



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
March 10, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 2/24/15

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#15-009 - 1104 S. Vail Ave. - SF/Teardown
- B. DC#15-014 - 918 N. Yale Ave. - SF/Teardown
- C. DC#15-016 - Central Park East Apartments - 1551 E. Central Rd. - Sign Variation

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 2/24/15

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
DC Minutes 2/24/15	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 24, 2015

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Alan Bombick
Anthony Fasolo

Members Absent: Jonathan Kubow

Also Present: Keith Ginnodo, Kingsley/Ginnodo Architects for *737 S. Chestnut Ave.*
Brad Thomas, Owner of *737 S. Chestnut Ave.*
Paul Psenka, Psenka Architects for *206 S. Evergreen Ave.*
Denise Rabe, Owner of *206 S. Evergreen Ave.*
Brian Roginski, Owner of *Cortland's Garage*
Kelle Bruckbauer, Tinaglia Architects for *Cortland's Garage*
Eric Larson, Principal of *Patton Elementary School*
Mike Brown, School District 25 for *Patton Elementary School*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 10, 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF FEBRUARY 10, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

Mr. Hautzinger suggested the commissioners consider moving 'Old Business' to the end of the meeting to allow for the lengthy amount of time anticipated to discuss those items.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO MOVE 'OLD BUSINESS' TO THE END OF THE MEETING. ALL WERE IN FAVOR. MOTION CARRIED.

1. SINGLE-FAMILY ADDITION REVIEW

DC#15-008 – 737 S. Chestnut Ave.

Mr. Keith Ginnodo, representing *Kingsley/Ginnodo Architects*, and **Mr. Brad Thomas**, the homeowner, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing a new second story and front porch addition to an existing single story home. The existing one car detached garage in the rear yard will remain. This project does require zoning variations for a side yard setback encroachment on the north (2.79 feet is proposed, where 5 feet is required), and a front yard setback encroachment (23 feet is proposed, where 30.8 feet is required). These issues will be reviewed by the Zoning Board of Appeals on March 9, 2015.

The proposed addition and renovation of the existing single story home includes a complete exterior makeover. Overall, the proposed design looks nice and will be a very nice improvement to the existing residence. However, this project is appearing before the Design Commission due to the second story addition, where the existing adjacent homes are primarily single story and one and a half story homes. The proposed single story front porch is nicely detailed and it does help the design to relate to the scale of the adjacent homes. Reuse of the existing detached garage also helps to retain the character of the neighborhood.

The only concern about the proposed design is the “iron gray” color of the siding. The “iron gray” color is very dark and bold, and is not in character with the rest of the block. Considering that all four sides of the proposed design are full siding with no other materials to break up the wall, a much lighter shade of gray or tan siding is recommended to better complement the existing neighborhood. Staff recommends approval of the design with the requirement to change the siding color from “iron gray” to a much lighter shade of gray or tan.

Mr. Ginnodo commented that the existing neighborhood has a lot of variety, and the proposed addition was designed with a lot of flexibility in that it did not need to look like everything else on the block because nothing else on the block looks like anything else. He presented samples of the materials being proposed that included “weathered wood” asphalt shingles and “iron gray” siding. They feel the color of siding being proposed is appropriate for the style of the architecture and is comprehensively good with respect to the variety in the neighborhood.

Commissioner Fasolo felt it was a nicely designed addition. He liked the materials being proposed and asked if other colors were considered for the siding. **Mr. Ginnodo** replied that other colors were considered; however, the homeowners preferred a color that is rich in depth. **Commissioner Fasolo** had no issue with the sample provided tonight for the siding, which was better than the photograph submitted.

Commissioner Bombick agreed with the petitioner regarding their choice of siding color being proposed. He had no further comments.

Commissioner Fitzgerald felt the addition was nicely designed and he really liked the siding color. He was concerned that the south elevation was a little simple, especially with the driveway along that side, and he suggested the petitioner add something to dress up the elevation.

Chair Eckhardt concurred with the comments made by the commissioners. He was fine with color scheme being proposed, the dark siding and white trim. He commented on the authenticity of the front elevation with smaller siding above and larger siding below, and larger siding around the sides of the home.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 737 S. CHESTNUT AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 1/30/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A RECOMMENDATION TO STUDY A MORE INTERESTING SOLUTION FOR THE SOUTH ELEVATION, PARTICULARLY AT GROUND LEVEL, OR THE RELATIONSHIP OF THE UPPER STORY WINDOWS TO THE GROUND LEVEL WINDOWS.**
- 2. THIS REVIEW REPRESENTS DESIGN APPROVAL 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.**
- 3. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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.**

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#15-006 – 206 S. Evergreen Ave.

Mr. Paul Psenka, representing *Psenka Architects*, and **Ms. Denise Rabe**, the homeowner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence and detached garage to allow construction of a new two story residence, with an attached two car garage. The subject site is zoned R-6, Multiple Family Dwelling District, and the project complies with all R-6 zoning requirements for single family homes.

Individually, the proposed new home is very nicely designed with traditional details, varying roof forms, nice massing, and high quality materials. However, this block is zoned R-6, multiple family dwelling district, and is comprised of a mix of housing types, and the context of the proposed home needs to be evaluated against the overall context of the block. The block currently has a mix of existing and newer single family homes, as well as newer multi-family residences, row homes, and multi-story residential buildings. Photos of all existing buildings on the block were provided by Staff. **Mr. Hautzinger** explained that Single Family dwellings are allowed in an R-6 zoning district, but the Design Commission should evaluate the appropriateness of the proposed design within the existing block taking into consideration the possibility of future multi-family residential developments. The Village's Comprehensive Plan envisions this R-6 zone to be redeveloped with moderate density multi-family buildings. In addition, the proposed circular driveway is not in context with the block and is recommended to be omitted.

Mr. Psenka explained the direction they took in determining the appropriateness of the proposed new home, keeping in mind the surrounding properties on the block. He felt that a multi-family building was not appropriate because of the abrupt transition down the block from single-family to multi-family, back to single-family homes. The rooflines of the new home were brought down to lower the scale of the home and to help blend between the large home to the right and the small home to the left, and traditional elements were borrowed from surrounding properties as well. An all stone home was originally proposed, however, they determined that contextually, an all brick home was more appropriate based on the building type in the neighborhood. Traditional colors are also being proposed for the home, including limestone and buff colored brick, with simple details consistent on all four elevations. In response to Staff's comment about the circular driveway, **Mr. Psenka** explained that the homeowners have four cars they trying to find a way to deal with because parking is not allowed on Evergreen. An alternate T-shaped driveway was provided tonight, which **Mr. Hautzinger** commented is not allowed, and the only option to allow a wider driveway would be a zoning variation.

Commissioner Fasolo liked the design of the new home, which will fit well with the mix of single-family and multi-family buildings on the block. He was not in favor of either the circular driveway or the alternate design shown tonight, and he suggested the petitioner seek a

variation for a larger standard driveway. He preferred the colors originally submitted rather than the photos presented tonight. **Mr. Psenka** clarified that the original colors have not changed, and the images of the colors viewed tonight were an inaccurate representation because of the color printer. The only actual change is from stone to brick. **Commissioner Fasolo** also said that it would be helpful to have actual samples for accuracy.

Commissioner Fitzgerald liked the color of the brick shown tonight and the trim, and he was fine with Staff approving the colors once samples were provided by the petitioner. He felt the circular driveway was too big for the site; however, he was not opposed to a variation for a wider standard driveway. He asked for clarification regarding the relocation of parkway trees, which **Mr. Hautzinger** explained that there are two existing trees and one is in conflict with the proposed driveway. **Commissioner Fitzgerald** concluded that other than his concern about the driveway, he felt the new home was beautiful and would fit into the neighborhood, especially with the 2 larger homes to the north.

Commissioner Bombick wished that Evergreen Avenue had turned out better than it has. The appeal of a single-family home where you can walk to downtown is obvious, and he felt the Village should give up on the idea of density zoning around the downtown because it made no sense, particularly when so many people have invested in major renovations in the neighborhood. The Village should be encouraging people to restore these homes. He felt this was too much home for the lot no matter what the zoning is, and it belonged on a golf course or on a big lot at the north end of town. The proposed "french chateau" style home was the wrong style of home for this neighborhood, and the first floor should be raised with steps going up to the front door. This is his opinion and it would never change. It should be a stick-and-shingle style home or a Craftsman style home or something that fits the neighborhood; this is not even close.

Chair Eckhardt had similar comments but with a different twist. He felt the trend for development of properties on Evergreen was for big homes, because they are valuable properties close to the downtown. He felt that lot consolidations to provide for bigger condominiums would not happen here because people want to build large homes and be close to the downtown. He felt the nature of this block is that they should all look like a single-family home, even if they are multi-family. He felt the proposed new home was appropriate for this site, and the change in material from stone to brick was wise. His only comment was on the north elevation, which he felt was a little bland, and he suggested adding windows in the garage. He also agreed that actual color samples should be provided by the petitioner for Staff review.

Chair Eckhardt asked if there was any public comment on the project and there was a response from the audience.

PUBLIC COMMENT

Jean Kengott, 208 S. Evergreen Avenue, said that she lives in the small home located next to the site. She felt the proposed new home was beautiful, and although it is a big home, the

street has a lot of bigger homes now and she did not mind that the home was bigger than hers. Her husband commented about water and drainage issues, which they currently have no issues with, and hope this would not change after construction of the new home. **Chair Eckhardt** explained that drainage concerns were not under the purview of the Design Commission and could be directed to the Village Engineering Department.

Commissioner Bombick said that in this neighborhood it was totally inappropriate to have a 2-car front load garage; the garage should be detached and behind the house, or it should be pushed back. He pointed out that an effort was made on the adjacent properties to offset the garage, and he did not understand why the commission was not questioning the garage on the new home. He reiterated that the new home was out of character for the neighborhood and belonged on an estate and not in town.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 206 S. EVERGREEN AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 1/27/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A RECOMMENDATION TO ADD TWO WINDOWS ON THE RIGHT SIDE ELEVATION IN THE GARAGE.**
- 2. APPROVAL OF THE ORIGINALLY SUBMITTED COLORS WITH THE CHANGE FROM STONE TO BRICK, WITH FINAL COLORS TO BE SUBMITTED TO STAFF FOR APPROVAL.**
- 3. THIS REVIEW REPRESENTS DESIGN APPROVAL 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.**
- 4. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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 Fitzgerald wanted the recommendation to add 2 windows in the garage to be a requirement. **Chair Eckhardt** agreed.

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

1. A REQUIREMENT TO ADD TWO WINDOWS ON THE RIGHT SIDE ELEVATION IN THE GARAGE.

Chair Eckhardt asked that Staff look at the placement of the windows being added in the garage, and in general, the windows should have a similar relationship to the 2 windows on the back portion of the home. **Commissioner Fitzgerald** felt something should be said about the circular driveway.

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

5. THAT THE PROPOSED CIRCULAR DRIVEWAY AND THE T-SHAPED ALTERNATE DRIVEWAY CONFIGURATION BE DENIED, WITH SUPPORT FROM THE COMMISSION FOR A VARIATION TO ALLOW A WIDER STANDARD DRIVEWAY BECAUSE OF THE HARDSHIP CREATED BY OFF-STREET PARKING RULES ON EVERGREEN AVENUE.

Commissioner Bombick commented that if the garage was pushed back further where it belongs, there would be plenty of driveway to park cars in.

**FASOLO, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
BOMBICK, NAY
THE MOTION CARRIED.**

ITEM 3. CBD COMMERCIAL REVIEW

DC#15-011 – Cortland’s Garage – 1 N. Vail Ave.

Mr. Brian Roginski, the owner, and **Ms. Kelle Bruckbauer**, representing *Tinaglia Architects*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The existing “Harry’s” restaurant building in Downtown Arlington Heights is under new ownership and is being changed to “Cortland’s Garage”. The existing building was originally built as Redecker’s General Store in the late 1800s. It is one of the oldest buildings in the Downtown, and Staff is very pleased to see that is being preserved and improved. The petitioner is proposing exterior and interior modifications with highlights as follows:

1. The existing red awning will be removed, revealing the existing steel lintels and decorative iron column at the entry.
2. The large windows facing Vail Avenue will be replaced with glazed operable garage doors.
3. A new large window will be added to the south façade, facing Harmony Park.
4. The existing entry stair will be rebuilt with a decorative planter wall, and will be wrapped around the corner towards the proposed outdoor seating area along Campbell Street.
5. A new exterior stairway will be added on the north side of the building to provide more direct access to the existing outdoor dining area.
6. On the interior, the existing vestibule and stage will be removed to allow more dining space, and the second floor “wings” will be removed.
7. Outdoor dining is conceptually proposed along Campbell Street. A separate outdoor dining application is required.

Overall, Staff feels that the proposed exterior modifications would be a nice refreshing look for the building. The operable garage doors facing Vail Avenue will be a fun detail, and would add liveliness to the streetscape when opened. Reconstruction of the main entry steps is a much needed improvement, although the petitioner will need to confirm a code compliant handrail layout. The addition of windows on the south elevation is a great proposal that will not only add to the appearance of the building, but will provide more light and views for the dining room. However, the proposed large grouping of windows has a modern appearance that is not in keeping with the historic character of the existing building. A more historically accurate feature window should be considered, such as a cantilevered bay with a large picture window. A bay window has the added benefit of adding depth to the large flat wall, although impact on the proposed outdoor dining area will need to be considered. Another concern is the proposed removal of the interior vestibule. Although it does not have an impact on the exterior appearance, it is recommended that a vestibule be provided due to the cold weather climate.

The existing dumpster area will remain. The petitioner has not indicated any changes to the existing mechanical equipment, but any new grade or roof mounted equipment will be required to be screened from public view. Signage is not included in this review and is required to comply with Chapter 30 sign code. Staff recommends the Design Commission consider the recommendation that a more historic style feature window on the south elevation be considered, and approve the proposed architectural design for Cortland's Garage.

Ms. Bruckbauer responded to Staff's concerns about the style of the proposed window on the south elevation. She explained that the intent is to connect guests inside the building with the excitement of Downtown Arlington Heights, and vice versa, with the addition of the new large 2-story window on the south elevation. The existing steel beam detail over the new garage doors will be carried onto the south elevation above new window opening. The arch top above the new window allows the window height to be raised without looking awkward or out of place, as well as mimics the remaining windows on the facade. They originally wanted the stairs to widen in both directions, similar to the original photo shown by Staff; however, an existing light pole interferes with proper clearance to do this. All materials will match existing, with any brick being removed to be re-used in other areas.

Commissioner Bombick referred to the historic photo provided by Staff, and said that he appreciated the petitioner staying close to the original character of the windows. He asked if the head of the garage doors was raised slightly from the historic photo. He preferred that this garage door head align with the door head at the entry, which would bring it as much in the character of the original as possible. He felt the character of the window on the south elevation was good; however, it appeared a little tight against the corner of the gable and could be a little narrower. He felt the proposed improvements were great and would be a nice update to the building.

Commissioner Fasolo was in favor the proposed renovations and taking the building back to its original character. He felt the new window on the south elevation would open up to the park and engage everyone; however, he agreed with Commissioner Bombick's suggestion to make the window slightly narrower, perhaps 8 to 12 inches on each side. He was also in favor of the garage doors being proposed on the west elevation.

Commissioner Fitzgerald agreed with the comments already made.

Chair Eckhardt was in favor of the improvements being made to the building. He was in favor of the garage doors on the west elevation, and he liked the design direction of the new window on the south elevation; however, he felt it needed to be half a brick in, and balanced with the proper proportion of height and width to the five windows. He asked if a canvas cover would be added to the garage doors in the winter months for weather protection, which he was not really in favor of in the downtown. **Mr. Roginski** replied that a heated air curtain would be considered if weather is a problem.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED ARCHITECTURAL DESIGN FOR CORTLAND'S GARAGE LOCATED AT 1 N. VAIL AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 2/05/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

1. A REQUIREMENT TO NARROW THE PROPOSED WINDOW ON THE SOUTH ELEVATION, NO MORE THAN 6-10 INCHES, BASED ON FINAL PROPORTIONS, REASON BEING THE UPPER CORNERS ARE TOO CLOSE TO THE EDGES OF THE GABLE ABOVE.
2. THIS REVIEW REPRESENTS DESIGN APPROVAL 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.
3. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Chair Eckhardt commented that the proposed 6-10 inch adjustment of the window on the south elevation should take into consideration half of a brick width and coordination with the existing brick joints.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION TO STATE THAT THE WINDOW JAMB OF THE NEW MASONRY OPENING ON THE SOUTH ELEVATION SHOULD BE COORDINATED WITH THE EXISTING BRICK JOINTS.

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

ITEM 4. Sign Code Modifications Re-review

DC#09-025 – Sign Code Modifications – Village Wide Electronic Signs

Chair Eckhardt said that for the benefit of the next petitioner and others here tonight, he did not want to stretch out the discussion regarding electronic signs, since it was previously discussed in 2009. **Mr. Hautzinger** replied that there is new information that has been updated since the last review.

Mr. Hautzinger also presented the commissioners with correspondence recently received from a homeowner (Mary Ann Mueller) who lives directly across the street from Patton School, who is concerned about the LED sign being proposed by the school. The resident is also here tonight.

Mr. Hautzinger gave a presentation of electronic signs, Village wide. He began with background that in 2009, Planning Staff studied electronic message board signs and presented findings to the Design Commission for discussion on April 14, 2009. At that time, the outcome was a decision to continue to not allow electronic signs in the Village, but to revisit this topic again in the future. In light of the current sign variation request by Patton Elementary School for an electronic LED sign, the issue of LED signs Village wide is being briefly re-reviewed. Staff is asking the Design Commission for feedback on whether electronic LED signs will continue to be prohibited, or if they will be allowed community wide, with restrictions on their functionality.

Due to the precedent that the Patton School sign variation request will set for all schools, churches and park facilities throughout Arlington Heights' residential neighborhoods, the Design Commission should consider this request from a holistic, Village wide basis rather than one individual precedent setting request. The Design Commission should not allow this individual request to influence what is best for all neighborhoods in town. A map of schools, churches and parks throughout town, with a total of 74 locations, illustrating the magnitude of Patton Elementary School's request was presented.

Mr. Hautzinger's presentation of electronic signs, Village Wide included the following:

- A brief review of previous electronic sign variation requests.
- An overview of the different types of electronic signs.
- Concerns regarding visual impact of electronic signage in commercial and residential zoning districts.
- Results from the 2012 Visual Preference Survey, which concluded that the majority of residents do not want electronic LED signage.
- Concerns regarding distraction to drivers.
- Issues regarding enforcement of electronic sign usage.
- Issues regarding energy consumption and heat.

- Alternative Electronic Sign Options: including Flip Disc signs and Electronic Ink signs. These two options currently have limited availability, but offer great potential for electronic changeable signage with extremely low power consumption which does not require day time illumination. He added that additional research is necessary to fully explore these alternate options.
- Options for possible code amendments were reviewed, with an overview of operational restrictions that would need to be established for electronic LED signs.
- A brief overview of a survey of other communities' position on electronic led signs

In conclusion, although there are options to consider, Staff maintains the position that electronic LED signs should continue to not be allowed Village wide. LED signs are unattractive and pose a negative impact on the appearance of Arlington Heights. Daytime illumination is unattractive and wastes power, LED signs often have a glare that is difficult to look at, and cycling of messages is distracting to drivers and annoying to adjacent properties. The only options to consider for electronic LED signs in Arlington Heights might be for major tourism venues and possibly businesses along I-90, which should be evaluated on a case-by-case basis as sign variations. Finally, emerging technology such as electronic ink signs should continue to be monitored in the future as a possible alternative to electronic LED signs.

Chair Eckhardt appreciated Staff's efforts in providing the commissioners with information about new LED technology. He asked the commissioners if their opinions have changed since the last review of LED signs in 2009, while acknowledging there is one new commissioner and one commissioner not here tonight. **Commissioner Bombick** said his opinion has not changed a lot since 2009, when his concern was that LED signs, especially changing signs, were typically fast moving and he prefers a sign with black text on a white background. He felt that the look of LED technology is a generation or more out of date, and when the TV-type LED signs are equipped to work outside with restrictions, it would be far better. He felt that an animated LED sign with moving images and messages was not appropriate in a residential neighborhood for any use. He still preferred black or monochromatic letters on a light background with control over illumination, output and the number of changes for the majority of these signs that end up in residential areas.

Commissioner Fitzgerald agreed with the comments made by Commissioner Bombick. His opinion had not really changed, although he was excited to hear about Electronic Ink signs, assuming it was not too far in the future.

Commissioner Fasolo liked the new technology presented tonight for Electronic Ink signs, and perhaps even Flip Disc signs. Anything that can mimic the manual change signs is a good way to go, which is probably the only option he wanted to see, especially in a residential neighborhood. He agreed with Commissioner Bombick about the red dot technology being outdated; so anything to move forward with black on white and maybe even white on black would be the way to go. He also questioned the process and time factor involved with allowing LED signs. **Mr. Hautzinger** replied that Staff would need to conduct research and develop

possible amendments to the sign code that would then be brought before the Design Commission for review and recommendation to the Village Board for final approval.

Chair Eckhardt agreed with the comments made by the other commissioners. He saw two issues with allowing LED signs in a residential district and he hoped to come up with language to encourage Staff to engage in the community's opinion, which would include the Village Board, about the inevitability of the technology that is coming with LED signs. The last time LED signs were discussed by the commission, he was in favor of re-opening the conversation and he remains in that position today, although he acknowledged that the control aspect of LED signs is complicated.

Chair Eckhardt suggested encouraging Staff to move forward. He wanted to hear comments, if the commissioners were to entertain allowing a basic LED sign that would mimic the appearance of the manual change bulletin board signs that churches and schools currently use without causing further brightness or further disruption, but allow them to be easily changed and more convenient, as well as address the new technology here today. The other commissioners agreed.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER BOMBICK, TO RECOMMEND THAT STAFF CONTINUE TO EXPLORE AN ENTRY-LEVEL TYPE OF ELECTRONIC SIGN THAT WOULD ADDRESS THE PERMITTED USES IN BOTH RESIDENTIAL AND COMMERCIAL DISTRICTS, RECOGNIZING THE NEW TECHNOLOGY AVAILABLE, AND IF THE CONVENIENCE AND UNIFORMITY OF AN ELECTRONIC SIGN IS APPROPRIATE, THE COMMISSION MAY WANT TO CONSIDER THAT AT THAT TIME, AND HAVE A FURTHER STUDY PREPARED THAT MAY OR MAY NOT RESULT IN LANGUAGE AND A CHANGE TO SIGN ORDINANCE.

Mr. Hautzinger asked for clarification on the motion, since he was getting mixed feedback from the commissioners that he was trying to understand. **Chair Eckhardt** replied that Staff's efforts in research should be directed toward the technology that is available today for electronic signs, as well as in the future, and the restrictions that would be put on the sign's functionality, by category. Also, whether or not these electronic signs could be unchangeable. Personally, he wanted to try to find a way to make these electronic signs uniform in appearance and easier for schools, churches and others to get their message out. He also encouraged Staff to invite sign manufacturers for a demonstration.

Mr. Hautzinger said that in researching electronic signs for tonight's discussion, he obtained information that baseline monochromatic electronic signs are available with either an amber or red display, and at this base level, the signs still have full animation capabilities. He suggested tabling this discussion until the end of the meeting and moving on to the discussion regarding the sign variation request for Patton School because there may be additional information presented by the petitioner to consider regarding the capabilities of electronic LED signs. **Chair Eckhardt** replied that he was not going to change his opinion on LED signs no matter the outcome of the sign variation request for Patton School.

Commissioner Bombick felt the number of communities to be surveyed for electronic signs should be narrowed down to the communities that are progressive and sophisticated in how they deal with these issues, such as Freeport Maine and Lake Forest Illinois.

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

ITEM 5. SIGN VARIATION REVIEW (continued from 1/27/15)**DC#15-001 – Patton Elementary School – 1616 N. Patton Ave.**

Mr. Eric Larson, Principal of *Patton Elementary School*, and **Mr. Mike Brown**, representing *School District 25*, were present on behalf of the project.

Chair Eckhardt asked if there was any public comment on the project and there was response from the audience.

Mr. Hautzinger presented Staff comments, stating that since the key concerns regarding Patton School's sign variation request were discussed during the Village wide re-review discussion, Staff would just like to briefly reiterate that due to the precedent that the Patton School sign variation request will set for all schools, churches, and park facilities throughout Arlington Heights' residential neighborhoods, as well as other zoning districts and uses, it is recommended that the Design Commission consider this request on a holistic, Village wide basis. The Design Commission should not allow this individual request to influence what is best for all neighborhoods in Arlington Heights. Staff recommends the following options:

Option 1.

If, at the conclusion of the Village wide discussion, the Design Commission decides to continue to not allow electronic LED signs in Arlington Heights, then it is recommended that the Patton School sign variation request be **denied**.

Option 2.

If, at the conclusion of the Village wide discussion, the Design Commission decides to proceed with further evaluation of possible code amendments for electronic LED signage, then it is recommended that the Patton School sign variation request be **continued** until such time that the Village wide study is completed.

Mr. Larson said that previously, the commissioners asked that they spell out how they want to use the proposed LED sign, as well as state concerns about the changing message. He assured the commissioners that Patton School was not looking to do anything flashing or with scrolling animations; they want to keep things simple. Hours of operation for the new sign would be from 7:30 a.m. to 5:30 p.m., with the intent to change the message once in the morning and possibly once in the afternoon, depending on the amount of information needed to be displayed each day. These hours fit well within the hours of restriction set by the 2009 recommendations. With regards to red versus amber for the LED sign, he was told by his sign manufacturer that the color amber shares the same color properties as sunlight and because of the inconsistencies of the diodes, amber could be more difficult to see, as opposed to red which does not share any color properties. Amber also has a halo effect that red does not have. He pointed out that their wall sign faces east, which could pose a challenge on a sunny morning.

Mr. Larson reiterated that their intent is to replace an existing sign with modern technology, and give it a static look as best as they can, which is the general concern. They understand they are setting the standard with the LED sign and they want to be cautious. **Mr. Brown** added that property maintenance and following restrictions for the sign are very important to them because the school is part of the neighborhood. In fact, they want to be more restrictive than the existing sign, which glows all night, and feel they can bring the illumination down to a lower level of lighting than the existing sign.

Commissioner Bombick asked Staff to find out whether there has been an increase in accidents on I-294 in Rosemont since the wall of LED lights were turned on at the new fashion outlet center.

Mr. Larson explained that their sign manufacturer, who is one of the largest and located in Florida, provided them with a video of the capabilities of the LED sign they are proposing. He played the video which showed the aesthetics of the LED sign, while pointing out that the sign in the video had 4 lines of text as opposed to their proposed sign having only 3, and the graphics being very crisp, very clear, and able to be dimmed to any level. **Mr. Larson** also introduced Jenny Stanhope, co-president of the Patton School PTA. **Ms. Stanhope** said she was here to represent the PTA who had a discussion about this matter at their last PTA meeting. Parents are in support of a new sign that can more easily push information to the community; however, they are concerned about safety and do not want to distract drivers. They are also not aware of any neighbors being opposed to the new sign until tonight and were interested in hearing those concerns.

Chair Eckhardt said that at the last meeting in January, the question of why an LED sign is necessary outside the school with all the texting and social media that exists, in addition to the newsletters, bulletins and e-mails sent out by the school was brought up by one of the commissioners. **Ms. Stanhope** replied that a visual reminder each morning of school events was the primary focus of the new LED sign.

PUBLIC COMMENT

Mary Ann Mueller said that she lives at 1014 W. Maude Avenue, which is at the northeast corner of Patton and Maude, and directly across the street from Patton School and the existing wall sign. She is concerned about the type of LED electronic sign being proposed for the school, which she compared to the LED sign at Elk Grove High School on Arlington Heights Road. She understood the issues with the existing manual change bulletin board sign; however, she was concerned about the impact the LED sign would have on her property values, as well as that the main living areas of her home face the sign. She felt that the stop sign at the corner already causes a distraction, and she was concerned about another distraction with the LED sign. She was not bothered too much by the existing wall sign; however, she was concerned about the brightness and possible flashing of the new sign, and she questioned why the sign could not be located at the entrance to the school on the other side of the building. **Mr. Larson** replied that they considered moving the sign to the entrance side of the school; however, they determined

that in the best interest of the school and the most visibility, the sign location should remain where it currently is.

Chair Eckhardt asked if the school would agree to move the sign to the other side of the building if approval came down to location. **Mr. Larson** was unsure if there was enough wall space to accommodate the sign. **Mr. Brown** added that feedback from the parent community on whether this location would meet their communication purposes was necessary. **Mr. Larson** reiterated that the school wants to be a good neighbor.

Ms. Mueller reiterated that her biggest concerns are the type of LED sign being proposed with regards to brightness, the disturbance/distraction of the LED sign, and property values being affected by the sign. She also referred to the other side of the building at the gymnasium as an alternate location for the wall sign.

Chair Eckhardt asked the commissioners for their comments at this time.

Commissioner Fitzgerald acknowledged the issue of getting information to families attending the school; however, he still had a problem with the look of the sign that was shown in the video by the petitioner. He was trying to keep an open mind and hoping for better technology to come around quicker. He was still not in favor of the sign variation request for the school.

Commissioner Fasolo felt that the restrictions stated by the petitioner regarding illumination, on/off times and static message, were all steps in the right direction; however, it was unfortunate that red or amber were the only color options available with current technology. He was not in favor of approving the electronic sign and opening up the floodgates for all the other schools and churches in town.

Commissioner Bombick asked if the name of the school at the top of the new sign is intended to be internally illuminated. **Mr. Larson** replied that the name of the school would be backlit fluorescent at the top of the sign; however, it would be unlit when the sign was turned off. **Commissioner Bombick** felt that 5:30 p.m. seemed a bit early to turn the sign off. He was also still bothered by the red color of the text located across from someone's living room, although he questioned if the red lights would be less annoying and less bright than the existing white fluorescent sign. He asked the neighbor how much she notices the existing wall sign and **Ms. Mueller** replied that although the sign is noticeable, it was not obtrusive or flashing and the colors of the existing sign were acceptable even though the sign is on all the time. However, she is concerned that restrictions set up for the new sign will not always be followed if a different principal is brought into the school. **Commissioner Bombick** said that he was still concerned about the appearance of the red lights on the black background.

Chair Eckhardt asked the petitioner if they felt the proposed new LED sign would be less disruptive than the existing wall sign, and **Mr. Larson** felt that it would be because of the restrictions they were proposing for it. **Chair Eckhardt** also asked if the measured illumination of the new sign would be more or less than the existing sign, and **Mr. Larson** felt it would be less,

based on what the sign manufacturer shared with them comparing a new fluorescent sign to a new LED sign. Although **Chair Eckhardt** appreciated the information obtained from the sign manufacturer, he was curious to see an actual light meter comparison between the existing sign and a new LED sign in terms of dimming levels, and while the commissioners may not like the amber or red color option, he felt the new sign would be less disruptive than the existing sign in terms of brightness.

Chair Eckhardt shared concerns with the other commissioners about the amber/red color option for the new LED sign; he was hoping to see a color similar to the existing sign that could be changed electronically; however, it appeared as though technology did not yet offer this option at an affordable price. He said that he was in favor of these types of LED signs and felt they should be there, although he understood the precedent it would set.

Commissioner Bombick asked how the new LED sign that has 3 lines of text would be able to get the same message across as the existing sign that has 4 lines of text. **Mr. Larson** replied that by changing the sign twice a day, all of the information shown on the existing sign could be shown on the new 3 line sign. He reiterated that since the existing sign has to be changed manually, more information had to be placed on the sign, whereas less information will need to be placed on the new sign since it could be changed electronically on a daily basis. **Mr. Brown** added that parents want the current 24/48 hour school information on the sign.

Chair Eckhardt asked the commissioners for their comments about the new sign if it were to be relocated or placed in a different orientation. **Commissioner Fasolo** said that his decision about the new sign would not change because of the color and the precedent it would set. **Commissioner Bombick** said that rotating the new sign 30 degrees out from the building so it almost faced Maude would direct the light away from all the residents and possibly resolve the issue of light into the neighbors' home; however, the color would still be red, making the sign look cheap and old. **Commissioner Fitzgerald** said that location was not the issue for him, it was the sign. **Chair Eckhardt** said his issue was the color factor for the new sign, although he is in complete support of what the school is trying to accomplish.

Chair Eckhardt commented on the options available at this time, which include taking a vote tonight or tabling the project to determine if there was a fallback position, since it appeared as though there was a "no" vote from 3 commissioners and a soft "no" vote from one commissioner. **Commissioner Fasolo** suggested a motion to table the sign variation until such time as the Village and the Design Commission can further study the issue of color as well as other technology options available for electronic bulletin board signs.

Chair Eckhardt pointed out that the project needs three favorable votes in order to be approved tonight, and one commissioner is not here. As the commission gets further educated on the technology of electronic signs, it could bring a different light to the issues. Tabling the project tonight would also give the petitioner an opportunity to discuss the concerns stated tonight as well as consider a possible alternate location for the new sign. A continuation to a specific date would eliminate the public notification requirement.

Mr. Hautzinger said that Staff could prepare an outline of the Design Commissions' direction to be brought back to the next meeting in March; however, additional time would be necessary to conduct the necessary research required to draft possible code amendments resulting from this discussion, which could not be accomplished until May. **Chair Eckhardt** felt it was unfair to the petitioner who came here for a variance request to wait months to see if code amendments are approved. He felt there was enough on the table to keep the project moving along and return to answer some of the questions discussed tonight, and determine if it is appropriate for a vote at that time. **Commissioner Bombick** agreed that it was unfair to the petitioner and he asked for a more reasonable timeframe.

Mr. Larson said that although a month was probably an adequate amount of time to return, he questioned whether it was just delaying the inevitable. He was unsure if in the next month he could produce technology that is any different from what he or Staff already presented tonight or remotely affordable. He has data comparing the amount of light emitted from the existing wall sign to the new LED sign, which he forgot to bring tonight; however, he was unsure if this would even solve the issue because it was clear that not all of the commissioners were in favor of the new sign in terms of concept or color. **Mr. Larson** said that he was happy to come back with comparative data of replacing the existing sign with an identical LED sign. **Chair Eckhardt** felt that what the petitioner was asking for was not unreasonable based on the self-imposed restrictions; however, he was unsure if that was enough for him to vote in favor of the new sign.

Mr. Larson questioned whether proposing amber instead of red for the new LED sign, which would be the same color as the Village's LED sign, would even make a difference. **Chair Eckhardt** said that it appeared as though some of the commissioners were against the new LED sign simply because of the precedent it would set. **Mr. Hautzinger** asked the petitioner how they would proceed if their variation request is denied by the commission, and what School District 25 plans are for implementing LED signs at all of the other schools. **Mr. Larson** replied that the intent is to replace the existing wall sign, one way or the other. **Mr. Brown** added that the School District is hoping that the new LED sign works out best for the entire community, neighborhood and everyone involved, and as a representative of the school district, he was here to see that happen. Because of the programming capabilities behind the LED sign and the trust factor involved with the school following the sign restrictions, the school district felt this was the direction for all of their schools' new signs; however, if he drove past the new sign and felt it was not a good precedent to set, the district would not go any further with implementing electronic signs district wide.

Chair Eckhardt wanted to give the petitioner the opportunity to have all five commissioners present to vote on the project, as well as an opportunity to consider the comments made by the commissioners, Staff and the community here tonight. He suggested postponing a vote on the project until the next available meeting; however, if the petitioner preferred, the commissioners could vote tonight. **Mr. Larson** stated his preference to come back in a month

after collecting more data. **Chair Eckhardt** encouraged the petitioner to re-visit with neighbors, which was the impact of the variation, as well as provide a mock-up of the new electronic sign.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO CONTINUE THE SIGN VARIATION REQUEST FOR PATTON ELEMENTARY SCHOOL (DC#15-001) TO THE NEXT AVAILABLE MEETING IN APPROXIMATELY ONE MONTH (MARCH 31, 2015).

Mr. Hautzinger reiterated that one month would not allow enough time for Staff to conduct all of the requested research discussed during the Village Wide re-review. **Chair Eckhardt** clarified that this is not dependent on Staff providing research on new technology at the next meeting. The petitioner will be conducting their own research and returning with the final sign design they are requesting a variation for. **Commissioner Bombick** asked that Staff provide research about a community that has solved the problem of electronic signs, most likely a community that is very picky about signs such as Lake Forest, or a community with a lot of historic buildings.

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

ITEM 6. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FASOLO, TO ADJOURN THE MEETING AT 9:25 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#15-009 - 1104 S. Vail Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission require revisions to the design for the proposed new single-family residence to be located at 1104 S. Vail Avenue. This recommendation is subject to compliance with the architectural plans dated 11/21/14 and received 02/03/15, and the following:

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Stibgen Residence
Project Address: 1104 S. Vail Ave.
Prepared By: Steve Hautzinger

Date Prepared: March 4, 2015

PETITION INFORMATION:

DC Number: 15-009
Petitioner Name: Chris Russo
Petitioner Address: ALA Architects
2600 Behan Rd.
Crystal Lake, IL 60014
Meeting Date: March 10, 2015

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing one story home and a detached two car garage to allow construction of a new two story residence with an attached three car garage. The subject site is zoned R-1, One Family Dwelling District. The property has a total land area of 16,190 square feet and the proposed residence will have 4,617 square feet. The project does comply with all R-1 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 28.43 feet Side: 12 feet Exterior Side: 34.95 feet Rear: 30 feet	Front: 28.43 feet Side: 19.83 feet Exterior Side: 34.95 feet Rear: 57.2 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	4,996.4 SF	4,617 SF
Building Lot Coverage	4,857 SF	3,382 SF
Impervious Surface Coverage Total	8,095 SF	4,611 SF

The front elevation has a very nice appearance, and this is a great example of applying all materials and details on all sides of the home. The proposed colors and materials have a very nice appearance. The proposed house is large as compared to many of the existing adjacent homes, but there are other two story homes in the neighborhood, and it does fit comfortably on the large corner lot.

The primary concern is the size and orientation of the garage. The proposed three car garage projects forward approximately 21 feet from the front wall of the house, and it is oriented towards the open corner of the site facing Magnolia Avenue. As proposed, the garage wing becomes the focal point of the design, blocking the view of the front of the home from the corner. It is recommended that the location of the garage on the site be evaluated and revised.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions** to the design for the proposed new single-family residence to be located at 1104 S. Vail Avenue. This recommendation is subject to compliance with the architectural plans dated 11/21/14 and received 02/03/15, and the following:

1. Revise the location of the garage on the site to be away from the corner.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any

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

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

March 4, 2015

Steve Hautzinger, Design Planner
Department of Planning and Community Development

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-009

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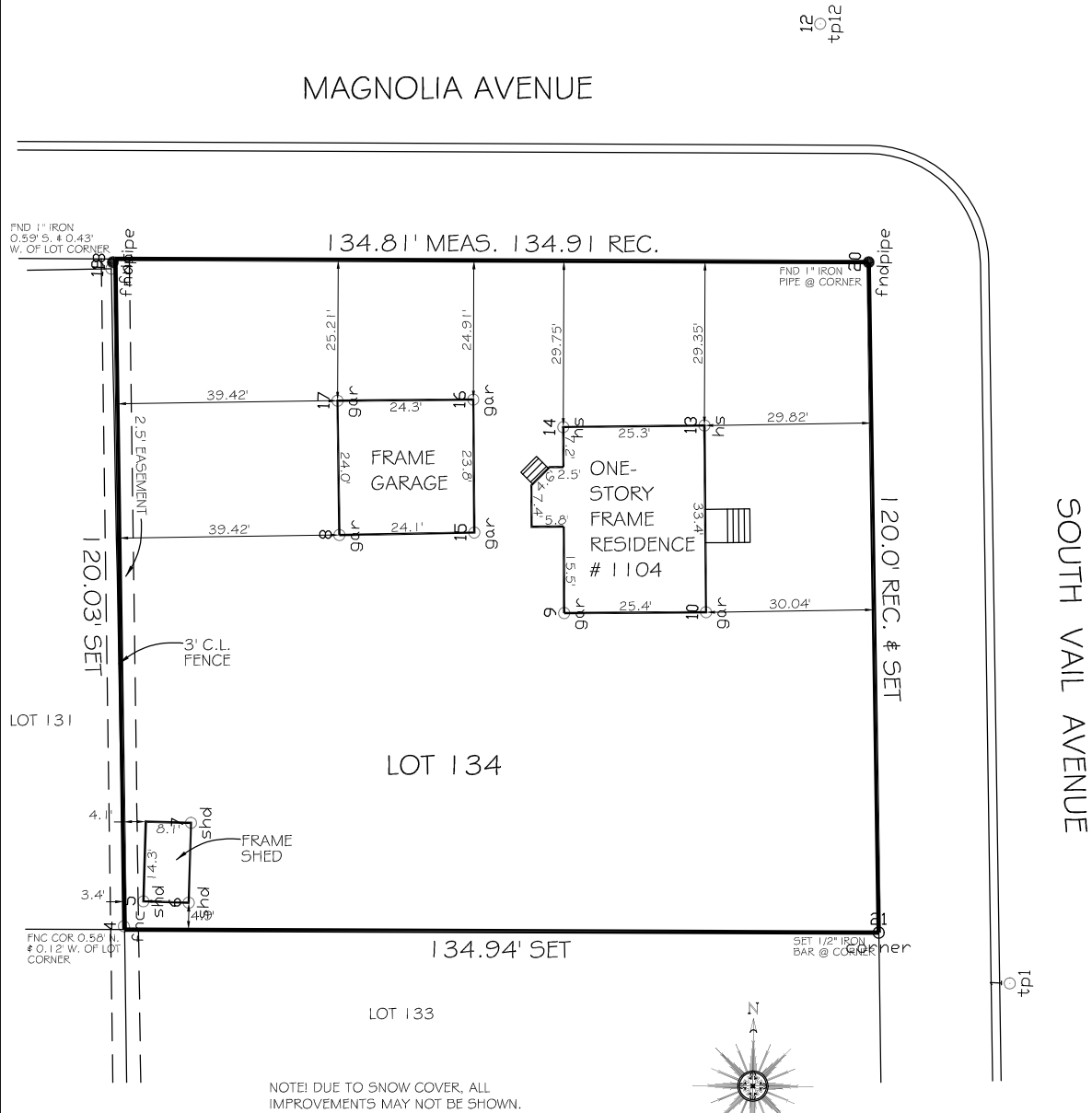
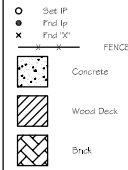
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Plat of Survey

LEGAL DESCRIPTION: LOT ONE HUNDRED THIRTY-FOUR (134) IN R.A. CEPEK'S ARLINGTON HIGHLANDS, A SUBDIVISION OF PARTS OF SECTIONS 4 AND 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PARTS OF SECTIONS 31 AND 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND



STATE OF ILLINOIS
COUNTY OF MCHEENY

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE PLAT HEREON CORRECTLY REPRESENTS SAID SURVEY.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

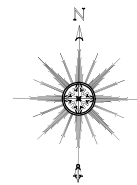
I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MY LICENSE EXPIRES: 11-30-14
C.T. AMELSE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

COMPARE THE DESCRIPTION OF THE PLAT WITH DEED. REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN. NOTED UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

VOID WITHOUT RAISED SEAL OR RED STAMP.



LUCO CONSTRUCTION CO.

PROFESSIONAL DESIGN FIRM NO. 184.004829

CLIENT NAME: 8813 S. Route 31
RESNICK Cary, IL 60013

CLIENT REFERENCE: 847.658.8537
847.458.0714 fax

FIELD WORK COMPLETED: 3/6/13	SURVEY COMPLETED: 3/6/13	DRAWN BY: JAC	PROJECT NO. 13-30737
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NEIGHBOR ON MAGNOLIA
1105 SOUTH HIGHLAND AVE.
ARLINGTON HEIGHTS, IL



MAGNOLIA AVENUE



3 HOUSES TO THE LEFT
1118 SOUTH VAIL AVE.
ARLINGTON HEIGHTS, IL



2 HOUSES TO THE LEFT
1114 SOUTH VAIL AVE.
ARLINGTON HEIGHTS, IL



1 HOUSE TO THE LEFT
1112 SOUTH VAIL AVE.
ARLINGTON HEIGHTS, IL



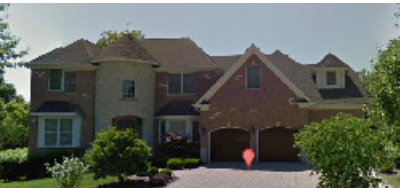
SUBJECT HOUSE
1104 SOUTH VAIL AVE.
ARLINGTON HEIGHTS, IL



1 HOUSE TO THE RIGHT ACROSS MAGNOLIA AVE.
1056 SOUTH VAIL AVE.
ARLINGTON HEIGHTS, IL



2 HOUSES TO THE RIGHT ACROSS MAGNOLIA AVE.
1046 SOUTH VAIL AVE.
ARLINGTON HEIGHTS, IL



3 HOUSES TO THE RIGHT ACROSS MAGNOLIA AVE.
1036 SOUTH VAIL AVE.
ARLINGTON HEIGHTS, IL

SOUTH VAIL AVENUE

2 HOUSES TO THE LEFT ACROSS VAIL AVE.
1111 SOUTH VAIL AVE.
ARLINGTON HEIGHTS, IL



1 HOUSE TO THE LEFT ACROSS VAIL AVE.
1107 SOUTH VAIL AVE.
ARLINGTON HEIGHTS, IL



FIRST HOUSE ACROSS VAIL AVE.
1103 SOUTH VAIL AVE.
ARLINGTON HEIGHTS, IL



1 HOUSE TO THE RIGHT ACROSS VAIL AVE.
1053 SOUTH VAIL AVE.
ARLINGTON HEIGHTS, IL



2 HOUSES TO THE RIGHT ACROSS VAIL AVE.
1033 SOUTH VAIL AVE.
ARLINGTON HEIGHTS, IL



3 HOUSES TO THE RIGHT ACROSS VAIL AVE.
1029 SOUTH VAIL AVE.
ARLINGTON HEIGHTS, IL





1C
A202

EXISTING CONTEXT ELEVATION

1/8" = 1'-0"

4E
A202

PROPOSED CONTEXT ELEVATION

1/8" = 1'-0"

REVISIONS	
1	09-24-13 RS
2	
3	
4	
5	

STIBGEN RESIDENCE
1104 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, IL

EXISTING CONTEXT ELEVATION
PROPOSED CONTEXT ELEVATION

Architects & Planners, Inc.
2600 Belan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax 815-788-9201

ALA

Job Number:
14090

Sheet Number:
A202

File Name:
14090202





1C
A200 LEFT ELEVATION

1/4"=1'-0"

EXTERIOR MATERIALS LEGEND		
MATERIAL	MANUFACTURER/INFO	COLOR



4E
A200 FRONT ELEVATION

1/4"=1'-0"

DESIGN STAGE

DESIGN STAGE	1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN					
DESIGN DEVELOPMENT					
FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION					

STIBGEN RESIDENCE
1104 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, IL

ELEVATIONS

Architects & Planners, Inc.
2600 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9210 Fax 815-788-9211

ALA

Job Number:
14090
Sheet Number:
A200
File Name: 14090200



1C
A201
RIGHT ELEVATION

1/4"=1'-0"

DESIGN COMMISSION REVIEW
NOT FOR CONSTRUCTION



4E
A201
REAR ELEVATION

1/4"=1'-0"

DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN	08-14-14 BAU	08-26-14 COR				
PRELIMINARY DESIGN	10-1-14 EXM	11-2-14 EXM				
DESIGN DEVELOPMENT						
FINAL REVIEW						
RELEASE FOR PERMIT						
REVISION						

STIBGEN RESIDENCE
1104 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, IL

ELEVATIONS

Architects & Planners, Inc.
2600 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9230 Fax 815-788-9231

ALA

Job Number:
14090

Sheet Number:
A201

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Stibgen Residence: 1104 S. Vail, Arlington Heights, IL 60005

Item	Material	Manufacturer	Color
Siding	Cement Fiberboard	James Hardie	Woodstock Brown
Stone	RoughCut	Eldorado Stone	Autumn Leaf
Roof	Architecural Asphalt Shingle	Owens Corning Oakridge Shingle	Driftwood
Roof	Metal	Metal Sales Manufacturing	Burnished Slate
Gutters/Trim/Fascia	Aluminum	Amerimax	White
Windows	Wood/Aluminum	Anderson	White
Garage Door	Steel	Clopay	White

Stibgen Residence: 1104 S. Vail, Arlington Heights, IL 60005

Siding: James Hardie in color Woodstock Brown



Stone: Eldorado Stone in color Autumn Leaf



Roof Shingle: Owens Corning Oakridge Shingle in color Driftwood



Roofing Metal: Metal Sales Manufacturing in color Burnished Slate



Gutters/Trim/Fascia: Amerimax in color white



Windows: Anderson in White



Garage Door: Coplay in color White





Item: DC#15-014 - 918 N. Yale Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission approve the design for the proposed new single-family residence to be located at 918 N. Yale Avenue. This recommendation is subject to compliance with the architectural plans dated 1/23/15 and received 2/11/15, and the following:

1. Slightly revise the Laundry Room window size and adjust the grille pattern to better match the top half of the adjacent double hung windows.
2. Wrap the stone base on both sides for approximately 5' down the side walls.
3. Add a window to the side of the garage.
4. Change the siding color to a much lighter shade of gray or tan siding
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, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
6. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 918 N. Yale Ave.
Project Address: 918 N. Yale Ave.
Prepared By: Steve Hautzinger

Date Prepared: March 3, 2015

PETITION INFORMATION:

DC Number: 15-014
Petitioner Name: Joe LaBelle
Petitioner Address: Rize Properties LLC
119 S. Emerson St. #176
Mt. Prospect, IL 60056
Meeting Date: March 10, 2015

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing one story house with an attached one car garage to allow construction of a new two story residence with an attached two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,395 square feet and the proposed residence will have 2,856 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 20.3 feet Side: 6.6 feet Side: 6.6 feet Rear: 54.2 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	2,878 SF	2,856 SF
Building Lot Coverage	2,238 SF	1,734 SF
Impervious Surface Coverage Total	3,198 SF	2,262 SF

The existing neighborhood consists primarily of smaller scale one and two story homes with a mix of detached and attached garages. The homes with attached front loading garages are primarily one car garages. This project is appearing before the Design Commission to evaluate the proposed design for compatibility with the context of the neighborhood, because it will be the first teardown on this block, and will be one of only a few houses that have attached two car garages.

Overall, the proposed massing and composition is well done. The hipped main roof helps to diminish the overall height of the house as it relates to the existing adjacent single story residence to the south. The front porch projects out in front of the garage, placing the emphasis on the entry rather than on the garage.

The following revisions are recommended:

1. The laundry room windows and grille pattern (above the front porch) are out of proportion with the rest of the windows on the front elevation. It is recommended to slightly revise the window size and adjust the grille pattern to better match the top half of the adjacent double hung windows.
2. The stone base should be wrapped on both sides for approximately 5' down the side walls.
3. A window should be added on the side of the garage to break up the empty wall space.
4. The proposed "iron gray" siding color is too dark for this large house in this neighborhood. I recommend choosing a much lighter shade of gray or tan siding

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design for the proposed new single-family residence to be located at 918 N. Yale Avenue. This recommendation is subject to compliance with the architectural plans dated 1/23/15 and received 2/11/15, and the following:

1. Slightly revise the Laundry Room window size and adjust the grille pattern to better match the top half of the adjacent double hung windows.
2. Wrap the stone base on both sides for approximately 5' down the side walls.
3. Add a window to the side of the garage.
4. Change the siding color to a much lighter shade of gray or tan siding
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, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
6. Compliance with all Federal, State, and Village codes, regulations and policies.

March 3, 2015

Steve Hautzinger, Design Planner
Department of Planning and Community Development

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-014

OF

CHAIN LINK FENCE IS 2.0' EAST OF LOT LINE

50.00'

2.5' EASEMENT

SHED IS 4.6' NORTH & 7.4' EAST

8'x10' VINYL SHED

FOUND 1/2" IRON PIPE 0.2' NORTH & 1.9' EAST

CHAIN LINK FENCE IS 0.2' SOUTH OF LOT LINE

13

CHAIN LINK FENCE RUNS ALONG LOT LINE

127.90'

127.90'

CONCRETE PATIO

ONE STORY BRICK RESIDENCE (#918)

COVERED CONCRETE

ASPHALT DRIVE

20' BUILDING LINE

164.50'(REC)

50.00'

FOUND CROSS 2.2' EAST (TYP)

CONCRETE WALK IS 1.0' EAST OF LOT LINE

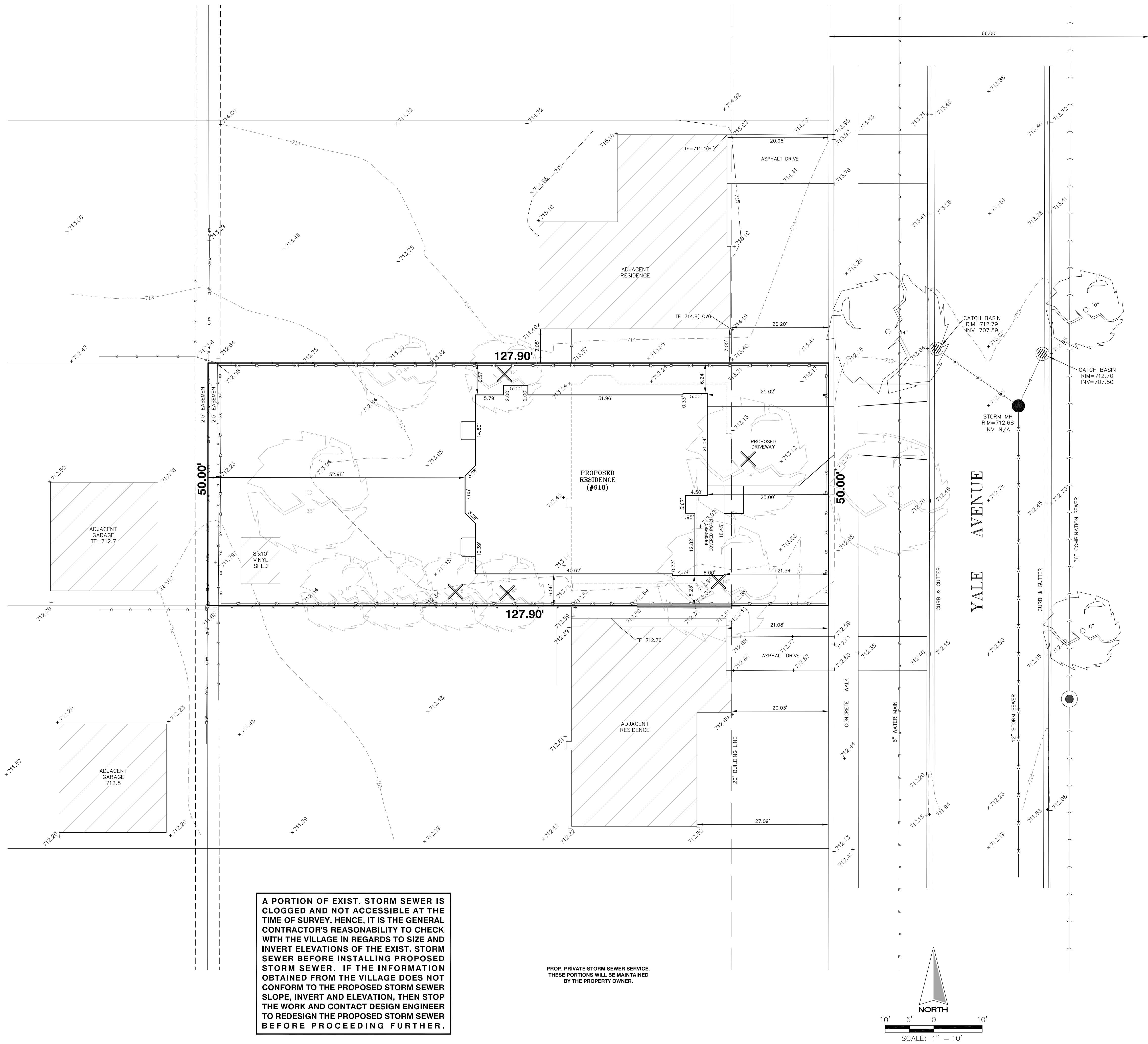
YALE AVENUE

CURB & GUTTER



APLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2016.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT **ALONE**. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



THE CONCRETE STREET IS TO BE SAWCUT FULL DEPTH, #5 REBAR DRILLED AND GROUTED EVERY 24" AROUND PERIMETER OF THE PATCH. THE TRENCH BACKFILLED WITH COMPACTED CA-6 GRANULAR MATERIAL AND PATCHED WITH 8" OF CONCRETE, CLASS PP, ACCORDING TO IDOT SPECIFICATIONS.

SILT FENCE DETAIL

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
4. LOCATE POSTS DOWNSLOPE OF FABRIC FOR FENCE SUPPORT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOPE IN THE SILT FENCE.

MATERIALS:

POSTS: STEEL EITHER "1" OR "U" TYPE OR 4" HARDWOOD POSTS LOCATED A MAXIMUM OF 8' ON CENTER.

FENCE: WOVEN WIRE, 14 1/2 GA. 6" MAX. MESH OPENING OR FILTER CLOTH, FILTER X, MIRAFI 100X, STABI-LINKA T140N OR APPROVED EQUAL.

SYMBOL LEGEND	
	MANHOLE
	CATCHBASIN
	INLET
	WATER VALVE
	HYDRANT
	VALVE & VAULT
	GAS VALVE
	POWER POLE
	STREET SIGN
	STREET LIGHT
	WELL
	TELEPHONE CANISTER
	COM. ED. CANISTER
	CABLE CANISTER
	TRANSFORMER
	WATERMAIN STUB
	SANITARY SEWER STUB
	STORM SEWER STUB
	ELECTRIC CONTROL BOX
	WINDOW WELL
	SILT FENCE/ TREE PROTECTION
	DOWNSPOUT WITH DIRECTION OF SPLASH @ GROUND
	PROP. STORM
	EXIS. STORM
	PROP. SANITARY
	EXIS. SANITARY
	DROP SIDING/BRICK LEDGE LOCATION
	EXIST. CONTOURS
	PROP. CONTOURS
	MAILBOX
	WATERMAIN
	OVERHEAD WIRES
	GAS LINE
	ELECTRIC CABLE
	PHONE CABLE
	TELEVISION CABLE
	TREE
	DEPRESSED CURB
	BUFFALO BOX
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	STORM DRAIN
	DRAIN TILE
	CONCRETE SURFACE
	GAS METER
	DRAINAGE ARROW
	REMOVE TREE
	PROP. ELEVATION
	EXIS. ELEVATION
	PROP. WATER
	EXIS. WATER
	SILT FENCE
	CHAIN LINK/TREE PRESERVATION FENCING

A PORTION OF EXIST. STORM SEWER IS CLOGGED AND NOT ACCESSIBLE AT THE TIME OF SURVEY. HENCE, IT IS THE GENERAL CONTRACTOR'S REASONABILITY TO CHECK WITH THE VILLAGE IN REGARDS TO SIZE AND INVERT ELEVATIONS OF THE EXIST. STORM SEWER BEFORE INSTALLING PROPOSED STORM SEWER. IF THE INFORMATION OBTAINED FROM THE VILLAGE DOES NOT CONFORM TO THE PROPOSED STORM SEWER SLOPE, INVERT AND ELEVATION, THEN STOP THE WORK AND CONTACT DESIGN ENGINEER TO REDESIGN THE PROPOSED STORM SEWER BEFORE PROCEEDING FURTHER.

PROP. PRIVATE STORM SEWER SERVICE. THESE PORTIONS WILL BE MAINTAINED BY THE PROPERTY OWNER.

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX

DRAWN BY: KAB

918 N. YALE AVENUE

ARLINGTON HEIGHTS

COVER SHEET AND GENERAL NOTES

REVISIONS

SHEET 2 OF 3



PROPERTY TO LEFT 3



PROPERTY TO LEFT 2



PROPERTY TO LEFT 1



SUBJECT PROPERTY
918 N. YALE AVE.



PROPERTY TO RIGHT 1



PROPERTY TO RIGHT 2



PROPERTY TO RIGHT 3

NORTH YALE AVENUE



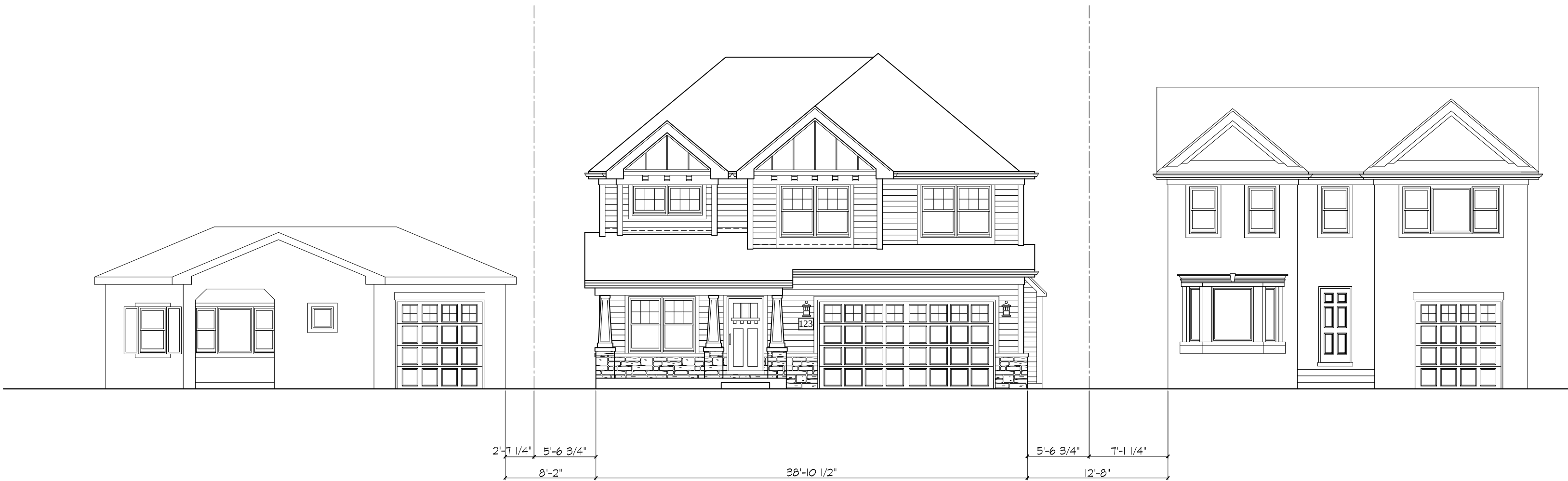
PROPERTY ACCROSS 1



PROPERTY ACCROSS 2



PROPERTY ACCROSS 3



PROPOSED CONTEXT ELEVATION



FRONT ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/8"=1'-0"



REAR ELEVATION

1/8"=1'-0"



RIGHT ELEVATION

1/8"=1'-0"

Material list

918 N. Yale

Item	Material	Manufacturer	Color
Brick	Asphalt Shingles	GAF Timberline HD	Charcoal
Siding	Fiber Cement	Hardie Siding	Iron Gray
Siding Trim	Fiber Cement	Hardie Trim	Artic White
Gutters/Trim/Fascia	Aluminum	ABC	White
Windows	Vinyl	Jeldwen	White
Garage Door	Aluminum	Clopay	White
Stone	Limestone	Illionois Brick	Fon Du Lac Grey



Item: DC#15-016 - Central Park East Apartments - 1551 E. Central Rd. - Sign Variation

Department: Planning & Community Development

REQUESTED ACTION:

1. A variation from Chapter 30, section 30-203g to allow a total of four development identification ground signs, where only one sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-203g to allow a development identification ground sign to be located near the middle of the site, where signs are only allowed to be located at the points of ingress to the development.
3. A variation from Chapter 30, section 30-203g to allow a 27 sf ground sign, where 0 sf is allowed.
4. A variation from Chapter 30, section 30-302a, to allow a ground sign with separation distances of approximately 500 feet and 477 feet, where 800 feet of separation is required between ground signs.

RECOMMENDATION

Staff has evaluated the proposed sign package and has concerns regarding the appropriateness of the proposed sign design as compared to the essential character of the residential property, the lack of cohesiveness of the overall signage package, the number of signs proposed, and the total square footage of signage proportionate to the number of apartment units. As a result, Staff recommends the following options for Central Park East Apartments located at 1551 E. Central Road:

Option 1. Denial of the request as submitted.

Option 2. Revise the request to have one main ground sign centered in the property with directional signage at each driveway, subject to:

- An overall cohesive sign package that is in character with the residential property.
- Removal of the existing ground sign and logo at the west entry drive, and replace with a directional sign consistent with the east entry drive. Variation for a center ground sign and two directional ground signs.

This recommendation is subject to compliance with the plans dated 3/10/15 and received

on 2/13/15, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and resolution of the following:

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

ATTACHMENTS:

Description

Staff Report

Hardship Letter

Drawings & Documents

Type

Report

Correspondence

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Central Park East Apartments
Project Address: 1551 E. Central Rd.
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 15-016
Petitioner Name: David Deichl
Petitioner Address: Village Green
188 W. Randolph, Suite 202
Chicago, IL 60601
Meeting Date: March 10, 2015

Date Prepared: March 2, 2015

Requested Action:

1. A variation from Chapter 30, section 30-203g to allow a total of four (4) development identification ground signs, where only one (1) sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-203g to allow a development identification ground sign to be located near the middle of the site, where signs are only allowed to be located at the points of ingress to the development.
3. A variation from Chapter 30, section 30-203g to allow a 27 sf ground sign, where 0 sf is allowed.
4. A variation from Chapter 30, section 30-302a, to allow a ground sign with separation distances of approximately 500 feet and 477 feet, where 800 feet of separation is required between ground signs.

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

Central Park East Apartments is an existing 204 unit apartment community consisting of two 3-story buildings on approximately 12 acres of land which was approved as a Planned Unit Development in 1986. At this time, the petitioner is proposing to install an additional ground sign facing Central Road to be located near the center of the property. The property currently has two ground signs facing Central Road located adjacent to each of the access driveways on the east and west ends of the site. The petitioner is seeking approval for an additional ground sign at the center of the property to increase the visibility of the property in order to attract new residents.

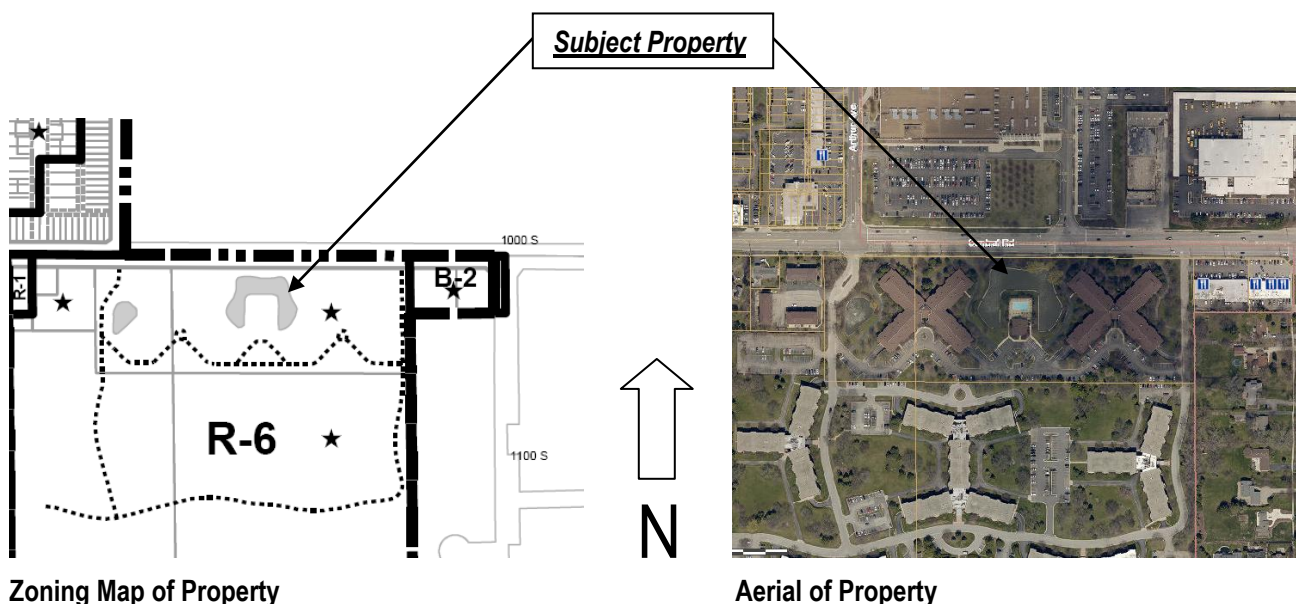


Table 1: Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-4 Zoning District & Village of Mt. Prospect	Limited service use	Commercial
South	R-6 Zoning District & Village of Mt. Prospect	Multi-family	Moderate Density Multi-family
East	B-2 Zoning District & Village of Mt. Prospect	Strip Mall	Commercial
West	R-6 Zoning District & Village of Mt. Prospect	Multi-family	Moderate Density Multi-family

Preliminary Design Commission Review:

On October 10, 2014, the petitioner presented preliminary plans for the proposed ground sign to the Design Commission for preliminary review. At that time, the petitioner proposed to remove the existing sign and brick wall at the west entry drive, and replace it with a new, smaller directional sign to match the existing directional sign at the east entrance driveway. Staff commented that the proposed sign has a corporate feel, and it should be redesigned to have a more inviting, residential feel.

Highlights of the Design Commissioners comments were as follows:

1. The proposed sign design is too corporate looking and too tall.
2. The Commissioners preferred the design of the existing monument sign at the west entry drive.
3. Concern that removal of the existing west entry monument sign would leave a void at the entry.
4. Petitioner should consider keeping the existing west entry monument sign and provide a similar, low, wide sign in the middle of the property.
5. Not opposed to the idea of a lower profile sign in the center of the property.

In response to the preliminary review feedback, the petitioner is now proposing to keep the existing wall and signage at the east entry, and the height of the proposed sign has been reduced.

Central Park East - Ground Sign Summary:

In 2012, Central Park East Apartments received approval for sign variations for both ground signs and directional ground signs. This determination was made after many rounds of Design Commission meetings and revisions. Refer to the attached Summary dated January 14, 2013.

Variations for the proposed new ground sign are required for quantity, location, size, and separation distance. Refer to **Table 2** below for a summary of the existing and proposed ground signs.

Table 2: Central Park East, Ground Sign Summary:

Ground Sign	Frontage (only one sign per street frontage)	Location (allowed at point of ingress only)	Sign Width	Sign Height	Overall Height (6' max for entry signs 3' max for directional)	Sign Area (25 sf max)	Approximate Separation (800' required)	Remarks
Existing Directional Sign	Central Road	East Entry Drive	3'-10"	5'-9"	5'-9"	22 sf	992'	Approved under previous variations.
Existing "Central Park East Apartments" sign	Central Road	West Entry Drive	14'-10 ¼"	2'-10 ½"	6' wall	42 sf	992' 15'	Approved under previous variations.
Existing Logo sign	Central Road	West Entry Drive	3'	3'	6' wall	9 sf	15'	Approved under previous variations.
Proposed "Central Park East Apartments" sign	Central Road	Middle of site (no ingress)	12'	2'-3"	5'	27 sf	477' 500'	Variations required for quantity, location, size, separation distance.
Total Area Proposed						100 sf		

(Refer to attachments for a Summary of previous variations.)

ANALYSIS:

Comparison to Similar Apartment Developments:

Staff has evaluated signage for similar size apartment communities throughout the Village, and there has been previous variations granted for increased sign quantity, height, and square footage. Refer to **Table 3** below for a summary of ground signs at similar apartment developments.

Based on the comparison to similar apartment developments, and previously approved variations, the overall ground sign area requested for Central Park East does not appear to be excessive. However, the number of signs and the overall square footage of signage should be evaluated in comparison with the number of units. Also, the apartment signage at all other similar developments is located at the entry driveways, as required by code, so the Design Commission should also evaluate the appropriateness of the proposed location in the middle of the site.

Table 3: Summary of Ground Signs at Similar Apartment Developments:

Project Name & Address	Sign Frontage	# of dwelling units	# of ground signs	Area of ground signs	Total area of ground signs	Remarks / Image
Arbor Lakes, 4248 N. Bloomington Ave.	Lake Cook Rd.	379	3	78.7 sf 32 sf 32sf	142 sf	Approved under previous variations. 
Waterford Place, 313 W. Happfield Dr.	Arlington Heights Rd.	450	2	86 sf 24 sf	110 sf	Approved under previous variations. 
Stonebridge Village, 600 W. Rand Rd.	Rand Rd.	586	4	33 sf 22.5 sf 22.5 sf 22.5 sf	100.5 sf	Approved under previous variations. 
Brook Run, 2734 N. Buffalo Grove Rd.	Buffalo Grove Rd & Old Buffalo Grove Rd.	182	2	45 sf 45 sf	90 sf	Approved under previous variations. 
Linden Place, 700 E. Golf Rd.	Goebbert Rd.	190	1	23 sf	23 sf	Complies with Code. 
Proposed Central Park East, 1551 E. Central Rd.	Central Rd.	204	4	22 sf 42 sf 9 sf 27 sf	100 sf	Variations required. 

Design:

The lettering on the proposed sign will match the existing sign at the main east entry with illuminated reverse channel lettering. This style of signage has a very commercial feel, but it is softened at the main entrance by the textured brick wall that it is mounted on. However, the structure for the proposed sign will be a large, smooth, white aluminum cabinet that has a very modern aesthetic and does not match the character of the existing main entry sign or the residential development.

Staff has concerns about the mismatch of the proposed sign with the two existing signs. The existing sign at the east entry drive does have the smooth aluminum cabinet style, but it is much smaller and has a different arrangement of text. Staff recommends that the design of the proposed sign and the two existing signs should be reworked to have a more coordinated and consistent appearance that has a softer appearance that is more appropriate for a residential development. A coordinated set of signs will help to establish the identity and visibility of the overall apartment development.

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 above criteria, with the primary hardship identified as a need for a sign in the middle of the site to more effectively identify the property.

RECOMMENDATION

Staff has evaluated the proposed sign package and has concerns regarding the appropriateness of the proposed sign design as compared to the essential character of the residential property, the lack of cohesiveness of the overall signage package, the number of signs proposed, and the total square footage of signage proportionate to the number of apartment units. As a result, Staff recommends the following options for *Central Park East Apartments* located at 1551 E. Central Road:

Option 1. Denial of the request as submitted.

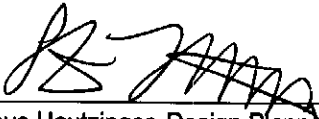
Option 2. Revise the request to have one main ground sign centered in the property with directional signage at each driveway, subject to:

- i. An overall cohesive sign package that is in character with the residential property.
- ii. Removal of the existing ground sign and logo at the west entry drive, and replace with a directional sign consistent with the east entry drive.
- iii. Variation for a center ground sign and two directional ground signs.

This recommendation is subject to compliance with the plans dated 3/10/15 and received on 2/13/15, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and resolution of the following:

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

Central Park East Apartments
1551 E. Central Rd.
DC 15-016 (Sign Variation)
PIN: 08-10-201-023



Steve Hautzinger, Design Planner
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 15-016

MEMORANDUM

To: Charles Witherington-Perkins *CWP* Director of Planning and Community Development

From: Katherine Lockerby, Development Planner *KL*

Date: January 14, 2013

RE: Central Park East Apartments; DC # 12-070 and 12-112
Village Board Motions

Central Park East is an apartment complex located on Central Road in southeast Arlington Heights. It is surrounded by multi-family residential zoning to the west and south, and the Village of Mount Prospect to the north and east, with commercial to the east. Representatives of the development have been working with Staff for the past five months developing a signage package in an attempt to meet the development needs while bring certain signs more in compliance with the Sign Code.

At this time, two different applications for sign variations are being forwarded for review and action by the Village Board. The following will briefly explain each of the requests.

Motion "A" – Design Commission Application 12-070

Motion "A" deals with a proposal for new entryway ground signage at the northwest entrance to the site from Central Road. The Petitioner appeared before the Design Commission three times to review and modify the proposal.

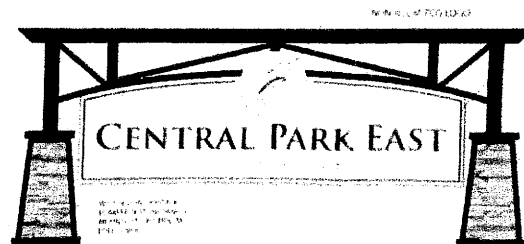
The initial application involved three variations to allow the construction of a new angled "v" shaped, two-faced ground sign with ironwork that would be 182 square feet in area and 8' in height where a 25 square feet, 6' tall ground sign is allowed (see right – **Proposal 1**). Further, the application included a variation to allow the sign to advertise the phone number and website where it is not allowed. This proposal included the removal of a white brick wall that is currently located at the subject property's joint entrance with Dana Point.



Proposal 1

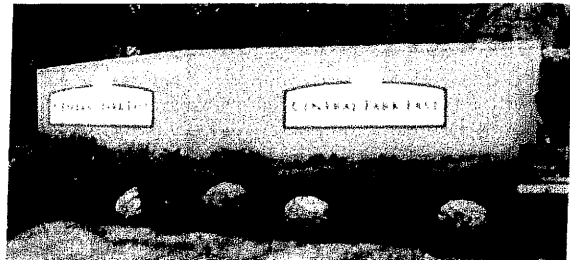
The initial proposal was forwarded to the Design Commission for review at the July 24 meeting; however, the Petitioner opted to continue the request to a meeting in August to address Staff's comments. As mentioned above, there were a number of significant variations required.

The Petitioner appeared before the Design Commission on August 14, 2012 with a modified variation request that included a smaller sign that was 75.6 square feet in area where 25 square feet is allowed (see right – **Proposal 2**). At that meeting, the Commission requested that the Petitioner re-think the sign variation request and consider the comments and suggestions made by the Commissioners, including keeping the existing brick wall. The Commission continued the variation request to September.



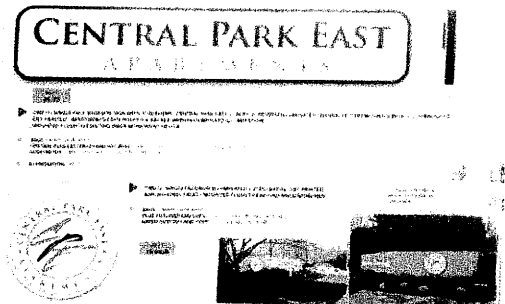
Proposal 2

On September 20, the Petitioner presented a new sign concept, which included keeping the entry wall feature and, rather than building a new sign, included replacing the existing signs on the brick wall with new signs (see right – **Proposal 3**). There were variations required with the revised proposal: to allow a 69.7 square feet sign where 25 square feet is allowed, to allow two ground signs where one is allowed, and to allow a 15 foot separation between signs, where 800 feet is required. Discussion was held and ultimately, the proposal was tabled so the Petitioner could modify the proposed signage to address the Commissioner's comments. These comments included the use of the logo in the signage, the incorporation of two signs on the wall rather than one, and the graphics and colors proposed on both the wall and the signage.



Proposal 3

On October 23, the Design Commission reviewed the proposal for the third and final time. The Petitioner had addressed some of the Commissioner's comments from the September 20 meeting. There were variations required with the revised proposal: to allow a 42.25 square feet of signable area where 25 square feet is allowed, to allow three ground signs where one is allowed, to allow a 15 foot separation between signs, where 800 feet is required, and to allow a logo sign where only the name of the development is allowed (see right – **Proposal 4**).

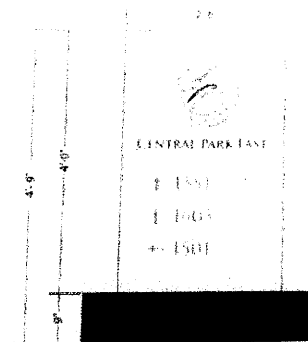


Proposal 4

The Design Commission was supportive of the proposed concept and recommended approval of the request with nine conditions (as enumerated in Motion "A"). *The first three conditions, which included the removal of one of the logo "medallions" and the reduction of the diameter of the logo medallion to three feet, have been revised on the plans being forwarded for Village Board consideration.*

Motion "B" – Design Commission application 12-112

Earlier this year, the Petitioner submitted for a permit to reface 6 directional signs that are currently on the property. However, the signs did not meet code for height or area and were deemed illegal as there were no permits previously issued for the signs. Therefore, the Petitioner submitted a variation application to allow the proposed work. Five of the signs have an arrow and numbers for apartment units. One of the signs serves as a ground sign identifying the information center. The initial request was forwarded to the Design Commission for review on October 23, and included variations to allow 5 directional signs each at 4'-9" where 3 feet is allowed, to allow 1 directional sign at 5'-9" where 3 feet is allowed, to allow 5 directional signs each at 7.76 square feet in area where 6 square feet is allowed, and to allow 1 directional sign at 14.437 square feet where 6 square feet is allowed (see right – **sample sign; Proposal 1**).



Sample – Proposal 1

The Commissioners suggested that the proposed directional signs were too large and the Petitioner should revise the proposed signs to meet the code maximum of 3 feet in height. The Petitioner requested that the request be continued to the November 27 Design Commission meeting to allow for revisions to be made to the request.

CONTROL FOR LAST

1105

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1107

Sample – Proposal 2

Page 3 of 3

Trustee Scaletta moved approval of a Land Use Variation to allow a Care Facility, Ambulatory in a B-2, General Business District; a variation from Chapter 28, Section 6.12, Traffic Engineering, to waive the requirement for a formal traffic and parking study from a Certified Traffic Engineer; and a variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces contingent upon compliance of the Plan Commission's recommendations and recommendations detailed in the Staff Development Committee's report dated January 3, 2012. Trustee Glasgow seconded the motion.

Ayes: 9 Nays: 0 The motion carried.

C. SIGN VARIATIONS – CENTRAL PARK EAST APARTMENTS

PROPERTY: Central Park East Apartments
1551 E. Central Rd.
Arlington Heights, IL 60005
DC# 12-070 & DC# 12-112

PETITIONER: Landmark Signs
Shaun Ensign
7424 Industrial Ave.
Chesterton, IN 46304

REQUEST: Approval of the following sign variations:

GROUND SIGN – MOTION "A"

1. A sign variation request from Chapter 30, Section 30-203g, Residential (R) Districts Signage Provisions, to allow for 42.25 SF of signable area where only 25 SF is allowed.
2. A sign variation request from Chapter 30, Section 30-302 Number a, to allow 2 ground signs where only 1 sign is allowed.
3. A sign variation request from Chapter 30, Section 30-302 Number a, to allow for 15 feet distance between signs where 800 feet is required.

A public meeting was held by the Design Commission on October 23, 2012 to consider the matter detailed above.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER O'NEILL, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES FOR THE SIGN VARIATION REQUESTS FOR CENTRAL PARK EAST APARTMENTS LOCATED AT 1551 E. CENTRAL ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS AND ELEVATIONS DATED AND RECEIVED 10/15/12, 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. THAT THE MIDDLE 'CENTRAL PARK EAST APARTMENTS' SIGN BE APPROVED AS DRAWN;*
- 2. THAT THE EAST MEDALLION NOT BE ALLOWED;*
- 3. THAT THE WEST MEDALLION BE NO GREATER THAN A 3-FOOT IN DIAMETER;*
- 4. A VARIATION FROM CHAPTER 30, 30-203 g, RESIDENTIAL (R) DISTRICTS SIGNAGE PROVISIONS TO ALLOW FOR 35.25 SF OF SIGNABLE AREA WHERE ONLY 25 SF IS ALLOWED;*

5. A VARIATION FROM CHAPTER 30, SECTION 30-302 NUMBER a, TO ALLOW 2 GROUND SIGNS WHERE ONLY 1 SIGN IS ALLOWED;
6. A VARIATION FROM CHAPTER 30, SECTION 302 NUMBER a, TO ALLOW FOR 15-FEET DISTANCE BETWEEN SIGNS WHERE 800-FEET IS REQUIRED.
7. A VARIATION FROM CHAPTER 30, SECTION 30-203 g, TO ADD A LOGO WHERE ONLY THE NAME OF THE DEVELOPMENT IS ALLOWED.
8. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER 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/HOMEOWNER/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.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER O'NEILL, TO ADD THE FOLLOWING:

1. A REQUIREMENT FOR STAFF TO REVIEW THE LIGHTING TO ENSURE THAT IT DOES NOT POINT OUT TOWARDS ADJACENT PROPERTIES.

FITZGERALD, AYE; TINAGLIA, AYE; O'NEILL, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED

DIRECTIONAL SIGNS – MOTION "B"

1. A sign variation request from Chapter 30, Section 30-302 Number b, to allow 5 directional ground signs to be at a height of 3'4-1/2" where only 3 foot height is allowed.
 2. A sign variation request from Chapter 30, Section 30-302 Number b, to allow for one 4 foot height directional ground sign where only 3 foot height is allowed.
- A public meeting was held by the Design Commission on November 27, 2012 to consider the matter detailed above.

A MOTION WAS MADE BY COMMISSIONER TINAGLIA, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES OF THE SIGN VARIATION REQUESTS FOR DIRECTIONAL SIGNS AT CENTRAL PARK EAST APARTMENTS LOCATED AT 1551 E. CENTRAL ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED PLANS AND ELEVATIONS DATED 05/04/12 AND RECEIVED 11/07/12, 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 VARIATION FROM CHAPTER 30, 30-302 NUMBER b, TO ALLOW 5 DIRECTIONAL SIGNS TO BE AT A HEIGHT OF 3'4-1/2", WHERE ONLY 3-FEET IN HEIGHT IS ALLOWED;
2. A VARIATION FROM CHAPTER 30, SECTION 30-302 NUMBER b, TO ALLOW FOR ONE 4-FOOT HEIGHT DIRECTIONAL GROUND SIGN, WHERE ONLY 3-FOOT HEIGHT IS ALLOWED;
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER 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/HOMEOWNER/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.

TINAGLIA, AYE; FITZGERALD, AYE; ECKHARDT, AYE; O'NEILL, AYE; BOMBICK, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.

Mr. Dixon explained that the Design Commission held a number of meetings regarding the signage proposals of the Central Park East Apartments and that there are two sign variations, Motion "A" which pertains to ground signs and Motion "B" which pertains to directional signs.

Mr. Dixon stated that the first motion to be considered this evening (Motion "A") pertains to ground signs and said that on October 23, 2012 the Design Commission met and unanimously recommended approval of the petition with conditions.

Mayor Mulder asked if there were any comments or questions. **Trustee Scaletta** commended staff and the Design Commission for taking the time to work with the petitioner to come up with a motion that everyone was comfortable with while protecting the Village's sign code.

Petitioners **Patrick Webb** of Village Green and **Shaun Ensign** of Landmark Signs introduced themselves.

Trustee Scaletta moved approval of Motion "A", a sign variation request for ground signs, as approved by and contingent upon compliance with the Design Commission's recommendations. Trustee Hayes seconded the motion.

Ayes: 9 Nays: 0 The motion carried.

Mr. Dixon stated the other motion to be considered (Motion "B") pertains to directional signs and said that the Design commission met on November 27, 2012 and unanimously recommended approval of the petition with conditions.

Mayor Mulder asked the petitioner if they accepted all the conditions. **Mr. Ensign** stated yes.

Trustee Scaletta asked why the signs are not the five feet as requested by the petitioner. **Mr. Perkins** stated that Village code allows a maximum height of three feet for directional signs and that they are intended to be eye level for drivers. He went on to say that there are higher signs on the property that were put up previously without a permit and said that as part of this Design Commission process, newer signage was approved.

Trustee Breyer asked if the signs were meant to be seen by or to direct trucks to go certain ways. **Mr. Ensign** stated that every sign is intended to be seen by everyone and that the ultimate goal is to have their branding and to display directional information at an adequate distance. **Mr. Perkins** said that most of the signs are strategically placed at the corners of driveways to direct vehicles coming onto the site. He said that the Design Commission looked at directional signs at other apartment complexes in Arlington Heights and found that most of them were code compliant and said that it was part of their justification of their recommendation.

Trustee Scaletta moved approval of Motion "B", a sign variation request for directional signs, as approved by and contingent upon compliance with the Design Commission's recommendations. Trustee Hayes seconded the motion.

Ayes: 9 Nays: 0 The motion carried.

PETITIONS AND COMMUNICATIONS

A. VARIANCE REQUEST BY MATT SCALLON OF 405 S. WALNUT FROM SECTION 16-103 OF ARLINGTON HEIGHTS MUNICIPAL CODE TO KEEP CHICKENS

Mr. Dixon stated that Mr. Scallon is proposing to keep three chickens on his property on a 3-year trial basis and explained that Section 16-103 of the Municipal Code does not allow the keeping on any animals other than those kept customarily as pets. He went on to say that the Code does provide for a variance process before the Village Board. **Mr. Dixon** said that one written objection has been received and said that the petitioner's previous request to keep three hens on his property was rejected by the Board less than a year ago saying that at that time, the Board cited concerns from neighbors, possible predators, and noise as factors in their denial.

Mr. Dixon said that when Mr. Scallon's request came back, a question arose as to whether the request can be brought back to the Board for consideration and said that Section 16-103 of the Code does not include any language which limits if or when a petitioner can bring back a request that was previously denied.

Trustee Glasgow said he had a point of order saying that Mr. Scallon's current request specifically cites the Board's ruling of February 20, 2012. He continued by citing Village Code, Section 2-205, Rule 7 for rules of procedure saying reconsideration of the request should have been brought back at the following Board meeting. **Ms. Ward** stated that reconsideration is if the Board chooses on its own to reconsider an item. **Ms. Ward** stated that the petitioner made changes from his original request and said that there is nothing in the Code, that deals with this, that limits the number of times somebody can bring something back.

Trustee Glasgow stated that there was a policy decision of the Board that they are not in favor of having these types of animals. He voiced his concerns saying the Board has a lot of things to discuss on agendas and having repetitive discussions of the same subject is not a productive use of the public's, Board's, and staff's time. **Ms. Ward** stated that in her recollection, on February 20th after extensive discussion, the Board turned down Mr. Scallon's request and said she does not recall a definitive statement of policy that the Board adopted at that time. Trustee Glasgow disagreed.

Mr. Matt Scallon, 405 S. Walnut, said he is requesting the Board approve a 3-year trial period in the form of a temporary use permit to raise three backyard hens at which time feedback can be given, possibly in the form of a survey to residents within 250 feet of his home. **Mr. Scallon** said that the coop would be out of plain view underneath his freestanding deck.

Monument Sign Application Summary

On behalf of the Applicant, Central Park East Apartments Investors LLC , (“Owner”) we respectfully submit the following signage variance application to allow a new monument sign for the Central Park East Apartments property (“Property”). Central Park East Apartments is a 12 acre 204 unit apartment development constructed and consisting of two buildings, clubhouse, interior garage parking, pool and various modern amenities. The monument sign is proposed to be located approximately 515 feet east along the East Central Road frontage from the current westerly entrance at Arthur Drive and East Central Road.

Existing Signage

Two ground signs exist today along the East Central Road Property frontage. The new (2013) easterly ground sign is approximately 3’-10” wide by 5’-10” tall (see attached photograph). This new sign was presented to and approved by the Village as a variance in January 2013. This sign identifies the eastern boundary of the Property and provides direction at the intersection of East Central Road and Central Road.

The westerly ground sign is a 6’ tall masonry monument with a sign face consisting of illuminated letters mounted directly to the wall. This monument sign is located at the intersection of East Central Road and Arthur Drive. This entrance provides ingress and egress from Central Park East Apartments and Dana Point Condominiums, located south and west of Central Park East.

A way finding sign program was designed, approved by the VAH, and implemented in 2013 (see attached photographs). Additional, smaller panel directional signs displaying building address and leasing center information were designed and installed at drive and building entrances.

Property Improvements

The Village of Arlington Heights rental market is very competitive. As with any type of real estate, upgrades, renovations and improvements are necessary to remain competitive and maintain an upscale image. The Owner has completed and is planning additional substantial improvements throughout all interior and exterior areas of the property which require significant monetary investment.

Recently completed improvements include a major clubhouse and pool deck renovation, including expansion and new interiors for the clubroom, leasing office, business center, and new state of the art fitness center. The exterior of the clubhouse was renovated with modern materials including skylights; new front and rear façade; and newly designed roof structure. The pool deck was expanded and redesigned to include more deck space, grilling areas and pergolas.

Central Park East Apartments
Signage Application-2-13-15



Proposed renovations to the apartment building include new hard canopy structures at building entries, new entry and foundation landscaping, new entry vestibules; and new lobby interior finishes and furniture. Apartment corridors will be upgraded with new wall finishes, lighting and carpet. Individual 3rd floor units are being renovated with new kitchen and bathroom finishes and fixtures. Landscaping improvements will be implemented on a phased basis over the next few years and will result in the replacement of dead and diseased trees as well as new plantings at the Project entrances, pond, and along East Central Road frontage.

Proposed Monument Sign

The proposed new monument sign, identical to the directional signs previously approved by VAH, will compliment the more contemporary styling of the other completed and proposed property improvements and its new location will identify the property in a completely new way. Central Park East Apartments is no longer identified with only an east or west monument, but a centrally located monument at the property's core. The clubhouse, pond and pool are all centrally located as the site plan for the Property is symmetrical. We believe the proposed new monument sign location will provide the property the visibility and distinct identity it deserves as part of the overall improvement program. .

The new centrally located monument sign design will be consistent with existing directional signs on the Property, previously approved by VAH. The sign panel will have routed push –thru graphics and will be internally illuminated. The sign panel will be integrated with a masonry base wall element. Existing trees in this area have been removed due to the Emerald Ash Borer and will be replaced in selective locations to allow views to the Clubhouse. The base of the monument sign will be planted with permanent and seasonal flower rotations throughout the year. The directional sign located to the east of the property will remain in its current location and no changes to this sign are expected. The west masonry wall and attached sign will remain in its current configuration.

Zoning Departures

The Central Park East monument sign proposal will necessitate zoning departures from Chapter 30, Section 30-203, Residential Districts Signage Provisions; g., “Development identification signs which display the name of the project shall be submitted. Permanent ornamental signs or entry gates shall be permitted only at one point of ingress to the development from each adjacent street, with one sign on each side of the point of ingress being allowed.” Our proposal locates a monument sign approximately 500 feet west of the Arthur Drive entrance.



Standards for Sign Variations

The Design Commission and the Village Board of Trustees will base their recommendation for a variation on the following facts:

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

A brick monument sign exists at the west property entrance at East Central Road and Arthur Drive. This monument sign was approved as part of the Swanson Apartment Complex planned unit development in 1986. The existing monument sign was erected along with the original project development and was not designed or constructed by the petitioner. The current monument sign does not distinguish Central Park East from neighboring properties and does little to identify the nature of the project. The most appropriate location for the monument sign is at the center of the property along the East Central Road frontage. This location will distinguish Central park East from its neighboring properties, serving as a pivotal connection for the various apartment buildings and Property amenities as well as identify the Property at its core.

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;

The granting of this variation will not create a traffic hazard, or a depreciation of nearby property values nor will it be detrimental to the public health, safety, morals and welfare of the community.

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

The existing monument sign located at Arthur Drive and East Central Road identifies the entrance to the Property but does not identify the nature, quality or scope of the property as a whole. A central sign at the proposed location will appropriately identify the Property and will focus ones attention to the pond, clubhouse and mature landscaping that otherwise may go unnoticed with signs located only at the far east and west ends of the Property.

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

The granting of this variation will not alter the existing character of nearby properties.



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

The petitioner has recently invested substantial funds to upgrade the buildings and site improvements. Proper property identification and renovations are essential for a rental community to be successful. The petitioner believes that this variation will allow for the proper identification of the Property and thereby promote an upscale rental community within the Village of Arlington Heights. The absence of a sign as proposed will significantly impede the Owner's ability to benefit from the substantial investment made and to be made in this project.

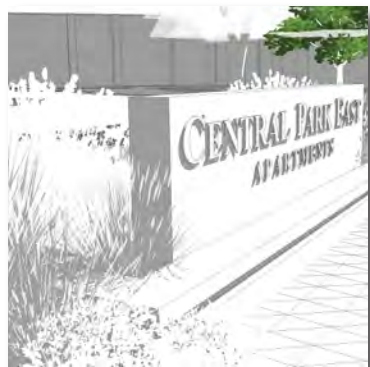




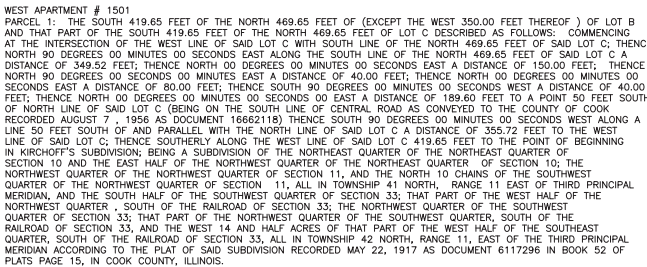
Proposed Monument Sign for
CENTRAL PARK EAST APARTMENTS
1551 East Central Road
Arlington Heights, IL 60005

**VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION REVIEW
March 10, 2015**

Submitted by:
Allen L. Kracower & Associates, Inc.
900 North Shore Drive, Suite 205
Lake Bluff, IL 60044
847.604.9600
www.kracower.com



OF



PART 2: THE SOUTH 41.695 FEET OF THE NORTH 469.65 FEET OF S/D LOT C (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGIN AT THE WEST LINE OF S/D LOT C, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF S/D LOT C A DISTANCE OF 349.52 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 150.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF S/D LOT C A DISTANCE OF 150.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 189.60 FEET TO A POINT 10.00 FEET SOUTH OF THE WEST LINE OF S/D LOT C (BEING THE CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, THE COUNTY OF COOK AS RECORDED AUGUST 7, 1956 OF DEED 16662118); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF S/D LOT C A DISTANCE OF 355.72 FEET TO THE WEST LINE OF S/D LOT C; THENCE SOUTHERLY ALONG THE WEST LINE OF S/D LOT C 41.695 FEET TO THE WEST LINE OF BEACH STREET; BEING THE CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, THE NORTHEAST QUARTER OF SECTION 10 AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10; THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, AND THE NORTH 10 CHAINS OF THE NORTH 20 CHAINS OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33; THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER, SOUTH OF THE RAILROAD OF SECTION 33, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SOUTH OF THE RAILROAD OF SECTION 33, THE WEST HALF OF THE WEST HALF OF THE SOUTH HALF OF THE RAILROAD OF SECTION 33, AND THE WEST 14 AND HALF ACRES OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER, SOUTH OF THE RAILROAD OF SECTION 33, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THE SOUTHWEST QUARTER OF SECTION 33, ALL IN COOK COUNTY, ILLINOIS.



(IN FEET)
1 inch = 40 ft.
FILE NO. 189-99
ALTA DWG

PARCEL 1: 6.456 ACRES

PARCEL 2: 5.543 ACRES

TOTAL ACREAGE 11.999 ACRES
522,679 S.F.



Ustaszewski Wayne
P.O. Box 12, 224, 227

Markiewicz Adam W.

Marofske Jeanette
P.I.N. 8-10-201-022

FIELDWORK COMPLETED: 02-26-08
CLIENT NAME: Kroll, McNamara, Evans & Delehanty, LLP
ADDRESS: 29 S. Main Street

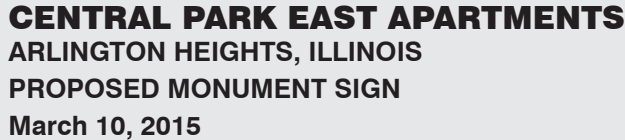
NOTES: West Hartford, Connecticut 06107
 PLAT IS VOID if the Impressed Surveyors Seal does not appear.
 Only those Building Lines or Easements shown on a Recorded Subdivision
 Plat or from a Recorded Document are shown hereon; check local
 ordinances before building.
 Compare your description and site markings with this plat and
 AT ONCE report any discrepancies which you may find.

R.E. ALLEN and associates, ltd
Professional Land Surveyors
31 South Slusser Street, Grayslake, Illinois 60030
847-223-0914

PROPERTY ADDRESS:			
Central Park East Apartments 1551 East Central Road Arlington Heights, Illinois			
4.	04-14-08	REVISED SURVEY	B.J.L.
3.	04-09-08	REVISED SURVEY	B.J.L.
2.	03-31-08	REVISED SURVEY	B.J.L.
1.	03-03-08	ORIGINAL ISSUE	B.J.L.
NO.	DATE	DESCRIPTION	BY

b

1 of 12



PLAT OF SURVEY



Allen L. Kracower & Associates, Inc.





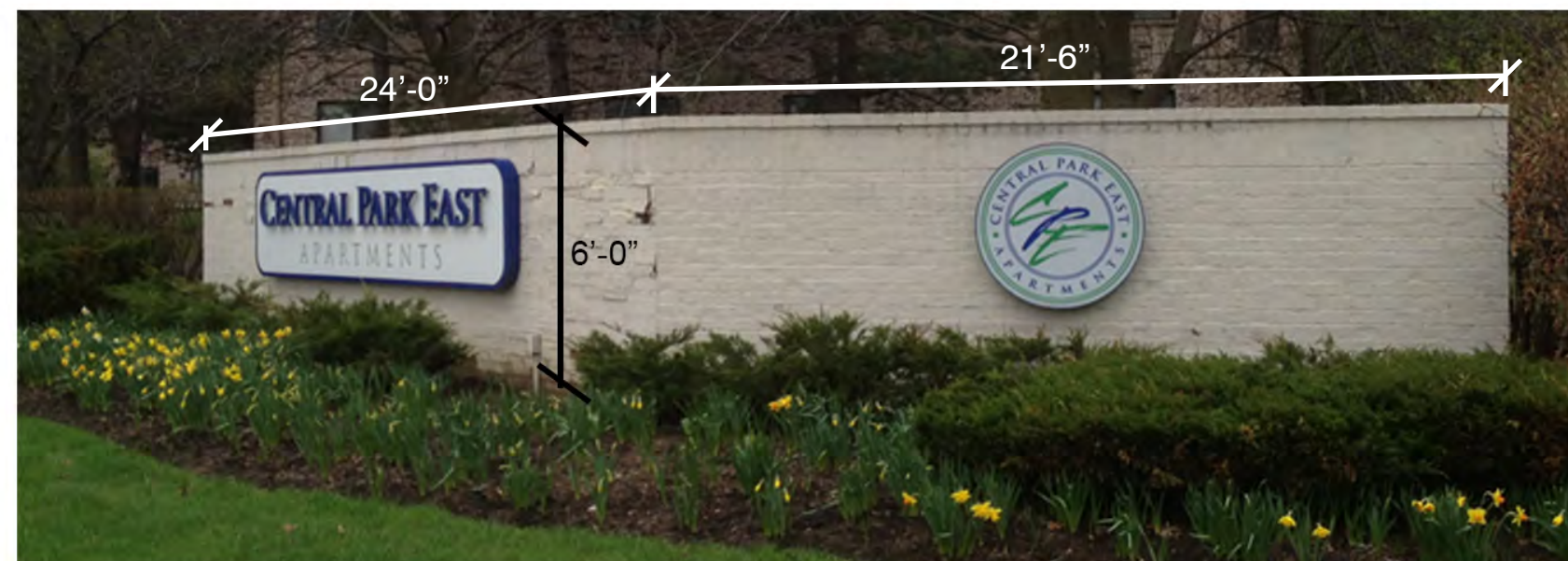
INTERNAL DIRECTIONAL SIGN TYPE 1



INTERNAL DIRECTIONAL SIGN TYPE 2



EAST DIRECTIONAL ENTRANCE SIGN
ON EAST CENTRAL ROAD



WEST ENTRANCE SIGN





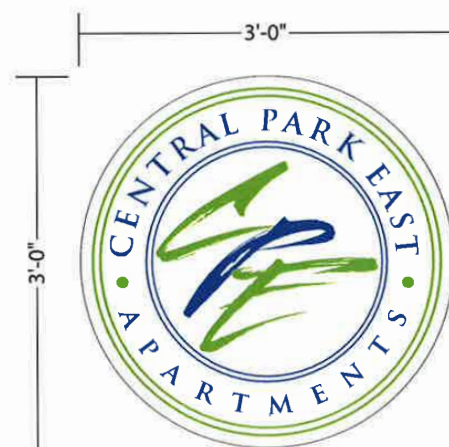
SQ. FT.
26.25

Front View 3/4" = 1'-0"

Side View 3/4" = 1'-0"

- ONE (1) SINGLE FACE SHOEBOX SIGN WITH 4" RETURNS / CENTRAL PARK EAST 1" ACRYLIC REVERSE ILLUMINATED CHANNEL LETTERS MOUNTED WITH 1/2" STAND OFFS/ EXT. PAINTED / APARTMENTS COPY ROUTED & BACKED WITH PLEX WITH LED ILLUMINATION / MOUNTED FLUSH TO EXISTING BRICK MONUMENT FASCIA

- BKGD = MAP® SATIN WHITE
CENTRAL PARK EAST FACES AND RETURNS = MAP® TO MATCH 230-127 TRANS INTENSE BLUE VINYL
APARTMENTS = WHITE PLEX with 230-26 TRANS GREEN VINYL
- ILLUMINATION = WHITE LED



- ONE (1) SINGLE FACE NON-ILLUMINATED 1/2" PLEX FCOs / EXT. PAINTED / APPLIED VINYL FACES / MOUNTED FLUSH TO EXISTING BRICK MONUMENT

- BKGD. = MAP® SATIN WHITE
BLUE OUTLINES AND COPY = 230-127 TRANS INTENSE BLUE VINYL
GREEN OUTLINES AND COPY = 230-26 TRANS GREEN VINYL

SQ. FT.
9 each

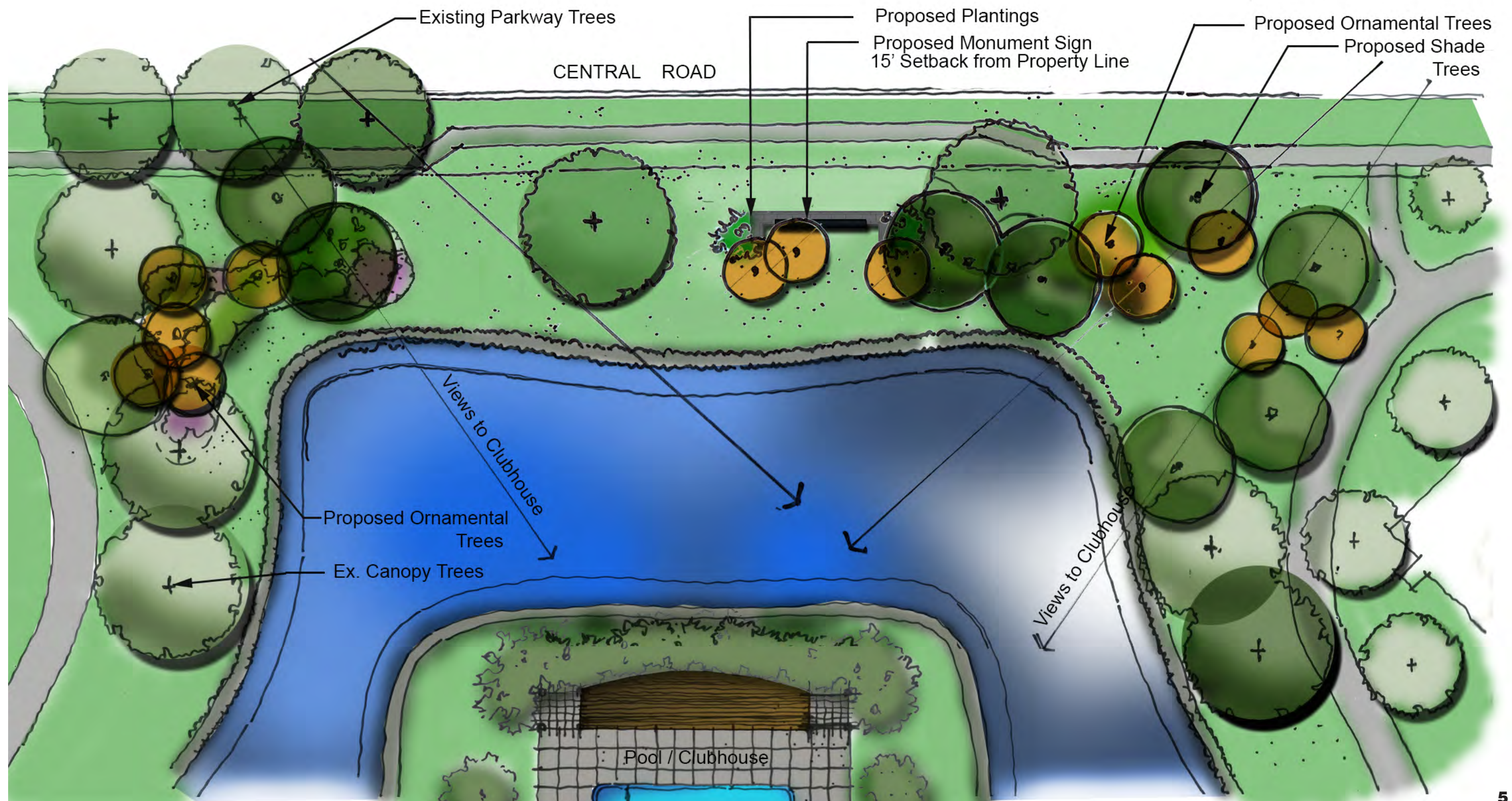
OPTION FOR ONE (1) INTERNALLY LED ILLUMINATED CHANNEL LOGO BOX WITH WHITE ACRYLIC FACE WITH TRANS. APPLIED VINYLs, 4" DEEP, WITH TRIMCAP FACE MOUNTED TO EXISTING BRICK MONUMENT



CENTRAL PARK EAST APARTMENTS
ARLINGTON HEIGHTS, ILLINOIS
PROPOSED MONUMENT SIGN
March 10, 2015

EXISTING SIGN DETAILS





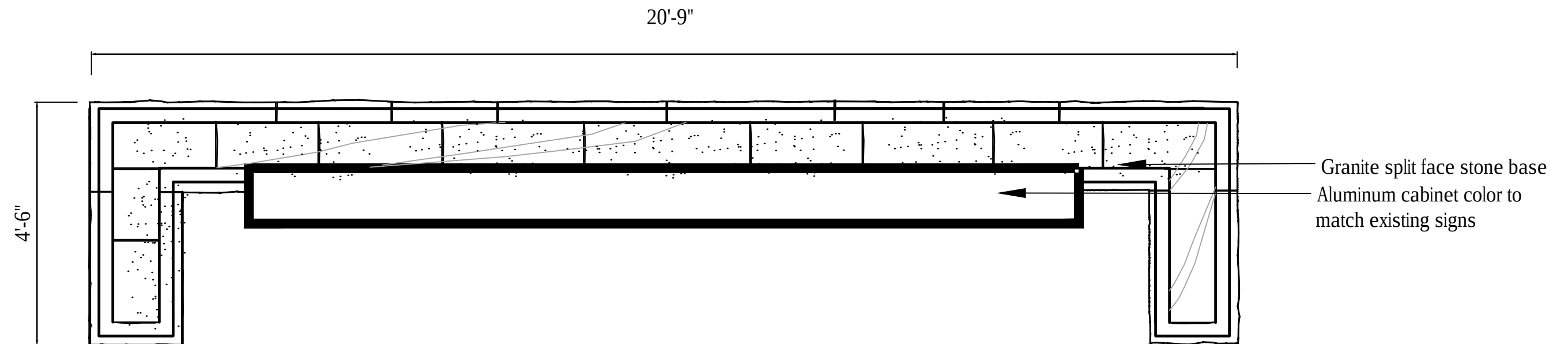


CENTRAL PARK EAST APARTMENTS
 ARLINGTON HEIGHTS, ILLINOIS
 PROPOSED MONUMENT SIGN
 March 10, 2015

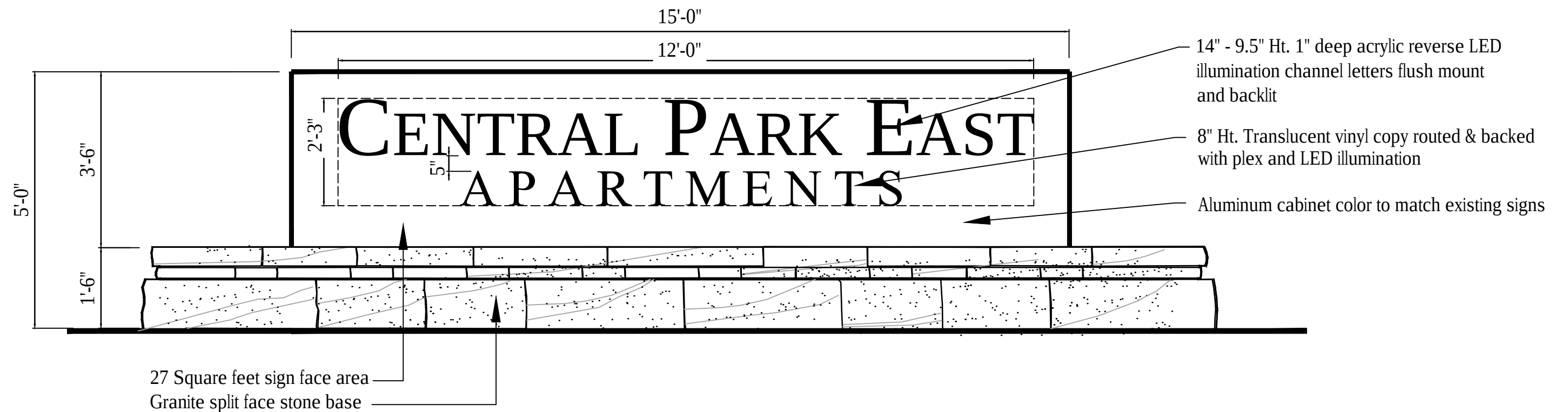
PROPOSED MONUMENT SIGN | RENDERED VIEW FROM EAST CENTRAL AVENUE







PLAN
Scale: 1/2" = 1'-0"



ELEVATION
Scale: 1/2" = 1'-0"





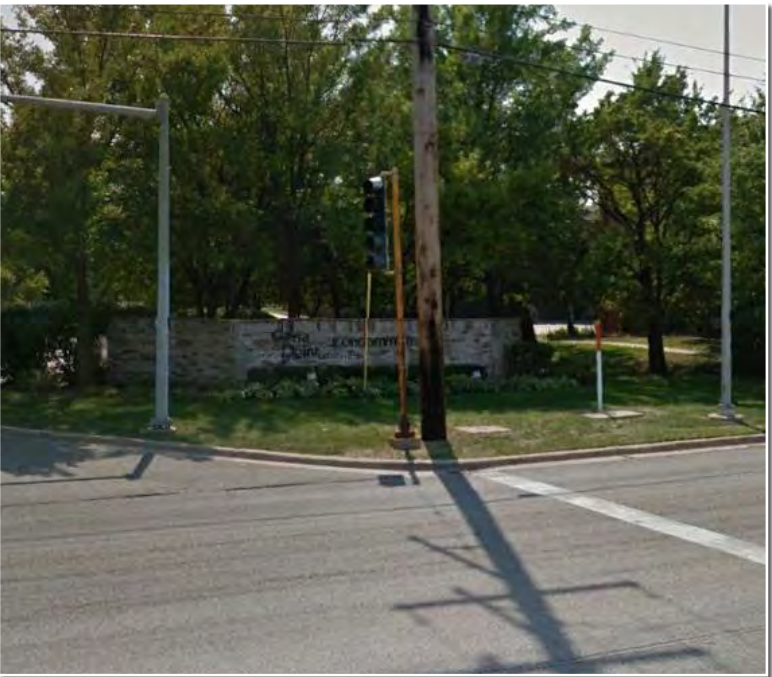
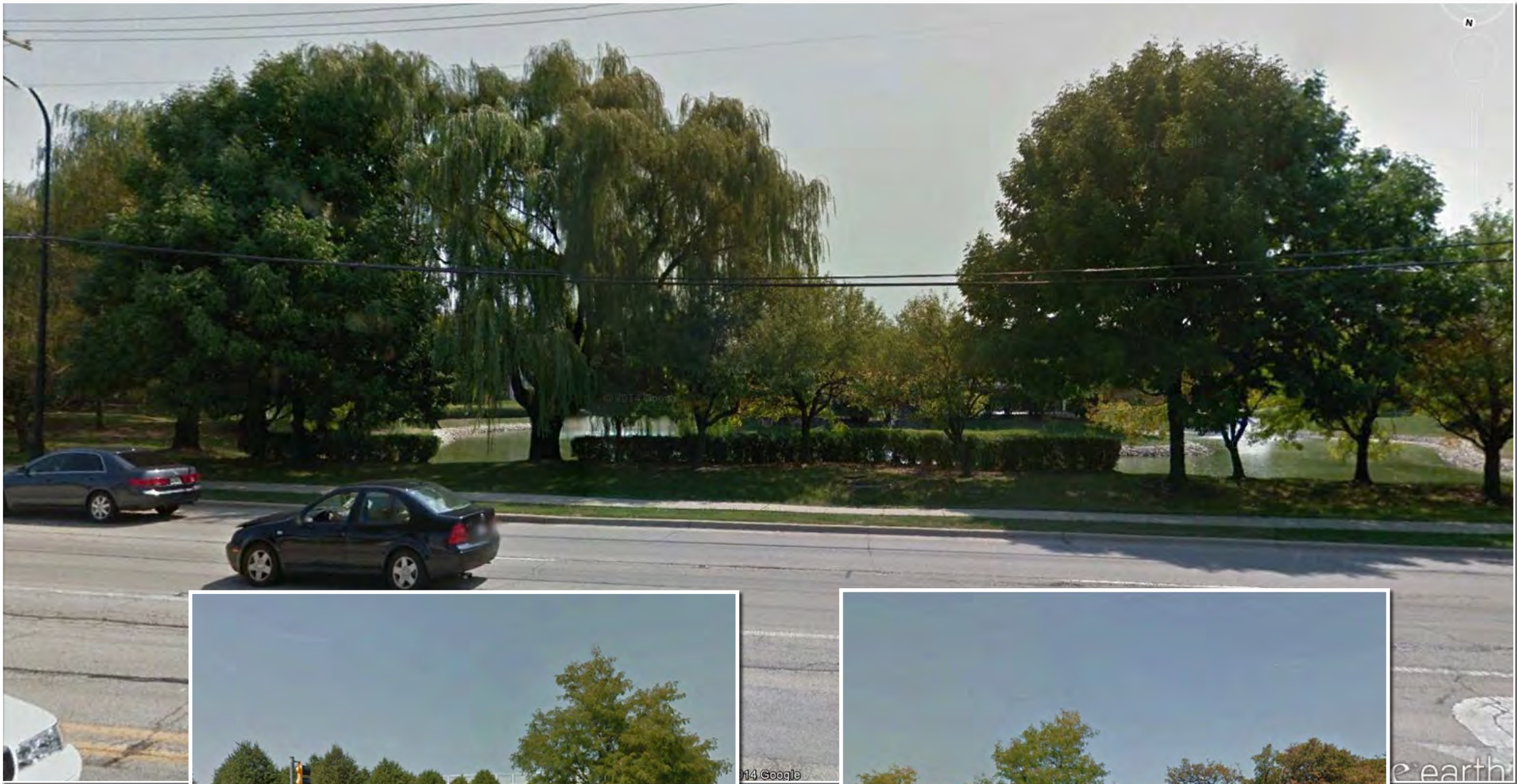


CENTRAL PARK EAST APARTMENTS
 ARLINGTON HEIGHTS, ILLINOIS
 PROPOSED MONUMENT SIGN
 March 10, 2015

PROPOSED MONUMENT SIGN | SUPPLEMENTAL RENDERED VIEWS



1. View southerly across East Central Road showing area of proposed monument sign, before tree removal had taken place.



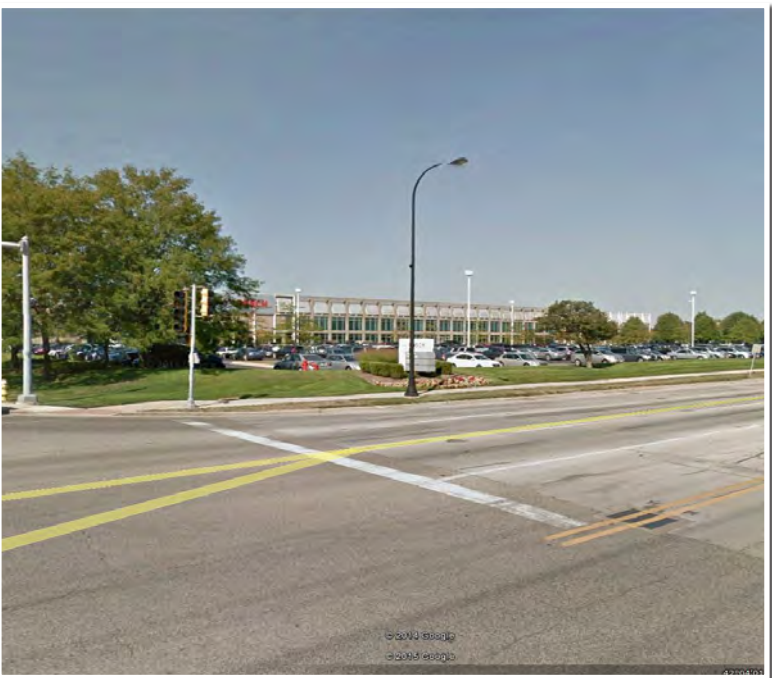
2. View southwesterly at East Central Road and South Arthur Avenue



5. View northwesterly at East Central Road across from site of proposed monument sign



4. View northeasterly at East Central Road across from site of proposed monument sign



3. View northerly at East Central Road and South Arthur Ave.





2. View southerly to the south side of East Central Road and the property at the southeast corner of East Central Road and Central Road



2. View north to the property at the northwest corner of East Central Road and South Arthur Avenue



2. View south across East Central Road, approximately 300' west of South Arthur Avenue



Proposed Central Park East Monument Sign
Material List

1. **Petitioner Name:** Central Park East Apartments Investors LLC
2. **Date:** February 13, 2015
3. **Project:** Central Park East Apartments Monument Sign
4. **Location:** 1551 East Central Road
5. **Materials:**
 - Fabricated Aluminum Sign Panel Cabinet color to match existing directional sign
 - Central Park East -1" Thick Acrylic Reverse Channel Graphics, LED Illuminated
 - Apartments-Acrylic Routed Letters, LED Illuminated
 - Reverse Channel Letters-Intense Blue Vinyl to match existing
 - Acrylic Routed Letters-Green Vinyl to match existing
 - Illumination-White LED
 - Granite stone base –split & rock face finish

