



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 9, 2014
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 8/26/14

IV. REPORTS

V. OLD BUSINESS

- A. DC#14-042 - 1805 N. Fernandez Ave. - SF/Teardown (continued from 8/12/14)
- B. DC#14-057 - 924 N. Salem Ave. - SF/Teardown (continued from 8/12/14)
- C. DC#14-078 - Sandwich Board Signs, Community Wide (continued from 8/26/14)
- D. DC#14-058 - Hickory/Kensington Area Design Guidelines (continued from 8/26/14)

VI. NEW BUSINESS

VII. OTHER BUSINESS

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 - 8/26/14

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes 8/26/14	Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 26, 2014**

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

Members Present: Alan Bombick, Acting Chair
Jonathan Kubow
John Fitzgerald

Members Absent: Ted Eckhardt, Chair
Anthony Fasolo

Also Present: John Haran, E & J Builders for *815 N. Kaspar Ave.*
Steve Gawlik, S.G. Architects for *815 N. Kaspar Ave.*
Carol Buchen, Century 21 for *815 N. Kaspar Ave.*
Steven Kolber, Kolbrook Design for *Comfort Inn*
Steven Schmitt, Kolbrook Design for *Comfort Inn*
Steve Hautzinger, Staff Liaison

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO MOVE ITEM DC#14-058, HICKORY/KENSINGTON DESIGN GUIDELINES, TO THE END OF TONIGHT'S AGENDA.

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

REVIEW OF MEETING MINUTES FROM AUGUST 12, 2014

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF AUGUST 12, 2014. ALL WERE IN FAVOR. THE MOTION CARRIED.

1. SINGLE-FAMILY TEARDOWN REVIEW

DC#14-072 – 815 N. Kaspar Ave.

Mr. John Haran, representing *E & J Builders*, and **Mr. Steve Gawlik**, representing *S.G. Architects*, were present on behalf of the project.

Acting Chair Bombick asked if there was any public comment and there was no response from the audience.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story home with one-car attached garage to allow the construction of a new two-story home with an attached, two-car garage. The project does comply with all R-3 zoning requirements; however, the existing neighborhood consists primarily of one and one-and-a-half-story homes with detached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design for compatibility with the context of the neighborhood.

The sloping one and a half-story roof line of the proposed new home is nicely designed to help the house fit into the context of the existing neighborhood; however, the prominence of the proposed two-car front loading garage is not in character with the neighborhood. Aside from two homes at the south end of the block, the proposed home will be the only two-story home on the block with a front loading, two car garage. Although, it should be noted that there are nine homes on the block with front loading one-car garages. A better design would have the two car garage recessed from the front of the home, or detached in the rear yard. Staff recommends the Design Commission evaluate the proposed design for context in this neighborhood.

Mr. Haran said they worked hard to get the design to blend in with the neighborhood and feel it is a well designed home, and they are open to suggestions.

Ms. Carol Buchen said she is a local realtor for the petitioner and wanted to point out that there are quite a few homes on the street with attached garages and several 2-story homes within a 2 block radius that have a 2-car garage. Also, a block down on Fernandez there is a home under construction with an attached 2-car garage, as well as another home a block over on Walnut with a 2-car attached garage.

Commissioner Kubow liked the elevations and felt the front elevation was very nice. He liked the stone work and shake details, and felt the left, right and rear elevations were nice. He made a recommendation to continue to wrap the stone detail around the garage to help promote 360 degree architecture. He felt the big question is the garage, which is overbearing and something that is becoming somewhat consistent within some neighborhoods. Although the garage is well

detailed, he is unsure about having such a pronounced garage in front, even though there are other homes in the area with attached, one-car garages that are mostly flush or recessed.

Commissioner Fitzgerald agreed and liked the colors being proposed, which work well together. He felt the left side of the garage was void of details and he agreed with the previous suggestion to wrap the stone around from the front elevation, or possibly add a window in the garage. He also suggested adding a trim board across the side elevations and a small section on the rear elevation. In terms of the garage, since it only projects 5-feet from the main portion of the home, he was okay with it, as it appears to be functional for today's lifestyle.

Acting Chair Bombick felt the proposed new home looked great, and he could find dozens of homes in town with a similar shape and detailing. The design fits very well with Arlington Heights and some of the homes in the neighborhood. His question to the petitioner was that after reviewing many of his homes over the years, why he would propose a new home with a garage that projects out 5-feet from the front of the home when he is aware that compatibility is a huge issue. **Mr. Haran** explained that projecting the garage forward allowed for the extra interior space that is necessary for this floor plan. **Mr. Gawlick** added that this floor plan has become popular; by projecting the garage forward, the stairs can be located off to the side versus at the front entry. They attempted to pull the garage back as close to the front of the porch as possible.

Acting Chair Bombick appreciated the efforts taken by the petitioner with the design; however, he was inclined to say that the garage should be pushed back at a minimum flush with the face of the home, similar to other homes in the neighborhood. **Commissioner Kubow** pointed out the adjacent home to the north across the street, which has a garage projecting out 5 or 6-feet. **Mr. Gawlick** pointed out that the new home is slightly less than the maximum FAR allowed, with little room for increase. The current depth of the front porch (5'6") could be increased by bringing the porch forward in relation to the garage. **Acting Chairman Bombick** suggested increasing the living room by 3-feet as well as increasing the porch by 3-feet. **Commissioner Fitzgerald** agreed with this suggestion. **Commissioner Kubow** referred to a home across the street where the garage and front porch gable are flush.

Acting Chair Bombick suggested keeping the home as it currently looks, but stretching the front porch forward so it is flush to the front of the garage and the eave line carries across from the gable, as well as stretch the living room to make it more useful. This should be reviewed by Staff. The other commissioners agreed. **Mr. Gawlick** commented that he wanted to hold the porch gutter line 1-foot back behind the front face of the garage gable.

Commissioner Kubow commented that he really liked the proportion of the gable, the second floor to the garage.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 815 N. KASPAR AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE

WITH THE ARCHITECTURAL PLANS RECEIVED ON 7/30/14, 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. A REQUIREMENT TO WRAP THE STONE BASE ON THE FRONT ELEVATION AROUND TO THE GARAGE ON THE LEFT SIDE ELEVATION.
2. A REQUIREMENT TO HINGE THE ROOF AND STRETCH THE ROOF IN THE LIVING ROOM AND FRONT PORCH TO COME OUT TO BE WITHIN 1-FOOT OF THE FRONT, TO BE REVIEWED BY STAFF.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IPACT 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 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 AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
4. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 2. COMMERCIAL REVIEW

DC#14-075 – Comfort Inn – 2120 S. Arlington Heights Rd.

Mr. Steven Kolber and **Mr. Steven Schmitt**, representing *Kolbrook Design*, were present on behalf of the project.

Acting Chair Bombick asked if there was any public comment on the project and there was nobody in the audience other than the petitioner.

Mr. Hautzinger presented Staff comments. The petitioner is proposing exterior improvements to the existing Holiday Inn Express hotel as part of a conversion to a Comfort Inn hotel. The scope of the project includes the application of new materials to the existing walls in order to enhance the overall building appearance. The gable end walls will receive a stone base as well as EIFS frieze board and EIFS framework around the existing vertical window band. The balconies along the north wing of the building will receive EIFS cladding as well as a pergola structure and new sign band above the top floor balcony. All of the proposed new materials will match the existing materials and colors. The new stone base will continue the details that are existing on the columns of the porte cochere. There are no changes to the site or landscaping being proposed. The use of the building as a hotel is consistent with the existing hotel use so Plan Commission approval is not required for this project.

The proposed modifications will be a nice improvement to the existing building design. Specifically, the existing east façade is a large brick wall with little detail or interest. The east façade is highly visible from Arlington heights Road, and the proposed changes will improve the curb appeal of the building. Signage is not included in this review, but is required to comply with the signage code, Chapter 30. Staff is recommending approval of the proposed architectural design for exterior modifications to the existing hotel building for the new Comfort Inn.

Commissioner Fitzgerald felt the proposed changes were great improvements that would help make the building more noticeable. **Commissioner Kubow** agreed and added that the proposed changes will have minimal impact but a very clean look, especially on the east elevation. He liked the addition of the stone as well as the new pergola/trellis element that will add a lot of pop to the elevation.

Acting Chair Bombick agreed with the other commissioners' comments. He felt that if the sign being shown on the drawings is code compliant, its presence would be a big help. The petitioner explained that the two end caps at the eastern portion of the building inside the parking lot would also get the same treatment as the gable on the east end.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHTIECTURAL DESIGN FOR EXTERIOR MODIFIATIONS TO THE COMFORT INN HOTEL LOCATED AT 2120 S. ARLINGTON HEIGHTS

ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 8/06/14 AND RECEIVED ON 8/08/14, 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. ALL SIGNAGE MUST MEET CODE, PER CHAPTER 30.
2. 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 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 AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
3. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 3. SIGN CODE MODIFICATIONS

DC#14-078 – Sandwich Board Signs – Community Wide

Mr. Hautzinger stated that on May 19, 2014, the Village Board approved an ordinance amending the Sign Code to allow sandwich board signs in the Downtown. At that time, the Village Board suggested Staff further study the expansion of sandwich board signs Village-wide. A preliminary discussion with the Design Commission regarding this matter took place on June 24, 2014, at which time the commissioners showed general support, with a request for guidelines to control these signs, and a request for proposed text amendments to be brought back to the commissioners for consideration.

Mr. Hautzinger presented the proposed text amendments that were created by Staff as a result of the comments made by the commissioners at the preliminary review. This will be an entirely new section to the Sign Code, separate but similar to the Sandwich Board Signs in the Downtown. He reviewed each section and pointed out that Section C: Location, is the primary revision.

The commissioners pointed out Section E2: Construction, which they recalled should prohibit pre-engineered plastic sandwich board signs, not just discourage them. **Mr. Hautzinger** recalled that the requirement to discourage plastic sandwich board signs came from the commissioners during the previous review of guidelines for the Downtown Sandwich Board signs. The commissioners asked Staff to refer to the previous meeting minutes for clarification. They felt that “discouraging” these signs was not enforceable and would only give businesses the opportunity to use ugly plastic sandwich board signs. **Commissioner Kubow** stated that 75% of sandwich board signs are pre-engineering plastic and most of them look poor.

Mr. Hautzinger said that Staff is recommending approval of the proposed text amendments and modifications to the Sign Code to allow Sandwich Board Signs outside of the Downtown. However, another option for the commissioners to consider would be to make no change to the current Sign Code and continue to not allow Sandwich Board signs outside of the Downtown.

Commissioner Fitzgerald suggested postponing a vote tonight and continuing the discussion so that Staff can provide clarification regarding the commissioners’ previous comments about plastic sandwich board signs, as well as when all 5 commissioners are present. The other commissioners agreed with **Acting Chair Bombick** commenting that it did not appear as though there was any urgency to the decision or that it is impeding the course of business in the Village. He also pointed out there was nobody in the audience to comment.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO CONTINUE THE DISCUSSION REGARDING DC#14-078, SANDWICH BOARD SIGNS COMMUNITY-WIDE, UNTIL THE NEXT DESIGN COMMISSION MEETING ON SEPTEMBER 9, 2014.

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

ITEM 4. HICKORY / KENSINGTON DESIGN GUIDELINES

DC#14-058 – Hickory / Kensington Design Guidelines

Chairman Bombick pointed out there was nobody in the audience to comment on this matter.

Commissioner Kubow recused himself from the discussion due to a potential conflict of interest. **Mr. Hautzinger** replied that this meant there was no longer a quorum present to discuss the matter.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO CONTINUE THE DISCUSSION REGARDING DC#14-058, HICKORY/KENSINGTON DESIGN GUIDELINES, UNTIL THE NEXT DESIGN COMMISSION MEETING ON SEPTEMBER 9, 2014.

FITZGERALD, AYE; KUBOW, AYE; BOMBICK, AYE.

ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 5. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 7:10 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#14-042 - 1805 N. Fernandez Ave. - SF/Teardown

Department: Planning & Community Development

This project was continued from the August 12, 2014 meeting per the petitioner's request.

BACKGROUND

Approval of the proposed architectural design for a new (teardown) single-family home.

RECOMMENDATION

It is recommended the Design Commission approve the new single-family home to be located at 1805 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans dated 5/18/14 and received on 5/13/14 and the following:

1. Recommend adding metal roofing to the bay window on the right side elevation.
2. 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.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1805 N. Fernandez Ave.
Project Address: 1805 N. Fernandez Ave.
Prepared By: Steve Hautzinger

Date Prepared: August 5, 2014

PETITION INFORMATION:

DC Number: 14-042
Petitioner Name: Sean Rafferty, Greenscape Homes
Petitioner Address: 4355 Weaver Parkway
Warrenville, IL 60555
Meeting Date: September 9, 2014

Requested Action(s): Approval of the proposed architectural design for a new (teardown) single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to demolish an existing single story residence to allow the construction of a new two story residence with an attached, three car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,910 square feet and the proposed residence will have 3,602 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 30 feet Side: 7 feet Side: 7.3 feet Rear: 43 feet
Building Height	25 feet to the midpoint	24.6 feet to the midpoint
FAR	4,002 SF	3,602 SF
Building Lot Coverage	3,119 SF	2,170 SF
Impervious Surface Coverage Total	4,455 SF	3,210 SF

The proposed design is generally nicely done with varying roof lines, varied materials, and good proportions. The hipped main roof helps to diminish the overall height and mass of the proposed home as it relates to the adjacent single story homes. The proposed third car garage is of some concern, but it is set back a few feet from the front of the home which helps minimize its appearance. The architectural details on the front of the home are continued on the side and rear elevations such as: decorative window grilles in all double hung windows, stone base wall treatment, metal accent roofing, windows on the side of the garage, and continuous horizontal trim bands. The only comment on the design is to provide metal roofing at the bay window on the right side of the home.

The existing neighborhood consists of primarily single story homes. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. The hipped main roof and single story front porch help the design of the proposed house to fit into the neighborhood. Finally, although this neighborhood is predominantly single story homes, it should be noted that there are a few other similar scale, newer two story home on the block.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 1805 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans dated 5/18/14 and received on 5/13/14, and the following:

1. Recommend adding metal roofing to the bay window on the right side elevation.
2. 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.

3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

August 5, 2014

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Diana Mikula, Interim Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charlie Craig, Building Services, Petitioner, DC File 14-042

**Know what's below.
Call before you dig.**

OF

LOT 6 IN BLOCK TWO (2) IN HASBROOK SUBDIVISION UNIT NO. 3, OF PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 8, 1958, AS DOCUMENT NUMBER 1816395.



SCALE: 1"=20'

BLOCK SETBACKS OF FERNANDEZ AVENUE:

1839	30.0
1835	32.0
1831	32.0
1823	30.5
1817	33.2
1809	32.0
1805	31.3
1801	29.6
1735	31.5
1731	33.5
1717	30.5
1701	33.5
1611	32.5
1601	31.0

Avg. = 31.7'

BENCHMARK

CUT CROSS IN WALK AT THE SOUTHWEST
CORNER OF SITE.

ELEVATION = 100.00 (ASSUMED)

SURVEYOR'S NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

AREA OF SURVEY:

CONTAINING 8,929± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND
LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF
RECORD NOT SHOWN.

STATE OF ILLINOIS) ss
COUNTY OF DUPAGE)

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
THIS 20TH DAY OF MARCH, 2014.

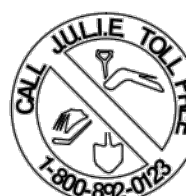
IPLS No. 3483
MY LICENSE EXPIRES 11/30/14

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PROFESSIONAL DESIGN FIRM NO. 184-004196

SYMBOL LEGEND

- | | |
|--|--|
| (R) - RECORD DATA | ----- EXIST. CONTOURS |
| (M) - MEASURED DATA | ***- FENCE LINE |
| ○ - MANHOLE | —○— SANITARY SEWER |
| ⊙ - CATCH BASIN | —>— STORM SEWER |
| ⊗ - WATER VALVE | —W— WATERMAIN |
| ⦿ - HYDRANT |  DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED |
| ⊕ - BUFFALO BOX |  EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED |
| xxx.xx - EXISTING ELEVATION | |
|  - CONCRETE SURFACE | |



JOINT
UTILITY
LOCATING
INFORMATION FOR
EXCAVATORS

hours before you dig
(including Sat., Sun. & Holidays)

1-800-892-0123

PREPARED FOR: Greenscape Homes, LLC
JOB ADDRESS: 1805 Fernandez Avenue
Arlington Heights, IL



Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532
Phone 630.778.1757 Fax 630.778.7757

DRAWN BY: SMR FLD. BK./PG. NO.: 108/61
COMPLETION DATE: 3-22-14 JOB NO.: 149154
REVISED:

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FOR REVIEW ONLY – NOT FOR CONSTRUCTION

DAVID M. RLENDEAU
ILLINOIS REGISTERED PROFESSIONAL ENGINEER 062-050030C

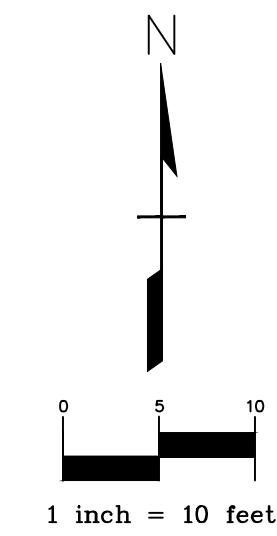
CIVIL 1 OF 4

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SITE DEVELOPMENT PLAN
1805 N. FERNANDEZ
ARLINGTON HEIGHTS, ILLINOIS



**GREENSCAPE
HOMES, LLC**
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



TF	Top of Foundation
FF	Finished Floor
BF	Basement Floor
BL	Reverse Brick Ledger
xFG	Finished (Proposed) Ground Grade
xFP	Finished (Proposed) Pavement Grade
BS	Bottom of Siding
WW	Top of Window Well
RM	Rim (Flow Line of Curb Frames)
IV	Invert
— — —	Existing Contour
— 800 —	Proposed Contour
	Slope to Drain
	Overflow Route
	Silt Fence (SF)
x — — —	Tree Protection (TP)
	Downspout
	Sump Pump Discharge

1. ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. IF SIDEWALK IS DAMAGED DURING CONSTRUCTION IT IS TO BE REPLACED PER THE VILLAGE STANDARDS (MATCH EXISTING PLAN AND PROFILE)
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE STANDARDS AND ORDINANCES
3. NO PARKING ON OR BLOCKING OF SIDEWALKS IS PERMITTED.

CUT CROSS IN WALK AT THE SOUTHWEST CORNER OF SITE.

THIS PROPOSED SITE GRADING PLAN SHALL BE USED FOR PROPOSED ELEVATIONS AND PROPOSED GRADING ONLY. THE CONTRACTORS EXCAVATING FOR THE FOUNDATION AND POURING THE FOUNDATION ARE RESPONSIBLE FOR VERIFYING THE FOUNDATION DIMENSIONS AND LAYOUT BEFORE STARTING CONSTRUCTION. THE FOUNDATION DIMENSIONS SHALL BE BASED OFF THE APPROVED ARCHITECTURAL PLANS, NOT THIS SITE PLAN.

STREET ADDRESS	FRONT SETBACK
1839	30.0
1835	32.0
1831	32.0
1823	30.5
1817	33.2
1809	32.0
1805	31.3
1801	29.6
1735	31.5
1731	33.5
1717	30.5
1701	33.5
1611	32.5
1601	31.0
AVERAGE	31.7

PROPOSED FRONT SETBACK FOR
1805 N. FERNANDEZ AVENUE = 31.70'

RESIDENTIAL DISTRICT:	R3
MINIMUM SETBACKS:	
FRONT =	25
SIDE =	N/A
REAR =	30
MAXIMUM HEIGHT (AVERAGE GRADE TO MIDPOINT):	25
PROPOSED HEIGHT (TF TO MIDPOINT):	23.94
MAXIMUM LOT BLD COVERAGE (%):	35.0%
LOT AREA (SF):	8929
PROPOSED LOT BLD COVERAGE (SF):	2361
PROPOSED LOT BLD COVERAGE (%):	26.4%
MAXIMUM LOT IMPERVIOUS COVERAGE (%):	55%
PROPOSED LOT IMPERVIOUS COVERAGE (SF):	3656
PROPOSED LOT IMPERVIOUS COVERAGE (%):	41%



Know what's **below**.
Call before you dig.

SIDEWALK SECTION

DRIVEWAY SECTION

SUMP/DS CONNECTION AT BLDG

[illegible]

ISSUE DATE:
4/23/14

DRAWN BY:
SB

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GREENSCAPE HOMES, LLC

C-3

Property to Left 3
1823 N Fernandez



Property to Left 2
1817 N Fernandez



Property to Left 1
1809 N Fernandez



Subject Property
1805 N Fernandez



Property to Right 1
1801 N Fernandez



Property to Right 2
1743 N Fernandez



Property to Right 3
1731 N Fernandez



N. Fernandez Ave



Property Across 3
1810 N Fernandez

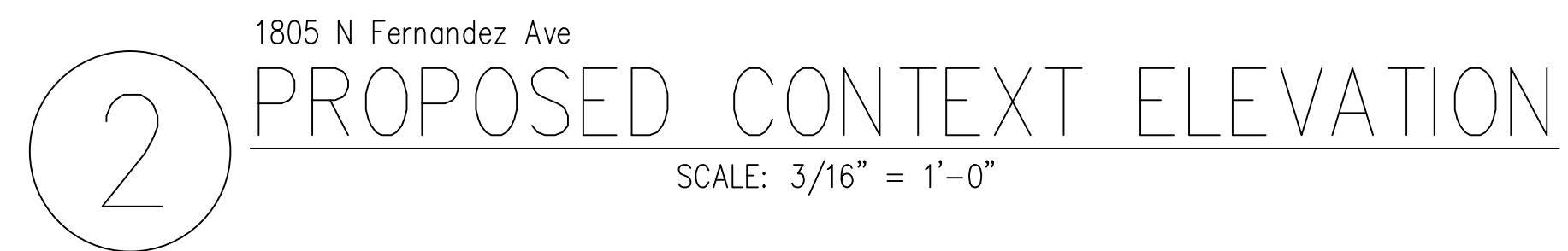


Property Across 2
1806 N Fernandez



Property Across 1
1802 N Fernandez

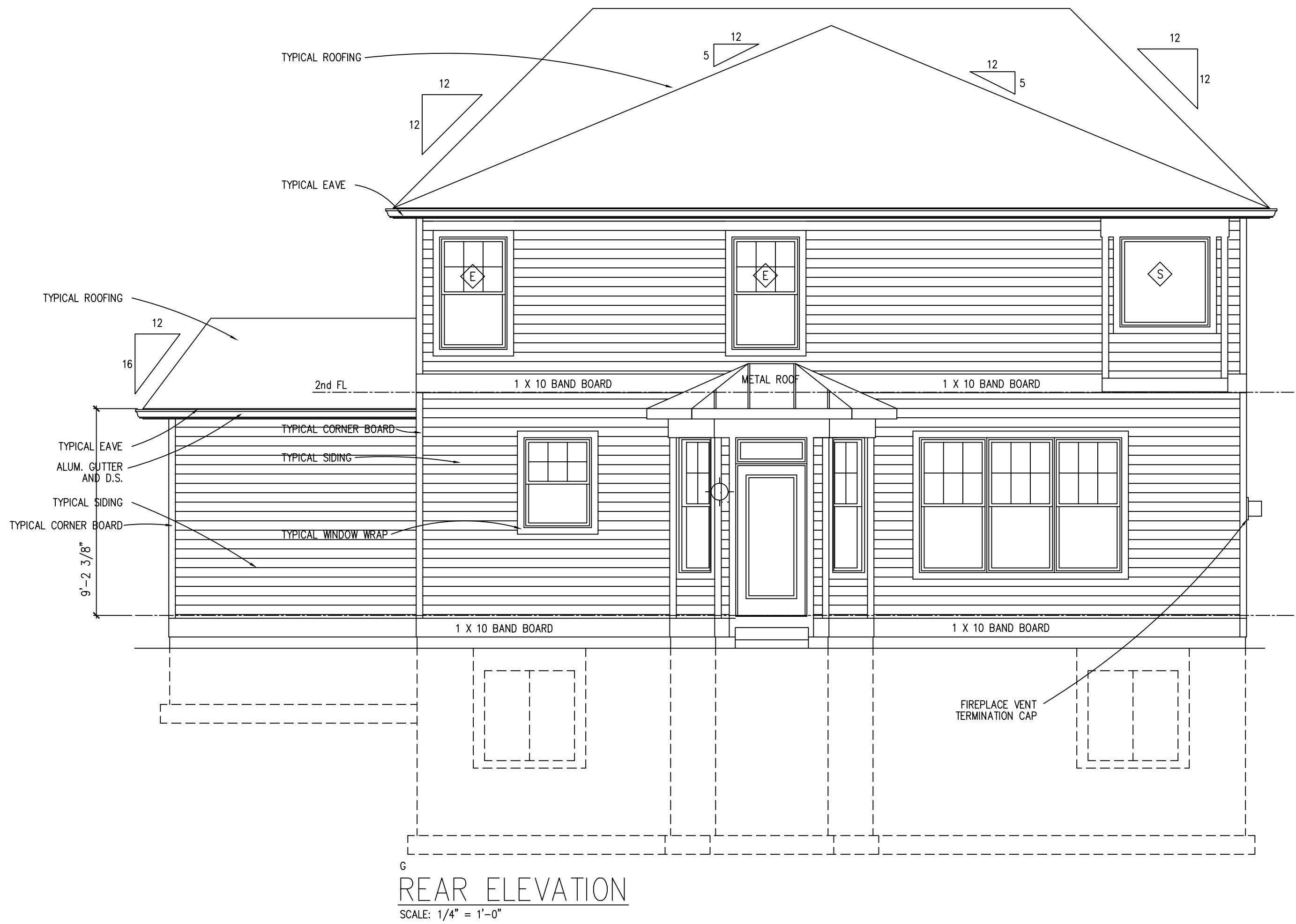
W. Maude Ave



MANCHESTER II G 0113-37-3394
1805 N FERNANDEZ
ARLINGTON HTS, IL

ISSUE DATE: 5-2-14
DRAWN BY: SMR
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A3.2



ELEVATION NOTES

SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.
2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
3. TYPICAL CORNERBOARDS SHALL BE 5/4x6 FACING FRONT AND REAR w/ 5/4x4 AT SIDES.
4. TYPICAL FRIEZE SHALL BE 1x4 ON 5/4x8.
5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x4.
6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
7. TYPICAL WINDOW/DOOR HEAD SHALL BE 1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.
8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/ CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
9. PROJECTED RAKE SHALL BE 1x3 ON 1x8 w/ ALUM. SOFFIT AND 5/4x8 SUBRAKE.
10. TYPICAL ROOF SHALL BE CERTAINTED XT 25 YEAR SHINGLES OR 30 YEAR ARCHITECTURAL PER SELECTIONS.
11. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER AND AT ALL VALLEYS AND EAVES.
12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND BAND BOARDS, AND SIMILAR PENETRATIONS.
13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH TO GRADE w/ 3' EXTENSIONS AND SPLASHBLOCKS.
14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.f. ALUM. ROOF VENTS NEAR RIDGE w/ EQUAL AREA OF SOFFIT VENTILATION. MINIMUM 1/300th OF ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE RECOMMENDATIONS.
17. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE WATER FLOW OR SNOW BUILDUP MAY CAUSE DAMAGE. PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.
18. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING. ALL SEAMS TO BE LAPPED AND TAPED PER MANUFACTURER. LAP AND TAPE OVER FLASHING.
19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS ABOVE GARAGE DOOR OR PER ELEVATION.

**GREENSCAPE
HOMES, LLC**
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



CUSTOM

MANCHESTER II G 0113-37-3394
1805 N FERNANDEZ
ARLINGTON HTS, IL

REV. #	DATE	DESCRIPTION
1	5/8/14	SUBMIT FOR DESIGN REVIEW

ISSUE DATE:
5-2-14

DRAWN BY:
SMR

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A3.1



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.
2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
3. TYPICAL CORNERBOARDS SHALL BE 5/4x6 FACING FRONT AND REAR w/ 5/4x4 AT SIDES.
4. TYPICAL FRIEZE SHALL BE 1x4 ON 5/4x8.
5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x4.
6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
7. TYPICAL WINDOW/DOOR HEAD SHALL BE 1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.
8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/ CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
9. PROJECTED RAKE SHALL BE 1x3 ON 1x8 w/ ALUM. SOFFIT AND 5/4x8 SUBRAKE.
10. TYPICAL ROOF SHALL BE CERTAINTED XT 25 YEAR SHINGLES OR 30 YEAR ARCHITECTURAL PER SELECTIONS.
11. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER AND AT ALL VALLEYS AND EAVES.
12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND BAND BOARDS, AND SIMILAR PENETRATIONS.
13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH TO GRADE w/ 3' EXTENSIONS AND SPLASHBLOCKS.
14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.i. ALUM. ROOF VENTS NEAR RIDGE w/ EQUAL AREA OF SOFFIT VENTILATION. MINIMUM 1/300th OF ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW AREA OF 5.7 s.i. PROVIDED IN EACH BEDROOM.
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19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS ABOVE GARAGE DOOR OR PER ELEVATION.

**GREENSCAPE
HOMES, LLC**
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



CUSTOM

MANCHESTER II G 0113-37-3394
1805 N FERNANDEZ
ARLINGTON HTS, IL

REV. #	DATE	DESCRIPTION
1	5/8/14	SUBMIT FOR DESIGN REVIEW

ISSUE DATE:
5-2-14

DRAWN BY:
SMR

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A3.2

1805 N Fernandez Ave Arlington Heights
Material Schedule

Roof	Landmark	Weathered Wood
Metal Roof	Alsco	Terra Bronze
Siding	James Hardie	Monterey Taupe
Stone	Fond Du Lac	Country Squire
Gutters/Trim/Fascia	Norandex	White
Windows	Silver Line	White
Front Door	Stained	Dark Walnut



Item: DC#14-057 - 924 N. Salem Ave. - SF/Teardown

Department: Planning & Community Development

This project was continued from the August 12, 2014 meeting as a result of recommendations made by the Design Commission.

BACKGROUND

Approval of the proposed architectural design for a new (teardown) single-family home.

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 924 N. Salem Avenue. This recommendation is subject to compliance with revised architectural plans dated 8/20/14 and received 9/2/14, and the following:

1. Recommend adding shingle style siding to the gable on the rear elevation.
2. 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.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: 924 N. Salem Ave.
Project Address: 924 N. Salem Ave.
Prepared By: Steve Hautzinger

Date Prepared: September 4, 2014

PETITION INFORMATION:

DC Number: 14-057
Petitioner Name: Ania Keller
Petitioner Address: DenDorBres LLC
1204 W. Northwest Hwy.
Palatine, IL 60074
Meeting Date: September 9, 2014

Requested Action(s): Approval of the proposed architectural design for a new (teardown) single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to demolish an existing single story residence and one car detached garage to allow the construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,613 square feet and the proposed residence will have 2,879 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 53.65 feet
Building Height	25 feet to the midpoint	24.83 feet to the midpoint
FAR	2,974 SF	2,879 SF
Building Lot Coverage	2,315 SF	1,785 SF
Impervious Surface Coverage Total	3,300 SF	2,332 SF

The existing neighborhood consists primarily of one, and one and a half story homes with detached garages. This project was reviewed by the Design Commission on August 12, 2014 due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design for compatibility with the context of the neighborhood. At that time, concerns were raised regarding the prominent front loading, two car garage not being in character with the neighborhood. It was noted that a better design would have the two car garage recessed from the front of the home or detached in the rear yard. Aside from one other newer home on the north end of the block, the proposed home will be the only two-story residence on the block with a front loading, two car garage.

The Design Commission requested revisions to the design to recess the garage from the front of the house in order to make the porch and the front of the house more prominent than the garage. Hipping the sides of the main roof was also suggested to help diminish the overall height of the side elevations.

The petitioner is returning to the Design Commission with revised plans that now have the garage wall behind the front of the porch. The roof lines have also been revised to be a low sloping hipped roof which flows very nicely with the adjacent single story homes. The revised design is an improvement to the original proposal, but recessing the garage further or having a detached garage would still be more appropriate in this neighborhood. One minor suggestion on the design is to add shingle style siding in the gable on the rear elevation, to match the front of the house.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 924 N. Salem Avenue. This recommendation is subject to compliance with revised architectural plans dated 8/20/14 and received 9/2/14, and the following:

1. Recommend adding shingle style siding to the gable on the rear elevation.
2. 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.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, September 4, 2014

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Diana Mikula, Interim Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charlie Craig, Building Services, Petitioner, DC File 14-042

PLAT OF SURVEY

OF

PLAT OF SURVEY

OF

LOT 12 IN BLOCK 3, R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF R.A. CEPEK'S ARLINGTON RIDGE, BEING A THE WEST 1/2 (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF HIGHWAY, BEING 66 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF CHICAGO AND NORTHWESTERN RAILWAY RIGHT-OF-WAY, IN COOK COUNTY, ILLINOIS.

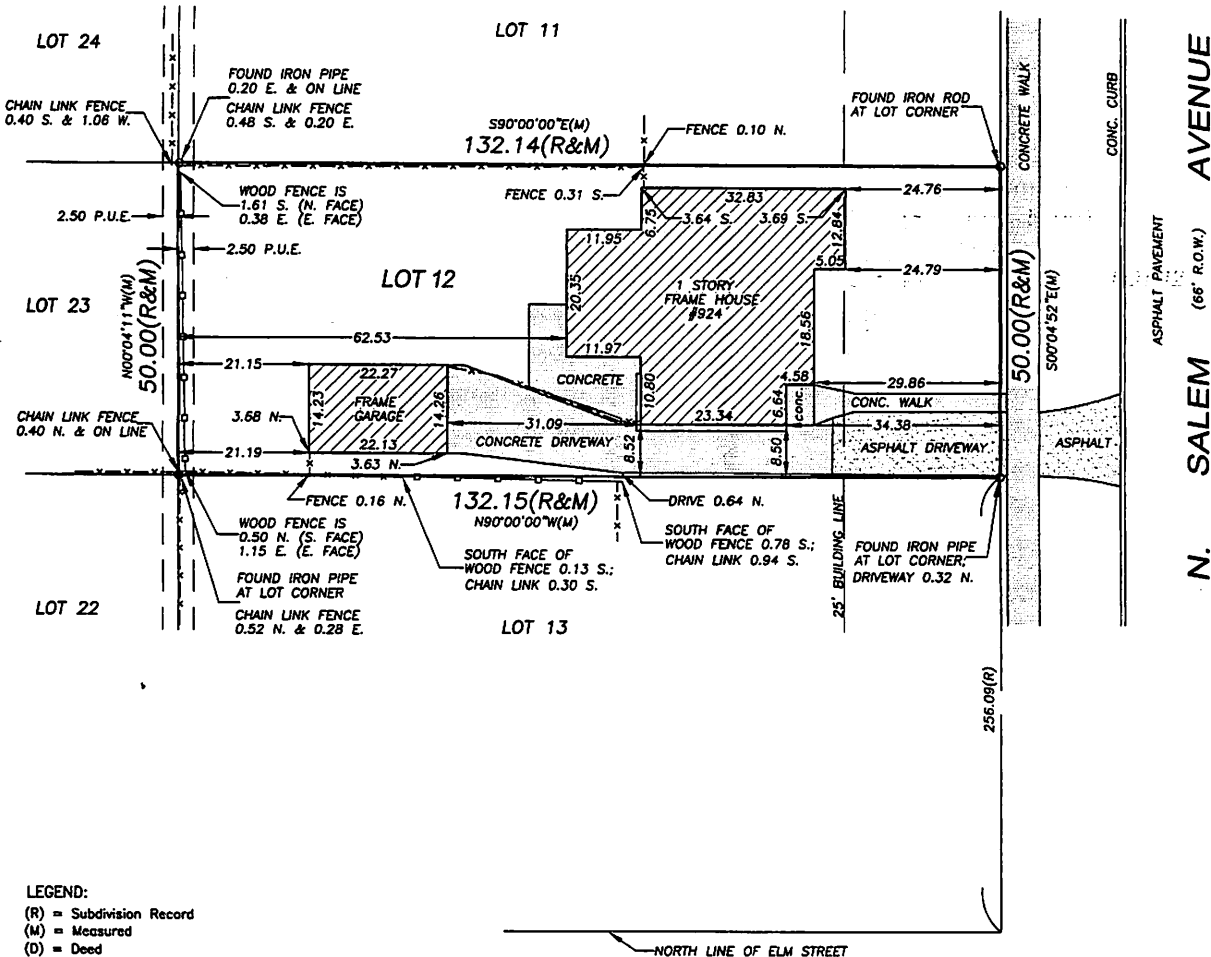
PIN: 03-30-201-029-0000

TOTAL LAND AREA: 6607 SQ.FT.

COMMONLY KNOWN AS: 924 N. SALEM AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004

SCALE: 1 INCH = 20 FEET

BLOCK 3



LEGEND:

- (R) = Subdivision Record
- (M) = Measured
- (D) = Deed
- N. = North
- S. = South
- W. = West
- E. = East
- NW'y = Northwestern
- NE'y = Northeasterly
- SW'y = Southwesterly
- SE'y = Southeasterly
- Conc. = Concrete
- Wood Fence = —○—
- Chain Link Fence = —x—x—
- Iron Fence = —●—●—
- P.U.E. = Public Utility Easement

ORDER NO.: 14-169

ORDERED BY: KEVIN C. WILLE
ATTORNEY AT LAW

PREPARED BY:

GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
CONSTRUCTION & LAND SURVEYORS
1121 DEPOT STREET, GLENVIEW, IL 60025
TEL. (847) 904-7690; FAX (847) 904-7691

GENERAL NOTES:

- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE POLICY.
- BUILDING LINE RESTRICTIONS AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE SUBDIVISION PLAT OR ARE FURNISHED WITH THE ORDERED DESCRIPTION REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND/OR LOCAL ORDINANCE.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE.

STATE OF ILLINOIS
COUNTY OF COOK SS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: MAY 15, 2014

DATED THIS 15th DAY OF MAY, 2014.

BY: *Thomas R. Krohn*
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3000
LICENSE EXPIRES 11/30/2014



NEW TWO STORY FRAME RESIDENCE & NEW REAR WOOD DECK
924 N. SALEM AVE, ARLINGTON HEIGHTS, IL 60004

AVAS
ATELIER
DESIGN

1904 LAURA LN, DES PLAINES, IL 60018
PH: 773-799-4616, FAX: 773-435-6616



GEORGE SIMOULIS

ARCHITECT

Rev. No.	Date	Description
----------	------	-------------

ISSUES & REVISIONS

Project:

NEW TWO STORY
FRAME RESIDENCE
& NEW REAR WOOD DECK

Address:
924 N. SALEM AVE,
ARLINGTON HEIGHTS,
IL 60004

Sheet Title:

PROPOSED SITE PLAN

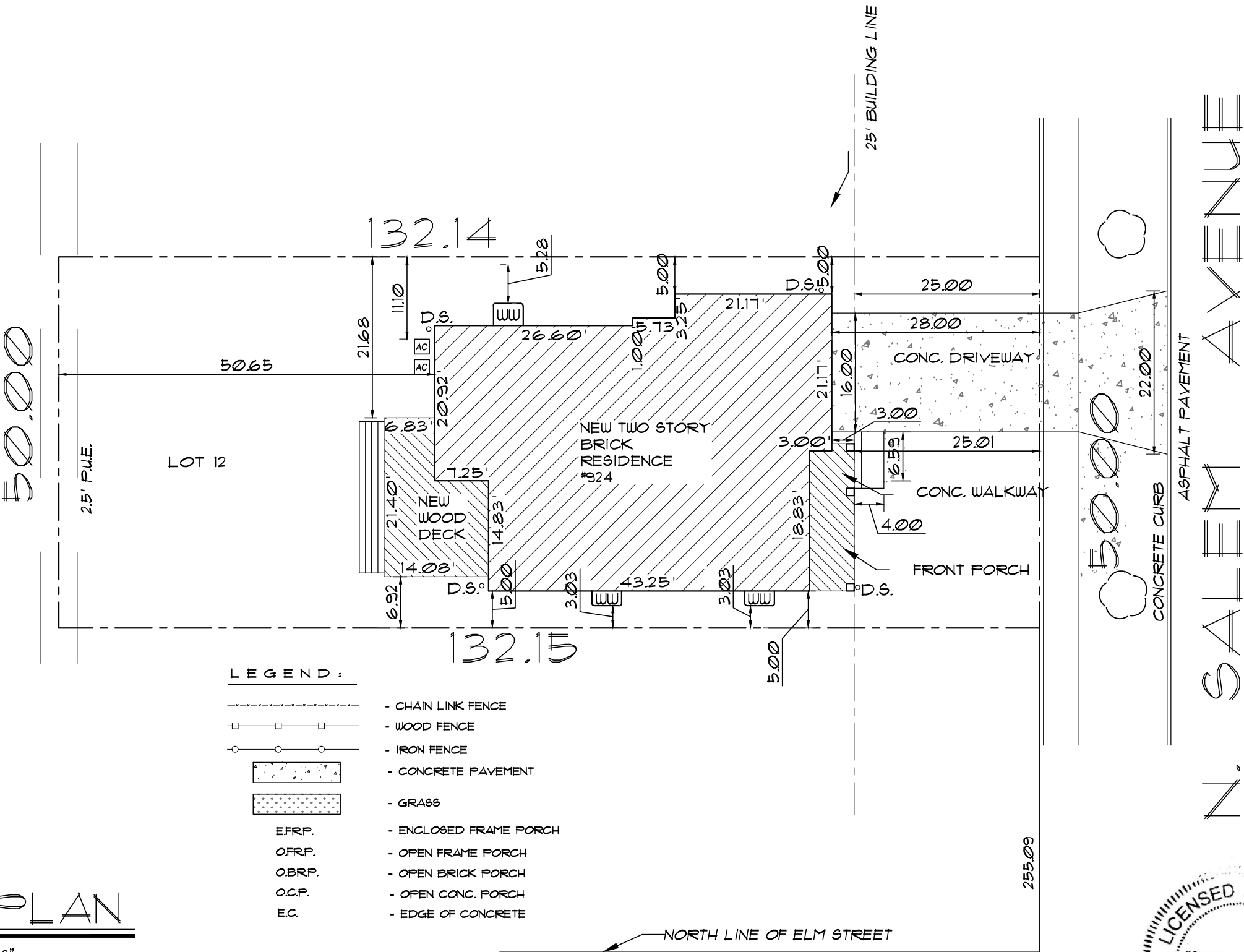
Date: 08/20/14	Proj. No: 503.14
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Drawn: TOM AUGUSTOWSKI	Sheet No:
------------------------------	-----------

Checked:

Approved: GEORGE SIMOULIS	
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C-12



SITE PLAN

SCALE: 1/16" = 1'-0"

north

NEW TWO STORY FRAME RESIDENCE & NEW REAR WOOD DECK

924 N. SALEM AVE, ARLINGTON HEIGHTS, IL 60004



PROPERTY TO LEFT 1
912 N. SALEM AVE



PROPERTY TO LEFT 1
916 N. SALEM AVE



PROPERTY TO LEFT 1
920 N. SALEM AVE



SUBJECT PROPERTY
924 N. SALEM AVE



PROPERTY TO RIGHT 1
928 N. SALEM AVE



PROPERTY TO RIGHT 2
932 N. SALEM AVE



PROPERTY TO RIGHT 3
936 N. SALEM AVE

NORTH

SALEM

AVE

PROPERTY ACROSS
THE STREET
921 N. SALEM AVE



PROPERTY ACROSS
THE STREET
923 N. SALEM AVE



PROPERTY ACROSS
THE STREET
925 N. SALEM AVE



AVAS ATELIER
DESIGN

1904 LAURA LN, DES PLAINES, IL 60018
PH: 773-799-4616, FAX: 773-435-6616

GEORGE SIMOULIS

ARCHITECT

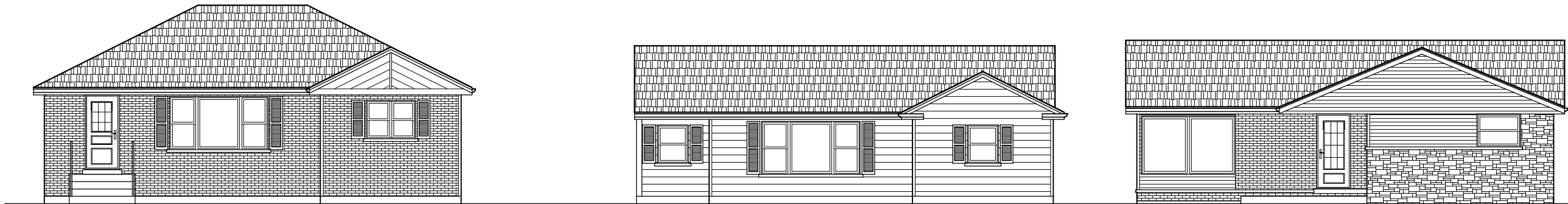
Rev. No.	Date	Description
ISSUES & REVISIONS		
Project:		
NEW TWO STORY FRAME RESIDENCE & NEW REAR WOOD DECK		
Address: 924 N. SALEM AVE, ARLINGTON HEIGHTS, IL 60004		
Sheet Title:		
COLOR PHOTOS OF SURROUNDING PROPERTIES		
Date: 07/16/14	Proj. No: 503.14	
Drawn: FRANK MALAWOKI	C-1	
Checked: TOM AUGUSTOWSKI		
Approved: GEORGE SIMOULIS		

NEW TWO STORY FRAME RESIDENCE & NEW REAR WOOD DECK
924 N. SALEM AVE, ARLINGTON HEIGHTS, IL 60004

AVAS
ATELIER
DESIGN
1904 LAURA LN, DES PLAINES, IL 60018
PH: 773-799-4616, FAX: 773-435-6616



GEORGE SIMOULIS
ARCHITECT



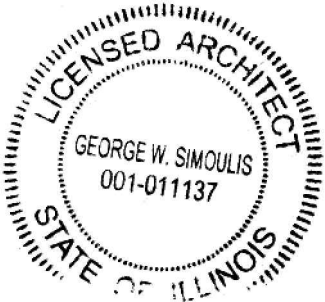
EXISTING CONTEXT ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED CONTEXT ELEVATION

SCALE: 1/8" = 1'-0"



Rev. No.	Date	Description
ISSUES & REVISIONS		
Project:		
NEW TWO STORY FRAME RESIDENCE & NEW REAR WOOD DECK		
Address: 924 N. SALEM AVE, ARLINGTON HEIGHTS, IL 60004		
Sheet Title: EXISTING & PROPOSED ELEVATION		
Date: 08/20/14	Proj. No: 503.14	C-2
Drawn: TOM AUGUSTOWSKI	Sheet No:	
Checked:		
Approved: GEORGE SIMOULIS		

NEW TWO STORY FRAME RESIDENCE & NEW REAR WOOD DECK
924 N. SALEM AVE, ARLINGTON HEIGHTS, IL 60004

AVAS
ATELIER
DESIGN

1904 LAURA LN, DES PLAINES, IL 60018
PH: 773-799-4616, FAX: 773-435-6616



GEORGE SIMOULIS

ARCHITECT

Rev. No.	Date	Description
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ISSUES & REVISIONS

Project:

NEW TWO STORY
FRAME RESIDENCE
& NEW REAR WOOD DECK

Address:
924 N. SALEM AVE,
ARLINGTON HEIGHTS,
IL 60004

Sheet Title:

PROPOSED FRONT
ELEVATION

Date: 08/20/14	Proj. No: 503.14
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Drawn: TOM AUGUSTOWSKI	Sheet No:
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Checked:

Approved:
GEORGE
SIMOULIS

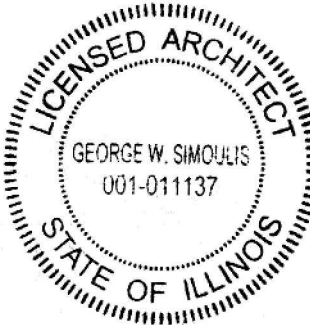
C-4



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

3"x5" DOWN SPOUT NOT SHOWN -REFER TO
ROOF PLAN



NEW TWO STORY FRAME RESIDENCE & NEW REAR WOOD DECK
924 N. SALEM AVE, ARLINGTON HEIGHTS, IL 60004

AVAS
ATELIER
DESIGN

1904 LAURA LN, DES PLAINES, IL 60018
PH: 773-799-4616, FAX: 773-435-6616



GEORGE SIMOULIS

ARCHITECT

Rev. No.	Date	Description
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ISSUES & REVISIONS

Project:

NEW TWO STORY
FRAME RESIDENCE
& NEW REAR WOOD DECK

Address:
924 N. SALEM AVE,
ARLINGTON HEIGHTS,
IL 60004

Sheet Title:

PROPOSED SIDE
ELEVATION

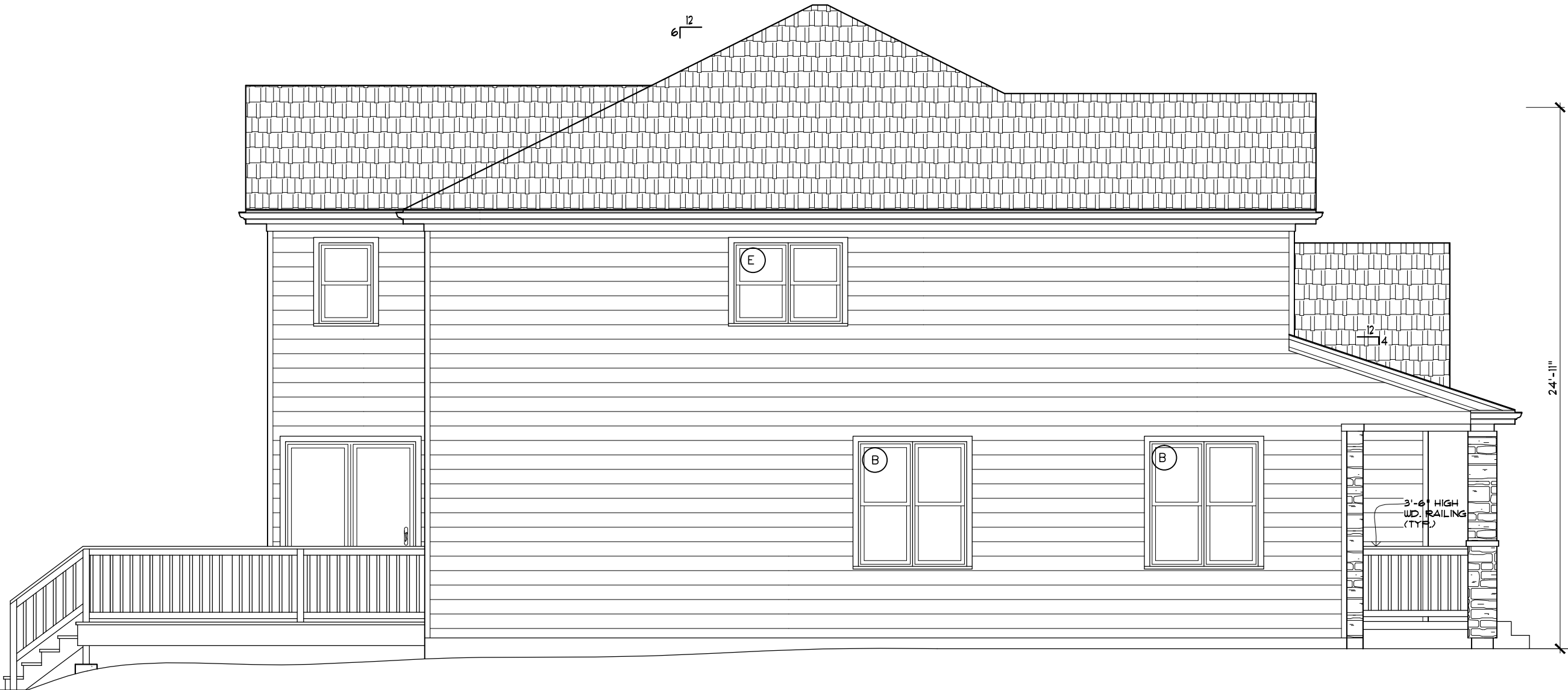
Date: 08/20/14	Proj. No: 503.14
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Drawn: TOM AUGUSTOWSKI	Sheet No:
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Checked:

Approved:
GEORGE
SIMOULIS

C-5



SIDE ELEVATION

SCALE: 1/4" = 1'-0"

3"x5" DOWN SPOUT NOT SHOWN -REFER TO
ROOF PLAN

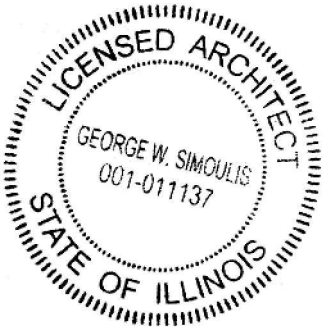


NEW TWO STORY FRAME RESIDENCE & NEW REAR WOOD DECK
924 N. SALEM AVE, ARLINGTON HEIGHTS, IL 60004



SIDE ELEVATION

SCALE: 1/4" = 1'-0"
3"x5" DOWN SPOUT NOT SHOWN -REFER TO ROOF PLAN



AVAS
ATELIER
DESIGN

1904 LAURA LN, DES PLAINES, IL 60018
PH: 773-799-4616, FAX: 773-435-6616

GEORGE SIMOULIS

ARCHITECT

Rev. No.	Date	Description
ISSUES & REVISIONS		
Project:		
NEW TWO STORY FRAME RESIDENCE & NEW REAR WOOD DECK		
Address:		
924 N. SALEM AVE, ARLINGTON HEIGHTS, IL 60004		
Sheet Title:		
PROPOSED SIDE ELEVATION		
Date:	08/20/14	Proj. No: 503.14
Drawn:	TOM AUGUSTOWSKI	Sheet No: C-6
Checked:		
Approved:	GEORGE SIMOULIS	

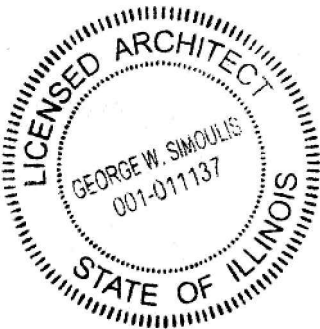
NEW TWO STORY FRAME RESIDENCE & NEW REAR WOOD DECK
924 N. SALEM AVE, ARLINGTON HEIGHTS, IL 60004



REAR ELEVATION

SCALE: 1/4" = 1'-0"

3"X5" DOWN SPOUT NOT SHOWN -REFER TO
ROOF PLAN



AVAS
ATELIER
DESIGN
1904 LAURA LN, DES PLAINES, IL 60018
PH: 773-799-4616, FAX: 773-435-6616



GEORGE SIMOULIS

ARCHITECT

Rev. No.	Date	Description
ISSUES & REVISIONS		

Project:

NEW TWO STORY
FRAME RESIDENCE
& NEW REAR WOOD DECK

Address:
924 N. SALEM AVE,
ARLINGTON HEIGHTS,
IL 60004

Sheet Title:

PROPOSED REAR
ELEVATION

Date: 08/20/14	Proj. No: 503.14
Drawn: TOM AUGUSTOWSKI	Sheet No: C-7
Checked:	
Approved: GEORGE SIMOULIS	

Material Schedule

List of Primary colors , textures and materials to be used :

Stone : Stone " Country Manor "

Roof : Asphalt Shingles " Weathered Wood "

Siding : Hardie " Iron Grey "

Gutters/Trim/Fascia : White

Windows : White

OFFICE

RECEIVED

JUN 13 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Item: Sandwich Board Signs, Community Wide - DC14-078

Department: Planning & Community Development

This project was continued from the August 26, 2014 meeting due to comments made by the Design Commission.

BACKGROUND

On April 22, 2014, the Design Commission recommended approval to the Village Board to allow Sandwich Board Signage in the Downtown (B-5) zoning district. On May 19, 2014, the Village Board approved Ordinance 14-022, thereby officially amending Chapter 30 to allow Sandwich Board Signage in the Downtown. At that time, the Village Board requested that Staff begin a study to evaluate the possibility of allowing sandwich board signage for businesses throughout Arlington Heights. On June 24, 2014, Staff led a preliminary discussion with the Design Commission to determine if this is an issue that they would like to explore further.

As a result of the preliminary discussion, the Design Commission reported general support of allowing sandwich board signs for businesses outside of the Downtown, but with guidelines to control them. The Design Commission requested that Staff prepare code language for review.

POSSIBLE OPTIONS

Based on feedback from the meeting and staff research, we offer the following options for possible revisions to the Sign Code.

Option 1: Make no change to current code.

Sandwich boards would continue to not be allowed outside of the Downtown.

Option 2: Modify the Sign Code to allow Sandwich Board Signs outside of the Downtown.

Modify the side code to allow sandwich board signs in all Business zoning districts (B-1, B-2, B-3 & B-4), as well as continuing to allow them in the Downtown (B-5) zoning district. Sign permits will not be required for sandwich board signs in the B-1, B-2, B-3 & B-4 zoning districts. See attached proposed Chapter 30 Text Amendments dated 8-26-14.

RECOMMENDATIONS

It is recommended that the Design Commission recommend approval to the Village Board for sign code revisions as follows:

1. Modify the current code as outlined in Option 2.

ATTACHMENTS:

Description	Type
Staff Memo Regarding Plastic Signs	Exhibits
Staff Report	Report
Proposed Chapter 30 Text Amendments	Exhibits
Sandwich Board Signage - Community Wide Survey	Exhibits
Staff Research	Exhibits

MEMO

DATE: September 9, 2014
TO: Chairman Eckhardt and Members of the Design Commission
FROM: Steve Hautzinger, Design Planner
RE: **Plastic Sandwich Board Signs**

At the August 26, 2014 Design Commission meeting, Staff presented DC#14-078 regarding Community Wide Sandwich Board Signs. At that time, the Design Commission decided to continue the discussion of this topic to the September 9, 2014 Design Commission meeting. However, one item of concern was raised regarding the use of pre-engineered plastic sandwich board signs.

The proposed code requirements for community wide sandwich board signs are based on the approved requirements for Downtown sandwich board signs which states, "Pre-engineered plastic sandwich board signs are discouraged". During the recent August 26 meeting, the Design Commission expressed that they would prefer that pre-engineered plastic sandwich board signs be prohibited instead of just "discouraging" them. Staff explained that "discouraging" plastic sandwich board signs is a requirement that was directed by the Design Commission during the previous Design Commission review of the Downtown sandwich board signs. At that time, Staff recommended that plastic sandwich board signs be prohibited, but the Design Commission decided to simply "discourage" plastic sandwich board signs in response to comments from local businesses that preferred to use the pre-engineered plastic signs.

In the Downtown, Staff had previously recommended prohibiting plastic sandwich board signs due to their appearance, location on public sidewalks, permits required, and the Downtown is a relatively small area to enforce. However, outside of Downtown, Staff does not recommend prohibiting plastic sandwich board signs because they will be very difficult to enforce due to their location on private property and permits will not be required. Enforcement efforts of sandwich board signs outside of the Downtown will likely be limited to the location of sandwich board signs only.

Copies of the Design Commission Meeting Minutes from April 8, 2014 and April 22, 2014 are attached for your reference.

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 8, 2014

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

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

Members Absent: None

Also Present: Peter McGovern, T.P. Carpentry for *1726 N. Mitchell Ave.*
Steve Gawlik, S.G. Architects for *1726 N. Mitchell Ave.*
Marc Ciaglia, Owner of *401 N. Gibbons Ave.*
Todd Schmidt, ICON Building Group for *1025 S. Vail Ave.*
Michael Mertes, Business Development Coordinator
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MARCH 11, 2014

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF MARCH 11, 2014. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 4. SIGN CODE MODIFICATIONS**DC#14-017 – Downtown Signage**

Mr. Steve Hautzinger and **Mr. Michael Mertes** were present on behalf of the proposed text amendments to Chapter 30. Downtown signage including sandwich board signs, removable hanging signs, and revisions to blade signs will be reviewed.

Chair Bombick noted there were members of the audience present for the presentation and directed them to fill out a card if they wanted to speak during the public comment portion of the meeting.

Mr. Hautzinger presented background on the Downtown signage issue, which began with a code enforcement event conducted by the Village in August 2013. As a result of that event, a follow-up meeting was held in September with Downtown businesses, representatives from the Chamber of Commerce and Village Staff, to discuss the code enforcement event and non-compliant signage in the Downtown. Feedback was received and as a result, Village Staff created and issued "Guidelines for Downtown Sidewalk Displays" in October 2013. These guidelines for Downtown Sidewalk Displays allow businesses the ability to create appealing outdoor displays with items such as merchandise, landscape planters, decorative items, sculptures and art. On February 13, 2014, the Village hosted a follow-up meeting with Downtown businesses, representatives from the Chamber of Commerce and the Design Commission, and Village Staff to present the Villages' assessment of sandwich board signs and hanging signs, and to gain additional feedback from the businesses. In general, businesses agreed with Staff's assessment of good and bad sign options.

Conclusions from the February 2014 meeting are as follows:

1. Businesses want signage options that are perpendicular to the storefront to capture attention of pedestrians and cars passing by.
2. Businesses unanimously support allowing tastefully designed sandwich board signs in the Downtown.
3. Some businesses expressed the need for removable hanging signs, such as colorful "OPEN" flags in lieu of a sandwich board sign.

Mr. Hautzinger gave a power point presentation of the Downtown Signage Discussion held on February 13, 2014. Points of discussion included: Downtown Sidewalk Display Guidelines and Examples, Sandwich Board sign considerations, and a review of Sandwich Board and Hanging Signs currently in use in the downtown. Photos of existing sandwich board signs in the Downtown were presented. Bad examples of existing sandwich board signs include: poor location, cheap material/poor design, unstable, potential trip hazard, too much text/clutter, and poor appearance. Good examples of existing sandwich board signs include: good location, out of way/not a trip hazard, professionally branded message, neatly hand written messages, nice materials, and unique designs. Photos of existing hanging signs in the Downtown were also presented. The examples include: poor attachment method (clothes hangers), sloppy appearance, cheap material, and message about a specific product/brand. Examples of good hanging signs in other communities include signs hung from awning frames, canopies, and building overhangs.

Currently, sandwich board and hanging signs are not allowed by code. Signs that are allowed by code in the Downtown include having up to two of the following four signage options: awning sign, blade sign, plaque sign, and wall sign. Additionally, ground signs, menu board signs, and window signs are permitted signage options.

Possible options to be considered tonight include:

- Option 1: Make no changes to the current sign code.
- Option 2: Modify the sign code to allow sandwich board and removable hanging signs in the Downtown. Also increase the size of blade signs currently allowed and clarify the attachment of blade signs to allow hanging from building overhangs and awnings. **Mr. Hautzinger** reviewed the specific language modifications proposed to the Chapter 30 text amendments for Blade Signs, Sandwich Board Signs, and Removable Hanging Signs.
- Option 3: Additional Considerations for discussion tonight:
 - o Number of sandwich board signs:
 - Some businesses indicated a desire for more than one sandwich board sign. Should one additional sandwich board sign be allowed for businesses with additional street frontages, or would that create too much sign blight? In particular, Bath & Body Works and Yankee Candle have expressed the desire for two sandwich board signs due to having two street frontages. It is Staff's recommendation to allow just one sandwich board per business.
 - o Sculptural sandwich board signs:
 - Should sculptural sandwich board signs which exceed the allowable size limitations be allowed? Options could include allowing them, but with the requirement for a formal Design Commission approval. The message on a sculptural sandwich board sign should not exceed that of a standard sandwich board sign, and the overall height is recommended to be restricted to a maximum of 5 feet.
 - o Location of sandwich board signs:
 - Should sandwich board signs be allowed beyond 3 feet from the face of the building as long as they are located out of the five foot clear sidewalk and are adjacent to benches, trees, or light poles? This raises more liability and enforcement concerns.

Chair Bombick asked the commissioners for any items for clarification at this time. **Commissioner Eckhardt** asked if any discussions were had about digital/electronic signs in a sandwich board format, and human displays of sandwich boards. **Mr. Hautzinger** replied that Staff is proposing that illumination not be allowed for sandwich board signs, in addition to the current sign code that does not allow electronic displays in the Village, and human displays of sandwich board signs was not discussed. **Chair Bombick** asked Staff if research was done on similar communities with regards to downtown signage. **Mr. Hautzinger** replied that research was done, and a summary is included in the commissioners' packets. **Mr. Mertes** added that Staff conducted research that included reaching out to other communities to determine whether sandwich board signs were allowed, as well as a survey that was conducted by the Northwest Municipal Conference for the Village. Research found that multiple communities including Naperville, Northbrook and Oak Park do currently allow sandwich board signs.

PUBLIC COMMENT

James Mitchell, representing Mitchell Jewelers at 10 N. Dunton Avenue. He said that his building has 13' x 14' banners on it since 1969, which have done well promoting his business and various events. He asked what the requirements are for these and whether they need to be removed. **Mr. Hautzinger** replied that banners are currently allowed by code and fall under temporary signage, which require a sign permit and are temporary for the promotion of special events such as a sale. **Mr. Mitchell** also expressed concerns about bicycle safety on downtown sidewalks.

Jim Thompson, representing Allstate Insurance at 9 N. Vail Avenue. He said that although he has window

signage, he has continuous problems with customers not being able to find his business. He felt the blade sign was a good option for his business and he endorsed the expansion of the square footage allowed for these signs. He asked the commissioners to consider illumination around the inside perimeter of these signs. It was clarified that blade signs can be lit but not internally lit.

Jim Platt, representing the Arlington Heights Chamber of Commerce. He supports the endorsement of sandwich board signs in the Downtown because it will create more of a Downtown ambience than currently exists, as well as a better balance between retail businesses trying to survive in a very fragmented Downtown district and more consistency for a shopper to move their way down the sidewalk between businesses. He asked the commissioners to consider changing the proposed background color on sandwich board signs to a 'dark color', and not to restrict it to just 'black'. He also asked that the outside of the sidewalk perimeter also be allowed for the placement of sandwich board signs because of the inconsistent sidewalk system in the Downtown. **Chair Bombick** felt this was a good point and **Commissioner Eckhardt** agreed that all sidewalks are not the same.

Jim Bertucci, Board President for the Arlington Heights Chamber of Commerce. He introduced Jim Ridler, and various restaurant owners that were present, and added that other business owners were not able to attend. He thanked Staff and the commissioners for opening up discussion and feedback regarding Downtown signage, which is a great start for being able to allow businesses to promote their businesses in a tasteful way.

Chair Bombick suggested some type of signage or directory of downtown businesses, or some type of downloadable app or QR code to help guide people through the various Downtown businesses. **Mr. Hautzinger** referenced a recently published brochure by the Village that included an updated map and directory of businesses in the Downtown, as well as the Discover Arlington website. **Mr. Mertes** added that the Village is on the verge of a mobile version of Discover Arlington.

Commissioner Eckhardt stated that he was in favor of allowing more than one sandwich board sign for businesses with a storefront on two streets (corner). He also encouraged discussion about lineal footage; how many sandwich board signs should be allowed for businesses with more than 25' of frontage, and for those with more than 50' of frontage? He attended the meeting in February 2014 and could say without question that Downtown business owners really want and need sandwich board signs, and are not concerned about the clutter of these signs. He encouraged allowing the Downtown to be lively and tasteful, he supports the Mexican waiter statue/sign at the Salsa 17 restaurant, and he was ready to vote for the suggestions made by Staff regarding sandwich board signs in the Downtown, which he felt provided adequate control.

Commissioner Fasolo agreed with the comments made by Commissioner Eckhardt, and added a suggestion that businesses be allowed one sandwich board sign per entrance, or per street frontage. He felt that the sandwich board sign should be located out toward the curb where there is sufficient space to avoid crowding at the entrance. He also suggested a provision to allow internal illumination of a blade sign for improved visibility at night. **Mr. Hautzinger** commented that clearance from car doors parked parallel to the curb is a concern regarding the placement of sandwich board signs. **Chair Bombick** was in favor of allowing a sandwich board sign to be located up against the storefront for any business with a recess; otherwise the sign should be located in the same zone that street furniture and trees are already located in because it reinforces the sidewalk.

Commissioner Eckhardt asked whether every sandwich board sign would require Staff review. **Mr.**

Hautzinger replied that all signs in the Downtown currently require a Design Commission application to be reviewed and approved by Staff, and this process will apply to sandwich board signs. However, these signs would only come before the Design Commission if they required a variation or had design concerns.

Chair Bombick felt there were already so many restrictions on businesses with regards to signage, and he was not in favor of adding more restrictions than necessary with sandwich board signs; the more richness added to the Downtown environment the better, as long as it is done tastefully and done well. He reiterated that window signage is already allowed by code, with minimum restrictions. He also felt that an ADA review should be done regarding the location of banners to ensure safety for pedestrians. **Mr. Hautzinger** replied that the removable hanging signs are required to be fabric and that the rigid pole or bracket attachment is required to be a minimum of seven feet above the sidewalk.

The commissioners reviewed and discussed the language being proposed by Staff for Sandwich Board Signs in the Downtown, and recommended the following changes:

Definition: Omit the inverted 'T' shape option with a weighted bottom.

- a. Number: Each business shall be permitted one sandwich board sign per street frontage or per entry.
- b. Size :
 - iii. A sculptural sandwich board sign shall not exceed 6' in overall height, the signage area shall comply with the standard sandwich board requirements, and Design Commission review shall be required.
- c. Location:
 - ii. Omit this item.
- d. Message:
 - iii. Revise "black" background to be "dark color" background.
- e. Construction:
 - i. Sandwich board signs must be free standing and constructed of wood or metal, or similar appropriate material as approved by Staff.
 - ii. Pre-engineered plastic sandwich board signs are discouraged.

Derek Hanley, representing Peggy Kinnane's. He stated that he has used wood sandwich board signs in the past at the corner of his business, which have been blown over by the wind. He asked the commissioners to consider the option of allowing plastic signs because they could be weighed down to avoid wind issues. The commissioners felt that plastic was not an appropriate material for the quality of some of the downtown buildings.

The commissioners reviewed and discussed the language being proposed by Staff for Removable Hanging Signs in the Downtown. A business owner suggested allowing both a sandwich board sign and a removable hanging sign if the business locates their sandwich board sign away from the storefront and near the curb. The commissioners were concerned about information overload as a result of allowing both types of signs. **Mr. Hautzinger** explained that sandwich board signs and removable hanging signs are two new options of a removable type of sign, which is a separate category from wall signs, blade signs, plaque signs and awnings,

which are permanent signs. He stated that none of the businesses expressed a desire to have both types of signs, and maintained Staff's recommendation to allow either a sandwich board sign or a removable hanging sign, not both. The commissioners agreed.

The commissioners recommended no changes to the language being proposed for Removable Hanging Signs in the Downtown.

The commissioners reviewed and discussed the revised language being proposed for Blade Signs in the Downtown. **Commissioner Fasolo** asked for commissioner feedback about his suggestion to allow internal illumination of blade signs. **Chair Bombick** and **Commissioner Fitzgerald** felt this issue should be discussed under a separate review because of the aesthetic factor of illuminating these signs. **Commissioner Eckhardt** said that although he is sympathetic to improving night visibility of blade signs, he was more concerned about the aesthetics of illuminated blade signs.

Commissioner Fitzgerald pointed out that the commissioners welcome sign variations and encourage unusual and creative signs in the Downtown. **Chair Bombick** reiterated his opposition to sanitized and conventional signs that limit character, and is in support of allowing variety by allowing sandwich board signs and removable hanging signs in the Downtown. **Commissioner Eckhardt** agreed with these comments.

Tom Mannetti, Owner of Metropolis Ballroom. He said that his business occupies the entire second-floor of the building on both Campbell Avenue and Vail Street, which is unique. He is considering adding signage to both sides of the building, similar to what the Metropolis Theater has on their building. The commissioners explained that the theater signs are banners and required variations. **Mr. Hautzinger** added that banner signage is different than the types of signage being proposed tonight.

Fees for Downtown signage were also discussed. **Mr. Hautzinger** explained that permit fees for signage are handled through the Building Department. A separate fee of \$50 applies to the Design Commission Application for Downtown Signage, which is handled directly through the Planning & Community Development Department. The commissioners were concerned about the amount of fees associated with sandwich board signs and removable hanging signs. It was suggested that permits for these types of signs could also be a candidate for the new 'Same Day Permit' process recently developed by the Village. **Mr. Hautzinger** explained that the 'Same Day Permit' process only applies to small residential remodeling and maintenance type work. **Chair Bombick** stated that he would rather see money spent on a better quality sign than on a permit review.

The commissioners were not comfortable making a motion tonight and directed Staff to revise the language being proposed for Downtown Signage based on the changes they discussed tonight and return as soon as possible for final review and approval by the Design Commission.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO DIRECT STAFF TO REVISE THE LANGUAGE BEING PROPOSED FOR DOWNTOWN SIGNAGE BASED ON THE CHANGES MADE BY COMMISSIONERS, AND RETURN AS SOON AS POSSIBLE FOR FINAL REVIEW AND APPROVAL BY THE DESIGN COMMISSION.

Mr. Hautzinger noted that the only revisions to be made by Staff are regarding sandwich board signs, as the commissioners made no changes to the language being proposed for the other signs discussed tonight.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO AMEND THE MOTION AND ADD THE FOLLOWING:

1. THESE REVISIONS WOULD ONLY APPLY TO THE LANGUAGE BEING PROPOSED FOR THE SANDWICH BOARD SIGNS.

Chair Bombick strongly recommended the motion include that any fees for these types of signs be nominal.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO AMEND THE MOTION AND ADD THE FOLLOWING:

2. A STRONG COMMENT THAT ANY FEE FOR THESE TYPES OF SIGNS BE NOMINAL.

FITZGERALD, AYE; ECKHARDT, AYE; FASOLO, AYE; BOMBICK, AYE.

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 22, 2014

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

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

Members Absent: None

Also Present: Keith Neumann, Greenscape Homes for 913 N. Beverly Ln.
Gina Lenzo, 909 N. Beverly Ln. for 913 N. Beverly Ln.
Nick Prager, Landmark Visibility Solutions for *Windsor Woods Condos*
Jim Platt, Arlington Heights Chamber of Commerce for Downtown Signage
John Ridler, Arlington Heights Chamber of Commerce for Downtown Signage
Michael Mertes, Business Development Coordinator
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 8, 2014

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF APRIL 8, 2014. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 3. SIGN CODE MODIFICATIONS RE-REVIEW**DC#14-017 – Downtown Signage**

Mr. Steve Hautzinger and Mr. Michael Mertes were present on behalf of the revisions to the text amendments to Chapter 30, Downtown signage.

Mr. Hautzinger stated that the motion from the last review on April 8th directed Staff to make revisions to the sandwich board guidelines based on feedback from the Design Commission. No comments were made regarding revisions for the blade signs or removable hanging signs.

Mr. Hautzinger reviewed the revisions for Downtown Sandwich Board Signs as follows:

Section 30-101 - Definitions:

- Omit 'or of an inverted 'T' shape weighted bottom'.
- Add the following: Sandwich Board Sign Sculptural. A sign set on the ground (without attachment to the ground) that is sculptural in form, such as a human figure, sculpture art, or other object, and contains an integral sign panel on one or two sides. Sculptural sandwich board signs are permitted in the B-5 zoning district only.

Section 30-201.h.12 – Sandwich Board Signs / Sculptural Sandwich Board Signs.

- a. **Number:** Each business shall be permitted one sandwich board sign per street frontage or per entry.
- b. **Size:**
 - iii. Sculptural sandwich board signs shall not exceed 6-feet in height or 3-feet in width. The signage area shall not exceed 27" wide, 42" tall, and 6 square feet on each face of the sign. Design Commission review is required for all sculptural sandwich board signs.
- c. **Location:**
 - ii. Omit this item.
- d. **Message:**
 - iii. Handwritten messages are allowed if in a neat and legible manner on a dark color background.
- e. **Construction:**
 - i. Sandwich board signs must be free standing and constructed of wood or metal or similar appropriate material as approved by Village Staff.
 - ii. Pre-engineered plastic sandwich board signs are discouraged.

Staff is recommending the Design Commission recommend approval to the Village Board of the proposed text amendments.

Acting Chair Eckhardt asked if there was any public comment on the project and someone in the audience stated that the proposed revisions read well and will be a good amendment.

Commissioner Bombick asked for clarification about a sculptural sandwich board sign; if it is a sculptural figure or image only with no sign on it. When is it a brand identity sign and when is it a piece of art. **Mr. Hautzinger** replied that a sculpture without signage would not be considered a sculptural sandwich board sign and would fall under the 'Guidelines for Downtown Sidewalk Displays' that were recently issued by the Village. Once a sculptural includes printed matter, it would be considered a sculptural sandwich board sign that must be approved by the Design Commission. He added that as with any code amendment, the Village will need to monitor the outcome for any unforeseen issues. If undesirable issues were to arise, then recommendations will be made to correct the issues. The commissioners did not want to discourage businesses from putting up a sculptural type sign. The commissioners had no further comments. They thanked Staff for the research and work done to create the revisions to the text amendments for Downtown signage.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FASOLO, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES FOR SIGN CODE REVISIONS TO CHAPTER 30 TEXT AMENDMENTS, PER THE STAFF REPORT DATED 4/08/14 AND 4/22/14.

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

COMMUNITY-WIDE SANDWICH BOARD SIGNAGE

DC 14-078 | August 26, 2014

REPORT

- A. Background
- B. Possible Options
- C. Conclusions
- D. Recommendations

ATTACHMENTS

Proposed Chapter 30 Text Amendments, dated August 26, 2014
Sandwich Board Signage Community Wide Survey, dated June 24, 2014
Staff Research of Other Communities, dated August 26, 2014

COMMUNITY-WIDE SANDWICH BOARD SIGNAGE

DC 14-078 | August 26, 2014

A. BACKGROUND:

On April 22, 2014, the Design Commission recommended approval to the Village Board to allow Sandwich Board Signage in the Downtown (B-5) zoning district. On May 19, 2014, the Village Board approved Ordinance 14-022, thereby officially amending Chapter 30 to allow Sandwich Board Signage in the Downtown. At that time, the Village Board requested that Staff begin a study to evaluate the possibility of allowing sandwich board signage for businesses throughout Arlington Heights. On June 24, 2014, Staff led a preliminary discussion with the Design Commission to determine if this is an issue that they would like to explore further. Staff presented the following information for discussion:

ISSUES: When evaluating this proposal, the Design Commission should consider the following issues:

- Arlington Heights' Image:
 - Would Sandwich Board signs throughout the Village create the type of image desired for Arlington Heights?
 - Arlington Heights' primary competitors for retail business are:
 - Deer Park. Sandwich Board Signs are **not allowed**.
 - Mount Prospect. Sandwich Board signs are allowed in **Downtown only**.
 - Schaumburg. Sandwich Board signs are allowed in **Downtown only**.
- Sign Blight:
 - Would allowing Sandwich Board signs throughout Arlington Heights create an overabundance of signage? How much signage is too much?
 - As determined by a Visual Preference Survey conducted in 2012, respondents prefer a limited amount of tastefully designed signage in lieu of an overabundance of signage.
 - Businesses are currently allowed: ground signs, wall signs, canopy/awning/marquee signage, and temporary "event" signage. Temporary signs are typically ground mounted signs or wall mounted banners.

RESEARCH: Staff reviewed nine select communities' sign codes for comparison.

Of the nine (9) communities surveyed:

- Two (2) of the communities do not allow sandwich board signs at all.
- Three (3) of the communities allow sandwich board signs in the Downtown area only.
- Four (4) of the communities allow sandwich board signs throughout all Business Districts, but require signs to be located adjacent to the building or within a short distance from the building entrance.

Staff also conducted a survey of Arlington Heights for sandwich board signs currently being used illegally outside of the Downtown. Many examples were found, and photos of existing signs were presented to the Design Commission. Some were nicely designed and tastefully located along business storefronts, but many others were poor in appearance and located along roadways. Keeping the positive image of Arlington Heights as a priority, Staff does not recommend allowing sandwich board signs (outside of the Downtown) to be in the public way along streets or in parking lots and landscape islands. If sandwich board signs are to be considered in zoning districts outside of the Downtown, then it is recommended that they be required to be adjacent to the building entrance. It is cautioned that code enforcement of sandwich board signs throughout Arlington Heights will be difficult if regulations are complex. In regards to Removable Hanging Signs, it is Staff's opinion that the character of this type of signage is unique to the Downtown pedestrian environment, and they are not recommended community wide.

As a result of the preliminary discussion, the Design Commission reported general support of allowing sandwich board signs for businesses outside of the Downtown, but with guidelines to control them. The Design Commission requested that Staff prepare code language for review.

B. POSSIBLE OPTIONS:

Based on feedback from the meeting and staff research, we offer the following options for possible revisions to the Sign Code.

OPTION 1: Make no change to current code.

Sandwich boards would continue to not be allowed outside of the Downtown.

OPTION 2: Modify the Sign Code to allow Sandwich Board Signs outside of the Downtown.

Modify the sign code to allow sandwich board signs in all Business zoning districts (B-1, B-2, B-3, & B-4), as well as continuing to allow them in the Downtown (B-5) zoning district. Sign permits will not be required for sandwich board signs in the B-1, B-2, B-3, & B-4 zoning districts. **See attached proposed Chapter 30 Text Amendments dated 8-26-14.**

C. CONCLUSIONS:

As with any code amendment, the Village will need to monitor the outcome for any unforeseen issues. If undesirable issues were to arise, then recommendations will be made to correct the issues.

D. RECOMMENDATIONS:

It is recommended that the Design Commission recommend approval to the Village Board for sign code revisions as follows:

1. Modify the current code as outlined in Option 2.

**PROPOSED CHAPTER 30
TEXT AMENDMENTS**

Section 30-101 Definitions

Sandwich Board Sign. A sign set on the ground (without attachment to the ground) in an 'A' frame configuration with two panels hinged at the top. Sandwich board signs are permitted in the **B-1, B-2, B-3, B-4, & B-5** zoning districts only.

Section 30-703 Sandwich Board Signs. (New section to be added in its entirety)

a. Number.

1. Each business shall be permitted one sandwich board sign per street frontage or per entry, up to a maximum of two sandwich board signs per business.

b. Size.

1. The signage area shall be a maximum of six square feet on each face of the sign.
2. The overall sign size shall not exceed 27" wide and 42" tall.

c. Location.

1. Sandwich board signs shall only be located on private property and must be within 10 feet of the building entrance. They are not allowed within the public right of way or in parking lots. They shall not extend beyond the length of the business frontage.
2. Sandwich board signs shall not constitute a hazard to use of pedestrian or vehicular thoroughfare (refer to Section 30-120). Five feet clearance must be maintained on all pedestrian walks, and clearance in front of doors shall be maintained.

d. Message.

1. The message on a sandwich board sign may include the name of the business, products produced or services rendered, and other pertinent information related to the business' operation. The business name shall be limited to 33% of the overall sign area.
2. Professionally printed, computer generated messages are allowed.
3. Hand written messages are allowed if in a neat and legible manner on a dark color background.
4. White erasable boards are not allowed.
5. Manual change bulletin board signs are not allowed.

e. Construction.

1. Sandwich board signs must be free standing and constructed of wood or metal, or similar appropriate material as approved by Village staff.
2. Pre-engineered plastic sandwich board signs are discouraged.
3. Signs must be weighted in order to ensure that they do not fall. Signs must be maintained in an upright position at all times.
4. Signs are not allowed to be illuminated.

f. Hours of Display.

1. Sandwich board signs may only be displayed during open business hours.

Sandwich Board Signage Community Wide Survey

June 24, 2014

- Poor Location – Near Road
- Hazardous – Blocking Sidewalk





- Location Near Entrance
- Cheap Material



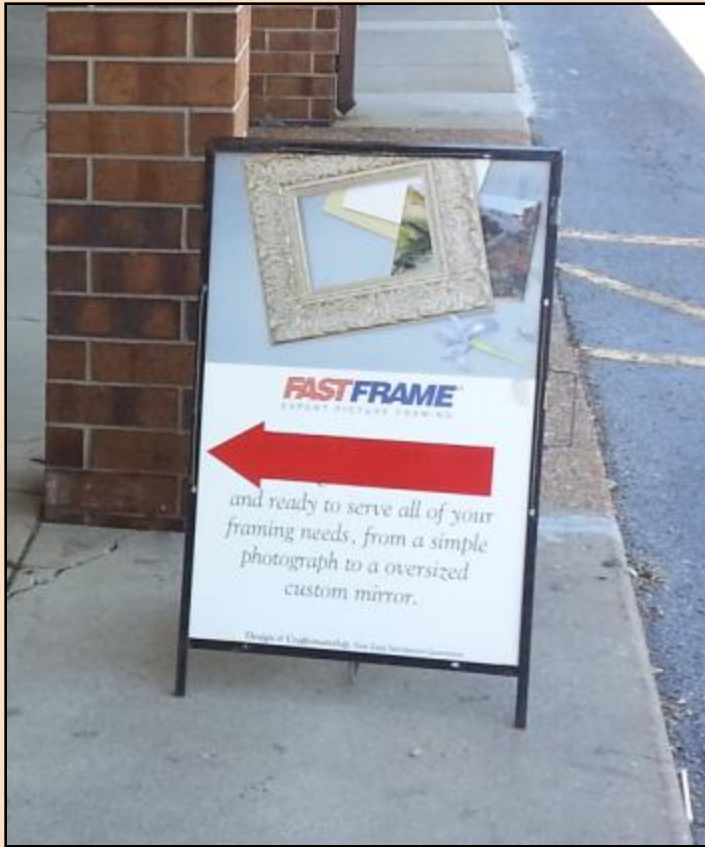
- Location Near Entrance
- Cheap Material/Poor Design



- Location Near Entrance
- Cheap Material/Poor Design



- Poor Location – Near Road
- Cheap Material/Poor Design



- Location Near Entrance
- Professionally Branded Message



- Location Near Entrance
- Cheap Material





- Two Signs at One Business



- Poor Location – Near Road



- Poor Location – Near Road
- Poor Appearance - Lack of Maintenance

- Location Near Entrance





- Location Near Entrance



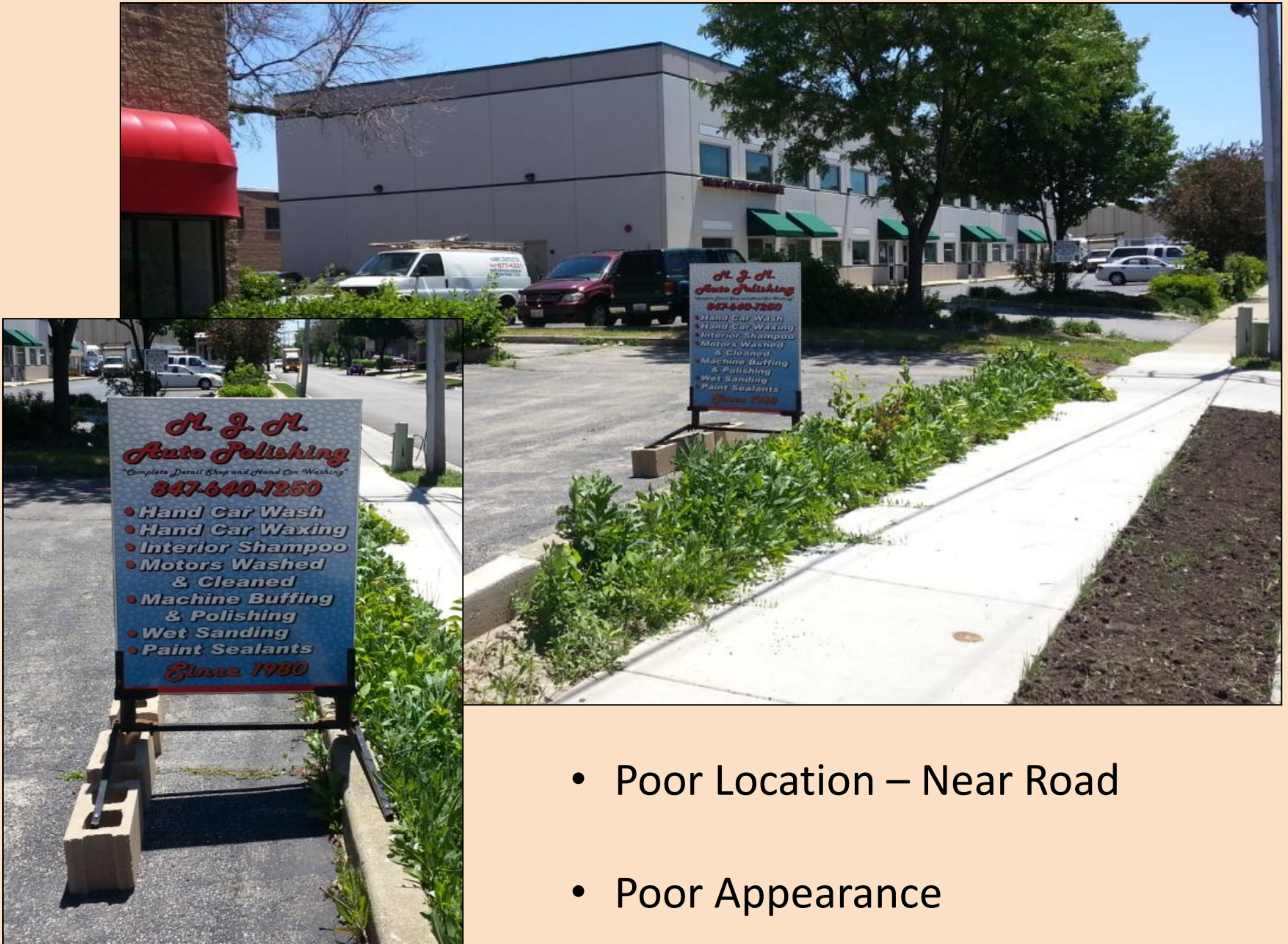
- Location Near Entrance
- Hazardous – Blocking Sidewalk



- Location Near Entrance
- Hazardous – Blocking Sidewalk and Doorway



- Location Near Entrance
- Two Signs at One Business



- Poor Location – Near Road
- Poor Appearance



- Poor Location – Near Road
- Poor Appearance – Lack of Maintenance



- Poor Location – Near Road
- Poor Appearance



- Poor Location – Near Road
- Poor Appearance



- Poor Location – Near Road
- Poor Appearance



- Poor Location – Near Road
- Cheap Material/Poor Design



- Poor Location – Near Road
- Cheap Material/Poor Appearance





- Poor Location – Near Road
- Cheap Material/Poor Design

Open Discussion

Municipality	Does your code allow sandwich board signs in commercial or business districts?	Are such signs allowed only in downtown, other business districts, or both?	Do you require a permit?	Do you require a hold-harmless agreement and insurance?	Where are sandwich board signs allowed?	Total Square Footage	Height	Width	Number of Signs Allowed	Limits on Location	Limits on How Long Signs Can be Posted	Maximum Distance of Sign from Building/ Façade	Space Required for Pedestrian Mobility
Buffalo Grove Deer Park	Yes. No.	Both.	Yes. Must renew each year.	No.	Private Property & Public Sidewalks.	6 sq. ft.	4'	Not specified.	1 per business. 1 additional sign if business front exceeds 300 feet.	Adjacent to building.	Business hours.	Not specified.	3'
Evanston	Yes.	Both.	Yes. Must renew each year.	Both.	Private Property & Public Sidewalks.	4 sq. ft.	4'	Not specified.	1	Cannot block building entrances, car doors, nike racks, or parking meters.	Business hours.	Not specified.	9' Downtown. 8' other locations.
Mount Prospect	Yes.	Downtown Only.	Yes.	Both.	Public & Pvt (no permit for Pvt)	6 sq. ft.	4'	Not specified.	1		Business hours.	1'	5'
Naperville	Yes.	Both.	No.	Insurance required.	Private Property & Public Right of Way.	6 sq. ft.	5'	Not specified.	1		Business hours.	5' from bldg entrance.	Can't obstruct ped mobility.
Oak Park	Yes.	Downtown & Neighborhood Commercial. Not Corridors.	No permit if on private property. Permit required if in public way.	No.	Public & Pvt (no permit for Pvt)	6 sq. ft.	4'	Not specified.	1	20' from next A-Frame.	Business hours.	15' from bldg entrance.	5'
Palatine	Yes. Allowed as a temporary "Event Sign".	Both.	Yes.	No.	Private property & Public Right of Way.	8 sq. ft.	4'	Not specified.	1 per 100 feet.		1 week at a time. Four times per year.	None.	
Rolling Meadows	No.												
Schaumburg	Yes.	Downtown Only.	No.	Hold-Harmless Agreement Only.	Private Property Only.	9	3'	Not specified.	1	In front of business entrance, but cannot face a roadway.	None.	None.	3'
Other Communities													
Barrington	Yes.	Both.	No.		Private Property & Public Right of Way.	6 sq. ft.	Any dimension not to exceed 6 sq. ft.	Any dimension not to exceed 6 sq. ft.	1	At the individual tenant space, not to be displayed on common property in multiple tenant centers	No.	No.	5' clear.
Carpentersville	Yes.	Both.	No.	None.	Private property only.	Maximum size 24" x 36" per side with display copy on two sides, not to exceed 12 square feet total.	36"	24"	1	May be placed anywhere on the property, but shall not create an obstruction for vehicular and pedestrian traffic, and shall not obstruct the vision of drivers.	Signs may be placed in front of a business during the hours of operation of the business on a daily basis and taken in nightly.	Anywhere on the private property.	The signs shall not create an obstruction for pedestrian traffic. No specific clearance stated in the code.
Des Plaines	No.												
Hoffman Estates	No.												
Lincolnshire	No.												
Northbrook	Yes.	Both.	Yes.		Private Property Only.	Max. 20 sq. ft.	N/A.	N/A.	1	30 days.	Require a temporary Use Permit.	Must be set back 6 ft. from front lot line.	N/A.
Park Ridge	Yes.	Both.	No.	Insurance Only.	Private Property & Public Right of Way.	24 sq. ft. (12 sq. ft. per face).	No maximum height.	No maximum height.	1	Not located in streets, not blocking pedestrian traffic.	9 a.m. - 9 p.m.	N/A.	Cannot obstruct pedestrian traffic.
Skokie	Yes.	Both.	Yes.	None.	Private Property & Public Right of Way.	6 sq. ft.	4 ft.		1 sign per business.	Within 10 ft. of the center of the primary entrance.	None - remove in high winds and 2" of snow.	Within 10 ft. of the center of the primary entrance.	5 ft.
Streamwood	Yes.	Both.	Yes.		Private Property Only.	32 sq. ft.	Less than 15 ft.	Not applicable as long as total sq. ft. met.	1 per zoning lot.	Private property only.	We deem them temporary signs; 30 days per zoning lot; 4x per year.	N/A.	N/A; may not block pedestrian or motor access.



Item: DC14-058 - Hickory / Kensington Design Guidelines

Department: Planning & Community Development

This project was continued from the August 26, 2014 meeting due to a lack of quorum.

REQUESTED ACTION

Approval of the proposed Hickory/Kensington Area Design Guidelines.

UPDATE

On June 24, 2014, Staff presented the proposed Hickory/Kensington Area Design Guidelines to the Design Commission for approval. At that time, the Design Commission raised the following questions and concerns:

1. The Design Commission expressed concern about expansion of Recreation Park to Northwest Highway, as shown on the Comprehensive Plan.
 - a. **Response:** There are two existing automotive repair buildings on Northwest Highway at the south end of Recreation Park. In 1993, the Village Board amended the Comprehensive Plan to change those properties from Commercial to Parks. The two automotive repair buildings have been owned by the Arlington Heights Park District for many years. The Park District Board has approved a Master Plan for Recreation Park which includes demolition of the two existing buildings and expansion of Recreation Park to Northwest Highway. The Master Plan was developed with extensive neighborhood input. The Shell gas station on the corner of Northwest Highway and Belmont Avenue is privately owned and will remain as a Commercial property.
2. The Design Commission expressed concern about demolition of the original existing buildings within the Hickory/Kensington Area, and questioned if any of the existing buildings are worth saving for reuse within the new development.
 - a. **Response:** The Planning Staff and TIF Consultant have surveyed the Hickory/Kensington area. The area has been designated by the Village Board as a TIF district with the stated goal to redevelop these properties. A photo slideshow of the existing buildings has been prepared for review with the Design Commission. Staff maintains the position that none of the original existing buildings offer potential for adaptive reuse within the Hickory/Kensington Area Plan.

RECOMMENDATION

It is recommended that the Design Commission approve the proposed Hickory/Kensington Area Design Guidelines dated June 2014.

ATTACHMENTS:

Description	Type
Staff Report	Report
Hickory/Kensington Area - Existing Buildings Survey	Exhibits
Hickory/Kensington Design Guidelines	Exhibits

MEMO

DATE: August 26, 2014
TO: Chairman Eckhardt and Members of the Design Commission
FROM: Steve Hautzinger, Design Planner
RE: **DC Number: 14-058, Hickory/Kensington Area Design Guidelines**

Requested Action:

Approval of the proposed Hickory/Kensington Area Design Guidelines.

Background:

In 2013, the Village Board adopted Ordinance 13-001, amending the Comprehensive Plan and adopting the Hickory/Kensington Area Plan, which outlined several goals and objectives for the area including rezoning properties and developing Design Guidelines. Also in 2013, the Village Board approved rezoning portions of the area to start implementation of the plan. Finally, the Village Board approved hiring a consultant to conduct a feasibility study for creating a TIF District for the area, and on July 21, 2014, the Hickory/Kensington TIF was approved by the Village Board.

Consistent with recommendations contained in the Hickory/Kensington Area Plan, Design Guidelines for the Hickory/Kensington Area have been developed by the Planning and Community Development Department and are being submitted to the Design Commission for review and approval. The intent and purpose of the Design Guidelines is to establish the design standards for the overall Hickory/Kensington development, and to ensure a minimum standard of quality, character, and cohesiveness for the development of the area. As each portion of the Hickory/Kensington area is developed, the individual proposals will be evaluated against the standards established by these guidelines. These guidelines are intended to be used as a tool, early in the design process, to guide the design of each project being proposed within the development area.

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Recommendation:

It is recommended that the Design Commission approve the proposed Hickory/Kensington Area Design Guidelines dated June 2014.

Hickory/Kensington Area Existing Buildings Survey

August 26, 2014



Looking Northwest on Northwest Highway –
Cassidy Tire & Service



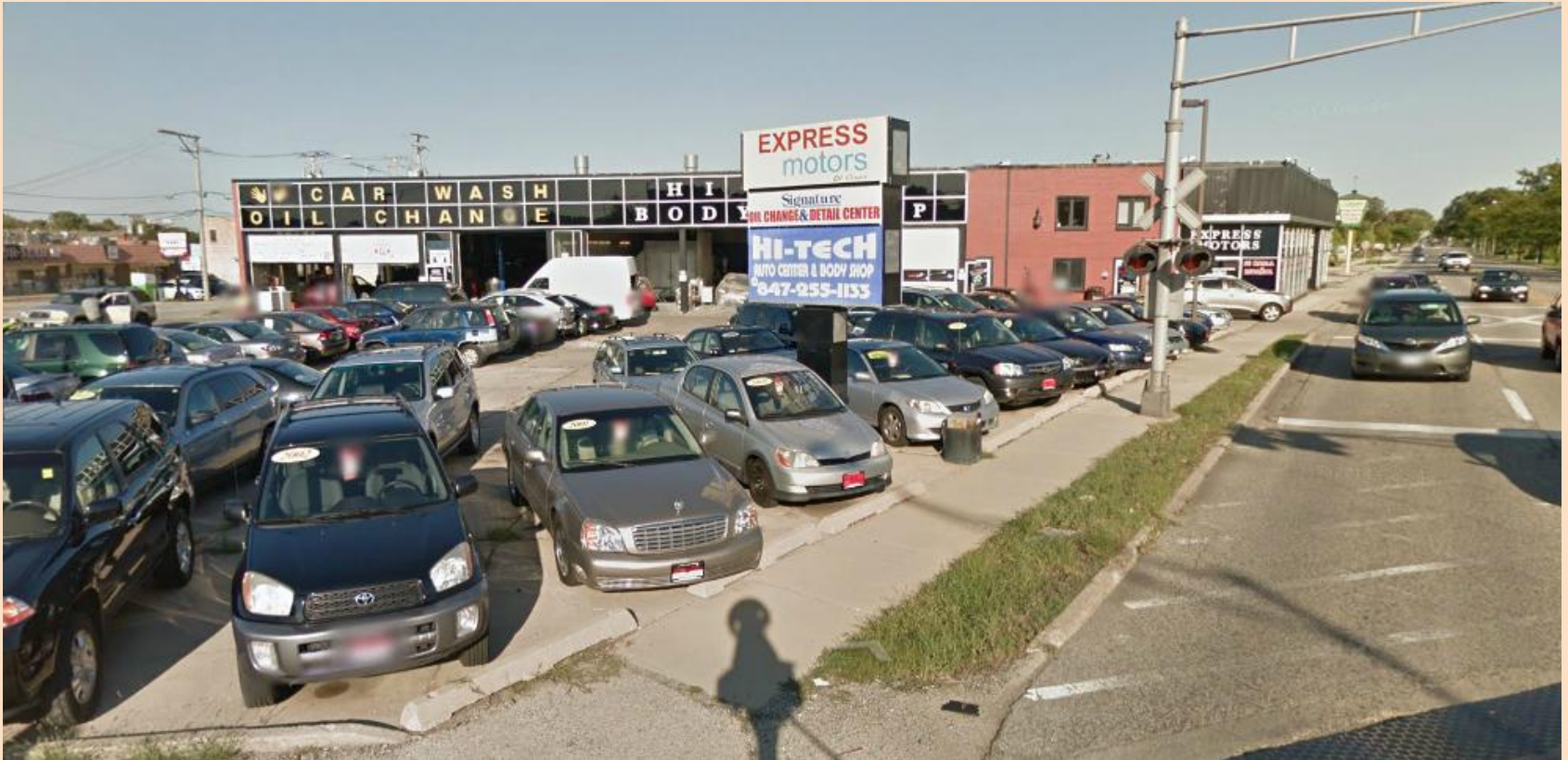
Looking North from Northwest Highway



Looking North from Northwest Highway



Looking North on Northwest Highway –
Express Motors



Looking East from Northwest Highway –
Express Motors



Looking Southwest from Kensington Road –
Express Motors



Looking South from Kensington Road



Looking Southeast from Kensington Road –
Mariano's



Looking Northwest from Kensington Road



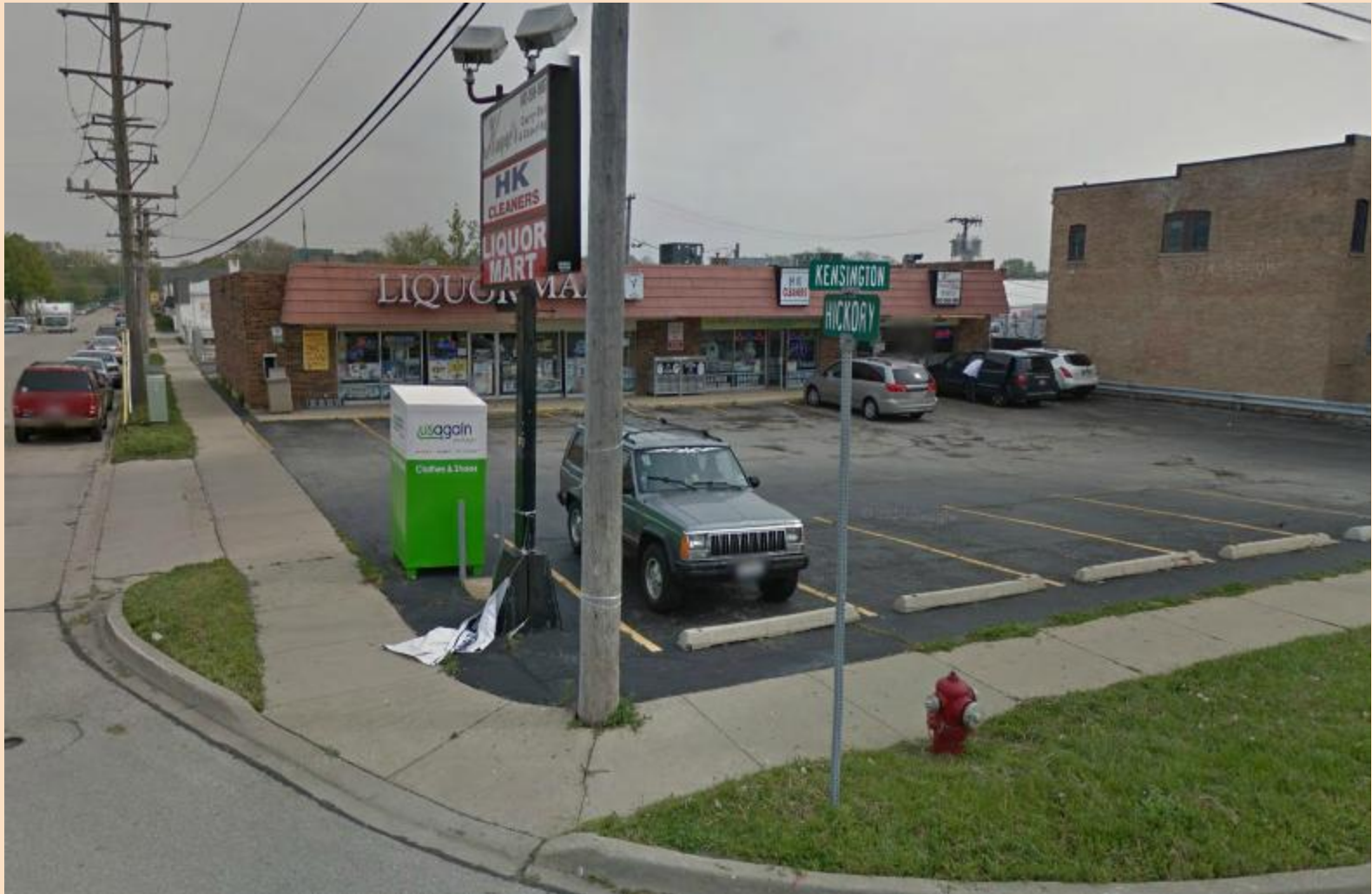
Looking Northwest from Kensington Road –
Beverly Lanes Bowling Alley



Looking Northwest from Kensington Road



Looking North from Kensington Road



Looking North at Intersection of Kensington Road
and Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



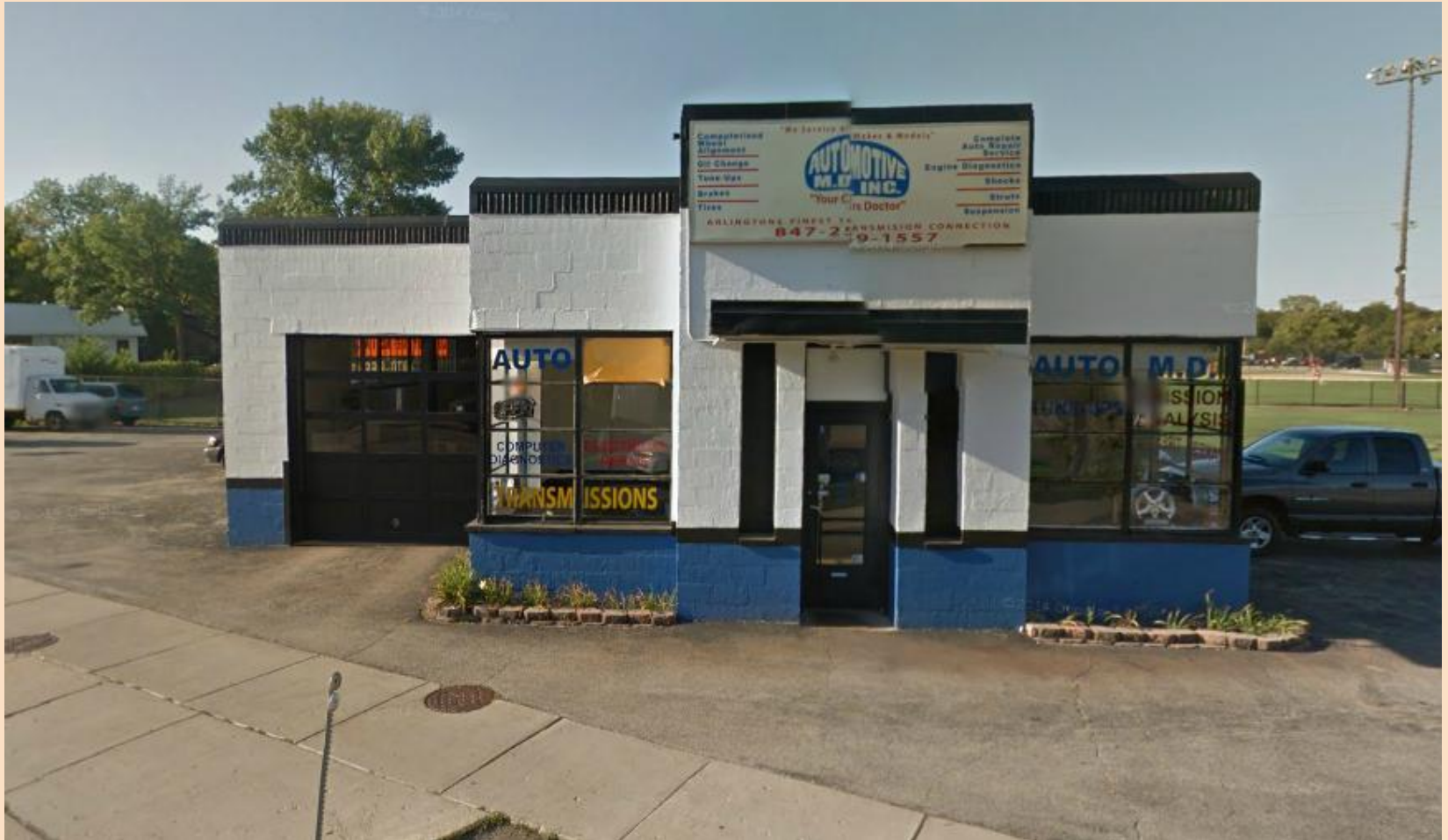
Looking Southwest from Hickory Avenue



Looking Northwest from Hickory Avenue



Looking North from Northwest Highway towards
Recreation Park



Looking North from Northwest Highway towards Recreation Park

Hickory / Kensington Area Design Guidelines



Village of Arlington Heights

Prepared by the Department of Planning and Community Development

June 2014

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1. Introduction

In 1991, the Village Board amended the Comprehensive Plan and designated the Hickory/Kensington area as a redevelopment project area as part of the Comprehensive Planning Program. The Hickory/Kensington area is defined by Dryden Avenue on the east, Miner Street on the north, Northwest Highway on the south, and Belmont Avenue on the west (refer to Figure 1).

In November, 1993 the Village Board adopted Ordinance 93-096, approving the Hickory/Kensington Redevelopment Plan. Since that time, much of the area has either redeveloped or is in the process of redeveloping, with the exception of the middle or Core area as illustrated below. In 2013, the Village Board adopted the Hickory/Kensington Area Plan, which outlined several goals and objectives for the area including rezoning properties and developing Design Guidelines. Subsequently, a portion of the area has been rezoned to allow for mixed use and residential development.



Figure 1. Map of Plan Area

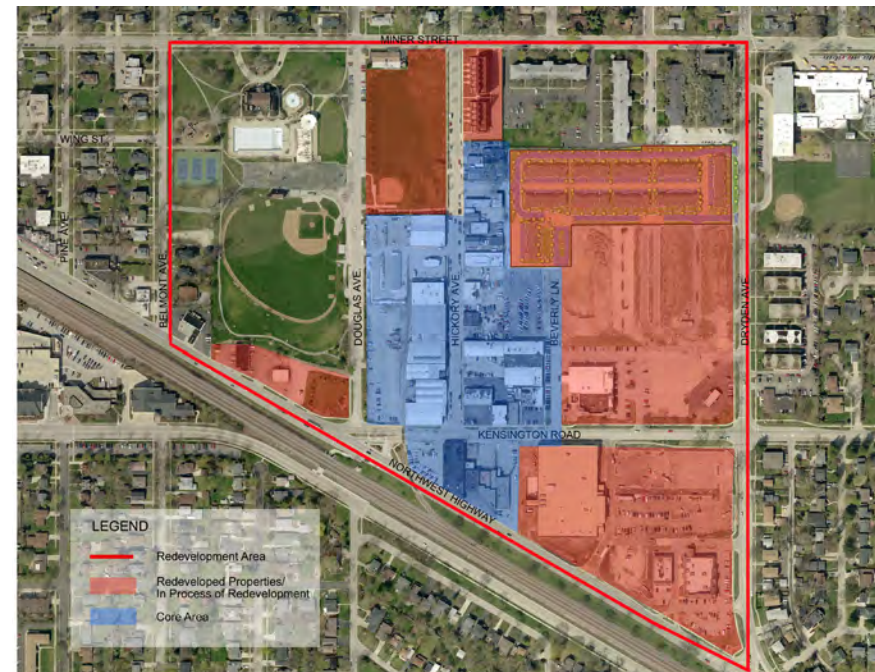


Figure 2. Map of Core Area

Hickory/Kensington Area Plan - Core Area

The Core area is designated to be redeveloped as mixed use commercial and residential with the intent to create a new, vibrant mixed use neighborhood. The plan below illustrates the established zoning throughout the overall development and core areas. New developments will be required to comply with the appropriate zoning requirements (R-6, R-7, B-2 / B-3) as well as the requirements of the Hickory/Kensington Overlay Zone.

Zoning Districts per Chapter 28 Zoning Regulations

Section 5.1-6:

R-6, Moderate Density Multiple Family Dwelling District

Section 5.1-7:

R-7, High Density Multiple Family Dwelling District

Section 5.1-11:

B-2: General Business / Mixed Use District

Section 5.1-12:

B-3: General Service, Wholesale and Retail District

Section 5.1-23:

Overlay Zoning District – Hickory Kensington Area

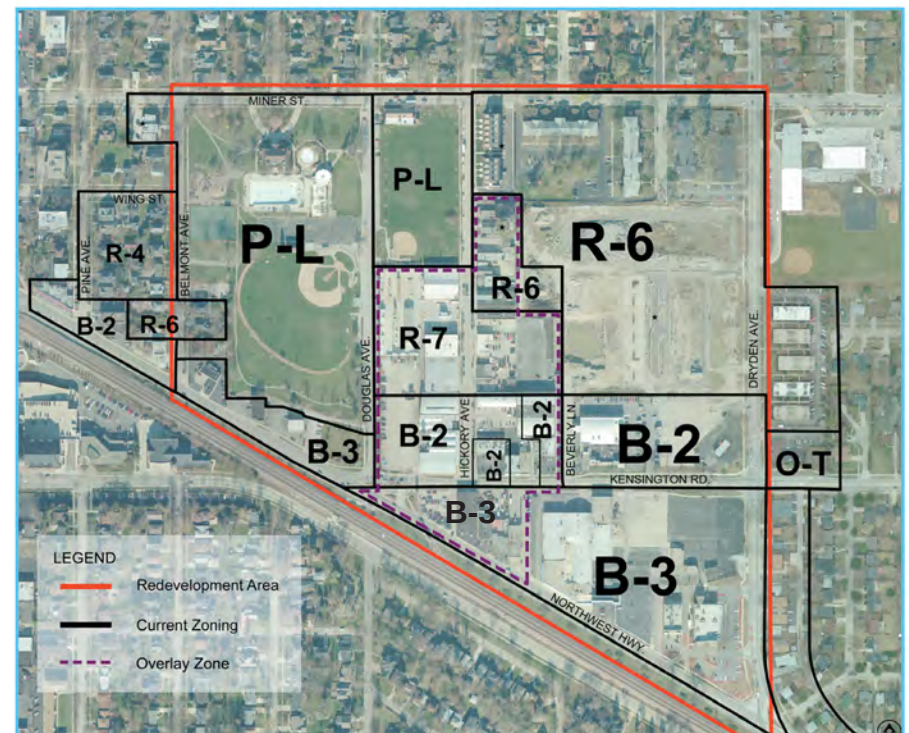


Figure 3. Zoning Map

2. Design Guidelines, Intent and Purpose

Per the direction of the Village Board, these Design Guidelines have been developed by the Village of Arlington Heights Planning and Community Development Department, and are approved by the Arlington Heights Design Commission.

The intent and purpose of the Design Guidelines is to establish the design standards for the overall Hickory/Kensington development, and to ensure a minimum standard of **quality, character**, and **cohesiveness** for the development of the area. As each portion of the Hickory/Kensington area is developed, the individual proposals will be evaluated against the standards established by these guidelines. These guidelines are intended to be used as a tool, early in the design process, to guide the design of each project being proposed within the development area.

Design Guidelines, by definition:

- Design, “the way in which something is planned and made.”
- Guidelines, “an official recommendation indicating how something should be done...”

3. Design Goals and Objectives

The focus of these Design Guidelines is on the architectural and streetscape requirements **for the Core Area**. The overall character and style envisioned for the Core area will be a **clean and modern** aesthetic. However, to ensure a cohesive overall character throughout the entire Hickory/Kensington area, context and compatibility of the Core area with the completed portions of the development area will be an important consideration of these guidelines.

Hickory/Kensington Area Plan

Vision Statement

A vibrant, mixed use neighborhood which complements the downtown area, providing new housing and commercial opportunities in a walkable, pedestrian friendly environment.

Design Goals and Objectives

- Develop a modern architectural aesthetic that is unique to Arlington Heights.
- Establish a modern streetscape aesthetic that is inviting and interesting.
- Implement exceptional architecture and urban design to create a unique, interesting, and vibrant place
- Create a walkable, pedestrian friendly neighborhood.
- Establish continuity throughout the development area by expanding upon completed portions of the development.
- Encourage sustainable development including, but not limited to, the use of bioswales for storm water management, green buildings, and energy efficient street lighting.

The Core Area is divided into four main zones:

- Mixed Use Zone
- High Density Residential Zone
- Moderate Density Residential Zone
- Commercial Zone

The Design Guidelines are arranged according to these four main zones in order to address the unique design requirements for each zone. Streetscape design standards are another focus of these design guidelines. The streetscape standards established in these Design Guidelines will apply throughout the Core Area and will serve as a common thread to tie all of the zones together.



Figure 4. Current Comprehensive Plan

The Core Area plan envisions moderate density multi-family housing, mixing row townhomes with multifamily buildings of 3 to 5 stories along Hickory Avenue from just north of Wing Street to Campbell Street. South of Campbell Street to Kensington Road would include mixed use development with commercial on the first floor and residential above, 4 to 5 stories. South of Kensington Road through to Northwest Highway would remain as commercial, with the western portion within the core area as a potential redevelopment site for new commercial.

The site plan and renderings below illustrate the type and scale of development envisioned.



Figure 5. Conceptual Build Out Plan



Figure 6. Conceptual Site Plan



Figure 7. Conceptual Street View of Hickory Looking South

4. Mixed Use Zone (B-2) & High Density Residential Zone (R-7)

The Mixed Use and High Density Residential zones are located along Hickory Avenue, starting at Kensington Road going north (refer to Figure 4 on page 5). The architectural style for these zones shall be fresh, clean, and modern. A modern aesthetic will be unique to Arlington Heights and will establish a distinctive identity for the Hickory/Kensington neighborhood core. Buildings fronting Kensington Road shall include first floor commercial space. Restaurants and service uses compatible with a mixed use neighborhood are encouraged.



Building Height (as adopted in the Overlay Zone per Ordinance 13-031):

- Mixed Use zone **B-2**: 4 – 5 stories, 40' minimum height, and 60' maximum height.
- High Density Residential zone **R-7**: 3 – 5 stories, 35' minimum height, and 55' maximum height.

Architectural Design Features:

- Flat roofs with deep horizontal projected cornices (Figures 8 & 10).
- Exposed metal features, such as balconies, canopies, and awnings, are encouraged to recall the former industrial use of the neighborhood (Figures 10 & 12).
- Clean details.
- Expansive use of glass.
- Simple geometric forms (Figure 9).
- Combinations of recessed and projected balconies for visual interest.
- Building Materials should have a crisp and clean appearance such as: glass, stucco, brick, and dressed stone masonry.
- Corner features are encouraged to create focal points of interest on the building design (Figures 8 & 9).

Street Level, Commercial space:

- The first floor shall have a distinctive appearance from the floors above.
- Expansive use of glass to promote pedestrian interaction with the business storefronts.
- Adequate wall area for signage shall be provided above the storefronts (Figure 11).

Character Images



Figure 8. Flat roofs and projected horizontal cornices establish a modern aesthetic.



Figure 9. Simple geometric forms and extruding volumes provide a visual hierarchy.



Figure 10. Non-traditional window patterns and metal framed canopies & balconies create a clean, modern appearance.

Street Level Character Images



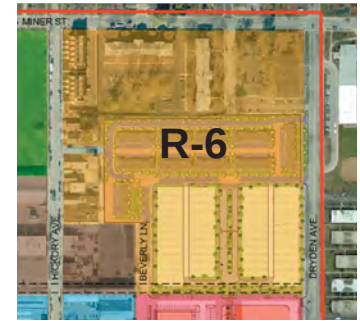
Figure 11. Example of signable wall area integrated into the building design. Recessed storefronts create a pedestrian scale and enhanced pedestrian experience.



Figure 12. Exposed steel framing evokes an industrial, but modern feel.

5. Moderate Density Residential Zone (R-6)

The Moderate Density Residential zone is located between the high density residential zone and the existing moderate density residential area along Hickory Avenue to the north (refer to Figure 4 on page 5). The moderate density residential zone will serve as a transition in architectural style from the modern high density residential zone to the existing, traditionally designed residential areas.



Building Height (as adopted in the Overlay Zone per Ordinance 13-031):

- 3 stories, 30' minimum height, and 40' maximum height.

Architectural Style / Character:

- Blend of modern and traditional forms (Figures 17-20).
- Can be traditional in form, but with a clean modern appearance (Figure 17-20).
- 4-sided architecture. Side and rear elevations shall be developed to a similar level of detail as the front elevations.

Suggested Design Features:

- Primarily flat roofs.
- Simple geometric massing.
- Exposed metal bays with simple, modern geometries.
- Regular window spacing to complement the existing adjacent traditional style developments.
- Building Materials should have a crisp and clean appearance, such as glass, stucco, brick, and dressed stone masonry.
- Corner features are encouraged to create focal points of interest on the building design (Figure 20).

Existing Residential Context



Figure 13. 177-197 N. Hickory Rowhomes



Figure 14. 177-197 N. Hickory Rowhomes



Figure 15. Arlington Crossings Townhomes, along Dryden Avenue



Figure 16. Arlington Market Single Family Residences (proposed)

Character Images for the R-6 Core Area



Figure 17. Blending traditional gable roofs with flat roofs provides an aspect of comfort to the modern aesthetic.



Figure 18. A mix of brick and stone masonry with simplified modern detailing complements the adjacent traditional homes.



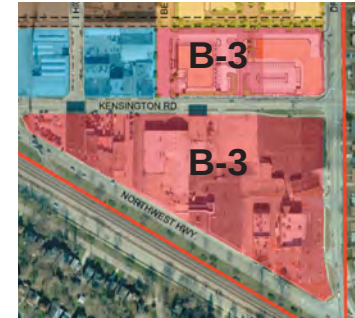
Figure 19. Flat roofs and simple geometric massing create an overall modern look.



Figure 20. Simple, modern geometry combined with traditional brick offers a sense of comfort to the area.

6. Commercial Zone (B-3)

The Commercial Zone is located along Kensington Road, between Dryden Street and Northwest Highway (refer to Figure 4 on page 5). A large portion of the commercial zone has already completed redevelopment. The guiding requirement for the architectural style of the remaining sites shall be to coordinate with and complement the existing context of the completed buildings.



Building Height:

- 1 or 2 stories

Architectural Design Features:

- Roof forms and building massing to complement the adjacent existing retail buildings.
- Colorful blend of materials.
- Expansive glass storefronts.
- Adequate wall area for signage shall be provided above the storefronts.
- Corner features are encouraged to create focal points of interest on the building design.

Existing Commercial Context



Figure 21. Mariano's Fresh Market, 802 E. Northwest Highway



Figure 22. Multi-tenant Retail along Kensington Road



Figure 23. Walgreens and Multi-Tenant Retail at Northwest Highway and Dryden Avenue

7. Sustainability / Green Technology

Per the Village Board goal to “promote green based policies and services”, sustainable design and construction methods are encouraged throughout the development area. There are numerous sustainable design strategies to consider which offer many benefits such as enhancing building occupants’ comfort and convenience, reducing energy and water consumption, aiding in the management of storm water, reducing air pollution, and minimizing construction waste.

Alternative Transportation:

- Promote the use of public transportation.
- The Arlington Heights Metra commuter rail station and Pace Bus stops are 1/2 mile from the Hickory / Kensington site.
- Encourage covered bicycle storage facilities on site for building occupants.



Green (vegetated) Roofs offer many benefits:

- Improves roof insulation which reduces energy consumption and improves occupant comfort.
- Extends the life of roofing membranes
- Helps manage storm water
- Reduces local heat island effects



Optimize Building Energy Performance:

- Efficient Mechanical Systems
- Energy Efficient Appliances and Lighting Fixtures
- Enhanced Building Envelope Insulation

Construction Materials:

- Consider environmentally friendly building products which contain at least 25% postconsumer recycled content.
- Use construction materials that are extracted, processed, and manufactured within 500 miles of the site.
- Responsibly manage construction waste to divert materials taken off of the site from landfills.

Reduce Water Consumption:

- Specify low consumption plumbing fixtures in kitchens and bathrooms.

ENERGY **OPTIMIZATION**



8. Streetscape

Streetscape improvements will be incorporated throughout the Hickory/Kensington area. The improvements will include items such as special paving, benches, trash receptacles, street trees, lighting and tree grates. The streetscape is designed to reduce maintenance by using materials such as concrete for the walkways with stamped concrete at key intersections. The overall style of the streetscape will be a clean and modern aesthetic. Below is a map identifying the area where the streetscape elements will be implemented, as well as a conceptual street view.



Figure 24. Map of pending streetscape application

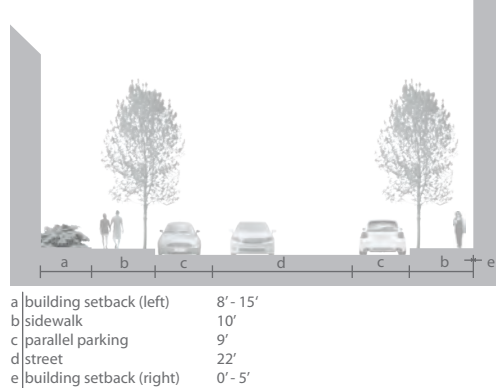


Figure 25. Conceptual street view of Hickory looking south

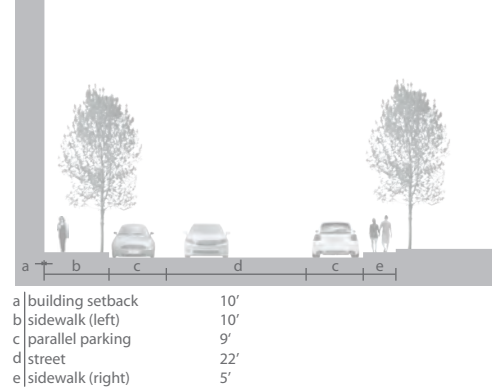
Street Sections

Cross sections for Campbell Street, Hickory Street, Douglas Avenue and Kensington Road have been designed to guide development and establish dimensions for landscaping and walkways. New development shall provide for sidewalks pursuant to the cross sections for each street delineated.

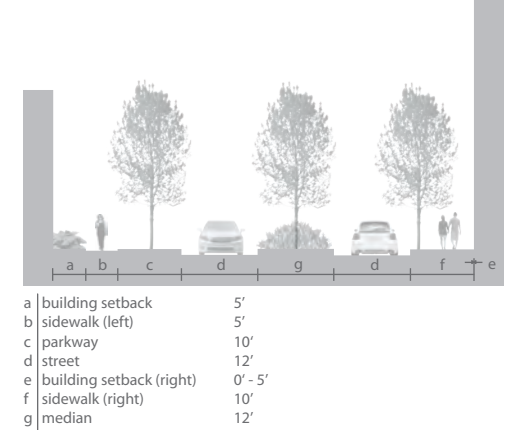
Hickory Avenue, Campbell Street



Douglas Avenue



Kensington Road



Streetscape Elements

The street network is on a grid with the key intersection located at Hickory Avenue and Campbell Street. The detail below includes curb bump outs, with stamped concrete at the bump outs only, along with stained concrete in the crosswalks. Concrete should be utilized for the walkways with decorative stamped concrete and curb bump outs at key intersections. These details are required at all intersections throughout the Hickory/Kensington core area. The Hickory/Kensington plan calls for extending Campbell Street from Douglas Avenue to Dryden Avenue.

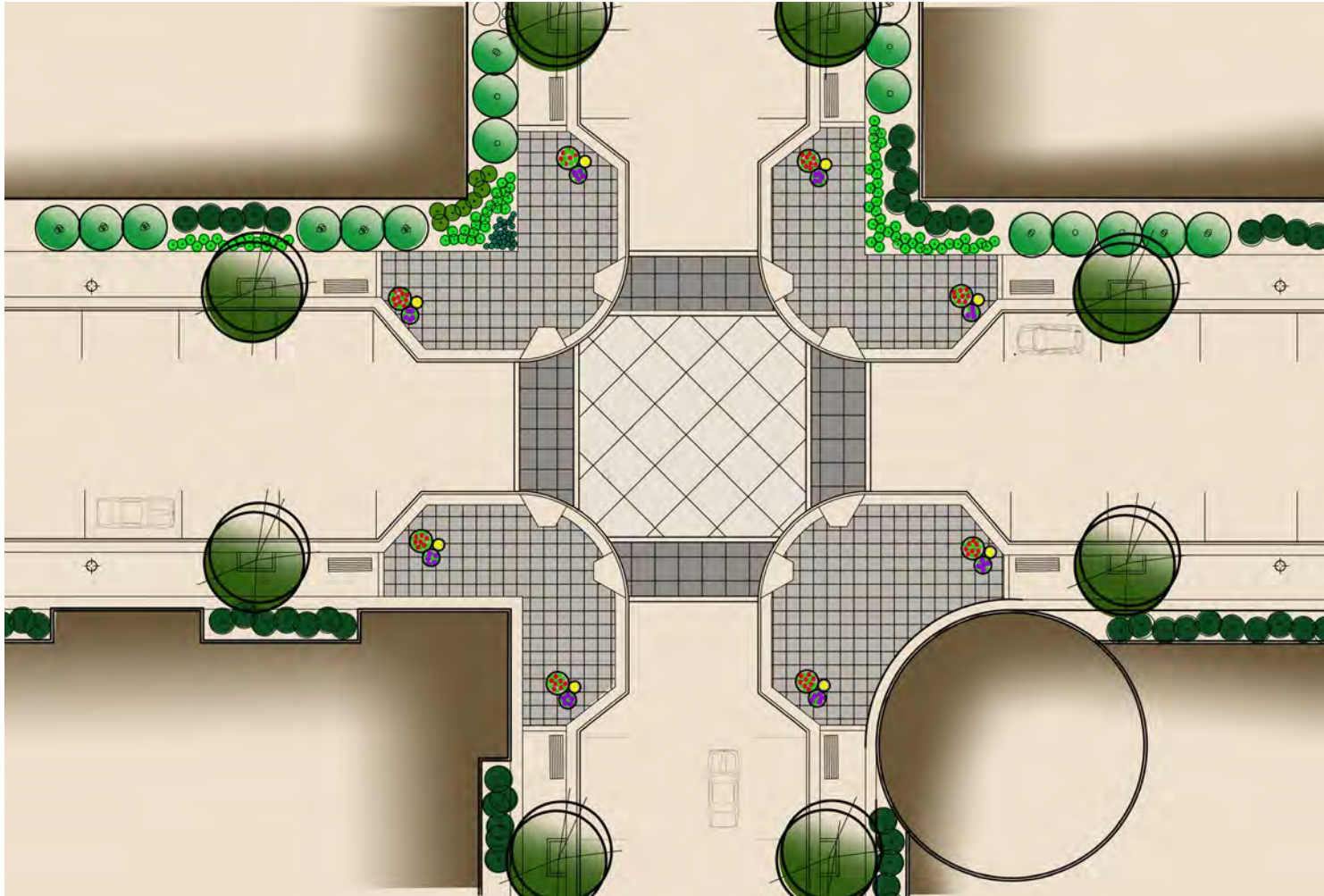


Figure 26. Curb bump out of Hickory Avenue and Campbell Street

Design Features

The use of street trees and other types of plant material along each corridor are important elements to help define the street edge and help soften the building mass as well as complement the architecture. Landscaping, along with lighting and street furniture will reinforce the modern design theme of the area. Landscaping will be used to add texture, color, form and seasonal interest and will be used to provide visual screening of undesirable views such as parking lots. The use of streetscape elements such as light fixtures, benches, trash receptacles and stamped concrete at key intersections will enhance and articulate the area. The streetscape is designed to be **low maintenance and cost effective**. Streetscape furnishings shall consist of contemporary furnishings in order to carry out the modern aesthetic.

- Install colored stamped concrete at the corners of key intersections along with curb bumpouts
- Paving colors will be tones of gray to establish a fresh modern look
- Utilize concrete for the walkways
- Implement decorative lighting within or along the right-of-way
- incorporate shade trees on public right-of-way that are spaced 35-40 feet apart
- Incorporate street furnishings that include benches, trash cans and raised planters

Kensington Road Improvements

Along Kensington Road, landscaped medians should be incorporated where feasible. Medians will help provide visual connectivity for the south commercial district and the north commercial/mixed use. A few of the benefits that medians can provide include:

- **Environmental**—landscaped medians incorporate trees and other plantings that help reduce the urban heat island effect.
- **Stormwater management**—medians collect and store stormwater, reducing the amount that enters storm sewers.
- **Aesthetics**—median plantings contribute to the “greening” and beautification .

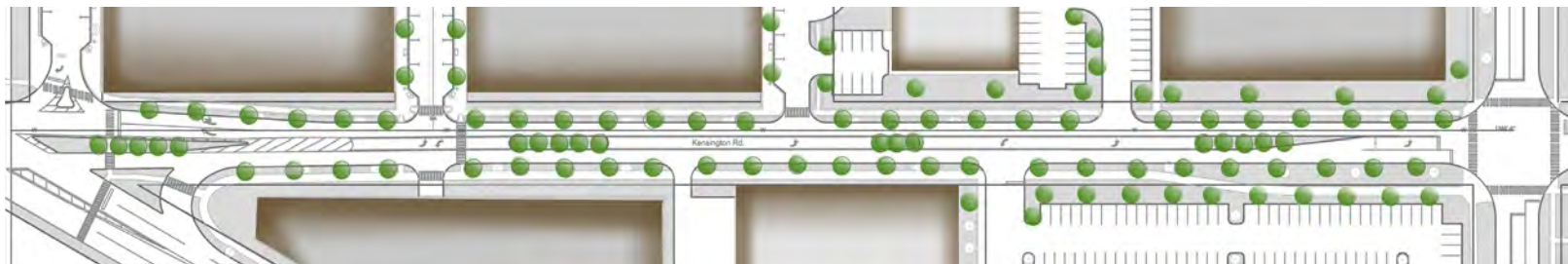


Figure 27. Kensington Road

Site Furnishings

The overall style of the site furnishings will complement the architecture and will consist of a clean and modern aesthetic.

Benches

- Clean, modern geometry
- Steel finish
- Should be carefully and conveniently located



Trash Receptacles

- Clean, modern geometry
- Steel finish
- Complement bench and site furnishings package



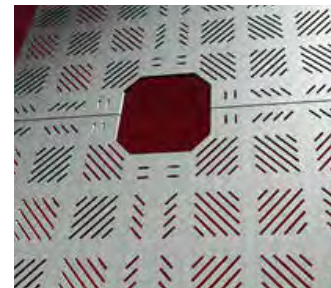
Colored Stamped Concrete

- Grey color
- Located at key intersections



Tree Grates

- Simple modern design
- Complement site furnishings package



Street Lights

- Modern, sculptural style
- Energy efficient LED light fixture
- Dark sky compliant



Bike Racks

- Simply designed with minimal visual impact
- Design consistent with bench and trash receptacle
- Shall be conveniently located but separate from pedestrian walks



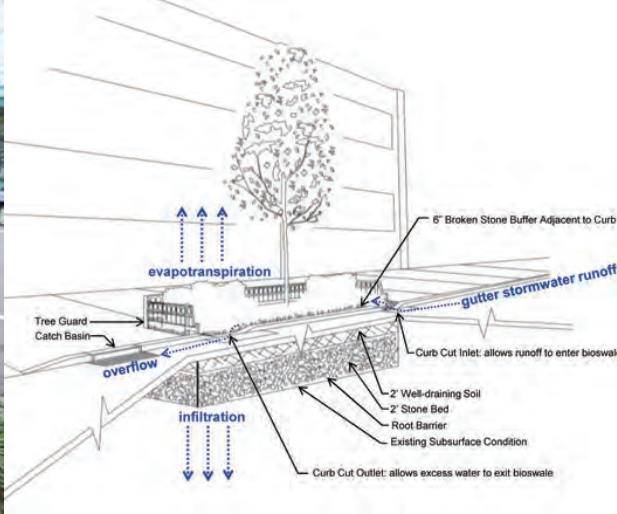
Pervious Pavement

- Explore the use of pervious pavement for parking lots
- Reduce water run-off
- Environmental benefits



Bio-Swales

Bio-swales are planting beds designed to remove silt and pollution from surface runoff water. They consist of a swaled drainage course with gently sloped sides and are filled with vegetation. The water's flow path, along with the wide and shallow ditch, is designed to maximize the time water spends in the swale, which aids in the trapping of pollutants. In addition to filtering runoff, bio-swales will absorb some of the water which will reduce run-off. Bio-swales will be incorporated into the streetscape within the core area.



The application of the recommended design treatments and details defined in this document can help establish a unified modern theme and unique visual image of the Hickory/ Kensington area. The use of the brick pavers at key intersections, light poles, and other site elements are essential in achieving a consistent level of corridor detail and beautification.

9. Summary

The design standards set forth in these Design Guidelines will serve to direct the overall aesthetic quality of the development of the Hickory/Kensington area towards the creation of a vibrant, mixed use neighborhood with a fresh and modern aesthetic that will be unique to Arlington Heights, and will provide new housing and commercial opportunities in a walkable, pedestrian friendly environment.



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