

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
DECEMBER 20, 2022

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

Members Present: Jonathan Kubow, Chair
Ted Eckhardt
John Fitzgerald
Scott Seyer

Members Absent: Kirsten Kingsley

Also Present: Juan Gonzalez & Kiril Ivanov, DAEGroup Inc. for *EMH Motors*
Drew Mitchell & Donald Tomei, Holladay Properties for *401 W. Golf Rd.*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR NOVEMBER 15, 2022

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF NOVEMBER 15, 2022. COMMISSIONER ECKHARDT ABSTAINED. MOTION CARRIED.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO SWITCH THE ORDER AND REVIEW DC#22-082, SELF-STORAGE FACILITY FIRST. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEW**DC#22-082 – Self-Storage – 401 W. Golf Rd.**

Don Tomei and **Drew Mitchell**, representing *Holladay Properties*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new three-story, self-storage building. This project does require Plan Commission review and Village Board approval. They are seeking a land use variation to allow the proposed storage facility along a major arterial road in the M2 zoning district, where this is not a permitted use. Since the project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The subject property fronts on Golf Road and was previously occupied by Animal Feeds & Needs. There are three buildings currently on the site consisting of one small single-family residential structure towards the front and two commercial buildings, one in the center of the site and another one at the rear of the site. The petitioner is proposing to demolish all three of these structures and completely redevelop the site with the new three-story storage building. This type of facility is not permitted along a major road, but Village Staff acknowledges this is a challenging site and is open to the proposed use at this location; however, it is important that the design of the building be compatible with the adjacent buildings along Golf Rd.

The new building is proposed to be constructed primarily with insulated tan metal panels, with gray accents. The design also includes a brown brick. Overall, Staff feels the front elevation is nicely designed and has nice curb appeal. The vertical stacked windows down the sides are a welcome detail on a building of this scale. The surrounding buildings are primarily single-story brick buildings, including office and retail buildings, as well as a church and a grocery store. There is also a single-family residential area across Golf Road. Staff is trying to be very careful about fitting this new building in with the context of these properties, therefore Staff is recommending to extend the brick full height partially down the sides of the building, so the front half of the building will be full height brick.

There are numerous rooftop mechanical units on this building, but the design includes a continuous parapet on all sides so the equipment is fully screened. Trash will be stored in the building, which is ideal. The proposed signage includes a wall sign on the front of the building, which is code-compliant and looks good; as well as a monument style ground sign, which would be adjacent to the entry drive into the site and includes a brick base to match the building.

Staff is in support of the proposed architectural design and recommends approval, with the comment that the Design Commission should evaluate the full-height brick.

Mr. Mitchell stated that self-storage is a critical asset class and not having a sufficient amount of self-storage in your community causes businesses to have to relocate sooner and doesn't allow people to age in place. They are excited to embark on a strategy to develop 10 of these new self-storage facilities in the Midwest over the next five years, with the first community to be Arlington Heights.

Mr. Tomei stated that he is the Project Manager for the proposed self-storage project at 401 W. Golf Road. In response to staff's comment to incorporate full height brick that extends to the drive-thru garage entryway, he presented a revised drawing to the commissioners that showed this change. He said that comments were previously received from Planning Staff in regards to

the Plan Commission review of this project, and they suggested shrinking the building 10 feet North-South, as well as 10 feet East-West, which simplified the plan and allows more of a landscape buffer around the perimeter. **Mr. Mitchell** added that they were drawn to this site because of the difficulty to develop viable commercial on it, and they are hoping to start this project this year if they can get through permitting.

Mr. Tomei stated that they are proposing a 100% climate controlled, three-story storage facility, with brick along the major facade. The insulated metal panel product is truly high-end and best in class. **Mr. Mitchell** stated this will be a great product, as they are aware there are extraordinarily high standards here in Arlington Heights and they want their first project in Illinois to be successful in this space.

Mr. Hautzinger stated that this building will likely be visible above the retail building that sits to the East, therefore extending the brick further down the east elevation to match the distance on the West elevation would be Staff's only comment on the revision presented tonight.

Chair Kubow asked if there was any public comment on this project, which there was none.

The commissioners summarized their comments. **Commissioner Fitzgerald** said the actual color sample of the metal panels are much nicer than what is shown in the renderings and should be much more neutral. He was not totally sold on the newest revision with the brick going all the way up, as it emphasizes that the back part of the structure looks like an after-thought or even like it is a different building. He suggested keeping the design as originally submitted, but add the dark gray corrugated metal panels to the two other outside corners to match the front corner of the building, to tie it all together. Overall, he felt the brick and the colors are very nice.

Commissioner Eckhardt concurred with Commissioner Fitzgerald and appreciated that the petitioner provided a revision tonight to Staff's recommendation. He felt the whole building needs to look like it is the whole building and not like the front and the rear was an addition later. From a ground view, the corners become important and he subscribed to the idea that Commissioner Fitzgerald suggested.

Commissioner Seyer agreed that it feels like two buildings if the brick is extended full height, as it looks like they ran out of brick and went with something else. He is not so sure about bringing the corrugated metal all the way to the ground, as he is concerned with the open cells at the ends and what the transition would be. He suggested maintaining the brick base all the way around, and just have the metal panels come down to the top of the brick base. He liked the idea of adding the corrugated metal accents at the outside corners, which is quite nice; however he wanted to keep the brick base the way it is, and at the front door he wanted there to be some brick to the left of the front door. He felt the brick should be kept all the way up to the underside of the entry canopy and not bring the metal panel down below the canopy.

Chair Kubow said these are fantastic recommendations from all three Commissioners, as they help tie the top, middle and base of the building throughout the entirety of all four sides.

Mr. Tomei said these ideas are great and he believes the six-foot tall brick knee wall wall could be extended to the edge of the building to create some symmetry and that the metal siding could come down and stop at the brick wall as suggested. **Mr. Mitchell** said that bringing that brick wall over does not make it look like they forgot about it and it is a separate building. He also suggested carrying the brick even further, but there might be alternating product then.

Mr. Hautzinger offered an additional option to consider, raising the brick base half height of the building wall, up to the mid-height dark accent stripe, instead of full height.

Commissioner Eckhardt noted that the renderings show asphalt up to the walls of the building, and he asked if there was a plan to include foundation plantings along the building. **Mr. Tomei** reported that the Planning Staff also made this comment, and they did shrink the building size to allow space for more landscaping.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR SELF-STORAGE TO BE LOCATED AT 401 W. GOLF ROAD. THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 11/14/22, REVISED EXTERIOR ELEVATIONS RECEIVED 12/2/22, REVISED MATERIAL LIST RECEIVED 12/7/22, 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 TO BRING THE BRICK UP TO THE UNDERSIDE OF THE CANOPY NEXT TO THE FRONT ENTRY ON THE MAIN FAÇADE, IN LIEU OF THE METAL PANEL.
2. A REQUIREMENT TO KEEP THE DESIGN AS SUBMITTED WITH THE BRICK BASE IN LIEU OF FULL HEIGHT BRICK.
3. A REQUIREMENT TO BRING THE METAL CORRUGATED PANEL DOWN AT THE TWO EXTERIOR NORTHWEST FACING CORNERS ON THE WEST SIDE OF THE BUILDING.
4. A REQUIREMENT TO CONTINUE THE BRICK BASE ON THE WEST SIDE OF THE BUILDING TO THE SOUTHERNMOST NORTHWEST OUTSIDE CORNER, AND WRAP THE BRICK AROUND THE CORNER SIMILAR TO THE NORTHEAST CORNER OF THE BUILDING APPROXIMATELY TO GRID LINE Z.
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 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.

Commissioner Eckhardt supported the idea that the brick turning the corner, but he wanted to clarify how far to wrap it. **Mr. Hautzinger** said it would be match the distance of the typical metal panel corner detail, which is approximately 8'-8", and the commissioners agreed.

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