



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 8, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes 2/23/16

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#16-016 - 519 S. Highland Ave. - SF/Addition
- B. DC#16-018 - 1605 N. Chestnut Ave. - SF/Addition
- C. DC#16-021 - Ulta Beauty - 13 W. Rand Rd. - Commercial

VII. OTHER BUSINESS

- A. DC#14-103 - Uptown Corridor Beautification

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 - 2/23/16

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
DC Minutes 2/23/16	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 23, 2016**

Chair Eckhardt called the meeting to order at 6:35 p.m.

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

Members Absent: None

Also Present: Doug Overstreet, Overstreet Builders for *407 N. Gibbons Ave.*
Robert Thornton, Overstreet Builders for *407 N. Gibbons Ave.*
Dominic Grimaudo, Owner of *407 N. Gibbons Ave.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 9, 2016

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF FEBRUARY 9, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN RE-REVIEW

DC#16-004 – 831 N. Harvard Ave.

Chair Eckhardt said the petitioner notified Staff to advise them that they are withdrawing their petition for this project.

Chair Eckhardt asked for a motion to change the order of items on the agenda, moving Items B & C under Old Business to discuss after Item A under New Business, 407 N. Gibbons Ave.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO MOVE ITEMS B & C UNDER ‘OLD BUSINESS’ TO DISCUSS AFTER ITEM A UNDER ‘NEW BUSINESS’.

FITZGERALD, AYE; FASOLO, AYE; KUBOW, AYE; ECKHARDT, AYE; BOMBICK, AYE.

ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 2. SINGLE-FAMILY NEW REVIEW

DC#16-012 – 407 N. Gibbons Ave.

Doug Overstreet and **Robert Thornton**, representing *Overstreet Builders*, and **Dominic Gimaudo**, the owner, 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 petitioner is proposing to build a new two story residence with a three car attached garage on an existing vacant lot. The proposed home will be the second home built as part of the eight single family lot, 1st United Methodist Church Subdivision, which was approved in 2009. The project does comply with all R-3 zoning requirements. This project is appearing before the Design Commission as a requirement of the subdivision approval, and to evaluate the proposed architectural design with the context of the neighborhood. The existing neighborhood is primarily split level homes with detached garages built in the late 1950's, but it is anticipated that the six new single family lots along Gibbons Avenue will be developed with larger two story homes that will create a cohesive appearance on the east side of the street.

The overall style and character of the proposed home will fit in very well with the existing adjacent newer home at 401 N. Gibbons. The front wall of the house and porch are in front of the garage which keeps the design emphasis on the main part of the house instead of on the garage. However, the three car garage is wide, and the roof area above the garage is large and a bit dominating. Additionally, the lack of detail on both side elevations should be improved.

The following are recommended revisions to improve the design:

1. Front Elevation:
 - a. Consider adding decorative dormers on the roof above the garage to break up the large expanse of roofing.
 - b. Consider recessing the third garage stall an additional two feet to break up the wide appearance of the three car garage.
2. Left (side) Elevation:
 - a. It is recommended to continue the stone base to the back corner of the garage, and add a window in the side of the garage with decorative window shutters to match the front elevation.
3. Right (side) Elevation:
 - a. It is recommended to continue the stone base to the back corner of the house, and add at least one window with decorative window shutters in each of the main rooms (Living Room, Study, Bedroom 3, and Bedroom 4) to match the character of the front elevation.
4. General:
 - a. Provide decorative window grilles in all windows on the side and rear elevations to match the front of the house.

Staff recommended approval of the project with revisions required as outlined in the Staff Report.

Mr. Overstreet responded to the recommendations in the Staff report. With regards to adding dormers on the roof above the garage, he felt the gable being proposed on the front of this style of home added more to the style of the home than dormers would. The third car garage has already been recessed 1-

foot and recessing it further would impact the floor plan. The stone base on the front elevation is shown to return 2-feet around each side; however, he was concerned about losing security as a result of adding a window in the garage on the left side elevation. With regards to continuing the stone around the right side elevation to the back corner of the house, he explained that the church will be adding a fence along the back property line and the homeowner intends to continue the fence along the side of the home, which would cover up any stone that may be added along the side elevation. He was concerned about adding windows with shutters on the right side elevation in the first-floor Living Room and Study, and second-floor Bedroom 3 and 4 because of privacy issues; however if they are required to add windows, their preference would be to add decorative wood trim around the windows instead of shutters. He also added that the design of the proposed window grilles will change slightly to more of a Frank Lloyd Wright style or Prairie style, and they preferred not to add grilles on the rear elevation because it would interfere with the view.

Commissioner Fasolo generally agreed with Staff comments. He was unsure if the new home would fit in with the context of the neighborhood because of the 3-car car garage, which would set a precedent because it would be the only 3-car garage around this area of the park. Other than the 3-car garage, he felt the proposed design was fine; however, he felt the stone base should continue around to the side elevations and there should be consistency with the windows. Adding a window in the garage was not necessary, although adding windows on the right side elevation would help break up the blank wall.

Commissioner Kubow felt that overall the proposed home was nicely designed; the front and rear elevations were nice and the materials looked good. He strongly agreed with Staff that there should be window grilles throughout the home, including the rear elevation. He pointed out that currently there are no windows on either side of the home and felt there should be at least a single window added in the living room, study, bedroom 3 and bedroom 4 on the right side elevation, which would take advantage of the natural light from the south. He understood the security concerns of adding a window in the garage; however, he felt the stone base should continue across the garage. He was fine with the current front elevation that included a gable over the garage.

Commissioner Bombick explained that the charge of this commission is to look at the context and compatibility of the proposed new home with the neighborhood. He pointed out that the neighborhood consists of modestly scaled homes, mostly split-levels with lots of windows, mostly detached garages in the rear, which is a beautiful walkable neighborhood. Looking at the design of the new home being proposed for this new subdivision on the east side of the street, he saw a tract garage with a home attached, and he questioned whether the petitioner took advantage of a preliminary design review with staff to develop a design that is appropriate for the site and the neighborhood, and **Mr. Overstreet** said that he did not. **Commissioner Bombick** asked the petitioner how many times this home has been built and **Mr. Overstreet** replied several times. **Commissioner Bombick** felt the proposed design was not a site specific design with the neighborhood in mind, and he had a real concern that the new home would set a precedent for the rebuilding of this neighborhood, which was not a good one. Although he felt the design was fine, he had concerns about the planning of the site and its compatibility with its surroundings. He felt the garage should be tucked around the side of the home, or the home brought forward, and the roofs were too steep for this neighborhood.

Commissioner Fitzgerald was okay with the roof above the garage as proposed, although he liked the dormers. He felt that adding landscaping would help soften the corner of the garage. He was also okay with the third car garage and the way it was set back, and felt that the existing homes on this street were a good size and the new home fit in nicely. He agreed with the suggestion to bring the stone base

around the corners of the home, he wanted the sides of the home dressed up by adding windows, and he agreed with the suggestion to have window grilles consistent throughout the home.

Chair Eckhardt preferred the gable roof above the garage as proposed, which he felt de-scaled the 3-car garage that he was not opposed to. He sensed that this street will develop with one side of the street being very similar, and the other side very similar, which to him was a form of compatibility. He felt the homes in this new subdivision would not be modest in size, especially backing up to the beautiful park, and would be similar to the first few home built here. He was okay with the scale of the proposed new home, but felt it should be a requirement to add windows on the side elevations and that all windows should match. He also felt it was important to have daylight inside the garage with the addition of a window on the side. In terms of the stone base, he felt it should carry around to the side elevations up to where landscaping and the new fence would pick up.

Mr. Overstreet reviewed the suggestions in the staff report and asked for clarification on the suggestion to recess the 3rd car garage, and to continue the stone base to the back corner of the garage. **Chair Eckhardt** replied that none of the commissioners want to see a re-design of the home relative to the garage; however, the commissioners felt the stone base should carry to the back corner of the garage on the right side elevation. The commissioners were mixed about adding a window in the garage; however, they all felt that some type of windows should be added on both the right and left sides of the home, with a minimum of 2 transom windows to be added somewhere on the left side elevation. **Mr. Overstreet** reiterated his preference that window trim be allowed instead of shutters on any new windows that are added, which the commissioners were not opposed to. With the agreement that the homeowner is going to add a fence on the right side of the home, **Mr. Overstreet** suggested allowing the stone base to carry back to the point of where the fence will begin on the right elevation. **Chair Eckhardt** felt this was a reasonable compromise; however, it should include a minimum distance or something about the new fence.

Mr. Overstreet was not opposed to adding windows on the right side elevation in the study and living room; however, he asked that they be allowed to add one transom window in Bedroom 3 and in Bedroom 4 because of noise concerns from the adjacent field as well as furniture placement concerns. **Commissioner Bombick** said the fundamental reason for windows was not just about the appearance from the street; windows on 2 sides of a room add color, dimension and depth to a room. **Chair Eckhardt** pointed out that the corners next to the closets in Bedroom 3 and Bedroom 4 were an ideal location to add the window, which he felt should be a requirement. He also felt that standard windows should be used instead of transom windows. **Commissioner Kubow** suggested a requirement to add a window in the corners of Bedroom 3 and Bedroom 4, and not in the living room or study, which the petitioner agreed with.

The commissioners summarized their comments. **Commissioner Fitzgerald** was okay with everything being said; however, if there are not going to be windows on the first-floor right side elevation, then he wanted to see landscaping in the 7 to 8-foot high range added to the elevation to help soften it from the street, between the edge of the home and the fence. **Commissioner Bombick** said it was a beautiful design that would look wonderful in the neighborhood; however, he felt it was a fundamentally huge mistake on a new street to create a situation where garages are as prominent as the home. He felt it would be a great disservice to this neighborhood to allow the garage to go more than 4-feet closer to the front. He felt the new home would be responsible for the entire street in the next 50 years, and the home is not being a good neighbor.

Commissioner Kubow said that while he agreed with Commissioner Bombick, he felt there was a demand for 3-car garages and he would love to see these new homes accommodate that, but also accommodate good urban design. He was ready to make a motion at this time. **Commissioner Fasolo** reiterated his previous comments that the 3-car garage does not fit the neighborhood; however, he was fine with the comments about adding windows and carrying the stone base.

Chair Eckhardt understood the need for the 3-car garage and agreed with the concept. **Commissioner Bombick** had no issue with the style of the home, the size of the home, or a 3-car garage facing the street; it was the fact that the garage is equal in importance to the home and it should be secondary.

Mr. Overstreet suggested carrying the stone base onto the right side elevation for 19-feet, halfway from the front corner of the home to the back corner, providing they add a fence within a reasonable amount of time.

A MOTION WAS MADE BY COMMISSIONER KUBOW TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 407 N. GIBBONS AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 2/04/16 AND RECEIVED 2/05/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO CARRY THE STONE BASE ONTO THE RIGHT SIDE ELEVATION TO APPROXIMATELY 19-FEET, TO BE COORDINATED WITH THE LOCATION OF THE FUTURE FENCE TO BE ADDED BY THE PETITIONER.
2. A REQUIREMENT TO ADD WINDOWS ON THE SECOND FLOOR RIGHT SIDE ELEVATION IN BEDROOM 3 AND BEDROOM 4, TOWARDS THE CORNER OF THE BEDROOMS, TO BE SYMETRICAL.
3. A RECOMMENDATION TO ADD WINDOWS ON THE FIRST-FLOOR RIGHT SIDE ELEVATION IN THE LIVING ROOM AND STUDY.
4. A REQUIRMENT TO CONTINUE THE STONE BASE ONTO THE LEFT SIDE ELEVATION TO END AT THE REAR OF THE GARAGE.
5. A REQUIREMENT TO PROVIDE UPPER WINDOW GRILLES ON ALL FOUR ELEVATIONS.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
7. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Chair Eckhardt asked that a recommendation be made to add landscaping on the right side elevation per Commissioner Fitzgerald's previous comments. **Commissioner Fitzgerald** added that large plant material should be added to the right side elevation to soften the side of the home, between the front and the end of the stone or fence on the right side elevation.

8. A REQUIREMENT TO ADD TALL PLANT MATERIAL ON THE RIGHT SIDE ELEVATION BETWEEN THE FRONT AND THE END OF THE STONE OR THE NEW FENCE.

COMMISSIONER FITZGERALD SECONDED THE MOTION.

Mr. Hautzinger asked if additional windows on the left side elevation were being recommended or required.

A MOTION WAS MADE BY COMMISSISONER KUBOW TO AMEND THE MOTION TO ADD THE FOLLOWING:

9. A REQUIREMENT TO ADD 2 TRANSOM WINDOWS ON THE LEFT SIDE ELEVATION, EITHER IN THE GARAGE OR MUD ROOM.

COMMISSIONER FITZGERALD SECONDED THE MOTION.

Mr. Hautzinger recommended that the type of window should be allowed to be a double-hung window or a transom, allowing the petitioner to change the window type if necessary.

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

9. A REQUIREMENT TO ADD 2 WINDOWS ON THE LEFT SIDE ELEVATION IN EITHER THE GARAGE OR MUD ROOM, WHETHER IT BE A TRANSOM WINDOW OR A TRADITIONAL SIZE WINDOW.

COMMISSIONER FITZGERALD SECONDED THE MOTION.

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

Commissioner Bombick reiterated that he felt very strongly that this was the wrong move for this neighborhood; the home is great but the garage should be substantially recessed from the front of the home.

ITEM 3. SIGN CODE MODIFICATIONS

DC#12-103 – Intent & Purpose

Mr. Hautzinger explained that this discussion is a continuation from 2012, when it was identified that Sign Code regulations are required to have an 'Intent and Purpose' section, similar to a Zoning Code, which the Village Sign Code is currently lacking. He referred to the Staff memo sent to Design Commission on August 23, 2012, at which time the commissioners discussed and unanimously supported the addition of the 'Intent & Purpose' section; however, due to staffing changes and workload, the matter never moved forward to the Village Board for final approval. Because of other sign code modifications currently being considered, Staff is requesting that the Design Commission re-review the proposed 'Intent & Purpose' section to revalidate support of this amendment to the Sign Code. Staff recommends that the Design Commission recommend approval to the Village Board in support of the proposed code modification to add Section 30-100, Intent and Purpose, as outlined on the Memo dated August 23, 2012.

Mr. Hautzinger reviewed the content of the proposed amendment.

Chair Eckhardt asked the commissioners for any additions, deletions or changes to the proposed amendment. **Commissioner Bombick** referred to Item 4. He questioned the meaning of the word 'corridors', and suggested using simpler words such as 'streetscape' or 'intersections and major thoroughfares'. The other commissioners agreed and discussed several options, with an agreement to use 'major thoroughfares and intersections' instead of 'corridors'.

Commissioner Kubow questioned whether some of the issues they come across regarding signage should be addressed in this new chapter, such that signs are constantly evolving and the Sign Code should be open to new technology as a result of these changes. Item 3 was suggested as a possible addition of verbiage relating to this matter. **Commissioner Bombick** suggested adding 'while recognizing evolving trends in graphic design and technology of signage' to the end of Item 3.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD TO AMEND THE SIGN CODE TO ADD CHAPTER 30, SECTION 30-100, 'INTENT & PURPOSE' (DC#12-103), WITH THE FOLLOWING REVISIONS:

1. ITEM 3:

'To enhance the physical appearance of the Village by preserving the scenic and natural beauty of the area, while recognizing evolving trends in graphic design and technology in signage'.

2. ITEM 4:

'To enhance the overall improvement of major thoroughfares and intersections through well designed signage'.

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

ITEM 4. SIGN CODE MODIFICATIONS

DC#15-156 – Drive-Through Restaurant Signage

Mr. Hautzinger explained that there was a recent request from an existing drive-through restaurant to add a digital order screen with video capability for person to person interaction as well as to display the customer's order information. Two issues have arisen as a result of this request, one being that electronic signage is not allowed in the Village, and the other that the Sign Code does not currently regulate drive-through signage, although all drive-through restaurants do require Special Use zoning review.

Mr. Hautzinger reviewed the following research conducted by Staff: a survey of 11 communities sign codes for drive-through signage, the average sizes of drive-through restaurant signage at 14 existing drive-through restaurant facilities in the Village, and photos of some existing drive-through facilities in the Village.

Based on research of how other communities regulate digital order screens and restaurant drive-through facilities, a review of the Village's current zoning and sign codes, research of the dimensions and location of existing restaurant drive-through signage in the Village, as well as feedback from Staff, the following options for possible revisions to the Sign Code are offered:

1. Option 1: Make no change to the current code.
 - Digital order screens would continue to not be allowed, and drive-through restaurant signage will continue to be allowed without specific regulations in association with approved drive-through restaurants.
2. Option 2: Modify the Sign Code to allow Digital Order Screens and regulate other restaurant drive-through signage.
 - Add "Section 30-208 Drive-through Restaurant Signage" to the Sign Code to allow digital order screens and to provide more direction as to the types, number and placement of signage and other structures associated with a restaurant drive-through facility.
 - Amend "Section 30-101 Definitions" of the Sign Code to include digital order screens and other fixtures associated with restaurant drive-through facilities that are currently not defined in the Municipal Code.

Mr. Hautzinger reviewed the proposed text amendments to Chapter 30 pertaining to 'Definitions' and the 4 associated items that include Drive-through Digital Order Screen, Drive-through Menu Board, Drive-through Pre-sell Menu Board, and Drive-through Clearance Board. He also reviewed the details of the proposed new section called 'Drive-Through Restaurant Signage' and the 5 associated items that include General Provisions, Drive-through Menu Boards, Drive-through Pre-sell Menu Boards, Drive-through Digital Order Screens, and Other Allowed Drive-through Structures.

Mr. Hautzinger recommended that the Design Commission recommend approval to the Village Board in support of the proposed code modification as outlined in Option 2, per Attachment I dated January 26, 2016.

Commissioner Kubow asked if Staff had any existing examples of a Drive-through Digital Order Screen and **Mr. Hautzinger** replied that this is the first request in the Village. **Commissioner Fitzgerald** referred to Chase Bank in Park Ridge near the train station that has this type of drive-through digital sign. He said

that the sign is quite small, and the car actually blocked the sign from being visible. **Commissioner Kubow** asked about all of the temporary signage mounted on and around the existing drive-through signs as seen in the photos presented by Staff. **Mr. Hautzinger** replied that Staff is recommending this type of drive-through signage not be allowed.

Commissioner Kubow felt the language being proposed for the text amendments was very thorough, very well written and very accommodating to businesses. His only concern was that the proposed minimum 15-foot location for drive-through restaurant signage from any residential property line was too close, especially if a business abuts a residential property. **Chair Eckhardt** and **Commissioner Fasolo** shared this concern and **Commissioner Fasolo** felt that a solid masonry wall should be required between any drive-through and a residential property, similar to the Culvers on Northwest Highway. **Mr. Hautzinger** clarified that all restaurants with a drive-through are required to go through a Special Use zoning approval process with the Plan Commission and Village Board where those issues would be reviewed in detail on a case by case basis.

Chair Eckhardt was concerned about controlling the amount of sound and illumination from drive-through signage. **Mr. Hautzinger** replied that lighting standards for signs are already included in the current Sign Code; however, sound was not covered in the current Sign Code and is not covered as part of the proposed text amendments. **Chair Eckhardt** felt this issue should be addressed at this time. **Commissioner Bombick** agreed that residents should be protected from drive-through signage; however, he also pointed out that residents should be aware of whether a residential property they choose to purchase abuts to a commercial district.

Mr. Hautzinger suggested Staff research the appropriate standard to establish with regards to sound decibel limits from drive-through speakers. **Commissioner Kubow** quickly searched the internet for drive-through decibel standards and found that no more than 50 decibels appeared to be the standard for drive-through speakers. **Commissioner Bombick** said that since current technology allows the speaker to control the direction of the sound, he felt it was appropriate to set decibel limits in the Sign Code at this time. The commissioners agreed that verbiage should be added under 'Other Allowed Drive-through Structures' with regards to the maximum number of decibels allowed for speaker bollards. It was suggested that a maximum of 50 decibels or an amount appropriately determined by Staff be added.

Mr. Hautzinger mentioned that the current sign variation request received for a Digital Order Screen with video capability is for a larger sign, and Staff has encouraged the petitioner to defer review of their request until these text amendments are reviewed. **Commissioner Bombick** felt that a digital order screen larger than approximately life-size was not necessary for any restaurant drive-through.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD TO AMEND THE SIGN CODE FOR CHAPTER 30, SECTION 30-101 DEFINITIONS, AND SECTION 30-208 DRIVE-THROUGH RESTAURANT SIGNAGE (DC#15-156), AS OUTLINED IN ATTACHMENT I DATED JANUARY 26, 2016, WITH THE FOLLOWING REVISION:

1. ITEM 5a:

Speaker Bollard: One speaker bollard is allowed per drive-through lane. The speaker may include a digital order screen. No business or product signage shall be permitted on the speaker exterior. The volume of sound emitted shall not exceed 50 decibels (to be verified by Staff prior to Village Board approval) at a distance of (X) feet from the speaker.

Commissioner Kubow said he had an overall level of comfort knowing that all restaurant drive-through signage are reviewed on a case-by-case basis by Staff.

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

ITEM 5. SIGN CODE MODIFICATIONS

DC#15-157 – Manual Change Bulletin Boards/Changeable Panel Signs

Mr. Hautzinger began by presenting photos of the existing ground sign at Southminster Presbyterian Church at 916 E. Central Road in Arlington Heights. This sign includes a fixed sign panel on top with a changeable sign panel below. He explained that the interchangeable panel on this sign is used as a type of manual change bulletin board as shown in the photos. In 2010, the sign code was amended to add a definition for Manual Change Bulletin Boards and to establish design considerations for manual change bulletin boards. However, the current definition of a manual change bulletin board is not clear regarding the type of manual change bulletin board that is allowed. It is Staff's understanding that the type of manual change bulletin board allowed is one with individual interchangeable letters, such as used at Walgreens stores. Printed, changeable product advertisement panels were not envisioned.

Mr. Hautzinger reported that the Village recently received an inquiry from a business owner about installing a new ground sign that would include both a permanent business identification sign panel on top and a printed, changeable produce advertisement sign panel on the bottom. The proposed ground sign would be 6-feet tall with a total sign area of 27 square feet. The proposed sign face is composed of an upper, business identification sign panel that is 1/3 of the sign area and a lower printed, changeable product advertisement panel that is 2/3 of the sign area. This sign raised the question of whether the proposed changeable sign panel is a manual change bulletin board or not. Staff feels that this type of sign looks very nice, and is an attractive way of using a manual change bulletin board that has a nicer appearance than individual changeable letters. However, there is concern about the size of the changeable panel on this current proposal, and the sign code does not currently regulate the maximum size or proportions of manual change bulletin boards incorporated into ground, monument or wall signs.

Chair Eckhardt asked how the Southminster Presbyterian Church was different than a business with a code compliant sign that decides to change the sign panel design after one year. **Mr. Hautzinger** replied that a permit is required for re-facing of signs, whereas the Southminster Church bulletin board can be changed at will without a permit.

Mr. Hautzinger reviewed the possible options regarding Manual Change Bulletin Boards/Changeable Panel Signs being proposed at this time:

Option 1: Make no change in the current code.

- Continue to allow traditional manual change bulletin boards that involve changing letters on a background. Changeable panel signs would continue to not be allowed.

Option 2: Modify the Sign Code, but do not change current policy.

- Amend the definition of Manual Change Bulletin Boards describing them as a portion of a ground sign or wall sign used to advertise a sale, event or a product utilizing manual change copy text.
- Continue to allow traditional manual change bulletin boards that involve changing letters on a background. Changeable panel signs would continue to not be allowed.

Option 3: Modify the Sign Code to allow ground signs and wall signs with manual change bulletin boards that utilize either changeable text or changeable printed product advertisement sign panels.

- Amend the definition of Manual Change Bulletin Boards to permit manual change bulletin boards with either changeable text or changeable printed product advertisement sign panels.
- Amend Sections 30-305 Manual Change Bulletin Boards under the Code provisions concerning ground signs and Section 30-405 Manual Change Bulletin Boards under Code provisions concerning wall signs to add the following regulations:
 - o The maximum size of manual change bulletin boards with changeable letters or changeable, printed product advertisement panels shall not exceed 50% of the total allowed sign area or 30 square feet, whichever is less.
 - o Messages on manual change bulletin boards and changeable printed panels shall be limited to pertinent information related to the business operation, products produced or sold or service rendered on-site. No off premise advertising is permitted.

Staff is recommending Option 3, to modify the Sign Code to allow ground signs and wall signs with manual change bulletin boards that utilize either changeable text or changeable printed product advertisement sign panels. **Mr. Hautzinger** reviewed the language being proposed for the text amendments to the existing Sign Code, Section 30-101 Definitions, Section 30-305 Manual Change Bulletin Boards (ground signs) and Section 30-405 Manual Change Bulletin Board (wall signs).

Chair Eckhardt asked how 30 square feet was established as a maximum for manual change bulletin boards. **Mr. Hautzinger** replied that the permitted size of ground signs were evaluated with 80 square feet being the maximum allowed, and 50% of that being 40 square feet, which was used as a tool in determining the maximum amount allowed for a manual change bulletin board. **Chair Eckhardt** was okay with the 30 square feet established. **Commissioner Fitzgerald** had no problem with the appearance of the current sign proposal; however, the fact that it can be changed by the business, means that 60% of the sign cannot be controlled, which he was concerned about. **Mr. Hautzinger** agreed with this concern and reiterated that stores with manual change bulletin boards, such as Walgreens, are currently allowed to change their bulletin boards with no policing, and there have been no problems with this to his knowledge.

Chair Eckhardt raised the point that manual change signs may be place holders for electronic signs in the future, and he asked how the commissioners felt about allowing 50% of a ground sign, with a maximum 30 square feet, as a manual change bulletin board sign or a future electronic sign. **Commissioner Kubow** felt that a ground sign should be a 2/3 to 1/3 ratio, with the manual change bulletin board being only 1/3. He felt that 50/50 was too much and the focus should be on the business and not advertisement, otherwise the sign becomes obnoxious. **Commissioner Fitzgerald** agreed. **Commissioner Kubow** was glad to see 50% as a start, but felt that 66/33 or 60/40 was more appropriate. **Mr. Hautzinger** clarified that currently, the Sign Code has no restriction on this, and existing signs could become non-compliant with this new requirement.

Chair Eckhardt said that an area of square footage should be established that is acceptable to the future of electronic signs because future electronic signs could just be fitted into the existing manual change portion of signs without changing the entire sign. **Commissioner Fasolo** was in favor of a ratio of 66/33, the opposite of the 'Home Design' sign presented by Staff. **Chair Eckhardt** said that it appeared as though the commissioners preferred a ratio of 2/3 to 1/3, or around 33% maximum for a manual change bulletin board. **Mr. Hautzinger** suggested 60/40 as a cleaner ratio.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30,

SECTION 30-101, SECTION 30-305, MANUAL CHANGE BULLETIN BOARDS FOR GROUND SIGNS (DC#15-157) AS OUTLINED IN ATTACHMENT I DATED JANUARY 26, 2016, WITH THE FOLLOWING REVISIONS:

- 1. CHANGE 50 PERCENT TO 33 PERCENT.**
- 2. OMIT "OR EXCEED A MAXIMUM OF 30 SQUARE FEET, WHICHEVER IS LESS".**

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

Mr. Hautzinger pointed out that the previous discussion focused on ground signs; however, wall signs are also being proposed as part of the text amendments. Although manual change bulletin boards associated with wall signs is less common than with ground signs, the same language was being proposed. He commented that wall signs can be much larger than ground signs, and Staff was proposing to maintain the 30 square foot maximum requirement for wall signs.

Commissioner Kubow suggested adjusting the proportion for a wall sign; for wall signs larger than 100 square feet the ratio should be 75/25. **Commissioner Bombick** referenced the very large wall sign at Floor & Décor on Rand Road and pointed out how large 1/3 of that overall sign would be for a manual change panel or letters. **Commissioner Fitzgerald** suggested staying with the 2/3 to 1/3 ratio for wall signs, not to exceed a maximum of 30 square feet. The other commissioners agreed.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30, SECTION 30-405, MANUAL CHANGE BULLETIN BOARDS FOR WALL SIGNS (DC#15-157) AS OUTLINED IN ATTACHMENT I DATED JANUARY 26, 2016, WITH THE FOLLOWING REVISION:

- 1. CHANGE 50 PERCENT TO 33 PERCENT.**

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

ITEM 6. SIGN CODE MODIFICATIONS

DC#15-167 – Residential Ground Signs

Mr. Hautzinger explained that the Zoning code allows certain non-residential uses such as schools, churches, Park District facilities, and the library to be located in residential zoning districts. Signage for such uses is regulated under Section 30-203, which states that only the following signs are permitted in residential districts:

- Manual change bulletin boards, not over 12 square feet in area for public, charitable, educational or religious institutions when located on the premises of said institutions. Any sign more than 12 square feet in area must be reviewed by the Design Commission and approved by the Village Board of Trustees. The application for such approval must comply with the notification requirements for sign variation.
- Ground signs accessory to a permitted non-residential use, provided that the height of such sign shall not exceed six feet and the surface area of such sign shall not exceed 25 square feet. Proposed signs, which are greater than 12 square feet, must comply with the notification requirements of this Section.

Staff has concerns with the current residential ground sign requirements with respect to code clarity, with differing requirements for ground signs and manual change bulletin boards. Additionally, code requires public notification and review for certain sizes of this type of signage that may be overly burdensome and also gives no incentive for an applicant to comply with code when a code compliant sign requires the same public review process as a sign variation. Finally, the current size restrictions for this type of signage may be too restrictive and does not take into consideration the location of signs along major roads versus residential streets.

Research conducted on residential ground signs in the Village found 10 sign reviews for religious institutions in residential districts with signs in excess of 12 square feet. One application was withdrawn, leaving nine applications approved by the Design Commission; 4 were at or below 25 square feet with the majority located on secondary streets, and 5 were ranging from 30 to 50 square feet with the majority located on major arterial streets.

Staff is proposing the following 3 options at this time:

Option 1: Make no change to the current code.

- Continue to permit manual change bulletin boards not in excess of 12 square feet and ground signs not in excess of 12 square feet without review by the Design Commission or approval by the Village Board.
- Continue to require review by the Design Commission and approval by the Village Board for manual change bulletin boards in excess of 12 square feet.
- Continue to require Design Commission review of ground signs over 12 square feet up to 25 square feet.
- Continue to require public notification, as required for sign variations, for manual change bulletin boards in excess of 12 square feet and ground signs over 12 square feet up to 25 square feet.

Option 2: Clarify the existing code requirements. Omit the notification requirements.

- Combine the code sections for residential ground signs, and clarify that manual change bulletin boards are allowed as part of the ground sign, not as separate signs.
- Allow residential ground signs up to 25 sf without Design Commission review, and omit the requirements for public notification.
- The maximum size for manual change bulletin boards would remain as 12 square feet.
- Any signs exceeding the permitted sizes shall require sign variations.

Option 3: Omit the notification requirements. Increase the maximum allowed sign size along major roads. Increase the maximum manual change bulletin board size. Include design criteria.

- Combine the code sections for residential ground signs, and clarify that manual change bulletin boards are allowed as part of the ground sign, not as separate signs.
- Allow residential ground signs up to 25 sf without Design Commission review, and omit the requirements for public notification.
- Allow residential ground signs up to 48 sf when located along major roads, with speed limit of 40 mph or greater. This size is consistent with the requirement for ground signs in the O-T (Office Transitional) Zoning District.
- Increase the maximum size for manual change bulletin boards to 75% of the permitted ground sign area or 30 sf, whichever is less. Non-residential uses, such as churches and schools, often use the majority of their sign area for displaying community messages.
- Add design criteria for sign to be compatible with the architecture of the building.
- Any signs exceeding the permitted sizes would require sign variations.

Staff is recommending Option 3, to modify the Sign Code to omit the notification requirements, increase the maximum allowed sign size along major roads, increase the maximum manual change bulletin board size, and include design criteria. **Mr. Hautzinger** reviewed the language being proposed for the text amendments to the existing Sign Code, Section 30-101 Definitions, Section 30-305 Manual Change Bulletin Boards (ground signs) and Section 30-405 Manual Change Bulletin Board (wall signs) **Mr. Hautzinger** reviewed the language being proposed for the text amendments to the existing Sign Code, Section 30-203. Existing subsection 'b' in this section would be removed, and existing subsection 'h' would be change to 'b' with the following revised language:

- Ground signs accessory to a permitted non-residential use, provided that the height of such sign shall not exceed six feet and the surface area of such sign shall not exceed 25 square feet. Signs located on a roadway with a speed limit of 40 miles per hour or greater may be up to 48 square feet in area. A manual change bulletin board may be incorporated as part of the ground sign, but the bulletin board may not exceed 75 percent of the permitted sign size or 30 square feet, whichever is less. The area of the manual change bulletin board shall not increase the overall permitted sign size. All signs must be designed to be compatible with the architectural style of the development. Refer to Article III of this Chapter for additional requirements for ground signs.

Chair Eckhardt acknowledged that the big change is the percentage permitted and the maximum size for manual change bulletin boards. He asked how 75% was achieved and **Mr. Hautzinger** replied that this was based on observations of existing signs seen at schools, churches and Park District facilities where the majority of the sign is often used as a manual change bulletin board to communicate

information to the public. **Chair Eckhardt** acknowledged that most of these types of signage are changeable bulletin boards. **Commissioner Kubow** said that part of him wanted to stay consistent; 33/66 with 66 percent at the top and 33 percent at the bottom; however, thinking about what is trying to be accomplished with the changeable signage, it was not necessarily advertisements. Therefore, he would say the opposite for residential ground signs; 66/33, with 33 percent at the top and 66 percent at the bottom. **Mr. Hautzinger** pointed out the amended definition of the previous item reviewed for a manual change bulletin board, which now allows for the option of an interchangeable manual change bulletin board with individual letters or a changeable panel.

Commissioner Bombick felt the revisions being proposed were appropriate and knowing that the Village has been consistent over the years in terms of allowing different size signs based on the speed and size of the road. **Chair Eckhardt** felt the maximum 75% being proposed in Option 3 was reasonable; to make it less than 75% would take away from what is trying to be accomplished with a manual change bulletin board. There were no further comments.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FASOLO, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30, SECTION 30-203, RESIDENTIAL (R) DISTRICTS SIGNAGE PROVISIONS (DC#15-167) AS OUTLINED IN ATTACHMENT I DATED JANUARY 26, 2016.

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

ITEM 7. SIGN CODE MODIFICATIONS

DC#09-025 – Village-Wide Electronic Signs

Mr. Hautzinger explained that the goal tonight was to re-introduce the topic of Village-Wide electronic signs and create recommendations, not necessarily language for the Village Board. He referenced a letter from Mayor Hayes to the Design Commission dated February 19, 2016 that describes the approach Mayor Hayes is requesting the commission to take with regards to Village-wide electronic signs, which is to develop a general overview of the issues related to electronic signs and recommend an approach for the Village Board to discuss this matter by early June. Mayor Hayes would like the Village Board to have an opportunity to discuss this issue earlier rather than later in the process before giving further guidance and direction to Staff and the Commission.

Chair Eckhardt said the commissioners have discussed electronic signs numerous times and he was ready to summarize his issues at this time. **Commissioner Bombick** agreed and suggested each commissioner quickly summarize their issues.

Mr. Hautzinger explained that Staff would be providing the commissioners with more detailed information on electronic signs in the near future, with this topic to be re-visited a few more times over the next few months before coming to preliminary conclusions. One option available is to arrange a tour for Staff and the Design Commissioners to visit other communities that allow electronic signs to help formulate opinions on what applications of electronic signage are favorable or undesirable. He gave background on some of the issues associated with electronic signs going back to 2007, with sign variation requests for electronic LED signs being denied for Rob Rohrman Auto Mall, Walgreens, and Tanita Corporation. Then, in 2009, a detailed study of electronic signage was prepared by the Planning & Community Development Department that included issues such as visual impact, driver distraction, and code enforcement. After review of the report, the Design Commission decided to continue to not allow electronic signs, but to revisit this issue in the future. In 2012, a Visual Preference Survey was conducted by the Planning & Community Development Department with the objective to evaluate signs of different types throughout the Village, including electronic LED signage. The majority of residents did not want electronic signs, and the Design Commission decided to continue to not allow them. Finally, in 2015, a variation request for an electronic changeable sign at Patton Elementary School was reviewed, which the commissioners did not support, but did want to re-review electronic signs village-wide.

Chair Eckhart said that after the review of the proposed electronic changeable LED sign at Patton School last year, the commissioners realized that this sign technology is up and coming and a needed issue; however, approving the variation would have set a precedent throughout residential neighborhoods. **Commissioner Bombick** added that that petitioner was concerned about the cost of the type of electronic sign that the commissioners would have considered approving.

Mr. Hautzinger reiterated that one of the big issues is the precedent that electronic signs in residential neighborhoods would set. He said that Staff has had recent requests from other businesses as well, which prompted the Village Board to encourage the commissioners to address this issue and move forward. He reviewed the 4 types of electronic signs that include Electronic Changeable signs, Electronic Graphic Display signs, Video Display signs, and Multi-Vision or Tri-Vision signs. He also explained the 2 alternatives to electronic LED signs that include Flip Disk signs, which is an old technology, and Electronic Ink signs, which is an emerging new technology with great potential, although this technology does not currently function properly in freezing temperatures. He presented a video of this new technology

called E-Ink, and reviewed the 10 questions contained in the Staff memo to the Village Manager dated February 17, 2016 for the commissioners' consideration. **Mr. Hautzinger** concluded by asking the commissioners for preliminary feedback at this time, including any additional research needed such as touring electronic signs in other communities.

Chair Eckhardt said that he was familiar with electronic signage in other communities and felt that touring other communities was unnecessary to determine what the important issues are, as well as to determine the process for allowing these signs; however, Staff could provide photographs of these signs at night. His initial issue with these signs is movement versus non-movement.

Commissioner Bombick said that his concerns are the same concerns since the first electronic sign was allowed in the Village for the Daily Herald: that the sign is not big enough, and that the display technology appears archaic with light bulbs. He felt that electronic signs today still appear to have coarsely sized LED lights in a grid with annoying colors. He felt that the size must be appropriate for where it is located, the display medium, color and brightness of the light must be appropriate, and the quality of the graphic display must be refined. He also was unsure if the issue of animation was still an issue if the sign is on a street that did not impact neighbors. Finally, he felt that all of the small 'Open for Business' electronic signs located up and down every thoroughfare is annoying enough, and he did not think we need electronic signs with changing copy constantly bombarding us as we drive by on residential and commercial streets.

Commissioner Fitzgerald did not like anything that moves, and if these signs were allowed then they should be timed so that they are not changing all the time. He envisioned that whatever is allowed for these electronic signs would just end up becoming light noise, which **Commissioner Kubow** referred to as sign pollution. **Commissioner Kubow** said that he is still processing the huge precedent this would set, although he felt that location was key, and if these signs are allowed at schools, the signs must be strict in their emittance and colors. A certain type of electronic sign that might have movement could be okay in an industrial corridor along the highway; however, moving towards the main thoroughfares the signs should be proportionately died down, if allowed at all. He did not have any constructive comments to provide at this time because he is still thinking about it all.

Commissioner Fasolo said that creating a code for electronic signs was necessary and it should be consistent for both commercial and residential neighborhoods. He felt that electronic signs should be static; however, if the sign did change, it should be timed appropriately. He pointed out the old style manual change bulletin board sign located at Windsor School, which he felt was brighter than an electronic sign would actually be. He also felt that the current technology for electronic signs was mostly red or orange on black that does not look good, versus white on black which was somewhat limited in availability, and he was confident that current technology would catch up and offer more options. He was in favor of the Electronic Ink signage as an alternative; however, he was unsure how long it would be around and how expensive and available it is, and felt we should be open to whatever new technology will come after LED.

Chair Eckhardt felt that electronic signage was appropriate on residential properties that are commercially oriented, not a homeowner putting up electronic signage in their yard. He also felt that electronic signage was appropriate in a commercial use. He said it was important to focus on different rules and thoughts in each zoning district, such as segregating purely public informational uses versus advertising. His motivation to consider allowing electronic signage comes from schools, churches or businesses not having to go outside, up and down a ladder, to change out letters on their sign. He

would consider and support electronic signage with restrictions, to include discussions about the ability to somehow control the sign. He felt that electronic signage is the coming technology and that it is very useful to get the message out with the ability to have a changing message.

Chair Eckhardt did not disagree that it might be valuable to visit other communities to get a feeling for size and the impact of size of electronic signage, as well as to see some of the current technology. Sign vendors could also provide information on what the current trend in electronic signage is.

In closing, **Chair Eckhardt** polled the commissioners by a show of hands, who was opposed to allowing any electronic signage, and who would consider electronic signage if it had appropriate restrictions that would maintain the dignity of the Village. Overall, the commissioners unanimously felt that some amount of electronic signage with restrictions should be allowed.

ITEM 8. GENERAL MEETING

**A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER BOMBICK, TO
ADJOURN THE MEETING AT 9:35 P.M.**

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



Item: DC#16-016 - 519 S. Highland Ave. - SF/Addition

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to an existing single-family residence.

Recommendation

It is recommended that the Design Commission evaluate the proposed addition to the existing single-family residence located at 519 S. Highland Avenue. This recommendation is based upon the architectural plans dated 2-11-16 and received 2-12-16, and the following conditions:

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

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Rogers Residence
Project Address: 519 S. Highland Ave.
Prepared By: Steve Hautzinger

Date Prepared: March 3, 2016

PETITION INFORMATION:

DC Number: 16-016
Petitioner Name: Robert Flubacker
Petitioner Address: Robert Flubacker Architects
1835 Rohlwing Road, Suite B
Rolling Meadows, IL 60008
Meeting Date: March 8, 2016

Requested Action(s): Approval of the proposed architectural design for an addition to an existing 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. Per Section 6-501.e.3. of the Municipal Code, the powers, duties, and responsibilities of the Design Commission include working towards the aesthetic growth and preservation of the community by studying exterior design drawings, sign plans, landscape and site plans to determine how the proposed development will relate to exterior architectural design, arrangement, height and appearance, color and texture of the materials of the exterior construction, landscaping, entrance ways, lighting, off-street parking facilities and similar matters as set forth in the Design Guidelines.

The petitioner is proposing to add a second floor addition to an existing single story home. The existing detached garage will remain. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,464 square feet and the residence, with the proposed addition, will have approximately 2,062 square feet. This project complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 24 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25.23 feet Side: 5.08 feet Side: 11.84 feet Rear: 68.92 feet
Building Height	25 feet to the midpoint	23 feet to the midpoint
FAR	2,908 SF	2,062 SF
Building Lot Coverage	2,262 SF	1,431 SF
Impervious Surface Coverage Total	3,555 SF	2,841 SF

The existing neighborhood consists of a mix of traditional style single story, one-and-a-half story, and two story homes. Overall, the proposed second floor addition has very nice character with varying roof forms, traditional detailing, and steep gables that complement the historic tudor style homes across the street and down the block. However, the proposed design does not relate quite as well to the existing homes on the same side of the street which are primarily smaller scale with low sloping roofs. The overall height of the proposed addition appears quite tall between the neighboring houses, and the single story house to the south is only separated by 10'-2". Additionally, the steep gable on the second floor bay window accentuates the height of the house. However, it should be noted that the overall height of the house is 23 feet, which is 2 feet under the maximum allowed height.

Options to consider include:

1. Hip the sides of the main roof to minimize the height of the side walls.
2. Reduce the slope of the main roof to lower the overall height of the ridge.
3. Revise the design with a simpler second story addition and a lower sloped roof to complement the existing two-story Georgian style homes on the block.

RECOMMENDATION:

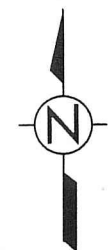
It is recommended that the Design Commission **evaluate** the proposed addition to the existing single-family residence located at 519 S. Highland Avenue. This recommendation is based upon the architectural plans dated 2-11-16 and received 2-12-16, and the following conditions:

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

_____, March 3, 2016

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-016



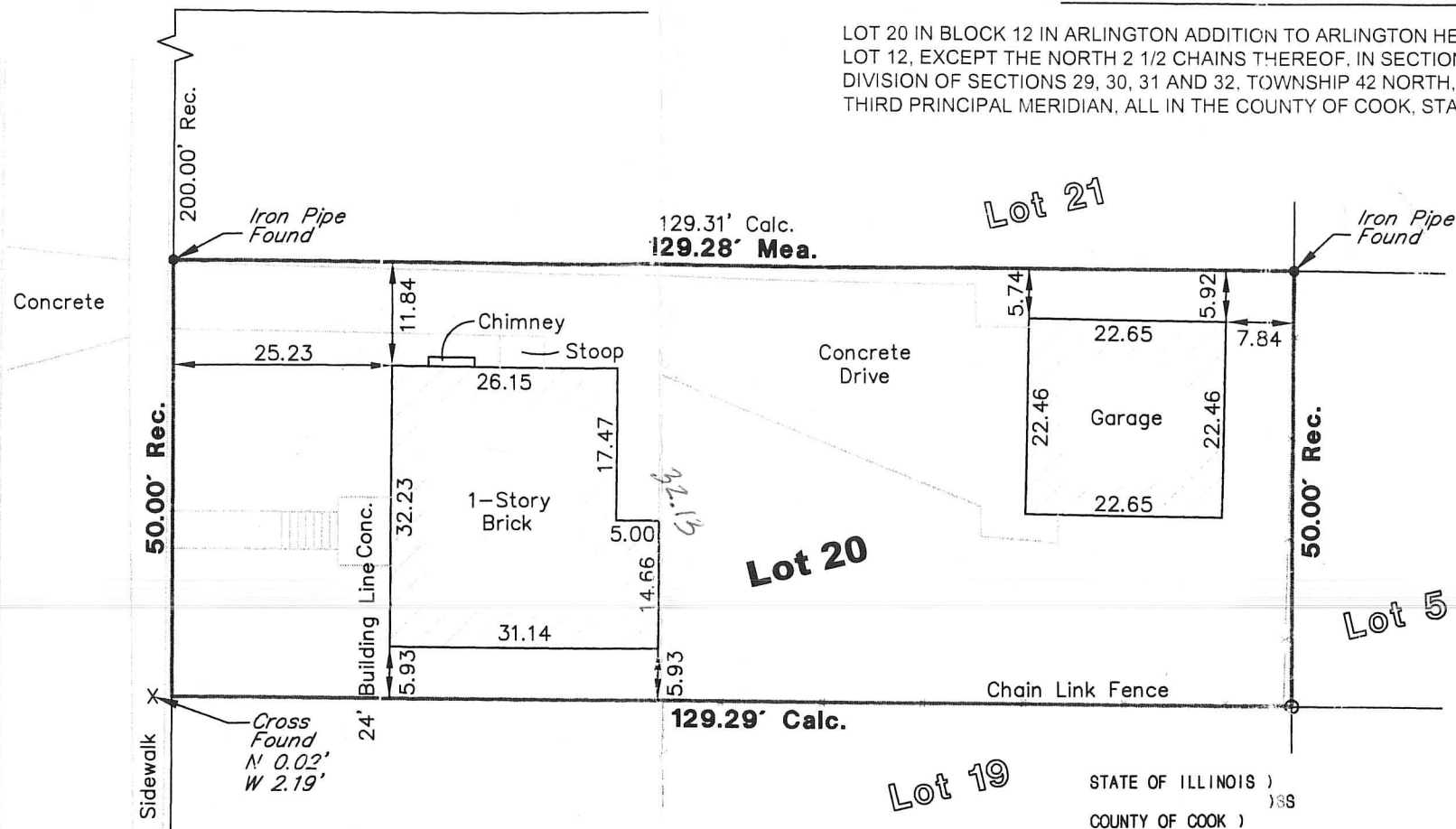
SCALE: 1" = 20'

**South
Highland Avenue**

Park Street

PLAT OF SURVEY

LOT 20 IN BLOCK 12 IN ARLINGTON ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF LOT 12, EXCEPT THE NORTH 2 1/2 CHAINS THEREOF, IN SECTION 32, IN THE ASSESSOR'S DIVISION OF SECTIONS 29, 30, 31 AND 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE COUNTY OF COOK, STATE OF ILLINOIS.



Surveyor Notes:

1. Field Work Completed on 03-05-07
2. Prepared for Republic Title Company, for real estate transaction.
3. Site Address: 519 South Highland Avenue, Arlington Heights, IL 60005
4. Pin No.: 03-32-127-005
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Due to heavy snow and unplowed areas some information is approximated or may not have been located. All information should be verified.

STATE OF ILLINOIS)
COUNTY OF COOK)

WE, LAND SURVEYING SERVICES, INC. DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF MARCH, A.D. 2007. IN PALATINE, ILLINOIS.

GLORIA JEAN KOTER, AN AGENT FOR LAND SURVEYING SERVICES, INC.

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3323
License Expiration Date 11-30-08

This professional service conforms to the current Illinois minimum standards for a current boundary survey.

Legend:

○-Set 3/4" Iron Pipe

Revision:

Land Surveying Services, Inc.
19 S. Bothwell St., Suite 210
Palatine, Illinois 60067

Ph. (847)991-7700 Fax. (847)991-7707
Professional Design Firm License No. 184-003632

Date: 03-05-07	Drawn: BS	Project: LS070308
Scale: 1"=20'	Check: JK	

ALTERATIONS AND ADDITIONS FOR

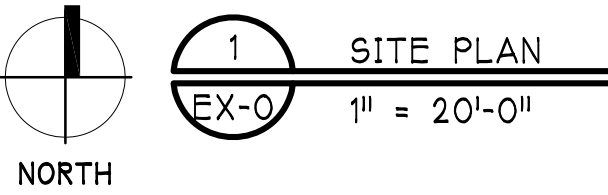
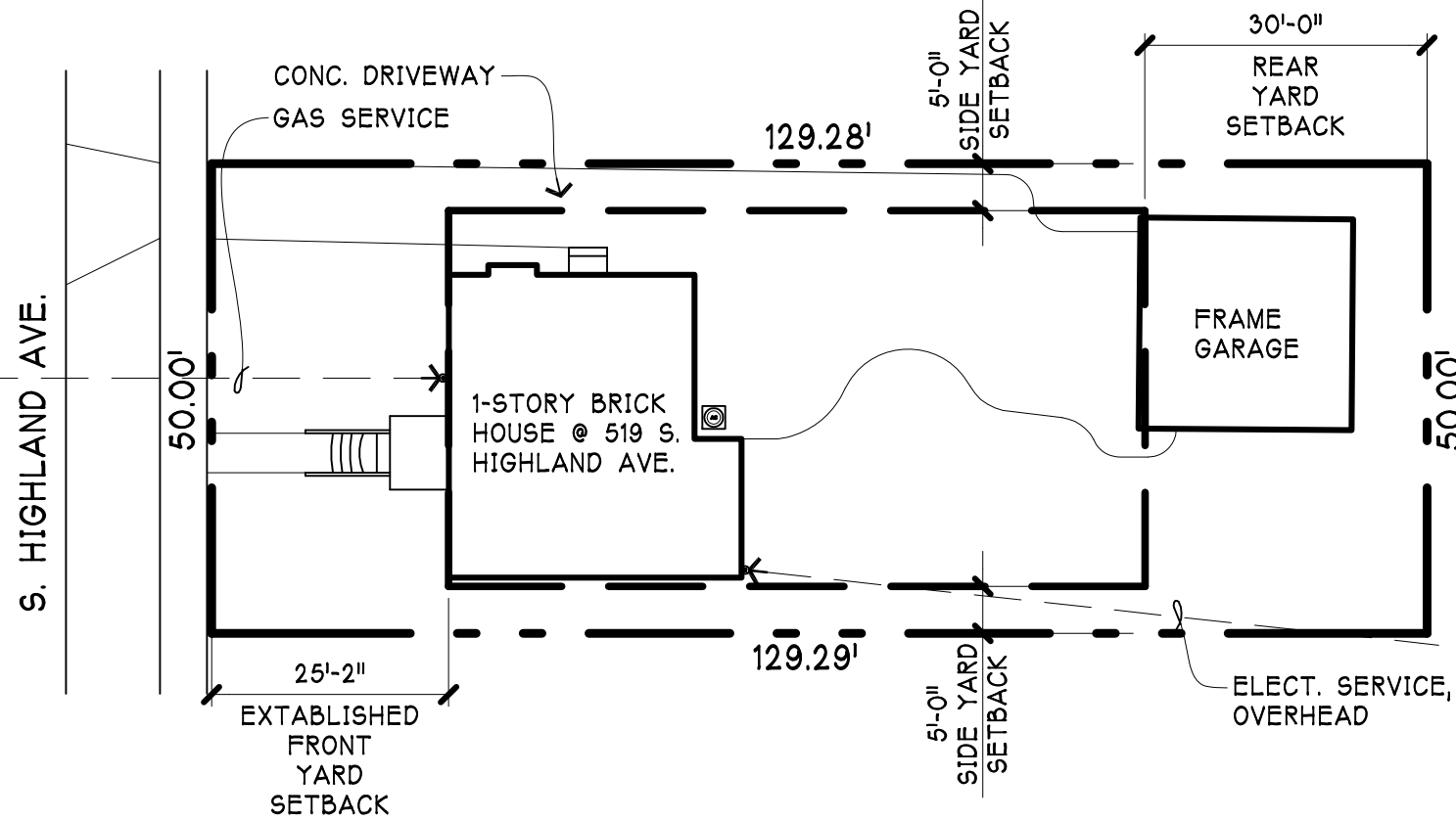
THE ROGERS RESIDENCE

519 S. HIGHLAND AVE.,
ARLINGTON HEIGHTS, ILLINOIS

SITE PLAN

SITE PLAN LEGEND:

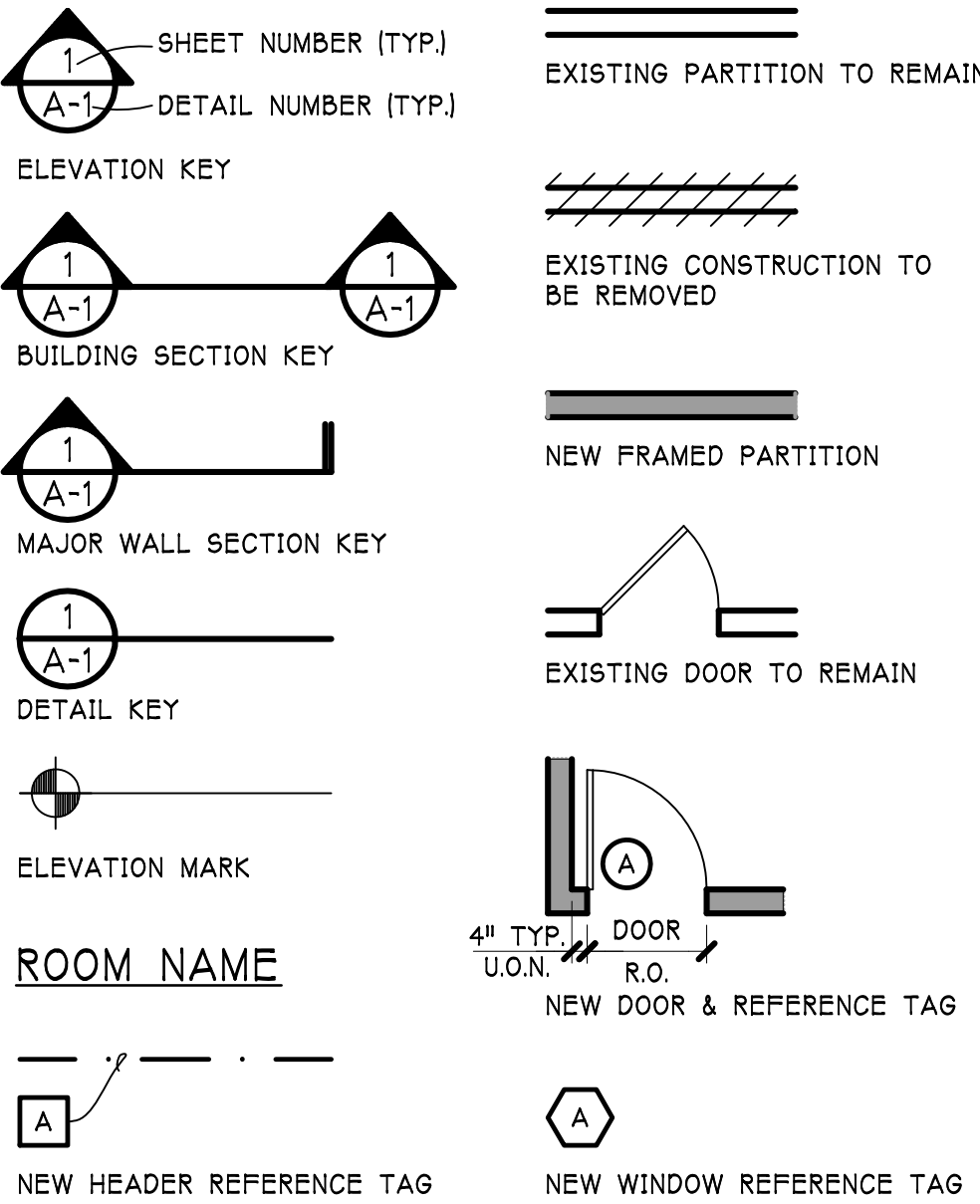
- EXIST. CONSTRUCTION TO REMAIN
- PROPERTY LINE
- SETBACK LINE



ABBREVIATIONS

•	AT	EXP.	EXPANSION	PLAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
B/	BOTTOM OF	F.T.S.	FOOTING	REF.	REFRIGERATOR
BD.	BOARD	FURN.	FURNACE	REG.	REGULAR
BLDG.	BUILT-IN	GA.	Gauge	REINF.	REINFORCE
B.O.	BUILDING	GALV.	GALVANIZED	RM.	ROOM
BRG.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
C	CARPET	GYP.BD.	GYP.SUM BOARD	S.C.	SOLID CORE
CAB.	CABINET	HGT.	HEIGHT	SECT.	SECTION
C.I.	CAST IRON	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.J.	CONSTRUCTION JOINTS	HORZ.	HORIZONTAL	SIM.	SIMILAR
CL	CENTER LINE	HTS.	HEATING	S.P.	SUMP PIT
CLG.	CEILING	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	SPEC.	SPECIFICATION
CMU.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	SQ.	SQUARE
C.O.	CASED OPENING/ CLEAN OUT	INSUL.	INSULATION	STD.	STANDARD
COL.	COLUMN	INT.	INTERIOR	STL.	STEEL
CONC.	CONCRETE	L.	LINEN	STOR.	STORAGE
CONST.	CONSTRUCTION	LAM.	LAMINATE	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	LAV.	LAVATORY	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LLV	LONG LEG VERTICAL	T/	TOP OF
C.W.	COLD WATER	LVL	LAMINATED VENEER LUMBER	T.&B.	TOP & BOTTOM
D	DRYER	LVL	LAMINATED VENEER LUMBER	T.&G.	TONGUE & GROOVE
DEMO.	DEMOLITION	LVL	LAMINATED VENEER LUMBER	TEL.	TELEPHONE
DH.	DIAMETER	LVL	LAMINATED VENEER LUMBER	T.M.E.	TO MATCH EXIST.
DM.	DIMENSION	LVL	LAMINATED VENEER LUMBER	T.O.P.	TOP OF PLATE
DISP.	DISPOSAL	LVL	LAMINATED VENEER LUMBER	TV.	TELEVISION
DIV.	DIVISION	LVL	LAMINATED VENEER LUMBER	U.O.N.	UNLESS OTHERWISE NOTED
DN.	DOWN	LVL	LAMINATED VENEER LUMBER	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	LVL	LAMINATED VENEER LUMBER	VERT.	VERTICAL
D.W.	DISHWASHER	LVL	LAMINATED VENEER LUMBER	V.T.R.	VENT THRU ROOF
EA.	EACH	LVL	LAMINATED VENEER LUMBER	W/	WITH
EIFS.	EXTERIOR INSULATION AND FINISH SYSTEM	LVL	LAMINATED VENEER LUMBER	W.	WASHER
ELECT.	ELECTRICAL	LVL	LAMINATED VENEER LUMBER	W.C.	WATER CLOSET
ELEV.	ELEVATION	LVL	LAMINATED VENEER LUMBER	WD.	WOOD
EP	EJECTOR PIT/SUMP	LVL	LAMINATED VENEER LUMBER	WDW.	WINDOW
EQ.	EQUAL	LVL	LAMINATED VENEER LUMBER	W.H.	WATER HEATER
EQUIP.	EQUIPMENT	LVL	LAMINATED VENEER LUMBER	W.I.C.	WALK-IN CLOSET
EQUIV.	EQUIVALENT	LVL	LAMINATED VENEER LUMBER	W/O	WITHOUT
EW.	EACH WAY	LVL	LAMINATED VENEER LUMBER	WT.	WEIGHT
EXIST.	EXISTING	LVL	LAMINATED VENEER LUMBER	W.W.F.	WELDED WIRE FABRIC

SYMBOLS



CODE DATA

- ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING CODES:
- INTERNATIONAL CODE COUNCIL, 2009 EDITIONS (I.C.C.)
 - INTERNATIONAL RESIDENTIAL CODE
 - INTERNATIONAL BUILDING CODE
 - INTERNATIONAL MECHANICAL CODE
 - INTERNATIONAL FUEL GAS CODE
 - INTERNATIONAL FIRE CODE
 - INTERNATIONAL PROPERTY MAINTENANCE CODE
 - INTERNATIONAL EXISTING BUILDING CODE
 - INTERNATIONAL ENERGY CONSERVATION CODE, 2012
 - ILLINOIS STATE PLUMBING CODE, 2014
 - NATIONAL ELECTRICAL CODE, 2005
 - ILLINOIS ACCESSIBILITY CODE, 1997
 - INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

BUILDING DATA

ZONING: R-3

LOT AREA: 6,464 SQ.FT.

ALLOWABLE F.A.R.: 2,908 SQ.FT.

BUILDING AREAS:

EXISTING FIRST FLOOR	922 SQ.FT.
EXISTING DETACHED GARAGE	509 SQ.FT.

LIST OF DRAWINGS

- | | |
|------|----------------------------------|
| EX-0 | TITLE SHEET |
| EX-1 | BASEMENT PLAN / FIRST FLOOR PLAN |
| EX-2 | EXTERIOR ELEVATION |

ALTERATIONS AND ADDITIONS FOR

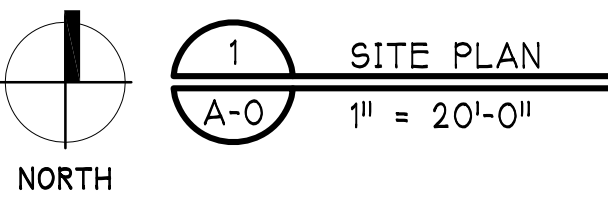
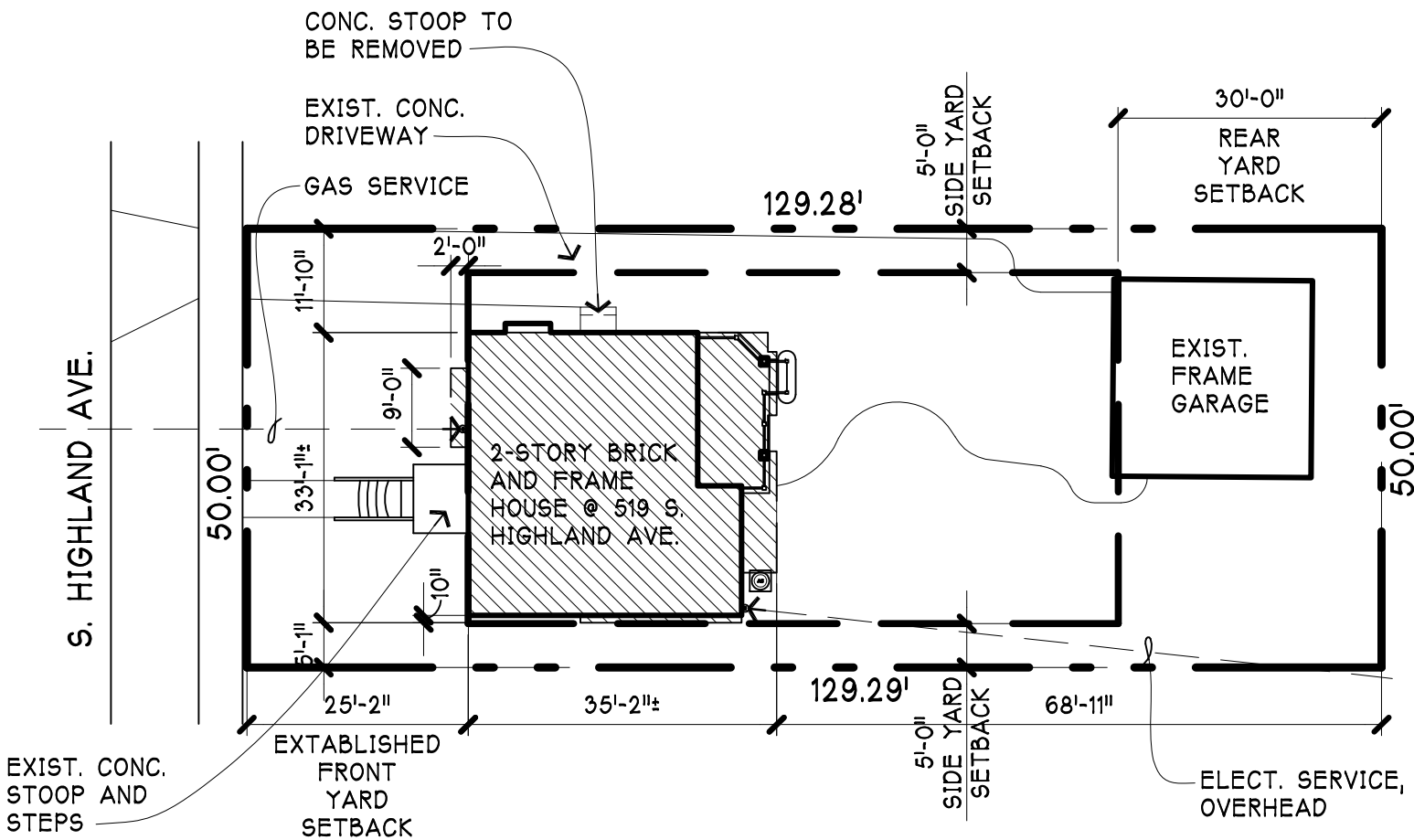
THE ROGERS RESIDENCE

519 S. HIGHLAND AVE.,
ARLINGTON HEIGHTS, ILLINOIS

SITE PLAN

SITE PLAN LEGEND:

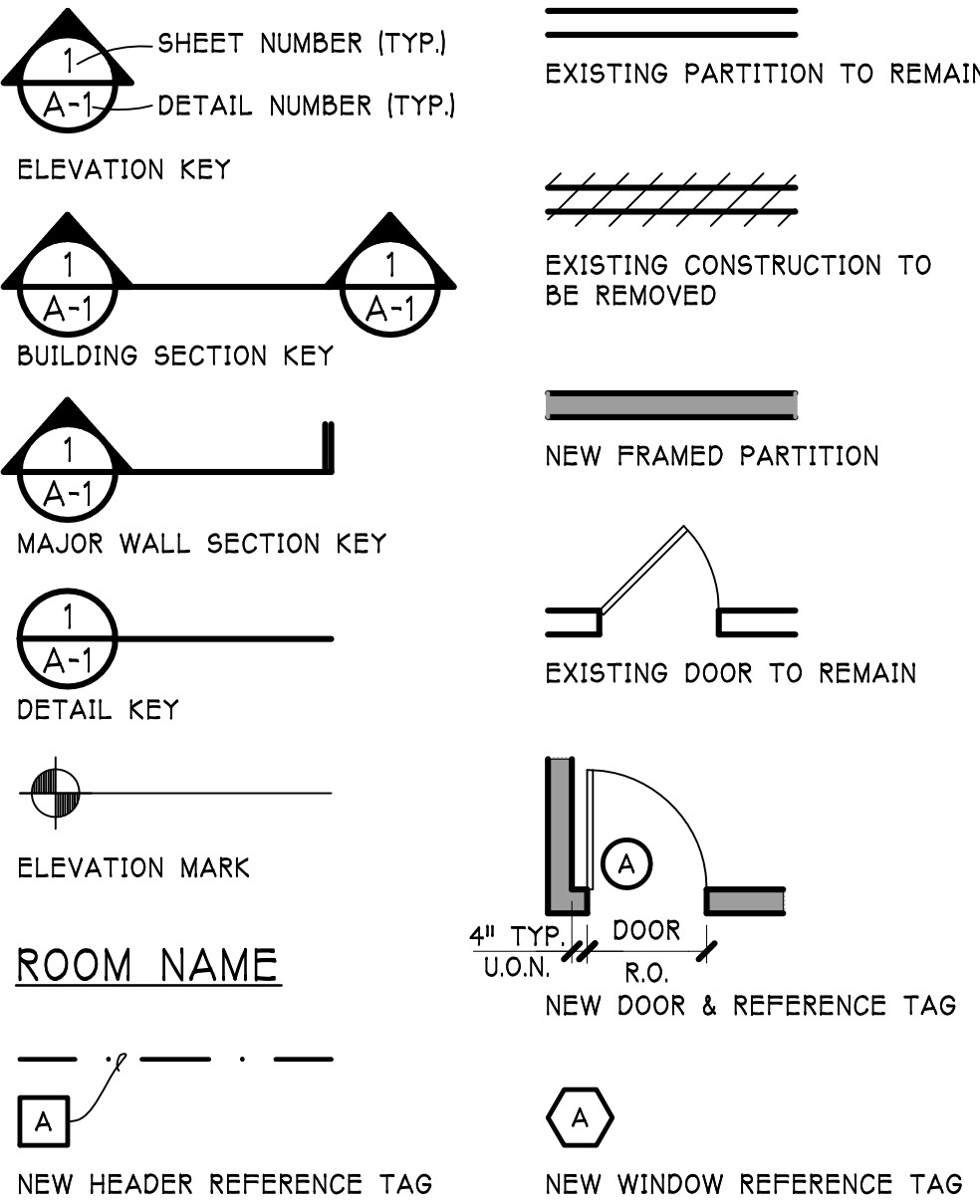
- EXIST. CONSTRUCTION TO REMAIN
- NEW SECOND FLOOR CONSTRUCTION
- PROPERTY LINE
- SETBACK LINE



ABBREVIATIONS

•	AT	EXP.	EXPANSION	PLAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
B/	BOTTOM OF	F.T.S.	FOOTING	REF.	REFRIGERATOR
BD.	BOARD	FURN.	FURNACE	REG.	REGULAR
BLDG.	BUILDING	GA.	Gauge	REINF.	REINFORCE
B.O.	BUILT-IN	GALV.	GALVANIZED	RM.	ROOM
BRG.	BEARING	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
C.	CARPET	GYP.BD.	GYP.SUM BOARD	S.C.	SOLID CORE
CAB.	CABINET	HGT.	HEIGHT	SECT.	SECTION
C.I.	CAST IRON	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.J.	CONSTRUCTION JOINTS	HORZ.	HORIZONTAL	SIM.	SIMILAR
CL.	CENTER LINE	HTS.	HEATING	S.P.	SUMP PIT
CLG.	CEILING	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	SPEC.	SPECIFICATION
CMU.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	SQ.	SQUARE
C.O.	CASED OPENING/ CLEAN OUT	INSUL.	INSULATION	STD.	STANDARD
COL.	COLUMN	INT.	INTERIOR	STL.	STEEL
CONC.	CONCRETE	L.	LINEN	STOR.	STORAGE
CONST.	CONSTRUCTION	LAM.	LAMINATE	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	LAV.	LAVATORY	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LLV.	LONG LEG VERTICAL	T/	TOP OF
C.W.	COLD WATER	LVL.	LAMINATED VENEER LUMBER	T.&B.	TOP & BOTTOM
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DEMO.	DEMOLITION	L.V.	LONG VERTICAL	TEL.	TELEPHONE
D.H.	DOUBLE-HUNG CLOSET RODS	L.V.	LONG VERTICAL	T.M.E.	TO MATCH EXIST.
DIA.	DIAMETER	L.V.	LONG VERTICAL	T.O.P.	TOP OF PLATE
DIM.	DIMENSION	L.V.	LONG VERTICAL	TV.	TELEVISION
DISP.	DISPOSAL	L.V.	LONG VERTICAL	TYP.	TYPICAL
DIV.	DIVISION	L.V.	LONG VERTICAL	U.O.N.	UNLESS OTHERWISE NOTED
DN.	DOWN	L.V.	LONG VERTICAL	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	L.V.	LONG VERTICAL	VERT.	VERTICAL
D.W.	DISHWASHER	L.V.	LONG VERTICAL	V.T.R.	VENT THRU ROOF
EA.	EACH	L.V.	LONG VERTICAL	W/	WITH
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	L.V.	LONG VERTICAL	W.	WASHER
ELECT.	ELECTRICAL	L.V.	LONG VERTICAL	W.C.	WATER CLOSET
ELEV.	ELEVATION	L.V.	LONG VERTICAL	WD.	WOOD
EP	EQUIP PIT/SUMP	L.V.	LONG VERTICAL	WDW.	WINDOW
EQ.	EQUAL	L.V.	LONG VERTICAL	W.H.	WATER HEATER
EQUIP.	EQUIPMENT	L.V.	LONG VERTICAL	W.I.C.	WALK-IN CLOSET
EQUIV.	EQUIVALENT	L.V.	LONG VERTICAL	W/O	WITHOUT
E.W.	EACH WAY	L.V.	LONG VERTICAL	WT.	WEIGHT
EXIST.	EXISTING	L.V.	LONG VERTICAL	W.W.F.	WELDED WIRE FABRIC

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FIRST FLOOR	922 SQ.FT.
SECOND FLOOR	1,140 SQ.FT.
DETACHED GARAGE	509 SQ.FT.

LIST OF DRAWINGS

- | | |
|-----|--|
| A-0 | TITLE SHEET / SITE PLAN |
| A-1 | BASEMENT FLOOR PLAN / FIRST FLOOR PLAN / SECOND FLOOR PLAN / ROOF PLAN |
| A-2 | EXTERIOR ELEVATIONS |



Property Left 3

505 S. Highlan Ave.



Property Left 2

509 S. Highlan Ave.



Property Left 1

513 S. Highlan Ave.



Subject Property

519 S. Highlan Ave.



Property Right 1

521 S. Highlan Ave.



Property Right 2

525 S. Highlan Ave.



Property Right 3

529 S. Highlan Ave.

***S. HIGHLAND
AVE.***

514 S. Highlan Ave.

Property Across 1



520 S. Highlan Ave.

Property Across 2

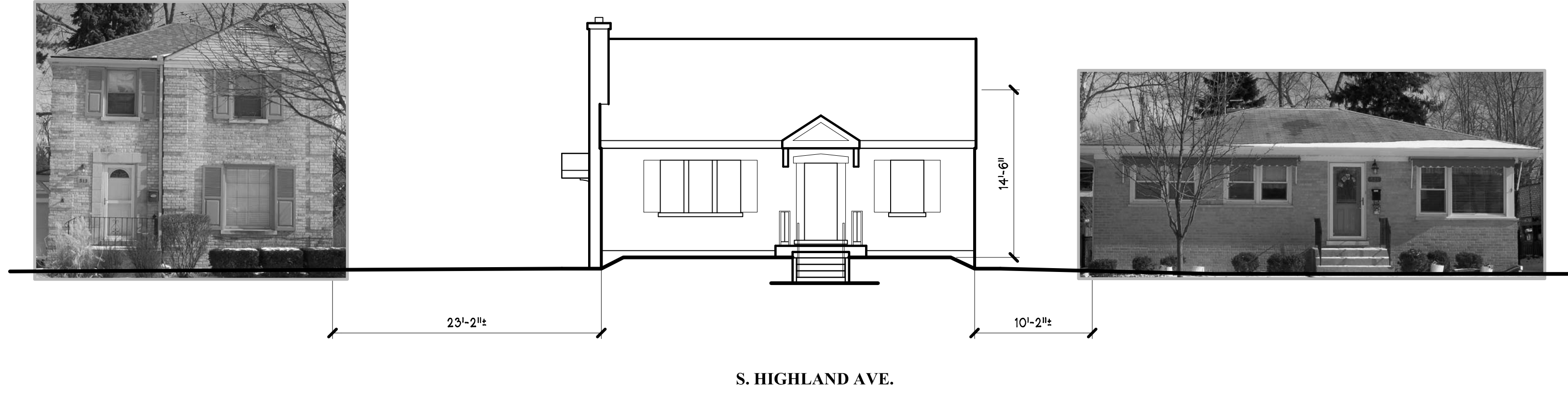


524 S. Highlan Ave.

Property Across 3



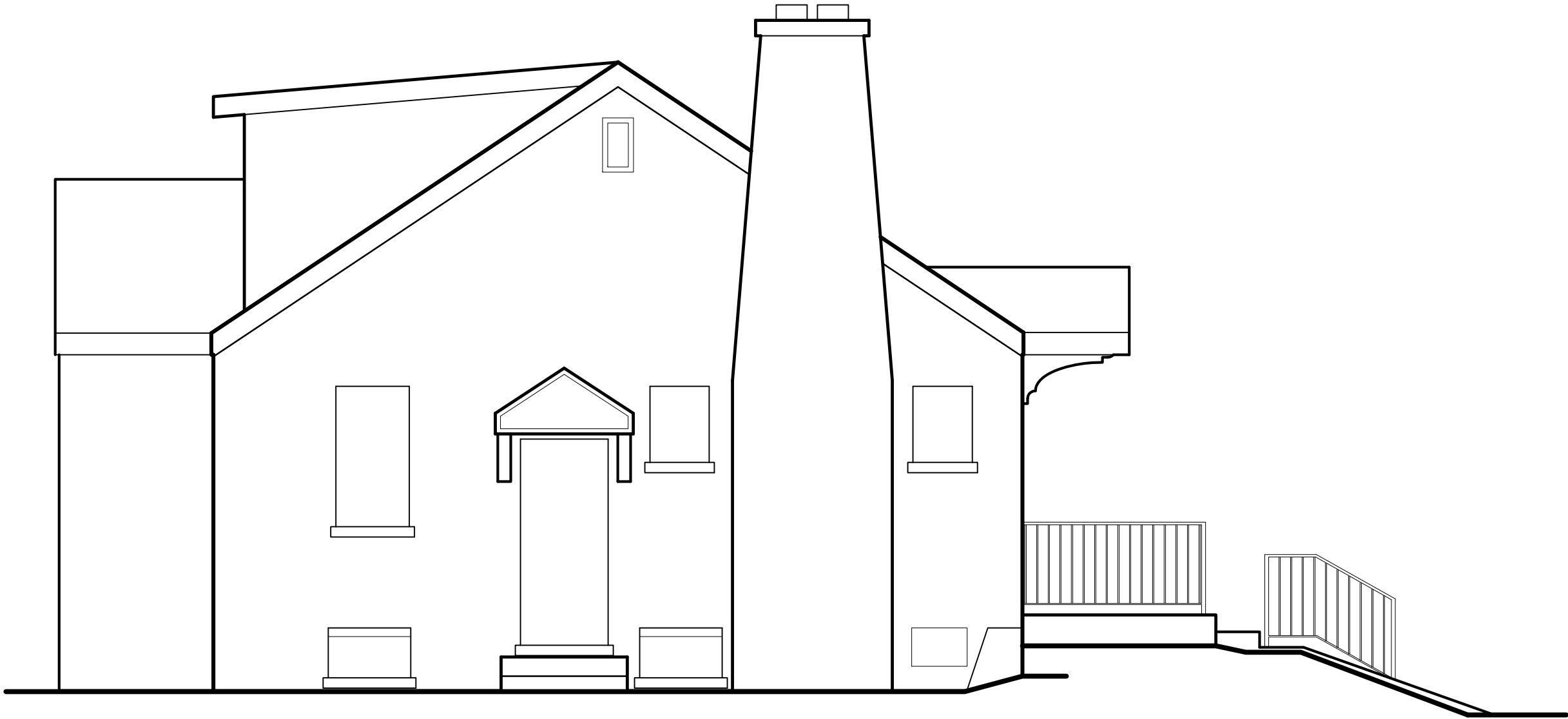
←North



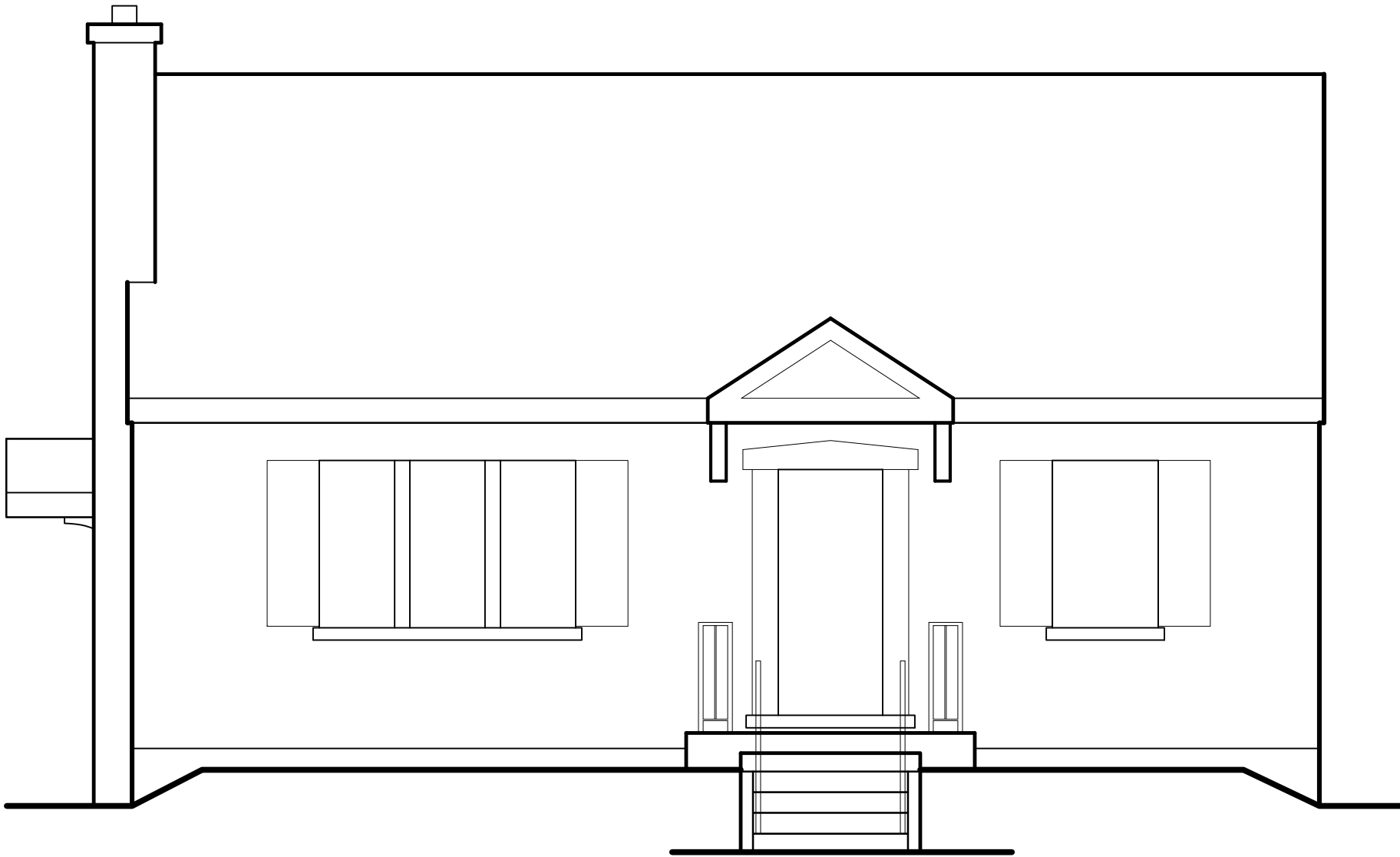
EXISTING ELEVATION STUDY
 SCALE: 1/8" = 1'-0"



PROPOSED ELEVATION STUDY
 SCALE: 1/8" = 1'-0"



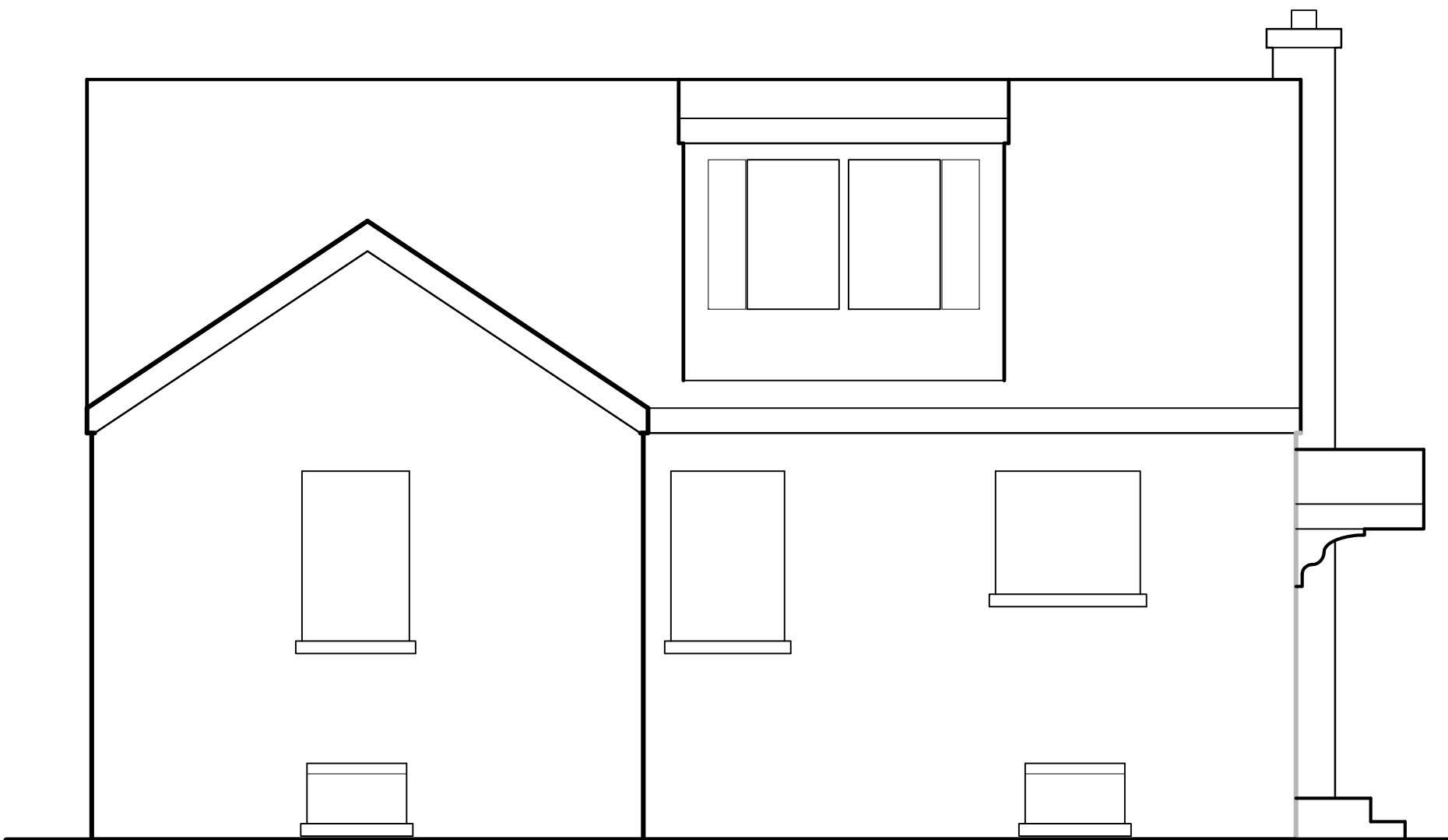
2 EXISTING NORTH ELEVATION
EX-2 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
EX-2 1/4" = 1'-0"

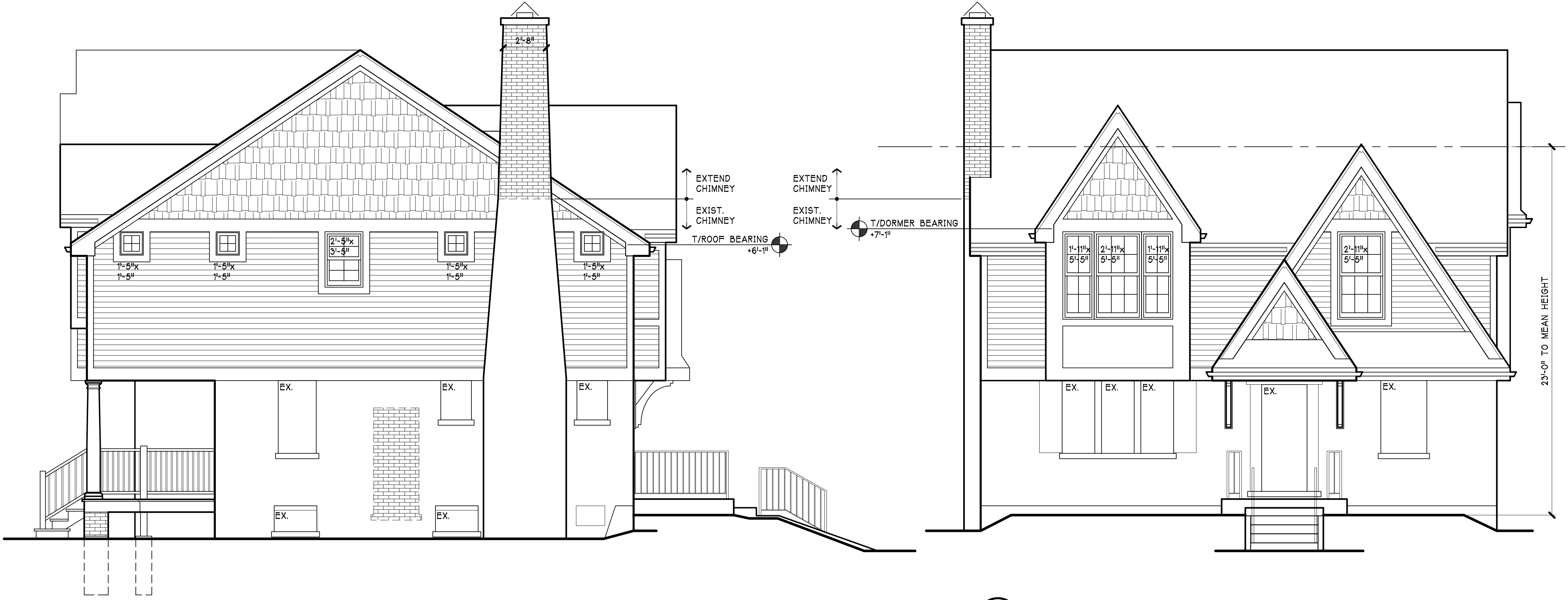


4 EXISTING SOUTH ELEVATION
EX-2 1/4" = 1'-0"



3 EXISTING EAST ELEVATION
EX-2 1/4" = 1'-0"

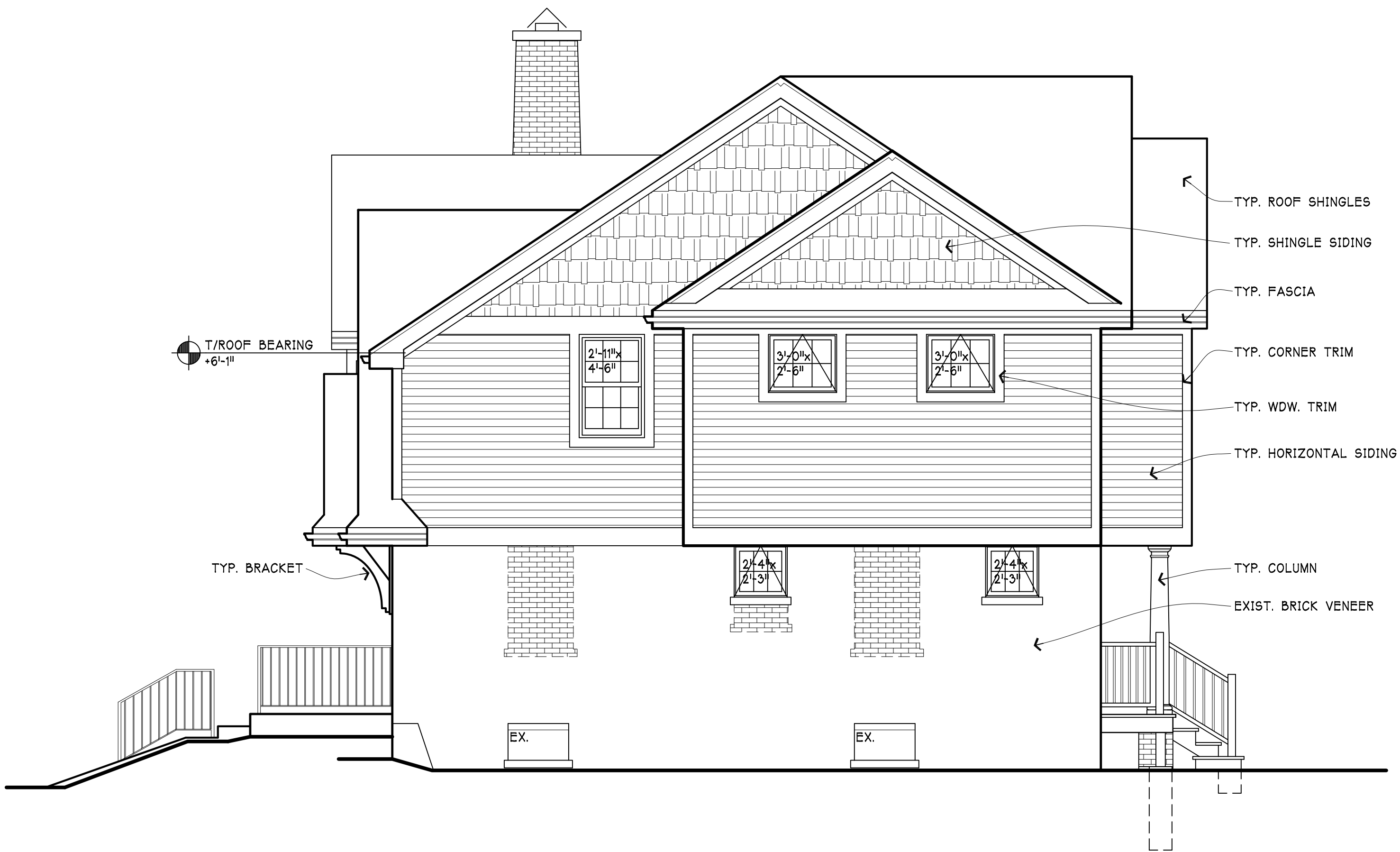
Date	Description
09.25.15	EXIST.



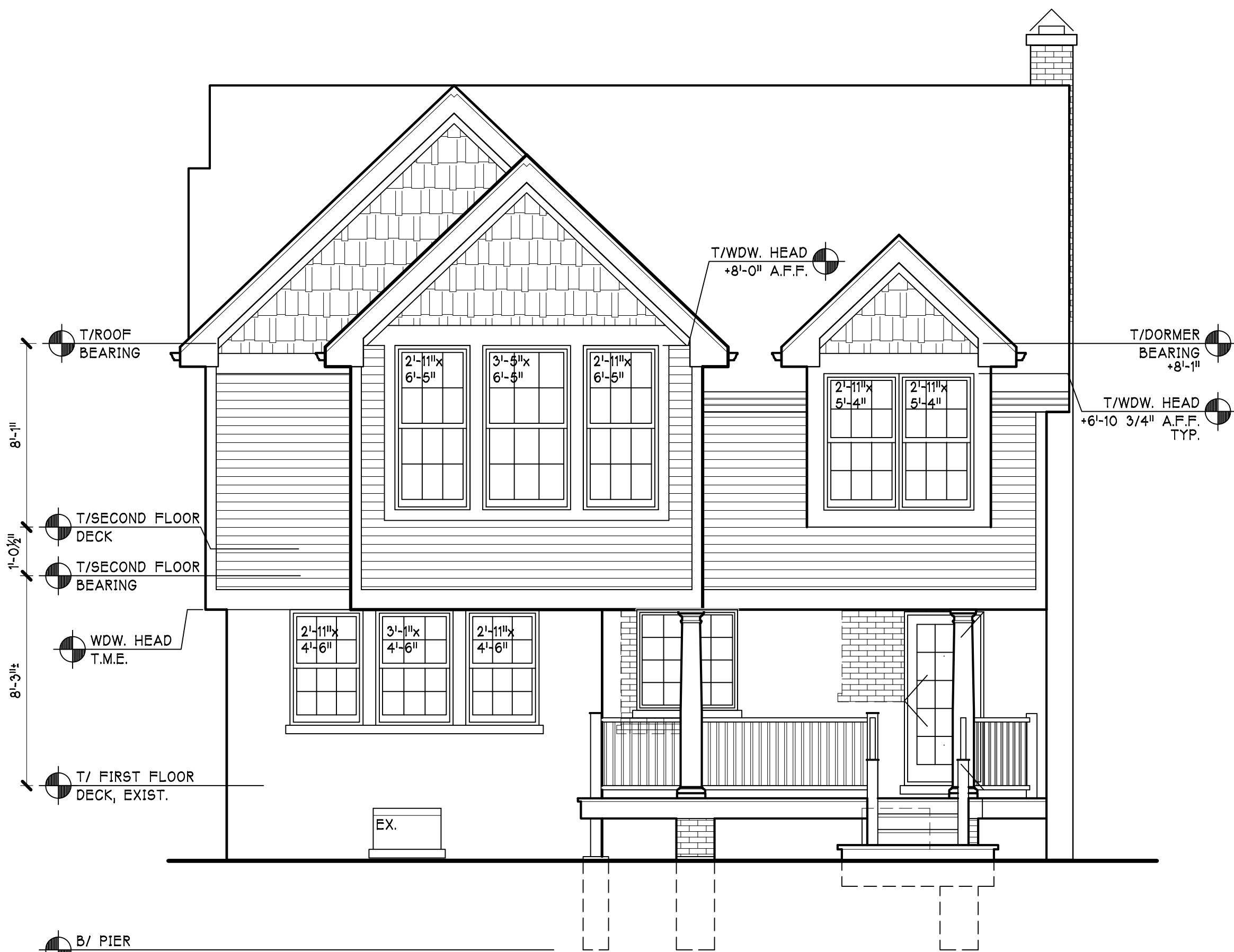
ELEVATIONS MATERIAL LEGEND		
MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF SHINGLES	'CERTAINTED' LANDMARK ARCHITECTURAL ASPHALT SHINGLES	WEATHER WOOD
HORIZONTAL SIDING	MASTIC, QUEST, 4" EXPOSURE, HORIZONTAL BEVEL, SMOOTH VINYL SIDING, (25' LENGTHS)	WICKER
SHINGLE SIDING	MASTIC, CEDAR DISCOVERY, PERFECTION	WICKER
CORNER TRIM	5" ALUMINUM WRAPPED	VINTAGE WICKER
FRIEZE BOARD	2x10 ALUMINUM WRAPPED	VINTAGE WICKER
SOFFIT	ALUMINUM VENTED SOFFIT	VINTAGE WICKER
COLUMNS	'CHADSWORTH' POLYSTONE 10" COLUMN	-
GUTTERS AND DOWNSPOUTS	PRE-FINISHED ALUMINUM GUTTERS AND OVERSIZED DOWNSPOUTS	-
FLASHING	PRE-FINISHED ALUMINUM FLASHING, 0.024"	-
ALUMINUM WRAP	0.024" NOMINAL, ALUMINUM TRIM STOCK	-
NOTE: HATCHING DENOTES NEW EXTERIOR FINISH MATERIALS. AREAS NOT HATCHED ARE EXISTING MATERIALS TO REMAIN		

2 NORTH ELEVATION
A-2 1/4" = 1'-0"

1 WEST ELEVATION
A-2 1/4" = 1'-0"



4 SOUTH ELEVATION
A-2 1/4" = 1'-0"



3 EAST ELEVATION
A-2 1/4" = 1'-0"

Single- Family Home Application

MATERIAL SCHEDULE

MATERIAL TYPE	MANUFACTURER/SERIES	COLOR
Roof shingles	Certainteed / Landmark	Weathered Wood
Horizontal siding	Mastic	Wicker
Shingle siding	Mastic	Wicker
Gutters / Trim / Fascia	Alside	Vintage wicker
Windows	Marvin Windows and Doors	Cashmere

List of primary colors, textures and materials to be used:

Roof shingles:	Asphalt shingles in 'Weathered Wood' color
Horizontal Siding:	4” exposure vinyl siding in 'Wicker' color
Shingle siding:	Vinyl shingle siding in 'Wicker' color
Gutters / Trim / Fascia:	'Alside' aluminum trim in 'Vintage wicker' color
Windows:	Aluminum clad in 'Cashmere' color



Item: DC#16-018 - 1605 N. Chestnut Ave. - SF/Addition

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to an existing single-family residence.

Recommendation

It is recommended that the Design Commission require revisions and re-review the proposed addition to the existing single-family residence located at 1605 N. Chestnut Avenue. This recommendation is based upon the architectural plans dated 2/16/16 and received 2/17/16, and 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.
2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Patyk Residence
Project Address: 1605 N. Chestnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: March 3, 2016

PETITION INFORMATION:

DC Number: 16-018
Petitioner Name: Dobieslaw Patyk
Petitioner Address: 1605 N. Chestnut Ave.
Arlington Heights, IL 60004
Meeting Date: March 8, 2016

Requested Action(s): Approval of the proposed architectural design for an addition to an existing 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. Per Section 6-501.e.3. of the Municipal Code, the powers, duties, and responsibilities of the Design Commission include working towards the aesthetic growth and preservation of the community by studying exterior design drawings, sign plans, landscape and site plans to determine how the proposed development will relate to exterior architectural design, arrangement, height and appearance, color and texture of the materials of the exterior construction, landscaping, entrance ways, lighting, off-street parking facilities and similar matters as set forth in the Design Guidelines.

The petitioner is proposing to expand an existing single story home with a new attached two car garage and a second floor addition. The existing detached garage and driveway will be demolished. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of approximately 9,775 square feet and the residence, with the proposed additions, will have approximately 3,832 square feet. This project complies with the R-3 zoning requirements listed below, but does require a zoning variations to allow an 11'-3" encroachment into the required rear yard setback, as well as to allow an exterior side yard setback distance of 25.5 feet where 25.8 feet is required.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 9.5 feet Exterior Side: 25.8 feet Rear: 30 feet	Front: 30 feet Side: 15.3 feet Exterior Side: 25.5 feet Rear: 18.7 feet
Building Height	25 feet to the midpoint	24 feet to the midpoint
FAR	4,348 SF	3,832 SF
Building Lot Coverage	3,421 SF	2,116 SF
Impervious Surface Coverage Total	4,887 SF	3,131 SF

The existing neighborhood consists of primarily single story homes with a mix of one car and two car attached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. However, it should be noted that the Design Commission has previously approved numerous new two-story homes (teardowns) in this neighborhood, although the subject property is surrounded by single story homes.

In general, the layout of the proposed attached garage and adding a second floor to this house can be successful due to the corner lot and a comfortable amount of space between the adjacent homes. However, there are numerous concerns regarding the design as submitted:

1. The massing of the second floor addition has a boxy appearance that looks top heavy.
2. There appears to be extra space between the top of the second floor windows and the roof which adds to the tall appearance.
3. The three layers of exterior materials (brick, horizontal siding, and shake siding) is odd.
4. The arrangement of windows has a random appearance that lacks rhythm.

5. The proposed front entry portico looks too small on the large two-story wall.
6. The proportions of the second floor attic above the garage look odd.
7. The proposed brown stain color on the existing brick is a concern.

Some options to consider to enhance the design include:

1. Lower the second floor roof line to reduce the top heavy appearance. Consider using dormers to break the roof line.
2. Revise the three layers of materials so that the shake siding is used as an accent material only, possibly in the gables.
3. Revise the window arrangement to create a more organized composition.
4. Enhance the front entry. A larger front porch could work well, but would require a zoning variation to be within the front setback.
5. Keep the natural color of the existing red brick and revise the color palette to complement it.
6. Consider stepping back portions of the second floor wall to create some relief in the flat two story wall.
7. Consider revising the second floor massing to include varied roof lines and forms that complement the scale of the neighborhood.

The images below represent some nice examples of second floor additions with nice scale and massing.



Image 1, 1303 W. Watling Street. This home is a very nice example of a second story addition to an existing single story house. The gable roof forms and front porch keep the scale of the expanded home within the context of the neighborhood.



Image 2, 5 W. Fairview Street. This home is another nice example of a second story addition to an existing single story house. The gable roof forms and dormers keep the scale of the expanded home within the context of the neighborhood.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions and re-review** the proposed addition to the existing single-family residence located at 1605 N. Chestnut Avenue. This recommendation is based upon the architectural plans dated 2/16/16 and received 2/17/16, and 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.
2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

March 3, 2016

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-018

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

Jens K. Doe
Professional Land Surveyors, P.C.

ORDER NO.
04-031

Scale - 1 inch = 20 feet

CHESNUT AVE.

70.13'

30.00'

26.72'

25.00'

105.0'

80.13'

1 STORY BRICK RESIDENCE #1605

30 FT. BUILDING

Proposed garage

5 FT. EASEMENT FOR PUBLIC UTILITIES & DRAINAGE

10 FT. EASEMENT FOR PUBLIC UTILITIES & DRAINAGE

CHAIN LINK FENCE

CONCRETE CURB

CONCRETE APRON

CONCRETE

WALK

CONC.

RADIUS: 25.00'

ARC: 39.66'

29.93'

15.40'

26.75'

15.25'

20.85'

22.45'

22.42'

FRAME GARAGE

DRIVE

GARAGE 2.93' SOUTH

GARAGE 2.95' SOUTH

NORTH FACE FENCE 3.06' SOUTH

EAST FACE FENCE 0.12' NORTH

WEST FACE FENCE 0.05'

MAUDE AVE.

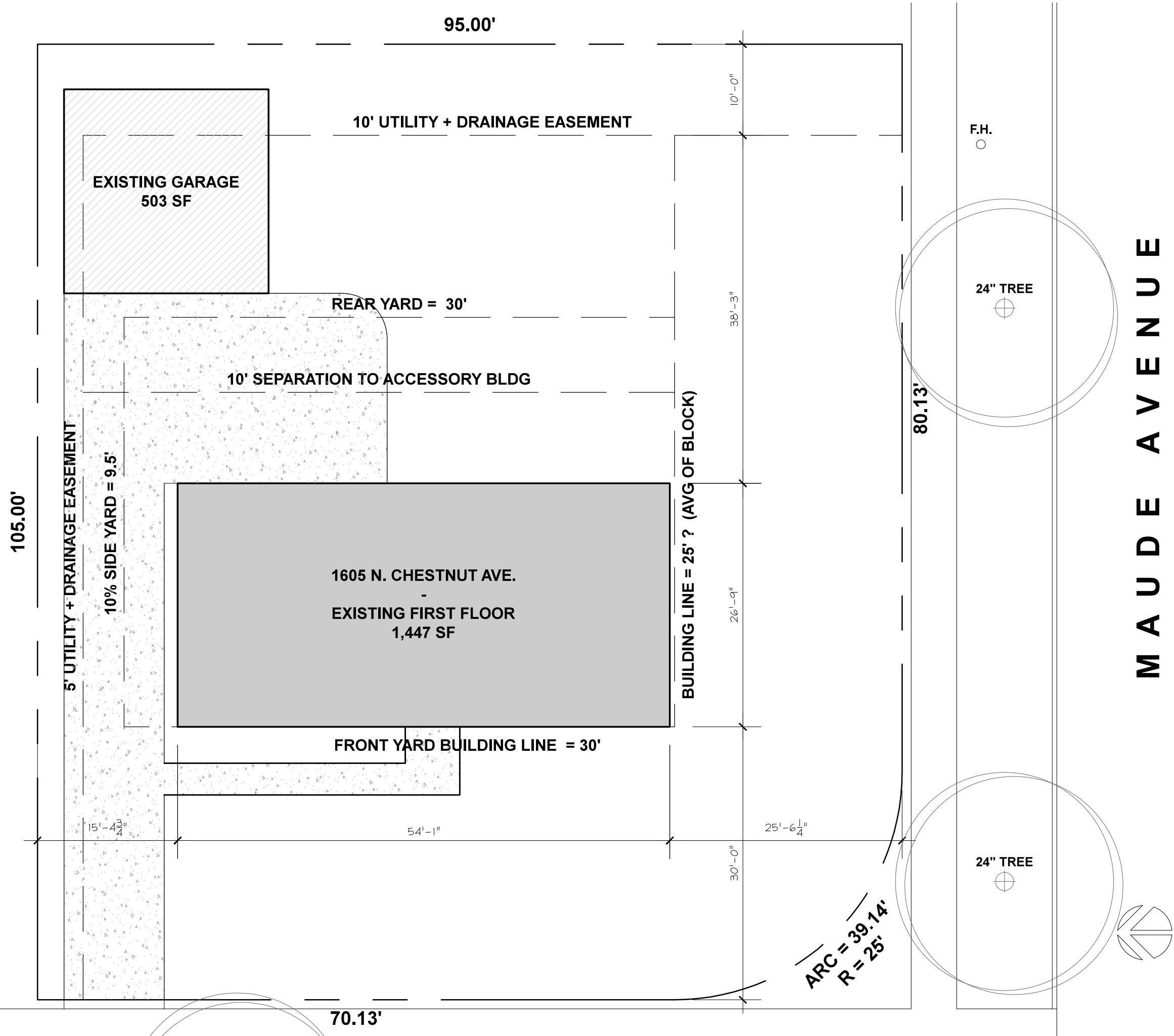
Dimensions are not to be assumed or scaled.

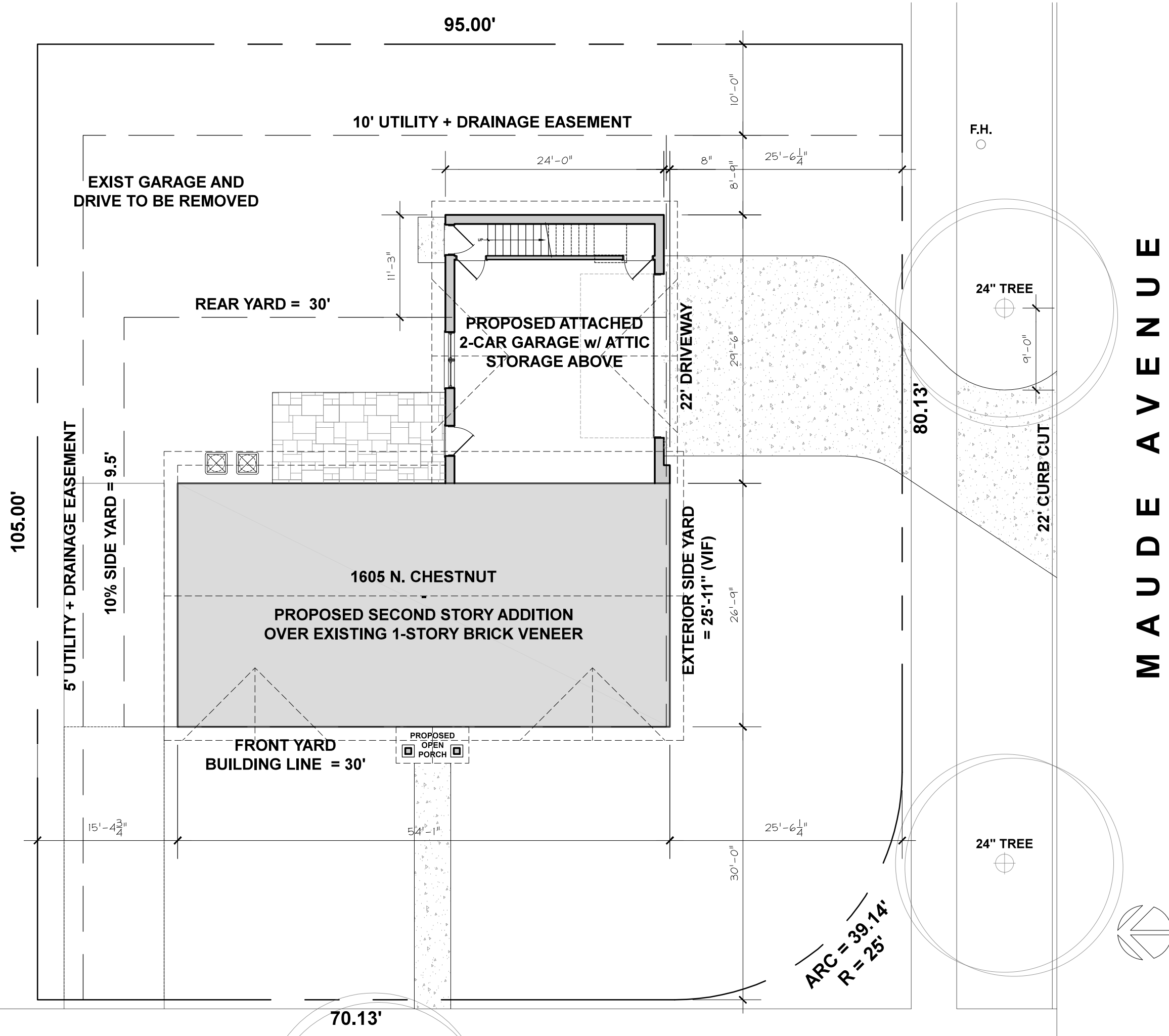
Compare distances between points before building and report any discrepancy to this office immediately.

Chicago, Illinois Dated this 8TH day of JANUARY

**JENS K. DOE PROFESSIONAL
LAND SURVEYORS, P.C.**

DOMINICK M. BLIZNICK (PRESIDENT)
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3390
MY LICENSE EXPIRES 11-30-04

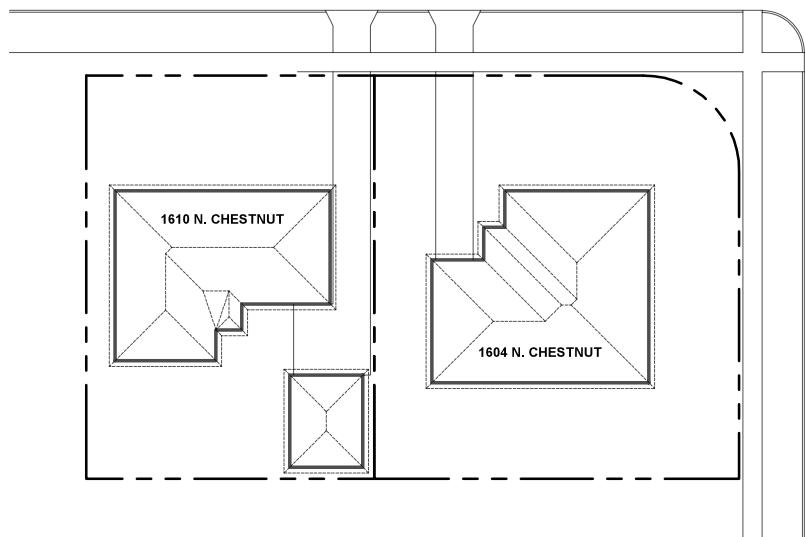




PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL

SCHEME PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0" MZA 2-16-2016 / 2-24-2016



PROPOSED CONTEXT PLAN

MZA 2-16-2016 / 2-24-2016



1617 N. Chestnut – West Elevation

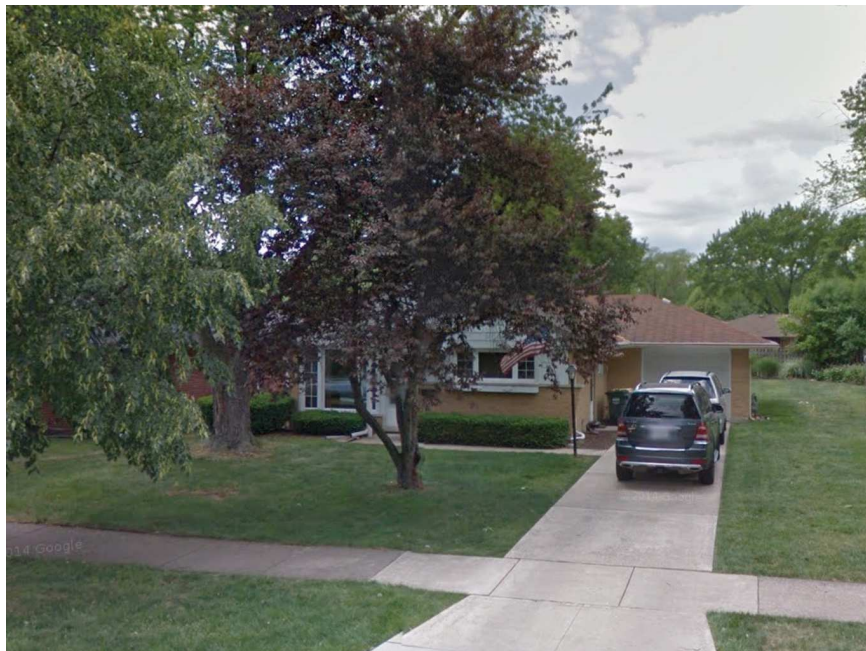


1611 N. Chestnut – West Elevation



1605 N. Chestnut – Existing West Elevation
Subject Property

N. CHESTNUT AVENUE



1614 N. Chestnut – East Elevation



1610 N. Chestnut – East Elevation



1604 N. Chestnut – East Elevation



1604 N. Chestnut – South Elevation



1605 N. Chestnut – Existing South Elevation
Subject Property



1606 N. Highland – South Elevation

W. MAUDE AVENUE



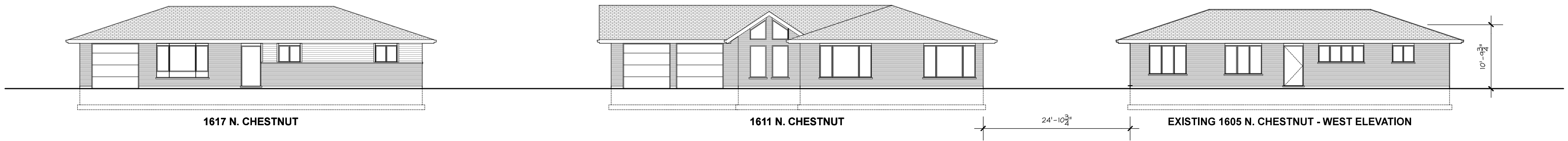
303 W. Maude – North Elevation



249 W. Maude - North Elevation

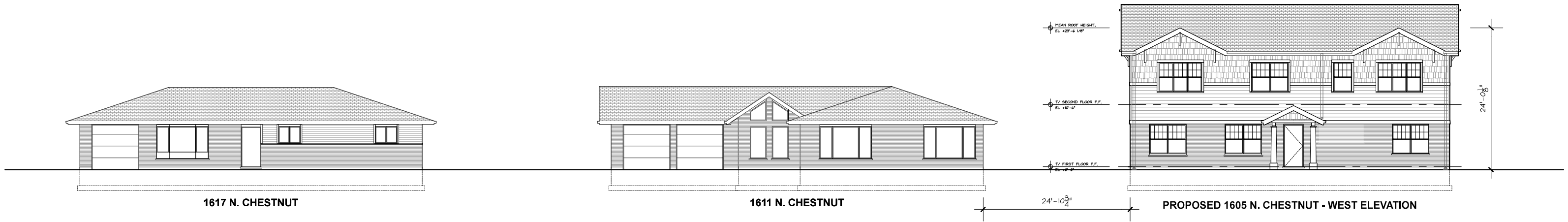


239 W. Maude – North Elevation



EAST SIDE OF N. CHESTNUT - EXISTING CONTEXT ELEVATION

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



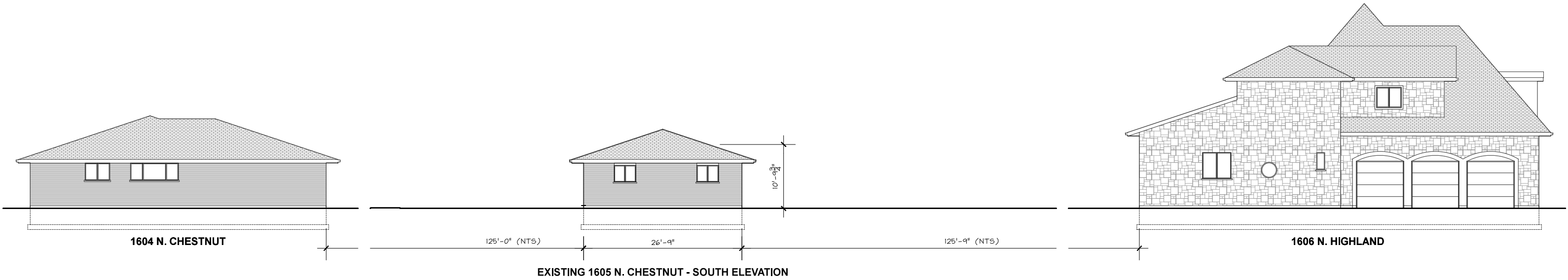
EAST SIDE OF N. CHESTNUT - PROPOSED CONTEXT ELEVATION

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

PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL

SCHEME CONTEXT ELEVATIONS

SCALE: 3/16" = 1'-0" MZA 2-16-2016



NORTH SIDE OF W. MAUDE - EXISTING CONTEXT ELEVATION

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



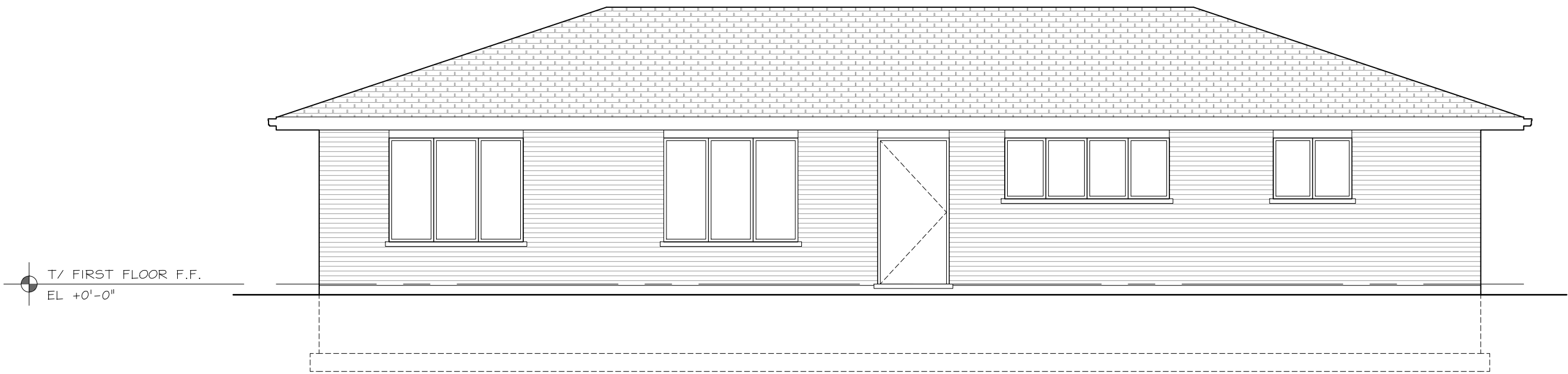
NORTH SIDE OF W. MAUDE - PROPOSED CONTEXT ELEVATION

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

PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL

SCHEME

CONTEXT ELEVATIONS



T/ FIRST FLOOR F.F.
EL +0'-0"

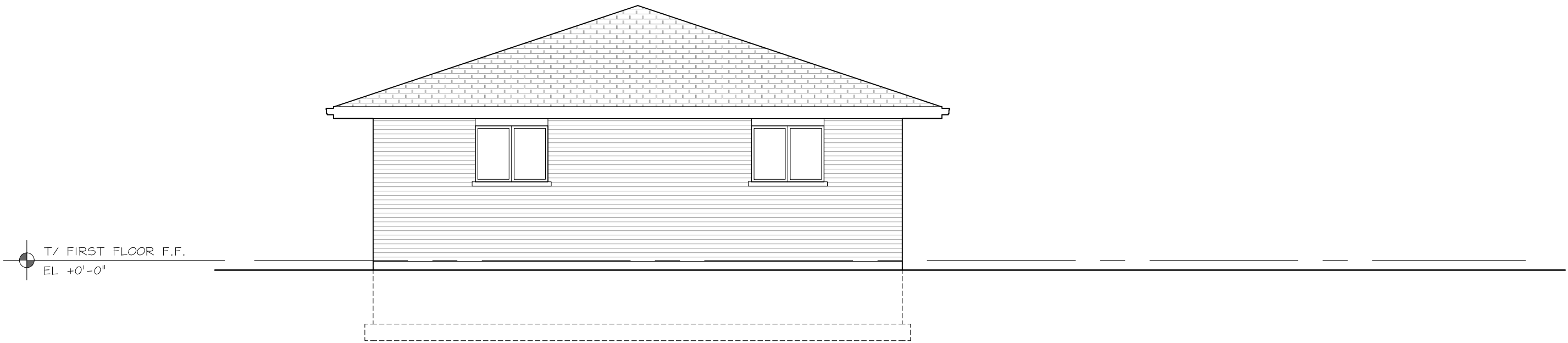
EXISTING WEST ELEVATION

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

PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL

SCHEME EXISTING WEST ELEVATION

SCALE: 3/16" = 1'-0" MZA 2-16-2016



EXISTING SOUTH ELEVATION

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

PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL

SCHEME EXISTING SOUTH ELEVATION

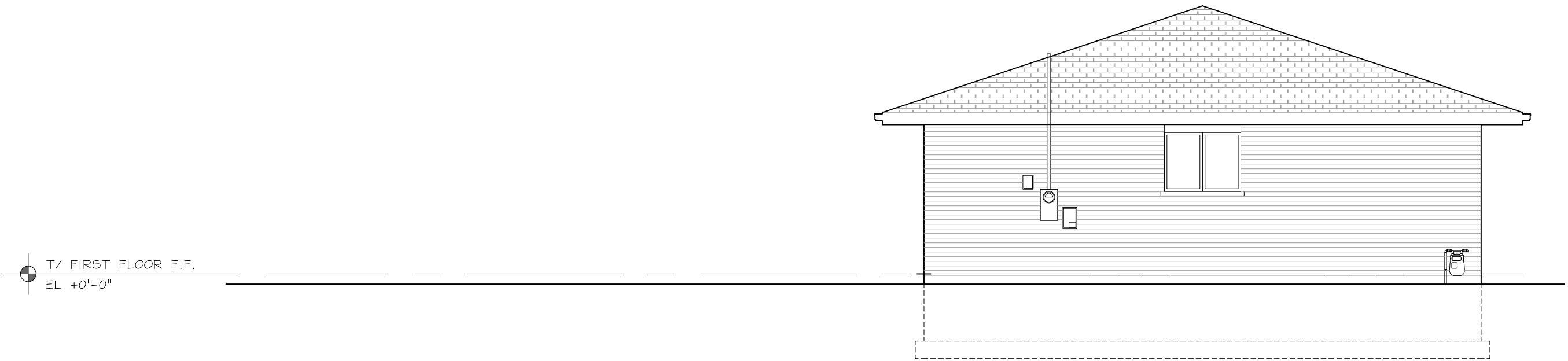


EXISTING EAST ELEVATION

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

PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL

SCHEME EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION

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

PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL

SCHEME EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'-0" MZA 2-16-2016



M A T E R I A L S C H E D U L E				
	ITEM	MATERIAL	MANUFACTURER	COLOR
1	ROOF	ASPHALT SHINGLE	GAF	WEATHERED WOOD
2	GUTTERS / TRIM / FASCIA	ALUMINUM	-	CREAM
3	SIDING	WOOD FIBER COMPOSITE	LOUISIANA PACIFIC	LIGHT GREEN
4	BRICK	FIRED CLAY	EXISTING	RED w/ BROWN STAIN
5	WINDOWS	ALUMINUM CLAD WOOD	MARVIN	DESERT BIEGE
6	FRONT DOOR	WOOD	SIMPSON	MEDIUM BROWN
7	GARAGE DOOR	INSUL METAL / WOOD VENEER	CLOPAY	MEDIUM BROWN

WEST ELEVATION

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

PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL

SCHEME WEST ELEVATION



SOUTH ELEVATION

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

PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL
SCHEME SOUTH ELEVATION



EAST ELEVATION

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

PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL

SCHEME EAST ELEVATION

MEAN ROOF HEIGHT.
EL +23'-6 1/8"

T/ SECOND FLOOR F.F.
EL +10'-6"

T/ FIRST FLOOR F.F.
EL +0'-0"



NORTH ELEVATION

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

PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL

SCHEME NORTH ELEVATION



Item: DC#16-021 - Ulta Beauty - 13 W. Rand Rd. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an exterior renovation to an existing multi-tenant retail building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for Ulta Beauty at 13 W. Rand Road. This recommendation is subject to compliance with the plans received 2/26/16, 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. Awnings shall not project into or above the vehicular drive aisle.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Ulta Beauty
Project Address: 13 W. Rand Road
Prepared By: Steve Hautzinger

Date Prepared: March 2, 2016

PETITIONER INFORMATION:

DC Number: 16-021
Petitioner Name: Jeff Slavish
Petitioner Address: Brixmor Property Group
40 Skokie Blvd., Suite 600
Northbrook, IL 60062
Meeting Date: March 8, 2016

Requested Action(s):

1. Approval of the proposed architectural design for an exterior renovation to an existing multi-tenant retail building.

ANALYSIS:

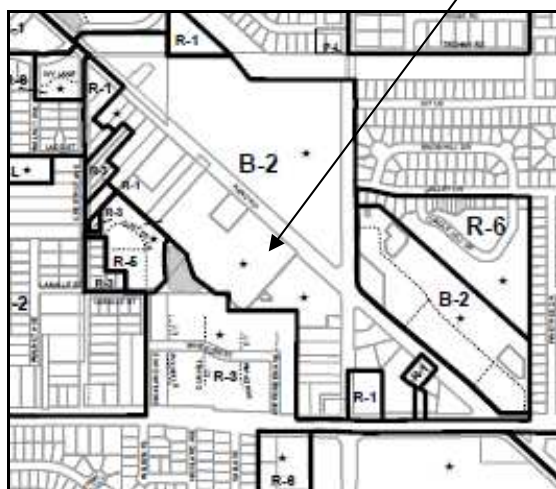
Summary

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction...to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code." The Design Commission reviews commercial buildings to ensure that the proposed design is in character with the area.

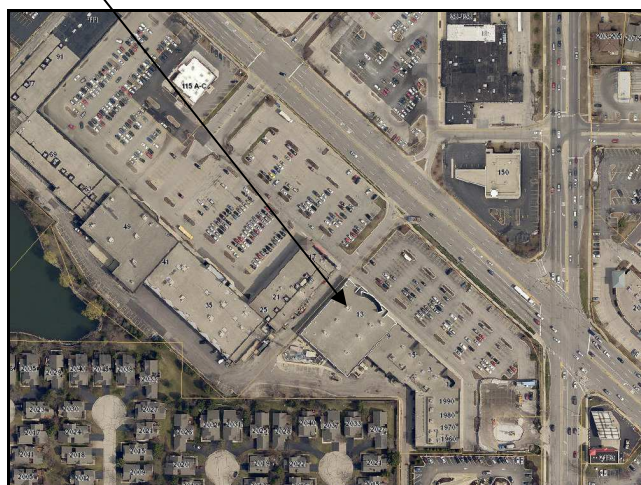
The petitioner is proposing exterior modifications to the existing Barnes & Noble retail façade within the existing Annex of Arlington retail center which contains tenants such as Petco, HH Gregg, Trader Joe's, Panera Bread, and Chuck E. Cheese. The existing tenant space is proposed to be split into two spaces, and the exterior façade modified to create two separate new storefront entrances. One of the spaces will be occupied by Ulta Beauty supply store, and the other space will be for a future tenant. The existing tall curved center wall will be removed, and the two projected entry features will be widened to create two new distinct, separate entrances. The rest of the existing storefront windows and walls will remain. The existing site and landscaping will remain as is. The property is zoned B-2, General Business District. The overall site area is approximately 16 acres, and the retail space to be renovated is 24,029 sf, with 13,280 sf for Ulta, and 10,749 sf for the future tenant.

ANALYSIS

Subject Property



Zoning Map of Subject Property



Aerial of Subject Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Northwest	B-2 Zoning District	Commercial / Retail	Commercial
South	R-5 & R-3 Zoning District	Multiple Family Dwelling District Single Family Dwelling District	Moderate Density Multi Family Single Family Attached
East	B-2 Zoning District	Commercial / Retail	Commercial
West	R-1 Zoning District	One Family Dwelling District	Moderate Density Multi Family

Architectural Design:

The existing Barnes & Noble façade has slightly unique detailing that differs from the adjacent storefronts. However, the reuse of the majority of this façade is a sensible decision, and the proposed façade renovations will fit in well with the existing retail center. The exterior wall colors are proposed to match the existing retail center, and new colorful awnings will be added to correspond with the two new store's branding. These will be the only storefronts in the retail center with awnings, but the petitioner has expressed that the yellow/orange awnings are critical to Ulta's store branding, and they are not objectionable. However, it should be noted that the awnings are not allowed to project into/above the vehicular drive aisle, which is only about 12 to 18 inches from the front wall.

Dumpster Screening:

All dumpsters and loading are located in the rear service area for the retail center which is screened from public view with a continuous fence. One new dumpster storage area is proposed on the back of the building with fenced enclosure to match the existing.

Rooftop Mechanical Screening:

The new rooftop mechanical units will be located away from the front wall of the building so they will not be visible from public view. The petitioner has provided a sightline diagram to illustrate compliance. However, all existing rooftop mechanical equipment is required to be screened. If the proposed modifications result in exposure of existing mechanical equipment, then mechanical screens will be required.

Signage:

Signage is not included in this review, but will be required to comply with the Chapter 30 sign code.

RECOMMENDATION:

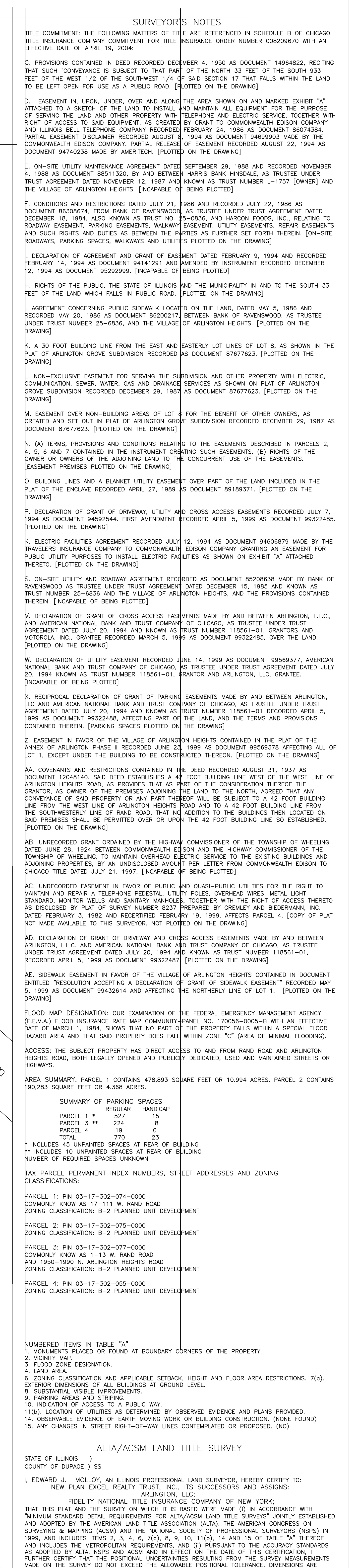
It is recommended that the Design Commission **approve** the proposed architectural design for Ulta Beauty at 13 W. Rand Road. This recommendation is subject to compliance with the plans received 2/26/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Awnings shall not project into or above the vehicular drive aisle.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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. All signage must meet code, Chapter 30.

March 3, 2016

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-021



ALTA/ACSM LAND TITLE SURVEY

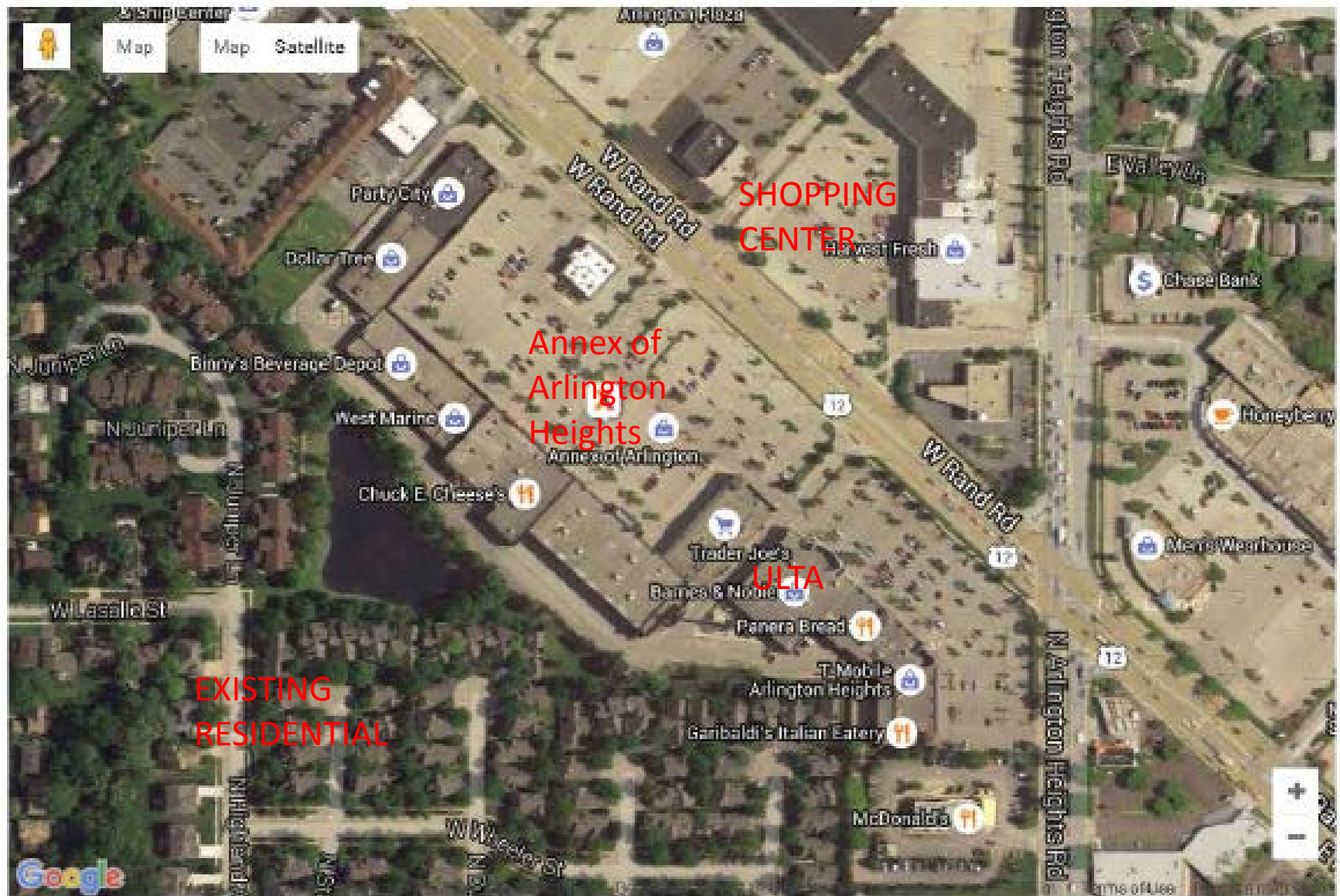
STATE OF ILLINOIS)
COUNTY OF DUPAGE)

EDWARD J. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO:
THE PLAN EXCEL, REALTY TRUST, INC. AND ITS SUCCESSORS AND ASSIGNS:
ARLINGTON, ILL.

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK:
THAT THAT PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH
MINIMUM STANDARD PRACTICE REQUIREMENTS AND ALTA/ACSM LAND TITLE SURVEY JOINTLY ESTABLISHED
AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA), THE AMERICAN CONGRESS ON
SURVEYING & MAPPING (ACSM) AND THE NATIONAL ASSOCIATION OF PROFESSIONAL SURVEYORS (NAFPO) IN
1990, AND INCLUDES ITEMS 2, 3, 4, 6, 7(10), 8, 9, 10, 11(0), 14 AND 15 OF TABLE "A" THEREOF
AND INCLUDES THE METROPOLITAN REQUIREMENTS, AND (2) PURSUANT TO THE ACCURACY STANDARDS
FOR ALTA, ACSM AND NAFPO AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.
FURTHER CERTIFY THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS
AND CALCULATIONS OF THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE. DIMENSIONS
ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED AT BENSENFIELD, ILLINOIS THIS 17TH DAY OF MAY, A.D. 2004

EDWARD J. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1617
BY LICENSE EXPIRES NOVEMBER 30, 2004 AND IS RENEWABLE



Annex of Arlington

1-115 West Rand Road | Arlington Heights, IL 60004 42.113461, -87.983431

Available Space

24 2,099 SF

Current Retailers		
N.A.P.	McDonald's	
01	Garibaldi's	4,000 SF
02	The Bedding Experts	3,500 SF
03	For Eyes Optical	2,500 SF
04	T-Mobile	2,338 SF
05	The Vitamin Shoppe	4,881 SF
06	Edward's Cleaners	1,417 SF
07	Panera Bread	4,000 SF
08	Hallmark	6,500 SF
09	Barnes & Noble Booksellers	24,000 SF
10	Trader Joe's	12,960 SF
12	Weight Watchers	1,700 SF
13	Life Source	2,832 SF
14	hhgregg	33,932 SF
15A	Chuck E. Cheese's	13,263 SF
15B	Petco	13,518 SF
16	West Marine	7,403 SF
17	Binny's Beverage Depot	21,808 SF
18	Dollar Tree	12,729 SF
19	H&R Block	1,800 SF
21	Party City	12,050 SF
22	Smashburger	2,201 SF
23	Jersey Mike's Subs	1,473 SF



Brad Ratajczak
847.562.4130
brad.ratajczak@brixmor.com
Brixmor.com

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.



Existing Elevations

Brixmor / The Annex of Arlington - Ulta
 Rand Road and Arlington Heights Rd.
 Arlington Heights, IL 60004

Arlington Heights Design Commission Submittal

Zimmerman Weintraub Associates, LLC
 813 W. RANDOLPH ST., SUITE 300, CHICAGO, ILLINOIS 60607
 voice: 312. 879. 9636



Existing Elevations

Arlington Heights Design Commission Submittal

Brixmor / The Annex of Arlington - Ulta
Rand Road and Arlington Heights Rd.
Arlington Heights, IL 60004

Zimmerman Weintraub Associates, LLC
813 W. RANDOLPH ST., SUITE 300, CHICAGO, ILLINOIS 60607
voice: 312. 879. 9636



New Trash Enclosure at rear to match existing shown above.



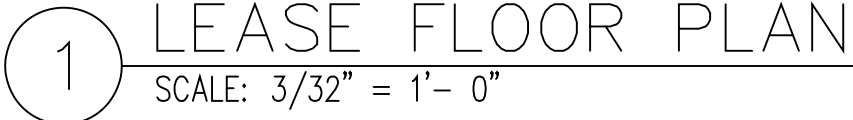
Petco to West Marine Façade at Center of Property

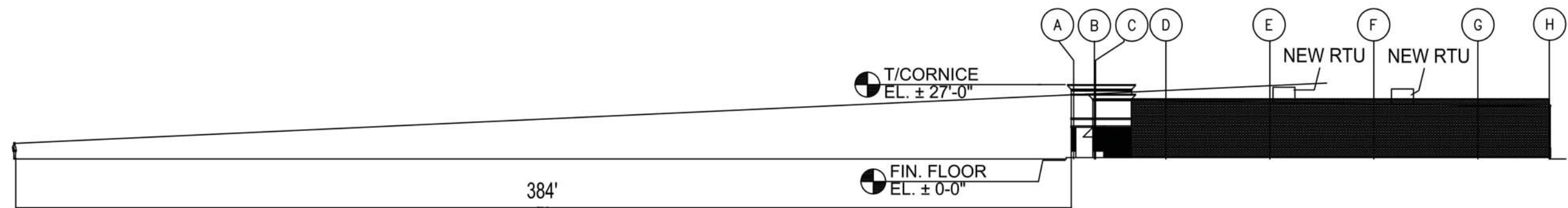


West Marine Enlarged Elevation

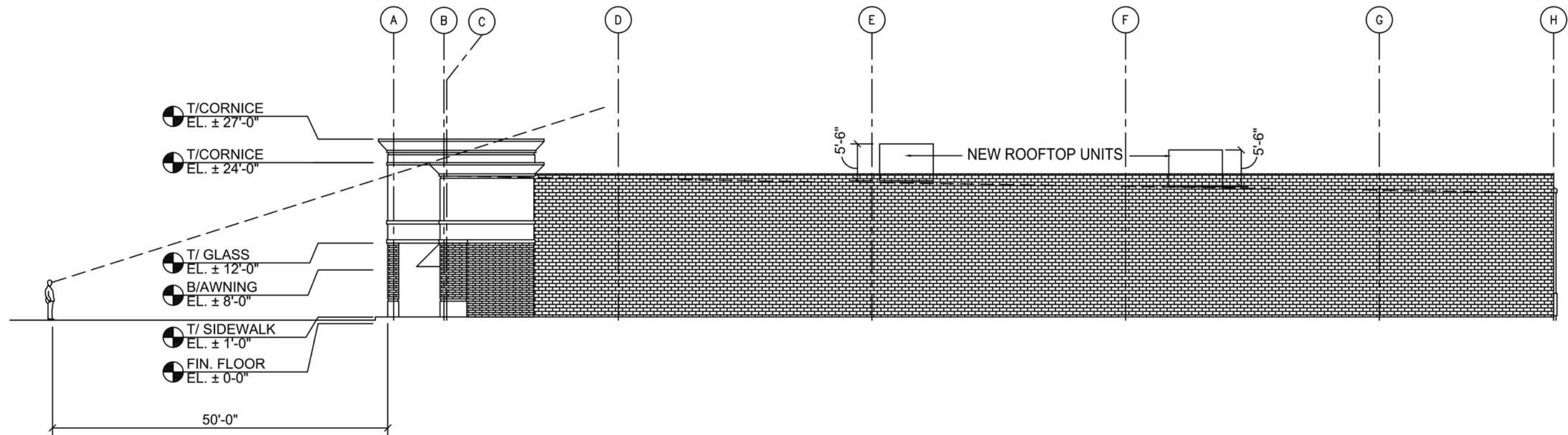


Party City to Dollar Tree at West side of Property





② NORTHWEST BUILDING ELEVATION
SCALE: 3/128" = 1'-0"



① NORTHWEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

NW Elevation Sight Line

Arlington Heights Design Commission Submittal

Brixmor / The Annex of Arlington - Ulta
Rand Road and Arlington Heights Rd.
Arlington Heights, IL 60004

Zimmerman Weintraub Associates, LLC
813 W. RANDOLPH ST., SUITE 300, CHICAGO, ILLINOIS 60607
voice: 312.879.9636

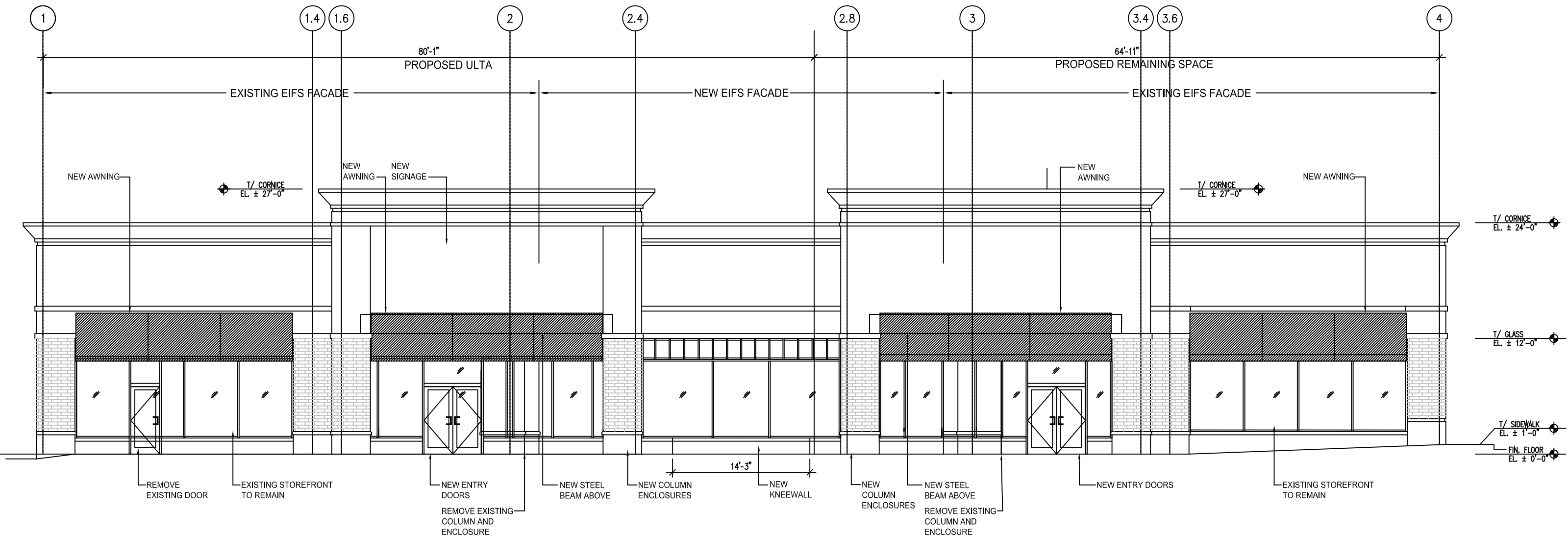
A30

EXTERIOR ELEVATIONS

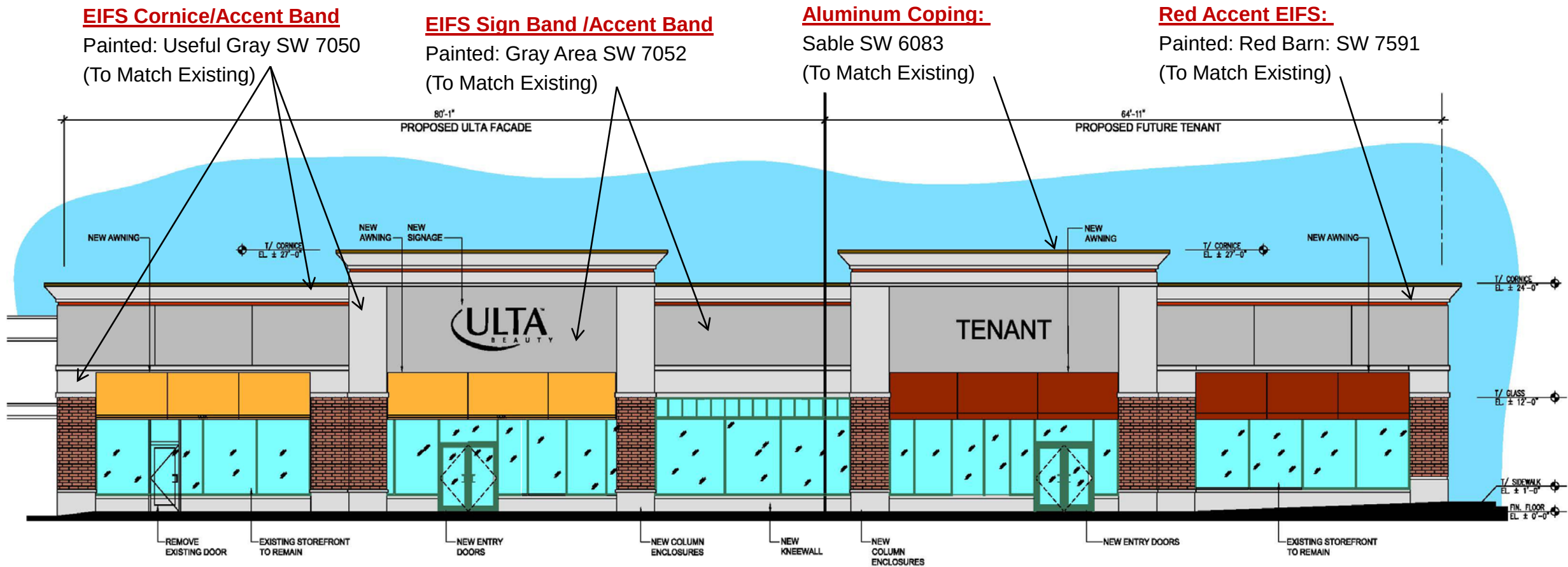


ANNEX OF ARLINGTON
PROPOSED ELEVATION MODIFICATION

1/27/16



1 NORTHEAST BUILDING ELEVATION
SCALE: 3/16" = 1'- 0"



ANNEX OF ARLINGTON SHOPPING CENTER - PROPOSED ULTA ELEVATION

NOT TO SCALE

January 22, 2016

BRIXMOR™

Annex of Arlington ULTA Facade Color Scheme to match existing materials, textures and colors as noted





Proposed Elevation

Arlington Heights Design Commission Submittal

Brixmor / The Annex of Arlington - Ulta
 Rand Road and Arlington Heights Rd.
 Arlington Heights, IL 60004

Zimmerman Weintraub Associates, LLC
 813 W. RANDOLPH ST., SUITE 300, CHICAGO, ILLINOIS 60607
 voice: 312.879.9636





Item: DC#14-103 - Uptown Corridor Beautification

Department: Planning & Community Development

Background

Funds were budgeted for a corridor study for the TIF 3 and TIF 5 area which included parts of Rand Road, Palatine Road and Arlington Heights Road. This area represents a significant retail sales tax generating area. The goal of the consultant study is to create an identity for the area established through streetscape, create gateway opportunities to unify the area, as well as to create a sense of entry and presence to distinguish between other retail areas. The study includes improvements such as gateway features, intersection identity elements, median elements, light pole identity features, and landscaping.

A progress draft of the study prepared by Teska Associates was presented to the Design Commission on October 28, 2014 for preliminary feedback. Based on input from Staff, the Design Commission, business owners, and IDOT, the Uptown Corridor Beautification study has now been completed. Staff is sharing the final study with the Design Commission for information and feedback. Formal action on this issue is not required.

ATTACHMENTS:

Description	Type
Staff Memo	Memorandum
Corridor Plan 1	Exhibits
Corridor Plan 2	Exhibits

MEMO

DATE: March 8, 2016
TO: Chairman Eckhardt and Members of the Design Commission
FROM: Steve Hautzinger AIA, Design Planner
RE: **DC Number: 14-103, Uptown Corridor Beautification**

Background:

Funds were budgeted for a corridor study for the TIF 3 and TIF 5 area which included parts of Rand Road, Palatine Road and Arlington Heights Road. This area represents a significant retail sales tax generating area. The goal of the consultant study is to create an identity for the area established through streetscape, create gateway opportunities to unify the area, as well as to create a sense of entry and presence to distinguish between other retail areas. The study includes improvements such as gateway features, intersection identity elements, median elements, light pole identity features, and landscaping.

The Department of Planning and Community Development issued a request for proposals in order to obtain estimates from consultants for a corridor study. The Village Board awarded the project to Teska Associates. The study is part of a long range plan to help guide future planning for this area and resource allocation with future CIP items, and will act as a tool to help create both private and public partnerships. In addition, the plan will assist with pursuing future grants as well as utilization of TIF funds to enhance the shopping corridors.

Preliminary Design Commission Review:

A progress draft of the study prepared by Teska Associates was presented to the Design Commission on October 28, 2014 for preliminary feedback. Highlights of the Design Commission feedback were:

1. Pedestrian Intersections. The Design Commission questioned the development of pedestrian intersections at these busy intersections. They felt that there is no pedestrian traffic to accommodate.
2. Gateway Signs. Overall, the Design Commissioners did not like the proposed gateway sign options. They recommended a more subtle approach to identify of the Uptown District and felt that six gateway signs was too much.
3. Landscaping. The Design Commission loved the idea of parkway tree uplighting and banners to create a more subtle feeling of arrival. They supported perimeter landscaping improvements, but cautioned that too many parkway trees may block the view of the retail buildings/signs.
4. Overall, the Design Commission supported this effort and agreed that improvements are needed to enhance this area.

Update:

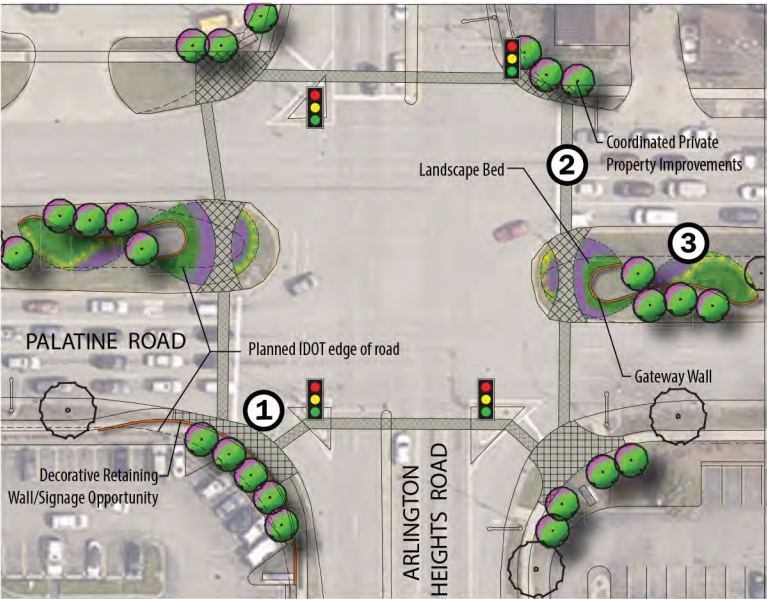
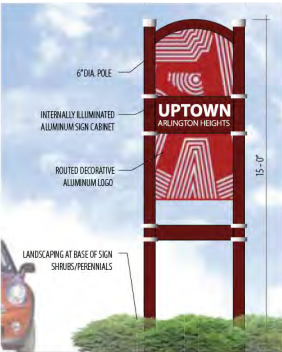
Based on input from Staff, the Design Commission, business owners, and IDOT, the Uptown Corridor Beautification study has now been completed. Staff is sharing the final study with the Design Commission for information and feedback. Formal action on this issue is not required.

Highlights of changes since the 2014 review are as follows:

1. (S2) District Gateway Signage, page 8 of 31. Corten steel has been changed to charcoal slate, and smaller gateway monument 'B' has been added.
2. (S4) District Gateway Signage, page 10 of 31. New gateway sign option added.
3. (S5) District Gateway Signage, page 11 of 31. New gateway sign option added. Pole mounted gateway sign 'B' to be installed in parkway instead of median.
4. (S7) Gateway Locations, Plan Views, page 13 of 31. Median gateway sign plan details added.
5. (S8) Gateway Locations, Street Views, page 14 of 31. Median perspective views added.
6. (V2) District Gateway Sign Visualization, page 16 of 31. New rendering added.
7. (V3) District Gateway Sign Visualization, page 17 of 31. New renderings added.
8. (P4) Landscape Clear Zone, page 22 of 31. Diagram provided to establish a clear zone for maintaining visibility of storefronts.
9. Cost Estimates, pages 28-31. Cost Estimates provided for banners, gateway signs, landscaping, illuminated street signs, landscape medians, crosswalks, and decorative paving.

ARLINGTON HEIGHTS
Corridor Beautification Plan : Rand Road,
Palatine Road and Arlington Heights Road

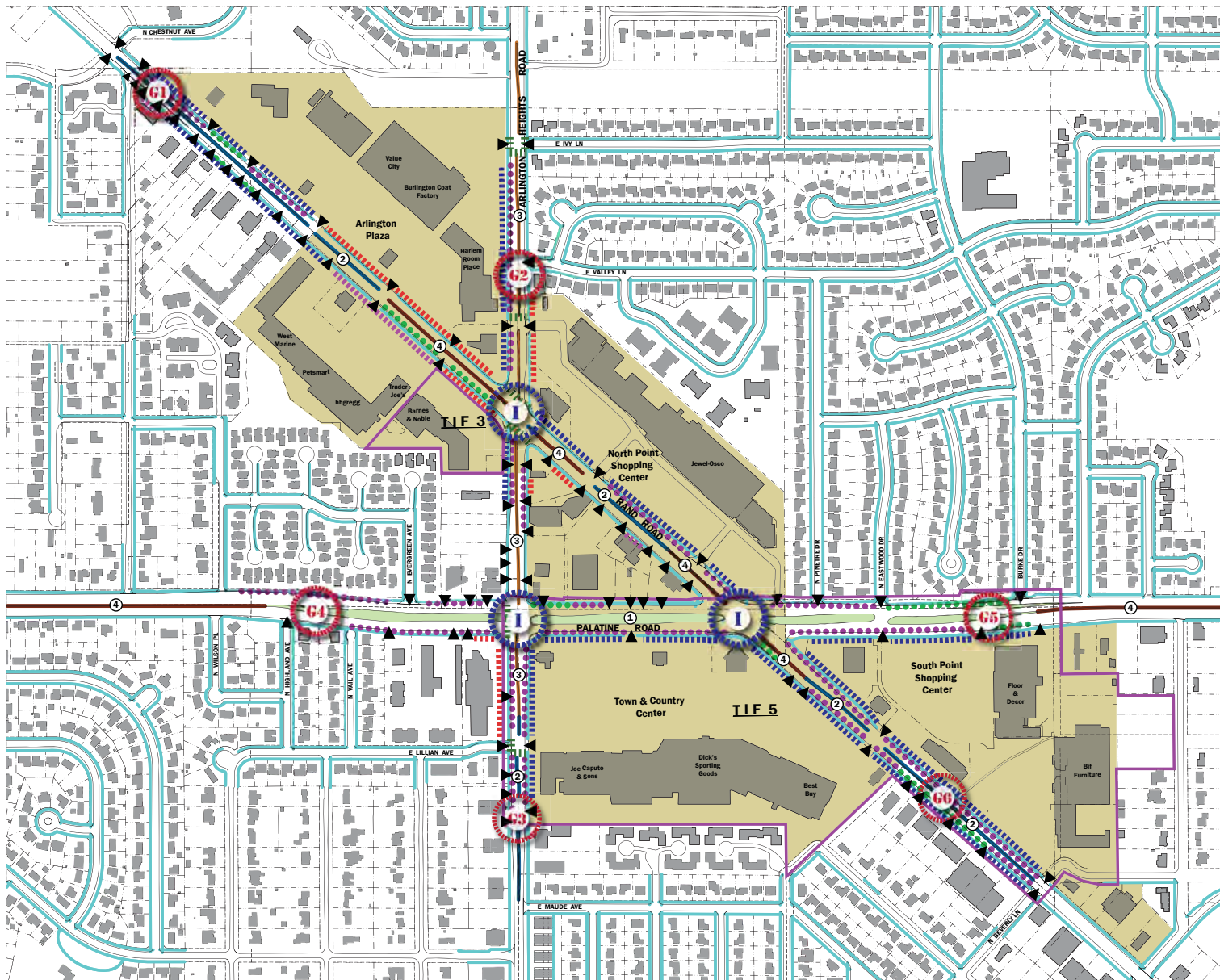
01-22-2016



FINAL DRAFT

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**LEGEND**

TIF 3 & 5 District

Shops of Uptown

PUBLIC

①

Landscaped Median

②

Painted Median

③

Mountable Raised Concrete Median

④

Raised Concrete Median

Existing Sidewalk Location

Existing Marked Crosswalk

▲ Curb-Cut

Existing Parkway Trees

Landscape Parkway Enhancement Opportunity (>6' Parkway)

G

Gateway Opportunity

See Sheet (S1) District Gateway Signage

See Sheet (S7) Gateway Locations

P

Pedestrian Intersection Opportunity

See Sheet (I1) Intersection Improvements

PRIVATE

Perimeter Landscape Buffer Wide (>5')

Perimeter Landscape Buffer Narrow (3'-5')

Parking Abuts Sidewalk, No Perimeter Buffer

All corridor beautification plans shown in this plan set are depicted atop the Village of Arlington Heights GIS data and are provided to guide Village planning. Final design and Engineering will be required for implementation of projects shown herein.



ARLINGTON HEIGHTS Corridor Beautification Plan : Rand Road, Palatine Road and Arlington Heights Road (E1) EXISTING CONDITIONS AND OPPORTUNITIES

01-22-2016

**LEGEND**

- TIF 5 District
See Sheet (L2) TIF5
Corridor Landscape Improvements
- TIF 3 District
See Sheet (L3) TIF3 + EAST
Corridor Landscape Improvements
- West Corridor Landscape Improvements
- Shops of Uptown

PUBLIC IMPROVEMENTS

- 1 New Landscaped Median
See Sheet (M1) Median Enlargement
- 2 Improved Landscape Median
See Sheet (L1) TIF5 Corridor
Landscape Improvements
- Landscape Parkway Enhancement
Opportunity (>6' Parkway)
- G Gateway Opportunity
See Sheet (S1) District Gateway Signage
See Sheet (S7) Gateway Locations
- I Pedestrian Intersection Opportunity
See Sheet (I1) Intersection Improvements

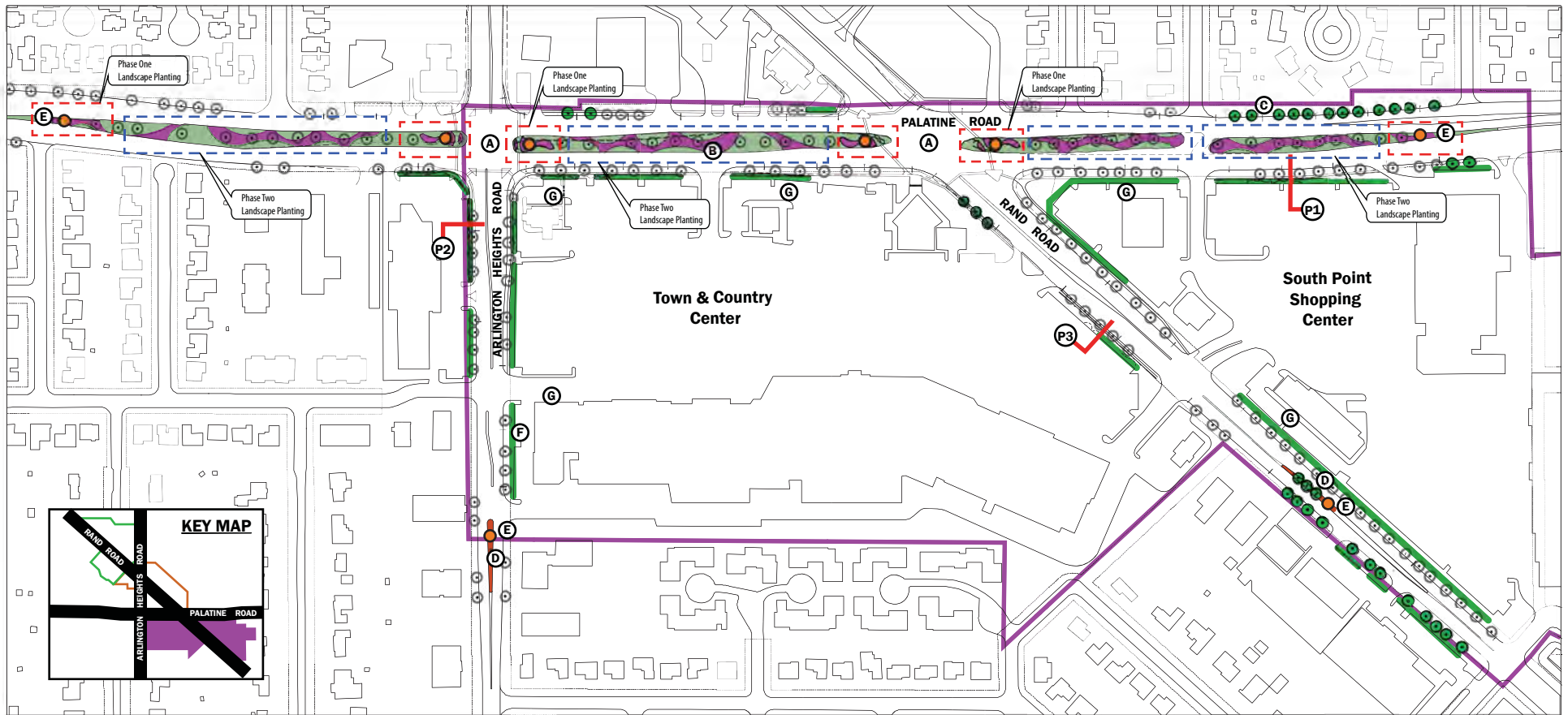
PRIVATE IMPROVEMENTS

- Perimeter Landscape Trees
- Perimeter Screening Opportunity (3'-5')
See Sheet (P2) Perimeter Landscape Character
- A1 Internal Pedestrian Access
and Enhancements Opportunities
See Sheet (A1) Internal Pedestrian Access
and Enhancements



ARLINGTON HEIGHTS
Corridor Beautification Plan : Rand Road, Palatine Road and Arlington Heights Road
(L1) OVERALL CORRIDOR LANDSCAPE IMPROVEMENTS

01-22-2016



- TIF 5
- Existing Trees
- New Trees
- District Gateway Monument
- Perimeter Landscape Trees (5' MIN. WIDTH)
- Landscape Median Bed
- L Perimeter Landscape Character Section (see sheets P1-P4)
- Phase 1 Landscape Planting
- Phase 2 Landscape Planting

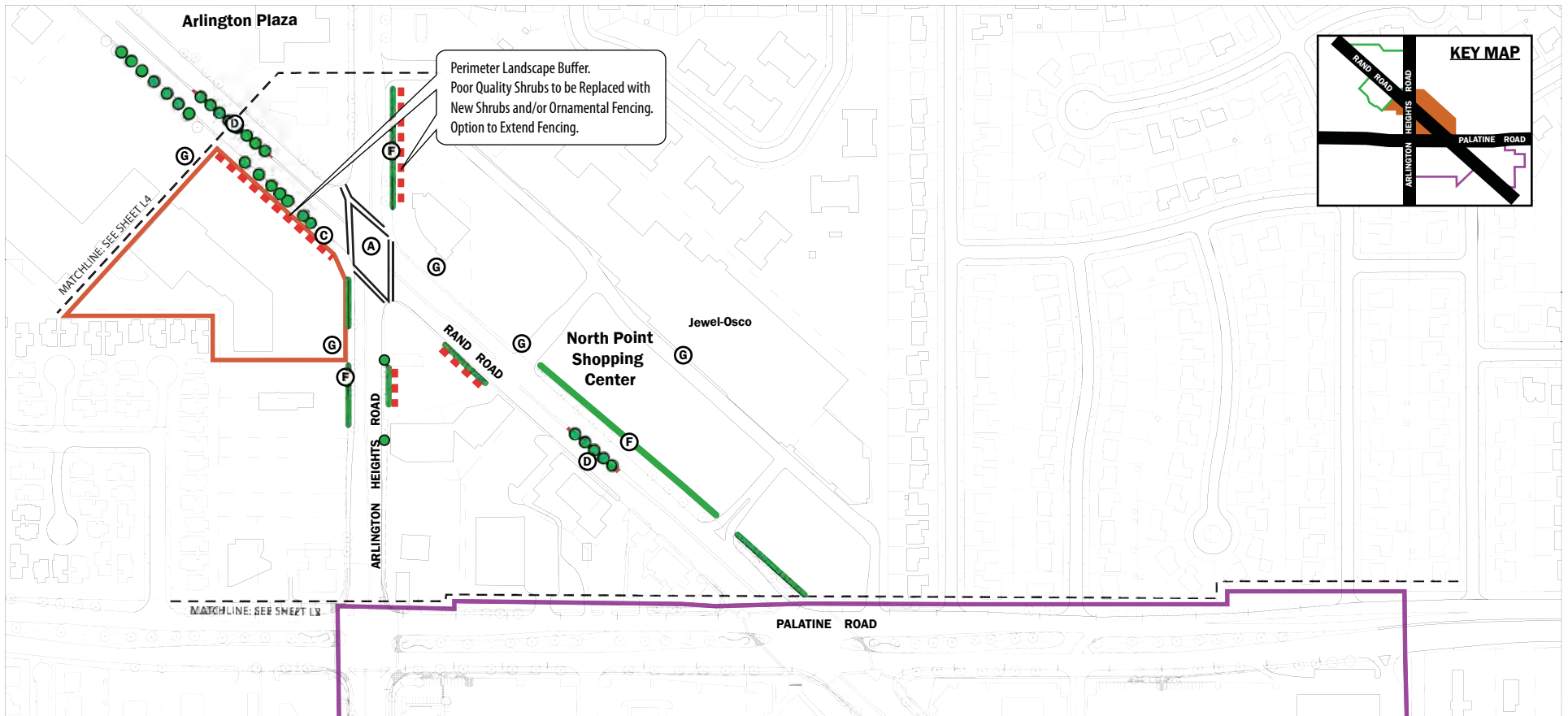
PUBLIC IMPROVEMENT OPPORTUNITIES:

- (A) Intersection Improvements (I1)**
Improvements include upgraded traffic signals with pedestrian countdown timers, LED street signs, ADA accessibility, and highly visible textured crosswalks with median refuge islands. (see sheet I1 Intersection Improvements for details)
- (B) Median Landscape Improvements**
Landscape beds with massing of shrubs, grasses, and perennials. Gateway landscape wall features at intersections. Public art opportunities

PRIVATE IMPROVEMENT OPPORTUNITIES:

- (C) Infill Parkway Trees**
New parkway trees 25'-40' o.c. (trees planted according to IDOT guidelines)
- (D) New Landscape Medians**
Raised curbed landscape medians with trees, shrubs, grasses, and perennials. District gateway feature opportunity. (See sheet M1 Median Enlargement)
- (E) District Gateway Signage (S1)**
Decorative gateway signage integrated into landscape medians and banners. (see sheet S1 District Gateway Signage for details)
- (F) Perimeter Landscape Trees (P1-P4)**
New trees within the Perimeter Landscape Buffer (see sheets P1-P3 Perimeter Landscape Character for sections and details)
- (G) Internal Pedestrian Access (A1)**
Improved pedestrian connections, internal landscape, and commercial frontage streetscape (see sheet A-1 Internal Pedestrian Access for details).





- Existing Trees
- New Trees
- TIF 5
- TIF 3
- Perimeter Landscape Trees (5' MIN. WIDTH)
- Perimeter Landscape Buffer (Poor Condition)

PUBLIC IMPROVEMENT OPPORTUNITIES:

Intersection Improvements

- (A)** Improvements include upgraded traffic signals with pedestrian countdown timers, LED street signs, ADA accessibility, and highly visible textured crosswalks with median refuge islands.

Infill Parkway Trees

- (C)** New parkway trees 25'-40' o.c. (trees planted according to IDOT guidelines)

New Landscape Medians

- (D)** Raised curbed landscape medians with trees, shrubs, grasses, and perennials. (See sheet M1 Median Enlargement)

PRIVATE IMPROVEMENT OPPORTUNITIES:

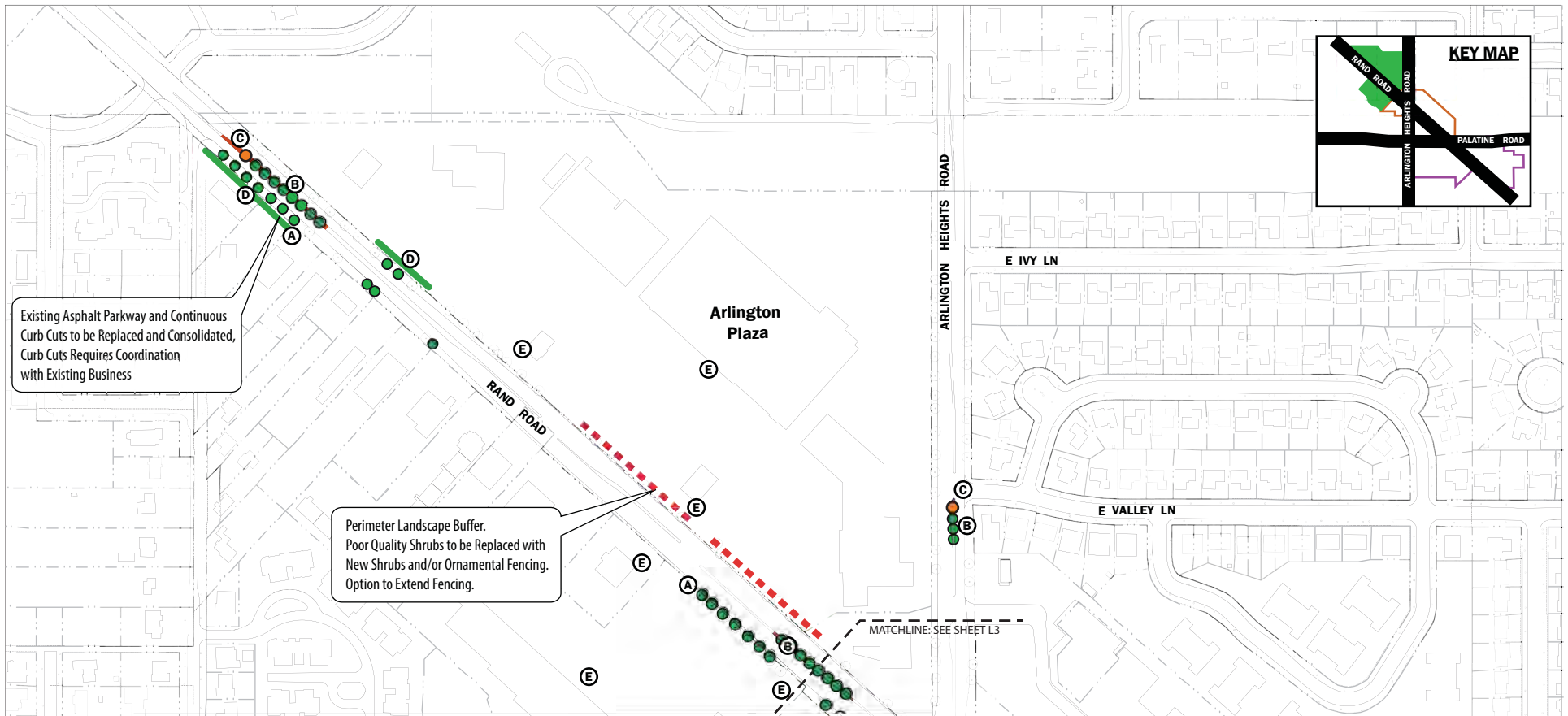
Perimeter Landscape Trees (P1-P4)

- (F)** New trees within the Perimeter Landscape Buffer

Internal Pedestrian Access (A1)

- (G)** Improved pedestrian connections, internal landscape, and commercial frontage streetscape





-  Existing Trees
-  New Trees
-  District Gateway Monument
-  Perimeter Landscape Trees (5' MIN. WIDTH)
-  Perimeter Landscape Buffer (Poor Condition)

PUBLIC IMPROVEMENT OPPORTUNITIES:

Infill Parkway Trees

-  New parkway trees 25'-40' o.c. (trees planted according to IDOT guidelines)

New Landscape Medians

-  Raised curbed landscape medians with trees, shrubs, grasses, and perennials. District gateway feature opportunity. (See sheet M1 Median Enlargement)

District Gateway Signage (S1)

-  Decorative gateway signage integrated into landscape medians and banners. (see sheet S1 District Gateway Signage for details)

PRIVATE IMPROVEMENT OPPORTUNITIES:

Perimeter Landscape Trees (P1-P4)

-  New trees within the Perimeter Landscape Buffer (25'-40' o.c.)

Internal Pedestrian Access (A1)

-  Improved pedestrian connections, internal landscape, and commercial frontage streetscape





Photo example of crosswalk paving treatment



Photo example of internally lit street sign with Village logo.



Photo example of median sculpture installation.

Corner Intersection Improvements

- ① Improvements at corners include:
 - a) Decorative textured pavement with ADA accessibility
 - b) Traffic signals with pedestrian countdown timers and LED street signs
 - c) Landscape walls

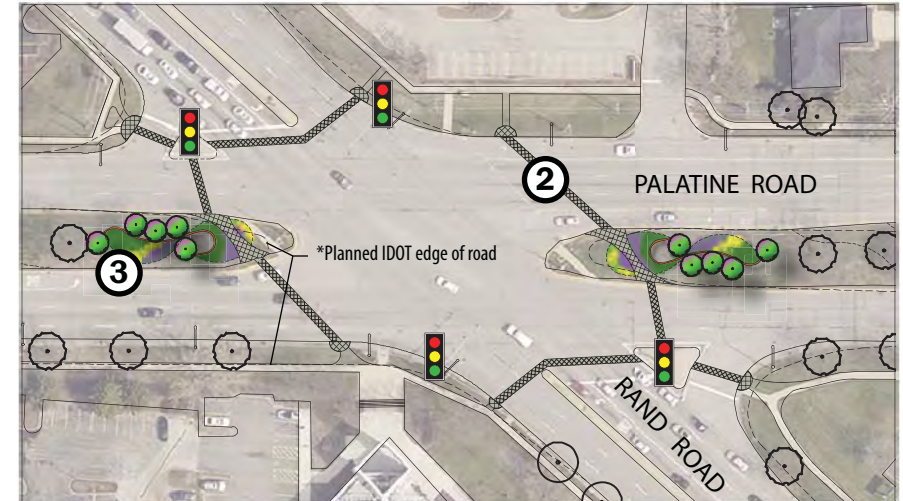
Pedestrian Crosswalks

- ② Decorative textured crosswalks with median pedestrian refuge islands.

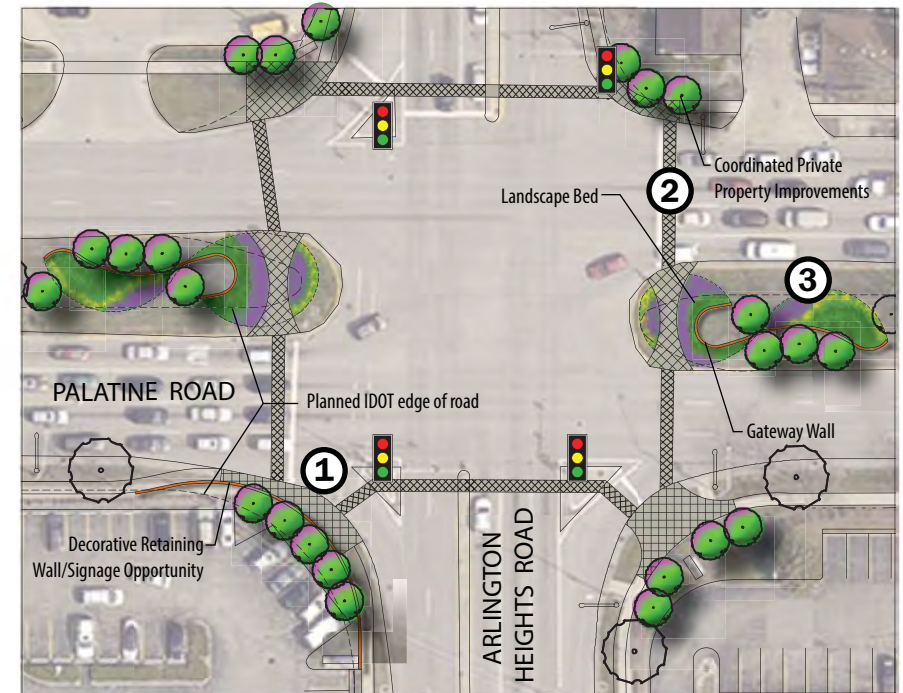
Median Gateway Landscape

- ③ Decorative gateway wall; public art; uplighting at existing and new ornamental trees; shrubs and perennials.

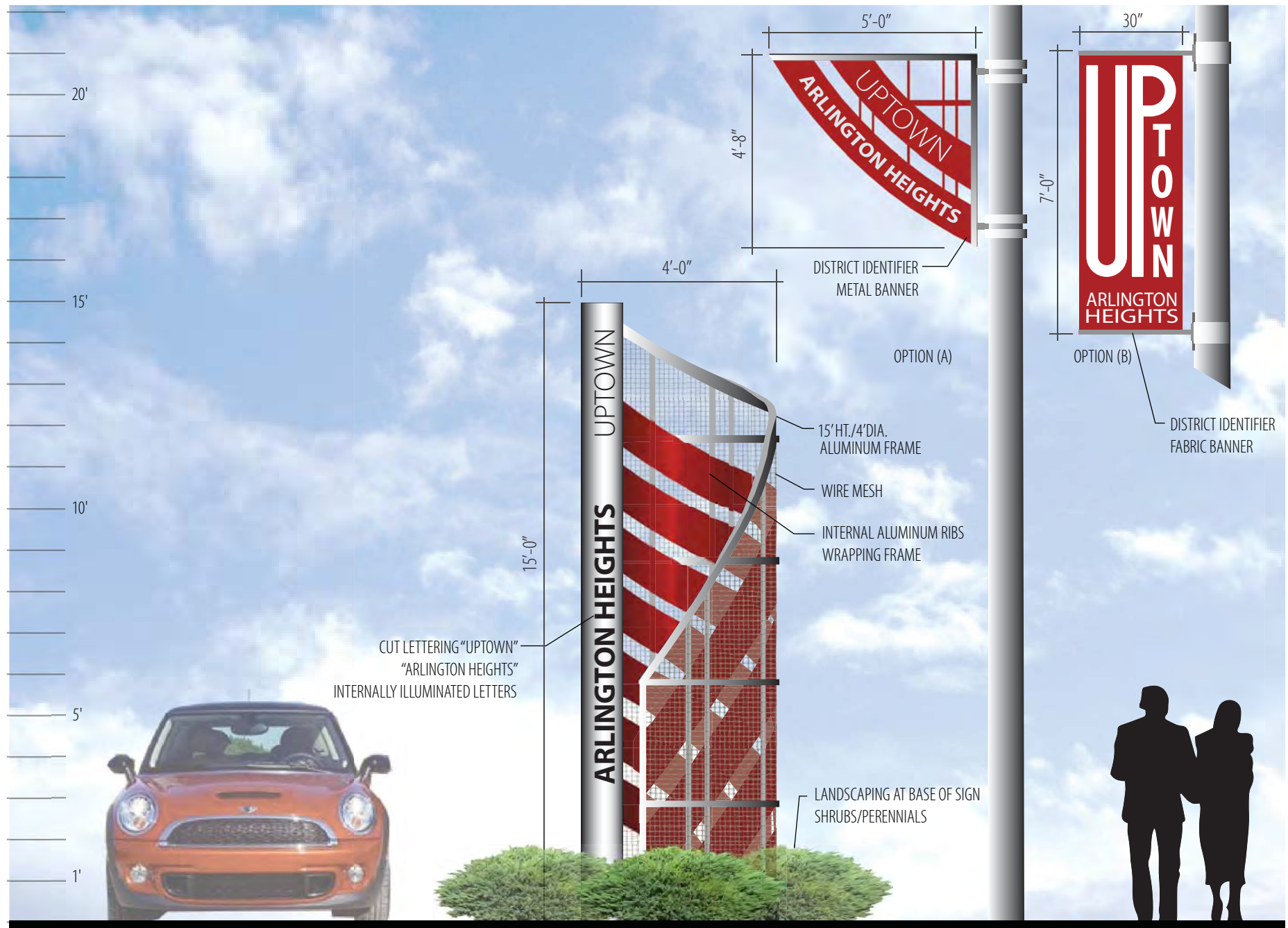
*Planned IDOT Improvements per 2001 Palatine Road Proposed Plan (shown in dashed line)



Palatine Road and Rand Road Intersection Improvements Includes New ADA Access and Crosswalks



Palatine Road and Arlington Heights Road Intersection Improvements Includes New ADA Access and Crosswalks



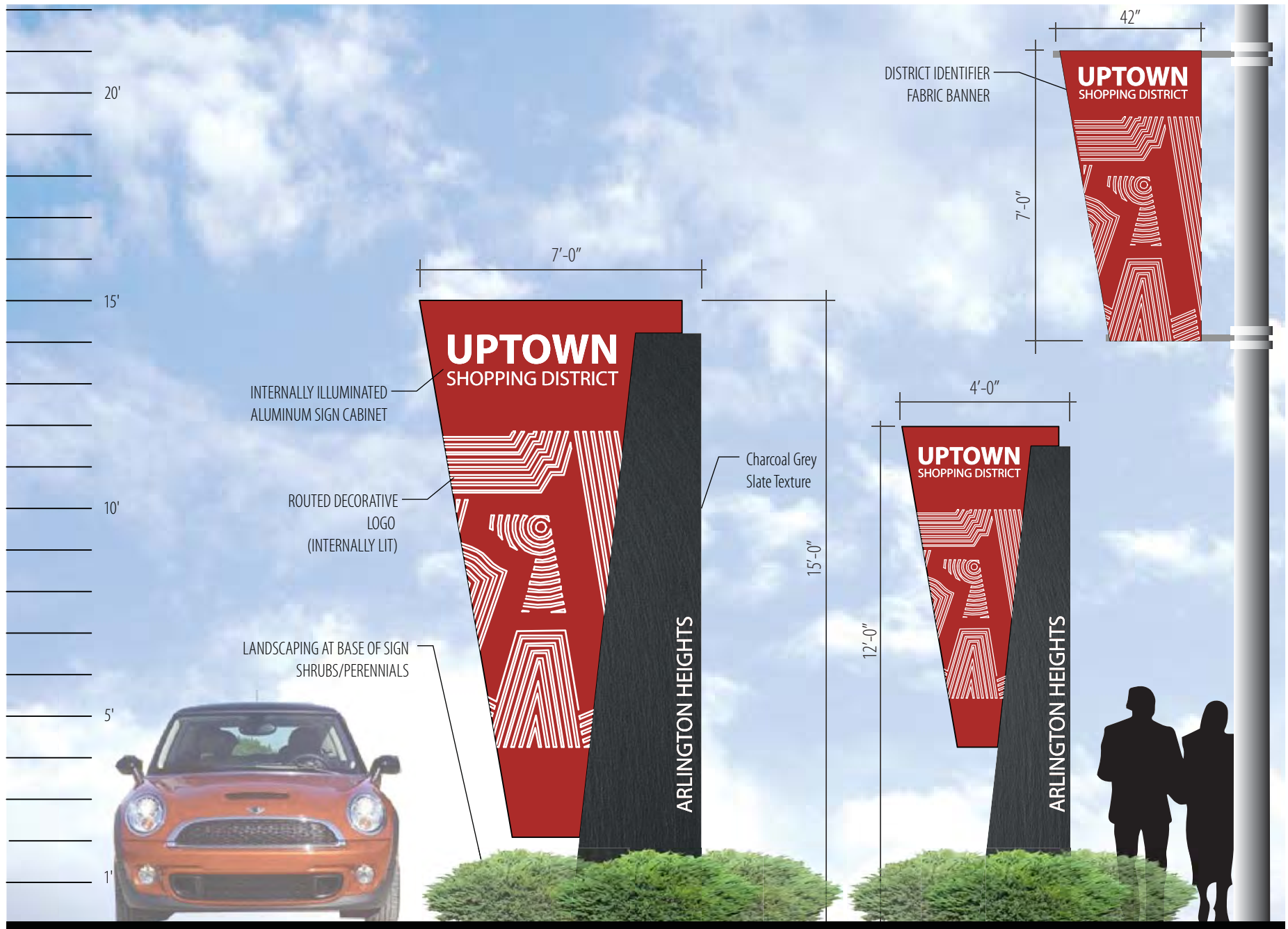
GATEWAY MONUMENT *\$95,000 per sign
(INTERNALLY ILLUMINATED/GROUND UPLIGHTING)

ARLINGTON HEIGHTS
Corridor Beautification Plan : Rand Road, Palatine Road and Arlington Heights Road

(S1) DISTRICT GATEWAY SIGNAGE

*Costs are provided for preliminary budgeting purposes only. Further evaluation and refinement of signs concepts by sign manufacturer is necessary to fully understand the cost to construct the signs.

01-22-2016



GATEWAY MONUMENT 'A' (PALATINE ROAD) *\$70,000 per sign
(INTERNALLY ILLUMINATED)

GATEWAY MONUMENT 'B' (ARLINGTON / RAND RD) *\$40,000 per sign
(INTERNALLY ILLUMINATED)

ARLINGTON HEIGHTS
Corridor Beautification Plan : Rand Road, Palatine Road and Arlington Heights Road

(S2) DISTRICT GATEWAY SIGNAGE

*Costs are provided for preliminary budgeting purposes only. Further evaluation and refinement of signs concepts by sign manufacturer is necessary to fully understand the cost to construct the signs.

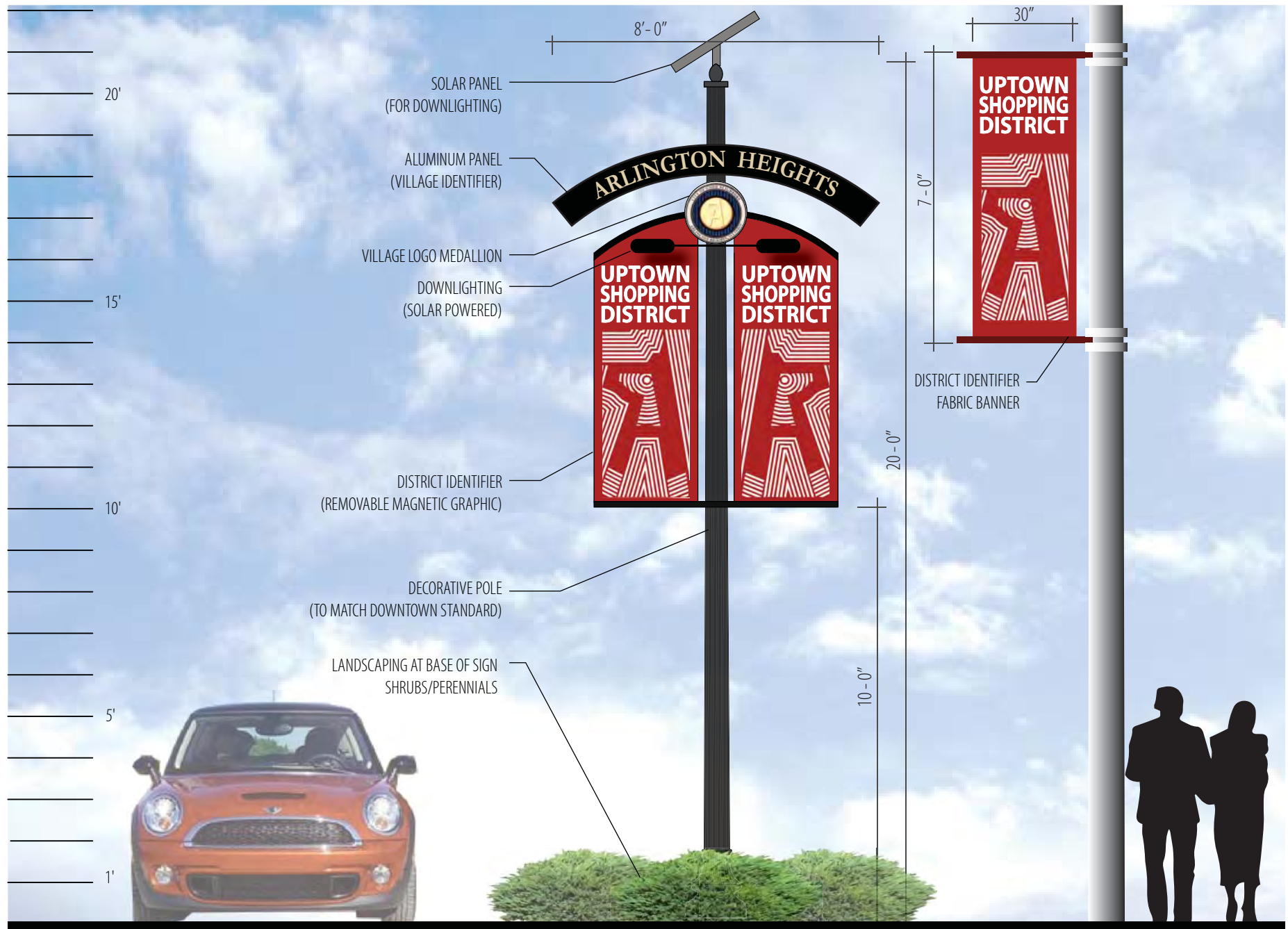
01-22-2016



ARLINGTON HEIGHTS
Corridor Beautification Plan : Rand Road, Palatine Road and Arlington Heights Road
(S3) DISTRICT GATEWAY SIGNAGE

*Costs are provided for preliminary budgeting purposes only. Further evaluation and refinement of signs concepts by sign manufacturer is necessary to fully understand the cost to construct the signs.

01-22-2016

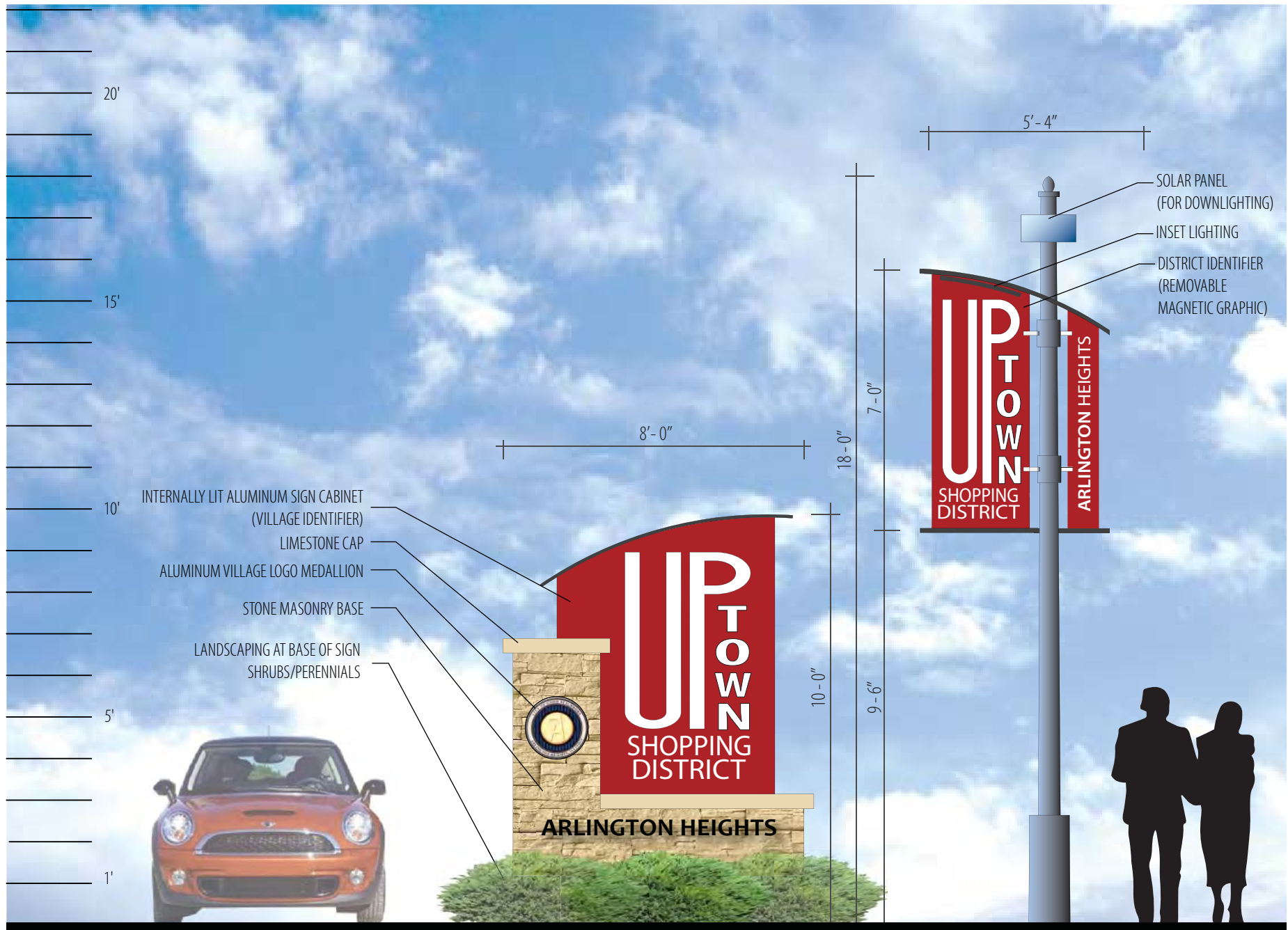


GATEWAY MONUMENT *\$25,000 per sign

ARLINGTON HEIGHTS
Corridor Beautification Plan : Rand Road, Palatine Road and Arlington Heights Road
(S4) DISTRICT GATEWAY SIGNAGE

*Costs are provided for preliminary budgeting purposes only. Further evaluation and refinement of signs concepts by sign manufacturer is necessary to fully understand the cost to construct the signs.

01-22-2016



ARLINGTON HEIGHTS
Corridor Beautification Plan : Rand Road, Palatine Road and Arlington Heights Road
(S5) DISTRICT GATEWAY SIGNAGE

*Costs are provided for preliminary budgeting purposes only. Further evaluation and refinement of signs concepts by sign manufacturer is necessary to fully understand the cost to construct the signs.

01-22-2016



LEGEND

TIF 3 & 5 District
See Sheet (L1) TIF5 Corridor
Landscape Improvements

Shops of Uptown

GATEWAY/BANNER PLAN

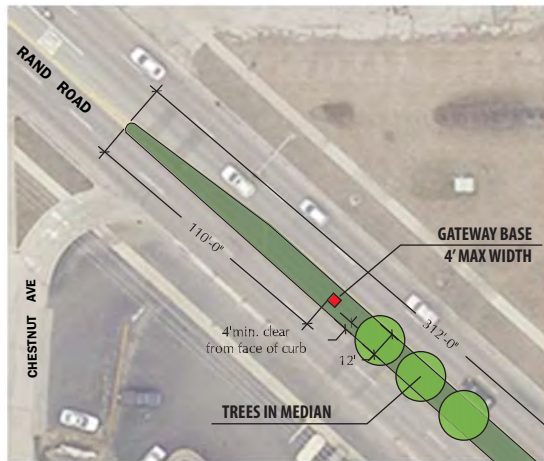
Ex. Light Pole - No Banner (IDOT Permit Guidelines)
(Applied to Major Intersections)

Ex. Light Pole - Typ. Village Cloth Banner Location

Gateway Opportunity
See Sheet (S1) District Gateway Signage
See Sheet (S7) Gateway Locations

ARLINGTON HEIGHTS Corridor Beautification Plan : Rand Road, Palatine Road and Arlington Heights Road (S6) CORRIDOR GATEWAY AND BANNER LOCATION

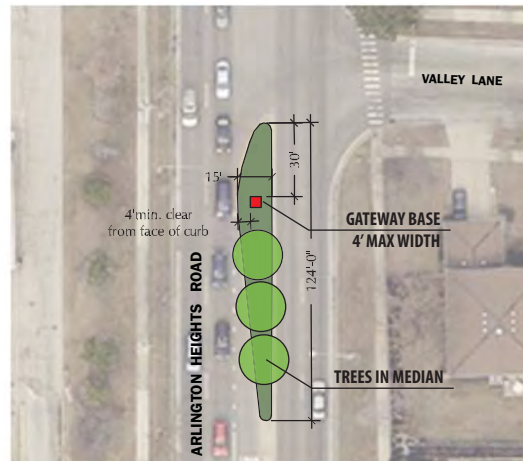
01-22-2016



Gateway (G1) - Northwest Rand Road

Existing: Painted Median

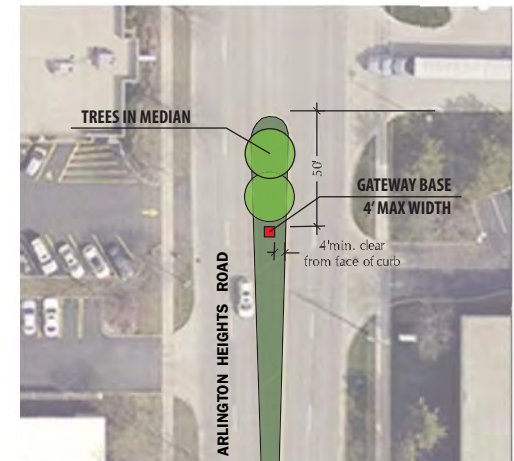
Proposed: New curbed landscape median with trees, shrubs, grasses, perennials, native plantings with a District gateway feature.



Gateway (G2) - North Arlington Heights Road

Existing: Mountable Raised Concrete Median

Proposed: New curbed landscape median with trees, shrubs, grasses, perennials, native plantings with a District gateway feature.



Gateway (G3) - South Arlington Heights Road

Existing: Painted Median

Proposed: New curbed landscape median with trees, shrubs, grasses, perennials, native plantings with a District gateway feature.

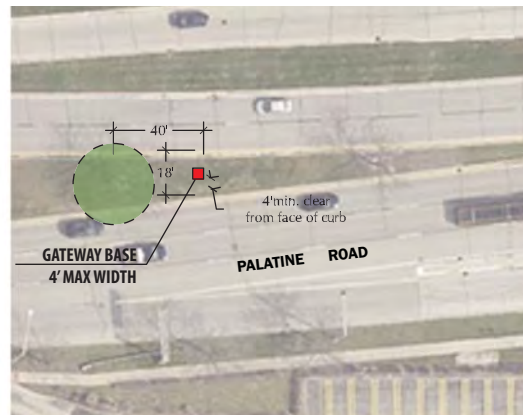
NOTE: PROPOSED MEDIAN MAY IMPACT TURNING MOVEMENTS



Gateway (G4) - West Palatine Road

Existing: Raised Landscape Median

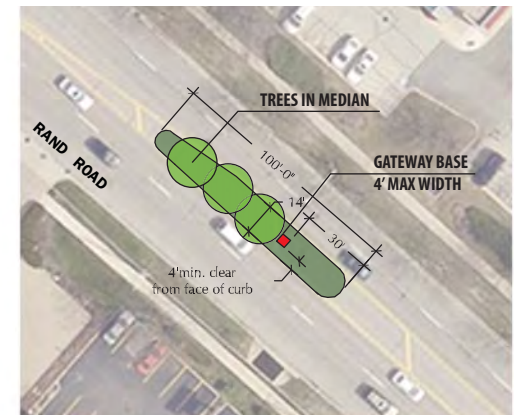
Median landscape improvements with massings of shrubs, grasses, perennials, native plantings with a District gateway feature.



Gateway (G5) - East Palatine Road

Existing: Raised Landscape Median

Median landscape improvements with massings of shrubs, grasses, perennials, native plantings with a District gateway feature.



Gateway (G6) - Southeast Rand Road

Existing: Painted Median

Proposed: New curbed landscape median with trees, shrubs, grasses, perennials, native plantings with a District gateway feature.





Gateway (G1) - Northwest Rand Road

Existing: Painted Median

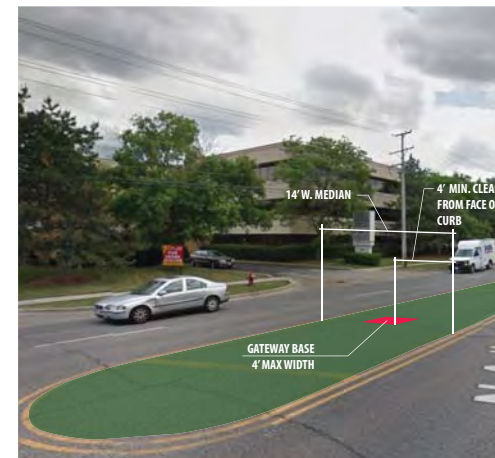
Proposed: New curbed landscape median with trees, shrubs, grasses, and perennials with a District gateway feature.



Gateway (G2) - North Arlington Heights Road

Existing: Mountable Raised Concrete Median

Proposed: New curbed landscape median with trees, shrubs, grasses, and perennials with a District gateway feature.



Gateway (G3) - South Arlington Heights Road

Existing: Painted Median

Proposed: New curbed landscape median with trees, shrubs, grasses, and perennials with a District gateway feature.

NOTE: PROPOSED MEDIAN MAY IMPACT TURNING MOVEMENTS



Gateway (G4) - West Palatine Road

Existing: Raised Landscape Median

Median landscape improvements with massings of shrubs, grasses, perennials, native plantings with a District gateway feature.



Gateway (G5) - East Palatine Road

Existing: Raised Landscape Median

Median landscape improvements with massings of shrubs, grasses, perennials, native plantings with a District gateway feature.



Gateway (G6) - Southeast Rand Road

Existing: Painted Median

Proposed: New curbed landscape median with trees, shrubs, grasses, and perennials with a District gateway feature.



- (A)** GATEWAY SIGN (S1) AT MEDIAN
INTERNALLY ILLUMINATED
- (B)** MEDIAN LANDSCAPE PLANTINGS
SHRUBS/PERENNIALS
- (C)** MIN 2' CLEAR FROM CURB (PLANTING BED)
MIN 4' CLEAR FROM CURB (GATEWAY SIGN)



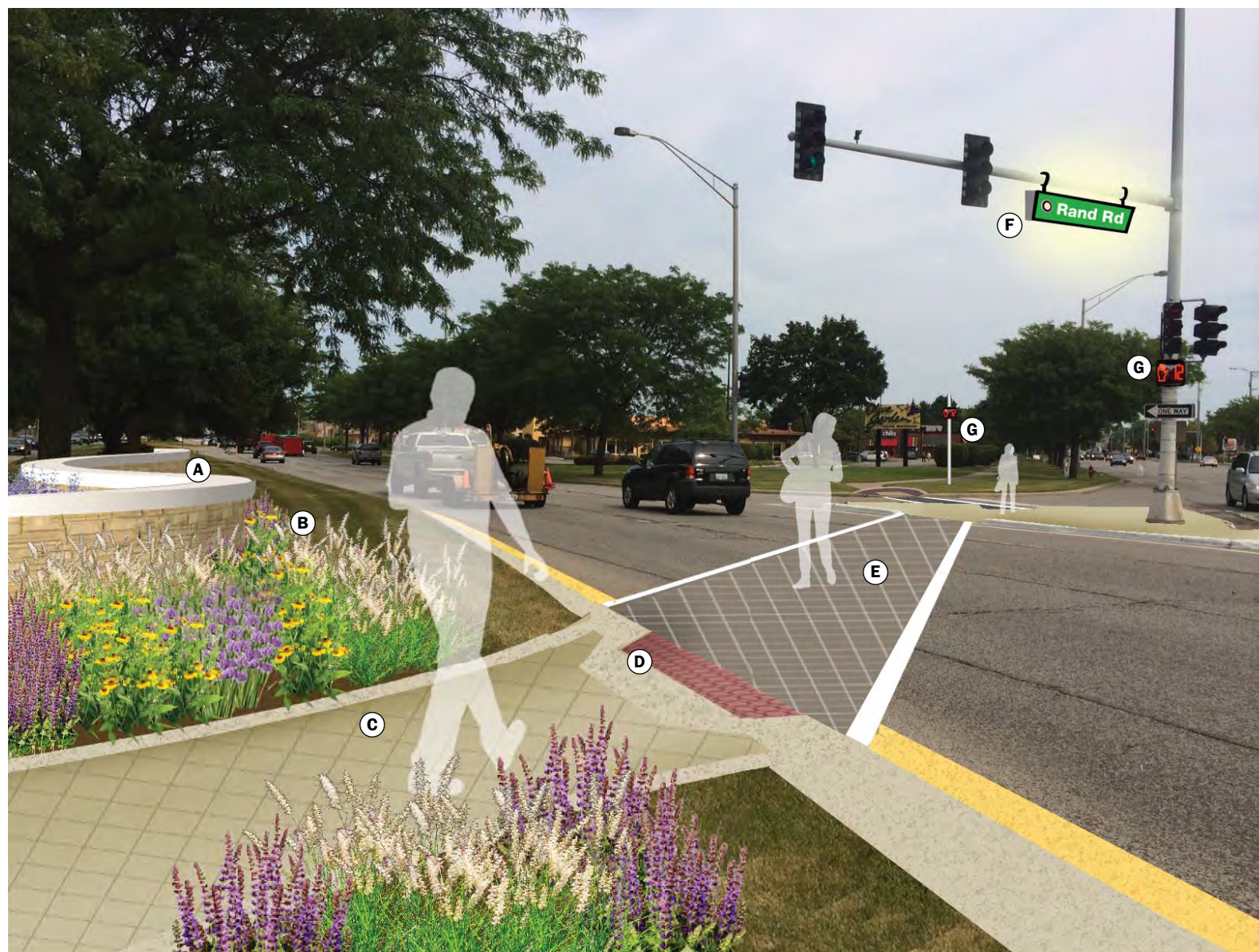
- A** GATEWAY SIGN (S4) AT MEDIAN
- B** MEDIAN LANDSCAPE PLANTINGS
SHRUBS/PERENNIALS
- C** MIN 2' CLEAR FROM CURB (PLANTING BED)
MIN 4' CLEAR FROM CURB (GATEWAY SIGN)



- (A) GATEWAY SIGN 'A' (S5) AT MEDIAN
- (B) MEDIAN LANDSCAPE PLANTINGS
SHRUBS/PERENNIALS
- (C) MIN 2' CLEAR FROM CURB (PLANTING BED)
MIN 4' CLEAR FROM CURB (GATEWAY SIGN)
- (D) GATEWAY SIGN 'B' (S5) AT PARKWAYS



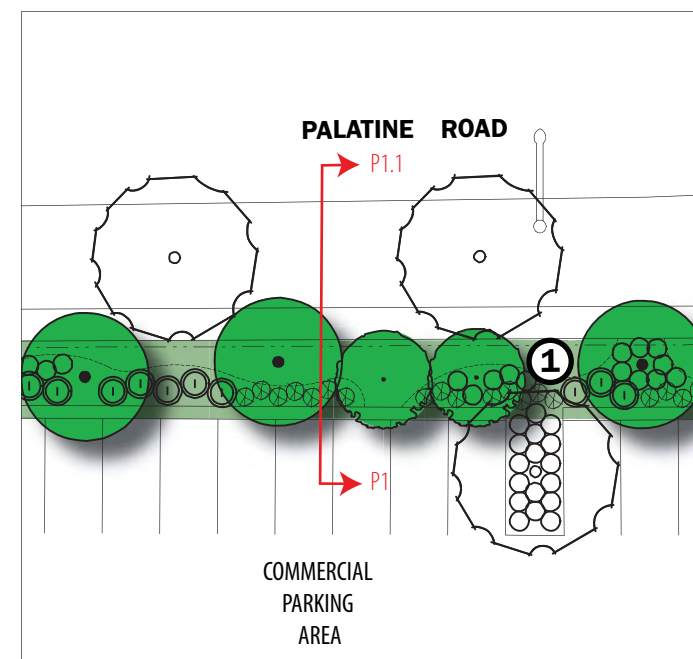
VIEW LOOKING NORTH TO PALATINE ROAD ALONG ARLINGTON HEIGHTS ROAD



- (A) +/- 4' HT. MASONRY GATEWAY LANDSCAPE WALL
- (B) MEDIAN LANDSCAPE PLANTINGS
- (C) DECORATIVE PAVING AT MEDIAN REFUGE ISLANDS
- CONCRETE PAVING WITH DIAGONAL JOINT PATTERN
- (D) ADA ACCESS INCLUDING TRUNCATED DOMES
- (E) DECORATIVE TEXTURED PAVING AT CROSSWALK
- DIAGONAL JOINT PATTERN
- (F) INTERNALLY ILLUMINATED LED STREET SIGN W/
VILLAGE LOGO
- (G) PEDESTRIAN COUNTDOWN TIMER



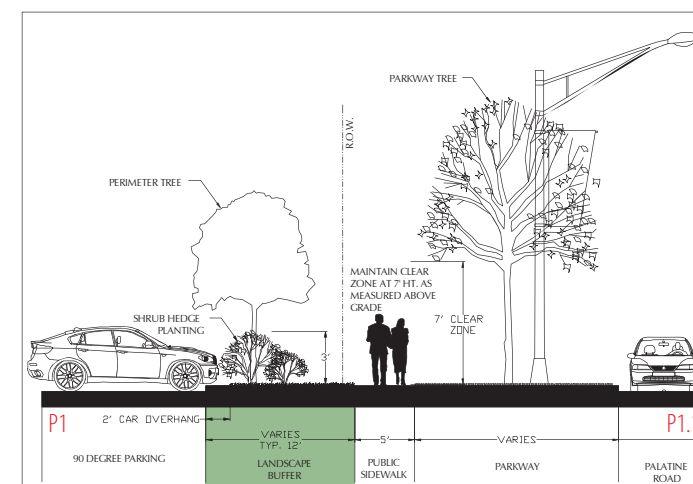
Perimeter landscape buffer includes ground cover, shrubs, and trees.



Perimeter Landscape Buffer: (Typical 12' width)

- ① The surface parking lot perimeter landscape buffer twelve feet (12) in width to be well-landscaped with ground cover, shrubs and trees that are salt-tolerant and of seasonal interest. The buffer should be undulating and have a variety of materials to provide interest and separation. At a minimum, landscape treatment should be:

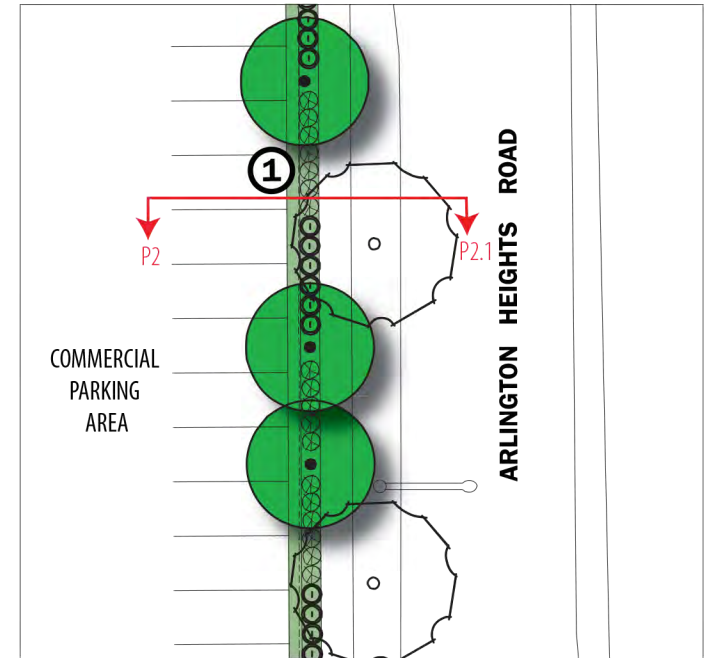
- 3' ht shrub plantings and canopy tree plantings.
- Be located solely on private property and allow for clear sight triangle for drivers.
- Where space allows, berming is encouraged as part of the perimeter landscape treatment to allow for diversity of interest.



Cross-Section P1: perimeter landscape buffer



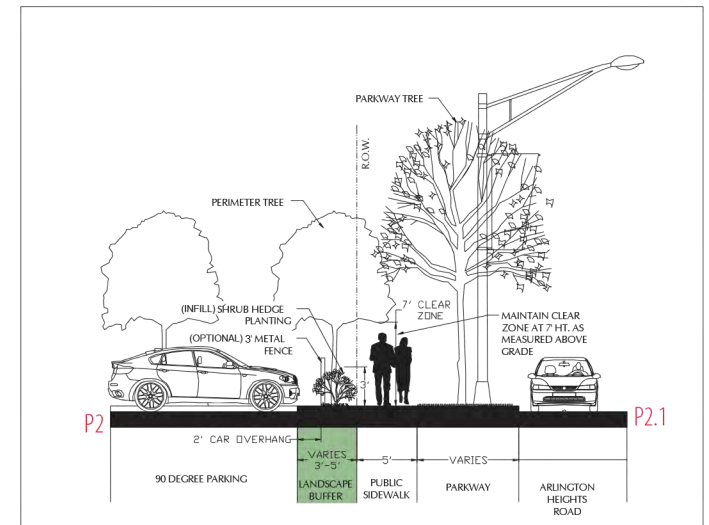
Perimeter landscape buffer includes ground cover, shrubs, trees and decorative metal fencing and/or masonry wall.



Perimeter Landscape Buffer: (3' - 5' width)

- ① The surface parking lot perimeter landscape buffer from three to five feet 3'-5' in width to be well-landscaped with ground cover, shrubs and trees that are salt-tolerant and of seasonal interest. Decorative metal fencing and/or masonry wall is encouraged and have a variety of materials to provide interest and separation. At a minimum, landscape treatment should be:

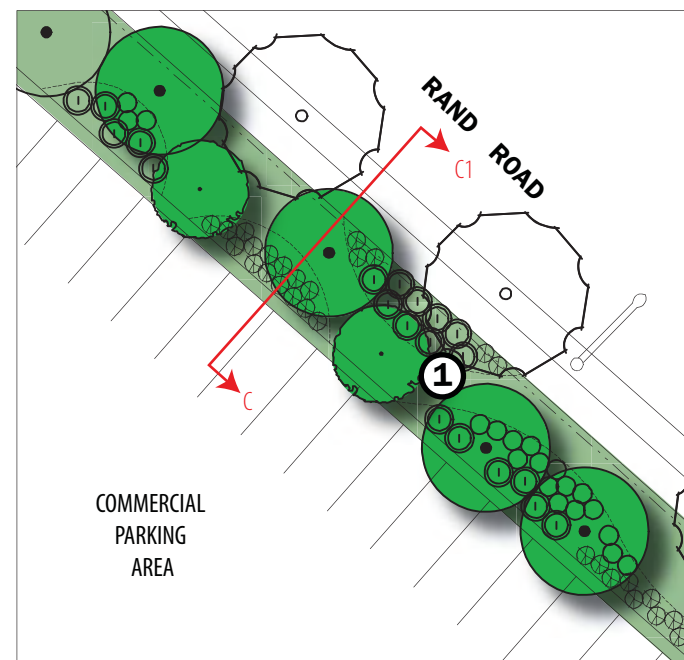
- 3' ht shrub plantings and canopy tree plantings.
- Be located solely on private property and allow for clear sight triangle for drivers.
- Decorative metal fencing and/or masonry wall is encouraged along the perimeter of the surface lot.



Cross-Section P2: perimeter landscape buffer



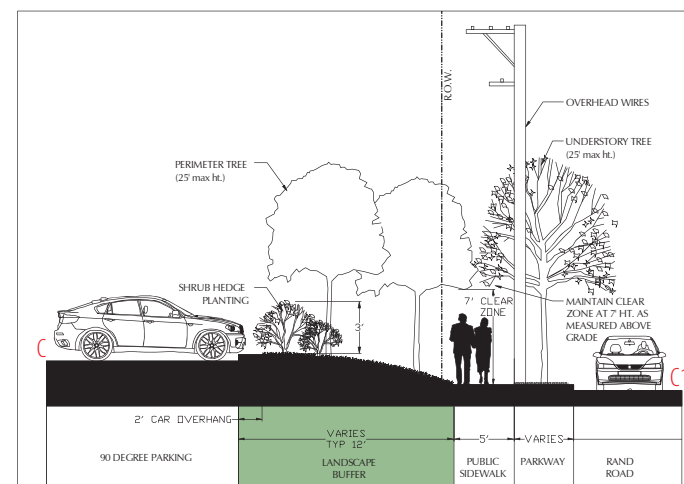
Perimeter landscape buffer includes ground cover, shrubs, and trees..



Perimeter Landscape Buffer: (Typical 12' width)

① The surface parking lot perimeter landscape buffer twelve feet (12) in width to be well-landscaped with ground cover, shrubs and trees that are salt-tolerant and of seasonal interest. The buffer should be undulating and have a variety of materials to provide interest and separation. At a minimum, landscape treatment should be:

- 3' ht shrub plantings and canopy tree plantings.
- Be located solely on private property and allow for clear sight triangle for drivers.
- Where space allows, berming is encouraged as part of the perimeter landscape treatment to allow for diversity of interest.
- Where overhead wires are located within the parkway, understory trees should not exceed 25' ht. at maturity.

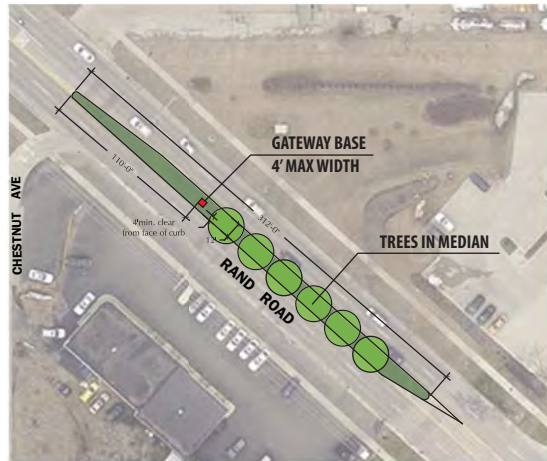


Cross-Section P3: perimeter landscape buffer

Parkway/ Perimeter Plantings Clear Zone:

To maintain a clear view to building wall signage, parkway/perimeter plantings should be maintained such that the areas measured between 3'-7' ht. are open to the motorist's view.





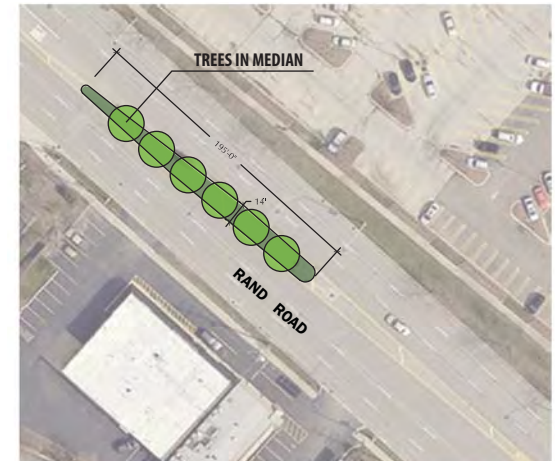
Median (M1) - Northwest Rand Road

New curbed landscape median with trees, shrubs, grasses, perennials, native plantings with a District gateway feature.



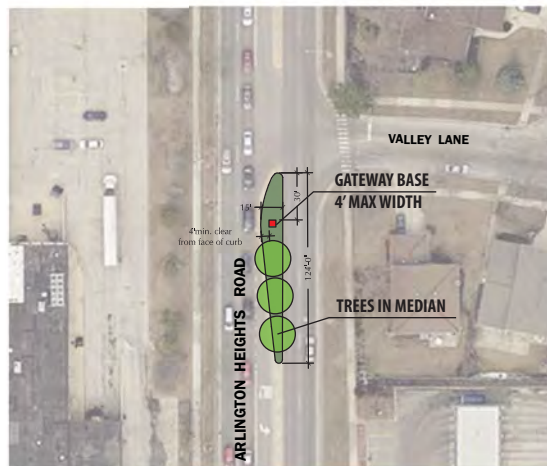
Median (M2) - Northwest Rand Road

New curbed landscape median with trees, shrubs, grasses, perennials, and native plantings.



Median (M3) - Northwest Rand Road

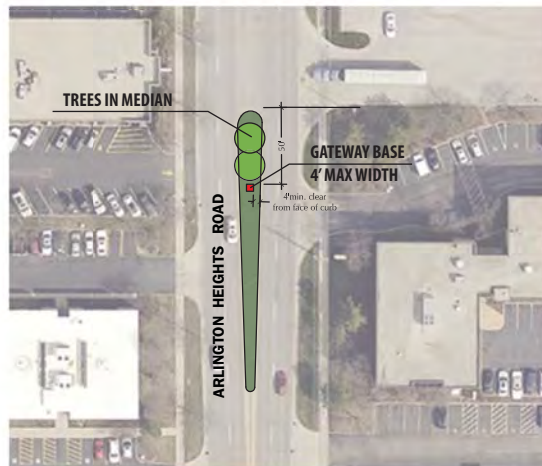
New curbed landscape median with trees, shrubs, grasses, perennials, and native plantings.



Median (M4) - North

Arlington Heights Road

New curbed landscape median with trees, shrubs, grasses, perennials, native plantings with a District gateway feature.



Median (M5) - South

Arlington Heights Road

New curbed landscape median with trees, shrubs, grasses, perennials, native plantings with a District gateway feature.

NOTE: PROPOSED MEDIAN MAY IMPACT TURNING MOVEMENTS



Median (M6) - Southeast Rand Road

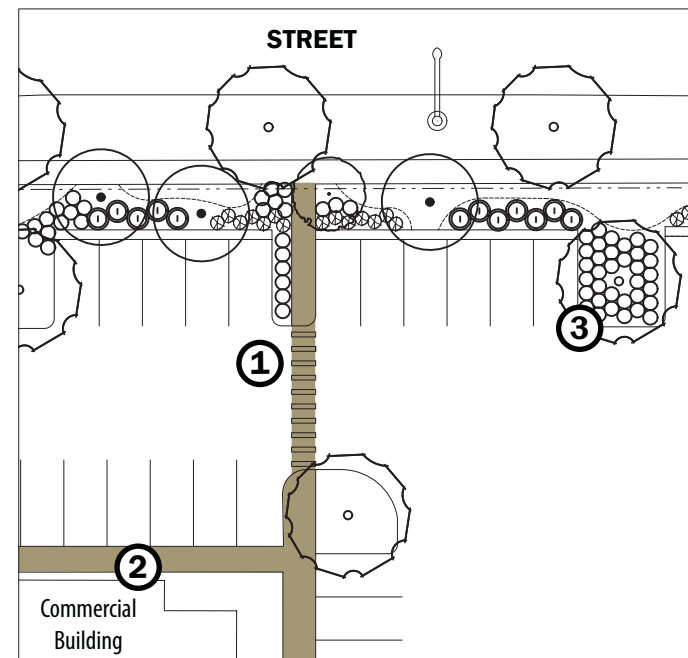
New curbed landscape median with trees, shrubs, grasses, perennials, native plantings with a District gateway feature.



Continuous pedestrian walkways through parking lots



Garden walls at pedestrian access into parking lot



Pedestrian Crossings

- ① Commercial properties should have pedestrian access from the public right-of-way to the building entrance by way of continuous walkways through parking lots and crosswalks.

Pedestrian Walks

- ② Pedestrian oriented streetscape elements include decorative paving, crosswalks, planters, street trees, and benches.

Landscape Islands

- ③ Landscape islands should contain a variety of planting materials including, shade trees, plants with seasonal interest, low shrubs, salt-tolerant groundcover and garden walls.



Pedestrian oriented streetscape along shopping center drives



Pedestrian access into parking lot



Paving - Crosswalks and Accent Corners

Decorative textured paving/high strength concrete inlay, Traffic Print or similar



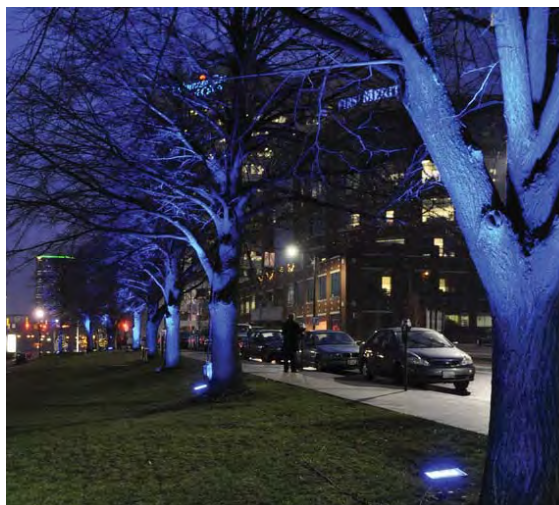
Street Signs

Internally Illuminated LED Street Signs w/ Village Logo



Median Lighting

Uplighting median trees with color options



LED Color Changing Tree Uplighting Fixture

Recommended Canopy Trees

<i>Celtis occidentalis</i> -	Common Hackberry
<i>Ginkgo biloba</i> (male only) -	Ginkgo
<i>Gleditsia triacanthos inermis</i> 'Skyline' -	Skyline Honeylocust
<i>Gymnocladus dioica</i> -	Kentucky Coffeetree
<i>Quercus alba</i> -	White Oak
<i>Quercus robur</i> -	English Oak
<i>Tilia americana</i> 'Redmond' -	Redmond Linden
<i>Tilia cordata</i> 'Greenspire' -	Greenspire Littleleaf Linden
<i>Ulmus carpinifolia</i> 'Accolade' -	Accolade Smoothleaf Elm



Ginkgo



Skyline Honeylocust



Greenspire Littleleaf Linden

Recommended Canopy Trees for use Where Overhead Wires Exist

<i>Amelanchier canadensis</i> -	Serviceberry
<i>Amelanchier x grandiflora</i> -	Apple Serviceberry
'Autumn Brilliance'	
<i>Crataegus crus-galli</i> -	Cockspur Hawthorn
<i>Syringa reticulata</i> clutivar -	Japanese Tree Lilac 'Ivory Silk'



Cockspur Hawthorn



Apple Serviceberry



Japanese Tree Lilac 'Ivory Silk'

Recommended Shrubs

<i>Aronia arbutifolia</i> 'Brilliantissima' -	Red Chokeberry
<i>Aronia melanocarpa</i> -	Glossy Black Chokeberry
<i>Cotoneaster acutifolius</i> -	Peking Cotoneaster
<i>Rhus aromatica</i> 'Gro-Low' -	Gro-Low Sumac
<i>Spirea betulifolia</i> 'Tor' -	Birchleaf Spirea
<i>Spirea prunifolia</i> -	Bridalwreath Spirea
<i>Syringa patula</i> 'Ms. Kim' -	Miss Kim Korean Lilac
<i>Viburnum dentatum</i> 'Christom' -	Blue Muffin Viburnum



Gro-Low Sumac



Blue Muffin Viburnum

Recommended Perennials and Ornamental Grasses

<i>Allium angulosum</i> 'Summer Beauty' -	Allium Summer Beauty
<i>Helictotrichon sempervirens</i> -	Blue Oat Grass
<i>Hemerocallis</i> 'Stella de Oro' -	Daylily
<i>Nepeta x faassenii</i> 'Walkers Low' -	Walkers Low Catmint
<i>Pennisetum alopecuroides</i> 'Hameln' -	Dwarf Fountain Grass
<i>Salvia nemorosa</i> 'Ostfriesland' -	East Friesland Salvia



Feather Reed Grass



Black Eye Susan

Recommended Native Perennials and Ornamental Grasses

<i>Briza media</i> -	Quaking Grass
<i>Calamagrostis acutiflora</i> 'Karl Foerster' -	Feather Reed Grass
<i>Echinacea purpurea</i> -	Purple Coneflower
<i>Geum triflorum</i> -	Prairie Smoke
<i>Rudbeckia hirta</i> -	Black Eyed Susan
<i>Schizachyrium scoparium</i> -	Little Bluestem
<i>Sporobolus heterolepis</i> -	Prairie Dropseed



Purple Coneflower



Prairie Dropseed

CORRIDOR BEAUTIFICATION PLAN - VILLAGE OF ARLINGTON HEIGHTS, IL**Preliminary Cost Estimate (R.O.W. Improvements Only)**

Prepared by Teska Associates

1/22/2016

Project 1) BANNERS						
Item	QTY	Unit	Unit Cost	Item Total	Subtotal	Remarks
Corridor Improvements						
RAND ROAD						
Decorative Banners (Fabric)	28	EA	\$200.00	\$5,600.00		installed on existing roadway lights
					\$5,600.00	
ARLINGTON HEIGHTS ROAD						
Decorative Banners (Fabric)	18	EA	\$200.00	\$3,600.00		installed on existing roadway lights
					\$3,600.00	
PALATINE ROAD						
Decorative Banners (Fabric)	35	EA	\$200.00	\$7,000.00		installed on existing roadway lights
					\$7,000.00	

	SubTotal	\$16,200.00
OTHER PROJECT COSTS		
General Conditions	10%	\$1,620.00
Construction Phase Services	5%	\$810.00
Design/Engineering Fees	10%	\$1,620.00
Construction Contingency	5%	\$810.00
TOTAL		\$21,060.00

Project 2) GATEWAY SIGNS							
Item	QTY	Unit	Unit	Unit	Unit	Unit	Remarks
Corridor Improvements		S1	S2	S3	S4	S5	
RAND ROAD							
Gateway Sign	2	\$95,000	\$40,000	\$40,000	\$25,000	\$25,000	Sign concepts shown are conceptual and vary, further design development will be required. Final sign concepts and selection TBD
Total		\$190,000	\$80,000	\$80,000	\$50,000	\$100,000	
ARLINGTON HEIGHTS ROAD							
Gateway Sign	2	\$95,000	\$40,000	\$40,000	\$25,000	\$25,000	S5 Sign Concept 'B' for Rand/Arlington Road have a qty of 4 signs. These are pole-mounted and placed in the parkways.
Total		\$190,000	\$80,000	\$80,000	\$50,000	\$100,000	
PALATINE ROAD							
Gateway Sign	2	\$95,000	\$70,000	\$40,000	\$25,000	\$35,000	
Total		\$190,000	\$140,000	\$80,000	\$50,000	\$70,000	
Total	6	\$570,000	\$300,000	\$240,000	\$150,000	\$270,000	

Project 3) LANDSCAPING						
Item	QTY	Unit	Unit Cost	Item Total	Subtotal	Remarks
Corridor Improvements						
RAND ROAD						
Parkway Trees	42	EA	\$1,200.00	\$50,400.00		includes 3" caliper tree, soil and mulch
					\$50,400.00	
ARLINGTON HEIGHTS ROAD						
Parkway Trees	2	EA	\$1,200.00	\$2,400.00		includes 3" caliper tree, soil and mulch
					\$2,400.00	
PALATINE ROAD						
Parkway Trees	16	EA	\$1,200.00	\$19,200.00		includes 3" caliper tree, soil and mulch
Landscape Gateway Wall	420	LF	\$400.00	\$168,000.00		includes (4) masonry walls where Arlington Heights/Rand Road intersect
PHASE 1: Median Plantings	10,000	SF	\$6.00	\$60,000.00		includes topsoil, ornamental trees, shrubs and perennials at intersections/ends of median.
PHASE 1: Irrigation	11	ZONE	\$1,000.00	\$11,000.00		includes main, remote control valves, sprinkler heads, and lateral connections
PHASE 2: Median Plantings	35,000	SF	\$6.00	\$210,000.00		includes topsoil, ornamental trees, shrubs and perennials at the middle of medians
PHASE 2: Irrigation	38	ZONE	\$1,000.00	\$38,000.00		includes main, remote control valves, sprinkler heads, and lateral connections
Water main connection for irrigation	4	EA	\$8,500.00	\$34,000.00		includes backflow device and irrigation controller with electrical service
Tree uplighting	41	EA	\$6,000.00	\$246,000.00		includes color changing LED lighting for each tree in the median
Concrete Pads for Public Art Installations	5	EA	\$1,000.00	\$5,000.00		
					\$791,200.00	

	Total	\$844,000.00
OTHER PROJECT COSTS		
General Conditions	10%	\$84,400.00
Construction Phase Services	5%	42,200.00
Design/Engineering Fees	10%	\$84,400.00
Construction Contingency	5%	\$42,200.00
TOTAL		\$1,097,200.00

Project 4) ILLUMINATED LED STREET SIGNS

Item	QTY	Unit	Unit Cost	Item Total	Subtotal	Remarks
Corridor Improvements						
RAND ROAD						
Illuminated LED Street sign (8' length)	4	EA	\$4,000.00	\$16,000.00	\$16,000.00	
ARLINGTON HEIGHTS ROAD						
Illuminated LED Street sign (8' length)	4	EA	\$4,000.00	\$16,000.00	\$16,000.00	
PALATINE ROAD						
Illuminated LED Street sign (8' length)	4	EA	\$4,000.00	\$16,000.00	\$16,000.00	
					\$16,000.00	
				Total	\$48,000.00	
OTHER PROJECT COSTS						
General Conditions			10%	\$4,800.00		
Construction Phase Services			5%	2,400.00		
Design/Engineering Fees			10%	\$4,800.00		
Construction Contingency			5%	\$2,400.00		
			TOTAL		\$62,400.00	

Project 5) LANDSCAPE MEDIAN

Item	QTY	Unit	Unit Cost	Item Total	Subtotal	Remarks
Corridor Improvements						
RAND ROAD						
Landscape Median	922	LF	\$150.00	\$138,300.00	\$138,300.00	replace striped/mountable curb median and includes curb, soil, groundcover, and trees
ARLINGTON HEIGHTS ROAD						
Landscape Median	306	LF	\$150.00	\$45,900.00	\$45,900.00	replace mountable curb median and includes curb, soil, groundcover, and trees
					\$45,900.00	
				Total	\$184,200.00	
OTHER PROJECT COSTS						
General Conditions			10%	\$18,420.00		
Construction Phase Services			5%	9,210.00		
Design/Engineering Fees			10%	\$18,420.00		
Construction Contingency			5%	\$9,210.00		
			TOTAL		\$239,460.00	

Project 6) CROSSWALKS

Item	QTY	Unit	Unit Cost	Item Total	Subtotal	Remarks
Corridor Improvements						
RAND ROAD						
Decorative Crosswalks	4,560	SF	\$10.00	\$45,600.00		includes decorative inlay
ADA Access	12	EA	\$2,000.00	\$24,000.00		includes metal, truncated domes (2' x4') and associated curb work
Pedestrian Countdown Timers	8	EA	\$10,000.00	\$80,000.00		
					\$149,600.00	
ARLINGTON HEIGHTS ROAD						
Decorative Crosswalks	3,950	SF	\$10.00	\$39,500.00		includes decorative inlay
ADA Access	18	EA	\$2,000.00	\$36,000.00		includes metal, truncated domes (2' x4') and associated curb work
Pedestrian Countdown Timers	8	EA	\$10,000.00	\$80,000.00		
					\$155,500.00	
PALATINE ROAD						
Decorative Crosswalks	4,200	SF	\$10.00	\$42,000.00		includes decorative inlay
ADA Access	18	EA	\$2,000.00	\$36,000.00		includes metal, truncated domes (2' x4') and associated curb work
Pedestrian Countdown Timers	8	EA	\$10,000.00	\$80,000.00		
					\$158,000.00	
				Total	\$463,100.00	
OTHER PROJECT COSTS						
General Conditions			10%	\$46,310.00		
Construction Phase Services			5%	23,155.00		
Design/Engineering Fees			10%	\$46,310.00		
Construction Contingency			5%	\$23,155.00		
			TOTAL		\$602,030.00	

***PROJECT TOTAL \$2,182,050**
***Project total does not include Gateway Signs (Gateway Concepts costs vary, see project 2 for costs)**



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