows if necessary.
 - b. It is recommended to highlight the entrance to the Locker Rooms with a boxed bumpout including limestone trim and decorative light fixtures.
 - c. All wall pack light fixtures should be replaced with decorative light fixtures.
4. Evaluate the following details of the Community Building addition/renovation:
 - a. Vestibule and Elevator Addition. Evaluate the profile of the roof and the roof connection detail to the existing building.
 - b. Raised Deck. Evaluate if the proposed cast in place concrete form liner stone pattern is acceptable, or if alternate materials such as brick or precast concrete should be required. Evaluate the color of the deck railing.
 - c. Rooftop Mechanical Screen. Evaluate if the proposed smooth plastic panels have an acceptable appearance that is compatible with the architecture of the building.
5. The petitioner is required to meet the Sign code, Chapter 30 or obtain a sign variation(s).
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, 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.



February 18, 2025

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

Cc: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Dan Osoba, Planner, Petitioner, DC File 24-1010

[illegible]

RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

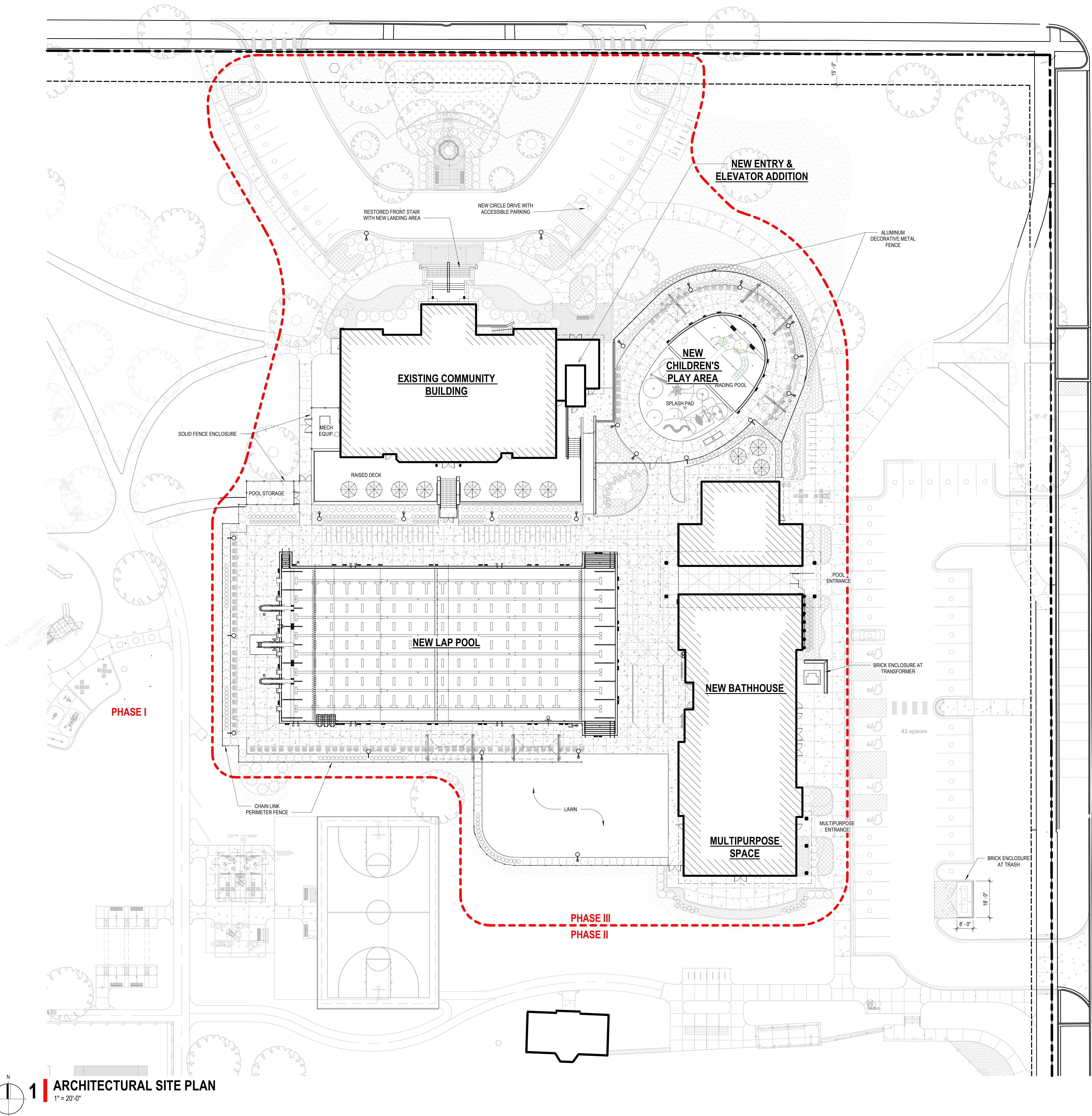
ISSUE FOR IDPH

PROPOSED SITE PLAN

T NO.

A0

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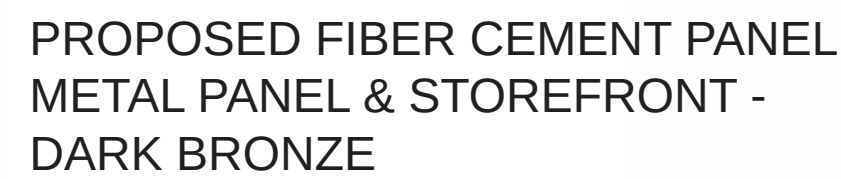
PROPOSED ELEVATIONS- NEW BATHHOUSE

T NO. **A7**

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1-28-25 Elevations



Architectural elevation drawing of the 1st floor of a building. The drawing shows a long, single-story structure with various materials and features. From left to right, the sections are: a multipurpose area with a large window and a "METAL WOOD LOOK PANEL" above it; a staff office with a smaller window; an overhead door and a door with transoms; a pool mechanical room with operable windows; a locker room with a large window and a rolling gate; a breezeway with a brick wall and a brick banding cap; an admissions area with a window; and a concessions area with a large window and a "METAL WOOD LOOK PANEL" above it. Dimensions are provided for each section: 33'-6" for multipurpose, 14'-0" for staff office, 44'-8" for overhead door and door with transoms, 50'-4" for locker room, 14'-6" for breezeway, 20'-0" for admissions, and 21'-0" for concessions. A north arrow and "1st FLOOR 100'-0"

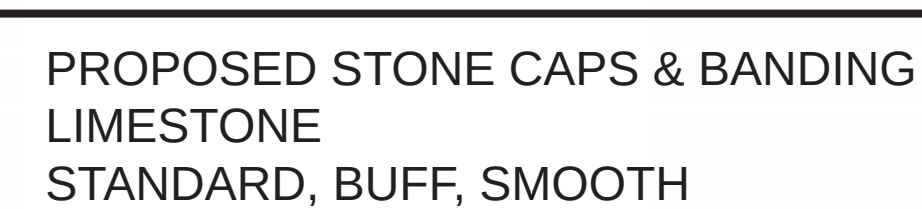
Architectural elevation drawing of the first floor of a building. The drawing shows a long, low structure with a flat roof. The facade is composed of brick on the ends and stone banding and cap in the center. A large window is on the left, and a series of concessions are in the center. A metal 'wood look' panel is on the right. Dimensions are provided for the overall height (18'-5"), the height of the concessions (16'-8"), and the width of the concessions (38'-8"). A north arrow and "1st FLOOR 100'-0"

Architectural elevation drawing of the first floor of a building. The drawing shows a long, low structure with a large glass storefront system. Labels include: STOREFRONT SYSTEM, FIBER CEMENT PANEL, BRICK, METAL PANEL, METAL 'WOOD LOOK' PANEL, and MULTIPURPOSE ROOM. Dimensions are provided for the overall width (55'-0"), height (23'-0"), and various panel heights (16'-6", 18'-5"). A north arrow and scale bar (1"=10'-0") are located in the bottom left corner.

Architectural elevation drawing of the proposed building for the 100' x 100' lot. The drawing shows a long, single-story building with various materials and features. Key elements include:

- Lot Dimensions:** 100'-0" wide lot with a 10'-0" wide sidewalk.
- Building Sections (from left to right):**
 - Concessions:** 21'-0" wide, featuring a metal "wood look" panel and fiber cement panels.
 - Pool Manager:** 20'-0" wide, featuring brick and fiber cement panels.
 - Breezeway:** 14'-6" wide, featuring a metal "wood look" panel and fiber cement panels.
 - Locker Rooms:** 56'-4" wide, featuring brick, operable windows, fiber cement panels, and stone banding & cap.
 - Pool Deck Lockers:** 16'-0" wide, featuring brick and fiber cement panels.
 - Pool Mechanical:** 16'-0" wide, featuring brick and fiber cement panels.
 - Multipurpose:** 16'-0" wide, featuring brick, metal panels, and fiber cement panels.
- Roofline:** 23'-0" high.
- Materials:** Metal panel, fiber cement panel, brick, operable windows, stone banding & cap, metal "wood look" panel, and storefront system.
- Other Features:** A 116'-8" wide section on the right side of the building.

2-25-25 Revised Elevations

[illegible]

RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

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PROPOSED ELEVATIONS- NEW BATHHOUSE

NO. **A7**

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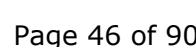
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1-28-25 Renderings



2-25-25 Revised Renderings



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**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
1500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

EXISTING ELEVATIONS-
COMMUNITY BUILDING

SHEET NO. **A5**

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Architectural drawing of the exterior elevation of the South side of a building. The drawing shows a two-story structure with a central entrance, multiple windows, and a roof with a clock tower. A raised deck runs along the front, and a new bathhouse and pool deck are indicated at the base. The drawing includes various annotations such as 'EXISTING BRICK TO REMAIN', 'LIMESTONE CAP', 'NEW BRICK TO MATCH EXISTING BRICK', 'METAL PANEL', 'STOREFRONT SYSTEM', 'STONE PATTERN ON CONCRETE WALL', and 'ELEVATOR ADDITION'. Dimensions are provided for levels, heights, and widths.

Annotations and Dimensions:

- LEVEL 1 100' - 0"
- NEW BATHHOUSE AND POOL DECK 92' - 6"
- EXISTING ENTRY GRADE 92' - 4"
- NEW BATHHOUSE AND POOL DECK 92' - 6"
- ROOF TOP EQUIPMENT SCREEN
- EXISTING BRICK TO REMAIN
- LIMESTONE CAP
- NEW BRICK TO MATCH EXISTING BRICK
- METAL PANEL
- STOREFRONT SYSTEM
- STONE PATTERN ON CONCRETE WALL
- ELEVATOR ADDITION
- 116' - 4"
- 16' - 4"
- 5' - 5"
- 1' - 10"
- 133' - 7"
- 22' - 5"
- 7' - 6"

2 | EXTERIOR ELEVATION - SOUTH

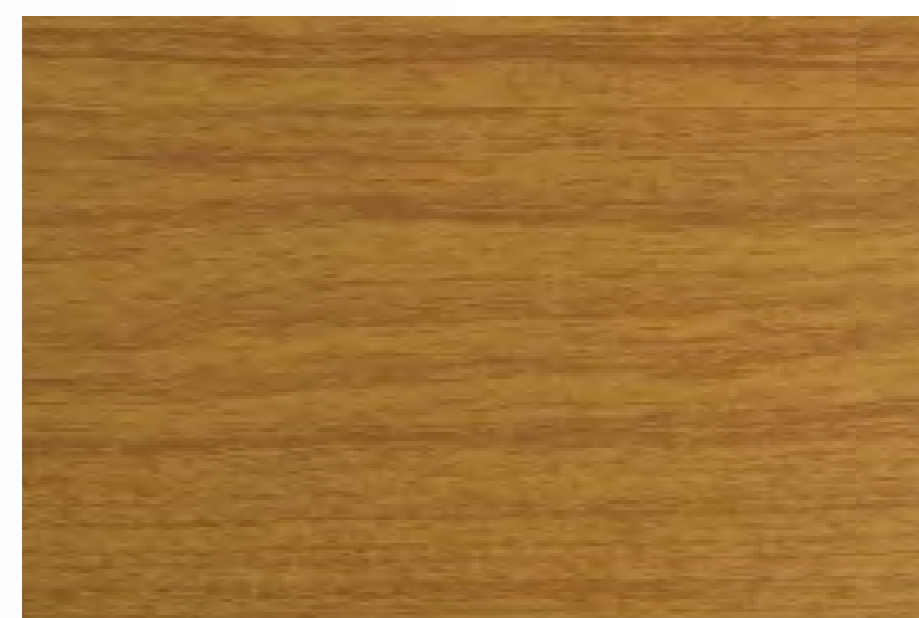
1/8" = 1'-0"

4 | EXTERIOR ELEVATION - WEST

1/8" = 1'-0"

20'-5"
MECHANICAL EQUIPMENT

11'-6"
POOL STORAGE



NEW WINDOWS TO MATCH ORIGINAL WINDOWS

[illegible]

**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

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PROPOSED ELEVATIONS- COMMUNITY BUILDING

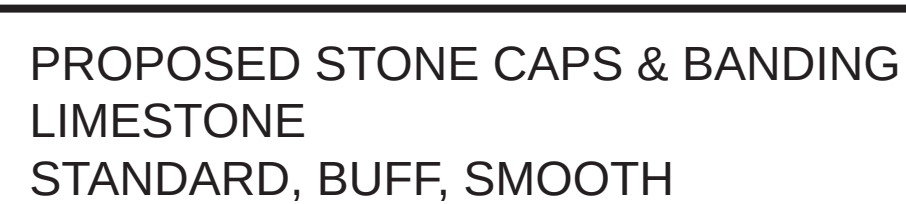
SHEET NO. **A6**

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THE DESIGN INTENT FOR THE VESTIBULE AND ELEVATOR ADDITION TO THE HISTORIC COMMUNITY BUILDING IS TO CREATE A GLASS BOX WITH A BRICK TOWER THAT RELATES TO THE EXISTING HISTORIC COMMUNITY CENTER AND CELEBRATES NEW CONNECTION, CREATING A HIERARCHY FOR THE NEW MAIN AND ACCESSIBLE BUILDING ENTRANCE.

THE DARK METAL ROOF OVERHANG INCORPORATES A WOOD-LOOK PANEL FINISH ON THE UNDERSIDE OF CANOPY ADDING A LAYER OF DEPTH, DIMENSION AND WARMTH TO THE EXTERIOR FINISH PALETTE – WHICH TIES INTO THE AESTHETIC AND MATERIALITY APPLIED AT THE NEW BATHHOUSE, CREATING A COHESIVE CAMPUS DESIGN.



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**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
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500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

RENDERING-
COMMUNITY BUILDING

SHEET NO.

A8

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VIEW FROM POOL LOOKING NORTH



VIEW FROM BATHHOUSE LOOKING NORTH



VIEW FROM THE POOL LOOKING EAST

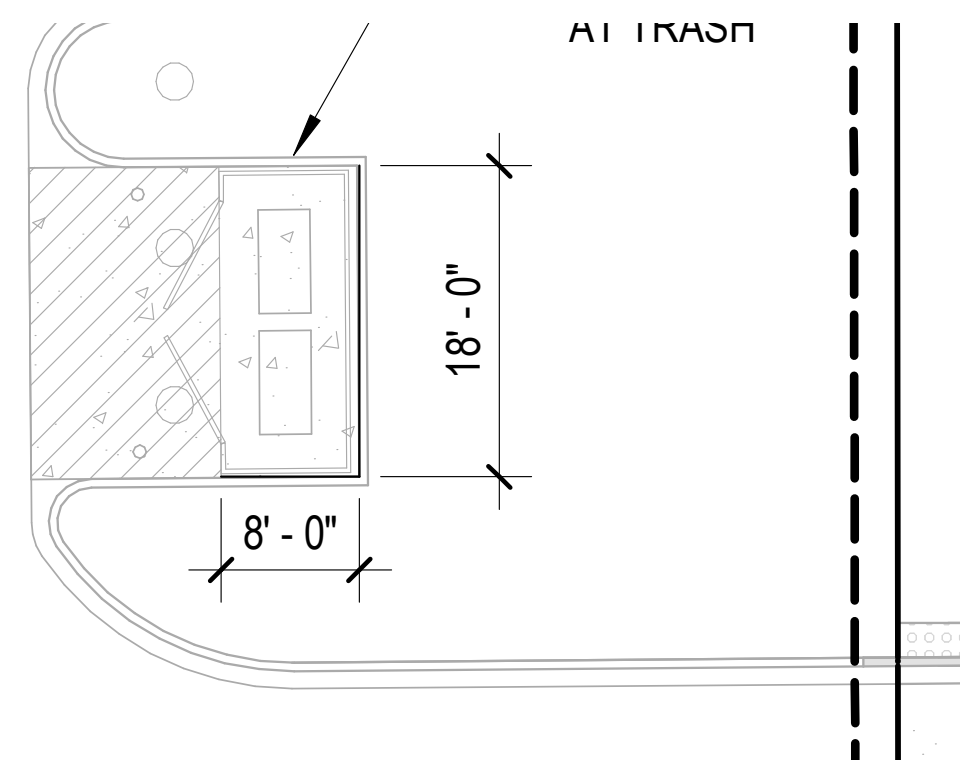
BASIS OF DESIGN: ENVISOR UNIT MOUNTED SCREENING SYSTEM, CITY SCAPES, INC.

NOTE: DUE TO THE ADDITIONAL STRUCTURAL SUPPORTS
REQUIRED TO REINFORCE ANY CONNECTIONS TO THE EXISTING
ROOF, UNIT MOUNTED SCREENS ARE THE FEASIBLE SOLUTION.

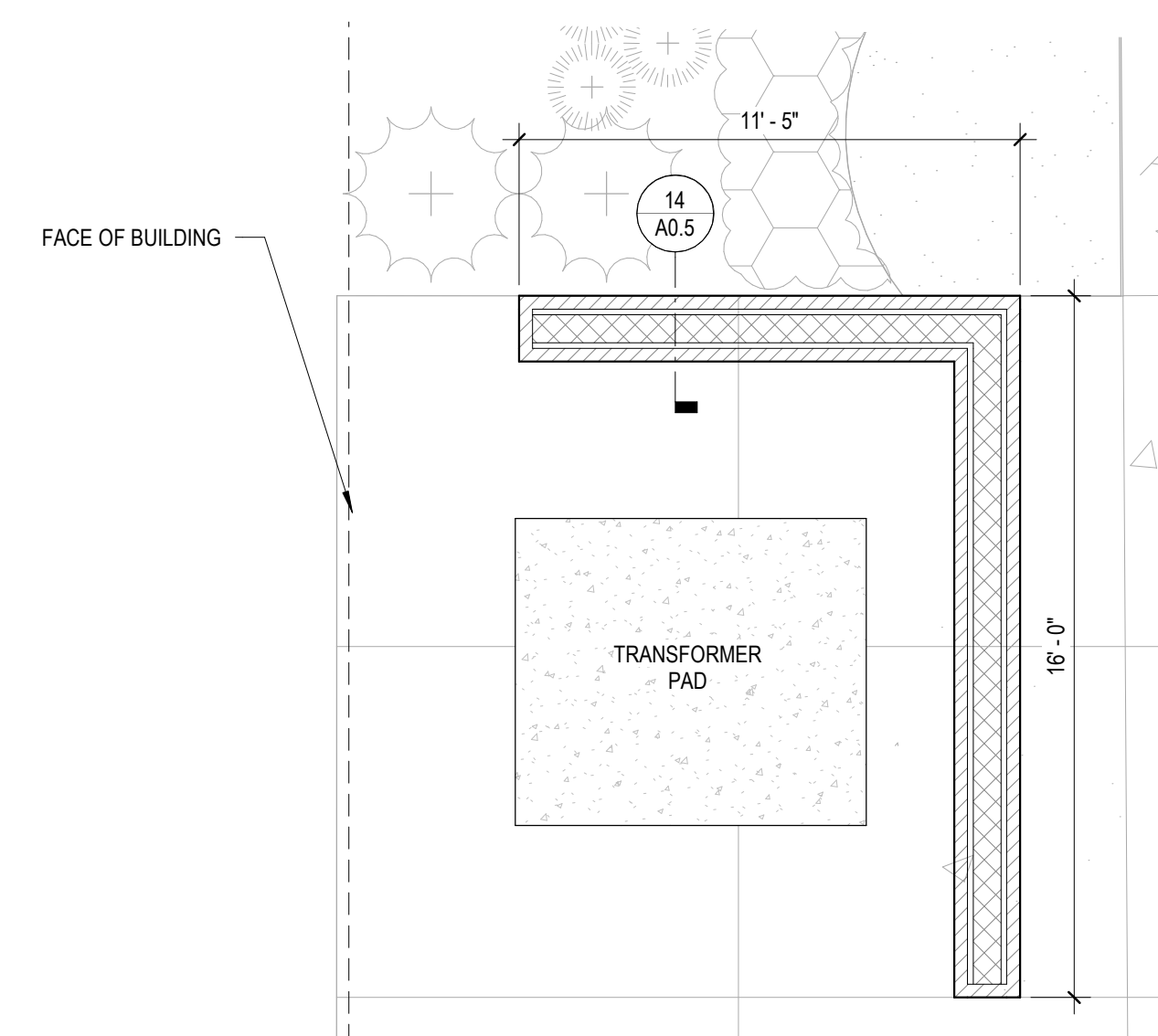
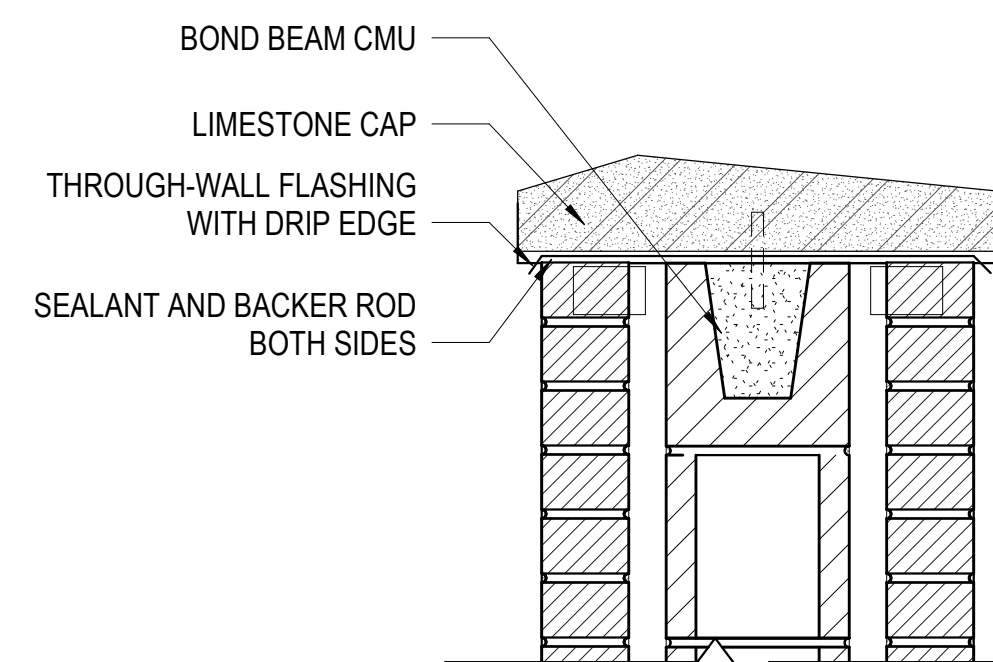
SAMPLE AXON:



BASIS OF DESIGN: TREX SECLUSIONS VERTICAL FENCE SYSTEM, WOODLAND BROWN



PROPOSED TRASH ENCLOSURE



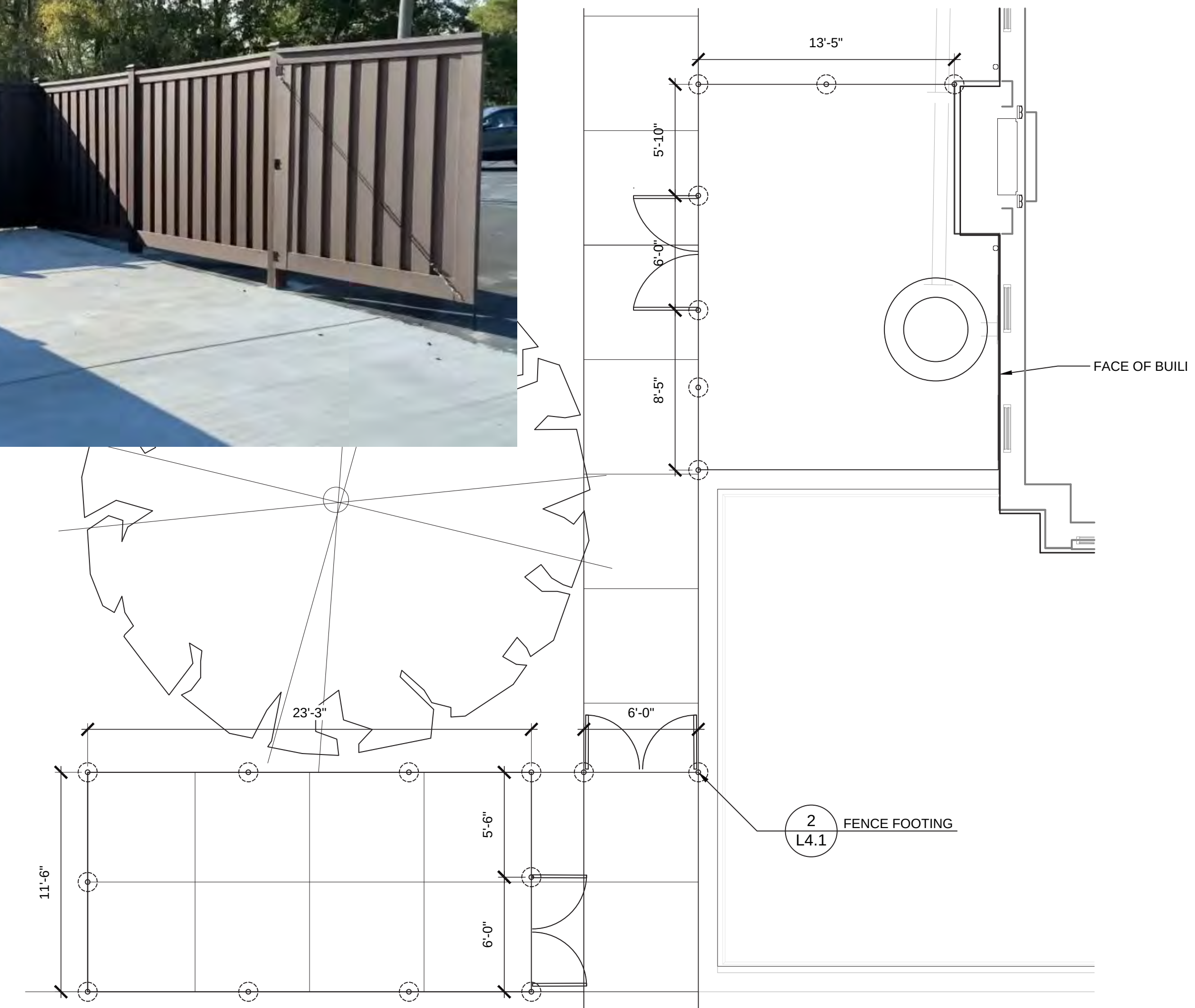
PROPOSED TRANSFORMER ENCLOSURE



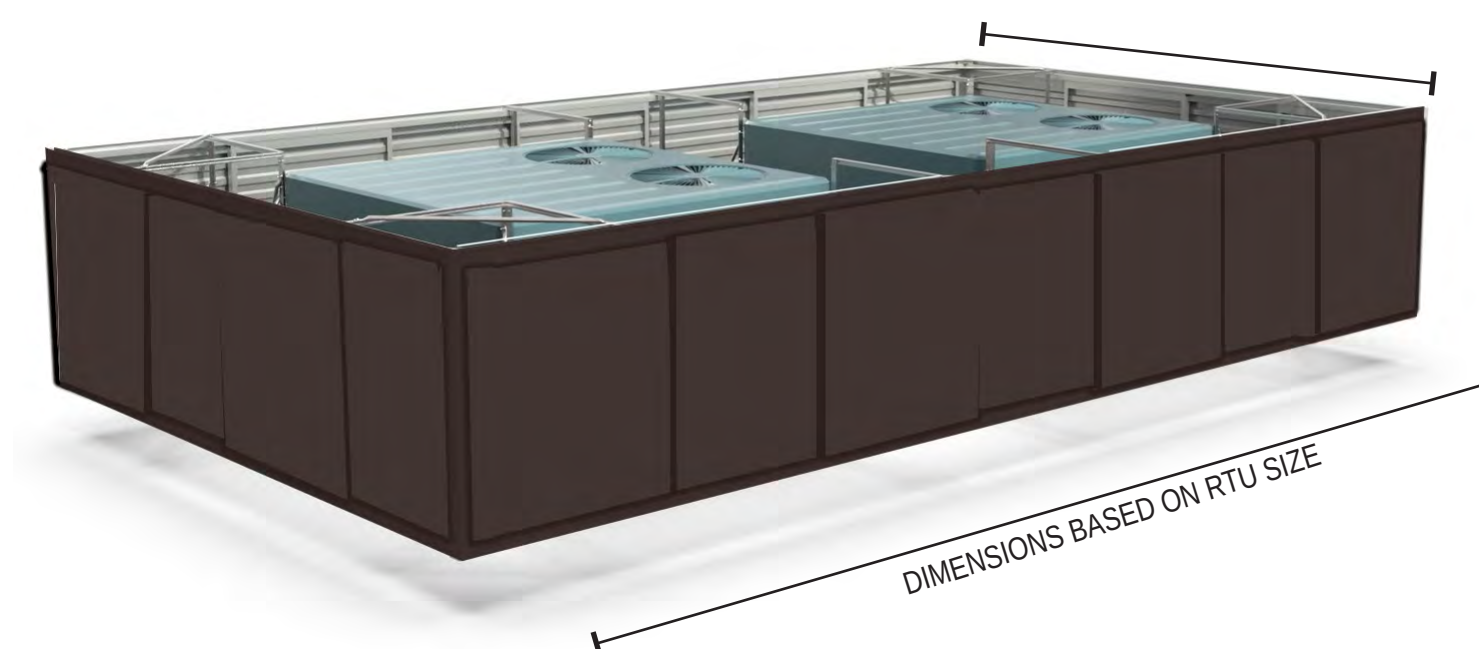
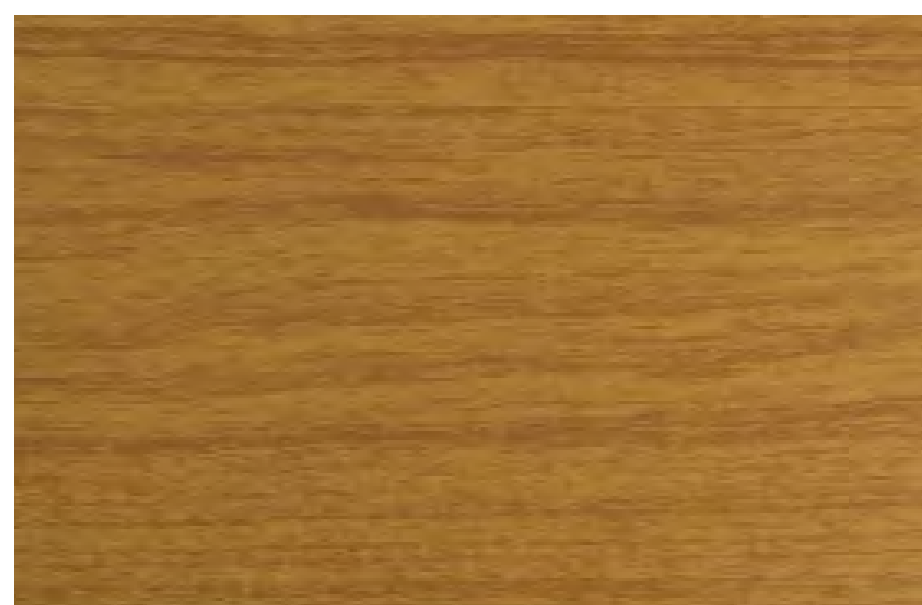
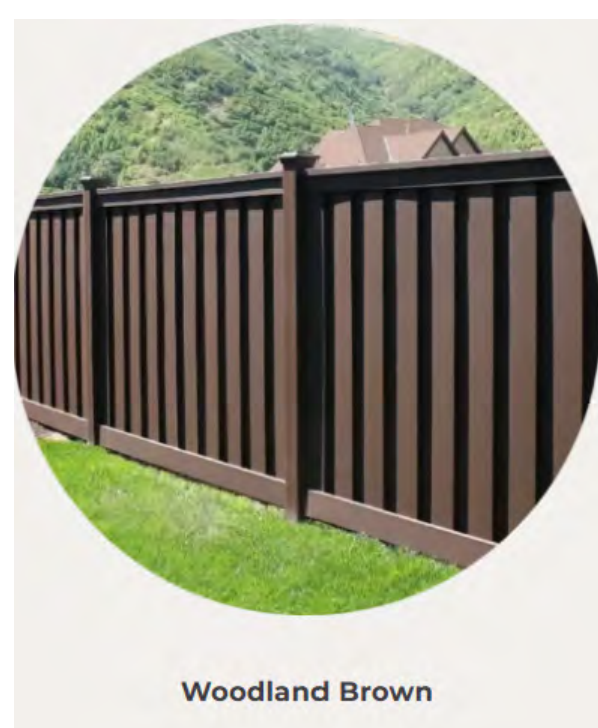
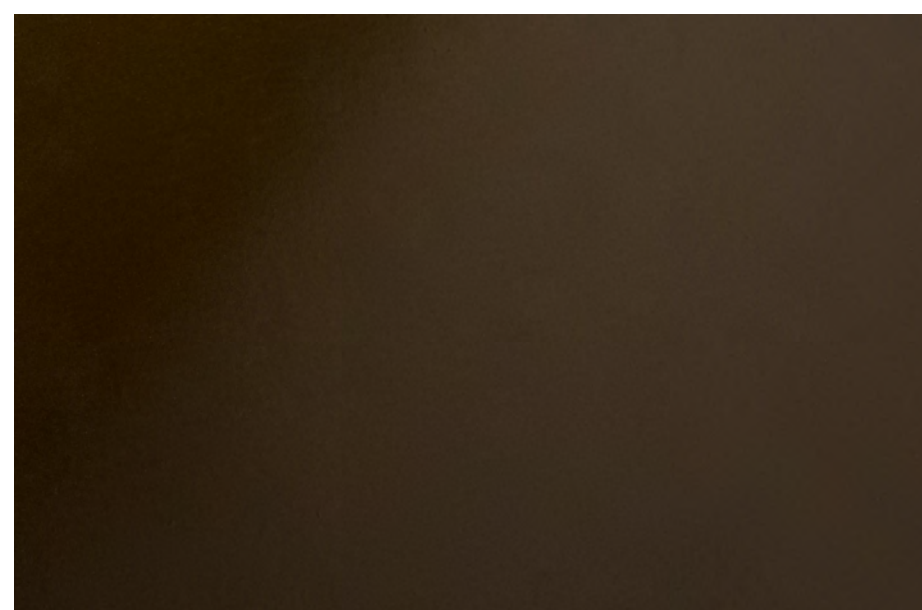
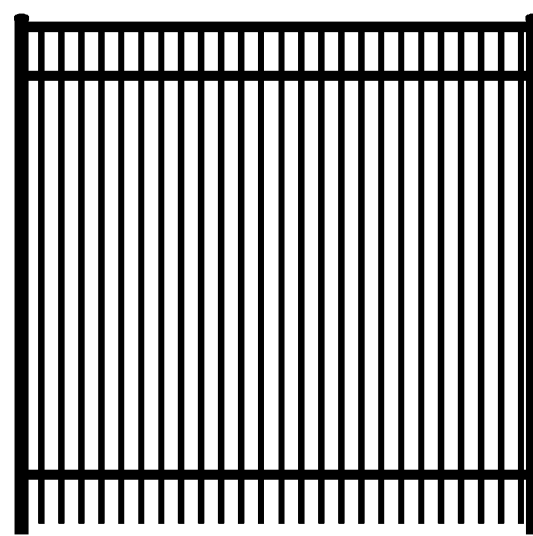
PROPOSED BRICK
BLEND 80% FLASHED RAGTEX AND 20% FLASHED BARTEX
(TO MATCH EXISTING)



PROPOSED STONE CAPS & BANDING
LIMESTONE
STANDARD, BUFF, SMOOTH



3 POOL EQUIPMENT AND TRANSFORMER ENCLOSURE



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**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

MATERIAL SAMPLE BOARD

SHEET NO.

A11

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An aerial photograph of a suburban area in Arlington Heights, Illinois. The map shows a grid of streets including N Arlington H, E Eastman St, E Miner St, N Pine Ave, N Douglas Ave, E Sigwalt St, E Davis St, and E Kensington. A large baseball field is visible in the center, with a swimming pool and a building marked by a red dashed rectangle. A yellow square is also visible near the pool. The map is oriented with North at the top.

THE PROJECT PROPOSES THE FOLLOWING AT RECREATION PARK:

- THE EXISTING COMMUNITY BUILDING FEATURES AN EXISTING GYMNASIUM ON THE FIRST FLOOR AND PRESCHOOL AT THE LOWER LEVEL. THE RENOVATION OF THE BUILDING WILL MAINTAIN THESE TWO ELEMENTS WHILE IMPROVING ACCESSIBILITY TO THE FACILITY, AND CREATE ADDITIONAL PROGRAM, OFFICE AND RESTROOM FACILITIES FOR THE PARK DISTRICT.

THE NEW 50 M LAP POOL WILL FLIP THE SHALLOW AND DEEP ENDS, PROVIDE NEW DIVING BOARDS AND OTHER AQUATIC AMENITIES. THE CHILDREN'S SPLASH PAD AND WADING POOL WILL INCLUDE A PLAY STRUCTURE, SLIDE AND SPRAY FEATURES.



An aerial photograph of the University of North Carolina at Chapel Hill campus. The central feature is a large, rectangular building complex with a flat roof, surrounded by lush green lawns and trees. To the left of the main building is a smaller, dark-roofed structure. A large, bright blue swimming pool is situated to the right of the main building. Further to the right, a tennis court is visible. The campus is bordered by a road with a crosswalk and a parking lot. The overall scene is a well-maintained academic and recreational area.



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**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

PHOTOGRAPHS OF
EXISTING SITE

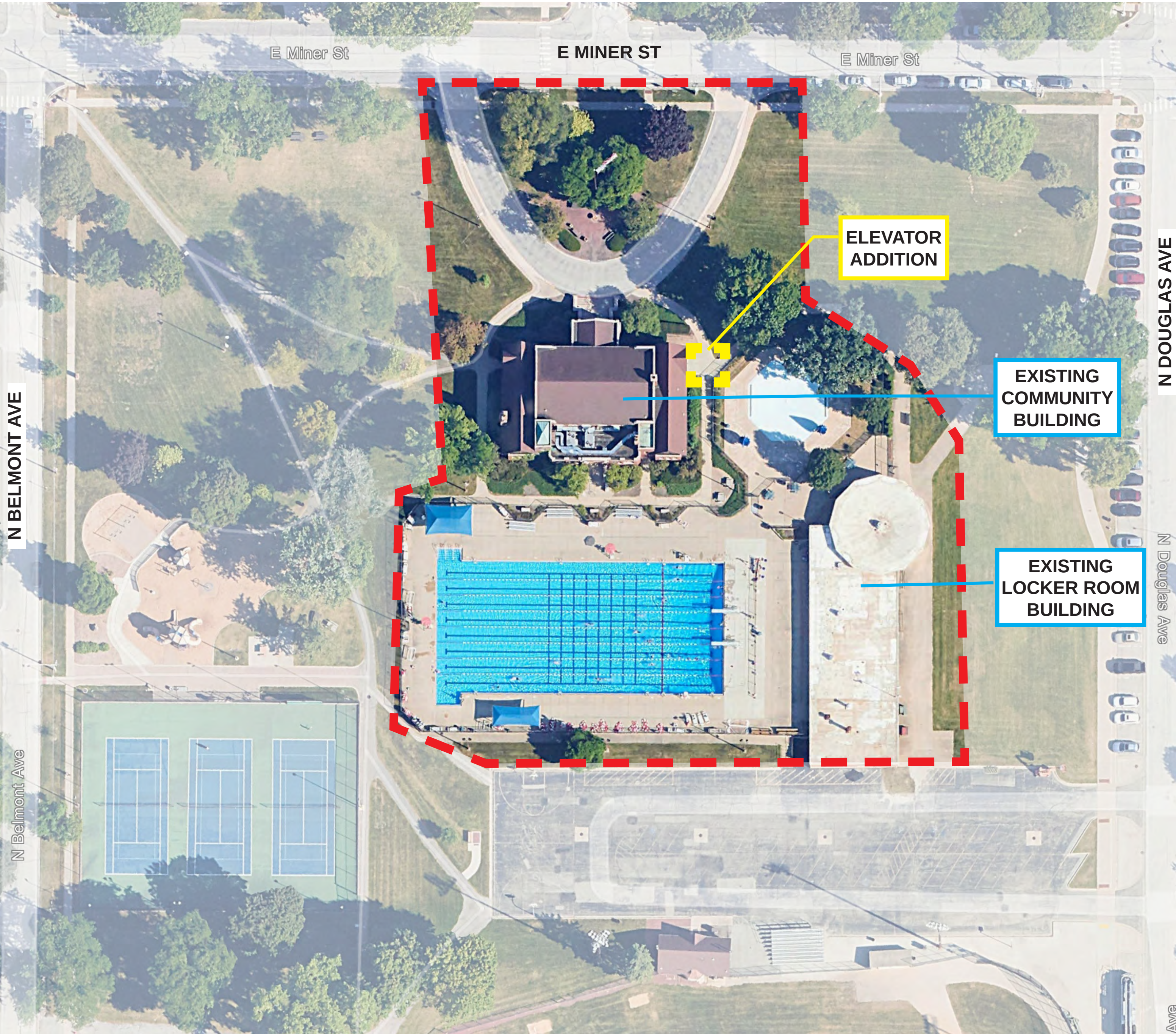
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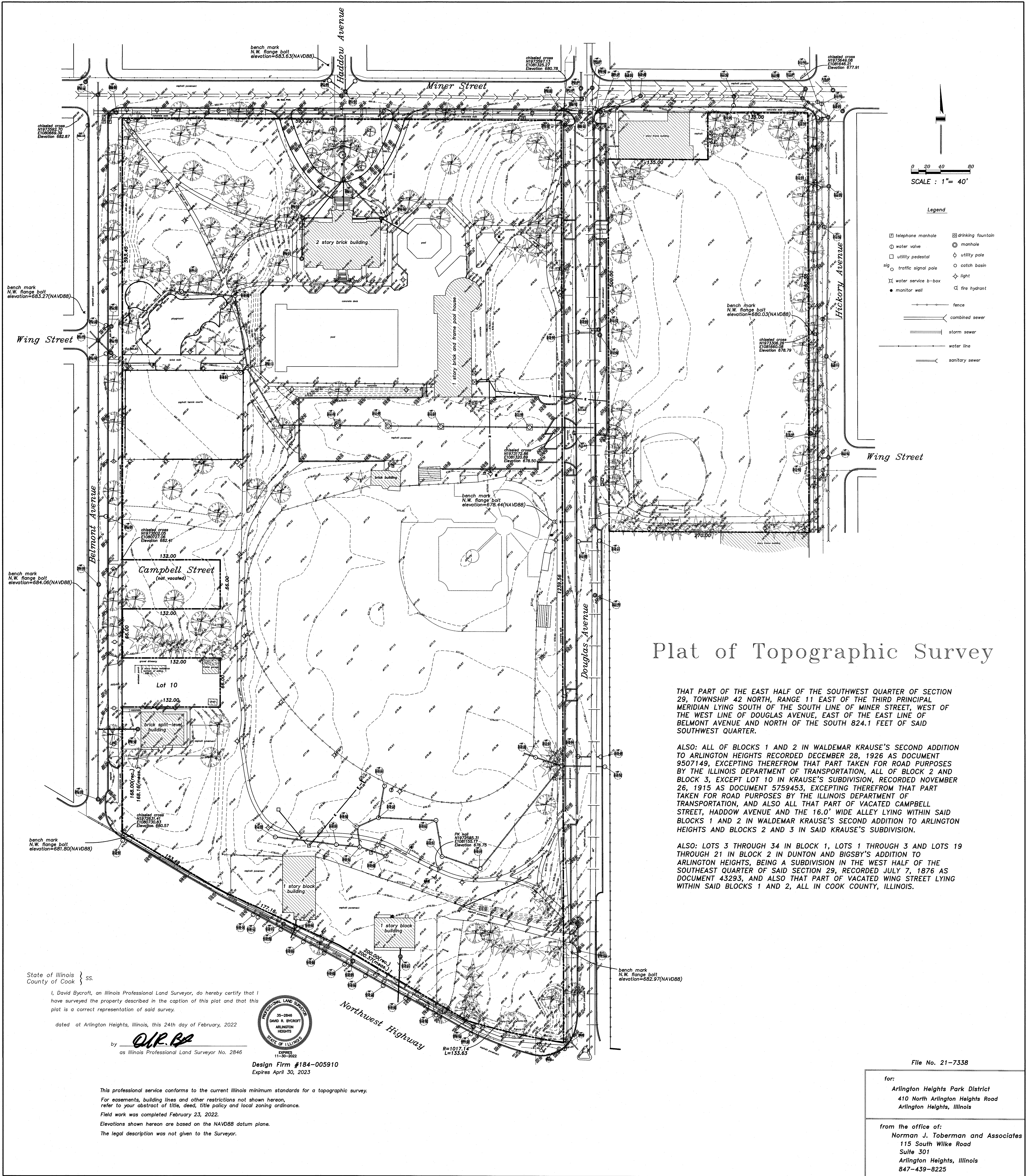
A wide, paved road with a white car in the distance, lined with green trees and grass. A white building is on the left, and a red building is on the right.

A wide, paved residential street lined with mature trees and green lawns. A yellow car is parked on the right side of the road, and a white car is visible further down the street. A utility pole stands on the left side of the road.

A wide, paved residential street stretches into the distance. On the left, a dense line of mature green trees borders the road. On the right, a black chain-link fence separates the street from a blue tennis court. Beyond the court, a colorful playground with slides is visible. A white car is parked on the right side of the road, and several utility poles with power lines are visible along the right side of the street. The sky is blue with scattered white clouds.



A wide-angle photograph of a paved road leading towards a school building. The road is cracked and has a storm drain on the left. To the left of the road is a fenced-in area, possibly a sports field. To the right is a grassy area with trees and a blue trash can. In the background, a school building with a red roof and a flagpole is visible under a cloudy sky.



Plat of Topographic Survey

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE SOUTH LINE OF MINER STREET, WEST OF THE WEST LINE OF DOUGLAS AVENUE, EAST OF THE EAST LINE OF BELMONT AVENUE AND NORTH OF THE SOUTH 824.1 FEET OF SAID SOUTHWEST QUARTER.

ALSO: ALL OF BLOCKS 1 AND 2 IN WALDEMAR KRAUSE'S SECOND ADDITION TO ARLINGTON HEIGHTS RECORDED DECEMBER 28, 1926 AS DOCUMENT 9507149, EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, ALL OF BLOCK 2 AND BLOCK 3, EXCEPT LOT 10 IN KRAUSE'S SUBDIVISION, RECORDED NOVEMBER 26, 1915 AS DOCUMENT 5759453, EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, AND ALSO ALL THAT PART OF VACATED CAMPBELL STREET, HADDOW AVENUE AND THE 16.0' WIDE ALLEY LYING WITHIN SAID BLOCKS 1 AND 2 IN WALDEMAR KRAUSE'S SECOND ADDITION TO ARLINGTON HEIGHTS AND BLOCKS 2 AND 3 IN SAID KRAUSE'S SUBDIVISION.

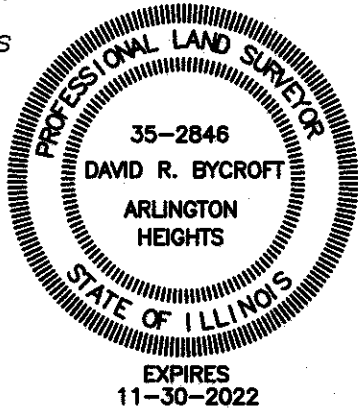
ALSO: LOTS 3 THROUGH 34 IN BLOCK 1, LOTS 1 THROUGH 3 AND LOTS 19 THROUGH 21 IN BLOCK 2 IN DUNTON AND BIGSBY'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29, RECORDED JULY 7, 1876 AS DOCUMENT 43293, AND ALSO THAT PART OF VACATED WING STREET LYING WITHIN SAID BLOCKS 1 AND 2, ALL IN COOK COUNTY, ILLINOIS.

State of Illinois }
County of Cook } ss.

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 24th day of February, 2022

by **D.P.R. BA**
as Illinois Professional Land Surveyor No. 2846



Design Firm #184-005910
Expires April 30, 2023

This professional service conforms to the current Illinois minimum standards for a topographic survey.
For easements, building lines and other restrictions not shown hereon, refer to your abstract of title, deed, title policy and local zoning ordinance.
Field work was completed February 23, 2022.
Elevations shown hereon are based on the NAVD88 datum plane.
The legal description was not given to the Surveyor.

File No. 21-7338

for:
Arlington Heights Park District
410 North Arlington Heights Road
Arlington Heights, Illinois

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225



1

1" = 20'-0"



EXISTING COMMUNITY BUILDING

EXISTING
CHILDREN'S
PLAY AREA

EXISTING LAP POOL

**EXISTING LOCKER
ROOM BUILDING**

EXISTING PARKING LOT

PHASE III

PHASE II

**EXISTING
BUILDING**

[illegible]

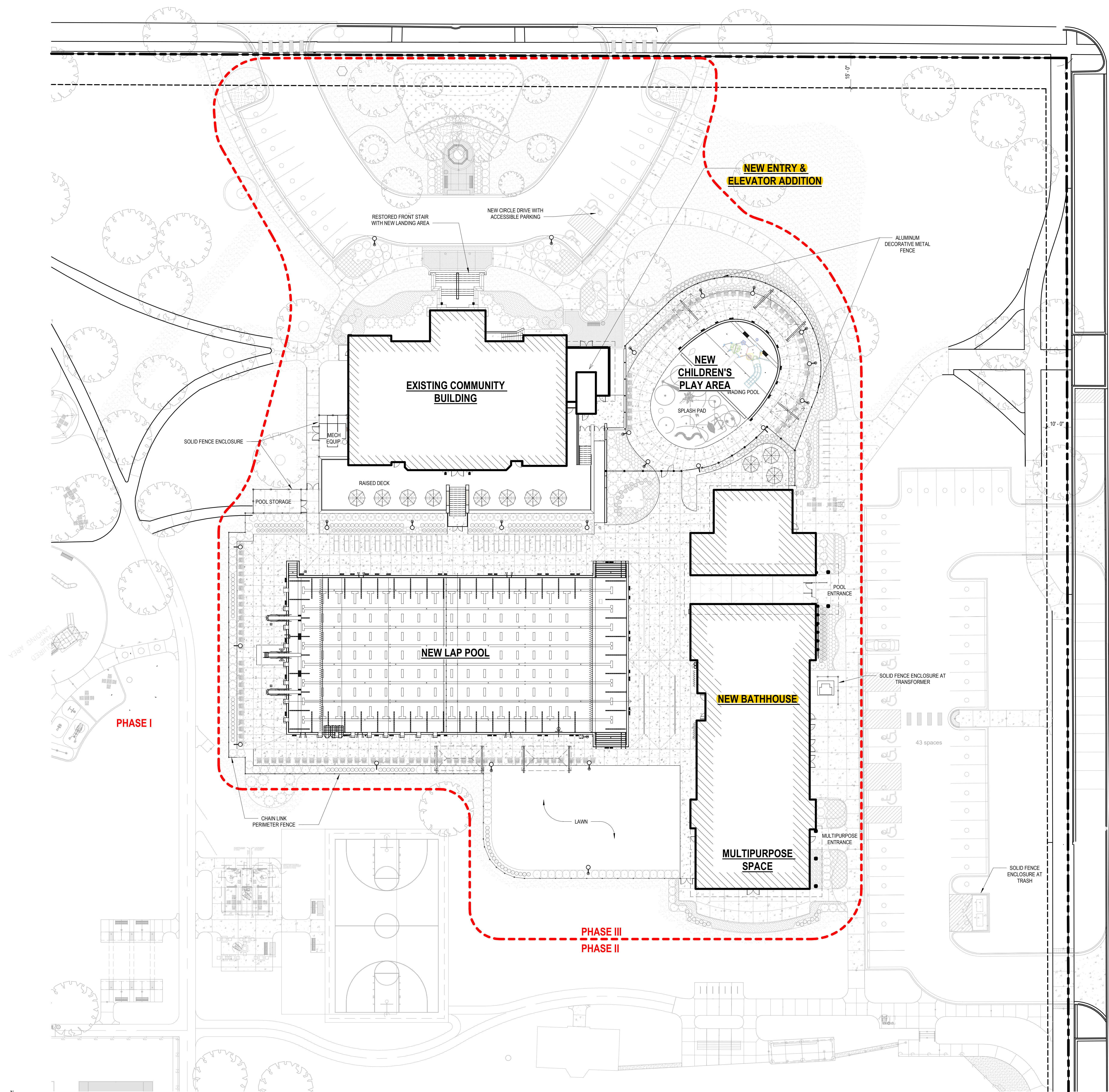
RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

ISSUE FOR IDPH

PROPOSED SITE PLAN

T NO. **A0**

JOB NO. 24-4036.01
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[illegible]

**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
1500 E. Miner Street, Arlington Heights, Illinois 60004

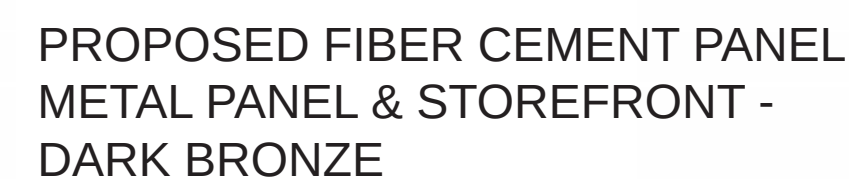
DESIGN COMMISSION

PROPOSED ELEVATIONS- NEW BATHHOUSE

SHEET NO.

A7

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FIRM #184-000350

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NO. XXXXXXXXXX

**LANDSCAPE
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630.961.1787
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DESIGN COMMISSION

ADDITIONAL RENDERINGS

SHEET NO.

A14

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PROPOSED BATHHOUSE DESIGN



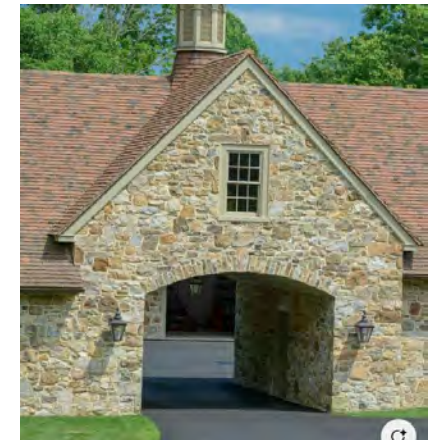
EXISTING COMMUNITY BUILDING



EXISTING STORAGE BUILDING



SCHEMATIC CONCEPT BATHHOUSE SKETCH **PREPARED BY PLANNING DEPARTMENT** TO ILLUSTRATE THE POTENTIAL FOR A MORE COHESIVE TRADITIONAL DESIGN THEME FOR RECREATION PARK



TRADITIONAL MASSING
INSPIRATION IMAGES

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RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
1500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

**EXISTING ELEVATIONS-
COMMUNITY BUILDING**

SHEET NO. **A5**

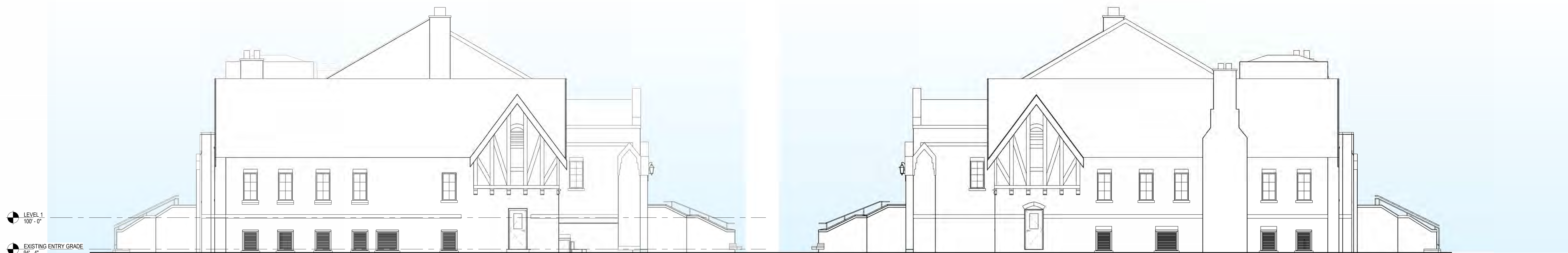
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1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2 | EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST

4 EXTERIOR ELEVATION - WEST



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RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

PROPOSED ELEVATIONS- COMMUNITY BUILDING

A6

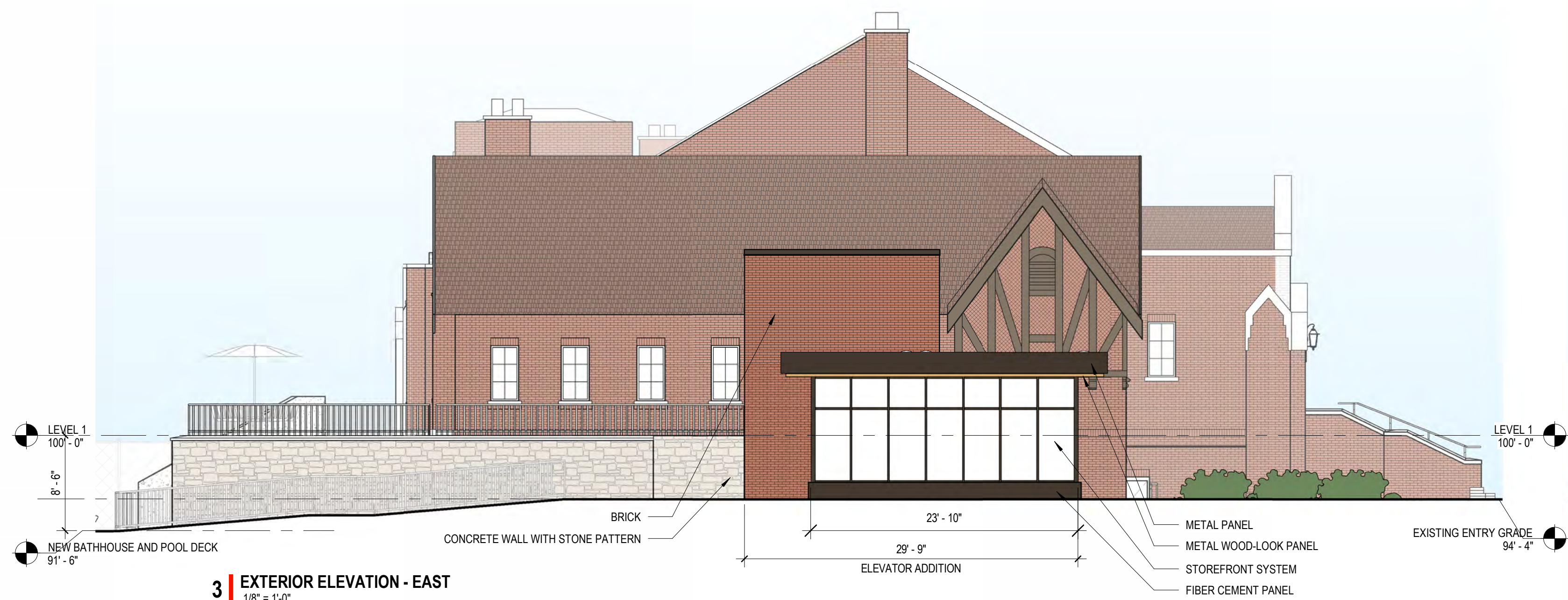
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1 | EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2 | EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



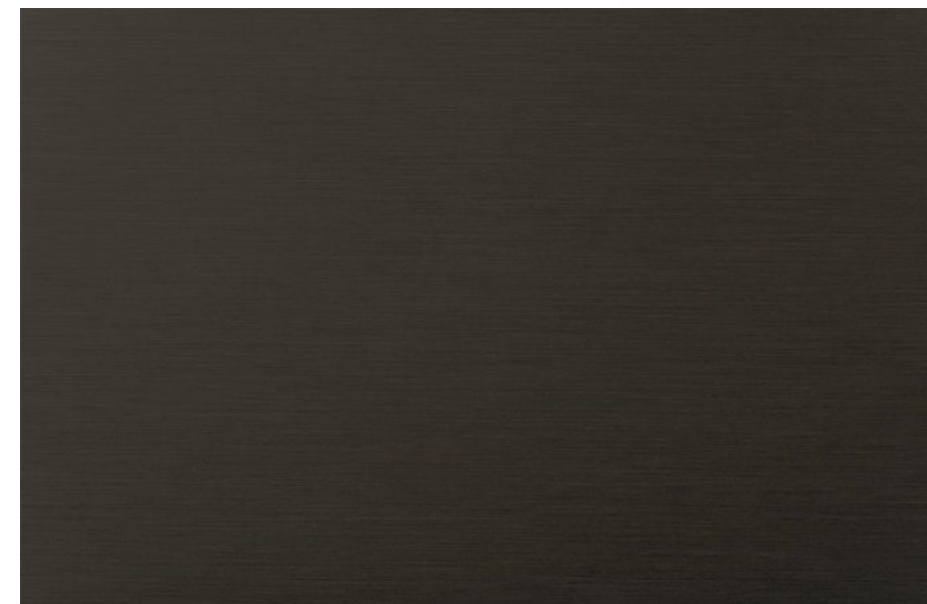
3 EXTERIOR ELEVATION - EAST



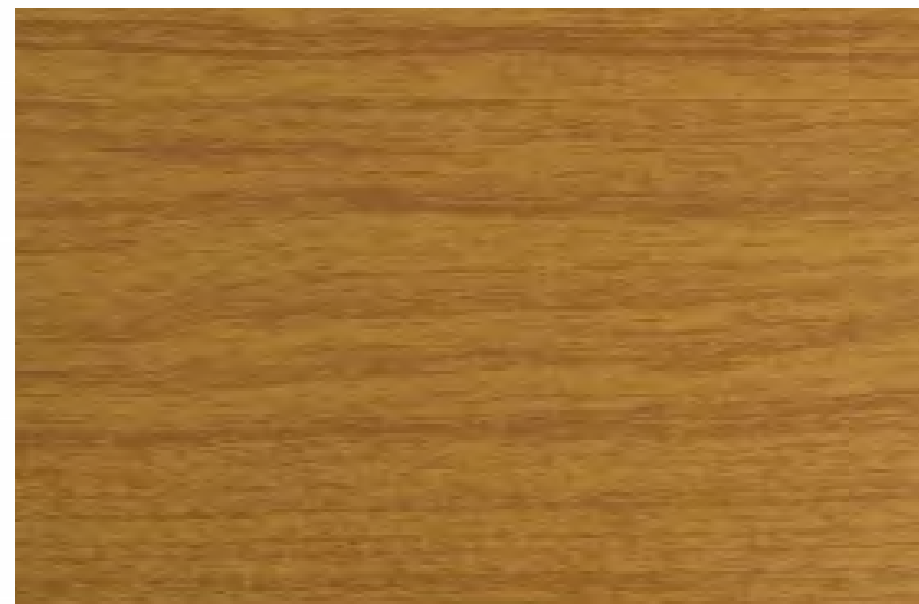
4 | EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



PROPOSED BRICK
(TO MATCH EXISTING)



PROPOSED FIBER CEMENT PANEL
METAL PANEL & STOREFRONT -
DARK BRONZE



PROPOSED WOOD LOOK METAL PANEL
TAN TIMBER



PROPOSE CONCRETE WALL -
STONE PATTERN



NEW WINDOWS TO MATCH ORIGINAL WINDOWS

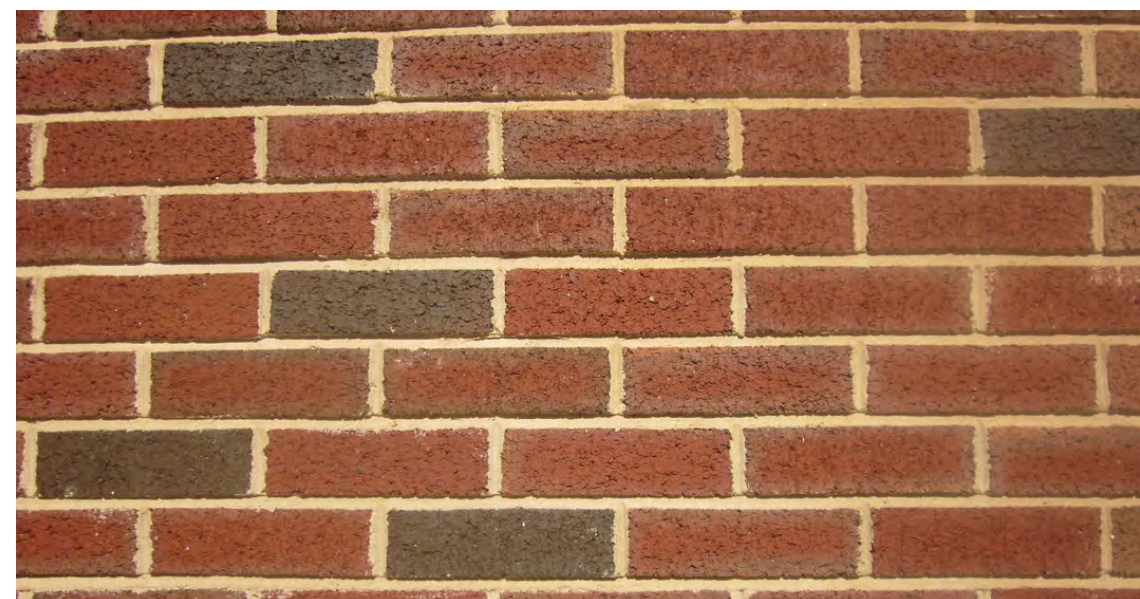


DESIGN INTENT

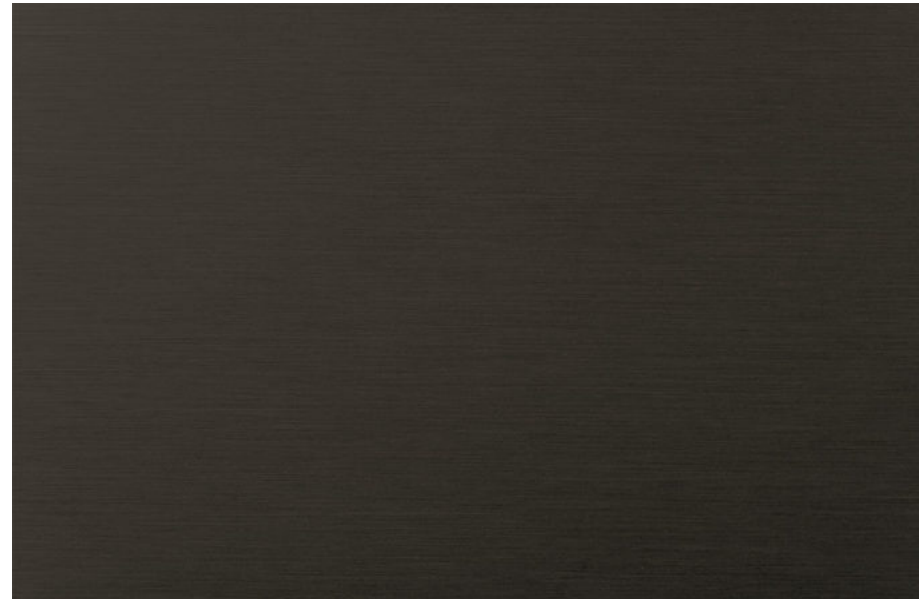
THE DESIGN INTENT FOR THE VESTIBULE AND ELEVATOR ADDITION TO THE HISTORIC COMMUNITY BUILDING IS TO CREATE A GLASS BOX WITH A BRICK TOWER THAT RELATES TO THE EXISTING HISTORIC COMMUNITY CENTER AND CELEBRATES NEW CONNECTION, CREATING A HIERARCHY FOR THE NEW MAIN AND ACCESSIBLE BUILDING ENTRANCE.

THE GLASS BOX PROVIDES TRANSPARENCY AND CONNECTION, WITH THE ENTRY VISIBLE AND GLOWING FROM THE CIRCLE DRIVE.

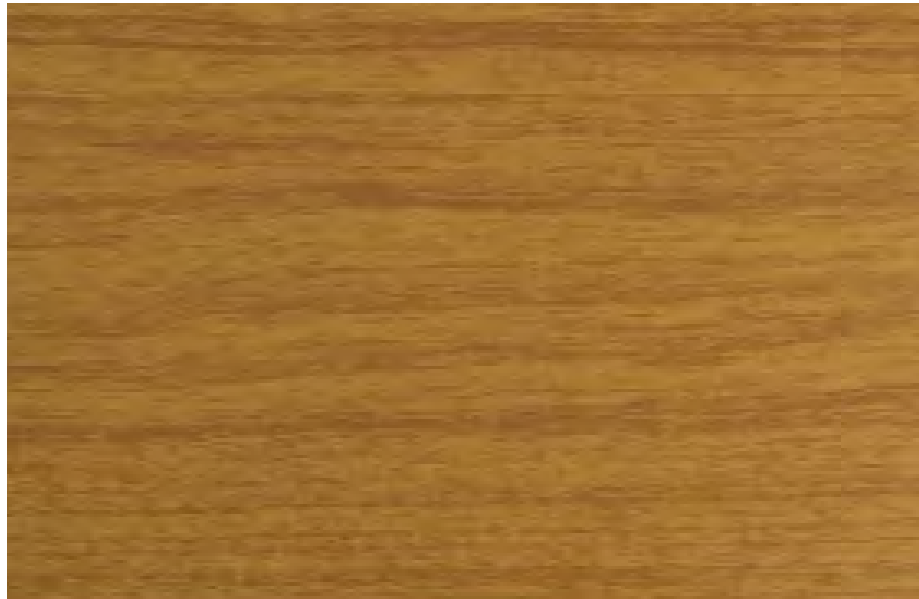
THE DARK METAL ROOF OVERHANG INCORPORATES A WOOD-LOOK PANEL FINISH ON THE UNDERSIDE OF CANOPY ADDING A LAYER OF DEPTH, DIMENSION AND WARMTH TO THE EXTERIOR FINISH PALETTE – WHICH TIES INTO THE AESTHETIC AND MATERIALITY APPLIED AT THE NEW BATHHOUSE, CREATING A COHESIVE CAMPUS DESIGN.



PROPOSED BRICK
(TO MATCH EXISTING)



PROPOSED FIBER CEMENT PANEL
METAL PANEL & STOREFRONT -
DARK BRONZE



PROPOSED WOOD LOOK METAL PANEL
TAN TIMBER



PROPOSE CONCRETE WALL -
STONE PATTERN



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RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

RENDERING- COMMUNITY BUILDING

SHEET NO. **A8**

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VIEW FROM POOL LOOKING NORTH



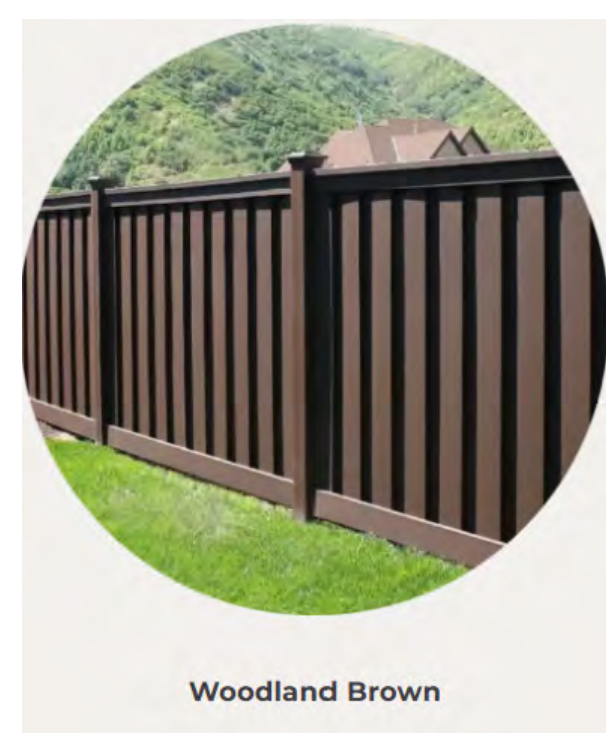
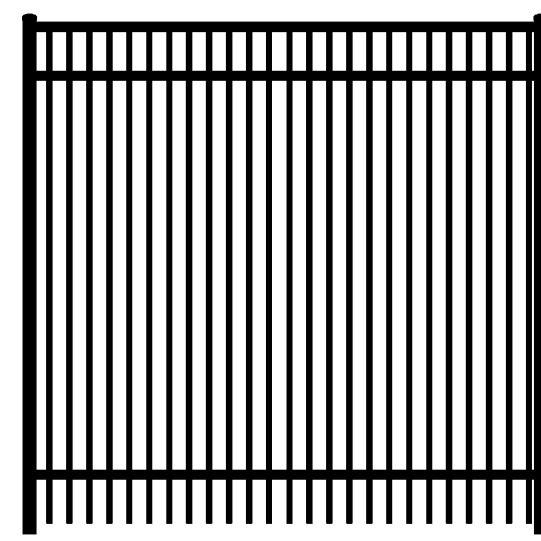
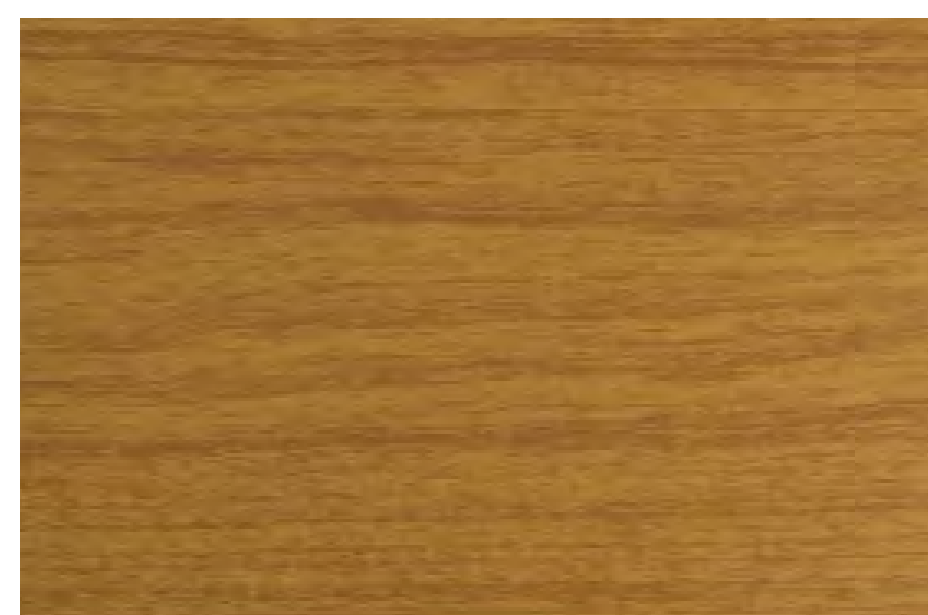
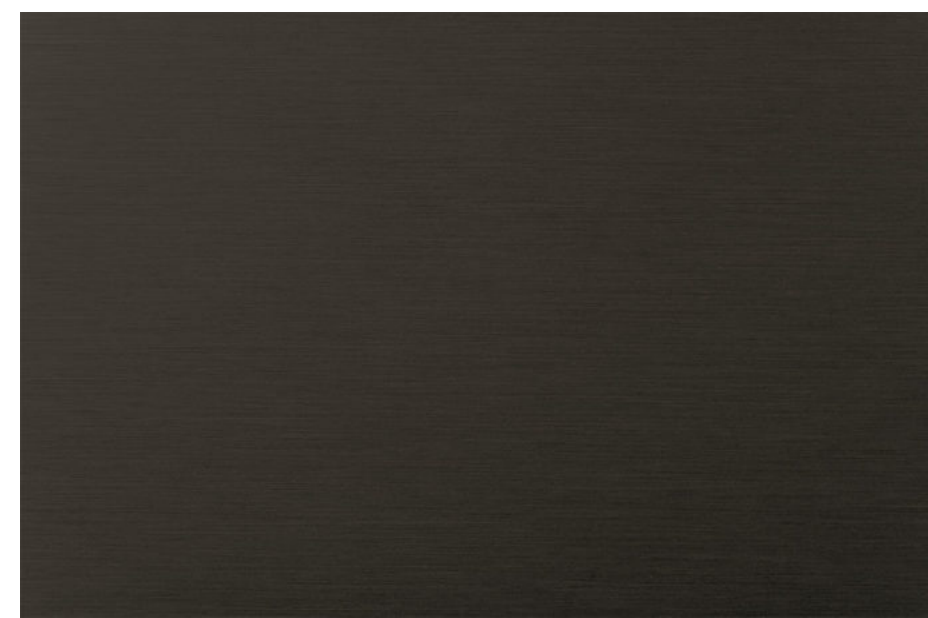
VIEW FROM BATHHOUSE LOOKING NORTH



VIEW FROM THE POOL LOOKING EAST

COMMUNITY BUILDING

COLOR:	PANEL:	SAMPLE AXON:
DARK BRONZE	HORIZONTAL 7.2 RIB SOLID	



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**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

MATERIAL SAMPLE BOARD

SHEET NO. _____

A11

JOB NO. 24-4036.01
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BRICK

BASIS OF DESIGN: *To Match Existing*
Ragland Clay Products, "Full Range Ragtex"

SIZE: Modular

FIBER CEMENT PANEL

BASIS OF DESIGN: Nichiha, Architectural Wall Panels, Illumination
SIZE: AWP 3030, 17 7/8" H X 119 9/16" W
COLOR: Dark Bronze

METAL PANEL

BASIS OF DESIGN: Pac Clad, Flush Wall Panels
COLOR: Dark Bronze

METAL PANEL- WOOD LOOK

BASIS OF DESIGN: Pac Clad, Flush Soffit
COLOR: Tan Timber

ALUMINUM STOREFRONT

BASIS OF DESIGN:

- Exterior Thermal Storefront System: Oldcastle Series 3000XT (2" x 4-1/2")
- Interior Non-thermal Storefront System: Oldcastle Series FG-3000 (2" x 4-1/2")

FINISH: Dark Bronze

GLAZING

BASIS OF DESIGN:

- LOW-E Insulated Clear Glass, Fully Tempered (Argon Filled) - Solarban 90
- LOW-E Insulated Spandrel Glass, Fully Tempered (Argon Filled)

WINDOW REPLACEMENT

BASIS OF DESIGN:
- Pella Reserve – Traditional, Aluminum Clad Wood replacement windows to match existing windows at the Community Center.

ROOFTOP EQUIPMENT SCREENS

BASIS OF DESIGN:

Bathroom Building: City Sapes Inc, "Envisor Post Mounted Screening System"
 PANEL TYPE: Horizontal Rib
 COLOR: Dark Bronze

Community Building: Linea Equipmet Screens
 PANEL TYPE: R-Panel
 COLOR: Hampton Brown

DECORATIVE METAL FENCING

BASIS OF DESIGN:

Decorative Metal Fence: Site Perimeter. BOD: Ameristar Fence Products, Aluminum Echelon II, Majestic Style, 4-Rail, 8'-0" Height, Color Black, 3x3 Posts with gates to match fence as indicated on drawings.

Decorative Metal Fence: Interior. BOD: Ameristar Fence Products, Aluminum E II, Majestic Style, 4-Rail, 3'-6" Height, Color Black, 3x3 Posts with gates to match fence as indicated on drawings.



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[illegible]

RECREATION PARK COMMUNITY BUILDING RENOVATION AND NEW POOL & BATHHOUSE ARLINGTON HEIGHTS PARK DISTRICT 500 E. Miner Street, Arlington Heights, Illinois 60004	DESIGN COMMISSION
--	--------------------------

MATERIAL SCHEDULE

SHEET NO. **A12**

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Pella® Reserve™

Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Easy-to-learn Pella Steady Set™ interior installation system**

Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.

- **Historical Details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified³**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

- **Testing beyond requirements**

All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.

- **Best limited lifetime warranty⁴**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.⁴

Available in these window and patio door styles:



Special shape windows also available.

^{1,2,3,4} See back cover for disclosures.

Product Specifications

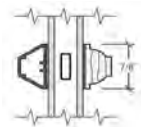
Window & Patio Door Styles	Min. Width	Min. Height	Max.Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	59"	59"	LC30 – CW50	0.25-0.29	0.18-0.47	27-35	Pella Steady Set ³ , Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-¾"	13-¾"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (O)	30-¾"	74"	60-¾"	119-½"	LC40-LC70	0.29-0.32	0.15-0.42	—	
Sliding Patio Door (OX, XO)	59-¼"	74"	119-½"	119-½"	LC35-LC65	0.29-0.32	0.15-0.42	29-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-½"	LC30-LC45	0.29-0.32	0.15-0.42	—	
Sliding Patio Door (OXXO)	116-1/8"	74"	236-1/8"	119-½"	LC25-LC40	0.29-0.32	0.15-0.42	—	
Multi-Slide Patio Door	40-¼"	50-½"	701-5/8"	119-½"	R15-LC25 ³	0.30 – 0.36	0.15 – 0.46	31	For more info visit PellaADM.com
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-LC25 ³	0.26-0.44	0.13-0.45	—	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit [pella.com/performance](#). For more information regarding frame and installation types, visit [PellaADM.com](#).

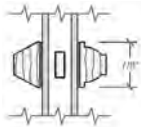
Grilles

Integral Light Technology[®]

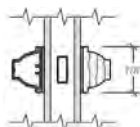
Choose the look of true divided light without sacrificing energy performance.



Putty Glaze Exterior with Ogee Interior⁶
7/8", 1-1/4" or 2"



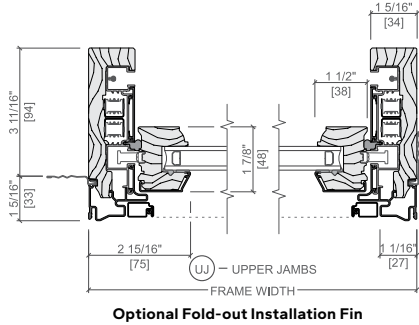
Putty Glaze Exterior with Ogee Interior⁶
7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior⁶
7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

^{3,4} See back cover for disclosures.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-away Crank
Antiek

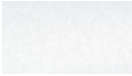


Spoon-Style Lock

Finishes:



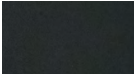
Champagne



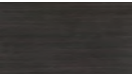
White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Distressed Bronze



Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-away Crank

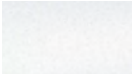


Cam-Action Lock

Finishes:



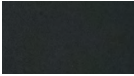
Champagne



White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Patio Door Hardware

Classic Collection

Choose timeless pieces, created in collaboration with Baldwin[®] Hardware, for a look that will never go out of style.

BALDWIN[®]



Hinged & Bifold Patio Door Handle
Virago

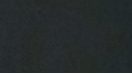


Sliding & Multi-Slide Patio Door Handle
Ambrose

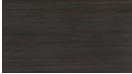


Multi-Slide Patio Door Handle^{5,6}

Finishes:



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard

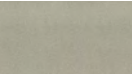


Sliding Patio Door Handle
Standard

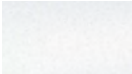


Multi-Slide Patio Door Handle^{5,6}

Finishes:



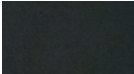
Champagne



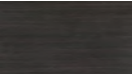
White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Additional hardware collections available. Visit [PellaADM.com](#) for more information.

^{5,6} See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:



Pine



Douglas Fir



Mahogany



White Oak



Red Oak



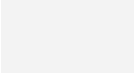
Cherry



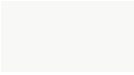
Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Natural Stain



Golden Oak Stain



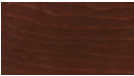
Early American Stain



Provincial Stain



Dark Mahogany Stain



Red Mahogany Stain



Espresso Stain



Charcoal Stain



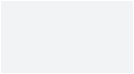
Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁷



Black



White



Brown



Fossil



Iron Ore



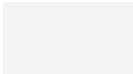
Portobello



Putty



Almond



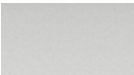
Classic White



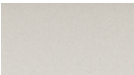
Brick Red



Hartford Green



Pearl Gray



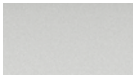
Soft Linen



Satin Steel



Matte Gray



Wolf Gray



Spice Red



Sage



Frost Blue



Blue Ash



Custom colors are also available.

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.⁸ For more information, go to connectpella.com.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

³ Ratings are contingent on product configurations.

⁴ Color-matched to your product's interior and exterior color.

⁵ Flush multi-slide handle is a Pella exclusive design.

⁶ Flush multi-slide handle is not available in Champagne.

⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

⁸ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
2/25/2025

Item: DC#25-005 - 801 N. Forrest Ave. - SF/Addition

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 801 N. Forest Avenue. This recommendation is subject to compliance with the plans received on 1/21/25, exterior elevations and roof plan received 2/18/25, and the following:

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

ATTACHMENTS:

1. Staff Report DC25-005
2. DC25-005, 801 N Forrest - Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Papanicholas Residence
Project Address: 801 N. Forrest Ave.
Prepared By: Steve Hautzinger

Date Prepared: February 19, 2025

PETITION INFORMATION:

DC Number: 25-005
Petitioner Name: John Anstadt
Petitioner Address: J. Anstadt Architecture
403 N. Oak Street
Mt. Prospect, IL 60056
Meeting Date: February 25, 2025

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 first floor rear addition as well as a new second floor addition to an existing single-story house. The existing attached 2 1/2 car garage will remain. The property has a total land area of 29,760 square feet and the proposed residence with addition will be 8,853 square feet. The project does comply with the R-E single-family zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet (max) Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 50.5 feet Side: 15.5 feet to addition Side: 10.3 feet Rear: 77.5 feet to addition
Building Height	25 feet to the midpoint	20.6 feet to the midpoint
FAR	8,928 SF	8,853 SF
Building Lot Coverage	8,928 SF	8,199 SF
Impervious Surface Coverage Total	14,880 SF	14,000 SF

The existing house received Design Commission approval in July 2022. In 2023, the Design Commission selected the completed house to receive the annual Alan F. Bombick Award for Excellence in Design.

At this time, the petitioner is proposing to add a 1,659 sf Media/Exercise Room addition to the rear of the house, as well as 5-bedrooms and 3-bathrooms to the second floor. The second floor addition is mostly set within the existing attic space, with new dormer windows on the front and rear, and it does not add any height to the house. The first floor rear addition is a relatively large rectangular mass, which the Design Commission should evaluate along the north elevation. All of the materials and details have been selected to match the existing house.

Overall, Staff does not object to the design of the proposed additions. However, landscaping along the north wall of the new Media/Exercise Room is recommended to soften the appearance from the adjacent property.

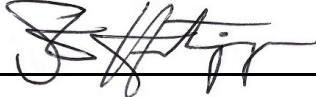
RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the proposed addition at 801 N. Forest Avenue. This recommendation is subject to compliance with the plans received on 1/21/25, exterior elevations and roof plan received 2/18/25, and the following:

1. A recommendation to provide landscaping along the north wall of the proposed rear addition to soften the appearance of the wall.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In

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

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

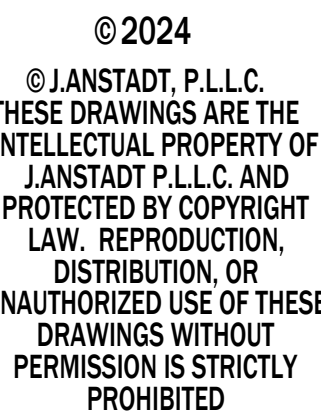


February 19, 2025

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

Cc: Emily Rodman, Director of Planning and Community Development, Petitioner, DC File 25-005





J. ANSTADT
ARCHITECTURE & DESIGN
403 N. OAK AVENUE
MT. PROSPECT, IL. 60056
847.477.6027

PAPANICHOLOS RESIDENCE
801 N. FORREST AVENUE
ARLINGTON HEIGHTS, IL. 60004

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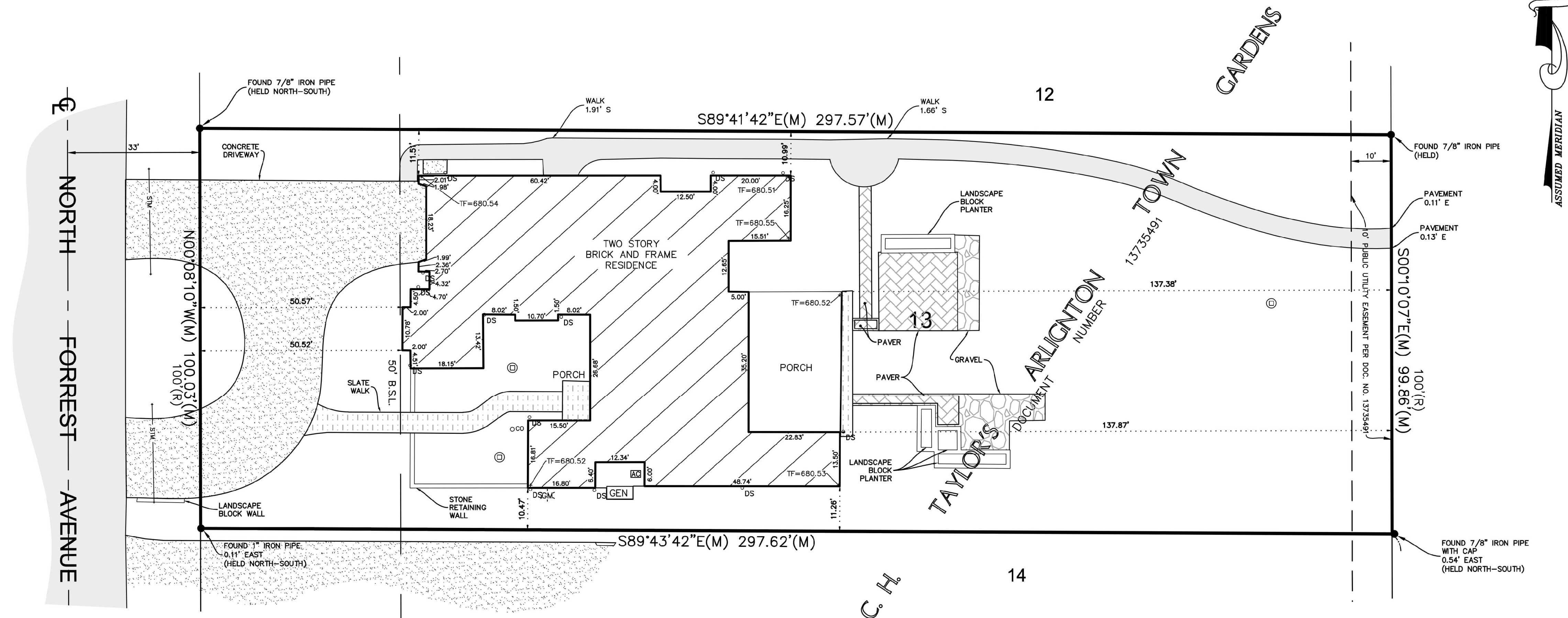
Sheet No.

B

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LOT 13 IN C. H. TAYLOR'S ARLINGTON TOWN GARDENS, BEING A SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3RD, 1946 AS DOCUMENT NUMBER 13735491, IN COOK COUNTY, ILLINOIS.



● FOUND 7/8" O.D.I.P.
 UNLESS OTHERWISE NOTED
 (HELD LOCATION)
 ■ CONCRETE MONUMENT
 + CROSS IN CONCRETE
 AC AIR CONDITION UNIT
 GEN GENERATOR
 O_{DS} DOWN SPOUT
 O_{CO} CLEANOUT
 GM GAS METER

 BITUMINOUS PAVEMENT
 CONCRETE SURFACE
 SLATE SURFACE
 GRAVEL SURFACE
 BRICK PAVERS

O.D.P.I. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(B) = BEARING OR DISTANCE
(A) = DEED BEARING OR DISTANCE
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.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
S.F. = SQUARE FEET
A.C. = AIR CONDITIONING UNIT
GEN = GENERATOR
DS = DOWN SPOUT
CO = CLEANOUT

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

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION
OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON 2/12/2025. ALL
DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

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

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184.002778
LICENSE EXPIRES 4/30/25

BY: DAVID P. FILIPSKI DATE: 2/13/2025
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3352
LICENSE EXPIRES 11/30/26



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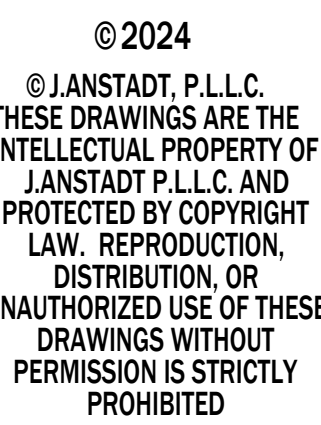
SCALE: 1" = 20'

1 OF 1

PROJ. NO.: 25.0038

J:\Psdata\2025 Projects\25.0038\25.0038 POS.dwg





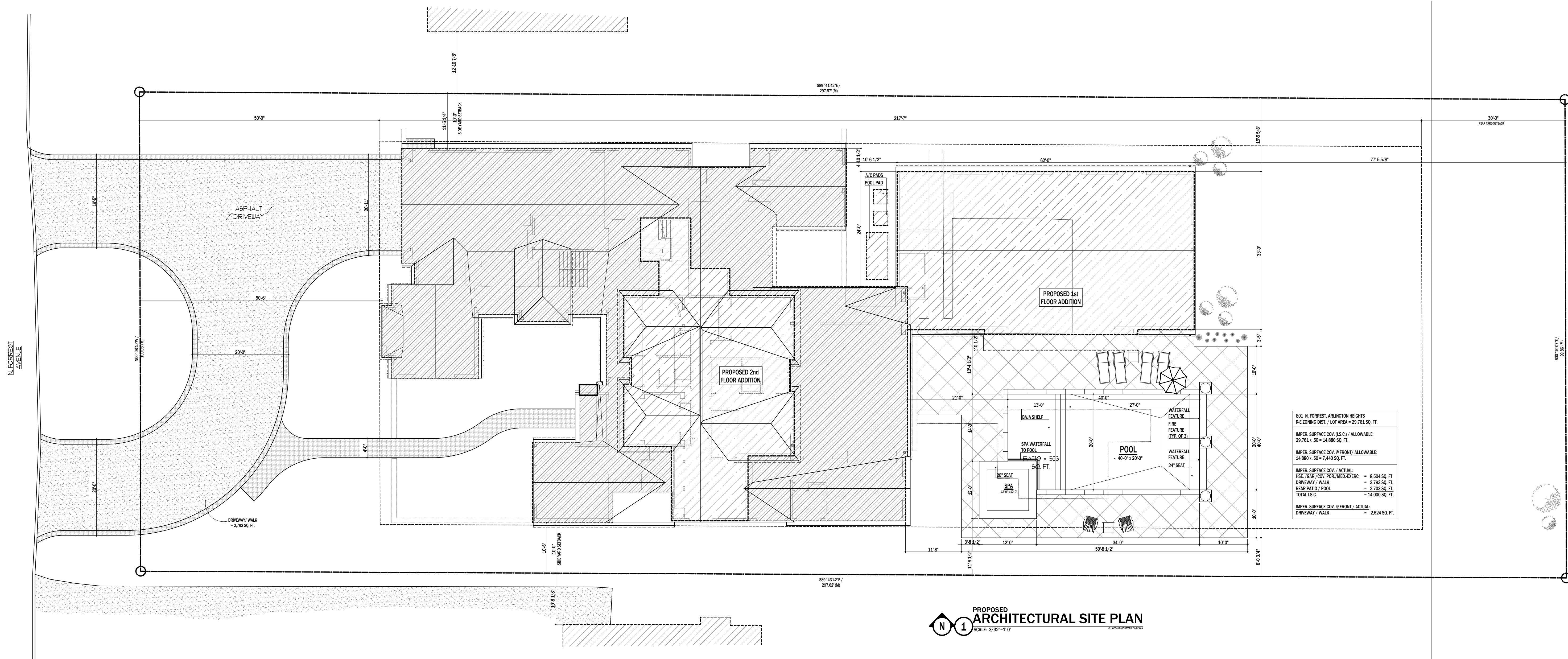
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403 N. OAK AVENUE
MT. PROSPECT, IL. 60056
847.477.6027

PAPANICHOLOS RESIDENCE
801 N. FORREST AVENUE
ARLINGTON HEIGHTS, IL. 60004

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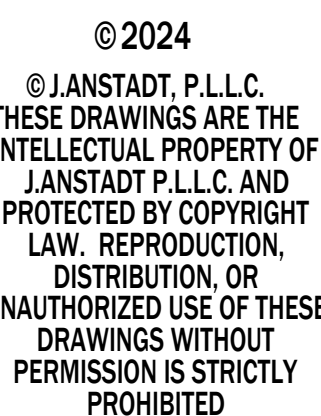
A







EXISTING HOUSE



J. JANSTADT
ARCHITECTURE & DESIGN
403 N. OAK AVENUE
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847.477.6027

JAPANICHO LAS RESIDENCE
801 N. FORREST AVENUE
ARLINGTON HEIGHTS, IL. 60004

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Sheet No.

G



Property to Left 3
835 N Forrest Avenue

Property to Left 2
833 N Forrest Avenue

Property to Left 1
811 N Forrest Avenue

Subject Property
801 N Forrest Avenue

Property to Right 1
733 N Forrest Avenue

Property to Right 2
719 N Forrest Avenue

Property to Right 3
712 N Forrest Avenue



N. Forrest Avenue



Property Across 1
800 N Forrest Avenue

Property Across 2
732 N Forrest Avenue

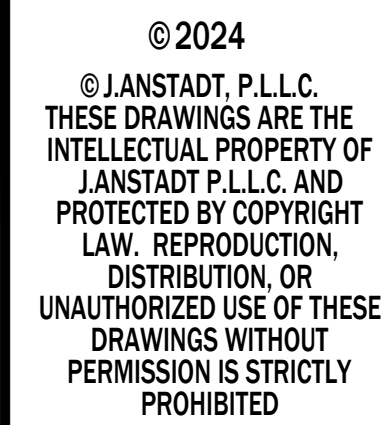
Property Across 3
722 N Forrest Avenue

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STREETSCAPE

SCALE: NONE

© J.ANSTADT ARCHITECTURE & DESIGN

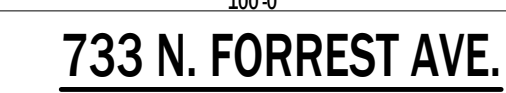
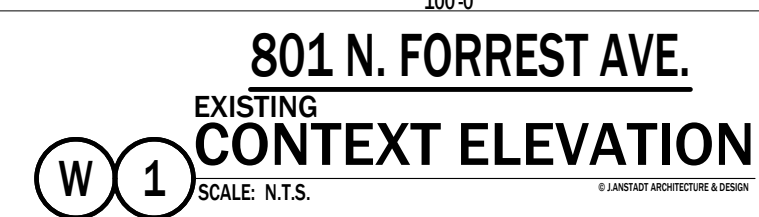
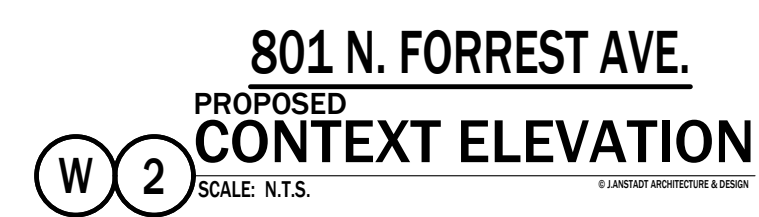
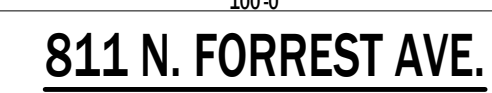


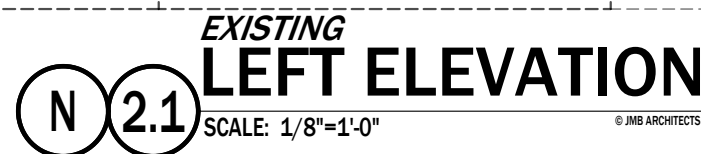
J. ANSTADT
ARCHITECTURE & DESIGN
403 N. OAK AVENUE
MT. PROSPECT, IL. 60056
847.477.6027

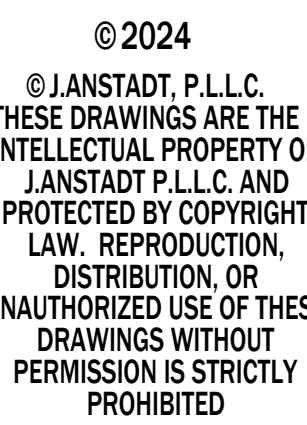
PAPANICHOLAS RESIDENCE
801 N. FORREST AVENUE
ARLINGTON HEIGHTS, IL. 60004

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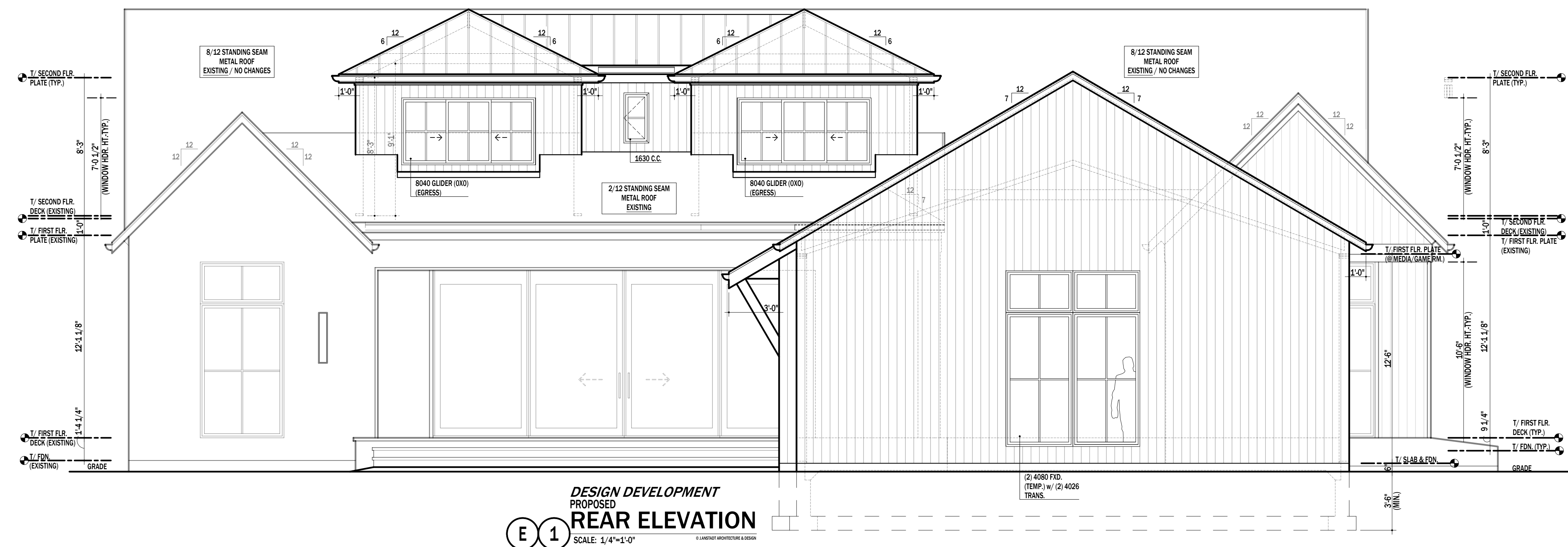
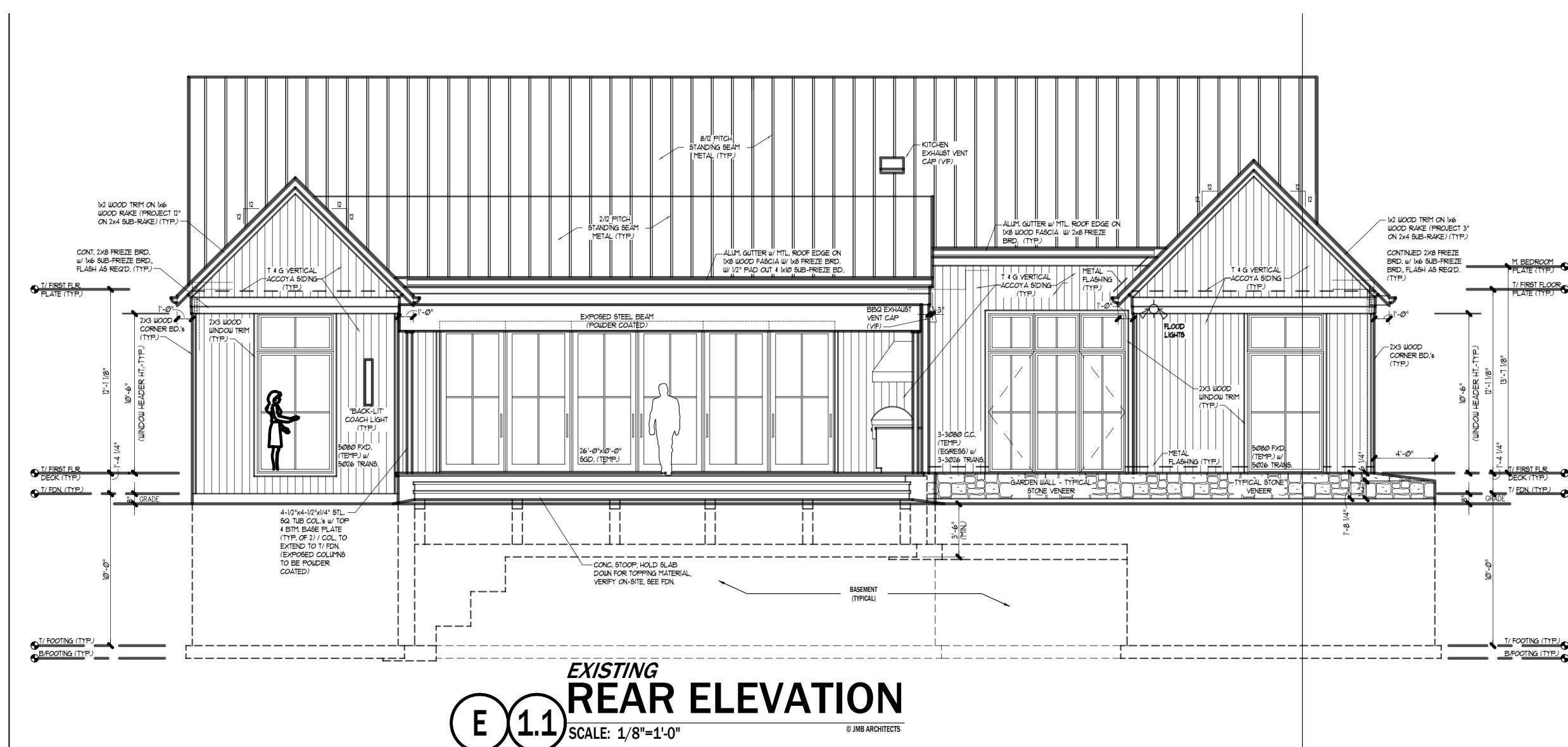
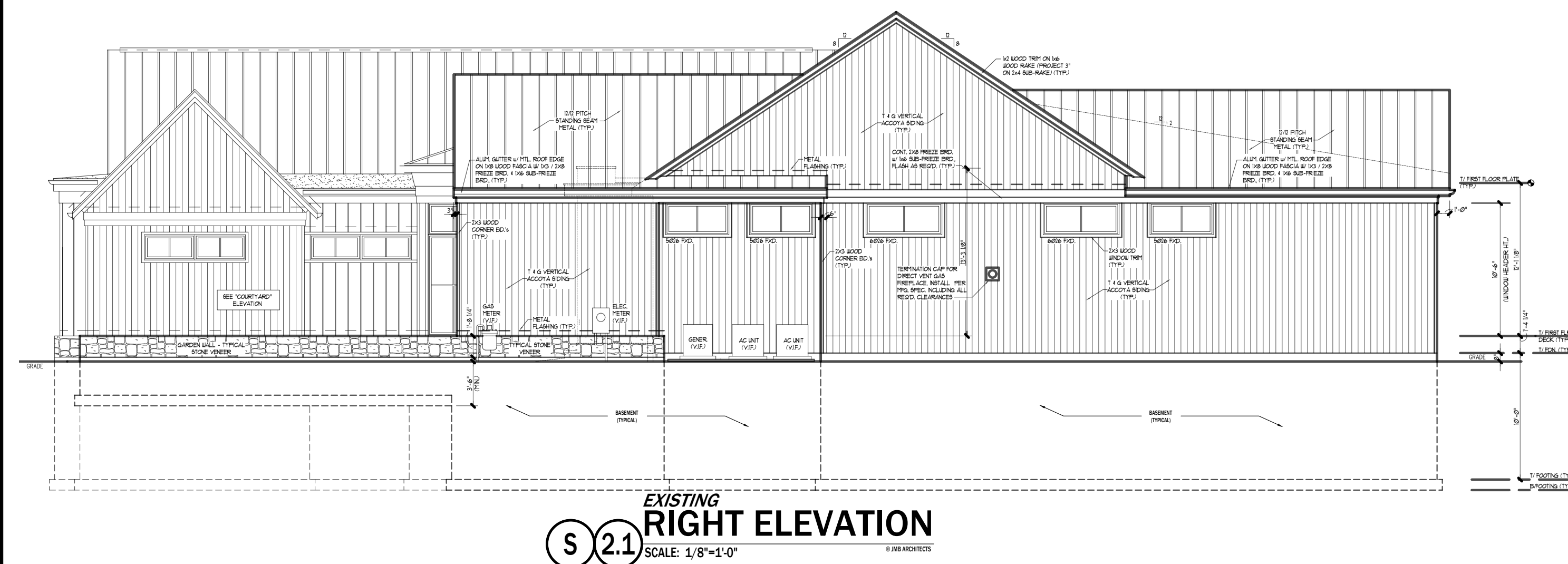
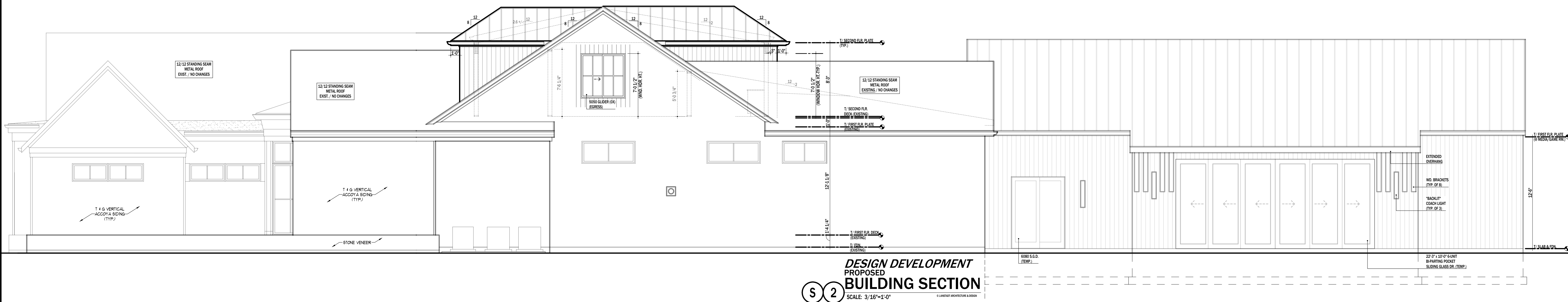
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ARCHITECTURE & DESIGN
403 N. OAK AVENUE
MT. PROSPECT, IL. 60056
847.477.6027

PAPANICHOLOS RESIDENCE
801 N. FORREST AVENUE
ARLINGTON HEIGHTS, IL 60004

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801 N. Forrest / Papanicholas Residence / Material Board

All Materials to Match Existing Conditions

Roofing:

Material - Metal Standing Seam

Brand - Pac-Clad

Color - Matte Black Steel

Masonry:

Material - Non-proposed

Brand -

Color -

Window Clad Color:

Material - Aluminum Clad

Brand - Marvin Windows

Color - Ebony

Facia/Soffit/Siding, Etc.:

Material - Pine Treated / S4S

Brand - Delta Millworks

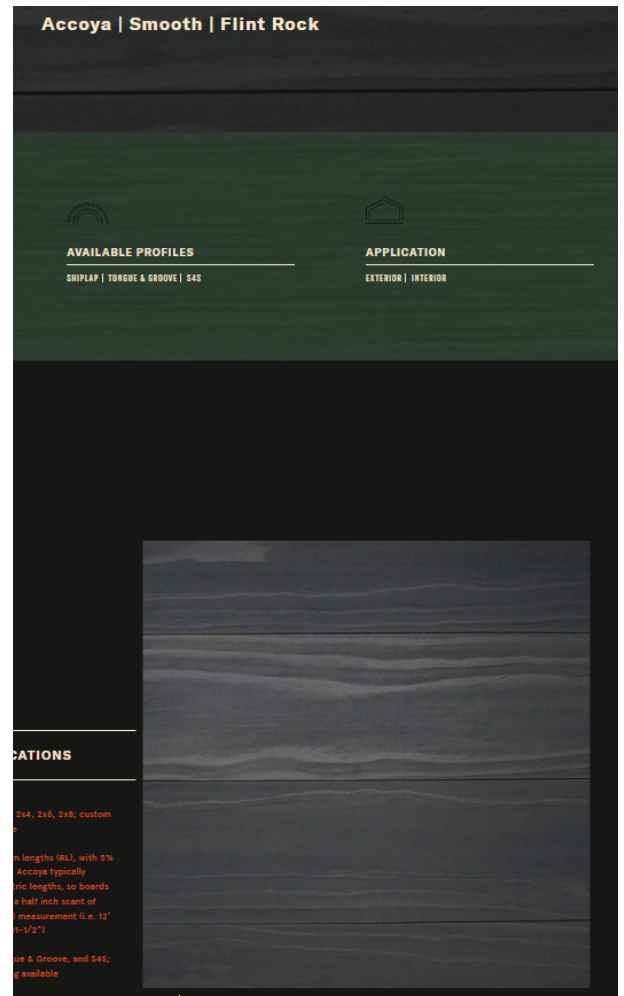
Color - Accoya / Smooth / Flint Rock

Gutters/Downspouts:

Material - Aluminum

Brand - Alcoa

Color: Black



Material Schedule			
Item	Material	Manufacturer	Color
Roofing	Metal Standing Seam	Pac-Clad	Matte Black Steel
Masonry	Non Proposed	N/A	N/A
Windows	Aluminum Clad	Marvin	Ebony
Fascia/Soffit/Siding, etc.	Pine Treated / S4S	Delta Millorks	Accoya / Smooth / Flint Rock
Gutters / Downspouts	Aluminum	Alcoa	Black

