



Agenda
Village of Arlington Heights
Design Commission
Virtual Meeting

August 25, 2020
6:30 PM

I. CALL TO ORDER

- A. In response to the COVID-19 pandemic, this meeting is closed to in-person, public attendance. The meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/321TyyB>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at shautzinger@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on August 25, 2020.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 8/11/20

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#20-017 - 2227 N. Champlain St. - SF/Addition
B. DC#20-037 - 710 N. Dunton Ave. - SF/New

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.



Design Commission
8/25/2020

Item: Minutes - 8/11/20

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 8/11/20

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING
AUGUST 11, 2020

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

Members Present: John Fitzgerald, Chair
Ted Eckhardt
Kirsten Kingsley
Scott Seyer

Members Absent: Jonathan Kubow

Also Present: Joseph Fara, JRC Design Build for *1161 N. Beverly Ln & 1215 N. Walnut Ave.*
Steve Ballaton for *NW Community Wellness Center*
Jeremy Mertz, Poblocki Sign Company for *NW Community Wellness Center*
Chris Jenks for *Driven Car Wash*
Dan Olson, Parvin-Clauss Sign Co. for *Driven Car Wash*
Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement as requested by the Village: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not practical or prudent.

REVIEW OF MEETING MINUTES FOR JULY 28, 2020

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF JULY 28, 2020.

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

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#20-043 – 1161 N. Beverly Ln.**

Joseph Fara, representing *JRC Design Build*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence with attached one-car garage to allow construction of a new two-story residence with an attached, two-car garage. The project does comply with the R-3 zoning requirements. The existing neighborhood consists of primarily smaller scale, single-story and one-and-a-half-story residences with detached garages. However, there are several houses, approximately ten, along the street that have been expanded with full second floor additions. The subject property is a unique pie-shaped corner lot, located between two of the original smaller scale houses, but seven of the expanded two-story homes are located across the street.

The proposed massing is very nicely broken down with a single-story front porch and single-story garage roofline that helps the house to fit in with the scale of the adjacent homes. The all siding exterior has a nice appearance, but all the houses in this neighborhood do have some masonry incorporated in the design, which the proposed design lacks. The attached garage is nicely incorporated into the design and massing, but the garage doors will have a prominent appearance in this neighborhood of primarily detached garages. An ideal design in this location would include a detached garage in the rear.

Staff recommends the Design Commission evaluate the proposed design with the suggestion to add some masonry accent to fit the character of the neighborhood and consider the matter of detached versus attached garage.

Mr. Fara commented about the detached garage. He said that this corner lot is pie-shaped and has many setbacks to deal with; a detached garage would be extremely difficult on this site and would result in a small home. They want to leave the existing curb cut and driveway location and retain the continuity of the street. **Mr. Fara** added that they are not opposed to adding masonry or brick accents to the home.

Chair Fitzgerald asked if there was any public comment on the project, and **Mr. Hautzinger** said that there was.

PUBLIC COMMENT

Keith Moens, 636 S. Cleveland Ave. He asked if the Chairman was aware that on August 3, 2020 the Village Board passed an Affordable Housing Ordinance that includes a provision for a \$3,500 per teardown fee that is linked to the Affordable Housing Trust, and that this fee would apply to this project being reviewed tonight. **Chair Fitzgerald** said he is aware of this; however, the fee is not under the purview of this Commission, which is an architectural review board that reviews the design and compatibility of single-family additions and teardowns.

Anthony & Rebecca Dilegge, 1157 N. Beverly Lane, said that they live directly south of the proposed new home. Rebecca Dilegge started to comment about the setback, and then audio from her was lost. **Mr. Hautzinger** said they would try again after the commissioners gave their comments.

Commissioner Eckhardt referred to the rendering and said that the massing of the new home is very nice, and he liked the side load garage. He also said that these pie-shaped corner lots create quite a hardship in design, and he felt the architect was straightforward and corrective about the detached garage issue, that it is an impossible design feat to get a home of any decent size with a detached garage on this particular site. He felt the design was sympathetic with the roofline on the first-floor and the second-floor to create two levels, as well as a lot of interest in the front elevation with the very inviting front porch, and the continuation of the design around all four sides of the home. **Commissioner Eckhardt** felt Staff's suggestion to add masonry accents could be a recommendation or a requirement because this all clapboard home has a lot of detail already and adding brick to it could create too much detail, especially at the front elevation. He was in support of the design, which he felt was successful.

Commissioner Kingsley said it was a nicely designed home and she agreed with Commissioner Eckhardt; however, she was concerned that the roof pitch might be a little steep for this neighborhood. She acknowledged that the new home is trying very hard to be a 1 and ½-story home in response to the one-story homes on either side of it; however, she felt that lowering the roof pitch would help with the massing of the home. She liked the color palette being proposed, as well as the detailing above the windows on the first floor and how the second-floor windows line up with the frieze board. She suggested removing the shutters because she felt the home would look just as nice if not nicer without them, and they made the front elevation busier. She also suggested removing the railing on the front porch, if code allows, which would make the home look more like the farmhouse it is designed to be. She disagreed with Staff's suggestion to add masonry accent to the home because she felt the home was fine without it, and she suggested adding a nice material on the front porch floor, such as wood, tile, or blue stone. She also pointed out the south garage door on the west elevation and suggested continuing the frieze board from the left over and across the south garage door, which will minimize the height between the door and the siding above it. **Commissioner Kingsley** also suggested adding fenestration to the right side of the west elevation, to the right of the garage door, because this is a 'front' elevation that looks a little blank.

Commissioner Seyer liked the massing of the home and felt the proposed design would be a nice addition to the area. He agreed with Commissioner Kingsley that adding masonry accent to the home was not necessary because there are enough massing movements happening on the home. With respect to the elevations, he asked about the material located on the south elevation where there is no hatch pattern, and **Mr. Fara** replied that it is all the same material; it is just not shown on the elevation because it is located further back. **Commissioner Seyer** said that the material sample board shows a horizontal and a shaker siding; however, there does not appear to be shake style siding anywhere on the elevations or rendering. **Mr. Fara** replied that the possibility of using shaker style siding in the dormers and gables has not yet been determined. **Commissioner Seyer** wanted it to be a requirement that only 2 styles of siding be used on the home because 3 different patterns feels like too much. In closing, **Commissioner Seyer** said the design was nice and he liked the garage as proposed.

Chair Fitzgerald liked the design of the new home and the comments already made. He agreed with the suggestion to add something to the right of the garage on the west elevation, and he liked the idea of continuing the frieze board across the top of the south garage door. He also preferred not to see shutters on the home and felt the simplicity without them would be best; however, the shutters should match the size of the windows. The suggestion to lower the roof pitch was interesting, but not a requirement for him. **Chair Fitzgerald** also agreed that it was not necessary to add masonry accents, and he was okay with the attached garage as proposed.

Chair Fitzgerald asked Staff to try again to connect with the previous adjacent neighbors to hear their comments at this time.

PUBLIC COMMENT

Anthony & Rebecca Dilegge, 1157 N. Beverly Lane, said that they live directly south of this site, and they are concerned about how close the new home will be to the south property line. The existing home on this site is more than 10' away from their side yard fence, and the new home appears to be a lot less, as opposed to a much greater side yard setback on the other side of the new home. **Mr. Hautzinger** referred to the plat of survey that shows the existing home to be approximately 10' from the south property line, and the proposed new home to be at the closest, 7.5' away from the south property; however, the south elevation will be a jogging wall, and it complies with the minimum side yard setback requirement.

Ms. Dilegge asked about window well setback requirements and **Mr. Hautzinger** said the requirement is a minimum of 3'. Mr. Dilegge also asked if the new home could be moved over on the lot to provide more space between his home and the new home, and he also pointed out how close the a/c units are located to the south property line and the noise impacts on his outdoor space. **Chair Fitzgerald** said the a/c units are located on the west elevation to the right of the garage door, which is where both he and Commissioner Kingsley commented about blank space on that elevation. He suggested adding a minimum height of 6' Arborvitae or evergreen hedge in this area, or a lattice panel or fencing that would hide some of the noise from the a/c units as well as the a/c units themselves.

Commissioner Eckhardt referred to google earth and said that the home to the south steps back and has the driveway along the south side of the property, and the patio wraps around the home completely away from this corner property. There also appears to be heavy landscaping. Mr. Dilegge replied that google maps does not reflect recent changes and additions they

have made to their home, with their patio now being larger and closer to the adjacent home. **Chair Fitzgerald** reiterated his suggestion to add evergreen coverings or a lattice fence to help soften the noise and hide the a/c units, which Staff noted are allowed in this location by code. Ms. Dilegge asked how far back the new home will go on the lot, compared to the existing home. **Mr. Fara** said the new home would be 57' long from the front of the garage to the back of the home, and the existing house is 44' long. However, **Mr. Hautzinger** added that this is measured in a different dimension because of the position of the proposed house versus the existing.

Mr. Dilegge also had concerns about the location of the second-floor windows that will look down into his children's bedrooms on the north side of his home. **Commissioner Eckhardt** said that windows on the first-floor, west elevation would be in the kitchen, and on the second floor would be in Bedroom #4, where placement of a bed/headboard needs to be considered when considering window placement. **Commissioner Kingsley** said that Bedroom #4 has another full wall other than the south wall that could accommodate a bed/headboard; however, it would be nice to see a window on the south elevation that would provide for cross ventilation. She suggested false shutters that look like a window on the south elevation in Bedroom #4 and adding a window in the kitchen on the first floor below Bedroom #4.

Ms. Dilegge said their biggest issue is that the new home is going to be so much closer to them and there will be no privacy for them. Mr. Dilegge added that the new home is so much more massive than the homes on either side of it and it will stick out like a sore thumb on this side of Beverly Lane. **Chair Fitzgerald** reiterated that the new home will be 2.5' closer to the south property line than the existing home, and everything with the new home is meeting code requirements without any variations.

Commissioner Kingsley asked the petitioner to respond to the concerns stated by the adjacent neighbors; what can be done to the new home to make it less massive and more appropriately scaled between the 2, one-story homes. **Mr. Fara** was not opposed to moving the a/c units to the other side of the new home near the dining room; however, he was uncertain about changing the windows on the south elevation. He felt it would look strange if the window in Bedroom #4 was removed, and the roofline on the east elevation did allow for a window; however, there could be one window on the west elevation and one window on the south in Bedroom #4. He added that the size of the windows is required for egress. **Chair Fitzgerald** was in support of the petitioner's suggestion for a single window on the south and on the west elevation in Bedroom #4. **Mr. Fara** also said that in order to reduce the massing of the second-floor, the footprint of the second-floor would need to be shrunk down, which would be helpful on the west and south elevation so the home is not as close to the property line; the roof pitch of the master bedroom could be reduced slightly. However, he would have to discuss these changes with the builder before agreeing to them.

Commissioner Kingsley asked about a timeline for a re-review of the proposed design and **Mr. Hautzinger** replied that one month out is recommended to allow time for changes to be made and Staff to review. **Commissioner Seyer** said it was hard for him to say that this new home cannot be built when the home is not violating any code requirements. **Chair Fitzgerald** agreed. **Commissioner Eckhardt** also agreed and said he could support a motion that recommends adding a fence and evergreen plantings between the homes for sound and visual blocking between the homes, as well as making the windows smaller on the second-floor, south elevation as previously discussed. He added that it is within a homeowner's legal rights to add on to their home or build a new home that meets code; it is something that every resident should enjoy.

Commissioner Kingsley agreed that anyone can build what is within code; however, the Design Guidelines state that the Design Commission should look at compatibility amongst the neighbors. Although this new home is on a corner and not exactly between 2, one-story homes, there are other one-story homes in this neighborhood. The neighbor spoke tonight about their concerns, and the petitioner responded that he could present those concerns to the owner/builder and perhaps make some changes to the design. While she understood that the new home meets code, she felt the Design Commission was not about the code, but instead about fitting in. She was in support of having the petitioner revisit the design in response to comments and suggestions made tonight and return for a re-review. She asked the commissioners if they were okay with having Staff review any changes that are made to the design, based on the recommendations given tonight. **Mr. Hautzinger** suggested that if revisions can be made by early next week, then a re-review could be scheduled for the next meeting in two weeks; and, he felt that in this case, if changes are required by the Design Commission, then the project should be re-reviewed by the Design Commission instead of Staff. **Mr. Fara** replied that this quick turnaround would most likely not be feasible for

them, but he would try.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY TO CONTINUE THE PROJECT FOR 1161 N. BEVERLY LANE TO THE NEXT DESIGN COMMISSION MEETING ON AUGUST 25, 2020.

There was no second to the motion, the motion failed.

Commissioner Seyer did not understand why this commission was forcing the petitioner to do something; he disagreed with this concept. The second this commission starts telling people that they cannot build a home that is within code just because there are 6 homes around it that are all one-story and that are of an older time period that are not historically relevant, he had a hard time with that. This means the commission is now telling people that when they sell their home, it will have restrictions on it; it will have development and potential buildable restrictions because of who the neighbors are. He felt the Design Commission is trying to create a nice environment here and stop the neighborhood from getting tremendously ugly homes, and maybe help people from themselves; however, to limit what someone can build because of a few homes around it; he did not understand, and he had a problem with that. He had a problem seconding the idea of pushing this project back because he was not in agreement with what the commission is asking the petitioner to do.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN FOR A NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1161 N. BEVERLY LANE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 7/13/20, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION THAT THE A/C UNITS ON THE SOUTH ELEVATION BE MOVED TO THE EAST SIDE OF THE HOME.
2. A RECOMMENDATION THAT THE WEST SIDE OF THE HOME, ADJACENT TO THE GARAGE BE INTRODUCED WITH A WINDOW ON THE FIRST OR SECOND FLOOR.
3. A RECOMMENDATION THAT THE WINDOWS ON THE SOUTH ELEVATION BE EVALUATED TO DETERMINE IF THEY ARE NECESSARY, DUE TO THE CONCERNS OF THE NEIGHBORS.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Eckhardt asked that the recommendation to move the a/c units be changed to a requirement, and that a requirement be added for a lattice type fence between the properties with sufficient Arborvitae or other dense landscaping to separate the homes acoustically and visually, and a recommendation added to lower the new home a couple of feet, lower the ridge to bring down the scale of the home. **Chair Fitzgerald** asked that a recommendation be added to continue the frieze board over the garage door on the right side of the west elevation, consistent with the garage door to the left on the west elevation; and a recommendation be added to remove the shutters. **Commissioner Kingsley** wanted to add a recommendation that there be only 2 types of siding material. **Commissioner Eckhardt** supported the addition of these items.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO AMEND THE MOTION AS FOLLOWS:

1. A REQUIREMENT THAT THE A/C UNITS AT THE SOUTHWEST CORNER OF THE NEW HOME BE MOVED TO THE EAST SIDE OF THE HOME, AWAY FROM THE ADJACENT HOME TO THE SOUTH.
2. A REQUIREMENT TO INTRODUCE LATTICE IN COMBINATION WITH LARGE, MINIMUM 6' ARBORVITAES BE PLANTED BETWEEN THE NEW HOME AND THE HOME TO THE SOUTH FOR ADDITIONAL PRIVACY, WITH THAT LENGTH OF TO BE REVIEWED BY STAFF.
3. A REQUIREMENT FOR ONLY 2 TYPES OF SIDING; HORIZONTAL AND VERTICAL BOARD AND BATTEN, AND NO SHAKER, AS INDICATED ON THE RENDERINGS.
4. A RECOMMENDATION THAT THE HOUSE RIDGE BE LOWERED BY 2-FEET, TO BRING THE HOME MORE IN LINE WITH THE NEIGHBORS.
5. A RECOMMENDATION TO INTRODUCE WINDOWS ON THE SOUTH PORTION OF THE HOME THAT IS ADJACENT TO THE GARAGE ON THE WEST ELEVATION, EITHER ON THE FIRST-FLOOR OR THE SECOND FLOOR, TO AVOID A LARGE SOLID MASS FACING THE STREET.
6. A RECOMMENDATION TO ADD A FRIEZE BOARD OVER THE GARAGE ON THE RIGHT SIDE OF THE WEST ELEVATION, TO ALIGN WITH THE FRIEZE BOARD OVER THE GARAGE TO THE LEFT.
7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Chair Fitzgerald asked that the lattice requirement be changed to lattice or fence, to allow for more flexibility.

2. A REQUIREMENT TO INTRODUCE LATTICE OR FENCE IN COMBINATION WITH LARGE, MINIMUM 6' ARBORVITAES BE PLANTED BETWEEN THE NEW HOME AND THE HOME TO THE SOUTH FOR ADDITIONAL PRIVACY, WITH THAT LENGTH TO BE REVIEWED BY STAFF.

SEYER, AYE; ECKHARDT, AYE; KINGSLEY, NAY; FITZGERALD, AYE.
MOTION CARRIED.

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW**DC#20-051 – 1215 N. Walnut Ave.**

Joseph Fara, representing *JRC Design Build*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and detached one car garage to allow construction of a new two-story residence with an attached, two-car garage. The project does comply with the R-3 zoning requirements.

The existing neighborhood consists of primarily smaller scale, single-story houses with detached garages. However, there are two teardowns with attached garages and two second-floor additions previously completed on this block. The subject property is located next to one of the two-story houses. Overall, the proposed design is nicely done in a traditional style with a nice level of detailing on all sides of the house, and the single-story front porch and single-story garage roof helps the house to fit in with the scale of the adjacent homes. However, Staff has the following concerns:

1. **Materials.** The all siding exterior has a nice appearance, but all the houses on this block have some masonry incorporated in the design, which the proposed design lacks.
2. **Garage.** The attached garage is nicely softened by the front porch which extends in front of it. However, the Design Commission should evaluate the proposed attached garage where most of the houses on the block have detached garages. An ideal design in this location would include a detached garage in the rear.
3. **Front Setback.** The 20' required front setback for this lot was established in 1924. However, the houses on this block are all setback approximately 35 feet. The front wall of the proposed house is setback 31.1 feet, with the front porch at 25.1 feet. It is recommended that the front wall of the house be setback 35 feet to better fit with the existing context.

Chair Fitzgerald asked if the petitioner had any comments at this time. **Mr. Fara** said that they are willing to push the new home back another 5-feet to be consistent with the 35-foot setback of the block. They feel the new home is nicely designed, it fits well with the neighborhood, the massing has been downplayed for the one-story home to the left, and there are other 2-story homes in the neighborhood.

Chair Fitzgerald asked if there was public comment on the project and **Mr. Hautzinger** said that there is at this time.

PUBLIC COMMENT

Todd Koclanis, 1211 N. Walnut Ave, said they live directly south of the site. He asked about the length of the new home as it compares to the existing home, because the new home appears rather long with the way it is positioned on the site. **Mr. Hautzinger** referred to the plat of survey that shows the existing home has a 48' setback from the rear lot line to the back of the home, and the new home has a 50' setback from the rear lot line, which would decrease to 45' if the home is pushed back 5' from the front yard setback as suggested by Staff. Mr. Koclanis asked that the new home not be pushed back any further, keeping the porch where it is currently proposed. He also asked about the location of the a/c units and **Mr. Fara** replied that the a/c units would be located on the right side or rear of the home. Mrs. Koclanis said they prefer that the a/c units be in the rear yard. She also stated concerns about privacy with the closeness of the new home to their detached garage and driveway that runs along their north property line and is located approximately 3' from the property line. Mr. Koclanis added that because of where their garage is located in the rear yard along the north property line, and the close proximity of their driveway to the north property line, they will have a window of about 10' of visibility north if the new home was pushed back, as opposed to the rest of the homes on the block having clear access all the way down the block. **Chair Fitzgerald** clarified that code allows the new home to be built within 6' from the property line and the petitioner is proposing 8.9'.

Jerry Gillespie, 1225 N. Walnut Avenue, lives 2 homes north of the proposed new home. He asked about information regarding when this project is expected to start and if there is a timeline for the construction of it. **Mr. Fara** said that depending on approval from the Design Commission, they hope to break ground by late October and be under roof before the cold sets in, with completion by next Spring.

Walt Barber, 1221 N. Walnut Avenue, lives directly north of the site. They live in a one-story home and have no concerns about the setbacks or window locations, or the a/c units on the rear of the home; however, they are concerned about the construction process itself because of the nasty experience they had when the home at 1225 N. Walnut was built. That builder filled his entire front lawn and back yard with debris and dust, which killed numerous plants and bushes on his property, and when he called the Village to complain about it, no assistance was given. He wants to know what this builder is going to do to ensure that this is not going to happen again.

Mr. Fara said that this should never have happened, and he was happy to pass these concerns on to the builder of this new home, who is an experienced builder in Arlington Heights and has never had complaints. He added that a fence is required around the property during construction that should not allow anything to be located on adjacent properties. **Commissioner Eckhardt** said he has had experience with this builder who built down the street from him, and he is certain that they will do a good job of keeping the neighborhood clean during construction, and he encouraged the neighbor to meet with the builder to communicate their concerns. **Mr. Barber** appreciated the comments and hoped for a good situation. **Mr. Hautzinger** added that these concerns will also be passed on to the Building Department who is responsible to follow-up on matters such as this.

Public comment was closed at this time.

The commissioners summarized their comments. **Commissioner Kingsley** said it was a nicely designed home and she appreciated that the massing of the two-story portion of the home is to the south, closer to the adjacent 2-story home. She liked the proposed materials and the standing seam metal roof, as well as Staff's suggestion to push the home back 5-feet, especially since the petitioner agreed with that. She asked for clarification if this meant the front of the garage would be in line with the neighbor to the north and to the south, and **Mr. Hautzinger** said that the front wall of the new home would be in line with the wall of those homes, and the front porch would project out 5-feet in front. **Commissioner Kingsley** was in favor of that, although she understood that the neighbor to the south had some hesitation with that and she was hoping their attached garage is only about 30' off the back so there will still be some open space between the homes at the patio area of the new home. That being said, she felt the garage acts as a nice buffer between the two homes and allows for privacy. **Commissioner Kingsley** also liked the wood columns on the front which she assumed would be cedar, but she encouraged more wood was needed at the underside of the porch, and if not, she recommended painting the columns.

Commissioner Seyer generally liked the massing of the new home and felt it would fit in nicely. He said the wood columns felt a little out of place because there is so little of that material elsewhere, and he agreed with the suggestion to either add more wood on the front of the home, such as at the soffit and ceiling of the porch, or go with white for the columns for a cleaner look. He was very much in favor of moving the a/c units to the east (rear) of the home, and he very much liked the idea of pushing the home 5' back so that it aligns with the existing homes to the north and south. In doing so, the front porch would still be in compliance with the front setback, and he would not be comfortable making the petitioner reduce the home or the patio because it is code compliant. He would recommend that trees be planted between the patio and the driveway, which would add privacy between the two homes; he felt the home was very well thought out with respect to that privacy. **Commissioner Seyer** had no further comments.

Commissioner Eckhardt supported all the comments made by Commissioners Kingsley & Seyer. Looking at the rendering with the wood columns, he felt a little more wood underneath the front porch would look better; and changing the beams supported by the columns to wood as well so the entire entrance area is a nice wood detail. He did not want to discourage the use of natural wood material, but felt the entranceway should be enhanced. He also felt that the trim above the triple windows on the second floor looked a little skimpy, and he questioned whether there should be something grander there. **Commissioner Eckhardt** had no further comments.

Chair Fitzgerald agreed with the comments already made. He said that the shape of the driveway on the site plan appears unusually shaped, and is wider at the public sidewalk than where it meets the home. He was open to the driveway being straightened out or widened to 22' where it meets the home if the petitioner was receptive to the idea. **Chair Fitzgerald** had no further comments. **Mr. Hautzinger** pointed out that the driveway is laid out to align with the existing apron.

Commissioner Kingsley responded to Commissioner Eckhardt's comments about the triple windows. In the drawings, the sills are shown as 2-piece sills, which gives the window surround a nice definition, and she felt it was not necessary to do a larger trim above the triple windows. However, she was concerned about the triple window above the garage because of how close and tight it is with the ends of the eaves, and she suggested changing it to a double window instead.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN FOR A NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1215 N. WALNUT AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 7/15/20, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE HOUSE BE PUSHED BACK SO THAT THE FRONT WALL WILL BE IN LINE WITH THE HOME TO THE NORTH AND THE HOME TO THE SOUTH, APPROXIMATELY 5-FEET.
2. A RECOMMENDATION THAT THE A/C UNITS BE MOVED TO THE REAR YARD.
3. A RECOMMENDATION TO PLANT A HEDGE OR FENCE ON THE SOUTH SIDE OF THE PROPERTY, TO PROVIDE PRIVACY FOR THE HOME TO THE SOUTH.
4. A RECOMMENDATION TO CONSIDER TWO WINDOWS ABOVE THE GARAGE INSTEAD OF THE TRIPLE WINDOW.
5. A RECOMMENDATION TO EITHER PAINT THE WOOD COLUMNS THE SAME COLOR AS THE TRIM, OR INTRODUCE MORE WOOD ON THE FRONT ELEVATION, SUCH AS IN THE PORCH SOFFIT.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Seyer felt the columns as proposed were very odd, and asked for consideration to make it a requirement to either add more wood in the soffit and/or the beams supporting the porch roof, or paint the columns white to match the rest of the trim; one or the other as a requirement, as opposed to giving the petitioner the option to keep it the way it is, which he felt looks very odd. **Commissioner Kingsley** said she could support that change.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO AMEND THE MOTION AS FOLLOWS:

5. A REQUIREMENT TO EITHER ADD MORE WOOD IN THE PORCH SOFFIT AND/OR THE BEAMS SUPPORTING THE PORCH ROOF OR PAINT THE COLUMNS WHITE TO MATCH THE REST OF THE TRIM.

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

ITEM 3. SIGN VARIATION REVIEW**DC#20-023 – Northwest Community Wellness Center – 900 W. Central Rd.**

Steve Ballaton, representing *NW Community Wellness Center*, and **Jeremy Mertz**, representing *Poblocki Sign Company*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking sign variation approval for an Electronic Message Ground Sign for the Northwest Community Wellness Center which is a fitness, cardiac care, and rehabilitation facility that is part of the overall Northwest Community Hospital campus. The hospital campus has extensive existing signage including two existing entry ground signs facing Central Road, two entry ground signs facing Kirchoff Road, as well as numerous internal directional ground signs. There are no changes currently proposed to the internal directional ground signs, so the focus of this review is on the main ground signs facing the roads.

In 1995, a Campus Master Plan for the hospital was approved per Ordinance 95-013. The Master Plan included plans for signage throughout the hospital campus with a requirement to have a consistent design and unifying theme. The Master Sign Plan includes four main entry ground signs not to exceed 16'-6" in height and 80 sf in area.

The proposed new sign is intended to identify and serve the Wellness Center facility, which currently has no signage facing the street. The proposed design has a style that is consistent with the existing entry ground signs, but it is a smaller version at 10-feet tall, 28.7 sf, where the main ground signs are 14-feet tall, 58.5 sf. Code allows only one ground sign per street frontage, and the proposed ground sign for the Wellness Center was not included in the original Master Plans, so a variation is required to allow a fifth ground sign on the property. Additionally, code requires a minimum separation of 800-feet between ground signs, so a variation is required to allow only 125 feet of separation between the proposed sign location and the existing adjacent ground sign.

The following sign variations are being requested:

1. A variation from Chapter 30, Section 30-701 Electronic Message Signs, to allow an electronic message sign facing Central Road, where electronic message signs may only be permitted at designated major arterial commercial corridors.
2. A variation from Chapter 30, Section 30-302.a, to allow a total of five ground signs, where only two ground signs are allowed.
3. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with a 152-foot separation, where 800 feet minimum separation between ground signs is required.

A summary of existing and proposed signage was presented as follows:

Ground Sign	Frontage (one sign allowed per street frontage)	Sign Height (16'-6" allowed)	Sign Area	Separation Distance (800 feet minimum required)	Remarks
EXISTING					
Sign 120	Central Road	14'	58.5 sf	700'	Approved in 1996, Phase I Sign Plan
Sign 01	Central Road	14'	58.5 sf	700'	Approved in 1999, Phase II Sign Plan
Sign 31	Kirchoff Road	14'	58.5 sf	1,110'	Approved in 1999, Phase II Sign Plan
Sign 65	Kirchoff Road	14'	58.5 sf	1,110'	Approved in 1999, Phase II Sign Plan
PROPOSED					
Sign 08	Central Road	10'	28.7 sf	152'	Variations Required for

					Number of Signs and Separation
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Mr. Hautzinger reviewed a brief background on electronic signage. In 2017, Chapter 30 Sign Code was amended to allow electronic message signs along certain major arterial commercial corridors, away from residential zoning districts. The subject property is in a location where electronic message signs are not permitted; therefore, a variation is required. The proposed electronic message sign does meet all other code requirements for an electronic message sign as summarized in Table 2 in the Staff Report. Additionally, per Chapter 30, Section 30-705.h, the operation of an electronic message sign is required to abide by the following restrictions, to which the petitioner has provided written agreement:

1. The electronic display shall be static displays only with no scrolling, fading, flashing, animation, video, or sound.
2. Messages must be displayed for a minimum of 10 seconds.
3. Auto-dimming photocell technology is required to automatically adjust the display brightness to .3 footcandles maximum above ambient lighting conditions.
4. Off-premises advertising is not allowed.
5. Only permitted to be illuminated the same hours that the business is open.

The petitioner has submitted a letter addressing the conditional review criteria for the electronic message sign as well as the sign variation criteria, which in summary states the need for the proposed sign to provide visibility for the Northwest Community Wellness Center and to communicate related Healthcare specific information as provided by the Wellness Center.

Staff comments are that the Northwest Community Hospital campus is a unique entity in Arlington Heights, and the Wellness Center is a unique facility within that campus. The Wellness Center is available for fitness memberships to the general public, as well as serving a large cardiac care patient population. Currently, there is no signage facing the street to identify the Wellness Center. Since it is a stand-alone building with unique services that is open to the general public, Staff does not object to some signage for the Wellness Center. Additionally, the location of the proposed sign makes sense, adjacent to the driveway in front of the building, and it is appropriate that the scale of the proposed sign is smaller than the primary hospital entry signs. However, five signs for the hospital campus is a concern, and the Design Commission should evaluate if it is becoming excessive.

With regards to the proposed electronic message display, Staff does have concerns about opening up electronic signs on corridors not specified in the ordinance, and the potential competitive advantage that an electronic sign at this location could provide over other fitness centers. However, in 2017, when the Village-wide matter of electronic signage was studied, one option that was considered was to allow electronic signage for unique uses, such as major tourism venues. However, the Design Commission and Village Board decided that it would be better to review such unique requests on a case-by-case basis as sign variations. Therefore, the Design Commission should evaluate if the Wellness Center and overall hospital campus is an appropriate example of a unique use where an electronic sign may be appropriate. The surrounding context is primarily commercial, where an electronic sign should not have a negative impact on residential uses.

Staff recommends the Design Commission evaluate the 3 variations, as well as evaluate whether 5 ground signs would be excessive for the hospital campus, evaluate concerns about opening up electronic signs on corridors not specified in the ordinance, and evaluate the potential competitive advantage that an electronic sign could provide over other fitness centers.

Chair Fitzgerald asked if the petitioner had any comments at this time. **Mr. Ballaton** said that awareness is something they deal with on a routine basis with those who consider the Wellness Center part of the hospital. People are not aware of the services the Wellness Center offers within their building, and they have tried to overcome this with post card mailings and other marketing tools. They see the electronic signage as a unique way to advertise what the Wellness Center does, especially the free classes and free lectures that change on a monthly basis. **Mr. Mertz** added that setback requirements are

being met for the new sign, and with respect to the nearest existing hospital sign, they do not want to add more advertising to that sign because it is the main hospital sign that services access to the hospital emergency department.

Chair Fitzgerald asked if there was any public comment on the project and **Mr. Hautzinger** said there was none at this time.

The commissioners summarized their comments. **Commissioner Seyer** felt that signage was necessary for the Wellness Center, since there is currently no signage indicating anything for them other than local knowledge; however, he felt that signage for the main hospital takes precedence and he was concerned that the new electronic sign could become more powerful than signage for the hospital. Electronic signage is something new for him and for this area, and he was interested to hear the other commissioners' opinions. Although he supports signage for the Wellness Center and is in favor of the scale of signage being proposed, the electronic portion of the signage was giving him a bit of pause because of the possibility that it could overwhelm the signage for the hospital.

Commissioner Eckhardt appreciated Commissioner Seyer's comments and concerns about electronic signage. He said that from the beginning, he has been a supporter of electronic signs that are handled in a responsible way, and the ordinance created by Staff provides for that. For the record, he is a member of the Wellness Center, although he did not feel he had to recuse himself tonight. He liked the green color being proposed for the signage, which is different from the colors of the hospital signage, which is very important. In general, he was okay with the electronic sign being proposed, and was glad to see that the signage meets both setback and landscape requirements. The sign sits back far enough that it is definitely tied into the building and he did not want to see it any closer to the entrance. He was in support of the variations.

Commissioner Kingsley agreed with the other commissioners with regards to some signage being necessary here; the Wellness Center is an important amenity in the Village and it deserves its own signage; however, she had concerns about the scale of the sign, as well as the electronic portion of the sign. She was concerned that the electronic sign would overtake signage for the hospital, especially when traveling from the west. She compared the setbacks for the existing hospital sign that is set back 19' from the curb, and the proposed electronic sign that would be set back 15'. At a minimum, she felt the new sign should be pushed back to 19', to be in line with the hospital signage and allow for sufficient visibility of the sign for the hospital, especially considering that the "Emergency" is a lower sign on the hospital sign. She had concerns about other electronic signs in the Village; however, knowing they were approved because of unique circumstances, she felt this proposed electronic sign was also unique. If the guidelines are followed for electronic signs, she felt the proposed electronic sign would be okay in this location and it would work well.

Chair Fitzgerald said that he is also a member of the Wellness Center and felt no need to recuse himself. He was not opposed to a ground sign for the Wellness Center because the way the building is designed it would be hard to put signage up on the building to identify it. He strongly agreed that the sign should not be any closer to the street than the existing hospital sign, and it should not be similar in size because it does take attention away from the hospital signage. **Chair Fitzgerald** was not in favor of the electronic sign here; he felt there was no special need for the Wellness Center to have this electronic sign, and if the sign is approved, then approval for electronic signs would have to be given to almost every other workout facility in the Village. He did not see the hardship of why the Wellness Center needs an electronic sign. He was also against the sign because it takes away from the main hospital sign, which is especially important.

Mr. Hautzinger clarified that code requires the sign to be set back 15' from the property line. The 15 foot dimension shown on the site plan is measured from the property line, but there is also a note stating 15 feet from the curb. This is a big difference, and it needs to be clarified. **Mr. Mertz** clarified their intent is that the new sign be set back 15' from the property line, not the curb. In response to the concerns about the new sign interfering with the main hospital sign, he said that given the mature landscaping in this area, and being that people coming from the west are on the opposite (south) side of the road, the angle that you would be at to the point where the sign would interfere with the main hospital sign would never happen because you would be so far back that the landscaping itself would be blocking the hospital entrance, before the new sign would. He added that they conducted studies and scenarios at the site to ensure that nothing of that nature would occur, and found that there is no point where the new sign is visible if you are eastbound coming from the west; the signs do not interfere with each other in any way. He added that the green color being proposed for the new sign is a softer color compared to the bright red color of the emergency panels.

Mr. Hautzinger asked **Mr. Mertz** to confirm the setback of the existing hospital sign, and **Mr. Mertz** stated that he believed that the existing hospital sign was set back less than 19 feet from the curb as noted on the plans, and the proposed new sign will be further back than the existing hospital sign. **Mr. Hautzinger** said that the setback will need to be confirmed and clarified at the time of permit review, if the variations are approved.

Commissioner Seyer asked for clarification that the main hospital sign, shown as Location 120 on the site plan, would have the same sloping design of the new electronic sign, and **Mr. Mertz** replied that the design of the main hospital sign already exists as shown in the drawing and photo. **Commissioner Seyer** asked why there is a need to have the 2 signs be identical and to make one of the signs more powerful than the other is disconcerting; nobody here wants the hospital to become a second fiddle in signage, so why is there a need for them to be the same design, same scale, same outline, and same size. **Mr. Mertz** said the new sign is about 40% smaller than the existing hospital sign, and the design is similar for consistency purposes; they did not want to create something that was visually different in the area.

Chair Fitzgerald wanted to see the new sign be shorter and omit the electronic portion of it. **Commissioner Kingsley** asked the petitioner why the text of the new sign is not like the other existing signs, the 'nch Northwest Community Healthcare' portion of the sign. **Mr. Mertz** explained that there is a main campus design for 'nch' and there is an off-site design for it too; both are similar in design, but the design being proposed for the electronic sign is the design used at their non-hospital off-site locations. He referred to an off-site location in Kildeer, where a similar sign was completed.

Commissioner Seyer wanted to discuss the concerns about the digital portion of the electronic sign. Code allows electronic signs to change no less than every 10 seconds; however, because of the commissioners' concerns about the new sign overpowering the hospital sign, he asked if the digital portion could be static for a 24-hour period. **Mr. Hautzinger** commented that the petitioner has not indicated in their application how often they intend to change the messages on the new sign. **Mr. Ballaton** said their intent is to have 5 messages per month on the new sign, changing monthly, and the messages will be controlled by their corporate marketing department. **Commissioner Seyer** asked about the display duration of the 5 different messages per month, and **Mr. Ballaton** said they have not yet discussed that, but they would abide by any recommendation given to them because they do not want the sign to be distracting. **Mr. Mertz** said that with a message changing every 10 seconds, the average motorist would not see more than 1 message at a time. He felt that holding a message for 24-hours was a little strict; the sign is a rather large investment to commit to having only 1 message a day. **Commissioner Seyer** said that if the electronic sign is approved, increasing the duration would help minimize the opportunity for drivers to be distracted by a switching message on the sign.

Commissioner Kingsley suggested a lower, wider electronic sign so that it did not overpower the nearby hospital sign. **Mr. Ballaton** said that they already reduced the size of the video screen from what was originally proposed and reducing it any further would not make it worth the investment. **Mr. Mertz** agreed and compared the width of the sign to that of a large screen TV, with a TV being larger and viewed from only 10 feet away in your home, as opposed to 200 feet away from cars driving past this sign. **Mr. Hautzinger** added that the sign code requires the electronic display to be the lower portion of the sign, so if code allowed this sign in this location, it would be a code-compliant design.

Commissioner Seyer said he could appreciate the request and the need for the electronic display because the Wellness Center is an important neighbor, and this is still a facility that needs to be able to self-operate. He was ready to make a motion or discuss further. **Chair Fitzgerald** was ready for a motion.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR NORTHWEST COMMUNITY WELLNESS CENTER LOCATED AT 900 W. CENTRAL ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-701 ELECTRONIC MESSAGE SIGNS, TO ALLOW AN ELECTRONIC MESSAGE SIGN FACING CENTRAL ROAD, WHERE ELECTRONIC MESSAGE SIGNS MAY ONLY BE PERMITTED AT DESIGNATED MAJOR ARTERIAL COMMERCIAL CORRIDORS.
2. A VARIATION FROM CHAPTER 30, SECTION 30-302.A, TO ALLOW A TOTAL OF FIVE GROUND SIGNS, WHERE

ONLY TWO GROUND SIGNS ARE ALLOWED.

3. A VARIATION FROM CHAPTER 30, SECTION 30-302.A, TO ALLOW A GROUND SIGN WITH A 152-FOOT SEPARATION, WHERE 800 FEET MINIMUM SEPARATION BETWEEN GROUND SIGNS IS REQUIRED.

THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 7/16/20, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT FOR A 10 FOOT HEIGHT MAXIMUM FOR THE ELECTRONIC SIGN, SO THAT IT IS 4 FEET SHORTER THAN THE EXISTING HOSPITAL SIGN.
2. A REQUIREMENT THAT THE ELECTRONIC SIGN MATCH THE EXISTING HOSPITAL SIGN SETBACK, WHETHER IT BE 15' OR 19', AND THAT THE SITE PLAN BE AMENDED TO SHOW THE CORRECT SETBACK.
3. A REQUIREMENT THAT THERE BE A 2-MINUTE STATIC HOLD PER MESSAGE, INSTEAD OF THE CODE ALLOWED 10 SECONDS.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Eckhardt asked that the motion include a statement that the setback for the new sign will not in any way block or become senior to the existing main hospital sign, shown as Sign #120 on the site plan. He wanted to be sure that the new sign is sited with that intent. **Commissioner Seyer** agreed and said that any study mentioned by the petitioner would be an important part to require as part of this approval, to further clarify and help establish that there is no visual conflict between the 2 signs. **Mr. Mertz** said that it is very clear from an overhead view of eastbound traffic coming from the west, being on the far south side of the center line of the road, that in order to gain an angle to where there might be a visual conflict between the 2 signs, you would have to be $\frac{3}{4}$ of a mile back where the signs are not even visible at that point anyway. **Commissioner Seyer** said that it would be extremely helpful if there was an image showing this; to see a view of the signs from the street, from the left-hand lane going eastbound. This would be helpful to clarify that the new sign would not be an obstacle or disturbance to the existing hospital sign. **Commissioner Eckhardt** added there are often emergency vehicles that drive on the wrong side of the road when approaching the hospital, and he felt a site line analysis exhibit needed to be done for the new sign. **Mr. Hautzinger** noted that the Design Commission makes recommendations to the Village Board for all sign variations, and a requirement can be added to the motion that the petitioner prepare this exhibit prior to the Village Board review.

Chair Fitzgerald had concerns that if this electronic sign is approved, then the hospital might want to add an electronic portion to their existing ground sign. **Commissioner Seyer** felt the goal of this electronic sign is to have different messages change with frequency, which he can appreciate the Wellness Center needing to do; however, he was unsure what changing messages the hospital would need to advertise. He also asked if the hospital was involved in any way with the electronic sign being proposed for the Wellness Center, and if they were on board with the new sign. **Mr. Ballaton** said that the Wellness Center is owned by the hospital, and this capital request is being paid for by the hospital, and the messaging on the new sign will be controlled by the hospital. **Commissioner Kingsley** asked if the hospital could also display a message on the new sign and **Mr. Ballaton** said that they could, although only specific to events occurring at the Wellness Center.

Commissioner Seyer said that because of the close proximity of the proposed Wellness Center sign and the existing hospital signs, he would suggest this commission propose a stipulation that by approving this sign, the hospital forgoes all rights to request an electronic sign at their existing sign location 150' away from this sign. **Commissioner Kingsley** agreed. **Commissioner Eckhardt** said that because circumstances with the hospital could change in the future, he felt

this commission should be more flexible about the opportunity to review a future sign variation request from the hospital because of the possibility that this commission finds the request compelling enough to recommend approval. **Mr. Hautzinger** clarified that electronic signs are not allowed in this location, so if the hospital wanted to add an electronic sign, it would be a separate variation request that would require Design Commission review.

Mr. Hautzinger commented about the requirement in the motion that the setback of the proposed new sign must match the setback of the existing hospital sign, either 15' or 19'. He clarified that the new sign must be setback a minimum of 15' from the property line, and if for example the existing hospital sign turns out to be setback 5', then the new sign could not comply with this requirement and would not meet code. **Commissioner Seyer** explained that the site plan shows a 19' setback from curb for the existing hospital sign, and the proposed sign is setback 15' from curb. He wants the new sign to be pushed back further to align with the existing hospital sign, should that be 19' from the curb. **Mr. Hautzinger** apologized for not requiring the petitioner to submit a more precise site plan because it currently shows a dimension of 15' setback from the property line for the proposed sign, with a notation that states '15 feet from the curb', which is an obvious discrepancy.

Commissioner Seyer said the motion can be amended to include a comment that the proposed sign be setback to the 15 foot minimum code compliant setback, with the exception that if the existing hospital sign is pushed back further, then the 2 signs must align. The petitioner agreed. **Commissioner Kingsley** asked where on the sign the 15' or the 19' is measured from; the site plan states, 'from the south edge of the pylon sign', and **Mr. Mertz** replied that the setback is measured from the leading edge of the sign, with the flat side of the sign to face the street.

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

1. A REQUIREMENT THAT THE PETITIONER INCLUDE FOR VILLAGE BOARD REVIEW, A SITE STUDY SHOWING THAT THE EXISTING HOSPITAL SIGN DOES NOT COMPETE WITH THE NEW ELECTRONIC SIGN WHEN TRAVELING IN THE LEFT LANE, EASTBOUND ON CENTRAL ROAD.
2. A REQUIREMENT THAT THE ELECTRONIC SIGN FOR THE WELLNESS CENTER HAVE APPROVAL FROM NORTHWEST COMMUNITY HOSPITAL, IN ITS USE AND ITS LOCATION.
3. A REQUIREMENT THAT THE ELECTRONIC SIGN BE A MAXIMUM 10' HEIGHT, COMPARED TO THE 14' HEIGHT OF THE EXISTING HOSPITAL SIGN LOCATED 152' AWAY.
4. A REQUIREMENT THAT THE LED COMPONENT OF THE ELECTRONIC SIGN HAVE A MINIMUM 2-MINUTE STATIC HOLD ON ANY MESSAGE.
5. A REQUIREMENT THAT THE ELECTRONIC SIGN BE PLACED AT THE MINIMUM 15 FOOT CODE COMPLIANT SETBACK DISTANCE, OR FURTHER IF THE EXISTING HOSPITAL SIGN IS SET BACK FURTHER SO THAT THE 2 SIGNS WOULD BE IN ALIGNMENT FROM THE CURB.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

COMMISSIONER ECKHARDT SECONDED THE MOTION.

**KINGSLEY, AYE; SEYER, AYE; ECKHARDT, AYE; FITZGERALD, NAY.
THE MOTION CARRIED.**

Mr. Hautzinger reiterated that the Design Commission approval tonight is a recommendation to the Village Board who has final review and approval. He would be in contact with the petitioner regarding the scheduling of the Village Board review date.

DRAFT

ITEM 4. SIGN VARIATION REVIEW**DC#20-049 – Driven Car Wash – 2100 S. Arlington Heights Rd.**

Chris Jenks, representing *Driven Car Wash*, and **Dan Olson**, representing *Parvin-Clauss Sign Company*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is updating an existing car wash facility with a façade renovation, site improvements, and new signage. The facade design received Design Commission approval on June 9, 2020, which includes new metal siding panels over the existing brick walls, and a new “fin” tower element at the front of the building. Currently, the petitioner is seeking approval for new wall signs. The proposed signage includes a code-compliant “Driven Car Wash” sign on the main building façade facing Arlington Heights Road and a “D” logo wall sign to be located on the new tower feature. The following sign variations are required to allow two wall signs, where only one wall sign is allowed per street frontage:

1. A variation from Chapter 30, section 30-402.a Number, to allow two wall signs on the east elevation, facing Arlington Heights Road, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a second 20.25 sf wall sign on the east elevation, facing Arlington Heights Road, where 0 sf is allowed.

In addition to the proposed wall signs, the petitioner is proposing to keep an existing ground sign facing Arlington Heights Road. The existing ground sign is proposed to be updated with a new “Driven Car Wash” panel to match the new wall signs. However, the existing sign does not meet code as follows:

- **Size:** 66 sf maximum is allowed. The existing sign is 96 sf.
- **Setback:** 3-foot minimum setback is required. Approximately 1-foot setback existing.
- **12' Visibility Triangle:** The sign encroaches approximately 2 feet into the visibility triangle.

Staff recommends the existing ground sign be required to be replaced with a new code-compliant ground sign. The new ground sign should be a decorative monument-style sign designed to complement the building design and branding.

The petitioner has submitted a letter addressing the sign variation criteria, stating that they separated the logo and business name into two signs due to the unique façade design. Additionally, the two signs are being requested to improve visibility of the business due to the setback of the building.

Staff acknowledges that many businesses often use a logo and the business name together as one sign, and Staff does not object to the separation of these two signage elements into two signs due to the unique façade design with new tower feature, and the constraints of working with the renovation of an existing building. The overall square footage of the two proposed signs fit within 25% of the signable wall areas, and the design of the proposed signs fits well with the character of this major commercial corridor.

Staff recommends approval of the proposed sign variations; however, with a requirement to replace the existing non-compliant ground sign with a code compliant, decorative monument-style sign.

Mr. Jenks said that one of the things they liked about this site prior to acquisition, was the fact that it did have the existing ground sign, which allows them to benefit from a cost saving standpoint. He clarified that they are requesting a variation for two wall signs on the east elevation, and did not expect that additional approvals were needed for the existing ground sign. They have had several preliminary discussions with Staff, and this is the first time any issues with the existing ground sign are being mentioned. The incremental cost of replacing the existing ground sign is a big issue for them, which would also include replacing the footing and possibly re-working the landscaping. There is also a serious risk that if they were to go back to their lender with a revised budget to include a new ground sign, it could compromise the financing of this deal. **Mr. Jenks** had no further comments.

Chair Fitzgerald asked if there was any public comment on the project and **Mr. Hautzinger** said there were none at this time.

The commissioners summarized their comments. **Commissioner Eckhardt** asked Staff if they knew when the existing 96 sf ground sign was approved and how long it has been there. **Mr. Hautzinger** did not know the history of sign other than it has been allowed to change with the different past businesses there. The thought behind Staff's recommendation to replace the sign at this time is because of the scope of the project, it is an appropriate time for the existing sign to be replaced with a code compliant sign. **Mr. Jenks** said the previous owner told him that he made changes to the sign face within the last 3 to 4 years, which they were happy to hear.

Commissioner Eckhardt supported the sign variation requests and was inclined to agree with the petitioner about the existing ground sign. He was interested in any data there might be that the existing ground sign has created any traffic problems or accidents due to the size of the sign; this would be his only concern. He acknowledged that the existing ground sign has been there a long time and it appears to be co-existing with its location. **Mr. Jenks** said they submitted a FOIA request to the Village to obtain records of any traffic accidents at this property, and since 2018, all accidents occurred at the intersection, with none at this property. **Commissioner Eckhardt** had no further comments.

Commissioner Kingsley said she was not at the review of the new design for the car wash building; however, she was very pleased with how the building looks, as well as the signage. She was inclined to do something about the existing ground sign and added that there is a banner sign located below the ground sign, in between the legs of the ground sign, which made things even worse. **Mr. Jenks** said that the small banner sign located below the ground sign is temporary, and they do not envision keeping that sign there. **Commissioner Kingsley** asked about the measurement from the ground to the bottom of the sign because she is in favor of trying to keep the 12-foot triangle; she was looking for assurance that there will be a clear visual underneath that sign for pedestrians and cars. **Mr. Olson** replied that the height to the bottom of the ground sign is approximately 4-1/2', and the sign could be lowered slightly if necessary. There are also things that can be done to the ground sign to cover the existing steel legs and paint the cabinet to match the architecture of the building. **Mr. Jenks** reiterated that they intend to remove the temporary sign to allow a visual underneath the ground sign, and they were pleased to see that there was not one incident in more than two years at the property due to traffic or visibility.

Commissioner Kingsley said she was inclined to have the existing ground sign made smaller to comply with code, but the bigger issue is that the sign is safe. She suggested the petitioner submit site lines or something that would help the commissioners feel better that the sign as it exists today, will function well and not impede anyone's view. She did like the design of the new ground sign panel.

Commissioner Seyer asked for clarification on the existing ground sign with regards to it not being code compliant. **Mr. Hautzinger** said the sign is existing non-conforming based on size, setback, and encroachment into the visibility triangle. **Commissioner Seyer** understood the issues of safety with the ground sign, as well as the cost impacts on the petitioner if the sign was made smaller. He was not at the review when the building was reviewed; however, he liked the design that was approved, and he was in favor of the second wall sign for the logo on the east elevation. He was leaning towards the other commissioners, to move forward with the ground sign as existing, non-conforming; however, he did not want to see any banners/temporary signs placed below the ground sign and wanted a requirement to clean up the landscaping under the sign to allow for visibility.

Chair Fitzgerald agreed with the comments already made; the building and signage on the building looks great and really emphasizes the architecture. He was okay with the existing, non-compliant ground sign, as long as underneath the sign is cleaned up to improve visibility under the sign.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR DRIVEN CAR WASH, LOCATED AT 2100 S. ARLINGTON HEIGHTS ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402.a, NUMBER, TO ALLOW TWO WALL SIGNS ON THE EAST

ELEVATION, FACING ARLINGTON HEIGHTS ROAD, WHERE ONLY ONE WALL SIGN IS ALLOWED.

2. A VARIATION FROM CHAPTER 30, SECTION 30-403.a DIMENSIONS, TO ALLOW A SECOND 20.25 SF WALL SIGN ON THE EAST ELEVATION, FACING ARLINGTON HEIGHTS ROAD, WHERE 0 SF IS ALLOWED.

THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 7/14/20, REVISED SIGN DRAWING RECEIVED 8/5/20, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. APPROVAL OF THE PROPOSED UPDATE OF THE EXISTING, NON-CONFORMING GROUND SIGN ON ARLINGTON HEIGHTS ROAD, WITHOUT MODIFICATIONS TO ITS DIMENSIONS, AND A REQUIREMENT THAT ANY BANNERS OR BLOCKING ELEMENTS BELOW THE SIGN BE REMOVED, AND THAT THE PETITIONER PROVIDE AN EXHIBIT TO THE VILLAGE BOARD SHOWING HOW THE BASE OF THE SIGN AND THE AREA UNDERNEATH THE SIGN WILL BE CLEANED UP, AND A SITE LINE STUDY TO ASSURE THE VILLAGE BOARD OF THE SAFETY TRIANGLE OF THE GROUND SIGN.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

Mr. Hautzinger reiterated that all sign variations require Village Board approval, and the approval from the Design Commission tonight is a recommendation to the Village Board.

ITEM 5. OTHER BUSINESS**Alan F. Bombick Award – Preliminary Discussion**

Commissioner Seyer apologized for not being able to provide any additional recommendations to consider for this year's award. **Mr. Hautzinger** said that Commissioner Kingsley reached out to Staff with one additional commercial project to add to the previous nominations that were reviewed at the last meeting. **Commissioner Eckhardt** said he would communicate with the Bombick family to discuss the award this year, given the circumstances that Board meetings are currently being held virtually. He also mentioned an additional commercial project for consideration of the award this year, which was completed years before the award was established, although he felt that all the nominations presented this year are worthy. **Chair Fitzgerald** was interested in hearing the Bombick family's thoughts on the presentation of this year's award; however, he was comfortable voting on the award tonight. **Commissioner Seyer** suggested Commissioner Kubow, who is not in attendance tonight, be able to vote by email to Staff. **Commissioner Kingsley** said that in years past, this award was given to projects that completed construction in the year the award was given, which she supported. She wanted to see a vote taken tonight and **Commissioner Eckhardt** agreed. **Commissioner Seyer** suggested having a future discussion about the option of considering projects that go back more than 2 years.

Mr. Hautzinger presented the nominations for both single-family and commercial projects. The commissioners reviewed them and voted on a winner in each category. 620 S. Beverly Lane was unanimously selected for the single-family award. The Arlington Ridge Center at 660 N. Ridge Avenue was selected for the commercial award, with the First United Methodist Church renovation receiving one vote. **Mr. Hautzinger** said he would coordinate with Commissioner Kubow to obtain his vote, and then provide contact information to Chairman Fitzgerald to notify the winners.

ITEM 6. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO ADJOURN THE MEETING AT 9:55 PM.

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

DRAFT



Design Commission 8/25/2020

Item: DC#20-017 - 2227 N. Champlain St. - SF/Addtion

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to an existing single-family residence.

Recommendation

It is recommended that the Design Commission approve the design for the proposed addition at 2227 N. Champlain Street. This recommendation is based on the architectural plans received on 6/30/20, material list and samples received 7/24/20, and the following:

1. It is recommended that the design of the right side and rear elevations of the second floor addition be further developed with a combination of varying panel sizes and lap siding in a similar manner as the front elevation.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
3. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Kwiatkowski Residence
Project Address: 2227 N. Champlain Street
Prepared By: Steve Hautzinger

Date Prepared: August 19, 2020

PETITION INFORMATION:

DC Number: 20-017
Petitioner Name: Katarzyna & Dariusz Kwiatkowski
Petitioner Address: 2227 N. Champlain Street
Arlington Heights, IL 60004

Meeting Date: August 25, 2020

Requested Action(s): Approval of the proposed architectural design for an addition to an existing 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.

The petitioner is proposing a second floor addition and exterior makeover to an existing split-level house. An existing detached two-car garage will remain. The subject site is zoned R-3, Single Family Dwelling District. The property has a total land area of 12,811 square feet and the proposed residence with addition will be approximately 2,976 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 26.8 feet Side: 9 feet Side: 9 feet Rear: 30 feet	Front: 26.8 feet Side: 13.4 feet Side: 7.4 feet Rear: 103.2 feet
Building Height	25 feet to the midpoint	21 feet to the midpoint
FAR	5,562 SF	2,976 SF
Building Lot Coverage	4,484 SF	2,058 SF
Impervious Surface Coverage Total	6,406 SF	3,904 SF

The existing neighborhood consists of primarily traditional style single-story and split-level houses, whereas the proposed design has a distinctively modern aesthetic that will be unique in this location. However, despite the unique modern appearance, the design is nicely done and will fit in well in this location. The massing of the second floor addition is very nicely integrated with the existing house, and the low hipped roofs fit very well with the context of the neighborhood. The proposed front elevation is a creative refreshing of the existing house, with a nicely balanced composition of varying earth tone materials. The overall color palette is well coordinated. It is a unique design that is not overly bold, and should work well in this location.

The only concern with the proposed design is that the large format paneling on the right side and rear elevations of the proposed second floor addition looks too large and out of scale. It is recommended that the design of those elevations be further developed with a combination of varying panel sizes and lap siding in a similar manner as the front elevation.

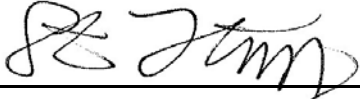
RECOMMENDATION:

It is recommended that the Design Commission **approve** the design for the proposed addition at 2227 N. Champlain Street. This recommendation is based on the architectural plans received on 6/30/20, material list and samples received 7/24/20, and the following:

1. It is recommended that the design of the right side and rear elevations of the second floor addition be further developed with a combination of varying panel sizes and lap siding in a similar manner as the front elevation.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other

Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.

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



August 19, 2020

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 20-017

SPIEWAK CONSULTING

PROFESSIONAL DESIGN FIRM
LICENSE NO.: 184.006518
1030 W. HIGGINS RD. SUITE 218, PARK RIDGE, IL 60068
phone: (773) 853-2572
phone: (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

PLAT OF SURVEY

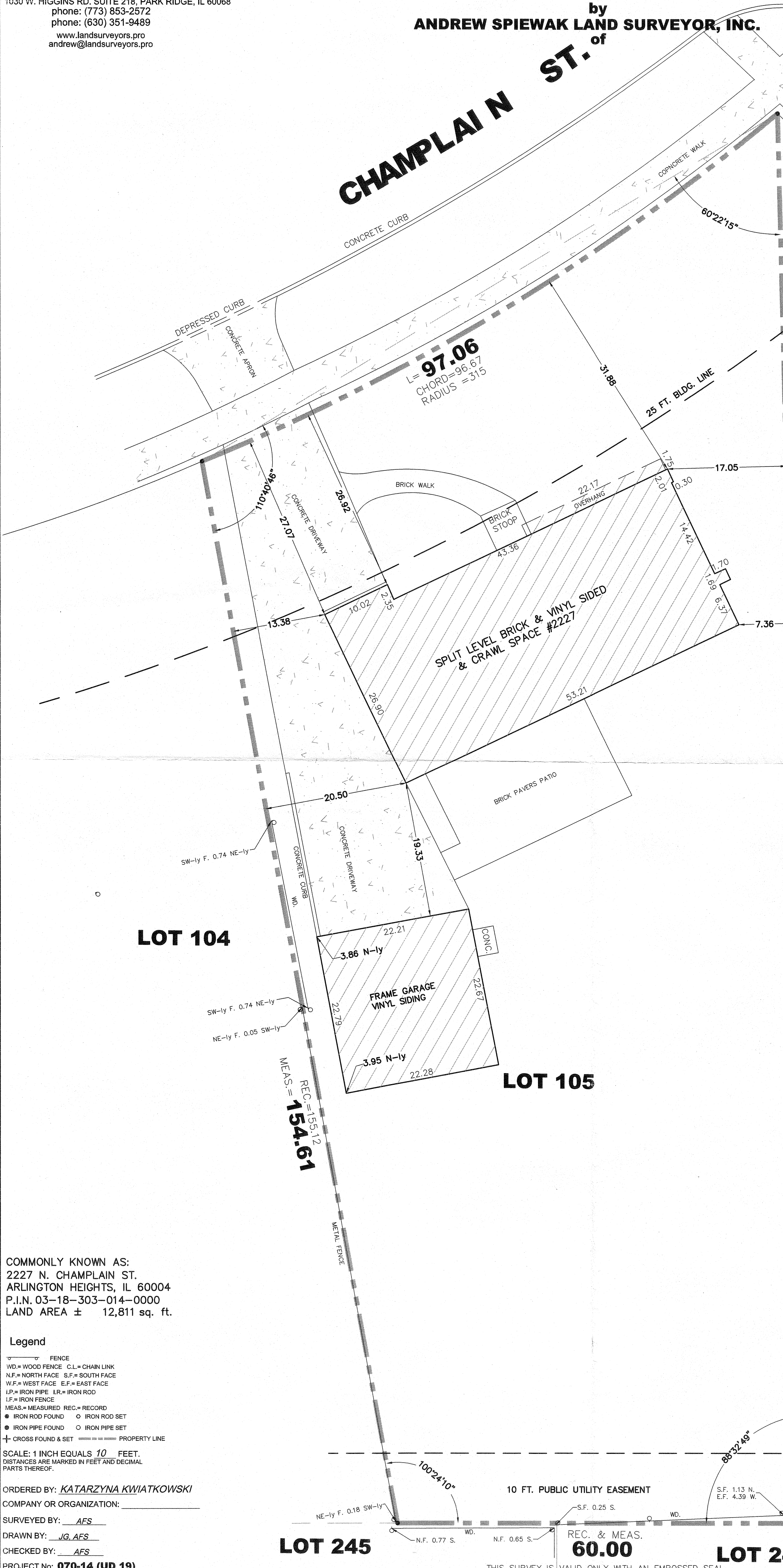
by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY
AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.



CHAMPLAIN ST.

FRONTENAC DR.



LEGAL DESCRIPTION:
LOT 105 IN GREENBRIER IN VILLAGE GREEN UNIT NUMBER 3, BEING A
SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4
OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4
AND PART OF THE WEST 1/2 OF THE NORTHEAST 1/4
OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY
26, 1962 AS DOCUMENT NO. 18386089 ALL IN COOK COUNTY, ILLINOIS.

REC.=201.89
MEAS.= **202.04**

LOT 106

LOT 104

LOT 105

REC.=155.12
MEAS.= **154.61**

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM,
LAND SURVEYING CORPORATION, LICENSE NO.: 184.006518 HEREBY CERTIFIES THAT A
SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS
PROFESSIONAL LAND SURVEYOR LICENSE NO. 035.003178 OF THE ABOVE DESCRIBED
PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID
SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR TOPOGRAPHIC SURVEYS.

FIELD WORK WAS COMPLETED ON 17th DAY OF SEPT. A.D. 2019.
CHICAGO, ILLINOIS, DATE OF PLAT 19th DAY OF SEPT. A.D. 2019.

BY *Andrew F. Spiewak*
ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE NO. 035.003178
LICENSE EXPIRES 11/30/2020

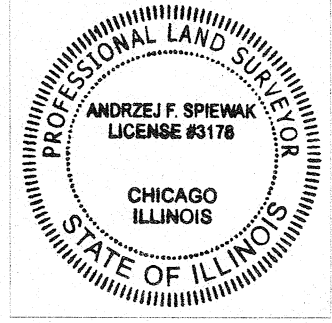
PROFESSIONAL DESIGN FIRM, LAND SURVEYING
CORPORATION, LICENSE NO. 184.006518
LICENSE EXPIRES 04/30/2021

COMMONLY KNOWN AS:
2227 N. CHAMPLAIN ST.
ARLINGTON HEIGHTS, IL 60004
P.I.N. 03-18-303-014-0000
LAND AREA ± 12,811 sq. ft.

Legend
FENCE
WD.= WOOD FENCE C.L.= CHAIN LINK
N.F.= NORTH FACE S.F.= SOUTH FACE
W.F.= WEST FACE E.F.= EAST FACE
I.P.= IRON PIPE I.R.= IRON ROD
I.F.= IRON FENCE
MEAS.= MEASURED REC.= RECORD
● IRON ROD FOUND ○ IRON ROD SET
● IRON PIPE FOUND ○ IRON PIPE SET
+ CROSS FOUND & SET --- PROPERTY LINE

SCALE: 1 INCH EQUALS 10 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL
PARTS THEREOF.

ORDERED BY: KATARZYNA KWIATKOWSKI
COMPANY OR ORGANIZATION: _____
SURVEYED BY: AFS
DRAWN BY: JG.AFS
CHECKED BY: AFS
PROJECT No: **070-14 (UD 19)**

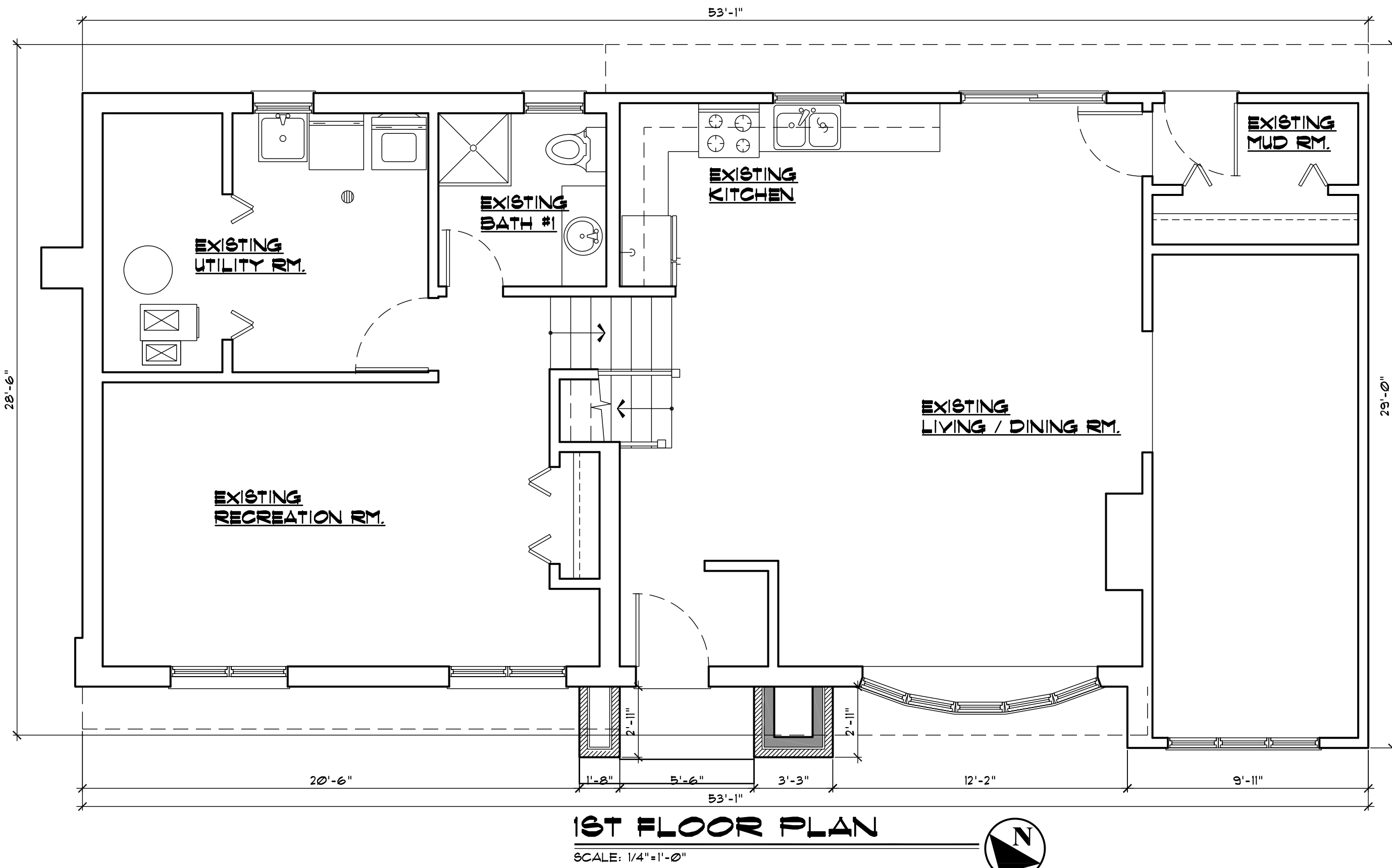
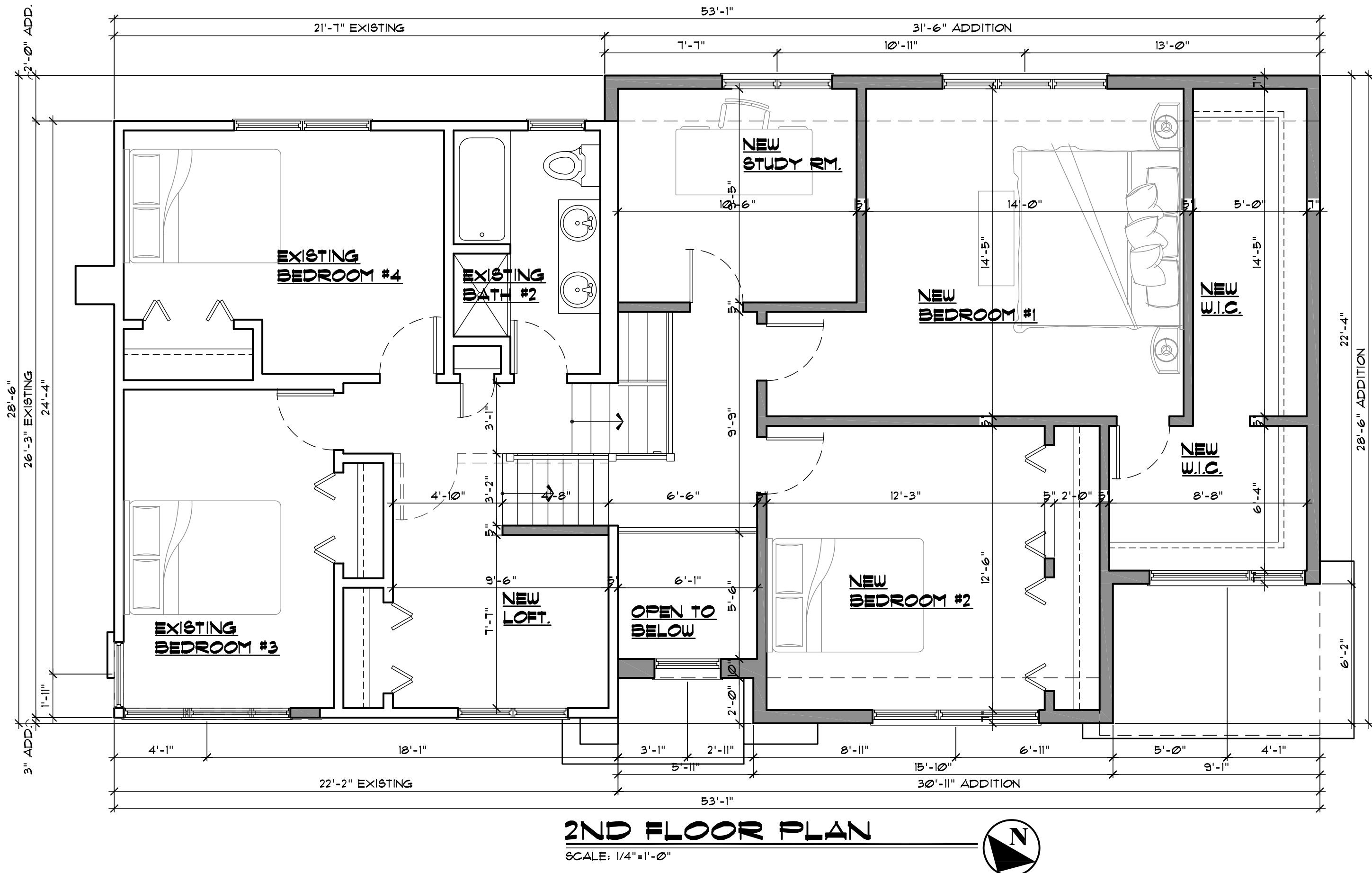


LOT 245

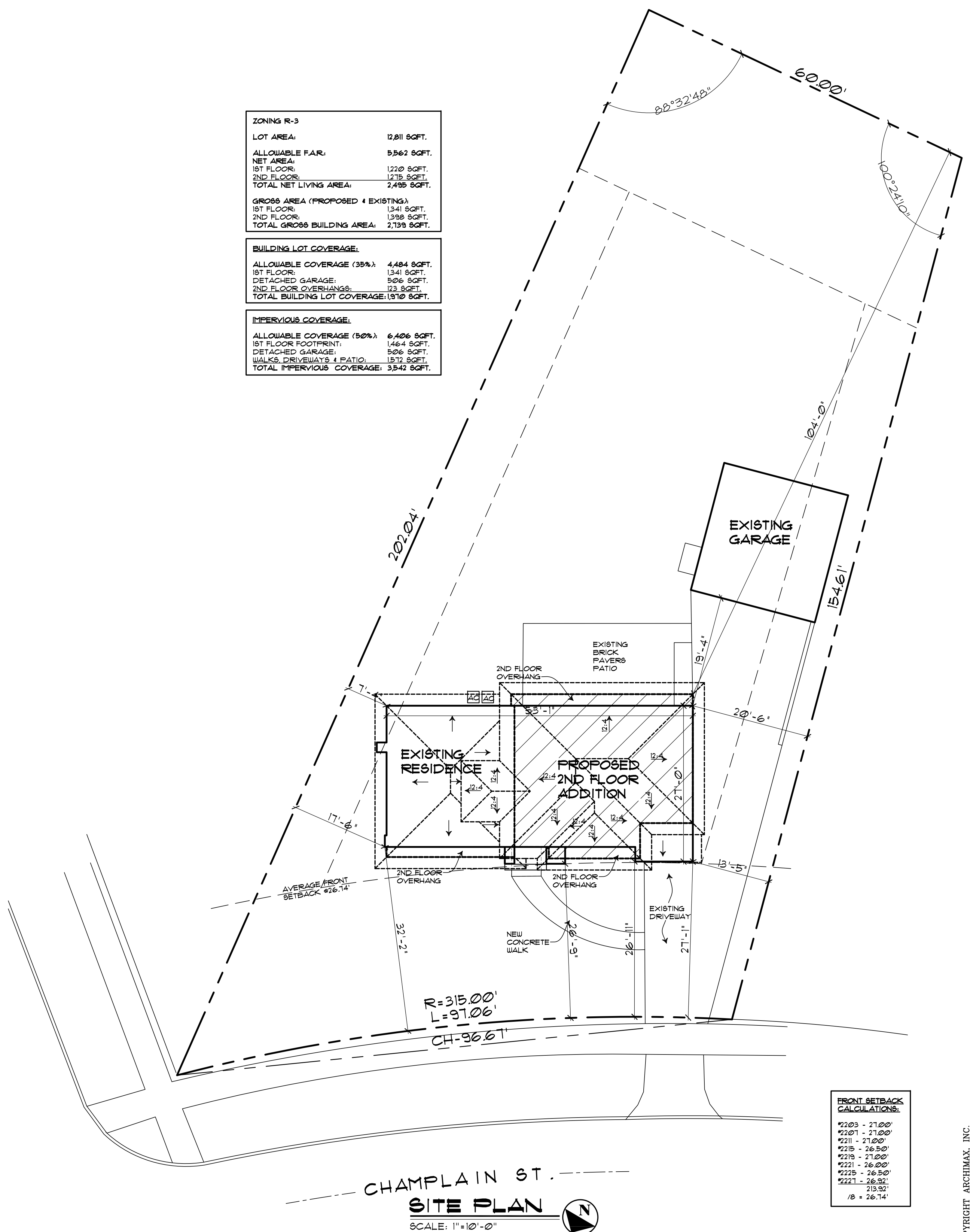
60.00

LOT 246

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL



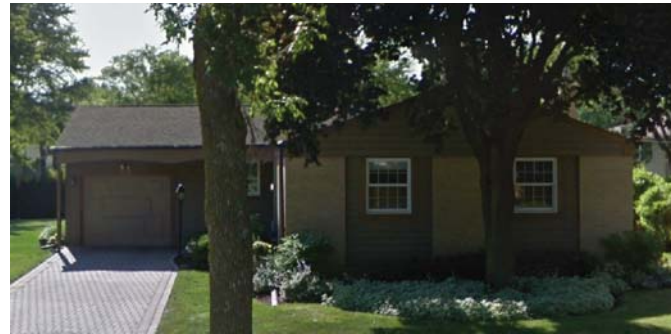
ZONING R-3	
LOT AREA:	12,811 SQFT.
ALLOWABLE F.A.R.:	5,562 SQFT.
NET AREA:	
1ST FLOOR:	1,220 SQFT.
2ND FLOOR:	1,218 SQFT.
TOTAL NET LIVING AREA:	2,438 SQFT.
GROSS AREA (PROPOSED + EXISTING):	
1ST FLOOR:	1,341 SQFT.
2ND FLOOR:	1,398 SQFT.
TOTAL GROSS BUILDING AREA:	2,739 SQFT.
BUILDING LOT COVERAGE:	
ALLOWABLE COVERAGE (35%):	4,484 SQFT.
1ST FLOOR:	1,341 SQFT.
DETACHED GARAGE:	506 SQFT.
2ND FLOOR OVERHANGS:	123 SQFT.
TOTAL BUILDING LOT COVERAGE:	1,970 SQFT.
IMPERVIOUS COVERAGE:	
ALLOWABLE COVERAGE (50%):	6,406 SQFT.
1ST FLOOR FOOTPRINT:	1,464 SQFT.
DETACHED GARAGE:	506 SQFT.
WALKS, DRIVEWAYS & PATIO:	1,874 SQFT.
TOTAL IMPERVIOUS COVERAGE:	3,846 SQFT.



FRONT SETBACK CALCULATIONS:	
*2203 -	27.00'
*2207 -	27.00'
*2211 -	27.00'
*2215 -	26.50'
*2219 -	27.00'
*2221 -	26.00'
*2225 -	26.50'
*2227 -	26.92'
*2231 -	25.92'
*2235 -	26.74'



PROPERTY TO LEFT 3
2235 CHAMPLAIN ST.



PROPERTY TO LEFT 2
2223 CHAMPLAIN ST.



PROPERTY TO LEFT 1
1006 W FRONTENAC DR.

W. FRONTENAC DR.



SUBJECT PROPERTY
2227 CHAMPLAIN ST.



SUBJECT PROPERTY
2227 CHAMPLAIN ST.



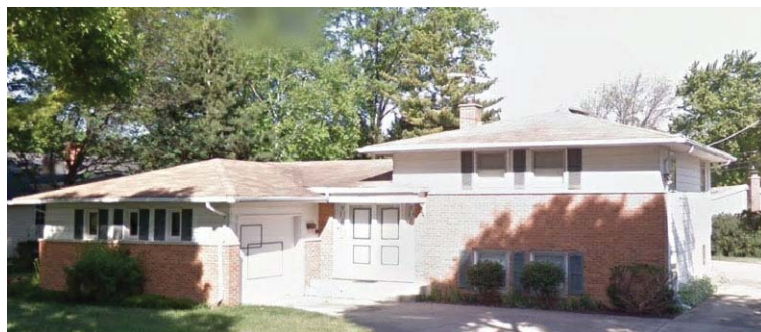
PROPERTY TO RIGHT 1
2225 CHAMPLAIN ST.



PROPERTY TO RIGHT 2
2221 CHAMPLAIN ST.



PROPERTY TO RIGHT 3
2219 CHAMPLAIN ST.



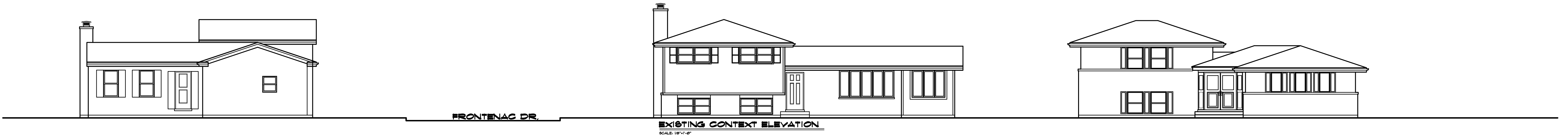
PROPERTY ACROSS 1
2232 CHAMPLAIN ST.

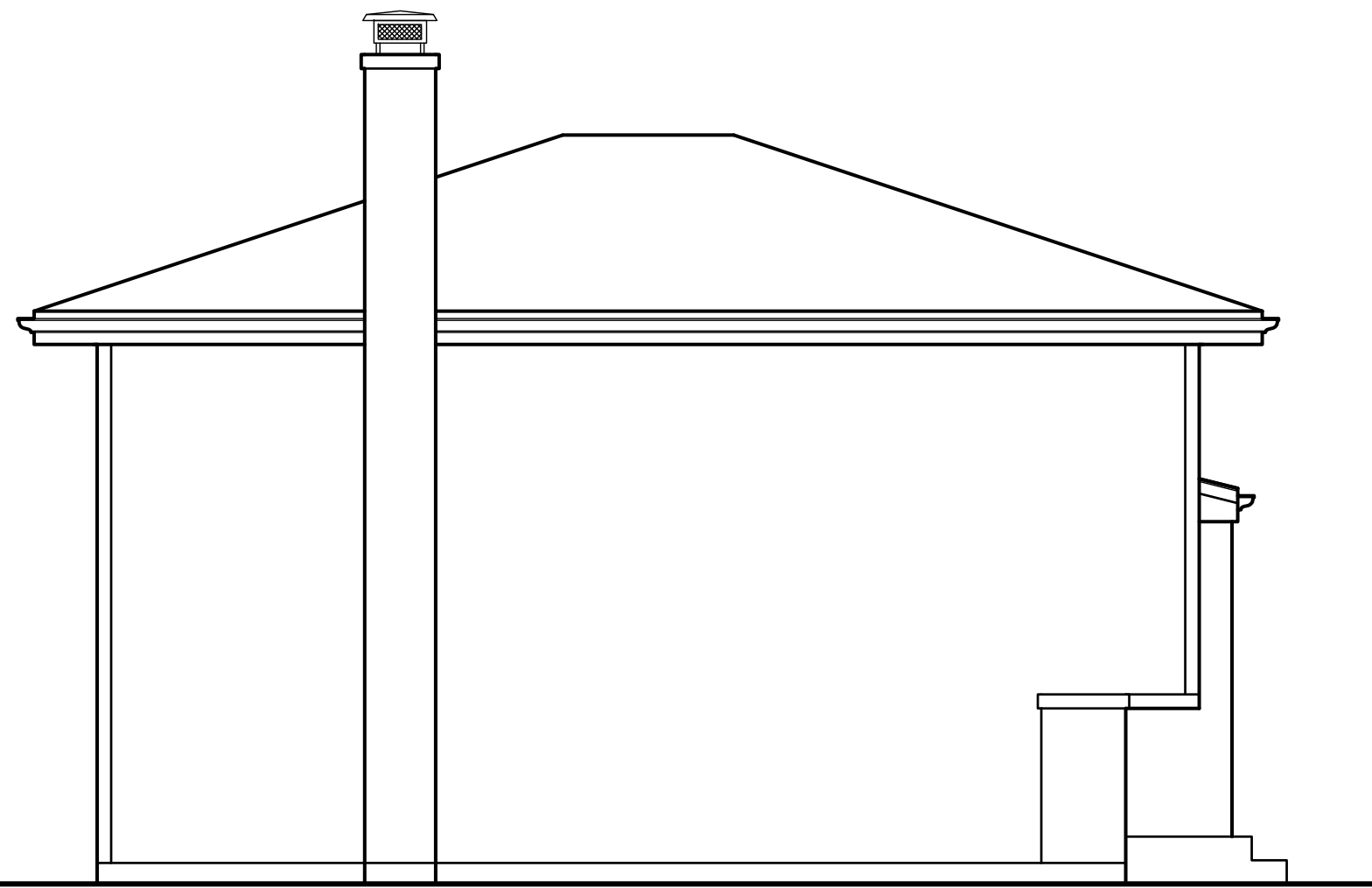


PROPERTY ACROSS 2
2228 CHAMPLAIN ST.



PROPERTY ACROSS 3
2224 CHAMPLAIN ST.

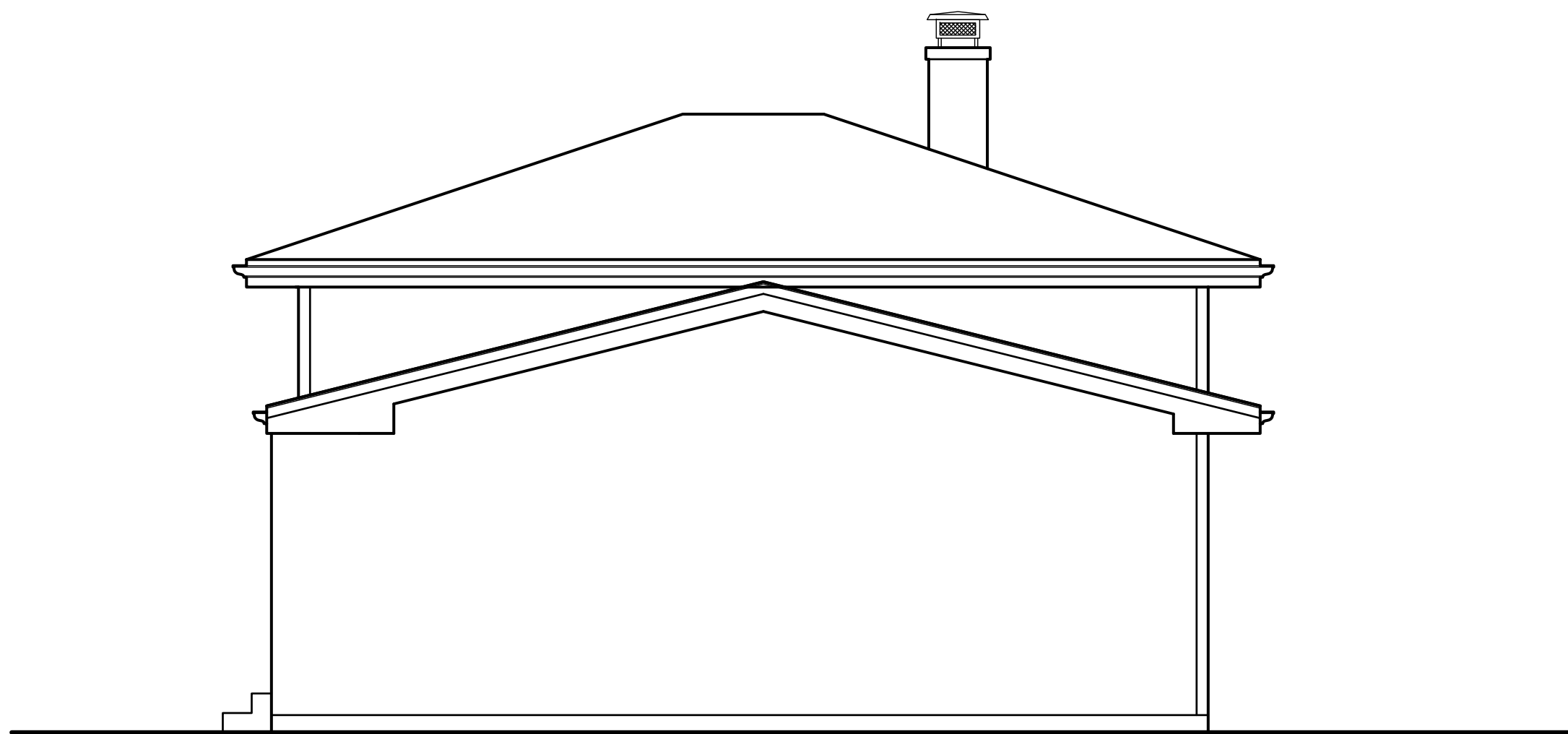




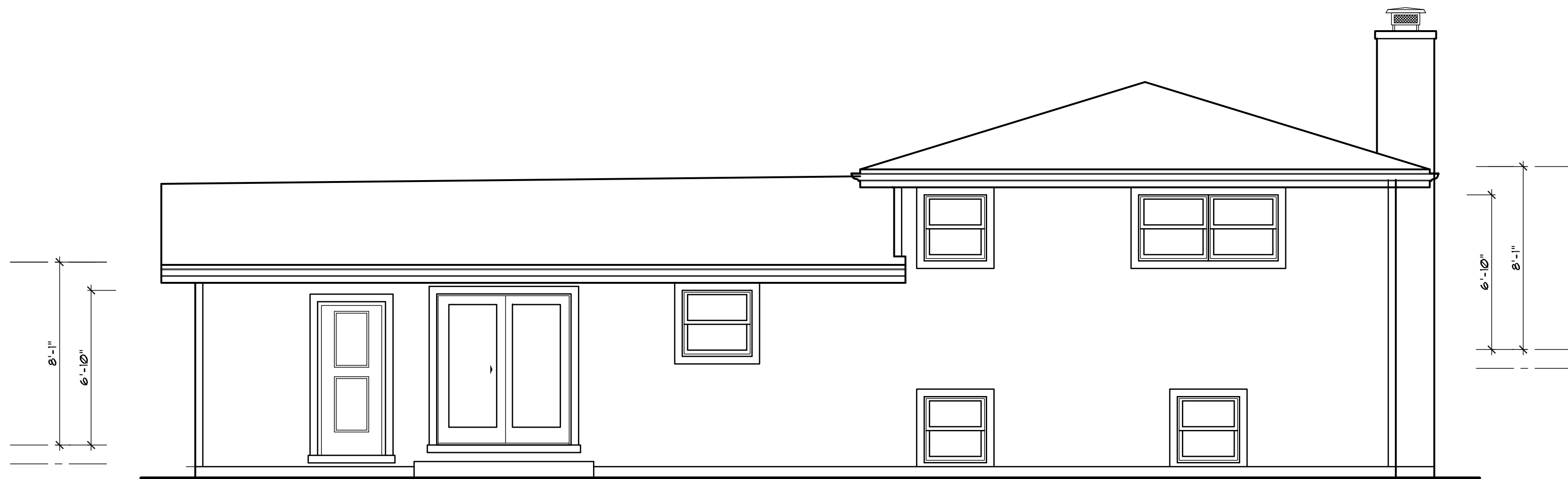
EXISTING LEFT ELEVATION
SCALE: 1/4"=1'-0"



EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

COPYRIGHT ARCHIMAX, INC.

I hereby verify that these plans were prepared by me or under my direct supervision and that I am a duly licensed professional architect in the State of Illinois.

DATE: 08/27/2019
PROJECT: 1

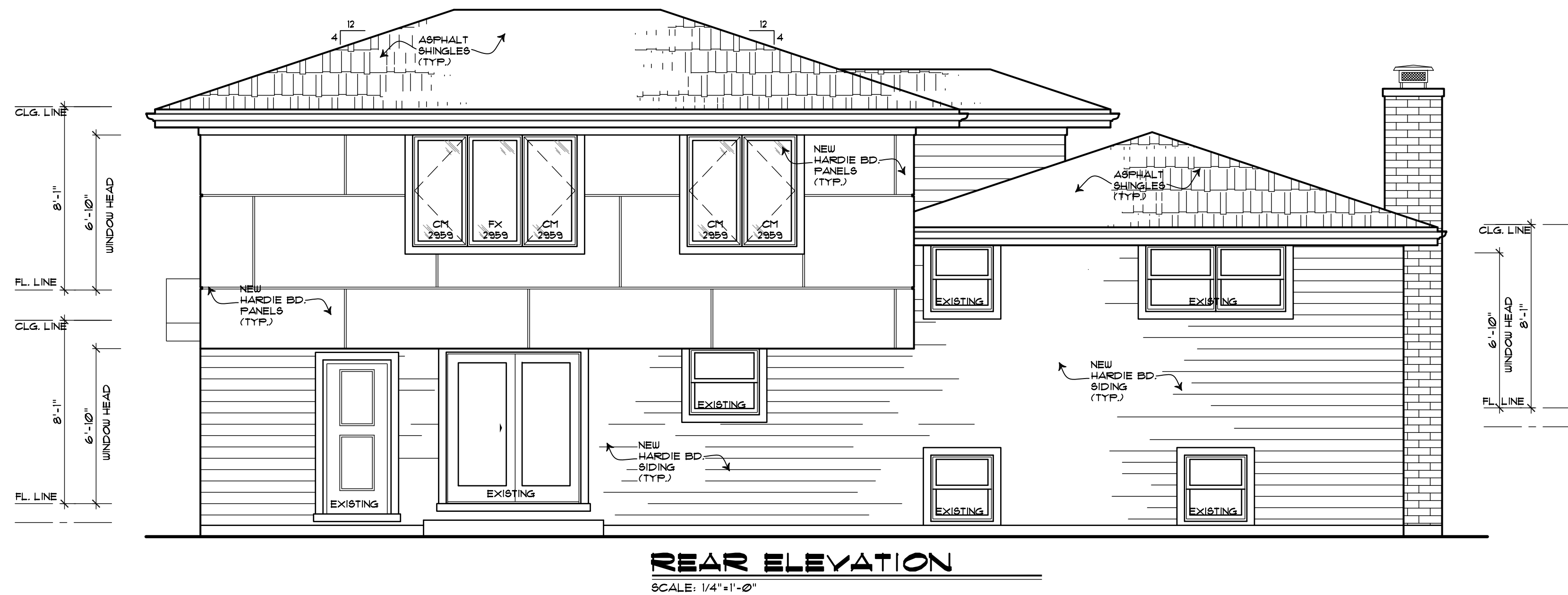
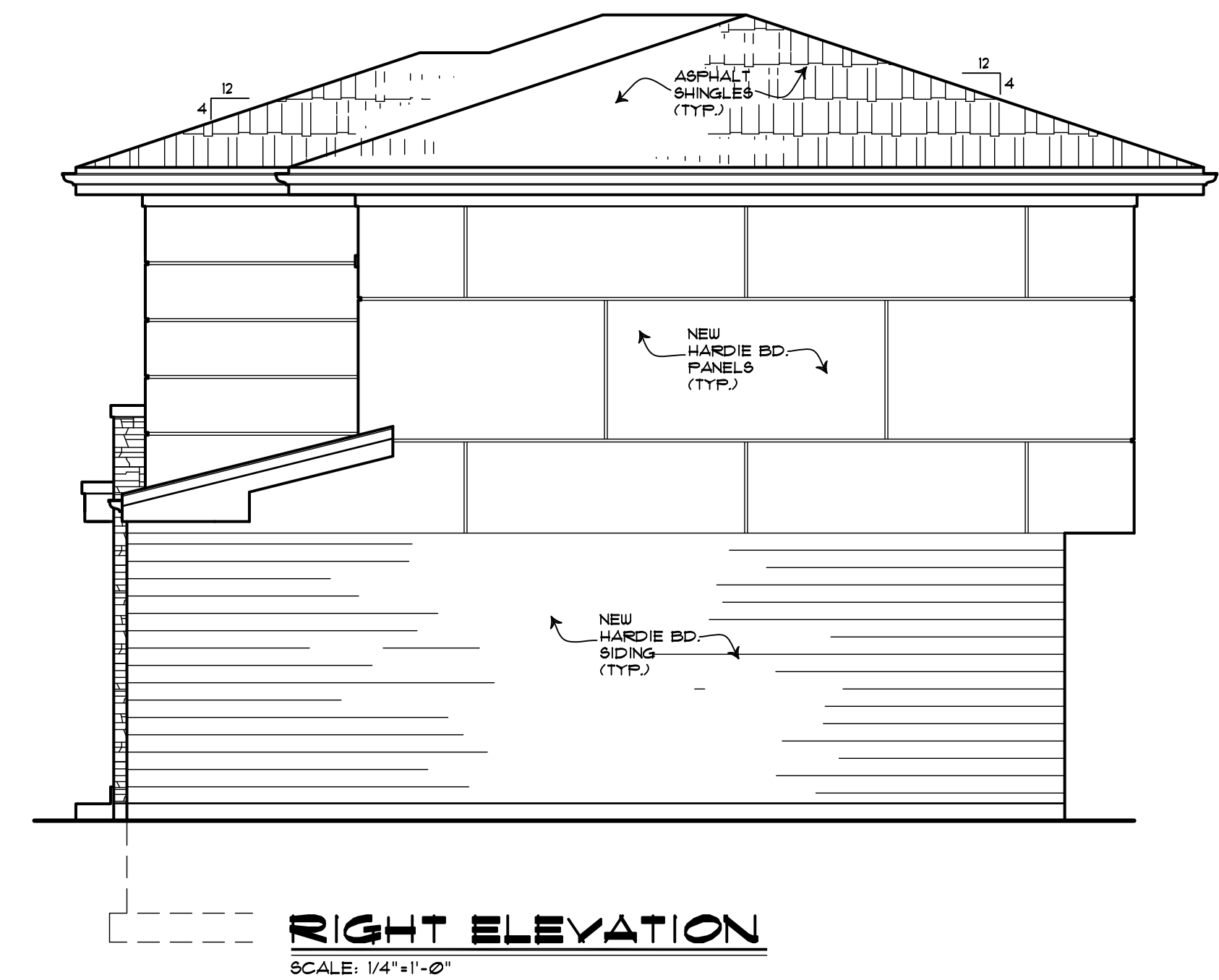
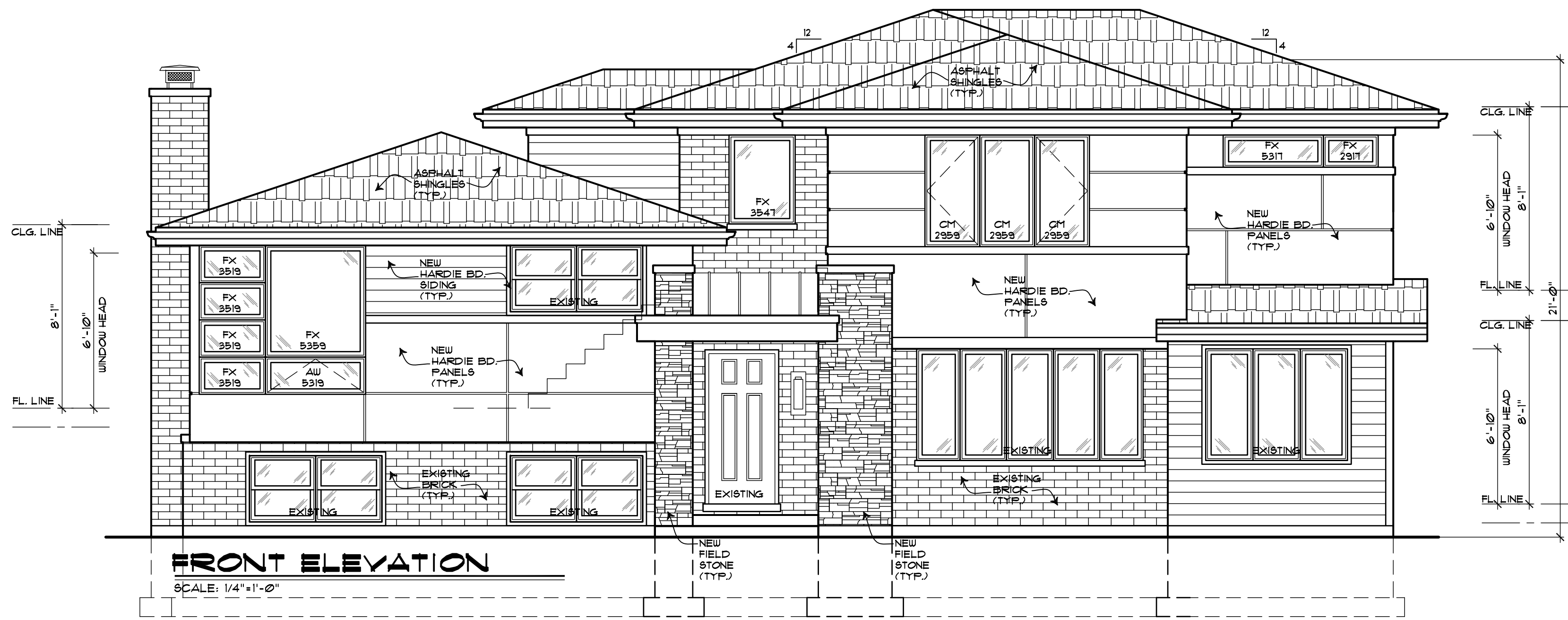
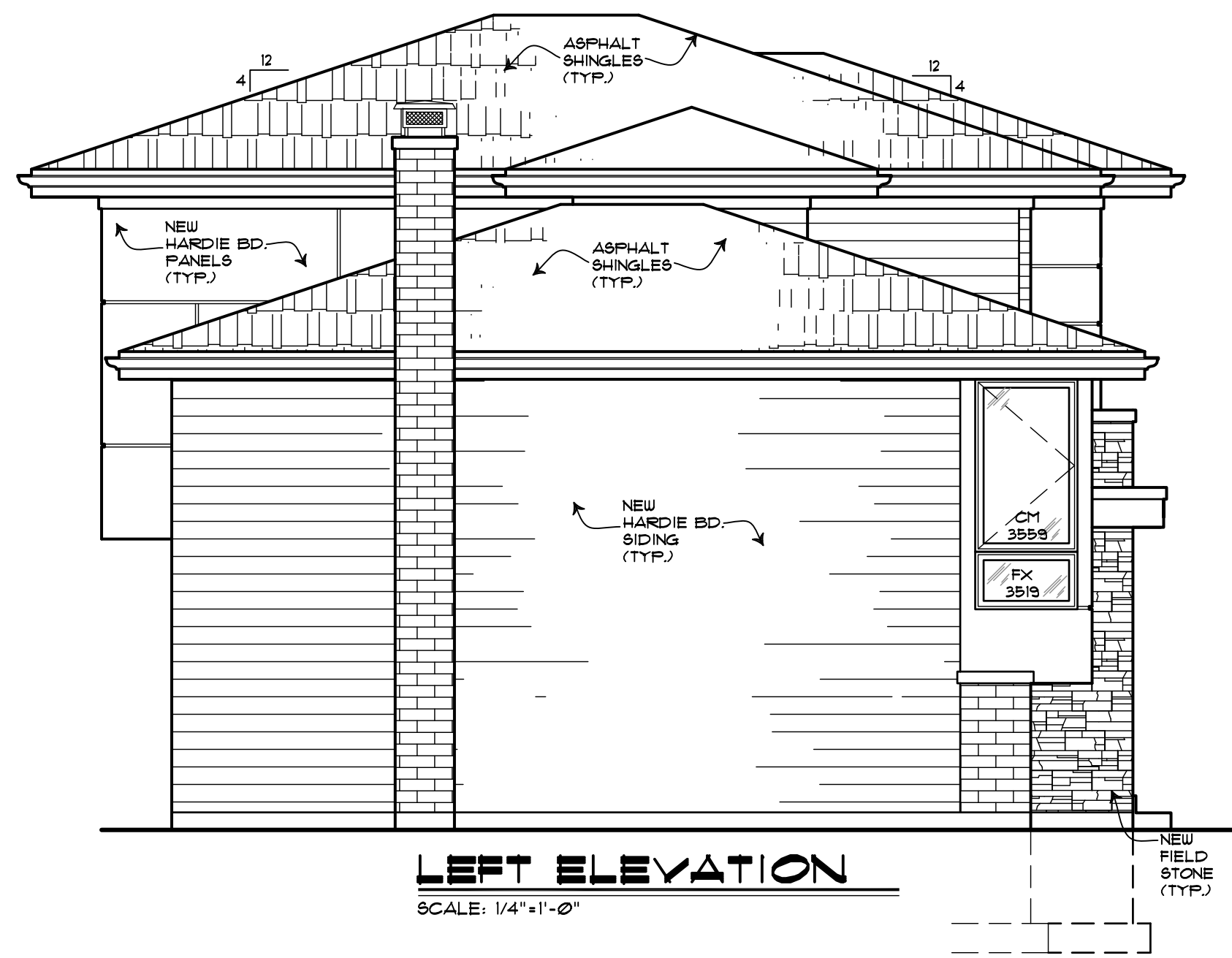
SHEET NO.

A-3

PROPOSED 2ND FLOOR ADDITION
2227 CHAMPLAIN ST.
ARLINGTON HTS. ILLINOIS

ARCHIMAX, INC.

PROFESSIONAL DESIGN FIRM - NO. 184.007363-0001
9950 LAWRENCE AVE., STE 307, SCHILLER PARK, IL 60176
Phone: 847/877/4414
ARCHIMAXINC@GMAIL.COM



COPYRIGHT ARCHIMAX, INC.

I hereby verify that these plans were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Illinois.

DATE: 08/27/2019
PROJECT: 1

SHEET NO.

A-2

PROPOSED 2ND FLOOR ADDITION
2227 CHAMPLAIN ST.
ARLINGTON HTS. ILLINOIS

ARCHIMAX, INC.

PROFESSIONAL DESIGN FIRM - NO. 184.007363-0001
9950 LAWRENCE AVE., STE 307, SCHILLER PARK, IL 60176
Phone: 847/877-4414
ARCHIMAXINC@GMAIL.COM

Sign: 08/27/19 Lic. Exp. 11/20/20





RECEIVED MATERIAL LIST 2227 N. CHAMPLAIN JAN 4 2020 FIRE DEPARTMENT		
MATERIAL	MANUFACTURER	COLOR
STONE	COST NATURAL STONE	GRAY WEATHERED
SIDING PANEL 4'x8'-SIZE 5/16"-THICK FIBER CEMENT	ALLURA TEXTURES - STUCCO	KNIGHTS ARMOR OR SMOKE SABLE
SIDING LAP SIDING 5/16"-THICK SIZE 3 1/2"-WIDTH	ALLURA TEXTURES - SMOOTH FIBER CEMENT	NICKEL
ROOF - ASPHALT SHINGLES	OVEN CORNING	TEAK - HATH-REST HOUSE
WINDOWS	ALUMINIUM- ADVANCE WINDOWS	White
GUTTERS/TRIM ALUMINIUM	ABC SUPPLY	White





**Design Commission
8/25/2020**

Item: DC#20-037 - 710 N. Dunton Ave. - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 710 N. Dunton Avenue. This recommendation is subject to compliance with the architectural plans received on 7/27/20, and the following:

1. A recommendation to omit the windowless shed dormer on the right side of the front left gable.
2. A recommendation to continue the standing seam metal porch roofing across the entire front elevation.
3. A recommendation to hip the back of the main roof.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
--------------------	-------------

Staff Report
Exhibits

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 710 N. Dunton Ave.
Project Address: 710 N. Dunton Ave.
Prepared By: Steve Hautzinger

Date Prepared: August 19, 2020

PETITION INFORMATION:

DC Number: 20-037
Petitioner Name: Cathleen Deligio
Petitioner Address: 1000 George Street
Barrington, IL 60010
Meeting Date: August 25, 2020

Requested Action(s): Approval of the proposed architectural design for a new 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.

The petitioner is proposing to build a new two-story residence with a three-car attached rear loading garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,392 square feet and the proposed residence will have approximately 4,169 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 7.5 feet Side: 7.5 feet Rear: 30 feet	Front: 25.3 feet Side: 8.0 feet Side: 19.5 feet Rear: 30.4 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,195 SF	4,169 SF
Building Lot Coverage	3,287 SF	2,797 SF
Impervious Surface Coverage Total	4,696 SF	3,736 SF

The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area, where the surrounding context is primarily of a historic character with a traditional style. The subject property is located on a block with an alley, so all of the adjacent existing houses have detached garages in the rear, and there are no driveways facing Dunton Avenue.

Overall, the proposed new house is nicely designed with a traditional style and wrap around front porch that will fit in well in this location. The proposed design includes a rear-facing, three-car attached garage that will be accessed from the alley, which is a nice solution to provide the modern convenience of an attached garage while keeping with the character of the neighborhood. The proposed all white siding exterior with black roofing and stone accents will fit in well in this location.

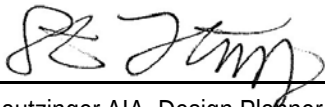
To further enhance the design, Staff recommends the following revisions:

1. The windowless shed dormer on the right side of the front left gable has the appearance of an afterthought or an addition. The dormer throws off the balance of the nicely composed front elevation, and it is recommended to be omitted.
2. The change of roofing materials from standing seam to asphalt shingles above the front door has an unbalanced appearance. For a more balanced appearance, it is recommended to continue the standing seam metal porch roofing across the entire front elevation.
3. The main roof is hipped on the front, but gabled on the back. For a more cohesive appearance, it is recommended to hip the back of the main roof.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 710 N. Dunton Avenue. This recommendation is subject to compliance with the architectural plans received on 7/27/20, and the following:

1. A recommendation to omit the windowless shed dormer on the right side of the front left gable.
2. A recommendation to continue the standing seam metal porch roofing across the entire front elevation.
3. A recommendation to hip the back of the main roof.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

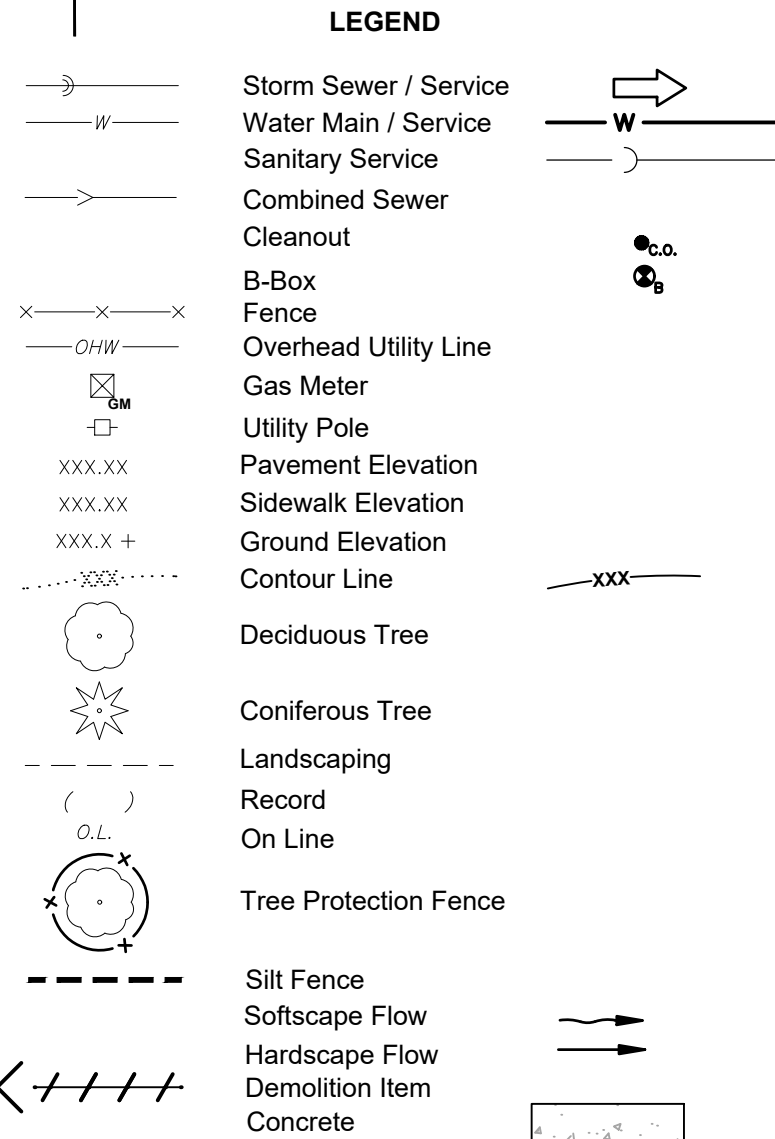
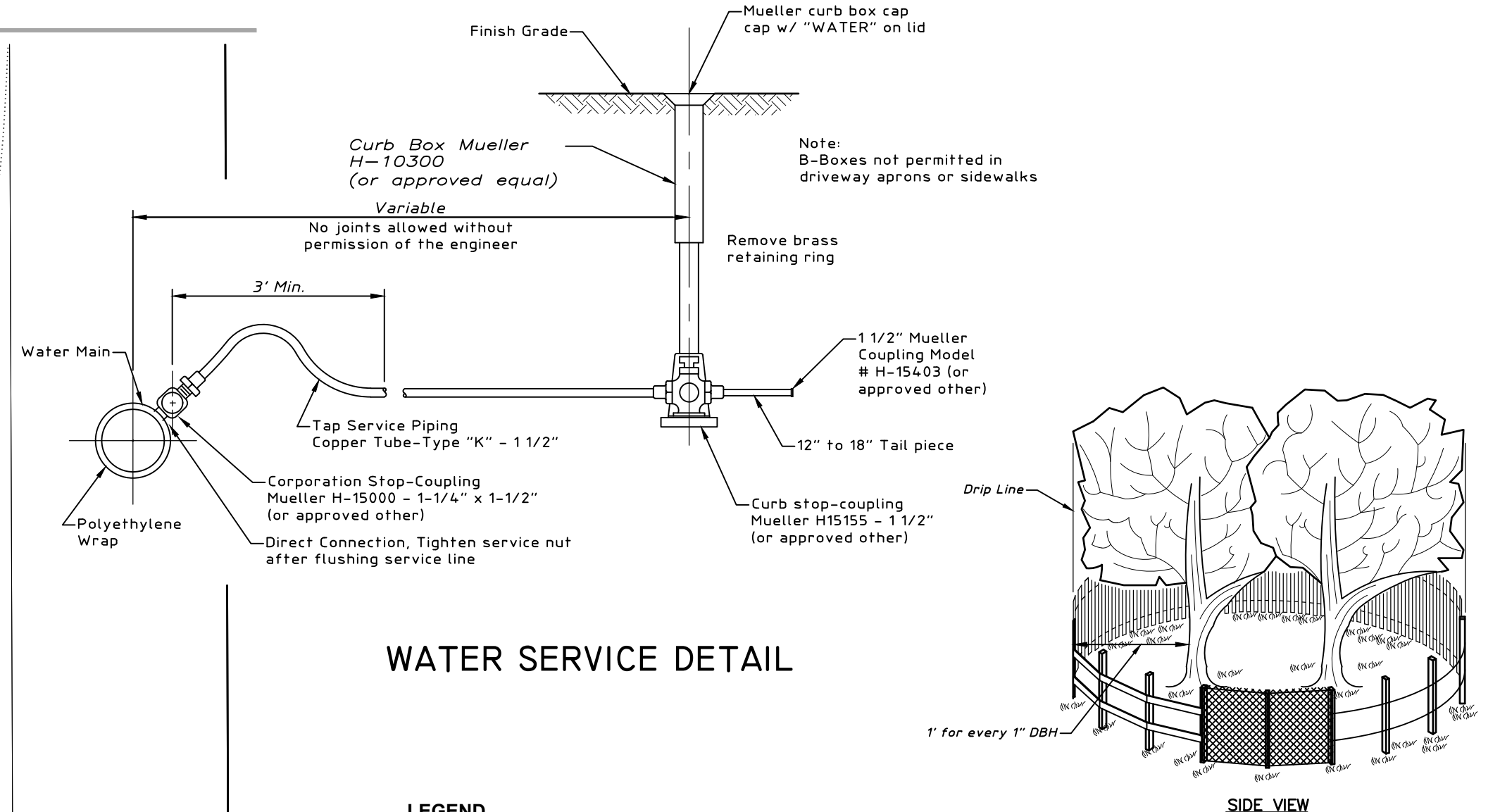
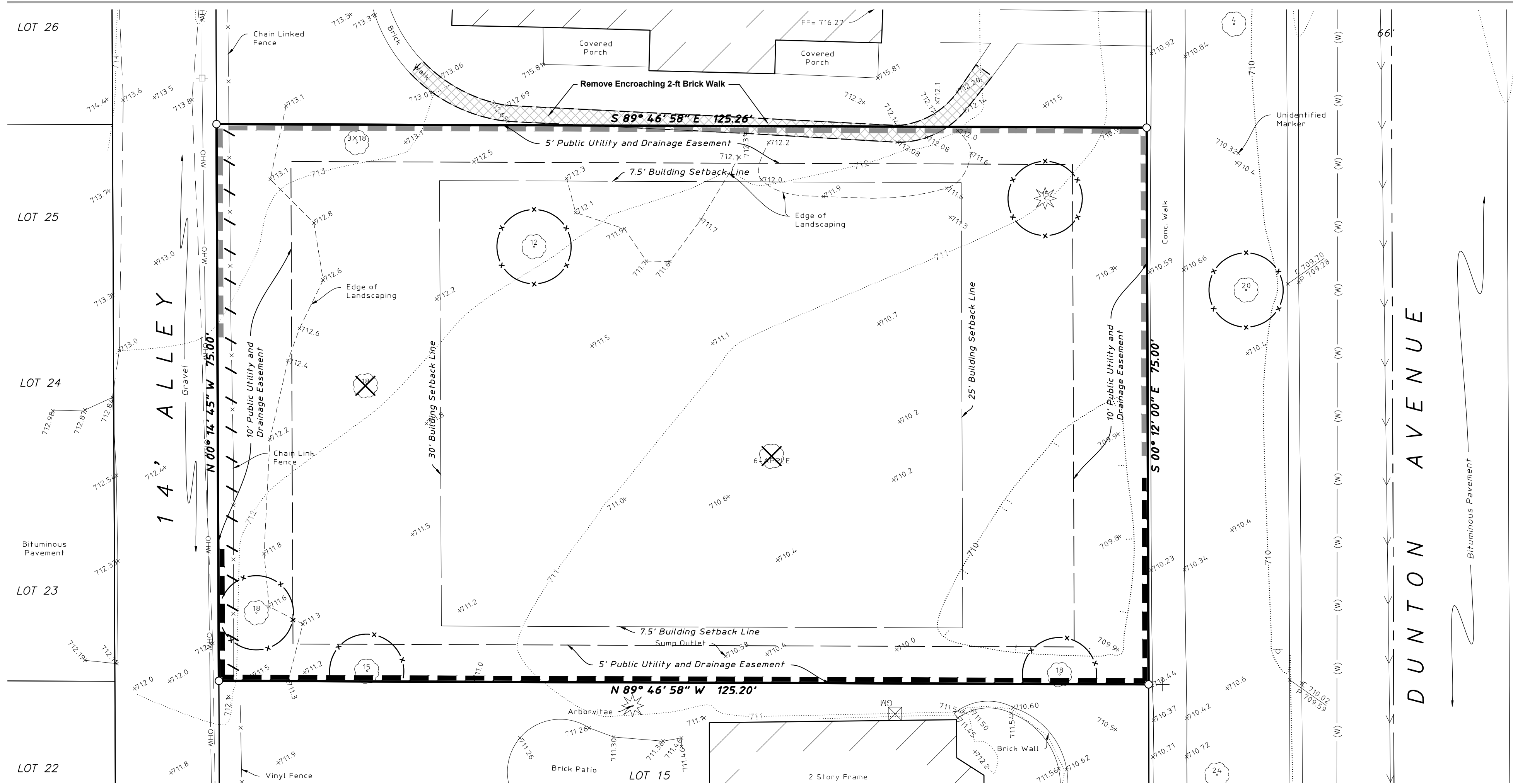


August 19, 2020

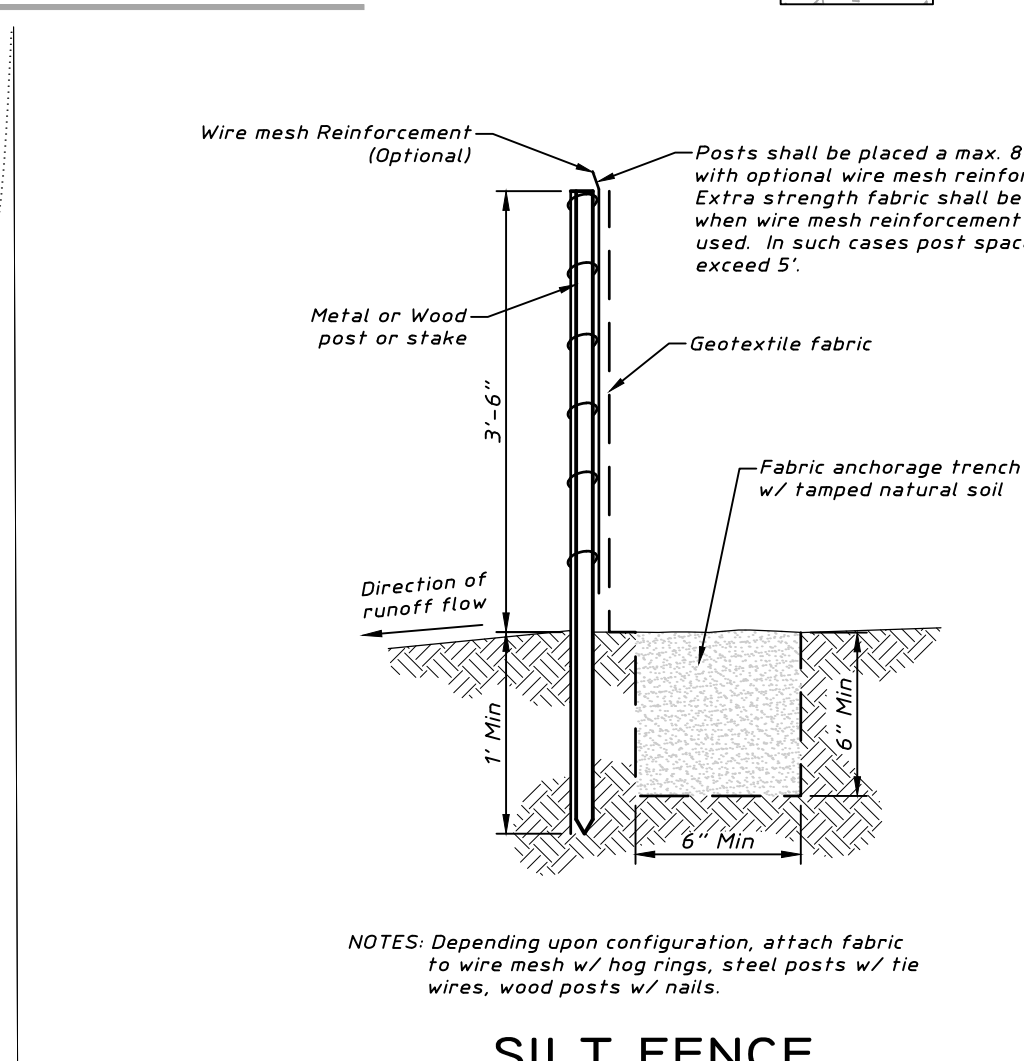
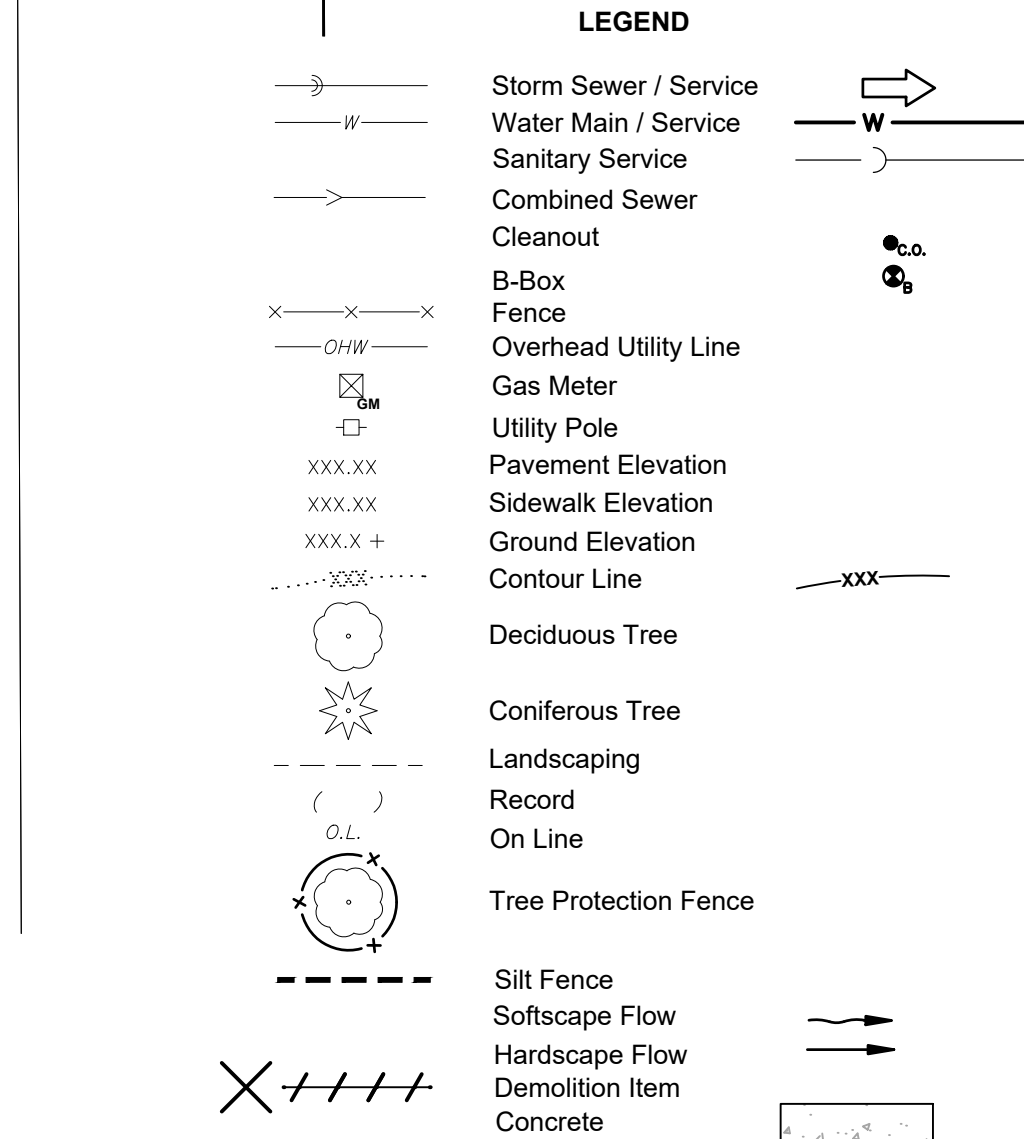
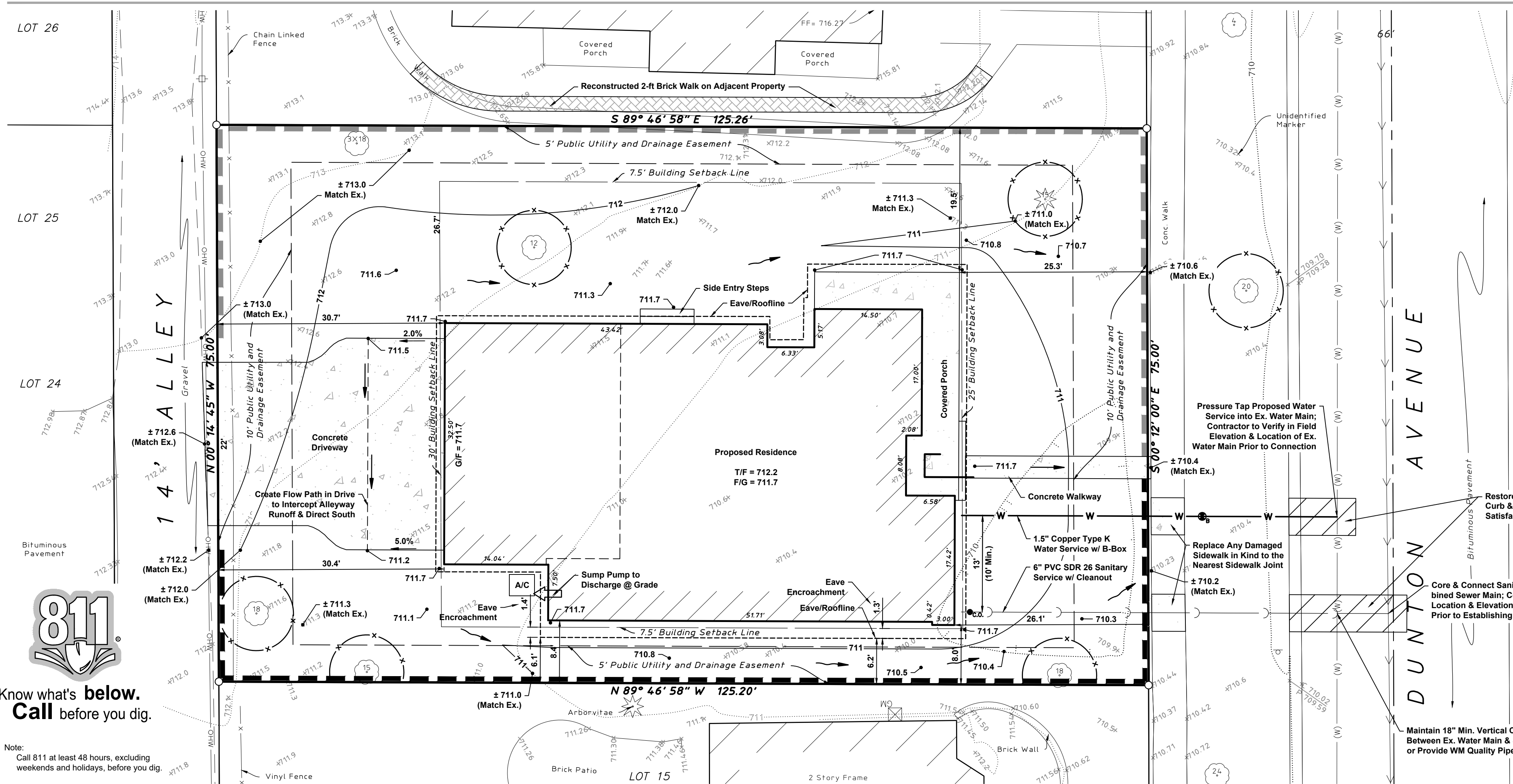
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 20-037

EXISTING CONDITIONS & DEMOLITION PLAN



SITE IMPROVEMENT PLAN



LEGAL DESCRIPTION

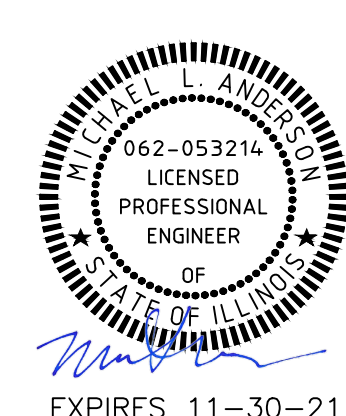
LOTS 12, 13, AND 14 IN BLOCK 6 IN W. H. & J. DUNTON & OTHERS SUBDIVISION OF LOTS 4, 5, AND 6 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOTS 1, 2, 8, AND 9 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 21, 1874 AS DOCUMENT NUMBER 152778, IN COOK COUNTY, ILLINOIS.

IMPERVIOUS COVERAGE CALCULATIONS

EXISTING		PROPOSED	
ENCROACHING WALK...	52	ENCROACHING WALK...	52
HOUSE & GARAGE...		HOUSE & GARAGE...	2,536
DRIVEWAY...		DRIVEWAY...	812
COVERED PORCH & STEPS		COVERED PORCH & STEPS	264
WALKWAY...		WALKWAY...	72
TOTAL IMPERVIOUS...	52	TOTAL IMPERVIOUS...	3,736
% IMPERVIOUS	0.55%	% IMPERVIOUS	39.78%
NET INCREASE		3,684	

Benchmark

CP # 602 (see survey)	
Description: Mag Nail	
Elevation: 709.42	NAVD 88 (Geoid 12A)
CP # 600	
Description: Cross Notch on Fire Hydrant Bolt	
Elevation: 712.66	NAVD 88 (Geoid 12A)



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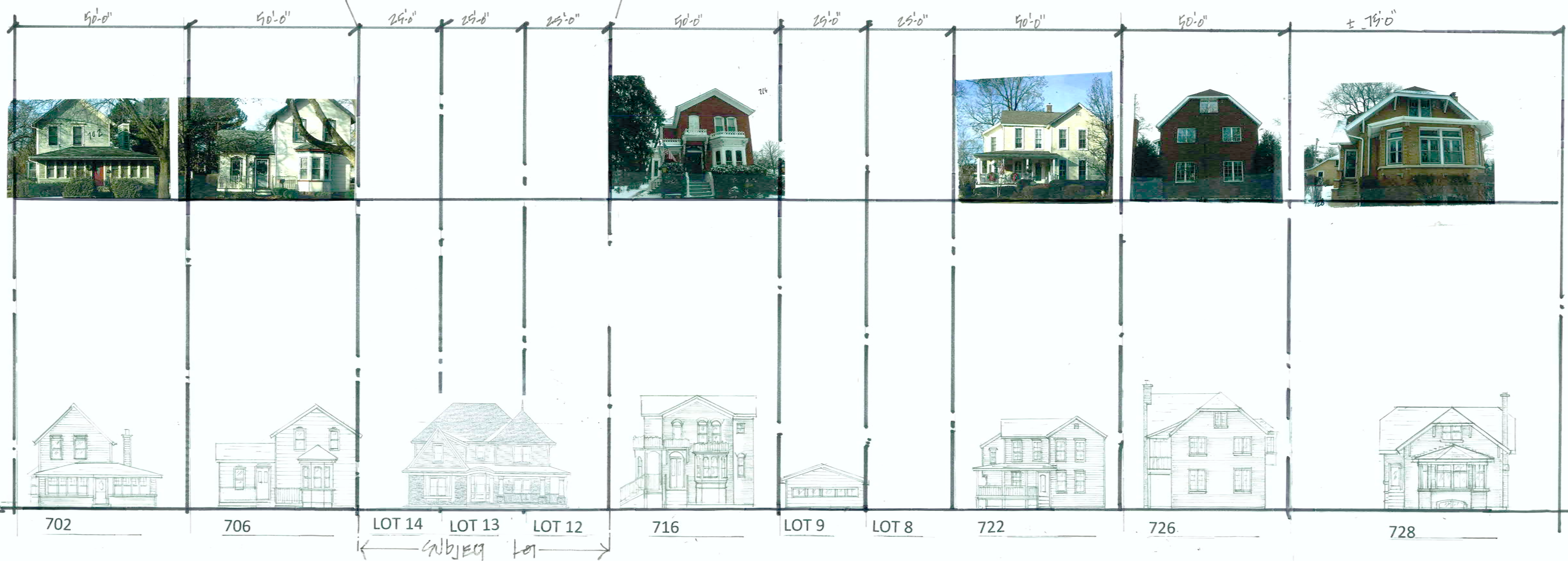
SITE IMPROVEMENT PLAN

SINGLE-FAMILY RESIDENCE
710 N. DUNTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

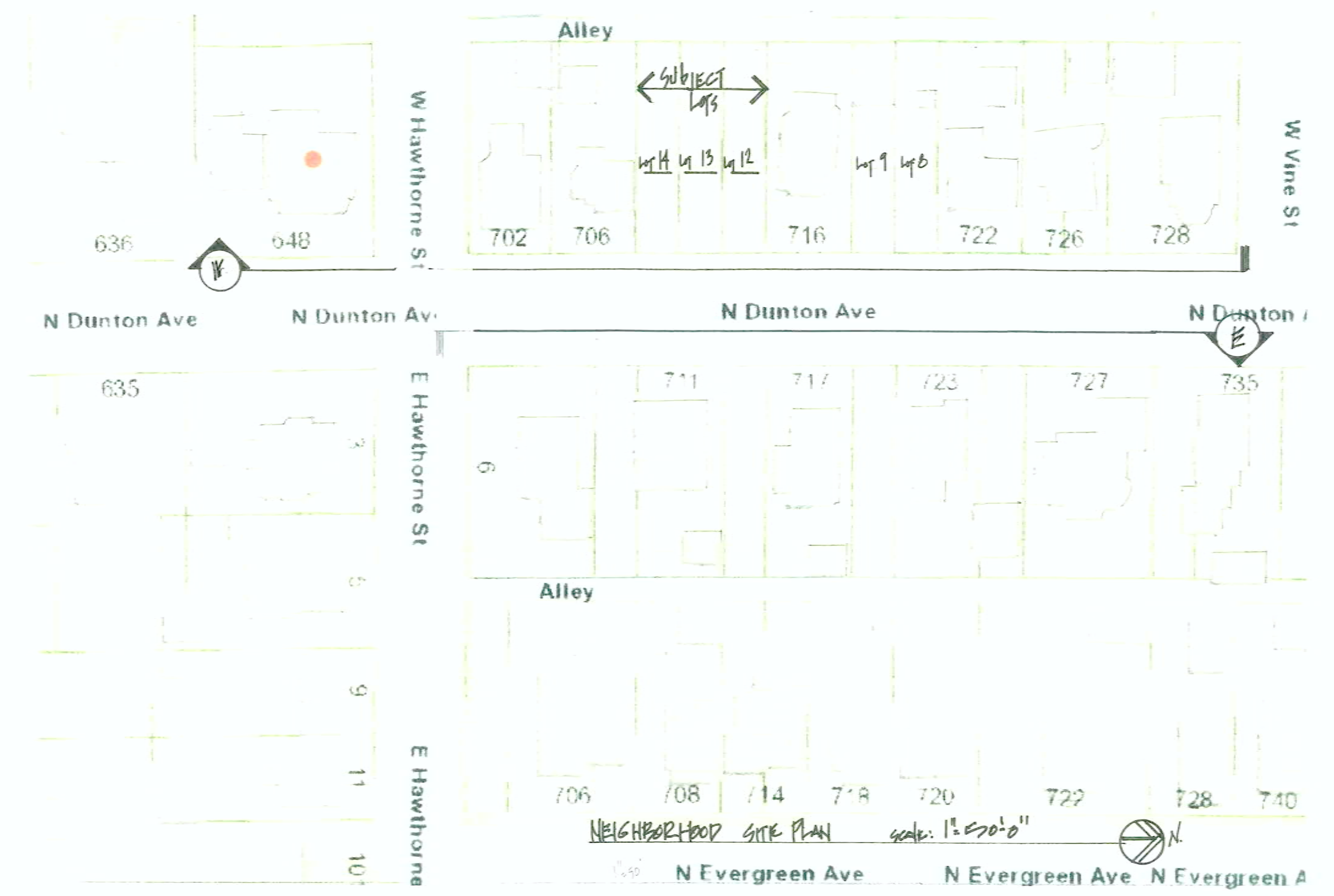
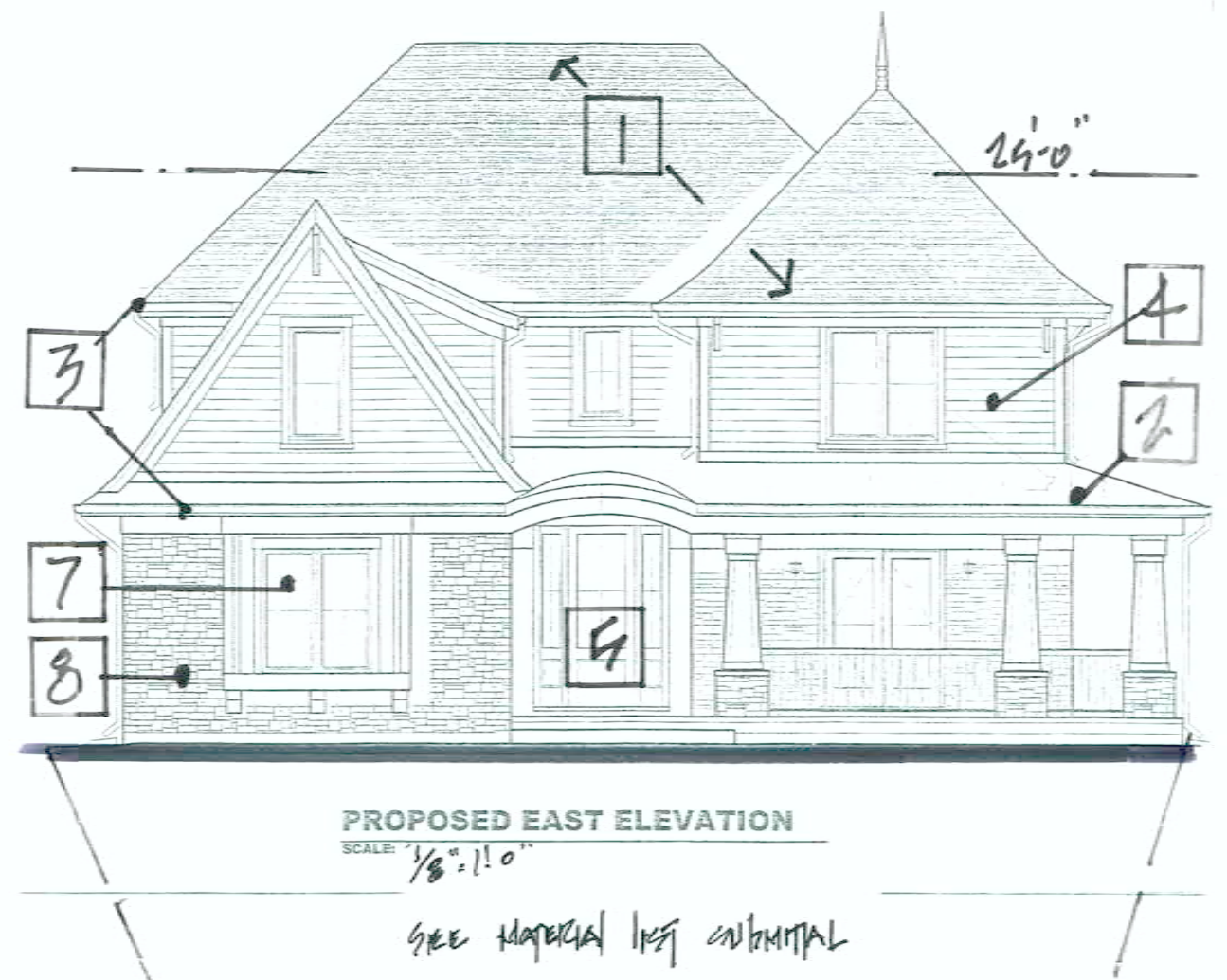
Project Manager: M L A
Engineer: K P N
Date: 05/18/2020
Project No. 19120
Sheet 1



HAWTHORNE STREET



VIEW WEST ON NORTH DUNTON AVENUE



WARNING:
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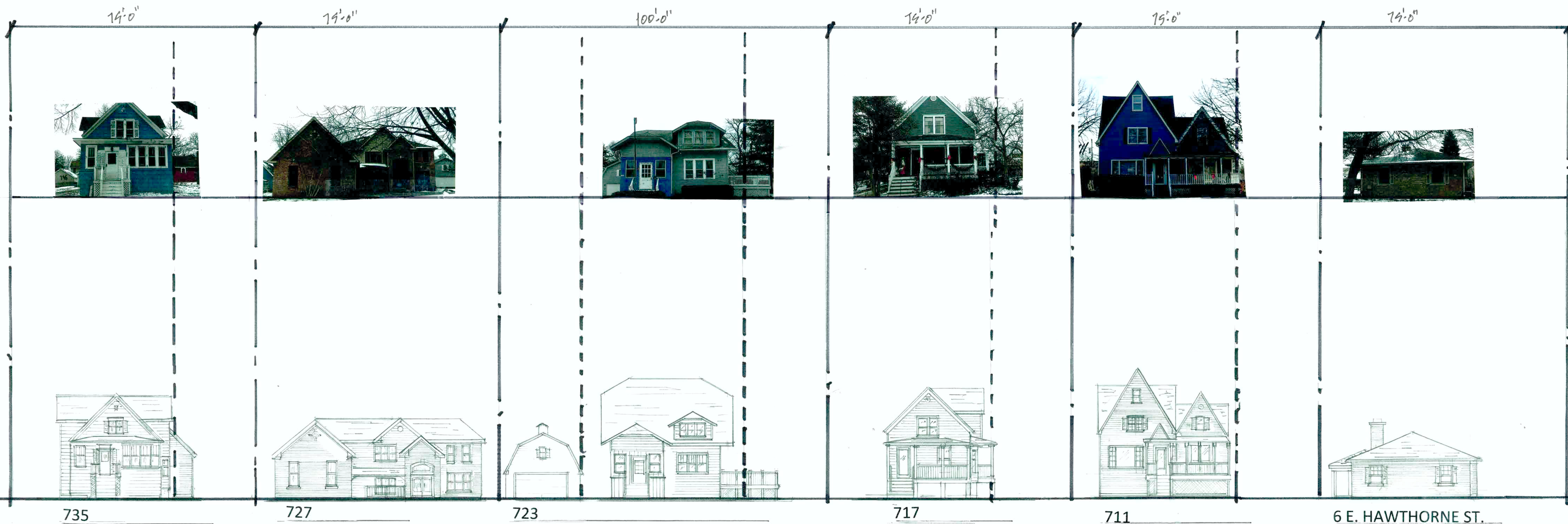
JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

DATE:	
DRAWN BY:	
CHECKED BY:	
SCALE:	
SHEET TITLE:	

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PALATINE, IL 60074
847 991-9154



VIEW EAST ON NORTH DUNTON AVENUE

DATE

DATE:

DRAWN BY:

CHECKED BY:

SCALE:

SHEET TITLE:

SPECIFICATIONS

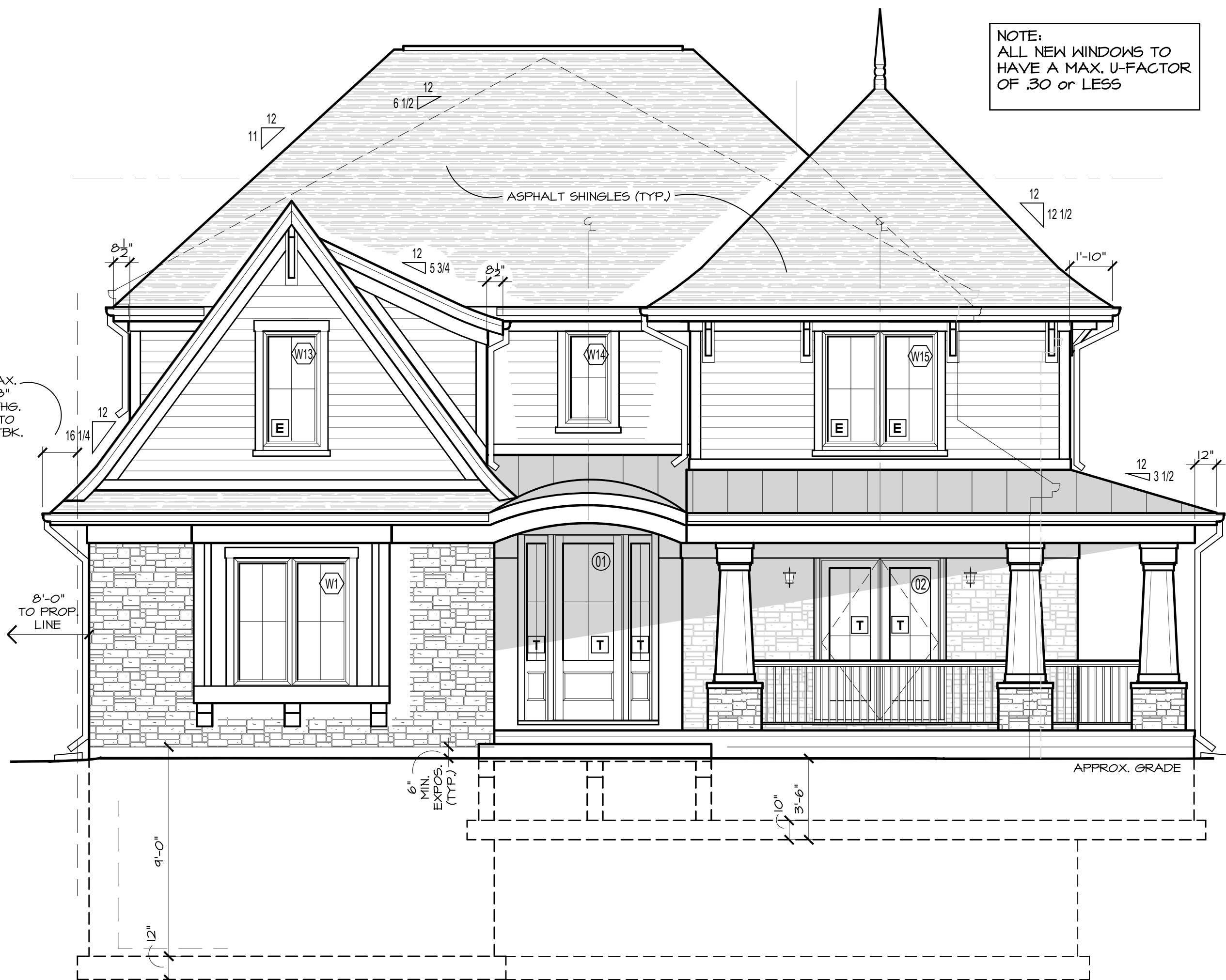
SHEET NUMBER:

OF: TOTAL SHEETS

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PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

E = EGRESS WINDOW
T = TEMPERED GLASS
(SEE SHEET A8 FOR WINDOW SCHEDULE)

NOTE:
FINAL VERIFY ALL FINISHED
GRADES ON CIVIL
ENGINEERING DRAWINGS (BY
OTHERS)

NOTE:
ALL NEW WINDOWS TO
HAVE A MAX. U-FACTOR
OF .30 or LESS

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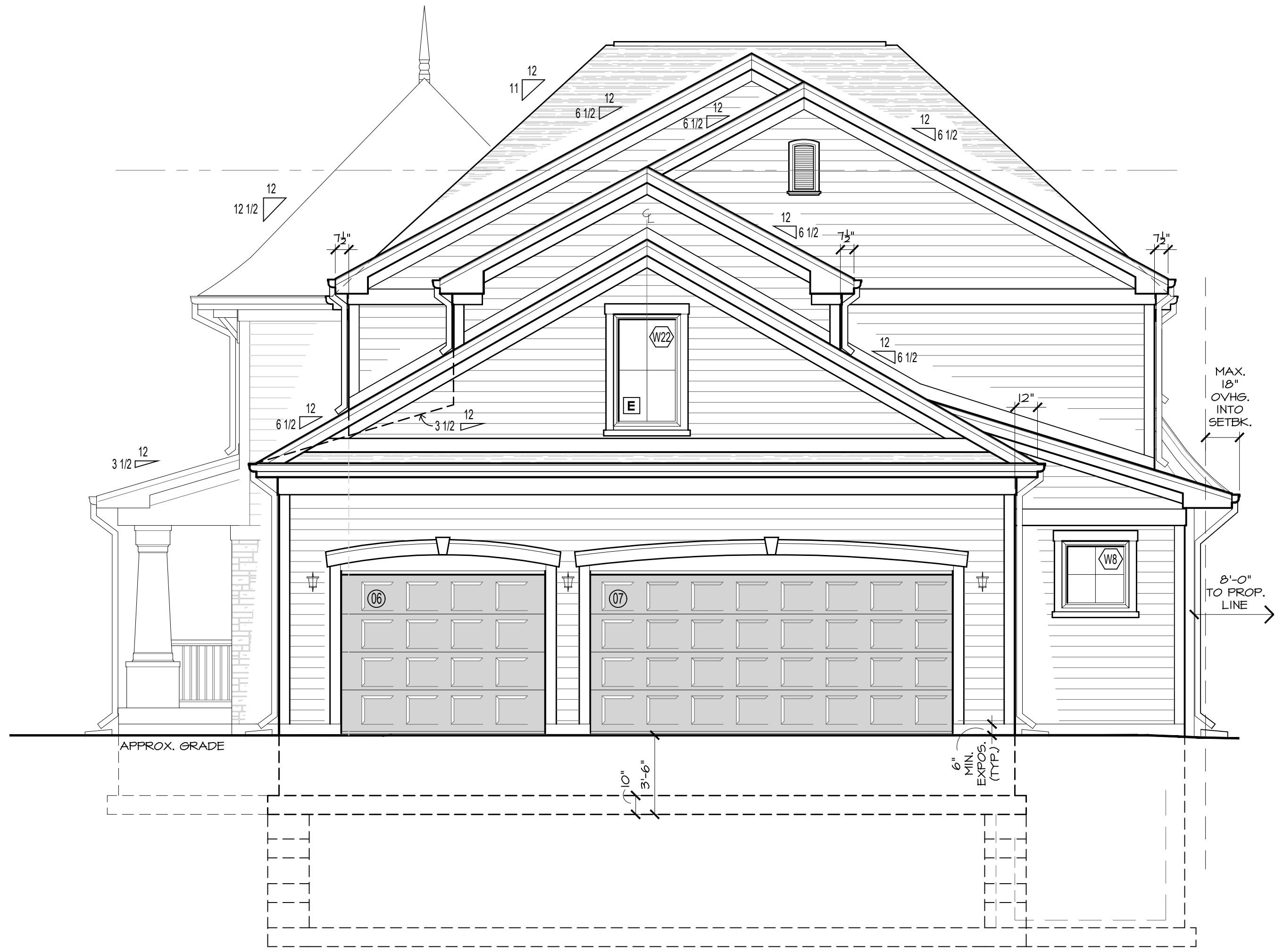
PROPOSED NEW SINGLE FAMILY
RESIDENCE FOR;
75' LOT
DUNTON AVE.
ARLINGTON HEIGHTS, IL

DATE	CLIENT REVIEW	DATE	11/6/20	ADD STRUCTURAL
12/28/19	CLIENT REVIEW			
2/24/20	CLIENT REVIEW			
3/4/20	CLIENT REVIEW			
3/13/20	CLIENT REVIEW			
4/28/20	CLIENT REVIEW			
4/30/20	CLIENT REVIEW			
5/6/20	PROPOSED DESIGN			
6/4/20	PROPOSED DESIGN			

DATE:
DRAWN BY:
CHECKED BY:
SCALE:
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
OF: TOTAL SHEETS

A6



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

E = EGRESS WINDOW
T = TEMPERED GLASS
(SEE SHEET A8 FOR WINDOW SCHEDULE)

NOTE:
FINAL VERIFY ALL FINISHED
GRADES ON CIVIL
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JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

PROPOSED NEW SINGLE FAMILY
RESIDENCE FOR;
75' LOT
DUNTON AVE.
ARLINGTON HEIGHTS, IL

DATE	11/6/20	ADD STRUCTURAL
DATE	4/12/19	CLIENT REVIEW
	12/28/19	CLIENT REVIEW
	2/24/20	CLIENT REVIEW
	3/4/20	CLIENT REVIEW
	3/13/20	CLIENT REVIEW
	4/28/20	CLIENT REVIEW
	4/30/20	CLIENT REVIEW
	5/6/20	PROPOSED DESIGN
	6/4/20	PROPOSED DESIGN
DATE:		© COPYRIGHT 2020
DRAWN BY:		
CHECKED BY:		
SCALE:		SHEET TITLE:
SHEET NUMBER:		
OF: TOTAL SHEETS		

A7

For: 710 N. Dunton Avenue

**Sample
Material Schedule**

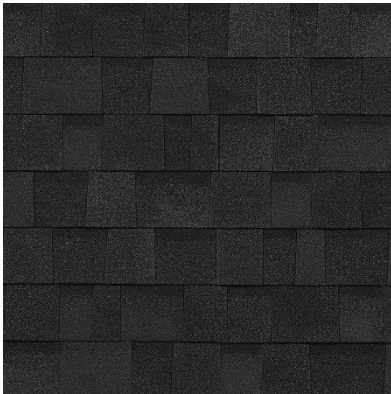
ITEM	MATERIAL	MANUFACTURER	COLOR
Roof	Asphalt	Owens Corning	Onyx Black
Roof	Metal	MBCI	Black
Stone	Stone	Buechel	Stratford Cross
Siding	LP Smartside Woodgrain Lap	Edmund Allen Lumber Co.	White
Windows	Vinyl	Windsor	White
Front Door	Fiberglass	Therma-Tru	Raven
Garage Door	Steel	Clopay	White
Gutters	Aluminum	Alsco	Black 200
Trim/Fascia	LP Smartside	E. Allen Lumber	White

Material Board

For: 710 N. Dunton Avenue

1

Roofing



Material: Asphalt
Manufacturer: Owens Corning
Color: Onyx Black

2

Roofing



Material: Metal
Manufacturer:
Color: Black

3

Gutters



Material: Aluminum
Manufacturer: AlSCO
Color: Black 200

4

Siding and Fascia/Trim

LP SmartSide Basic Colors



Material: LP SmartSide Woodgrain Lap
Manufacturer: Edmund Allen Lumber Co.
Color: White

5

710 N. Dunton – Material Board

Front Door



Material: Fiberglass
Manufacturer: Therma-tru
Color: Raven

7

Windows



Material: Vinyl
Manufacturer: Windsor
Color: White

6

Garage Door



Material: Steel
Manufacturer: Clopay
Color: White

8

Stone



Material: Stone
Manufacturer: Buechel
Color: Stratford Cross