

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING

MAY 25, 2021

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

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

Members Absent: Scott Seyer

Also Present: Kevin Davis, Fairfield Homes for *1101 N. Carlyle Ct.*
John & Patricia Sjöholm, Owners of *1101 N. Carlyle Ct.*
Ben Harris, Ridgeline Properties Group for *Ridgeline/Rohrman Development*
Scott Barenbrugge & Marc McLaughlin for *Braxton Yards Townhomes*
Steve Hautzinger, Staff Liaison

Chair Kubow read the following statement: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

REVIEW OF MEETING MINUTES FOR MAY 11, 2021

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF MAY 11, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. COMMERCIAL REVIEWDC#21-037 – 1400-1530 W. Dundee Rd.

Ben Harris, *Ridgeline Properties Group*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. This project requires Plan Commission review and Village Board approval for PUD Amendment, Subdivision, and Rezoning from B-3, General Service, Wholesale and Motor Vehicle District to M-1, Research, Development, and Light Manufacturing District. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The petitioner is proposing to demolish an existing office building to allow construction of two new industrial buildings. The new buildings will be constructed with precast concrete wall panels detailed with reveals and painted in shades of gray and white with blue accents. Recessed concrete panels are incorporated into the design which is a very nice detail to add depth to the design and break up the long walls into a series of smaller sections. Metal canopies highlight the aluminum storefront entries. Both buildings utilize the same architectural design concept. Overall, for buildings of this construction type and style, the massing, detailing, and color scheme of the designs are excellently done, and Staff has no questions or concerns about the architectural design.

All exterior mechanical equipment is required to be screened from public view. The plans indicate rooftop mechanical units above the office areas. Sight line studies have been provided to illustrate that the building's parapet walls will screen the majority of the equipment. However, separate unit screens will be provided around any visible units.

Signage has not been provided for review at this time. Per Chapter 30 sign code, wall signs for each business as well as one ground sign per street frontage are allowed. However, it should be noted that due to the unique site layout, street frontage along Kennicott is limited, and although visible from Dundee, the property does not have Dundee street frontage and a ground sign would not be allowed in that location. Furthermore, there is an existing large 575 sf "ARLINGTON BUSINESS PARK" sign facing Dundee Road that was approved by variation in 1998. Based on the proposed subdivision of this property, the existing business park sign will be obsolete and will need to be removed.

Staff recommends approval of the design as submitted.

Mr. Harris said that it has been an absolute pleasure working with Village Staff on this project, they have been nothing but helpful with their time. They are excited to get this project going later this year and become part of the community.

The commissioners summarized their comments. Commissioner Kingsley said the buildings look nice and she agreed with Staff on the detailing that has been done. She asked about the areas of blue outlined on the elevations that appear to be where there are entrances, with no areas outlined where there are no entrances. Mr. Harris explained that Building 1 is designed to have 3 entrances that are outlined in blue; however, the entrances are offset to allow for an additional fourth entrance if necessary for a fourth tenant. Commissioner Kingsley said that works really well, and she had no further comments.

Commissioner Fitzgerald said the project looks great, the detailing is really nice and well thought out, it looks interesting yet it is clean. He liked the design as proposed and had no other comments.

Commissioner Eckhardt referred to the south elevation of Building 2, which is an important elevation on Dundee Road. He liked the rhythm of that elevation, the 2 U-shaped forms, and felt the center piece is calling for a name on it. He asked about the landscaping along the south elevation, and Mr. Harris replied that Building 2 drops about 20-feet from where the parking lot is and where cars will be parked, and between the parking lot and Building 2 there is a roadway for trucks to maneuver around the building. Landscaping will not be on the front of this building, but landscaping is planned on the backside where there will be screening for the truck court with landscaping and trees.

Commissioner Eckhardt said that the buildings are well detailed and he liked the 3 colors being proposed. He was in favor of the design as submitted.

Chair Kubow said the petitioner has done a great job of designing a very long building; the design is fantastic and he loved the color palette being proposed. He was excited to see this vast improvement for the site. He had no other comments to add to what has already been said.

Chair Kubow asked if there was any public comment on the project and **Mr. Hautzinger** invited public comment, and said there were no hands raised at this time.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE *RIDGELINE/ROHRMAN DEVELOPMENT* AT 1400-1530 W. DUNDEE ROAD, AS SUBMITTED. THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 4/23/21, 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. 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.
2. ALL SIGNAGE IS REQUIRED TO COMPLY WITH CHAPTER 30 SIGN CODE, OR SEEK VARIATIONS.

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

Mr. Harris thanked the commissioners for their comments and reiterated that they are very excited for this project and know that they will generate a lot of interest for good tenants for this site.