



Agenda
Village of Arlington Heights
Design Commission
Virtual Meeting

July 28, 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/2ZOMiWN>

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 July 28, 2020.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 6/23/20

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#20-046 - 129 S. Highland Ave. - SF/Teardown
- B. DC#20-041 - Verizon Wireless - 375 E. Palatine Rd. / Sign Variation

VII. OTHER BUSINESS

- A. DC Budget - FY2021
- B. Alan F. Bombick Award - Preliminary Review

VIII. ADJOURNMENT

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



**Design Commission
7/28/2020**

Item: Minutes - 6/23/20

Department: Planning & Community Development

ATTACHMENTS:

Description

DC Minutes - 6/23/20

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING
JUNE 23, 2020

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

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

Members Absent: None

Also Present: Mike Firsel, Attorney for *Pet Suites*
Jack Westfall, representing *Pet Suites*
Kyle Wigg, GPD Group for *Pet Suites*
Brad Dethloff & Brendan Durkin, Manhard Consulting for *Pet Suites*
Tim Kratz, Sevan Solutions for *Mariano's Retail Fuel Center*
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 JUNE 9, 2020

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF JUNE 9, 2020.

ECKHARDT, AYE; KUBOW, AYE; SEYER, AYE; FITZGERALD, AYE; KINGSLEY, ABSTAINED.
MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEW

DC#20-038 – Pet Suites – 1050 E. Rand Rd.

Mike Firsell, attorney representing the contract purchaser of the property, **Jack Westfall**, representing the owner, **Kyle Wigg**, representing *GPD Group*, and **Brad Dethloff** and **Brendan Durkin**, representing *Manhard Consulting*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural design of a facade renovation for a new pet boarding facility. This project requires Plan Commission review and Village Board approval for a Land Use Variation to allow a commercial kennel in the B-2 Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The petitioner is proposing to renovate and reuse an existing 16,435 square foot retail building, formerly Teddy's Liquors, to create a new pet boarding facility. Pet Suites is a national pet boarding business that provides day care and overnight services for dogs and cats. The scope of the project includes interior and exterior renovation of the building, new signage, and site improvements. The primary design feature for the exterior renovation is removal of the existing mansard roof feature, and replacement with a new stucco wall with metal "V" groove grid pattern. A decorative green metal canopy will highlight the entrance at the corner of the building. The existing clear anodized aluminum storefront and red face brick will remain. Overall, the proposed design has a fresh clean appearance, and it will be a welcome improvement and update to the property. The proposed materials and colors work well together, and the green canopy coordinates nicely with the wall signage.

The petitioner is proposing two new wall signs, and one new ground sign. The primary wall sign is located on the new stucco wall above the main entrance facing Rand Road. A second wall sign will face Jane Avenue to the north. The wall signs are nicely designed, code-compliant, and they fit comfortably on the building walls. The existing large "Teddy's Liquors" ground sign will be removed in its entirety and replaced with a new code-compliant ground sign to be installed in the same location facing Rand Road. The new sign is a simple design with a purple painted structure to coordinate with the business' branding. Staff encourages the petitioner to consider a more decorative support structure for the ground sign with a brick masonry base to match the building. However, the mature landscaping across the front property line will conceal the base of the sign, so Staff does not object to the proposed post-mounted sign in this location.

The existing rooftop mechanical equipment is located towards the back of the building, so it is not visible from the road. The petitioner has agreed to provide screening, if any visible new mechanical units are installed. There is an existing trash dumpster enclosure at the east corner of the building constructed of slatted chain link fencing. The petitioner is proposing to replace the enclosure in the same location with a new split-face CMU enclosure, which will be a nice improvement. The color of the split-face CMU is not indicated, but it should be required to match or complement the building design.

Staff recommends approval of the proposed architectural design, with a recommendation to provide a more decorative support structure for the ground sign with a masonry base to match the building is encouraged, and that the color of the split-face CMU trash enclosure match or complement the building design.

Mr. Firsell said that he is the attorney for the contract purchaser of the property. Pet Suites will be a tenant at this location; however, the contract purchaser of the property is under the obligation to obtain the entitlements in coordination and cooperation with Pet Suites. He introduced the team working on the project that are participating in tonight's virtual meeting.

Mr. Firsell responded to the comments in the staff report. He said that the existing Teddy's Liquor sign that stands 22-feet tall will be removed; it certainly is not in keeping with the character of the Village, much less the surrounding area. The color of the CMU trash enclosure will match as close as possible to the brick of the building. As it relates to the new ground sign, they considered the option of a 6-foot tall base with a 6-foot tall sign; however, his client felt strongly that due to the 100' plus right of way on this street, a taller ground sign was much more preferable because the sign needs to stand out and lit to help customers when visiting the facility during early morning and evening hours in the winter. They are more than happy to work with Staff if there are other suggestions as to how to treat the pole base of the sign being proposed.

Mr. Firsel concluded his comments and welcomed any questions from the commissioners.

Chair Fitzgerald asked if there was anyone from the public that wanted to comment on the project, and **Mr. Hautzinger** replied that there were virtual public attendees, but none were indicating that they wanted to speak at this time.

The commissioners gave their comments. **Commissioner Eckhardt** said he was very pleased to see a developer and tenant interested in reviving this building on Rand Road, which is an important street in the Village. He was very pleased with the modern aesthetic of the design being proposed, and felt that the partial extension of the new fascia going down the building was a very nice detail. He had no real concerns about the design; it is simple and understated to an extent, and he liked it. He was interested and curious to know if the name of the business will be painted on the roof of the building, which is shown on one of the exhibits, and **Mr. Wigg** said that was not their intent. **Commissioner Eckhardt** concluded his comments at this time.

Commissioner Kingsley said it was a really nice design and she was glad to see the building being updated. The proposed design is simple and straightforward, and she liked the color scheme. She asked if the building material would be stucco or EIFS, and **Mr. Wigg** replied that stucco is being proposed, but they are open to options if necessary. **Commissioner Kingsley** preferred stucco as proposed. She also liked the metal canopies in lime green and how the metal canopy locates the front door; however, she was concerned about heat gain in the three bays of windows not covered by the canopy. She recommended the canopy over the front door could be slightly thicker to signify the front entry, and the canopy be continued so the rest of the windows get some sun protection. **Commissioner Kingsley** further stated that she preferred brick to the split face block being proposed on the trash enclosure, acknowledging that this would be an upgrade. She had no further comments and added that the sign being proposed looks good and does not need to have a brick base.

Commissioner Kubow did not have much more to add and felt this was a vast improvement on a pretty blighted building. He liked the colors and the pop of color being proposed for the building, and said that it sounds as though the petitioner is willing to take on both of the comments that Staff had. He felt the design looked great.

Commissioner Seyer agreed with the comments made by Commissioner Kubow, and he completely agreed that the proposed design looks good. He had no further comments.

Chair Fitzgerald liked the project as well and said it looks really great as proposed. He was okay with the sign as proposed, with a recommendation that the existing hedge along Rand Road be mulched so that it looks cleaner, which will be easier to maintain than trying to mow in between each shrub. He had no further comments.

Mr. Hautzinger clarified that the large wall mounted dog silhouette sign shown in the rendering is not in the scope of the project. **Mr. Firsel** confirmed that they do not plan to include the dog logo.

Chair Fitzgerald asked again if there was anyone from the public that wanted to comment on the project, and **Mr. Hautzinger** replied there was none.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE ARCHITECTURAL DESIGN FOR PET SUITES TO BE LOCATED AT 1050 E. RAND ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 5/27/20, AND TRASH ENCLOSURE AND SIGNAGE PLANS RECEIVED 6/12/20, 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 TO PROVIDE A MORE DECORATIVE SUPPORT STRUCTURE FOR THE GROUND SIGN WITH A MASONRY BASE TO MATCH THE BUILDING, TO BE REVIEWED BY STAFF.**
- 2. A REQUIREMENT THAT THE COLOR OF THE SPLIT-FACE CMU TRASH ENCLOSURE MATCH OR COMPLEMENT THE BUILDING DESIGN, TO BE REVIEWED BY STAFF.**

3. A RECOMMENDATION TO CONSIDER EXTENDING THE CANOPY AT THE FRONT ENTRANCE TO PROVIDE SUN PROTECTION OF THE WINDOWS ALONG THE STOREFRONT.
4. A RECOMMENDATION TO PROVIDE MULCH IN LIEU OF GRASS ALONG THE HEDGE OF SHRUBS LOCATED AT THE FRONT OF THE PROPERTY.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.
6. ALL SIGNAGE MUST MEET CODE, CHAPTER 30, OR APPROVED VARIATIONS.

Mr. Hautzinger asked for clarification on the first two items in the motion; is the intent that it be a requirement for a more decorative ground sign base? **Commissioner Kubow** said that he remembered the petitioner previously stating that they were in agreement with this; he intended it to be a requirement to be approved by Staff. **Mr. Firsell** clarified that he previously said that rather than have the straight, purple pole being proposed for the ground sign, they might be able to do something else with that support and can work with Staff on this; however, it is not their intention, nor are they able to do a full blown ground structure with 6-foot masonry base and a 6-foot sign on top of it, as suggested by Staff.

Commissioner Kubow asked the petitioner what their intentions are right now with the ground sign. **Mr. Firsell** replied that the ground sign they are proposing will have plantings at the base that will take up 3 to 4-feet of height, and the hedge along the street is already 3 to 4-feet tall, so in order to maximize the exposure of the ground sign to go to the code allowed 16'-6" with a 6' x 9' sign. They are open to some sort of a different color or design or material for the pole, and to work with Staff to determine what type of decorative support structure the commissioners are looking for.

Commissioner Kubow asked the commissioners if they were comfortable with Staff working with the petitioner on this matter. **Chair Fitzgerald** said he was completely comfortable with that, mainly because the hedge is going to hide whatever the petitioner does. **Commissioner Eckhardt** was also comfortable with Staff working with the petitioner on this. He said that he likes the purple pole to match the sign, and he was okay with some detail at the ground level, assuming the existing hedge is a year-round green hedge. He felt it was unnecessary to build a brick base behind where it cannot be seen by the public; if the petitioner wants to make a few changes to the ground sign, then Staff can review and approve it, or bring it back to this commission if they are unsure.

Chair Fitzgerald clarified that the existing hedge is deciduous; the leaves will fall off in the winter; however, it is still a pretty dense branch structure and the sign post would still be hidden pretty well during the winter. **Mr. Hautzinger** added that code requires additional landscaping around the base of any ground sign, so more landscaping will be added on the backside of the existing hedge around the base of the sign. **Mr. Firsell** confirmed this.

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

1. A RECOMMENDATION TO PROVIDE A MORE DECORATIVE SUPPORT STRUCTURE FOR THE GROUND SIGN WITH A MASONRY BASE TO MATCH THE BUILDING, TO BE REVIEWED BY STAFF.

COMMISSIONER SEYER SECONDED THE AMENDED MOTION.

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

ITEM 2. COMMERCIAL REVIEW

DC#20-042 – Mariano's Retail Fuel Center – 406 E. Northwest Hwy.

Tim Kratz, *Sevan Solutions*, was present on behalf of the project.

Mr. Hautzinger said that there are currently 10 people from the public listening/viewing tonight, and he wanted to clarify that tonight's review is for the Design Commission portion of the project. The project is also scheduled for Plan Commission review on July 22, 2020, with formal notification required for the Special Use for an automobile service station. The focus of the Design Commission review tonight will be on building design and signage only. All other aspects of the project will be reviewed by the Plan Commission.

Mr. Hautzinger also said that Staff received an email late today from the Arlington Heights Park District regarding this project, which is being shared tonight. The Park District is the owner of all adjacent properties around Recreation Park, with the exception of this corner site and one single-family home on Belmont Street. The Park District has a Master Plan for Rec Park that entails expansion into these areas at some point in the future, and they have concerns about the redevelopment of this corner property. They want to go on record to state that "this proposal for the site does not fit with the Arlington Heights Park District Recreation Plan or the overall plan for this Arlington Heights Area". They had a few other specific concerns; however, comments pertaining to the review of the design tonight are that they do not have any comments on the brick or mortar color, and that the proposed signage at the corner is unwanted, too large, and too close in location to the residential housing in this area. They feel this is the wrong location for this project and that it does not mesh with the Master Planning of Recreation Park, nor the residential area of Recreation Park.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural design for a new retail fuel center. The site is currently developed as a Shell gas station with automotive repair. The petitioner is proposing to demolish the existing facility to allow construction of a new Mariano's retail fuel center. The scope of the project includes a complete redevelopment of the site including new fuel pumps, fuel pump canopy, a small attendant sales kiosk building, landscaping, trash enclosure, and signage.

The proposed design is based on Mariano's retail fuel center prototype. Staff obtained an image of a recently completed project based on the same prototype, colors and material, from Oak Lawn, which was presented. The exterior materials consist of a tan color stone base, orange tone face brick, and silver metal canopy/fascia with tan painted accent stripe. Overall, the proposed design is nicely done, and has a fresh modern appearance. The materials are high quality and the colors are well coordinated. The tan stone and silver fascia complement the existing nearby Mariano's grocery store. However, the proposed orange tone brick with natural mortar does not match the dark red brick with tinted mortar used on the grocery store. The Design Commission should evaluate if the brick and mortar colors should match the nearby Mariano's grocery store.

The petitioner is proposing to provide one ground sign and three canopy-mounted signs. Canopy signs are allowed for automobile service stations up to 25% of the signable area. The proposed canopy signage appears to comply with code, and will be located on the east, west, and south faces of the canopy.

In regards to the ground sign, the petitioner was proposing to reuse and rebrand the existing Shell gas station sign. However, the existing ground sign is encroaching into the required 12-foot clear visibility triangle, which is a required clearance at the street intersection and is measured along the property line. Therefore, to comply with code, and for safety, the sign needs to be moved outside of the 12-foot visibility triangle. The proposed ground sign design is a nice design, however, the need to relocate the sign represents an opportunity to provide a new design which can enhance the appearance at this key location along Northwest Highway. Currently, the Village is working on the implementation of beautification plans along Northwest Highway, and one goal of the Northwest Highway corridor beautification plan is, "*to beautify the corridor as an asset to the community, and to promote participation by adjacent property owners and businesses to develop and maintain corridor beautification.*" With these goals in mind, it is recommended that the existing sign be replaced with a new shorter sign with a brick/stone masonry base to match the proposed fuel center design, similar to the ground sign at the recently completed

Mariano's fuel center in Oak Lawn.

In response, the petitioner provided Staff with an alternate proposal for the ground sign that was received this afternoon; they have agreed to eliminate the proposed sign at the corner, and are proposing to relocate it to the driveway off of Northwest Highway, as well as revising the design to be a shorter sign similar in character to the sign at Oak Lawn. Staff always encourages monument style signs, and is pleased to receive this revised design for Mariano's. Specific dimensions of the revised sign will need to be reviewed by Staff for code compliance, as well as confirming that the location of the new ground sign is outside the 12-foot visibility triangle.

One new mechanical unit is proposed to be located on the roof of the kiosk building which will be fully screened with a unit screen to match the tan fascia. A small trash and I.T. equipment enclosure are proposed to be located at the rear corner of the site. The enclosure is nicely designed, using the same exterior materials as the kiosk building and fuel canopy.

Staff recommends approval of the proposed design, with the comment about evaluating the brick and mortar colors as it relates to the nearby grocery store, and also recommends approval of the revised sign rendering presented tonight with the revised location of the ground sign and the lower height.

Chair Fitzgerald asked if the petitioner had any comments at this time.

Tim Kratz said that Mariano's is going to lease the property; the property is being purchased by a developer that is working with Mariano's hand-in-hand to achieve the entitlement as well as permits, similar to the previous project reviewed tonight. Their intent is to create a cohesive gas station with the Mariano's grocery store. There are different prototypes based on either a store lot location or a remote lot such as this site. After discussions with the Mariano's team, they are in agreement with Staff's suggestion to match the color of the brick and mortar of the nearby Mariano's store; the idea is that the fuel center and the store being a unified offering. They appreciate the suggestion and would condition this as part of an approval. **Mr. Kratz** also commented about the revised monument sign option; there will be a brick base that matches the brick on the canopy and the kiosk, as well as low-grow landscaping around the monument sign to the maximum of 3-feet. The intent is to see the pricing on the monument sign from the street. **Mr. Kratz** also said that although this new fuel center is connected to the Mariano's store, it will be open to anyone to use; however, customers with a Mariano's rewards card that purchase groceries at the store, will receive a discount at the fuel center. This is why it is important to have the Mariano's logo on the canopy and sign, ensuring that customers are fully aware that the 2 sites are connected.

With regards to the small trash enclosure and I.T. room being proposed at the rear corner of the site, **Mr. Kratz** explained that the I.T. room will house the server equipment that connects this fuel center back to the Mariano's store, and will consist of a small kiosk with no access to customers; only 2 restrooms will be accessible by customers. The intent is to clad both the trash enclosure and the I.T. room in masonry to match the overall cohesive look of the site. **Mr. Kratz** welcomed questions and comments from the commissioners at this time.

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

The commissioners gave their comments.

Commissioner Kingsley asked if drawings were provided that show context elevations, and **Mr. Hautzinger** presented a context elevation exhibit that showed the existing building to the north with the proposed new fuel center. **Commissioner Kingsley** said her initial reaction to the proposed fuel center is that it is well designed and fits in with the Mariano's store; however, she felt it was out of context for this location. She understood that the materials and signage are to connect it to Mariano's, but she felt there was a disconnect and that it is sitting within a residential area and therefore should respond to the residential surrounding that it is in. She asked about the reason for the 15'5" height of the canopy, versus the existing 11'-8", and **Mr. Kratz** replied that the 15'5" height is the nationwide standard used by Kroger/Mariano's for canopy height clearance for tankers or other large vehicles. **Commissioner Kingsley** said because this site is located in more of a residential area, she asked if the canopy height could be lowered and also be fueled at the same time to show some indication that those national standards for gas stations can be altered for different locations.

Commissioner Kingsley also asked for clarification of the material on the canopy, on the top portion of the wall above the brick, and at the top of the kiosk. **Mr. Kratz** said it would be an aluminum composite material. **Commissioner Kingsley** said it appeared to be a silver and beige metal composite; however, she felt it should only be silver, since the Mariano's store does not have any of the beige color. She added that she was not in support of the stepped coping shown in the Oak Lawn exhibit, and **Mr. Kratz** clarified that they are not proposing the coping at this location; that detail was specifically requested for only the Oak Lawn location. He added that the color tone of the metal composite is part of the national branding for Kroger. **Commissioner Kingsley** pointed out the transformer box located at the corner of the site and asked if it would be located there or closer to the trash/I.T. enclosure area. **Mr. Kratz** said they are currently reviewing other locations to relocate the transformer. **Commissioner Kingsley** also asked about the ice machine and other elements shown to be 'For Sale' in the renderings and drawings; she asked Staff to show the floor plan where these items are proposed. **Mr. Kratz** explained that these elements are part of the outdoor sales package; grab-and-go items, all of which would be secured after hours. **Commissioner Kingsley** pointed out that there appeared to be one sales display in front of each of the gas pumps, as well as an ice machine and 4 more displays around the kiosk. **Mr. Kratz** clarified that the displays around the kiosk are reach-in coolers, not a vending machine that requires money, and shelving units are located along the dispensers, three on the south side and two on the north side. Only the reach-in coolers will have lights.

Commissioner Kingsley said that in general, she is not in favor of this project. This commission is supposed to take into account the context, and she felt this proposal did not sit well with the surrounding residential area. She was very sad to see that the existing rocket sign will be lost, and if this project moves forward, she would recommend or require the petitioner to find someone local to repurpose the rocket, such as the museum in Arlington Heights. The rocket is somewhat of an icon in the Village and it is disappointing to see it go. **Commissioner Kingsley** felt this site should have something a little more high-class, a little more refined and clean, with minimal amount of extraneous selling points around it. She felt the canopy was too tall and it was disassociated with Mariano's.

Commissioner Kubow said it was tough for this review to not include the context and land use and surroundings, which play a huge part in this. So while he concurs with many of the things said by Commissioner Kingsley, he was going to keep his comments strictly on the design being proposed, and not think about the proposal in its current location and if it was placed anywhere else in the Village. Given its location, it is hard not to think about context, but he would leave it to the Plan Commission to have those discussions. As for the design, he felt it was a vast improvement to what is currently there. The design is very clean, he loved the color scheme, and he appreciated Staff's recommendations on the relocation of the ground sign, which helps soften the overall impact. He would approve the project as proposed, with the relocation of the ground sign to be a requirement.

Commissioner Seyer concurred with the comments made by Commissioner Kubow. He greatly appreciated Staff's recommendation and the petitioner's commitment to use the same brick as the Mariano's store, as well as the revised ground sign and new location that is greatly preferred. He felt that the amount of redesign being proposed here is a large improvement over the existing conditions, even with the historic nod towards the rocket. He wanted to see this quality all along this stretch of what he considered a bit automotive and commercial. He was okay with the height of the canopy because the pillars that support it are well done, and since the brick will match the Mariano's store, he felt the two would tie together well. He was in favor of the project.

Commissioner Eckhardt said that for the record, he read the letter submitted by the Park District and it was not for him to determine the best use for this site. That being said, the charge of this commission is to review the design being presented and he intends to do that. He concurred with the suggestion to match the brick, and he concurred with moving the ground sign to another location. He pointed out the white fence being proposed and felt that white fences of this size and nature can be really white, especially next to a residential use, which concerns him. He asked the petitioner what material the fence would be and wondered if a softer color might be an option. He had no issues with the rest of the project and had no further comments at this time.

Chair Fitzgerald said that overall, this is a nice looking project; he liked that the brick color will match the Mariano's store and he liked the revised monument sign and location. He felt that Commissioner Eckhardt's comment about the fence color was

a great point; he was okay with the fence from the front side, but was concerned about how it will look like to the residents on the other side and from Rec Park. He liked the idea of trying to repurpose the rocket, and he wanted the materials being proposed for the building to be approved by Staff since the commissioners are not able to see the actual materials tonight. He also wanted the landscaping to be approved by Staff because he felt it would be a little different than what is being shown tonight. **Chair Fitzgerald** was concerned with how this project fits into the neighborhood, which is awkward. While the existing building is not very appealing, it does block the lights from the canopy as well as the fueling activity. He questioned how the light from the new canopy will impact the adjacent home and the park, which is a 360 from the existing which almost forces all of the attention onto Northwest Highway. He was very concerned about the design because of its close proximity to a residential area, and he felt it should fit in better. He was not in favor of the project.

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

Mr. Kratz responded to the comments made by the commissioners. He said that the purchaser of this property has the rights to the rocket and is not opposed to salvaging it prior to demolition; they understand the historical value of the rocket. They are open to considering a different color for the fence, which is intended to be a 6' tall vinyl fence, and he suggested a more neutral color such as beige or sandstone similar to the color on the canopy. With regards to the landscaping, a 6' tall fence would be installed, as well as 8' tall Arborvitae for added screening over the fence for the adjacent homes; the additional amount of landscape area was left intentionally for this reason. **Mr. Kratz** said that he understood the concerns about the direction of traffic within the site and the impact of headlights on the adjacent properties, which they considered during their planning process; however, they feel that both the fence and the amount of landscaping being proposed in front of it will provide a good barrier. Additionally, there is mature vegetation that exists at the rear of the property where the trash enclosure is being proposed. Per Village code, the canopy lights would be directed downward, flush mounted and designed to have a zero foot candle at the property line to the north and to the east. **Mr. Kratz** reiterated that they appreciate the comments tonight and the time spent reviewing the design to get to something that everyone likes.

Chair Fitzgerald asked if a landscape plan was submitted as part of this review and **Mr. Hautzinger** said there was not because the landscape plan would be reviewed as part of the Plan Commission process. **Chair Fitzgerald** said that the 8' tall Arborvitae being proposed is a very respectable height that will eventually grow to screen the adjacent properties; however, this would be dependent on the species and how close together they are planted. If a motion is made tonight, he wanted to make sure that this ends up being a solid screen wall over 15' tall as it grows. Also, he still had concerns about the big long plastic fence being proposed between this site and the adjacent homes, and how it forces those homeowners to now have to landscape to hide the 6' tall fence. He suggested a natural cedar fence as an alternative that would appear more organic; natural cedar panels with steel posts so the posts do not rot. **Commissioner Kingsley** felt this was a better solution because the fence would be less shiny and have less light reflection off it. She added that this is somewhat of an entry into the downtown area, so the more noble the material the better. She asked if Village code requires a zero foot candle to be at both the south and the west lot lines, and **Mr. Hautzinger** said he did not know the specific requirements regarding photometrics for this project. **Mr. Kratz** said it is slightly more than zero at the right-of-way lines, and **Commissioner Kingsley** liked that it is zero on the north and the east; however, she was very concerned about the light levels from the railroad tracks to the south. She acknowledged this is not under the purview of this commission, but she wanted the record to show her comments for Plan Commission. She also felt the motion should include a requirement that the rocket find a new home in the Village, and **Chair Fitzgerald** agreed.

Commissioner Eckhardt was having difficulty with the fact that this site has been a gas station for over 35 years, while understanding the altruistic need for the Park District to eventually obtain a cohesive corner site here. Without question, this is a busy commercial corner, and it is hard to say that the proposed fuel center is not appropriate for this site when it has been a gas station for a very, very long time; however, that was a matter for the Plan Commission to review. As a Design Commission member, he was obligated to critique the design and not play planner, but at the same time for the record, he was sympathetic to what the site might be, and hoped that the Plan Commission can grapple this very difficult and complicated situation. That being said, he made the following motion.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR MARIANO'S RETAIL FUEL CENTER

TO BE LOCATED AT 406 E. NORTHWEST HIGHWAY. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 6/05/20, REVISED COLOR RENDERING RECEIVED 6/23/20, 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 BRICK AND MORTAR COLORS BE REVISED TO MATCH THE NEARBY MARIANO'S GROCERY STORE.
2. A REQUIREMENT THAT THE GROUND SIGN LOCATION AND DESIGN BE REVISED AS SHOWN ON THE REVISED RENDERING SUBMITTED TONIGHT.
3. A REQUIREMENT THAT THE FENCE ALONG THE NORTH PROPERTY LINE BE NATURAL CEDAR WITH STEEL POSTS, INSTEAD OF WHITE PVC, TO BE REVIEWED BY STAFF.
4. A REQUIREMENT THAT THE ELECTRICAL TRANSFORMER ON THE GROUND BE SCREENED, AND IF THE I.T. ENCLOSURE IS MOVED TOWARDS THE ROAD, THAT IT BE SCREENED AS WELL.
5. A REQUIREMENT THAT THE PETITIONER SUBMIT SPECIFIC DETAILS AND CUT SHEETS OF THE VARIOUS SALE FIXTURES THAT WILL BE POSITIONED ON THE SITE, FOR PLAN COMMISSION REVIEW TO ENSURE THAT THE FIXTURES WILL BE AS SUBMITTED AND NOT ENHANCED OR MOVED AROUND.
6. A REQUIREMENT THAT THE PETITIONER SUBMIT DETAILED LIGHTING PHOTOMETRICS FOR PLAN COMMISSION REVIEW, TO ENSURE THAT LIGHT LEVELS ARE ACCEPTABLE TO THE ADJACENT RESIDENTIAL PROPERTIES.
7. A REQUIREMENT THAT THE APPROPRIATE TYPE OF ARBORVITAE ALONG THE NORTH PROPERTY LINE BE PLANTED CLOSE TOGETHER TO FORM A SOLID 15-FOOT TALL SCREEN WALL AT MATURITY.
8. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Seyer said that he realizes the gravity of all the discussions happening around this site, with the adjacent residential properties, and he keeps thinking about the 7-Eleven site at Wilke and Golf Road that is also next to residential properties; however, it has a big building separating the two because it was needed. This site does not need a big building to separate the two and is gaining more open space instead; however, the quality of the open space has to be of the highest quality that can be required. He did not think this building could be redesigned to mitigate the issues being discussed tonight, and he also felt that the highest and best use for this site is what is being shown tonight. For as long as this site has been a gas station, he questioned what an environmental study on this site would show if another use was proposed here. He felt that anyone else proposing any other use for this site would have a real hard time making this site a successful development. **Commissioner Seyer** liked the use being proposed, although not part of this commission's decision, and he kept going back to the benefits and the detriments; to him it is all about the quality of the open space, so he supports the motion that has been made, with the requirements for a high quality fence and green space, and the photometrics study that is a very important element to approve. That being said, he was supportive of the motion with those comments.

Commissioner Kingsley commented that the rocket was not included in the motion and asked if it should be, and **Commissioner Eckhardt** agreed.

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

9. A REQUIREMENT THAT THE PETITIONER MAKE EVERY EFFORT POSSIBLE TO EITHER SELL, GIVE, OR PRESERVE THE ROCKET SIGN TO EITHER THE HISTORICAL MUSEUM, ARLINGTON HEIGHTS ARTS COMMISSION, OR OTHERS BECAUSE IT IS AN ARLINGTON HEIGHTS ICON.

COMMISSIONER SEYER SECONDED THE AMENDED MOTION.

Mr. Hautzinger said that in regards to the motion he was concerned about the potential for overlapping requirements between the Design Commission and the Plan Commission. He noted that the Plan Commission will be reviewing the fence, transformer screening, sales fixtures, photometric, and landscaping. He did not see any issues with the Design Commissions requirements, except for the requirement for the Arborvitae to be 15' tall and create a solid screen, which could become a conflict during the Plan Commission review, and he suggested it be a recommendation instead. **Commissioner Eckhardt** suggested the requirement remain in the motion, with the addition of the words 'unless overruled by the Plan Commission'. **Chair Fitzgerald** said the requirement about the Arborvitae was the only way he could support the project, and **Commissioner Eckhardt** agreed, saying it was a go or no-go item for him.

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

ITEM 3. GENERAL MEETING

Commissioner Kubow asked for an update on the status of the annual Alan Bombick award. **Mr. Hautzinger** said it was decided at the last meeting that the commissioners want to proceed with the award this year, despite the possible challenges with the presentation. He encouraged the commissioners to submit any projects for consideration, which will be shared with the commissioners at a future meeting.

Chair Fitzgerald thanked Staff for putting together the webinar Design Commission meetings that have been running very well the past few months, and the other commissioners agreed.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:00 PM.

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

From: [REDACTED]
 Sent: Thursday, June 25, 2020 11:54 AM
 To: Hautzinger, Steve <shautzinger@vah.com>
 Subject: A-Hts: Design Commission public comment, 6/23

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Mr. Hautzinger,

At the virtual *Design Commission* meeting on June 23, I was not able to remotely participate after two attempts that evening. I feel it was probably a technical difficulty that prevented my public comment, trailing below. Usually, these remote meetings have been working well.

As a result, please include the following comment in the official meeting minutes for June 23 and also forward this comment onto Design Commission Chairman Fitzgerald.

If you have any questions please call me.
 Thank you in advance.

Sincerely,
 Keith Moens
 [REDACTED]

Design Commission meeting public comment for June 23, 2020:

TO: Design Commission Chairman Fitzgerald,

Please consider following *Robert's Rules of Order* (RONR) as outlined in the *Arlington Heights' Municipal Code* (AHMC) on the following two New Business items tonight, DC#20-038 and DC#20-042.
 (Further reference, see email dated 11/25/19)

1) No discussion is allowed prior to a main motion being put on the floor:

This simple parliamentary correction to allowing discussion prior to a main motion being made would focus the Design Commission on what is germane, and, in turn, keep business 'on track' and save time during meetings.

2) The motion-maker does not own the main motion:

Once a main motion has been moved and seconded, the presiding officer must then *immediately* state the question and call for debate. The motion is now formally on the floor and belongs exclusively to the assembly, not to the motion-maker or anyone else. This prevents the motion-maker from possibly blocking any amendment to the main motion that the majority otherwise may approve.

3) Amending a Main Motion:

Amendments must be voted upon individually, apart from the main motion. If the amendment passes, the main motion is voted upon as amended. If the amendment fails the original main motion is voted upon. It is not up to the motion-maker, but rather to the assembly, if the main motion should be amended.

4) 'So Move' or 'Move to Approve' is not a motion:

A motion must be clearly stated by a voting member and then repeated *immediately* by the presiding officer to be formally placed on the floor.

5) The presiding officer must announce the result of the vote on the main motion or amendment:

When the voting is complete on the main motion or the amendment, the presiding officer must report which side "has it", declare that the motion is adopted or lost, and indicate the effect of that vote.

6) No motion is needed to adjourn a meeting:

The chairman simply says, "Is there any further business?...Since there is no further business, the meeting is adjourned."

In my opinion, following these simple parliamentary rules would ensure democratically (small d) approved decisions. Also, these parliamentary procedures would make it much easier for the public to follow what is going on at Design Commission meetings.

Thank you for your attention to this matter.

Keith Moens
Arlington Heights

End Design Commission public comment for Tuesday, June 23, 2020

DRY



Design Commission 7/28/2020

Item: DC#20-046 - 129 S. Highland Ave .- SF/Teardown

Department: Planning & Community Development

Requested Action

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

RECOMMENDATION

It is recommended that the Design Commission approve the proposed design for a new single-family residence to be located at 129 S. Highland Avenue. This recommendation is based upon the plans received on 7/9/20, and the following:

1. Evaluate if the siding color, window color, roof shingle color, and/or standing seam porch roof color should be changed to avoid monotony with the adjacent house to the south.
2. Evaluate the appearance of the proposed modern front porch cable railing system with the traditional style of the house. It is also recommended that the intermediate railing posts be centered between the porch columns for a more balanced appearance.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

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

Staff Report
Drawings & Documents

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Ericksen Residence
Project Address: 129 S. Highland Ave.
Prepared By: Steve Hautzinger

Date Prepared: July 22, 2020

PETITION INFORMATION:

DC Number: 20-046
Petitioner Name: Thomas Budzik
Petitioner Address: Thomas Architects
2800 S. River Rd., Suite 105
Des Plaines, IL 60018
Meeting Date: July 28, 2020

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing one-and-a-half story residence to build a new two-story residence with a detached two-car garage. The subject site is zoned R-4, Two Family Dwelling District. The property has a total land area of 6,600 square feet and the proposed residence will have 2,968 square feet. This project does require approval by the Zoning Board of Appeals for a variation in lot width and size due to the existing 50' wide lot with 6,600 sf not meeting the minimum required 70 foot width and 8,750 sf. The project design does comply with all other zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 22.46 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 22.7 feet Side: 5.5 feet Side: 11.3 feet Rear: 57.8 feet
Building Height	25 feet to the midpoint	24.9 feet to the midpoint
FAR	2,970 SF	2,968 SF
Building Lot Coverage	2,310 SF	2,086 SF
Impervious Surface Coverage Total	3,630 SF	3,290 SF

The existing house (proposed to be demolished) is a historic brick bungalow that fits well with the historic character of this neighborhood. However, the proposed design is nicely done in a traditional style with features such as a raised first floor, covered front porch, and detached garage that will also fit well in this location.

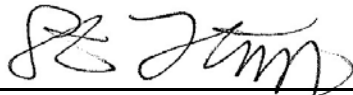
The only concerns regarding the proposed design are as follows:

- **Material/Color Monotony with Adjacent House.** The petitioner for this project is the same Architect as the adjacent newer house to the south, which received Design Commission approval in 2017. The current proposed design has the same color white siding, black windows, black shingle roofing, and black standing seam metal porch roof as the adjacent house. The Design Commission should evaluate if one or more of these material colors should be changed to avoid monotony with the adjacent house.
- **Modern Porch Railing.** The proposed design has an authentic historic appearance, except for the front porch railing which is a modern cable railing system with stainless steel posts. The cable railing is a subtle detail, but it seems inconsistent with this style house. Additionally, the intermediate stainless steel railing posts have an irregular spacing from the primary porch columns, which are recommended to be centered for a more balanced appearance.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed design for a new single-family residence to be located at 129 S. Highland Avenue. This recommendation is based upon the plans received on 7/9/20, and the following:

1. Evaluate if the siding color, window color, roof shingle color, and/or standing seam porch roof color should be changed to avoid monotony with the adjacent house to the south.
2. Evaluate the appearance of the proposed modern front porch cable railing system with the traditional style of the house. It is also recommended that the intermediate railing posts be centered between the porch columns for a more balanced appearance.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



July 22, 2020

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

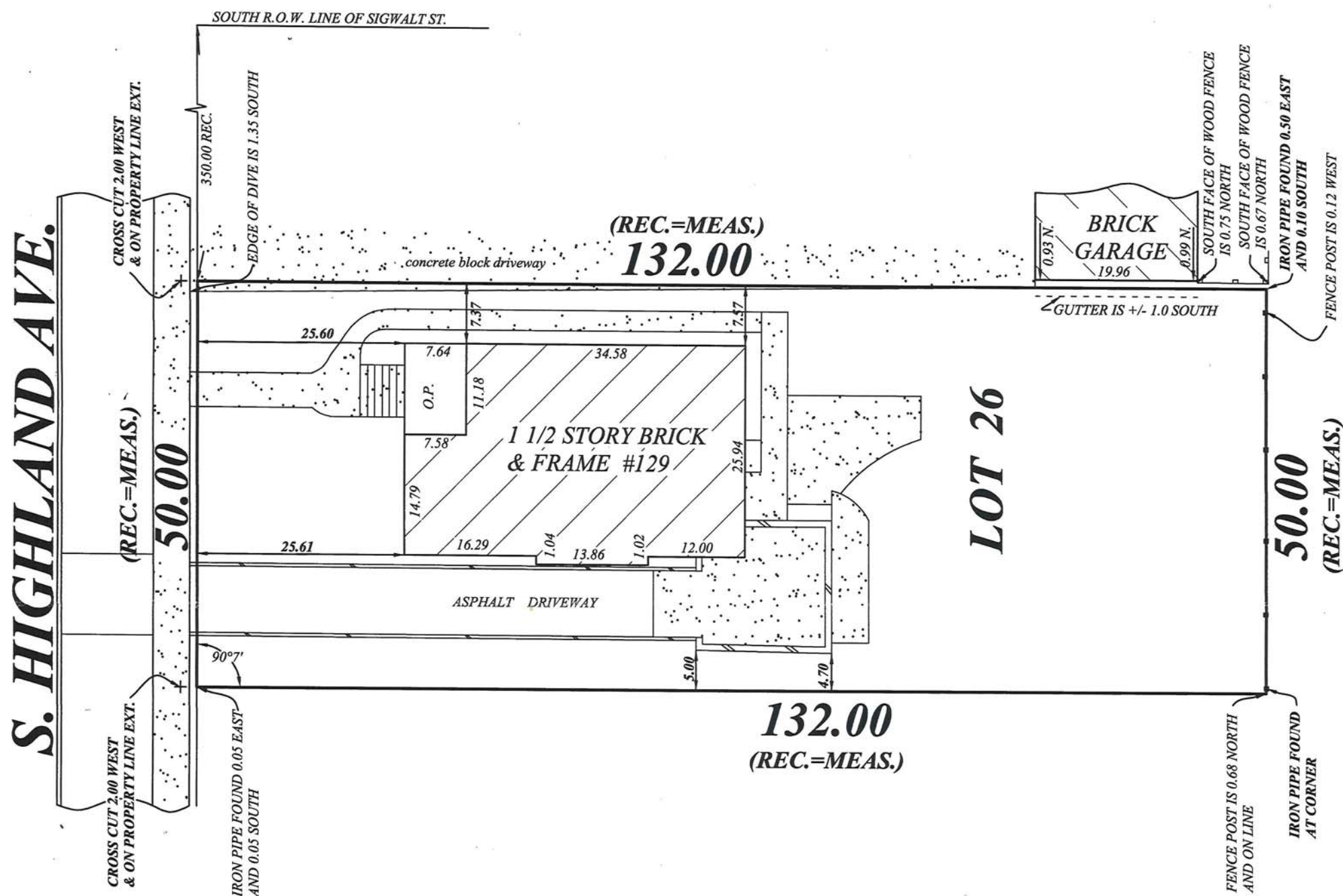
c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 20-046

PLAT OF SURVEY

DESCRIBED AS :

LOT 26 IN SIGWALT'S SUBDIVISION OF THE NORTH HALF OF THE WEST 15 ACRES OF THE NORTH 30 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 2.00 CHAINS OF THE NORTH 4.25 CHAINS OF THE EAST 2.50 CHAINS THEREOF, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1980 AS DOCUMENT NUMBER 1336420, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 6600 SQ. FEET



LEGEND

- | | |
|--|------------------------|
|  | - CHAIN LINK FENCE |
|  | - WOOD FENCE |
|  | - IRON FENCE |
|  | - CONCRETE PAVEMENT |
| E. FR. P. | - ENCLOSED FRAME PORCH |
| O. FR. P. | - OPEN FRAME PORCH |
|  | - SIDE BOUNDARY LINE |
|  | - EASEMENT LINE |
|  | - BLDG. SETBACK LINE |
|  | - CENTER LINE |

**ALL DIMENSIONS ARE SHOWN IN FEET
AND DECIMAL PARTS THEREOF.**

SCALE : 1"=16'

ORDERED : GREGORY G. CASTALDI

JOB NO :200504C.....

FIELDWORK
COMPLETION MAY 1ST 2020

DATE: 7/17/2020
MUNICIPALITY: ARLINGTON HTS.

STATE OF ILLINOIS
COUNTY OF COOK **SS**

SIGNATURE DATE:
MAY 4TH 2020

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2020

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

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON
THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL
BUILDING REGULATIONS.



ANDRZEJ MURZANSKI
LAND SURVEYORS, INC
PROFESSIONAL DESIGN FIRM
NO. 184-004748

**240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE : 847-486-8731
FAX : 847-486-8732**

amurzanski@outlook.com

THE LEGAL DESCRIPTION NOTED ON
THIS PLAT IS A COPY OF THE ORDERS
AND FOR ACCURACY MUST BE
COMPARED WITH THE DEED.

PROJECT DATA

PROJECT LOCATION: 129 S HIGHLAND
ARLINGTON HEIGHTS, IL

ZONING DISTRICT: R-4
LOT AREA: 6,600 SF
PIN: 03-32-100-008-0000

MAX FAR: 0.45 (2,970 SF)

PROP BUILDING SIZE (FOR ZONING PURPOSES):
BASEMENT: N/A
1ST FLOOR: 1,442 SF
2ND FLOOR: 1,442 SF
ATTIC: N/A
GARAGE: 484 SF
GARAGE CREDIT: -400 SF

TOTAL BUILDING SIZE: 2,968 SF

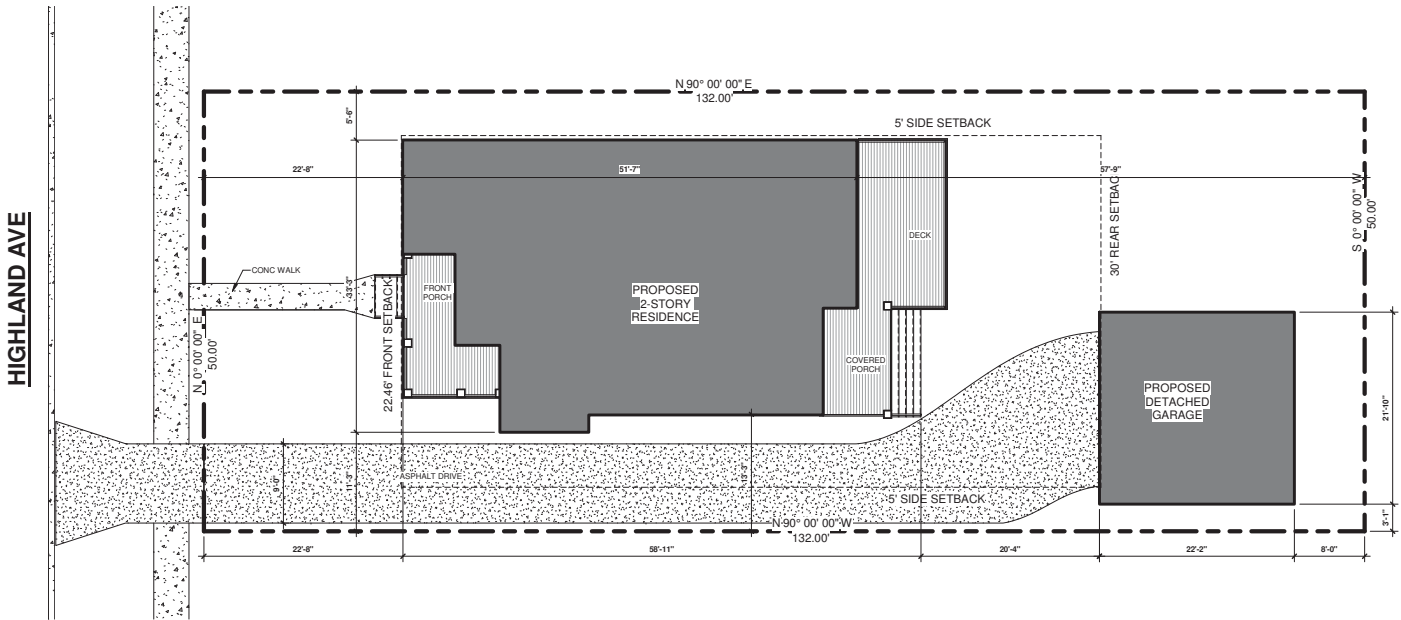
MAX BLDG COVERAGE: 35% (2,310 SF)
PROPOSED BLDG COVERAGE: 1,897 SF

MAX IMPERV. COVERAGE: 50% (3,300 SF)*
PROPOSEDD IMPERV. COVERAGE:
HOUSE: 1,442
FRONT & REAR PORCH: 220 SF
GARAGE: 484 SF
DRIVE: 1,082 SF
WALK: 62 SF

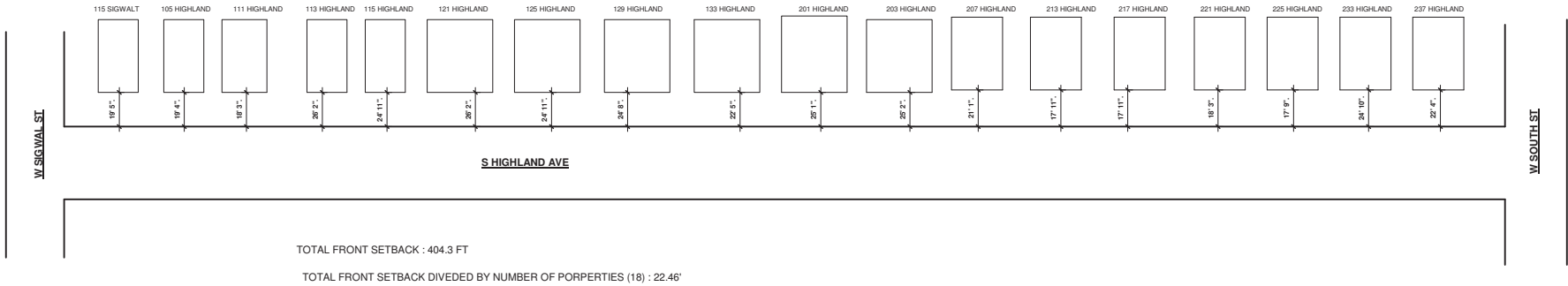
TOTAL IMPERV. COVERAGE: 3,246 SF

MAX BUILDING HEIGHT: 25 FT (GRADE TO MID POINT)
PROP BUILDING HEIGHT: 24 FT 11 IN

MAX ACC BLDG HEIGHT: 15 FT
PROP ACC BLDG HEIGHT: 14 FT 10 IN



1 SITE PLAN
1" = 10'-0"



2 AVERAGE SETBACK CALC
3/16" = 1'-0"

No.	Description	Date
1	DESIGN COMMISSION SET	06/26/20

Project Name and Address

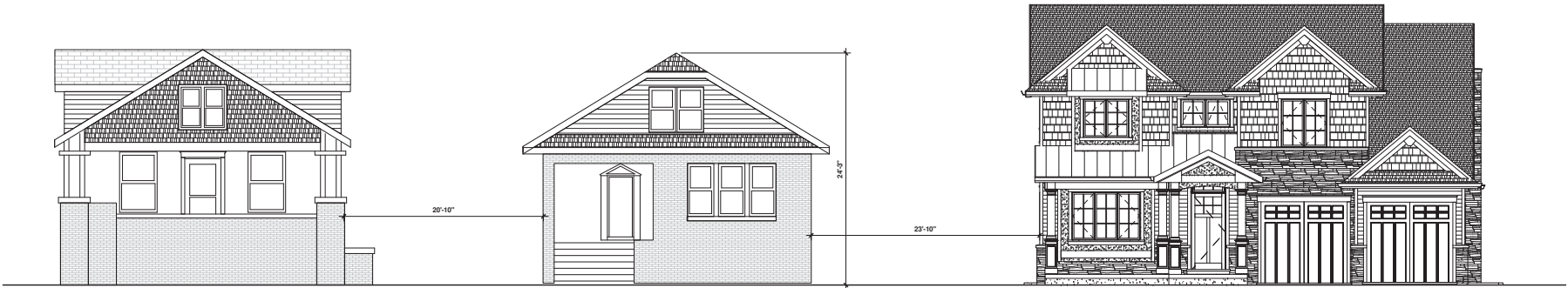
ERICKSEN
NEW SFR

129 S HIGHLAND AVE,
ARLINGTON HEIGHTS

Project No. 20-065

Description SITE PLAN

Sheet DC.1



② CONTEXT ELEVATION - EXISTING
1/8" = 1'-0"



① CONTEXT ELEVATION - PROPOSED
1/8" = 1'-0"



PROPERTY TO LEFT - 3
115 S HIGHLAND



PROPERTY TO LEFT - 2
121 S HIGHLAND



PROPERTY TO LEFT-1
125 S HIGHLAND



129 S HIGHLAND
SUBJECT PROPERTY



PROPERTY TO RIGHT-1
133 S HIGHLAND



PROPERTY TO RIGHT-2
201 S HIGHLAND



PROPERTY TO RIGHT-3
203 S HIGHLAND

S HIGHLAND AVE



PROPERTY ACROSS - 1



PROPERTY ACROSS - 2

W GEORGE AVE



PROPERTY ACROSS - 3

No.	Description	Date

Project Name and Address	
ERICKSEN NEW SFR	
129 S HIGHLAND AVE, ARLINGTON HEIGHTS	
Project No.	20-065
Description	CONTEXT ELEVATIONS
Sheet	DC.5

③ NEIGHBORING PHOTOS
6" = 1'-0"

MATERIAL BOARD



ARCHITECTURAL ASPHALT SHINGLES
GAF, CHARCOAL

METAL STANDING SEAM ROOF
DARK GRAY

ALUM CLAD WD WINDOWS
CHARCOAL BLACK

LP SMARTSIDE COMPOSITE WOOD
TRIMS, PAINTED WHITE

FIBER CEMENT HOR LAP SIDING,
PAINTED WHITE



1 FRONT (NORTH) RENDERED ELEVATION
1/4" = 1'-0"



FRONT PERSPECTIVE - 1



FRONT PERSPECTIVE - 2

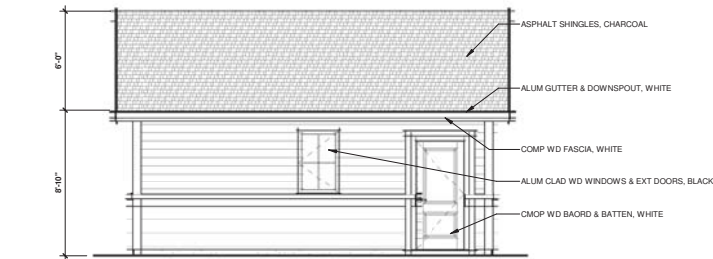


THOMAS
ARCHITECTS

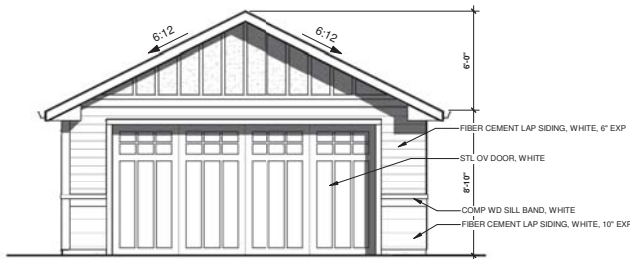
2800 S RIVER RD., #105
DES PLAINES, IL 60018
O: 847.235.6815
THOMAS@THOMASARCH.COM

No.	Description	Date
Project Name and Address		
ERICKSEN NEW SFR		
129 S HIGHLAND AVE, ARLINGTON HEIGHTS		
Project No. 20-065		
Description COLORED ELVEATIONS		
Sheet DC.4		

MATERIAL SCHEDULE		
MATERIAL TYPE	MANUFACTURER / MATERIAL	COLOR
ROOFING	GAF, ASPHALT SHINGLES	CHARCOAL
GUTTER, DOWNSPOUT	ALUMINUM	WHITE
FASCIA, SOFFIT	LP SMARTSIDE, COMP. WOOD	WHITE
SIDING - BOARD & BATTEN	LP SMARTSIDE, COMP. WOOD	WHITE
SIDING - TRIM	LP SMARTSIDE, COMP. WOOD	WHITE
WINDOW - ALUM CLAD WD DOUBLE HUNG	PELLA	BLACK
COLUMN WRAP	LP SMARTSIDE, COMP. WOOD	WHITE



7 GARAGE - EAST
3/16" = 1'-0"



6 GARAGE - FRONT
3/16" = 1'-0"



3 SIDE (WEST) ELEV
3/16" = 1'-0"



1 FRONT (NORTH) ELEV
3/16" = 1'-0"



4 SIDE (EAST) ELEV
3/16" = 1'-0"



2 REAR (SOUTH) ELEV
3/16" = 1'-0"

No.	Description	Date
1	DESIGN COMMISSION SET	06/26/20

Project Name and Address

ERICKSEN
NEW SFR

129 S HIGHLAND AVE,
ARLINGTON HEIGHTS

Project No. 20-065

Description ELEVATIONS

Sheet DC.3



**Design Commission
7/28/2020**

Item: DC#20-041 - Verizon Wireless - 375 E. Palatine Rd. - Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, Section 30-402, Number, to allow four wall signs where only one sign is allowed.
2. A variation from Chapter 30, Section 30-403, Dimensions, to allow a total of 109.2 sf of wall signs where only 81 sf is allowed.

RECOMMENDATION

It is recommended that the Design Commission recommend denial to the Village Board of the following sign variations for Verizon at 375 E. Palatine Road:

1. A variation from Chapter 30, Section 30-402, Number, to allow four wall signs where only one sign is allowed.
2. A variation from Chapter 30, Section 30-403, Dimensions, to allow a total of 109.2 sf of wall signs where only 81 sf is allowed.

This recommendation is subject to compliance with the plans 6/2/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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

ATTACHMENTS:

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

Staff Report
Exhibits
Context Photos

Board or Commission Report
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Verizon Wireless
Project Address: 375 E. Palatine Rd.
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 20-041
Petitioner Name: Tracey Diehl
Petitioner Address: Expedite The Diehl
6487 Hillard Dr.
Canal Winchester, OH 43110
Meeting Date: July 28, 2020

Date Prepared: July 15, 2020

Requested Action:

1. A variation from Chapter 30, Section 30-402, Number, to allow four wall signs where only one sign is allowed.
2. A variation from Chapter 30, Section 30-403, Dimensions, to allow a total of 109.2 sf of wall signs where only 81 sf is allowed.

ANALYSIS:

Summary:

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

Verizon Wireless is located in a free-standing outlot building facing Palatine Road within the Town and Country Shopping Center. The property is located in a B-2, General Business Zoning District. The building currently has three wall signs, with one sign located on each side of the building facing north, west, and south, as well as one ground sign facing Palatine Road. At this time, the petitioner is seeking a sign variation to allow a fourth wall sign to be located on the east wall of the building.



Aerial View of Property

Background:

Per Chapter 30 Sign Code, one wall sign is allowed per street frontage. Therefore, per code, Verizon Wireless is only allowed one wall sign on the north wall facing Palatine Road at a maximum size of 81 sf. However, in 2009, sign variations were approved to allow three “verizon wireless” wall signs on the building for a total combined size of 152 sf. In 2018, Verizon rebranded and omitted “wireless” from their signs, resulting in a reduced total combined size of 81.9 sf. At this time, the petitioner is seeking a sign variation to allow a fourth “verizon” wall sign to be located on the east wall of the building for a total combined size of 109.2 sf. The table below summarizes the wall sign sizes and locations on the building.

Verizon Wall Signage Background and Current Request:

Elevation / Frontage	Allowed by Code	2009 Variation Approval	2018 Branding Update	CURRENT VARIATION REQUEST
North Elevation (front) Palatine Road	1 wall sign 81 sf	“verizon wireless” 58 sf	“verizon” 27.3 sf	“verizon” 27.3 sf
West Elevation (side) Parking lot	-----	“verizon wireless” 47 sf	“verizon” 27.3 sf	“verizon” 27.3 sf
South Elevation (rear) Parking lot	-----	“verizon wireless” 47 sf	“verizon” 27.3 sf	“verizon” 27.3 sf
East Elevation (side) Parking lot	-----	-----	-----	“verizon” 27.3 sf - (Variation Required)
TOTAL number of signs	1 sign allowed	3 wall signs approved	3 wall signs approved	4 wall signs proposed
TOTAL SF	81 sf allowed	152 sf approved	81.9 sf approved	109.2 sf proposed

Ground Sign:

In addition to the wall signs, there is one existing Verizon ground sign facing Palatine Road that will remain. The ground sign was approved in 1981 per Ordinance 81-114. The existing ground sign complies with the requirements of the Ordinance, so a variation is not required. Refer to the “Previous Sign Variation History” below for a complete summary of past signage variations.

Previous Sign Variation History:

In 1981, Wag’s restaurant was approved for 3 wall sign variations through Ordinance 81-114, with the square footages as listed in the tables below. A free-standing ground was authorized by the Ordinance 81-114 with the following stipulations: 4’-4” high by 9’-2” wide, total area of 40 square feet, on a base of one and one-half feet high.

In 1992, Shoney’s restaurant replaced the Wag’s restaurant. Shoney’s wall signage followed the regulations of Ordinance 81-114, and was less than permitted by the ordinance. Shoney’s restaurant used the same ground sign, same square footage and altered only the name.

In 1994, Boston Market was issued permits for 3 larger wall signs. The Boston Market sign permits were issued in error, and no variations were granted for the additional square footage of the wall signs. The Boston Market signs were therefore illegal non-conforming and the Village does not allow perpetuation and continuance of illegal non-conforming signs. The wall signs were issued in violation of Ordinance 81-114 as they were larger than was previously approved. The Boston Market signs were non-compliant. Boston Market ground sign height was 5’-0” high by 8’-0” wide, total area of 40 square feet, on a base of one and one-half feet high, and therefore exceeded the Ordinance 81-114 requirements.

The tables below list the square footages and number of signs for each of the previous tenants. None of the previous tenants were allowed signs on all four sides of the building.

Wall Signs	Wag's Restaurant (Ordinance 81-114)	Shoney's Restaurant	Boston Market (Boston Chicken) Non-compliant
North (front elevation)	32 sf	10 sf	71 sf
East (left elevation)	30 sf	10 sf	62 sf
Rear (south elevation)	54 sf	34 sf	----
Right (west elevation)	----	----	62 sf
Total Square Footage	116 sf	54 sf	195 sf

Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the sign variation criteria, stating that the proposed signage is necessary to help customers find the business within the shopping center since there are multiple points of entry from adjacent roads. Additionally, the petitioner feels the sign is necessary to remain competitive with the adjacent AT&T store that has multiple wall signs.

Adjacent AT&T Signage Background:

The adjacent AT&T store signage was updated in 2017. Variations were approved in 2011 to allow additional wall signs due to the unique layout and orientation of the building. The table below and aerial image summarize AT&T's signage.

AT&T Wall Signs Summary (For Reference):

	2011 Variation Approval	2017 Branding Update	REMARKS
East Elevation - (facing Rand Rd)	AT&T with logo on tower: 64 sf	AT&T with logo on tower: 39.6 sf	Complies with code
West Elevation (facing Palatine Rd and parking area)	AT&T with logo on tower: 64 sf AT&T with logo at entry: 12.8 sf <u>AT&T with logo at entry: 12.8 sf</u> Total: 89.6 sf	AT&T with logo on tower: 39.6 sf logo at entry: 25 sf <u>logo at entry: 25 sf</u> Total: 89.6 sf	Variation approved in 2011 to allow three wall signs on the west elevation, 89.6 sf total.
South Elevation (facing parking area)	AT&T with logo: 34.17 sf	AT&T with logo: 24 sf	Variation approved in 2011 to allow one wall sign on the south elevation, 34.17 sf total.
TOTAL number of signs	5 signs approved	5 signs approved	
TOTAL SF	187.77 sf approved	153.2 sf approved	



Location of existing Verizon and AT&T wall signs, highlighted in red (for reference).

Staff Comments / Analysis:

In 2009, when Verizon requested a variation for three wall signs, Staff was in support of a variation for only 2 wall signs for Verizon because that is consistent with other outlet buildings in the Village, such as at Olive Garden and Chili's which each have two wall signs and a ground sign. However, the Design Commission and the Village Board felt that this was a unique location with difficult visibility, so all three signs were approved.

At this time, Staff maintains the position that signage on all four sides of the building would be excessive and would contribute to an unfair advantage. Allowing wall signs on all sides of a building would set a bad precedent for other businesses throughout the Village. In the history of this building, none of the previous tenants had signage on all four sides of the building. Code allows one wall sign per street frontage. Each variation request should stand on its own merits and should not refer to prior precedents. However, the adjacent AT&T store has two street frontages, with signage on three sides, where Verizon only has a single street frontage and is requesting signage on four sides of the building, which is excessive. Additionally, the previous AT&T variation approvals were a different situation, largely due to the unique shaped property. It should be noted that AT&T has illegal window signs, covering 100% of the window where only 40% coverage is allowed. The illegal AT&T window signage has been referred to the Building Department for code enforcement.

Other Alternatives:

Staff has suggested to the petitioner to consider other code compliant signage options such as awnings with signage on the east and west elevations. This would enhance the building architecture and give the petitioner additional signage that they are seeking without variations.

Additionally, it is encouraged that Verizon enhance the entry feature of the building to create a more prominent appearance and enhance their brand identity, in lieu of adding more signage.

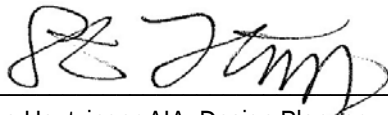
RECOMMENDATION

It is recommended that the Design Commission recommend **denial** to the Village Board of the following sign variations for Verizon at 375 E. Palatine Road:

1. A variation from Chapter 30, Section 30-402, Number, to allow four wall signs where only one sign is allowed.
2. A variation from Chapter 30, Section 30-403, Dimensions, to allow a total of 109.2 sf of wall signs where only 81 sf is allowed.

This recommendation is subject to compliance with the plans 6/2/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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



July 15, 2020

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 20-041

From: tracey@expeditethediehl.com <tracey@expeditethediehl.com>

Sent: Monday, June 22, 2020 4:54 PM

To: Hautzinger, Steve <shautzinger@vah.com>

Cc: tracey@etd.website

Subject: RE: Verizon sign variation

The applicant has proposed a sign replacement that has recently been approved. However there is a fourth sign on the East elevation that would be facing a parking lot and visible from East Rand Road as well as the west bound traffic lanes for East Palatine Road. The sign proposed is necessary for this location to be seen from that vantage point. Verizon customers are not always local, and often coming from outlying areas where they need to find a destination that they are unfamiliar with. Having adequate signs is important for the business to be able to take it's place amongst other retailers. The sign proposed is consistent with nearby businesses and the types of signs found in this area. This sign will not detract from the nature of the surrounding properties or have a negative impact on the neighborhood here.

a. The particular difficulty or peculiar hardship is not self-created by the petitioner.

This is an existing retail structure that has three parking lot frontages and the lot has three street frontages. This shopping center has multiple points of entry to the front and rear that make it unique. The east wall is visible from the southeast corner of the lot on E. Rand Road and from the westbound traffic on E. Palatine Road.

b. The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare.

This is not a hardship that is shared by others as directly next door is a direct competitor ATT and they have various signs on all elevations. The granting of this variance will not create a traffic hazard or depreciate the properties, but rather enhance the use of this existing retail service provider. Existing mature treescapes make it difficult to locate all elevations and the sign on the east elevation is necessary for motorists to find their way.

c. The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses.

The existing mature trees and multiple points of entry as well as several parking lot frontages create a uniqueness to this location that also form a hardship. The variance will be a single sign on the east elevation where all signs were recently replaced on the other elevations, which resulted in a reduction of overall sign area. The new sign does not give them a competitive advantage, but rather allows them to take their place in the shopping center among other retail businesses that have multiple signs on multiple elevations.

d. The variation will not alter the essential character of the locality.

The sign proposed is consistent with other signs that exist here. This does not alter the character of the location or zoning district.

e. The applicant's business cannot reasonably function under the standards of this Chapter.

With a direct competitor next door the business needs the sign to provide potential customers with notice that they are there and customers have a right to be aware of their choices in services.

Thank you so much,

Tracey Diehl

Owner

Office 614/828.8215 Fax 206/350.1097

Web ExpediteTheDiehl.com

Sign summary / Site Plan

Location #: 5
Address: 375 E Palatine Rd.
Arlington Heights, IL

Sign #1 - EXISTING		
Qty: 1	20 1/2" Illuminated Channel letters - White Flush Mounted	27.3 Sq. Ft.
PARALLEL		
Offset from road	94'	
# of Lanes	6	
Target letter height	32"	

Sign #2 - EXISTING		
Qty: 1	20 1/2" Illuminated Channel letters - White Flush Mounted	27.3 Sq. Ft.
PERPENDICULAR		
Sign Location of turn	After	
# of Lanes	6	
Position of sign relative to vehicle turning point	173'	
MPH	35	
Target letter height	32"	

Sign #3 - EXISTING		
Qty: 1	20 1/2" Illuminated Channel letters - White Flush Mounted	27.3 Sq. Ft.
NO TRAFFIC		
Viewing distance	576'	
Target letter height	32"	

Sign #4 - PROPOSED (VARIATION REQUIRED)		
Qty: 1	20 1/2" Illuminated Channel letters - White Flush Mounted	27.3 Sq. Ft.
PERPENDICULAR		
Sign Location of turn	Before	
# of Lanes	6	
Position of sign relative to vehicle turning point	127'	
MPH	35	
Target letter height	32"	

Sign #5 - EXISTING GROUND SIGN		
Qty: 2	Custom D.F. Illuminated Tenant Monument Replacement Face	38 Sq.Ft.

Total Proposed 147.2 Sq.Ft.



Drawing prepared by:



Location:
375 E Palatine Rd.
Arlington Heights, IL

File Path:

K:\EGV-ART\Active\ACCOUNTS\Verizon\Project 3175\Locations Right Size\3175_0005_Arlington Heights_IL_R1

Proj #:

3175

Loc #:

5



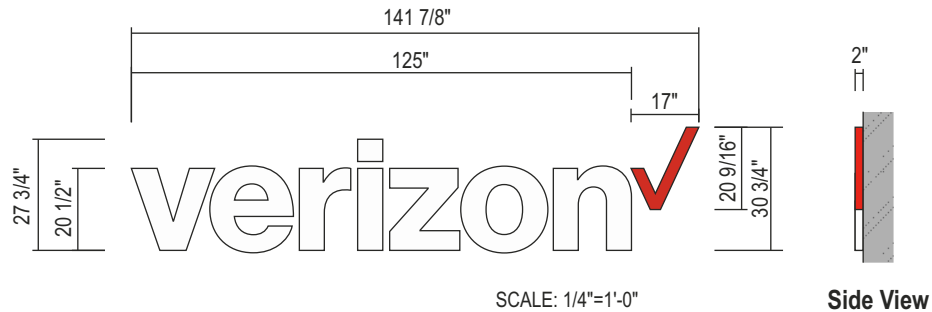
Drawing prepared for:

Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	257311	08/30/17	KWK	Rev 6	000000	00/00/00	XXX	Rev 12	000000	00/00/00	XXX
Rev 1	259227	10/04/17	KWK	Rev 7	000000	00/00/00	XXX	Rev 13	000000	00/00/00	XXX
Rev 2	000000	00/00/00	XXX	Rev 8	000000	00/00/00	XXX	Rev 14	000000	00/00/00	XXX
Rev 3	000000	00/00/00	XXX	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.

Proposed Signage

Sign #1 - NORTH ELEVATION (EXISTING)		
Qty: 1	20 1/2" Illuminated Channel letters - White Flush Mounted	27.3 Sq. Ft.
PREVIOUSLY APPROVED Sq. Ft.		58 Sq. Ft.
CODE ALLOWED Sq. Ft.		81 Sq. Ft.
TARGET LETTERS HEIGHT		32"
NOTES: Remove existing letterset. patch and paint as necessary. Install new letterset. Sign Size Was Maximum Using The Minimum Negative Space. Restricted by sign band height. The Sign Was Centered Horizontally And Vertically On Sign Band. 4 sign rule		



Drawing prepared by:



Location: 375 E Palatine Rd.
Arlington Heights, IL
File Path: K:\EGV-ART\Active\ACCOUNTS\Verizon\Project 3175\Locations Right Size\3175_0005_Arlington Heights_IL_R1

Proj #: 3175
Loc #: 5

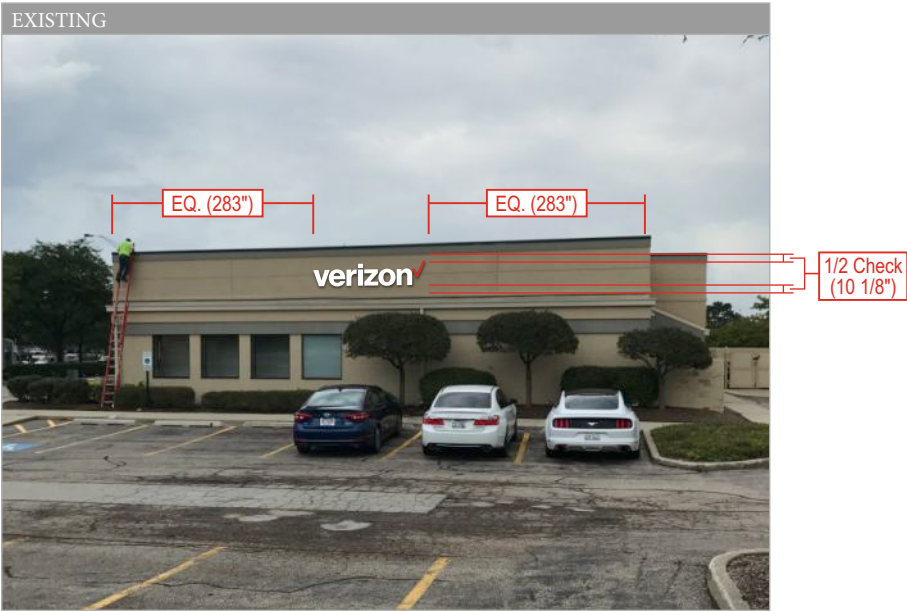
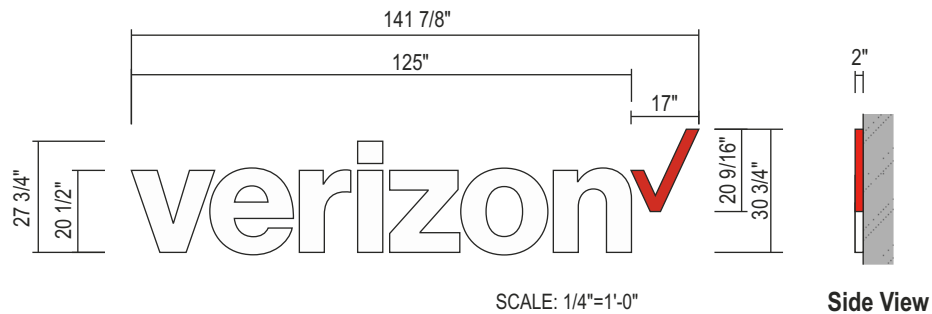
Drawing prepared for:



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	257311	08/30/17	KWK	Rev 6	000000	00/00/00	XXX	Rev 12	000000	00/00/00	XXX
Rev 1	259227	10/04/17	KWK	Rev 7	000000	00/00/00	XXX	Rev 13	000000	00/00/00	XXX
Rev 2	000000	00/00/00	XXX	Rev 8	000000	00/00/00	XXX	Rev 14	000000	00/00/00	XXX
Rev 3	000000	00/00/00	XXX	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Proposed Signage

Sign #2 - WEST ELEVATION (EXISTING)		
Qty: 1	20 1/2" Illuminated Channel letters - White Flush Mounted	27.3 Sq. Ft.
PREVIOUSLY APPROVED Sq. Ft.		47 Sq. Ft.
CODE ALLOWED Sq. Ft.		0 Sq. Ft.
TARGET LETTERS HEIGHT		32"
NOTES: Remove existing letterset. patch and paint as necessary. Install new letterset. Sign Size Was Maximum Using The Minimum Negative Space. Restricted by sign band height. The Sign Was Centered Horizontally And Vertically On Sign Band. 4 sign rule		



Drawing prepared by:



Location: 375 E Palatine Rd.
Arlington Heights, IL
Proj #: 3175
Loc #: 5
File Path: K:\EGV-ART\Active\ACCOUNTS\Verizon\Project 3175\Locations Right Size\3175_0005_Arlington Heights_IL_R1

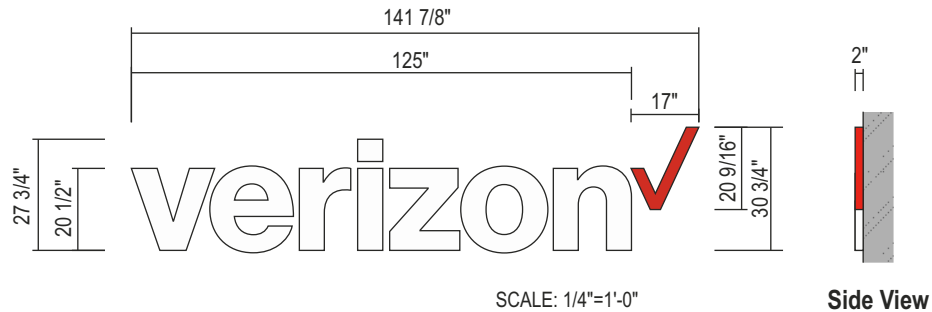
Drawing prepared for:



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	257311	08/30/17	KWK	Rev 6	000000	00/00/00	XXX	Rev 12	000000	00/00/00	XXX
Rev 1	259227	10/04/17	KWK	Rev 7	000000	00/00/00	XXX	Rev 13	000000	00/00/00	XXX
Rev 2	000000	00/00/00	XXX	Rev 8	000000	00/00/00	XXX	Rev 14	000000	00/00/00	XXX
Rev 3	000000	00/00/00	XXX	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Proposed Signage

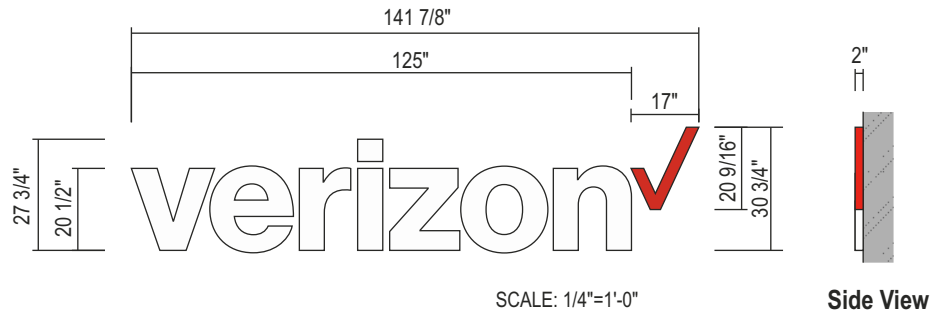
Sign #3 - SOUTH ELEVATION (EXISTING)		
Qty: 1	20 1/2" Illuminated Channel letters - White Flush Mounted	27.3 Sq. Ft.
PREVIOUSLY APPROVED Sq. Ft.		47 Sq. Ft.
CODE ALLOWED Sq. Ft.		0 Sq. Ft.
TARGET LETTERS HEIGHT		32"
NOTES: Remove existing letterset. patch and paint as necessary. Install new letterset. Sign Size Was Maximum Using The Minimum Negative Space. Restricted by sign band height. The Sign Was Centered Horizontally And Vertically On Sign Band. 4 sign rule		



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	257311	08/30/17	KWK	Rev 6	000000	00/00/00	XXX	Rev 12	000000	00/00/00	XXX
Rev 1	259227	10/04/17	KWK	Rev 7	000000	00/00/00	XXX	Rev 13	000000	00/00/00	XXX
Rev 2	000000	00/00/00	XXX	Rev 8	000000	00/00/00	XXX	Rev 14	000000	00/00/00	XXX
Rev 3	000000	00/00/00	XXX	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Proposed Signage

Sign #4 - EAST ELEVATION (PROPOSED)		
Qty: 1	20 1/2" Illuminated Channel letters - White Flush Mounted	27.3 Sq. Ft.
EXISTING Sq. Ft.		N/A
CODE ALLOWED Sq. Ft.		0 Sq. Ft.
TARGET LETTERS HEIGHT		32"
NOTES: Remove existing letterset. patch and paint as necessary. Install new letterset. Sign Size Was Maximum Using The Minimum Negative Space. Restricted by sign band height. The Sign Was Centered Horizontally And Vertically On Sign Band. 4 sign rule		



Drawing prepared by:



Location:

375 E Palatine Rd.
Arlington Heights, IL

File Path:

K:\EGV-ART\Active\ACCOUNTS\Verizon\Project 3175\Locations Right Size\3175_0005_Arlington Heights_IL_R1

Proj #:

3175

Loc #:

5

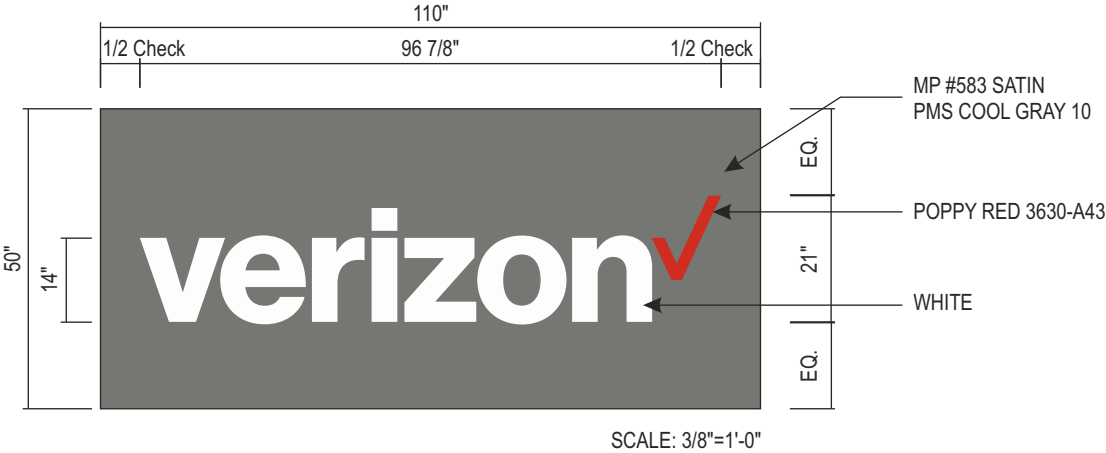
Drawing prepared for:



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	257311	08/30/17	KWK	Rev 6	000000	00/00/00	XXX	Rev 12	000000	00/00/00	XXX
Rev 1	259227	10/04/17	KWK	Rev 7	000000	00/00/00	XXX	Rev 13	000000	00/00/00	XXX
Rev 2	000000	00/00/00	XXX	Rev 8	000000	00/00/00	XXX	Rev 14	000000	00/00/00	XXX
Rev 3	000000	00/00/00	XXX	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Proposed Signage

Sign #5		
Qty: 2	Custom D.F. Illuminated Monument Panaflex Replacement Face	38 Sq.Ft.
Notes		



Drawing prepared by:

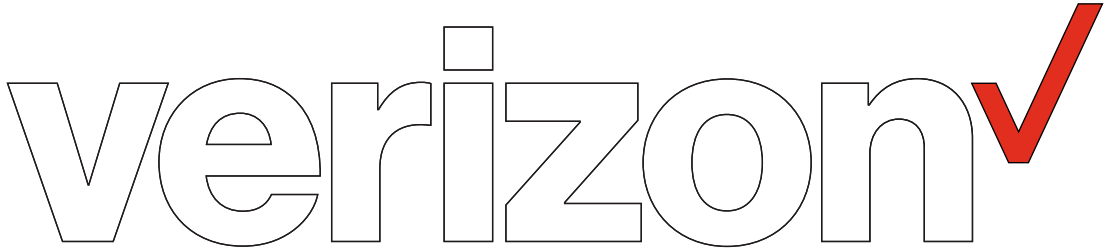


Location:	Proj #:
375 E Palatine Rd.	3175
Arlington Heights, IL	Loc #:
	5
File Path:	
K:\EGV-ART\Active\ACCOUNTS\Verizon\Project 3175\Locations Right Size\3175_0005_Arlington Heights_IL_R1	

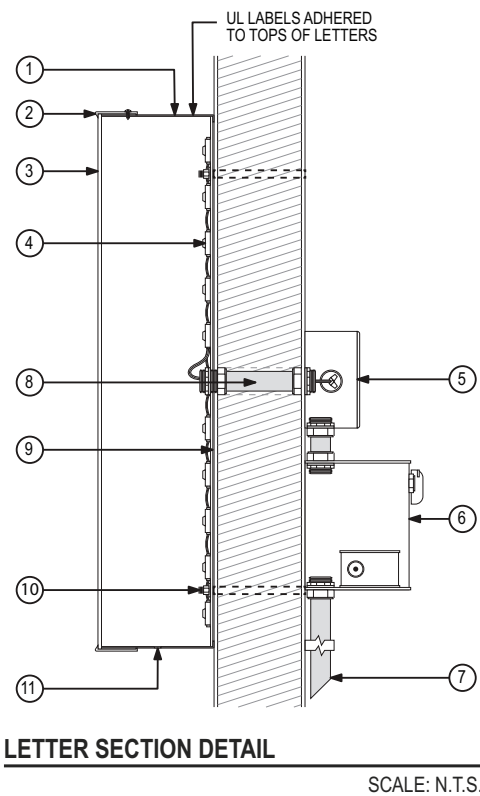
Drawing prepared for:



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	257311	08/30/17	KWK	Rev 6	000000	00/00/00	XXX	Rev 12	000000	00/00/00	XXX
Rev 1	259227	10/04/17	KWK	Rev 7	000000	00/00/00	XXX	Rev 13	000000	00/00/00	XXX
Rev 2	000000	00/00/00	XXX	Rev 8	000000	00/00/00	XXX	Rev 14	000000	00/00/00	XXX
Rev 3	000000	00/00/00	XXX	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX



VERIZON LETTERS	
1	0.040 ALUMINUM RETURNS (2" DEPTH); PAINTED MP #6425 SP SATIN HI HIDE WHITE
2	3/4" TRIM CAP: (WITH JEWELITE WASHER HEAD PHILLIPS SCREWS) PAINTED MP #6425 SP SATIN HI HIDE WHITE
3	3/16" ACRYLIC FACE: #7328 P95 MATTE ACRYLIC FACE
4	LED UNITS (WHITE): SLOAN V-PRISM #701269-6WSJ1-MB
CHECKMARK LOGO	
1	0.040 ALUMINUM RETURNS (2" DEPTH); PAINTED MP #643 SATIN: PMS 485
2	3/4" TRIM CAP: (WITH JEWELITE WASHER HEAD PHILLIPS SCREWS) PAINTED MP #643 SATIN: PMS 485
3	3/16" ACRYLIC FACE: #7328 WHITE ACRYLIC WITH APPLIED 3M 3630-143 VINYL
4	LED UNITS (RED): PRINCIPAL PL-FS3 RD1-P
IDENTICAL SPECS	
5	UL LISTED HOUSING: SECONDARY WIRING SPLICE POINT (WHEN NEEDED)
6	UL HOUSING W/ SLOAN 701507-MODW 60W PWR SUPPLY (QTY VARIES) DISCONNECT SWITCH FOR DEDICATED PRIMARY POWER CIRCUIT
7	PRIMARY POWER CIRCUIT (PROVIDED/PERMITTED BY OTHERS) TO BE PLACED WITHIN 5 FEET OF CENTER OF SIGN
8	CONDUIT: SECONDARY ELECTRICAL RUN
9	0.063 ALUMINUM BACK: PRECOAT WHITE FINISH
10	MOUNTING HARDWARE: VARIES ON FACADE TYPE AND SUPPORT STRUCTURE
11	WEEP HOLES



WALL TYPE	EIFS WALL W/ FOAM INSULATION
SECTION	
ANCHOR TYPE	ø3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE

MOUNTING DETAIL

SCALE: N.T.S.

Drawing prepared by:



Location: 375 E Palatine Rd.
Arlington Heights, IL
File Path: K:\EGV-ART\Active\ACCOUNTS\W\Verizon\Project 3175\Locations Right Size\3175_0005_Arlington Heights_IL_R1
Proj #: 3175
Loc #: 5

Drawing prepared for:



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	257311	08/30/17	KWK	Rev 6	000000	00/00/00	XXX	Rev 12	000000	00/00/00	XXX
Rev 1	259227	10/04/17	KWK	Rev 7	000000	00/00/00	XXX	Rev 13	000000	00/00/00	XXX
Rev 2	000000	00/00/00	XXX	Rev 8	000000	00/00/00	XXX	Rev 14	000000	00/00/00	XXX
Rev 3	000000	00/00/00	XXX	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Sign Variation Application and Procedures

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

MATERIAL LIST*

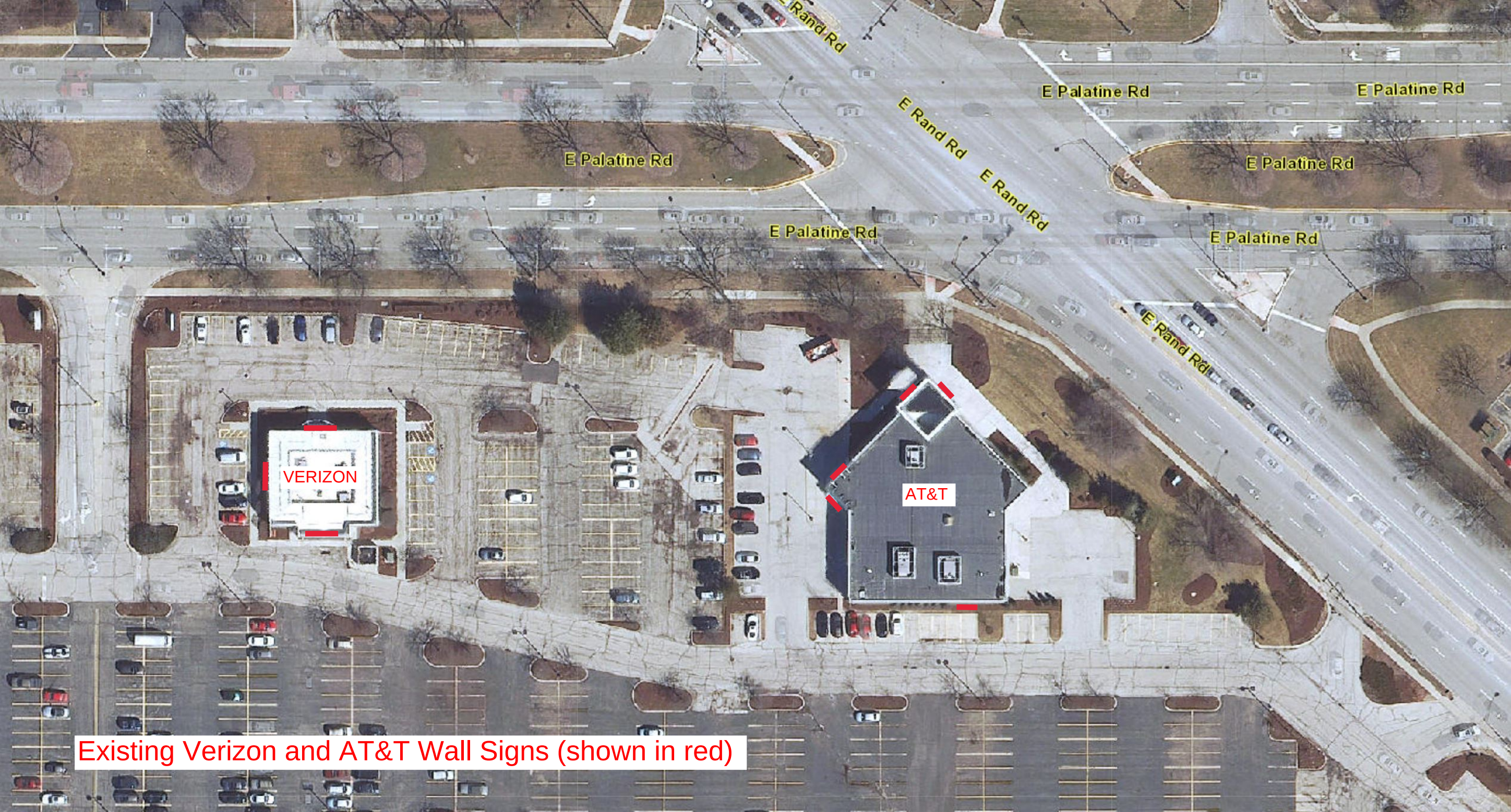
1. Petitioner Name: VERIZON WIRELESS
2. Date: 5/20/2020
3. Project: CHANNEL LETTER SIGN PROPOSED FOR THE EAST ELEVATION 27.3 SQ. FT.
4. Location: 375 E PALATINE ROAD, ARLINGTON HEIGHTS IL

Retail/Condominium Building:

Storefront: EXISTING STUCCO, GRAY CREAM COLORED

Fabric Awnings: NONE

Signage: ALL SIGNS WERE REPLACED, THIS IS A 4TH SIGN ON THE EAST ELEVATION FACING A PARKING LOT AND VISIBLE FROM E. RAND ROAD AS WELL AS THE WEST BOUND TRAFFIC LANES FOR E. PALATINE ROAD. THE SIGN PROPOSED IS INTERNALLY ILLUMINATED FLUSH MOUNTED CHANNEL LETTERS WITH WHITE FACE LETTERS AND A RED CHECK MARK CENTERED ON THE WALL THE SIGN IS 20.5" LETTERS AND OVERALL 27.3 SQ. FT. IN SIZE



Existing Verizon and AT&T Wall Signs (shown in red)



AT&T West Elevation - facing
Parking Lot and Verizon Store



AT&T South Elevation - facing Parking Lot



AT&T East Elevation - facing Rand Road



































Design Commission
7/28/2020

Item: DC Budget - FY2021

Department: Planning & Community Development

ATTACHMENTS:

Description

Budget FY2021

Type

Exhibits

VILLAGE OF ARLINGTON HEIGHTS

BOARDS & COMMISSIONS 2021 BUDGET REQUESTS

Name of Board or Commission: DESIGN COMMISSION

Chair: JOHN FITZGERALD

	2018 Actual	2019 Actual	2020 Adopted Budget	2020 Estimated Actual	2021 Proposed Budget	Accounts
CONTRACTUAL SERVICES:						
Photocopying	\$ -	\$ -	\$ 100	\$ 50	\$ 100	101-1015-502.22-15
COMMODITIES:						
Award Plaques (2)	336	350	400	375	400	101-1015-502.30-05
TOTAL EXPENDITURES	<u>\$ 336</u>	<u>\$ 350</u>	<u>\$ 500</u>	<u>\$ 425</u>	<u>\$ 500</u>	