



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
December 8, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 11/24/15

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#15-133 - Arlington Heights Promenade - 305-349 E.
Rand Rd. - Sign Variation

VII. OTHER BUSINESS

A. TNT's Snack Shop - 1709 W. Campbell St. - Preliminary
Review

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Minutes - 11/24/15

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 11/24/15 - DRAFT

Type

Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 24, 2015**

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

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

Members Absent: Alan Bombick

Also Present: Kevin Davis, Fairfield Homes for *1016 N. Fernandez Ave.*
Susan Maish, Jaeger, Nickola & Kuhlman for *St. Edna Church*
Rev. Richard Yanos, *St. Edna Church*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM NOVEMBER 10 , 2015

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF NOVEMBER 10, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#15-143 – 1016 N. Fernandez Ave.**

Mr. Kevin Davis, representing *Fairfield Homes* was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one and a half story residence and detached garage to allow construction of a new two story residence with an attached, two car garage. The project does comply with the R-3 zoning requirements. The existing neighborhood consists of primarily smaller scale, single-story, and one and a half story residences with predominantly detached garages. The proposed new home, if approved, will be the fifth teardown on this block.

On May 12, 2015, this petitioner received Design Commission approval for a teardown to build this same house plan at 939 N. Fernandez Ave. That house is currently under construction and is near completion. 939 N. Fernandez is located across the street and six lots to the south from the subject property. Section 6.4 of Chapter 28 Zoning Regulations states, *no contractor or builder shall construct two or more buildings of like exterior design on the same side of any street unless such buildings are separated by two or more buildings, and they may not be built directly across the street from each other.* This proposal does comply with this requirement, however since there are very few teardowns on this block, it is recommended that the Design Commission evaluate the appropriateness of building the same house plan within relatively close proximity to each other. The floor plans and exterior massing of the two homes are identical, with only a few subtle differences to the exterior proposed. The full stone on the front of the house is changed to a partial height wainscot, and the exterior color package is slightly different.

Staff recommends the Design Commission evaluate the proposed architectural design for the new home. If the Design Commission decides that the proposed house is appropriate in this location, then the following revisions are recommended:

1. Revise the front elevation and exterior colors to further vary the appearance of the proposed design from the house at 939 N. Fernandez.
2. Add additional windows to the side elevations.
3. Wrap the stone wainscot from the front elevation onto the side elevations.

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

Mr. Davis said that he likes the design currently being proposed, but he agreed with the suggestion to wrap the stone and add windows on the side elevations; however, the easiest change would be to go with a brown (Timber Bark) color scheme, rather than to change the design on the front elevation. He was surprised to hear concerns about the similarity of the 2 homes being 6 lots apart, although he understood the concerns. **Mr. Davis** provided samples of the siding and brick, and added that the trim and windows would be white.

Commissioner Fasolo felt the proposed new home looked exactly the same as the other home and they are too close to each other. Realizing that the homes are farther apart than what code states, at a minimum, he felt the colors should be changed and the change in color needed to be more drastic than what was presented by the petitioner tonight. He suggested changing the trim color, window color, and

garage door as well. He also felt that reconfiguring the front elevation should be considered, since it is exactly the same design as the other home.

Commissioner Kubow agreed with Staff's concerns about the appropriateness of the same design being built in close proximity to the other home and the suggestions made to vary the appearance of the front elevation. He felt that a greater variation in color would help differentiate the two homes, which are basically the same home, with the exception of the stone.

Mr. Davis presented an alternate front elevation that he referred to as "Design C", where the roof massing across the porch was changed and the garage was pulled out 1-foot as a result. He said that he was not in favor of pulling the garage toward the street, and he suggested keeping the original design and adding shutters and different siding treatments, which he referred to as "Design B". He felt this was enough of a change in the elevation.

Commissioner Fitzgerald agreed with the comments already made, and at the very minimum, felt that a dramatic color difference was necessary. He liked the facade of the alternate drawing just presented by the petitioner, and he suggested using brick instead of stone if the elevation was not changed. He also wanted to see the large tree being removed in the back replaced with a new tree somewhere on the site.

Chair Eckhardt asked for clarification on the color of the garage doors on the proposed home and the home at 939 N. Fernandez. **Mr. Davis** replied that both garage doors are the same design in a mahogany color. **Chair Eckhardt** said that a minimum, he wanted to see an entirely different color scheme on the new home, and he preferred the massing and street interest of the proposed design in lieu of the alternate design; he liked the gable over the entrance and the columns, and he was not in favor of pushing the garage forward.

Commissioner Kubow liked alternate Design C presented tonight; it was a more simplistic version and a different color scheme, and although it was not dramatically different, he was comfortable supporting it with an updated color/material schedule.

Chair Eckhardt asked if any commissioners were in support of alternate Design C, and all the commissioners expressed support. **Mr. Davis** reiterated that he preferred the massing stay the same on the porch roof line so that the garage can be pushed back 1-foot, which was his biggest issue with alternate Design C. He also felt the gable on Design C did not go well with the shutters. **Commissioner Fitzgerald** stated support for alternate Design C, even if the garage was left 1-foot forward, as well as a dramatic change in the colors. **Mr. Davis** stated his preference to remove the railing on the front porch and replace it with a water table of stone as originally proposed. **Commissioner Fasolo** was in favor of using stone or masonry on the front elevation.

Commissioner Fitzgerald asked if color options would be approved by the commissioners and **Chair Eckhardt** suggested that Staff review and approve the final color scheme, keeping in mind that colors should be significantly and appropriately different than the home at 939 N. Fernandez. **Commissioner Fasolo** agreed. **Chair Eckhardt** also pointed out that the garage doors on both homes are the same color. **Commissioner Fasolo** felt the garage doors could be the same color but a different style. **Mr. Hautzinger** summarized the commissioners preferences: the garage doors to be either a different color or a different style, or both ideally; a different siding color; stone instead of the railing on the porch; and the white trim and white windows were acceptable. **Commissioner Fitzgerald** stated that if the

petitioner chooses to change the color of the stone based on the color of the siding, this could be approved by Staff.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1016 N. FERNANDEZ AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE PLANS DATED 10/28/15 AND RECEIVED 11/4/15, ALTERNATE DESIGN 'C' DATED 11/20/15 AND RECEIVED 11/24/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. APPROVAL OF THE ALTERNATE FRONT ELEVATION 'C' THAT WAS SUBMITTED TONIGHT, WITH THE FRONT PORCH RAILING REMOVED AND REPLACED WITH STONE, TO BE REVIEWED AND APPROVED BY STAFF, IF THE STONE SHOULD CHANGE.**
- 2. A REQUIREMENT THAT THE SIDING COLOR CHANGE SIGNIFICANTLY, AS WELL AS THE GARAGE DOOR, TO BE REVIEWED AND APPROVED BY STAFF.**
- 3. A REQUIREMENT TO ADD WINDOWS TO THE SIDE ELEVATIONS.**
- 4. A REQUIREMENT TO WRAP THE STONE WAINSCOT FROM THE FRONT ELEVATION ONTO THE SIDE ELEVATIONS.**
- 5. A REQUIREMENT TO ADD A MINIMUM OF 1 TREE SOMEWHERE ON THE PROPERTY, A MINIMUM OF 3-INCH CALIPER.**
- 6. 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.**
- 7. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

ITEM 2. PRELIMINARY CHURCH REVIEW

St. Edna Catholic Church – 2525 N. Arlington Heights Rd.

Ms. Susan Maish, representing *Jaeger, Nickola & Kuhlman*, and **Rev. Richard Yanos**, representing *St. Edna Catholic Church*, were present on behalf of the project.

Mr. Hautzinger stated that this project was previously approved by the Design Commission in 2013 for the parish center addition; however, the petitioner has decided to increase the size and height of the addition, as well as add a chapel on the front of the existing church and build a new rectory residence on the site. Preliminary Staff concerns include the increased height of the parish center, and that the new rectory appears too commercial; however, there are no concerns about the chapel addition on the front which looks like it has always been there.

Ms. Maish explained that the project received approval in 2013 and construction was planned to begin in 2014; however, changes in funding from the Archdiocese resulted in the design changes being presented tonight. She explained that originally the building design was larger than what was approved in 2013 because the design was made smaller to meet the budget at that time. Since then, the church has re-assessed their needs and decided to build based on what they really need. Changes being proposed at this time include adding parking spaces to the existing parking lot along Arlington Heights Road and modifying the storm water detention area, which may change as they work with the civil engineer; increasing the existing parish life center from 10,800 square feet to 12,795 square feet; adding a new chapel to the existing church; and constructing a new rectory building. New landscaping will be similar to the existing landscaping near the parking lot; locating the rectory to allow for most trees to be saved; rooftop units to be screened with fence and landscaping for the rectory, and landscaping for the chapel. Foundation plantings will be addressed at the time of final submittal.

With regards to the design of the parish center addition, **Ms. Maish** stated that they went back to the previous design scheme, with the exception that the building will be 5-feet taller than previously approved, and the single-story kitchen, storage and bathroom areas on the front of the building will continue the existing vocabulary and design of the church campus. She explained that the elevation of grade at the rear of the building is higher than at the front, which effectively reduces the height of the building on the back. She presented the previously approved material sample board and reviewed the materials and colors that have not changed. The new chapel addition will match the existing church building. The new rectory building was designed to be low and neighbor friendly, and will include a light color brick base, a light color siding at the top, and asphalt roofing shingles to match the existing buildings.

Commissioner Fitzgerald felt that the chapel addition looked fantastic and would appear as though it was always there. He was okay with the increase in size of the parish life center, which he recalled having a lot of landscaping around it, especially taller trees that would soften the height. He felt that the color for the upper walls is actually darker on the sample board than it appears on the renderings, and it will match an existing addition on the rear of the church. With regards to the new rectory building, **Commissioner Fitzgerald** agreed with Staff in that it looks too commercial, and he did not care for the Prairie-style windows that were inconsistent with the style of the building. He also questioned if brick was necessary on the building, which could eliminate the commercial appearance. He was okay with the scale and location of the building, but he preferred the building look more like a residence and not an office in the back corner of the property.

For the most part, **Commissioner Kubow** agreed with the comments made by Commissioner Fitzgerald. He felt the chapel was a fantastic design that fit in very well the existing conditions. The parish center building looked like a big fieldhouse for a school, although it made sense for the use, and although he had no suggestions regarding the architecture, he felt that the design could be further developed. Regarding the rectory building, he agreed that it could look a little more residential, maybe less symmetrical, and a rendering would be helpful as well. With a little more work on the architecture and a differentiating material palette, he would be happy with the entire project.

Commissioner Fasolo liked the design of the chapel and asked whether real brick or thin brick was being proposed, and **Ms. Maish** replied that real brick to match existing would be used. **Commissioner Fasolo** felt the parish center building was fine, the lower portion of the building matched well with the rest of the building, and he suggested adding another horizontal accent band to break up the large panels on the building, similar to the accent band above the windows, although he acknowledged that the pattern of the cross would be interrupted. With regards to the new rectory building, he liked the ins and outs in the projected bays; however, he felt the lower band of brick with siding above did not work well. As an option, he suggested keeping the brick base on the two end and center bays, with all siding on the recessed portions, which could help give the building some pop. He also felt the space between the windows on the two end bays seemed large and he suggested adding another window in between, as well as a suggestion to consider a different style of window on the rectory building.

Chair Eckhardt had no issues with the new chapel building or the parish life center; he felt they were appropriate and well scaled. He suggested developing the window sill detailing on the west elevation of the parish life center to give the windows more character. With regards to the new rectory, he could not tell if the building was a residence or a medical office building. He felt that the continuous brick base around the entire building was a 1970's detail, as were the location of the corner windows, and he suggested moving the windows in from the corners, which could also result in an easier furniture layout. **Chair Eckhardt** felt the rectory should feel like a home and replacing the brick with all siding on the two inside bays and adding landscaping would soften and take away the institutional look of the building. He felt the petitioner did an excellent job of making the floor plans both workable and usable, while fitting them into a symmetrical building. **Rev. Yanos** said that he liked the look of the prairie-style windows that were being shown on the new rectory, which would be broken up by all of the landscaping around the building. He also pointed out that the study and bedroom spaces could be used interchangeably per the priest's preference.

Commissioner Fitzgerald asked the petitioner if they had a preference on the brick and siding color for the new rectory, and **Ms. Maish** replied that the same light colored brick that exists on the Hurley Center is being considered, as well as a light color siding. **Commissioner Fitzgerald** was not opposed to that. He felt the materials on the rectory need to be coordinated, but they do not have to match the other buildings. He also liked the previous suggestion to use brick and siding in different sections of the building, and he reiterated with regards to the window style, that although he was not opposed to casement windows as shown, he felt the rectory was more of a traditional style building and a traditional style window grid pattern would work better. **Mr. Hautzinger** suggested the possibility of keeping the casement windows and eliminating the window grids.

Chair Eckhardt concluded that overall, the commissioners were supportive of the proposed designs, with some concerns about the rectory building looking too commercial and suggestions on how to make it feel more residential. There were no further comments.

ITEM 3. GENERAL MEETING

Mr. Hautzinger gave an update on the renovation of the Vail/Davis “La Tasca” building in the downtown, which did not come before the commission. Exterior renovations and extensive interior renovations have been occurring on the building, which include replacing all of the windows and masonry tuckpointing. In regards to the reconstruction of the original stucco Tudor style bays, the owner’s representative reported to Staff that the existing bays were beyond repair, with some panels falling off. They initially wanted to omit the panels and replace with a new modern detail, which Staff would not support. Staff required the owner to re-create the original design of the stucco panels to maintain the existing look of the building. Initially, the owner proposed EIFS with cedar trim instead of actual stucco due to structural concerns regarding the weight of the actual stucco, which Staff approved. The petitioner then proposed to use a painted rough sawn cedar panel instead of EIFS, which Staff did not support. Instead, Staff approved the use of a James Hardie fiber cement panel with an embossed faux stucco texture. The panel joints will be covered with painted cedar trim to match the original building design. Staff provided samples of the fiber cement panels to the commissioners for their comments. The commissioners were in support of the fiber cement panels, and felt that no one would ever be able to tell the difference.

Mr. Hautzinger mentioned that there have been some preliminary discussions regarding replacement of the existing slate tile roofing on the building which is also in poor condition. The owner proposed asphalt shingles, which Staff did not support. Staff asked the Design Commission for their thoughts regarding the use of faux slate roofing shingle or possibly cedar wood shingles. The Design Commission felt that it was important to either repair the existing slate roof or replace it with new slate roofing.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FASOLO, TO ADJOURN THE MEETING AT 7:40 P.M.

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



Item: DC#15-133 - Arlington Heights Promenade - 305-349 E. Rand Rd. - Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-302a, to allow two (2) ground signs with a separation distance of approximately 225 feet, where 600 feet of separation is required between ground signs on a through lot.
2. A variation from Chapter 30, section 30-303a, to allow a 12 foot tall ground sign, where 0 feet is allowed.
3. A variation from Chapter 30, section 30-303c, to allow a 48.3 sf ground sign, where 0 sf is allowed.

Recommendation

It is recommended that the Design Commission approve the requested sign variation for Arlington Heights Promenade located at 305-349 E. Rand Road. This recommendation is subject to compliance with the plans dated 7/31/15 and received 10/12/15, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and resolution of the following:

1. The existing ground sign facing Rand Road shall be replaced with a 49 sf, code compliant sign to match the new ground sign design no later than December 31, 2016.
2. The existing retaining wall along the west end of the parking lot shall be repaired, and the landscaping along the sidewalk shall be improved with a 3 foot high densely planted compact hedge designed to provide year round opacity.
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, 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all

zoning code, building permit and signage requirements.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Heights Promenade
Project Address: 305-349 E. Rand Rd.
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 15-133
Petitioner Name: Robert Whitehead
Petitioner Address: Olympic Signs
1130 N. Garfield
Lombard, IL 60148
Meeting Date: December 8, 2015

Date Prepared: November 9, 2015

Requested Action:

1. A variation from Chapter 30, section 30-302a, to allow two (2) ground signs with a separation distance of approximately 225 feet, where 600 feet of separation is required between ground signs on a through lot.
2. A variation from Chapter 30, section 30-303a, to allow a 12 foot tall ground sign, where 0 feet is allowed.
3. A variation from Chapter 30, section 30-303c, to allow a 48.3 sf ground sign, where 0 sf is allowed.

SUMMARY

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction...to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code."

The petitioner is proposing to install a new, multi-tenant ground sign facing Arlington Heights Road to serve the existing "Arlington Heights Promenade" multi-tenant retail center. The retail center is located near the intersection of Arlington Heights and Rand Road in the B-2, General Business zoning district. It has approximately 24,000 sf of retail space on a 1.67 acre (72,695 sf) site. The center currently has multiple retail tenants such as The UPS Store, Tropical Smoothie Café, Domino's Pizza, a shoe store, hair salon, and Family Christian book store.

In addition to the proposed new ground sign, there is an existing, ground sign on the site facing Rand Road. The petitioner has indicated that the existing ground sign facing Rand Road will be replaced with a new ground sign to match the size and design of the current sign proposal, for a total of two ground signs on the property. The property is a through lot, which allows one ground sign facing each street frontage if a minimum separation distance of 600 feet is provided. The proposed new sign will be approximately 225 feet from the existing sign, thereby requiring a variation to allow the proposed second sign.

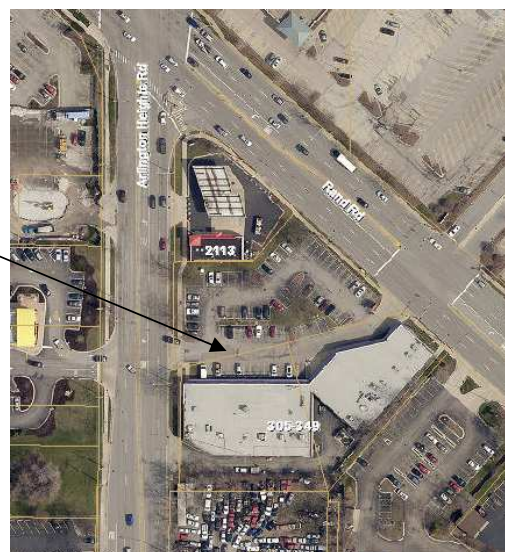
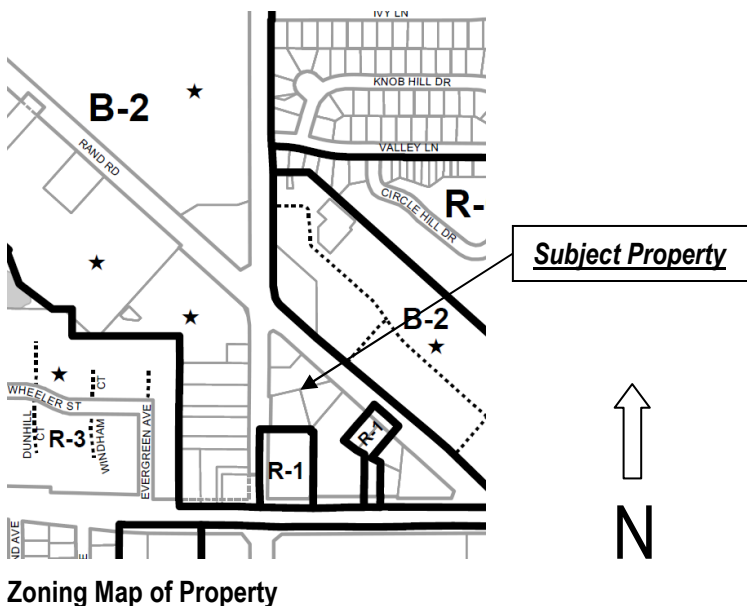


Table 1: Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
North	B-2, General Business District	Shell Gas Station Northpoint Shopping Center
South	R-1, One Family Dwelling District	Hillside Towing
East	B-2, General Business District	Pep Boys Automobile Service and Parts
West	B-2, General Business District	Annex of Arlington Shopping Center McDonald's Restaurant

Table 2: Ground Sign Summary:

Ground Sign	Frontage	Size Allowed	Existing/ Proposed Size	Height Allowed	Existing/ Proposed Height	Separation Distance Required	Proposed Separation Distance	Remarks
Existing Multi-Tenant Ground Sign	Rand Road	66 sf	72 sf / 48.3 sf	16'-6"	12'-0"	NA	NA	
Proposed Multi-Tenant Ground Sign	Arlington Heights Road	0 sf (80 sf if allowed)	48.3 sf	0' (16'-6" if allowed)	12'-0"	600'	225'	Variations required for separation, size, and height.
Total Proposed:			96.6 sf					

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation as follows:

- That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- That the granting of said variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- That the variation will not alter the essential character of the locality;*
- That the Petitioner's business cannot reasonably function under the standards of this Chapter.*

The petitioner has submitted a letter addressing the hardship criteria, with highlights as follows:

- The sign is necessary to bring attention to the shopping since there is currently no signage facing Arlington Heights Road. The new sign will provide business identity to drivers heading north or south.
- The sign will not impact the vision of drivers since it conforms to the code setback requirements.
- The sign is designed with quality materials and will complement the surrounding properties.
- The sign complies with the maximum allowed size (based on Arlington Heights Road size & speed limit).
- The existing sign will be replaced with a new sign to match the proposed design.

ANALYSIS

Unique Circumstances: The following is a summary of unique circumstances relative to this request.

- Through Lot (not a Corner Lot):
 - This property is close to the corner, but there is a gas station located in front of it creating a through lot.
 - The gas station blocks visibility from the street intersection.
 - The gas station prevents the opportunity to have a single ground sign at the corner of the site to capture both streets.
- Building Orientation:
 - Typical retail centers are set back from the road and oriented parallel to the street frontage to allow clear visibility of the retail storefronts and wall signs.
 - The Arlington Heights Promenade building is oriented perpendicular to the street frontage, so drivers heading north on Arlington Heights Road, and west on Rand Road, approach the back of the building with no visibility of the retail storefronts or wall signs.
 - The petitioner has reported that this lack of visibility is causing a hardship.
- Unique Street Angle & Site Layout:
 - Rand Road intersects Arlington Heights Road at an acute angle creating an unusual shaped property.
 - This is the only retail center in Arlington Heights with this unique layout.
 - The closest comparable property would be 2020 E. Northwest Highway which is on an angled street. However, the buildings are oriented towards Northwest Highway with greater visibility.
- Located on Major Roads, away from Residential:
 - Arlington Heights Road and Rand Road are both major arterial roads, where commercial signage is appropriate.
 - This retail center and the proposed signage is not adjacent to, or across from any residential neighborhoods which could be negatively impacted by the sign.
- Sign Size:
 - In this location, Arlington Heights Road has a 40 mph speed limit and a width greater than 66 feet, which would allow for an 80 sf ground sign.
 - The petitioner is proposing a more modestly sized 48.3 sf sign that is sized proportionate to the smaller size of their retail center, as compared to the adjacent larger shopping centers (as summarized in Table 4 below).
- Sign Quality:
 - The proposed sign is very nicely designed.
 - The quality sign design will enhance the overall appearance of this retail center, and it will contribute to the character of the locality.
- Existing Sign Replacement:
 - The existing sign facing Rand Road has a poor and dated appearance, and currently exceeds the allowable sign size.
 - The petitioner has agreed to replace the existing sign with a new code-compliant ground sign to match the size and design of the current sign proposal.

Staff feels that this sign variation request meets the criteria for granting a sign variation based on the above unique circumstances. As a condition of approval of the sign variation, it is recommended that the existing sign on Rand Road be replaced within approximately one year with a compliant sign not to exceed 49 sf and new landscaping.

Comparison to Other Retail Centers:

The separation requirement between ground signs is the only requirement which controls the quantity of ground signs allowed for small versus large retail centers. Tables 3 & 4 (below) summarize the quantity and sizes of ground signs at the adjacent larger retail centers as well as ground signs at many of the small to medium size retail centers throughout Arlington Heights.

Table 3: Summary of Ground Signs at Similar Size Retail Centers throughout Arlington Heights:

Retail Centers throughout Arlington Heights	Approximate Building Area	Approximate Site Area	Number / Approximate Size of Ground Signs
Arlington Heights Promenade, 305-349 E. Rand Road (angled street)	24,000 sf	1.7 acres	2 signs (requested), 48.3 sf each
Westgate Park & Shop, 1531-1711 W. Campbell St.	59,000 sf	4.4 acres	2 signs: 66 sf, 60 sf (variation approved in 2015 for 300 separation, with a 3 year time limit)
Arlington Towne Square, 15-89 W. Golf Road	90,300 sf	7.5 acres	1 sign, 80 sf
Clearbrook Plaza, 1801-1865 W. Central Road	44,500 sf	3.9 acres	1 sign, 60 sf
Pal-Win Plaza, 1401-1457 E. Palatine Road	43,500 sf	2.7 acres	1 sign, 37 sf
Terramere Plaza, 4202-4244 N. Arlington Heights Rd	43,500 sf	4.0 acres	1 sign, 46 sf
All American Plaza, 1802-1828 N. Arlington Heights Rd	37,500 sf	2.7 acres	1 sign, 66 sf
Go-Go Center, 606-660 E. Golf Road	35,250 sf	3.1 acres	1 sign, 78 sf
Esplanade, 2920-2964 W. Euclid Avenue	19,000 sf (plus 7,000 sf future)	4.4 acres	2 signs: 45 sf, 45 sf (variation approved in 2008 for 562'-10" separation)
2020 E. Northwest Highway (angled street)	16,500 sf	2.3 acres	3 signs: 79 sf, 24 sf, 80 sf (variation approved in 2012 for 300' & 432' separation)

* Although most of these similar size retail centers have only one ground sign, all of the above (except Arlington Heights Promenade) have retail buildings oriented towards the street creating storefront visibility, and only Arlington Heights Promenade and 2020 E. Northwest Highway are on angled streets.

Table 4: Comparison of proposed Ground Signs to Adjacent Retail Centers:

Adjacent Larger Retail Centers	Approximate Building Area	Approximate Site Area	Number / Size of Ground Signs
Arlington Heights Promenade	24,000 sf	1.7 acres	2 signs requested: 48.3 sf each Total: 96.6 sf requested
Town & Country, 325-615 E. Palatine Rd.	325,603 sf	30.8 acres	3 signs: 66 sf, 66 sf, & 66 sf Total: 198 sf
Arlington Plaza, 134-278 W. Rand Rd.	276,800 sf	27.3 acres	1 sign: 80 sf
Northpoint, 304-470 E. Rand Rd.	264,206 sf	19.7 acres	3 signs: 64 sf, 80 sf, & 58 sf Total: 202 sf
Annex of Arlington, 1-115 W. Rand Rd.	193,175 sf	16.2 acres	2 signs: 80 sf, 80 sf Total: 160 sf

Retaining Wall:

As shown in Image 1 below, the condition of the existing retaining wall and landscaping at the location of the proposed new ground sign are in poor condition. It is recommended that these conditions be improved as a requirement of the approval of the sign variation request.



Image 1. Photo of existing conditions at the location of the proposed new ground sign.

RECOMMENDATION

It is recommended that the Design Commission **approve** the requested sign variation for *Arlington Heights Promenade* located at 305-349 E. Rand Road. This recommendation is subject to compliance with the plans dated 7/31/15 and received 10/12/15, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and resolution of the following:

1. The existing ground sign facing Rand Road shall be replaced with a 49 sf, code compliant sign to match the new ground sign design no later than December 31, 2016.
2. The existing retaining wall along the west end of the parking lot shall be repaired, and the landscaping along the sidewalk shall be improved with a 3 foot high densely planted compact hedge designed to provide year round opacity.
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, 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 15-133

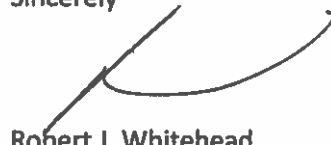
10-12-2015

Letter for variation and hardship request.

Property: 305-340 Rand Rd. Arlington Heights, IL

Sign Variation request for the property located at 305-349 E. Rand Rd. Arlington Heights, IL. The petitioner is asking for a new overall 5'x12' double face sign to be erected at the Arlington Heights Rd. entrance to the shopping center. This sign is requested and needed to bring attention to the shopping center as there is not identification on Arlington Heights Rd. at this time. The new sign would in no way impede the vision of cars or pedestrians as it conforms to the code setback requirements. The new sign is constructed of quality materials and will complement the surrounding properties as well. Also the sign meets the required square footage and will be a pleasing addition to the center. On a side note the owner has agreed to rework the existing monument sign on Rand Rd. to match the new proposed sign on Arlington Heights Rd. The new sign will give the customers and tenants both the opportunity to identify the shopping center when heading North and South on Arlington Heights Rd. The owners would be grateful if this new sign could be granted as presented.

Sincerely



Robert J. Whitehead
President
Olympic Signs

RECEIVED
OCT 12 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROFESSIONALS ASSOCIATED SURVEY, INC.

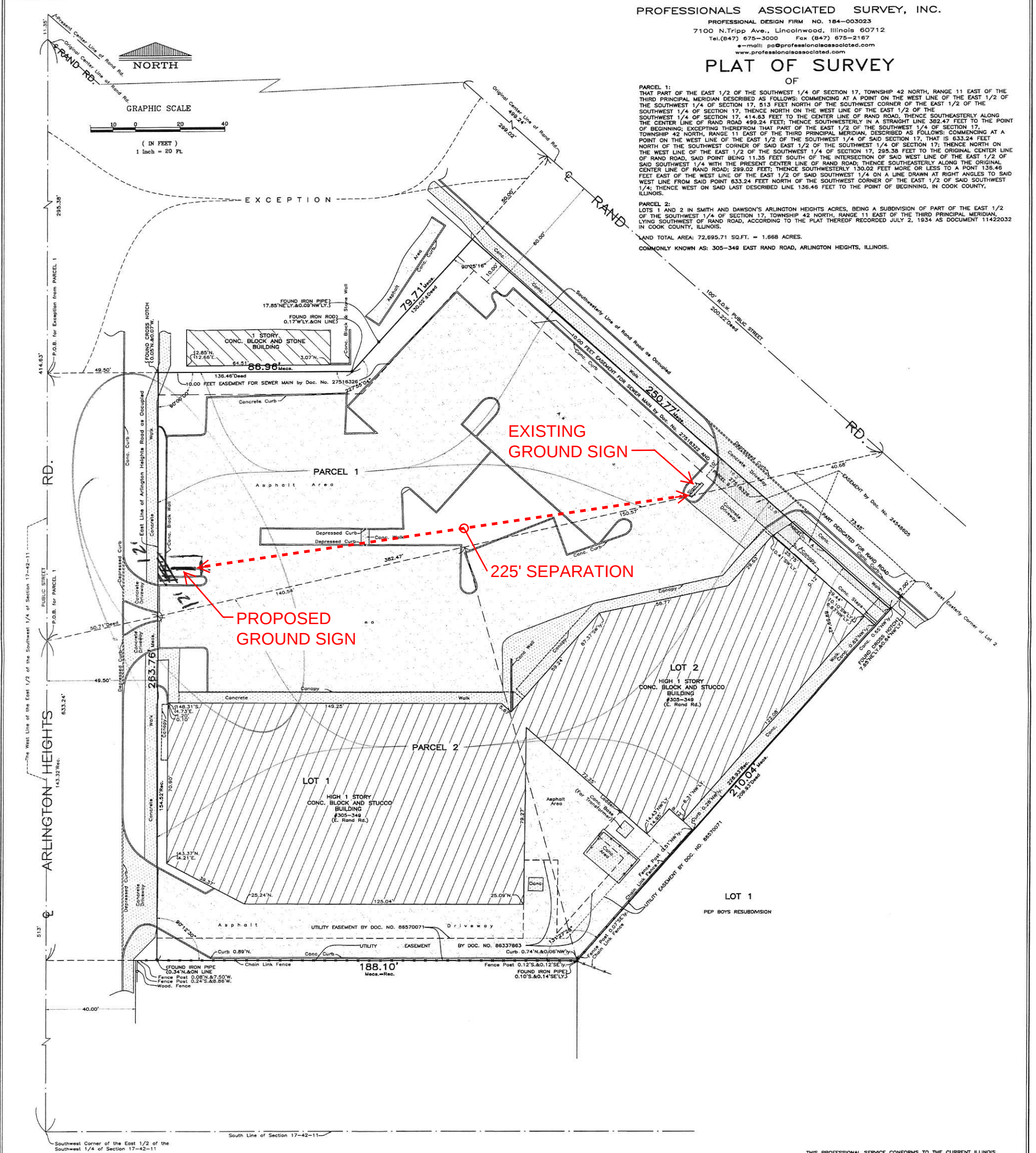
PROFESSIONAL DESIGN FIRM NO. 184-003023
7100 N. Tripp Ave., Lincolnwood, Illinois 60712
Tel. (847) 675-3000 Fax (847) 675-2187
e-mail: ps@professionalsassociated.com
www.professionalsassociated.com

PLAT OF SURVEY OF

PARCEL 1:
THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, 513 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, THENCE NORTH ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, 414.63 FEET TO THE CENTER LINE OF RAND ROAD, THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF RAND ROAD 499.24 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE 382.47 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, THAT IS 633.24 FEET NORTH OF THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17; THENCE NORTH ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, 295.38 FEET TO THE ORIGINAL CENTER LINE OF RAND ROAD, SAID POINT BEING 11.35 FEET SOUTH OF THE INTERSECTION OF SAID WEST LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 WITH THE PRESENT CENTER LINE OF RAND ROAD; THENCE SOUTHEASTERLY ALONG THE ORIGINAL CENTER LINE OF RAND ROAD; 289.02 FEET; THENCE SOUTHWESTERLY 130.02 FEET MORE OR LESS TO A POINT 136.48 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4, ON A LINE DRAWN AT RIGHT ANGLES TO SAID WEST LINE FROM SAID POINT 633.24 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE WEST ON SAID LAST DESCRIBED LINE 136.48 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOTS 1 AND 2 IN SMITH AND DAWSON'S ARLINGTON HEIGHTS ACRES, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF RAND ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1934 AS DOCUMENT 11422032 IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 72,895.71 SQ. FT. = 1.668 ACRES.
COMMONLY KNOWN AS: 305-349 EAST RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS.

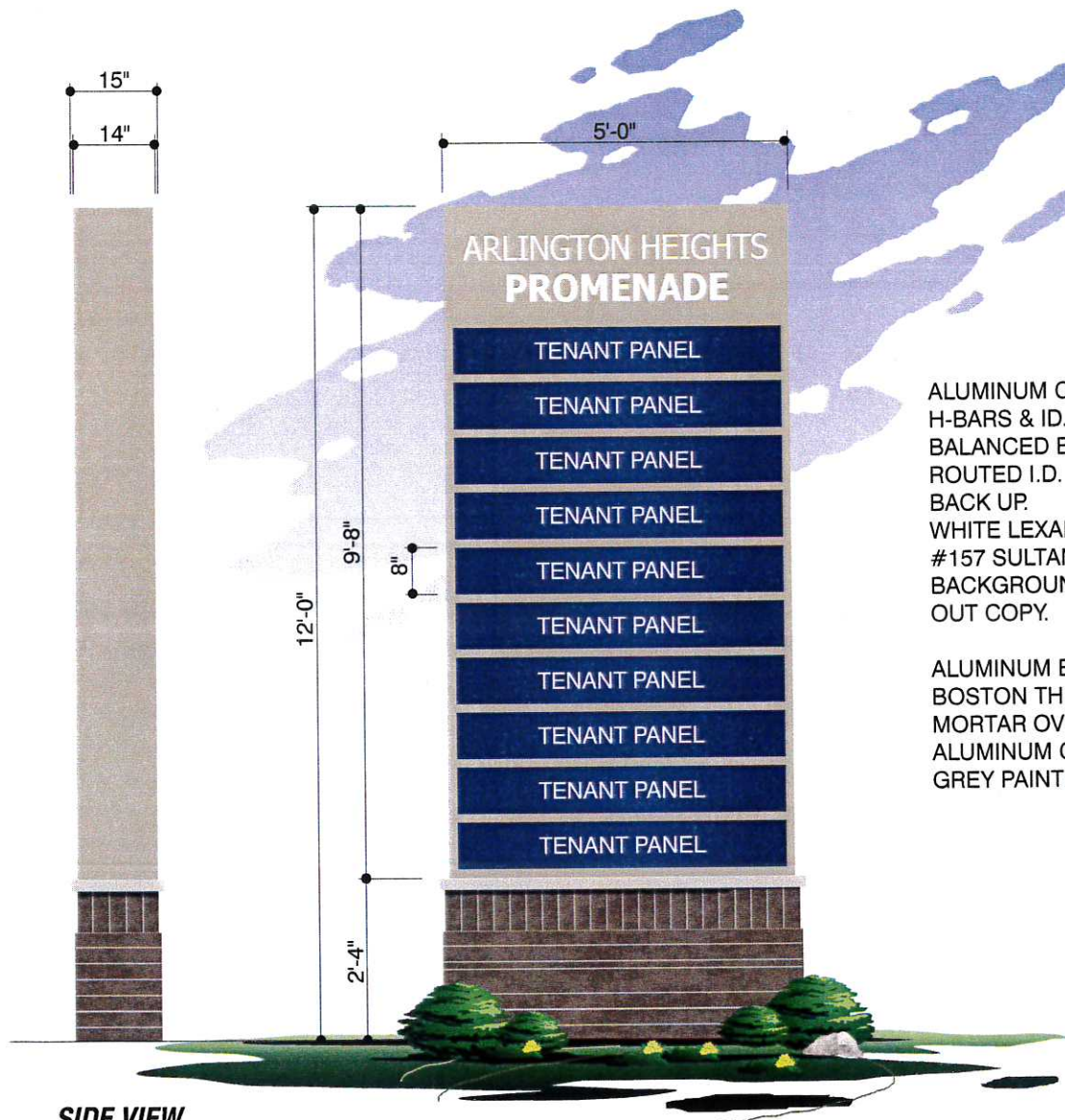


THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACTS.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
ORDER NO.: 15-89355
SCALE: 1 INCH = 20 FEET.
DATE OF FIELD WORK: September 8, 2015.
ORDERED BY: Arlington Heights Promenade Partnership

NOTE:
A MUTUAL BENEFICIAL AND RECIPROCAL CROSS-ACCESS EASEMENT SHALL BE PROVIDED ALONG THE SOUTH PROPERTY LINE AND SHALL BE EFFECTUATED IN THE EVENT THE ADJACENT PROPERTY LOCATED TO THE SOUTH IS REDEVELOPED. (PER DOCUMENT NUMBER 0516118059, RECORDED JUNE 10, 2005.)



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.
State of Illinois
County of Cook ss.
We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plot hereon drawn is an accurate representation of said survey.
Date: September 23, 2015
Hylton E. Donaldson
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2016.
Drawn by: J.V.



SIDE VIEW

D/F SLOAN SIGN BOX W/ LED DISPLAY 3/8" = 1'-0"

ALUMINUM CABINET, RETAINERS, H-BARS & ID. FACES, SW 7037 BALANCED BEIGE PAINTED FINISH. ROUTED I.D. COPY W/ WHITE PLEX BACK UP.
WHITE LEXAN TENANT PANELS W/ #157 SULTAN BLUE VINYL APPLIED BACKGROUND & WHITE REVERSED OUT COPY.

ALUMINUM BASE W/ SUMMITVILLE BOSTON THIN BRICK OVERLAY & MORTAR OVERLAY.
ALUMINUM CAP, PMS #2C WARM GREY PAINTED FINISH.



**ARLINGTON HEIGHTS
PROMENADE**

account representative
R WHITEHEAD

client
ARLINGTON HTS RD. & RAND RD. ARLINGTON HTS., IL

drawn by
JOHN W

• job#: 15-6095
• 7-23-15
• rev.# 7-31-15

**OLYMPIC
SIGNS**

1130 N. Garfield
Lombard, IL 60148

Ph.# 630.424.6100

Fx.# 630.424.6120

WWW.OLYSIGNS.COM

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page 1 of 1

Customer's Signature: _____

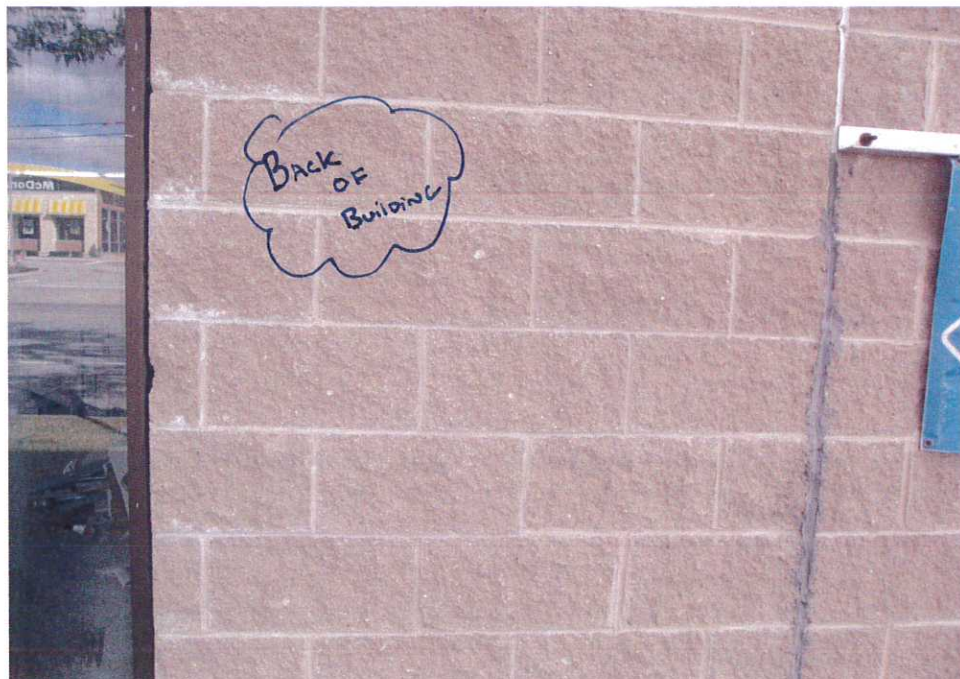
Date: _____

Comments:

Existing Sign

RAND RD
SIGN





Summittville MATCH:
Closest → #27 Georgetown ?



Across Street
of Property Across
Rand Rd.



To the right
of property down
Arlington Heights Rd.



WE DID
this.



To the
Left
of property Down
RAND. RD.





Item: TNT's Snack Shop - 1709 W. Campbell St. - Preliminary Review

Department: Planning & Community Development

Requested Action

TNT Snack Shop is seeking a preliminary design review for a proposed fabric/steel awning structure to cover an existing outdoor dining patio, with the option to install removable fabric enclosure wall panels on a seasonal basis. Special Use zoning approval is required.

Recommendation

Preliminary design review only. No action required.

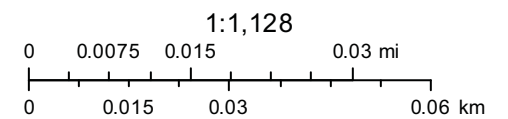
ATTACHMENTS:

Description	Type
Preliminary Design Drawings	Exhibits
Photos of Examples	Exhibits

TNT Snack Shop, 1706 W. Campbell, B-2 Zoning District



December 3, 2015





TNT's
SNACK SHOP
Breakfast
Lunch
CARRY OUTS 398-104

NO
PARKING

RESTAURANT

TNT's

PEN

Lunch



HUNZINGER WILLIAMS

LAKE BARRINGTON, IL

847-381-1878

DRAWN FOR:

TNT'S SNACK SHOP

DATE: NOV. 2015

DRAWN BY:

BDA

SCALE: NONE

SHEET NO:

1-1

APPROVED BY: _____

DATE: _____

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HUNZINGER WILLIAMS

LAKE BARRINGTON, IL

847-381-1878

DRAWN FOR:

TNT'S SNACK SHOP

DATE: NOV. 2015 DRAWN BY: BDA

SCALE: NONE SHEET NO: 1-1

APPROVED BY: _____

DATE: _____

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RESTAURANT

TNT's
SNACK SHOP
Breakfast
Lunch
CARRY OUTS 4, 398-1045



HUNZINGER WILLIAMS

LAKE BARRINGTON, IL

847-381-1878

DRAWN FOR:

TNT'S SNACK SHOP

DATE: DEC. 2015

DRAWN BY: BDA

SCALE: NONE

SHEET NO: 1-1

APPROVED BY: _____

DATE: _____

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LAKE BARRINGTON, IL

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