

APPROVED
MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 11, 2015

Chair Eckhardt called the meeting to order at 6:35 p.m.

Members Present: Ted Eckhardt, Chair
Alan Bombick
John Fitzgerald

Members Absent: Anthony Fasolo
Jonathan Kubow

Also Present: Mark Larsen, Larsen Design for *131 S. Fernandez Ave.*
Katherine Halley for *1212 N. Chestnut Ave.*
Jesus Serrato, David Weekley Homes for *1010 N. Chicago Ave.*
Carole Wisniewski, JRC Design Build for *1732 N. Chestnut Ave.*
Frank Panzarino, Owner of *13 E. Miner St.*
Robert Kolososki, Prairietech Ltd. For *13 E. Miner St.*
Philip DeFrancesco, Dapper Crown for *13 E. Miner St.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JULY 14, 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER BOMBICK, TO APPROVE THE MEETING MINUTES OF JULY 14, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 5. MULTI-FAMILY REVIEW**DC#15-097 – 13 E. Miner St.**

Mr. Frank Panzarino, the owner, **Mr. Robert Kolososki**, representing *Prairietech Ltd.*, and **Mr. Philip DeFrancesco**, representing *Dapper Crown*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new four story apartment with indoor parking. The site is currently vacant and is located on the north side of the Downtown (B-5) Zoning District. The proposed development will be four stories in height with 12 residential apartment units occupying floors two through four. The first floor will contain the apartment entrance lobby as well as indoor parking for use by the apartment residents. A basement level will be used for storage.

The proposed development requires approval as a Planned Unit Development through the Plan Commission process. **Mr. Hautzinger** reviewed the planning and zoning issues outlined on Page 2 of the Staff Report that are being evaluated through the Plan Commission process, which are important for the Design Commissioners to generally understand because they could impact the building design.

With regards to the design of the proposed new building, Staff had the following comments:

Front (north) Elevation. The composition of the front elevation is well done with nice symmetry, recessed balconies, and rich materials. However, the following revisions are recommended to enhance the design:

1. Retail storefronts should be added on the first floor to add visual interest at the sidewalk level, and to enliven this area of the Downtown.
2. The small arches and keystones above the windows and balcony doors are weak. Consider a straight, stone lintel detail with a heavier appearance in lieu of the arch detail.
3. The brick wall area above the top floor windows is blank and void of detail. Consider adding more details in this area such as decorative brick and stone detailing.
4. The arched cornice at the top of the building and arched lintel above the first floor garage door are awkward. Consider omitting the arch, and providing a built-up linear stone detail instead.
5. The proposed railing detail at the roof deck level is a nice detail, but it is proposed to be set back from the front wall. Consider moving this detail forward to be in line with the front wall so that it is more visible and aligns with the balcony railings below.
6. The two brick colors are too similar in appearance and do not enhance the design. Consider omitting one of the brick colors for a more cohesive appearance.

Side (east & west) Elevations. The proposed four story building will be highly visible above the existing one story building to the east, and partially visible above the two story building to the

west. Although it is possible that future redevelopment of the adjacent sites could block the side views of the proposed building, it is likely that the side elevations will be visible for many years and should therefore be further developed with additional detailing.

1. Consider continuing the roof deck railing detail from the front elevation down the side elevations.
2. Preliminary building code review concludes that the three windows shown on the left (east) elevation are not allowed due to fire separation requirements where the wall is not set back from the lot line. Consider adding more brick and stone detailing to add interest to this large blank wall.
3. The front half of the right (west) elevation is set back eight feet from the property line and will be highly visible. Consider opening the side of the balconies as well as adding windows on this wall.

Staff recommends the Design Commission continue this project to a future date until such time that the various zoning, utility conflicts, and building code issues have been resolved and the commissioners have the opportunity to see the final building design.

Chair Eckhardt pointed out that 2 commissioners were not here tonight, and it was important that the petitioner receive feedback from all 5 of the commissioners.

Commissioner Bombick applauded the petitioner for developing the site; getting this density of housing in the downtown and continuing to add or fill in some of these empty sites is critical. He suggested moving the front wall of the first-floor to the lot line to increase the size of the potential leasable retail space, and changing the classical design detailing to be more contemporary. He suggested adding some horizontal banding to the side elevations. He felt the parking seemed jammed in and he suggested minimizing the number of on-site parking spaces and locating the rest in the Village garage to create space for retail. He also suggested adding another floor to the building.

Commissioner Fitzgerald agreed with a lot of what was already said. He had some concerns about first floor retail. He liked the arch over the front door and over the window on the front elevation; however, the other small arches did nothing for him. Overall, he recommended more modern detailing, and he would prefer a straight lintel detail above the windows. He liked Staff's suggestion to pull the railing at the roof level forward to be flush with the front wall and to continue the rooftop railing detail down the sides of the building. He wanted to see more differentiation between the two brick colors, as well as more details on the sides and back of the building. He also wanted to see evergreens added to adequately screen the electrical transformer.

Chair Eckhardt liked the arch details on the first floor as well as the quoin details on the upper floors. He felt the upper stories of the building should have a more modern appearance, and that the top parapet wall should be straight instead of arched. He liked the 3 vertical elements and he agreed with the concerns about the contrasting brick colors. He felt the balconies

should be opened up on the side, and he was more concerned about the lack of details on the rear elevation than the side elevations. He also encouraged the petitioner to conduct research about parking options. He recommended a motion to continue the project to a future date.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIOENR FITZGERALD, TO CONTINUE THE PROJECT FOR 13 E. MINER STREET (DC#15-097) TO A FUTURE DATE, AS AGREED UPON BY STAFF AND THE PETITIONER.

**BOMBICK, AYE; FITZGERALD, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**