



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 28, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 8/14/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#18-078 - Stonebridge Apartments - 650 W. Rand Rd. / Multi-Family
- B. DC#18-079 - Sign Code Modifications
Residential Wall Signs, Wall Signs for Multi-Story Buildings,
Awning Signage, Perimeter Window Lighting, Window Signs

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 - 8/14/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 8/14/18

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 14, 2018

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

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Ted Eckhardt

Members Absent: Jonathan Kubow
Scott Seyer

Also Present: Carole Wisniewski, JRC Design Build for 734 N. Chestnut Ave.
Marty Morrone, Jakl-Brandeis Architects for 2315 N. Arlington Heights Rd.
Joe John, Owner of 2315 N. Arlington Heights Rd.
Robert Lisk, Lisk Homes for 420 N. Derbyshire Ave.
Bob Lodel, Excel Engineering for Arby's
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JULY 24, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF JULY 24, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald stated that a positive vote from all 3 commissioners was required for approval tonight.

ITEM 1. SINGLE-FAMILY ADDITION REVIEWDC#18-071 – 734 N. Chestnut Ave.

Carole Wisniewski, representing *JRC Design Build*, was present on behalf of the project, and noted that the homeowners are out of town.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two-story house and detached two-car garage to build a new two-story residence with an attached, two-car garage. The project does comply with the R-3 zoning requirements. The subject property is located within the Historic Arlington Neighborhood Association (HANA) area of Arlington Heights. This neighborhood is known for having a variety of historic homes with very nice character. The existing house, proposed to be demolished, was built in 1908 (according to Cook County records) and has a nice farmhouse appearance that contributes to the character of the neighborhood. Based on the exterior appearance of the existing house, it looks like a nice candidate for restoration and expansion in order to preserve the historic character, which the Design Commission should evaluate.

With regards to the proposed new home, the design has a very nice traditional appearance that will fit well in this location. The overall massing and combination of materials is nicely done, and the placement of the new attached garage (facing the exterior side) is ideal. Raising the first floor a few steps above grade is encouraged to give the design an even more authentic appearance. A minor comment on the design is that the oval window above the front door looks sideways, and it is recommended that it be rotated to a vertical orientation. With these comments, overall Staff recommends approval.

Ms. Wisniewski responded to Staff's comment about raising the first-floor above ground by explaining that the homeowners are elderly and are building the home to be ADA compliant without any steps into the home.

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

Commissioner Eckhardt said it was a nice, balanced home. He asked if the oval window above the front door had muntins or clear glass, and what was located behind the window. Ms. Wisniewski replied that the oval window has clear glass, with a dressing area behind it that leads to a closet. A vertical oval window was considered, but it resulted in a lot of space between the double windows. Commissioner Eckhardt said he was in favor of the home as proposed.

Commissioner Kingsley said she is always a proponent of restoring and keeping a home if possible, although she understood that it might not be feasible for the owners. She suggested the petitioner submit photo documentation of the existing home to the Village for their records, similar to what was done with other historic homes in town. She agreed with Staff's suggestion to raise the first-floor of the new home a few steps above grade, maybe even just one step at the porch, although this would raise the overall height of the home, which she did not want to see go any higher, especially since the homes on either side are one-story. She also wanted to see the eave line come down if possible, and asked if the windows would be clad and have SDL muntins, which Ms. Wisniewski confirmed. Commissioner Kingsley felt this would be great, especially on the two sides that face the street. She also agreed with Staff comments about the oval window, and suggested the petitioner consider a circle or square window instead, to be resolved with Staff. Ms. Wisniewski said that these options were already suggested to the homeowners, but they preferred the oval window as proposed. Commissioner Kingsley also asked where the shift in colors occurred from the 'Wheat' to the 'Khaki', and Ms. Wisniewski clarified that the 'Khaki' color is at the bottom, then a white band board, and then the 'Wheat' shake siding, with the trim to be white and the windows to be 'Cashmere'.

Chair Fitzgerald liked the style of the home and the materials. He also liked the oval window as proposed, and pointed out that the top of the arch matches the arch over the front door, as well as the eyebrow window in the back; however, he was open to changing the oval window as well. He asked about the single brick wall shown on the left (south) side of the home and Ms. Wisniewski explained that the homeowner wants to run the patio brick up that side of the home to create a gathering space with a future pergola, although a specific brick color has not been chosen yet but would

blend with the colors being proposed for the home. Chair Fitzgerald also asked if the stone returns where it stops on the right (north) side of the home, and Ms. Wisniewski said that it does, which Chair Fitzgerald said was a really nice detail.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 734 N. CHESTNUT AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 7/09/18 AND RECEIVED 7/30/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE PETITIONER SUBMIT TO THE VILLAGE, A PHOTO DOCUMENTATION OF THE EXISTING HOME.
2. A SUGGESTION TO CHANGE THE POSITION OR SIZE OF THE OVAL WINDOW, 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 IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Hautzinger asked for clarification that the photo documentation of the existing home should include both the exterior and interior, and the commissioners agreed.

Chair Fitzgerald noted that an audience member has raised their hand to speak at this time.

PUBLIC COMMENT

Mary Jesatko said that she is the fourth and final resident of the existing home at 734 N. Chestnut, and she is not here to argue that the existing home is going to be torn down. She lived in the home in its current condition for 30+ years, and felt it was a shame that it was going to be torn down, but wanted to talk about the historical significance of the home. It is one of the oldest homes in the Village and a lot of history will disappear when the home is removed; however, she was happy to hear the suggestion to provide photo documentation, and could offer her own information as well. Now that she knows the home is going to be torn down and not restored, she asked the petitioner about a few things in the home that she wanted to salvage, and Ms. Wisniewski said she would advise the homeowners of this.

Commissioner Kingsley suggested the resident contact the Village or the Historical Society, being that they are two different entities, to prod them to ask for information about the home, to ensure that the Historical Society receives the documentation. Mr. Hautzinger said that he would reach out to his contact at the Historical Society to share this information. Commissioner Kingsley hoped the existing floor plans were submitted as part of that documentation.

ECKHARDT, AYE; KINGSLEY, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. SINGLE-FAMILY NEW REVIEWDC#18-072 – 2315 N. Arlington Heights Rd.

Marty Morrone, representing *Jakl-Brandeis Architects*, and Mr. Joe John, the owner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with a detached three-car garage on an existing vacant lot. The project does comply with the primary R-E zoning requirements, and the issues regarding the driveway and garage, which are listed in the Staff report, have been addressed on the updated site plan provided by the petitioner tonight.

The subject property is located in an R-E Zoning District where the minimum lot size requirement is 20,000 sf, and the property is facing Arlington Heights Road. The original homes along this residential section of Arlington Heights are smaller scale single-story homes, but there have been numerous teardowns completed in this area, including the houses on each side of the subject property. The proposed house is large, but the overall massing generally fits with the scale of the adjacent newer homes. However, the proposed front entrance design has a very grand scale and appearance that does not fit the character of the neighborhood. The large front entrance has a more commercial appearance, such as a church or banquet facility. The Design Commission should evaluate the proposed design for compatibility with the character of the area.

Mr. Morrone stated that he designed the new home based on what the owner wants, and he worked with Staff to be within the zoning requirements. He said that the first-floor ceiling height is 12-feet, and the main gallery area ceiling height is 17-feet, which is the combined height of a 2-story home with a typical 9' first-floor and 8' second-floor. Consideration was given to getting as much sunlight as possible into the basement, with the first-floor raised to allow for big windows, which is what the owner wants a lot of. The reason for the four French doors at the front entrance is to make sure there is enough ventilation into the living room space, since the main windows on the front of the home have no dividers. Mr. Morrone also explained that the owner saw a home he designed in South Barrington that is much bigger, which he really loved and drove the design of the new home.

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

Commissioner Kingsley asked the petitioner to review the materials being proposed. Mr. Morrone pointed out the stone base, the brick above the base, white aluminum, white columns, white windows, 2 colors of EIFS; white for the trim and the dark color for the gable end. He also clarified that limestone would be around the windows, the railing system and columns would be Royal Corinthian, and the synthetic slate roof would be gray. Commissioner Kingsley commented about the noble materials being proposed, and the large windows that she hopes will be clad wood instead of vinyl; however, she had concerns about the use of EIFS with the other authentic materials being proposed, and she suggested a different material such as a stucco, or a material more in keeping with the limestone. This is a grand home and she felt the EIFS was not appropriate on the home.

Commissioner Kingsley also commented about the large amount of space between the top of the windows and the eaves, and suggested reducing the size of the space to bring the eave height down. She also had concerns about the gutters; the placement of gutters on the front elevation is very important, since both the gutters and the brick are white. With regards to the context of the new home, she felt the home was very different and would be noticed, and there was minimal outdoor space being proposed. Mr. Morrone pointed out the patio being proposed on the rear of the home, and the green space around it.

Commissioner Kingsley also asked if the garage was code compliant and Staff presented the revised site plan submitted by the petitioner, which reduced the size of the garage so it was not in the easement, omitted the circular driveway in the front because of conflicts with parkway trees and streetlights, and widened the driveway and set it back from the side property line, all code compliant. Mr. Hautzinger pointed out that the 10' separation requirement between

a principal structure and an accessory garage was recently omitted from the zoning code. Commissioner Kingsley asked if the garage materials would match the home, and Mr. Morrone replied that they would be the same materials.

Commissioner Eckhardt felt it was a fabulous home and a circular drive was appropriate. He suggested the petitioner consider a paver that grass grows through to create a circular driveway up to the grand main entrance. He felt it was imperative that the EIFS be removed because it is a cheap material that does not reflect the details and materials of this fabulous home. Commissioner Eckhardt liked the home as proposed and could not wait to see it finished, but without the EIFS.

Chair Fitzgerald agreed with the comments already made, and added that landscaping is going to be really important for the new home. This is a large home and it needs to feel like it belongs and not just put here. He questioned how a car would maneuver out of the garage, and suggested pavers with grass growing between them along the back of the site. He also suggested centering the turnaround on the patio so it is closer to the garage, which would create even more of a courtyard affect. He also agreed with the previous comment that the front of the home calls for more impervious surface, and at a minimum, the walkway to the front door should be grander on this style of home. Chair Fitzgerald felt the home was very grand with interesting materials that will look good, but it needs softening to make the home look like it belongs here.

PUBLIC COMMENT

John Krupa, 201 E Sunset Drive, lives directly north of the site on the corner. He just saw the plans for the new home today and he questioned how close the north side of the new garage would be to the property line, since he has his children's playground located at that corner of his property. He also asked about a landscape plan for the new home, and whether the existing trees would all be removed. Mr. Hautzinger said that it appeared as though the garage would be approximately 11 to 12-feet from the north property line, and Mr. Morrone said it was 12-feet. Mr. Hautzinger added that a landscape plan is not required for a single-family home, and the site plan indicates preservation of only some small trees at the front of the lot.

Swathi Avadhani, 2311 N. Arlington Heights Road, lives directly south of the site. She asked if there will be a privacy fence along the driveway on the south side of the property. Mr. John replied that a wrought iron fence with brick piers would be located along the sides of the site up to the rear of the adjacent home, where a privacy fence would then continue to the rear of the lot.

Mr. Morrone asked for clarification of Commissioner Kingsley's comment to lower the eave height, and Commissioner Kingsley explained that she was referring to the amount of space above the top of the windows on the side elevations. Mr. Morrone said that he could increase the size of the windows on the side elevations to resolve this concern.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 2315 N. ARLINGTON HEIGHTS ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 6/29/18 AND RECEIVED 7/16/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE EIFS BE REPLACED WITH A MORE NOBLE MATERIAL SUCH AS LIMESTONE.
2. A REQUIREMENT THAT ATTENTION BE GIVEN TO LANDSCAPING FOR THE NEW HOME.
3. A RECOMMENDATION TO CONSIDER THE USE OF PAVING THAT WILL ALLOW PLANT MATERIAL TO GROW THROUGH AND BE IMPERVIOUS, ALLOWING FOR A CIRCULAR DRIVEWAY IN FRONT OF THE HOME AS AN OPTION.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION

TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley said that landscaping was very important and the motion should have either stronger language, or the petitioner be required to go back to Staff. Chair Fitzgerald agreed that for a home this large, a landscape plan should be submitted to Staff for approval, and Commissioner Kingsley also wanted the petitioner to show how the gutters are going to work, so they do not detract from the columns.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT TO AMEND THE MOTION TO ADD THE FOLLOWING:

5. A REQUIREMENT TO SUBMIT A LANDSCAPE PLAN TO STAFF FOR REVIEW AND APPROVAL, OR RETURN TO THE DESIGN COMMISSION IF STAFF DEEMS NECESSARY.
6. A RECOMMENDATION THAT THE DOWNSPOUT LOCATIONS BE REVIEWED BY THE PETITIONER TO ENSURE THAT THEY DO NOT DETRACT FROM THE ARCHITECTURE OF THE HOME, RECOGNIZING THAT THE PRIMARY COLOR PALETTE OF THE HOME IS OFF-WHITE.

Mr. Hautzinger commented about the recommendation to consider pervious paving and the circular driveway in front; he clarified that the issue is not impervious surface coverage, which was in compliance with the original plan; the issue is with the driveway aprons coordination with the existing parkway trees and street light in the public right-of-way. The parkway trees were evaluated by Public Works and determined to be established, healthy trees and therefore need to be protected and preserved. Mr. Hautzinger also clarified that the suggestion to use pervious paving would need to be discussed with the Engineering Department.

Commissioner Kingsley referred to the concrete stoop and steps shown on the drawing, and strongly suggested a nicer material than the exposed concrete, something that goes better with the noble material palette being proposed for the home.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT TO AMEND THE MOTION TO ADD THE FOLLOWING:

7. A RECOMMENDATION TO CONSIDER A MORE NOBLE MATERIAL FOR THE STOOP AND STEPS ON THE FRONT ELEVATION AND REAR ELEVATION, SUCH AS LIMESTONE OR GRANITE.

COMMISSIONER KINGSLEY SECONDED THE AMENDED MOTIONS.

ECKHARDT, AYE; KINGSLEY, AYE; FITZGERAD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEWDC#18-073 – 420 N. Derbyshire Ave

Robert Lisk, representing *Lisk Homes*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story house with one-car attached garage to build a new two-story residence with an attached, two-car garage. The project does comply with the R-3 zoning requirements. The existing neighborhood consists of primarily smaller scale, single-story homes with a mix of attached and detached garages. The proposed teardown will be the first on this block. Although, there is one house across the street that was recently expanded with a second floor addition.

The proposed house has a traditional style that will generally fit well in this location, and the proposed materials will complement the existing houses that also have partial siding and partial masonry. The single-story garage roof and full front porch help the proposed design to relate to the scale of the adjacent single-story homes, and the hipped main roof helps to keep the height of the side walls from being too tall. The issue with the design is that the garage projects forward in front and becomes the focal point of the design. A better arrangement would have the garage recessed behind the front porch. Additionally, the garage roof looks large when compared to the scale of the neighborhood. It is recommended that the pitch of the garage roof be reduced from 10:12 to 8:12 to match the main roof pitch on the house and to better fit with the scale of the neighborhood. Staff recommends approval of the proposed new home, with the previous comments made about the garage.

Mr. Lisk agreed with the suggestion to reduce the garage roof pitch and presented a revised drawing showing the revision that was made. He also said that a variety of options were considered to recess the garage behind the front porch; however, he hoped that there were enough details on the front of the garage to compensate for the location of the garage, otherwise a full re-design would be necessary.

Chair Fitzgerald asked if there was any public comment on the project and there was a response from the audience.

PUBLIC COMMENT

Courtney Dadabo, 416 N. Derbyshire Lane, lives directly south of the site. She is very excited to see the new home built, and she appreciated that the home will be located further away from her home. Her concerns were with the double windows being proposed on the left side elevation that will be in close proximity to her window well and main living room space on the north side of her home. It was noted that her window well is in line with the back of the garage. Ms. Dadabo also said that because the new home is larger and have much more impervious surface, she has concerns about the location of downspouts on the south side of the new home, because of existing drainage issues between the homes. She preferred that water not drain into the side yard. Chair Fitzgerald explained that drainage is not under the purview of this commission; however, the petitioner is required to submit a grading plan to the Village, and concerns about drainage can be directed to the Village's Engineering Department. Ms. Dadabo also asked for clarification on the south side yard setback amount, and Mr. Hautzinger replied that the site plan shows the side yard setback to be 6.95'.

Commissioner Eckhardt appreciated Staff's concerns about the garage; however, the garage as proposed does give a little more privacy on the front porch, and with some landscaping it gives a little more front yard than just having the garage sit right on the front door. He was leaning more towards the way the garage is currently proposed. He liked the front elevation; the fenestration and the mixture of materials, and he asked about the color of the wood truss, which Mr. Lisk said would be stained brown. Commissioner Eckhardt encouraged the petitioner to add a roof structure over the door on the rear elevation, and Mr. Lisk said that the roof could be extended further back to cover the patio door. Commissioner Eckhardt also felt that the stone base wrapped onto the right side elevation should extend past the edge of the window approximately 2-feet.

Commissioner Kingsley said it was a nicely designed home, similar to other homes the petitioner has brought before the commission, and she liked some of the changes that were made for this particular site. She agreed with Staff's suggestion to lower the roof pitch and felt the revised elevation was a much nicer scaled elevation for the garage. She commented that the garage appeared to be positioned at the established front yard setback because it is closer to the street than the adjacent home, and Mr. Lisk replied that the garage is set back from the established 25-foot building line. Commissioner Kingsley also agreed with Staff's suggestion to recess the garage, and she suggested making the front porch deeper and bringing the columns closer, as well as bringing the front door forward. Mr. Lisk agreed to expand the porch by 2-feet, and Commissioner Kingsley suggested lowering the head height of the porch to bring the eave height of the garage and the porch in line and bring down the scale of the home. She also agreed with the Commissioner Eckhardt's suggestion to add a roof over the door on the rear elevation, and extend the stone base on the right side elevation a few more feet. She suggested the windows muntins be SDLs, and that smooth trim be used instead of the cedar trim.

Chair Fitzgerald agreed with everything said so far, and felt that adding a covering over the patio door on the rear elevation should be a requirement because the front elevation has a lot of nice details, and the rear elevation has very little.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT *420 N. DERBYSHIRE LANE*. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 6/21/18 AND RECEIVED 7/17/18, REVISED FRONT AND REAR ELEVATION RECEIVED 8/14/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO RETURN THE ROOF ON THE REAR ELEVATION TO GIVE SOME COVER TO THE PATIO DOOR.
2. A REQUIREMENT TO EXTEND THE STONE ON THE RIGHT SIDE ELEVATION, AN EQUAL DISTANCE PAST THE WINDOW, ON BOTH THE RIGHT AND LEFT SIDES OF THE WINDOW.
3. A REQUIREMENT THAT THE REVISED ELEVATION MARKED 'EXHIBIT A' IS FOLLOWED, WITH THE LOWER ROOF PITCH OF THE GARAGE.
4. A RECOMMENDATION TO CONSIDER SMOOTH TRIM ON THE HOME.
5. A RECOMMENDATION TO CONSIDER EXPANDING THE DEPTH OF THE FRONT PORCH BY 2-FEET, MAKING IT 6-FEET DEEP.
6. A RECOMMENDATION TO LOOK AT THE PLACEMENT OF THE FRONT DOOR, CONSIDER PULLING IT FORWARD.
7. A RECOMMENDATION TO CONSIDER LOWERING THE EAVE OF THE PORCH AND GARAGE (FRONT ONLY), TO BRING DOWN THE SCALE OF THE HOME.
8. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

ECKHARDT, AYE; KINGSLEY, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 4. COMMERCIAL REVIEWDC#18-077 – Arby's Restaurant – 100 W. Rand Rd.

Bob Lodel, representing *Excel Engineering Inc.*, was present on behalf of the project.

Chair Fitzgerald stated that there was no public in the room at this time.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a complete exterior façade renovation of an existing restaurant building to create a new Arby's restaurant. The building was previously occupied by a Wendy's restaurant, but the building is currently vacant. The use of this building as a fast food restaurant with drive-through was originally approved in 1984, and the proposed Arby's will assume the previous zoning approval, so Plan Commission review is not required. Landscaping is required to comply with the previously approved landscape plans.

The design for the project is consistent with Arby's current prototype brand standards. Overall, the design has a nice fresh appearance, and it will be an excellent update for this property. Most of the existing exterior brick walls will remain and they will be painted per Arby's color scheme. Other new materials are also proposed including patterned EIFS and fiber cement lap siding.

Staff comments on the design are as follows:

- The west elevation has one small section of un-patterned, plain EIFS that has a random appearance and does not match the rest of the design. Consider changing this area to painted brick or faux EIFS brick.
- The canopy above the drive-through window looks small in proportion with the brown brick wall. It is recommended that the canopy be widened for a better appearance and improved functionality.

The existing building has exposed rooftop mechanical equipment, which has a poor appearance. The new design includes extending the existing walls up to create parapet walls that will fully screen all rooftop equipment. This will be a significant improvement to the existing conditions. With regards to signage, the design includes one "Arby's" sign on the south wall facing Rand road, which works well with the design. The original 1984 zoning approval for this property included a sign variation to allow a second wall sign. The petitioner can consider including a second "Arby's" sign on the east wall above the main entrance to call attention to the entry door, and a revised elevation was received today that incorporated a second wall sign into the design.

Staff recommends approval of the proposed renovations, with the previous suggestions.

In response to Staff's comments, Mr. Lodel explained that the drive-through canopy proportions are based on prototype standards, as is the small section of EIFS on the west elevation, and the existing brick will be painted to match Arby's current corporate color palette. Commissioner Kingsley asked if the joints would be painted as well, and Mr. Lodel said yes.

Commissioner Kingsley agreed with Staff's concerns about the section of EIFS on the west elevation, and because there is already a brick wall below it, she was in favor of painted brick above it, instead of the EIFS. Mr. Lodel said that this would raise structural concerns because the existing brick does not go all the way up the wall, and behind the existing mansard roof is standard concrete block. Instead, they are proposing a light gage structural system to build on top of the roof to extend the parapets, which would carry the EIFS along the front of the parapets. Commissioner Kingsley also asked if the edges of the Hardie plank would be mitered at the corners to look similar to the EIFS V-Groove reveal, and Mr. Lodel said that the edges could be mitered, but there is not much of a return. Commissioner Kingsley also commented that the signage seems small for the face that it is on; she liked the sign shown in the photograph of the completed Arby's restaurant. Mr. Lodel said that he went back to corporate after Staff advised him that two wall signs were allowed, and this is what corporate came back with; they felt the darker sign would stand out more on a lighter background. Mr. Hautzinger said that he previously suggested to the petitioner that signage be

located over the door, which would provide some ornamentation relief to the blank wall, as well as highlight the entrance.

Commissioner Eckhardt reviewed the proposed colors and materials on the west elevation, and agreed with Staff's suggestion to change the small section of EIFS to a brick pattern. He was fine with the rest of the building, which is a great improvement for the existing building.

Chair Fitzgerald agreed with the comments made by the other commissioners. At first he was unsure about the white EIFS on the west elevation, but after seeing the photograph of a typical completed Arby's, he understood how it would look. He liked the suggestion to replace the EIFS with a painted brick pattern, and he preferred that the drive-through canopy be wider, but not as a requirement.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR ARBY'S TO BE LOCATED AT 100 W. RAND ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 7/30/18 AND RECEIVED 8/1/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE 'A1' SECTION OF EIFS ON THE WEST ELEVATION REMAIN AS EIFS BUT HAVE A BRICK PATTERN.
2. A RECOMMENDATION TO CONSIDER A WIDER DRIVE-THROUGH CANOPY, APPROXIMATELY 1-1/2' MORE ON EACH SIDE.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

ECKHARDT, AYE; KINGSLEY, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Lodel asked for clarification on requirement versus recommendation, which Mr. Hautzinger explained, and Mr. Lodel did not see an issue with the requirement that was made. Commissioner Kingsley reiterated her comments about the size of the wall sign.

ITEM 5. OTHER BUSINESS

2019 Budget

There was no discussion regarding the budget.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVED THE PROPOSED BUDGET FOR 2019.

KINGSLEY, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 6. GENERAL MEETING

Mr. Hautzinger reminded the commissioners about the presentation of the 2018 Alan F. Bombick Award at the Village Board meeting on August 20th.

Commissioner Kingsley asked Staff when discussions about updating the Design Guidelines and reviewing LED window signage would be on the agenda. Mr. Hautzinger said that 5 different sign code modifications, including a recommendation to prohibit LED window signs, will be presented at the next Design Commission meeting. The current Design Guidelines electronic file was recently re-formatted to allow for edits, and it will be brought to the commissioners in the near future after the sign code modifications are completed.

Chair Fitzgerald commented about the large number of signs appearing throughout neighborhoods that advertise a new real estate company (Compass) in the Village. The signs are not just on properties that are for sale.

Commissioner Kingsley suggested the Village provide members of commissions and those who do business in the Village, with any recent changes to the Municipal Code.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:25 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#18-078 - Stonebridge Apartments - 650 W. Rand Rd. / Multi-Family

Department: Planning & Community Development

Requested Action

- Approval of revised exterior paint colors for exterior modifications to six existing apartment buildings.

Recommendation

It is recommended that the Design Commission continue the review of the revised exterior paint colors for Stonebridge Apartments located at 650 W. Rand Road. This recommendation is based on the rendering and field mockup photos received 8/2/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to continue the review of the revised exterior paint colors until an acceptable response is received regarding the illegal tree removal and required tree replacement.
2. Walls: It is recommended that the walls remain "Balanced Beige" SW7037, and the proposed "Night Owl" accent bands be denied.
3. Panels below the windows: It is recommended that the panels below the windows remain "Aesthetic White" SW7035.
4. Cornice: It is recommended that the cornices remain "Van Dyke Brown" SW7041 color, but the Design Commission should consider the proposed "Black Fox" SW 7020 as an acceptable alternate color.
5. Balcony Railings: It is recommended that the tan vinyl railings remain unpainted to avoid long-term durability and maintenance issues.
6. Balcony Slabs: It is recommended that the balcony slabs be painted "Aesthetic White" SW7035 to match the panels below the windows.
7. Signage: It is recommended that the new ground signs remain as is, but if color changes on the buildings are approved, then the ground signs should be updated to match.

8. Landscaping: It is recommended that the foundation plantings around the base of all of the buildings be enhanced with a variety of shrubs and perennials.

9. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description

Staff Report

8-28-18 Exhibits

6-13-17 Approved Paint Scheme

6-13-17 Staff Report, Minutes, Exhibits

5-23-17 Staff Report, Minutes, Exhibits

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits

Exhibits

Background:

September 9, 2016:

This project received a preliminary Design Commission review on September 9, 2016. The proposed design included adding pitched roofs to the existing flat roofed buildings. The pitched roofs added to the height of the building which did not comply with code, and would have required a height variation. In general, the Design Commission supported the proposed pitched roof scheme.

May 23, 2017:

A revised concept, keeping the flat roof, was formally reviewed by the Design Commission on May 23, 2017. The Design Commission expressed numerous concerns with the design, so the project was **continued** so that the design could be further studied, revised, and re-reviewed. The primary concerns raised by the Design Commission were:

1. **Cornices.** The proposed cornices had a large and boxy appearance. It was recommended that the cornice design be simplified, refined, and details provided. There was concern about architectural down-lighting proposed within the cornices.
2. **Brick Paint.** Overall, the Design Commission was not opposed to painting the existing brick buildings. However, there was concern about the proposed "Napery" color being too yellowish as well as the compatibility with the proposed "Night Owl" color. Earth tone colors were suggested, possibly a warmer beige color. The petitioner agreed to provide a paint mockup on site for review.
3. **Railings.** A resident from the development expressed concern about the proposed new railing system looking too heavy and blocking views from inside the building. The Design Commission shared this concern, and requested that other railing options be considered.
4. **Signage.** The design of the new ground signs was not coordinated with the building architecture, and the blue color on the signs was out of context with the development.

June 13, 2017:

Based on feedback from the Design Commission, the petitioner made revisions to the design as follows:

1. **Cornices.** The cornice design was simplified, and details were provided for the "high", "medium", and "low" profiles. Lighting in the cornices was omitted.
2. **Brick Paint.** The petitioner proposed the same paint colors for the project as reviewed on May 23rd. A paint mockup was installed at the site. Staff continued to express concern that the "Napery" color was too yellowish and it did not work well with the greenish/gray "Night Owl" color. A revised color scheme was recommended with off-white spandrel panels, a beige paint color for the walls (to complement the tan railings), and a dark brown cornice.
3. **Railings.** The petitioner proposed the same tan vinyl railing system for the balconies. Staff reviewed the mockup on site, and found the railing to have nice new clean appearance. They do not have a heavy appearance, and Staff recommended approval.
4. **Signage.** The Petitioner provided a revised sign drawing with colors and a cornice detail to complement the proposed building design.

The project received Design Commission approval based on the following exterior colors:

- **Walls:** "Balanced Beige" SW7037
- **Panels below the windows:** "Aesthetic White" SW7035
- **Cornice:** "Van Dyke Brown" SW7041

Project Update:

The project is currently under construction, and the majority of the work has been completed as follows: all of the exterior building walls have been painted, all of the balcony railings have been replaced, the porte-cochere canopies have been demolished, the EIFS cornices are under construction, and the new ground signs are completed.

At this time, the petitioner is proposing the following changes to the exterior colors:

- **Walls:** The walls will remain "Balanced Beige" SW7037, but vertical accent stripes of "Night Owl" SW 7061 are proposed.
- **Panels below the windows:** The panels are proposed to be changed from "Aesthetic White" SW7035 to "Balanced Beige" SW7037.
- **Cornice:** The cornice is proposed to be changed from "Van Dyke Brown" SW7041 to "Black Fox" SW 7020.
- **Balcony Railings:** The prefinished tan vinyl railings are proposed to be painted "Black Fox" SW 7020.

Staff Comments:

- **Walls:** The proposed "Night Owl" color clashes with the other colors, and the vertical accent bands have a random appearance that does not work well with the overall design. It is recommended that the walls remain "Balanced Beige" SW7037, and the "Night Owl" accent bands be denied.
- **Panels below the windows:** The "Aesthetic White" SW7035 panels look very nice, and should remain.
- **Cornice:** The cornice looks good in the dark "Van Dyke Brown" SW7041 color, but the proposed "Black Fox" SW 7020 is an even darker brown color that would also be acceptable.
- **Balcony Railings:** The proposed "Black Fox" SW 7020 color for the balcony railings looks great, and would add some nice contrast to the large buildings. However, painting prefinished vinyl railings raises serious concerns about long-term durability and maintenance.
- **Balcony Slabs:** The balcony slabs are currently painted "Balanced Beige" to match the building walls. For additional contrast and interest, it is recommended that the balcony slabs be painted "Aesthetic White" SW7035 to match the panels below the windows.
- **Signage:** The new ground signs look great, and the brown and white colors are coordinated with the current building colors. If the building colors are changed, then the signs will no longer be coordinated.
- **Landscaping:** The existing buildings have sparse landscaping around the base of the buildings. To enhance the appearance of the buildings, foundation plantings are recommended around all of the buildings with a variety of shrubs and perennials.

Illegal Tree Removal and Required Tree Replacement:

On June 19, 2018, the Village received a complaint regarding the removal of trees along Rand Road at Stonebridge Apartments. The tree removal operation was directed to cease, but it continued until 55 total trees were removed. The removal of these trees was done illegally, without a permit, and per Chapter 28, Section 6.15-5, a total of 192 4-inch caliper replacement trees are required to compensate for the mature trees that were removed. This matter was forwarded to the Village of Arlington Heights Building Department on June 21, 2018 for code enforcement. To date, the property owners have not responded to this matter.

It is recommended that the current request for changes to the building exterior be **continued** until an acceptable response is received regarding the illegal tree removal and required tree replacement.

RECOMMENDATION:

It is recommended that the Design Commission **continue** the review of the revised exterior paint colors for *Stonebridge Apartments* located at 650 W. Rand Road. This recommendation is based on the rendering and field mockup photos received 8/2/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to continue the review of the revised exterior paint colors until an acceptable response is received regarding the illegal tree removal and required tree replacement.

2. **Walls:** It is recommended that the walls remain "Balanced Beige" SW7037, and the proposed "Night Owl" accent bands be denied.
3. **Panels below the windows:** It is recommended that the panels below the windows remain "Aesthetic White" SW7035.
4. **Cornice:** It is recommended that the cornices remain "Van Dyke Brown" SW7041 color, but the Design Commission should consider the proposed "Black Fox" SW 7020 as an acceptable alternate color.
5. **Balcony Railings:** It is recommended that the tan vinyl railings remain unpainted to avoid long-term durability and maintenance issues.
6. **Balcony Slabs:** It is recommended that the balcony slabs be painted "Aesthetic White" SW7035 to match the panels below the windows.
7. **Signage:** It is recommended that the new ground signs remain as is, but if color changes on the buildings are approved, then the ground signs should be updated to match.
8. **Landscaping:** It is recommended that the foundation plantings around the base of all of the buildings be enhanced with a variety of shrubs and perennials.
9. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.

August 20, 2018

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-078

Current Site Photos – New Ground Sign, North



Current Site Photos – New Ground Sign, Middle (Main Entrance)



Current Site Photos – New Ground Sign, Middle (Main Entrance)



Current Site Photos – New Ground Sign, South



Current Site Photos – 2017 Approved Paint Colors



Current Site Photos – 2017 Approved Paint Colors



Current Site Photos – 2017 Approved Paint Colors



Rendering of Proposed Color Scheme



VERTICAL BRICK AREAS

Night Owl SW 7061

BALANCED BEIGE

SW 7037

CROWN CORNICES - RAILINGS

Black Fox SW 7020

FLAT - SLOPED CANOPY | NEW DOOR

VISIONS
ARCHITECTURE

STONEBRIDGE, CHICAGO, IL
THE CONNOR GROUP
A REAL ESTATE INVESTMENT FIRM

Field Mockup of Proposed Color Scheme

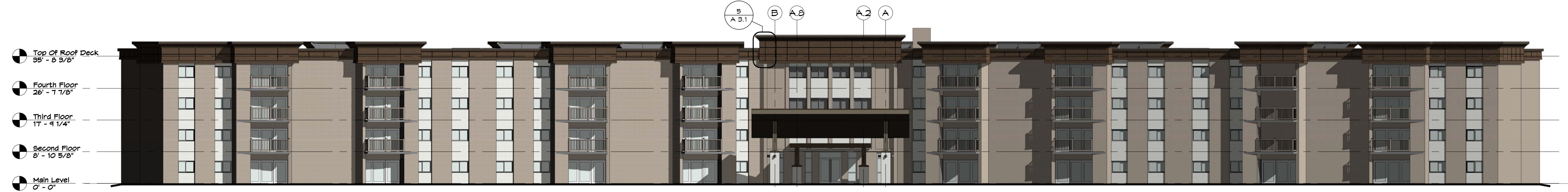


Field Mockup of Proposed Color Scheme



Field Mockup of Proposed Color Scheme



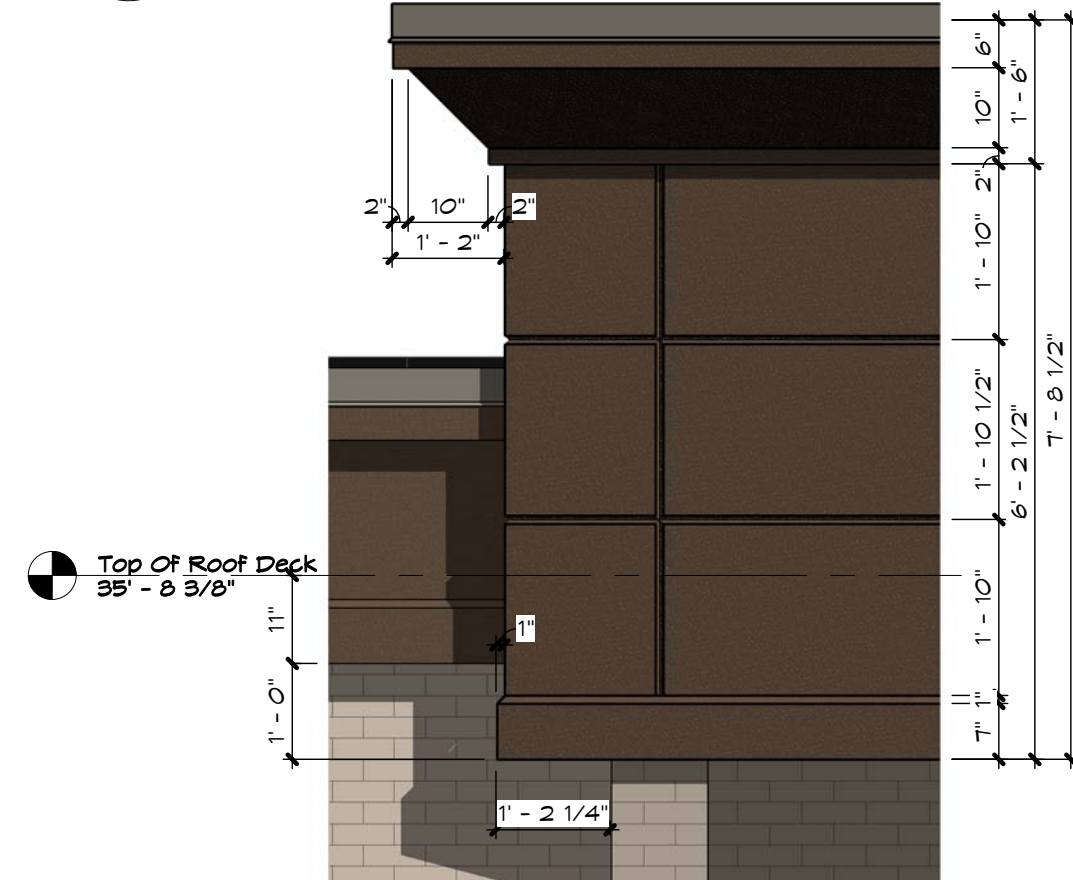


1 Renovated Front Elevation
A 3.1 1/16" = 1'-0"

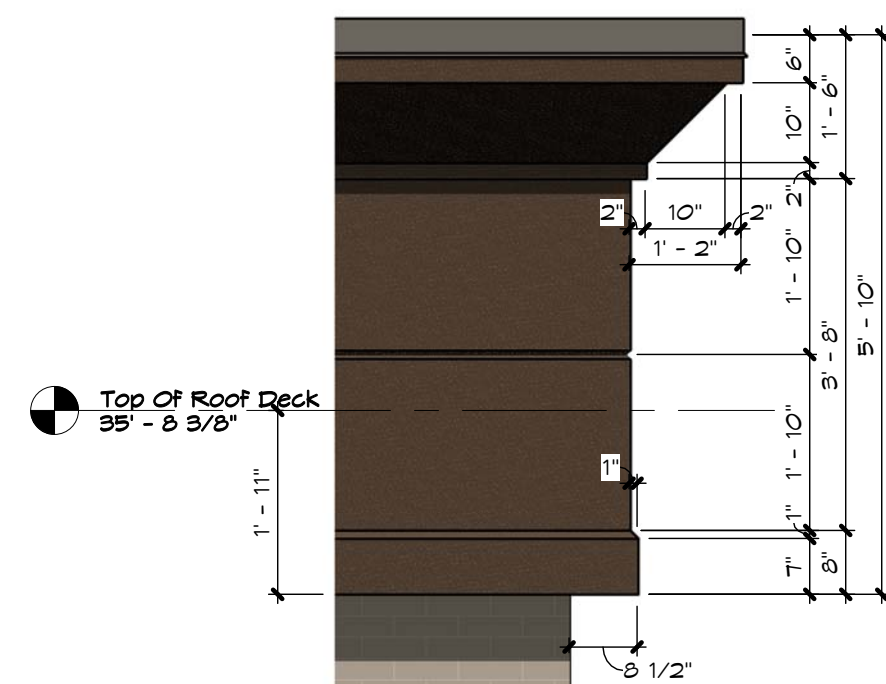


- Denotes locations of 'E.I.F.S.' system painted:
Sherwin-Williams SW70241 Van Dyke Brown
- Denotes locations of existing brick masonry
veneer - Tuck point as required & prime w/
'Thoroseal' - Finish paint shall be: (2) Coats
Sherwin-Williams SW70251 High Reflective White
- Denotes locations of existing brick masonry
veneer - Tuck point as required & prime w/
'Thoroseal' - Finish paint shall be: (2) Coats
Sherwin-Williams SW70251 Balanced Beige

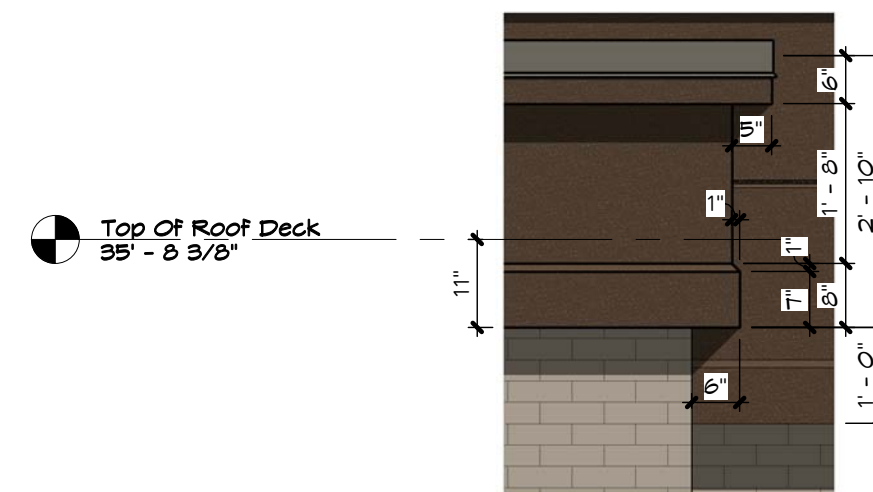
2 Typical Wing Side Elevation
A 3.1 1/8" = 1'-0"



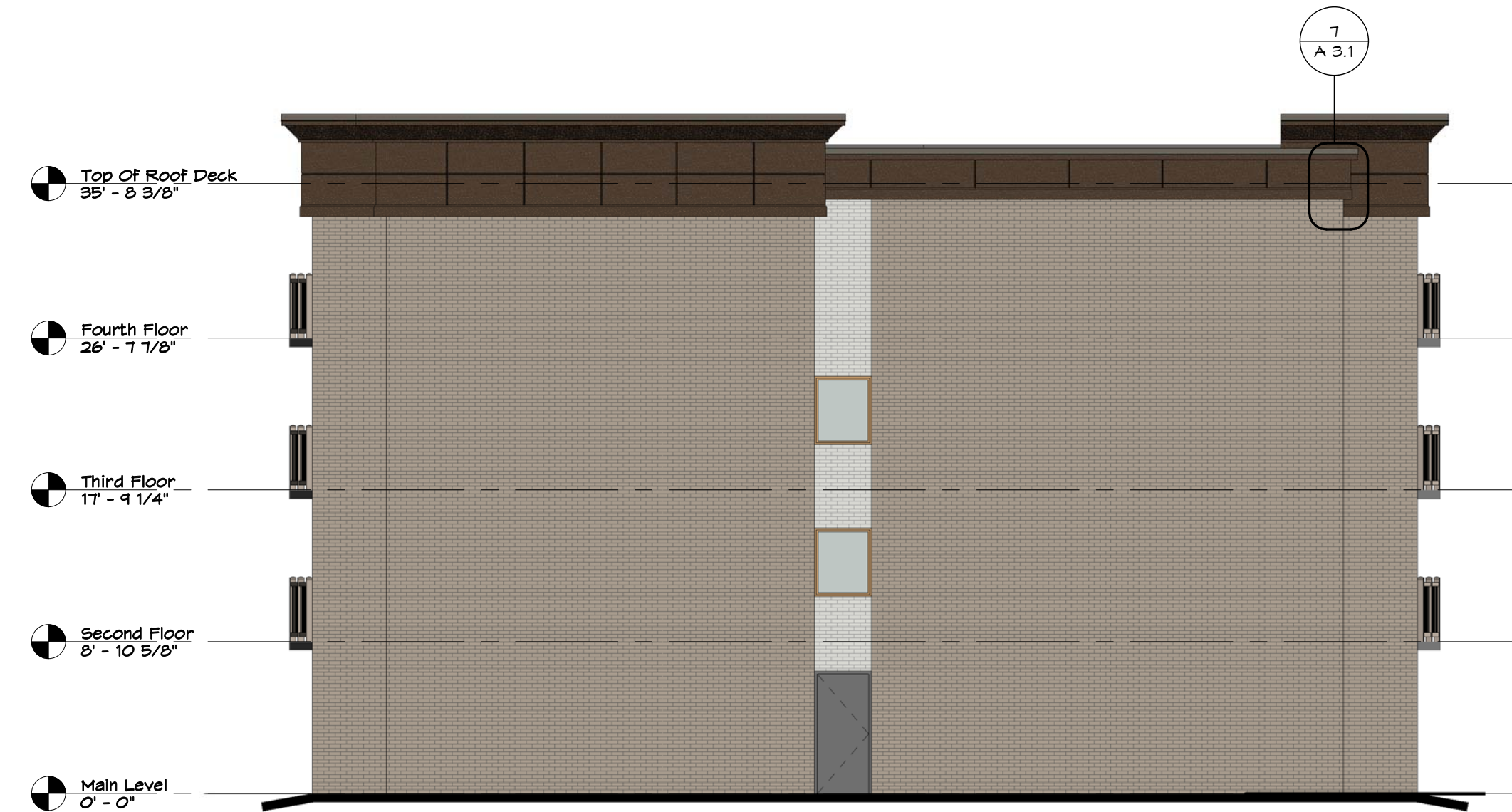
5 High Profile
A 3.1 1/2" = 1'-0"



6 Medium Profile
A 3.1 1/2" = 1'-0"



7 Low Profile
A 3.1 1/2" = 1'-0"



4 Typical Wind End Elevation
A 3.1 1/8" = 1'-0"



3 Typical Wing Side Elevation
A 3.1 1/8" = 1'-0"

Drawn: WCE
Date: 6.05.2017

Stonebridge Apartments
Exterior Facade
Improvements
600 West Rand Road
Arlington Heights, Illinois 60004
Project No. 13663

Renovated Exterior
Elevations

Preliminary -
Not for
Construction

Gerald W. Clark, Architect
1811 Business Park Drive
Clarksville, Tennessee 37040-6024
p - 931-552-3860 / f - 931-552-0370
e - gclark@caarchitects.com

Print Set No.

Sheet A 3.1



1
A 3.2
Aerial View
N.T.S.



2
A 3.2
Perspective View @ Drive Canopy
N.T.S.



3
A 3.2
Perspective View
N.T.S.

4
A 3.2
Perspective View @ End Cap
N.T.S.



Preliminary
Not for
Construction

1811 Business Park Drive
Clarksville, Tennessee 37040-6024
p - 931.552.3860 / f - 931.552.0370
e - gclark@geraldwclark.com

Gerald W. Clark, Architect

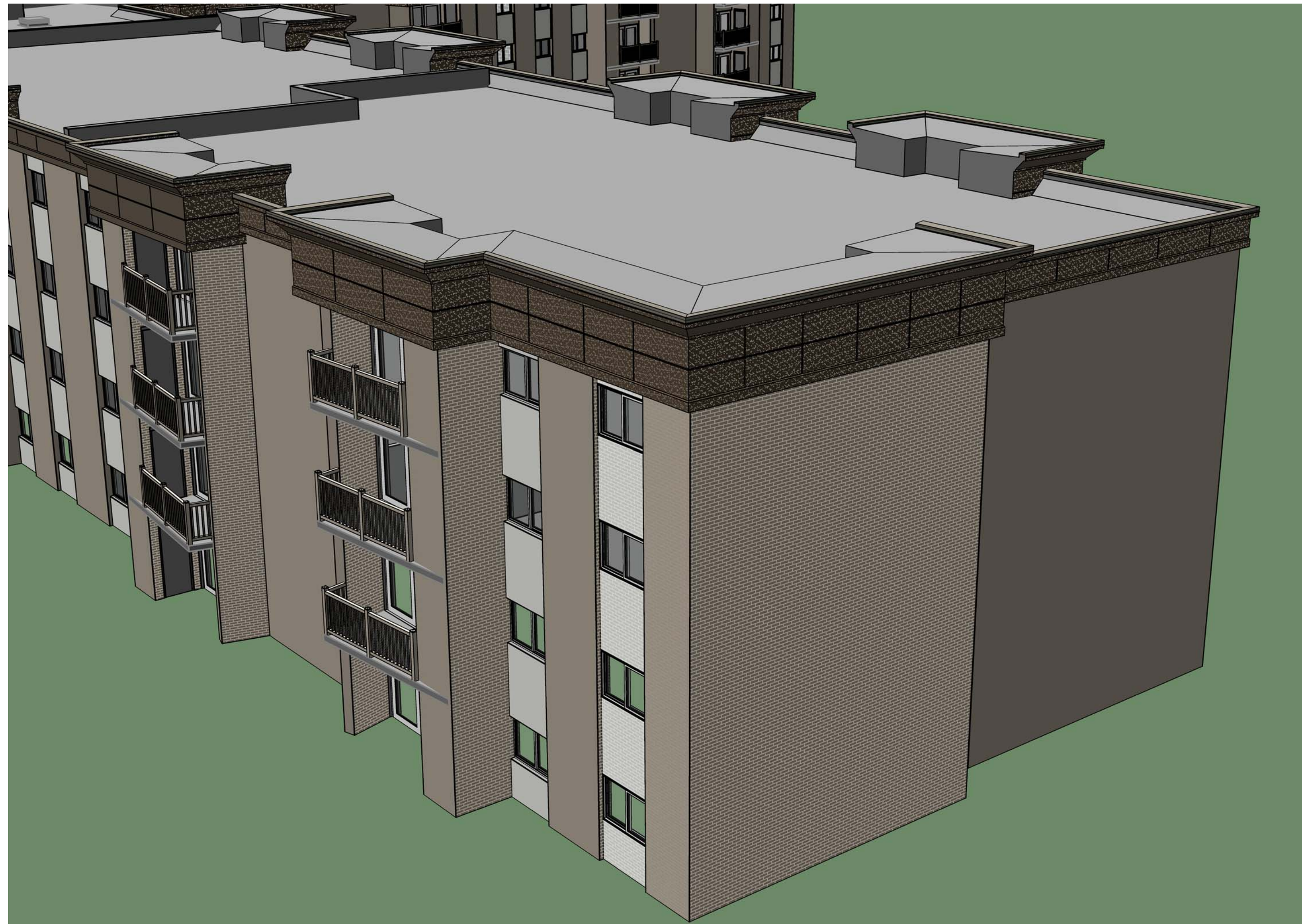
Stonebridge Apartments
Exterior Facade
Improvements
600 West Rand Road
Arlington Heights, Illinois 60004
Project No. 13663

Renovated Perspective
Views

Drawn: WCE
Date: 6.05.2017



1 Perspective View @ End - Low
A 3.3 N.T.S.



2 Perspective View @ End - High
A 3.3 N.T.S.

Drawn: WCE
Date: 6.05.2017

Stonebridge Apartments
Exterior Facade
Improvements
600 West Rand Road
Arlington Heights, Illinois 60004
Project No. 13663

Renovated Perspective
Views

Preliminary -
Not for
Construction

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Print Set No.

Sheet A 3.3

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Stonebridge Village Apartments
Project Address: 600 W. Rand Rd.
Prepared By: Steve Hautzinger

Date Prepared: May 15, 2017
Date Revised: June 8, 2017

PETITIONER INFORMATION:

DC Number: 17-056
Petitioner Name: Jonathan W. Clark
Petitioner Address: Clark Associates Architects
1811 Business Park Drive
Clarksville, TN 37040
Original Meeting Date: May 23, 2017
Re-Review Meeting Date: June 13, 2017

Requested Action(s):

1. Approval of the proposed architectural design for exterior modifications to six existing apartment buildings and new ground sign designs.

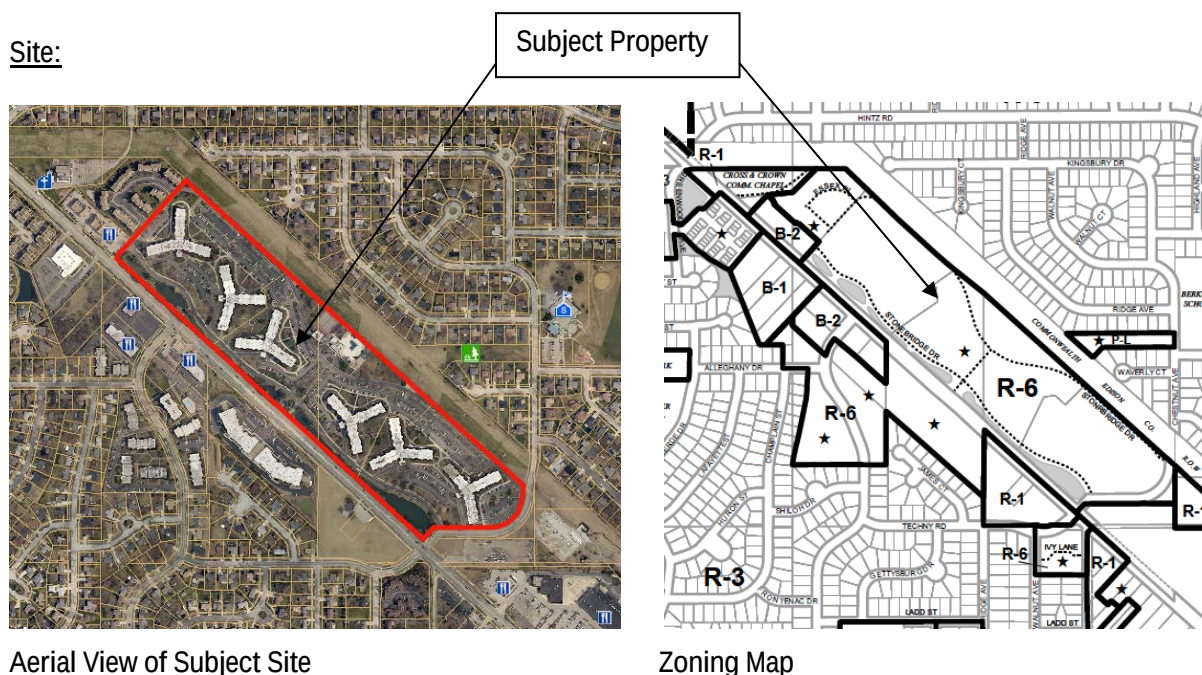
ANALYSIS

Summary:

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

Stonebridge Village Apartments is an existing residential apartment community with six, four-story apartment buildings with a site area of approximately 40 acres. The apartment community is under new ownership, and numerous improvements to the property are proposed including an exterior makeover for all six apartment buildings, replacement of the covered porte-cochere canopies at the entrances to each building, and replacement of three existing ground signs facing Rand Road.

Site:



Architectural Design:

The scope of the project includes adding decorative cornices around the existing parapet walls, painting all of the exterior brick, painting the brick spandrel panels below the windows in a contrasting color, and replacing all of the existing black metal balcony railings with new off-white vinyl railings. Finally, the proposal includes replacing the existing mansard style porte-cochere canopies with new modern sloped canopy design.

Landscaping:

The existing development has an abundance of mature landscaping. The petitioner has indicated that it is their intention to perform some trimming and maintenance of the existing landscaping, but specific plans have not been provided.

Signage:

The Petitioner is proposing various new signage for the development. All signs are required to comply with Chapter 30 sign code or previously approved variations, and separate permits are required for each sign. As a note, fluttering temporary signs, etc (previously installed and removed at this location) are not allowed.

1. **Ground Signs.** In 1977, a sign variation was approved for this property to allow three ground signs to face Rand Road, 25 sf maximum for each. The existing signs have a rustic and somewhat dated appearance so they are proposed to be replaced with contemporary new signs. The overall scale and signage area on the new monument style signs are substantially compliant with the original approved signs, so new sign variations are not required. This review is for the overall style and appearance of the proposed signs as they relate to the proposed updated style of the development. The signs are only allowed to display the name of the development. Therefore, the signage layout should be revised to read "Stonebridge Luxury Apartments" instead of "Luxury Apartments Stonebridge".
2. **Leasing Center Sign.** The proposed design has a consistent appearance with the primary ground sign designs. However, additional information is required to evaluate the replacement of any internal directional/address signage. Village records do not show permits for the existing signs. The proposed sign(s) are required to meet code.
3. **Building Addresses.** Wall signs are not allowed in residential zoning districts, so the large proposed address numbers on the building walls are not allowed. It is recommended that smaller address numbers be provided at each of the building entrances.

PROJECT UPDATE:

This project was reviewed by the Design Commission on May 23, 2017. At that time, the Design Commission expressed numerous concerns with the design, so the project was continued so that the design can be further studied, revised, and re-reviewed. The primary concerns raised by Design Commission were:

1. **Cornices.** The proposed cornices had a large and boxy appearance. It was recommended that the cornice design be simplified, refined, and details provided. There was concern about architectural down-lighting proposed within the cornices.
2. **Brick Paint.** Overall, the Design Commission was not opposed to painting the existing brick buildings. However, there was concern about the proposed "Napery" color being too yellowish as well as the compatibility with the proposed "Night Owl" color. Earth tone colors were suggested, possibly a warmer beige color. The petitioner agreed to provide a paint mockup on site for review.
3. **Railings.** A resident from the development expressed concern about the proposed new railing system looking too heavy and blocking views from inside the building. The Design Commission shared this concern, and requested that other railing options be considered.
4. **Signage.** The design of the new ground signs was not coordinated with the building architecture, and the blue color on the signs was out of context with the development.

Design Revisions and Staff Comments:

Based on the feedback from the Design Commission, the petitioner has made the following revisions to the design:

1. **Cornices.** The cornice design has been simplified, and details have been provided for the “high”, “medium”, and “low” profiles. Lighting in the cornices has been omitted.
 - a. Overall, the revised cornice design is a big improvement. It has much better scale and proportion.
 - b. It is recommended that the bottom of the “low” profile cornice be raised up about one foot to break the continuous horizontal line.
 - c. It is recommended that the color be changed to a dark brown color to complement the tan balcony railings and coordinate with a beige wall color.
2. **Brick Paint.** The petitioner is proposing the same paint colors for the project as reviewed on May 23rd. The paint mockup was installed at the site, and Staff maintains the opinion that the “Napery” color is too yellowish and it does not work well with the greenish/gray “Night Owl” color.
 - a. Staff recommends a revised color scheme with off-white spandrel panels, a beige paint color for the walls (to complement the tan railings), and a dark brown cornice.
3. **Railings.** The petitioner is proposing the same tan vinyl railing system for the balconies. Staff reviewed the mockup on site, and found the railing to have nice new clean appearance. They do not have a heavy appearance, and Staff recommends approval.
4. **Signage.** The Petitioner has provided a revised sign drawing with colors and a cornice detail to complement the proposed building design. An alternate design includes a flat top to better complement the proposed building design. Staff is in support of either design. The colors should be coordinated with the final building scheme colors.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design and signage designs for the exterior modifications to *Stonebridge Village Apartments* located at 600 W. Rand Road. This recommendation is based on the revised plans received 6/6/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Raise the bottom of the “low profile” cornice detail about one foot.
2. Study a new paint scheme with dark brown cornice, beige walls, and off-white spandrel panels, field mockup to be approved by Staff.
3. All signs shall comply with code, Chapter 30, or with previously approved variations.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.
5. The petitioner is required to meet all landscape and parking requirements per Chapter 28.

_____, June 8, 2017

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-056

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 13, 2017

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

Members Present: John Fitzgerald, Chair
Ted Eckhardt
Jonathan Kubow

Members Absent: Kirsten Kingsley

Also Present: Jonathan Clark, Clark Associates Architects for *Stonebridge Village Apartments*
Rodney Johnson, The Connor Group for *Stonebridge Village Apartments*
Michael Jones, DMG Contractors for *Stonebridge Village Apartments*
Erika & Mike McQuade, Owners of 245 W. Maude Ave.
Dennis Bucalo, Designers & Builders for 107 N. Pine Ave.
Brian Hyde, Greenscape Homes for 1533 N. Fernandez Ave.
Maggie Franczyk, Owner of 2215 E. Grove St.
John Lucas, Wight & Co. for *Arlington Heights Memorial Library*
Michael Driskoll & Jason Kuitz for *Arlington Heights Memorial Library*
Michi Mho, Neri Architects for *Hickory/Kensington*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 23, 2017

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF MAY 23, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. OLD BUSINESS - MULTI-FAMILY REVIEWDC#17-056 – Stonebridge Village Apartments – 600 W. Rand Rd.

Jonathan Clark, representing *Clark Associates Architects*, Rodney Johnson, representing *The Conner Group*, and Michael Jones, representing *DMG Contractors*, were present on behalf of the project.

Mr. Hautzinger stated that this project was reviewed by the Design Commission on May 23, 2017. The scope of the project includes adding decorative cornices around the existing parapet walls, painting all of the exterior brick, painting the brick spandrel panels below the windows in a contrasting color, and replacing all of the existing black metal balcony railings with new off-white vinyl railings on six apartment buildings. The proposal also includes replacing the existing mansard style porte-cochere canopies with new modern sloped canopy design.

At the last review, the Design Commission expressed numerous concerns with the design, so the project was continued so the design can be further studied, revised, and re-reviewed. The primary concerns raised by Design Commission were:

1. **Cornices.** The proposed cornices had a large and boxy appearance. It was recommended that the cornice design be simplified, refined, and details provided. There was concern about architectural down-lighting proposed within the cornices.
2. **Brick Paint.** Overall, the Design Commission was not opposed to painting the existing brick buildings. However, there was concern about the proposed “Napery” color being too yellowish as well as the compatibility with the proposed “Night Owl” color. Earth tone colors were suggested, possibly a warmer beige color. The petitioner agreed to provide a paint mockup on site for review.
3. **Railings.** A resident from the development expressed concern about the proposed new railing system looking too heavy and blocking views from inside the building. The Design Commission shared this concern, and requested that other railing options be considered.
4. **Signage.** The design of the new ground signs was not coordinated with the building architecture, and the blue color on the signs was out of context with the development.

Based on the feedback from the Design Commission, the petitioner has made the following revisions to the design:

1. **Cornices.** The cornice design has been simplified, and details have been provided for the “high”, “medium”, and “low” profiles. Lighting in the cornices has been omitted.
 - a. Overall, the revised cornice design is a big improvement. It has much better scale and proportion.
 - b. It is recommended that the bottom of the “low” profile cornice be raised up about one foot to break the continuous horizontal line.
 - c. It is recommended that the color be changed to a dark brown color to complement the tan balcony railings and coordinate with a beige wall color.
2. **Brick Paint.** The petitioner is proposing the same paint colors for the project as reviewed on May 23rd. The paint mockup was installed at the site, and Staff maintains the opinion that the “Napery” color is too yellowish and it does not work well with the greenish/gray “Night Owl” color.
 - a. Staff recommends a revised color scheme with off-white spandrel panels, a beige paint color for the walls (to complement the tan railings), and a dark brown cornice.
3. **Railings.** The petitioner is proposing the same tan vinyl railing system for the balconies. Staff reviewed the mockup on site, and found the railing to have nice new clean appearance. They do not have a heavy appearance, and Staff recommends approval.

4. **Signage.** The Petitioner has provided a revised sign drawing with colors and a cornice detail to complement the proposed building design. An alternate design includes a flat top to better complement the proposed building design. Staff is in support of either design. The colors should be coordinated with the final building scheme colors.

Staff recommends approval of the revised architectural design and signage designs for the exterior modifications, with the items listed in the Staff report that include a new paint scheme with a dark brown cornice, beige walls, and off-white spandrels.

Commissioner Kubow asked if there were material samples and a color palette of what is being proposed, including the recommendation from Staff. Mr. Clark replied that the original colors have not changed; however, new colors 'Van Dyke Brown' and 'Smokehouse' were presented as options for the cornice, 'Balanced Beige' and 'Reflective White' for the brick. 'Utterly Beige' is a reference color for the pre-finished railings. Mr. Clark provided updated renderings based on the new colors, and added that he has worked closely with Staff since the last meeting on the revisions being presented tonight.

Commissioner Eckhardt preferred Staff's modification to the cornice detail; he was fine with the originally proposed colors after reviewing the mock-up that was completed on the building, which he visited, or the revised color scheme presented tonight; and he was okay with the form of the signage, although he questioned why the word 'Luxury' is larger than the name of the development.

Commissioner Kubow thanked the petitioner for completing the color mock-up on the building. He said that he previously bought into the proposed colors; however, after seeing pictures of the mock-up, he felt it was too much for this large development and he preferred the warmer colors and muted tones of the alternate colors presented tonight. He liked the revised signage design; however, he recommended the light cornice color on the signage be consistent with the dark cornice color on the buildings. Mr. Clark replied that the signage color palette would be coordinated with the building. Commissioner Kubow was in support of the changes presented tonight.

Chair Fitzgerald liked the railings and the revised cornice design; he visited the site and felt the darker color looked very green once it was up on the building. He really appreciated and preferred the new colors being shown tonight; and he preferred the curved design on top of the ground sign shown on the left.

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

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN AND SIGNAGE DESIGNS FOR THE EXTERIOR MODIFICATIONS TO *STONEBRIDGE VILLAGE APARTMENTS* LOCATED AT 600 W. RAND ROAD, AS PROPOSED. THIS APPROVAL IS BASED ON THE REVISED PLANS RECEIVED 6/6/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. ALL SIGNS SHALL COMPLY WITH CODE, CHAPTER 30, OR WITH PREVIOUSLY APPROVED VARIATIONS.
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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT

DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

3. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Hautzinger asked for clarification of the approval; is it based on the revised exhibit presented tonight or on the exhibit in the commissioners' packets.

A MOTION WAS MADE BY COMMISSIONER KUBOW, TO AMEND THE MOTION AS FOLLOWS:

4. APPROVAL IS BASED ON THE REVISED ELEVATIONS SUBMITTED TONIGHT (EXHIBIT A).

Commissioner Eckhardt asked that the specific paint colors be identified in the motion, and Commissioner Kubow replied that he was comfortable in allowing Staff to work with the petitioner on the final color selections. Mr. Hautzinger added that the colors shown on Exhibit A include 'Van Dyke Brown' for the cornice, 'High Reflective White' for the spandrel panels, which he felt was too white, and 'Balanced Beige' for the field. He suggested the motion state that final colors to be verified by Staff from a mock-up in the field, which Mr. Clark agreed with.

A MOTION WAS MADE BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO ADD THE FOLLOWING:

5. THAT THE PETITIONER WORK WITH THE COLOR PALETTE SUBMITTED TONIGHT ON 'EXHIBIT A' AND ALLOW STAFF TO APPROVE THE FINAL COLOR PALETTE.

COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTIONS.

Mr. Hautzinger asked for clarification from the commissioners' regarding a preference for the signage options on the left, right or either. Commissioner Kubow was fine with either option, with the colors to be adjusted to coordinate with the building.

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

Sheet A 3.1

1
A 3.2
N.T.S.



2
A 3.2
N.T.S.



4
A 3.2
N.T.S.



3
A 3.2
N.T.S.



Drawn: WCE
Date: 6.05.2017

Stonebridge Apartments
Exterior Facade
Improvements
600 West Rand Road
Arlington Heights, Illinois 60004
Project No. 15663

Renovated Perspective
Views

Preliminary -
Not for
Construction

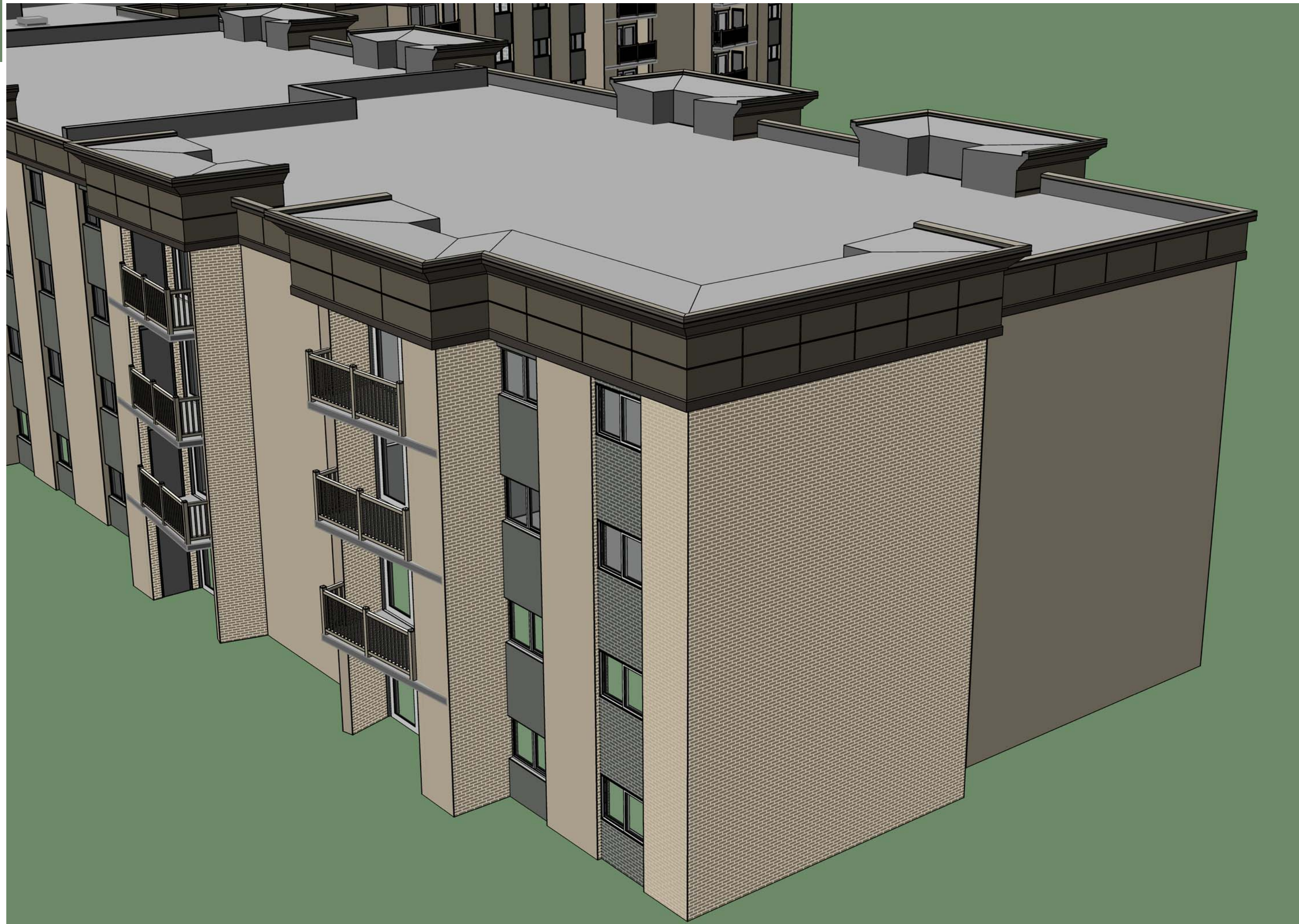
Gerald W. Clark, Architect
1811 Business Park Drive
Clarksville, Tennessee 37040-6024
p - 931-552-3860 / f - 931-552-0370
e - gclark@caarchitects.com

Print Set No.

Sheet A 3.2



1 Perspective View @ End - Low
A 3.3 N.T.S.



2 Perspective View @ End - High
A 3.3 N.T.S.

Drawn: WCE
Date: 6.05.2017

Stonebridge Apartments
Exterior Facade
Improvements
600 West Rand Road
Arlington Heights, Illinois 60004
Project No. 13663

Renovated Perspective
Views

Preliminary -
Not for
Construction

Gerald W. Clark, Architect
1811 Business Park Drive
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e - gclark@caarchitects.com

Print Set No.

Sheet A 3.3









MAIN ENTRY SIGN



STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Stonebridge Village Apartments
Project Address: 600 W. Rand Rd.
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 17-056
Petitioner Name: Jonathan W. Clark
Petitioner Address: Clark Associates Architects
1811 Business Park Drive
Clarksville, TN 37040
Meeting Date: May 23, 2017

Date Prepared: May 15, 2017

Requested Action(s):

1. Approval of the proposed architectural design for exterior modifications to six existing apartment buildings and new ground sign designs.

ANALYSIS

Summary:

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

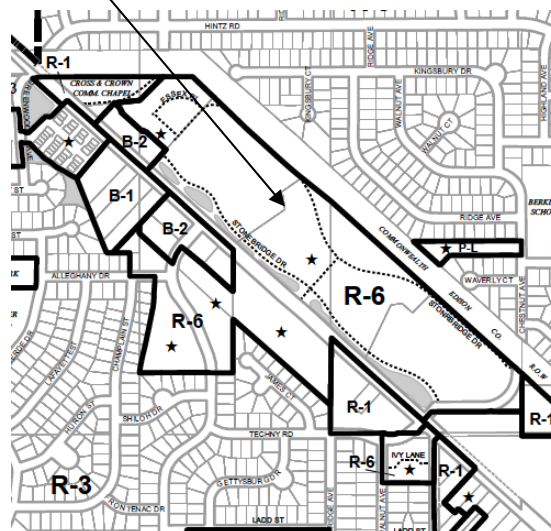
Stonebridge Village Apartments is an existing residential apartment community with six, four-story apartment buildings with a site area of approximately 40 acres. The apartment community is under new ownership, and numerous improvements to the property are proposed including an exterior makeover for all six apartment buildings, replacement of the covered porte-cochere canopies at the entrances to each building, and replacement of three existing ground signs facing Rand Road.

Site:



Aerial View of Subject Site

Subject Property



Zoning Map

Preliminary Design Commission Review:

This project received a preliminary Design Commission review on September 9, 2016. At that time, the proposed design included adding pitched roofs to the existing flat roofed buildings. The pitched roofs added to the height of the building which did not comply with code, and would have required a height variation. In general, the Design Commission liked the pitched roof scheme.

Architectural Design:

At this time, the petitioner has changed the design concept from adding pitched roofs to adding decorative cornices around the existing parapet walls. The proposed design also includes painting all of the exterior brick in a cream color, painting the brick spandrel panels below the windows in a dark gray color, and replacing all of the existing black metal balcony railings with new off-white vinyl railings. Finally, the proposal includes replacing the existing mansard style porte-cochere canopies with new modern sloped canopy design.

Overall, Staff is very pleased with the proposed investment and planned improvements for the property to create a fresh updated appearance. However, there are some concerns about the details of the proposed design that need to be evaluated:

1. Cornices. Overall, Staff is in support of the concept to use a bold decorative cornice to give the buildings a fresh, modern appearance. However, portions of the proposed cornice design look a bit heavy and bulky, especially in the dark black color. Additionally, the profile of the cornices is a simple stepped design. Consider incorporating a slope into the bottom of the profile to add more interest to the design. The scale, profile, and color of the proposed cornices should be evaluated by the Design Commission.
2. Brick. The existing brick walls do have a dull appearance, but painting of the brick will result in life-long maintenance to keep the buildings looking good. The Design Commission should evaluate the long-term outlook of this proposal.
3. Paint Colors. If the Design Commission concurs with the proposal to paint the brick, the proposed color scheme should be evaluated.
 - a. Walls. Staff is concerned that the creamy "Napery" color for the body of the building will be too yellow. A light gray, or off-white color should be considered.
 - b. Spandrels. The proposed "Night Owl" has a greenish gray appearance that should be evaluated for compatibility with the wall color.

Landscaping:

The existing development has an abundance of mature landscaping. The petitioner has indicated that it is their intention to perform some trimming and maintenance of the existing landscaping, but specific plans have not been provided.

Signage:

The Design Commission should evaluate the overall style and appearance of the proposed signs as they relate to the proposed updated style of the development. All signs are required to comply with Chapter 30 sign code, and separate permits are required for each sign.

1. Ground Signs. In 1977, a sign variation was approved for this property to allow three ground signs to face Rand Road, 25 sf maximum for each. The existing signs have a rustic and somewhat dated appearance so they are proposed to be replaced with contemporary new designs. The overall scale and signage area on of the new monument style signs are substantially compliant with the original approved signs, so new sign variations are not required. This review is for the overall style and appearance of the proposed signs as they relate to the proposed updated style of the development. The signs are only allowed to display the name of the development. Therefore, the signage layout should be revised to read "Stonebridge Luxury Apartments" instead of "Luxury Apartments Stonebridge".
2. Leasing Center Sign. The proposed design has a consistent appearance with the primary ground sign designs. However, additional information is required to evaluate the replacement of any internal directional/address signage. Village records do not show permits for the existing signs. The proposed sign(s) are required to meet code.
3. Building Addresses. Wall signs are not allowed in residential zoning districts, so the large proposed address numbers on the building walls are not allowed. It is recommended that smaller address numbers be provided at each of the building

entrances.

As a note, fluttering temporary signs, etc (previously installed and removed at this location) are not allowed.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed architectural design and signage designs for the exterior modifications to *Stonebridge Village Apartments* located at 600 W. Rand Road. This recommendation is subject to compliance with the plans received 4/25/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate the scale, profile, and color of the proposed cornices. Consider incorporating a slope into the bottom of the profile to add more interest to the design.
2. Consider alternate color schemes without painting the existing brick.
3. Evaluate the proposed "Napery" and "Night Owl" paint colors.
4. Evaluate the overall style and appearance of the proposed new signs as they relate to the proposed updated style of the development. All signs shall comply with code or with previously approved variations.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.
6. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
7. All signage must meet code, Chapter 30.

May 15, 2017

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-056

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 23, 2017

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Kirsten Kingsley
Jonathan Kubow

Members Absent: None

Also Present: John Sorenson, U.S. Shelter LLC for *1715 N. Mitchell Ave.*
Tom Abbatemarco, Prestigious Homes for *1831 N. Mitchell Ave.*
Sal Genauldi, Owner of *1831 N. Mitchell Ave.*
Jon Clark, Clark Associates Architects for *Stonebridge Village Apartments*
Rodney Johnson, The Connor Group for *Stonebridge Village Apartments*
Joe LaBelle, Rize Properties for *221 S. Evergreen Ave.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 25, 2017

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF APRIL 25, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 3. MULTI-FAMILY REVIEWDC#17-056 – Stonebridge Village Apartments – 600 W. Rand Rd.

Jon Clark, representing *Clark Associates Architects*, and Rodney Johnson, representing *The Conner Group*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. Stonebridge Village Apartments is an existing residential apartment community with six, four-story apartment buildings with a site area of approximately 40 acres. The apartment community is under new ownership, and numerous improvements to the property are proposed including an exterior makeover for all six apartment buildings, replacement of the covered porte-cochere canopies at the entrances to each building, and replacement of three existing ground signs facing Rand Road.

This project received a preliminary Design Commission review on September 9, 2016. At that time, the proposed design included adding pitched roofs to the existing flat roofed buildings. The pitched roofs added to the height of the building which did not comply with code, and would have required a height variation. In general, the Design Commission liked the pitched roof scheme.

At this time, the petitioner has changed the design concept from adding pitched roofs to adding decorative cornices around the existing parapet walls. The proposed design also includes painting all of the exterior brick in a cream color, painting the brick spandrel panels below the windows in a dark gray color, and replacing all of the existing black metal balcony railings with new off-white vinyl railings. Finally, the proposal includes replacing the existing mansard style porte-cochere canopies with new modern sloped canopy design.

Overall, Staff is very pleased with the proposed investment and planned improvements for the property to create a fresh updated appearance. However, there are some concerns about the details of the proposed design that need to be evaluated:

1. Cornices. Overall, Staff is in support of the concept to use a bold decorative cornice to give the buildings a fresh, modern appearance. However, portions of the proposed cornice design look a bit heavy and bulky, especially in the dark black color. Additionally, the profile of the cornices is a simple stepped design. Consider incorporating a slope into the bottom of the profile to add more interest to the design. The scale, profile, and color of the proposed cornices should be evaluated by the Design Commission.
2. Brick. The existing brick walls do have a dull appearance, but painting of the brick will result in life-long maintenance to keep the buildings looking good. The Design Commission should evaluate the long-term outlook of this proposal.
3. Paint Colors. If the Design Commission concurs with the proposal to paint the brick, the proposed color scheme should be evaluated.
 - a. Walls. Staff is concerned that the creamy “Napery” color for the body of the building will be too yellow. A light gray or off-white color should be considered.
 - b. Spandrels. The proposed “Night Owl” has a greenish gray appearance that should be evaluated for compatibility with the wall color.

In terms of landscaping, the existing development has an abundance of mature landscaping. The petitioner has indicated that it is their intention to perform some trimming and maintenance of the existing landscaping, but specific plans have not been provided.

With regards to signage, the Design Commission should evaluate the overall style and appearance of the proposed signs as they relate to the proposed updated style of the development. All signs are required to comply with Chapter 30 sign code, and separate permits are required for each sign.

1. **Ground Signs.** In 1977, a sign variation was approved for this property to allow three ground signs to face Rand Road, 25 sf maximum for each. The existing signs have a rustic and somewhat dated appearance so they are proposed to be replaced with contemporary new designs. The overall scale and signage area on of the new monument style signs are substantially compliant with the original approved signs, so new sign variations are not required. This review is for the overall style and appearance of the proposed signs as they relate to the proposed updated style of the development. The signs are only allowed to display the name of the development. Therefore, the signage layout should be revised to read "Stonebridge Luxury Apartments" instead of "Luxury Apartments Stonebridge".
2. **Leasing Center Sign.** The proposed design has a consistent appearance with the primary ground sign designs. However, additional information is required to evaluate the replacement of any internal directional/address signage. Village records do not show permits for the existing signs. The proposed sign(s) are required to meet code.
3. **Building Addresses.** Wall signs are not allowed in residential zoning districts, so the large proposed address numbers on the building walls are not allowed. It is recommended that smaller address numbers be provided at each of the building entrances.

Staff recommends the Design Commission evaluate the proposed architectural design and signage designs for the exterior modifications being proposed.

Chair Eckhardt asked if there was any public comment on the project and there was response from the audience. Mr. Earl Mirsky stated that he has lived here for 35 years. His opinion is that the brick looks nice; they are weathered but they add character, and painting would just require re-painting every 2 or 3 years as the paint gets beat up by the weather. He felt it was dumb to paint over brick; he has seen it done before and it chips and looks lousy in the long run. He felt that the paint colors described tonight sounded terrible, and added that the lobbies were recently painted orange and grey, which looks really crappy. He did not see painting the brick as an improvement to this property, which was his opinion after living here for 35 years.

Mr. Clark said that he was brought into this \$10M project approximately 6 months ago to basically pick it up and run with it. Certain things such as colors and signage were previously selected by the owner of the property, which he continued with. Large samples of the proposed paint colors were presented: 'Black Fox' for the cornice, and 'Night Owl' and 'Napery' for the existing masonry. The scope of the project also includes replacing the entrance canopies on all 6 buildings, re-roofing all 6 buildings, updating the parking to make the buildings all ADA accessible, addressing safety concerns with the replacement of the railings, and updating the signage.

Chair Eckhardt asked for more details about the massing of the proposed new cornices, which he initially felt were really big, boxy, and cartoonish. Mr. Clark replied that the computer program may be slightly skewing the perspective of the cornices; the cornices are basically boxed framed with metal and wood, to be faced with EFIS and slightly projected. The rise of the cornice will be 8-feet and the projection approximately 6-feet, with the largest cornice located at the building entrance. The cornices will have reveals built into them, which are not reflected in the rendering because of the dark color.

Mr. Clark responded to the comments in the Staff report. He was not opposed to evaluating the scale, profile and color of the proposed cornices, and considering incorporating a slope into the bottom of the profile to add more interest to the design, as well as add some reveals on certain grid systems. He felt the suggestion to consider alternate color schemes without painting the existing brick was a subjective approach; the owner really wants to paint the buildings. He added that the property owners own multiple properties around the country and have an exclusive contract with Sherwin Williams, and he was confident that any future issues resulting from painting the brick would be addressed; the most cost effective solution for the existing aged brick is to paint it, and the owners would like to use the 3 paint colors being presented tonight. He was not opposed to creating a mock-up of the proposed paint colors. He reiterated that the signage being proposed was previously selected by the property owner's designated sign

company that does nationwide work for them, and he presented a photo of signage from another property of the owner. With regards to landscaping, Mr. Clark felt that landscaping in this particular development is really more of a pruning back of the very mature older trees, along with the ADA enhancements to the front of the buildings, will develop a nice landscaping scheme around the 6 approaches of each building.

Chair Eckhardt was curious about the owners' intentions for updating the lobbies, as mentioned by the resident who previously spoke, and Mr. Clark replied that there will be some remodeling of the lobbies. He also presented a sample of the new railing color.

Commissioner Kubow said that overall, he felt the changes being proposed were well done. He liked the color choices, in terms of how they are presented in 2D; however, he felt the 'Napery' color was a bit yellowish and he recommended a warmer tone that is more of a representation of the color rendering and a better complement to the other 2 colors being proposed. He really liked what was being done with the cornice; however, he strongly considered extending them a bit further back when they return towards the inside of the building. Overall, he really liked what was being proposed and felt it was fantastic. With regards to painting, he pointed out that paint has come a long way and the warranties will last a long time; it can be a good a superior product, just like the EIFS. His only issue with the project is the signage, the blue color is out of context, and the design does not fit the buildings that have big, bold cornices, which he felt should be introduced in some way in the signage. He liked the design and the muted colors on the sign shown in the photo of the owner's other property.

Commissioner Kingsley said that painting brick, when done correctly, can be successful, although she would recommend a color that is less yellow than the 'Napery'. She liked the 'Night Owl' color and how it is delineated with the windows, and she liked the color of the railings. She asked if anything was being done with the windows and the a/c units on the balconies, and Mr. Clark replied that nothing is being done with the windows or the a/c units at this time. Commissioner Kingsley suggested refocusing some of the energy of this project on the actual energy efficiency of the units; replacing the windows and patio doors with insulated units, as these are the 'eyes' of a building. Making the bones of this building better might suit it. Although she understood what is being done with the proposed new cornices, she felt that they were unnecessary and not what would draw people to the development. If the project is approved, she would require that a detail of the cornice be submitted, and that lighting on the cornices be reviewed to ensure sensitivity. Her recommendation was to eliminate most of the cornices and put the money elsewhere; do something simple, which could be something other than EIFS as a termination to the roof. She really liked the proposed canopy and felt that something in a similar aesthetic would be better on the roof. With regards to the signage, she agreed with the other commissioners that the style did not fit the building and the blue color made no sense. In summary, Commissioner Kingsley acknowledged that the buildings are tired looking; however, the development is very nice with Mid-Century modern architecture, and she suggested trying to do less with the changes.

Commissioner Fitzgerald agreed that the brick is tired looking and worn in certain places, and he was in favor of painting it, although he preferred more of a natural earthy tone. He liked the scale of the cornice, bigger in the middle, lower, and then a little bit bigger on the ends, and he questioned the height of the larger, center cornice. Mr. Clark replied that the larger cornice is 1 or 2-feet taller than the other cornices, which Commissioner Fitzgerald felt added a lot. Commissioner Fitzgerald also liked the new railing design; however, he disliked the signs being proposed; there is no design connection between the signs and the buildings. With regards to landscaping, he felt the site would benefit from some improvements.

Chair Eckhardt said that the property is gorgeous, the landscaping is super mature and the trees are amazing. He was in favor of painting the brick; however, he was concerned about the upside down layer cake effect of the top cornices, and he was unsure they were fully developed yet. In terms of lighting, he pointed out that shining a dark light on a dark surface will have no lighting effect, and he suggested using the 'Night Owl' color on the tall pilasters at the front door to create a more vertical element. He also felt that the 'Napery' color was too yellow, which could look white in the sunlight. He agreed with the other commissioners about the new signage; the building has very strong

elements, which the signage should reflect, and the Stonebridge name should have more prominence than the word 'Luxury'.

PUBLIC COMMENT

Mr. Mirsky acknowledged that the existing metal balcony railings are rusty, but he felt they had more of an open feel than the new railings being proposed. He also said that painting these big buildings will result in the strong afternoon sun reflecting off of them, which will look really bad from the street. He also referenced the 2 brick condo buildings across the street that look nice and stately.

Commissioner Kubow reiterated that overall, he really liked the project and felt that painting the brick was a fine option, although he was not in favor of the 'Napery' color and preferred a softer more earthy beige color. He liked the bold look of the cornices; however, he felt they should be returned again, and lighting of the cornices should be reviewed closely. He also disliked the signage as proposed and felt it should be re-designed.

Commissioner Kingsley was not bothered by painting the brick and felt the colors could be adjusted as previously suggested. She had an issue with the cornices; the size, mass and details of them, as well as the lighting and the new signage. She felt the resident who spoke made a huge point about the new railing design and she would recommend a different railing material that would 'disappear'. She would like to see the project come back.

Commissioner Fitzgerald had some concerns about the cornices and he was open to requiring that they be smaller and approved by Staff. He also felt the comment from the resident about the railings is important and should be considered. He reiterated his concern about the 'Napery' color; he did not dislike it, but felt it could be improved and approved by Staff.

Chair Eckhardt said that when he looks at the proposed design, he sees a more contemporary version of an apartment building. Although the railing mock-up is stylish, it does provide for a barrier from inside to outside, which is something to consider. The cornices serve a purpose and there are many good things about how they are currently designed; however, they are probably exaggerated a fine amount and need further study. He felt the proposed colors were sophisticated, although he was not opposed to seeing other options for the 'Napery', with a mock-up to be provided.

Commissioner Kubow felt there were still some outstanding items that needed to be resolved that affect the design significantly; paint, cornice, lighting, railings, as well as signage, which needed to be re-designed. Chair Eckhardt asked for a motion and there was no response. He presented options to the petitioner at this time, based on the comments made tonight. Understanding that signage is an issue, Mr. Clark asked if the painting scheme and balcony railing design could be approved tonight to expedite the process. Chair Eckhardt reiterated that the commissioners have concerns about the 'Napery' color, and Mr. Clark replied that they typically create a mock-up of the paint colors on the building, which could be completed within a few days.

Chair Eckhardt suggested a motion to continue the project to the next available meeting to allow the petitioner to come back with additional cornice details, the railing design, and complete a mock-up of the 3 proposed paint colors (and a second option) on the building for the commissioners to visit prior to the next review. Commissioner Kingsley had concerns about lighting on the cornices and asked that the location of any lighting be included in the next review as well. Commissioner Fitzgerald suggested the railings be cast aluminum. Mr. Clark said that it was not a problem to come back in a few weeks with revised details.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF THE STONEBRIDGE VILLAGE APARTMENTS (DC#17-056) TO THE DESIGN COMMISSION MEETING ON JUNE 13, 2017, WITH THE FOLLOWING TO BE REVIEWED:

1. THE CORNICE DETAILS, LIGHTING, PAINT COLORS, AND RAILING DESIGN.
2. THE NEW SIGNAGE FOR THE SITE.

Commissioner Kingsley said that a key element to all of this will be the change to the stone piers at the entryway, and she asked that the petitioner bring back something that shows the signage as it relates to that and how it relates to the building; what is to remain and what is to be removed. She added that she is not able to attend the next meeting; therefore, any approval will require all 3 commissioners. She also asked if Commissioner Fitzgerald was okay with the landscaping as shown and Commissioner Fitzgerald said that he was. Mr. Clark said that once the major renovations are complete, landscaping updates will be addressed as well.

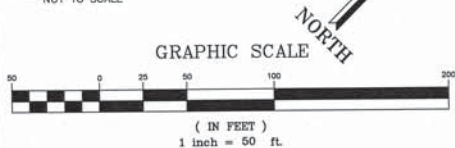
COMMISSIONER KUBOW SECONDED THE MOTION.

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

ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP:
NOT TO SCALE



TITLE COMMITMENT:

THIS SURVEY IS BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 1401-008979839-D2, EFFECTIVE DATE OCTOBER 19, 2015.

LEGAL DESCRIPTION:

PARCEL "A": LOT "A" IN STONEBRIDGE HILL APARTMENTS BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL "B": LOT "B" IN FIRST ADDITION TO STONEBRIDGE HILL APARTMENTS BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL "C": LOT "C" IN FIRST ADDITION TO STONEBRIDGE HILL APARTMENTS BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES ON SCHEDULE B:

ITEMS NOT LISTED BELOW ARE NOT MATTERS OF SURVEY.

- 15 UTILITY EASEMENTS PER DOCUMENT 21301388 ARE PLOTTED HEREON. APPROXIMATE LOCATION OF CENTERLINE OF WESTERLY WATER MAIN EASEMENT IS GRAPHICALLY PLOTTED HEREON. DESCRIPTION IS ILLINOIS.
- 16 COMMONWEALTH EDISON EASEMENT PER DOCUMENT 19417172 IS PLOTTED HEREON.
- 17 COMMONWEALTH EDISON AND ILLINOIS BELL TELEPHONE COMPANY EASEMENT PER DOCUMENT 21040341 IS LOCATED WHERE FACILITIES ARE INSTALLED. APPROXIMATE LOCATION PER EXHIBIT A IS PLOTTED HEREON.
- 18 COMMONWEALTH EDISON AND ILLINOIS BELL TELEPHONE COMPANY EASEMENT PER DOCUMENT 22130630 IS LOCATED WHERE FACILITIES ARE INSTALLED. EXHIBIT A SHOWS LOCATIONS IN PARCEL (LOT) C WHILE LEGAL DESCRIPTION REFERS TO LOT A. APPROXIMATE LOCATION PER EXHIBIT A IS PLOTTED HEREON.
- 19 INGRESS AND EGRESS EASEMENT PER DOCUMENT 25109190 IS PLOTTED HEREON.
- 20 ELECTRIC AND TELEPHONE COMPANY EASEMENT PER DOCUMENT 21305258 IS LOCATED WHERE FACILITIES ARE INSTALLED. APPROXIMATE LOCATION PER EXHIBIT A IS PLOTTED HEREON.
- 21 INGRESS AND EGRESS EASEMENT PER DOCUMENT 22948132 IS PLOTTED HEREON.
- 22 COMCAST EASEMENT PER DOCUMENT 0511641104 IS AN EASEMENT IN GROSS AND IS NOT PLOTTABLE.

LEGEND:

- (R) RECORD
(M) MEASURED
- FLAG POLE / BOLLARD / POST
 - SIGN POST
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGNAL PEDESTAL
 - LIGHT POLE, MAST-ARM
 - LIGHT POLE
 - UTILITY POLE
 - COMMUNICATIONS PEDESTAL
 - COMMUNICATIONS MANHOLE
 - TRANSFORMER
 - ELECTRIC PEDESTAL / METER
 - ELECTRIC MANHOLE
 - GAS METER
 - VALVE VAULT
 - FIRE HYDRANT / STANDPIPE / AUTO SPRINKLER
 - VALVE BOX
 - BUFFALO BOX
 - CLEANOUT
 - MANHOLE
 - INLET
 - CATCH BASIN
 - CATCH BASIN, BEEHIVE
 - OVERHEAD WIRE(S)
 - FENCE, CHAIN-LINK
 - FENCE, WOOD
 - HANDRAIL

ZONING CLASSIFICATION:

ZONE R-6, Multiple-Family Dwelling District

Required Minimum Yards:

Front Yard: 25 feet plus 1 foot for each foot or fraction thereof which exceeds a building height of 25 feet.

Side Yard: 10% of lot width plus 1 foot for each foot or fraction thereof which exceeds a building height of 25 feet.

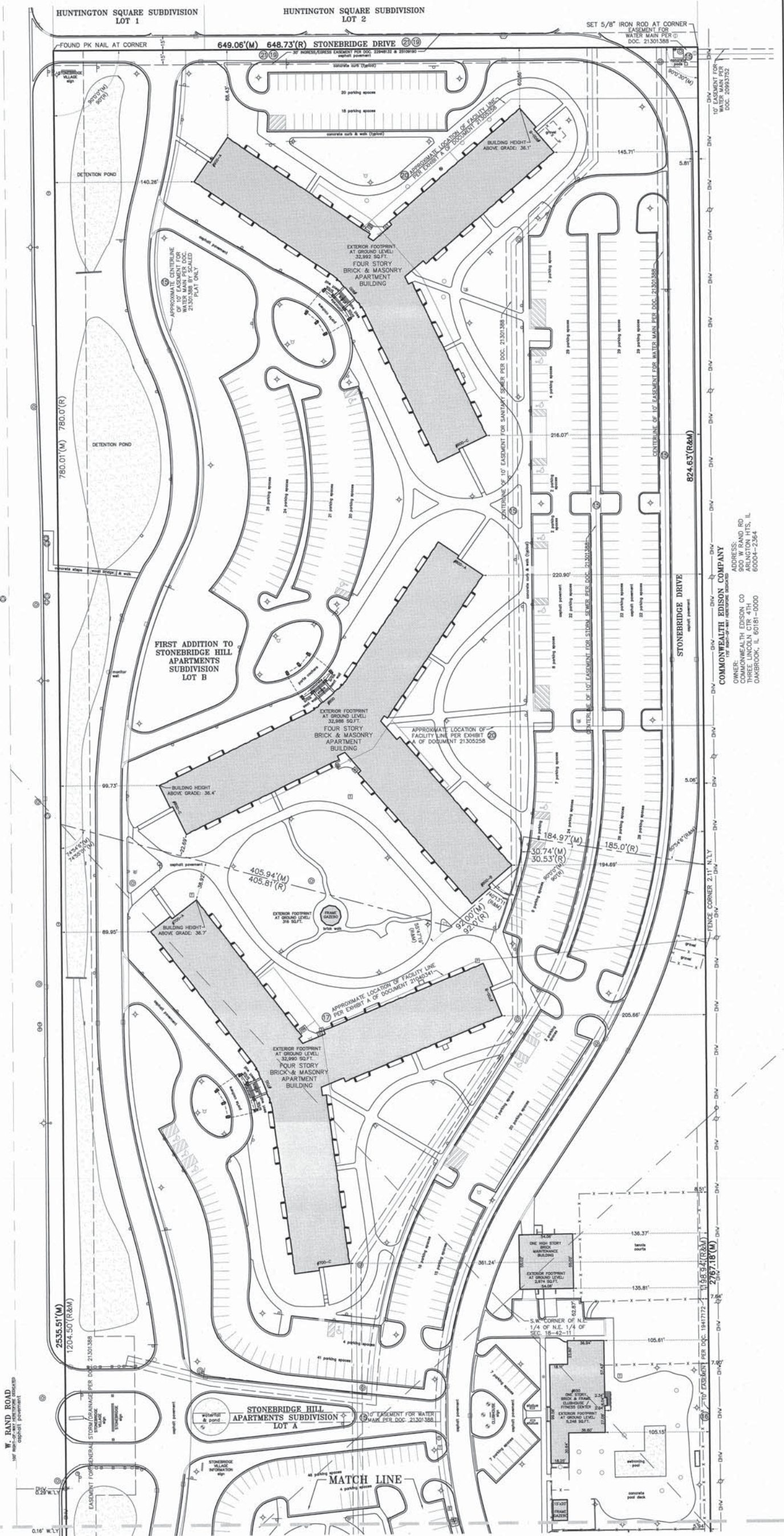
Exterior Side Yard: On corner lots, there shall be maintained a side yard of not less than 20 feet on the side adjacent to the street which intersects the street upon which the building maintains frontage, and in the case of a reversed corner lot, there shall be maintained a setback from the side street of not less than 50% of the front yard required on the lots in the rear of such corner lots, but such yard need not exceed 20 feet. No accessory building on solid reversed corner lot shall project beyond the front yard required on the adjacent lot to the rear, nor be located nearer than five feet to the side lot line of solid adjacent lots.

Rear Yard: 30 feet plus one foot for each foot or fraction thereof which exceeds a building height of 25 feet.

Maximum Building Height: 40-ft, exclusive of elevators, penthouses, stair heads, and other mechanical equipment.

Maximum Floor Area Ratio: 150%

Information provided by V. Gina Giannelli
Illinois State Counsel & Vice President
Chicago Title Insurance Company - National Commercial Services | Chicago
10 South LaSalle St., Suite 3100, Chicago, IL 60603
p: 312-223-2754 | f: 312-223-2272



COMMONWEALTH EDISON COMPANY
ADDRESS:
900 W. RAND RD.
CHICAGO, ILLINOIS 60604-2364
OWNER:
COMMONWEALTH EDISON CO
CHICAGO, ILLINOIS 60604-2364
CHICAGO, ILLINOIS 60604-2364

FLOOD ZONE CLASSIFICATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0201-J, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 19, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

PROJECT NUMBER
14681

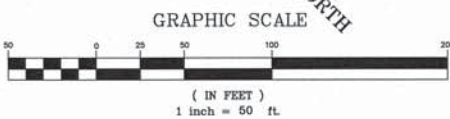
ALTA/ACSM LAND TITLE SURVEY
STONEBRIDGE VILLAGE
600 W. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS

IG CONSULTING, INC.
e-mail: ig@igconsulting.net
INFRACON & GEOCON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
PREPARED FOR: THE CONNOR GROUP SCALE: 1" = 50'
FIELD CREW: D.J. FIELD WORK: DEC/2015 DRAFTED BY: J.H. CHECKED BY:

ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP:
NOT TO SCALE



TITLE COMMITMENT:

THIS SURVEY IS BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 1401-008979839-D2, EFFECTIVE DATE OCTOBER 19, 2015.

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+ TRAFFIC SIGNAL PEDESTAL
+ LIGHT POLE, MAST-ARM
+ LIGHT POLE
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+ VALVE BOX
+ BUFFALO BOX
+ CLEANOUT
+ MANHOLE
+ INLET
+ CATCH BASIN / YARD DRAIN / MONITOR WELL
+ CATCH BASIN, BEEHIVE
+ OVERHEAD WIRE(S)
+ FENCE, CHAIN-LINK
+ FENCE, WOOD
+ HANDRAIL

SURVEYOR'S NOTES:

- ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.
- ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.
- COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THIS SURVEY.
- THE SURVEYOR WAS NOT PROVIDED WITH A WETLAND DELINEATION REPORT AND NO DELINEATION MARKERS WERE OBSERVED AT THE TIME OF SURVEY.
- THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE REFERENCED TITLE COMMITMENT.
- THE PROPERTY HAS ACCESS TO W. RAND ROAD AND CHESTNUT AVENUE, BOTH PUBLIC STREETS.
- UNIT PATIOS ARE SURFACED WITH CONCRETE, BRICK, TILE OR A COMBINATION THEREOF.
- GROSS LAND AREA OF PARCELS A, B AND C IS 1,770,125 SQ.FT. OR 40.6 ACRES.
- WITH RESPECT TO ADJOINING PROPERTIES, NO PARTY WALLS WERE DESIGNATED BY THE CLIENT AND NO PARTY WALLS WERE OBSERVED AT THE TIME OF SURVEY.
- THE PROPERTY CONTAINS 1,053 STANDARD PARKING SPACES AND 26 HANDICAPPED PARKING SPACES.

ALTA/ACSM LAND TITLE SURVEY
STONEBRIDGE VILLAGE
600 W. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS

IG CONSULTING, INC.
INFRACON & GEOCON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
PREPARED FOR: THE CONNOR GROUP SCALE: 1" = 50'
FIELD CREW: D.J. FIELD WORK: DEC/2015 DRAFTED BY: J.H. CHECKED BY:
FIRM NO. 184-001330

FIRST ADDITION TO STONEBRIDGE HILL APARTMENTS SUBDIVISION LOT D
OWNER:

SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS COUNTY OF COOK S.S.
CERTIFIED TO:
Stonebridge of Arlington Heights, LLC;
Stonebridge of Arlington Heights LOB, LLC;
Stonebridge of Arlington Heights Amberwood, LLC;
CBRE Capital Markets, Inc. and Federal Home Loan Mortgage Corporation, their successors and/or assigns;
and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 8, 9, 10(a), 11(a), 13, 16, 18, 19 and 20(a) of Table A thereof.
The field work was completed on 12/23/2015.
Date of Plat: 02/19/2016

BY: ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
LICENSE EXPIRES: NOVEMBER 30, 2016



Stonebridge Apartment Buildings - Existing Site Photos



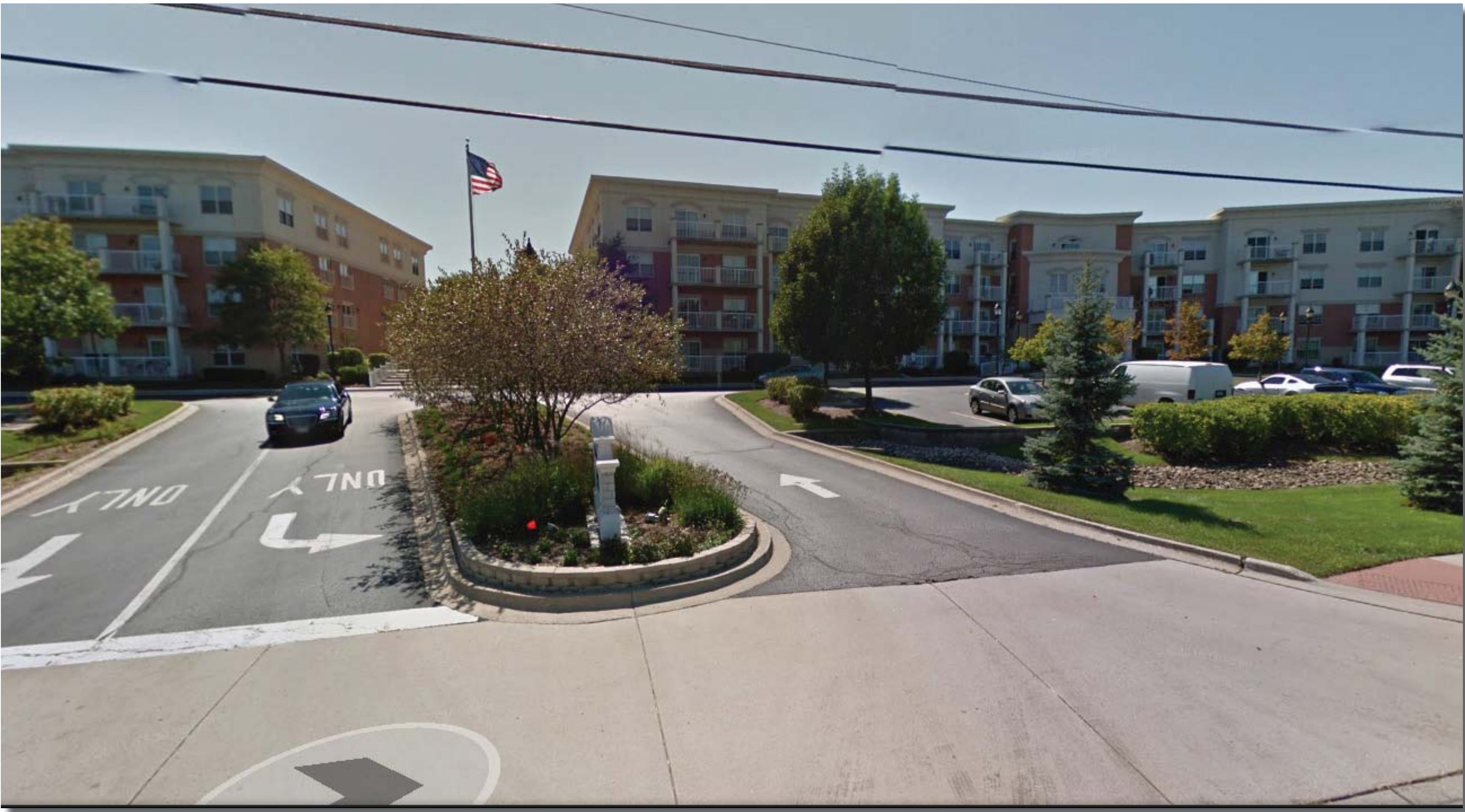
Stonebridge Apartments - Existing Site Photos - View from Rand Road / Main Property Entry



Stonebridge Apartment Buildings - Existing Site Photos / Railing Mockup



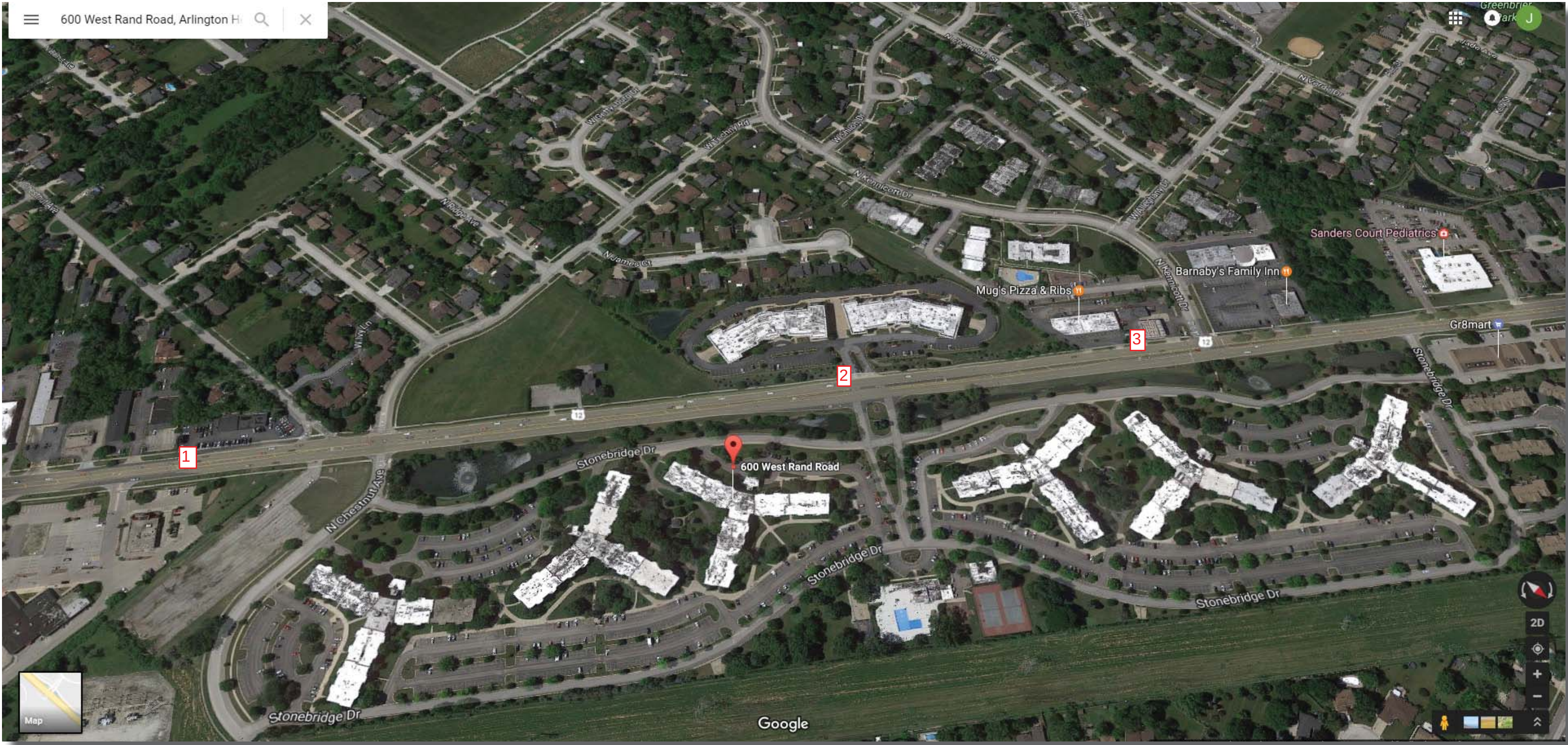
Retail Development - Property 1



Fountain of Arlington Apartment Complex - Property 2



Retail Development - Property 3

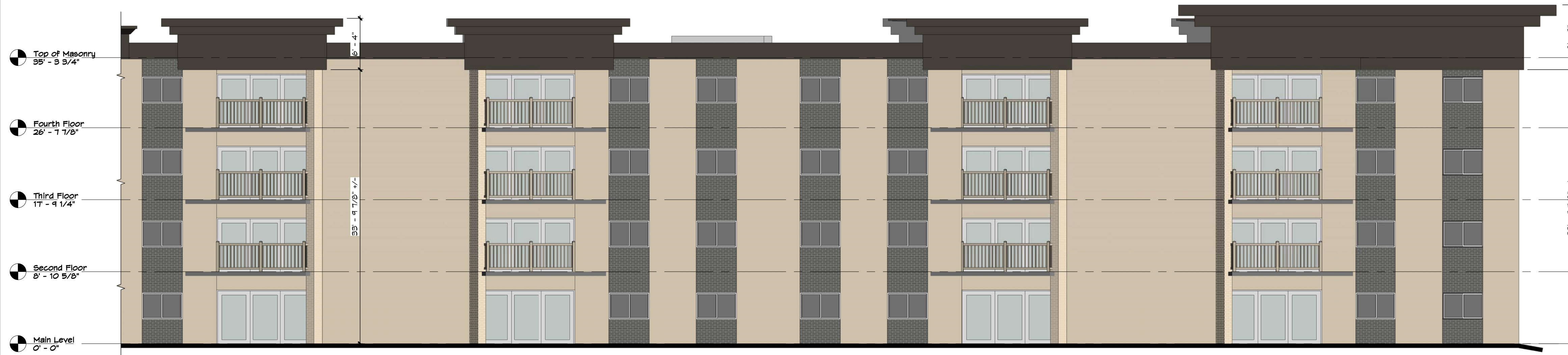


Legend

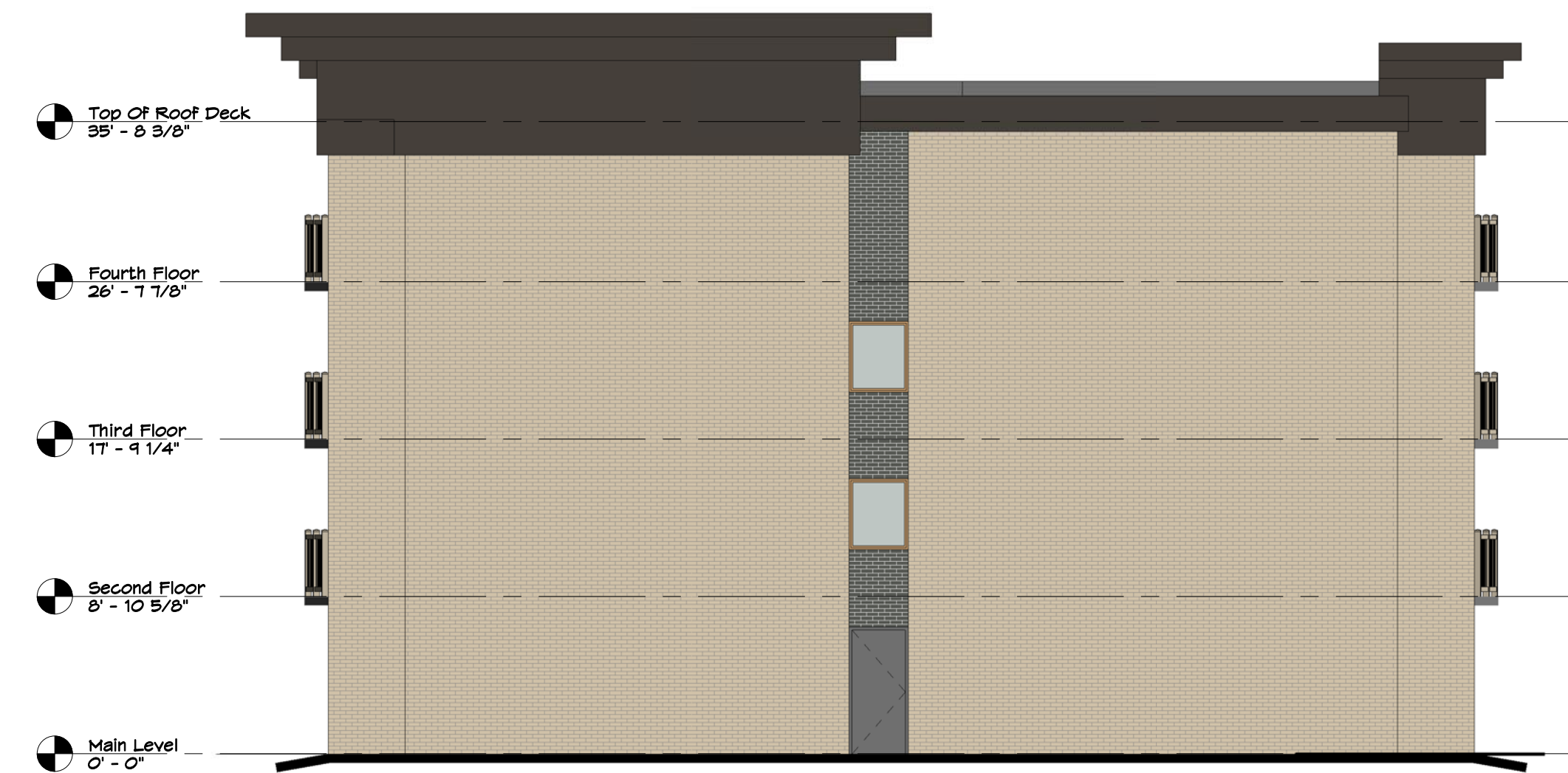
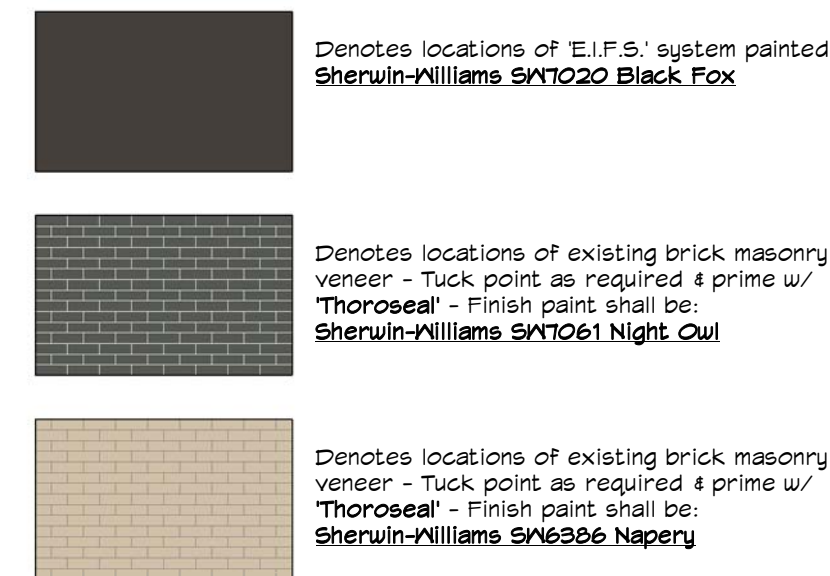
Existing Adjacent Developments - Site Photos and Location Legend



1 Renovated Front Elevation
A 3.1 1/16" = 1'-0"



2 Typical Wing Side Elevation
A 3.1 1/8" = 1'-0"



4 Typical Wind End Elevation
A 3.1 1/8" = 1'-0"



3 Typical Wing Side Elevation
A 3.1 1/8" = 1'-0"

Drawn: WCE
Date: 4.20.2017

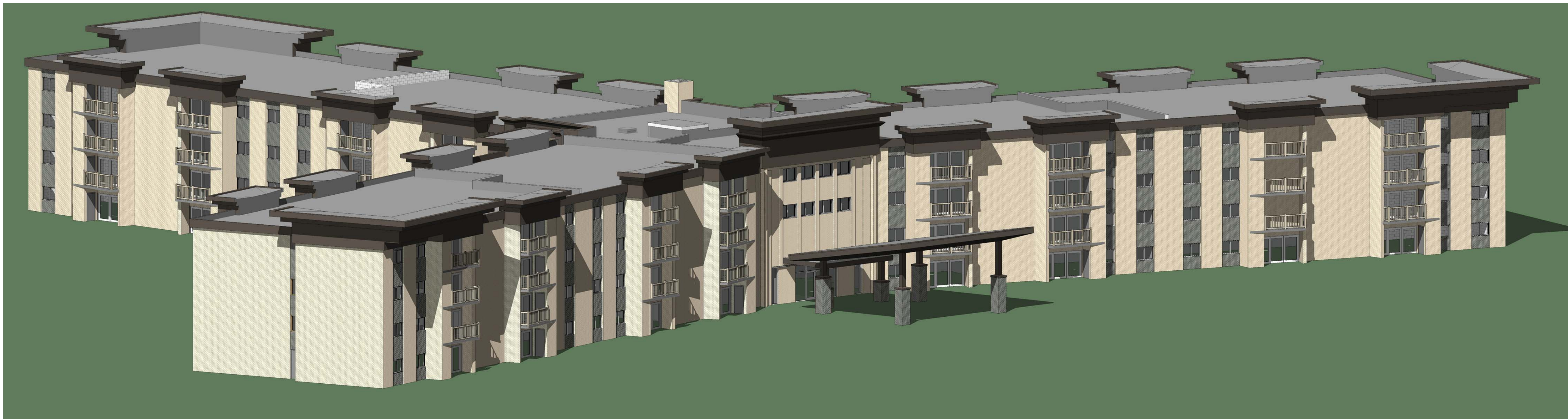
Stonebridge Apartments
Exterior Facade
Improvements
600 West Rand Road
Arlington Heights, Illinois 60004
Project No. 15663

Renovated Exterior
Elevations

Gerald W. Clark, Architect
Clarksville, Tennessee 37040-6024
1811 Business Park Drive
Clarksville, Tennessee 37040-6024
931-552-3960
Fax 931-552-0370

Print Set No.

Sheet A 3.1



1
A 3.2 N.T.S. Aerial View



2
A 3.2 N.T.S. Perspective View @ Drive Canopy



4
A 3.2 N.T.S. Perspective View @ End Cap



3
A 3.2 N.T.S. Perspective View

Drawn: WCE
Date: 4.20.2017

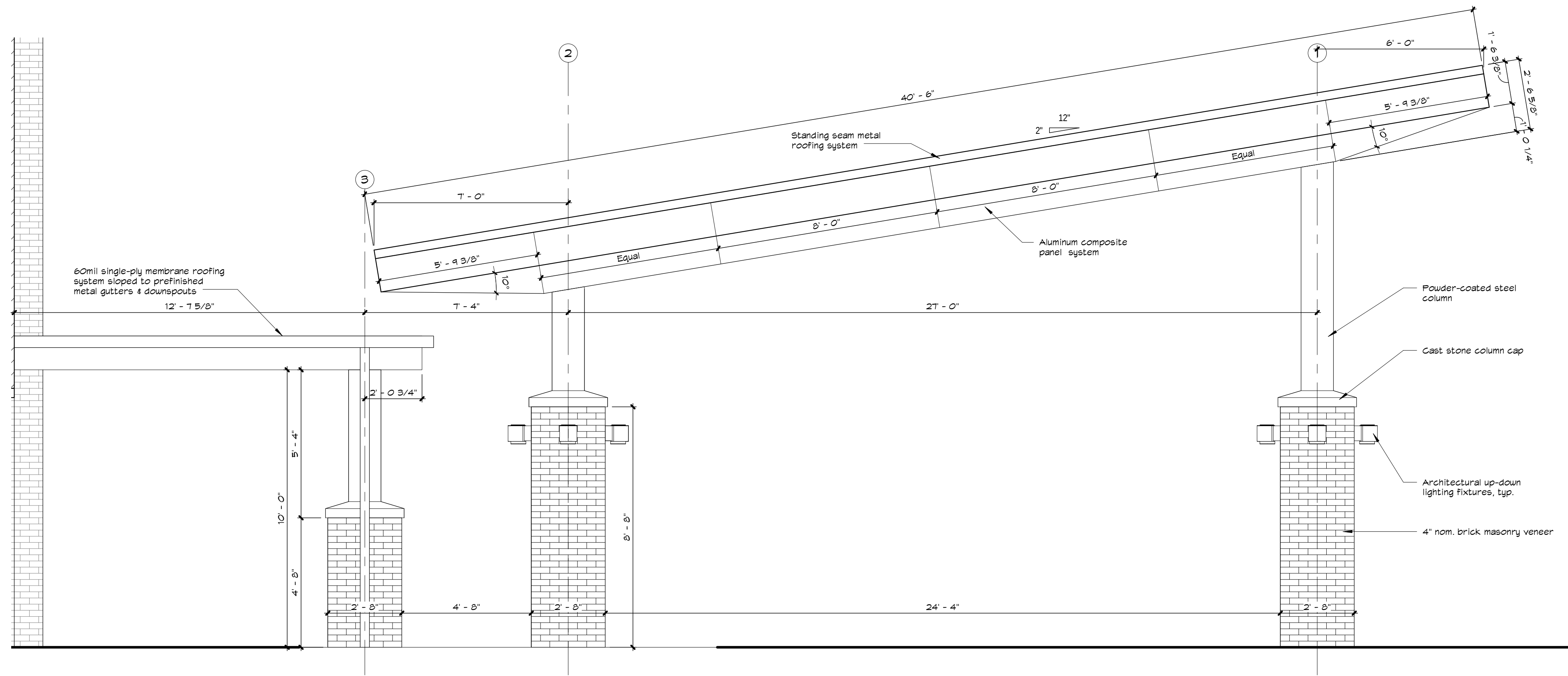
Stonebridge Apartments
Exterior Facade
Improvements
600 West Rand Road
Arlington Heights, Illinois 60004
Project No. 15663

Renovated Perspective
Views

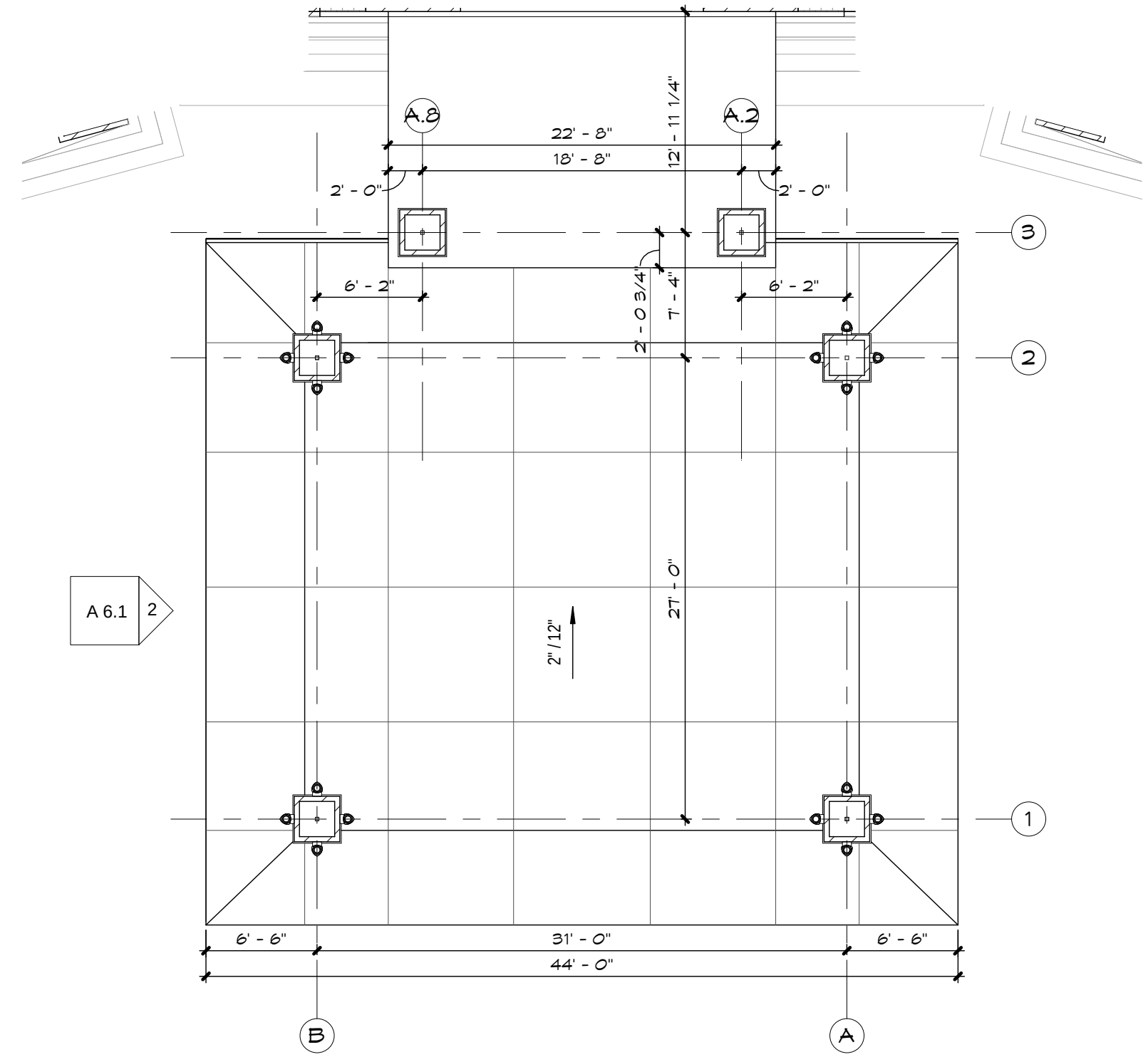
Gerald W. Clark, Architect
Clarksville, Tennessee 37040-6024
1811 Business Park Drive
931-552-3960 Clarksville

Print Set No.

Sheet A 3.2



2 Enlarged Canopy Elevation
A 6.1 3/8" = 1'-0"



1 Enlarged Canopy Reflected Ceiling Plan
A 6.1 1/8" = 1'-0"

Drawn: MCE
Date: 4.20.2017

Stonebridge Apartments
Exterior Facade
Improvements
600 West Rand Road
Arlington Heights, Illinois 60004
Project No. 15663

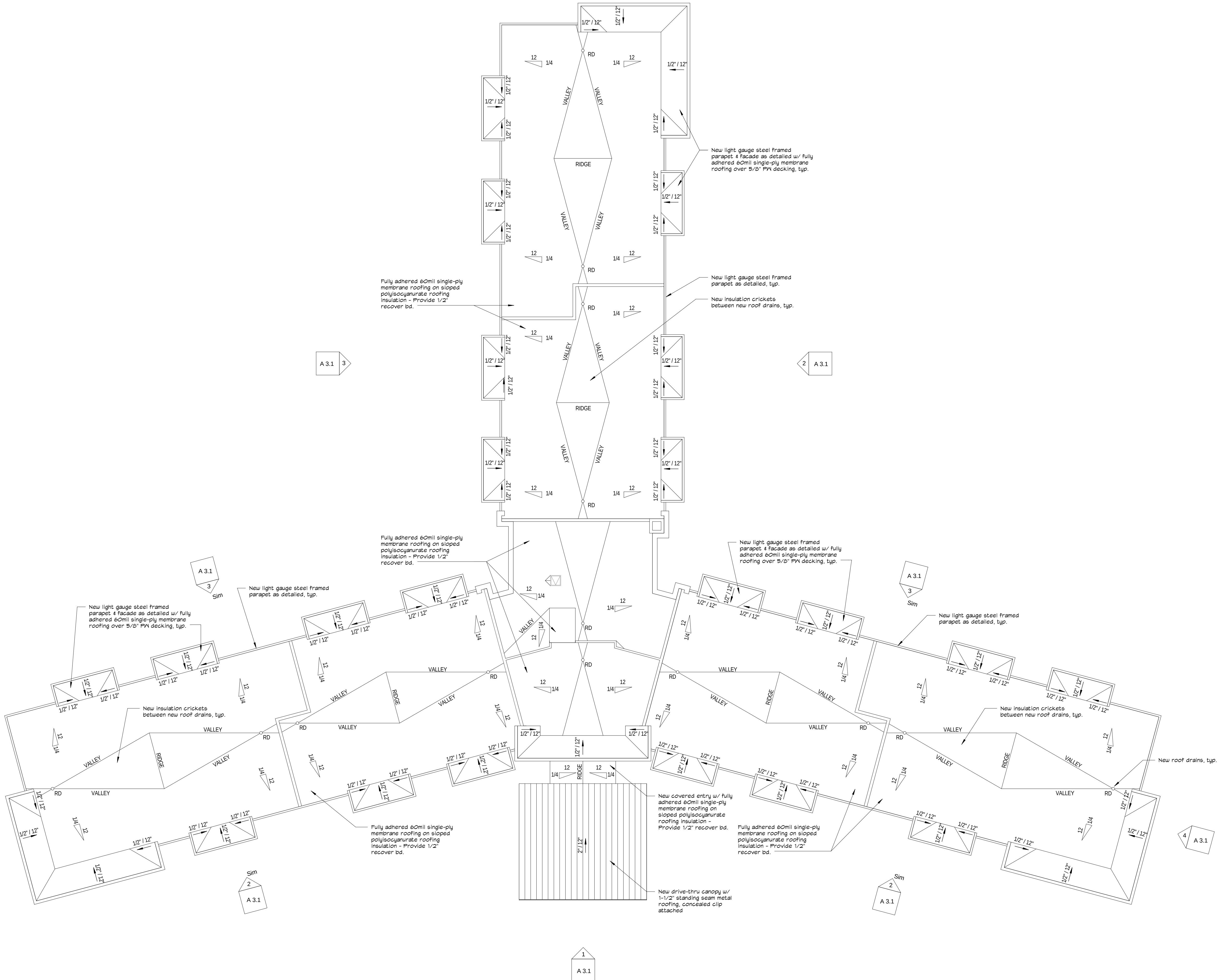
Enlarged Drive Canopy
Reflected Ceiling Plan &
Elevation

Preliminary -
Not for
Construction

Gerald W. Clark, Architect
1811 Business Park Drive
Clarksville, Tennessee 37040-6024
p - 931-552-3860 / f - 931-552-0370
e - gclark@caarchitects.com

Print Set No.

Sheet A 6.1



1 Overall Roof Plan
A 2.1 1/16" = 1'-0"

Drawn: MCE
Date: 4.20.2017

Stonebridge Apartments
Exterior Facade
Improvements
600 West Rand Road
Arlington Heights, Illinois 60004
Project No. 15663

Typical Building Overall
Roof Plan

Surrounding signage



SURROUNDING SIGNAGE

Sign A



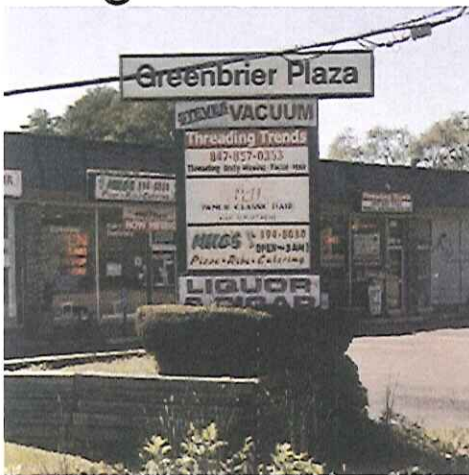
Sign B



Sign C



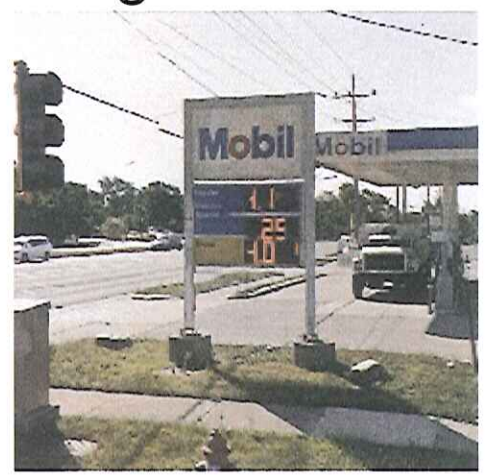
Sign D



Sign E



Sign F



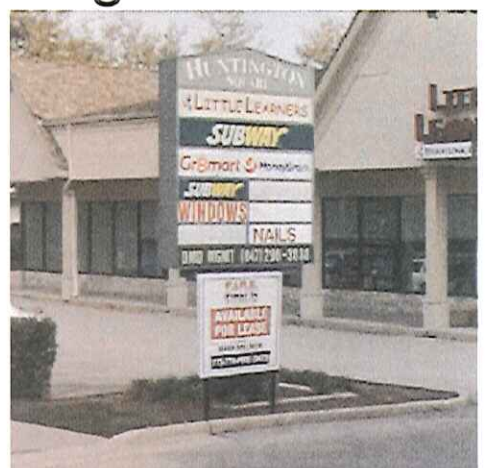
Sign G



Sign H



Sign I



SITE MAP

N

SIGN A

SIGN B

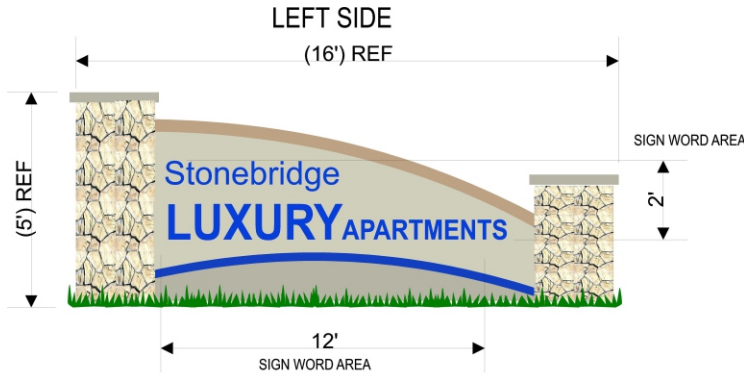
SIGN C

STONEBRIDGE 600 W RAND RD. ARLINGTON HEIGHTS IL 60004

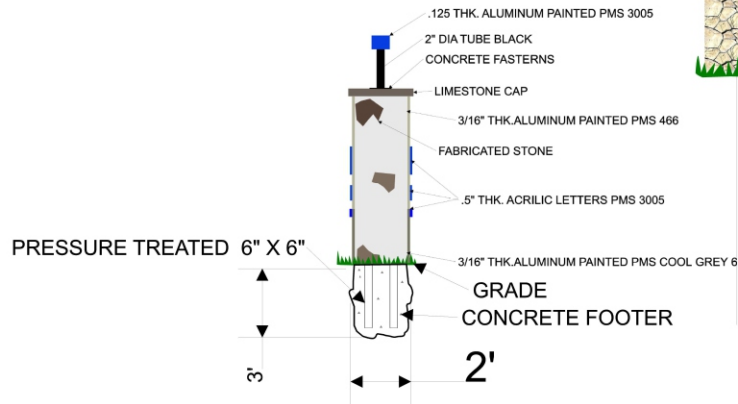
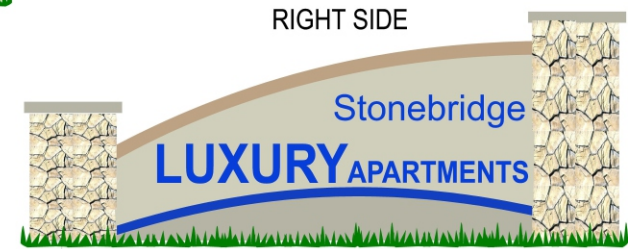
STONEBRIDGE 600 W RAND RD. ARLINGTON HEIGHTS IL 60004



EXISTING SIGN 30 sqft area



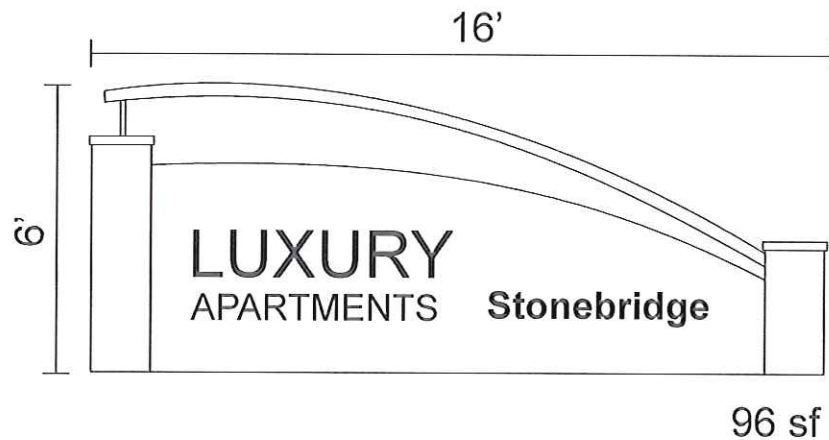
PROPOSED SIGN 24 sqft area



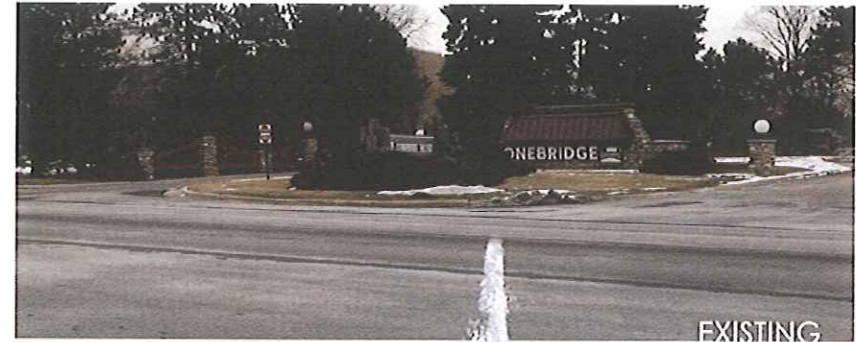
FOOTER AND CONSTRUCTION DETAIL

STONERIDGE 600 W. RAND RD. ARLINGTON HEIGHTS IL 60004

MAIN ENTRY SIGN (A)



Existing



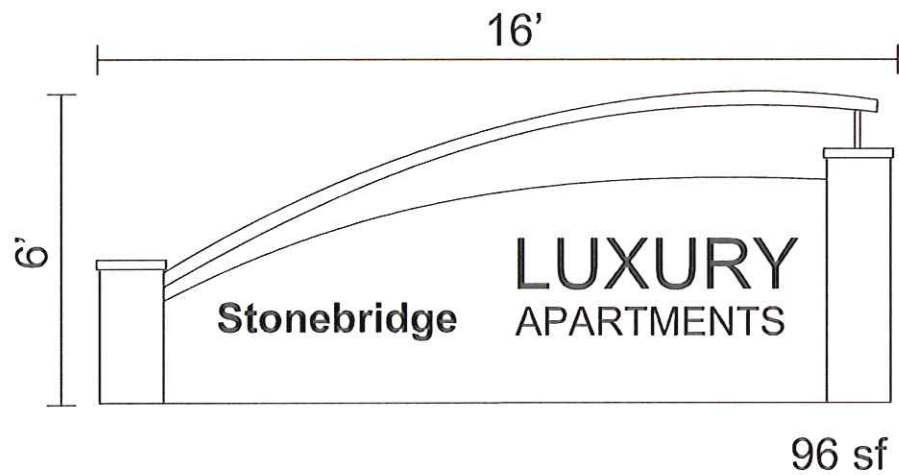
Materials include:
Faux Stone
Aluminum
Acrylic

MAIN ENTRY SIGN

STONEBRIDGE, ARLINGTON HEIGHTS, IL
THE CONNOR GROUP
A REAL ESTATE INVESTMENT FIRM

STONEBRIDGE 600 RAND RD. ARLINGTON HEIGHTS IL 60004

MAIN ENTRY SIGN (B)



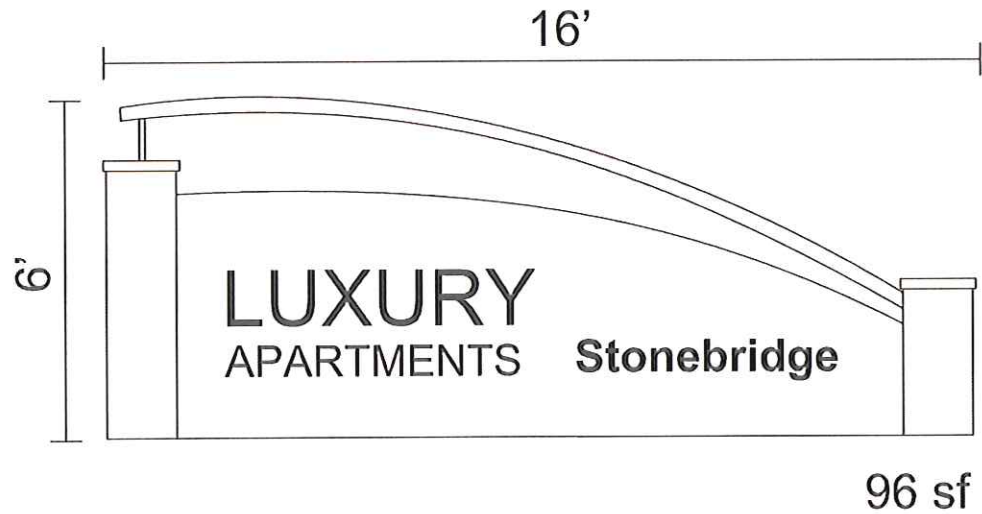
Materials include:
Faux Stone
Aluminum
Acrylic

Existing



STONEBRIDGE 600 RAND RD. ARLINGTON HEIGHTS IL 60004

MAIN ENTRY SIGN (C)



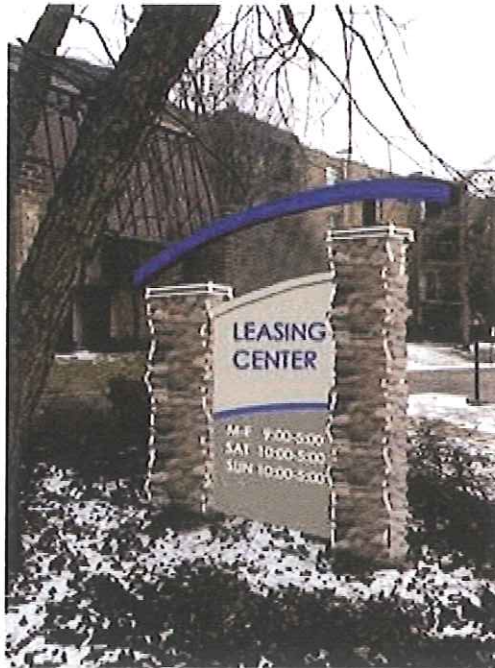
Materials include:
Faux Stone
Aluminum
Acrylic

Existing



STONEBRIDGE 600 RAND RD. ARLINGTON HEIGHTS IL 60004

PROPOSED



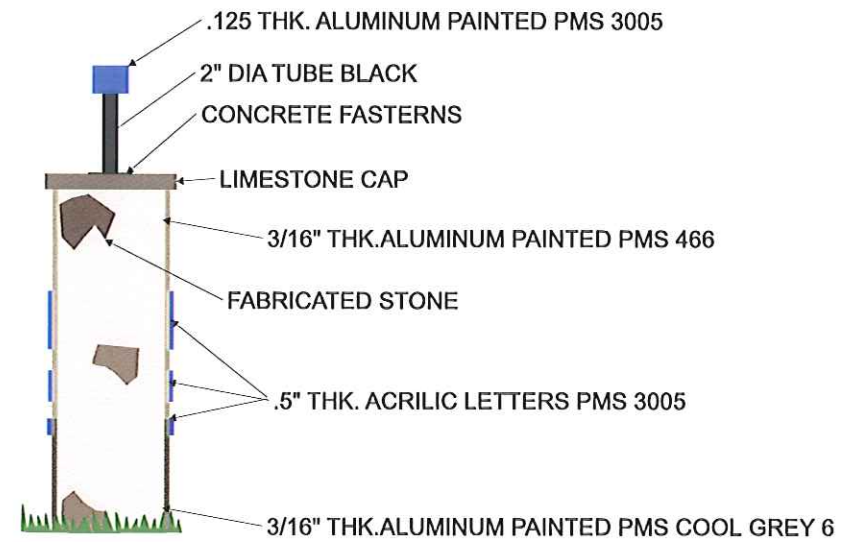
BLDG.
700

BUILDING NUMBERS (2x)
Replacing existing postings



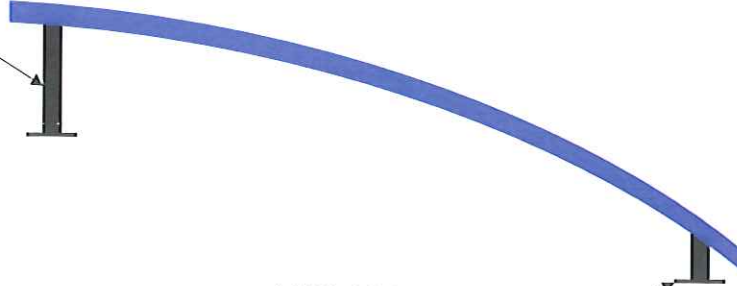


FABRICATED STONE



SIDE VIEW

MOUNTING LEGS



1/4" ALUM FLANGE

4"

.125 THICK ALUMINUM

WELD ALL AROUND



WATER PROOF WHITE LED LIGHTS UL LISTED

LIGHTING DETAIL
UL LISTED OUTDOOR RATED LEDS



Item: DC#18-079 - Sign Code Modifications

Department: Planning & Community Development

Proposed Sign Code Modifications for:

Residential Wall Signs, Wall Signs for Multi-Story Buildings, Awning Signage, Perimeter Window Lighting, Window Signs

ATTACHMENTS:

Description	Type
Staff Report with attachments	Exhibits

SIGN CODE AMENDMENTS

DC 18-079, August 28, 2018

Department of Planning and Community Development

Prepared by: Steve Hautzinger

STAFF REPORT

1. Residential Wall Signs
 - A. Background
 - B. Possible Options
 - C. Recommendation
2. Wall Signs for Multi-Story Buildings
 - A. Background
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 - C. Recommendation
3. Awning Signage
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 - C. Recommendation
4. Perimeter Window Lighting
 - A. Background
 - B. Possible Options
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5. Window Signs
 - A. Background
 - B. Possible Options
 - C. Recommendation

ATTACHMENTS

- I. **Proposed Chapter 30 Text Amendments**, dated August 28, 2018
- II. **Residential Wall Signs - Summary of Existing Residential Wall Signs**, dated August 28, 2018
- III. **Multi-Tenant, Multi-Story Building Wall Signs - Examples**, dated August 28, 2018
- IV. **Downtown Awning Signage - Examples**, dated August 28, 2018
- V. **Perimeter Window Lighting - Examples**, dated August 28, 2018
- VI. **Perimeter Window Lighting - Design Commission Meeting Minutes**, dated November 29, 2016
- VII. **Window Signs - Examples**, dated August 28, 2018

INTRODUCTION

This report covers proposed amendments for five separate signage matters. Two of these matters (wall signs for permitted non-residential uses located in residential zoning districts and awning signage) are intended to be less restrictive than current code, to allow more signage flexibility for these applications. The proposed changes regarding wall signs for multi-story building are intended to clarify code to be consistent with current practice for this type of signage. Finally, the proposed changes regarding perimeter window lighting and window signage are intended to address concerns regarding poor aesthetics and character.

1. RESIDENTIAL WALL SIGNS

A. BACKGROUND:

The Zoning Code allows certain non-residential uses (ex. places of worship, schools, and park facilities) to be located in residential zoning districts. Currently, the sign code only allows ground signs for these applications, and wall signs are not allowed.

ISSUE:

Although not currently allowed by code, all of the schools and many of the churches, and park facilities already have wall signs. Additionally, numerous requests have been received for this type of signage. Not allowing some amount of wall signage for these uses is overly restrictive and problematic, and can result in unnecessary sign variation requests.

RESEARCH:

Attachment II includes a summary of the existing wall signs on many of Arlington Heights' churches, schools, and park buildings. A common characteristic of these signs is that none of the signs are internally illuminated, which is appropriate in a residential location. The sizes of the signs vary, with the majority of the signs being less than 45 square feet, and a few instances of signs larger than 45 square feet. The existing wall signs generally face an adjacent street, but there are some instances of signage above an entrance that does not face the street, which should also be allowed.

B. POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

- Continue to not allow wall signage for permitted non-residential uses located in residential zoning districts.

Option 2: Modify the code to allow wall signs for permitted non-residential uses located in residential zoning districts.

- Wall signs shall not exceed 25% of the signable wall area, or a maximum of 45 square feet, whichever is less.
- One wall sign shall be permitted per street frontage.
- One additional wall sign, 20 square feet maximum, shall be permitted at a main building entrance which does not have street frontage.
- All signs shall be designed to be compatible with the architectural style of the development.
- Internal illumination shall be prohibited but external illumination shall be allowed.

C. RECOMMENDATION:

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

1. Modify the current code as outlined in **Option 2** above. See Attachment I, Proposed Chapter 30 Text Amendments.

2. WALL SIGNS FOR MULTI-STORY BUILDINGS

A. BACKGROUND:

For wall signs, the current sign code states, “Each business establishment shall be permitted one wall sign per street frontage it faces, provided, however, that an additional wall sign shall be permitted on an additional wall which fronts on a privately-owned parking area for that building serving more than one establishment.” This generally works well for most businesses, including multi-tenant single-story buildings, such as a typical retail center where each business has a separate entrance with a wall sign above their storefront.

However, code does not specifically address wall signage for multi-tenant, multi-story buildings, such as a typical multi-story office building where wall signage can be located at the top of the building. Multi-tenant, multi-story buildings typically share a common building entrance, which is unique from multi-tenant, single-story buildings, where each business has a separate entrance. Additional wall signs facing the parking area are used to guide customers from the parking area to the business entrance, which is not necessary when there is a shared common entrance.

ISSUE:

If each business in a multi-tenant, multi-story building had a wall sign facing each street frontage, it could result in signage clutter on the building wall, with signage scattered at various locations and levels over the building facade. Fortunately, most landlords prohibit excess wall signage and generally allow just one wall sign for their major tenant. Furthermore, additional wall signs facing the parking area are not necessary due to the use of a common shared entrance, except for ground floor tenants with a separate dedicated entrance. Staff’s policy/practice has been to encourage just one wall sign at the top of the building for multi-story buildings, but code should be updated to be consistent with this practice.

RESEARCH:

Attachment III includes examples of multi-story buildings with one wall sign at the top of the building per street frontage along with an example of a multi-story building with excessive signage.

B. POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

- Continue to allow one wall sign per street frontage for each business in multi-story buildings.
- Continue to allow additional wall signs for each business in multi-story buildings facing the parking area.

Option 2: Modify the code to limit wall signs for multi-story buildings to one wall sign at the top of the building per building per street frontage. Additional wall signs would still be allowed for ground floor businesses with separate dedicated entrances.

C. RECOMMENDATION:

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

2. Modify the current code as outlined in **Options 2** above. See Attachment I, Proposed Chapter 30 Text Amendments.

3. AWNING SIGNAGE

A. BACKGROUND:

The current sign code allows signage on awnings up to 20% of the awning surface area. However, the code limits the size of a logo to 25% of the 20% signable area, which equates to logos being limited to just 5% of the awning surface area.

Current sign code also states that signage on awnings shall only denote the name, address, and/or logo of the business, whereas other types of signage can include other pertinent information related to the business, such as products sold or services rendered.

ISSUE:

The limitation on logo size is overly restrictive and has been problematic for some businesses. Branding design for each business is unique, and some businesses rely on logos as their primary signage identity. Logo designs are generally attractive forms of signage, which should be allowed up to the full 20% of the awning surface area.

Some businesses prefer to include additional information about their business on their awnings, such as products sold or services rendered to effectively promote their business.

RESEARCH:

Attachment IV includes examples of awnings with logos used as the primary signage, and examples of awnings with pertinent supplemental information related to the business.

B. POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

- Continue to limit logos on awnings to 25% of the 20% signable awning area.
- Continue to limit signage on awnings to the name, address, and/or logo of the business.

Option 2: Omit the 25% restriction for logos.

Option 3: Modify the code to allow awning signage to include other pertinent information related to the business, such as products sold or services rendered.

C. RECOMMENDATION:

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

3. Modify the current code as outlined in **Options 2 & 3** above. See Attachment I, Proposed Chapter 30 Text Amendments.

4. PERIMETER WINDOW LIGHTING

A. BACKGROUND:

Many area communities as part of their sign regulations prohibit various attention getting devices, including any type of flashing or blinking signs. Currently, Arlington Heights' sign regulations prohibit the following:

“All flashing, moving, rotating, undulating, swinging or blinking signs are strictly prohibited in the Village.”

“All miscellaneous attention getting devices like pennants, character balloons and spotlights are prohibited by code”.

In an effort to call attention to their business without the use of prohibited blinking or flashing lights, or other specifically prohibited attention getting devices, some businesses have installed steady lit lights around the perimeter of their storefront windows and doors. While intended as attention getting devices, such perimeter window lighting is not currently specifically prohibited by the Village.

Perimeter window lighting often consists of either neon tubes or a string of steady lit lights, such as LED, attached to either the interior or exterior of storefront windows. Each window pane is typically outlined in lights. Perimeter window lighting is most commonly seen installed in ground level storefront locations. Typical users tend to be small businesses such as nail and hair salons, liquor stores, smoke/vape shops and other smaller independent retailers. Attachment V includes photo examples of perimeter window lighting in Arlington Heights.

ISSUE:

Concerns regarding the use of perimeter window lighting have been expressed, including specific complaints from the Design Commission regarding this matter (see Attachment VI, Design Commission Meeting Minutes dated November 29, 2016). Most of these concerns relate to the poor aesthetics of perimeter window lighting, and the view that they call too much attention and dampen a community's image.

RESEARCH:

A number of communities have instituted prohibitions on perimeter window lighting. Staff, along with the aid of the Northwest Municipal Conference and the American Planning Association, surveyed area municipalities to ascertain whether perimeter window lighting is allowed in their community. Table 1 below summarizes local communities that have been identified as either prohibiting, or allowing, steady lit perimeter window lighting. Of the **39** communities listed in the Chicago area, **25** currently prohibit perimeter window lighting.

Some of the communities contacted for this survey who responded that perimeter window lighting was not prohibited in their community, typically did so because like Arlington Heights, their ordinance did not specifically address the matter or specifically prohibit perimeter window lighting. Some communities also indicated that while their code presently does not address perimeter window lighting, the issue of perimeter window lighting has been recently raised in their community.

Many of the communities that prohibit perimeter window lighting make the distinction in their code to allow temporary traditional seasonal holiday lighting.

Table 1. Perimeter Window Lighting - Summary of Area Communities Prohibition:

PERIMETER WINDOW LIGHTING	
Prohibited	Not Prohibited
Antioch	Addison
Algonquin	Carol Stream
Barrington	Des Plaines
Barrington Hills	Elk Grove Village
Buffalo Grove	Lincolnshire
Blue Island	Lombard
Cary	Mount Prospect
Deerfield	Naperville
Downers Grove	Northbrook
Franklin Park	Northfield
Glenview	Palatine
Glen Ellyn	Rolling Meadows
Grayslake	Streamwood
Highland Park	Villa Park
Hoffman Estates	
Lake Zurich	
Mundelein	
Niles	
Oakbrook	
Oak Park	
Schaumburg	
Wilmette	
Wheaton	
Wood Dale	
Woodridge	
25 TOTAL	14 TOTAL

B. POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

- Continue to allow perimeter window lighting.

Option 2: Modify the code to prohibit perimeter window lighting.

- Prohibit LED lighting, neon tube lighting, rope lighting, and other similar lighting around windows, doors, and other similar building features.
- Do not prohibit temporary customary holiday and seasonal decorations and lighting.

C. RECOMMENDATION:

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

4. Modify the current code as outlined in **Option 2** above. See Attachment I, Proposed Chapter 30 Text Amendments.

5. WINDOW SIGNAGE

A. BACKGROUND:

The current sign code states that window signs posted in public view shall not exceed 40% (20% in the Downtown) of the window or surface area through which or on which they are seen. This requirement is vaguely stated, and can be confusing to follow. Since sign permits are not required for window signs, there is no opportunity to check proposed window signs for code compliance, so the requirements should be clarified. Window signage is intended to be pedestrian scale, with signs contained within individual windows.

ISSUE:

Some businesses have taken advantage of the loosely stated window signage requirements to create large oversized window signs. This is done by breaking the sign message into several sections and installing the signage over multiple windows side-by-side to create one large sign.

RESEARCH:

Attachment VIII includes examples of window signage combined to create an oversized sign as compared to examples of appropriately designed window signage.

B. POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

Option 2: Modify the code to clarify that window signs shall be contained within individual window panes, and shall not be combined together to form larger signs.

C. RECOMMENDATION:

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

5. Modify the current code as outlined in **Options 2** above. See Attachment I, Proposed Chapter 30 Text Amendments.

ATTACHMENT I

DC 18-079, August 28, 2018

**PROPOSED CHAPTER 30
TEXT AMENDMENTS**

RESIDENTIAL WALL SIGNS

Section 30-203 Residential (R) Districts Signage Provisions. Only the following signs are permitted in Residential Districts. All requirements and restrictions outlined in this Section pertain only to those properties zoned Residential.

(Add the following subsection c in its entirety, and re-letter the existing subsequent subsections c through h accordingly.)

- c. Wall signs accessory to a permitted non-residential use, provided that the size of such sign shall not exceed 25% of the signable area or a maximum of 45 square feet, whichever is less. One wall sign is permitted per street frontage. One additional wall sign, 20 square feet maximum, shall be permitted at a main building entrance which does not have street frontage. All signs must be designed to be compatible with the architectural style of the development. Internal illumination is prohibited but external illumination is permitted. Refer to Article IV, Sections 30-401 and Sections 30-404 for additional applicable requirements.

WALL SIGNS FOR MULTI-STORY BUILDINGS

Section 30-402 Number.

- a. Each business establishment shall be permitted one wall sign per street frontage it faces, provided, however, that an additional wall sign shall be permitted on an additional wall which fronts on a privately-owned parking area for that a building which serves serving more than one establishment.

(Add the following subsection b in its entirety.)

- b. Multi-story buildings. For multi-story buildings with a shared common entrance, only one wall sign is allowed at the top of the building per building per street frontage. A business establishment located on the ground floor of a multi-story building that has a separate dedicated main entrance (not a shared common entrance) shall be permitted one wall sign per street frontage. Said wall sign must be mounted directly above/adjacent to their ground floor space, and an additional wall sign shall be permitted on an additional wall which fronts on a privately-owned parking area for a building which serves more than one establishment. No business shall be permitted more than two wall signs.

AWNING SIGNAGE

Section 30-201.h.2.b) Downtown (B-5) District Sign Requirements.

Message: Simplicity is the key to legibility and elegance. Bold, simple lettering and recognized symbols are recommended. The words used on a sign should be limited to the name of the business and other pertinent information related to its operation, products produced or sold or services rendered; signs should not be used for product advertising. On awnings, lettering shall not project above or beyond the physical dimensions of the awning; it shall not exceed 20% of the awning surface, and it shall only denote name, address, **products produced or sold or services rendered**, and/or logo of the business. ~~At no time shall the logo on an awning exceed 25% of the permitted signable area.~~

(Caption to Image) Signage on awnings cannot project above or beyond the physical dimension of the awning and the sign shall not cover more than 20% of the surface area. ~~If a logo is to be part of the signage on an awning it can be no larger than 25% of the signage permitted.~~

(Caption to Image) Awnings should be compatible with the architecture of the building.

Section 30-701 Canopies, Awnings and Marquees.

c. Signage

1. Canopies and Awnings. Except for the name or logo of the owner and the business, industry or pursuit conducted within the premises **and/or products produced or sold or services rendered**, no sign may be painted or otherwise permanently placed on a canopy or awning. **Lettering Signage** shall not project above or beyond the physical dimensions of the awning and shall not exceed 20% of the awning surface. ~~In no case, shall the logo portion of the signage exceed 25% of the total awning signage.~~

(Caption to Image) Signs on awnings can cover no more than 20% of the awning surface, ~~and if a logo is part of the sign, it can be no larger than 25% of the size of the sign.~~

PERIMETER WINDOW LIGHTING

Section 30-120 Prohibited Signs. The following signs are prohibited in all zoning districts.

(Add the following subsection k in its entirety.)

- k. It shall be unlawful for any person to install or to display around the perimeter of windows, doors or similar building features, strings of LED (light emitting diode) lighting, neon tube lighting, rope lighting, or other similar lighting if such lighting is visible from the public right of way. This section is not intended to prohibit temporary customary holiday and seasonal decorations and lighting. Within 45 days after the effective date of this Section, the Village shall notify each owner with lighting in violation of the requirements of this section stating that their lighting violates this provision and that all perimeter lighting existing on the effective date of this section shall be removed within one year after receiving notification. Any person who has received a notice of violation may appeal the notice by filing a written notice of appeal to the Design Commission no later than 30 days after the date of the notice. The Design Commission will review the appeal and their recommendation will be forwarded to the Village Board of Trustees where the appeal may be granted, denied or modified.

WINDOW SIGNS

Section 30-103 Exemptions. No permit shall be required for the following signs, provided however, said signs shall be subject to the provisions of this Chapter concerning construction, location and maintenance. Refer to Article VI for requirements of temporary signs.

- e. Window Signs. Window signs posted in public view shall not exceed 40% of the individual window pane or surface area through which or on which they are seen. The window sign shall be contained within the individual window. Window signs shall not be combined together to form larger signs. Within 45 days after the effective date of this Section, the Village shall notify each owner with signage in violation of the requirements of this section stating that their signage violates this provision and that all non-conforming window signage existing on the effective date of this section shall be removed or made to conform within one year after receiving notification. Any person who has received a notice of violation may appeal the notice by filing a written notice of appeal to the Design Commission no later than 30 days after the date of the notice. The Design Commission will review the appeal and their recommendation will be forwarded to the Village Board of Trustees where the appeal may be granted, denied or modified.

The following are design considerations for window signs: high quality graphics that promote a cohesive and tasteful display are encouraged; carefully constructed artistic signage is encouraged to brand the store and maintain the identity of the retail center; low quality paper banners and vinyl stick-on lettering are discouraged; and window signs placed on the exterior of the window are encouraged to be the thickness of one layer of paint or film

Section 30-201.h.3&4 Downtown (B-5) District Sign Requirements.

(Re-number the following sections as noted.)

- 3.b)1- 4. Window Signs: Signs can also be placed on glass windows, with permanent signage not to exceed 20% of the glass area individual window pane through which or on which they are seen. The window sign shall be contained within the individual window. Window signs shall not be combined together to form larger signs. At no time shall the total of temporary and permanent window signage exceed more than 40% of the glass area. Within 45 days after the effective date of this Section, the Village shall notify each owner with signage in violation of the requirements of this section stating that their signage violates this provision and that all non-conforming window signage existing on the effective date of this section shall be removed or made to conform within one year after receiving notification. Any person who has received a notice of violation may appeal the notice by filing a written notice of appeal to the Design Commission no later than 30 days after the date of the notice. The Design Commission will review the appeal and their recommendation will be forwarded to the Village Board of Trustees where the appeal may be granted, denied or modified.
- 4. 3.c) Number: Each business shall be permitted no more than one wall sign for each street it fronts on.

ATTACHMENT II, SUMMARY OF EXISTING RESIDENTIAL WALL SIGNS

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	Facility	Address	Number of Wall Signs	Approx. Sign Sizes
CHURCHES				
	St. John's United Church of Christ	308 N. Evergreen	Two	40 sf 12 sf
	Southminster Presbyterian Church	916 E. Central Rd.	One	17 sf
	Church of the Incarnation United Methodist	330 W. Golf	One	45 sf
	First Baptist Church of Arlington Heights	1211 W. Campbell	One	10 sf

	First Presbyterian Church	302 N. Dunton	Two	20 sf
SCHOOLS				
	Westgate	500 S. Dwyer Ave	Two	20 sf 9 sf
	Olive-Mary Stitt	303 E. Olive St	One	50 sf
	South Middle	400 S. Highland Ave	One	35 sf

	Dunton (Admin.)	~ 77 E. Cypress St	One	8 sf
	Juliette Low	1530 S. Highland Ave	One	33 sf
	Miner	1101 E. Miner St	One	7 sf
	Windsor	1315 E. Miner St	One	7 sf

	Patton	1616 N. Patton Ave	Three	26 sf 18 sf 9 sf
	Our Lady of the Wayside School	432 S. Mitchell Ave	Two	75 sf 24 sf
PARKS / OTHER				
	Forest View Tennis Club	800 Falcon Dr	One	10 sf
	Camelot Park	1005 E. Suffield Dr	One	44 sf

	Olympic Park Aquatic Center	660 N. Ridge Ave	One	54 sf (Note: Two additional 64 sf signs proposed for new addition)
	Memorial Library	500 N. Dunton Ave	Three	76 sf 33 sf 28 sf

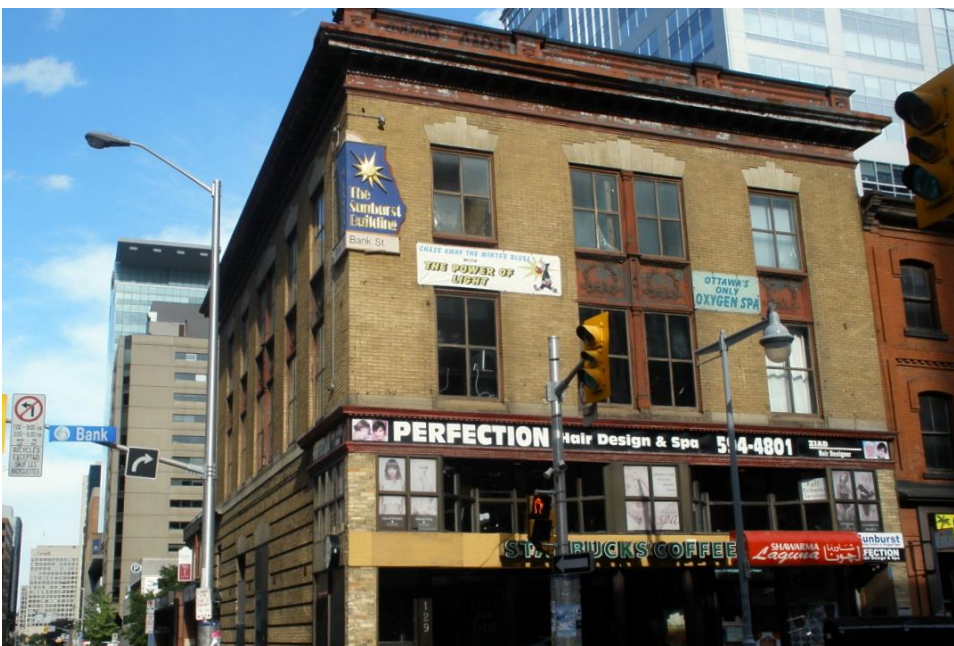
ATTACHMENT III, MULTI-STORY BUILDING WALL SIGNS

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EXAMPLES OF MULTI-STORY BUILDINGS WITH ONE WALL SIGN PER STREET FRONTAGE



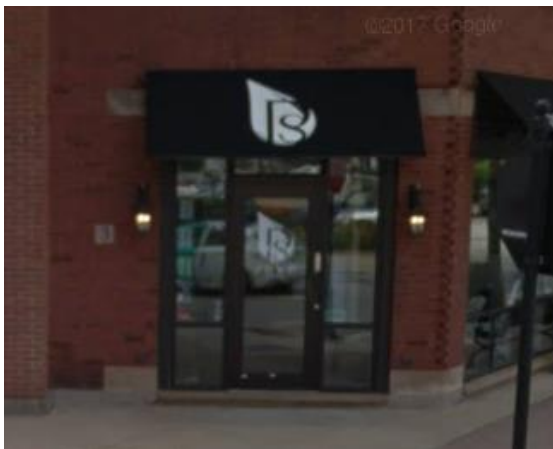
AN EXAMPLE OF EXCESSIVE WALL SIGNAGE



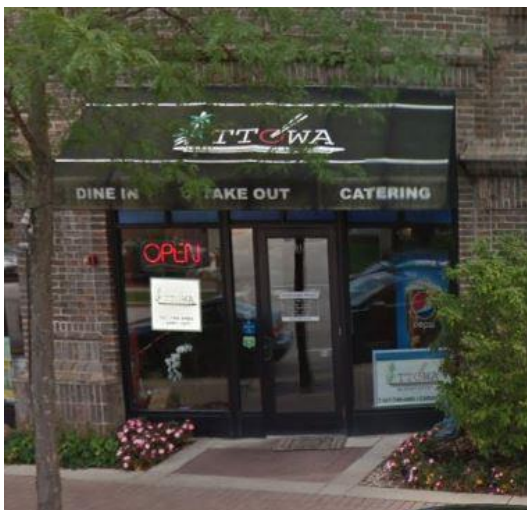
ATTACHMENT IV, DOWNTOWN AWNING SIGNAGE

DC18-079, August 28, 2018

EXAMPLES OF AWNINGS WITH LOGOS



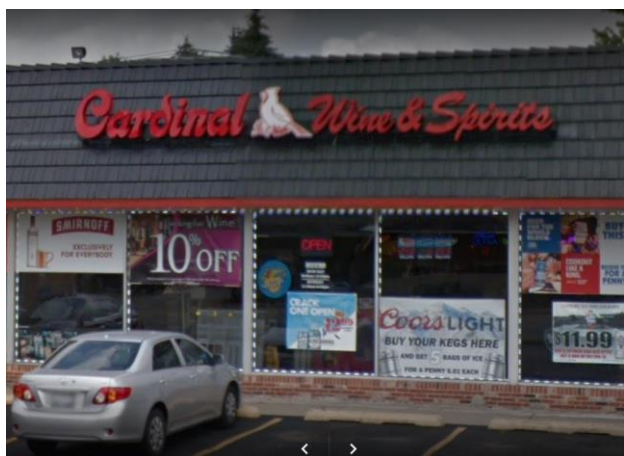
EXAMPLES OF AWNINGS WITH PRODUCTS SOLD AND SERVICES RENDERED



ATTACHMENT V, PERIMETER WINDOW LIGHTING

DC18-079, August 28, 2018

EXAMPLES OF PERIMETER WINDOW LIGHTING



ATTACHMENT VI, PERIMETER WINDOW LIGHTING – DESIGN COMMISSION MEETING MINUTES

11/29/16 DC

DC18-079, August 28, 2018

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 29, 2016

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Kirsten Kingsley
Jonathan Kubow

Members Absent: Anthony Fasolo

Also Present: John Kosich, K Realty for *Medical Office Building*
Steve Hautzinger, Staff Liaison

ITEM 2. PRELIMINARY DISCUSSION - LED STOREFRONT LIGHTING

LED Storefront Lighting

Mr. Hautzinger said that this issue was brought up at the previous meeting and it was placed on tonight's agenda for a preliminary discussion per the request of the Design Commission. He explained that the commissions' concerns about this type of lighting are shared by Staff, who also agrees that this is an issue; however, the Village Board has asked Staff to focus on the matter of electronic signs as our first priority.

Chair Eckhart asked how difficult it would be to conduct a high level of review of the current code to see if it actually applies to prohibit what is being done with this type of high intensity, high wattage, high illuminated specialty lighting found in some storefront windows. It appears as though some businesses are using this lighting as attention-getting devices that are not code compliant, and he felt a determination should be made whether this lighting is code compliant. He recently had an opportunity to talk with several Board members and the Village President about this issue, who all seem to share his concerns about the this lighting, and he stressed the importance of this issue not waiting until electronic signage is complete because of the possibility of a significant number of additional businesses putting this lighting in. There are already too many of them at the brightness that they are now.

Mr. Hautzinger felt it was reasonable for Staff to have a discussion about the brightness level of these lights, and whether they can be at the very least toned down, and if not, be totally removed at this time, while Staff works towards prohibiting them. Chair Eckhardt questioned if Staff could visit these businesses and ask for a voluntary toning down of these lights. Commissioner Kingsley said she has seen only one location where this type of storefront lighting is not nearly as offensive; a second-floor palm reader business near the Fire Station in Mt. Prospect. She believes the lighting is located along the window sills only and the bulbs are not visible because it is on the second-floor. Mr. Hautzinger said that preliminary research of other communities found a restriction of these lights when placed around all four sides of a window (100% coverage), which may be why that installation used them on the window sills only. Mr. Hautzinger presented photos of LED storefront lights taken at various businesses throughout Arlington Heights.

Chair Eckhardt said that the exhibits presented by Staff speak for themselves; this is a growing and serious problem, and he suggested Staff send the Chamber of Commerce a letter alerting them to this issue and the Village's possible legislation prohibiting these lights. Commissioner Kingsley asked if there are current regulations on how much light is emitted from a space and Mr. Hautzinger replied that there are provisions in the sign code about brightness, however, they are difficult to measure and enforce; however, these issues can also be shared with the Building Department and Health Department.

Chair Eckhardt reiterated that there needs to be some action taken now; it is almost too late. Mr. Hautzinger said that as a possible outcome of this study, another item may be added to the existing "Prohibited Signs" section of the sign code simply stating that LED lighting around storefront windows is prohibited.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY TO ADD THE FOLLOWING LANGUAGE INTO THE EXISTING SIGN CODE, UNDER 'PROHIBITED SIGNS':

1. LED LIGHTING AROUND STOREFRONT WINDOWS IS STRICTLY PROHIBITED.

There was no second to the motion.

Chair Eckhardt suggested a motion to direct Staff to prepare specific language for the commissioners to discuss and review, which would then move forward to the Village Board. Mr. Hautzinger felt this issue needed to be further studied by Staff and documentation prepared and presented to the commissioners for review prior to any motion. Chair Eckhardt reiterated his suggestion for a motion to direct Staff to prepare language about this issue, so it can

move expeditiously forward. Commissioner Kingsley did not understand why this issue could not be addressed prior to the matter of electronic signage, since it is less cumbersome. Chair Eckhardt agreed and felt the issue of LED storefront lighting should go first before electronic signs; it needed to move along.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, TO REQUIRE STAFF TO PREPARE CODE LANGUAGE TO PROHIBIT LED STOREFRONT LIGHTING, OR FOR STAFF TO REVIEW HOW THE CURRENT CODE RESTRICTIONS FOR 'MISCELLANEOUS ATTENTION GETTING DEVICES' AND BRIGHTNESS RESTRICTIONS CAN BE USED TO PROHIBIT STOREFRONT LIGHTING.

COMMISSIONER FITZGERALD SECONDED THE MOTION.

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

ATTACHMENT VII, AWNING SIGNAGE

DC18-079, August 28, 2018

EXAMPLES OF OVERSIZED WINDOW SIGNS



EXAMPLES OF CODE COMPLIANT WINDOW SIGNS

