

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 24, 2016

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Anthony Fasolo
Alan Bombick
Jonathan Kubow

Members Absent: None

Also Present: Mike Latoria, Latoria Brothers Construction Group for *Westgate Dental*
Cliff Toberman, Norman J. Toberman & Associates for *Westgate Dental*
Dr. Peter Kics, Owner of *Westgate Dental*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 10, 2016

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF MAY 10, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEWDC#16-053 – Westgate Dental – 2900-2990 W. Euclid Ave.

Dr. Peter Kics, the owner, Mike Latoria, representing *Latoria Brothers Construction*, and Cliff Toberman, representing *Norman J. Toberman & Associates*, were present on behalf of the project.

Chair Eckhardt asked if there was any public comment on the project and there was no response from the audience.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story dental office building, approximately 7,000 sf, at the east end of the existing Esplanade Retail Center site. The property is zoned B-3, General Service, Wholesale and Motor Vehicle District. This proposal requires review by the Plan Commission and approval by the Village Board as a Planned Unit Development. With regards to the architectural design, Staff feels that overall the massing and scale of the proposed design fits very well with the existing Esplanade Center. The proposed sample board was presented, which Staff feels is a very nice composition of materials.

The petitioner submitted a revised rendering tonight, which Staff received this afternoon, that included a slightly shorter storefront and the sign location moved to the west facade.

Staff concerns with the design are as follows:

1. The main entrance is understated and is difficult to identify.
2. The signable wall area facing Euclid is restrictive to accommodate an adequate wall sign, and the sign is not allowed on the west facade.
3. The earth tone of the exterior material package does not complement the bright colors used on the existing Esplanade building.
4. The horizontal awning above the curtainwall projects beyond the curb and into the drive aisle.
5. The wood post under the entry canopy is on the curb of the drive aisle, and it crowds the sidewalk.

Staff recommends that the Design Commission evaluate the proposed designs, and consider the following revisions:

1. For a more prominent main entrance, consider relocating the main entry doors to the southwest corner of the curtainwall.
2. Consider adjusting the south facing wall areas to allow for an adequate wall sign to be located above the main entrance, which is limited to 25% of the wall area.
3. For a more cohesive development, consider changing the exterior material colors to a palette that will better coordinate with the existing Esplanade retail building.
4. Reduce the projection of the awnings and canopy so that they do not extend beyond two feet behind the curb line.
5. Omit the wood post under the entrance canopy.

Dr. Kics said that he has been a dentist in downtown Arlington Heights for 14 years. His business has grown over the years and he realized a few years ago that patient experience is extremely important, from the moment a patient walks in the door, since most people do not like going to a dentist. In order to continue offering his services 6 days a week, 12 hours a day, he needs to create a facility that can handle this, as well as make the patients' entire experience as pleasant as possible. He explained that the proposed design began with the floor plan layout, in order to maximize the comfort and convenience for patients, which are very important. The location of the main entry doors at the south end of the west elevation is to ensure that patients feel comfortable from the second they see the building to the second they walk in, as opposed to locating the entrance in the center of the facade or on the south elevation. Upon completion of treatment, patients will discretely exit through a separate door adjacent to the waiting room. They are trying to make a smooth exit transition from the building to the parking lot and ADA spaces. Their

sign contractor worked with Staff who advised them that wall signage was allowed on the south elevation. They prefer that the sign be located on the south elevation, but they feel strongly that the main entrance remain on the west elevation so they are open to moving the sign to the west, above the main entry. A revised drawing was provided to show where they anticipate signage be located on the west elevation. They also anticipate having signage on the existing Esplanade ground sign on Euclid Avenue. **Dr. Kics** added that he has worked very hard to help patients find his business, and since his building will be separate from the Esplanade, he felt it would be easily identifiable.

Mr. Latoria apologized that a representative from the design firm who specializes in dental facilities and located in Rhode Island, was not able to attend tonight. He suggested keeping the wall sign on the south elevation of the building and adding a logo on the west elevation to help identify the front entrance, although he acknowledged that this would require a variation. He also pointed out the designated crosswalk on the site plan that connects the Esplanade Center to the front entrance of the new building, which will consist of patterned concrete, and the wood post under the entrance canopy, both of which will easily help patients find the main entrance. As a result of Staff comments, the wood post under the entrance canopy was removed, although reluctantly, and the projection of the awning was pulled back. **Mr. Latoria** also said that they prefer to keep the exterior color palette being proposed so the building can have its own identity from the adjacent Esplanade.

Commissioner Kubow said that initially he agreed with the comments in the Staff report about the main entrance and more focus on Euclid Avenue, as well as signage; however, after the petitioner's explanation of the flow and use of the interior space, he had a better understanding of why the main entrance is proposed on the west elevation. He agreed that signage should be on the south elevation, and he strongly recommended adding signage on the canopy above the entry, which would require a variation. He also commented about the building materials and said that he really liked the design of the building and he did not want it to be matchy matchy with the Esplanade. He suggested the petitioner make a simple nod to the Esplanade building by implementing a detail such as the red brick, somewhere on the new building, perhaps one elevation of red brick. Overall, he felt it was a great looking building.

Commissioner Fasolo felt the building was nicely designed and the location of the main entrance was fine; however, he suggested adding sidelights on either side of the door and perhaps a transom window above the door to match the horizontal band of the storefront to make the entrance larger and more engaging. He preferred the metal canopy shown in the original submittal, instead of the wood canopy being shown in the revised rendering presented tonight. He questioned the material of the door to the sprinkler room on the south elevation, which he preferred to be glass instead of metal. **Mr. Latoria** replied that they were proposing a hollow metal door painted to match the wall. With regards to signage, **Commissioner Fasolo** was fine with signage on either the south or west elevation, since the petitioner will be part of the existing ground sign for the Esplanade complex, and he agreed with Commissioner Kubow's suggestion to incorporate an exterior material from the Esplanade building on the new dental building to help tie the buildings together. **Commissioner Fasolo** also suggested wrapping the wood wall cladding from the front elevation down the side wall above the adjacent single-story parapet to the corresponding rear parapet.

Commissioner Bombick supported the design of the new building and felt it needed to have its own identity because it is a large part of the Esplanade Center. He was okay with the exterior material/color palette being proposed and felt the stacked grey stone was a reference to the silver metal of the Esplanade Center, and the rest of the building was a good change that would keep the Esplanade Center from becoming stuck in a specific time period. **Dr. Kics** reiterated that he was trying to make the building warm and welcoming, as opposed to the sharp and harsh details of the Esplanade. **Commissioner Bombick** also felt that it was critical that signage be on the south elevation and he was in support of a sign variation. He was torn about the location of the main entrance and felt it was going to be difficult to find since most of the parking spaces were out in front on the south elevation, and he suggested the petitioner reconsider moving the entrance to the south elevation.

Commissioner Fitzgerald liked the design of the new building and felt the design itself would tie in well with the rest of the Esplanade Center, and he liked the materials as proposed. He was okay with the location of the main entrance

as proposed, and he preferred the metal awning. He also liked and supported wall signage on the south elevation, and wanted the door to the sprinkler room on the south elevation downplayed so it did not confuse patients who might think it was the entrance. He had concerns about the landscaping that consists of only a couple of species, and no evergreen plantings near the building. He suggested adding evergreens to provide for color in the winter. He also pointed out that the awning on the south elevation will cover some of the plantings, making them look different from other plantings of the same species; therefore, he suggested mixing up the species. He also felt the stone wall on the south elevation could benefit from taller plantings, and since the elevation design changes, the landscaping across the elevation could change as well with taller plantings at the east end of the south elevation.

Chair Eckhardt agreed with the comments made by the other commissioners. He was okay with the main entrance location as proposed; however, he suggested changing the pair of entry doors to a single 42-inch door with sidelights. He also suggested adding the address on the metal canopy above the entrance to help with identification. He supported signage on the south elevation, which he felt absolutely must be there, and he agreed with Commissioner Fitzgerald's comments and suggestions relative to landscaping. He was okay with the exterior materials being proposed, which are softer than the Esplanade center, and he did not support matching the building to the Esplanade. **Chair Eckhardt** questioned whether the wood wall material should be wider and go in between the two windows instead of stopping at the corners of the windows, and although he was okay with the scale of it, he felt it looked odd. **Commissioner Fasolo** agreed that it looked odd. **Commissioner Bombick** was okay with this detail, which was just a different approach to decorating a facade. **Commissioner Fitzgerald** liked the scale of it. **Chair Eckhardt** also agreed with the previous suggestion to wrap the wood material around the corner and carry it further down.

Mr. Latoria said that they concur with the concerns stated about the building, and explained that they were trying to mimic the hard vertical lines, different materials, and awning of the Esplanade Center. **Commissioner Bombick** commented that the Esplanade is similar to flat storefront architecture, while the proposed new dental building is trying to be more inviting and comfortable for patients with a higher end appearance. He felt the building was really nice and the refinements will make it something substantial for years to come. **Commissioner Fasolo** reiterated his suggestion to wrap the wood cladding on the front elevation down the side wall instead of stopping it, and wrapping it with something else on the return side. **Commissioner Bombick** agreed with Chair Eckhardt's suggestion to bring the wood all the way back and line it up with the entrance; find ways to expose the wood in different areas.

Commissioner Kubow summarized the commissioners' comments and concerns as follows:

1. A recommendation to change the pair of entry doors to a single 42-inch door with sidelights.
2. A strong recommendation to continue the wood cladding from the front elevation down the side wall above the adjacent single-story parapet to the corresponding rear parapet, which will help tie the building design together.
3. A requirement that wall signage be located on the south elevation, with support for a variation to allow simple and minimal signage above the entrance on the west side.
4. A requirement to include a greater amount of landscape plantings to include evergreens throughout the site, and incorporate taller landscaping on the right side of the front elevation.
5. A recommendation or requirement to de-emphasize the sprinkler room and stairwell doors on the front elevation by changing them to metal doors painted to match the adjacent wall material.
6. A recommendation that the entry canopy be metal instead of wood.

Dr. Kics was in favor of the recommendations made by the commissioners, and reiterated that he is trying to make the new building different yet the same as the Esplanade.

Commissioner Fitzgerald agreed with Commissioner Kubow's requirement about landscaping; however, he wanted it to be reviewed by Staff. **Commissioner Fasolo** felt that wrapping the wood around the west facade should be a requirement, as well as a requirement to wrap the stone by the entry around the north facade across the parapet. **Chair Eckhardt** agreed.

Mr. Hautzinger clarified that the sign code allows one wall sign to be located on the south elevation, and the wall sign shown in the rendering does not meet code due to its size. The signable area would only be the width of the wall above the windows, because of the change in the wall plane and materials. He suggested whether the design if the south wall should be further studied to plan for a proper size wall sign. Chair Eckhardt encouraged approval of the building design tonight, and suggested the petitioner return in the future if they decide to seek a sign variation. He was fine with the scale of the wall sign shown in the rendering because the elevation was quite big, and he was not in support of changing the architecture of the building to accommodate a code compliant wall sign. Commissioner Fasolo pointed out that moving the wall sign to the stone wall area would allow for a larger code compliant sign without a variation, but then it gets further away from the main entrance. Mr. Latoria was in support of approving the building tonight and working with Staff on the size of the wall sign on the south elevation.

Mr. Hautzinger asked for clarification on the wood post under the entrance canopy because of conflicting drawings and Mr. Latoria replied that the wood post has been removed from the design. Mr. Hautzinger also mentioned the option of code compliant window signage on west elevation with window graphics on the doors and/or windows.

Dr. Kics thanked the commissioners for their comments, which were very helpful.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR WESTGATE DENTAL CARE TO BE LOCATED AT 2900-2990 W. EUCLID AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 5/06/16, 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 TO CHANGE THE PAIR OF ENTRY DOORS TO A SINGLE 42-INCH WIDE DOOR WITH SIDELIGHTS.
2. A RECOMMENDATION TO DOWNPLAY THE SPRINKLER ROOM AND STAIRWELL DOORS ON THE FRONT (SOUTH) ELEVATION BY CHANGING THEM TO HOLLOW METAL DOORS PAINTED TO MATCH THE ADJACENT WALL MATERIAL.
3. A RECOMMENDATION THAT THE ENTRY CANOPY MATERIAL BE METAL INSTEAD OF WOOD.
4. A REQUIREMENT TO INCLUDE A GREATER VARIETY OF TYPES OF LANDSCAPE PLANTINGS INCLUDING EVERGREENS THROUGHOUT THE SITE, AND TO INCORPORATE SOME TALLER LANDSCAPING ON THE RIGHT SIDE OF THE FRONT ELEVATION, TO BE APPROVED BY STAFF.
5. A REQUIREMENT TO WRAP THE STONE ADJACENT TO THE MAIN ENTRY AS SHOWN ON THE ELEVATIONS, AND TO WRAP THE WOOD WALL CLADDING FROM THE FRONT ELEVATION DOWN THE SIDE WALL ABOVE THE ADJACENT SINGLE STORY PARAPET TO THE CORRESPONDING REAR PARAPET.
6. A REQUIREMENT THAT THE WALL SIGN BE LOCATED ON EUCLID AVENUE.
7. A REQUIREMENT TO REMOVE THE DECORATIVE COLUMN UNDER THE ENTRANCE CANOPY.
8. 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, 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.
9. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Hautzinger asked for clarification on Item 6 regarding the wall sign on Euclid Avenue.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND ITEM 6 AS FOLLOWS:

6. A REQUIREMENT THAT THE WALL SIGN BE LOCATED ON THE SOUTH FACING ELEVATION.

Chair Eckhardt clarified for the petitioner the difference between a recommendation and a requirement.

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