



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 26, 2014
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes 8/12/14

IV. REPORTS

V. OLD BUSINESS

- A. DC#14-058 - Hickory / Kensington Design Guidelines

VI. NEW BUSINESS

- A. DC#14-072 - 815 N. Kaspar Ave. - SF/Teardown
- B. DC#14-075 - Comfort Inn - 2120 S. Arlington Heights Rd. / Commercial
- C. DC#14-078 - Sandwich Board Signs, Community Wide

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 - 8/12/14

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
DC Minutes 8/12/14_DRAFT	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 12, 2014

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

Members Present: Alan Bombick, Acting Chair
Jonathan Kubow
Anthony Fasolo

Members Absent: Ted Eckhardt, Chair
John Fitzgerald

Also Present: Eric Carlson, ECA Architects & Planners for *1538 N. Kennicott Ave.*
Mr. & Mrs. Baker, 1536 N. Kennicott Ave. for *1538 N. Kennicott Ave.*
Ania Keller, DenDorBres LLC for *924 N. Salem Ave.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JULY 22, 2014

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF JULY 22, 2014. ALL WERE IN FAVOR. THE MOTION CARRIED.

1. SINGLE-FAMILY TEARDOWN REVIEW

DC#14-042 – 1805 N. Fernandez Ave.

Mr. Hautzinger stated that Staff received a call today from the petitioner requesting that their project be continued until the meeting on September 9, 2014.

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

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO CONTINUE THE DESIGN COMMISSION REVIEW OF 1805 N. FERNANDEZ AVENUE (DC#14-042) UNTIL SEPTEMBER 9, 2014.

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

ITEM 2. SINGLE-FAMILY ADDITION REVIEW

DC#14-050 – 1538 N. Kennicott Ave.

Mr. Eric Carlson, representing *ECA Architects & Planners* was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to add a second-floor to their existing single-story home. The footprint of the existing first-floor will remain as is, except for the addition of a new entry foyer on the front of the home. The project complies with all R-3 zoning requirements. The existing neighborhood consists of primarily single-story homes. The project is appearing before the Design Commission due to past concerns in this neighborhood regarding construction of 2-story homes, and to evaluate the proposed architectural design with the context of the neighborhood. The hipped main roof helps to diminish the height and mass of the proposed addition, however, the left side and rear elevations are large and flat.

Staff suggests the petitioner consider the following:

- Add a continuous horizontal trim board between the first and second floors to help break up the large walls.
- Add decorative grilles (grids) to all double hung windows on the rear elevation, to match the front and side elevations.

Staff recommends the Design Commission evaluate the proposed new single-family home with the context of the neighborhood.

PUBLIC COMMENT

Lori Baker said she lives at 1536 N. Kennicott, directly south of the site. She is very happy that something is being done with the existing home that has been empty for a long time. She felt the proposed addition would definitely stick out in the neighborhood, which consists of one-story homes built in the mid 1950's; however, the addition could be a pioneer to future renovations in the neighborhood. She also appreciated Staff's comments about breaking up the south elevation of the home, which would provide her with a nicer view. She felt the decision lies with whether or not the neighborhood is ready for this change and how it will look with all of the other homes. She asked what the construction hours would be as well as how long construction would last. Staff referred her to the Building Department regarding construction hours. **Mr. Baker** asked for information regarding landscaping for the home. **Acting Chair Bombick** said that landscaping would be discussed later with the commissioners.

Mr. Carlson said that the construction timeline would be between 3 and 4 months, with much of that being the interior, and any request regarding start times on Saturdays could be made to the builder. He agreed with Staff's suggestion to add decorative grilles to all double hung

windows on the rear elevation, as well as add shutters if necessary; however, he felt that adding a continuous horizontal trim board between the first and second floors would be hard to maintain, although he was not opposed to looking at using some type of Smart trim or other cementitious board that would have a longer life.

Commissioner Kubow liked the way the home looked and he liked the front elevation. He appreciated the neighbor's comments about a much larger home in a predominantly single-story neighborhood; however, he felt the home was a nice, classy-looking renovation and nice addition to the neighborhood. He also understood the concerns about the horizontal banding; if it was a cementitious product all throughout then he would recommend it be added, otherwise he did not feel it was necessary; however, he felt the petitioner's suggestion to add shutters on the rear elevation would help tie all elevations together.

Commissioner Fasolo wanted to see horizontal banding around the sides of the home, and he suggested the petitioner consider using vinyl to match the siding or some other type of product. He also felt the upper windows looked odd having 3 divisions and he suggested 6 divisions instead. **Mr. Carlson** was okay with 6 divisions.

Acting Chair Bombick felt the north and rear elevations of the home were fine as proposed, with the comments already made tonight. However, he was concerned about the south elevation, which is a very long facade that would seem even longer if a horizontal board was added. He felt it lacked the organization of the other facades and needed some type of jog added. **Commissioner Kubow** was in favor of breaking up the south facade vertically as long as it did not add new foundation. **Commissioner Fasolo** suggested off-setting the south wall a few feet if the side yard setback allowed for it. **Mr. Hautzinger** pointed out that there appeared to be a small amount of room in the side yard to provide relief, while still meeting the minimum side yard requirement. The option of pushing the second-story on the south elevation back the same distance as the overhang on the front elevation, and bringing the overhang and roof around to the south elevation up to the man door was presented by the adjacent neighbor.

Acting Chair Bombick asked the petitioner about landscaping. **Mr. Carlson** replied that a landscape plan was not developed by his firm; however, it was the homeowner's intent to provide new landscaping at the front of the home. **Mr. Hautzinger** clarified that a landscape plan is not a required submittal for single-family homes, and suggested the option of adding a small portico roof over the man door on the south elevation. **Mr. Hautzinger** reported that the zoning ordinance allows a 4'x8' entry portico to encroach into the required side yard as long as a minimum of 3.5 feet of clearance is maintained to the side lot line. The adjacent neighbor supported the proposed portico roof above the side garage door and felt that a decent amount of landscaping on the south elevation would also help tremendously to hide the large expanse of siding on the south elevation.

Acting Chair Bombick agreed with adding a horizontal band between the first and second-story on the south elevation as well as a small gable or shed roof portico with support brackets above

the side man door. **Commissioner Fasolo** suggested also adding a window in the garage on the south elevation to break up the facade.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE DESIGN OF THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 1538 N. KENNICOTT AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 7/25/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT TO ADD A CONTINUOUS HORIZONTAL TRIM BOARD BETWEEN THE FIRST AND SECOND FLOORS AROUND THE PERIMETER OF THE HOME.**
- 2. A REQUIREMENT TO ADD SHUTTERS AND WINDOW GRILLES ON THE REAR ELEVATION.**
- 3. A RECOMMENDATION TO CONSIDER A DIFFERENT GRILLE PATTERN IN THE WINDOWS.**
- 4. A REQUIREMENT TO ADD A SHED ROOF ABOVE THE SIDE DOOR IN THE GARAGE ON THE SOUTH ELEVATION.**
- 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, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 6. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Commissioner Fasolo suggested adding a requirement to add a window in the garage on the south elevation. **Acting Chair Bombick** felt this was unnecessary and would rather encourage landscaping.

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW**DC#14-057 – 924 N. Salem Ave.**

Ms. Ania Keller, representing *DenDorBres LLC*, was present on behalf of the project.

Acting Chair Bombick noted there was nobody in the audience other than the petitioner.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story home and one-car detached garage to allow construction of a new two-story home with an attached two-car garage. The project complies with all R-3 zoning requirements. The existing neighborhood consists primarily of one and one and a half-story homes with detached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design for compatibility with the context of the neighborhood. Aside from one other newer home on the north end of the block, the proposed home will be the only two-story residence on the block with a front loading, two car garage. The prominence of the garage is not in character with the neighborhood, and a better design would have the two car garage recessed from the front of the home or detached in the rear yard. The overall scale of the proposed home is not excessively large, but hiping the sides of the main roof should be considered to help diminish the overall height of the side elevations. Finally, it should be noted that this same house design has been recently built in two other locations within three blocks of the subject property.

Staff recommends the Design Commission evaluate the proposed new single-family home with the context of the neighborhood.

Ms. Keller said that she has worked with Staff on the design being presented tonight. She also met with some neighbors who are excited to see the existing home torn down and the neighbor to the right spoke on behalf of other neighbors who are happy that something new is being built.

Commissioner Fasolo liked the design of the new home, which had nice proportions and materials. He also agreed with Staff's concerns about the 2-car frontload garage not being in character with the neighborhood, and he asked the petitioner if a different garage design was considered. **Ms. Keller** said that only an attached garage was considered because it is the preferred choice of buyers. **Acting Chair Bombick** clarified that the concern is that the attached garage stuck out in front of the home, not that the garage is attached. **Commissioner Fasolo** suggested the petitioner consider pushing the garage back from the front of the home, which would also change the design. **Acting Chair Bombick** agreed and added that many examples of this could be found throughout the Village, as well as the home directly across the street. **Ms. Keller** was open to the suggestion, although she was unsure about still meeting setbacks.

Commissioner Fasolo asked about the other homes of the same design that were recently built in the area. **Mr. Hautzinger** replied that the first home was administratively approved by Staff because it fit in well with adjacent homes of similar scale with front load garages. The second home was approved by the Design Commission and had a large newer home across the street with a front loading garage.

Commissioner Kubow said that although the elevations look nice, the overall serious issue is that the proposed 2-car attached garage does not fit in with the neighborhood. He suggested pushing the garage back approximately 4'3" to line up with the front porch and redesigning the mud room and powder room, which will help soften the garage. He agreed with the other commissioners that the large frontload garage does not fit in with the neighborhood.

Acting Chair Bombick explained that compatibility is the primary reason why the Design Commission looks at a single-family home. The only example of an attached garage in the neighborhood is the home across the street with a garage that is pushed back from the front of the home. He had confidence that the architect has encountered this design issue before and would be able to solve the issue with the garage. He reiterated that there are many homes around town where the attached garage is not the predominant feature of the home, which is what the commissioners are looking for to fit this neighborhood.

Ms. Keller understood the concerns regarding the garage and asked for clarification that the commissioners are suggesting pushing the entire garage back or just to the porch. **Commissioner Kubow** pointed out that the rear yard setback allowed for space if the home was pushed back, which would change the entire home design and floor plans. The commissioners reiterated that the style of the home and slope of the roof fit well with the neighborhood, with the exception of the frontload garage being in the wrong plane. They encouraged the petitioner to revise the design and return to a future meeting, even increase the size of the home, and meet with Staff before final drawings are prepared. **Acting Chair Bombick** suggested continuing the project to the September 9th meeting, which will allow sufficient time for the petitioner to revise the drawings.

Mr. Hautzinger clarified that the goal is to set the garage back from the front of the house so that it is not the prominent element on the front elevation. **Acting Chair Bombick** reiterated there are lots of examples of this being done both ways throughout the Village, which Staff could provide the petitioner if necessary. The commissioners again encouraged the petitioner to meet with Staff before submitting final revised drawings.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO CONTINUE THE REVIEW OF THE PROPOSED NEW HOME TO BE LOCATED AT 924 N. SALEM AVENUE (DC#14-057) UNTIL SEPTEMBER 9, 2014.

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

ITEM 3. GENERAL MEETING

Commissioner Fasolo asked if the pdf's being sent by Staff with floor plans could be labeled with the DC# and project address for clarification. **Acting Chair Bombick** said he has had no problems accessing the DC packet through the Village website with his device/phone, with the exception of tonight, and he would forward the error message he is receiving to Staff for resolution.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO ADJOURN THE MEETING AT 7:35 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: Hickory / Kensington Design Guidelines - DC14-058

Department: Planning & Community Development

REQUESTED ACTION

Approval of the proposed Hickory/Kensington Area Design Guidelines.

UPDATE

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

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

RECOMMENDATION

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

ATTACHMENTS:

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

MEMO

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

Requested Action:

Approval of the proposed Hickory/Kensington Area Design Guidelines.

Background:

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

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

Update:

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

1. The Design Commission expressed concern about expansion of Recreation Park to Northwest Highway, as shown on the Comprehensive Plan.
 - a. **Response:** There are two existing automotive repair buildings on Northwest Highway at the south end of Recreation Park. In 1993, the Village Board amended the Comprehensive Plan to change those properties from Commercial to Parks. The two automotive repair buildings have been owned by the Arlington Heights Park District for

many years. The Park District Board has approved a Master Plan for Recreation Park which includes demolition of the two existing buildings and expansion of Recreation Park to Northwest Highway. The Master Plan was developed with extensive neighborhood input. The Shell gas station on the corner of Northwest Highway and Belmont Avenue is privately owned and will remain as a Commercial property.

2. The Design Commission expressed concern about demolition of the original existing buildings within the Hickory/Kensington Area, and questioned if any of the existing buildings are worth saving for reuse within the new development.
 - a. **Response:** The Planning Staff and TIF Consultant have surveyed the Hickory/Kensington area. The area has been designated by the Village Board as a TIF district with the stated goal to redevelop these properties. A photo slideshow of the existing buildings has been prepared for review with the Design Commission. Staff maintains the position that none of the original existing buildings offer potential for adaptive reuse within the Hickory/Kensington Area Plan.

Recommendation:

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

Hickory/Kensington Area Existing Buildings Survey

August 26, 2014



Looking Northwest on Northwest Highway –
Cassidy Tire & Service



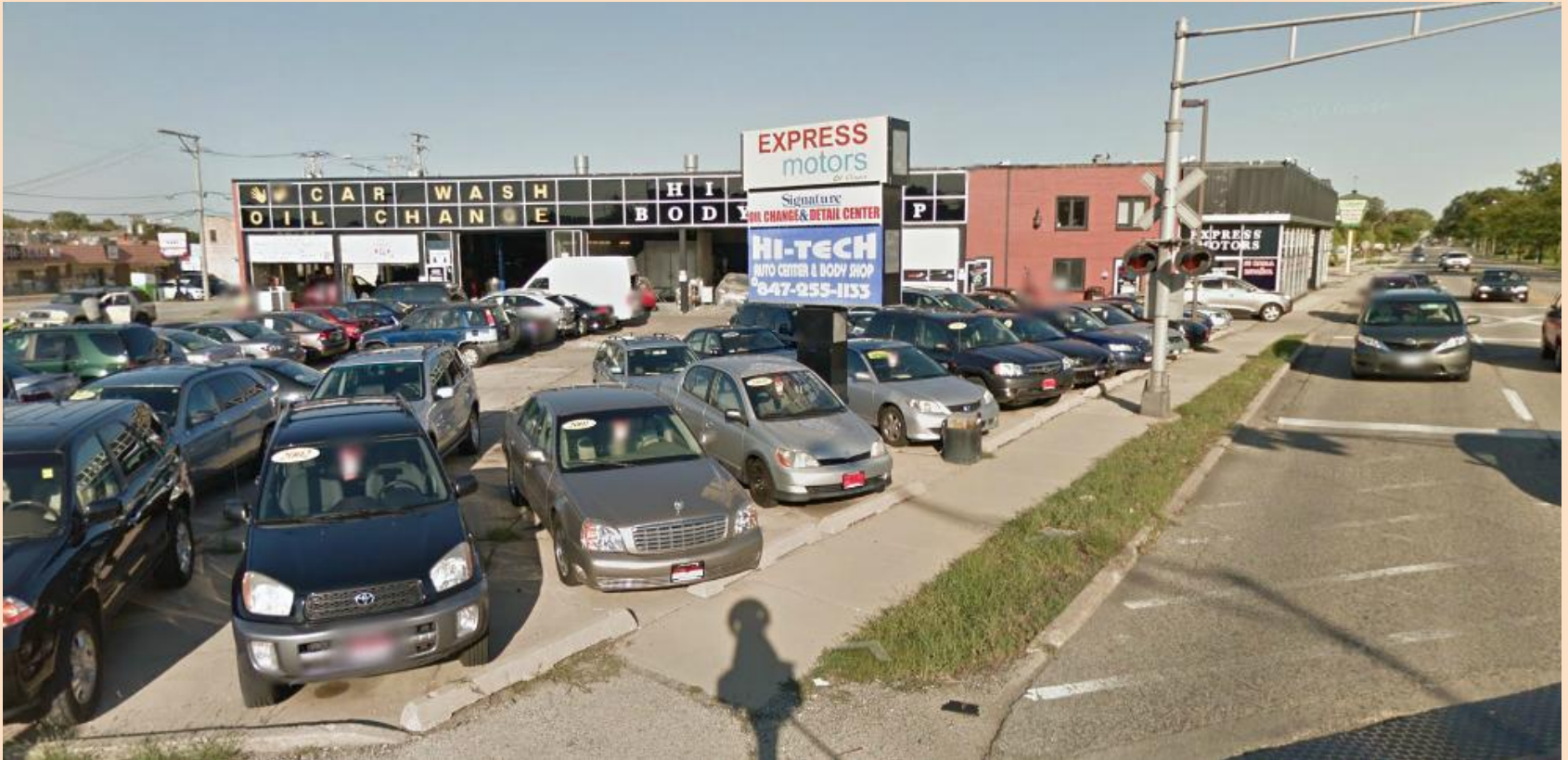
Looking North from Northwest Highway



Looking North from Northwest Highway



Looking North on Northwest Highway –
Express Motors



Looking East from Northwest Highway –
Express Motors



Looking Southwest from Kensington Road –
Express Motors



Looking South from Kensington Road



Looking Southeast from Kensington Road –
Mariano's



Looking Northwest from Kensington Road



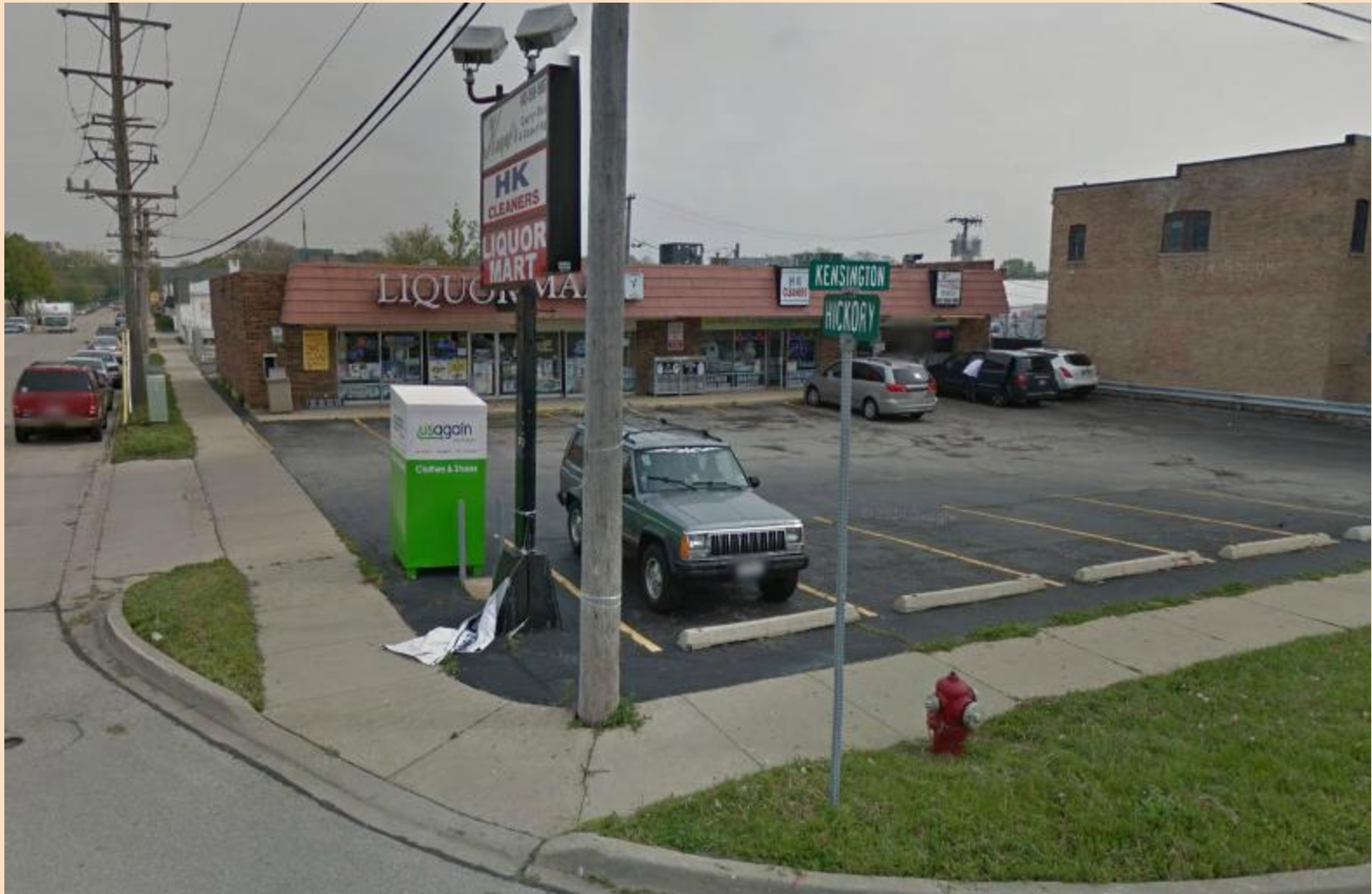
Looking Northwest from Kensington Road –
Beverly Lanes Bowling Alley



Looking Northwest from Kensington Road



Looking North from Kensington Road



Looking North at Intersection of Kensington Road
and Hickory Avenue



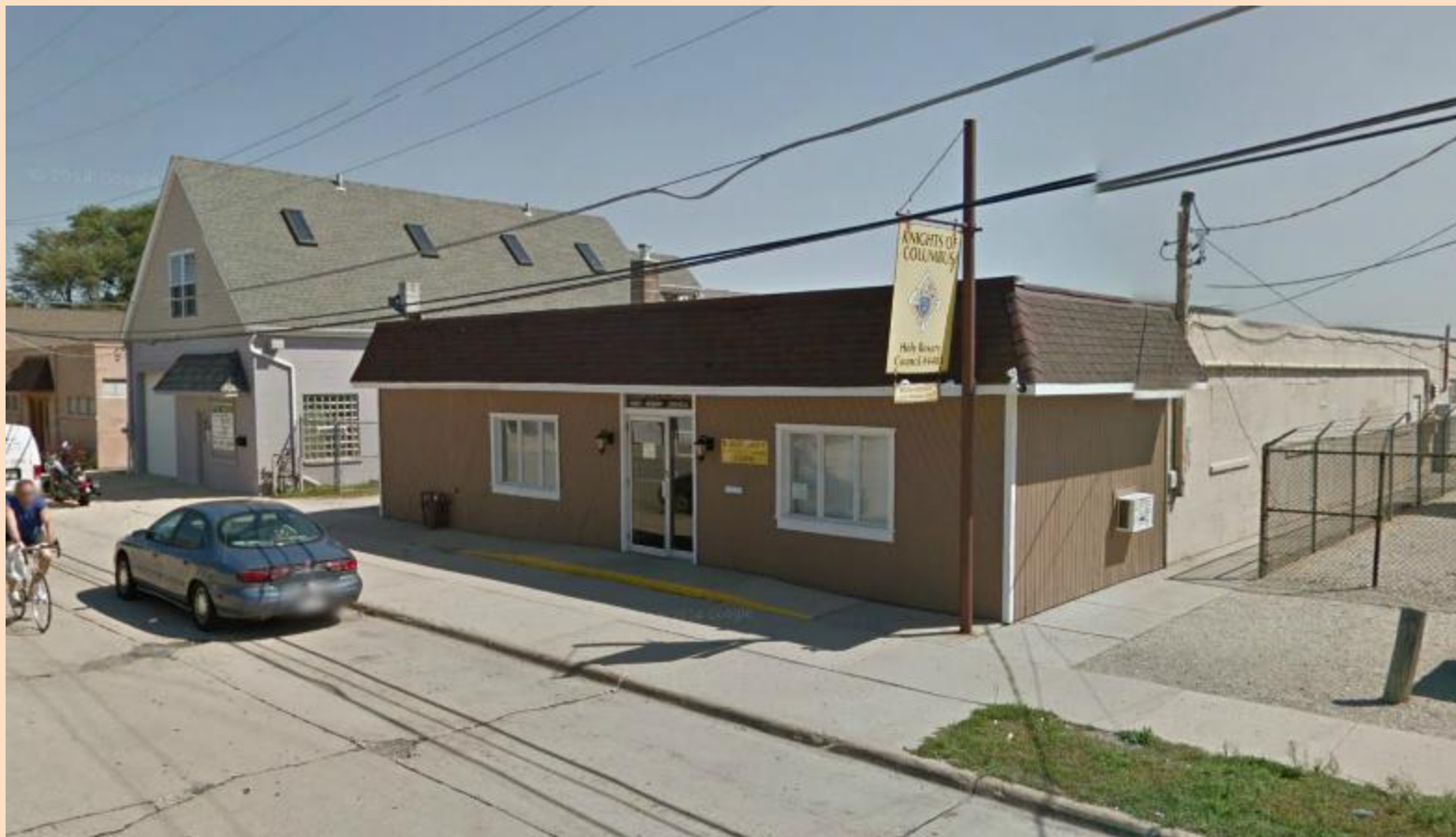
Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



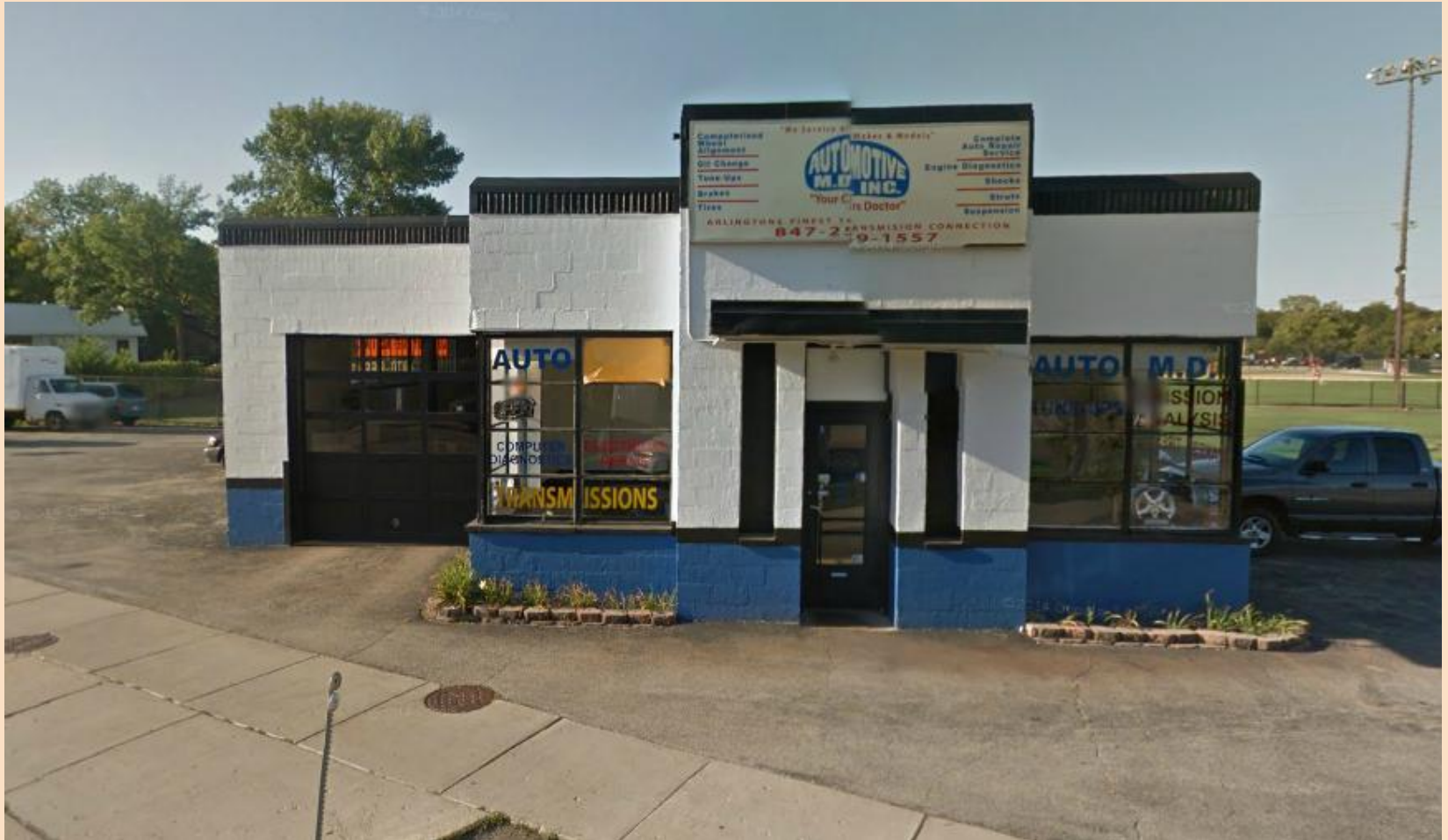
Looking Southwest from Hickory Avenue



Looking Northwest from Hickory Avenue



Looking North from Northwest Highway towards
Recreation Park



Looking North from Northwest Highway towards Recreation Park

Hickory / Kensington Area Design Guidelines



Village of Arlington Heights

Prepared by the Department of Planning and Community Development

June 2014

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1. Introduction

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

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



Figure 1. Map of Plan Area

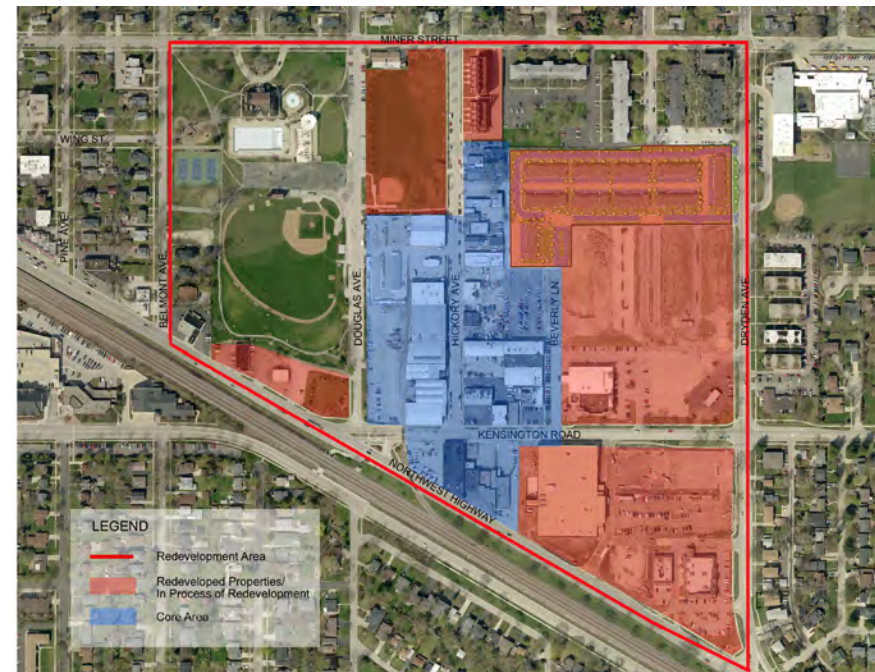


Figure 2. Map of Core Area

Hickory/Kensington Area Plan - Core Area

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

Zoning Districts per Chapter 28 Zoning Regulations

Section 5.1-6:

R-6, Moderate Density Multiple Family Dwelling District

Section 5.1-7:

R-7, High Density Multiple Family Dwelling District

Section 5.1-11:

B-2: General Business / Mixed Use District

Section 5.1-12:

B-3: General Service, Wholesale and Retail District

Section 5.1-23:

Overlay Zoning District – Hickory Kensington Area

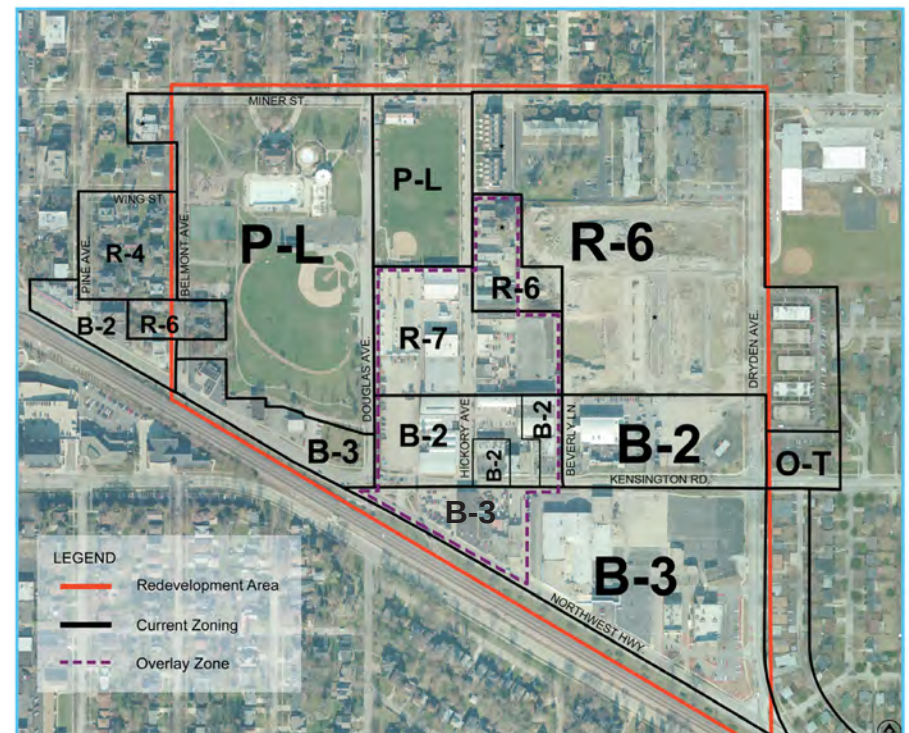


Figure 3. Zoning Map

2. Design Guidelines, Intent and Purpose

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

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

Design Guidelines, by definition:

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

3. Design Goals and Objectives

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

Hickory/Kensington Area Plan

Vision Statement

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

Design Goals and Objectives

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

The Core Area is divided into four main zones:

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

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



Figure 4. Current Comprehensive Plan

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

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



Figure 5. Conceptual Build Out Plan



Figure 6. Conceptual Site Plan



Figure 7. Conceptual Street View of Hickory Looking South

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

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



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

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

Architectural Design Features:

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

Street Level, Commercial space:

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

Character Images



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



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



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

Street Level Character Images



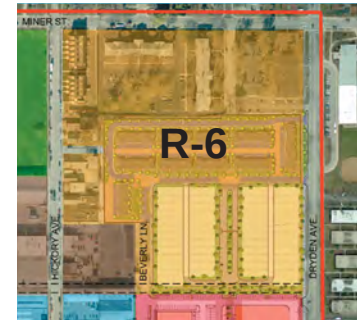
Figure 11. Example of signable wall area integrated into the building design. Recessed storefronts create a pedestrian scale and enhanced pedestrian experience.



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

5. Moderate Density Residential Zone (R-6)

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



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

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

Architectural Style / Character:

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

Suggested Design Features:

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

Existing Residential Context



Figure 13. 177-197 N. Hickory Rowhomes



Figure 14. 177-197 N. Hickory Rowhomes



Figure 15. Arlington Crossings Townhomes, along Dryden Avenue



Figure 16. Arlington Market Single Family Residences (proposed)

Character Images for the R-6 Core Area



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



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



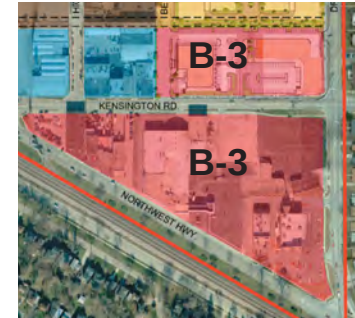
Figure 19. Flat roofs and simple geometric massing create an overall modern look.



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

6. Commercial Zone (B-3)

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



Building Height:

- 1 or 2 stories

Architectural Design Features:

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

Existing Commercial Context



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



Figure 22. Multi-tenant Retail along Kensington Road



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

7. Sustainability / Green Technology

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

Alternative Transportation:

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



Green (vegetated) Roofs offer many benefits:

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



Optimize Building Energy Performance:

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

Construction Materials:

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

Reduce Water Consumption:

- Specify low consumption plumbing fixtures in kitchens and bathrooms.

ENERGY **OPTIMIZATION**



8. Streetscape

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



Figure 24. Map of pending streetscape application

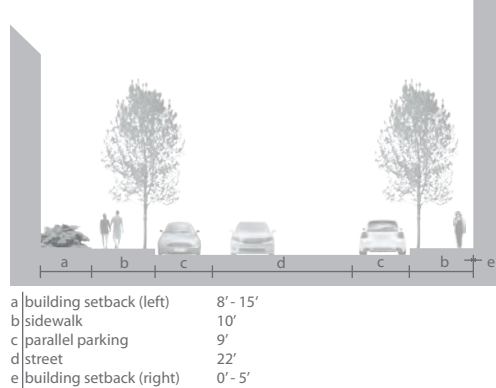


Figure 25. Conceptual street view of Hickory looking south

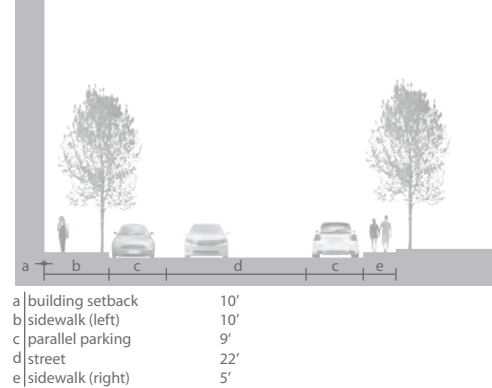
Street Sections

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

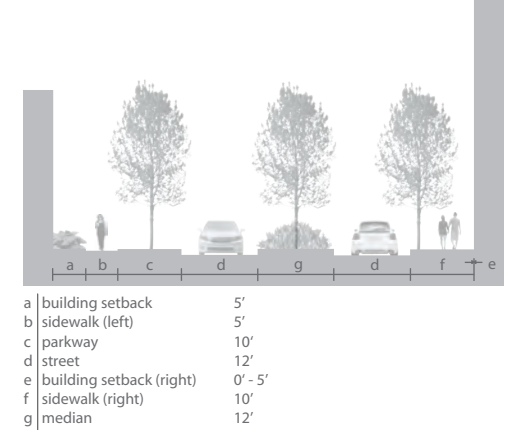
Hickory Avenue, Campbell Street



Douglas Avenue



Kensington Road



Streetscape Elements

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

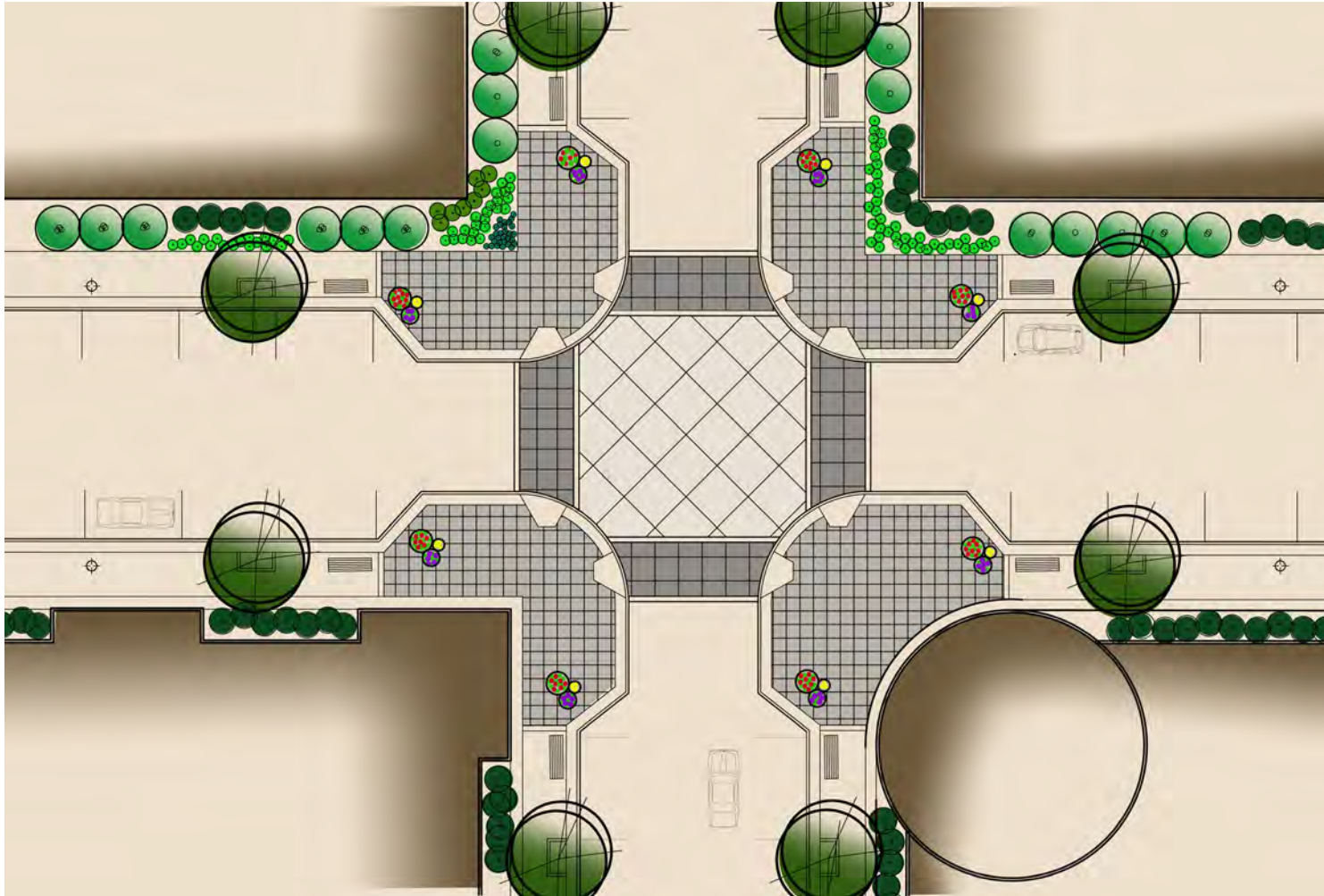


Figure 26. Curb bump out of Hickory Avenue and Campbell Street

Design Features

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

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

Kensington Road Improvements

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

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

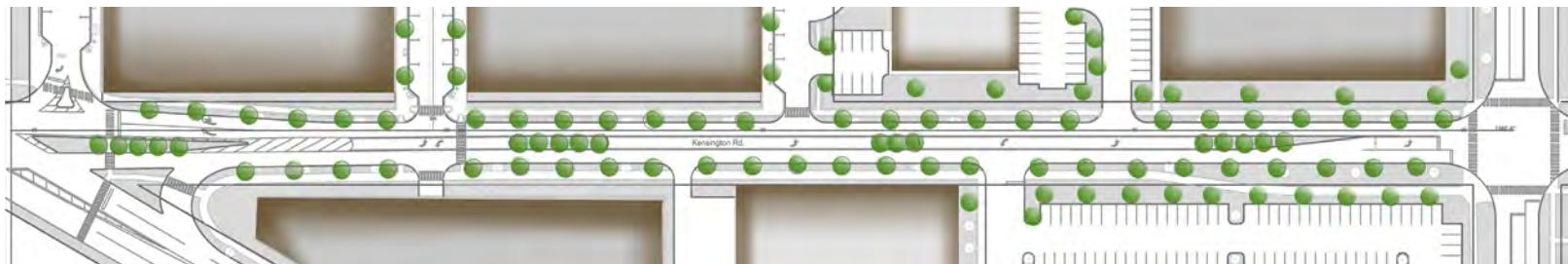


Figure 27. Kensington Road

Site Furnishings

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

Benches

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



Trash Receptacles

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



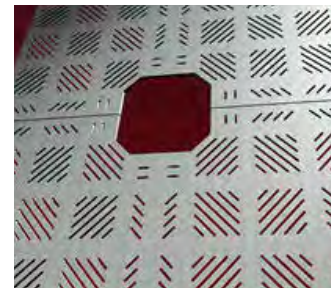
Colored Stamped Concrete

- Grey color
- Located at key intersections



Tree Grates

- Simple modern design
- Complement site furnishings package



Street Lights

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



Bike Racks

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



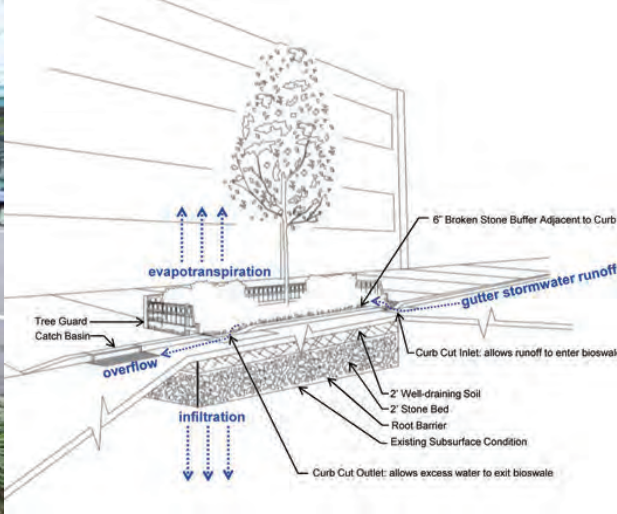
Pervious Pavement

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



Bio-Swales

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



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

9. Summary

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



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Village of Arlington Heights
Department of Planning and Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005
www.vah.com



Item: DC#14-072 - 815 N. Kaspar Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 815 N. Kaspar Avenue. This recommendation is subject to compliance with the architectural plans received 7/30/14, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 815 N. Kaspar Ave.
Project Address: 815 N. Kaspar Ave.
Prepared By: Steve Hautzinger

Date Prepared: August 15, 2014

PETITION INFORMATION:

DC Number: 14-072
Petitioner Name: John Haran
Petitioner Address: E & J Builders
346 Ferndale Ave.
Elmhurst, IL 60126
Meeting Date: August 26, 2014

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence and one car attached garage to allow the construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,618 square feet and the proposed residence will have 2,889 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 26.5 feet Side: 5.42 feet Side: 5.42 feet Rear: 42.67 feet
Building Height	25 feet to the midpoint	20.2 feet to the midpoint
FAR	2,978 SF	2,889 SF
Building Lot Coverage	2,316 SF	1,914 SF
Impervious Surface Coverage Total	3,630 SF	2,720 SF

The existing neighborhood consists primarily of one and one and a half story homes with detached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design for compatibility with the context of the neighborhood. The sloping one and a half story roof line of the proposed home is nicely designed to help the house fit into the context of the existing neighborhood. However, the prominence of the proposed two-car front loading garage is not in character with the neighborhood. Aside from two homes on the south end of the block, the proposed home will be the only two-story residence on the block with a front loading, two car garage. Although, it should be noted, that there are nine homes on the block with front loading one car garages. A better design would have the two car garage recessed from the front of the home, or detached in the rear yard.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 815 N. Kaspar Avenue. This recommendation is subject to compliance with the architectural plans received 7/30/14, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

_____, August 15, 2014

Steve Hautzinger, Design Planner
Department of Planning and Community Development

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

PLAT OF SURVEY of

LOT 1 IN BLOCK "D" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PART OF BLOCKS AND VACATED STREETS IN R. A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF THE CHICAGO NORTHWESTERN RAILWAY RIGHT-OF-WAY, IN COOK COUNTY, ILLINOIS.

ADDRESS: 815 N. KASPAR AVENUE, ARLINGTON HEIGHTS, ILLINOIS



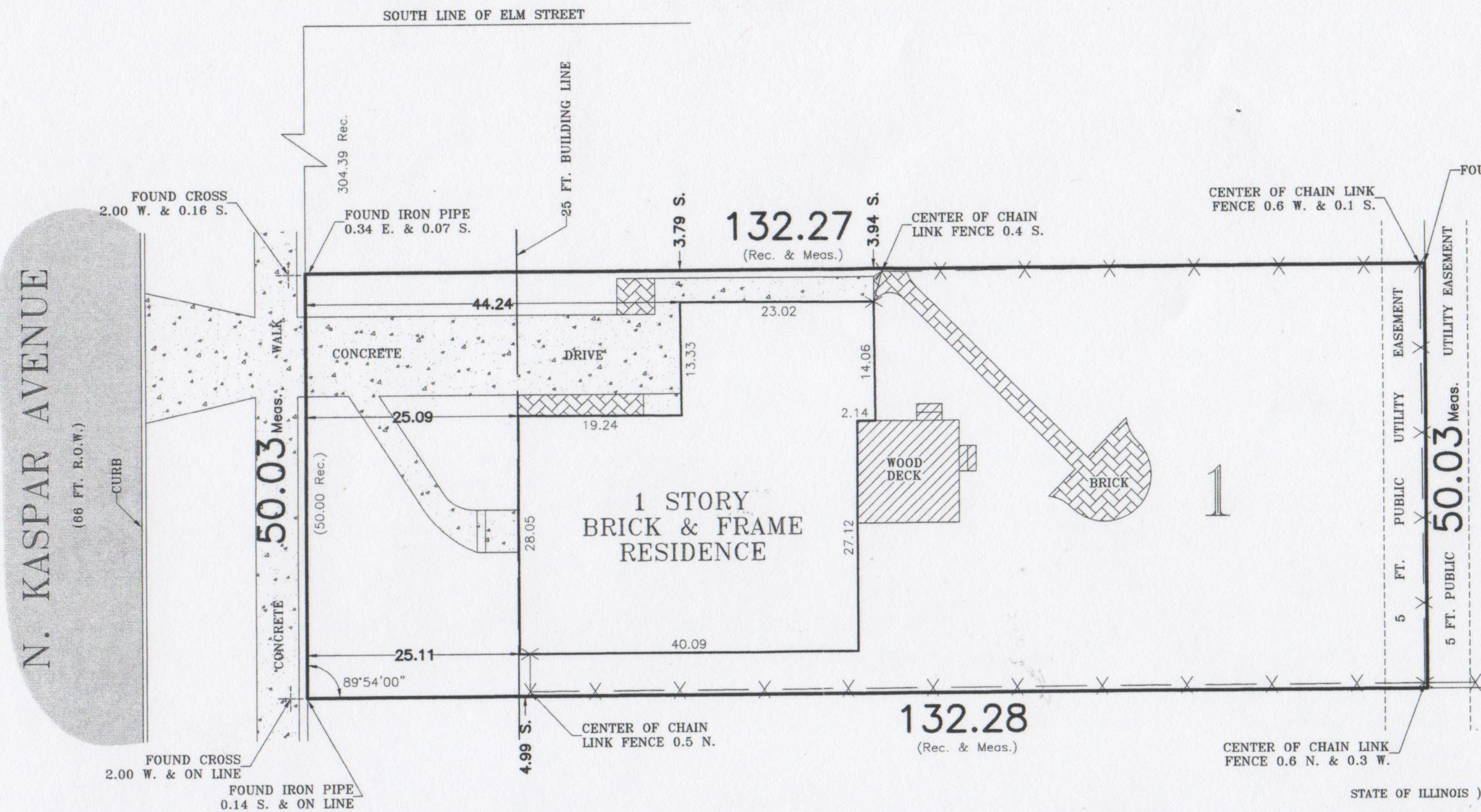
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JUL 22 2014

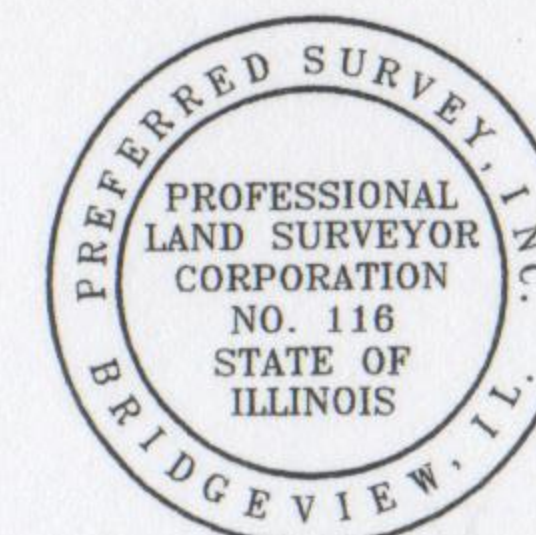
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.



STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SURVEY ORDERED BY: JOANNE E. GLEASON

I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
14TH DAY OF JULY A.D. 2014

[Signature]
MY LICENSE EXPIRES ON 11/30/14
P.S.I. NO. 14104682

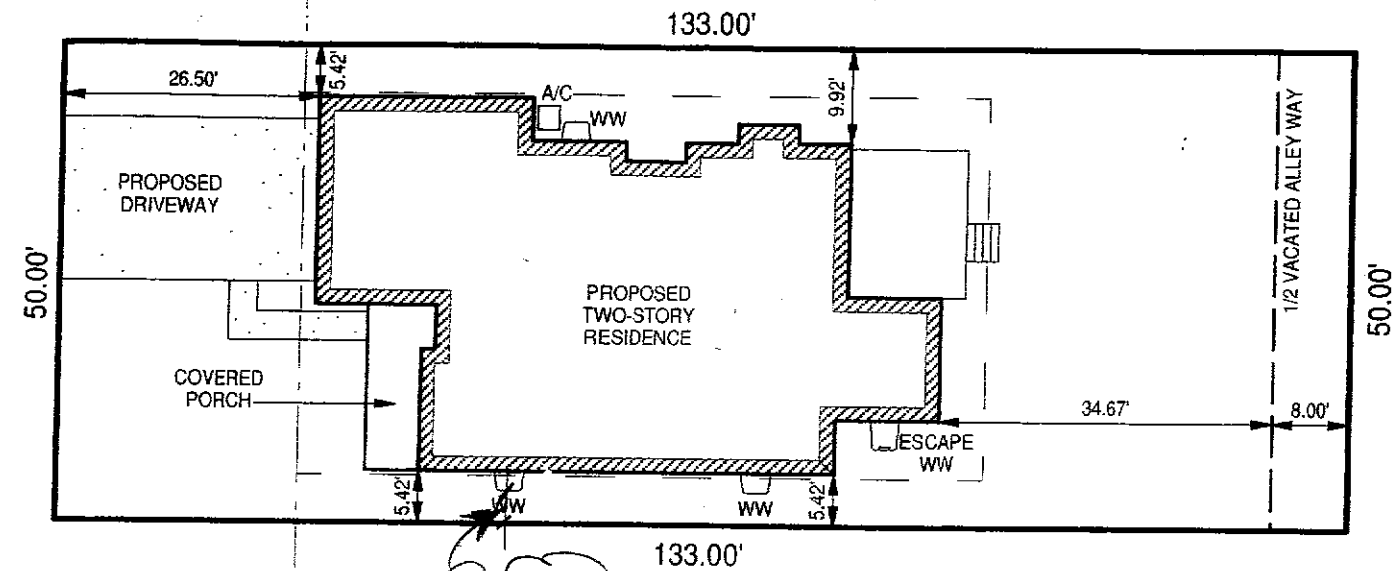
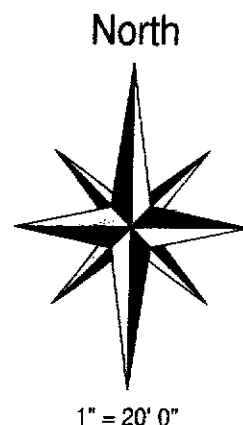
Professional Design Registration #184-002795



PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com

Field Work Completed	07/11/14	FLD CREW:	GZ/AD
Land Area Surveyed	6,617.3 Sq. Ft.	CAD:	EH
Drawing Revised			



AREA TABULATION		LOT DIMENSIONS: 50.00' X 133.00'	FRONT YARD: 50.00' X 26.50'
		LOT AREA = 6,650.00 SQ.FT.	AREA = 1,325.00 SQ.FT.
R-3 FLOOR AREA RATIO: LA X 0.45 = 2,992.50 42.85% ACTUAL = 2,849.47		R-3 TOTAL ISC ENTIRE LOT: LA X .50 = 3,325.00 36.18% ACTUAL TOTAL ISC = 2,406.14	
R-3 BUILDING COVERAGE: LA X 0.35 = 2,327.50 30.17% ACTUAL = 2,006.39		R-3 ISC FRONT YARD: FRONT LA X .50 = 662.50 36.75% ACTUAL TOTAL ISC = 487.00	
SEE WORKSHEETS FOR ADDITIONAL INFO			

SITEPLAN

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JUL 30 2014
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DEVELOPMENT DEPARTMENT

FILE

815 Kaspar



Property to left 3
821 n Kaspar



Property to left 2
819 n Kaspar



Property to left 1
817 n kaspar



subject property
815 n Kaspar



property to right 1
Park



Property across 1
~~814~~⁸²⁰ n Kaspar



Property across 2
816 n Kaspar



Property across 3
~~818~~⁸¹² n Kaspar
~~820~~



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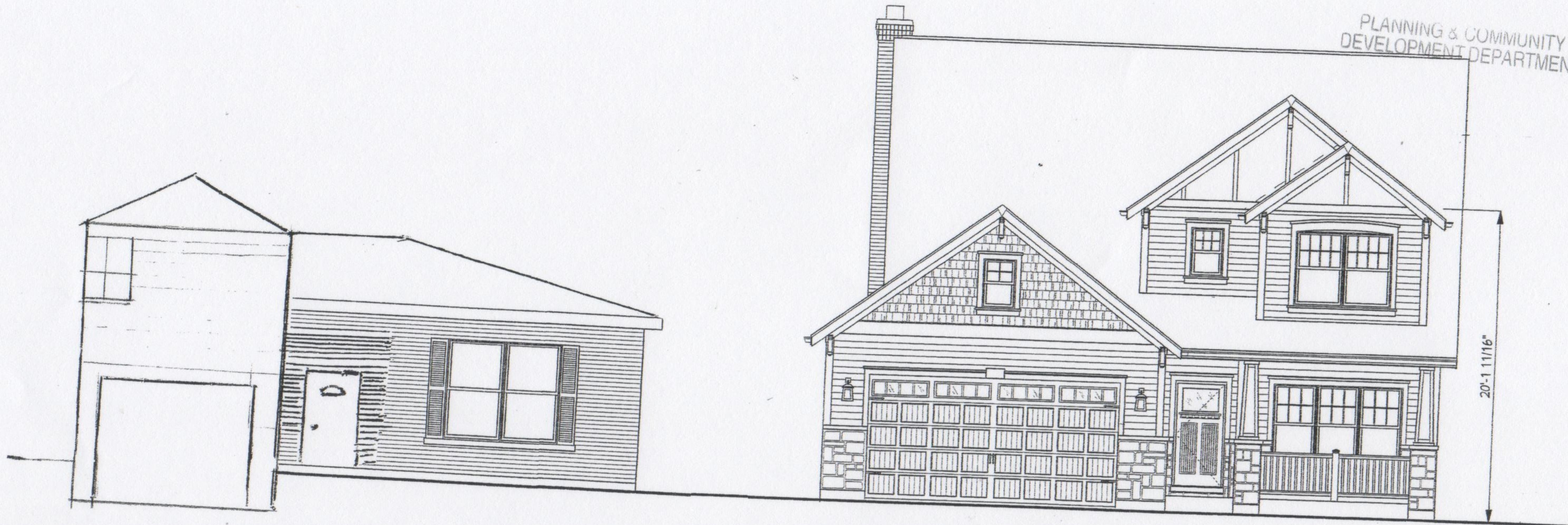


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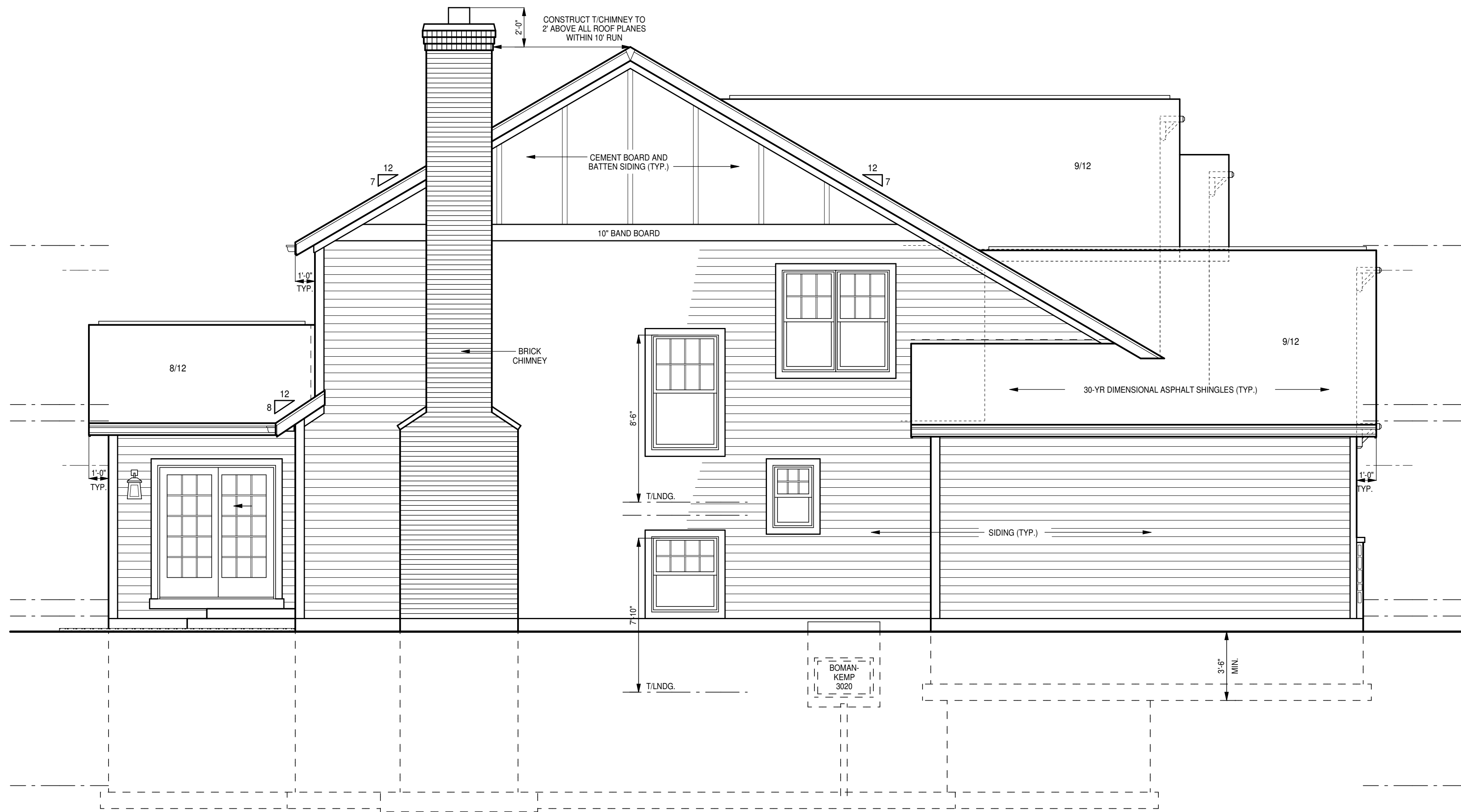
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PROPOSED

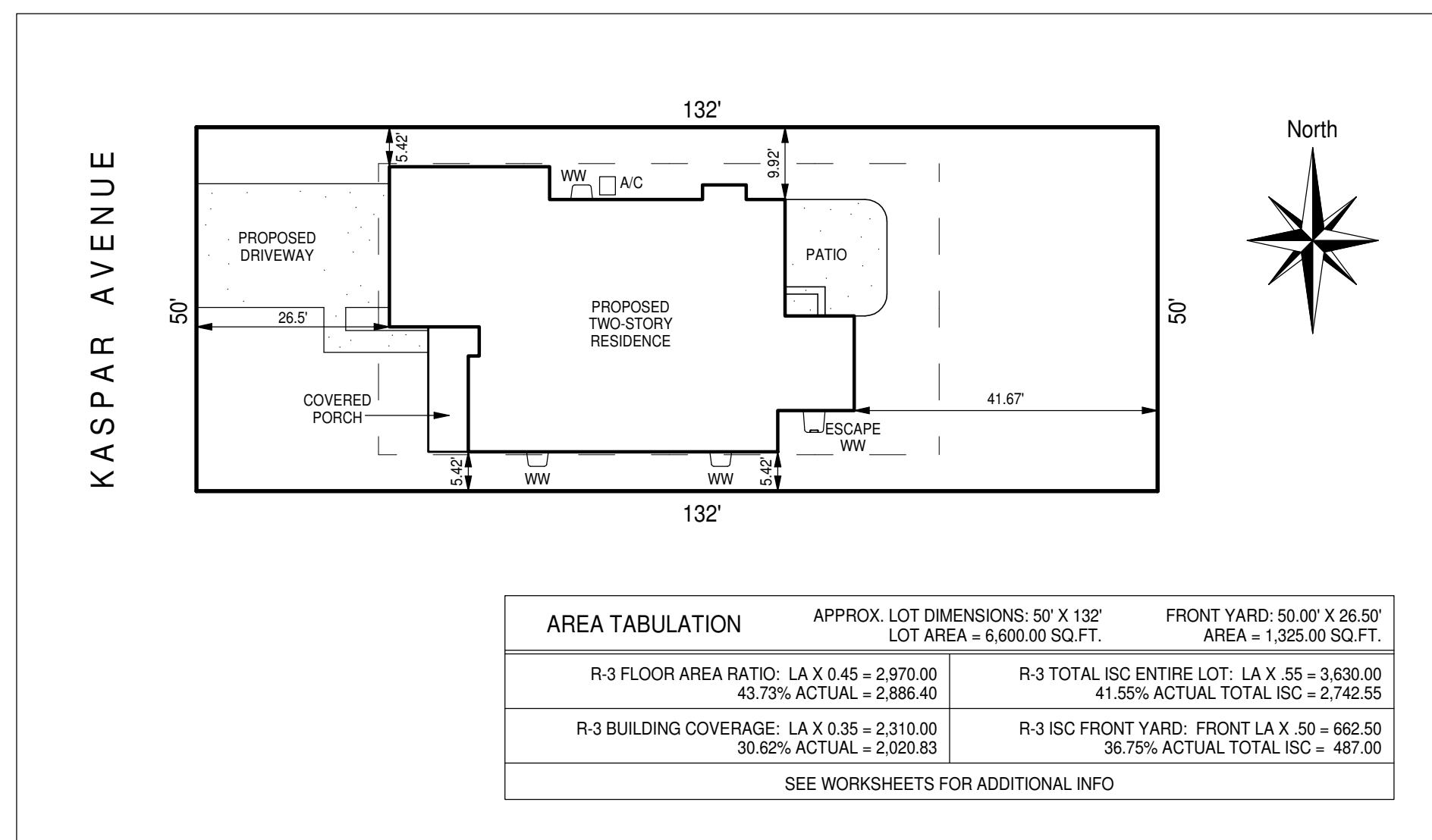
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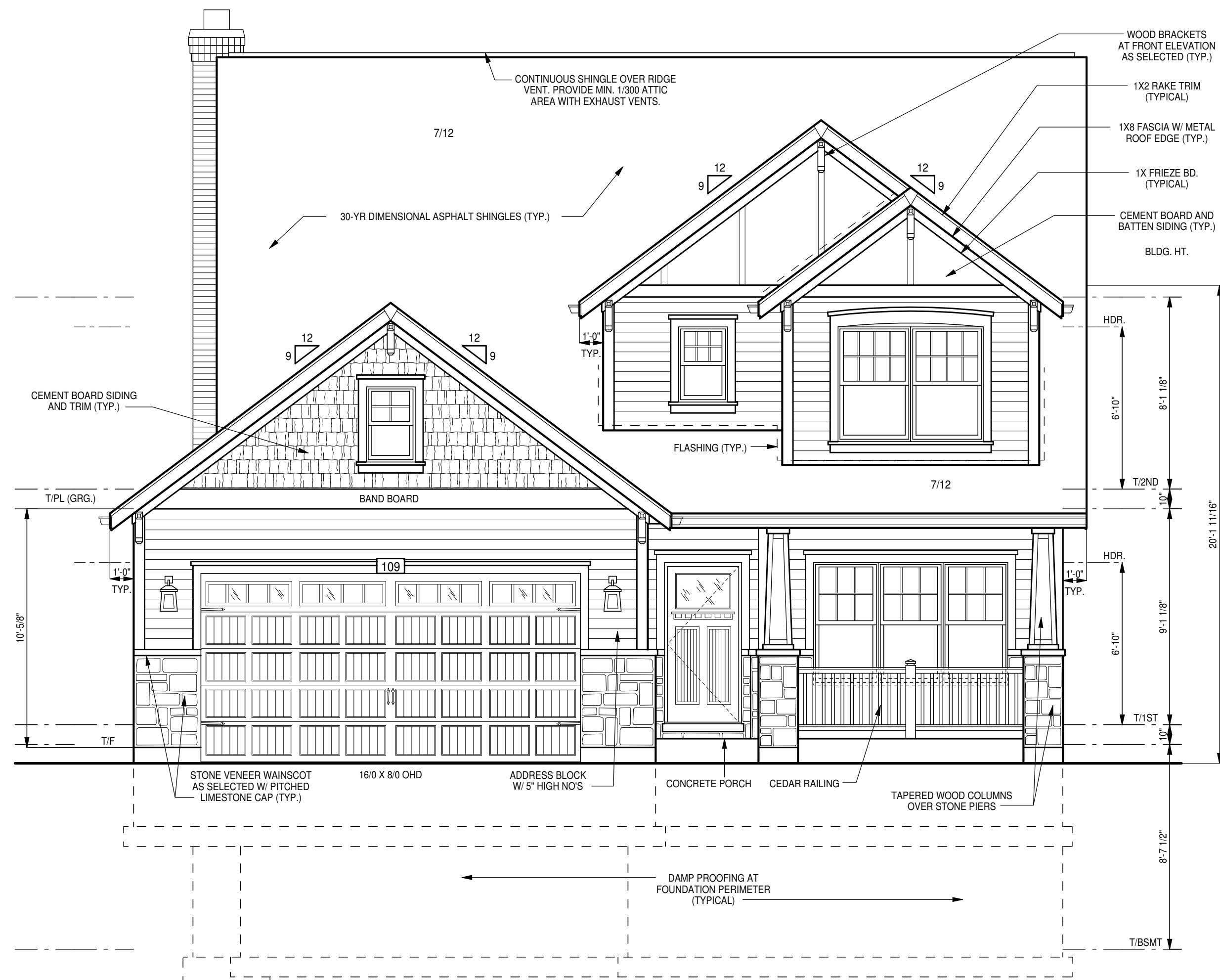
LEFT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



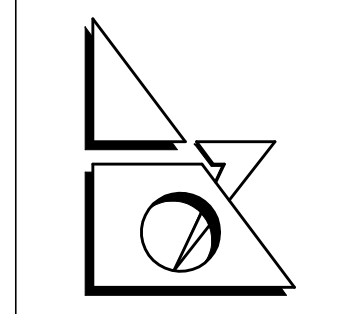
SITE PLAN

SCALE: 1" = 20' 0"



FRONT ELEVATION

SCALE: 1/4" = 1' 0"



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

BUILDING DEPARTMENT NOTE
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(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)
S.G. ARCHITECTS, INC.
STEPHEN L. GANIK, PRINCIPLE
CORPORATE LICENSE No. 184-000562 EXP. 04-30-15
001-010162 EXP. 11-30-14

PROJECT:

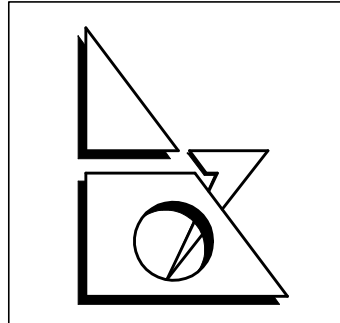
CUSTOM
RESIDENCE
815 N. KASPAR AVE.
ARLINGTON HEIGHTS, IL

E & J BUILDERS
346 FERNDAL
ELMHURST, IL
PH. 630-479-4556

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	08-12-14	MDS
	PRE-ARB REVIEW	

JOB NO.	14077
DATE:	08-12-14
DRAWN BY:	MDS
SCALE:	AS NOTED

SHEET NO.	1
>FRONT ELEVATION >LEFT SIDE ELEVATION	OF 7



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

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STEPHEN L. GAWLIK, PRINCIPLE
CORPORATE LICENSE No. 184-000562 EXP. 04-30-15
001-010162 EXP. 11-30-14

PROJECT:

CUSTOM
RESIDENCE
815 N. KASPAR AVE.
ARLINGTON HEIGHTS, IL

E & J BUILDERS
346 FERNDAL
ELMHURST, IL
PH. 630-479-4556

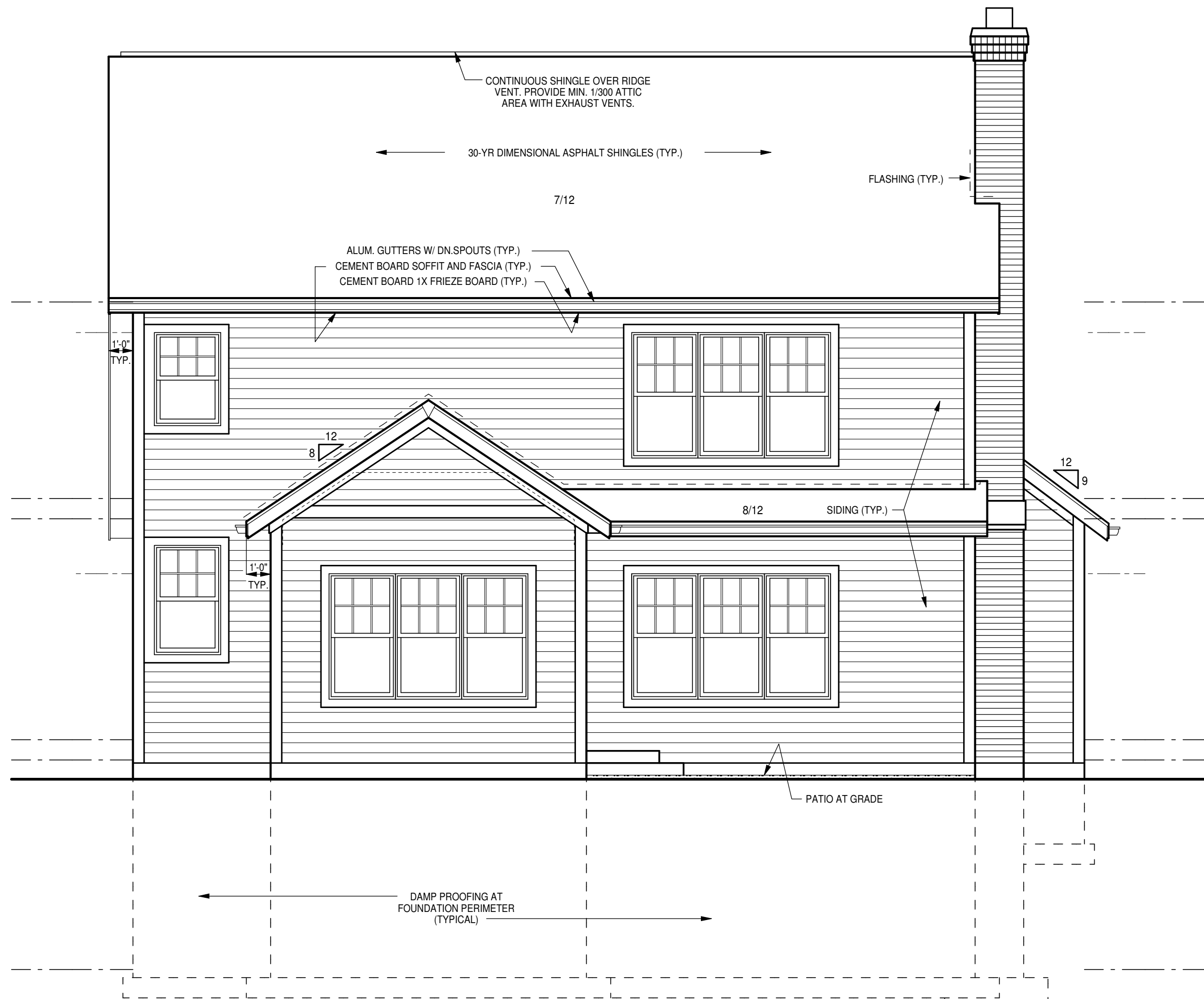
NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	08-12-14	MDS
	PRE-ARB REVIEW	

JOB NO.	14077
DATE:	08-12-14
DRAWN BY:	MDS
SCALE:	AS NOTED
SHEET NO.	2
REAR ELEVATION RIGHT SIDE ELEV.	OF 7



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



REAR ELEVATION

SCALE: 1/4" = 1' 0"

MATERIAL LIST - 815 N. KASPAR AVE>

MATERIAL SCHEDULE		
MATERIAL TYPE	MANUFACTURER	COLOR
BRICK	DENVER BRICK CO.	ANTIQUE CHARLSTON
ROOF	OWNES CORNING	DRIFTWOOD
SIDING	LP BUILDING PRODUCTS	HEATHERED MOSS
SIDING TRIM	LP BUILDING PRODUCTS	WOODLAND CREAM
GUTTERS/FASCIA	ROLLEX	ALMOND
WINDOWS	PELLA	CREAM
BRICK: ANTIQUE CHARLSTON ROOF: ASPHALT SHINGLES "DRIFTWOOD" SIDING: CEMENT BOARD IN "SLATE GREEN" COLOR SIDING TRIM: CEMENT BOARD IN "CREAM" COLOR GUTTER/FASCIA: ALUMINUM IN "ALMOND" COLOR WINDOWS: ALUMINUM IN "CREAM" COLOR		



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

Department: Planning & Community Development

REQUESTED ACTION

Approval of the proposed architectural design for exterior modifications to an existing hotel building.

RECOMMENDATION

It is recommended that the Design Commission approve the proposed architectural design for exterior modifications to the Comfort Inn Hotel located at 2120 S. Arlington Heights Road. This recommendation is subject to compliance with the plans dated 8/6/14 and received 8/8/14, 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. 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.
2. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
3. All signage must meet code, per Chapter 30.

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Comfort Inn Hotel
Project Address: 2120 S. Arlington Heights Rd.
Prepared By: Steve Hautzinger

Date Prepared: August 15, 2014

PETITIONER INFORMATION:

DC Number: 14-075
Petitioner Name: Steven Kolber
Petitioner Address: Kolbrook Design
828 Davis St., Suite 300
Evanston, IL 60201
Meeting Date: August 26, 2014

Requested Action(s):

1. Approval of the proposed architectural design for exterior modifications to an existing hotel building.

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."

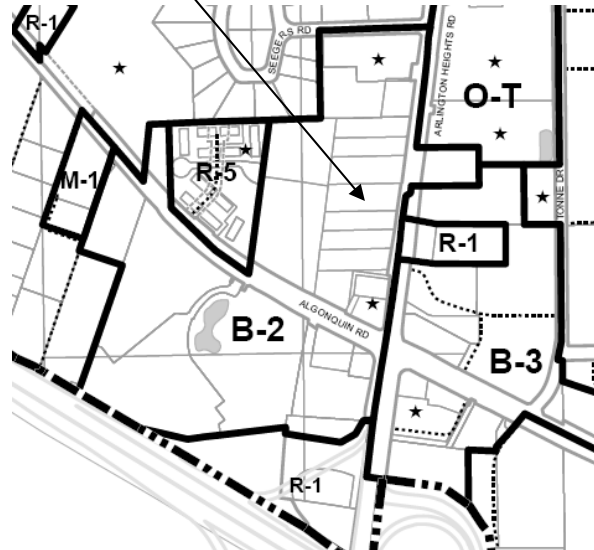
The petitioner is proposing exterior improvements to the existing Holiday Inn Express hotel as part of a conversion to a Comfort Inn hotel. The scope of the project includes the application of new materials to the existing walls in order to enhance the overall building appearance. The gable end walls will receive a stone base as well as an EIFS frieze board and EIFS framework around the existing vertical window band. The balconies along the north wing of the building will receive EIFS cladding as well as a pergola structure and new sign band above the top floor balcony. All of the proposed new materials will match the existing materials and colors. The new stone base will continue the details that are existing on the columns of the porte cochere. There are no changes to the site or landscaping being proposed. The use of the building as a hotel is consistent with the existing hotel use so Plan Commission approval is not required for this project. The subject site is 2.2 acres (95,857 square feet) and the existing hotel building is 67,502 square feet.

Site:



Aerial View of Subject Site

Subject Property



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	B-2, General Business District	Holiday Inn Express Hotel	Commercial
North	B-2, General Business District	Wingate Hotel	Commercial
East	B-3, General Service, Wholesale and Motor Vehicle District	Wellington Banquets (vacant)	Commercial
South	B-2, General Business District	Red Roof Inn Hotel	Commercial
West	B-2, General Business District	Courtyard Marriott Hotel	Commercial

Architectural Design:

The proposed modifications will be a nice improvement to the existing building design. Specifically, the existing east façade is a large brick wall with little detail or interest. The east façade is highly visible from Arlington heights Road, and the proposed changes will improve the curb appeal of the building.

Signage:

Signage is not included in this review, but will be required to comply with the signage code, Chapter 30.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for exterior modifications to the *Comfort Inn Hotel* located at 2120 S. Arlington Heights Road. This recommendation is subject to compliance with the plans dated 8/6/14 and received 8/8/14, 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. 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.
2. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
3. All signage must meet code, Chapter 30.

____ August 15, 2014

Steve Hautzinger, Design Planner

Cc: Diana Mikula, Interim Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charley Craig, Building Services, Petitioner, DC File 14-075



PARCEL 1:

THAT PART OF LOT 7 IN SUBDIVISION OF JOSEPH A. BARNES' FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTERLINE OF ARLINGTON HEIGHTS ROAD (BEING THE EAST LINE OF SAID LOT 7) THAT IS 350 FEET SOUTHERLY, AS MEASURED ALONG SAID CENTERLINE OF ROAD, OF THE NORTH LINE OF SAID LOT 7; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 441.27 FEET; THENCE SOUTHERLY PARALLEL WITH THE CENTERLINE OF SAID ROAD, A DISTANCE OF 150 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 441.27 FEET TO A POINT IN THE CENTERLINE OF SAID ROAD; THENCE NORTHERLY ALONG SAID CENTERLINE A DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART TAKEN BY PLAT OF DEDICATION REGISTERED AS DOCUMENT NUMBER 3786152) IN COOK COUNTY, ILLINOIS.

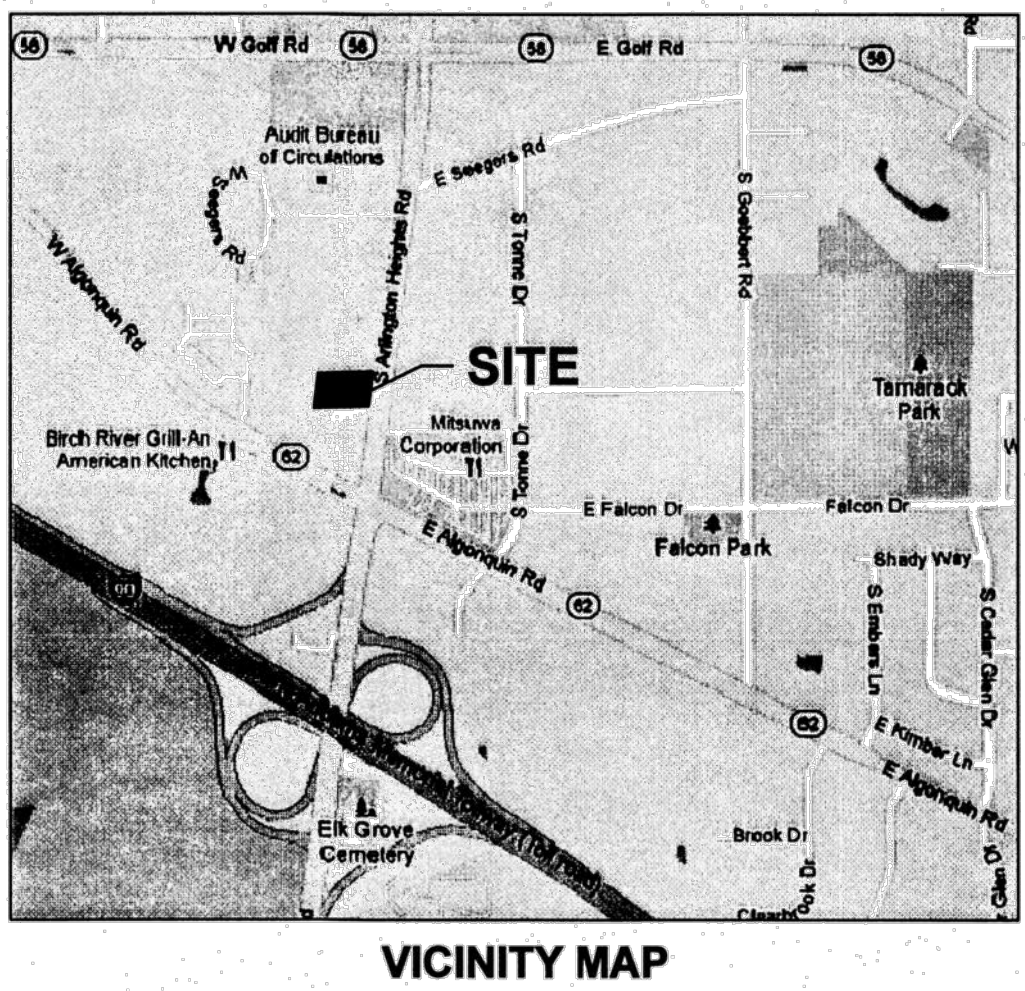
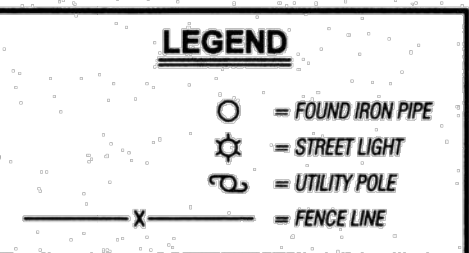
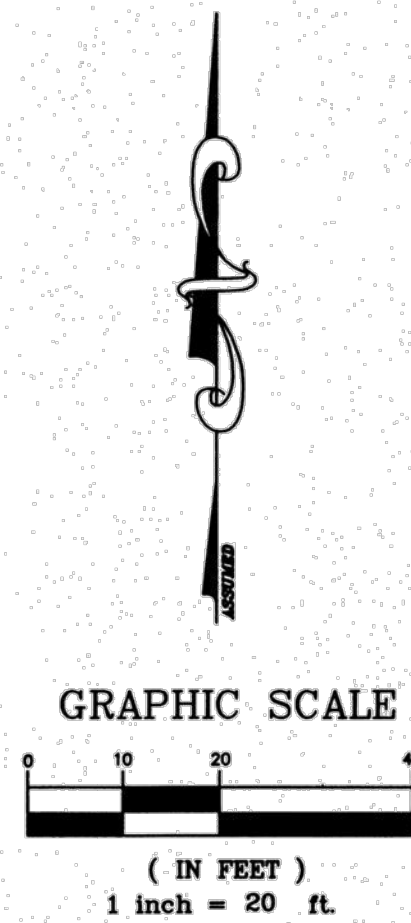
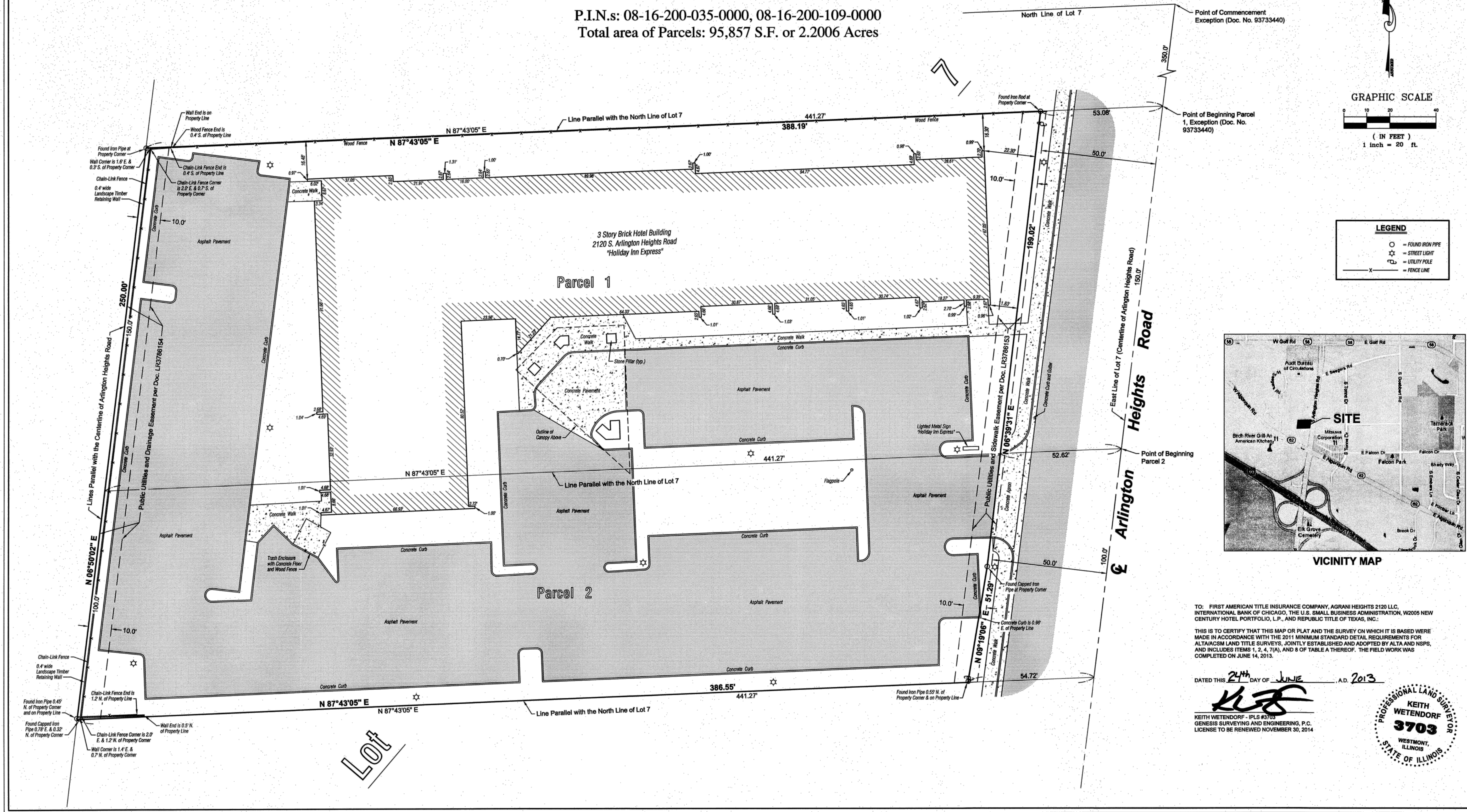
PARCEL 2:

THAT PART OF LOT 7 IN SUBDIVISION OF JOSEPH A. BARNES' FARM IN SECTION 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTERLINE OF ARLINGTON HEIGHTS ROAD (BEING THE EAST LINE OF SAID LOT 7) THAT IS 500 FEET SOUTHERLY, AS MEASURED ALONG SAID CENTERLINE OF ROAD, OF THE NORTH LINE OF SAID LOT 7; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 441.27 FEET; THENCE SOUTHERLY PARALLEL WITH THE CENTERLINE OF SAID ROAD, A DISTANCE OF 100 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 441.27 FEET TO A POINT IN THE CENTERLINE OF SAID ROAD; THENCE NORTHERLY ALONG SAID CENTERLINE, A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART TAKEN BY PLAT OF DEDICATION REGISTERED AS DOCUMENT NUMBER 3786152) IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM PARCELS 1 AND 2 DESCRIBED ABOVE THE FOLLOWING DESCRIBED PROPERTY CONVEYED BY DEED DATED JANUARY 29, 1993, RECORDED SEPTEMBER 14, 1993 AS DOCUMENT NUMBER 93733440 FROM M.B.C. INCORPORATED, A WISCONSIN CORPORATION TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE USE AND BENEFIT OF THE DEPARTMENT OF TRANSPORTATION:

THAT PART OF LOT 7 IN SUBDIVISION OF JOSEPH A. BARNES' FARM IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1899 AS DOCUMENT NUMBER 2826756, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE ON AN ASSUMED BEARING OF SOUTH 7 DEGREES 13 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 7, BEING ALSO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING, BEING ALSO THE GRANTOR'S NORTH PROPERTY LINE; THENCE CONTINUING SOUTH 7 DEGREES 13 MINUTES 20 SECONDS WEST ALONG THE SAID EASTERLY LINE OF LOT 7, A DISTANCE OF 250.00 FEET TO THE GRANTOR'S SOUTH PROPERTY LINE; THENCE SOUTH 88 DEGREES 05 MINUTES 19 SECONDS WEST ALONG THE SAID SOUTH PROPERTY LINE, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 54.72 FEET; THENCE NORTH 9 DEGREES 42 MINUTES 24 SECONDS EAST 51.29 FEET; THENCE NORTH 7 DEGREES 02 MINUTES 49 SECONDS EAST 199.02 FEET TO THE GRANTOR'S NORTH PROPERTY LINE; THENCE NORTH 88 DEGREES 05 MINUTES 19 SECONDS EAST ALONG THE SAID NORTH PROPERTY LINE, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 53.08 FEET TO THE POINT OF BEGINNING.

P.I.N.s: 08-16-200-035-0000, 08-16-200-109-0000
Total area of Parcels: 95,857 S.F. or 2.2006 Acres



TO: FIRST AMERICAN TITLE INSURANCE COMPANY, AGRARI HEIGHTS 2120 LLC, INTERNATIONAL BANK OF CHICAGO, THE U.S. SMALL BUSINESS ADMINISTRATION, W2005 NEW CENTURY HOTEL PORTFOLIO, L.P., AND REPUBLIC TITLE OF TEXAS, INC.

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, 4, 7(A), AND 8 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 14, 2013.

DATED THIS 21th DAY OF JULY, A.D. 2013

KEITH WETENDORF - I.P.S. #3703
GENESIS SURVEYING AND ENGINEERING, P.C.
LICENSE TO BE RENEWED NOVEMBER 30, 2014



REVISIONS:

PROJ MGR: KaW
DRAWN BY: D.S.
DATE: 06-21-13

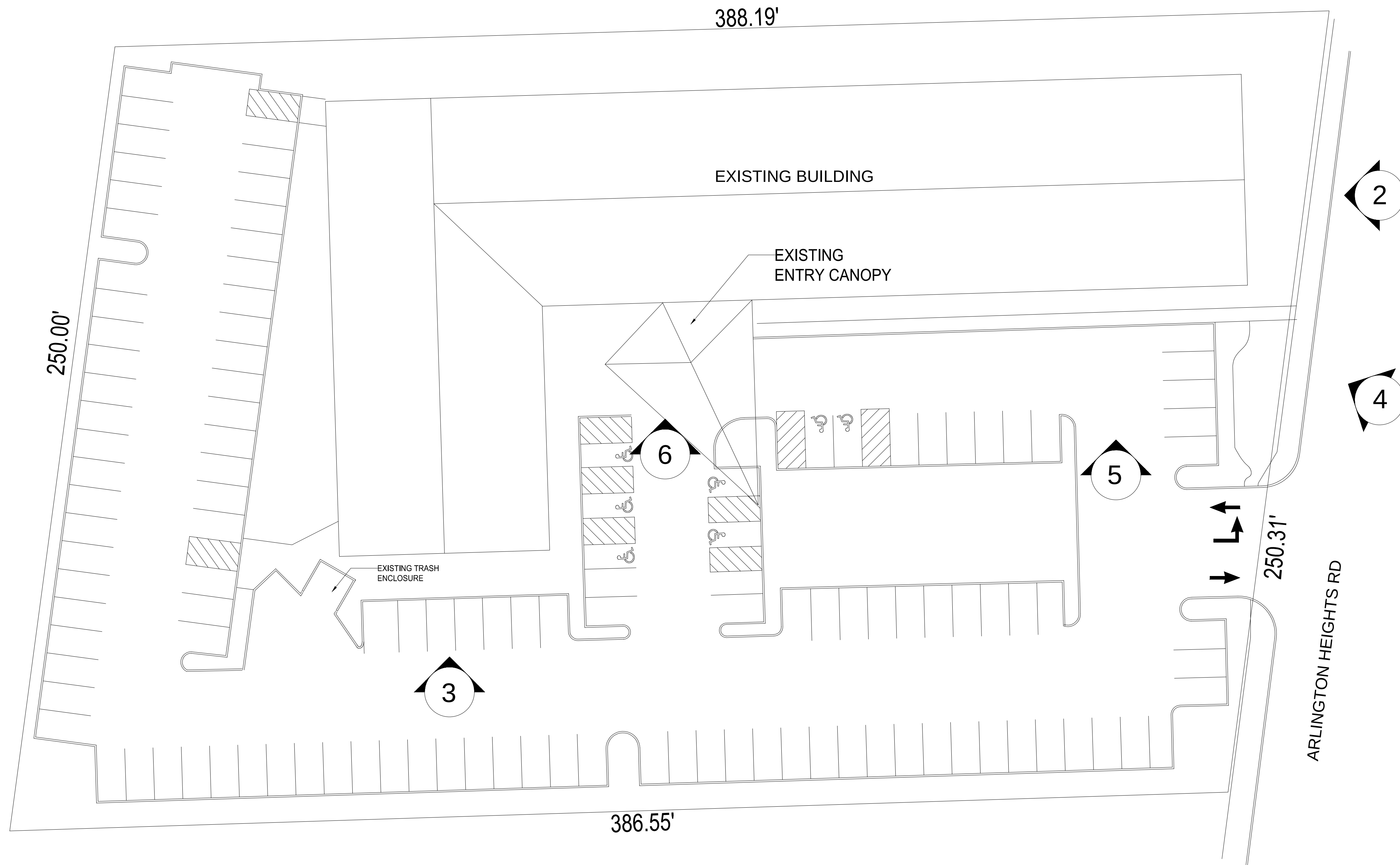
PLANS PREPARED FOR:
Construction & Geotechnical
Material Testing, Inc.
60 Martin Lane
Elk Grove Village, Illinois 60007

ALTA / ACSM LAND TITLE
SURVEY
2120 S. Arlington Heights Road
Arlington Heights, Illinois
DATE OF FIELD WORK COMPLETION: June 17, 2013

Genesis Surveying and Engineering, PC
PROFESSIONAL DESIGN FIRM No. 184-002922
WESTMONT, ILLINOIS 60090
PH (630) 271-0930 FAX (630) 271-0933

GENESIS JOB NO.
13-107
SHEET 1 OF 1

1 PLAT OF SURVEY
SCALE: 1" = 20'-0"



1 SITE PLAN (FOR REFERENCE)
SCALE: 1" = 20'-0"



2 EXISTING VIEW FROM ARLINGTON HEIGHTS ROAD
SCALE: N.T.S.



3 EXISTING SOUTH GABLE
SCALE: N.T.S.



6 EXISTING ENTRY CARPORT
SCALE: N.T.S.



5 EXISTING SOUTH FACADE
SCALE: N.T.S.



4 EXISTING SOUTHWEST VIEW
SCALE: N.T.S.

SEAL

Architect

kolbrook design

828 DAVIS ST. SUITE 300
EVANSTON, IL 60201
OFFICE 847.492.1992 - FAX 312.453.0693

Civil Engineer

Structural Engineer

Landscape Architect

Interior Architect

MEP Engineer

PROJECT:

COMFORT INN HOTEL
PROPOSED EXTERIOR IMPROVEMENTS
2120 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

Developer

DRAWING ISSUE

Description	Date
ISSUED FOR DESIGN COMMISSION	8/06/2014

Drawing Title

EXISTING SITE PHOTOS

Drawing No.

A00-03

Kolbrook JOB NO.	1440.001	Consult JOB NO.	
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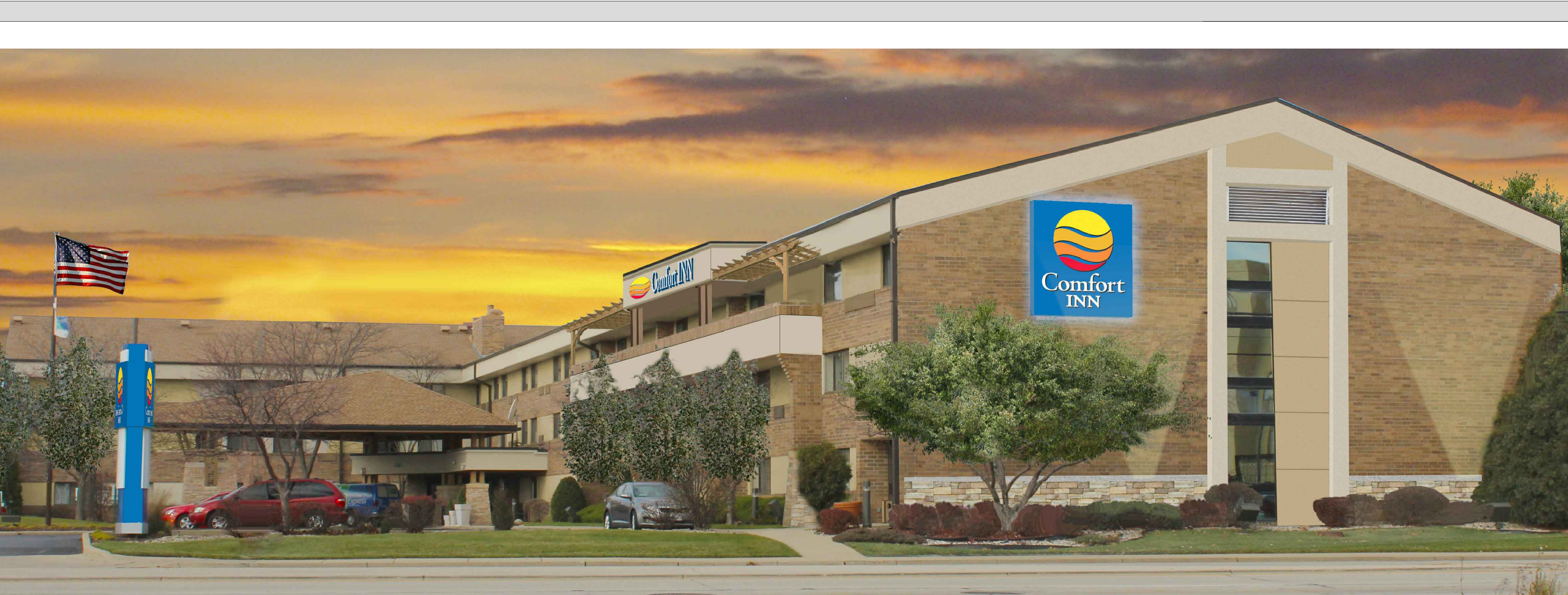
COMFORT INN HOTEL

PROPOSED EXTERIOR IMPROVEMENTS

2120 S. Arlington Heights Rd.
Arlington Heights, IL 60005

ABBREVIATIONS

A/C	AIR CONDITIONING	M	METER
ACOUS	ACOUSTICAL	MA	MARBLE
ACT	ACOUSTICAL CEILING TILE	MAS	MASONRY
AFF	ABOVE FINISH FLOOR	MATL	MATERIAL
AFG	ABOVE FINISH GRADE	MAX	MAXIMUM
AHU	AIR HANDLING UNIT	MB	MARKER BOARD OR MOP BASIN
AL	ALUMINUM	MECH	MECHANICAL
ALT	ALTERNATE	MFR	MANUFACTURER
AMT	AMOUNT	MH	MANHOLE
AP	ACCESS PANEL	MIN	MINIMUM
APPROX	APPROXIMATE	MISC	MISCELLANEOUS
ARCH	ARCHITECTURAL	MM	MILLIMETER
AV	AUDIO VISUAL	MO	MASONRY OPENING
		MTD	MOUNTED
		MTL	METAL
BD	BOARD	N	NORTH
BLDG	BUILDING	NIC	NOT IN CONTRACT
BLK	BLOCK	NO	NUMBER
BM	BEAM OR BENCHMARK	NOM	NOMINAL
BMD	BOTTOM OF METAL DECK	NTS	NOT TO SCALE
BD	BOTTOM OF		
BOT	BOTTOM		
BRC	BEARING	OA	OVER ALL
BSMT	BASEMENT	OC	ON CENTER
CAB(S)	CABINET(S)	OD	OUTSIDE DIAMETER
CB	CORNER BEAD	OH	OVERHEAD
CIC	CENTER TO CENTER	OHD	OVERHEAD DOOR
CJ	CORNER GUARD	OPNG	OPENING
CI	CAST IRON	OPP	OPPOSITE
CJ	CONTROL JOINT	OPP HD	OPPOSITE HAND
CLG	CEILING	ORD	OVERFLOW ROOF DRAIN
CLO	CLOSET	OPT	OPTIONAL
CLR	CLEAR	ORIG	ORIGINAL
CM	CENTIMETER	OZ	OUNCE
CMP	COMPOSITE METAL PANEL		
CMU	CONCRETE MASONRY UNIT	PARTN	PARTITION
CO	CLEAN OUT	PC	PRECAST
COL	COLUMN	PERF	PERFORATED
CONC	CONCRETE	PJ	PANEL JOINT
CONSTR	CONSTRUCTION	PL	PLATE
CONT	CONTINUOUS	PLAS	PLASTER
CONTR	CONTRACTOR	P LAM	PLASTIC LAMINATE
CPT	CARPET	PLG	PLUMBING
CT	CERAMIC TILE	PLYWD	PLYWOOD
CTR	CENTER	PNL	PANEL
CTSK	COUNTERSINK	PR	PAIR
		PREFAB	PREFABRICATED
DBL	DOUBLE	PRELIM	PRELIMINARY
DEG	DEGREE	PROJ	PROJECT
DEPT	DEPARTMENT	PSF	POUNDS PER SQUARE FOOT
DTL	DETAIL	PSI	POUNDS PER SQUARE INCH
DIA	DIAMETER	PT	POINT
DIAG	DIAGONAL	PTD	PAINTED OR PAPER TOWEL DISPENSER
DIM	DIMENSION		
DN	DOWN	QT	QUARRY TILE
DR	DOOR	QTR	QUARTER
DS	DOWNSPOUT		
DWS(S)	DRAWING(S)	R	RISER
E	EAST	R/A	RETURN AIR
EA	EACH	RAD	RADIUS
EIFS	EXTERIOR INSULATION FINISH SYSTEM	RB	RESILIENT BASE
EJ	EXPANSION JOINT	RD	ROOF DRAIN
EL	ELEVATION	REF	REFERENCE
ELEC	ELECTRICAL	REINF	REINFORCED (ING)
ELEV	ELEVATOR	RF	RESILIENT FLOORING
ENCL	ENCLOSURE	REFRG	REFRIGERATOR
ENGR	ENGINEER	REQD	REQUIRED
EQ	EQUAL	RET	RETAINING
EQUIP	EQUIPMENT	REV	REVISION
ESMT	EASEMENT	RH	RIGHT HAND
EWG	ELECTRIC WATER COOLER	RM	ROOM
EXH	EXHAUST	RO	ROUGH OPENING
EXIST	EXISTING	RTU	ROOF TOP UNIT
EXP	EXPANSION	RV	ROOF-VENT
EXT	EXTERIOR	S	SOUTH
		S/A	SUPPLY AIR
FA	FIRE ALARM	SAB	SOUND ATTENUATION BLANKET
FCU	FAN COIL UNIT	SAN	SANITARY
FD	FLOOR DRAIN	SD	SMOKE DETECTOR
FDN	FOUNDATION	SE	SQUARE FEET
FE	FIRE EXTINGUISHER	SH	SHOWER
FEC	FIRE EXTINGUISHER CABINET	SHT	SHEET
FF	FINISH FLOOR	SIM	SIMILAR
FHC	FIRE HOSE CABINET	SM	SQUARE METER
FIN	FINISH	SNR	SANITARY NAPKIN RECEPTACLE
FL	FLOW LINE	SPEC(S)	SPECIFICATION(S)
FLR	FLOOR	SPKR	SPEAKER
FT	FEET	SQ	SQUARE
FTG	FOOTING	SS	STAINLESS STEEL
FUT	FUTURE	STD	STANDARD
FWC	FABRIC WALL COVERING	STL	STEEL
		STOR	STORAGE
GA	GAUGE	STRUC	STRUCTURAL
GALV	GALVANIZED	STRUC	STRUCTURE
GB	GRAB BAR	SUSP	SUSPENDED
GC	GENERAL CONTRACTOR	SYM	SYMMETRICAL
GEN	GENERATOR	SYS	SYSTEM
GFB	GROUND FACE BLOCK		
GFRC	GLASS FIBER REINFORCED CONCRETE	T	TREAD
GFRG	GLASS FIBER REINFORCED GYPSUM	TAG	TONGUE & GROOVE
GL	GLASS	TELE	TELEPHONE
GND	GROUND	TEM	TEMPERED
GWB	GYPSUM WALL BOARD	TEMP	TEMPORARY
		TERR	TERRAZZO
H	HIGH	THK	THICK
HB	HOSE BIB	THRU	THROUGH
HC	HOLLOW CORE	TO	TOP OF
HDCP	HANDICAP	TPH	TOILET PAPER HOLDER
HD	HEAD	TSS	TOP STRUCTURAL SLAB
HDW	HARDWARE	TSTL	TOP OF STEEL
HM	HOLLOW METAL	TU	TILT-UP
HORIZ	HORIZONTAL	TV	TELEVISION
HP	HIGH POINT	TW	TOP OF WALL
HGT	HEIGHT	TYP	TYPICAL
HTR	HEATER		
HWH	HOT WATER HEATER	UH	UNIT HEATER
HWAC	HEATING VENTILATING AND AIR CONDITIONING	UNFIN	UNFINISHED
		UL	UNDERWRITER'S LABORATORY
		UON	UNLESS OTHERWISE NOTED
ID	INSIDE DIAMETER	VB	VAPOR BARRIER
IN	INCH	VENT	VENTILATION
INCL	INCLUDE (ED) (ING)	VERT	VERTICAL
INFO	INFORMATION	VEST	VESTIBULE
INSUL	INSULATION	VIF	VERIFY IN FIELD
INT	INTERIOR	VWC	VINYL WALL COVERING
JAN	JANITOR		
JB	JUNCTION BOX	W	WEST
JST	JOIST	W/	WITH
JT	JOINT	W/O	WITHOUT
		WC	WATER CLOSET
L	LENGTH	WD	WOOD
LAB	LABORATORY	WG	WALL GUARD
LAM	LAMINATE	WP	WATERPROOFING
LAV	LAVATORY	WPT	WORKING POINT
LB	POUND	WSCOT	WAINSCOT
LF	LINEAR FEET	WT	WEIGHT
LH	LEFT HAND	WWF	WELDED WIRE FABRIC
LKR	LOCKER		
LP	LOW POINT	XMFR	TRANSFORMER



SYMBOL KEY

DETAIL KEY Detail # Sheet # 1 A101	NORTH ARROW True North N	TAG KEY 26 TW Wall Tag (Partition Type) ? Key Note ? Accessory Tag
ELEVATION KEY Elevation # Sheet # 1 A03-01	REVISION CLOUD C	MATERIAL TAG ? Material Tag VM Specialty Equipment Tag
WALL SECTION KEY Section # Sheet # 1 A08-01	COLUMN GRID 0	WINDOW TAG S0 Window Tag 100 Door Tag
BUILDING SECTION KEY Section # Sheet # 1 A05-01		ROOM NAME Room Tag 1-0 Ceiling Height Tag 11 Casework Tag 11 Furniture Tag

MATERIAL PATTERNS

EARTH	CONCRETE	RIGID INSUL.	FINISH LUMBER
GRAVEL / BALLAST	CUT STONE / PRE-CAST	BATT INSUL.	PLYWOOD
STEEL	CONCRETE MASONRY UNITS	FIRE SAFING	WOOD BLOCKING
ALUMINUM	BRICK	MARBLE / GRANITE	SHIM

LOCATION MAP (N.T.S.)



GENERAL NOTES

- WORK SHALL CONFORM TO ALL STATE AND LOCAL APPLICABLE BUILDING CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION.
- BUILDING GROUND FINISH FLOOR ELEVATION IS xxx.xx' = 100'-0".
- CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND SHALL COORDINATE WITH TRADES IN LAYOUT OF HIS WORK. THE ALIGNMENT IN COORDINATION OF HIS WORK AND OTHER ADJACENT WORK IS OF PRIMARY IMPORTANCE AND SHALL TAKE PRECEDENCE OVER DIMENSIONS. CONTRACTOR SHALL LAYOUT AND VERIFY HIS WORK TO ENSURE PROPER ALIGNMENT AND FIT. CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO HIS SUPERINTENDENT AND THE ARCHITECT BEFORE PROCEEDING, OR PROCEED AT CONTRACTOR'S OWN RISK.
- CONTRACTOR SHALL WORK FROM ESTABLISHED POINTS AND LINES, ESTABLISH AND MAINTAIN MARKERS FOR LINES AND LEVELS OF WORK. DO NOT SCALE DRAWINGS. CALCULATE DIMENSIONS AND MEASURE FOR LAYOUT OF WORK. CONTRACTOR SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO HIS SUPERINTENDENT AND THE ARCHITECT BEFORE PROCEEDING, OR PROCEED AT CONTRACTOR'S OWN RISK.
- THE WORD 'ALIGN' AS IN THESE DOCUMENTS SHALL SUPERSEDE ANY DIMENSIONAL INFORMATION SHOWN. IF A DISCREPANCY OCCURS, NOTIFY THE SUPERINTENDENT AND ARCHITECT IMMEDIATELY.

DRAWING INDEX

Sheet #	Sheet Name
A00-00	COVER SHEET, LOCATION MAP & CODE DATA
A00-01	PLAT OF SURVEY
A00-02	GRADING & UTILITIES
A00-03	EXISTING SITE PHOTOS
A01-01	EXISTING FIRST FLOOR
A01-02	EXISTING SECOND FLOOR
A01-03	EXISTING THIRD FLOOR
A01-04	EXISTING ROOF PLAN
A01-05	NEW ROOF PLAN
A02-00	EXISTING ELEVATIONS
A02-01	PROPOSED ELEVATIONS
A02-02	COLORADO PROPOSED ELEVATIONS

PROJECT DATA

Occupancy:	
Construction Type:	
Drawing Title	
Description	Date
ISSUED FOR DESIGN COMMISSION	8/06/2014

APPLICABLE CODE

THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH THE FOLLOWING STANDARD CODES AS ESTABLISHED BY THE VILLAGE OF ARLINGTON HEIGHTS:

SEAL

Architect

kolbrook design

829 DAVIS ST. SUITE 300
EVANSTON, IL 60201
OFFICE: 847.492.1992 FAX: 312.453.0699

Civil Engineer

Structural Engineer

Landscape Architect

Interior Architect

MEP Engineer

PROJECT:

COMFORT INN HOTEL

PROPOSED EXTERIOR IMPROVEMENTS

2120 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

Developer

Drawing Title

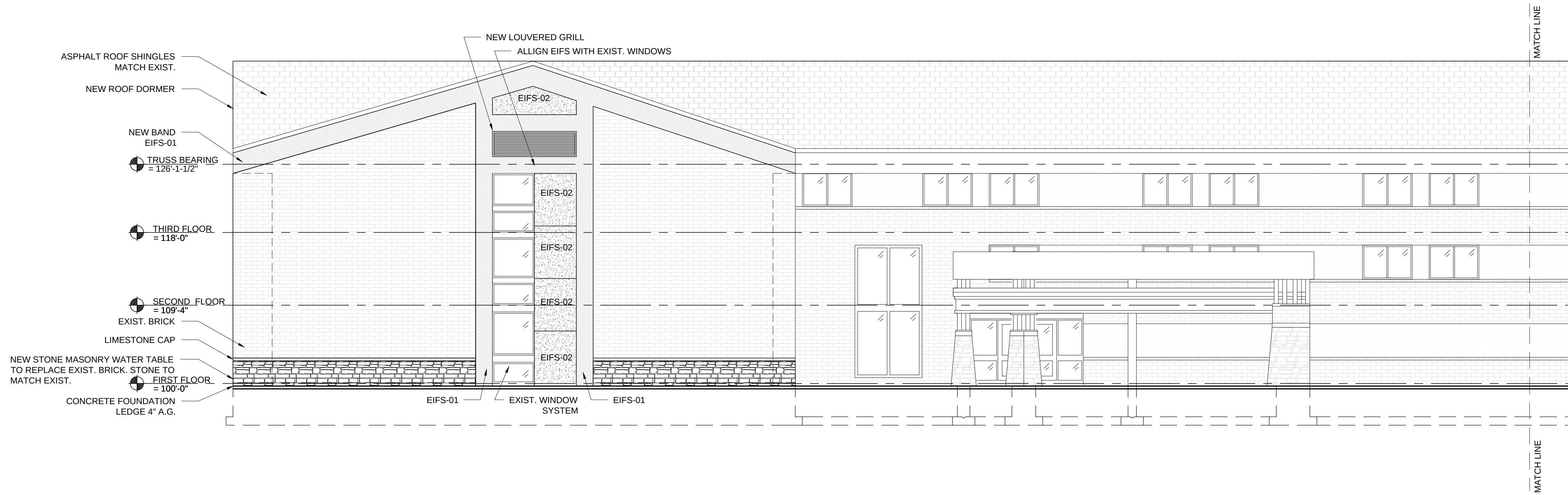
COVER SHEET, SITE PLAN & CODE DATA

Drawing No.

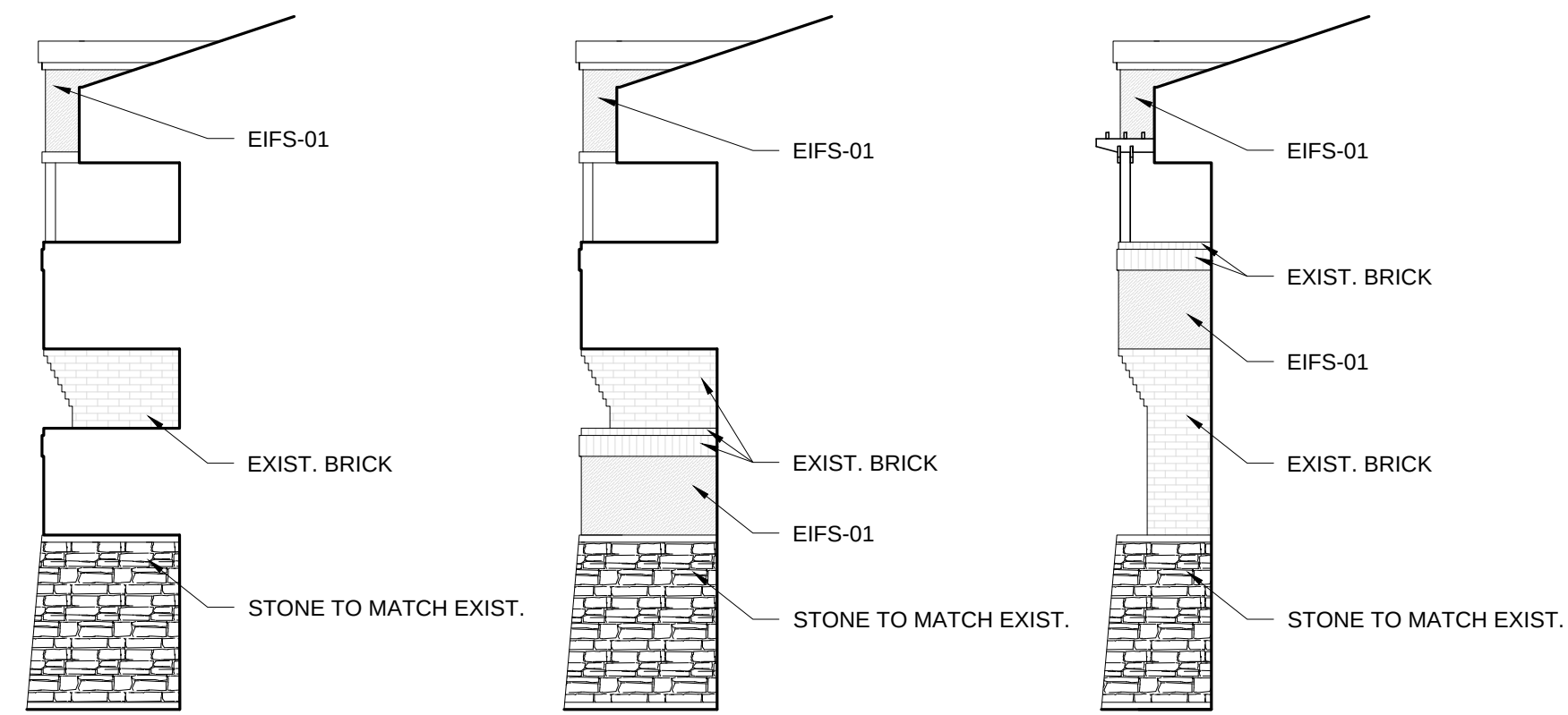
A00-00

Kolbrook Job No. 1440.001

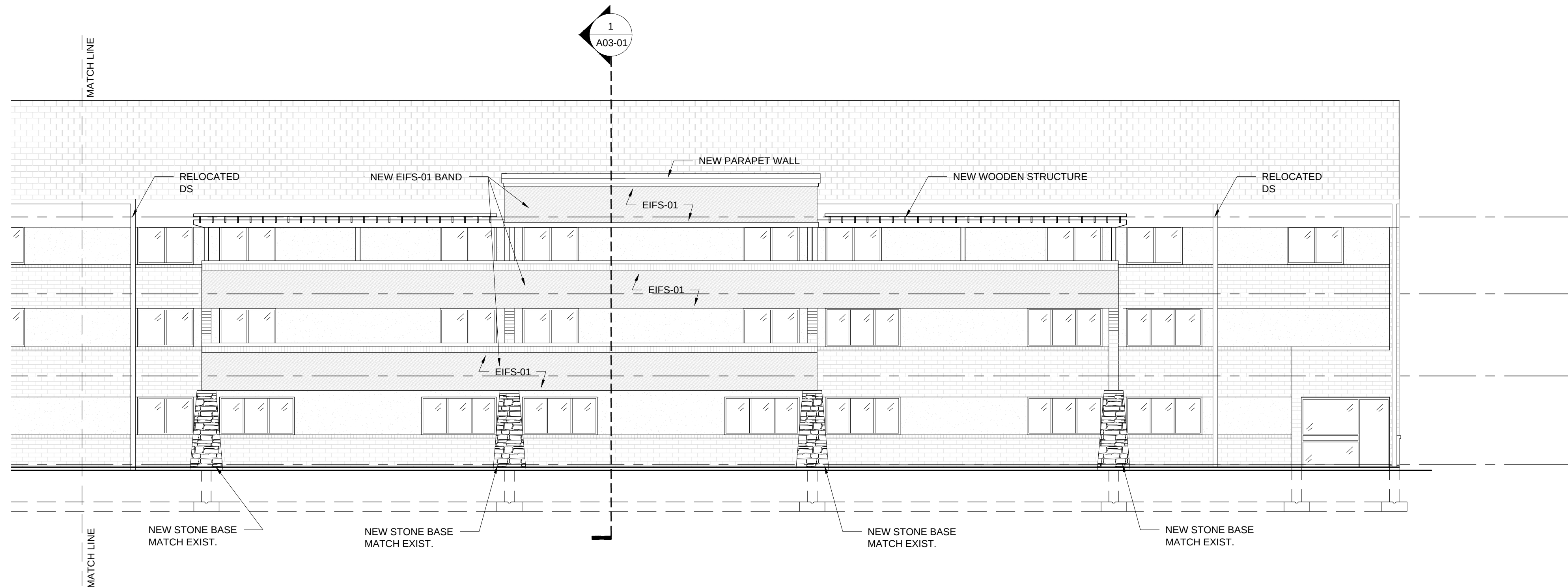
Consult Job No.



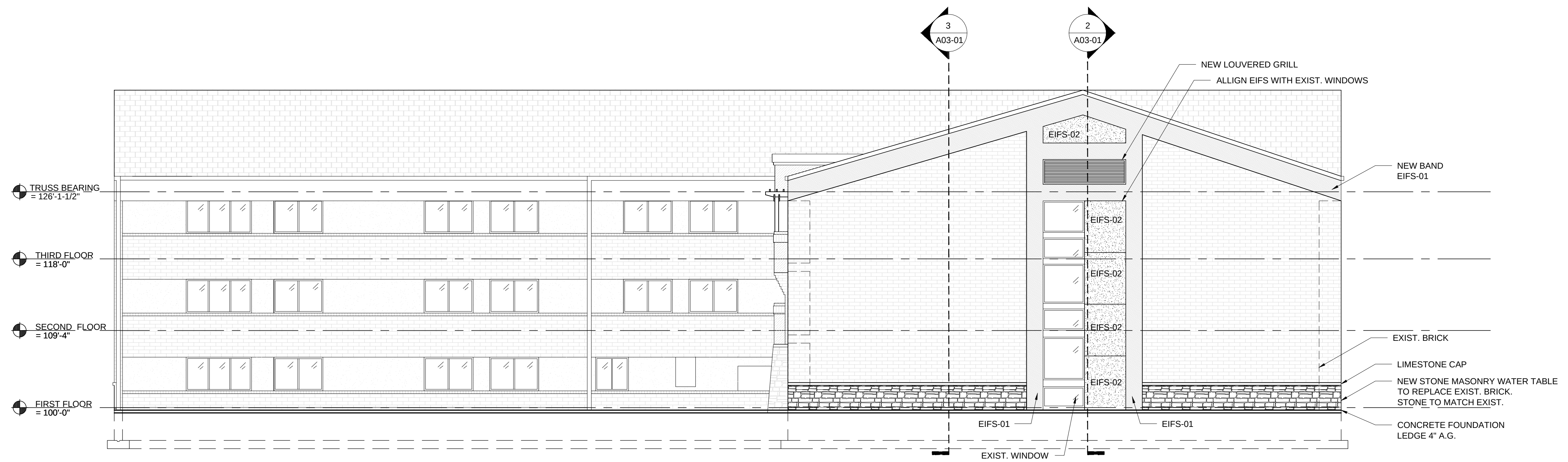
2 SOUTH ELEVATION (A)
SCALE: 1/8" = 1'-0"



3 COLUMN ELEVATIONS
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (B)
SCALE: 1/8" = 1'-0"



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

SEAL

Architect

kolbrook design

828 DAVIS ST. SUITE 300
EVANSTON, IL 60201
OFFICE 847.492.1992 FAX 312.453.0699

Civil Engineer

Structural Engineer

Landscape Architect

Interior Architect

MEP Engineer

PROJECT:

COMFORT INN HOTEL
PROPOSED EXTERIOR IMPROVEMENTS
2120 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

Developer

DRAWING ISSUE

Description	Date
ISSUED FOR DESIGN COMMISSION	8/06/2014

Drawing Title

EXTERIOR ELEVATIONS

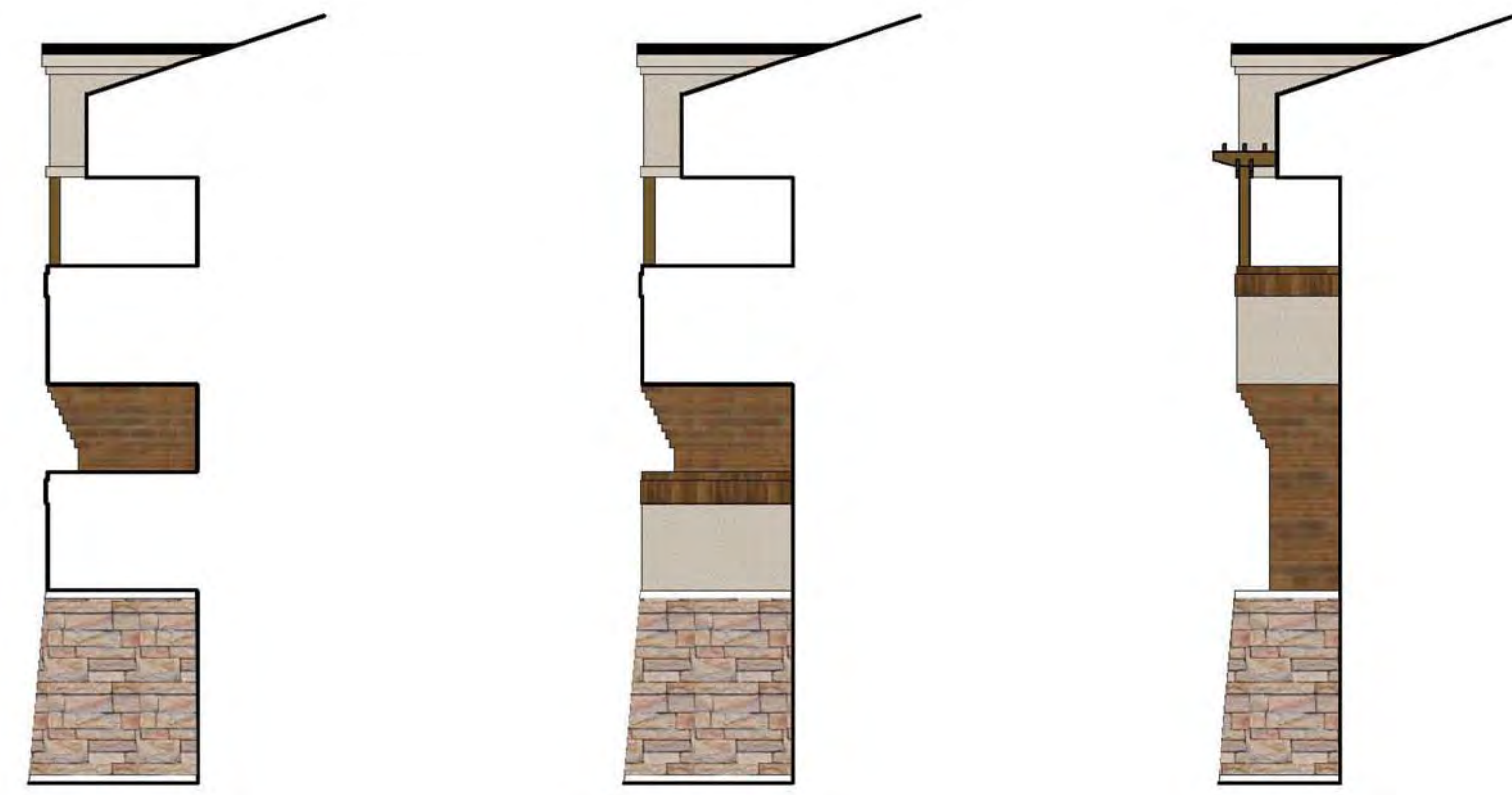
Drawing No.

A02-01

Kolbrook Job No. 1440.001 Consult Job No.



2 SOUTH ELEVATION (A)
SCALE: 1/8" = 1'-0"



3 COLUMN ELEVATIONS
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (B)
SCALE: 1/8" = 1'-0"



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

SEAL

Architect

kolbrook design

829 DAVIS ST. SUITE 300
EVANSTON, IL 60201
OFFICE: 847.482.1992 - FAX: 312.453.0899

Civil Engineer

Structural Engineer

Landscape Architect

Interior Architect

MEP Engineer

PROJECT:

COMFORT INN HOTEL
PROPOSED EXTERIOR IMPROVEMENTS
2120 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

Developer

DRAWING ISSUE

Description Date

ISSUED FOR REVIEW 7/24/2014

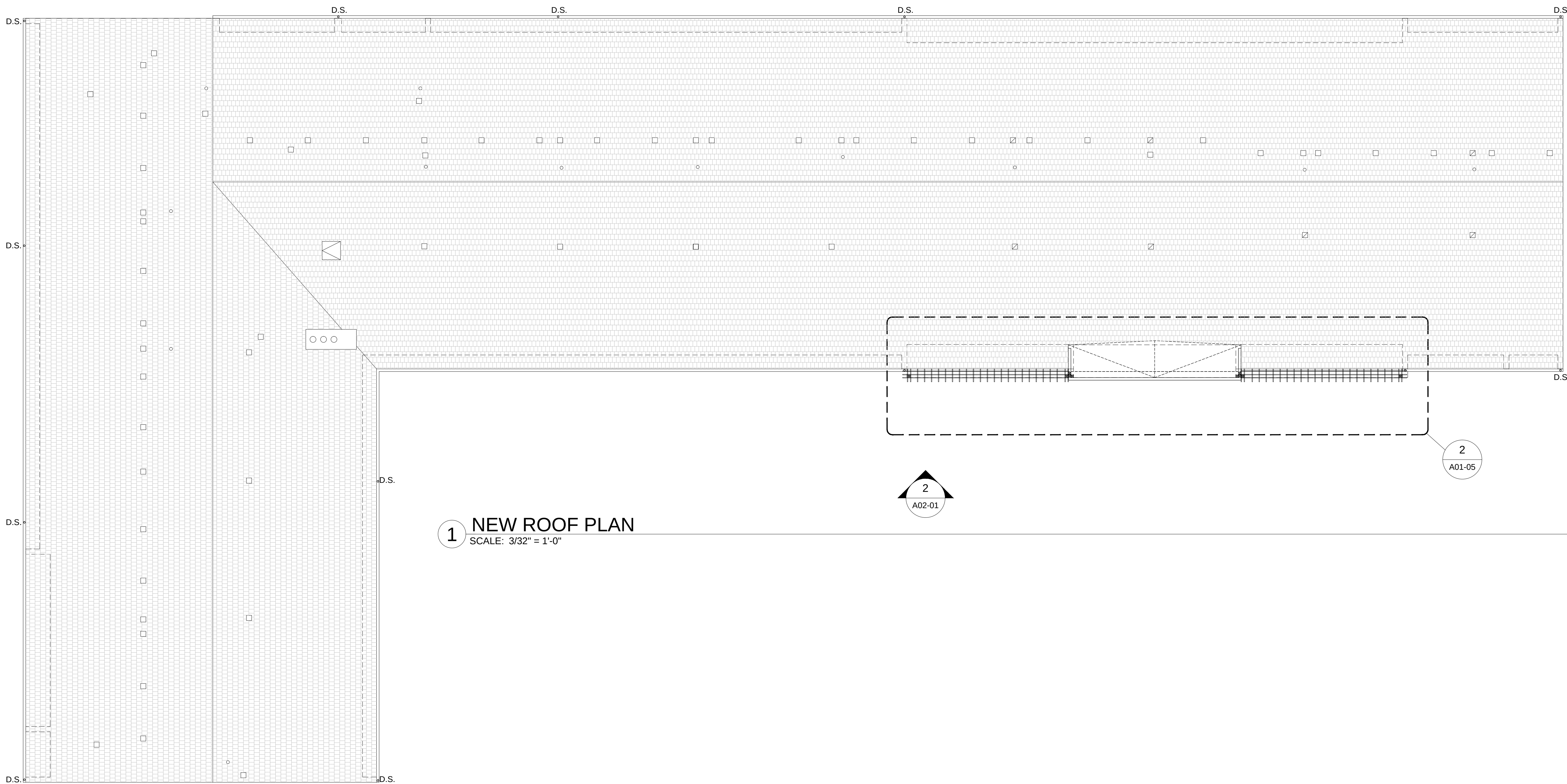
Drawing Title

EXTERIOR ELEVATIONS

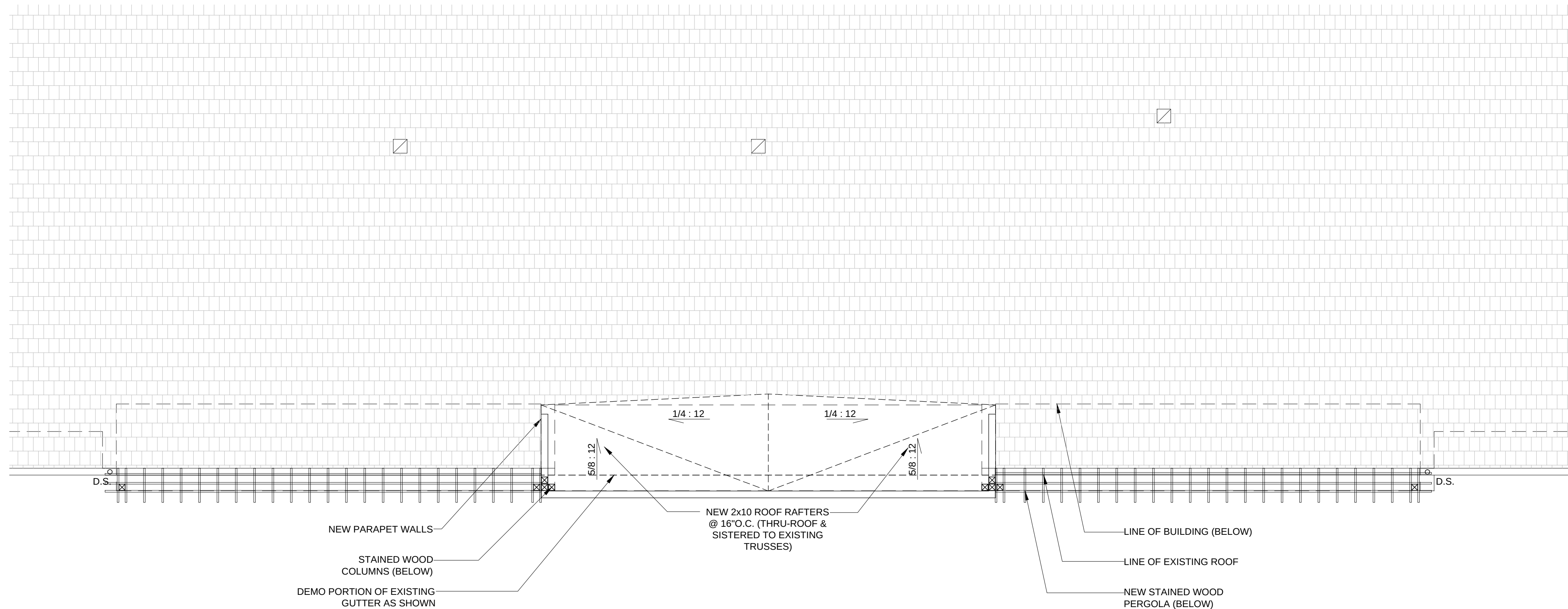
Drawing No.

A02-02

Kolbrook Job No. 1440 001 Consult Job No. -



1 NEW ROOF PLAN
SCALE: 3/32" = 1'-0"



2 ENLARGED ROOF DETAIL
SCALE: 3/16" = 1'-0"

SEAL

Architect

kolbrook design

828 DAVIS ST. SUITE 300
EVANSTON, IL 60201
OFFICE 847.492.1992 FAX 312.453.0899

Civil Engineer

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Landscape Architect

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PROJECT:

COMFORT INN HOTEL
PROPOSED EXTERIOR IMPROVEMENTS

2120 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

Developer

DRAWING ISSUE

Description	Date
ISSUED FOR DESIGN COMMISSION	8/06/2014

Drawing Title

NEW ROOF PLAN

Drawing No.

A01-05

Kolbrook Job No.	1440.001	Consult Job No.	-
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MATERIAL LIST FOR COMFORT INN
2120 S. ARLINGTON HEIGHTS RD.

Commercial Project Application and Procedures

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

**SAMPLE
MATERIAL LIST***

1. Petitioner Name: STEVEN KOLBER (KOLBROOK DESIGN; ARCHITECT)
2. Date: 8/7/14
3. Project: EXTERIOR MODIFICATIONS
4. Location: 2120 ARLINGTON HEIGHTS ROAD

Commercial/Retail/Condominium Building:

Brick: "Old Windsor" Utility from Bowerstone Shale Co.
EFIS: Bright White in "Sandblast" finish
Base: White Renaissance Stone from Midwest Stone
Storefront: "Hemlock Green" aluminum
Fabric Awnings: Light Green
Metal Turret & Trim: "Hemlock Green" aluminum

**List of primary colors, textures and materials to be used.*

* ALL MATERIALS BEING USED WILL MATCH EXISTING

FILE

RECEIVED
AUG 08 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Item: DC#14-078 - Sandwich Board Signs, Community Wide

Department: Planning & Community Development

BACKGROUND

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

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

POSSIBLE OPTIONS

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

Option 1: Make no change to current code.

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

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

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

RECOMMENDATIONS

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

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

ATTACHMENTS:

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

COMMUNITY-WIDE SANDWICH BOARD SIGNAGE

DC 14-078 | August 26, 2014

REPORT

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

ATTACHMENTS

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

COMMUNITY-WIDE SANDWICH BOARD SIGNAGE

DC 14-078 | August 26, 2014

A. BACKGROUND:

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

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

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

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

Of the nine (9) communities surveyed:

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

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

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

B. POSSIBLE OPTIONS:

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

OPTION 1: Make no change to current code.

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

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

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

C. CONCLUSIONS:

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

D. RECOMMENDATIONS:

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

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

**PROPOSED CHAPTER 30
TEXT AMENDMENTS**

Section 30-101 Definitions

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

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

a. Number.

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

b. Size.

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

c. Location.

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

d. Message.

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

e. Construction.

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

f. Hours of Display.

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

Sandwich Board Signage Community Wide Survey

June 24, 2014

- Poor Location – Near Road
- Hazardous – Blocking Sidewalk





- Location Near Entrance
- Cheap Material



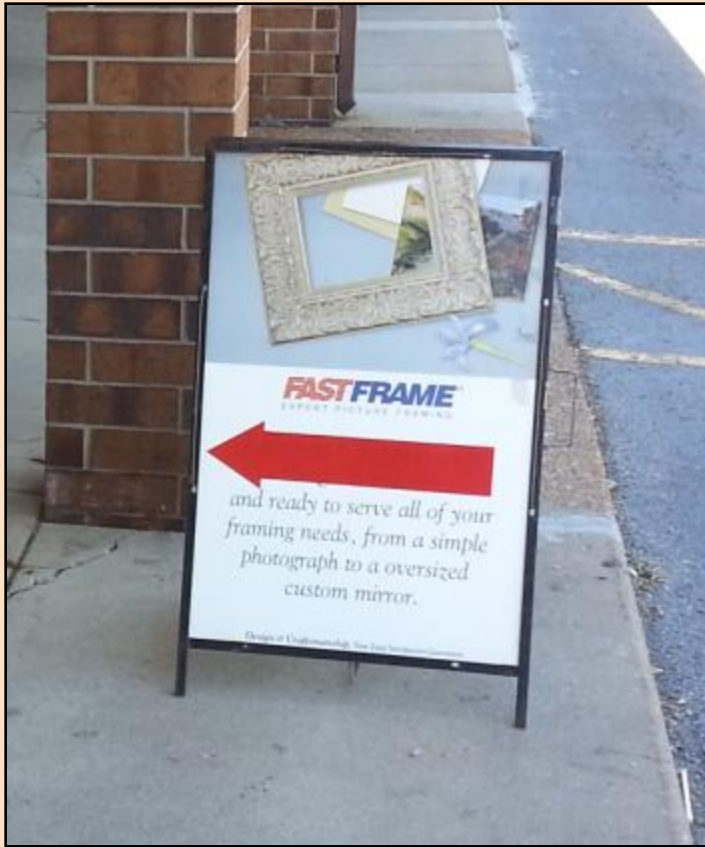
- Location Near Entrance
- Cheap Material/Poor Design



- Location Near Entrance
- Cheap Material/Poor Design



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



- Location Near Entrance
- Professionally Branded Message



- Location Near Entrance
- Cheap Material





- Two Signs at One Business



- Poor Location – Near Road



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

- Location Near Entrance





- Location Near Entrance



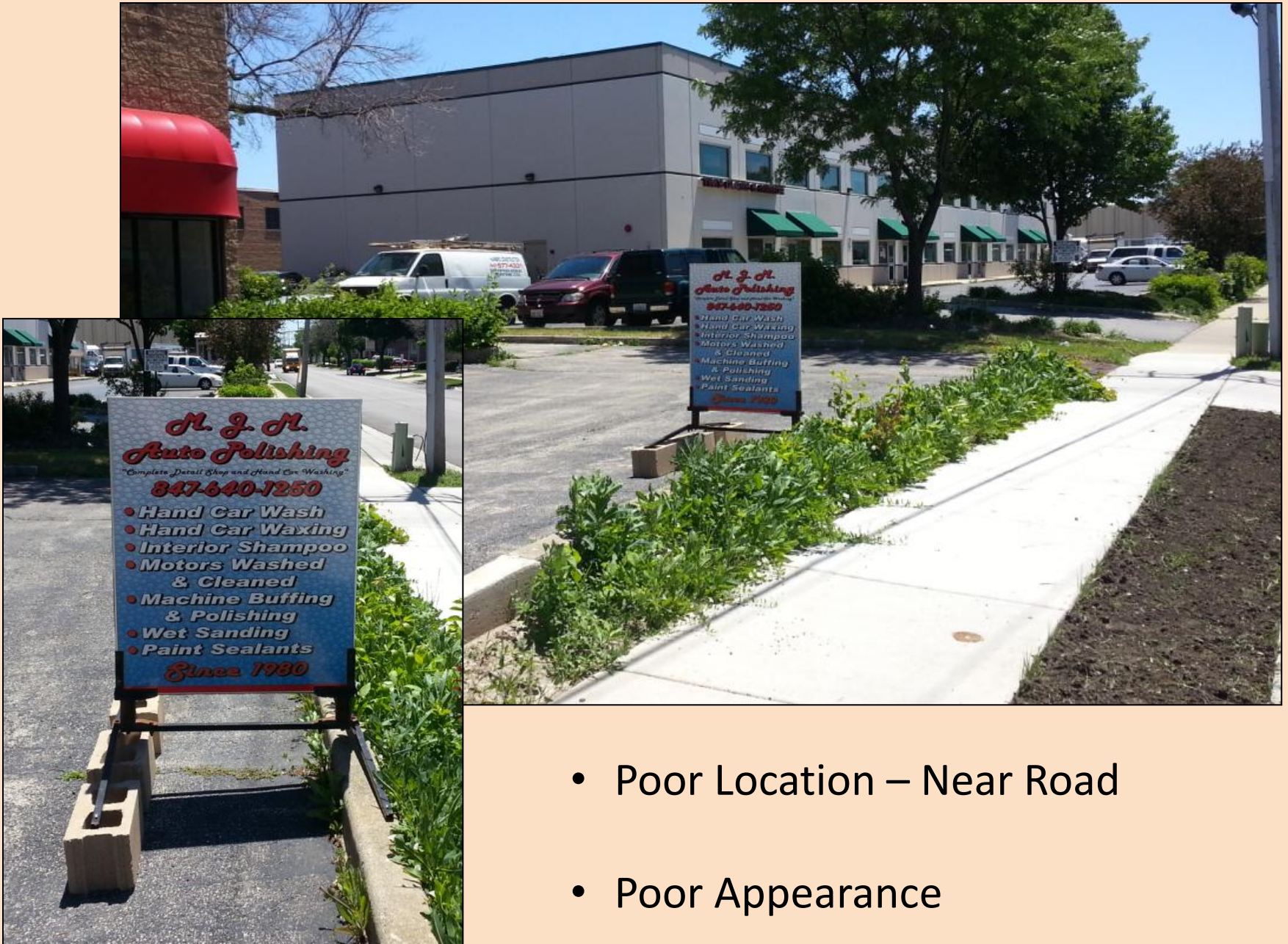
- Location Near Entrance
- Hazardous – Blocking Sidewalk



- Location Near Entrance
- Hazardous – Blocking Sidewalk and Doorway



- Location Near Entrance
- Two Signs at One Business



- Poor Location – Near Road
- Poor Appearance



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



- Poor Location – Near Road
- Poor Appearance



- Poor Location – Near Road
- Poor Appearance



- Poor Location – Near Road
- Poor Appearance



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



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





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

Open Discussion

**STAFF RESEARCH
OF
OTHER COMMUNITIES**

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