



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
May 23, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 5/9/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#22-097 - Walter E. Smithe Furniture - 1775 W. Rand Rd
/ Sign Variation

VII. OTHER BUSINESS

- A. Public Comment

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 Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



Design Commission
5/23/2023

Item: Minutes - 5/9/23

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 5/9/23

Type

Minutes

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 9, 2023

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

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

Members Absent: Scott Seyer

Also Present: Joe Labelle, Rize Properties for 623 N. Beverly Ln.
Brian & Jennifer Brophy, Owners of 623 N. Beverly Ln.
John Berta, Capital Architects for 1923 E. Park St.
Mike Hamman, CD Group for 215 W. Fremont St.
Jack & Kerry Kammerer, Owners of 215 W. Fremont St.
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR APRIL 11, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF APRIL 11, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#22-098 – 623 N. Beverly Ln.

Joe Labelle, representing *Rize Properties*, and Brian & Jennifer Brophy, the homeowners, were present on behalf of the project.

Commissioner Eckhardt recused himself from the review of the project and left the room.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story home and two-car detached garage to build a new a new two-story home with an attached two-car garage. A portion of the existing foundation and two walls above grade are remaining, so it is being reviewed as a teardown. This project was reviewed and approved by the Zoning Board of Appeals last night for the following zoning variations: 1) A 0.8 foot variation to allow a new home with a side yard setback of 4.2 feet instead of the minimum required 5.0 feet, and 2) A 9.0 foot variation to allow a driveway with a width of 31.0 feet where 22 feet is the maximum width allowed. Aside from that, the project complies with the R-3 zoning requirements.

The subject property is located on a street consisting of primarily single-story homes with detached garages, although there are two existing two-story homes directly to the south of the subject property and one two-story home across the street. The Design Commission also recently approved a teardown/new two-story home on this block at 631 N. Beverly, which is currently under construction. The surrounding original single-story homes have a very uniform appearance with low pitched roofs, brick exteriors, and stone and siding as accent materials.

Overall, the proposed front elevation has a nice appearance, but the proposed white and black color scheme with shingle style siding feels a little out of place in this location. The single-story front porch is often encouraged and a nice way to bring down the scale of a new two-story home, however, the proposed porch roof eave is much taller than the roof eave of the adjacent single-story home. Also, the side walls of the home are large and lacking detail, with little relationship to the front elevation. However, the south wall is less of a concern since it is so close to the adjacent house and will have very limited visibility.

Staff recommends the following to help improve the relationship of the proposed design to the surrounding context:

- Add full height brick or stone on the first floor.
- Change the shingle style siding on the front elevation to horizontal lap siding for a more cohesive design, and to better relate to the context.
- Lower the height of the front porch to more closely align with the adjacent existing single-story house roof height.
- Change the colors to a more earth tone palette to better fit with the surrounding context.
- Enhance the north side elevation with additional detailing and fenestration.

Staff recommends that the Design Commission evaluate the proposed design, with these recommendations in mind.

Mr. Labelle said he is the builder on this project and the homeowners have worked extensively with their architect on the proposed design, with a lot of thought going into it. He has been working with Staff for months on the design, attempting to get it to where everyone is happy. The home was originally proposed to be taller, but the height was lowered to help with the perceived bulk of the home, and a variation was approved last night for the side yard setback. The adjacent home to the right is a few feet taller, which they interpreted as being able to propose a taller home on this site. He agreed with Staff that the porch is taller in reference to the adjacent home, however, this site is unique in that the grade is raised up 12-18 inches from the sidewalk to the home. Contexturally, the scale of the front porch is typical for this size home, and bringing it down will appear squatty on the home itself. They very much want the design to be in keeping with the neighborhood, which is unique in that it has predominantly brick ranch homes; however, they believe the design being proposed, with the stone, the shake shingle, and the white on black colors, is a nice, clean, classic and timeless look, and something the homeowners very much want to have. Mr. Labelle asked that the home be approved with the proposed white and black color scheme, and they welcomed any comments and/or suggestions

from the commissioners.

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

The commissioners summarized their comments. Commissioner Kingsley appreciated the details that have gone into the plans, and she asked if the window sizes are accurately shown and if there will be muntins in the windows. Mr. Labelle said the window sizes are accurate and there will only be muntins on the front elevation, in a cross pattern between the glass. The front door has not yet been selected; however, muntins can be added there as well, or something else that is complimentary. Commissioner Kingsley asked about the color of the metal roof and Mr. Labelle said it will be a deep black color that is complimentary to the black roof. Commissioner Kingsley also asked if the garage door will have any windows to pick up on the window style on the home, and Mr. Labelle replied that windows could certainly be added in the garage door if preferred. Commissioner Kingsley asked if the Hardie shingle siding will be straight or staggered, and Mr. Labelle replied that since the staggered look can appear busy, he would suggest that a straight shake be used, which will align with the profile of the lap siding wrapping the side and also take away some of the busyness at the front of the home. Commissioner Kingsley agreed and said that a straight shake is more appropriate for the design of the home. She also preferred smooth trim and siding, which is more traditional, and she agreed with Staff's suggestion that the height of the front porch be lowered to better align with the adjacent one-story home. With regards to the stone at the base of the home, she did not want to see it just on the front elevation; it should return on to the side elevations, and the height of the stone base be lowered to the height of the window sill. Commissioner Kingsley said there can be a better balance between the sides and the back of the home so they look like they match the front of the home, and she suggested there either be shingles on the second-floor and siding on the first-floor wrapping the building, or possibly shingles in the gable ends only. Mr. Labelle said that since shingle siding is a far more expensive material than lap siding, he would ask that this be a suggestion and not a requirement.

Commissioner Fitzgerald agreed with the comments made by Commissioner Kingsley. He liked the stone as shown tonight; however, he was also open to the options suggested by Commission Kingsley. Commissioner Fitzgerald also liked the idea to add windows in the garage door, and he recommended adding windows on the right side elevation as well. Mr. Labelle commented that they are limiting windows on the right side of the home because of the close proximity of the adjacent 2-story home that blocks a lot of light. Commissioner Fitzgerald asked why window muntins are only proposed on the front of the home, instead of on all four sides, and Mr. Labelle replied that muntins will impact the view of the outside, especially on the rear of the home. Commissioner Fitzgerald was okay with the color scheme being proposed, which is traditional, and added that any homeowner can paint their home. Overall, this is a nice home and he liked the porch element on the back; however, he agreed that from the back patio it feels like a different home than the front, and he is favor of anything that can be done to change that.

Chair Kubow generally agreed with the comments made by the other commissioners. He said that the proposed black and white color scheme is very popular and a bit different for this neighborhood, but he felt that there is no consistent context with the surrounding homes. He agreed with the concerns about the lack of detail on the sides and rear of the home, and while cognizant of budget, he felt there could be a happy medium based on the recommendations and/or requirements. He was okay with the rear elevation because the porch element adds a different type of architecture to that elevation. He wanted the stone base to wrap around the right side elevation to the end of the garage, and wrap around the left side elevation about 3 or 4-feet, and landscaping added between the termination and the double windows. Chair Kubow also agreed with the other commissioners that the window muntins should be consistent around the entire home, although he was indifferent to them on the rear elevation.

Mr. Labelle appreciated the comments from the commissioners. He liked the idea of wrapping the stone around the sides of the home, and asked that it be a recommendation to wrap the stone the same amount on the left and right side, versus taking the stone further back on the left side. Mr. Hautzinger pointed out that if full depth masonry is proposed for the base, it could create a zoning issue with the side yard setback variation that was approved last night. Mr. Labelle added that because of lengthy lead times with the windows, the windows have all been ordered with only the front windows having muntins. Chair Kubow had no issue with that.

Commissioner Fitzgerald was in favor of wrapping the stone around the sides of the home, as long as it did not interfere with the side yard variation recently approved. He wanted to see one or two windows added on the right side elevation, windows added to the garage door, and the beams/posts on the front porch lowered. Commissioner Kingsley asked for feedback on her previous suggestion regarding the lap siding and shingles, and Commissioner Fitzgerald supported the shake siding which was simpler, and the idea of somehow tying them together. Mr. Labelle said he could work with Staff on adding some shake or some detail on a portion of the rear or the sides of the home. Commissioner Kingsley suggested lap siding above the stone on the first-floor of the front elevation, shake siding above on the second-floor, and lap siding on the sides to better tie the front into the sides of the home. Commissioner Fitzgerald and Chair Kubow agreed with the suggestion. Mr. Labelle asked if this could be a strong recommendation and not a requirement. Commissioner Kingsley was okay with that, but felt strongly about lowering the height of the front porch, wrapping the stone base a certain amount around the sides, smooth trim, straight edge shake shingles, and adding glass in the garage door with a similar muntin pattern.

Chair Kubow asked the petitioner to comment about the suggestion to lower the front porch and Mr. Labelle replied that he could not speak to whether or not there is a structural reason for the height of the front porch as drawn by the architect, although something could probably be done to lower the height in some way. He asked that this be a suggestion versus a requirement. Commissioner Kingsley felt this should be a requirement.

Mr. Hautzinger reiterated his comment about how the zoning variance approved last night could be impacted if the stone base was wrapped around to the south elevation; he did not see how that could be done from a zoning standpoint. Mr. Labelle clarified that the existing foundation wall on the south elevation is being maintained, and it currently has 2 x 4 with brick. Commissioner Kingsley said that either the stone base should return 3' to 4' on both sides of the home, or the petitioner should show Staff how the stone will terminate at that front corner of the home. Mr. Labelle said that a stone with dimension at the end of it can be used. Mr. Hautzinger reiterated that no additional depth can be added to the south wall, moving it further south.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR A NEW SINGLE-FAMILY HOME TO BE LOCATED AT 623 N. BEVERLY LANE. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 4/18/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE WINDOWS ON THE FRONT ELEVATION INCLUDE MUNTINS, THE SHAKE/SHINGLE SIDING ON THE FRONT ELEVATION BE STRAIGHT EDGED, AND THE FRONT ELEVATION BE REVISED TO INCLUDE SOME LAP SIDING, FOR STAFF REVIEW.
2. A REQUIREMENT THAT SMOOTH TRIM BE USED ON THE ENTIRE HOME.
3. A REQUIREMENT THAT THE GARAGE DOOR HAVE GLASS.
4. A REQUIREMENT TO SHOW STAFF HOW THE STONE BASE ON THE FRONT ELEVATION WILL BE TERMINATED AT BOTH THE NORTH AND SOUTH EDGES, WITH A PREFERENCE THAT THE STONE BE RETURNED A MINIMUM OF 36-INCHES ON BOTH SIDES OF THE HOME.
5. A REQUIREMENT TO LOWER THE HEAD HEIGHT OF THE PORCH, PREFERABLY SO THAT THE BEAM IS IN LINE WITH EITHER THE GARAGE OR THE HEAD HEIGHT OF THE WINDOW.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN

CODE REQUIREMENTS.

Mr. Labelle asked if the requirement to use smooth trim could be changed to a recommendation.

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

2. A RECOMMENDATION THAT SMOOTH TRIM BE USED ON THE HOME, WITH A STRONG PREFERENCE THAT SMOOTH TRIM BE USED IN IMPORTANT AREAS SUCH AS THE FRONT COLUMNS, ETC.

ECKHARDT, RECUSE; KINGSLEY, AYE; FITZGERALD, AYE; KUBOW, AYE.
MOTION CARRIED.

The homeowner asked what will happen if structurally there is a problem with lowering the height of the porch. Commissioner Kingsley said the requirement to lower the height of the porch could result in lowering it only a few inches, but there is a strong preference to lower it to be in line with either the garage or the height of the window head.

ITEM 2. SINGLE-FAMILY ADDITION REVIEW

DC#23-013 – 1923 E. Park St.

John Berta, representing *Capital Architects*, was present on behalf of the project.

Commissioner Eckhardt rejoined the meeting at this time.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a small addition on the front of an existing split-level home, as well as a new second story addition and a complete makeover of the existing exterior. This project complies with all of the R-3 zoning requirements. The surrounding context in this location is predominantly single-story and split-level homes with a similar mid-century style as the existing subject home. The proposed addition and exterior makeover will completely change the massing and appearance of the existing home to a style that feels random and out of place with the surrounding context. The proposed new style is confusing, and appears to be partially converted from a mid-century style to a more traditional cape cod, but the design lacks a cohesive style and massing. The right side of the front elevation feels mismatched with the left side. The right side is very symmetrical, where the rest of the design is asymmetrical. The brick transition from full height to partial height at the southeast outside corner is unresolved and will have a poor appearance.

Staff recommends that the design be simplified and the existing mid-century style of the home be retained to better fit with the surrounding context. Consider keeping the existing hip roof on the right side of the home with a simple hip roof above the new second floor addition.

Mr. Berta said the owners of this split-level home are not interested in having a big square box addition on the second-floor of their home. They discovered the Cape Cod architecture and are attempting to design around it to add to the existing home by pitching up the first-floor roof with shed dormers over the living space to create a second-floor master bedroom and bathroom. Some of the first-floor windows were changed to match the double-hung windows on the rest of the home, and an entry/focal point was added to the front of the home, with a gable and stone material that will project in front of the home for more presence. The home will have new siding, some of the existing brick on the west side will be removed to wrap the siding around from the front elevation, and a brick band was created on the front to carry around to the side. Some of the existing brick will remain, specifically on the back of the home because of cost factors.

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

The commissioners summarized their comments. Commissioner Eckhardt asked if the remaining existing brick will be painted, and Mr. Berta said that all of the existing remaining brick will be painted a whitewash white, and all new trim and siding will be added. Commissioner Eckhardt said the proposed design does a good job of not making the home look like a box on top of a box. He agreed with Staff's comment that the home looks like two homes; the right half of the home is very attractive, but it was difficult to visualize and understand what the massing of the left half of the home really looks like, although it could be interesting. He said the west elevation looks odd with regards to the brick stopping halfway across the elevation, and he asked if the brick will be painted the same color as the new siding. Mr. Berta said the idea is to paint the brick to match the new white siding, and he pointed out the existing detached garage will block a lot of the view of the west elevation of the home. Commissioner Eckhardt said that although the front elevation looks somewhat segmented, it could be very interesting. He liked the east elevation, the rear elevation looks more like a front elevation which is good, and painting the existing brick on the west side elevation will help.

Commissioner Fitzgerald said that split-level homes are really difficult to work with and he applauded the petitioner on what has been done so far. He said the drawings look very busy, but the proposed materials are a good choice for what is being done to the home; everything being white is going to blend and not stand out as much. He liked the color of the front door, and asked about the existing garage, which Mr. Berta said will have new siding and a white garage door. Commissioner Fitzgerald liked the side and rear elevations of the home, but the peaked roof on the right side

of the front elevation is throwing him off; however, changing to a shed dormer instead would throw it off as well. He agreed that the existing home is difficult to work with and he understood the intent of the design, which he is okay with, especially since it is going to be all white.

Commissioner Kingsley agreed that split-level homes are not easy, and she asked for clarification about the transition of brick from full height to partial height at the southeast outside corner of the home. Mr. Berta explained that with everything being white in color, this transition from full height to partial height brick should blend together, and 3' to 4' tall landscaping will be added there as well. There will be no corner board there; the siding will just meet the brick. Commissioner Kingsley was okay with the lower brick height on the east elevation, and the full height brick on the rear elevation. She felt there was an imbalance on the front elevation, with the gable dormer on the right side of the front fighting with the 3 windows in the master bedroom on the left side. She suggested something different on the right half of the front, either eliminate the gable or change it to a shed roof, because either the right side or the left side element should be the dominant feature. She also suggested reducing the size of the windows in the master bedroom on the left side of the front elevation by making the windows smaller and making the dormer narrower to look more like a real dormer; it looks really wide as currently shown. Changing these two areas could help balance the front of the home.

Chair Kubow agreed with the comments made by the other commissioners. Working with the existing style of home is a real challenge, and although the proposed material palette is a little different for this neighborhood and perhaps it lacks a little cohesion, he felt it was fun and will make this home unique. He loved the material palette but suggested the color of the roof shingles be looked at with a suggestion to consider a color less green and more brown. He agreed with Commissioner Kingsley's comment that more study should be done with regards to the top left portion of the front elevation in the master bedroom. Overall, he liked the home, which will be fun and whimsical.

Commissioner Fitzgerald asked the commissioners for their comments with regards to tying in the shed dormer on the left side of the front elevation with the gable on the right. Commissioner Eckhardt sketched a three dimension drawing to help him better understand what the proposed front elevation would look like, and said he is okay with the design as shown tonight. The colors being proposed will help a lot, and although there are 3 different textures of materials with the brick, siding and stone, the stone is a very light color. Commissioner Kingsley suggested a smooth trim to go with the smooth vinyl siding. Commissioner Fitzgerald agreed with Chair Kubow's suggestion about the color of the roof shingles, which he felt should be reviewed and approved by Staff.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR AN ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 1923 E. PARK STREET, AS SUBMITTED. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 4/18/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO CHANGE THE ROOF SHINGLE COLOR TO A COLOR WITH LESS GREEN, TO BE REVIEWED AND APPROVED BY STAFF.
2. A RECOMMENDATION TO LOOK AT THE DORMER IN THE MASTER BEDROOM ON THE FRONT ELEVATION AND CONSIDER MAKING IT SMALLER.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN

CODE REQUIREMENTS.

Commissioner Eckhardt questioned the amount to be considered in making the dormer on the front elevation smaller, without compromising the size of the bedroom. Commissioner Fitzgerald said it is a recommendation that the petitioner look at the dormer to determine if something creative could be done with the dormer to make it smaller. Mr. Hautzinger clarified for the petitioner the difference between a recommendation and a requirement in the motion, which Mr. Berta understood.

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

DRAFT

ITEM 3. SINGLE-FAMILY ADDITION REVIEWDC#23-011 – 215 W. Fremont St.

Mike Hamman, representing *CD Group*, and Jack & Kerry Kammerer, the homeowners, were present on behalf of the project.

Commissioner Eckhardt recused himself from the review of this project because his architectural firm represents the homeowners. He left the meeting.

Mr. Hautzinger presented Staff comments. The subject property is a corner lot and the petitioner is proposing to add a new wraparound porch to the front of the existing two-story home, as well as a new two-story addition on the rear. The plans comply with the R-3 zoning requirements, except for the proposed front porch which is encroaching into the required front and exterior side setbacks. This project received approval last night from the Zoning Board of Appeals for the following zoning variations: A 3.2 foot variation to allow a porch addition with a front yard setback of 19.1 feet where 22.3 feet is the minimum front setback required; and A 1.9 foot variation to allow a porch addition with an exterior side yard setback of 8.1 feet where 10.0 feet is the minimum exterior side setback required.

The proposed wraparound front porch is nicely designed and fits well with the traditional historic character of the existing home and the neighborhood. The rear addition has a tall appearance, but it is a logical infill to the existing massing of the house. Overall, Staff feels the proposed design is nicely done and fits well with the character of the historic neighborhood context, and recommends approval as submitted.

Mr. Hamman presented a revised north elevation that shows a window added at the front porch, and a letter from the homeowners showing a list of neighbors who support the project. He explained that the proposed porch will add a nice element to the neighborhood as well as add interest along the west elevation, and there are other homes in this neighborhood with porches. He welcomed any questions from the commissioners.

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

The commissioners summarized their comments. Commissioner Kingsley was glad to see that renovations are being proposed for the existing home and she was in favor of the window that was added at the front porch; however, she suggested lining up that window with the window above it, if possible, otherwise it was okay as shown. She also suggested adding a window on the west elevation that faces the park, somewhere near the garage. Ms. Kammerer replied that they are planning to add a window on the first-floor to the left of the garage, and Mr. Kammerer added that the existing mature tree on the west elevation helps break up the elevation. Commissioner Kingsley commented that something about the garage on the west elevation did not feel right, and she suggested changing the shake material in the gable end to something different. Mr. Kammerer said they are trying to repeat the existing shake on the front of the home. Commissioner Kingsley had no other comments.

Commissioner Fitzgerald said the front of the home is really fantastic and the porch will look like it has always been there. He was okay without the window that was just added at the front porch, but said it was better with the window added. On the west elevation that faces the park, he was very happy to hear that a window is being added left of the garage, which should be approved by Staff. He asked if the garage will project out 3-feet from the wall of the house, because in the elevation it looks a little odd. Mr. Hamman said that the garage does project out 3-feet, which Commissioner Fitzgerald said will really help. Commissioner Fitzgerald also questioned the gable roof over the garage and the possibility of doing something that matches the roof over the porch; however, it was okay as proposed. He asked about the small square element shown between the window on the first-floor of the west elevation and the porch, and Mr. Hamman said it is the fireplace vent, which will be the same color as the siding. Commissioner Fitzgerald also asked if there will be a walkway from the driveway to the porch, and Mr. Hamman said that a walkway is not shown, but there are steps drawn on that side of the porch. Commissioner Fitzgerald liked the design and said it will look really good.

Chair Kubow said it is a fantastic idea to add this type of porch, given the corner site and the adjacent park across the street. At first he agreed with the concerns about the shape of the garage, but the roof shape is consistent with other areas on the home, tying it all together and giving more fenestration and detail to the elevation. Chair Kubow really liked the east elevation which is dynamic, with a lot going on. This is a great home and he had no further comments.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 215 W. *FREMONT STREET*. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 4/17/23, 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. THE PETITIONER HAS STATED THAT A WINDOW WILL BE ADDED ON THE FIRST-FLOOR OF THE NORTH ELEVATION AT THE PORCH, AND A WINDOW ADDED BETWEEN THE PORCH AND THE GARAGE ON THE WEST ELEVATION, FOR STAFF REVIEW AND APPROVAL.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 4. OTHER BUSINESS

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 7:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Design Commission 5/23/2023

Item: DC#22-097 - Walter E. Smithe Furniture - 1775 W. Rand Rd / Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-402.a Number, to allow four wall signs, where only three wall signs are allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 37.9 sf wall sign on the south wall of the building, where 0 sf is allowed.

Recommendation

It is recommended that the Design Commission recommend denial to the Village Board for the following sign variations for Walter E. Smithe at 1775 W. Rand Road:

1. A variation from Chapter 30, section 30-402.a Number, to allow four wall signs, where only three wall signs are allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 37.9 sf wall sign on the south wall of the building, where 0 sf is allowed.

This recommendation is based on the plans received 3/6/23, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. A recommendation to keep signs 4, 5, & 6, instead of signs 1, 2, 3, & 4.
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.

ATTACHMENTS:

Description

Staff Report

Supporting Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Walter E. Smithe – Sign Variation
Project Address: 1775 W. Rand Road
Prepared By: Steve Hautzinger

Date Prepared: April 18, 2023

PETITION INFORMATION:

DC Number: 22-097
Petitioner Name: Matt Pyter
Petitioner Address: Olympik Signs
1130 N Garfield
Lombard, IL 60148
Meeting Date: May 23, 2023

Requested Action(s):

1. A variation from Chapter 30, section 30-402.a Number, to allow four wall signs, where only three wall signs are allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 37.9 sf wall sign on the south wall of the building, where 0 sf is allowed.

ANALYSIS:

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."

Background and Summary:

The existing building was constructed in two phases. The original west half of the building was approved in 1999 as a single-tenant Walter E. Smithe furniture store. Then, in 2002 the east half of the building was approved to accommodate a separate tenant, Drexel Heritage. At this time, Drexel Heritage has left the building, and Walter E. Smithe has expanded to occupy the entire building. Per code, wall sign requirements vary for single-tenant versus multi-tenant buildings. Multi-tenant buildings are allowed an additional wall sign on an additional wall that faces a privately-owned shared parking. The existing building currently has 6 code compliant wall signs: 3 signs for Walter E. Smithe, and 3 signs for Drexel Heritage (see Table 1 below for a complete summary). Walter E. Smithe is currently proposing 4 wall signs (see Table 2 below for a complete summary), where a maximum of 3 wall signs are allowed (one per street frontage). Since Walter E. Smithe is occupying the entire building, a wall sign facing the private parking area is no longer allowed.

It should be noted that in 2000, Walter E Smithe requested this same variation to allow four wall signs (one on each side of the building) where a maximum of three wall signs are allowed. The Design Commission denied the request.

In addition to wall signage, this property also has two large ground signs. One ground sign is located at the street intersection of Rand Road and Wilke Road, and the other ground sign is facing Route 53. A variation was approved in 2002 to allow the ground sign facing Route 53 to be 100 sf in size, where 80 sf is the maximum allowed.

Table 1: Existing Wall Signs Summary:

SIGN	ELEVATION / FRONTAGE	SIGNABLE AREA	25% OF SIGNABLE AREA	SIGN SIZE	REMARKS
Sign 1. "DREXEL HERITAGE"	South Elevation / no street frontage	250 sf	62.5 sf	48 sf	Sign to be replaced
Sign 2. "DREXEL HERITAGE"	East Elevation / Wilke Road	560 sf	140 sf	88 sf	Sign to be replaced
Sign 3. "DREXEL HERITAGE"	North Elevation / Rand Road	510 sf	127.5 sf	88 sf	Sign to be replaced
Sign 4. "WALTER E. SMITHE FURNITURE"	West Elevation / Route 53	560 sf	140 sf	126.5 sf	Sign to be replaced
Sign 5. "SMITHE"	North Elevation / Rand Road	250 sf	62.5 sf	52 sf	Sign to be removed
Sign 6. "SMITHE"	South Elevation / no street frontage	250 sf	62.5 sf	52 sf	Sign to be removed
TOTAL				454.5 sf	

Table 2: Proposed Wall Signs Summary:

SIGN	ELEVATION / FRONTAGE	SIGNABLE AREA	25% OF SIGNABLE AREA	SIGN SIZE	REMARKS
Sign 1. "WALTER E. SMITHE"	South Elevation / no street frontage	250 sf	62.5 sf	37.9 sf	Variation required due to no street frontage.
Sign 2. "WALTER E. SMITHE"	East Elevation / Wilke Road	560 sf	140 sf	82.5 sf	Complies with code.
Sign 3. "WALTER E. SMITHE"	North Elevation / Rand Road	510 sf	127.5 sf	84.5 sf	Complies with code.
Sign 4. "WALTER E. SMITHE"	West Elevation / Route 53	560 sf	140 sf	84.5 sf	Complies with code.
TOTAL				289.4 sf	

Zoning Map of Property:



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	B-2, General Business District	Walter E. Smithe
North	R-1, One Family Dwelling District Outside Village Boundary	Vacant Randhill Park Cemetery
South	Outside of Village Boundary	Route 53 Highway
East	R-6, Multiple-Family Dwelling District	The Pointe Luxury Apartments
West	Outside of Village Boundary	Route 53 Highway

Sign Variation Criteria:

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

- a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- b. *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;*
- c. *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;*
- d. *That the variation will not alter the essential character of the locality;*
- e. *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 hardship is not self-created and it is due to the building's unique architectural features since the building was originally a multi-tenant space, which has now been updated to a single tenant occupancy. They are requesting signs #1, 2, & 3 to most prominently signify that Walter E. Smithe occupies the full building and no longer includes the former tenant Drexel Heritage. They are also requesting sign #4 on the west elevation since they consider the west elevation to be the primary business identification for southbound traffic on Rand Road. They want Walter E. Smithe to be visible on all four elevations.

Staff Comments:

As was the case when this same request was made in 2002, Staff feels that three wall signs and two ground signs is plenty of signage to identify the business, and there is no justification for a fourth wall sign which could be considered a competitive advantage over other businesses that have complied with code.

In regards to the placement of the three code-compliant wall signs, Staff questions the logic behind the requested signs. The wall signs on the east end of the building are less visible than the signs on the west end of the building, and there is already a large ground sign located directly adjacent to the proposed east wall sign. The petitioner has indicated that sign #6 is the main entrance to the store, and it seems odd to remove the sign above the main entrance. Staff recommends denial of the variation for four wall signs, but instead recommends keeping signs 4, 5, & 6 as the three code-compliant wall signs, instead of signs 1, 2, 3, & 4.

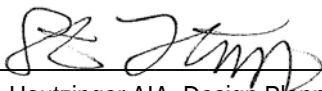
RECOMMENDATION

It is recommended that the Design Commission recommend denial to the Village Board for the following sign variations for *Walter E. Smithe* at 1775 W. Rand Road:

1. A variation from Chapter 30, section 30-402.a Number, to allow four wall signs, where only three wall signs are allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 37.9 sf wall sign on the south wall of the building, where 0 sf is allowed.

This recommendation is based on the plans received 3/6/23, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. A recommendation to keep signs 4, 5, & 6, instead of signs 1, 2, 3, & 4.
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.



April 18, 2023

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 22-097

SECTION 30-902 Standards

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

Response: Walter E Smithe's particular hardship is not self-created and is due to the buildings unique architectural features as the building was originally a multi-tenant space, which has been updated to a single tenant occupancy.

The main entrance is located at the northwest corner of the property, identified on rendering site plan as location #6 and will not receive a wall sign above this specific entrance.

Walter E Smithe is requesting Signs # 1, 2 & 3 to most prominently signify that Walter E Smithe occupies the full building and no longer includes the former tenant Drexel Heritage.

Walter E Smithe is requesting Sign # 4 as they consider this elevation to be the primary business ID for southbound traffic.

With the proposed sign plan consisting of signs #1, 2, 3 & 4, Walter E Smithe is removing and not replacing existing signs referenced as #5 & 6.

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

Response: The proposed sign package consisting of four (4) wall signs, one on each side of the building, will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare. The proposed signage locations seeks to allow Walter E Smithe visible signage on all four (4) elevations.

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 application with a competitive advantage over similar businesses

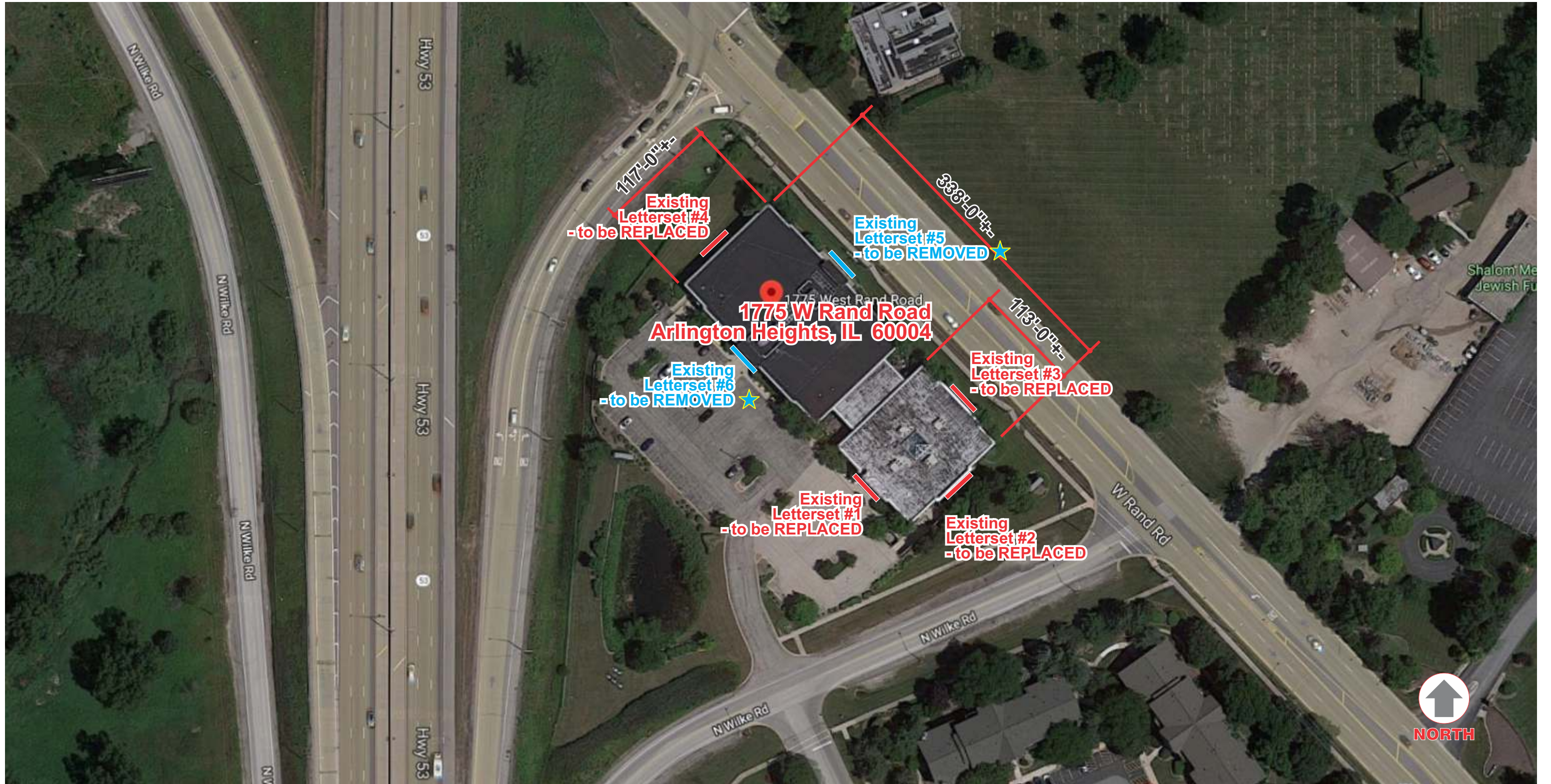
Response: Walter E. Smithe wants to improve their visual identity within the community so their business will continue to be successful in the Village of Arlington Heights and the proposed sign package is not to have a competitive advantage over similar businesses. The hardship has to do with the building elevations and the street frontages those elevations face.

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

Response: The sign will be in harmony and scale with the architecture of the building in this development & will be consistent with other large signs in the general vicinity. The sign will be constructed with the highest quality materials. The proposed signage seeks to maintain the stylistic approach Walter E. Smithe prides themselves on along with being consistent with the harmonious nature of the building along with the character of the locality.

e. The applicants business cannot reasonably function under the standards of this Chapter

Response: The proposed sign locations seeks to allow Walter E. Smithe a visible sign on all four (4) elevations showing where this company is located within the Arlington Heights community. The signage will comply with all other applicable requirements of the Arlington Heights sign code. The property currently has six (6) wall signs, of which only four (4) will be replaced and the other two (2) signs will be removed but *not* replaced.



Site Plan -

Est. 1945

WALTER E. SMITHE

Furniture & Design

1775 W Rand Road
Arlington Heights, IL 60004

drawn by
PAMELA F

• job#: 22-9063
• 03-22-22
• rev.# 03-06-23

Comments:

OLYMPIK
SIGNS

1130 N. Garfield
Lombard, IL 60148

Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGN INC.

Subject Property



North Elevation – Existing



South Elevation - Existing



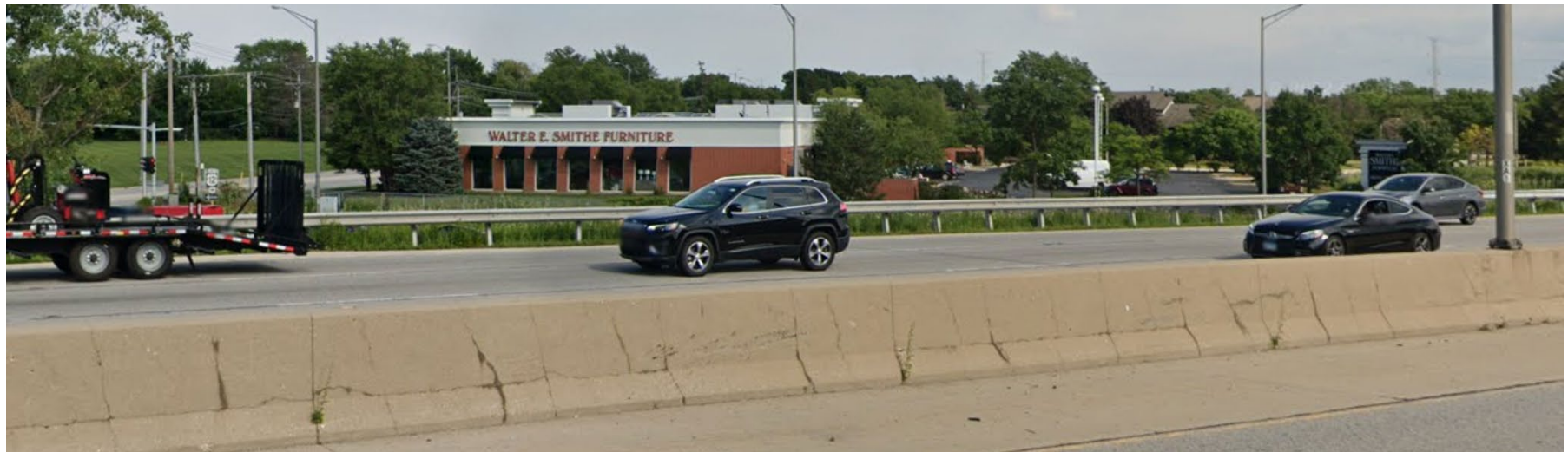
East Elevation - Existing



West Elevation - Existing



View from Route 53 traveling North



View from Route 53 traveling South



Street Views of Site -

— Est. 1945 —
WALTER E. SMITHE
— Furniture & Design —

1775 W Rand Road
Arlington Heights, IL 60004

drawn by
PAMELA F

• job#: 22-9063
• 03-22-22
• rev.# 03-06-23

Comments:

OLYMPIK
SIGNS

1130 N. Garfield
Lombard, IL 60148

Ph.# **630.424.6100**

Fx.# **630.424.6120**

WWW.OLYSIGNS.COM

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGN INC.

Surrounding Context



View of Route 53 to the West



View of Route 53 to the South

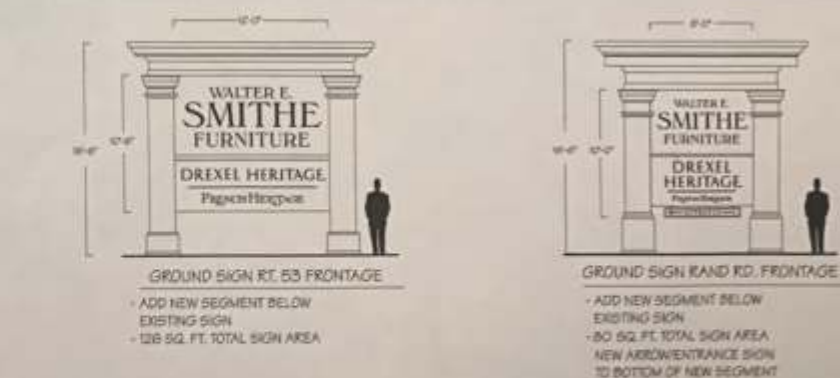
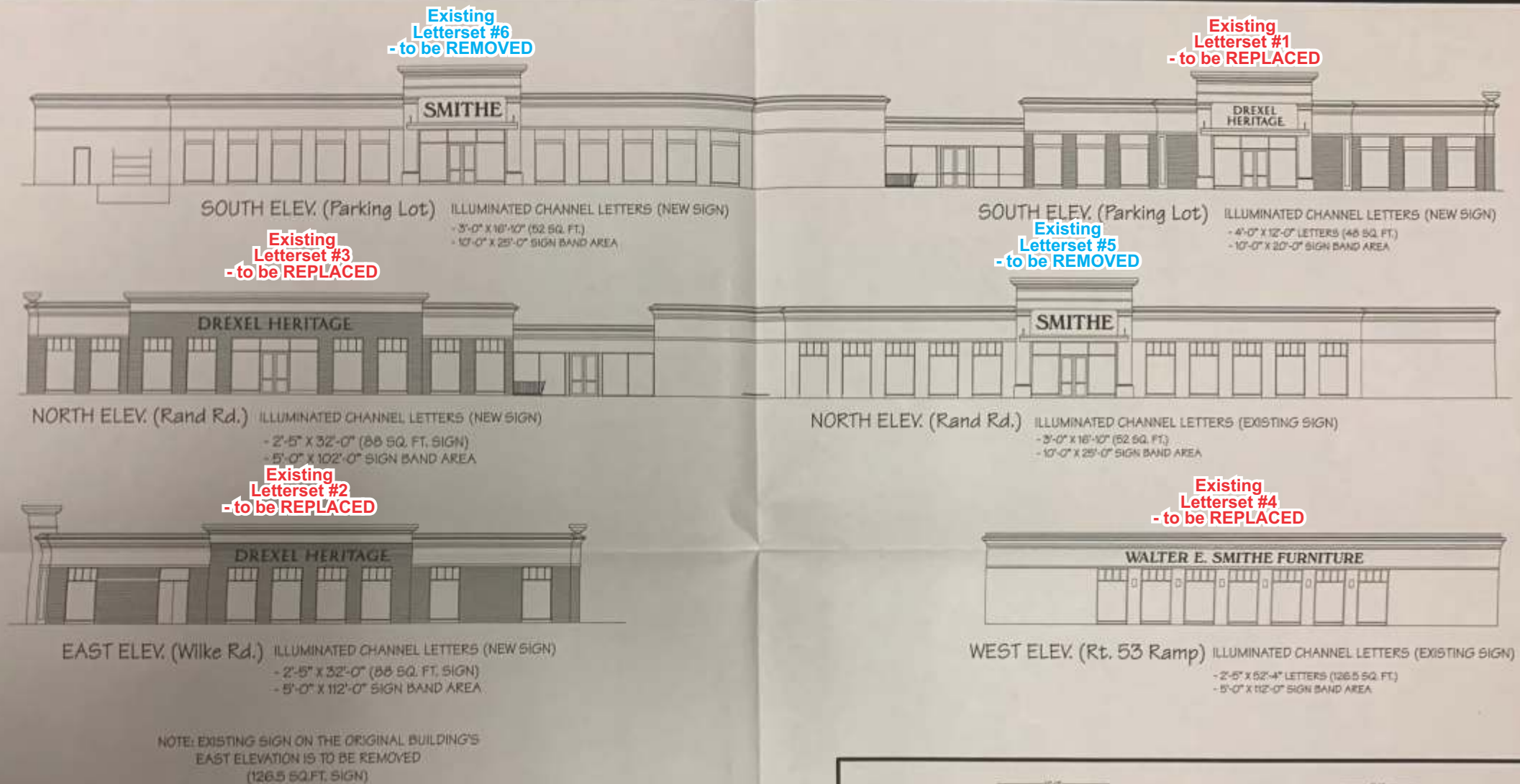


Property to the North (across Rand Road)



Property to the East (across Wilke Road)

EXISTING SIGNS



Est. 1945

WALTER E. SMITHE

Furniture & Design

1775 W Rand Road
Arlington Heights, IL 60004

drawn by
PAMELA F

• job#: 22-9063
• 03-22-22
• rev.# 03-06-23

Comments:

EXISTING ELEVATIONS

OLYMPIK
SIGNS

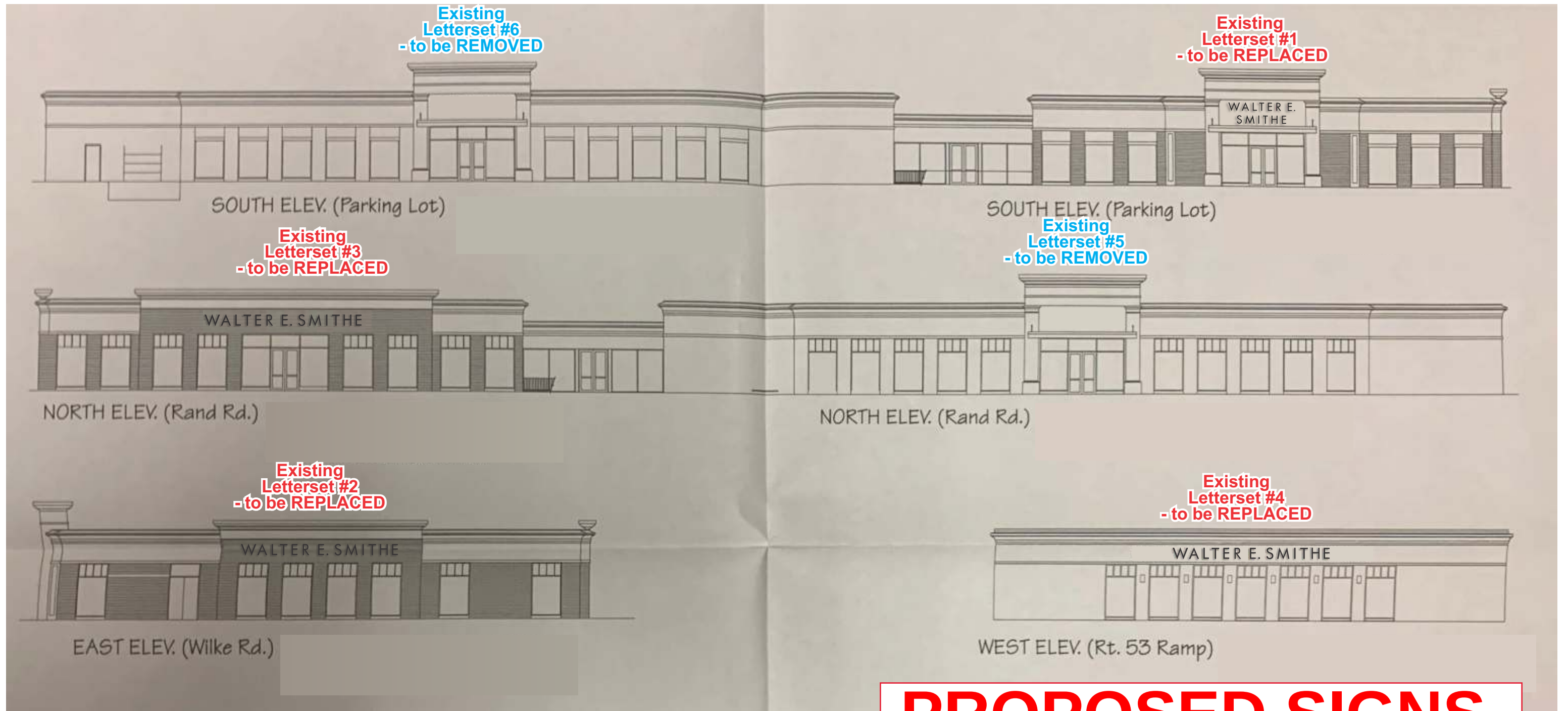
1130 N. Garfield
Lombard, IL 60148

Ph.# 630.424.6100

Fx.# 630.424.6120

WWW.OLYSIGNS.COM

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGN INC.



PROPOSED SIGNS

Proposed Building Elevations -

Est. 1945
WALTER E. SMITHE
Furniture & Design

1775 W Rand Road
Arlington Heights, IL 60004

drawn by
PAMELA F

• job#: 22-9063
• 03-22-22
• rev.# 03-06-23

Comments:

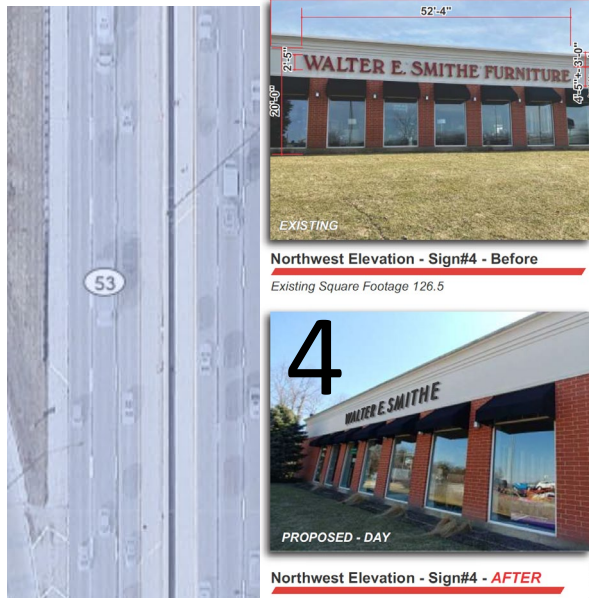
EXISTING ELEVATIONS

OLYMPIK
SIGNS

1130 N. Garfield
Lombard, IL 60148

Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGN INC.



Northwest Elevation - Sign#4 - Before

Existing Square Footage 126.5



Northwest Elevation - Sign#4 - AFTER



Northwest Elevation - Sign#5 - Before

Existing Square Footage 51.0



Northwest Elevation - Sign#5 - AFTER



Northeast Elevation - Sign#3 - Before

Existing Square Footage 88.0



Northeast Elevation - Sign#3 - AFTER



Southwest Elevation - Sign#6 - Before

Existing Square Footage 46.5



Southwest Elevation - Sign#6 - AFTER

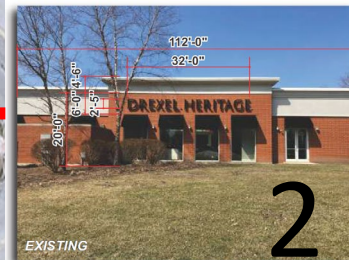


Southwest Elevation - Sign#1 - Before

Existing Square Footage 48.0



Southwest Elevation - Sign#1 - AFTER



Southeast Elevation - Sign#2 - Before

Existing Square Footage 88.0



Southeast Elevation - Sign#2 - AFTER

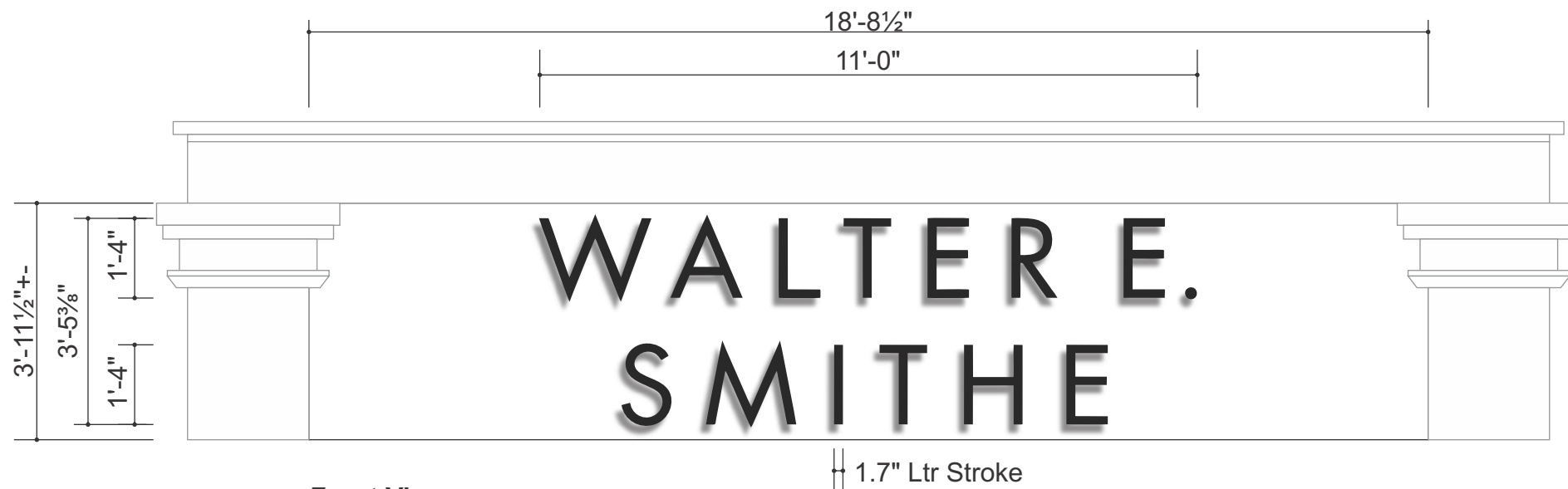


Southwest Elevation - Sign#1 - Before

Existing Square Footage 48.0



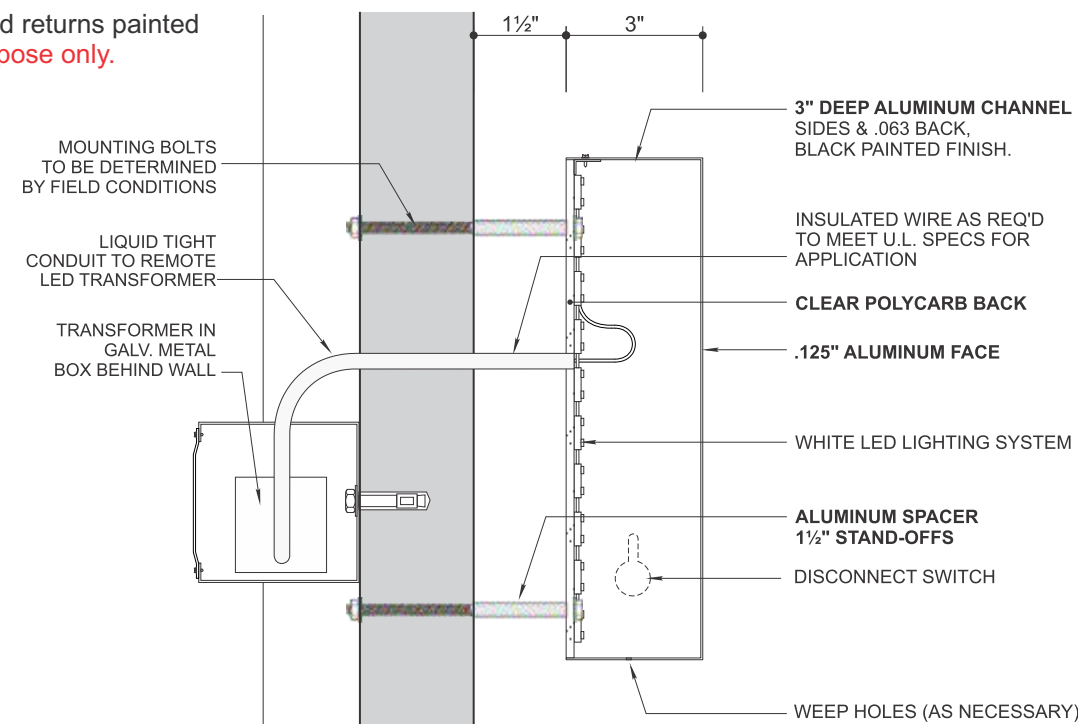
Southwest Elevation - Sign#1 - AFTER



Front View

Halo-Lit Channel Letterset -

Scale 3/8" = 1'-0" | Qty: (1) Required | Square Footage: 37.9
3" Deep Aluminum channel Halo-Lit letterset with 1-1/2" stand-offs. Face and returns painted Black. Sign to illuminate with White LED Modules. *Drawing for concept purpose only.*



Section A -

Scale N.T.S.
Stand-Off mounted internally illuminated letterset.
Remote electrical.



PROPOSED - NIGHT

Est. 1945
WALTER E. SMITHE
Furniture & Design

1775 W Rand Road
Arlington Heights, IL 60004

drawn by
PAMELA F

• job#: 22-9063
• 03-22-22
• rev.# 03-06-23

OLYMPIK
SIGNS

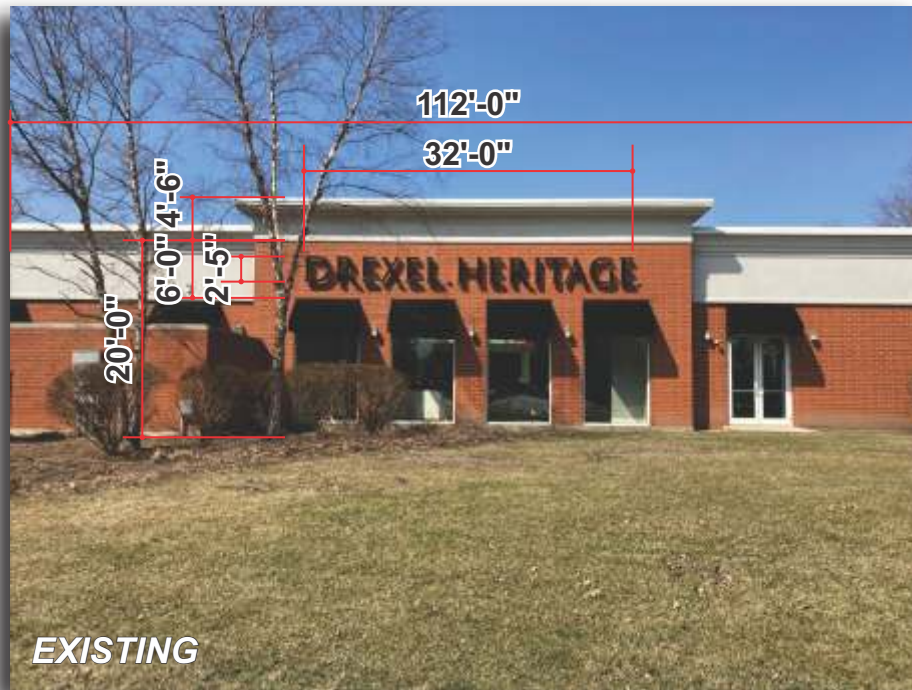
account representative
ROB WHITEHEAD
client
1130 N. Garfield
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120

WWW.OLYSIGNS.COM

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGN INC.

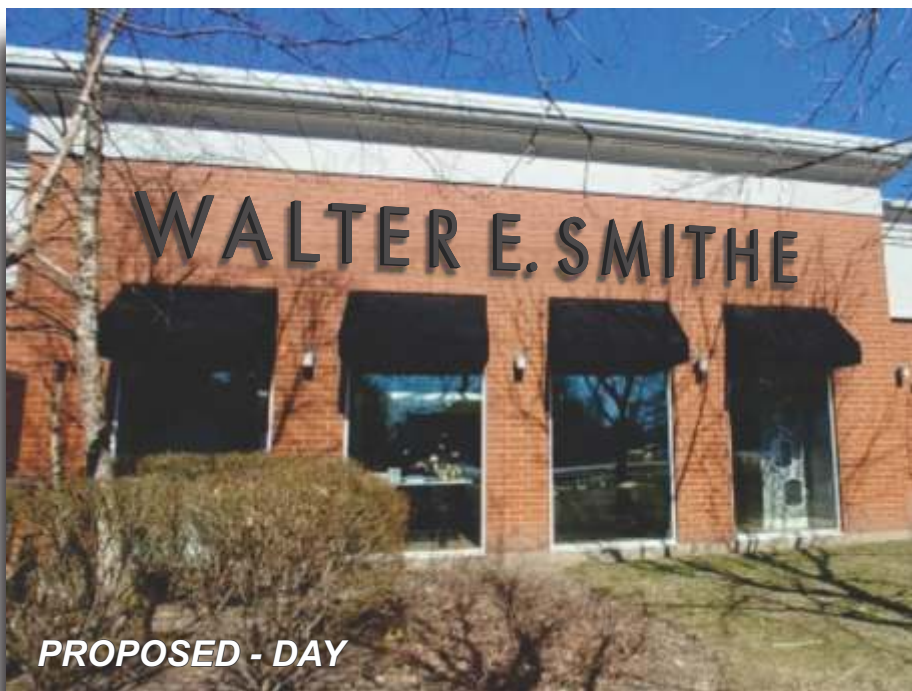
Comments:

SIGN #1

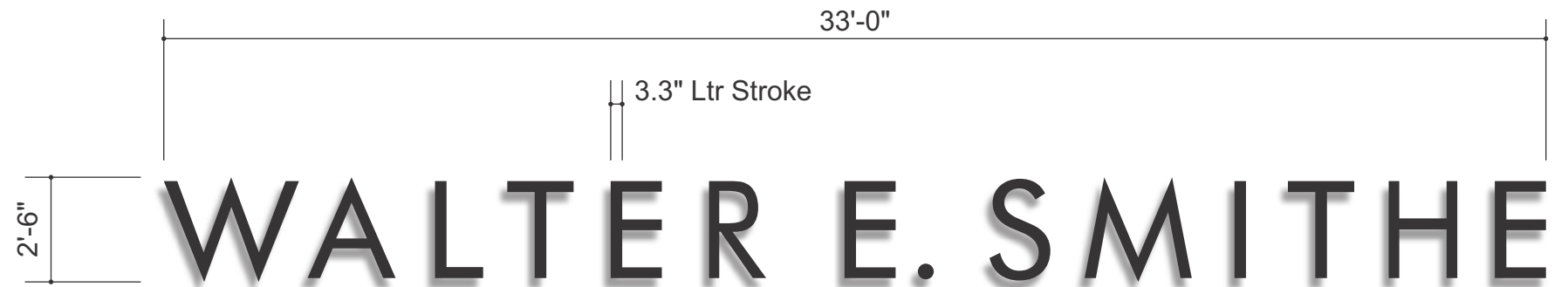


Southeast Elevation - Sign#2 - Before

Existing Square Footage 88.0



Southeast Elevation - Sign#2 - AFTER



Front View

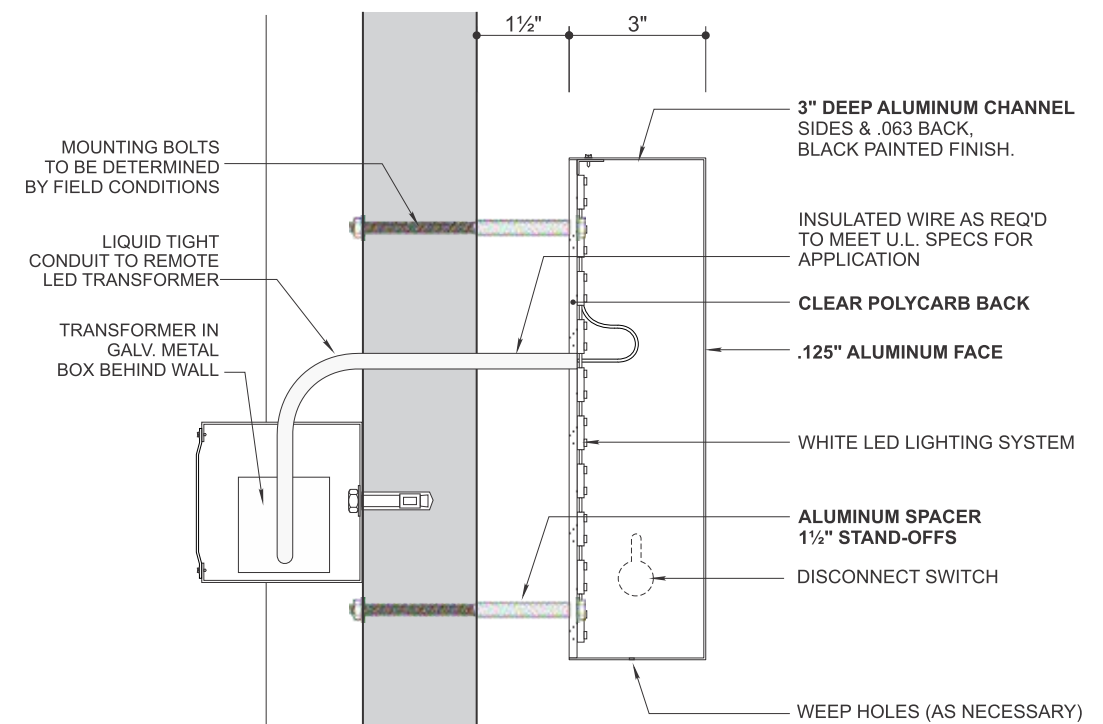
Halo-Lit Channel Letterset -

Scale 1/4" = 1'-0"

Qty: (1) Required

Square Footage: 82.5

3" deep aluminum channel Halo-Lit letterset with 1-1/2" stand-offs. Face and returns painted Black. Sign to illuminate with White LED Modules. **Drawing for concept purpose only.**



Section A -

Scale N.T.S.

Stand-Off mounted internally illuminated letterset.
Remote electrical.



PROPOSED - NIGHT

Est. 1945
WALTER E. SMITHE
Furniture & Design

1775 W Rand Road
Arlington Heights, IL 60004

drawn by
PAMELA F

• job#: 22-9063
• 03-22-22
• rev.# 03-06-23

OLYMPIK
SIGNS

1130 N. Garfield
Lombard, IL 60148

Ph.# 630.424.6100

Fx.# 630.424.6120

WWW.OLYSIGNS.COM

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGN INC.

Comments:

SIGN #2

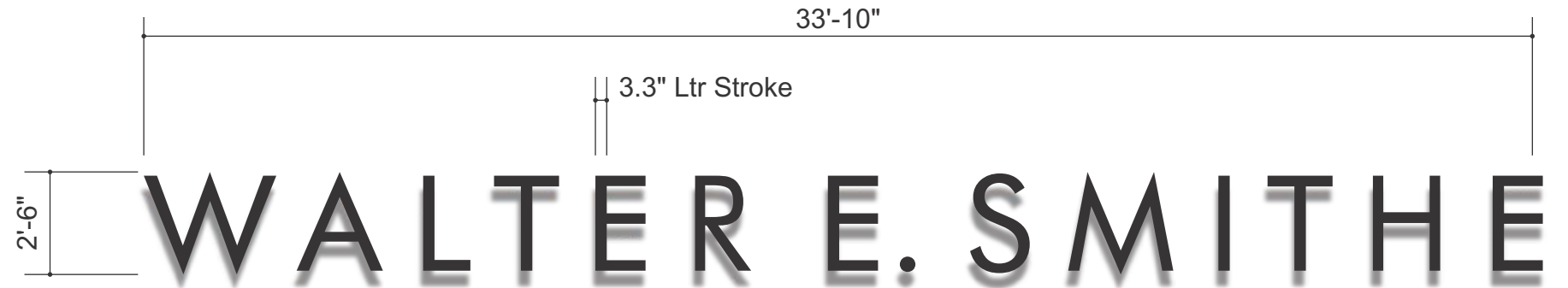


Northeast Elevation - Sign#3 - Before

Existing Square Footage 88.0



Northeast Elevation - Sign#3 - AFTER



Front View

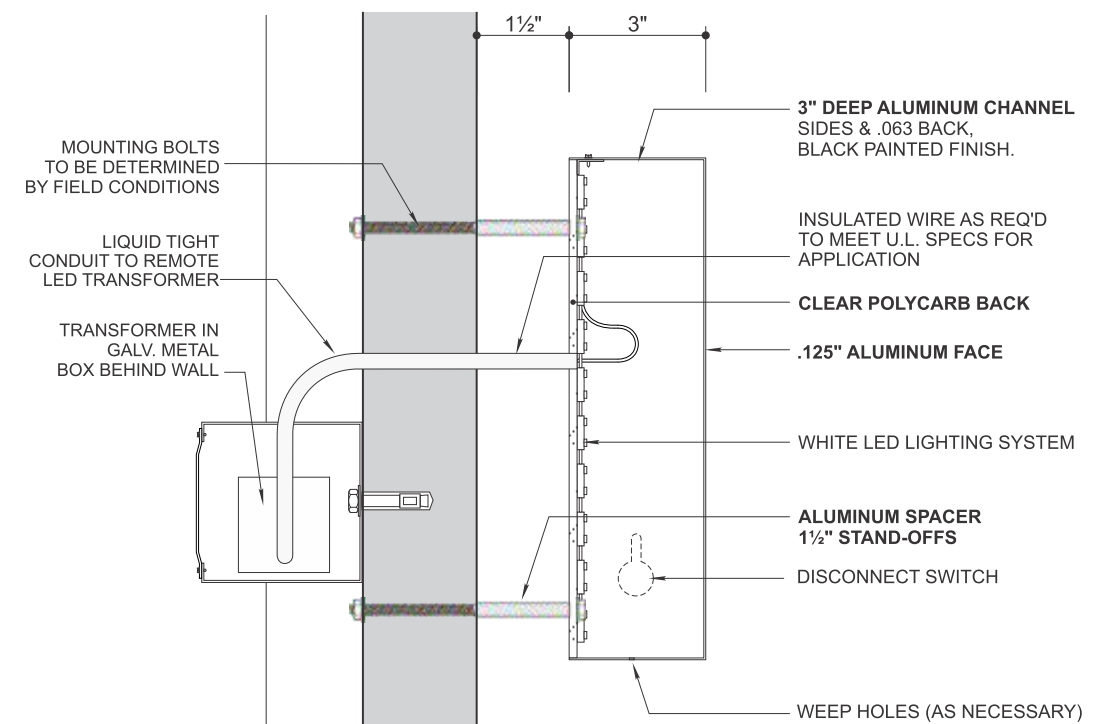
Halo-Lit Channel Letterset -

Scale 1/4" = 1'-0"

Qty: (1) Required

Square Footage: 84.5

3" deep aluminum channel Halo-Lit letterset with 1-1/2" stand-offs. Face and returns painted Black. Sign to illuminate with White LED Modules. **Drawing for concept purpose only.**



Section A -

Scale N.T.S.

Stand-Off mounted internally illuminated letterset.
Remote electrical.



PROPOSED - NIGHT

Est. 1945
WALTER E. SMITHE
Furniture & Design

1775 W Rand Road
Arlington Heights, IL 60004

drawn by
PAMELA F

• job#: 22-9063
• 03-22-22
• rev.# 03-06-23

OLYMPIK
SIGNS

1130 N. Garfield
Lombard, IL 60148

account representative
ROB WHITEHEAD

client

Ph.# 630.424.6100 Fx.# 630.424.6120 **WWW.OLYSIGNS.COM**

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGN INC.

Comments:

SIGN #3

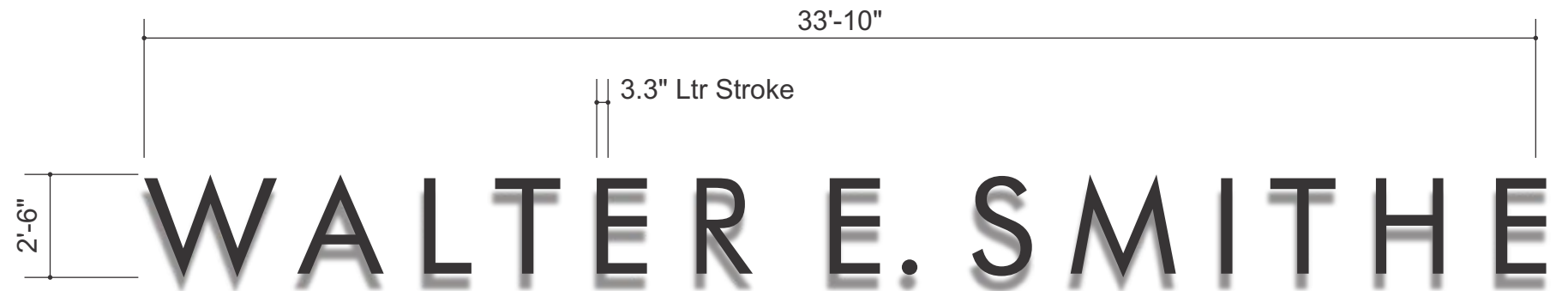


Northwest Elevation - Sign#4 - Before

Existing Square Footage 126.5



Northwest Elevation - Sign#4 - AFTER



Front View

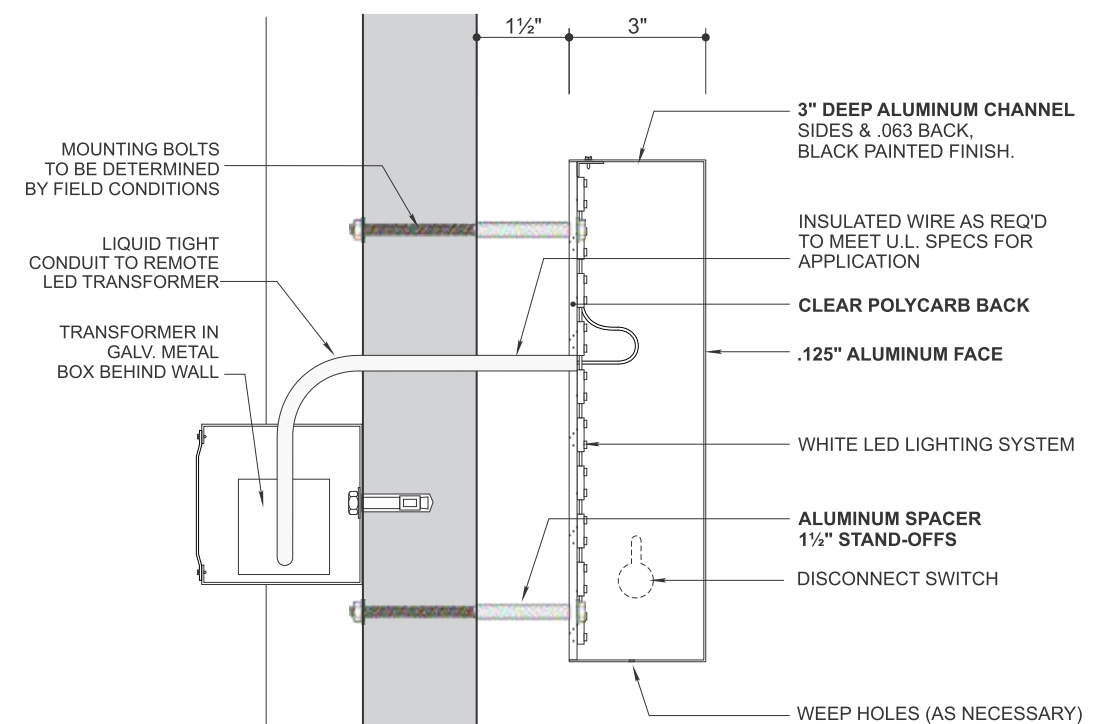
Halo-Lit Channel Letterset -

Scale 1/4" = 1'-0"

Qty: (1) Required

Square Footage: 84.5

3" deep aluminum channel Halo-Lit letterset with 1-1/2" stand-offs. Face and returns painted Black. Sign to illuminate with White LED Modules. **Drawing for concept purpose only.**



Section A -

Scale N.T.S.

Stand-Off mounted internally illuminated letterset.
Remote electrical.



PROPOSED - NIGHT

Est. 1945
WALTER E. SMITHE
Furniture & Design

1775 W Rand Road
Arlington Heights, IL 60004

drawn by
PAMELA F

• job#: 22-9063
• 03-22-22
• rev.# 03-06-23

OLYMPIK
SIGNS

1130 N. Garfield
Lombard, IL 60148

account representative
ROB WHITEHEAD

client

Ph.# 630.424.6100 Fx.# 630.424.6120 **WWW.OLYSIGNS.COM**

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGN INC.

Comments:

SIGN #4



Northwest Elevation - Sign#5 - Before

Existing Square Footage 51.0



Northwest Elevation - Sign#5 - **AFTER**

REMOVE Existing Channel Letterset -

Scale 1/4" = 1'-0"

Remove existing letterset, disconnect electrical, patch, repair and paint entire wall area restoring wall back to it's original condition. Paint color to be determined.

SIGN #5

**OLYMPIK
SIGNS**

1130 N. Garfield
Lombard, IL 60148

Ph.# 630.424.6100

Fx.# 630.424.6120

WWW.OLYSIGNS.COM

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGN INC.

account representative

ROB WHITEHEAD

client

Est. 1945
WALTER E. SMITHE

Furniture & Design

1775 W Rand Road
Arlington Heights, IL 60004

drawn by

PAMELA F

• job#: 22-9063
• 03-22-22
• rev.# 03-06-23

Comments:

SIGN TO BE REMOVED



Southwest Elevation - Sign#6 - Before

Existing Square Footage 46.5



Southwest Elevation - Sign#6 - **AFTER**

REMOVE Existing Channel Letterset -

Scale 1/4" = 1'-0"

Remove existing letterset, disconnect electrical, patch, repair and paint entire wall area restoring wall back to it's original condition. Paint color to be determined.

SIGN #6

**OLYMPIK
SIGNS**

1130 N. Garfield
Lombard, IL 60148

account representative
ROB WHITEHEAD

client

1775 W Rand Road
Arlington Heights, IL 60004

Est. 1945
WALTER E. SMITHE
Furniture & Design

drawn by
PAMELA F

• job#: 22-9063
• 03-22-22
• rev.# 03-06-23

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGN INC.

Comments:

SIGN TO BE REMOVED

Material List

1. **Petitioner Name:** Rob Whitehead (Olympik Signs, Inc.)

2. **Date:** 12/6/22

3. **Project:** Walter E. Smithe – Sign Variation

4. **Location:** 1775 W. Rand Rd., Arlington Heights, IL 60004

Signage: Aluminum internally illuminated channel letters with 1.5” stand-offs for reverse halo illumination. Sides and face of letters painted black. All detail is per Olympik Signs, Inc. sign rendering # 22-9063 dated 11-16-22.