

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
DECEMBER 11, 2018

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

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

Members Absent: Jonathan Kubow

Also Present: John Sorenson, U.S. Shelter Homes for *534 W. Ridge Ct.*
Jim Sutphen, Abbell Associates for *Arlington Town Square*
Earl Mager, Shive Hattery for *Arlington Town Square*
Robert Losselyoung, Tinaglia Architects for *Arlington 425*
Kelle Bruckbauer, Tinaglia Architects for *Arlington 425*
Mike Firsell, Firsell Ross for *Arlington 425*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM NOVEMBER 27, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF NOVEMBER 27, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. CBD MIXED-USE PRELIMINARY REVIEW

Arlington 425 Development – Highland Ave/Chestnut Ave/Campbell Ave

Robert Losselyoung and Kelle Bruckbauer, representing *Tinaglia Architects*, and Mike Firsell, representing *Firsell Ross*, were present on behalf of the project.

Chair Fitzgerald pointed out the number of residents in the audience for this project.

Mr. Hautzinger said that this a preliminary design review tonight and no vote would be taken. The project will return for a formal Design Commission review and approval. Matters of zoning will not be discussed tonight, as they are part of the Plan Commission review of the project. This is design review only. Because this is a preliminary review, the petitioner will be presenting the project tonight. Preliminary Staff comments will be shared after the petitioner's presentation.

Mr. Firsell was present behalf of the petitioner for the project being called Arlington 425. Three buildings are being proposed, with 3 different architectural designs that were intentionally done. He introduced the architects for the project, Rob Losselyoung and Kelle Bruckbauer, who would give the presentation tonight on the 3 separate buildings. He reiterated that tonight's review is to review the architecture of the 3 buildings, and that all matters related to planning would be reviewed, discussed and assessed at the Plan Commission and Village Board.

Ms. Bruckbauer gave a brief overview of the site plan and layout of the 3 buildings. A campus of buildings was created, each of them unique in their architectural character and lifestyle that they will provide for residents; however, the buildings will share a common element to create a cohesive development. The project began with the 44 S. Highland building that will be 13-stories tall, with the first 6-stories to be a parking garage directly adjacent to the existing parking garage along the east side of the site. There will be 6-stories of residential units above that and 1-story of amenities on top of that. The second building is 225 W. Campbell that will be 9-stories tall and feel familiar to the other multi-story residential buildings in the Downtown area. One unique feature of this building is the vehicular entry access that goes through the first-story of the building and brings residents and guests to the internal circulation and the Highland parking garage. The third building is 33 S. Chestnut which is the shortest of the 3 buildings due to the proximity of the single-family residences. This building will be 4-stories tall with a residential feel and more pedestrian friendly in scale. All 3 buildings will have rooftop amenities for the residents that will include gathering spaces, fire pits and barbecue grills, the Campbell and Chestnut buildings will have small planted green roof areas, and the Highland building will have an entire green roof over the top level of the parking garage.

Mr. Losselyoung presented the architectural details of the 3 buildings. He presented updated renderings and clarified that the only difference is the color that was adjusted on the Highland building of the curtain wall, so it is more in line with the sample boards being presented tonight. He began with the 4-story Chestnut building that was created to have a very pedestrian friendly facade, appearing as a series of brownstone homes with lower first-floor entries to help break up the facade while keeping a uniform cornice line across, providing some raised elements such as the gables, and creating an architectural element in the center of the building that houses the elevators that go up to the roof deck. Stairwells going up to the roof will be located at the rear, with trellises on either side of the brick end walls to help add character and shade to the rooftop area. Fenced in yard areas will be located along the street, with walk ups to the front porches, and green roof areas. This building will have a standard brick size to create a residential scale, with rich dark

brown and a dark red alternating colors, bronze colored windows and balconies, a taupe color for the cornice line, and a stone base that will stagger in height.

The next building is the Campbell building that is more traditional in architecture. This will be a 9-story building, with first-story retail, second-story retail and office, and 7-stories of residential units above that. This building will use the same stone color at the base as the Chestnut building, but a different brick color and vertical pier elements to help break up the facade and give it more character. The main center entry of the building with the drive through to the courtyard will have a curtain wall assembly similar to the Highland building, and break up the long facade of the Campbell street elevation. This building will have bronze colored balconies as well, pvc, azek, and fypon trim work at the upper floors, and large 8' tall, 8" square brackets. It will also have approximately 16' of a stone base, 6-stories of brick, and 2-stories of trim details up above.

The last building is the Highland building, where it was important to continue the line of the existing Village parking garage with this new building. The base of the building will mimic and match the details of the existing adjacent parking garage, and have the same brick and concrete details. The parking garage will be 6-stories tall, with 6-stories of residential units above that, and 1-story of amenities at the top that will have tremendous views for residents of the building. The same brick that is on the Campbell building will be introduced on the Highland building, and climb up into the residential floors on either side, with the key feature of the building to be the curtain wall ends. This glass element will come down on the north side of the building to signify the entry point into the Highland building, because the existing Village parking garage is on Highland. On the other side of the building, there will be a waterfall effect of the glass coming down to create horizontal lines across the building. This building as well as the Campbell building, will have utility size brick, and most likely be a pre-cast building similar to the existing Village garage. Lastly, the amenity floor on the top of the Highland building will provide terraces and trellis for the residents to enjoy.

Mr. Hautzinger presented Staff comments based on the drawings received on November 30, 2018.

- General Comments:
 - Exterior Materials. Very nice quality durable materials (stone & masonry). Overall, nicely coordinated materials work well together, and tie the development together.
- Chestnut Avenue Building:
 - Overall, the proposed design looks great. Beautiful traditional style and detailing will work very well in this location.
 - The decorative cornice and bay windows add richness to the design.
 - Alternating brick colors and individual entry porticos at the ground floor units provide a nice residential scale and give the building a row home feel.
 - The two brick colors may not have enough contrast. Consider a new brick selection with slightly more contrast to accentuate the alternating brick appearance.
 - The two inner porticos are less impactful because of the single masonry pier and the lack of a railing above. Consider changing the detailing of the two inner porticos to match the design and detailing of the two outermost porticos.
 - The two gables at the top of the building add interest to the roofline and help balance the center mansard roof. However, the gables are too shallow and have a fake appearance.
 - It is recommend that the gable depth be extended further back, at least 12 feet, for a more substantial appearance.

- Campbell Street Building:

- Overall, the proposed design is very nicely done, and it will fit in very well with the character of the adjacent Downtown buildings.
- The character of the first floor retail is well defined from the upper façade, and includes wall space for future retail signage.
- For the final review, it is recommended that the rendering be adjusted to more accurately depict the proposed bronze tinted glazing, instead of the bright blue color as currently shown.

- Highland Avenue Building:

- The garage levels are nicely designed to match the existing adjacent Village garage.
- The upper glass curtain wall façade is distinctly different from other buildings in the Downtown and should be evaluated by the Design Commission.
 - Consider integrating vertical masonry piers to break down the large expanses of glass into sections, similar to the curtain wall detailing on the north elevation of the proposed Campbell building.
 - Confirm that the curtain wall glazing will not be highly reflective.
- The architectural elevations and renderings should be updated to show the ground floor retail storefront on the north elevation.
- The garage level floor plans should be updated to show the openings and jogs in the exterior walls.

Staff comments about mechanical equipment include:

All mechanical equipment, utility equipment, and utility meters are required to be screened from public view. All three buildings include perimeter parapet walls to screen the rooftop mechanical equipment. Additional details are required to confirm the locations and screening for all building-mounted utility equipment and meters. A preliminary utility plan needs to be provided to coordinate the locations and screening of all equipment, including exterior ground-mounted equipment.

Preliminary Signage Comments include:

The only signage proposed at this time are two street address signs on the Highland Building:

- North Elevation: A "44 S. Highland" wall sign is proposed above the main entrance. Additional signage details will be required, but the proposed sign appears to be nicely designed and code compliant.
- West Elevation: A large number "44" wall sign is proposed at the top of the building. Wall signs are not allowed above the second floor in the Downtown, so the proposed sign should either be omitted or a sign variation requested. The Design Commission should provide preliminary feedback on the proposed sign.

Mr. Hautzinger concluded Staff comments.

PUBLIC COMMENT

Joe Glansy, 1 S. Highland Avenue. He asked if the buildings would be condominiums or apartments and Mr. Firsel said that all the buildings would be apartment units, although it was possible that the Chestnut building could be condominiums down the road.

Keith Moens, 636 S. Cleveland Avenue. He asked where and when the affordable housing component of this project would be discussed. Mr. Hautzinger replied that this component would be discussed as part of the Plan Commission review, with a separate public notification when that meeting is scheduled.

Donald Meersman, 202 S. Highland Avenue. He thanked the commissioners for their time and expertise with this gigantic project. His question was whether the mandate of the Design Commission, based on comments made by Staff at the review of the project previously proposed at the south end of this block, was ever clarified, because he never understood the explanation given by Staff at that time, which is that the Design Commission is charged with looking at the design of a building, independent of its neighbors. He said this Commission's work is very important and he wanted to know if the Design Commission's role was clarified to make recommendations as to how these designs coordinate with their neighbors.

Mr. Hautzinger stated that the Municipal Code and the mandate of the Design Commission has not changed; the code has always stated that for projects such as this that are also reviewed by the Plan Commission, the Design Commission reviews building and signage only. In response to the resident comment regarding context, the Design Commission is not being asked to ignore context, but to consider context from an architectural point of view. For example, the rowhome approach and residential style when located across from the single-family neighborhood, is a great example of responding to that context, in terms of design. The Campbell building as it relates to the buildings across the street and adjacent in the Downtown, is a great approach to using context for design. However, when it comes to the scale of these buildings or the setback of these buildings, those discussions will take place at the Plan Commission review.

Chair Fitzgerald asked what if any variations are being requested for this project. **Mr. Firsel** reviewed the 3 variations currently being requested, which do not include height, density or parking.

Commissioner Seyer felt the overall project had great materials that work really well within the context. With regards to the Chestnut building, he said it was difficult to determine whether or not the joints in the glass portions would have any texture, or were just flush with the façade. He felt that having texture would be better and make it feel richer. With regards to the Campbell building, **Commissioner Seyer** said that the curtain wall bump out helps break up the facade on the north elevation that has the larger glass openings; however, it appears to be solid on one side and glass on the other side, and he felt they should be the same on both sides, preferably solid. He encouraged further study of this. He questioned the construction of the actual balconies, which would probably require some sort of diagonals for support that are not currently shown, and he was concerned that diagonal supports would cheapen the look of the balconies. He preferred the balconies be as clean as currently being shown, and cantilevered without hanger rods. With regards to the Highland building, he had issues with the design of the glass curtain wall being brought down to the parking levels. This is all about a building that is sitting on top of a parking structure, and although a good job was done mimicking the architecture of the rest of it, he felt the glass facades at the parking levels would never look the same as what was being shown tonight. The glass and the idea of bringing the tower down is just not working for him, and he suggested looking at alternate facade ideas for this area. **Commissioner Seyer** also acknowledged that the rooftop terraces were set back from the street to help maintain some privacy for the residents, and although the mechanical equipment is schematic at this time, he reinforced that any mechanical equipment should be shielded and screened.

Commissioner Eckhardt asked about the future use of Parcel 2 located across the street, which is also owned by the petitioner. **Mr. Firsel** replied that Parcel 2 was originally included in this PUD; however, it has been removed for several reasons, one being that they want to concentrate on this project and this project alone, and second being about the possible use of this site for construction staging and parking, with the Highland and Campbell buildings being built first, and the Chestnut building currently planned to be built last. They also understand that there could be Village discussions regarding a possible change in the

Comprehensive Plan on the west side of Chestnut; therefore, ownership is just not ready to commit to what they want to do with Parcel 2 at this time.

Commissioner Eckhardt asked about the code required setbacks for all 4 sides of the site, and **Mr. Losselyoung** responded with this information. **Commissioner Eckhardt** asked if Lots 1-11 and 16-23 would be joined into one lot and **Mr. Firsel** said that they would be. **Commissioner Eckhardt** also asked if this project is being presented as a PUD, or set up as separate parcels. **Mr. Firsel** replied that this project will be a one lot Planned Unit Development.

Starting with the Chestnut building, **Commissioner Eckhardt** said he was okay with the 2-story stone and the 2-story brick elevations that are nicely fenestrated, but felt the articulation of the roof and the appropriateness of the 2 small gables were unconvincing and added more height to the building. He felt the front door was understated and questioned whether it should have more prominence, and he questioned the material of the ramp walls on the south elevation. **Mr. Losselyoung** said that brick veneer is currently proposed for the ramp walls, and **Commissioner Eckhardt** suggested using a concrete form liner that is less expensive, but still gave the texture of brick veneer. **Commissioner Eckhardt** also pointed out that the roof scape of this building would be very visible from the other 2 buildings, and he felt it looked a little scattered as currently shown. He complimented the petitioner on the aerial photograph presented.

With regards to the Campbell building, **Commissioner Eckhardt** felt the west elevation was unremarkable; it is very plain and one-story higher than all the buildings on the north, and it is the biggest building on Campbell. The weight of the dark center brick on top of a single story of light stone looks overwhelming, and he suggested 2-stories of stone at the base instead of one, for more visual support strength at the base. He felt the elevations were generally well balanced, and he complimented the petitioner on the spacing of the three buildings and the separation as the buildings go down in height, which is appropriate as proposed. **Commissioner Eckhardt** also commented that although he supported the idea of a regal element on the top of the building, the angle brackets being proposed appear too skimpy.

With regards to the Highland building, **Commissioner Eckhardt** had concerns about the glass curtain wall at the lower level on both the north and south elevations. Although he was not opposed to a segmented curtain wall, he felt the north curtain wall at the lower level needed more solid detailing at the building entry, and the large expanse of the glass curtain wall was unresolved and needed more study at levels 1 through 6. He questioned why the masonry at the upper levels appeared to thin from east to west, and **Mr. Losselyoung** explained that it had to do with the offset between the standard half garage levels. **Commissioner Eckhardt** asked about the heavy line of horizontal fascia shown at the floor levels between the curtain wall on all elevations, and **Mr. Losselyoung** replied that the line is currently shown as cut aluminum, but they are working on doing either spandrel glass or a clad horizontal. **Commissioner Eckhardt** had no further comments at this time.

Beginning with the Chestnut building, **Commissioner Kingsley** agreed with the comments made by the other commissioners, and felt that the layout of the three buildings was fairly nice. She had some hesitation with the center bay and how the roof comes through; however, in general, she felt it was fairly good, and the use of stone window surrounds and aluminum spandrel panels could be really nice. She had some hesitation with the cornice in general for all the buildings; she felt it was unnecessary, and the material selection of the cornices are inferior to the rest of the building; she did not agree with them. She did not care for the gable pediments at all, and felt that simplifying this building would make it a lot nicer. She also felt the keystone detail should be eliminated because it was not appropriate on the historical style of the building.

With respect to the site plan for the Campbell building, **Commissioner Kingsley** asked about the plantings shown under the building entry drive-thru, and **Mr. Losselyoung** replied that specific species that will grow in this area are still be worked out with their landscape architect. **Commissioner Kingsley** also asked why the east portion of the building is stepped back farther than the west portion of the building, and **Mr. Losselyoung** said it was because of the location of the adjacent buildings. In general, **Commissioner Kingsley** said she did not agree with that step back and did not care for this kind of drive-thru, which she felt was part of the architecture and not very pedestrian friendly. She understood and commended the petitioner for working things out with the cars, but felt it resulted in difficulties on the crosswalks, especially with the covered entry; therefore, she had some hesitation with that. With respect to the building, **Commissioner Kingsley** agreed with the comments made by the other commissioners; the columns are unresolved, and the top two floors should step in; there needs to be a reason for that versus just a material change, and there should be a reason for the materials being proposed on this historical style of building.

Commissioner Kingsley said that in general, the Village of Arlington Heights states on their website and most of their brochures, that the Village is sustainable and innovative. While she commends the Village on these efforts, she does not agree with the vision of the style direction of this complex of buildings because it does not say that the Village is innovative or sustainable. She liked that some of the proposed materials are noble, but felt that many of the materials are not necessarily sustainable, with a lot of them made from PVC or foam (fypon) materials, and she preferred to see materials that were true to themselves. She did not like the cornices, she did not like the brackets, and she did not like that the columns were not traditionally detailed. **Commissioner Kingsley** wanted to see a lot more sustainability and green items with the project; she wanted to see it be more inclusive and to focus on pedestrian versus cars. Although these items are not to be discussed by this commission, she pointed out that the scale and the architecture in most of this project did not focus on pedestrians.

With respect to the Highland building, **Commissioner Kingsley** agreed with the other commissioners that the glass garage walls would look very different than what was being shown tonight, and she did not care for the waterfall effect being proposed. However, more importantly, she did not agree with the design of the parking garage to match the old existing parking garage; it was okay that this new building attached to the existing parking and had similar qualities, but the petitioner should raise the bar and make the new building look nicer. She preferred some kind of screen over the openings at the garage levels, so they are not completely open, which has been done very successfully in other places. While **Commissioner Kingsley** agreed with a glass curtain wall, she felt it was unresolved at the top, and heat gain/loss should also be studied. She also reiterated that a glass curtain wall did not need to be topped with trellises, cornices, and brackets; she would rather see this be a modern expression than go back to all the traditional detailing up there.

Commissioner Kingsley acknowledged that this is a large project and a lot of thought was put into it, but there needed to be a clearer vision for all three buildings together. The buildings do not need to look alike, but the continuity between them is missing and they should be more cohesive.

With regards to the 33 S. Chestnut building, **Chair Fitzgerald** agreed that the gables on top of the building do not add a lot of value and look somewhat added on, and there should be more emphasis on the main entrance. He was okay with the brick variation on the building. With regards to the 225 W. Campbell building, he agreed that the west elevation needed more interest, although he was okay with the symmetry of it, and he liked the north elevation, although it would be difficult for any plants to grow in the entry areas under the building. He suggested paving those areas and adding urns with plantings that could be easily replaced.

With regards to the 44 S. Highland building, he was okay with matching the existing garage, but he was also open to seeing what else could be done there to make the garage of the new building look better. He liked the idea of adding some type of screen in the openings so it did not look so much like a garage from all angles, including views from the 33 S. Chestnut building. He agreed with the glass coming down in a waterfall effect over the garage on both the north and south ends of the building, and in general, felt that the entrance design needs to be beefed up. He was opposed to the "44" sign at the top of the Highland building and any variation for it.

In general, **Chair Fitzgerald** said it was a very nice project, he appreciated seeing it in a preliminary review, and felt that in general, it was headed in the right direction. He had no further comments at this time.

Chair Fitzgerald asked if there were any additional comments from the commissioners at this time. **Commissioner Eckhardt** said that he understands the reasons why the garage alignment has been extended on the south, and although not under the purview of this commission, he felt the 12-foot setback being proposed does have something to do with the character of the neighborhood, and does create a hardship for the future neighbor to the south. This is something that concerns him; not seeing a proposal for the entire site at the same time.

Commissioner Eckhardt concluded that he supports the project, he supports the massing, and he supports the 3 different buildings, although there are some small unresolved details on the elevations. He appreciated all the efforts by the petitioner to put together a logical presentation and involve the community on this project.

Mr. Firsel explained that the previous building to the south, that he also represented, which was reviewed and rejected by the Village, was within 5' of their lot line, and the Highland building being presented tonight is 2-1/2 times that. In response to a previous question about why the east end of the Campbell building was setback, he explained that the setback is intended to create more space for outdoor restaurant dining in that location, which will be the prime retail space in the building.

Chair Fitzgerald closed the preliminary review portion of the meeting.

Mr. Firsel asked the commissioners to consider a January review date for a formal review of the project, as they move forward with Plan Commission and Village Board review, and anticipated construction to begin next year. **Mr. Hautzinger** replied that January 22, 2019 would be the first possible option to return for a formal review, and he noted that the public notice signs will need to be updated, which **Mr. Firsel** agreed.