Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
March 10, 2020
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 2/25/20

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#19-099 - Arlington Beer - 19 N. Hickory Ave. - Commercial

B. DC#20-001 - Arlington Beer - 19 N. Hickory Ave. - Sign Variation

C. DC#20-004 - Chez Hotel - 519 W. Algonquin Rd. - Sign Variation

VII. OTHER BUSINESS

A. Car Wash - 2100 S. Arlington Heights Rd. - Commercial/Preliminary Review

VIII. ADJOURNMENT

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

Design Commission
3/10/2020

Item: Minutes - 2/25/20

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 2/25/20	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 25, 2020

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

Members Present:	John Fitzgerald, Chair Kirsten Kingsley Scott Seyer
Members Absent:	Jonathan Kubow Ted Eckhardt
Also Present:	John Haran, E&J Builders for *1334 N. Race Ave.* Steve Gawlik, S.G. Architects for *1334 N. Race Ave.* Steve Hautzinger, Staff Liaison

<u>REVIEW OF MEETING MINUTES FOR JANUARY 14, 2020</u>

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF JANUARY 14, 2020. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald said that with only 3 commissioners here tonight, a favorable vote from all 3 commissioners is required for a project to be approved tonight.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#20-006 – 1334 N. Race Ave.

John Haran, representing *E&J Builders,* and Steve Gawlik, representing *S.G. Architects*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence with an attached one-car garage to allow construction of a new two-story residence with an attached, two-car garage. The project does comply with the R-3 zoning requirements. The proposed house is located in a neighborhood that was originally smaller scale single-story homes with one-car carports or attached garages. However, at this time approximately half of the lots in the neighborhood have been redeveloped with newer two-story houses. The subject property is located between two of the original smaller scale homes.

Overall, the proposed design is nicely done in a style that fits well with the other newer homes in the neighborhood, and the single-story front porch and single-story garage roof help the house to fit with the scale of the adjacent houses. Additionally, the front porch projects out in front of the proposed two-car garage, which keeps the focus of the design on the house instead of the garage. Details and materials from the front of the house are continued on all sides of the house for a cohesive appearance.

Staff has two concerns with the proposed design that should be evaluated by the Design Commission.

1. Color Scheme. The proposed color scheme is white with a black roof, as well as black fascia, soffits, gutters and downspouts. Overall, the white and black color scheme is nice, but the black fascia and soffits are a bold accent, which the Design Commission should evaluate against the context of the neighborhood. White fascia and soffits are recommended to better fit with the context of the neighborhood.
2. Monotony. The petitioner has previously completed construction of this same house twice on this street, at 1231 N. Race and 1440 N. Race. However, this is a long street, and there are nine houses between the subject property and 1440 N. Race, and 13 houses between 1231 N. Race. This proposal does comply with the monotony code, which only requires two lots of separation on the same side of the street. However, the Design Commission is being asked to evaluate this based on previous monotony concerns in similar situations. Consider hipping the sides of the roof to change the appearance which has the added benefit of easing the scale of the house between the existing adjacent homes.

With these comments and concerns noted, Staff recommends approval of the project.

The petitioner had no comments at this time.

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

Commissioner Kingsley gave her comments. She thanked the petitioner for providing a clear packet of information for tonight's review, and she thanked Staff for providing information regarding monotony in the neighborhood. In general, she felt the home was nice and well designed, and her only concern was with the size of the new home next to the one-story and the 1-1/2-story homes. She felt it would be nice if the north side of the home was brought down, which could be achieved by flipping the home to locate the garage on the north. Having the garage on the left side would be consistent with similar homes like this on the block. Hipping the left side of the home might help as well. Commissioner Kingsley also suggested adding a covering above the doors on the rear of the home; some type of canopy, or extend the shed roof of the box bay. Her last comment was to reiterate to the petitioner that this commission typically sees drawings in a schematic design stage, prior to construction documents for permitting. Additionally, she asked if the stone being proposed was a natural stone, and Mr. Haran said that it was a natural stone, not a veneer, and similar to what is shown in the rendering. Commissioner Kingsley said that she was ok with the proposed black soffits.

Commissioner Seyer concurred with many of the comments made by Commissioner Kingsley and felt it was a nice design. He asked about the color of the garage doors, and Mr. Haran said the doors would be black. Commissioner Seyer liked all

four example color schemes presented by Staff; however, he felt too much white would make the home look a lot like the other homes in the neighborhood, but black garage doors are bold and would really jump out. He encouraged the petitioner to be sure the homeowners are happy with the overall color palette chosen, adding that he liked the black soffits. Commissioner Seyer also commented about the removal and replacement requirements for the existing large tree in the center of the site, and his preference for more space between driveways. Mr. Hautzinger clarified that there is no replacement requirement for trees on a single-family property, and the petitioner said that the large Pine tree is located very close to the home, it is in poor condition, it will need to be removed, but he was open to providing a new tree. Commissioner Seyer reiterated that he did not feel strong enough with respect to flipping the new home to make it a requirement, but he felt it was an interesting recommendation by Commissioner Kingsley.

Chair Fitzgerald was okay with the black fascia and soffits for the new home and said there was no monotony issue because the other similar homes are really far apart. He was open to hipping the roof of the new home as previously suggested, as well as flipping the home, and pointed out that the parkway tree is a bit off center from the middle of the site so it would be safer to keep the driveway as currently proposed. Chair Fitzgerald also agreed with the suggestion to add a covering above the doors on the rear elevation, and the concern about the dark color of the garage doors. Overall, he felt it was a nicely designed home and pointed out that there are a lot of large new homes in this neighborhood that fit in well.

Commissioner Kingsley asked if the new home was seeking a variation for the side yard that is proposed at 6.33'. Mr. Hautzinger said there was no variation needed because the side yard setback is measured to the wall of the house, not the small return of the stone, which is similar to a permitted chimney encroachment. Commissioner Kingsley reiterated her suggestion to consider flipping the home and locating the garage on the north side where there is more room, which would also help with the survival of the existing parkway tree, as well as to allow for more windows on the south side of the home. She asked if there was a buyer for the home, and Mr. Haran pointed out that the homeowners are here tonight. Commissioner Kingsley felt the homeowners should weigh in on the color of the garage doors, soffits, etc., and the suggestion to flip the home. She added that historic areas in the Village have homes that are geared toward the garage being on the north and the windows on the south, because of heat gain from the sun. The commission sees this exact home a lot, and if the new home was flipped, it would be slightly different.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT *1334 N. RACE AVENUE.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 1/29/20, REVISED SITE PLAN AND MATERIAL LIST RECEIVED 2/10/20, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT SOME TYPE OF CANOPY BE ADDED OVER THE DOOR ON THE REAR ELEVATION.
2. A RECOMMENDATION TO FLIP THE FLOOR PLAN SO THE DRIVEWAY IS ON THE NORTH.
3. A RECOMMENDATION TO LOOK AT HIPPING THE ROOF SO IT IS MORE CONTEXTURAL IN THE NEIGHBORHOOD.
4. A RECOMMENDATION THAT THE HOMEOWNERS LOOK AT THE COLOR OF THE GARAGE AND THE SOFFITS TO MAKE SURE THEY ARE IN AGREEMENT WITH IT.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

KINGSLEY, AYE; SEYER, AYE; FITZGERALD, AYE.

DRAFT

ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. GENERAL MEETING

Given the recent light agendas, Commissioner Kingsley reiterated her previous request to discuss the Design Guidelines. She suggested the commissioners provide Staff with their comments prior to a formal discussion.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 6:55 P.M. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

Design Commission
3/10/2020

Item: DC#19-099 - Arlington Beer - 19 N. Hickory Ave. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a facade renovation of an existing commercial building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for Arlington Beer Company located at 19 N. Hickory Avenue. This recommendation is subject to compliance with the plans received 11/14/19, revised site plan and renderings received 3/2/20, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to paint the existing electrical meter on the front of the building to match the new siding color.

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, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		**PETITIONER INFORMATION:**	
Project Name:	Arlington Beer Company	**DC Number:**	19-099
Project Address:	19 N. Hickory Avenue	**Petitioner Name:**	Kathleen Egan
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Arlington Beer Company PO Box 401 Itasca, IL 60143
Date Prepared:	March 5, 2020	**Meeting Date:**	March 10, 2020

Requested Action(s):
Approval of the proposed architectural design for a facade renovation of an existing commercial building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Land Use Variation to allow a Brewery in an R-7 Residential Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****.*"

Summary:
The petitioner is proposing to renovate an existing commercial building to accommodate their new brewery business. This property was previously zoned M-2 Limited Heavy Manufacturing District, however in 2013 this area was rezoned for residential use as part of the Hickory-Kensington Area Plan to promote redevelopment with moderate and high-density multi-family dwellings. Interim zoning does allow previously permitted uses, but the proposed business is not a permitted use and requires Plan Commission review and Village Board approval for a Land Use Variation.

Exterior improvements to the building include new gray board & batten and shingle-style siding and dark gray trim on the front of the building. The existing gray asphalt shingle roofing on the main roof will remain, and new standing seam metal roofing will be provided on the canopy above the entry door. The existing concrete block walls on the sides and rear of the building will remain and be painted gray to match the new siding.

All exterior site design elements associated with the outdoor patio will be reviewed by the Plan Commission and Village Board.

Architectural Design:
The proposed design for the building exterior is very nicely done. The materials and colors work well together, and the overall appearance of the existing building will be greatly enhanced.

Signage:
Since this property is located in a Residential Zoning District, variations are required for all new signage, to be reviewed under a separate application.

Mechanical and Utility Screening:
There is a large existing electrical meter on the front of the building that the petitioner is proposing to keep as-is. If possible, it is recommended that the meter be painted to match the new siding color. The only other building-mounted equipment is a gas meter on the side of the building that will be screened by landscaping.

Trash Dumpster Screening:
Trash is proposed to be screened by a fenced enclosure located within the fenced patio area at the back of the property.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed architectural design for *Arlington Beer Company* located at 19 N. Hickory Avenue. This recommendation is subject to compliance with the plans received 11/14/19, revised site plan and renderings received 3/2/20, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to paint the existing electrical meter on the front of the building to match the new siding color.
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, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

_____ March 5, 2020

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 19-099

N Douglas Ave
N Hickory Ave
N Hickory Ave
N Hickory Ave
E Wing St
E Wing St
E Wing St
E Hamlin Ln
N Beverly Ln
Private
Map | Photo > | Terrain >
Layers >

THREE SITES TO THE LEFT

SUBJECT PROPERTY

THREE SITES TO THE RIGHT

HICKORY AVENUE

THREE SITES ACROSS THE STREET

CONTINENTAL ENGINEERS & SURVEYORS, INC.

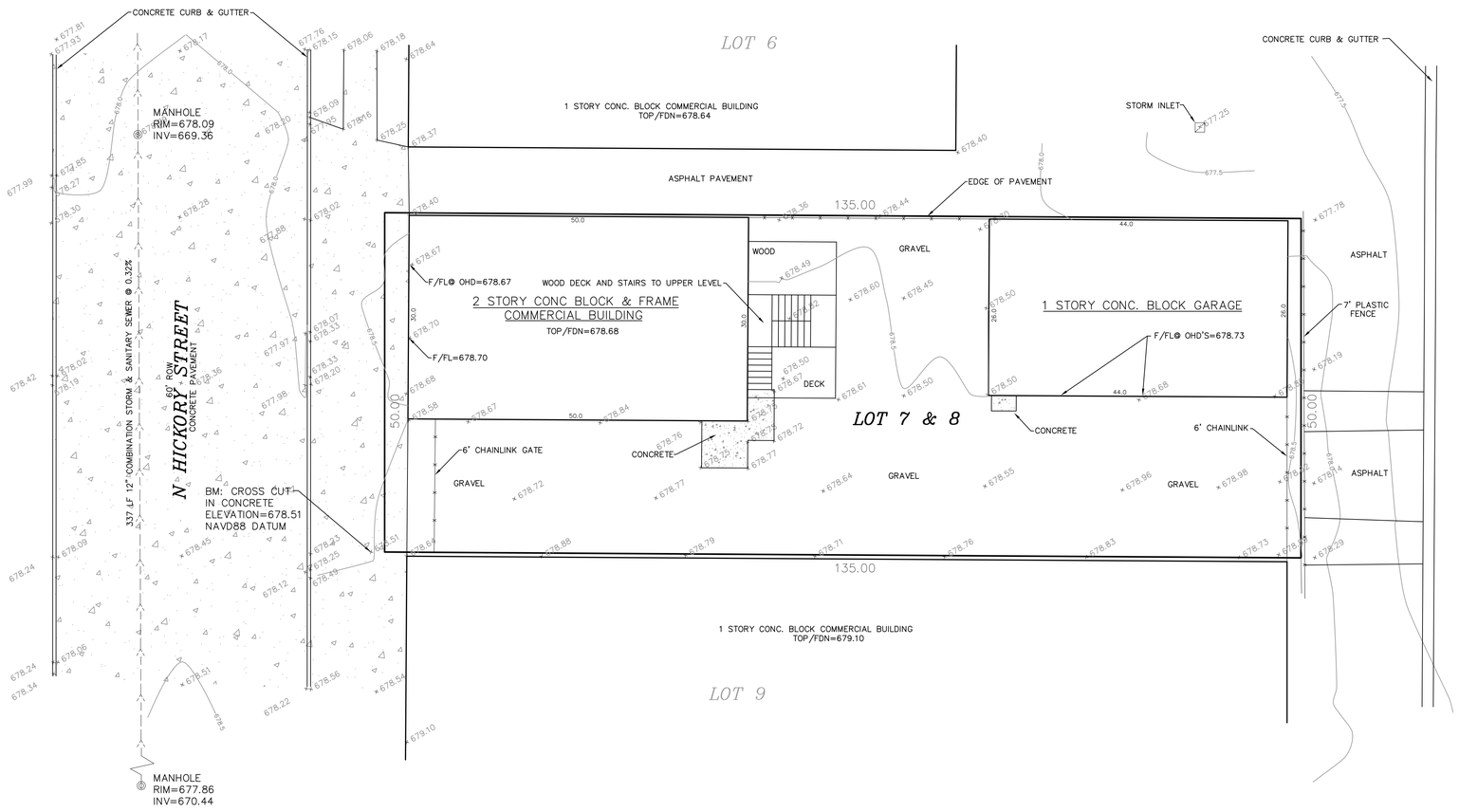
10 0 10 20 30

Scale 1" = 10'

LEGEND

677.5 EXISTING CONTOUR

677.76 EXISTING SPOT ELEVATION



CLIENTS: KATHLEEN EGAN (312) 339-2499
FRANK MADARAS (630) 222-2711
P.O. BOX 401
ITASKA, IL. 60143

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No.	Revision	By	Date

CONTINENTAL ENGINEERS & SURVEYORS, INC.
Consulting Engineers • Land Surveyors • Planners
Illinois Professional Design Firm #184-003402
1315 FAIRMONT ROAD, HOFFMAN ESTATES, ILLINOIS 60169
(847)885-3326 FAX(847)885-3496

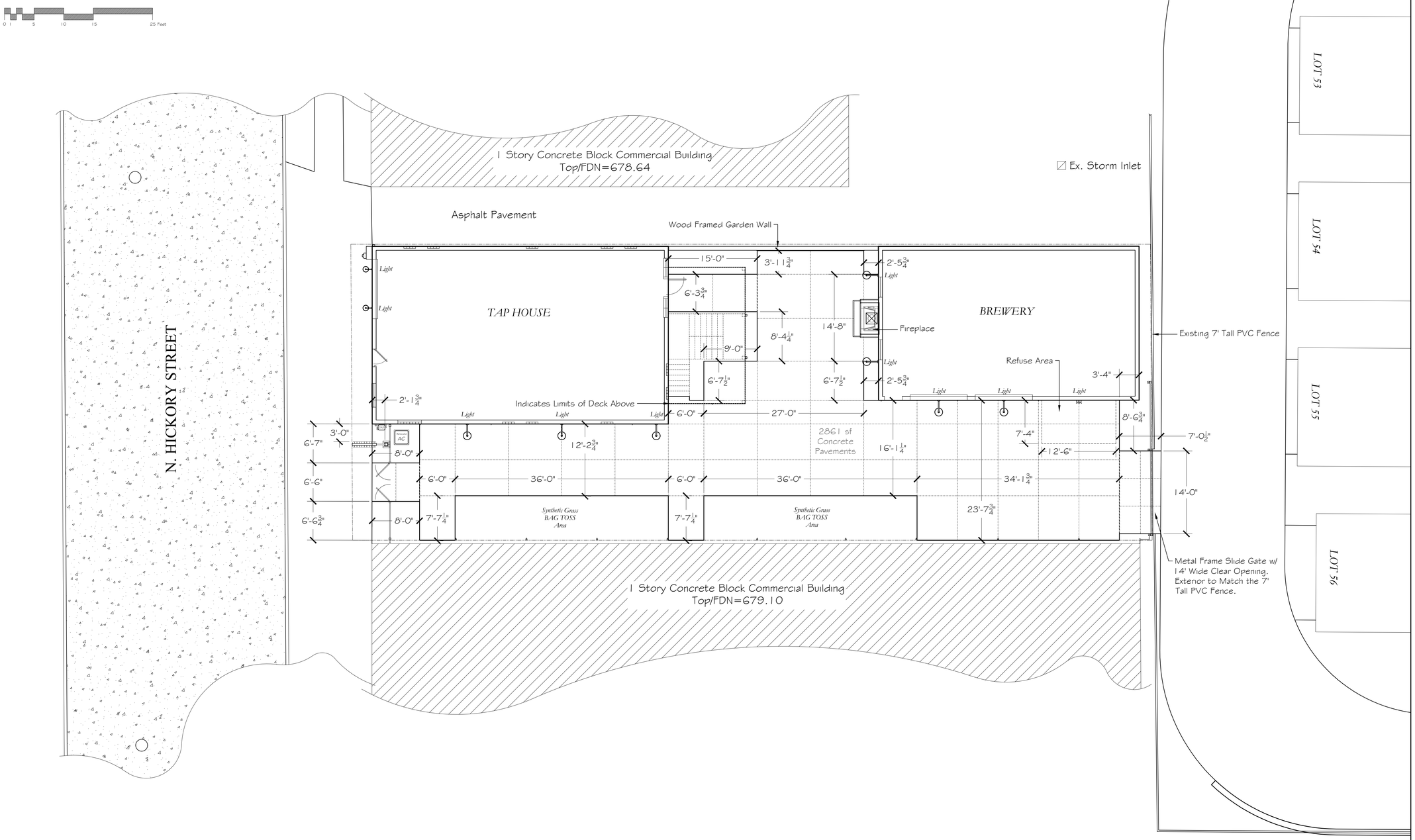
TOPOGRAPHIC SURVEY

FOR
19 N. HICKORY STREET
ARLINGTON HEIGHTS, ILLINOIS

Designed By	TRC	Approved By	MCR
Scale: 1"=10'	Book No.	Project No.	19-119
Date 6/3/19	Drawn By WJB	Sheet 1 Of 1	

CONTINENTAL ENGINEERS & SURVEYORS, INC.

DIMENSIONED SITE PLAN
SCALE: 1" = 8'-0"



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2301 Winchester Road
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Arlington Beer Company

19 N. Hickory
Arlington Heights
Illinois

PROJECT
Landscape Improvements

DRAWING NUMBER
LS-3

DRAWING TITLE
Dimensioned Site Plan

SHEET NUMBER
3 of 3

SCALE
1" = 8'-0"

DESIGNED/DRAWN BY
JAC

ISSUE	DESCRIPTION	DATE
#1	For Review	19.0912
#2	For Review	19.0930
#3	For Review	19.1007
#4	For Review	19.1012
#5	For Submittal	19.1111
#6	For Review	20.0227
#7	For Submittal	20.0302

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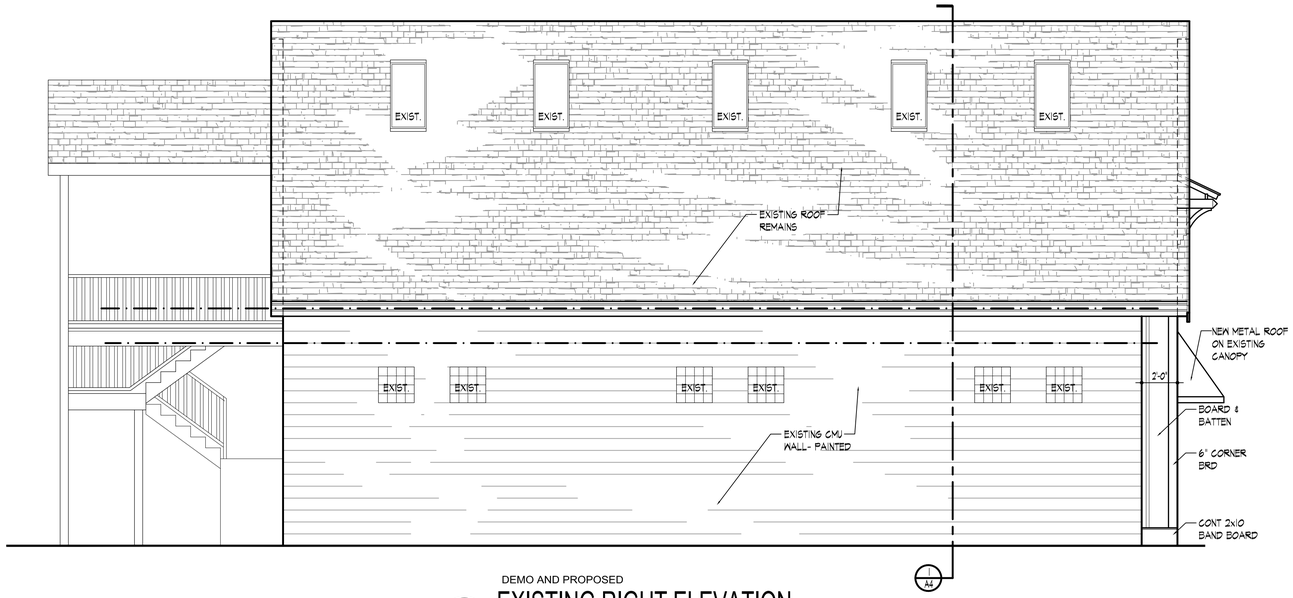
LANDSCAPE ARCHITECT

DATE

LS-3

24 x 36 PDF



DEMO AND PROPOSED

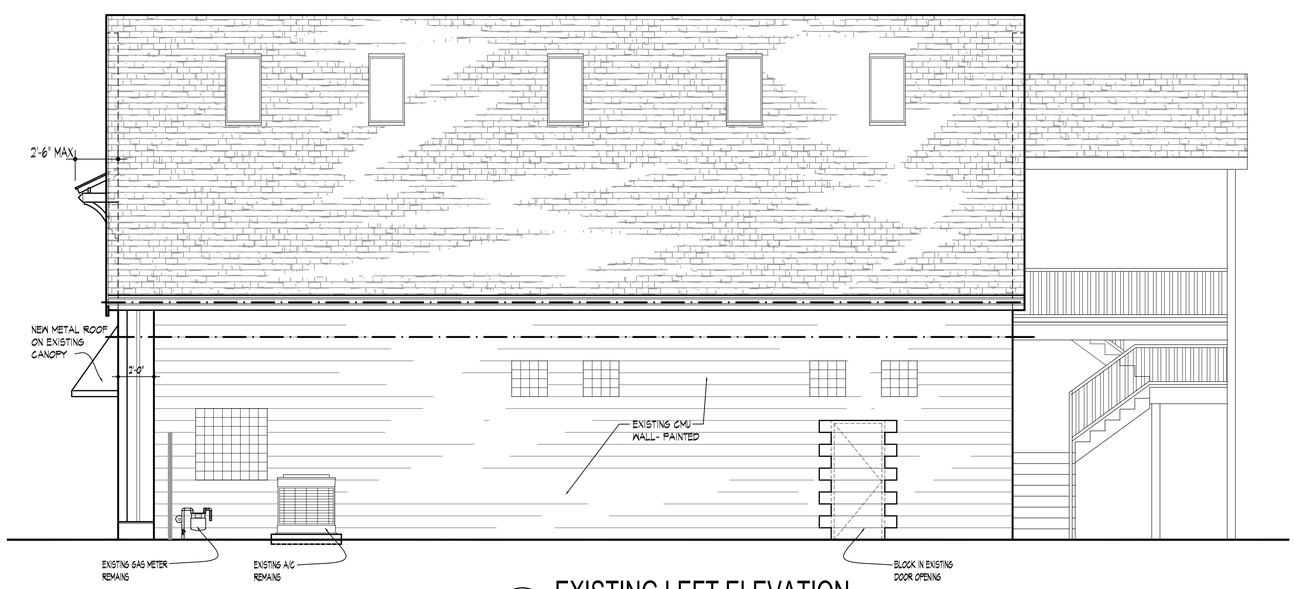
EXISTING RIGHT ELEVATION

1 / A1 SCALE: 1/4" = 1'-0"

DEMO AND PROPOSED

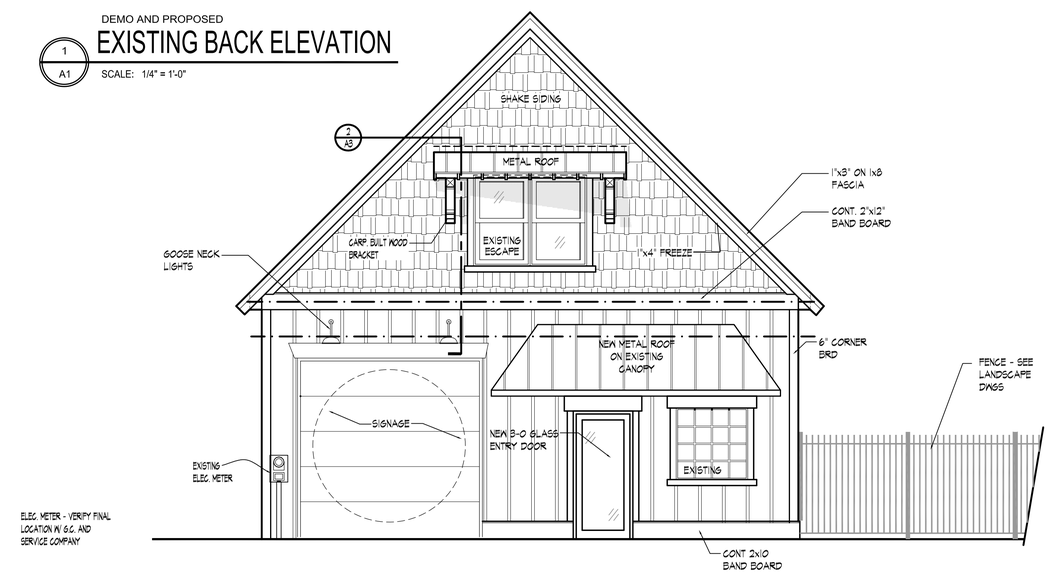
EXISTING BACK ELEVATION

1 / A1 SCALE: 1/4" = 1'-0"



EXISTING LEFT ELEVATION

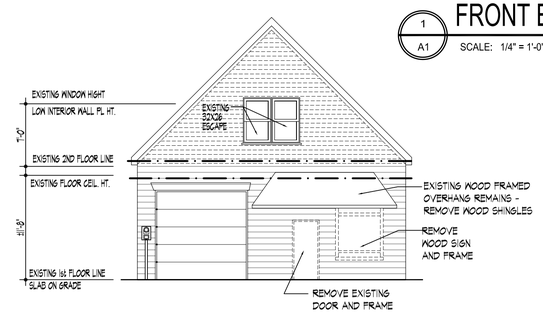
1 / A1 SCALE: 1/4" = 1'-0"



PROPOSED

FRONT ELEVATION

1 / A1 SCALE: 1/4" = 1'-0"



FRONT ELEVATION DEMOLITION

1 / A1 SCALE: 1/8" = 1'-0"

TAP HOUSE INTERIOR REMODELING FOR:

ARLINGTON BEER COMPANY

19 N. Hickory Arlington Heights, Illinois

Designed and drawn by:
WILLIAM J DUSZYNSKI
12700 Goldenrod Place, St. John, Indiana
708.308.1975

No.:	Date:	Revisions:
1	8.30.19	ISSUE FOR REVIEW AND COMMENT

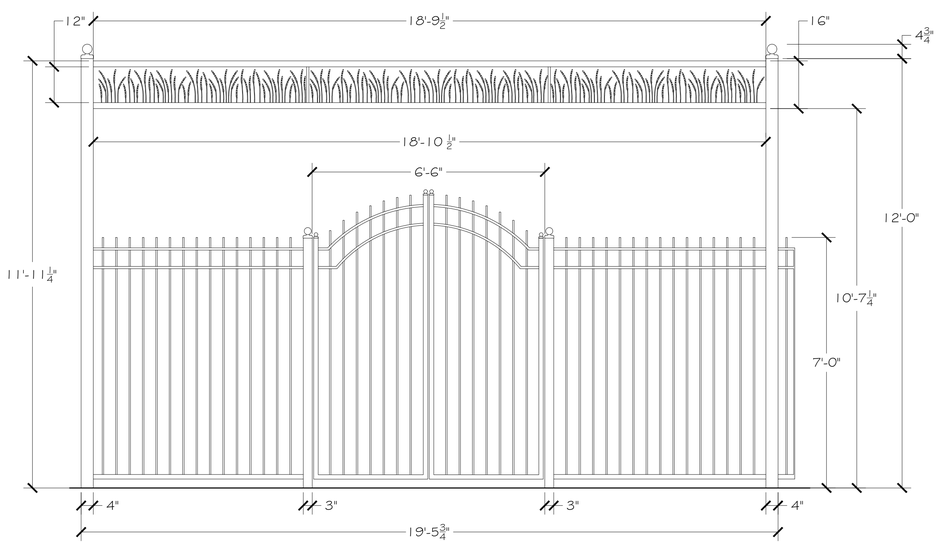
SHEET A1

EXISTING BUILDING

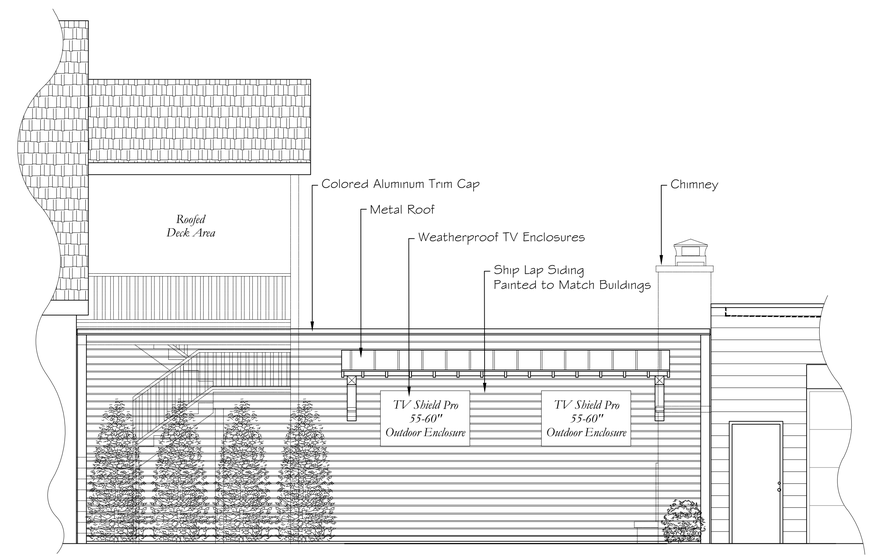
Arlington
EST
2014
BEER COMPANY

Arlington
EST
2014
BEER COMPANY

WEST FACADE METAL FENCING
SCALE: 1" = 2'-0"

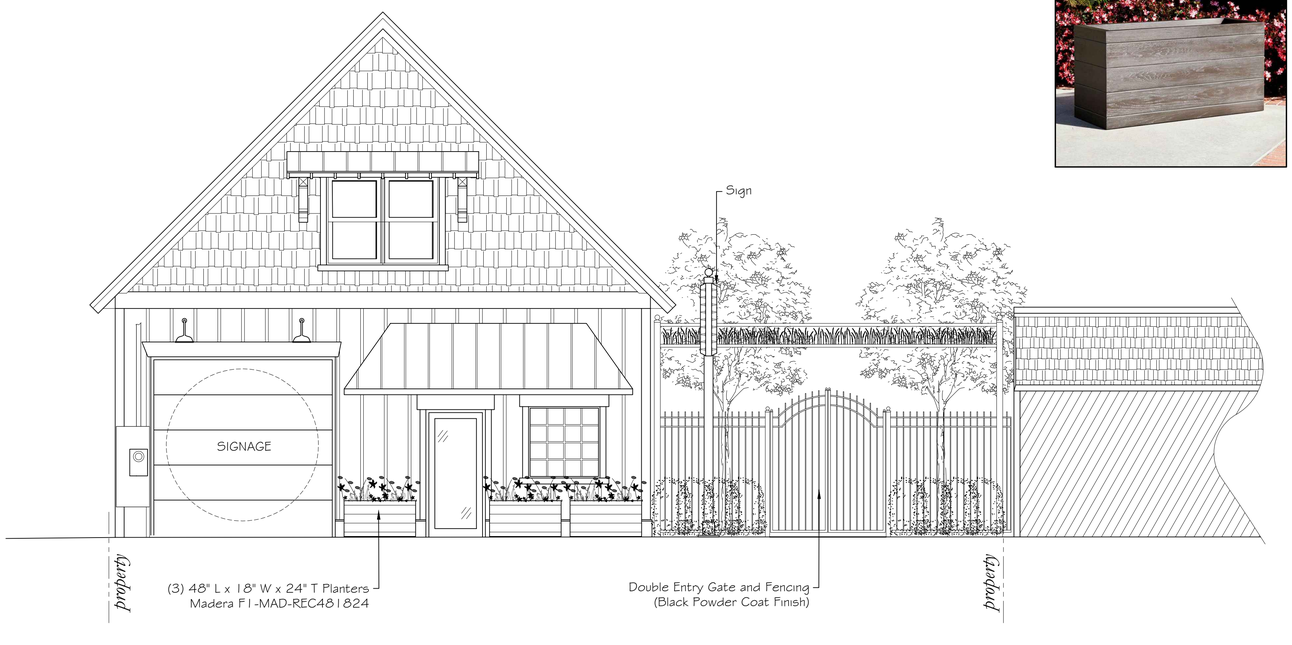


NORTH GARDEN WALL VIEW
SCALE: 1" = 4'-0"

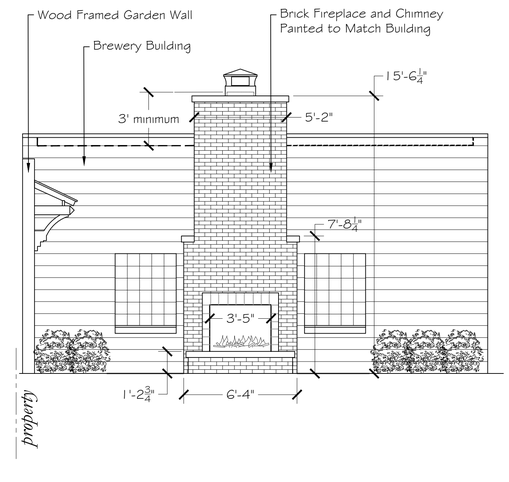


WEST ELEVATION VIEW
SCALE: 1" = 4'-0"

MADERA F1-MAD-REC481824



FIREPLACE VIEW
SCALE: 1" = 4'-0"



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Arlington Beer Company
19 N. Hickory
Arlington Heights
Illinois

PROJECT
Landscape Improvements

DRAWING NUMBER
LS-2

DRAWING TITLE
Detail Sheet

SHEET NUMBER
2 of 3

SCALE
As Noted

DESIGNED/DRAWN BY
JAC

ISSUE	DESCRIPTION	DATE
#1	For Review	19.0912
#2	For Review	19.0930
#3	For Review	19.1007
#4	For Submittal	19.1012
#5	For Submittal	19.1111
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LANDSCAPE ARCHITECT

DATE

LS-2

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Sample Material List

Kathleen Egan
November 11, 2019
Arlington Beer Company
19 N. Hickory Avenue
Arlington Heights, IL 60004

1) Front Siding - James Hardie Lap Siding Board and Baton Color: Gray Slate

2) Front Upper Façade - James Hardie Straight Edge Panel Shingle Color: Night Gray

3) Front Trim - James Hardie Color: Iron Gray

4) Roofing (Main Roof): The main roof will stay, it was replaced 2013. It is asphalt shingles.

5) Roofing (entrance canopy) – James Hardie: Standing Seam Color Irion Gray

6) Windows: Existing windows to remain and to be painted to match siding.

Sherwin-Williams Exterior Paint: Color to match the front façade for remaining exterior CMU walls of front building and back building. (brewery)

Wrought Iron Fence Color Black

HardiePlank® HZ5® Lap Siding

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GRAY SLATE

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Design Commission
3/10/2020

Item: DC#20-001 - Arlington Beer - 19 N. Hickory Ave. - Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, Section 30-203 to allow a 64 sf adhesive vinyl wall sign, where wall signs are not allowed for a brewery in the R-7 Residential Zoning District.

2. A variation from Chapter 30, Section 30-203 to allow a 16.5 sf, 15-foot tall ground sign with zero setback, where ground signs are not allowed for a brewery in the R-7 Residential Zoning District.

Recommendation

It is recommended that the Design Commission recommend denial to the Village Board for the following sign variation for the Arlington Beer Company at 19 N. Hickory Avenue:

1. A variation from Chapter 30, Section 30-203 to allow a 64 sf adhesive vinyl wall sign, where wall signs are not allowed for a brewery in the R-7 Residential Zoning District.

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variation for the Arlington Beer Company at 19 N. Hickory Avenue:

2. A variation from Chapter 30, Section 30-203 to allow a 16.5 sf, 15-foot tall ground sign with zero setback, where ground signs are not allowed for a brewery in the R-7 Residential Zoning District.

This recommendation is subject to compliance with the plans received 1/7/20, revised site plan and renderings received 3/2/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following:

1. If the Design Commission does not agree with omitting the adhesive vinyl

wall sign, then it is recommended that the size be reduced to 25 sf maximum (25% of the signable area).

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	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		**PETITIONER INFORMATION:**	
Project Name:	Arlington Beer Company - Sign Variation	**DC Number:**	20-001
Project Address:	19 N. Hickory Avenue	**Petitioner Name:**	Kathleen Egan
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Arlington Beer Company PO Box 401 Itasca, IL 60143
Date Prepared:	March 5, 2020	**Meeting Date:**	March 10, 2020

Requested Action:

1. A variation from Chapter 30, Section 30-203 to allow a 64 sf adhesive vinyl wall sign, where wall signs are not allowed for a brewery in the R-7 Residential Zoning District.
2. A variation from Chapter 30, Section 30-203 to allow a 16.5 sf, 15-foot tall ground sign with zero setback, where ground signs are not allowed for a brewery in the R-7 Residential Zoning District.

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…to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code."

Summary:

The petitioner is proposing to renovate an existing building in an R-7 Zoning District to accommodate their new brewery business. The proposed business is not a permitted use in this location, therefore Plan Commission review and Village Board approval is required for a Land Use Variation. Since the business is not a permitted use, signage is not allowed, and variations are required.

The petitioner is proposing one wall sign and one ground sign. The proposed wall sign is a 64 sf adhesive vinyl sign applied to the existing overhead door on the front of the building. The proposed ground sign is an internally illuminated 16.5 sf, 15-foot tall pole mounted sign located in a landscape bed directly adjacent to the front of the building.

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-902 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 above criteria, generally stating the need for signage to identify their business to their customers. They have also reported the desire for the large decal sign to allow their customers to pose for photos in front of the sign to post on social media.

Staff Comments:
This location was previously zoned M-2 Limited Heavy Manufacturing District, where wall signs and grounds were permitted. However, in 2013 this area was rezoned for residential use as part of the Hickory-Kensington Area Plan to promote redevelopment with moderate and high-density multi-family dwellings. Since this location is zoned for residential use, it is recommended that the amount of signage be minimal.

Staff does not object to a limited amount of signage that is necessary for the business. Overall, the proposed signage is nicely designed and creates a nice image for the business. The ground sign has a small scale and is tastefully designed. However, the vinyl adhesive wall sign on the overhead door has a massive appearance and it draws focus to the overhead door instead of the business entrance. Staff recommends that the adhesive vinyl sign be omitted. However, if the Design Commission does not agree with omitting the sign, then the size should be reduced to 25% of the overhead door area, which is consistent with typical sign code requirements for wall signs. The overhead door is 100 sf, resulting in 25 sf of signable area, where 64 sf is proposed.

RECOMMENDATION
It is recommended that the Design Commission recommend **denial** to the Village Board for the following sign variation for the *Arlington Beer Company* at 19 N. Hickory Avenue:

1. A variation from Chapter 30, Section 30-203 to allow a 64 sf adhesive vinyl wall sign, where wall signs are not allowed for a brewery in the R-7 Residential Zoning District.

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variation for the *Arlington Beer Company* at 19 N. Hickory Avenue:

2. A variation from Chapter 30, Section 30-203 to allow a 16.5 sf, 15-foot tall ground sign with zero setback, where ground signs are not allowed for a brewery in the R-7 Residential Zoning District.

This recommendation is subject to compliance with the plans received 1/7/20, revised site plan and renderings received 3/2/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following:

1. If the Design Commission does not agree with omitting the adhesive vinyl wall sign, then it is recommended that the size be reduced to 25 sf maximum (25% of the signable area).
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.

_____ March 5, 2020

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 20-001

RECEIVED
JAN 07 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE

Letter of Intent In Support of Request for Sign Variance

Arlington Beer Company, Inc.

19 N. Hickory Ave, Arlington Heights, IL 60004

This Letter of Intent is in support of our request for a variance to the permitted signage for the property at 19 N. Hickory Ave, Arlington Heights, IL 60004. Arlington Beer Company, Inc. is asking for sign variance based on the location of the property and the necessity of signage for recognition by patrons.

The variance will not alter the essential character of the locality. The variance would not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare of the community. We would ask the board to consider these variations as they would allow us to successfully identify our business and allow us to reasonably function within our use.

Respectfully,

Kathleen Egan
Arlington Beer Company, Inc.

N Douglas Ave
N Hickory Ave
N Hickory Ave
N Hickory Ave
E Wing St
E Wing St
E Wing St
E Hamlin Ln
N Beverly Ln
Private
Map | Photo > | Terrain >
Layers >

THREE SITES TO THE LEFT

SUBJECT PROPERTY

THREE SITES TO THE RIGHT

HICKORY AVENUE

THREE SITES ACROSS THE STREET

CONTINENTAL ENGINEERS & SURVEYORS, INC.

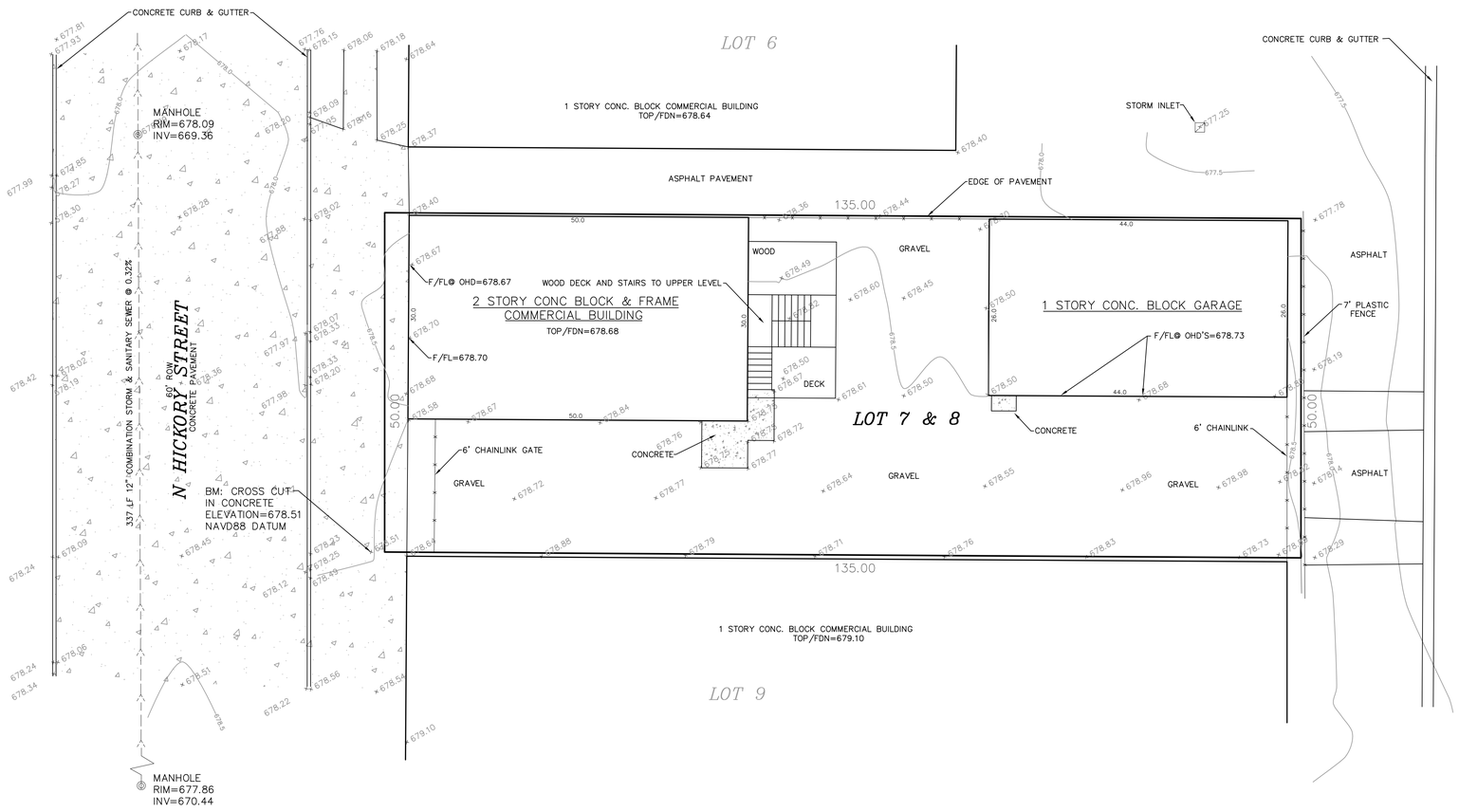
10 0 10 20 30

Scale 1" = 10'

LEGEND

677.5 EXISTING CONTOUR

677.76 EXISTING SPOT ELEVATION



CLIENTS: KATHLEEN EGAN (312) 339-2499
FRANK MADARAS (630) 222-2711
P.O. BOX 401
ITASKA, IL. 60143

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DAY 365 DAYS A YEAR

WARNING
CALL BEFORE
YOU DIG
CALL
1(800)892-0123
48 HOURS BEFORE
YOU DIG

IMPORTANT
VERIFY BUILDING LINES AND EASEMENTS
PRIOR TO CONSTRUCTION.

No.	Revision	By	Date

CONTINENTAL ENGINEERS & SURVEYORS, INC.
Consulting Engineers • Land Surveyors • Planners
Illinois Professional Design Firm #184-003402
1315 FAIRMONT ROAD, HOFFMAN ESTATES, ILLINOIS 60169
(847)885-3326 FAX(847)885-3496

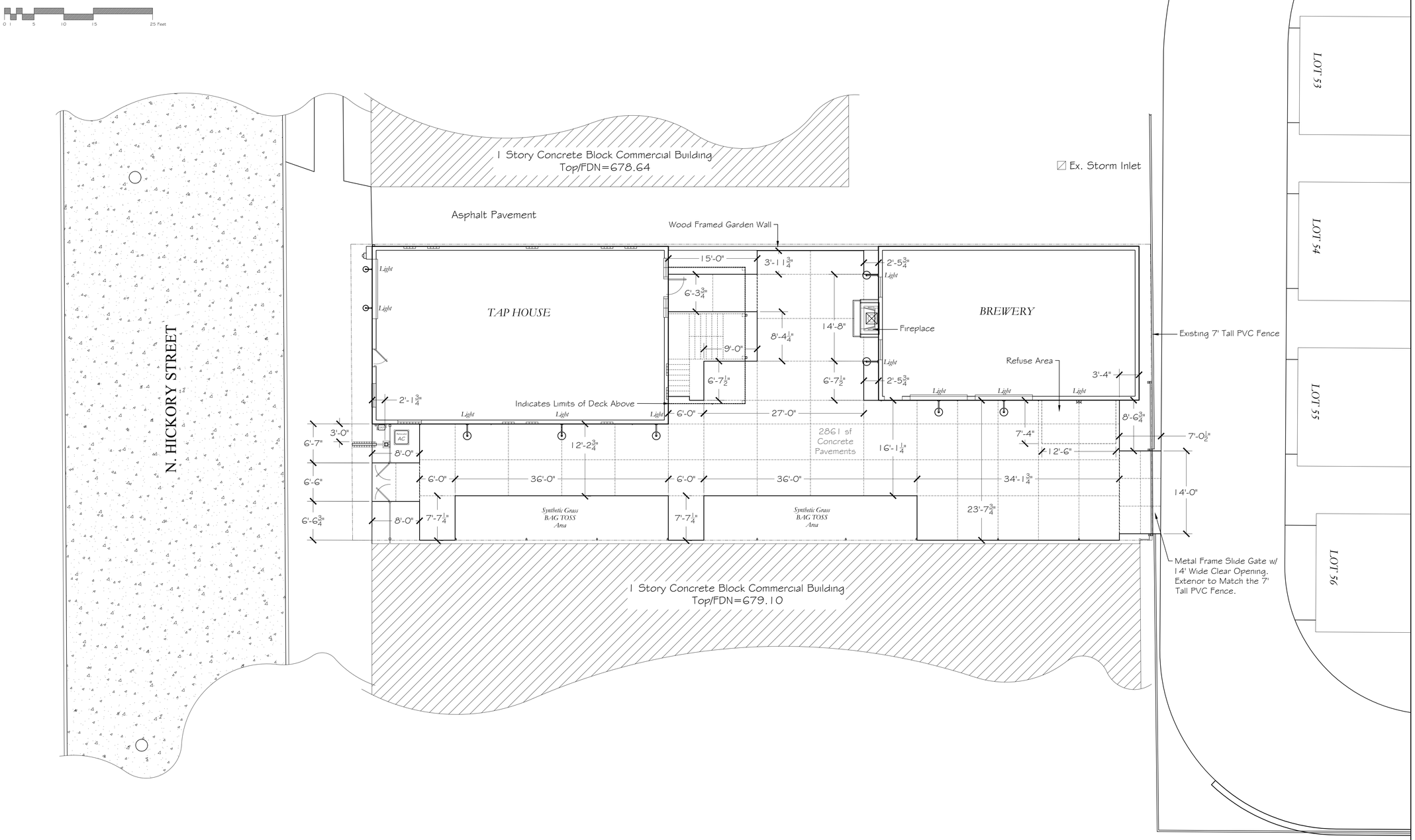
TOPOGRAPHIC SURVEY

FOR
19 N. HICKORY STREET
ARLINGTON HEIGHTS, ILLINOIS

Designed By	TRC	Approved By	MCR
Scale: 1"=10'	Book No.	Project No.	19-119
Date 6/3/19	Drawn By WJB	Sheet 1 Of 1	

CONTINENTAL ENGINEERS & SURVEYORS, INC.

DIMENSIONED SITE PLAN
SCALE: 1" = 8'-0"



Carlson
LANDSCAPE ASSOCIATES, INC.
Landscape Architects · Contractors · Wholesalers

2301 Winchester Road
P.O. Box 6810
Libertyville, IL 60048

847-949-5533 Fax 847-949-7154

Arlington Beer Company

19 N. Hickory
Arlington Heights
Illinois

PROJECT
Landscape Improvements

DRAWING NUMBER
LS-3

DRAWING TITLE
Dimensioned Site Plan

SHEET NUMBER
3 of 3

SCALE
1" = 8'-0"

DESIGNED/DRAWN BY
JAC

ISSUE	DESCRIPTION	DATE
#1	For Review	19.0912
#2	For Review	19.0930
#3	For Review	19.1007
#4	For Review	19.1012
#5	For Submittal	19.1111
#6	For Review	20.0227
#7	For Submittal	20.0302

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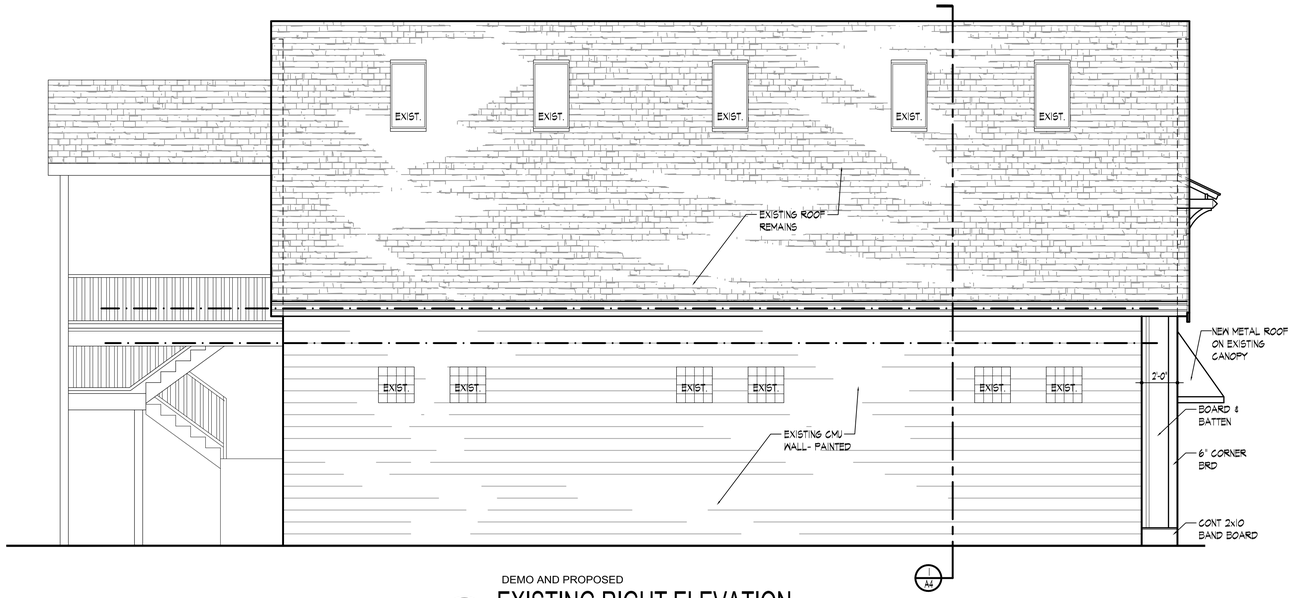
LANDSCAPE ARCHITECT

DATE

LS-3

24 x 36 PDF



DEMO AND PROPOSED

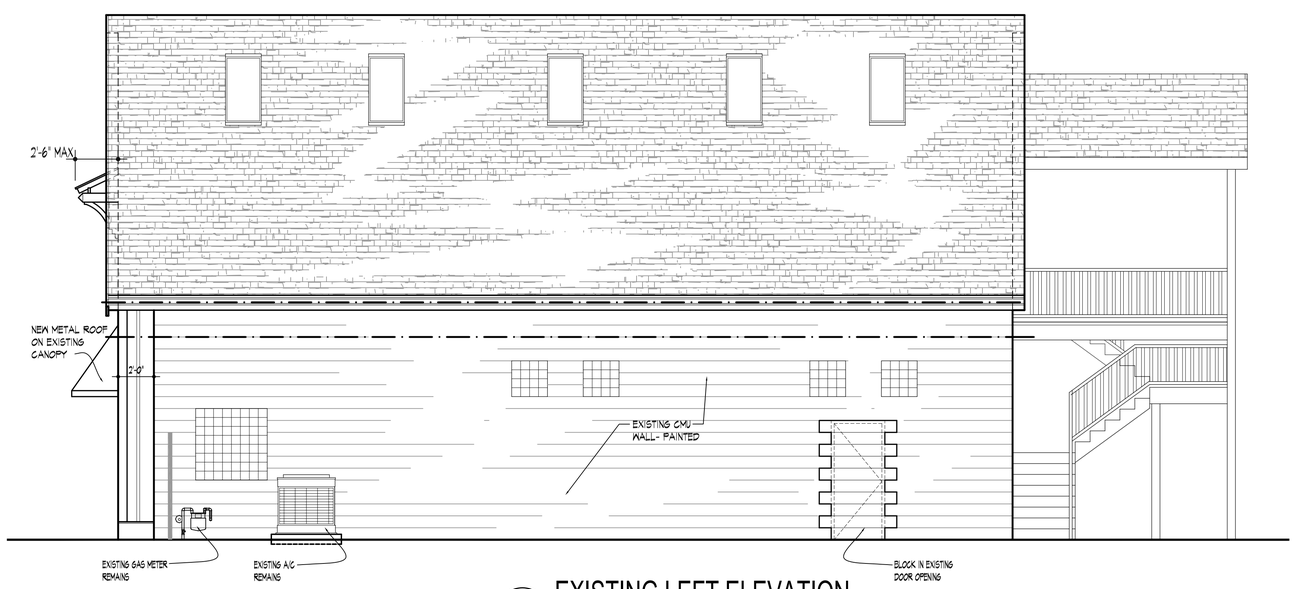
EXISTING RIGHT ELEVATION

1 / A1 SCALE: 1/4" = 1'-0"

DEMO AND PROPOSED

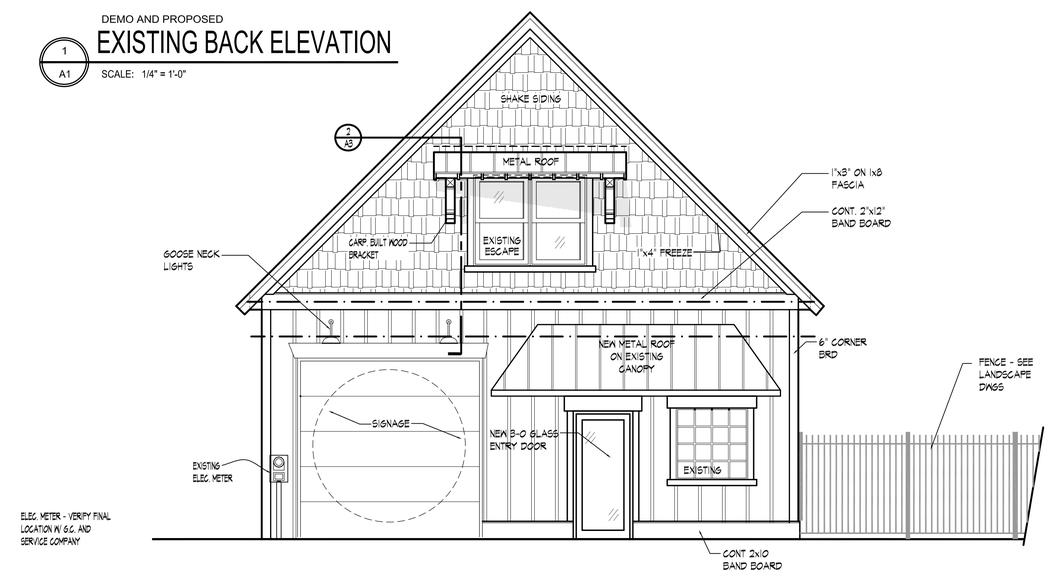
EXISTING BACK ELEVATION

1 / A1 SCALE: 1/4" = 1'-0"



EXISTING LEFT ELEVATION

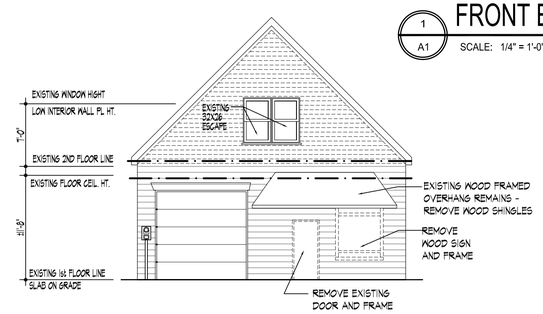
1 / A1 SCALE: 1/4" = 1'-0"



PROPOSED

FRONT ELEVATION

1 / A1 SCALE: 1/4" = 1'-0"



FRONT ELEVATION DEMOLITION

1 / A1 SCALE: 1/8" = 1'-0"

TAP HOUSE INTERIOR REMODELING FOR:

ARLINGTON BEER COMPANY

19 N. Hickory Arlington Heights, Illinois

Designed and drawn by:
WILLIAM J DUSZYNSKI
12700 Goldenrod Place, St. John, Indiana
708.308.1975

No.:	Date:	Revisions:
1	8.30.19	ISSUE FOR REVIEW AND COMMENT

SHEET A1

Arlington
EST
2014
BEER COMPANY

Arlington
EST
2014
BEER COMPANY

signpalace

customer: Arlington Beer Co.
location: 19 Hickory Ave.,
Arlington Heights, IL

work order #: 00000
date: 12.13.19
revision: 00

SIGN PROOF

16" diameter 48" deep reinforced concrete foundation with steel support cage and exposed mounting bolts. Post to mount to foundation via match plate system.

APPROVAL

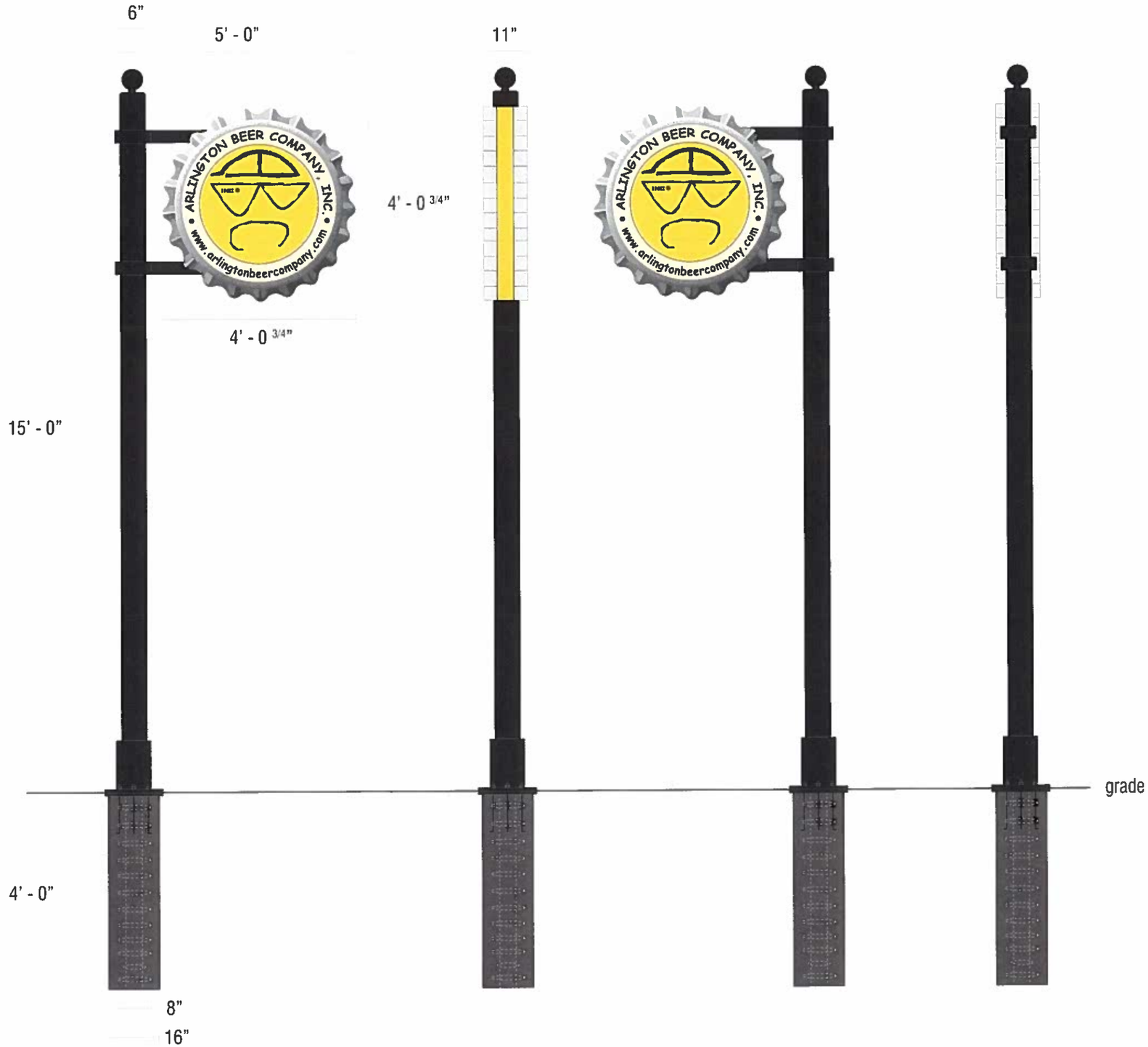
X _____
Customer Approval Date

X _____
Landlord Approval Date

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
Any subsequent revisions will be billed at $75/hour.

847.640.1335 signpalace.com
68 north lively blvd. elk grove village, IL 60007

Sign 1 - Freestanding post mounted blade sign



Sign 1 - Freestanding post mounted blade sign

signpalace

customer: Arlington Beer Co.
location: 19 Hickory Ave.,
Arlington Heights, IL

work order #: 00000
date: 12.13.19
revision: 00

SIGN PROOF

description: Double sided internally illuminated vacuum formed polycarbonate blade sign with digitally printed graphic mounted to sign faces. Steel support structure within sign to mount directly to post.
quantity: 1
face size: 4' - 0 3/4" x 4' - 0 3/4"
material: Formed plastic

APPROVAL

X _____
Customer Approval Date

X _____
Landlord Approval Date

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
Any subsequent revisions will be billed at $75/hour.

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68 north lively blvd. elk grove village, IL 60007

4' - 0 3/4"

4' - 0 3/4"

signpalace inc.

customer: Arlington Beer Co.
location: 19 Hickory Ave.,
Arlington Heights, IL

work order #: 00000
date: 12.13.19
revision: 00

SIGN PROOF

description: Electrical diagram for double sided vacuum formed polycarbonate blade sign.

APPROVAL

X
Customer Approval Date

X
Landlord Approval Date

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
Any subsequent revisions will be billed at $75/hour.

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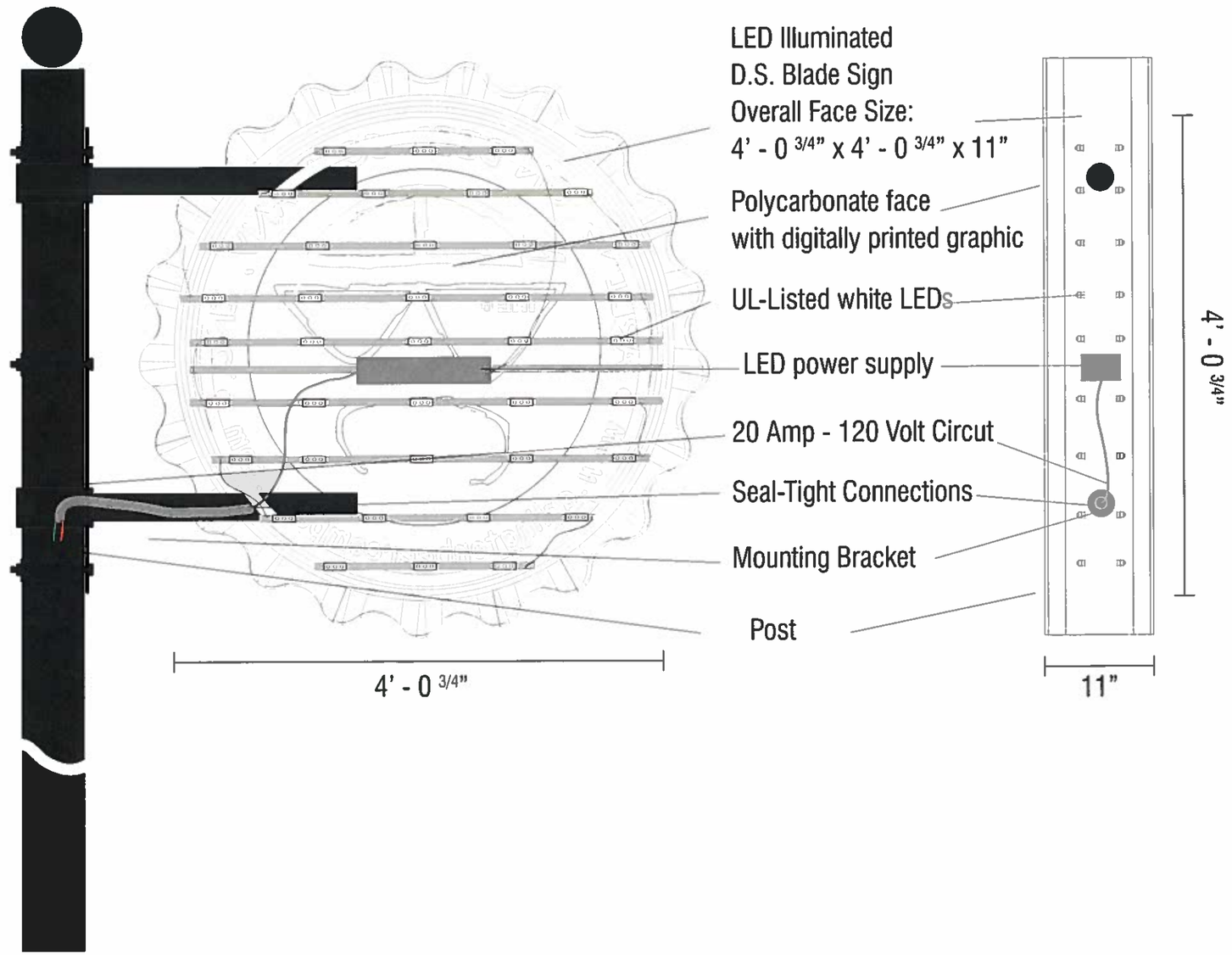
Sign 1 - Freestanding post mounted blade sign



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Sign 3 - Exterior adhesive decal

signpalace

customer: Arlington Beer Co.
location: 19 N. Hickory Ave.,
Arlington Heights, IL

work order #: 00000
date: 12.13.19
revision: 00

SIGN PROOF

description: Digitally printed adhesive vinyl with matte overlam, applied direct to store front garage door
quantity: 1
size: 8' x 8'
material: 3951HT/290M

APPROVAL

X _____
Customer Approval Date

X _____
Landlord Approval Date

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
Any subsequent revisions will be billed at $75/hour.

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8' - 0"

8' - 0"

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Design Commission
3/10/2020

Item: DC#20-004 - Chez Hotel - 519 W. Algonquin Rd. - Sign Variation

Department: Planning & Community Development

Requested Action(s):

1. Conditional approval for an electronic message sign.

2. A variation from Chapter 30, Section 30-705.a to allow a 16'-6" tall ground sign with an electronic message display, where 10'-0" is the maximum allowed height.

3. A variation from Chapter 30, Section 30-301.b to allow a ground sign with a 12 foot setback, where 15 feet is the minimum setback required in the M-2 Zoning District.

RECOMMENDATION:
It is recommended that the Design Commission recommend **denial** to the Village Board for the conditional approval of the electronic message sign with the following sign variations for *Chez Hotel* at 519 W. Algonquin Road:

1. A variation from Chapter 30, Section 30-705.a to allow a 16'-6" tall ground sign with an electronic message display, where 10'-0" is the maximum allowed height.

2. A variation from Chapter 30, Section 30-301.b to allow a ground sign with a 12 foot setback, where 15 feet is the minimum setback required in the M-2 Zoning District.

It is recommended that the Design Commission recommend **approval** to the Village Board for the conditional approval of **a modified version of the proposed electronic message sign with a ten foot maximum height** and the following sign variation for *Chez Hotel* at 519 W. Algonquin Road:

1. A variation from Chapter 30, Section 30-301.b to allow a ground sign with a 3 foot setback, where 15 feet is the minimum setback required in the M-2 Zoning District.

These recommendations are based on the plans received 1/22/20, revised sign

drawing received 2/21/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The color changing vertical accent band shall be restricted to no more than one color change per day.

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	**Type**
Staff Report	Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Chez Hotel - Sign Variation
Project Address: 519 W. Algonquin Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 20-004
Petitioner Name: James Cazares
Petitioner Address: Chez Hotel
519 W. Algonquin Road
Arlington Heights, IL 60005

Date Prepared: March 5, 2020
Meeting Date: March 10, 2020

Requested Action(s):

1. Conditional approval for an electronic message sign.
2. A variation from Chapter 30, Section 30-705.a to allow a 16'-6" tall ground sign with an electronic message display, where 10'-0" is the maximum allowed height.
3. A variation from Chapter 30, Section 30-301.b to allow a ground sign with a 12 foot setback, where 15 feet is the minimum setback required in the M-2 Zoning District.

ANALYSIS:

Summary:

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

The petitioner received approval in 2018 to build a new 62 room hotel addition to the existing European Crystal Banquet facility. The new hotel is currently under construction, and at this time, the petitioner is proposing to replace their existing ground sign with a new updated ground sign which will include an electronic message display to welcome groups to the hotel as well as to promote special events such as during the holidays.

The existing ground sign is 16'-6" tall and 70 sf in size. The petitioner is proposing to keep and reuse the existing brick base, existing concrete foundation, and existing electrical supply for the new sign. The existing sign is setback 12 feet from the front property line, and it is located on a landscape island between parking spaces.

The new sign is designed to enhance the image of the business, and it will include the new hotel name "Chez Hotel" in a halo-lit push-through acrylic lettering. The sign structure will be made of clear anodized aluminum to match the window frames on the hotel. The sign design features a back-lit stencil cut out of a tree pattern which relates to the hotel branding. The back edge of the sign includes an illuminated color changing accent band which will change color based on certain holidays and/or hotel events. There is no other signage proposed for the property.

In 2017, Chapter 30 Sign Code was amended to allow electronic message signs along certain major arterial commercial corridors. The subject property is in a location where electronic message signs may be permitted. However, Design Commission review and Village Board approval is required for the conditional approval of the electronic message sign. Additionally, code limits the overall height of a ground sign with an electronic message display to 10' maximum. Due to the location of the proposed sign, the petitioner is requesting a variation to allow a taller sign to maintain visibility between parked vehicles. Furthermore, the petitioner is seeking a setback variation since the 12 foot setback of the existing sign base does not comply with the 15 foot minimum setback required in the M-2 Zoning District.

Per Chapter 30, Section 30-705.h, the operation of the electronic message sign is required to abide by the following restrictions, to which the petitioner has provided written agreement:

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

Table 1: Summary of the Proposed Electronic Message Ground Sign:

ITEM	CODE REQUIREMENT	REMARKS
Location:	Electronic Message Signs are only allowed in designated major arterial commercial corridors.	Complies with code.
Setback:	15 feet minimum setback is required for ground signs in the M-2 Zoning District.	**Variation required to allow 12 foot setback.**
Style:	Electronic Message Signs are only permitted on monument style ground signs (pole mounted not allowed).	Complies with code.
Height:	Electronic Message Signs cannot be taller than ten feet. (Ground signs without an electronic display are allowed up to 16'-6" in height.)	**Variation required to allow 16'-6" height.**
Display:	Only high resolution, full color electronic displays are allowed.	Complies with code.
Arrangement:	The electronic portion of the sign must be the lower portion of the sign.	Complies with code.
Size:	Ground Sign maximum size = 80 sf Electronic Message Sign maximum size = 26.4 sf (33% of 80 sf) ▪ "Chez Hotel" sign = 35.3 sf ▪ Electronic Message Sign = 20.3 sf ▪ Total Signage = 55.3 sf	Complies with code.
Quantity:	Only one electronic message sign per property is permitted.	Complies with code.
Spacing:	Minimum 300 feet spacing is required between electronic message signs on the same side of any street.	Complies with code.
Separation from Residential:	Electronic Message Signs are not permitted within 300 feet of any property being used for a residential use.	Complies with code.
Orientation:	Electronic Message Signs must be oriented perpendicular to the roadway.	Complies with code.

Electronic Sign Conditional Review Criteria:

The Village Sign Code, Chapter 30, Section 30-702 sets out the criteria for conditional approval of an electronic message sign:

a. *The Electronic Message Sign will not create a traffic hazard or demonstrable negative impact on nearby properties or be detrimental to the safety of persons residing or working in the vicinity; and*
b. *The Electronic Message Sign will serve the best interests of the Village, and will be desirable for the public convenience; and*
c. *The design of the Electronic Message Sign is compatible with the essential character of the locality, such as the sign enclosure, materials and scale; and*
d. *The business demonstrates a valid need for an Electronic Message Sign. The business must explain how the sign will be used, and why their business needs an Electronic Message Sign.*

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-902 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 conditional review criteria for the electronic message sign, as well as the sign variation criteria, which in summary states that the new sign will be in the same location and the same height as the existing sign which has been in place for over twenty years, and the additional height is needed for visibility over the adjacent parked cars. In regards to the electronic message sign, the petitioner intends to use it as an identifier to welcome groups to the hotel as well as to promote special events such as during the holidays.

Staff Comments:

Staff has worked closely with the petitioner on the development of the sign design to fit with the image of the new hotel as well as to function in the existing location. In regards to the electronic message sign, Staff feels that the use of an electronic sign in conjunction with a hotel and banquet facility is valid to communicate various events to the public. The overall sign is very nicely designed, the electronic message display is high quality, and it is incorporated into the sign design in a tasteful manner that is appropriate in this location.

In regards to the proposed variations, Staff does not object to the proposed minor setback variation since the existing sign foundation and brick base are being reused. Additionally, hotels are typically located in Business Zoning Districts where ground signs are only required to be set back three feet. However, in regards to the height variation, this is the first commercial ground sign requested based on the new regulations created in 2017, and Staff feels that the proposed electronic message sign is too tall. A height variation for this electronic message sign would set a bad precedent for future electronic message sign requests, which code limits to ten feet in height. It is recommended that the overall height of the sign be reduced to ten feet to comply with code. If the reduced height creates visibility concerns, then Staff would support a setback variation to allow a three foot setback, which is typical for hotel signs in Business Districts.

Additionally, Staff recommends that the color changing vertical accent band on the sign be restricted to no more than one color change per day.

RECOMMENDATION:

It is recommended that the Design Commission recommend **denial** to the Village Board for the conditional approval of the electronic message sign with the following sign variations for *Chez Hotel* at 519 W. Algonquin Road:

1. A variation from Chapter 30, Section 30-705.a to allow a 16'-6" tall ground sign with an electronic message display, where 10'-0" is the maximum allowed height.
2. A variation from Chapter 30, Section 30-301.b to allow a ground sign with a 12 foot setback, where 15 feet is the minimum setback required in the M-2 Zoning District.

It is recommended that the Design Commission recommend **approval** to the Village Board for the conditional approval of **a modified version of the proposed electronic message sign with a ten foot maximum height** and the following sign variation for *Chez Hotel* at 519 W. Algonquin Road:

1. A variation from Chapter 30, Section 30-301.b to allow a ground sign with a **3 foot setback**, where 15 feet is the minimum setback required in the M-2 Zoning District.

These recommendations are based on the plans received 1/22/20, revised sign drawing received 2/21/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The color changing vertical accent band shall be restricted to no more than one color change per day.
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.

_____ March 5, 2020

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 20-004

2.12.2020

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

Re: EMC Sign Variation Request for 519 W Algonquin Rd.

Dear Mr. Hautzinger:

Thank you for your assistance in a variance request regarding setbacks, heights, and sign on the current site. We believe this variation was not self-created due to the fact the existing sign has been located for over 20 years in a landscaped island between two parking spots. The existing sign which will be identical both in height and width will not creates a traffic hazard, depreciate nearby property values or be detrimental to the public health. This variation will serve as a relief from the existing condition since it is in an island where cars are parked on both sides of the sign. The new sign will not alter the Character of the locality by incorporation the existing base as well as incorporating exterior colors for the hotel façade. We believe that a sign sized according to the EMC requirements would not function reasonably under the standards of this chapter due to its unique location.

In addition, the placement of the EMC sign will not create a traffic hazard or negative impact to the nearby properties. There are multiple EMC signs located on Algonquin Rd of which all belong to New Construction that has been developed in the past year. The EMC sign will be used to welcome groups to the hotel and provide them a visual confirmation of the event location as well as display special Events that the hotel would host such as Easter brunch, mother's day brunch, NYE, and wedding The EMC sign will be place on the existing location and will be placed above parked cars so that it will not visually be blocked by cars parked near it.

The use of EMC Sign will comply with all operational standards Set Forth in Chapter 30, Section 30-705.h. We kindly request the Board and Design Commission grant us these variations.

Sincerely

James Cazares

James Cazares

Petitioner

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15th AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

N

0' 10' 20' 50'

PLAT OF SURVEY

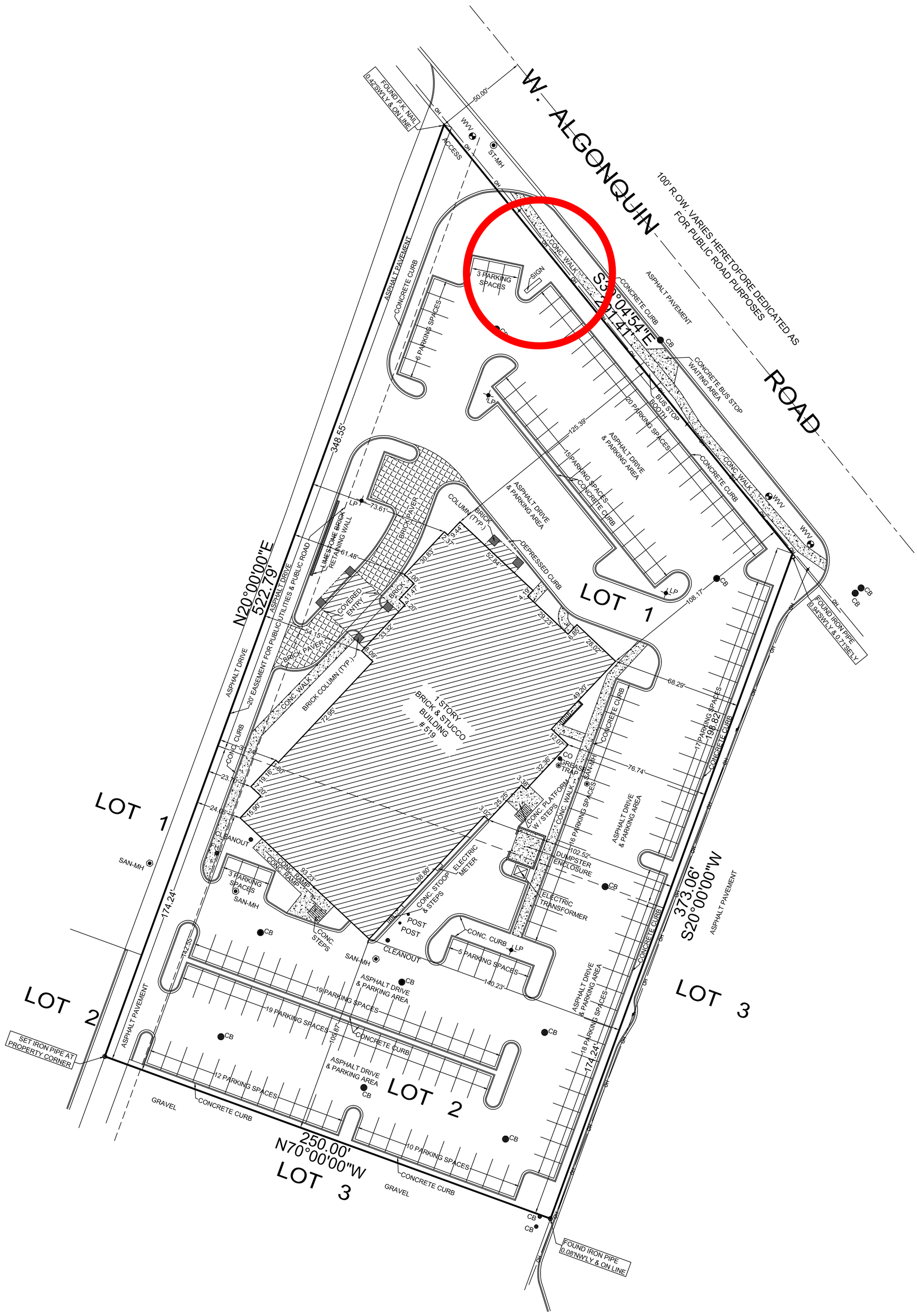
OF

LOT 1 AND LOT 2 IN DONALD LARSON'S RESUBDIVISION OF PART OF LOT 7 IN THE RESUBDIVISION OF JOSEPH A. BARNE'S FARM IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 22, 1967 AS DOCUMENT LR 2349338 IN COOK COUNTY, ILLINOIS.

KNOWN AS: **519 W. ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS**

PERMANENT INDEX NUMBERS:
08 - 16 - 103 - 008 - 0000
08 - 16 - 103 - 009 - 0000

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	168
HANDICAP	4
TOTAL	172



LEGEND	ABBREVIATIONS
SAN-MH	SANITARY MANHOLE
ST-MH	STORM MANHOLE
CB	CATCH BASIN
WVV	WATER VALVE VAULT
FH	FIRE HYDRANT

ORDERED BY: CAZMEN CORP		
SCALE : 1" = 30'		
DATE :MAY 2, 2016		
FILE No.: 2016 - 24133		
	DATE	REVISION

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

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

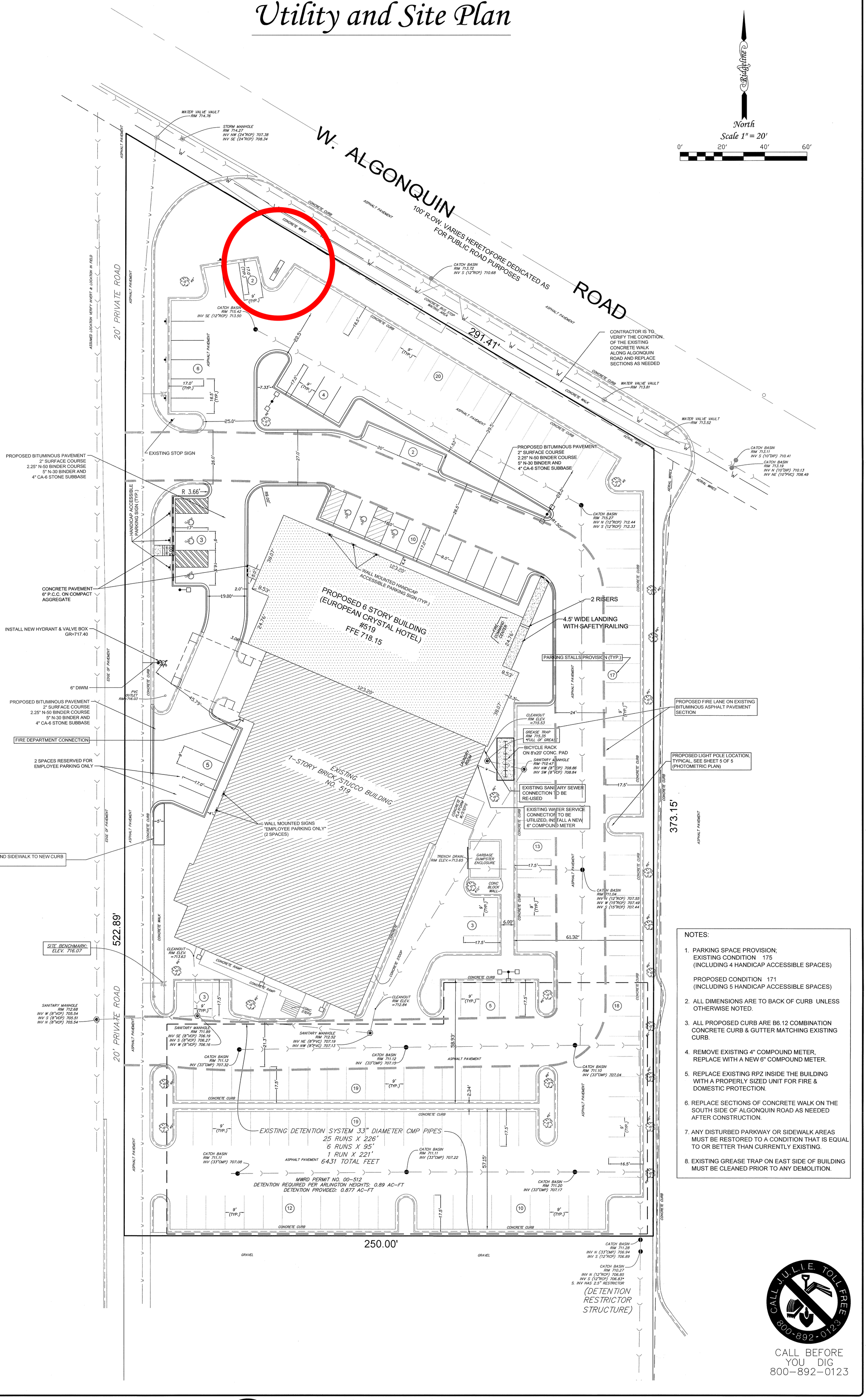
MELROSE PARK, ILLINOIS, MAY 2, A.D. 2016

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

BY: Roy G. Lawniczak

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2016
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2017

Utility and Site Plan



NOTES:

1. PARKING SPACE PROVISION;
   EXISTING CONDITION 175
   (INCLUDING 4 HANDICAP ACCESSIBLE SPACES)

   PROPOSED CONDITION 171
   (INCLUDING 5 HANDICAP ACCESSIBLE SPACES)
2. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. ALL PROPOSED CURB ARE B6.12 COMBINATION CONCRETE CURB & GUTTER MATCHING EXISTING CURB.
4. REMOVE EXISTING 4" COMPOUND METER, REPLACE WITH A NEW 6" COMPOUND METER.
5. REPLACE EXISTING RPZ INSIDE THE BUILDING WITH A PROPERLY SIZED UNIT FOR FIRE & DOMESTIC PROTECTION.
6. REPLACE SECTIONS OF CONCRETE WALK ON THE SOUTH SIDE OF ALGONQUIN ROAD AS NEEDED AFTER CONSTRUCTION.
7. ANY DISTURBED PARKWAY OR SIDEWALK AREAS MUST BE RESTORED TO A CONDITION THAT IS EQUAL TO OR BETTER THAN CURRENTLY EXISTING.
8. EXISTING GREASE TRAP ON EAST SIDE OF BUILDING MUST BE CLEANED PRIOR TO ANY DEMOLITION.

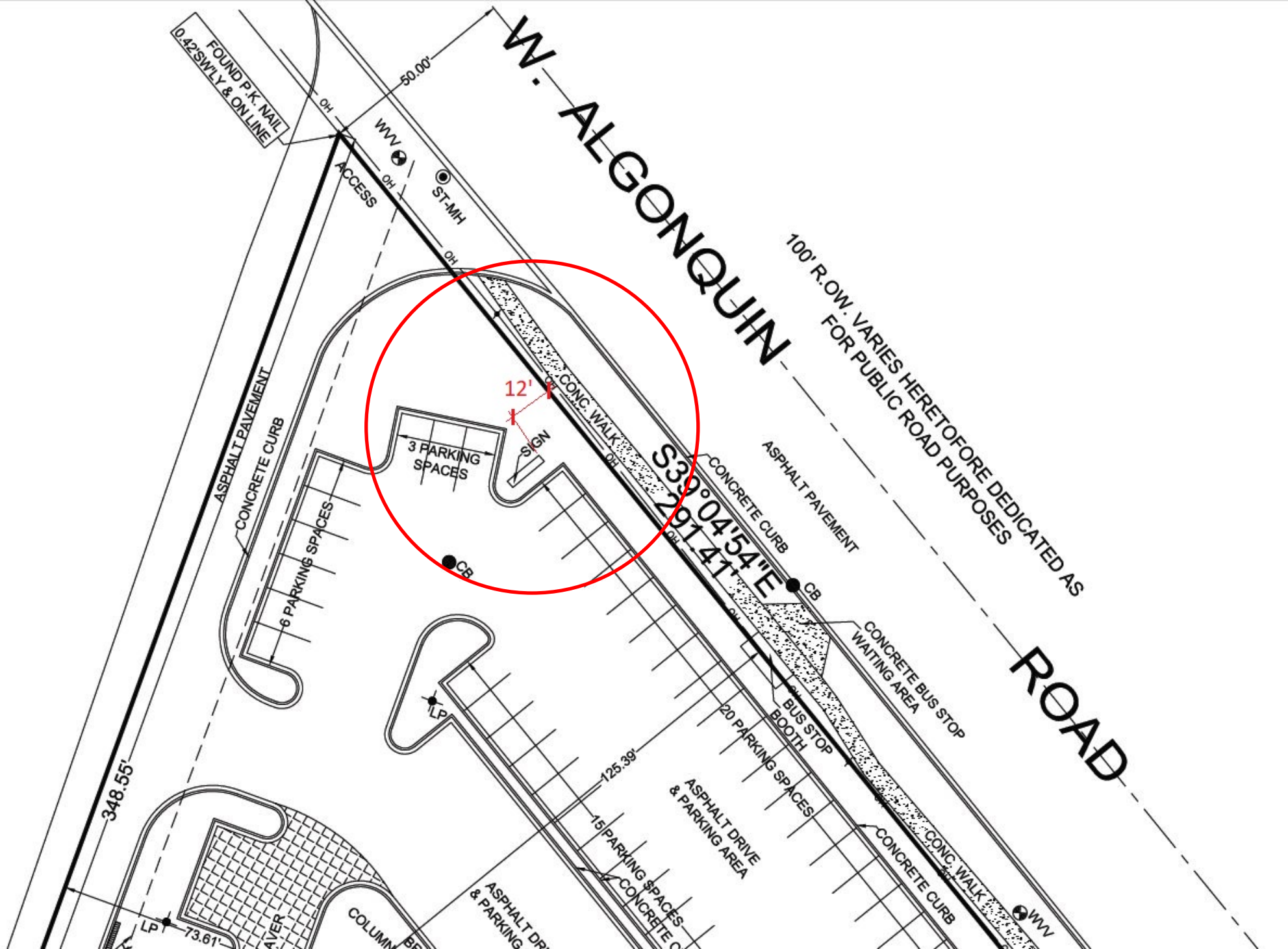
PREPARED FOR:
EUROPEAN CRYSTAL HOTEL
PROPERTY ADDRESS: 519 W Algonquin Road
Arlington Heights, IL 60005

Ridgeline CONSULTANTS
CONSULTING ENGINEERS - LAND SURVEYORS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
George H. Skulavik P.L.S. 2580 Expiration Date 11/30/2012
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2012

REVISION	DATE	DESC
3	06/08/18	PER OWNER COMMENTS (REW)
4	10/02/18	FINAL ENGINEERING PLAN PREPARATION (REW)
5	11/09/18	PER DESIGN CHANGES (REW)
6	12/11/18	PER DESIGN CHANGES (REW)
7	01/18/19	PER DESIGN CHANGES (REW)

BOOK: DWG. SIZE:
DRAWN: PS CHECKED: JGL
REFERENCE:
PLAN DATE: 6/5/2017
PROJECT NO. 2017-0224

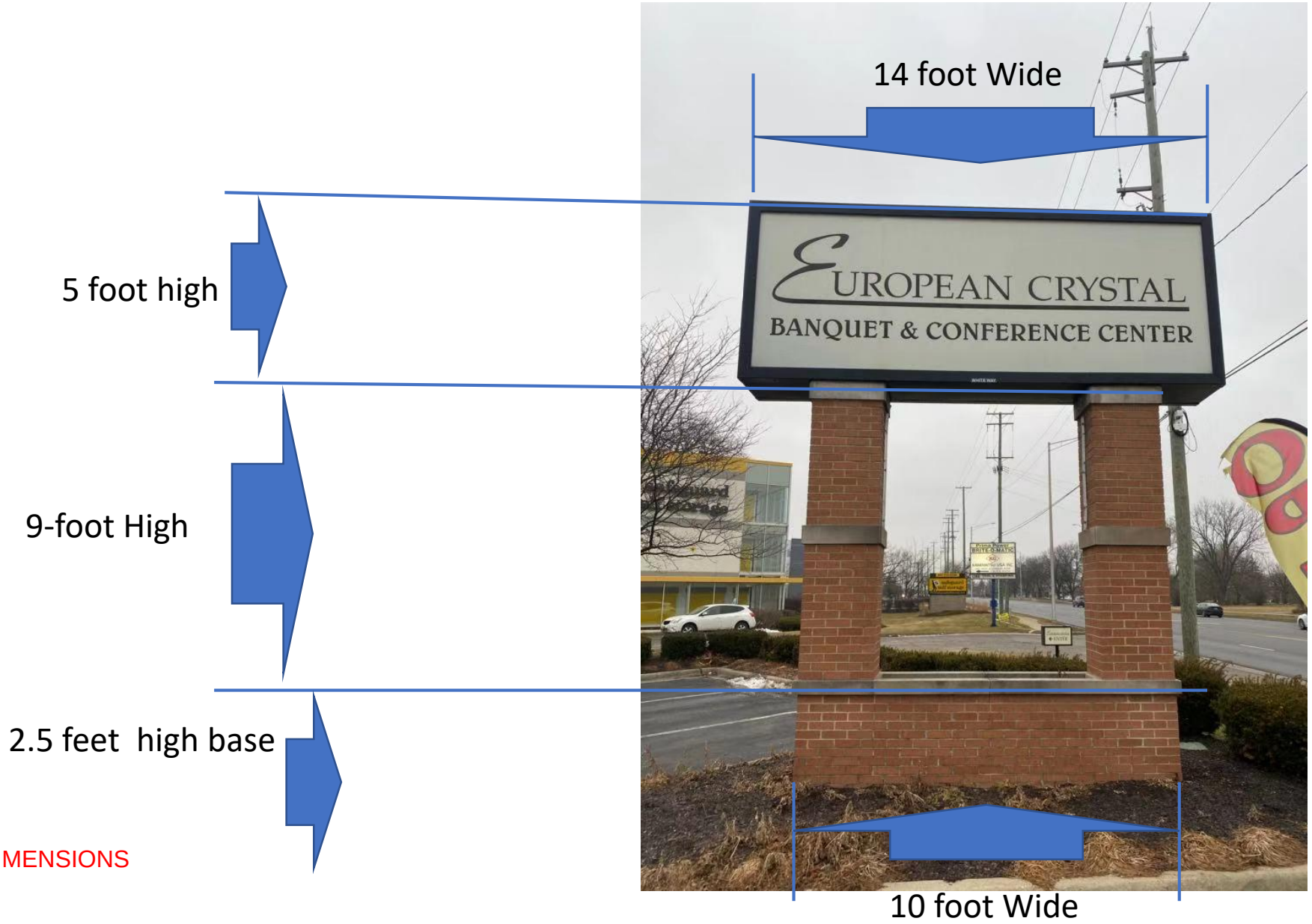

W. ALGONQUIN ROAD
100' R.OW. VARIES HERETOFORE DEDICATED AS FOR PUBLIC ROAD PURPOSES
FOUND P.K. NAIL 0.42'SW'LY & ON LINE
50.00'
WV
ST-MH
OH
ACCESS
ASPHALT PAVEMENT
CONCRETE CURB
3 PARKING SPACES
6 PARKING SPACES
12'
SIGN
CONC. WALK
S39°04'54"E
291.41'
CB
LP
348.55'
125.39'
15 PARKING SPACES
ASPHALT DRIVE & PARKING AREA
20 PARKING SPACES
BUS STOP BOOTH
CONCRETE BUS STOP WAITING AREA
73.61'
COLUMN

SUBJECT PROPERTY
(UNDER CONSTRUCTION)

ALGONQUIN ROAD

NEW HOTEL - CURRENTLY
UNDER CONSTRUCTION

EXISTING SIGN AND BRICK PIERS
TO BE REMOVED -
EXISTING MASONRY BASE AND
FOUNDATION TO BE REUSED

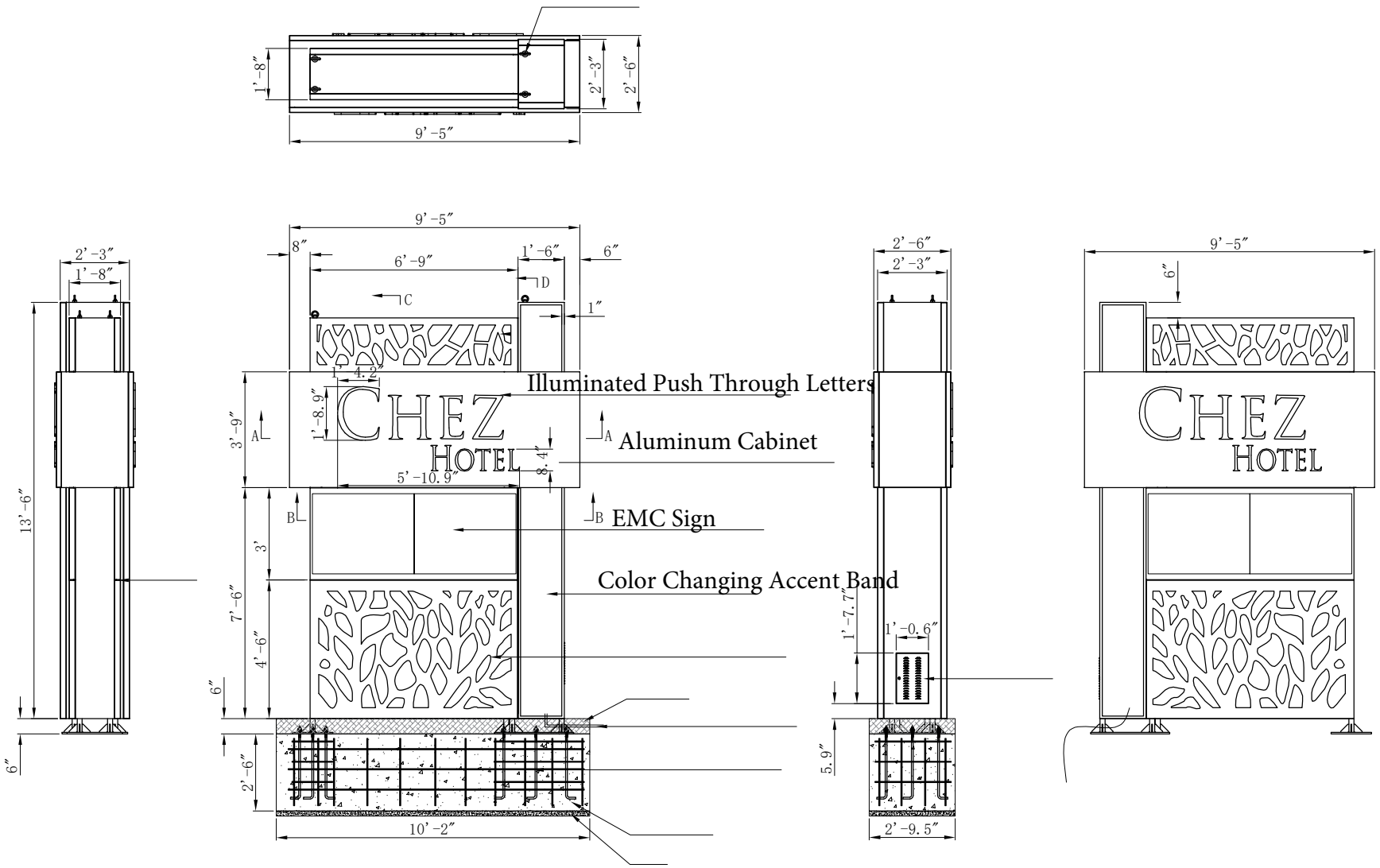


EXISTING SIGN DIMENSIONS

EUROPEAN CRYSTAL
BANQUET & CONFERENCE CENTER
Now Hiring
All
Positions
Apply
In Person
ENTER
EXISTING SIGN -
VIEW FROM WEST

EXISTING SIGN -
VIEW FROM EAST

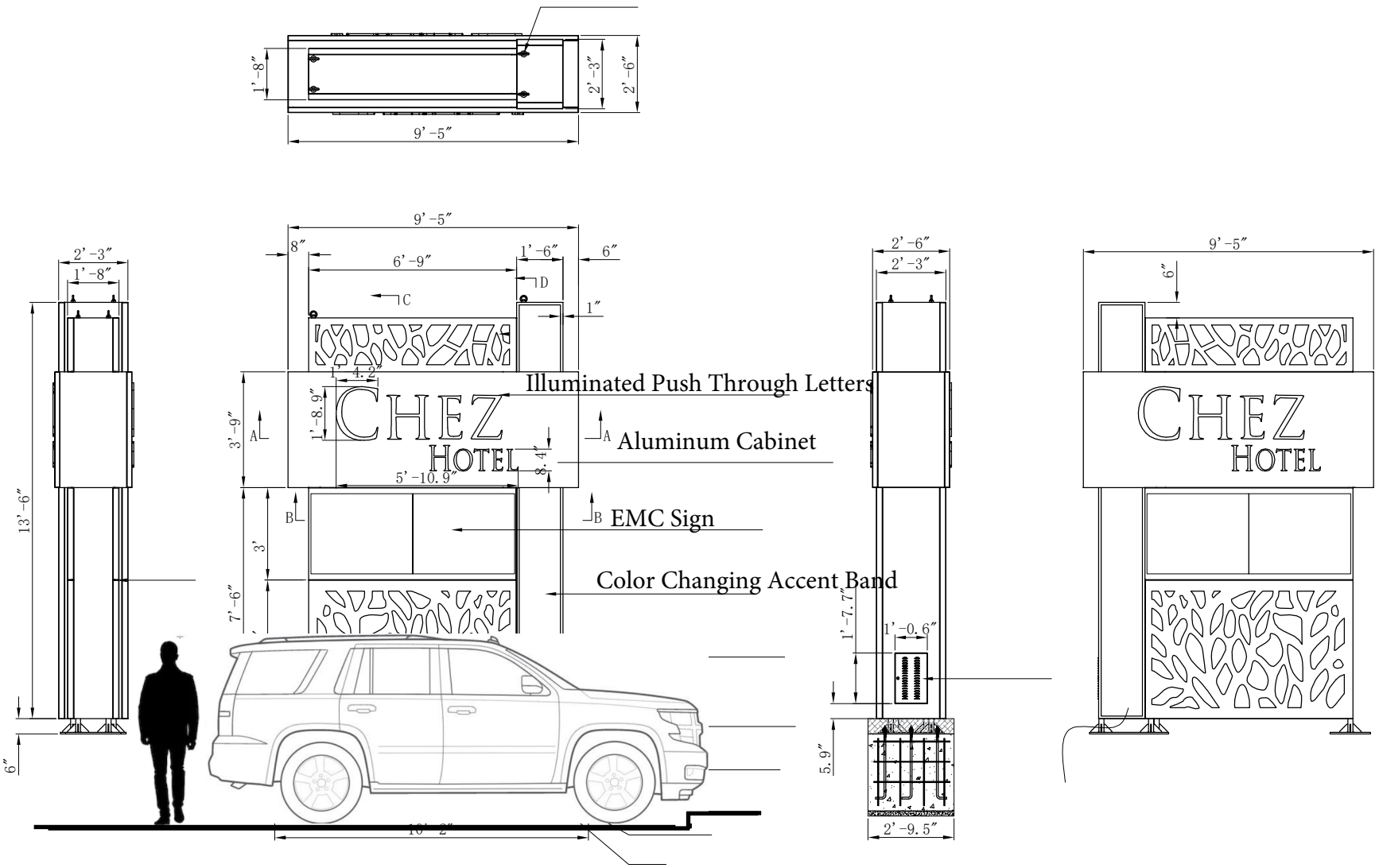
Chez Hotel Sign
2.21.2020



PROPOSED NEW SIGN

共	1

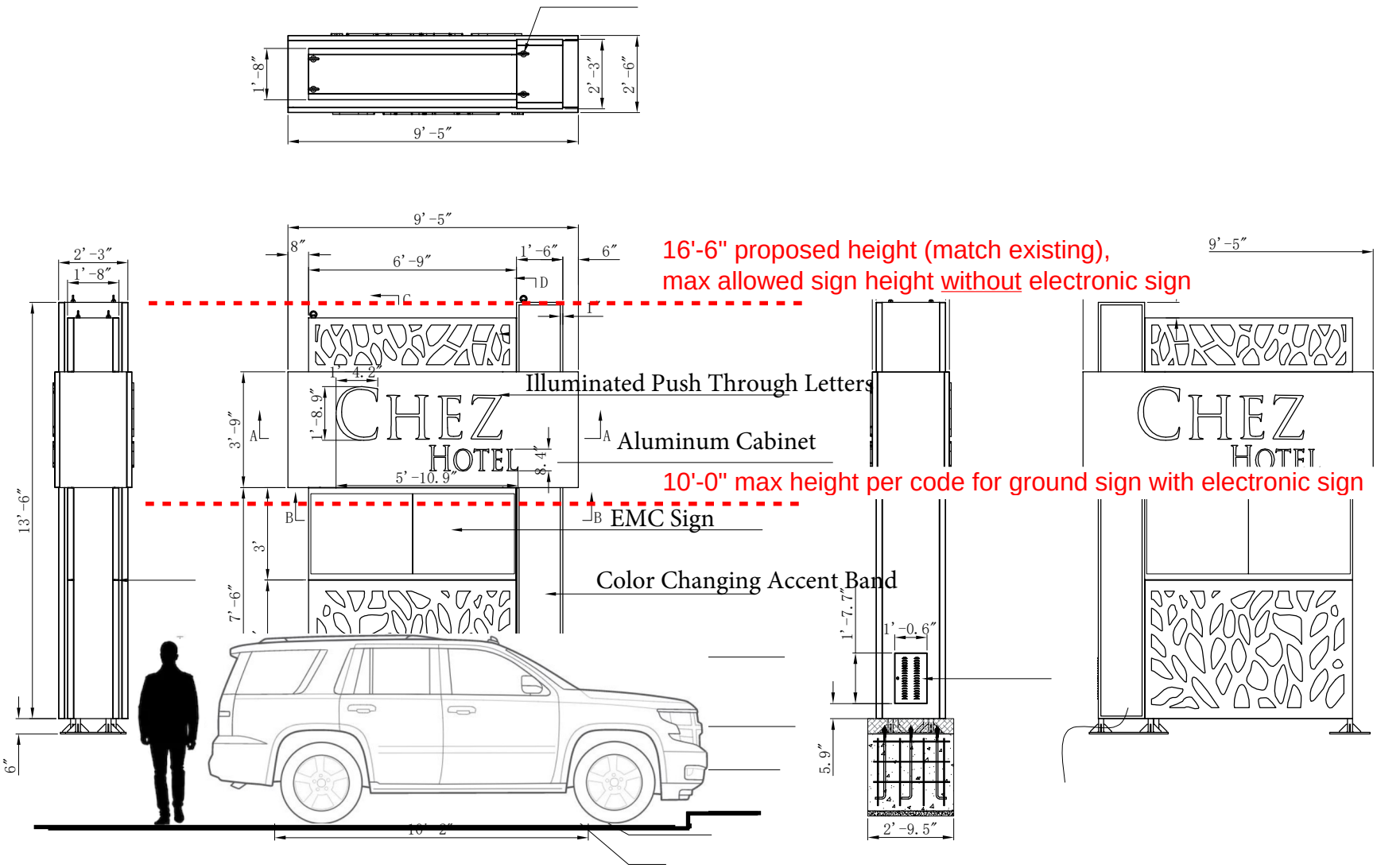
Chez Hotel Sign
2.21.2020



PROPOSED NEW SIGN -
WITH FULL-SIZE SUV IN FOREGROUND

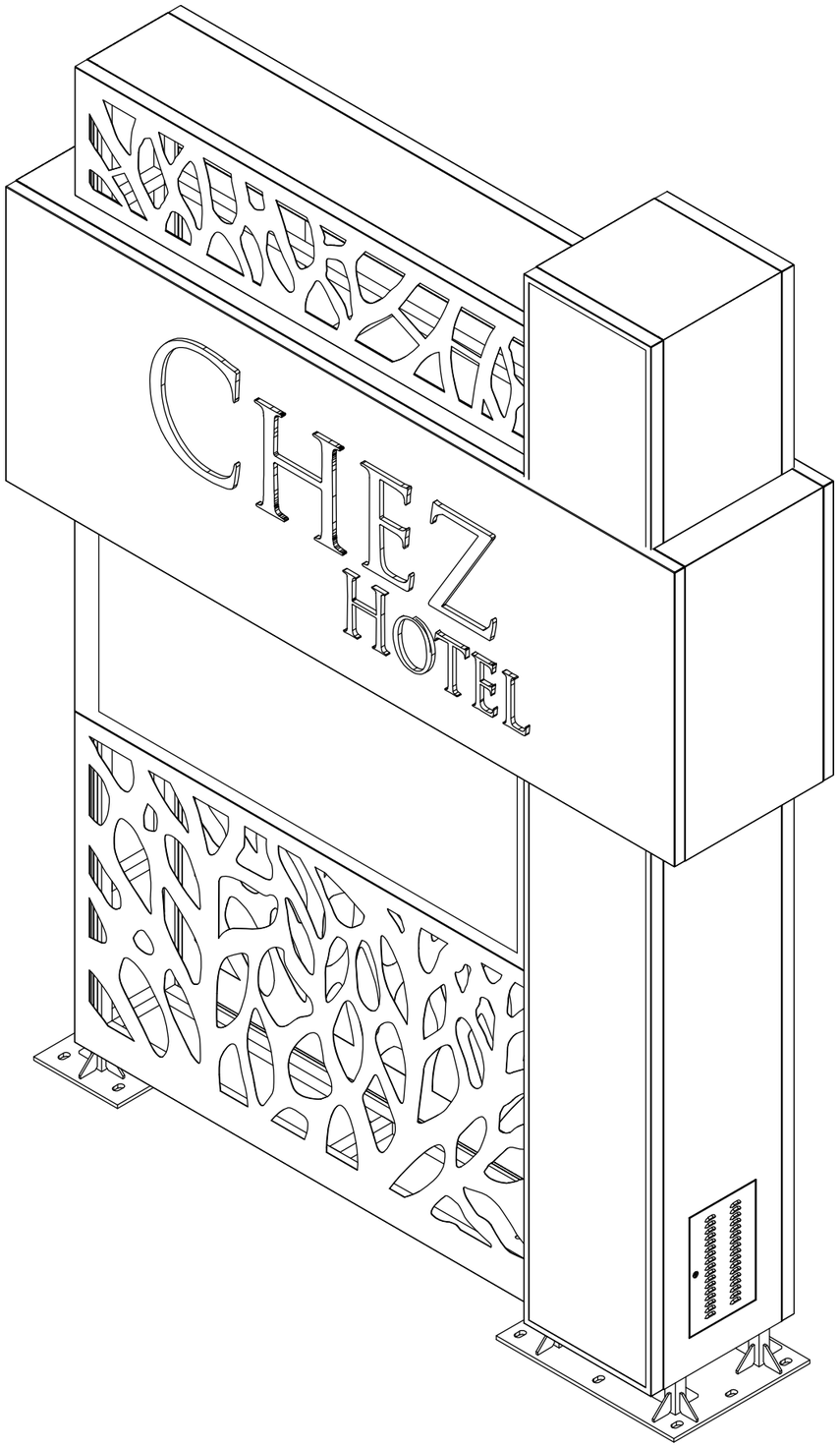
主管	
共	1

Chez Hotel Sign
2.21.2020



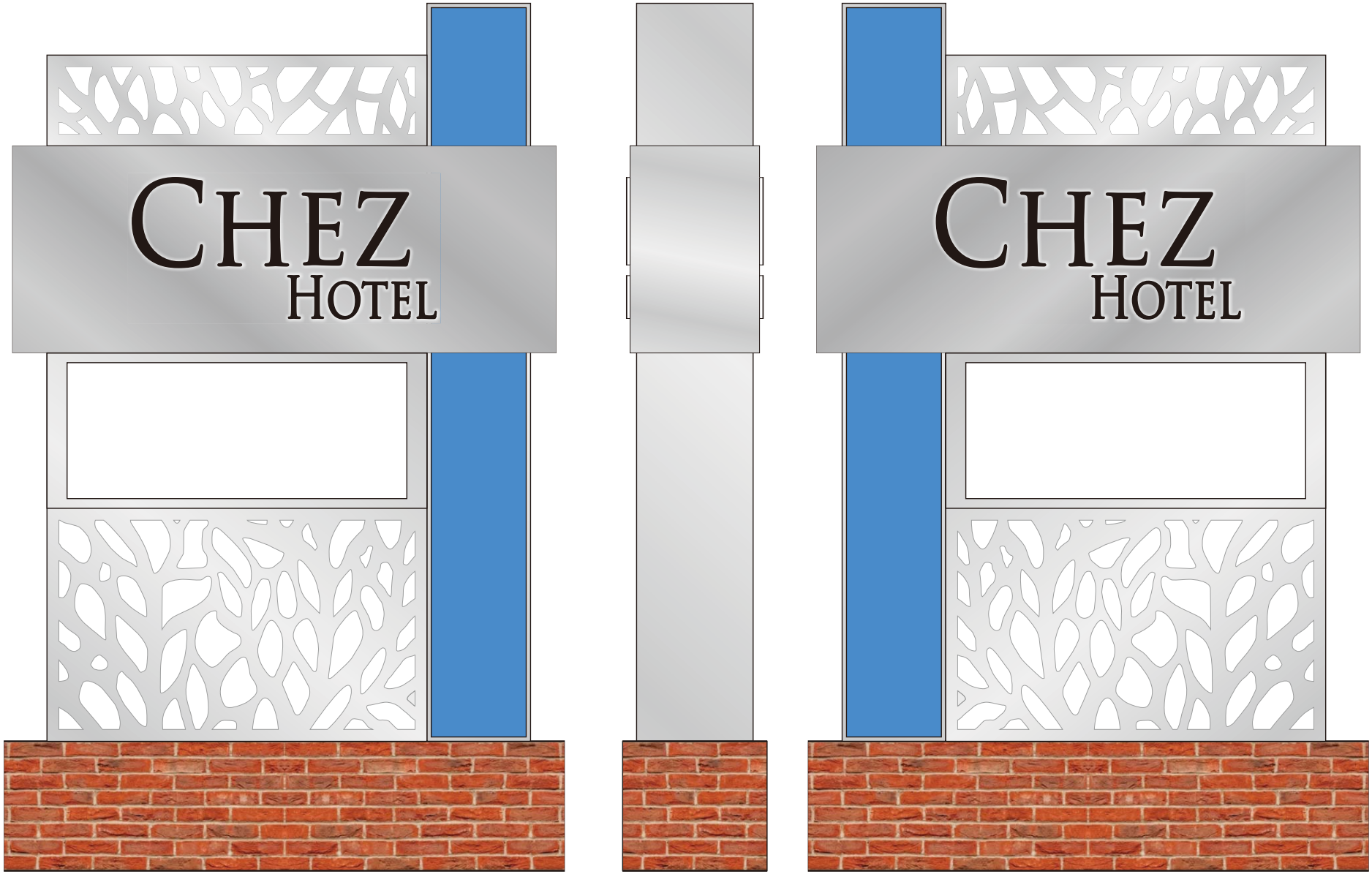
主管

共 1 1



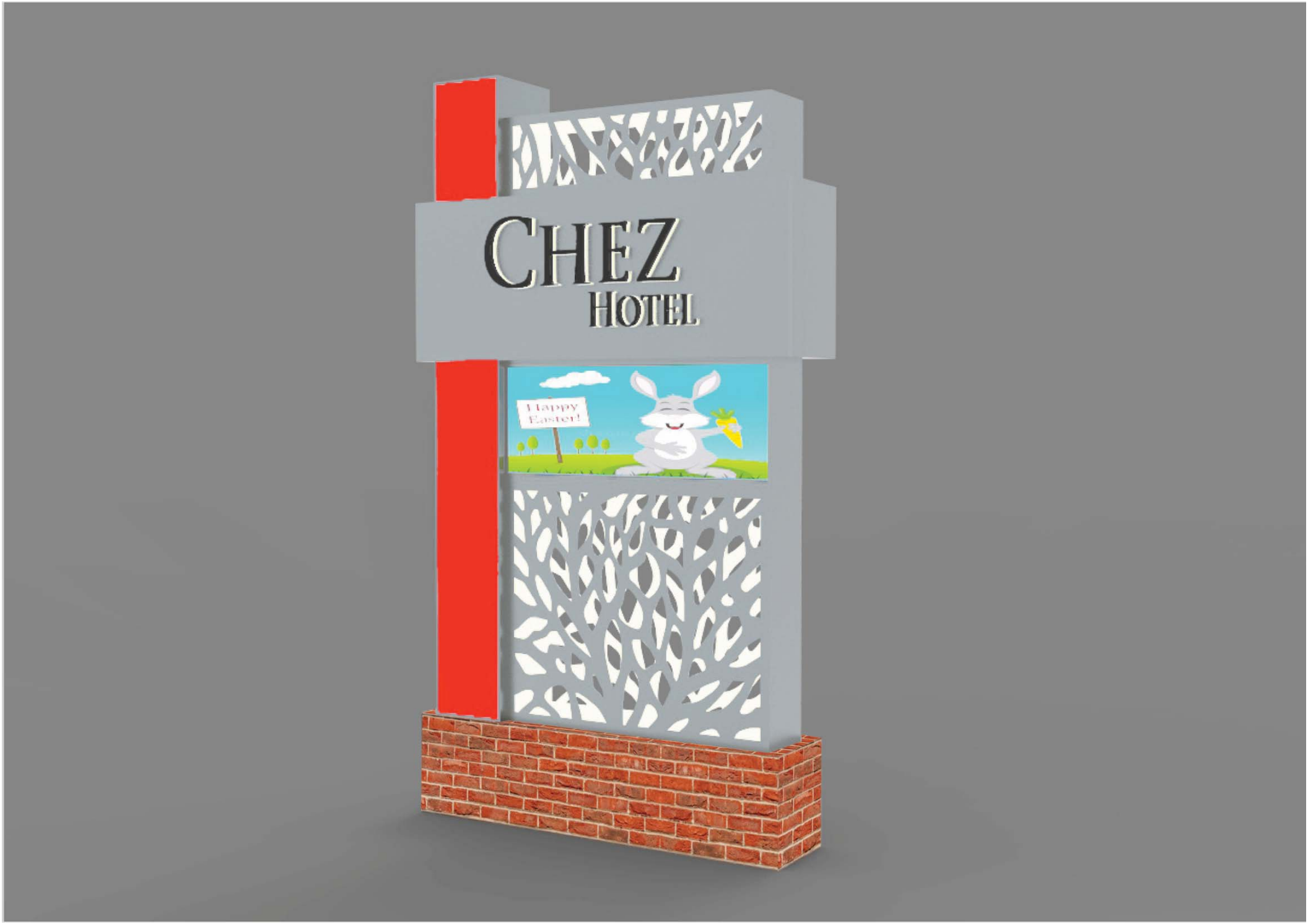
COSUNSIGN
柯瑟标识

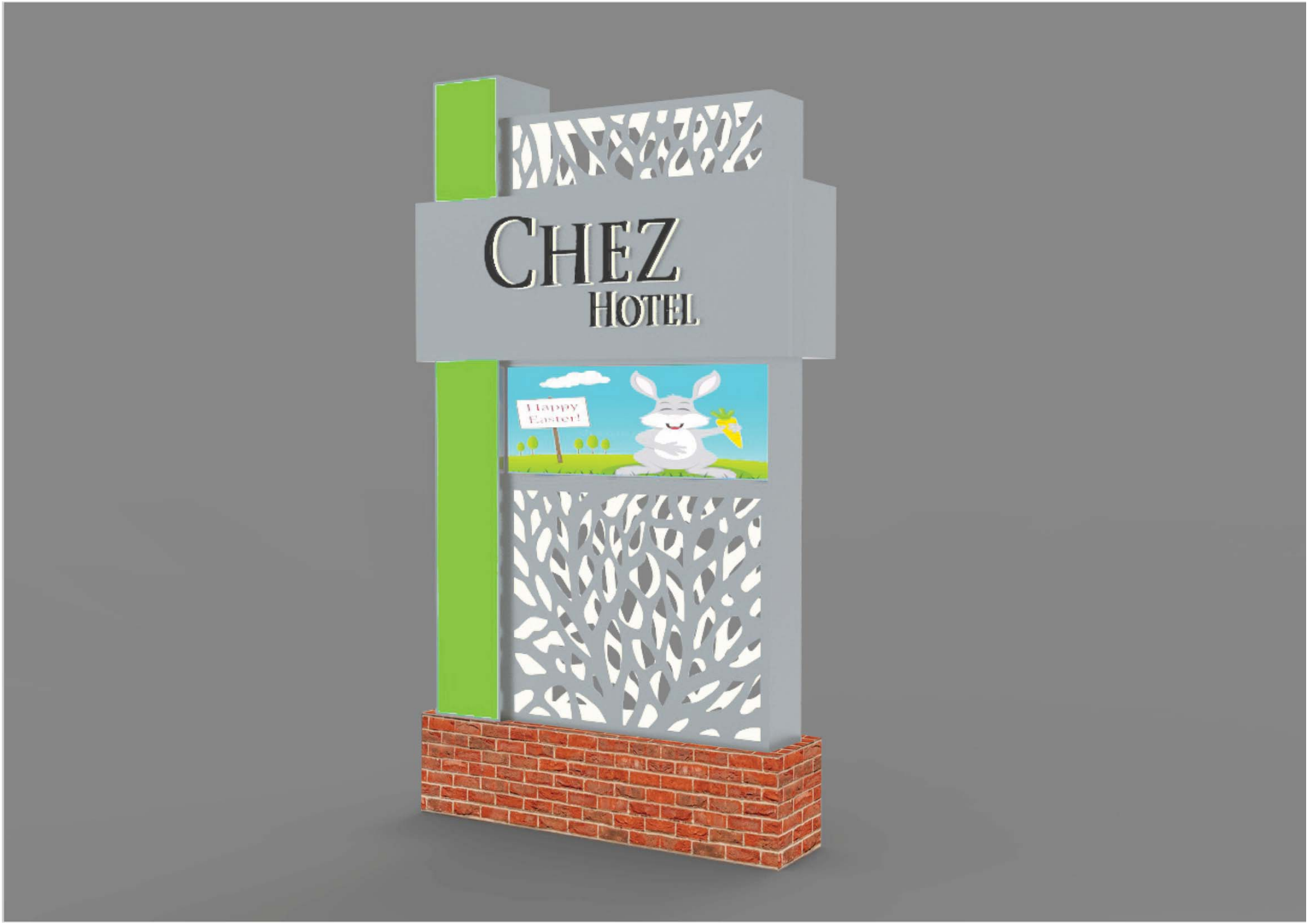
总项目名称	酒店立牌设计
订单号码	COSUN20200109RZ01
分项目名称	图纸
产品料号	C200109RZ01LP001
业务	
设计	
图纸编号	LP1-200117JH-02/
数 量	1 套
创意/深化设计	
第三视角投影	版本 A
财务审定	
技术审核	
主管	
批 准	
比例	1:1
共 张	第 张


CHEZ
HOTEL
CHEZ
HOTEL

CHEZ
HOTEL
Happy Easter!
T60

CHEZ
HOTEL
Happy
Easter!


CHEZ
HOTEL
Happy Easter!


CHEZ
HOTEL
Happy
Easter!

COLOR	124080ST
FINISH	WIRE CUT
EFFECT	IRON SPOT- BROWN,BLACK
SIZE	MODULAR

SLS# 19475 8/6/2019

519 W Algonquin Rd

Material List 1/22/20202

- Existing Brick and Cast Stone Base
- Clear Anodized Aluminum

DESAY Huizhou Desay Intelligent Technology Co., Ltd.
Add: DESAY 3rd Industry Zone, Chenjiang, Huizhou, Guangdong, China 516029
Tel:+86 752-2617333 Fax:+86 752-2617733

Electronic Message Sign Specifications

Item	Parameters
Model No.	S4
Working Environment	outdoor
Pixel pitch	4.762mm
Pixel	1R1G1B
LED	SMD1921
LED module dimension (HxW)	15.75'' x 7.87'' (400mm x 200mm)
Cabinet dimension	2.6' x 3.3' & 2.6' x 3.9' (800x1000mm & 800x1200mm)
Cabinet weight	32kg & 39kg
Cabinet material	aluminum
Pixel density	44100 pixels/sqm
Certificate	UL, ETL
Protection level	from IP65 / back IP43
Viewing angle	V±70 / H-50+25
Contrast Ratio	1000:1
Operating temperature	-20~+50℃
Storage temperature	-40~+80℃
Operating humidity	0-99%RH
Storage humidity	0-99%RH
Brightness	5500nits
IC driver	MBI5124
Scan mode	1/7
Refresh rate	1920/3840Hz
Digital processing	14bit
Greyscale	16384 levels per color
Input power frequency	50~60Hz
Input power voltage	100~240V
Frame rate	50~60Hz
Lifetime	100000H
Max power consumption	700W/㎡
Average power consumption	245W/㎡
Control system	Novastar asynchronous control with Wifi communication
Receiving card	A4S
Receiving card quantity	2pcs per cabinet
Special function	auto dimmer
Installation	fixed installation
Maintenance	front & back service

Verification of Auto-Dimming Function

We, Huizhou Desay Intelligent Technology Co.,Ltd,as the manufacturer of electronic message sign,we verify the control system includes the function of automatic brightness sensor. The automatic dimmer can make the display brightness automatically adjust based on ambient lighting conditions. Brightness will be limited to .3 footcandles maximum above ambient lighting conditions at the established measurement distance based on the size of the sign.

Arlington Heights

Welcomes…

HSBC

2020 Credit Summit

EXAMPLE OF ELECTRONIC SIGN DISPLAY

Gala Dinner

EXAMPLE OF ELECTRONIC SIGN DISPLAY

Join us for !
Easter Brunch
EXAMPLE OF ELECTRONIC SIGN DISPLAY

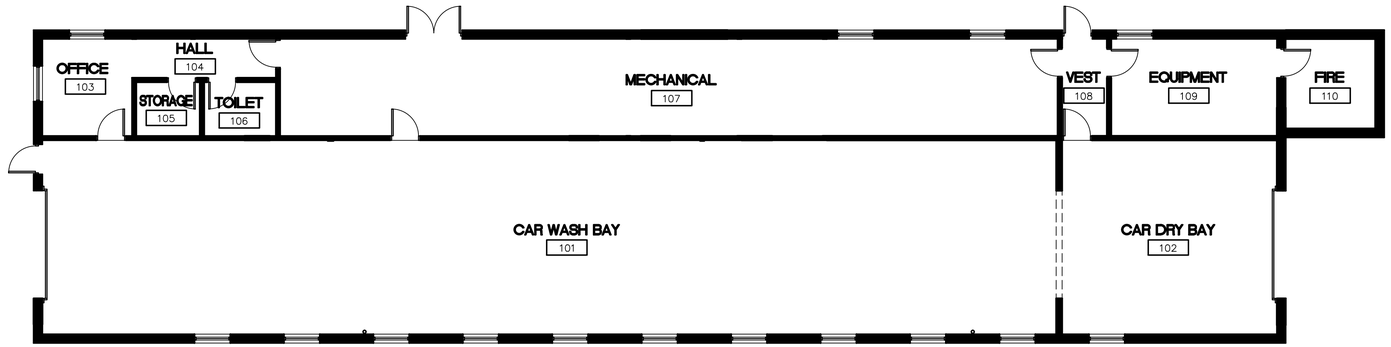
Design Commission
3/10/2020

Item: Car Wash - 2100 S. Arlington Heights Rd. - Commercial/Preliminary Review

Department: Planning & Community Development

ATTACHMENTS:

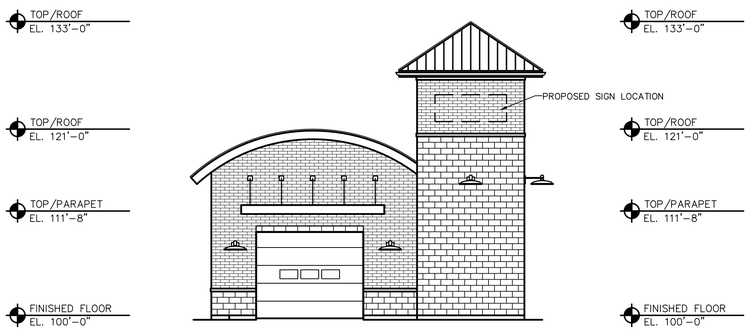
Description	**Type**
Elevations - Option 1	Exhibits
Elevations - Option 2	Exhibits



FLOOR PLAN A

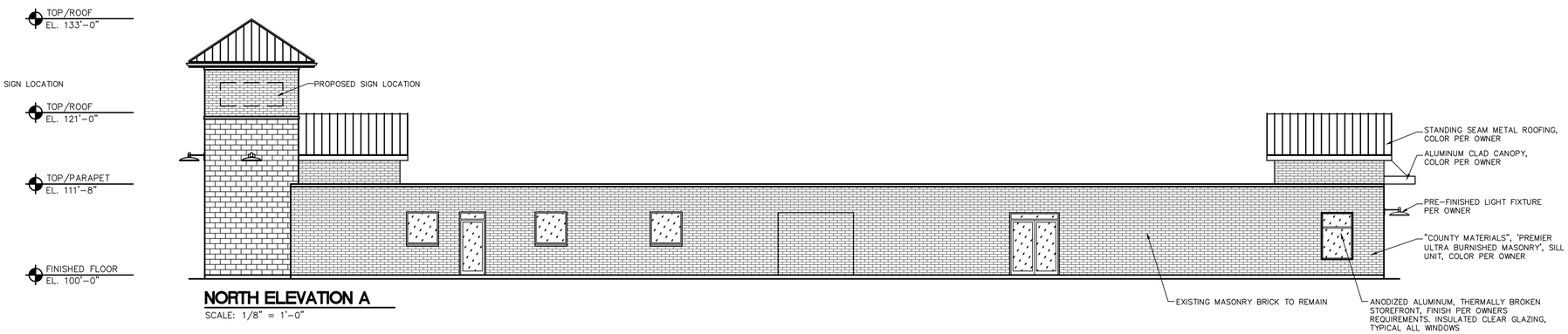
SCALE: 1/8" = 1'-0"

NORTH



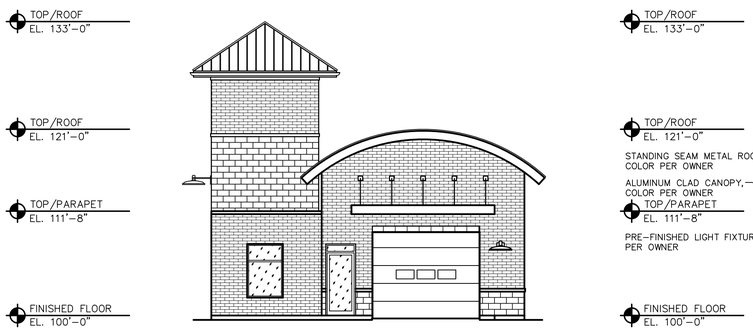
EAST ELEVATION A

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



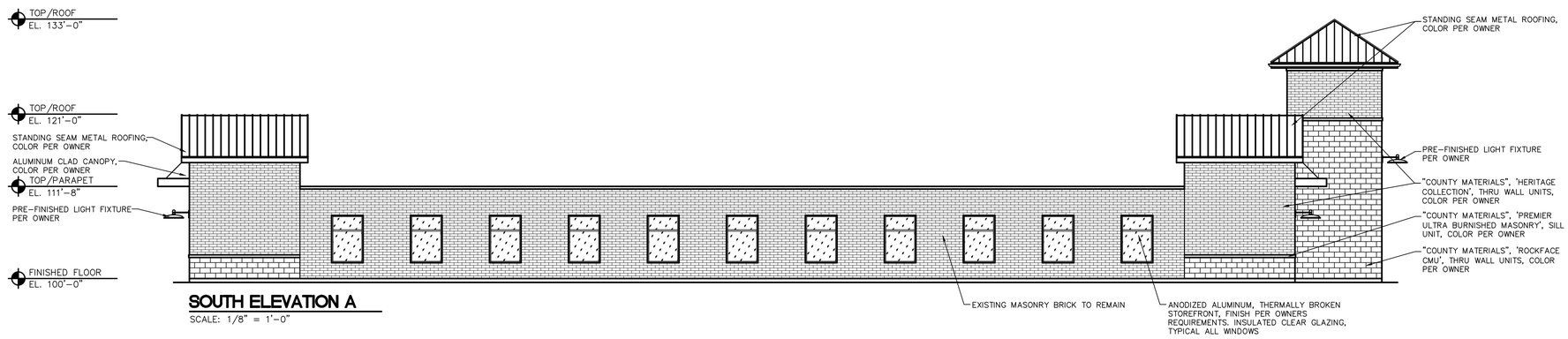
NORTH ELEVATION A

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



WEST ELEVATION A

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



SOUTH ELEVATION A

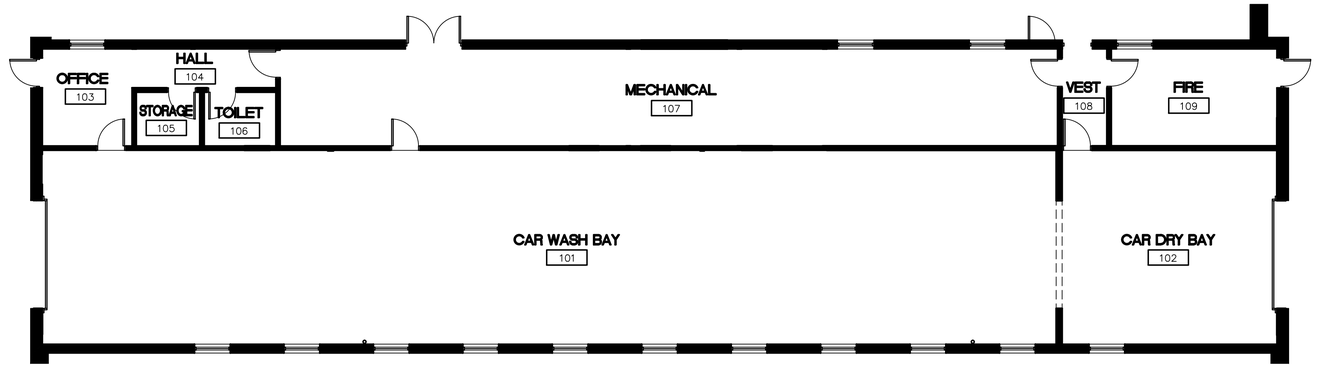
SCALE: 1/8" = 1'-0"

ARLINGTON HEIGHTS EXPRESS CARWASH

2100 SOUTH ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

JANUARY 27, 2020

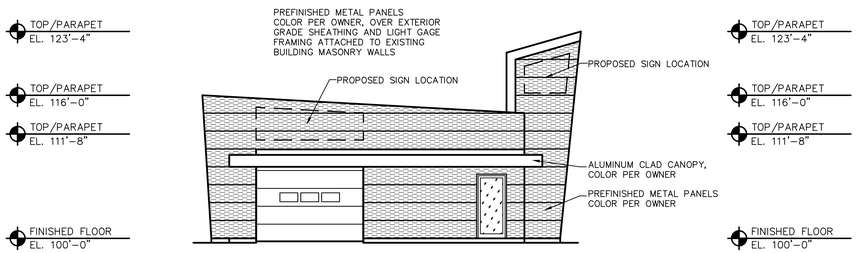
arsa associates
ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE, SUITE 203
PARK RIDGE, ILLINOIS 60068
TEL: 847-698-4438 FAX: 847-698-9889



FLOOR PLAN B

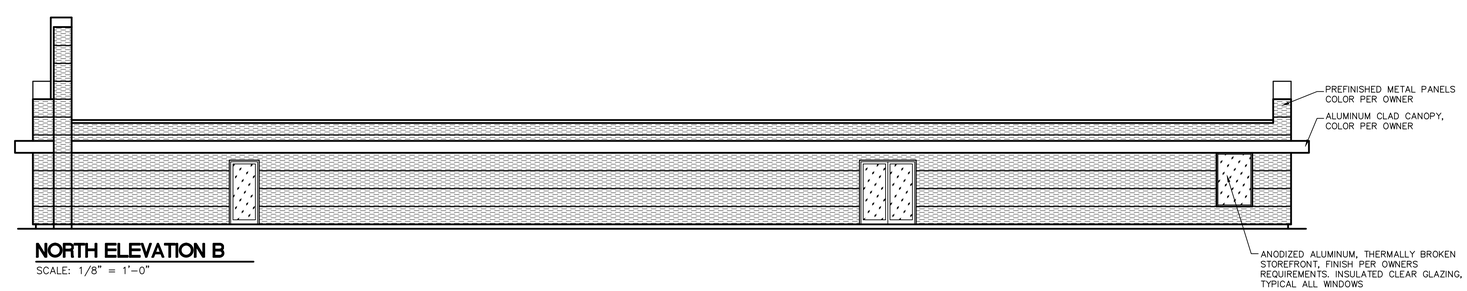
SCALE: 1/8" = 1'-0"

NORTH



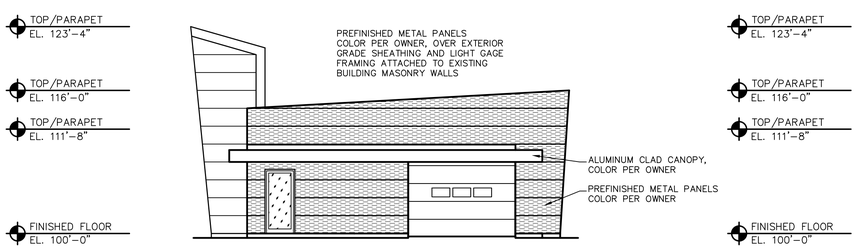
EAST ELEVATION B

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



NORTH ELEVATION B

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



WEST ELEVATION B

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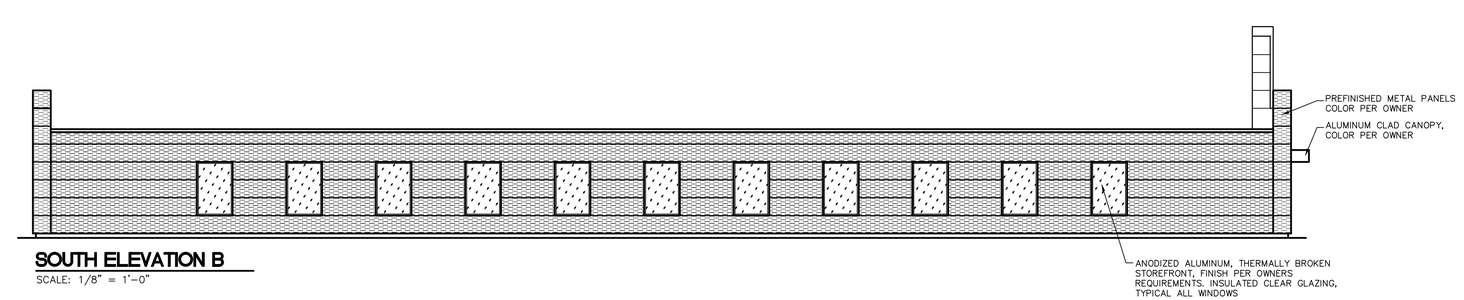

SOUTH ELEVATION B

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

ARLINGTON HEIGHTS EXPRESS CARWASH

2100 SOUTH ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

JANUARY 27, 2020

arsa associates
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PARK RIDGE, ILLINOIS 60068
TEL: 847-698-4438 FAX: 847-698-9889