



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 14, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 6/23/15

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#15-072 - 913 S. Cleveland Ave. - SF/Teardown

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 6/23/15

Department: Planning & Community Development

ATTACHMENTS:

Description

DC Minutes 6/23/15

Type

Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 23, 2015**

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Jonathan Kubow
Alan Bombick

Members Absent: Anthony Fasolo

Also Present: Maqbool Khan for *Shell Gas Station*
Larry Jones, Kieffer & Co. for *Holiday Inn Express*
Bob Horne, Torburn Partners for *Northwest Crossings*
Steve Bauer, Meltzer, Purtill & Stelle LLC for *Northwest Crossings*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JUNE 9, 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF JUNE 9, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEW**DC#15-065 – Shell Gas Station – 3 W. Algonquin Rd.**

Mr. Maqbool Khan, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to renovate an existing Shell gas station/food mart building at the intersection of Arlington Heights Road and Algonquin Road. The existing facility was constructed after receiving Special Use approval in 1995 per Ordinance 95-057. At this time, the petitioner is proposing interior and exterior improvements to the existing food mart building to enhance the overall appearance. The existing fuel pumps and canopy area will remain as is, and there are no landscaping improvements being proposed.

Overall, the proposed building design is nicely done, and it will result in a very nice improvement to the overall appearance of the property. The proposed exterior materials are a rich palette of brick and stone with colorful accents, which will be a huge improvement to the building's existing dull appearance. The proposed red and yellow accents on the building are consistent with Shell's recognizable corporate branding, and they will tie in nicely with the existing colorful yellow and red canopy above the fuel filling area. Furthermore, the petitioner is proposing to extend the height of the perimeter building walls to create a continuous parapet that will not only give the building a more substantial appearance, but will also serve to screen all of the existing exposed rooftop mechanical equipment. Decorative "tower" features are proposed at each end of the building which also adds interest to the design.

The existing dumpster is fully enclosed by a decorative black metal fence. The black fence has a nice appearance, but it is transparent and does not fully screen the dumpster area. It is recommended that evergreen shrubs be added around the enclosure to improve the screening. Additionally, the fencing is showing signs of minor surface corrosion, so a fresh coat of black paint is recommended.

As part of the 1995 Special Use approval, a landscape plan was approved for the site. The existing landscaping is inconsistent with the approved plan, and much of the landscaping is absent. The landscaping should be improved to comply with the 1995 plan, pursuant to Ordinance 95-057.

Signage is not included in this review, but the existing canopy and ground signage are nicely designed and they appear to be in good condition. Any new signage will be required to comply with Chapter 30, Sign Code.

Staff recommends approval of the design with conditions to: paint the existing dumpster enclosure, add evergreen shrubs around the dumpster enclosure, and to improve the

landscaping throughout the site to comply with the previously approved landscape plan pursuant to Ordinance 95-057.

Mr. Khan stated that the concerns expressed by Staff about the trash enclosure will be resolved.

Commissioner Fitzgerald agreed with Staff comments and felt the improvements to the building would be very nice. On the north elevation, he suggested carrying the new brick around the corner since it would be visible from Algonquin Road. He had no other comments.

Chair Eckhardt asked for clarification about the existing brick on the north elevation. The petitioner explained that the existing brick is painted white and will remain. **Commissioner Fitzgerald** suggested painting the brick on the north elevation in a color closer to the new brick.

Commissioner Kubow felt this was a great renovation, which this corner could really use, and would look really nice. He agreed with Commissioner Fitzgerald that it would be helpful to either sandblast the existing face brick to its original color or paint it to a color that matches what is being proposed. He also agreed with the comments and requirements from Staff.

Commissioner Bombick commented that although the existing building is old and tired, it was a pretty nice modern building when it was built and he would have hoped that the proposed renovation would have picked up on the modern spirit of the building and done something with that. He felt the comments about wrapping the brick around the corner of the building and painting the brick on the side walls to match what is being proposed on the front were important. He was concerned about the ogee curve of the cornice, which makes it look dated, and he suggested something with more of an angular shape to it. He also commented that this corner was the least visible of the four corners at this intersection and tends to recede because of the brown office buildings behind it and the mature trees around it. From a marketing standpoint, he suggested that a lighter colored building would stand out more against the dark office buildings, and the petitioner should think long and hard about changing the existing white brick to a dark brown color. A light brown color or a medium tan blend brick to make the building more visible should be considered, which could be worked out with Staff. He liked the stone base being proposed, and suggested a slightly lighter brick color. Overall, he felt it was a nice renovation that would work well.

Chair Eckhardt felt the proposed renovations looked fine. He liked the curved yellow swoop over the building entrance, which creates a different element underneath the very lineal fuel pump canopy. He agreed with Commissioner Bombick regarding the ogee curve on the cornice, and suggested something more angular. He felt that at least the north elevation should be painted to match the brown brick, and he agreed with Staff's comments, particularly the landscape comments.

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

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR RENOVATIONS TO THE SHELL STATION LOCATED AT 3 W. ALGONQUIN ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 5/30/15 AND RECEIVED 6/2/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A RECOMMENDATION THAT THE PETITIONER REVIEW THE SHAPE OF THE CORNICE TO FIND SOMETHING THAT IS MORE ANGULAR IN NATURE, TO BE REVIEWED BY STAFF.
2. A RECOMMENDATION THAT THE PETITIONER CONSIDER A LIGHTER SHADE OF BRICK, TO BE REVIEWED BY STAFF.
3. A REQUIREMENT THAT THE BRICK ON THE NORTH AND SOUTH ELEVATIONS BE RE-COATED TO MATCH THE BRICK COLOR OF THE RENOVATION.
4. A REQUIREMENT THAT THE EXISTING DUMPSTER ENCLOSURE BE PAINTED WITH A FRESH COAT OF BLACK PAINT, AND EVERGREEN LANDSCAPING BE ADDED AROUND THE ENCLOSURE TO IMPROVE THE SCREENING.
5. A REQUIREMENT THAT THE LANDSCAPING THROUGHOUT THE SITE BE IMPROVED TO COMPLY WITH THE PREVIOUSLY APPROVED LANDSCAPE PLAN PURSUANT TO ORDINANCE 95-057.
6. THIS REVIEW DEALS WITH THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING PERMIT AND SIGNAGE REQUIREMENTS.
7. ALL SIGNAGE MUST MEET CODE, PER CHAPTER 30.

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

Commissioner Bombick commented that the sketch-up model presented tonight was a good example of how to communicate very effectively, with accurate colors, nice modeling, and good views of what is going on.

ITEM 2. SIGN VARIATION REVIEW**DC#15-067 – Holiday Inn Express – 2111 S. Arlington Heights Road**

Mr. Larry Jones, representing *Kieffer & Co.* was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The subject property is a newly established Holiday Inn Express hotel which is currently completing interior and exterior building renovations of the previous use as a Jameson Suites Hotel. The exterior renovations received Design Commission approval on September 24, 2013. The Holiday Inn Express is relocating from their previous location across the street at 2120 S. Arlington Heights Road, which has now been converted to a Comfort Inn hotel. The petitioner is proposing to re-use the existing “Holiday Inn Express” wall sign from the original location and install it at their new location.

The complete sign package at the subject site includes a new code compliant ground sign facing Arlington Heights Road, a new code compliant wall sign facing Arlington Heights Road, and the proposed re-used wall sign to be located above the main building entrance facing the parking area. Only one wall sign is allowed per street frontage, which is the reason for the previously approved and current sign variation requests. The original sign variation request was for Bradbury Suites Hotel to allow a second wall sign, 64 sf in size, located on the south wall of the building. The variation was approved in 1988, per Ordinance 88-53. At this time, Holiday Inn Express is requesting to amend the original variation to allow a 106.5 sf wall sign.

Mr. Hautzinger stated that the petitioner submitted a letter addressing the hardship criteria and Staff recommends approval of the proposed signage based on the following:

1. The main entrance of the hotel is on the south elevation, so the need for a sign to call attention to the building entrance is reasonable, and a variation was previously approved to allow a sign on the south wall.
2. Reuse of the existing sign is a good, sustainable practice which avoids the need to fabricate a new sign, and it fits nicely on the new façade.
3. A similar sign variation request was previously approved for the hotel across the street at 2120 S. Arlington Heights Road, which allowed a total of three wall signs where there is only one street frontage. Recently, sign permits have been approved for the new Comfort Inn hotel to have two wall signs at this location, one sign will face Arlington Heights Road and one sign will be on the south wall facing the parking area.
4. The total square footage of signage proposed (252.5 sf) is less than the total allowed by code (259 sf), including the previous sign variation approval.

Mr. Jones said they have worked with Staff regarding their comments presented tonight. He pointed out that they are under the total square footage allowed for the property, with the two

wall signs and one ground sign being proposed. He also reiterated that one of the existing wall signs is being re-used from the previous location across the street.

Commissioner Kubow had no problem with the variation request; the signs being proposed were clean, looked good and were within the total square footage allowed by code. He felt the wall signs were a necessity for the business and would be very helpful. He was in favor of the variation request.

Commissioner Bombick agreed and felt the large wall sign on the south elevation was essential from the expressway to be visible, and commented that the 'Jameson' sign was too small and hardly visible, even though it was justified towards the road on the south elevation.

Commissioner Fitzgerald agreed with everything said and in addition, he commented that the building was looking very nice.

Chair Eckhardt also agreed and pointed out that the proposed wall sign is comprised of three separate elements, with brick and air space in between each element, and because of how signs are measured in the sign code with one rectangle around the entire sign, he has no issue with the additional 40 sf being requested.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER BOMBICK, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, A SIGN VARIATION REQUEST FOR *HOLIDAY INN EXPRESS* LOCATED AT 2111 S. ARLINGTON HEIGHTS ROAD, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH PLANS RECEIVED 6/5/15, FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A VARIATION TO AMEND A PREVIOUSLY APPROVED SIGN VARIATION TO ALLOW A 106.5 SF WALL SIGN ON THE SOUTH WALL FACING THE PARKING AREA, WHERE THE PREVIOUSLY APPROVED SIGN VARIATION ALLOWED A 64 SF WALL SIGN ON THE SOUTH WALL FACING THE PARKING AREA.**
- 2. THIS REVIEW DEALS WITH THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING PERMIT AND SIGNAGE REQUIREMENTS.**

Commissioner Kubow commented that re-use of the existing wall sign from the previous hotel

location was a fantastic idea.

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

DRAFT

ITEM 3. SIGN VARIATION REVIEW

DC#15-070 – Northwest Crossings – 1421/1501 W. Shure Dr.

Mr. Bob Horne, representing *Torburn Partners*, and **Mr. Steve Bauer**, representing *Meltzer, Purtill & Stelle*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The subject site was originally occupied by Motorola, and was then occupied by Nokia Siemens. Nokia consolidated their operations in the building south of Cellular Drive, and the remaining two buildings occupying 1421 & 1501 W. Shure Drive are currently vacant. The property has now been purchased by Torburn Partners, and a request to subdivide the east and west sides of the property recently received preliminary approval from the Village Board on June 1, 2015. The east side of the site (1421 W. Shure Drive) is approximately 17.63 acres and contains a 3-story office building with approximately 209,271 square feet of floor area. The west side of the site (1501 W. Shure Drive) is approximately 21.99 acres and contains a 1-story building with approximately 318,227 square feet of floor area.

Currently, there is a large, 390 sf ground sign structure on the 1501 W. Shure site facing Route 53. A sign variation was approved in 1975 to allow this sign to be 163.4 sf. Village records are unclear regarding the discrepancy between the approved 163.4 sf sign versus the 390 sf sign structure on the site, but it is possible that the 163.4 sf sign variation was measured to the original signage mounted on the 390 sf concrete wall instead of the area of the wall itself. Although this ground sign is large, it is set back approximately 238 feet from the property line so it does not appear excessively large when viewed from Route 53.

At this time, the petitioner is proposing to replace the existing ground sign with a new 360 sf ground sign that will serve to identify the overall property as “Northwest Crossings” campus, and will also identify the primary tenants for each of the subdivided lots, 1421 & 1501 W. Shure Drive. Variations are required for the size of the sign, the separation distance from a code compliant entry ground sign, and to allow off-site signage for the 1421 W. Shure tenant signage to be located on the 1501 W. Shure property.

In addition to the proposed ground signs, the petitioner is proposing new wall signage for the two buildings. All proposed wall signage is modestly sized and complies with code, except for one wall sign that is proposed on the west wall of the 1421 W. Shure building which does not have the required street frontage and is therefore not allowed. The petitioner is proposing the west facing sign to gain visibility from Route 53.

The petitioner has submitted a letter which outlines their intent to repurpose the site from a former single-user facility to a new multi-tenant campus, and the corresponding need for the proposed signage exposure to Route 53 to position the property to compete with other Class A office and industrial developments.

Staff agrees that the petitioner's request satisfies the criteria for granting a variation based on the following comments:

1. This property is a unique property in Arlington Heights due to its size and location:
 - a. The property is approximately 40 acres, with approximately 500,000 sf of office/industrial space.
 - b. The property has more than 800 linear feet of frontage facing the six lane Route 53 expressway.
 - c. This is the largest office/manufacturing campus under common ownership in Arlington Heights, with perpetual covenants for cross access, drainage, utilities, etc.
 - d. A similar situation does exist at 1400 W. Dundee Road, where the former Honeywell site was subdivided to become the Rohrman Business Park. A sign variation was approved in 1998 to allow a 575 sf two-sided ground sign perpendicular to Dundee Road. This sign is larger, double-sided, and closer to the road than the proposed Northwest Crossings sign.
2. The entire 40+/- acre site is being subdivided, redeveloped, and marketed as one campus, so the proposed off-site ground sign is appropriate due to the two properties being under common ownership as the "Northwest Crossings" campus.
3. The proposed 360 sf development sign is smaller than the existing 390 sf development sign, and it is nicely designed.
4. Although the proposed ground sign is large, it is not excessively sized due to the large distance that it is set back from the regional Route 53 expressway, which is unique.
5. It is recommended that all campus ground signs be restricted to be monument style signs less than 8 feet in height, as currently proposed.
6. The proposed west facing wall sign (without street frontage) is acceptable due to the common ownership of the campus. However, it is recommended that a wall sign on the north wall of the 1421 W. Shure building be prohibited in exchange for the west facing sign.

Staff recommends approval of the sign variation requests with the following comments:

1. In exchange for allowing a wall sign on the west elevation of 1421 Shure Drive, a wall sign on the north wall of 1421 Shure Drive shall be prohibited.
2. The Northwest Crossings site shall be restricted to monument signs only, with a maximum of 8-feet in height.

Commissioner Bombick what happened to the 1475 building. **Mr. Horne** explained that the 1475 building was on the south campus located on the other side of Cellular Drive. He added that two buildings were demolished on this campus, one on the north campus and one on the

south campus. They are very actively trying to market this campus to multiple users and have been going through a subdivision process, at which time signage became a very important part of what they are offering to their potential new tenants.

Commissioner Fitzgerald supported all the variation requests, with the comments in the Staff report.

Commissioner Bombick supported the sign variation request, and actually felt that the signs facing Route 53 were too small. Although he knew where Motorola was when driving to and from the site, he still felt it was hard to find, even with the one large ground sign they had. He felt the proposed ground sign was stuck in the ground, too low, and needed to be up higher. He asked Staff for clarification on how the signable area was calculated for the new sign. **Mr. Hautzinger** replied that the sign area requested is measured to the overall sign wall surface area because the proposed signage to go on these walls is currently not specifically shown. **Commissioner Bombick** suggested finding a way to tighten up the area around 'Northwest Crossings' and raise it up higher, with Tenant 1 and Tenant 2 made bigger, which he would support. He felt the wall sign on the 3-story building was too small as well. He was fine with everything else being proposed.

Commissioner Kubow agreed with both commissioners, and he really liked the nice and simple logo design being proposed for Northwest Crossings. Looking at the 3-part monument sign, he felt that 'Northwest Crossings' should be bigger than Tenant 1 and Tenant 2. He agreed with Commissioner Bombick's comments that bigger signs are important and he encouraged the petitioner to work with Staff.

Chair Eckhardt agreed with the comments made by the other commissioners that the signs need to be larger. He was concerned about the landscaping proposed within the new sign, specifically that it not block the angle view of the ground sign from Route 53. He felt the property would be identified by the tenant signage and not necessarily the logo; therefore, he was fine with the size of the 'Northwest Crossings' portion of the sign. He encouraged the motion to include specifics about how much larger the sign could be, and let the petitioner work with Staff to finalize. He liked that Tenant 1 and Tenant 2 were slightly higher than 'Northwest Crossings', and that 'Northwest Crossings' was more subtle. He supported Staff's request that the site be restricted to be monument signs only with a maximum height of 8-feet, and he also supported a larger wall sign on the building.

Mr. Bauer clarified that he communicated with Staff about the conditions of approval identified in the Staff report, and wanted Condition #2 to be clearly identified as to what the intent is. **Mr. Hautzinger** clarified that Condition #2 currently states that "the Northwest Crossings site shall be restricted to monument signs only, with a maximum of 8-feet in height". Staff clarified that this should read that, "Ground signs on the Northwest Crossings site shall be restricted to monument signs only with a maximum of 8-feet in height". It is not Staff's intent to restrict the petitioner from having wall signs on the property.

Commissioner Bombick pointed out that 360 SF is being proposed for the monument sign and 163.4 SF is allowed by the previous variation; however he wanted to know the size of the previous Motorola sign. **Mr. Hautzinger** replied that the size of the Motorola sign was unknown due to incomplete Village records from 1975. **Commissioner Bombick** asked if there were any comparable properties with similar size signage, and **Mr. Hautzinger** replied that the former Honeywell site at 1400 W. Dundee Road, which is now the Bob Rohrman business park, received a sign variation approved in 1998 to allow a 575 SF two-sided ground sign, which has frontage along Dundee Road.

Commissioner Bombick would support a sign variation to allow the proposed monument sign to be equivalent to the sign located at the Bob Rohrman business park (former Honeywell), given that the Northwest Crossings site has a much more prominent exposure to the expressway, which is more useful.

Mr. Horne said they were definitely interested in making the sign larger as suggested by the commissioners. The size being proposed was an effort to not offend the Village with something too large and to try to stay within the context of what was there. However, it would benefit them greatly to have more sign face for better visibility from Route 53. **Commissioner Bombick** pointed out that the frontage drive for the Northwest Crossings site was located farther from the expressway than the Bob Rohrman business park sign was from Dundee Road. **Mr. Horne** commented that if a larger sign was approved, they would then ask that the 8-foot height restriction be increased to accommodate the appropriate proportions for the sign.

Mr. Hautzinger asked if the petitioner field verified the dimensions of the existing ground sign, and the petitioner stated that existing sign was measured and it is 10-feet tall.

Commissioner Fitzgerald felt that an exact size for the ground sign should be given if there was a motion to approve a larger sign, instead of leaving the size up to Staff. The other commissioners agreed. **Mr. Hautzinger** offered the option of the petitioner returning with a larger sign design for the commissioners to review. **Chair Eckhardt** asked if the petitioner intended on just blowing up the size of currently proposed sign, and **Mr. Horne** said that it would be their intent to just increase the size of the current design.

Commissioner Fitzgerald reiterated that he was in support of keeping the currently proposed size of the Northwest Crossings sign, because the emphasis should be on the tenants. He was also in support of increasing the size of the Tenant 1 and Tenant 2 signs to 10-feet tall and approximately 23-feet wide. **Commissioner Kubow** said that 8' tall x 24' wide would keep within the same proportions, as opposed to the currently proposed 6' x 20' size. He was not opposed to all 3 sections of the sign being increased to 8' x 24', with 10' as the maximum sign height instead of 8'.

Chair Eckhardt asked about the species of shrub being proposed in front of the ground sign. The petitioner stated that a specific species had not been chosen yet until a decision was made on the concept of the sign design; however, different layers of landscape would be beneficial to

the overall design. **Commissioner Fitzgerald** felt that what is currently being proposed was nice, and any changes should be reviewed by Staff. He also suggested removing one or two of the hedges being proposed above the center portion of the sign and centering the remaining shrubs to avoid the problem of the shrubs blocking the visibility of the tenant signs, which could be approved by Staff.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, A SIGN VARIATION REQUEST FOR *NORTHWEST CROSSINGS* LOCATED AT 1421 & 1501 W. SHURE DRIVE, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 6/4/15 AND RECEIVED 6/5/15, FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A VARIATION TO AMEND A PREVIOUSLY APPROVED SIGN VARIATION, TO ALLOW A 360 SF GROUND SIGN FACING ROUTE 53, WHERE THE PREVIOUSLY APPROVED SIGN VARIATION ALLOWED A 163.4 SF GROUND SIGN.**
- 2. A VARIATION FROM CHAPTER 30, SECTION 30-121.F, TO ALLOW AN OFF-SITE SIGN, WHERE SIGNS ARE REQUIRED TO BE LOCATED ON THE SAME PROPERTY AS THE BUSINESS BEING ADVERTISED.**
- 3. A VARIATION FROM CHAPTER 30, SECTION 30-302.A, TO ALLOW A SECOND GROUND SIGN WITH A SEPARATION DISTANCE OF APPROXIMATELY 260 FEET, WHERE 800 FEET OF SEPARATION IS REQUIRED.**
- 4. A VARIATION FROM CHAPTER 30, SECTION 30-402, TO ALLOW A WALL SIGN TO BE LOCATED ON A WALL WITHOUT STREET FRONTAGE, WHERE STREET FRONTAGE IS REQUIRED.**
- 5. A VARIATION FROM CHAPTER 30, SECTION 30-403.A, TO ALLOW A 75 SF WALL SIGN, WHERE 0 SF IS ALLOWED.**
- 6. A RECOMMENDATION THAT THE SIGNAGE SIZE FOR BOTH 'TENANT 1' AND 'TENANT 2' AND FOR 'NORTHWEST CROSSINGS' BE INCREASED FROM 6' TALL BY 20' WIDE, TO 8' TALL BY 24' WIDE.**
- 7. ALL GROUND SIGNS ON THE NORTHWEST CROSSINGS SITE BE RESTRICTED TO MONUMENT STYLE SIGNS ONLY, WITH A MAXIMUM OF 10-FEET IN HEIGHT.**
- 8. LANDSCAPING FOR THE MONUMENT SIGN TO BE APPROVED STAFF, AND NOT BLOCK THE VIEW OF THE MONUMENT SIGN.**

Commissioner Bombick stated that the size of the signage is what counts not the wall, and the commissioners agreed that the allowable signage size will be increased along with the size of the sign walls. **Mr. Hautzinger** recommended that the motion to increase the size from 6' tall x 20' wide to 8' tall x 24' wide be clarified to note that this is the size of the wall surface and that the signage be sized proportionately to fit on the walls. **Commissioner Bombick** stated that the increased wall size should be 10' x 24' and with a 1 foot border, it would allow 176 sf of sign area for each tenant, or if just a 6 inch border then it would be 9' x 22' and each tenant sign would be 198 sf. The Northwest Crossing sign is roughly 5' x 17' which is 85 sf as drawn and

that would get enlarged to about 100 sf. Combined, the total signage area would be about 500 sf on the walls so that you can see it. Commissioner Bombick recommended that the motion be amended so that the Tenant 1 and Tenant 2 signs be limited to approximately 200 sf each and the Northwest Crossings sign be limited to 100 sf, for a total area of 500 sf which is equivalent to the precedent set at the previous Honeywell site.

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

- 9. A CLARIFICATION THAT THE RECOMMENDED SIGN WALL AREAS FOR 'TENANT 1', 'TENANT 2', AND 'NORTHWEST CROSSINGS' BE INCREASED FROM 6' TALL BY 20' WIDE, TO 10' TALL BY 24' WIDE.**
- 10. THE 'TENANT 1' SIGN AND 'TENANT 2' SIGN AREAS BE LIMITED TO 200 SF EACH, AND THAT 'NORTHWEST CROSSINGS' SIGN AREA BE LIMITED TO 100 SF, FOR A TOTAL SIGN AREA OF 500 SF, WHICH IS EQUIVALENT TO THE PRECEDENT SET AT THE FORMER HONEYWELL SITE.**

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

ITEM 4. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 7:30 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Item: DC#15-072 - 913 S. Cleveland Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 913 S. Cleveland Avenue. This recommendation is subject to compliance with the architectural plans dated 6/15/15 and received 6/16/15, and the following conditions:

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

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 913 S. Cleveland Ave.
Project Address: 913 S. Cleveland Ave.
Prepared By: Steve Hautzinger

Date Prepared: July 8, 2015

PETITION INFORMATION:

DC Number: 15-072
Petitioner Name: Sean Rafferty
Petitioner Address: Greenscape Homes
4355 Weaver Parkway, Suite 120
Warrenville, IL 60555
Meeting Date: July 14, 2015

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 residence and detached garage to allow construction of a new two story residence with an attached two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet and the proposed residence will have 2,924 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 28 feet Side: 5.1 feet Side: 6 feet Rear: 52.6 feet
Building Height	25 feet to the midpoint	24.9 feet to the midpoint
FAR	2,970 SF	2,924 SF
Building Lot Coverage	2,310 SF	1,803 SF
Impervious Surface Coverage Total	3,630 SF	2,237 SF

The existing neighborhood consists of a mix of single story, split level, and two story homes with both attached and detached garages. The proposed house will be the first teardown on the block, but there are numerous newer teardowns on this street, one block to the north. The proposed design does appear large next to the adjacent single story homes, but the hipped main roof helps to diminish the overall mass of the house, and the single story roof line above the garage and the front entry helps the design to relate to the existing adjacent homes. Overall, the proposed design is traditionally detailed which will fit in well with the existing neighborhood, but to improve the appearance from the street, it is recommended that the stone wainscot on the front of the house be continued down the side of the garage, and that a double hung window be added to the side of the garage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 913 S. Cleveland Avenue. This recommendation is subject to compliance with the architectural plans dated 6/15/15 and received 6/16/15, and the following conditions:

1. Continue the stone wainscot down the side of the garage and add a double hung window to the side wall of the garage.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design

Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

_____, July 8, 2015

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-072

OTHER CONSTRUCTION NOTES:

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

LOT 25 IN BLOCK 24 IN ARLINGTON HEIGHTS PARK MANOR SUBDIVISION, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF RAILROAD OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 03-32-420-004

CIVIL 3 OF 4

GREENSCAPE
HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



SITE DEVELOPMENT PLAN
913 S CLEVELAND
ARLINGTON HEIGHTS, IL

REV # DATE DESCRIPTION

ISSUE DATE:
6-15-15

DRAWN BY:
MWR

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C-3

LEGEND & ABBREVIATIONS

TF	Top of Foundation
FF	Finished Floor
BF	Basement Floor
JL	Joist Ledge (Raised Siding)
BL	Brick Ledge
TW	Top of Retaining Wall
xFG	Finished (Proposed) Ground Grade
xFP	Finished (Proposed) Pavement Grade
xEG	Existing Grade
BS	Bottom of Siding
WW	Top of Window Well
---	Existing Contour
---	Proposed Contour
→	Slope to Drain
→	Overflow Route
○	Silt Fence (SF)
---	Tree Protection (TP)
DS	Downspout
SP	Sump Pump Discharge

ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. REMOVE AND REPLACE ANY SIDEWALK DAMAGED DURING CONSTRUCTION. (MATCH EXISTING PLAN AND PROFILE)

PROPOSED GAS METER PER UTILITY COMPANY REQUIREMENTS

PROPOSED ELECTRIC METER PER ELECTRIC COMPANY REQUIREMENTS

BUILDING EXCAVATOR NOTE:

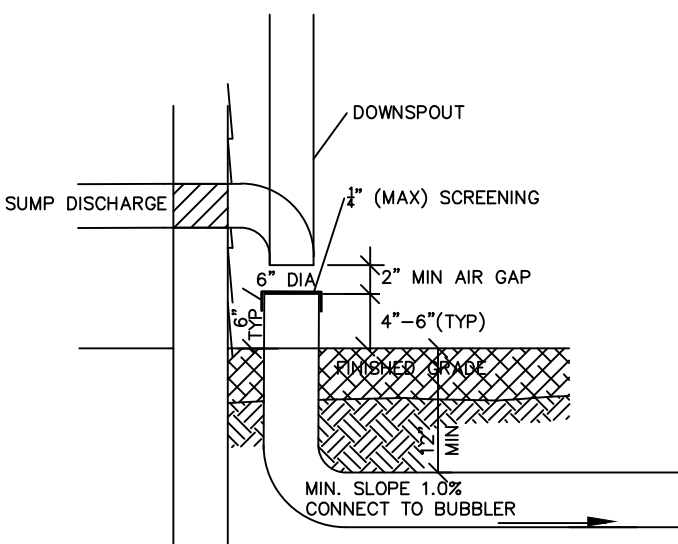
THIS PROPOSED SITE GRADING PLAN SHALL BE USED FOR PROPOSED ELEVATIONS AND PROPOSED GRADING ONLY. THE CONTRACTORS EXCAVATING FOR THE FOUNDATION AND POURING THE FOUNDATION ARE RESPONSIBLE FOR VERIFYING THE FOUNDATION DIMENSIONS AND LAYOUT BEFORE STARTING CONSTRUCTION. THE FOUNDATION DIMENSIONS SHALL BE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

SIDEWALK SECTION

- 4" Portland Cement Concrete (6" @ Driveways)
- 4" Compacted CA-6 (6" @ Driveways)

- 2.0" Bituminous Concrete Surface
- 8" Aggregate Base
- Alternate Section:
5" Portland Cement Concrete on 4" Aggregate Base

DRIVEWAY SECTION



SUMP/DS CONNECTION AT BLDG

STREET ADDRESS	FRONT SETBACK
903	25.1
907	24.8
913	30.3
917	30.7
921	30.6
925	30.1
929	25.8
933	26.1
AVERAGE	27.9
PROPOSED FRONT SETBACK FOR 913 CLEVELAND = 28.0'	

SITE ZONING SUMMARY	
RESIDENTIAL DISTRICT:	R3
MINIMUM SETBACKS:	
FRONT =	25
SIDE =	5
REAR =	30
MAXIMUM HEIGHT (AVERAGE GRADE TO MIDPOINT):	25
PROPOSED HEIGHT (TF TO MIDPOINT):	24.42
MAXIMUM LOT BLD COVERAGE (%):	35.0%
LOT AREA (SF):	6605
PROPOSED LOT BLD COVERAGE (SF):	1740
PROPOSED LOT BLD COVERAGE (%):	26.3%
MAXIMUM LOT IMPERVIOUS COVERAGE (%):	55%
PROPOSED LOT IMPERVIOUS COVERAGE (SF):	2480
PROPOSED LOT IMPERVIOUS COVERAGE (%):	38%

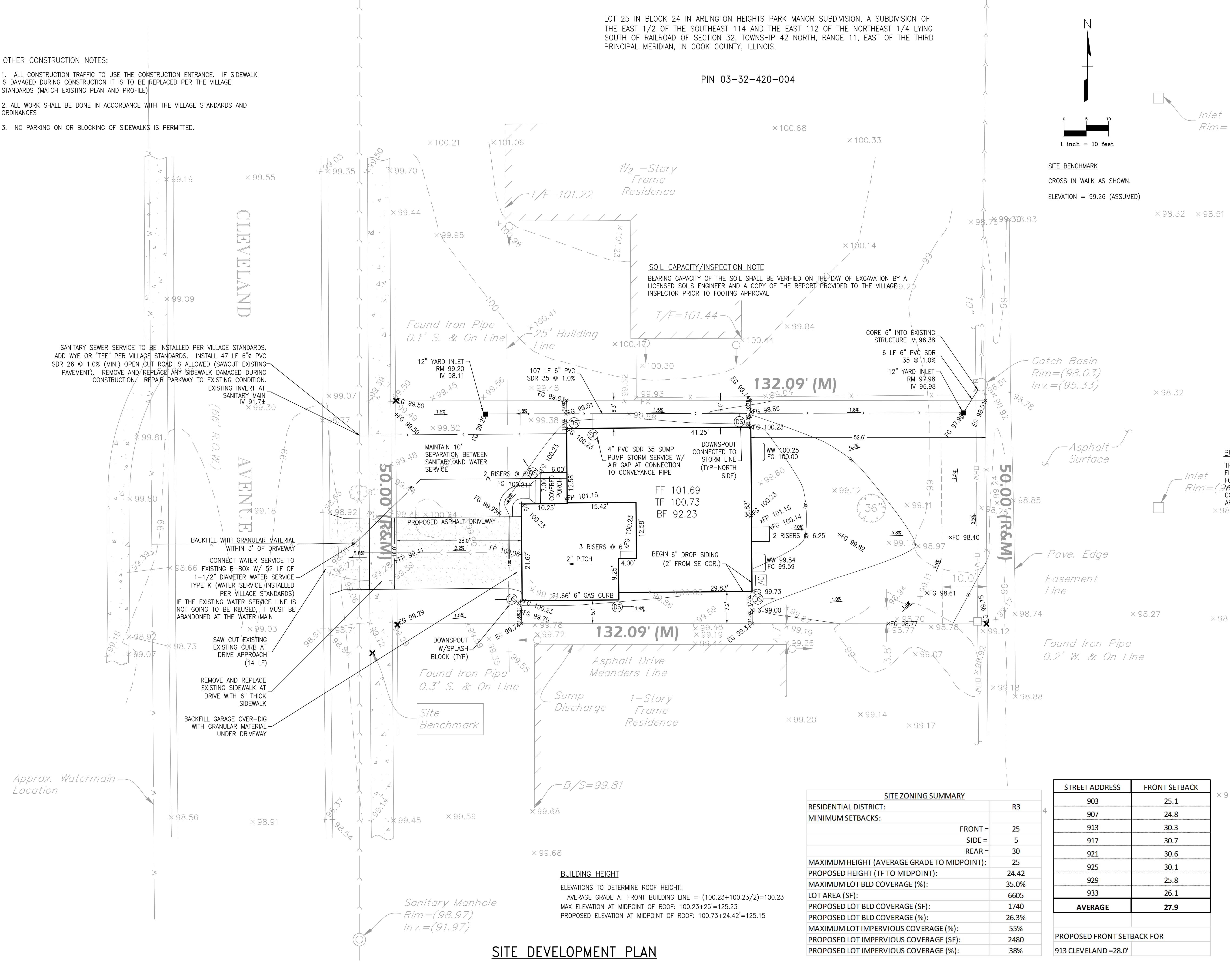
SITE DEVELOPMENT PLAN

BUILDING HEIGHT

ELEVATIONS TO DETERMINE ROOF HEIGHT:
AVERAGE GRADE AT FRONT BUILDING LINE = (100.23+100.23/2)=100.23
MAX ELEVATION AT MIDPOINT OF ROOF: 100.23+25'=125.23
PROPOSED ELEVATION AT MIDPOINT OF ROOF: 100.73+24.42'=125.15

- SANITARY SEWER SERVICE TO BE INSTALLED PER VILLAGE STANDARDS. ADD WYE OR "TEE" PER VILLAGE STANDARDS. INSTALL 47 LF 6" PVC SDR 26 @ 1.0% (MIN.) OPEN CUT ROAD IS ALLOWED (SAWCUT EXISTING PAVEMENT). REMOVE AND REPLACE ANY SIDEWALK DAMAGED DURING CONSTRUCTION. REPAIR PARKWAY TO EXISTING CONDITION. EXISTING INVERT AT SANITARY MAIN IV 91.7±
- BACKFILL WITH GRANULAR MATERIAL WITHIN 3' OF DRIVEWAY
- CONNECT WATER SERVICE TO EXISTING B-BOX W/ 52 LF OF 1-1/2" DIAMETER WATER SERVICE TYPE K (WATER SERVICE INSTALLED PER VILLAGE STANDARDS) IF THE EXISTING WATER SERVICE LINE IS NOT GOING TO BE REUSED, IT MUST BE ABANDONED AT THE WATER MAIN
- SAW CUT EXISTING EXISTING CURB AT DRIVE APPROACH (14 LF)
- REMOVE AND REPLACE EXISTING SIDEWALK AT DRIVE WITH 6" THICK SIDEWALK
- BACKFILL GARAGE OVER-DIG WITH GRANULAR MATERIAL UNDER DRIVEWAY

Approx. Watermain Location



E Orchard Street

Property to Left 2
903 S Cleveland



Property to Left 1
907 S Cleveland



Subject Property
913 S Cleveland



Property to Right 1
917 S Cleveland



Property to Right 2
921 S Cleveland



Property to Right 3
925 S Cleveland



S. Cleveland



Property Across 1
917 S Cleveland



Property Across 2
910 S Cleveland.



Property Across 3
914 S Cleveland



907 s Cleveland

913 s Cleveland

917 s Cleveland

913 S Cleveland

PROPOSED CONTEXT ELEVATION

SCALE: 3/16" = 1'-0"



MODIFIED

MAYFIELD ELEVATION B
913 S CLEVELAND
ARLINGTON HTS, IL

ARLINGTON HEIGHTS, ILLINOIS		
REV #	DATE	DESCRIPTION
	6-15-15	DESIGN REVIEW SET

ISSUE DATE:
6-11-15

DRAWN BY:
SMR

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D-1

1. COVER SHEET SHALL BE GENERAL NOTES.
2. TYPICAL DRAIN SHALL BE CEMENT BOARD SIKING.
3. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
4. TYPICAL CORNERBOARDS SHALL BE 5/4x6
FACING FRONT AND REAR W/ 5/4x4 AT SIDES.
5. TYPICAL WINDOW SHALL BE 1x4 ON 5/4x8.
6. TYPICAL DOOR WRAP/SILL SHALL BE 5/4x4.
7. TYPICAL DOOR WRAP SHALL BE 5/4x6.
8. TYPICAL WINDOW/DOOR HEAD SHALL BE
1x4 ON 5/4x10 W/ ALUM. FLASHING ABOVE.
9. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x4
ON 5/4x10, VENTED ALUM. SOFFIT SEE DETAIL.
10. PROPOSED RAKE SHALL BE SOFFIT ON 1x6
W/ ALUM. SOFFIT AND 5/4x8 SUBRAKE.
11. TYPICAL ROOF SHALL BE CERTAINTED XT 25 YEAR
SHINGLES OR 30 YEAR ARCHITECTURAL PEE SELECTIONS.
12. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER
AND AT ALL VALLEYS AND EAVES.
13. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL
INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND
BAND BOARDS, AND SIMLAR PENETRATIONS.
14. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS
ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH
TO GRADE W/ 3" EXTENSIONS AND SPLASHGROUES.
15. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.f.
OF RIDGE VENTS TO MEET MINIMUM 1/300TH OF
SOFFIT VENTILATION. MINIMUM 1/300TH OF ATTIC AREA.
16. WINDOW MANUFACTURER TO VERIFY EGROTH WINDOW
AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
17. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE
RECOMMENDATIONS.
18. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE
WATER FLOW OR SNOW BUILDUP MAY CAUSE DAMAGE.
PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.
19. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING.
ALL SEAMS TO BE TAPED WITH TAPING TAPE.
MANUFACTURER, LAP AND TAPE OVER FLASHING.
20. PROVIDE 6" CONTRASTING ADDRESS NUMBERS
ABOVE GARAGE DOOR OR PER ELEVATION.



MAYFIELD ELEVATION B
913 S CLEVELAND
ARLINGTON HTS, IL

[illegible]

REV #	DATE	DESCRIPTION
	6-15-15	DESIGN REVIEW SET

ISSUE DATE:
-11-15

DRAWN BY:
MR

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A3.1





913 s Cleveland Ave Arlington Heights

Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Roof	Asphalt Shingles	Landmark	Driftwood
Gable Siding	Fiber Cement	Hardie	White
Siding	Fiber Cement	Hardie	Grayslate
Stone	Cultured Stone	Coronado	Newport Grey
Soffit	Aluminum	Norandex	White
Gutters/Fascia	Aluminum	Norandex	Pearl
Windows	Vinyl	Silver Line	White
Front Door	Steel	Stained	Special Walnut

913 s Cleveland Ave Arlington Heights

Material Schedule

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