

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 12, 2018

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

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

Members Absent: None

Also Present: Mike Fitzgerald, OKW Architects for *Arlington Downs Apartment Building*
Paul Bilger, OKW Architects for *Arlington Downs Apartment Building*
Joan Russick, OKW Architects for *Arlington Downs Apartment Building*
James Cazares for the *European Crystal Hotel*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 22, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF MAY 22, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. MULTI-FAMILY NEW RE-REVIEWDC#18-025 – Arlington Downs Apartment Building – 3400 W. Euclid Ave.

Mike Fitzgerald, Joan Russick, and Paul Bilger, representing *OKW Architects*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new five-story apartment building and attached parking garage as part of the Arlington Downs mixed-use development. The existing site is currently vacant.

This project was previously reviewed by the Design Commission on May 8, 2018, at which time the project was continued to allow design concerns to be addressed. The following is a summary of some of the key comments and suggestions from the Design Commission:

- Exterior Colors and Materials:
 - Overall, the Design Commission liked the exterior color palette for the building.
 - There was some concern about the use of lap siding, especially at the main entrance.
 - The siding material shown on the top floor required clarification.
 - It was encouraged that the wall materials and colors in the courtyard should match the exterior walls.
- Corner Features:
 - There was mixed feedback on creating a hierarchy amongst the corner features, or keeping them all the same, like bookends.
- Balconies:
 - The semi-recessed balcony detail on the south wall was favored, and it was encouraged to continue this detail on the other sides of the building.
- Pergola:
 - The option of angling the support columns was discussed, and overall the Design Commission expressed a preference for this option.
- Entrance Canopy:
 - The Design Commission encouraged the entrance canopy to be larger, more interesting, and slightly raised to be above the brick coursing.
 - There was a preference for angled support columns, with consideration to engage the columns to the wall, similar to the 'One Arlington' building.
- VTAC Louvers:
 - Alternate discrete locations for the louvers was encouraged, but painting the louvers to match the adjacent wall surface was an acceptable approach.
- Parking Garage:
 - There was concern with the appearance of how the parking garage attached to the apartment building, and a dividing detail was encouraged.
 - There was concern regarding the appearance of the east wall. Staggered panels were considered, but looked too busy.
 - There was concern regarding the lack of windows in the stair tower.
 - Overall, the garage needed more color to complement the building design.

In response to the comments from May 8, the petitioner has made changes to the design. A summary of the changes is as follows:

- Exterior Colors and Materials:
 - No changes to the exterior colors.
 - The lap siding was changed to a smooth panel with a running bond layout.
 - The siding material on the top floor has been clarified to be smooth panels.

- The renderings have been updated to show the courtyard walls detailed to match the exterior walls.
- Corner Features:
 - No changes.
- Balconies:
 - The semi-recessed balcony detail on the south wall has been omitted to be consistent with the other elevations. However, the cornice detail at the top of the wall above each balcony has been lowered to visually break up the long walls in a similar manner as the semi-recessed balconies.
- Pergola:
 - The pergola support columns have been angled to complement the entrance feature on the existing 'One Arlington' building.
- Entrance Canopy:
 - The entrance canopy has been widened, raised, and angled support columns added to complement the entrance canopy design at the existing 'One Arlington' building.
- Parking Garage:
 - A metal mesh screen has been added to create a break between the apartment building and the parking garage.
 - A metal mesh screen wall has been added to the east wall to add interest to the design.
 - The stair tower walls have been opened up for a more transparent appearance. The openings are covered with metal mesh screens.

Overall, Staff feels the proposed design is nicely done with a modern aesthetic that is appropriate in this location. The overall massing and variety of materials is nicely designed, and fits well with the overall vision for the development, including the existing "One Arlington" apartment tower, the proposed hotel, and the proposed retail buildings.

In regards to the proposed revisions, Staff would suggest the following:

- The proposed running bond pattern in the "pumpkin" wall panels is a little busy, and should be evaluated by the Design Commission for cohesiveness with the overall design.
- Omitting the semi-recessed balcony detail is not consistent with the Design Commission's recommendations. The revised cornice detail above the balconies does work well to visually break up the long walls in a similar manner, but the semi-recessed balcony detail is preferred and encouraged.
- The revised entrance canopy is much improved from the previous design, and it works well to signify the entrance.
- The proposed metal mesh screen wall at the garage is a creative solution to visually separate the garage from the apartment building, and it works well to add interest to the sloped portion of the east wall. Options to grow vegetation on the east screen wall are encouraged.
- It is recommended that the metal mesh screens in the garage stair tower be replaced with a glass curtain wall for an enhanced appearance and to protect the stairs from rain, snow, and ice.
- The precast concrete garage panels are still too monochromatic. It is recommended that color be added to the base of the garage to complement the apartment building.
- The previous plans included a small cornice detail at the top of the garage, which has been omitted. It is recommended that the cornice detail be added back to the design.
- The exterior wall material, finishes, and colors of the apartment building walls abutting, and above, the top floor of the garage need to be clarified. These walls need to be of a finished quality consistent with the apartment building design.

All rooftop mechanical equipment will be screened from view by sound absorbing screen walls finished to complement the dark gray wall color. There is no signage included in this proposal, and all signage shall comply with Chapter 30, with separate permits required.

Staff recommends approval of the design, with consideration to items 1 through 7 listed in the Staff report.

Mr. Fitzgerald began a slide presentation in response to the updates that were made. He commented that although not this commission's purview, the costs of the project are a part of the design, and they want to best address concerns made by both the commissioners and Staff while not having a net cost add to the project. Previous concerns about the balconies were evaluated, with a preference that all balcony locations be recessed and perhaps have one detail that runs consistent throughout the project. A decision was made to make all the balconies flush, while creating the effect of breaking up the facade on all directions with a break in the cornice above the balconies, and the 3 zones of balconies along Euclid were pulled forward to be flush with the wall, and the dark Hardie panel on the top level was carried down vertically into the zone where the balconies are. The corner elements were also studied; changing colors, changing shape; changing the pumpkin material from lap siding to panels. They felt that given the breath of the building, the accent of the pumpkin at the corners is important and helps break up the length of the facade and provide some accent to these corners; therefore, the accent material remains in the location being shown; however, the lap siding was changed to a panel system, and the over scaled running bond pattern was changed to a typical grid. Also, the pergola on the west side of the building follows the curve of the road and the geometry of the ADR1 building.

Concerns about the views from westbound Euclid were also studied, and a slide was presented to the commissioners that showed the distance off Euclid that the parking garage sits and the space between the office building to the east of the site and the proposed new apartment building. The slide shows just a narrow window of visibility of the parking garage, and that the building in the foreground will obscure a significant amount of the parking garage. The slide also shows the corner elements as an accent to the development, the vertical breaks in the wall where the projecting balconies are located, and the modification made to the profile of the apartment building by jogging the parapet down to further accent that zone. Details of the balcony were also shown, depicting the parapet where the dark material carries down, and the trim piece on the balcony patio doors with the metal mesh infill panel.

Mr. Fitzgerald also stated that although not part of this commission's purview, the interior planning does have an affect on what is being done on the outside of the building, and as a result of further conversations with both Village Staff and their client, modifications were made to the internal workings of the plan with regards to the amenity and common spaces for residents near the entrance court on the north side of the building. The club room and fitness room were moved to the west side of the building, which enables a more semi-private utilization of the terrace, as well a connection from the communal spaces to the communal courtyard. There is still a landscape buffer separating the general public from the residents utilizing these spaces, but it becomes a more active space, rather than a private terrace for residents.

Looking at the main entrance on the north side of the building, the entry canopy was expanded just beyond the entry doors at the lobby, supported by angled brackets, much in keeping with some of the vocabulary of the ADR1 building. The change in the pumpkin panel system from lap siding to an over scaled running bond is more consistent with the light color and dark color Hardie panels. In response to Staff comments about the parking garage, the color tone on the pre-cast concrete panels at the base were added back, to help better ground the garage. The base carries through not only the main parking area, but the emergency stair tower itself, which was lowered to create a more vertical element. The added screen will create that space between the apartment building and the parking garage itself as a much more transparent element. **Mr. Fitzgerald** pointed out the addition of the accent pumpkin color on the inside of the stairs, and for cost purposes proposing they are proposing to infill the stair openings with the metal mesh because the stair is intended to be an open air emergency stair only. The main garage stair is located in the back corner.

Mr. Fitzgerald explained that the screen has also been added along the ramps on the east garage elevation. He explained the mesh screen detail was initially proposed as a double layer web, but due to cost, they are now looking at a single layer mesh hung from the garage. They had discussions with their client about landscaping in the area of the screening, and whether it will grow up the screen, resulting in their preference that plantings at the base of the garage not be allowed to trail up the screen, and that the screen act as a semi-transparent element in front of the ramp system. They also looked at the wall located at the top level of the parking deck, and propose that the dark Hardie panel at the top floor continue to wrap around the top layer, and beneath that part of the parking garage structure itself, the concrete wall would be painted to match the Hardie panel on the apartment building. There are some areas of mechanical equipment on the roof that primarily serve the public spaces, which will sit more towards the middle of the roof and be screened, although there is a continuous parapet around the entire building that is a minimum 2-feet in

most areas, and 4-feet at the corners. They do not anticipate the equipment being visible from many places, given the parapet wall and how far back it is, and the equipment screening will match the dark tone of the Hardie panel shown wrapping around the top of the building.

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

Commissioner Kubow liked what was done with the entrance; he liked the horizontality of it, which made it feel a little more prominent than what was previously proposed, and he felt there was a great opportunity to add some type of logo there as well. He also liked the change from the lap siding to the Hardie panel, which was fitting for a more contemporary design. With regards to the parking garage, the image shown tonight with the existing building located to the east was not previously presented and was helpful to show how much of the garage elevation would actually be seen from Euclid, which he felt would be limited. He acknowledged how difficult it is to fenestrate a parking garage, but felt the current proposal was fine because the existing building will block the garage elevation.

Commissioner Kubow said that most multi-family buildings have some type of walk-out at the ground-floor units; however, none of the ground-floor units on the proposed new building have balconies or porches. The petitioner pointed out that the grade drops off on the east and south elevations. Regardless of the grade change, **Commissioner Kubow** felt there was an opportunity for something at the ground-floor units, and although it would increase costs, a higher rent for those units could help offset those costs. He felt that moving the amenities to the west elevation helped greatly and would go a long way, although he felt the front entrance should be there as well. **Commissioner Kubow** also asked if the transformers located along Euclid are required to be screened with landscaping, and the petitioner replied that the location of the transformers has not yet been finalized; however, the intent is to screen them wherever they end up. **Commissioner Kubow** also said that although he understood cost factors, the stairwell that faces northwest would get hit with the elements and for safety reasons, he would require some type of glazing there.

Commissioner Kubow compared the southwest elevation of both the previous design and the current design. He liked the color scheme currently being shown, but wished the petitioner would have stayed with the recessed balconies on Euclid Avenue, which he felt were more interesting. He also asked for clarification on the change to the parapet, and **Mr. Fitzgerald** said that the continuous parapet that was previously proposed was stepped down to further accentuate the vertical break, which **Commissioner Kubow** liked as a compromise to create visual interest. Overall, **Commissioner Kubow** liked what was now being proposed.

Commissioner Kingsley felt the petitioner did a great job with the revisions, comments and presentation tonight. She too liked the changes that were done to the front entrance on the north elevation, and she agreed with Commissioner Kubow about the west elevation, although she really liked how it was designed to be a private-public space. She pointed out what appeared to be one private area along the west side underneath the trellis, and **Mr. Fitzgerald** explained that this one unit would have a private terrace underneath the trellis. **Commissioner Kingsley** also agreed with Commissioner Kubow's comments about the first-floor units not having walk-outs; the first-floor units on grade could benefit from exterior doors that allow residents to bypass the interior of the building and enter/exit from the outside. She also agreed that the parking garage stair should be glazed or enclosed, since it would be used more by pedestrians that park in this area, and she liked the panel systems now being proposed instead of the lap siding. She asked if the reveals would be expressed, and the petitioner said that the reveals would be expressed but painted out the same color as the panel system.

Commissioner Kingsley reviewed the colors and samples being proposed for the new building and parking garage. She confirmed that 3 colors are proposed for the apartment building, Gingery, Iron Gray, and Cobblestone, as well as the Cedar color brick with a natural grout. She referred to the balcony detail and asked about the dark grey inset on the top of the window, and the petitioner explained that the window head of every unit would have a grey panel that goes up to the underside of the balcony of the unit above, as well as grey trim down the sides to the top of the brick. **Commissioner Kingsley** also asked if the windows were all the same color, and the petitioner said that they are intended to all be the same Gull Grey color, which he presented a sample of. The petitioner also presented samples of the accent metal for the cornices, coping, balconies, and trellis, and reviewed the colors and materials being

proposed for the parking garage. **Commissioner Kingsley** said the color palette was very nice and she especially liked the brick and the pumpkin color. **Mr. Fitzgerald** said that they will finalize the exact pre-cast stain color on site to find the best match with the brick color.

With regards to the parking garage, **Commissioner Kingsley** really liked the metal screen wall being proposed, but she was not in favor of the mounting clips; she suggested the petitioner further study this and have Staff review it to ensure its quality. She also felt it was important to break up the screen wall and she suggested a living wall if possible. She further commented that the inside of the stairwell appeared to be painted orange, and **Mr. Fitzgerald** confirmed this. **Commissioner Kingsley** also said that she preferred the grid layout for the Gingery color panels that was presented tonight, which mimics the other panels and is a little less busy than the running bond. **Mr. Fitzgerald** said that they agreed.

Commissioner Eckhardt said that 2 of his questions have already been answered, one about the pumpkin material, and the other about vegetation on the parking garage screens, which is sometimes well intended but never works. He felt a more architectural, cool looking screen would be exciting, possibly with LED lights on it to give it some fun. He asked if balconies were being proposed inside the courtyard and the petitioner said they were not. **Commissioner Eckhardt** also referred to the east elevation of the apartment building and the close proximity of the bottom wall panel at grade that gets bigger and bigger as grade drops, until it appears to be almost a full-story; this area needs some attention. He suggested splitting it and putting another color underneath, to keep the line going around, or build a retaining wall further out on the property, allowing a flat area for a resident to walk out on, or include trees to screen it. **Commissioner Eckhardt** still had some concerns about the parking garage location, although moving some of the public areas away from it was an improvement, and he was bothered by many of the units having no balconies, especially the larger units. He was in favor of all the other changes that were made, although he wanted to see the stairwell enclosed with glass, and he assumed the steel stairs would be painted a color to offset the Gingery color, which he liked.

Chair Fitzgerald said that all of his questions have already been asked by the other commissioners. He was fine with the balconies as proposed, which he liked, and he really liked the parking garage stairwell, and agreed with the suggestion to add glass windows. He also agreed that it is very difficult to get vines to grow up a lattice type panel to where it gets high enough to have an effect; he would rather see nothing there, than have something look weak and sick all the time.

Commissioner Kubow was concerned about the metal panel being proposed for the parking garage. He referenced 'The Emerson' development in Downtown Oak Park, an apartment project he worked on that introduced a cool perforated metal panel for the parking garage, where all of the connections were hidden behind the panel. Using different angles gave the screening a sculptural feel, which was an art requirement by the Village of Oak Park; there are multiple cost effective ways of doing metal panels or any type of screening where the clips are not seen, and he was glad that Commissioner Kingsley brought this up because he did not like the screen wall example being shown tonight at all. He felt it was important that it be a requirement that Staff take a very close look at what was proposed there. His motion would include a requirement to add glazing to the garage stair tower, a requirement to use stack bond pattern in the siding as opposed to the staggered running bond, and a requirement that Staff review the final detailing for the metal screen wall on the parking garage.

Mr. Hautzinger encouraged the motion to include Staff's recommendation that color be added to the base of the garage to complement the apartment building, which was presented tonight but was not in the packet. The commissioners liked this revision and agreed to add it to the motion. **Commissioner Kingsley** referred to Staff's suggestion that the cornice detail be added back to the precast concrete garage walls, and the petitioner agreed. **Mr. Hautzinger** also suggested that details of the big blank walls above the parking garage, which were not included in the plans submitted, be added to the motion. **Commissioner Kingsley** reiterated Commissioner Eckhardt's concerns and suggestions about the receding grade on the east side of the building, and again on the north elevation where the driveway slopes down. The petitioner added that their intent is to add landscaping in those areas to help soften the wall.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED NEW APARTMENT BUILDING TO BE LOCATED AT 3400 W. EUCLID AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE REVISED PLANS RECEIVED 5/25/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD GLAZING TO THE GARAGE STAIR TOWER.
2. A REQUIREMENT TO USE SMOOTH PANEL SIDING INSTEAD OF LAP SIDING.
3. A REQUIREMENT TO USE STACK BOND PATTERN IN THE 'PUMPKIN' PANEL SIDING, IN LIEU OF THE STAGGERED RUNNING BOND.
4. A REQUIREMENT THAT STAFF REVIEW THE FINAL DETAILING FOR THE METAL MESH SCREEN WALLS ON THE PARKING GARAGE.
5. A REQUIREMENT TO ADD THE TINTED COLOR ON THE BASE OF THE GARAGE WALLS, A COLOR TO MATCH THE BRICK ON THE APARTMENT BUILDING.
6. A REQUIREMENT TO INCLUDE THE CORNICE REVEAL DETAIL ON THE TOP OF THE PARKING GARAGE WALLS ON THE PARKING GARAGE.
7. A REQUIREMENT TO INCLUDE THE DETAILING ON THE APARTMENT WALLS ABOVE THE TOP OF THE GARAGE AS PRESENTED TONIGHT, PER EXHIBIT A313 DATED 6-12-18.
8. A RECOMMENDATION TO INCLUDE ADDITIONAL BRICK DETAILING ON THE EAST AND NORTH ELEVATIONS TO CREATE A HORIZONTAL SHADOW LINE AT THE FIRST-FLOOR ELEVATION WHERE GRADE DROPS BELOW THE FIRST-FLOOR.
9. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

Mr. Fitzgerald thanked the commissioners for their support and feedback, and felt the overall design was improved as a result of the design review process.