

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Cortland's Garage
Project Address: 1 N. Vail Avenue
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 20-076
Petitioner Name: Brian Roginski
Petitioner Address: Cortland's Garage
1 N. Vail Avenue
Arlington Heights, IL 60005
Meeting Date: October 26, 2021

Date Prepared: October 19, 2021

Requested Action(s):

Approval of the proposed design for a new fabric canopy/enclosure addition to an existing restaurant building in the Downtown.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for Planned Unit Development and Special Use amendment to allow a 1,077 sf building addition to an existing restaurant in the Downtown (B-5) Zoning District. 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 to build a new fabric canopy/enclosure addition to an existing restaurant building in the Downtown. The proposed addition will be approximately 1,077 sf, and it will enclose approximately 58% of an existing 1,857 sf outdoor dining patio. The fabric roof of the new addition will be permanent yet temporary looking, but the fabric wall panels will be removable during warm weather. The metal frame structure and footings will be permanent.

Architectural Design:

Staff acknowledges the challenges and hardships for restaurant businesses due to Covid, and Staff understands the corresponding desire to expand the use of the outdoor dining patio in the least expensive manner. Staff is supportive of an expansion to the existing restaurant, but there are concerns over the use of a fabric structure as a permanent building addition. Longevity of the fabric material against fading and staining is a concern, and the petitioner should clarify how it would be maintained if fading or staining becomes an issue. Additionally, the Design Commission should evaluate the aesthetic appropriateness of the proposed fabric structure in the Downtown, as this would be the first time this material, which is more common for seasonal usage, would be used as a permanent building addition in Downtown Arlington Heights. The Design Commission should give consideration to the historic character of the existing restaurant building which is one of the oldest free-standing buildings in the Downtown. The existing building is listed as having "Exceptional" importance in a Historic Preservation Report that was prepared for the Village of Arlington Heights by The School of the Art Institute of Chicago in 2004.

The most desired approach would be to revise the design to be a permanent building addition constructed with traditional building materials that are selected to be more compatible with the existing restaurant building and the surrounding Downtown context.

The Design Commission should evaluate the proposed design based on the Village of Arlington Heights Design Guidelines. Some of the key guidelines applicable to this project are listed below:

- **Building Design.** *Each individual project must be carefully planned to complement the positive characteristics of neighboring structures and to create a more unified visual image for the Downtown overall.*

- **Additions.** *New additions will look like they belong and not dominate or change the character of the original building.*
- **Character.** *The selected architectural style should be generally compatible with the surrounding structures.*
- **Materials.** *Materials and their color and texture should be selected for continuous harmony and aesthetic quality with adjacent buildings. Materials that sharply contrast from adjoining buildings shall be avoided. Materials shall be of durable quality such as stone, marble, terra-cotta, face brick, exposed structural steel with proper finish, weather resistant wood (for trim only), and exposed concrete with properly treated surfaces. Light gauge materials are generally discouraged.*
- **Windows.** *Windows are critical elements in establishing a building's architectural character and proportions. The size and shape of windows, and the rhythm of the window pattern, should accentuate and help it relate to adjacent streetscape.*
- **Entrances.** *A well designed entrance should read as the focus of the façade.*
- **Maintenance.** *Continuous quality of appearance depends upon the extent of quality of maintenance. The choice of materials and their use, together with the types finishes and other protective measures, must be conducive to easy maintenance and upkeep. Materials and finishes shall be selected for their durability and wear as well as for their beauty.*

Signage:

The plans for the proposed addition do not indicate any new signage. It should be noted that per code, as a condition of having an approved Corner Projecting Blade Sign on the restaurant, all other wall signs on the building are not allowed. Additionally, since the fabric structure is proposed as a fully enclosed and heated permanent building addition, it is not considered to be a canopy or awning, so canopy/awning signage on the fabric structure is also not allowed.

Preliminary Design Commission Review:

This project received a preliminary Design Commission review on September 28, 2021. Overall, the Design Commission did not object to the use of fabric for the patio enclosure. Although it was commented that a more permanent patio enclosure would be a better look in the long run to draw more customers in, instead of the temporary looking structure being proposed. The Design Commissioners did expressed concern about the shape/massing of the proposed shed roof slope which they felt needed to tie in better with the existing restaurant building design. A front to back roof slope with a center ridge was suggested, although that might require a gutter across the front wall. Another possible suggestion was a false parapet wall across the front to conceal the shed roof slope behind it. The petitioner was encouraged to study other options to resolve this issue. Concern was also raised about the proposed black fabric color. The Design Commission felt that the fabric color should match the trim and windows on the existing building, which does not appear to be a true black color.

Project Update:

The petitioner did not address the Design Commission's design concerns, and they are seeking approval of the proposed design as originally submitted with the shed roof massing and black fabric color.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed architectural design for Cortland's Garage fabric canopy/enclosure addition located at 1 N. Vail Avenue. This recommendation is based on the plans received 10-6-21, 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. A recommendation for a permanent building addition constructed of traditional building materials designed to be more compatible with the existing restaurant building and the surrounding Downtown context.
2. If the Design Commission supports the proposed fabric structure, then it is recommended that the issues raised by the Design Commission during the preliminary review on September 28, 2021 be considered:
 - a. Revise the roof massing to better fit with the existing restaurant building design.
 - b. Coordinate the fabric color with the existing building trim and window color.
 - c. Provide feedback on the potential fading and staining of the proposed fabric and how it will be maintained.

3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



October 21, 2021

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 20-076