



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 9, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 1/26/16

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#16-004 - 831 N. Harvard Ave. - SF/Teardown
- B. DC#16-006 - 1806 N. Walnut Ave. - SF/Teardown
- C. DC#16-007 - TNT's Snack Shop - 1706 W. Campbell St. - Commercial
- D. DC#15-158 - Memory Care - 511 W. Rand Rd. - Commercial
- E. DC#12-103 - Sign Code Modifications - Intent & Purpose
- F. DC#15-156 - Sign Code Modifications - Drive-through Restaurant Signage

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33

S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793
(Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Minutes - 1/26/16

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 1/26/16

Type

Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 26, 2016**

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

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

Members Absent: Ted Eckhardt, Chair

Also Present: Keith Ginnodo, Kingsley/Ginnodo Architects for *817 S. Chestnut Ave.*
 Kirsten Kingsley, Kingsley/Ginnodo Architects for *817 S. Chestnut Ave.*
 Beth & Brian Tavares, Owners of *817 S. Chestnut Ave.*
 Anthony Izzo, Anthony James Builders for *737 N. Wilshire Ln.*
 John Zanfardino, Anthony James Builders for *737 N. Wilshire Ln.*
 Brian Hyde, Greenscape Homes for *630 N. Salem Ave.*
 Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JANUARY 5, 2016

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF JANUARY 5, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED. COMMISSIONER BOMBICK ABSTAINED.

ITEM 1. SINGLE-FAMILY ADDITION REVIEW**DC#15-160 – 817 S. Chestnut Ave.**

Keith Ginnodo & Kirsten Kingsley, representing *Kingsley/Ginnodo Architects*, and **Beth & Brian Tavares**, the homeowners, were present on behalf of the project.

Acting Chair Bombick 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 add a two-story addition to the rear of an existing one-and-a-half story home. This project complies with the R-3 zoning requirements, but it does require a zoning variation for an encroachment of the roof eaves into the required ten foot separation between the existing detached garage and the proposed addition. The project is scheduled for review by the Zoning Board of Appeals on February 8, 2016.

The existing neighborhood consists of a mix of traditional style single-story, one-and-a-half story, and two-story homes. The proposed two-story addition is a modern design that is in contrast to the existing house. One of the goals of the Village's Single-Family Design Guidelines is that *"Building (additions) will reflect and improve the character of the site and the neighborhood upon which they are located. New additions will look like they belong and not dominate or change the character of the original building"*. The addition is proposed to have a bold, dark color scheme that is different than the existing part of the house, and the overall massing and form of the proposed addition does change the character of the original house. However, the proposed addition will have very limited visibility from the street, and will only be visible from the neighboring homes. The Design Commission should evaluate the appropriateness of the proposed modern style. For a more cohesive design, it is recommended that the material colors on the proposed addition be revised to match the existing portion of the house with white windows, night gray siding, white trim, and white gutters.

Mr. Ginnodo stated that the owners have lived in the 2 bedroom home for almost 20 years and have three children. They are working with a fairly limited budget for the proposed 2-story addition on the rear of the existing home, which will include a new first-floor family room and kitchen, and new second-floor master suite. The owners desire to be different with the proposed design, with a gentle nod toward keeping a neighborly appearance. A traditional shed dormer is being added to the front façade over the front door, which complies with code; the existing siding will all be removed and replaced with a new dark grey material with white window trim; the gutters will all be a dark color; and the new addition will have a similar color palette, minus the white trim, which is intentional to differentiate itself from the existing home. He reiterated that the proposed addition will be barely visible from the street. With respect to the context of the neighborhood, **Mr. Ginnodo** pointed out that there is no prevailing design style in the neighborhood, and the neighborhood is in fact a good representation of how styles of homes have changed over the years to reflect current living. They feel the proposed design does satisfy the spirit as well as the letter of the Design Guidelines and hope that the commissioners agree.

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

Commissioner Kubow felt the proposed design was fantastic, he absolutely loved it and felt nothing should be changed, and felt it would be a wonderful addition to the neighborhood. He completely

agreed with the lack of context to the local architecture and he commended the petitioner on including a 3-dimensional model, which for an addition really helps tell the story. What he specifically liked about the massing and design of the addition is the staggered floor plan layout leading to the backyard; it minimizes the impact to the site.

Commissioner Fitzgerald liked the design and did not have a problem with the 2 different colors of siding being proposed. He also liked the addition of the covering over the front porch. He questioned the need for the black gutters on the front of the original part of the home, if the intent is to differentiate between the old and new. He had no further comments.

Commissioner Fasolo liked the design and felt it would fit well with the existing home. He was not opposed to the 2 different shades of grey siding but he agreed with Commissioner Fitzgerald's comment about the black gutters on the front of the home and the supports for the canopy, which should be white to match the existing trim. He felt the trim on the addition should be white as well; either pick one color for the gutters or pick one color for the trim or the windows so that something ties the two together.

Acting Chair Bombick generally agreed with the comments from the commissioners. He pointed out that the existing windows on the main floor are horizontally stacked, particularly on the north elevation, and he suggested making the vertical windows on the addition the same proportion of glass. He felt the proposed colors were fine and other than his previous suggestion, he would not change anything. He liked that the windows on the south elevation of the addition would not intrude on the neighbors' privacy, and he suggested increasing the proportion of glass on those windows as well. He had no further comments.

Commissioner Kubow pointed out that Staff recommended the Design Commission evaluate the proposed addition, and he questioned if the commissioners could approve the design tonight. **Mr. Hautzinger** clarified that Staff was not recommending approval or denial, and the commissioners could certainly approve the project if they choose. **Acting Chair Bombick** reiterated that he was fine with the proposed design and felt the commissioners should take a position on the design tonight.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 817 S. CHESTNUT AVENUE, AS PROPOSED. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 12/10/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION THAT THE PETITIONER STUDY FURTHER THE COMMISSIONERS' RECOMMENDATION OF CONSISTENCY IN THE GUTTER COLOR, TRIM, AND SOME OF THE WINDOW PROPORTIONS.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS,

AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

3. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW**DC#15-162 – 737 N. Wilshire Ln.**

Anthony Izzo and **John Zanfardino**, representing *Anthony James Builders*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story home with an attached one-car garage to allow construction of a new two-story home with an attached, two-car garage. Although the Staff Report indicates that the proposed home exceeds the maximum allowed floor area by approximately 60 sf, the petitioner submitted a revision to the plan that added collar ties to the attic space above the garage, which prevents the space from being livable and is therefore not counted toward FAR; therefore meeting all R-3 zoning requirements.

The existing neighborhood has a very consistent fabric of smaller scale single-story and split-level homes with a mix of detached garages and attached one-car garages. There are two homes on the block that have been previously expanded, and one of those houses has an attached two-car garage. However, besides those two homes, the proposed new house will be one of the first teardowns on the street, and will be one of the only homes with an attached front loading, two-car garage.

Overall, the front of the house is nicely designed with varying roof forms and materials. The hipped main roof helps to keep the height of the side walls down, and the single-story porch roof helps the proposed home relate to the existing adjacent smaller homes. However, the proposed two-car garage is prominent on the front of the home and is not in context with the neighborhood. Hipping the front of the garage roof would help reduce the visual prominence of the two car garage, and a small dormer could be included to complement the other dormer on the front of the house and to maintain the bump-out in the floor plan for the Master Bedroom walk-in closet. Other comments to improve the cohesiveness of the design are to continue the shake style shingles on the upper floor on all sides of the house, and add window grilles to all windows to match the front elevation.

Staff recommends the Design Commission evaluate the proposed design with the comments included in the Staff report.

Mr. Izzo responded to the concerns about the garage. He explained that the roof was carried all the way across the garage and tied in with the front porch to eliminate the massing in front, and the same gutter line was kept across the home. He has built similar homes in the area, although on narrower lots, without any concerns.

PUBLIC COMMENT

Donald Ross, 803 N. Wilshire Lane, said that he lives directly north of the site. He has no problem with teardowns; however, his basic problem is to make sure that the new home falls within the setbacks, and it seems according to the plans that it does. However, looking at the front of the new home, he questioned if it looked proportionately like it belongs in the neighborhood. He said that the new home is overwhelmingly large for the homes in the area. The home to the north of his home had an addition put on utilizing the same property standards and it is not as tall as this proposed home. The new home

would be unique and his basic objection is the size of the home, not that it is a teardown. He was also concerned that a home that size could potentially cause drainage problems, although he had to believe that it would all be taken care of. **Acting Chair Bombick** encouraged the resident to provide a written statement of concerns to the Village Engineering Department in order to obtain an understanding of how the petitioner is addressing drainage.

Nancy Ross, 803 N. Wilshire Lane, asked if there were options to minimize the position of the windows on the side of the new home to address her privacy concerns. **Acting Chair Bombick** replied that only fences and landscaping could be encouraged to help with privacy concerns.

Commissioner Fitzgerald felt it was a nicely designed home and he appreciated what was done with the rooflines to help the new home fit in with the neighborhood. He liked the roof above the garage, which fit with the other dormers, he agreed with Staff comments about the windows grilles being carried all the way around, and he liked the idea to have the shingle style siding on the second floor carried all the way around, if the budget allowed. In addition, he suggested carrying the stone around to the left side elevation, 2 or 3-feet, to soften the elevation so it did not end at the corner of the home. He also appreciated that the front porch is sized to be usable and that it was pulled out far enough to not make the garage feel as big as it looks on the drawing.

Commissioner Fasolo felt the home was nicely designed and fit in well with the neighboring homes down the street. He agreed with Staff's suggestion to add grilles to the windows on the sides and rear elevations; however, he was unsure about continuing the shake siding around the other sides. He also agreed with the suggestion to hip the front of the garage roof to bring down the height.

Commissioner Kubow was in agreement with the comments made by the other commissioners and he would make it a requirement to continue the window mullions throughout the home. Overall, he felt the home was well designed, although it is a lot larger than the neighbors; however, the petitioner is building within their right for the most part. He suggested that it would be a good faith gesture to the neighbors to the north to add landscaping on the side elevation.

Acting Chair Bombick felt the new home was well designed and he agreed with the comments about the materials and trying to achieve some continuity on all elevations of the home. However, he was concerned about this being the first teardown and setting a precedent, and although the street is a mix and match of front loading and rear loading garages and attached and detached garages, he felt this was a garage with a home attached, instead of the other way around. When the home is set too far back from the garage it is blocked from the views of the street, it discourages interaction between people passing by, which are the basic principles of a walkable and safe community. This was a serious issue and not a new concern for him, particularly when the lot is wide like this. He felt the home should be brought forward so the garage lines up with at least the front of the porch. He was also concerned about the 12/12 roof pitch on the front elevation, which has nothing to do with anything on this street.

Mr. Hautzinger reiterated Staff's suggestion to hip the front of the garage roof back, which although it would not help to pull the home forward or recess the garage, it would diminish the mass of the garage blocking the view of the home. **Mr. Izzo** replied that because of concerns about the garage, the size of the front porch was increased to create a usable space. **Acting Chair Bombick** reiterated that he was very concerned about the garage and the precedent it would set for the future of the neighborhood. **Commissioner Fasolo** felt there was room to push the garage back to align with the porch, although the floor plan would need to be re-worked. **Acting Chair Bombick** said he was more concerned about the

top of the home, it looked too top heavy. **Commissioner Fitzgerald** was okay with the garage because he really appreciated how far the porch was brought forward. More important to him was the peak above the garage doors, which he felt made the garage look more like it is part of the home instead of just the garage. **Acting Chair Bombick** suggested lowering the second-floor eave line and adding tray ceilings on the second-floor, resulting in a 1-foot lower volume.

Mr. Izzo had no problem with adding window mullions on all elevations of the home and the shake siding as suggested. He felt the roofline on the front elevation would look less obtrusive when in 3-dimensions. **Acting Chair Bombick** pointed out that the mass of the left side elevation would overlook the neighbor's backyard and it was very plain, whereas the right side elevation had more interest and detail. He suggested bringing the shingle roof detail from the front porch all the way around the left side elevation. **Commissioner Fitzgerald** felt this was a valid point; there is a lot of detail on the right side elevation and very little on the left elevation. He suggested bringing the stone around to the back corner of the left side elevation. **Mr. Izzo** replied that the interior would need to change if the stone was brought to the back corner because of the building line; however, the hip roof over the porch could be taken back to the rear of the home and the gutter line on the left side could be brought all the way to the back, which would break up the first and second-floor.

Mr. Ross objected to anything that encroached any closer than the new home already is. **Mr. Izzo** replied that it would not be encroaching. **Acting Chair Bombick** encouraged the neighbor to work with the petitioner on any grading concerns.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 737 N. WILSHIRE LANE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 12/17/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO CONTINUE THE WINDOW MULIONS ALL THE WAY AROUND THE HOME;
2. A REQUIREMENT ON THE LEFT SIDE ELEVATION TO CONTINUE THE GUTTER LINE FROM THE FRONT PORCH ALL THE WAY TO THE BACK CORNER.
3. A RECOMMENDATION TO STUDY THE SIZE OF THE ROOF, AND THE ROOF OVER THE GARAGE.
4. A RECOMMENDATION TO PROVIDE SUBSTANTIAL LANDSCAPING ON THE LEFT SIDE ELEVATION TO SOFTEN THE ENTIRE LENGTH OF THE HOME, TO BE APPROVED BY STAFF.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
6. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

The commissioners discussed making the recommendation to study the size of the roof and the roof

over the garage a requirement, and the petitioner work with Staff. **Acting Chair Bombick** felt the steepness of the side pitches should be lowered from 12/12 to 10/12. **Mr. Hautzinger** pointed out the option of the petitioner studying the roof size and returning for Design Commission review.

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

- 3. A REQUIREMENT TO STUDY THE SIZE OF THE ROOF AND THE ROOF OVER THE GARAGE TO LOWER THE PITCH FROM 12/12, TO BE REVIEWED BY STAFF.**

**FASOLO, AYE; FITZGERALD, AYE; KUBOW, AYE; BOMBICK, NAY.
MOTION CARRIED.**

Acting Chair Bombick felt the new home was way too far off for this neighborhood.

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW

DC#15-166 – 630 N. Salem Ave.

Mr. Brian Hyde, representing *Greenscape Homes*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence with an attached one-car garage to allow construction of a new two-story residence with an attached, three-car garage. The project does comply with the R-3 zoning requirements.

The subject property is located on a cul-de-sac street with Olympic Park across the street. The existing homes on the street include a mix of single-story and two-story homes with a mix of attached and detached garages. Overall, the proposed design is nicely done with a traditional style and scale that fits well in this location. The only concern is that the proposed garage would be the only three car front loading garage on the block. However, the third car stall is set back a few feet from the front of the house, and the single story massing actually provides a nice transition to the existing adjacent single-story home to the north. Additionally, the entry portico projects out in front of the garage keeping the focus on the front porch. The only recommendation on the design is to add a window on the side of the garage to break up the blank wall space. Staff recommended approval.

Mr. Hyde added that they tried to create a consistent appearance by carrying details such as window mullions and gable details around all four sides of the home.

PUBLIC COMMENT

Kathleen Haaker, 628 N. Salem Avenue, said that she lives directly south of the site and is concerned about the large, unhealthy trees in the rear yard of the site, which are a threat to the surrounding homes in a storm situation. She is hoping the trees will be removed to allow construction of the new home. She also had concerns about any changes in grading with the new home, although she understood this matter is not under the purview of the Design Commission. She felt the design of the new home was lovely; however, she was concerned about the amount of space between her home and the new home, specifically because of the large window shown on the left side elevation. She also asked about the placement of the new home and whether it would align with the homes on either side. **Acting Chair Bombick** explained that the bulk of the new home would be 8-10-feet back from the front of her home, with the porch projecting out. **Mr. Hyde** stated that the condition of the existing trees would be assessed and the trees will be removed if they are in poor condition.

Marlene Gangala, 632 N. Salem Avenue, said that she lives directly north of the site. The large tree located on the right side of the rear yard caused \$8000 damage to her property last year. She asked about the distance between her home and the garage of the new home, and **Mr. Hyde** replied that the new home would be located further away than the existing home is. Ms. Gangala also said that she preferred no window be added on the side of the garage, as suggested by Staff. She liked the design of the new home.

Acting Chair Bombick noted the concerns about the trees that were stated by the neighbors, which would be addressed with the petitioner. **Commissioner Fitzgerald** said that based on the photos, the trees did not appear to be in good health.

Commissioner Kubow felt the new home was well designed and he liked that the petitioner carried the details around all four elevations. He felt the petitioner did a good job of masking the 3-car garage that was well portrayed in the 3-dimensional image presented, which could have been helpful for the last petitioner. He suggested bringing the roofline out more to increase the depth of the front porch, perhaps similar to the garage, which would make the porch more usable and create more of a consistent front elevation.

Commissioner Fasolo felt the new home was nicely designed; however, he felt the 3-car garage was a little out of character for the street, since the majority of the garages are detached behind the home, although the petitioner did a good job of setting the garage back and making it one-story.

Commissioner Fitzgerald felt it was a very nicely design home. He liked the suggestion to add a window in the garage on the right side of the home to improve the architecture, and he suggested adding trim around the windows on the sides and rear of the home. Because of the digging that will occur during construction, he felt that the 26-inch and 30-inch trees in the back yard would eventually die, therefore, there should be strong consideration to removing them now.

Acting Chair Bombick concurred with the comments made by the other commissioners. He felt the new home would sit nicely in the neighborhood; it was not too tall and did not loom over the area, and although there are some steep gables, the rest of the roofs laid back and fit nicely in this mix-and-match neighborhood. It is a nicely designed home that will be a nice addition to the neighborhood. His only concern was where the third car garage sits; he felt it should be pushed back a couple more feet, which would result in a better balance of light to the neighbor on the north. **Mr. Hyde** commented that in an effort to recess the third car garage more, it was already pushed back 3-feet from where they typically locate it, although he felt it could be pushed back further. **Acting Chairman Bombick** agreed.

A MOTION WAS MADE BY COMMISSIONER FASOLO, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 630 N. SALEM AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE PLANS RECEIVED 12/22/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A REQUIREMENT TO ADD TRIM AROUND THE WINDOWS ON THE SIDE AND REAR ELEVATIONS TO MATCH THE FRONT.**
- 2. A REQUIREMENT TO MOVE THE THIRD CAR GARAGE ON THE NORTH SIDE BACK TOWARDS THE REAR, A MINIMUM OF 2-FEET.**
- 3. A REQUIREMENT TO REMOVE THE 2 LARGE TREES IN THE BACKYARD (26-INCH & 30-INCH CALIPER).**
- 4. 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 RESPONSIBILITY TO INCORPORATE ALL**

REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

5. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Fitzgerald was unsure if the removal of the 2 large trees in the backyard should be a requirement; however, he felt it should be a strong recommendation because of the poor condition of the trees.

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

3. A RECOMMENDATION THAT THE PETITIONER WORK WITH THE VILLAGE ARBORIST TO ASSESS THE CONDITION OF THE 2 EXISTING LARGE TREES IN THE BACK YARD TO DETERMINE THE PROBABILITY OF SURVIVAL WITH CONSTRUCTION OF THE NEW HOME.

COMMISSIONER FITZGERALD SECONDED THE MOTION.

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

A resident who lives at 709 N. Salem, the same block as the single-family home project that was just reviewed and approved at 630 N. Salem Avenue, wanted to state her concerns about the public meeting sign that was put up on the property for tonight's review. She said that the sign did not indicate the purpose of the meeting; it did not state that it was a teardown, an addition, or anything, so she had no idea of what was going on at the property. She asked if all public meeting signs could state what the project was about; a fence, an addition, a teardown, etc. **Acting Chair Bombick** agreed with the concern and asked Staff how this matter should be handled. **Mr. Hautzinger** agreed that the public meeting sign should include more specific information pertaining to the Design Commission review and state whether the meeting is for a teardown or for an addition. Staff would be more thorough in confirming this information is included on public meeting signs for all Design Commission reviews in the future.

ITEM 4. SIGN CODE MODIFICATIONS

DC#12-103 – Sign Code Modifications – Intent & Purpose

DC#15-156 – Sign Code Modifications – Drive-through Restaurant Signage

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

DC#15-167 – Sign Code Modifications – Residential Ground Signs

DC#09-025 – Village-Wide Electronic Signs

The commissioners pointed out that Chair Eckhardt previously stated his preference to discuss sign code modifications when all commissioners are present. **Commissioner Kubow** asked if any of the sign code reviews were time sensitive and **Mr. Hautzinger** replied that the drive-through restaurant signage was somewhat time sensitive because it was prompted by a sign variation request that was received for an existing business who is waiting for the outcome of this discussion before being brought before the Design Commission.

With Chair Eckhardt not being here tonight, the commissioners were not comfortable moving forward with discussion. **Commissioner Kubow** recommended splitting the 5 sign code items in half based on time sensitivity and continuing the top 3 time sensitive sign code items first on the next meeting agenda. **Commissioner Fasolo** agreed and suggested the possibility of having a separate meeting just to discuss the sign code items.

Acting Chair Bombick directed Staff to place the 5 sign code items on a future agenda when all 5 commissioners are present, with the intent to discuss as many of the items as possible. He added that he was originally involved with Chair Eckhardt and the sign code process, and he would agree with Chair Eckhardt's comments on whatever is presented to the commissioners at this time, so he did not need to necessarily be present for the discussion.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FASOLO, TO MOVE THE REVIEW OF THE 5 SIGN CODE MODIFICATION PROJECTS, DC#12-103, DC#15-156, DC#15-157, DC#15-167, DC#09-025, TO A FUTURE MEETING DATE WHEN CHAIR ECKHARDT IS PRESENT.

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

ITEM 5. GENERAL MEETING

**A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO
ADJOURN THE MEETING AT 8:00 P.M.**

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



Item: DC#16-004 - 831 N. Harvard Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission require revisions and re-review the proposed new single-family residence to be located at 831 N. Harvard Avenue. This recommendation is based on the architectural plans received on 1/11/16, and the following:

1. Change the main roof pitch to a lower slope (approximately 7:12) hip roof.
2. Recess the garage approximately one foot behind the front wall of the house.
3. Change the exterior material from siding to brick.
4. 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.
5. 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: 831 N. Harvard Ave.
Project Address: 831 N. Harvard Ave.
Prepared By: Steve Hautzinger

Date Prepared: February 4, 2016

PETITION INFORMATION:

DC Number: 16-004
Petitioner Name: Sean Rafferty
Petitioner Address: Greenscape Homes
4355 Weaver Parkway
Warrenville, IL 60555
Meeting Date: February 9, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence with a one car attached garage to allow construction of a new two story residence with an attached two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet and the proposed residence will have 2,944 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25.1 feet Side: 5.1 feet Side: 6.4 feet Rear: 54.9 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	2,970 SF	2,944 SF
Building Lot Coverage	2,310 SF	1,883 SF
Impervious Surface Coverage Total	3,630 SF	2,472 SF

The existing neighborhood consists of a variety of smaller scale single-story and two-story homes with a mix of detached and attached garages. However, the subject property is surrounded by a very consistent collection of two-story Georgian style brick homes with attached garages. These existing houses have a very consistent appearance and similar characteristics such as: flat facades, low-slope roofs, all brick exteriors, and front load garages that are slightly recessed from the front of the home.

The proposed design does not fit with the context of the surrounding houses due to the following features: steep roof pitches, all siding exterior, and a garage that projects 8.5 feet in front of the house. It is recommended that the proposed design be revised to better fit with the surrounding context. The sketch below illustrates how this could be achieved by recessing the garage from the front wall of the house, omitting the steep roof above the garage, and revising the main roof pitch to a lower slope hipped design. Additionally, a brick exterior is recommended to match the surrounding homes.



As submitted



Suggested Revisions

RECOMMENDATION:

It is recommended that the Design Commission **require revisions and re-review** the proposed new single-family residence to be located at 831 N. Harvard Avenue. This recommendation is based on the architectural plans received on 1/11/16, and the following:

1. Change the main roof pitch to a lower slope (approximately 7:12) hip roof.
2. Recess the garage approximately one foot behind the front wall of the house.
3. Change the exterior material from siding to brick.
4. 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.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

February 4, 2016

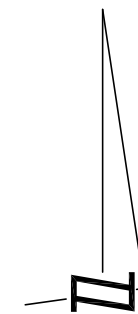
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-004

BOUNDARY AND TOPOGRAPHIC SURVEY

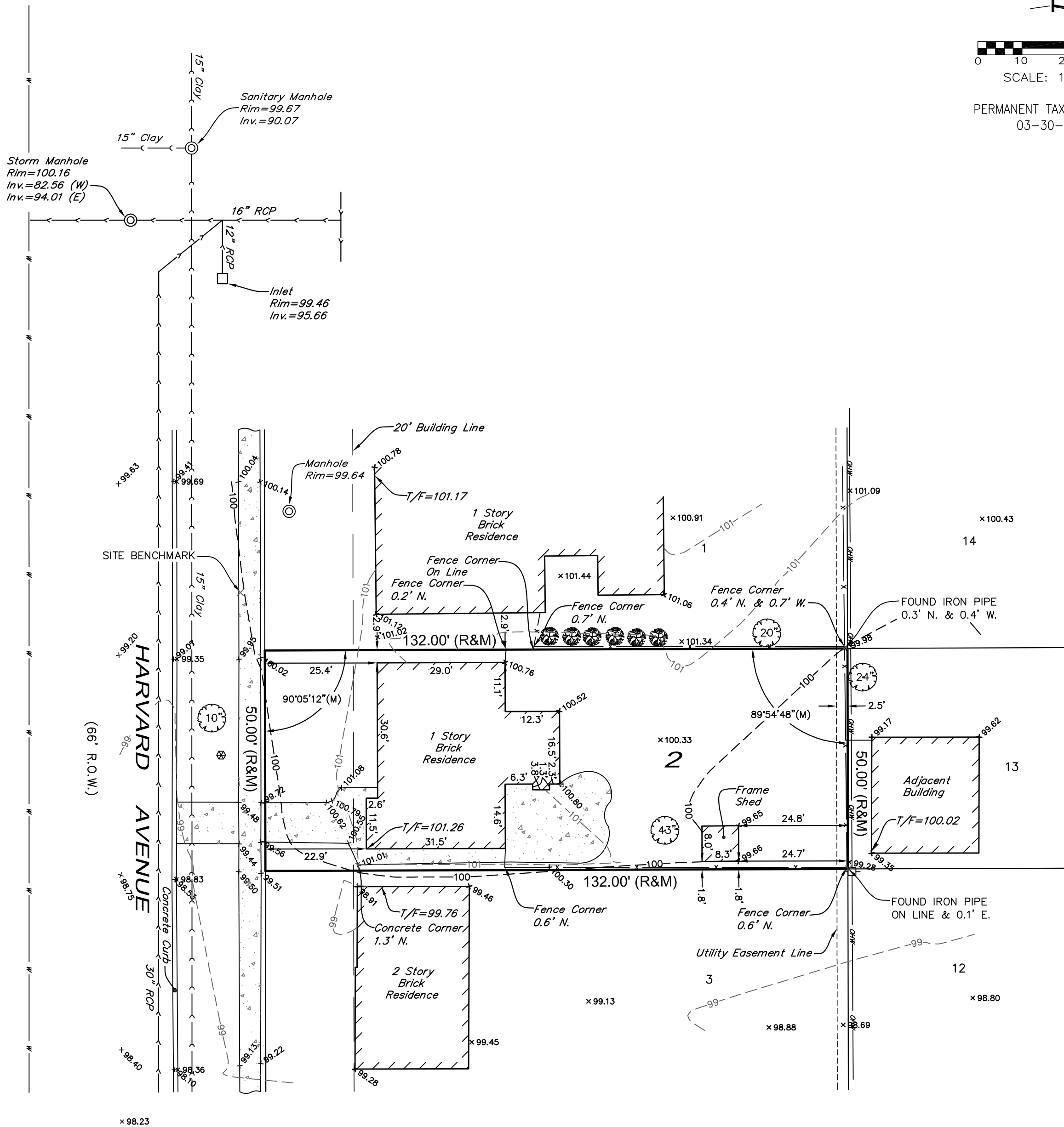
PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 107
LISLE, ILLINOIS 60532
PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004196
E-MAIL: info@plslisle.com



0 10 20 40
SCALE: 1" = 20'

PERMANENT TAX INDEX NUMBER
03-30-114-002



AVERAGE BUILDING SETBACKS

ADDRESS	SETBACK
1115	24.9
831	22.9
825	20.2
821	20.3
817	20.2
813	21.4
809	20.2
807	26.0
803	25.8
801	25.8
735	25.8
725	25.3
AVERAGE = 23.2	

BENCHMARK

SITE BENCHMARK- CROSS CUT IN WALK AS SHOWN ON THE FACE OF THIS PLAT

ELEVATION= 100.00 (ASSUMED)

LEGAL DESCRIPTION

LOT 2 IN BLOCK 10 IN ARLINGTON PARK, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 25 FEET THEREOF) IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SYMBOL LEGEND

- ⊙ - MANHOLE
- - CATCHBASIN
- - INLET
- ⊗ - WATER VALVE (UNLESS OTHERWISE NOTED)
- ⊕ - HYDRANT
- ⊡ - POWER POLE
- *** - FENCE LINE
- ⊗ - BUFFALO BOX
- T/F - TOP FOUNDATION
- ⬆ - DOWN SPOUT (SPLASH TO GRADE)
- (R) - RECORD DATA
- (M) - MEASURED DATA
- >— - SANITARY SEWER
- >— - STORM SEWER
- W— - WATERMAIN
- OHW- - OVERHEAD WIRES
- ⊙ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- - CONCRETE SURFACE

SURVEYED AREA: 6,596± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF RECORD NOT SHOWN.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS) ss
COUNTY OF DUPAGE)

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
THIS 9TH DAY OF DECEMBER, 2015.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/16

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



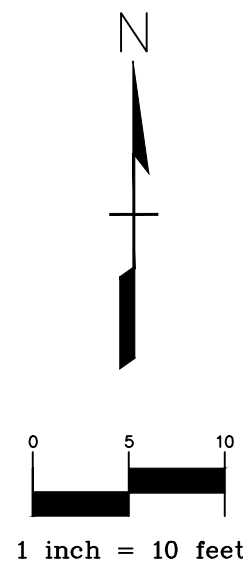
PREPARED FOR: GREENSCAPE HOMES LLC.
ADDRESS: 831 N. HARVARD AVENUE ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: 151/7 DATE: 12/10/15 JOB NO.: 1511930
DRAWN BY: JLK CHECK BY: JHH
REVISED:





SITE DEVELOPMENT PLAN
831 N HARVARD
ARLINGTON HEIGHTS, IL

CIVIL 3 OF 4



LOT 2 IN BLOCK 10 IN ARLINGTON PARK, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 25 FEET THEREOF) IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

PIN 03-30-114-002

AVERAGE BUILDING SETBACKS	
ADDRESS	SETBACK
1115	24.9
831	22.9
825	20.2
821	20.3
817	20.2
813	21.4
809	20.2
807	26.0
803	25.8
801	25.8
735	25.8
725	25.3
AVERAGE = 23.2	

LEGEND & ABBREVIATIONS

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

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

PROPOSED GAS METER PER UTILITY COMPANY REQUIREMENTS

PROPOSED ELECTRIC METER PER ELECTRIC COMPANY REQUIREMENTS

OTHER CONSTRUCTION NOTES:

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

BUILDING EXCAVATOR NOTE:

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

BENCHMARK

SITE BENCHMARK- CROSS CUT IN WALK AS SHOWN ON THE FACE OF THIS PLAT

ELEVATION= 100.00 (ASSUMED)

BUILDING HEIGHT

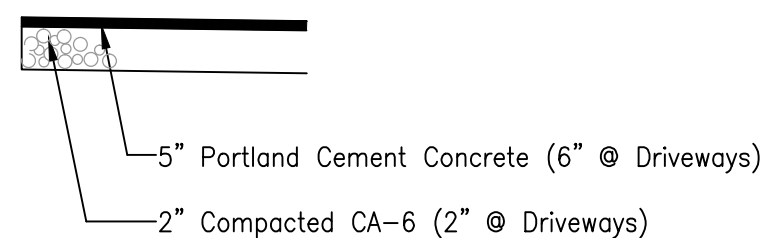
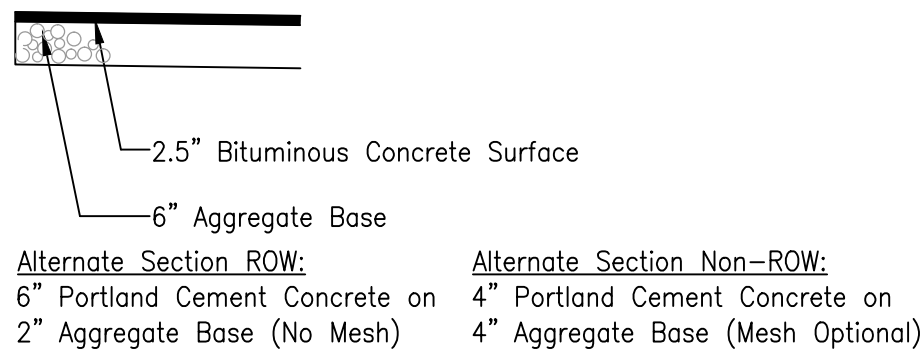
ELEVATIONS TO DETERMINE ROOF HEIGHT:
AVERAGE GRADE AT FRONT BUILDING LINE = (100.67+101.05/2)=100.86
MAX ELEVATION AT PEAK OF ROOF (AVERAGE + ALLOWED): 100.86+25'=125.86
PROPOSED ELEVATION AT PEAK OF ROOF (TF + TF TO MEAN): 101.72+24.1'=125.82

SITE ZONING SUMMARY	
RESIDENTIAL DISTRICT:	R3
MINIMUM SETBACKS:	
FRONT =	25
SIDE =	5
REAR =	30
MAXIMUM HEIGHT (AVERAGE GRADE TO MIDPOINT):	25
PROPOSED HEIGHT (TF TO MIDPOINT):	24.1
MAXIMUM LOT BLD COVERAGE (%):	35.0%
LOT AREA (SF):	6596
PROPOSED LOT BLD COVERAGE (SF):	1869
PROPOSED LOT BLD COVERAGE (%):	28.3%
MAXIMUM LOT IMPERVIOUS COVERAGE (%):	55%
PROPOSED LOT IMPERVIOUS COVERAGE (SF):	2472
PROPOSED LOT IMPERVIOUS COVERAGE (%):	37%

SITE DEVELOPMENT PLAN

DRIVEWAY SECTION (ROW & NON ROW)

SIDEWALK SECTION



REV #	DATE	DESCRIPTION

ISSUE DATE:
1-7-16

DRAWN BY:
MWR

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©GREENSCAPE HOMES, LLC

C-3

West Elm Street

Property to Left 1
1115 W Elm Street



Subject Property
831 N Harvard



Property to Right 1
825 N Harvard



Property to Right 2
821 N Harvard



Property to Right 3
817 N Harvard



N Harvard Ave



Property Across 1
834 N Harvard



Property Across 2
830 N Harvard



Property Across 3
826 N Harvard



831 N HARVARD

PROPOSED CONTEXT ELEVATION

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

SEE COVER SHEET FOR GENERAL NOTES

- PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER UBC BUILDING CODE. WINDOW SUPPLIER TO VERIFY THAT GLAZING IS REQUIRED FOR TUBS / SHOWERS AND THEIR ENCLOSURES, DOORS, AND WITHIN 18" OF FLOORS COMPLIANT WITH UBC BUILDING CODE. **S** DENOTES SAFETY GLAZING REQUIRED.



HAWTHORNE ELEVATION A
831 N HARVARD AVE
ARLINGTON HEIGHTS, IL

[illegible]

3-15	DESIGN REVIEW SUBMITTAL
------	-------------------------

11

ISSUE DATE:
-5-15

RAWN BY:
MB

© COPYRIGHT 2016
GREENSCAPE HOMES, LLC

A3.1



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



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



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



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

EXTERIOR COLOR SELECTION SHEET

ADDRESS: 831 N Harvard

MODEL: Hawthorne A

ROOF SHINGLES COLOR:	<u>WEATHERWOOD</u>
SOFFIT COLOR:	<u>SNOWMIST</u>
FASCIA COLOR:	<u>SNOWMIST</u>
GUTTER COLOR:	<u>SNOWMIST</u>
WINDOW COLOR:	<u>WHITE</u>
FRONT DOOR STAIN COLOR:	<u>SPECIAL WALNUT</u>
STONE COLOR:	<u>NANTUCKET LIMESTONE</u>
GARAGE DOOR COLOR:	<u>SNOW MIST</u>
GARAGE DOOR WINDOWS:	YES
SIDING COLOR:	HARDIE BOARD
BATTEN BOARD COLOR:	N/A
SHAKE SIDING COLOR:	<u>MONTEREY TAUPE</u>
HORIZONTAL SIDING COLOR:	<u>MONTEREY TAUPE</u>
BAND BOARD COLOR:	<u>SNOWMIST</u>
WINDOWS & GARAGE DOOR TRIM COLOR:	<u>SNOWMIST</u>
CORNER BOARD COLOR:	<u>SNOWMIST</u>
FRONT PORCH COLUMNS COLOR:	<u>SNOWMIST</u>
FRONT PORCH RAILING COLOR:	N/A
DRIVEWAY MATERIAL:	CONCRETE

COLOR SELECTION REFERENCE SHEET

ADDRESS: 831 N HARVARD AVE ARLINGTON HTS

MODEL: HAWTHORNE A



ROOFING: COLOR:
COLOR: WEATHERWOOD



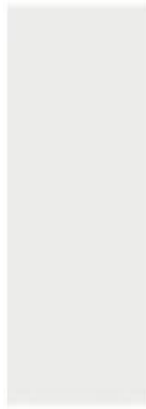
HORIZONTAL SIDING
COLOR: MONTEREY TAUPE



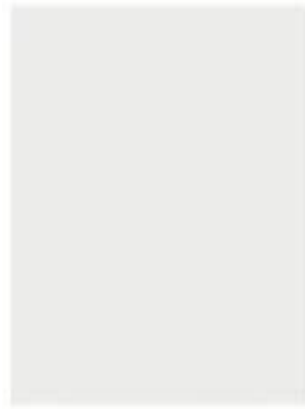
SHAKE SIDING
COLOR: MONTEREY TAUPE



WINDOWS
COLOR: WHITE



**COLUMN &
WINDOW TRIM:**
COLOR: SNOWMIST



GARAGE DOORS
COLOR: SNOW MIST



FRONT DOOR COLOR:
SPECIAL WALNUT



STONE COLOR:
FOND DU LAC COUNTRY SQUIRE



SOFFIT-FASCIA-GUTTERS
COLOR: SNOWMIST

Greenscape Homes (GSH) policy of continual improvement in design and construction requires that specifications, equipment, dimensions, and prices be subject to change without notice. Exterior colors pictured in this brochure are general representations and may be modified without notice.



Item: DC#16-006 - 1806 N. Walnut Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission require the recommended revisions and approve the proposed new single-family residence to be located at 1806 N. Walnut Avenue. This recommendation is subject to compliance with the architectural plans received on 1/20/16, and the following:

1. Change the two-story bay windows on the front and back of the home to single story.
2. Reduce the height of the second floor dormer on the front of the house by omitting the transom windows.
3. Hip the sides of the main roof.
4. Continue the stone base down the side of the garage.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with 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.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
--------------------	-------------

Staff Report
Drawings & Documents

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1806 N. Walnut Ave.
Project Address: 1806 N. Walnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: February 4, 2016

PETITION INFORMATION:

DC Number: 16-006
Petitioner Name: Katrina Carmona
Petitioner Address: Inspired by Design LLC
200 E. 5th Ave. Suite 101
Naperville, IL 60563
Meeting Date: February 9, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence with a one car attached garage to allow construction of a new two story residence with an attached, three car tandem garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,910 square feet and the proposed residence will have 4,000 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 34 feet Side: 6.72 feet Side: 7.0 feet Rear: 46.25 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,002 SF	4,000 SF
Building Lot Coverage	3,119 SF	2,374 SF
Impervious Surface Coverage Total	4,455 SF	3,238 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, the Design Commission has previously approved numerous teardowns in this neighborhood, and there are three newer homes adjacent to the subject site. The proposed design has a two car garage door on the front of the house, with a third car tandem space. This arrangement is a nice way of incorporating a three car garage by limiting the amount of garage doors across the front of the home.

Overall, the proposed design is consistent with other newer homes approved in this neighborhood. However, one goal for new homes in this neighborhood should be to be sensitive to the scale of the adjacent single story homes. The following recommendations can help reduce the visual size of the proposed design:

1. The proposed two-story bay window on the front of the home is a nice feature, but it has a very tall appearance that is not in context with the adjacent single story homes. It is recommended that the two story bay window feature be reduced to a single story bay to better relate to the adjacent single story homes. Similarly, the two-story bay on the rear of the home should be reduced to a single story bay.
2. The second floor dormer on the front of the home has a tall appearance that looks too large for this neighborhood. It is recommended that the height of the dormer be reduced by omitting the transom windows.
3. It is recommended that the sides of the roof be hipped to reduce the overall height of the side walls.

Finally, for a more cohesive design, it is recommended that the stone base on the front of the garage be continued down the side of the garage.

RECOMMENDATION:

It is recommended that the Design Commission **require the recommended revisions and approve** the proposed new single-family residence to be located at 1806 N. Walnut Avenue. This recommendation is subject to compliance with the architectural plans received on 1/20/16, and the following:

1. Change the two-story bay windows on the front and back of the home to single story
2. Reduce the height of the second floor dormer on the front of the house by omitting the transom windows.
3. Hip the sides of the main roof.
4. Continue the stone base down the side of the garage.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with 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.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

February 4, 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 16-006



SCALE 1 inch = 15 feet

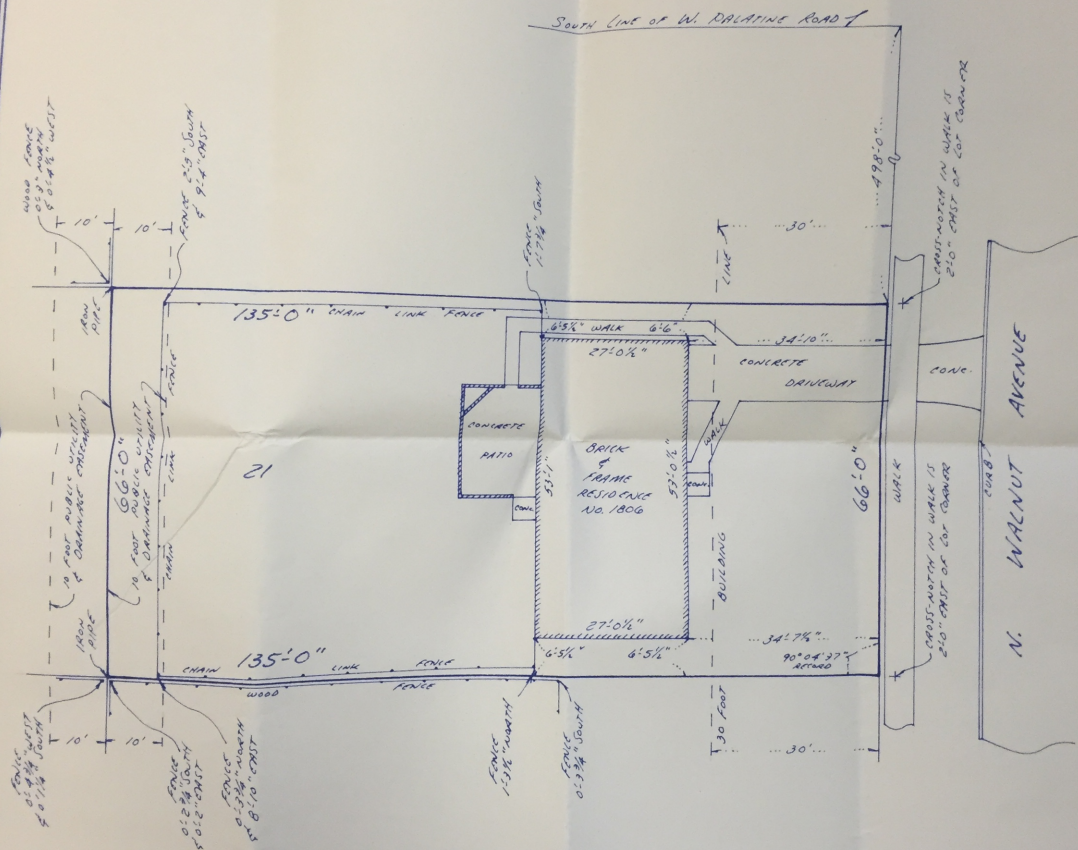
PLAT OF SURVEY



ANTON ADAMS
Illinois Professional Land Surveyor

301 N. Wille Street
Mt. Prospect, IL 60056 (847) 258-1512

Lot 21 in Block 2 in Hasbrook Subdivision Unit No. 3, of part of the Northeast 1/4 of Section 19, Township 42 North, Range 11, East of the Third Principal Meridian, according to plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on September 8, 1958, as Document Number 1816395.



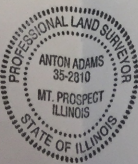
ORDER NUMBER: 48323
FIELD BOOK: 42-11-111
ORDERED BY: Ryan B. Werner, LLC
PAGE: 15

Compare legal description on this plat with deed or title policy. Compare all points before building by same and report any differences at once. Building lines and easements, if any, are shown as they appear on the recorded plat of subdivision, otherwise refer to deed, title policy or Zoning ordinances. Distances or angles shown may not be assumed by scaling.

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, ANTON ADAMS, Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and that the plat hereon drawn is a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

MOUNT PROSPECT, ILLINOIS, September 28, A.D. 2015



Anton Adams
Illinois Professional Land Surveyor
License #35-2810 expires 11/16

PROPOSED SITE PLAN

LOT 21, IN BLOCK 2 IN HASBROOK SUBDIVISION UNIT NO. 3, OF PART OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN SECTIONS 19 AND 30, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS SEPTEMBER 8, 1958, AS DOCUMENT NUMBER 1816395.

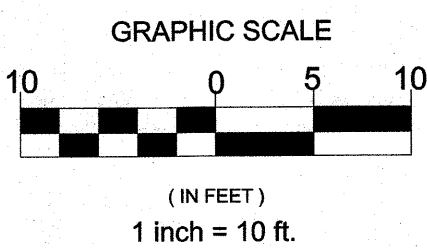
GENERAL NOTES

1. ALL PUBLIC IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS "STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS," LATEST EDITION, AND VILLAGE CODE.
2. WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE SPECIFIC APPROVAL OF THE DIRECTOR OF MUNICIPAL SERVICES.
3. PERMITS SHALL BE OBTAINED FROM ALL OUTSIDE GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
4. ALL STRUCTURE ADJUSTMENTS SHALL BE ACCOMPLISHED USING ONLY CONCRETE RINGS OR CONCRETE BRICK WITH APPROPRIATE MASTIC OR MORTAR.
5. EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE EITHER INTEGRATED INTO THE SITE DRAINAGE SYSTEM OR REDIRECTED IN A MANNER ACCEPTABLE TO THE DIRECTOR OF MUNICIPAL SERVICES. ANY AND ALL FIELD TILES ENCOUNTERED SHALL BE IMMEDIATELY REPORTED TO THE DIRECTOR OF MUNICIPAL SERVICES OR HIS DESIGNEE.
6. STREET TREES SHALL BE PROVIDED BY THE BUILDER IN ACCORDANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE.
7. THE BUILDER SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS BEFORE AND AFTER FINAL INSPECTION, PRIOR TO FINAL ACCEPTANCE BY THE VILLAGE OF ARLINGTON HEIGHTS.
8. THE VILLAGE OF ARLINGTON HEIGHTS MUST HAVE 48 HOURS NOTICE PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITY.
9. THE CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO ANY EXCAVATION WORK (INCLUDE SECTION, TOWNSHIP, AND RANGE NUMBERS OF PROPERTY WITH NOTE).
10. ALL UTILITY LINES SHALL BE AUGURED UNDER STREET PAVEMENT UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE DIRECTOR OF MUNICIPAL SERVICES TO OPEN CUT THE STREET PAVEMENT. CONTRACTOR SHALL MAINTAIN PAVEMENT CROSSING CUTS UNTIL FINAL PAVEMENT RESTORATION IS ACCEPTED BY THE DIRECTOR OF MUNICIPAL SERVICES.
11. THE EXISTING WATER SERVICE, FROM THE WATER MAIN TO THE B-BOX, SHALL NOT BE RE-USED UNLESS IT MEETS THE SIZE AND MATERIAL REQUIREMENTS OF THE ILLINOIS PLUMBING CODE AND THE VILLAGE OF ARLINGTON HEIGHTS. IF NOT RE-USED, THE WATER SERVICE SHALL BE DISCONNECTED AT MAIN AND ABANDON EXISTING LINE. THE EXISTING B-BOX SHALL BE REMOVED.
12. THE SANITARY SEWER SERVICE LINE SHALL BE RE-USED ONLY AFTER VERIFICATION BY THE CONTRACTOR THAT IT IS IN GOOD CONDITION. TELEVIEWED INSPECTION AND VIDEOTAPING OF THE SEWER BY THE CONTRACTOR, WITNESSED BY THE SANITARY SEWER PROVIDER REPRESENTATIVE, IS REQUIRED PRIOR TO RE-USE. IF NOT RE-USABLE, THE SANITARY SEWER SERVICE MUST BE REPLACED UP TO THE ORIGINAL CONNECTION POINT AT THE MAIN, OR LINED WITH AN APPROVED LINER AND METHOD OR PROPERLY PLUGGED/CAPPED AT THE MAIN.
13. EXISTING PROPERTY LINE INFORMATION OBTAINED FROM A PLAT OF SURVEY PREPARED BY ANTON ADAMS, PROJECT NO. 48323, DATED 9/28/15.

LEGEND

XXX.X = PROPOSED ELEVATION
XXX.X = EXISTING ELEVATION
T/F = TOP OF FOUNDATION ELEVATION
T/C = TOP OF CURB ELEVATION
G/E = GARAGE ENTRY ELEVATION
L/O = LOOKOUT FOUNDATION ELEVATION
P.U.D.E. = PUBLIC UTILITY DRAINAGE EASEMENT

- SF — = SILT FENCE
→ = FLOW ARROW
→ = OVERFLOW ROUTE
— < — = EXISTING SANITARY SEWER
— + — = EXISTING STORM SEWER
— W — = EXISTING WATER LINE
⊙ = EXISTING CATCH BASIN
⊙ = EXISTING SANITARY MANHOLE
⊙ = EXISTING CLEANOUT
⊙ = EXISTING B-BOX
--- 724 --- = EXISTING CONTOUR
--- 724 --- = PROPOSED CONTOUR
⊙ 2" = EXISTING TREE TO BE REMOVED
⊙ = TREE PROTECTION FENCE



STATE OF ILLINOIS)
COUNTY OF WILL)

I, MICHAEL R. ROGINA, AN ILLINOIS PROFESSIONAL ENGINEER
DO HEREBY CERTIFY THAT I HAVE PREPARED THE PROPOSED
SITE PLAN FOR THE PROPERTY DESCRIBED IN THE ABOVE
CAPTION AND THAT THIS PERMIT PLAT IS A CORRECT
REPRESENTATION THEREOF.

DATED THIS 19TH DAY OF JANUARY, 2015.

MICHAEL R. ROGINA, ILLINOIS PROFESSIONAL ENGINEER NO. 52476 OF ILLINOIS
LICENSE EXPIRES: 11/30/2017

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT
ANY APPARENT DIFFERENCES TO THE ENGINEER.

REFER TO DEED OR GUARANTEE TITLE POLICY FOR BUILDING LINE
RESTRICTIONS OR EASEMENTS NOT SHOWN ON PERMIT PLAT.

• = SET 9/16" x 24" IRON

COMMONLY KNOWN AS:
1806 N. WALNUT AVENUE
ARLINGTON HEIGHTS, ILLINOIS

P.I.N. 03-19-200-024

LOT 21 BLOCK 2 IN HANSBROOK SUB. UNIT NO. 3

SCALE: 1" = 10' FIELDWORK DATE: 1/15/16 REVISION FIELDWORK DATE: DRAWN BY: M.R.R.

ROGINA
ENGINEERS & SURVEYORS, L.L.C.
1225 Channahon Road
Joliet, Illinois 815/729-0777 FAX 815/729-0782
Professional Design Firm License No. 184-006943 - Exp. 4/30/2017

FILE NO: R851.34

SHEET 1 OF 1

BENCHMARK INFORMATION:

1. VILLAGE OF ARLINGTON HEIGHTS MONUMENT #32
3" BRASS DISC IN CONCRETE SOUTHEAST OF PALATINE
ROAD FRONTAGE ROAD & FERNANDEZ AVENUE
ELEV.= 713.78 (NAVD 1988)
2. SITE BENCHMARK:
CUT CROSS IN SIDEWALK ON EAST SIDE OF NORTH WALNUT
AVENUE OPPOSITE NE CORNER OF LOT
ELEV.= 714.60

LOT AREA = 8,910 SF	
DATA TABLE	
EX. IMPERVIOUS AREA	2,045 SF
PR. IMPERVIOUS AREA	3,126 SF
INCREASE	1,081 SF
PROPOSED IMPERVIOUS AREA	
DWELLING	2,370 SF
DRIVEWAY	544 SF
PORCH/SIDEWALK	212 SF
TOTAL	3,126 SF
ZONED R-3	



JOINT
UTILITY
LOCATING
INFORMATION FOR
EXCAVATORS

Call 1-800-892-0123

48 hours before you dig
(EXCLUDING SAT, SUN & HOLIDAYS)

Copyright © 2016 ROGINA Engineers & Surveyors, LLC

Property 3 to Left



1732 N. Walnut Ave.

Property 2 to Left



1736 N. Walnut Ave.

Property 1 to Left



1802 N. Walnut Ave.

Subject Property



1806 N. Walnut Ave.

Property 1 to Right



1810 N. Walnut Ave.

Property 2 to Right



1818 N. Walnut Ave.

Property 2 to Right



1824 N. Walnut Ave.

North Walnut Avenue

Property 1 Across



1805 N. Walnut Ave.

Property 2 Across



1811 N. Walnut Ave.

Property 3 Across



1819 N. Walnut Ave.



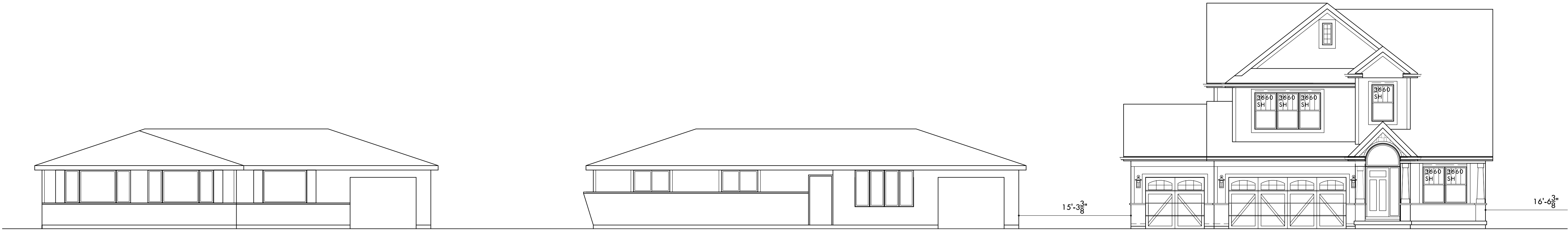
Architectural Studio, Ltd.
14421 Oakley Avenue
Orland Park, IL 60462
Tel: (708) 966-0853
Fax: (708) 966-0854
Email: scott.s@archstudioiltd.net

Drawn By:
Scott Shalvis
Approved:

Prepared For:
5th Avenue Construction
Location:
1806 N. Walnut Avenue
Arlington Heights, Illinois



Proposed Elevation for 1806 N. Walnut
Scale: $\frac{1}{8}" = 1'-0"$



Context Elevation for 1806 N. Walnut
Scale: $\frac{1}{8}" = 1'-0"$

Proposed Single Family
Spec House
1806 N. Walnut Avenue
Arlington Heights, Illinois
Developer
5th Avenue Construction

Date:
12-25-2015
Project Number:
2015-069

Sheet No.

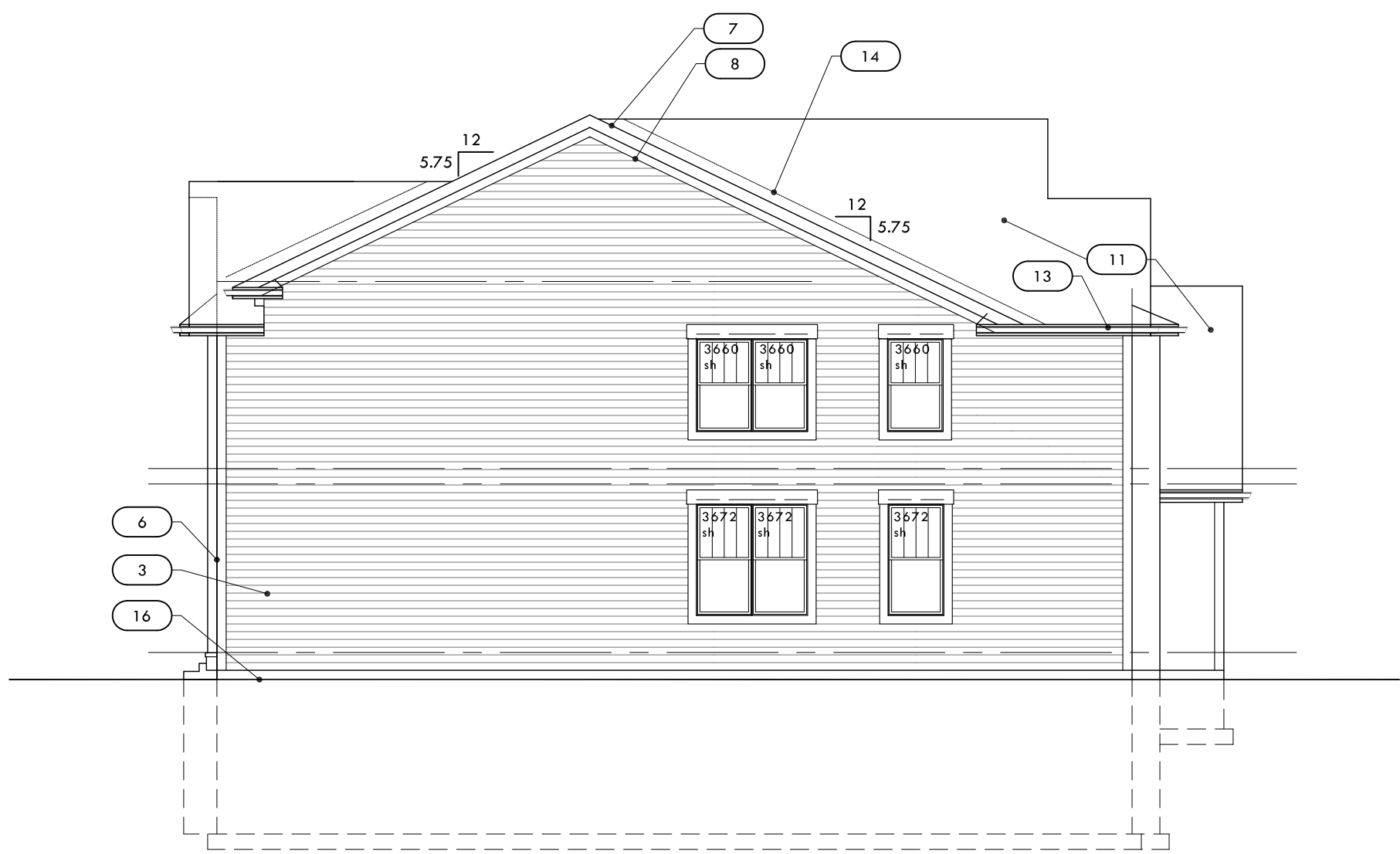


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Approved:

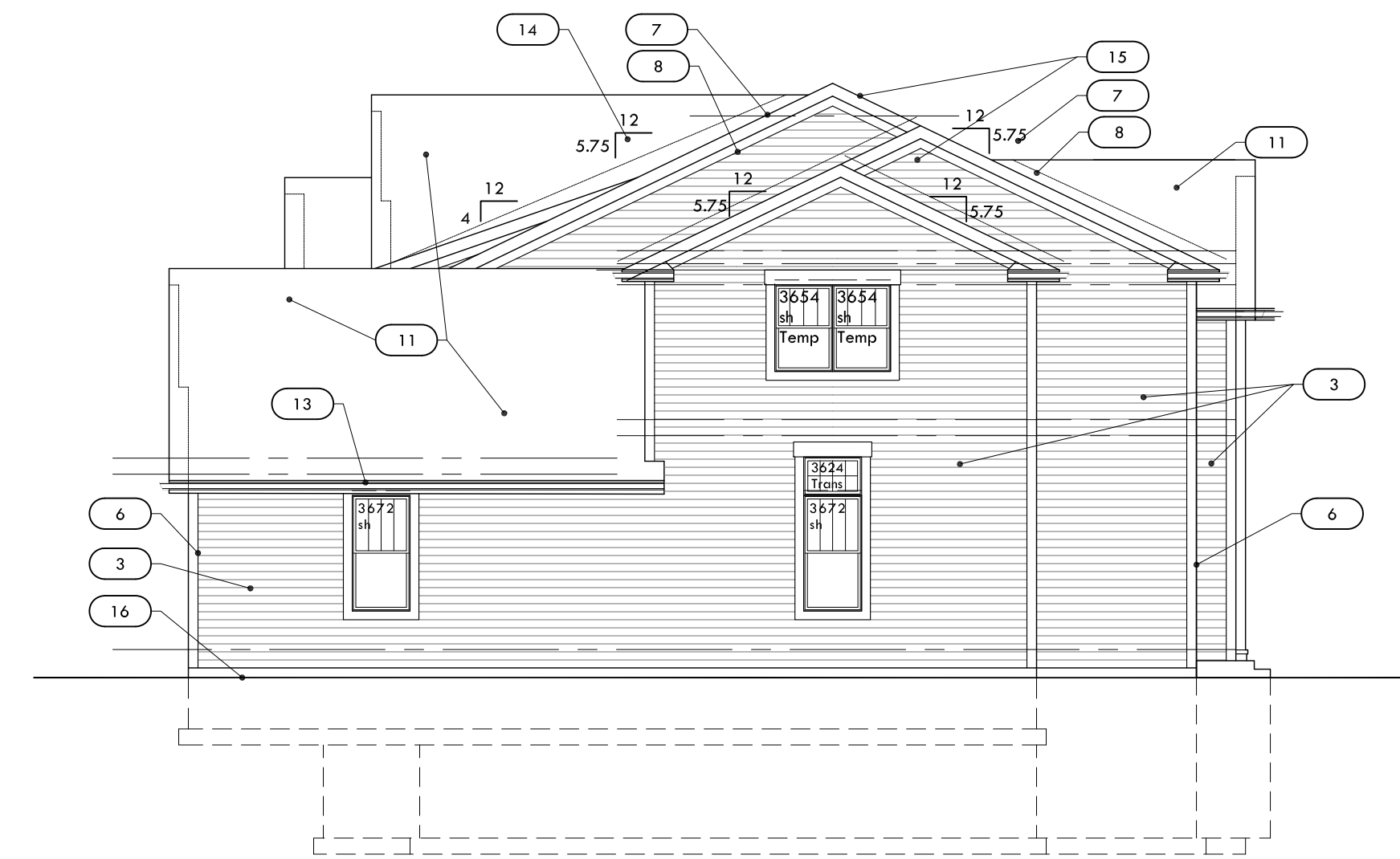
Prepared For:
5th Avenue Construction
Location:
1806 N. Walnut Avenue
Arlington Heights, Illinois

Proposed Single Family
Spec House
1806 N. Walnut Avenue
Arlington Heights, Illinois
Developer
5th Avenue Construction



Left Side Elevation

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



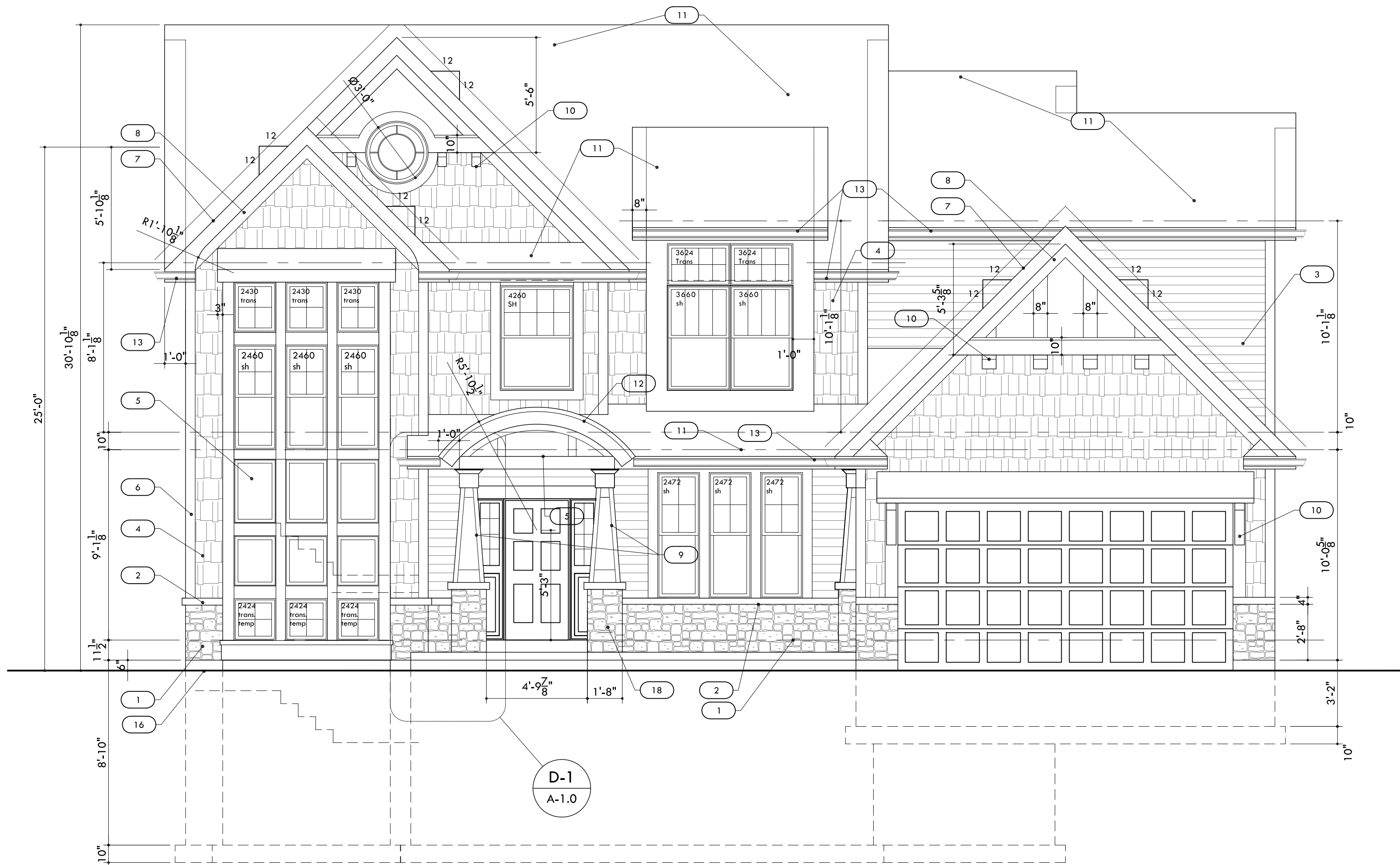
Right Side Elevation

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



Rear Elevation

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



Front Elevation Study Option 3 Rev

Scale: 1/4" =1'-0"

Elevation Keynotes:

1. Typical Stone Veneer;
2. 4" limestone sill w/ continuous pvc flashing w/ stainless steel drip edge and weep holes @ 16" o.c.
3. Hardie Board fiber cement lap siding installed per manufacturer's specifications;
4. Hardie Board fiber cement shake siding installed per manufacturer's specifications;
5. Hardie Board fiber cement panels and trim, installed per manufacturer's specifications;
6. Hardie Board Corner Board 2 x 6;
7. Hardie Board 2 x 10 rake board;
8. Hardie Board 2 x 8 sub-rake board;
9. 6x6 treated wood post w/ Tapered fiber cement enclosure;
10. Bracket;
11. Typical fiberglass architectural composite shingles;
12. Typical standing seam metal roofing;
13. Pre-finished alum gutter and downspouts-downspouts to be located so not to drain across walkways or driveways;
14. Valley Flashing;
15. Concealed metal flashing;
16. Finish grade-see civil engineering drawings for further information;
17. Exterior grade light fixture-To be selected by owner from developer's standards;
18. Stone pier with cut stone cap w/ four way wash

ATTIC VENTILATION

- WHEN DETERMINED BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS, ENCLOSED ATTICS AND RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THEN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE AREA MAY BE 1 TO 300, PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 36" ABOVE EAVE OR CORNICE VENTS. THE NET FREE CROSS-VENTILATION AREA MAY NOT BE LESS THEN 1 TO 300 OF THE AREA OF THE SPACE VENTILATED WHEN THE VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.

EMERGENCY EGRESS OPENINGS

- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THEN 44" ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24", THE WIDTH SHALL BE 20". A GRADE FLOOR WINDOW MAY HAVE A NET CLEAR OPENING OF 5 SQ. FT.

Color Selection for Exterior:

Siding:

Shake Siding:
Horizontal Siding:

Stone:

Square

Trim:

Soffit/Fascia:

Gutters:

Shingles (Roofing):

Pillars/ Gables/ stairs/ woodwork:

Windows:

Khaki Brown
Rich Espresso
Fond Du Lac Country

Cobblestone
Cobblestone
Cobblestone
Onyx Black
Cobblestone
White



El-1 Enlarged Elevation

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

Date:
12-25-2015
Project Number:
2015-069

Sheet No.

A-1.0



1806 North Walnut Avenue, Arlington Heights, IL
Material Schedule

Material Type	Manufacturer	Color
Gutters/Soffit/Fascia	Best Aluminum	Cobblestone
Shake Siding	James Hardie	Khaki Brown
Horizontal Siding	James Hardie	Rich Espresso
Stone	Buechel Stone	Fond Du Lac Country Squire
Trim	James Hardie	Cobblestone
Shingles (Roofing)	Oakridge Shingles	Onyx Black
Pillars/Gables/Stairs/ Woodwork	Sherwin Williams	Cobblestone
Windows	Pella Windows	White



Item: DC#16-007 - TNT's Snack Shop - 1706 W. Campbell St. - Commercial

Department: Planning & Community Development

BACKGROUND

Approval of the proposed design for a new covered patio canopy addition to an existing restaurant building.

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed design for a new canopy addition at TNT's Snack Shop located at 1706 W. Campbell Street. This recommendation is subject to compliance with the plans and elevations dated 2/1/16 and received 2/3/16, perspective renderings dated Jan. 2016 and received 1/21/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and resolution of the following:

1. A recommendation that the canopy material be fabric instead of standing seam metal.
2. A recommendation that the color of the canopy be a burgundy color to match the existing trim on the building.
3. The roll down wall panels should be omitted.
4. The existing ground sign shall be removed or relocated to a code compliant location on the site.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description

Staff Report

DC Minutes 12-8-15

Drawings & Documents

Type

Board or Commission Report

Minutes

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: TNT's Snack Shop
Project Address: 1706 W. Campbell Street
Prepared By: Steve Hautzinger

Date Prepared: February 3, 2016

PETITIONER INFORMATION:

DC Number: 16-007
Petitioner Name: Taso Siamantourat
Petitioner Address: 1706 W. Campbell Street
Arlington Heights, IL 60005
Meeting Date: February 9, 2016

Requested Action(s):

1. Approval of the proposed design for a new covered patio canopy addition to an existing restaurant building.

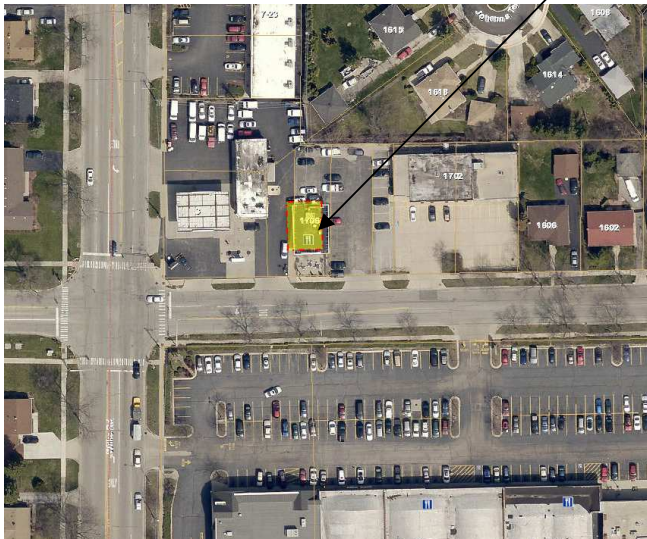
ANALYSIS

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 and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

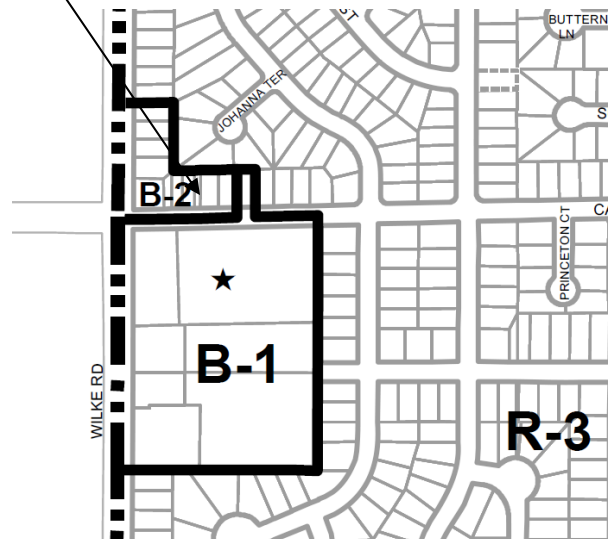
TNT's Snack Shop is an existing restaurant that is approximately 1,000 square feet, of which approximately 380 square feet is indoor seating area. The restaurant also has an existing outdoor dining patio facing the street that is approximately 688 square feet. The petitioner is proposing to add a metal canopy structure to the front of the building to cover the outdoor dining patio. The canopy structure will attach to and encompass an existing wood pergola structure, and will include fabric panels with clear vinyl windows that can be rolled down to partially enclose the patio during times of inclement weather.

Site:



Aerial Map

Subject Property



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
Subject Property	B-2, General Business District	TNT's Snack Shop
North	R-3, One Family Dwelling District	Single Family Residences
East	B-2, General Business District	Dental Office
South	B-1, Business District Limited Retail	Westgate Park & Shop Retail Center
West	B-2, General Business District	Automobile Service/Gas Station

Preliminary Design Commission Review:

This project received a preliminary Design Commission review on December 8, 2015. At that time, the petitioner presented a red fabric canopy design with roll down fabric enclosure panels and a removable swinging door panel. Staff reported that a similar proposal by Mr. Beef restaurant on Arlington heights Road was previously reviewed and not supported by the Design Commission.

Overall, the Design Commission was in support of the proposed canopy structure for TNT's Snack Shop, with feedback as follows:

1. Two canopy design options were presented, with and without legs at the corners. The option with legs at the corners was preferred by the majority of the commissioners.
2. The proposed roll down fabric wall panels with clear vinyl window openings were supported by the commissioners, with the understanding that the panels will be rolled up most of the time.
3. Concern was expressed about the bright red color for the canopy, and it was encouraged that the canopy be changed to a burgundy color to match the existing trim on the building.
4. It was encouraged to relocate the existing ground sign to avoid conflict with the new canopy.

Preliminary Building Code Review:

This proposal has been preliminarily reviewed by the Building Department with feedback as follows:

1. This is a preliminary review only and does not approve of any specific detail of the proposed project.
2. The building permit application to construct the planned structure shall include the following:
 - a. A licensed Structural Engineer's stamped, signed, and dated drawings and specifications set with the design and details of the existing and new structures along with clear documentation that the existing structure is approved for the support of the existing loads, including roof snow load specified by the Structural Engineer, and new loads imposed, attachment of new structural members to the existing structure and foundation/support of new structure supports.
3. The permit drawings and application must clearly state that no closure will ever be permitted of the wide open openings/doorways of the canopy on the east and west sides to the exterior.
4. No heaters will ever be permitted inside or near/adjacent to the canopy.
5. Installation of the walls so close to the sidewalk has the potential of blocking the vision of both the pedestrians on the sidewalk and drivers exiting the parking areas to the north of each other.

Canopy Design:

The petitioner has made changes since the preliminary review. Due to building code restrictions, the swinging door panels have

been omitted from the design. The awning is now proposed to be constructed of standing seam metal, instead of fabric. The proposed color has been modified from a bright red color to a slightly darker red color.

Overall, Staff does not object to the appearance of the proposed open canopy design, but a fabric material for the awning construction is preferred instead of the proposed standing seam metal. The fabric material has a milder appearance that is more appropriate for a covered outdoor dining patio. Additionally, Staff feels that the canopy color should be a darker burgundy color to match the existing building trim.

However, Staff does have concerns regarding the proposed roll down panels including: aesthetics, obstruction to visibility, security, and precedent. Staff feels that the appearance of the canopy is much nicer without the wall panels in place, and if approved with the panels, they will be down most of the time and throughout the winter months. As reported by the Building Department, the enclosed patio creates visibility concerns for pedestrians and vehicles entering and exiting the adjacent walks and driveways. If the panels were left down in the evening hours when the business is closed, it could attract security concerns as an inviting shelter. Finally, the Design Commission should consider the precedent that approving this type of enclosure may set for other businesses in Arlington Heights with outdoor dining patios.

If the Design Commission decides to approve the proposed canopy with roll down wall panels included, then restrictions could be considered such as: requiring the wall panels to be rolled up and stored, concealed from view, at the end of each business day and whenever the restaurant is not open for business, and requiring the wall panels to be rolled up and stored, concealed from view, throughout the duration of the winter months, December through February. However, since these restrictions will be unenforceable, it is recommended that the wall panels be omitted from the design.

Existing Ground Sign:

There is an existing ground sign on the site that is located within the existing outdoor dining area. The proposed canopy conflicts with the sign support pole, so the proposed design has the sign pole passing through an opening in the canopy. Constructing an awning around the existing sign will have a poor appearance and essentially converts the existing ground sign to a sign that will be above the roof of the canopy. Signs which are placed upon or project above the roof of a building are not allowed by code. Therefore, it is required that the existing sign be removed or relocated to a code compliant location on the site.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed design for a new canopy addition at TNT's Snack Shop located at 1706 W. Campbell Street. This recommendation is subject to compliance with the plans and elevations dated 2/1/16 and received 2/3/16, perspective renderings dated Jan. 2016 and received 1/21/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and resolution of the following:

1. A recommendation that the canopy material be fabric instead of standing seam metal.
2. A recommendation that the color of the canopy be a burgundy color to match the existing trim on the building.
3. The roll down wall panels should be omitted.
4. The existing ground sign shall be removed or relocated to a code compliant location on the site.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

February 3, 2016

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Charley Craig, Assistant Building Official, Petitioner, DC File 15-096

APPROVED

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
DECEMBER 8, 2015**

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

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

Members Absent: Alan Bombick

Also Present: Guy Dragisic, Olympic Signs for *Arlington Promenade*
Mike Faris, Owner of *Arlington Promenade*
Taso Siamantourat, Owner of *TNT Snack Shop*
Lee Ford, Hunzinger Williams for *TNT Snack Shop*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM NOVEMBER 24 , 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF NOVEMBER 24, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 2. PRELIMINARY COMMERCIAL REVIEW

TNT's Snack Shop – 1706 W. Campbell St.

Mr. Lee Ford, representing *Hunzinger Williams*, and **Mr. Taso Siamantourat**, the owner of TNT's Snack Shop, were present on behalf of the project.

Mr. Hautzinger explained that the petitioner is proposing to add fabric or steel awnings to the existing pergola to create a canopy over the outdoor dining space in front of the existing restaurant. Photos and renderings were presented to show the existing conditions as well as the options being proposed:

- Option 1. Fabric awnings with metal frames around the perimeter of the existing pergola, with fabric 'legs' at the outside corners. Awnings to have roll down fabric/screen wall panels.
- Option 2. Fabric awnings with metal frames around the perimeter of the existing pergola, without fabric legs at the outside corners. Awnings to have roll down fabric/screen wall panels.

Mr. Hautzinger pointed out that this proposal was preliminarily reviewed by the Building Department and if roll down wall panels are included, then it would be considered a building addition resulting in certain code requirements to be updated for the restaurant, such as upgrading the bathroom. He also referenced Johnny's Beef restaurant on South Arlington Heights Road which has a similar covered outdoor dining area in front of the restaurant that the owner wanted to enclose in 2005; however, the Design Commission was not in favor of the proposal because it blocked too much of the building and it was too opaque; they encouraged something more transparent.

Preliminary comments from Staff are that if the Design Commission supports the petitioner's request for the canopy structure, the proposed red color should be discussed and burgundy should be considered instead to match the trim on the building. Also, the existing ground sign will be projecting through the proposed awnings which will then become a roof mounted sign, which is not allowed and would need to be addressed by the petitioner.

Chair Eckhardt asked if heaters or lighting would be used inside the new canopy structure and **Mr. Siamantourat** replied that the outdoor dining area is not intended to be used year round; however space heaters would be used if the canopy is enclosed. He stated that lighting will not be included because the patio would not be open for use until 9:00 am. He stated that he preferred Option 1 with the addition of roll up panels/screen, if possible. **Mr. Ford** added that the perimeter frame of the canopy will be 1-inch square aluminum, and the support posts will be 3-inch square, spaced accordingly to allow for attaching window panels in between the posts. The window panels could be rolled up and down and self-contained behind the valance of the awning structure. It was noted that the existing pergola would remain underneath the canopy structure.

Commissioner Fitzgerald said that overall he liked the first option that included legs at the corners, which he felt would make the building look nicer. He was concerned about the bright red color of the canopy and wanted to see coordination between the canopy color and the trim color on the building. He did not like the idea of the roll up panels/screen, although he assumed the panels would not be rolled down that often. All in all, he felt the new canopy would make the building look better. **Mr. Siamantourat** said that he preferred the canopy structure to be attached to the building and would appreciate having the window panels; however, if this resulted in the requirement for building updates

to comply with code, then he could live without the wall panels. **Commissioner Fitzgerald** felt the canopy looked better attached to the building as shown in the exhibit.

Commissioner Fasolo asked if the new canopy structure would be up year round and **Mr. Siamantourat** said that it would. **Commissioner Fasolo** felt the canopy took away from the front of the building and blocked the front facade; however, of the options shown tonight, he preferred Option Two with no corner elements or roll up/down window panels. He suggested relocating the existing ground sign so it would not interfere with the new canopy, and he agreed that the canopy color should coordinate with the building trim color.

Commissioner Kubow agreed with the comments made by the other commissioners. He liked the option that included legs at the corners because it made the most sense and helped the appearance of the building, and he felt the canopy color was very important and should match the existing burgundy trim color on the building.

Chair Eckhardt preferred the first option that included legs at the corners; it looked less like a Florida room with the red legs at the corners, and it grounded the roof. He supported the concept of the roll down panels to be used from time to time, which would help with the weather, and he was in support of leaving the existing ground sign where it is.

Mr. Siamantourat reiterated his preference for the first option, but with the window panels/screens; however, he was willing to forego the panels/screens if it meant that code improvements to the bathrooms would be required. **Mr. Hautzinger** said that the building code issues would need to be worked out with the petitioner and the Building Department. **Chair Eckhardt** clarified that although he preferred the first option, he was also okay with the option preferred by the petitioner that included the window panels. **Commissioner Fitzgerald** reiterated his preference for the first option.

Mr. Hautzinger asked for clarification about the window panel/screen construction. **Mr. Ford** explained that the roll up panels would include a one foot minimum fabric perimeter with an integral screen and a clear vinyl window cover. The entire panel can be rolled up or down, and the clear vinyl covers can be rolled up to allow air flow through the screens. **Commissioner Fitzgerald** said that he was okay with the panels as long as the entire panel could be rolled up, and he preferred the corner elements because they ground the awning so it does not appear to be floating. **Chair Eckhardt** preferred the corner elements as well and he supported the comments made by Commissioner Fitzgerald. **Commissioner Fasolo** still preferred the option without the corner legs.

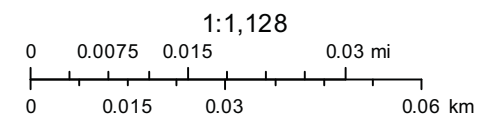
Mr. Ford clarified that the swinging doors on the canopy would not roll up; however, the entire door panel could be lifted out and stored elsewhere. With regards to the canopy color, **Mr. Hautzinger** asked the petitioner about his preference to either paint the building trim to match the canopy color or match the canopy color to the building trim. **Mr. Siamantourat** was unsure at this time. Staff felt the red canopy color on the building trim was too bold and suggested the canopy color match the existing burgundy trim color on the building. **Commissioner Fitzgerald** agreed. **Mr. Siamantourat** said that he liked the burgundy color because the interior of the restaurant was burgundy and he was not opposed to the new canopy being burgundy.

There were no further comments.

TNT Snack Shop, 1706 W. Campbell, B-2 Zoning District



December 3, 2015





3 N. Wilke



1706 W. Campbell
SUBJECT PROPERTY



1702 W. Campbell



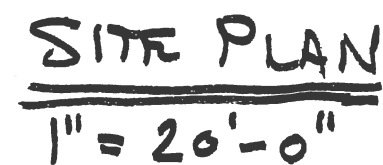
1606 W. Campbell

1602 W. Campbell

EAST CAMPBELL STREET

Westgate Park & Shop, 1531 – 1721 W. Campbell Street



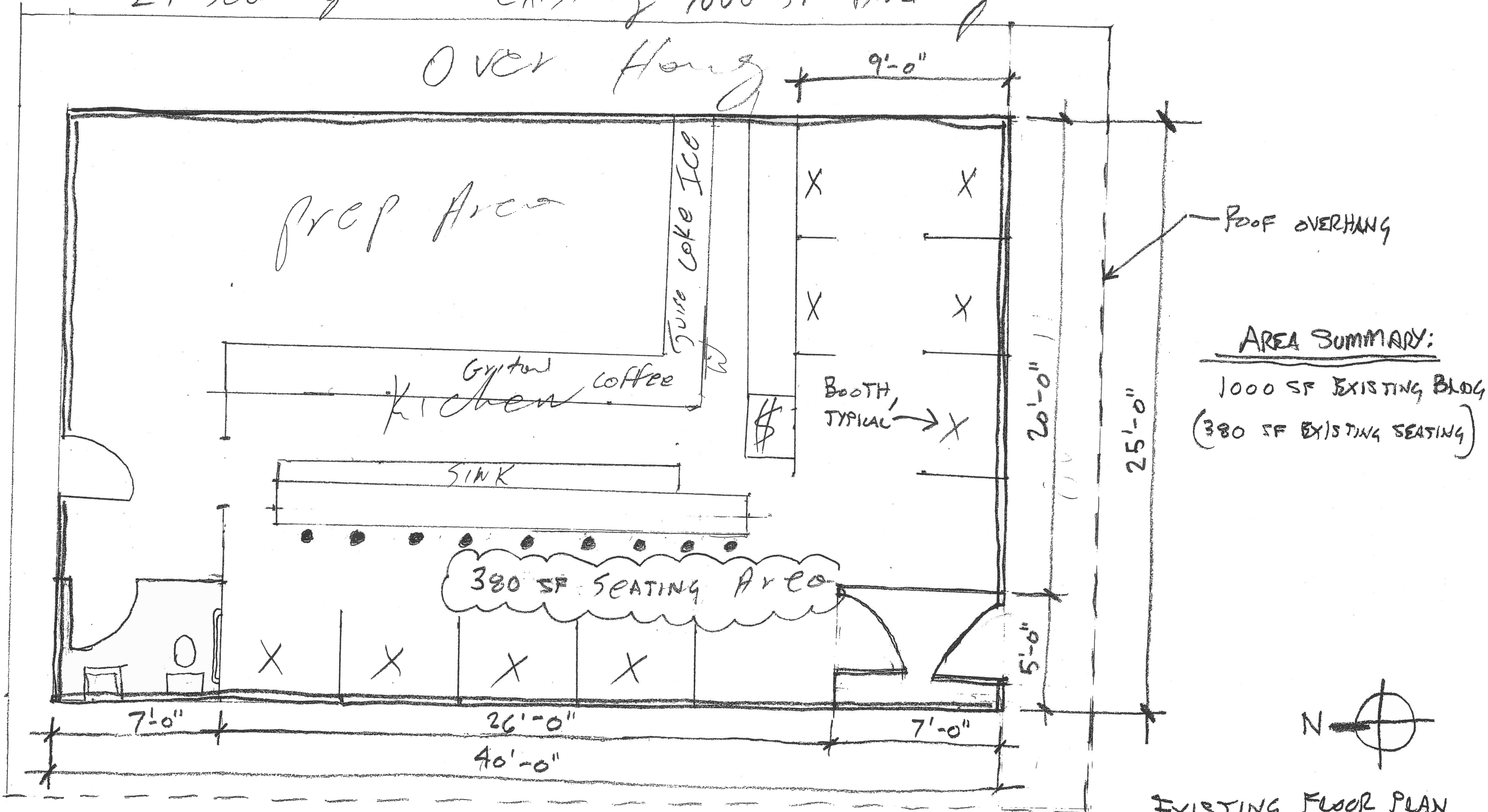


27 seating

$\frac{1}{4}$ INC" = 1' FT

EXISTING 1000 SF Bldg

OVER HANG



AREA SUMMARY:

1000 SF EXISTING BLDG
(380 SF EXISTING SEATING)

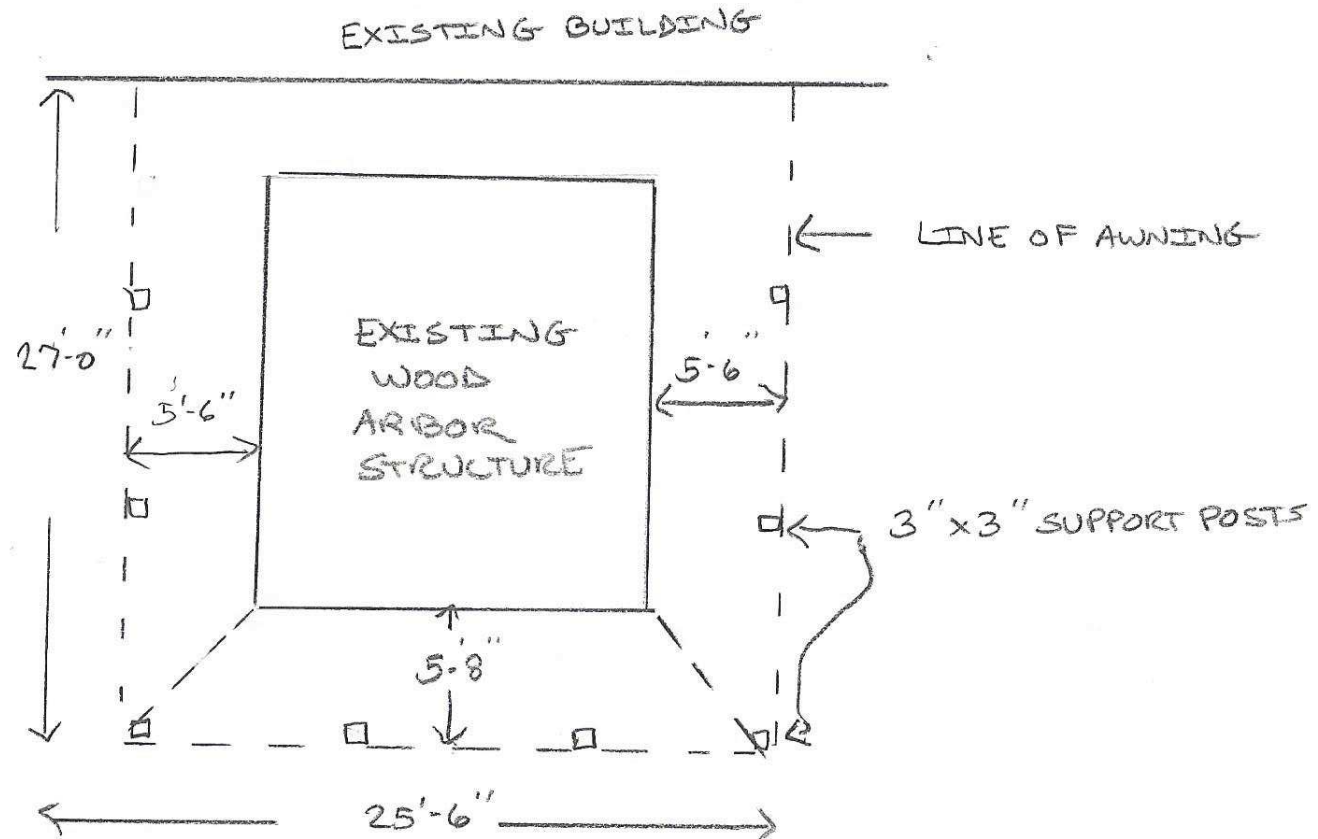
EXISTING FLOOR PLAN

$\frac{1}{4}$ " = 1'-0"

PLAN VIEW - AWNING

$\frac{1}{8}" = 1'-0"$

↑ North



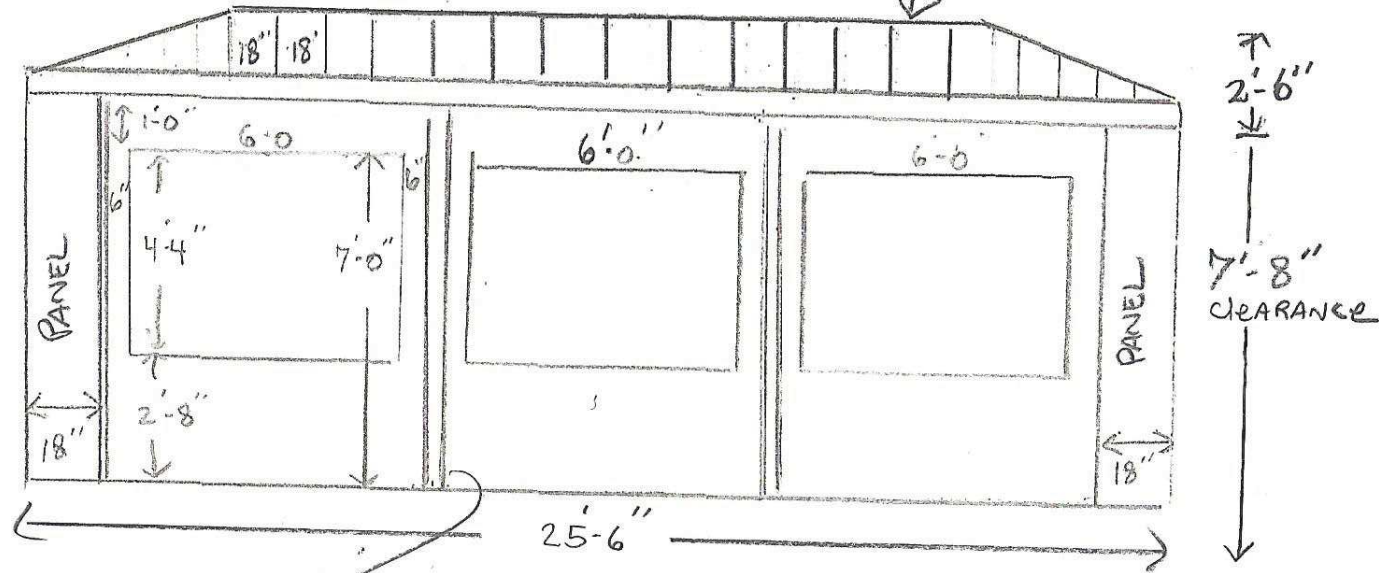
Job Name TNT'S RESTAURANT
1706 W. CAMPBELL ARLINGTON HEIGHTS
 Prepared 2 / 1 / 16 by L.J.F.

Hunzinger Williams Inc.
 27W982 Commercial Ave
 Lake Barrington, IL 60010-2311
 847-381-1878 F847-381-2063

FRONT VIEW

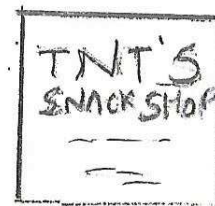
FRONT SOUTH

METAL ROOF

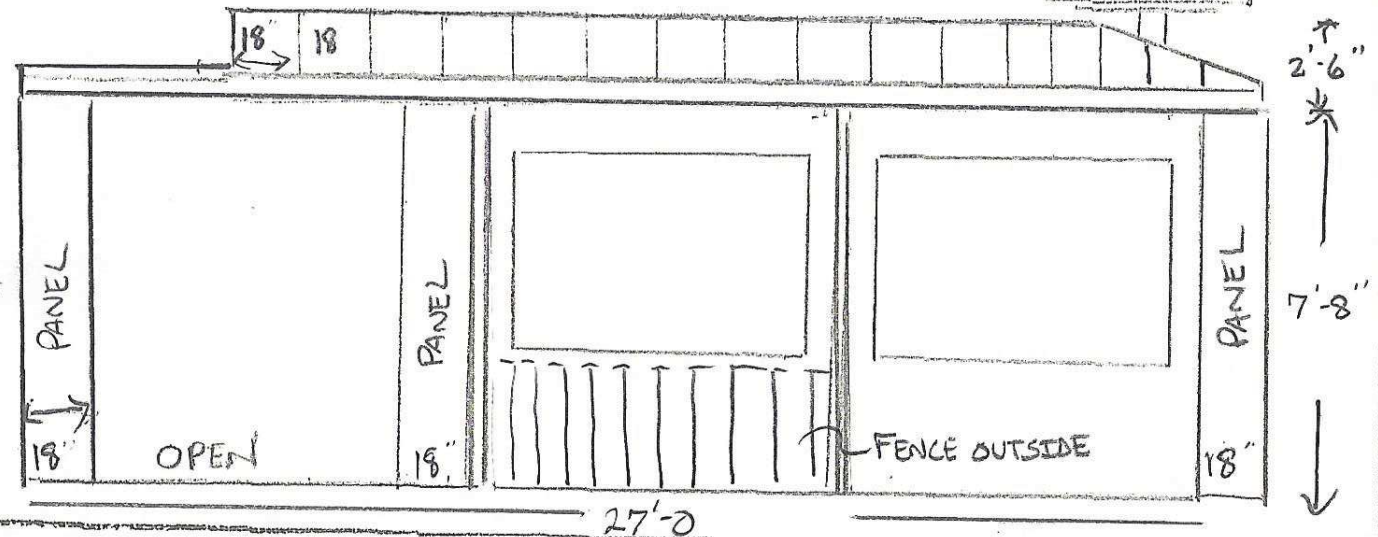


FABRIC PANELS

WEST SIDE (EAST - REVERSED)



SIDE VIEW



Job Name TNT'S SNACK SHOP
1706 W. CAMPBELL - ARLINGTON HEIGHTS
 Prepared 2/1/16 by LJF

Hunzinger Williams Inc.
 27W982 Commercial Ave
 Lake Barrington, IL 60010-2311
 847-381-1878 F847-381-2063





HUNZINGER WILLIAMS

LAKE BARRINGTON, IL

847-381-1878

REVISED Jan. 2016

DRAWN FOR:

TNT'S SNACK SHOP

DATE: JAN. 2016

DRAWN BY: BDA

SCALE: NONE

SHEET NO: 1-1

APPROVED BY: _____

DATE: _____

THIS DRAWING IS THE REGISTERED PROPERTY OF HUNZINGER WILLIAMS. IT IS UNLAWFUL TO REPRODUCE IT IN ANY FORM WITHOUT WRITTEN PERMISSION FROM HUNZINGER WILLIAMS.

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HUNZINGER WILLIAMS

LAKE BARRINGTON, IL

847-381-1878

REVISED Jan. 2016

DRAWN FOR:

TNT'S SNACK SHOP

DATE: JAN. 2016

DRAWN BY: BDA

SCALE: NONE

SHEET NO: 1-1

APPROVED BY: _____
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FABRICATION.



RESTAURANT

TNT's
SNACK SHOP
Breakfast
Lunch
CARRY OUTS 398-1045



HUNZINGER WILLIAMS

LAKE BARRINGTON, IL

847-381-1878

REVISED Jan. 2016

DRAWN FOR:

TNT'S SNACK SHOP

DATE: JAN. 2016

DRAWN BY: BDA

SCALE: NONE

SHEET NO: 1-1

APPROVED BY: _____
DATE: _____

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HUNZINGER WILLIAMS

LAKE BARRINGTON, IL

847-381-1878

REVISED Jan. 2016

DRAWN FOR:

TNT'S SNACK SHOP

DATE: JAN. 2016

DRAWN BY:

BDA

SCALE: NONE

SHEET NO:

1-1

APPROVED BY: _____
DATE: _____

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PURPOSES ONLY. THE FINISHED PRODUCT MAY BE SUBJECT
MINOR OR NECESSARY MODIFICATIONS TO AID OR ENABLE
FABRICATION.

JOB: TNT'S RESTAURANT
1706 W.CAMPBELL
ARLINGTON HEIGHTS, IL. 60005

MATERIAL: METAL AWNING STRUCTURE WITH FABRIC PANELS

ROOF: 24 GAUGE STANDING SEAM STEEL INTERLOCKING PANELS
ATTACHED TO 1" X 1" SQUARE ALUMINUM SUPPORT
COLOR - CARDINAL RED

FRAME - MILL FINISH WELDED CONSTRUCTION.
THE FRAME WILL BE SUPPORTED WITH 3" X 3" SQUARE ALUMINUM
POSTS - PAINTED BLACK

FABRIC PANELS: "FIRESIST" FLAME RESISTANT MATERIAL WITH
CLEAR VINYL WINDOWS - PERIMETER SUPPORT FRAME 1" SQUARE
ALUMNIUM - MILL FINISH
COLOR: CRIMSON RED



Item: DC#15-158 - Memory Care Facility - 511 W. Rand Rd. - Commercial

Department: Planning & Community Development

BACKGROUND

Approval of the proposed architectural design for a new memory care facility.

RECOMMENDATION

It is recommended that the Design Commission consider Staff suggestions and approve the proposed design for Arlington Heights Memory Care to be located at 511 W. Rand Road. This recommendation is subject to compliance with the architectural and landscape plans received 12/3/15, duplex plans received 1/19/16, 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. Consider enhancing the appearance of the main entrance by centering the door on the wall and adding sidelights and a transom.
2. Consider lowering the wall mounted light fixtures around the perimeter of the building a few feet to be between the windows.
3. Relocate the rooftop mechanical equipment to the courtyard side of the roof.
4. Provide two decorative triangular dormers on the east side of the roof.
5. Consider providing specialty pavement in key areas such as the main building entrance and in front of the duplex cottages.
6. Consider incorporating site furnishings such as benches, trash cans, decorative lighting, and planters.
7. A requirement that any ground sign be a monument style ground sign, no more than six feet in height, and not mounted on a post.
8. All signage must meet code, Chapter 30.
9. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or

land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder’s responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Site Plan & Elevations	Exhibits
Photos of Site	Exhibits
Landscape Plan	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Heights Memory Care
Project Address: 511 W. Rand Road
Prepared By: Steve Hautzinger

Date Prepared: February 2, 2016

PETITIONER INFORMATION:

DC Number: 15-158
Petitioner Name: Jeff Yates
Petitioner Address: RJ Development
401 Central Street SE
Olympia, WA 98501
Meeting Date: February 9, 2016

Requested Action(s):

1. Approval of the proposed architectural design for a new memory care facility.

ANALYSIS

Summary:

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

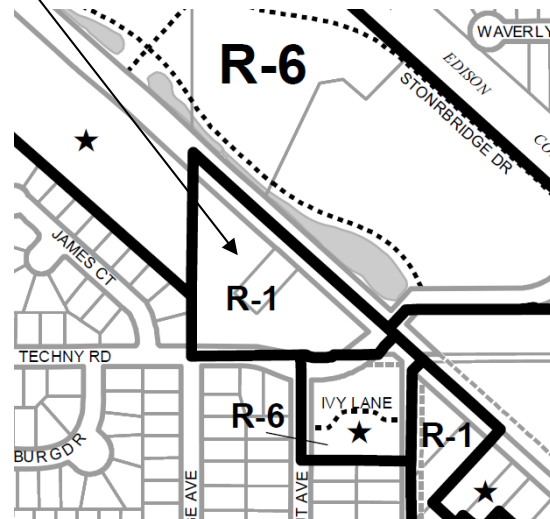
The petitioner is proposing to build a new single story, 38,685 square foot, 72 bed, memory care facility. The development will also include two independent living duplex cottage buildings at 3,110 square feet each. The site is 4.2 acres, and is primarily vacant land. There is just one small, bungalow style residential scale building and a detached garage existing on the site that will be demolished. The property is currently zoned R-1, One-Family Dwelling District. This proposal requires review by the Plan Commission and approval by the Village Board to obtain approval to rezone the property to an Institutional District, as well as approval as a Planned Unit Development.

Site:

Subject Property



Aerial View of Subject Site



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
North/East	R-6, Multiple Family Dwelling District	Stonebridge Village Apartments
South	R-3, One-Family Dwelling District R-6, Multiple Family Dwelling District	Single Family Residences Townhomes
West	R-3, One-Family Dwelling District R-6, Multiple Family Dwelling District	Single Family Residences Fountain of Arlington Condominiums

Architectural Design:

Overall, the proposed architectural design is nicely done with rich materials and traditional detailing that will complement the surrounding residential properties. The proposed building is set back from the street on all sides which will provide a nice buffer from the surrounding properties, and the single story design will fit in well with the scale of the adjacent single-family homes. The proposed duplex residences fit in well with the development by sharing the same materials, forms, and detailing as the primary building. Staff offers just two minor comments regarding the architectural design:

1. The front entry door is small and understated. Consider enhancing the appearance of the main entrance door by centering it on the wall and adding sidelights and a transom.
2. The wall mounted light fixtures around the perimeter of the building are shown aligned with the top of the windows which looks quite high. Consider lowering them a few feet to be between the windows.

Mechanical Unit Screening:

The project includes roof-mounted and grade-mounted mechanical equipment. The grade-mounted equipment is nicely screened with partial height masonry walls that match the building. The roof-mounted mechanical equipment is located on the east side of the building and is proposed to be screened with a fiber-cement clad screen wall. To improve the design:

1. It is recommended that the rooftop equipment be moved to the courtyard side of the roof so that it will not be visible.
2. In place of the mechanical screen, provide two of the decorative triangular dormers on the east side of the roof to break up the expanse of roofing and to match the other sides of the building.

Trash Dumpster and Loading Area Screening:

The trash dumpsters and loading area are proposed to be located on the south end of the site. The dumpsters will be screened with a continuous masonry wall to match the design of the building. In addition to the masonry enclosure, abundant evergreen trees and shrubs are proposed to screen this area from the adjacent residences. In addition to the landscaping shown on the plans, the petitioner has added two additional evergreen trees to this area to ensure a continuous landscape screen.

Landscaping:

As part of the PUD process, Staff and the Plan Commission will perform a detailed review of the landscaping. Overall, the proposed landscaping is abundant and nicely designed. The petitioner is required to comply with the code requirements for 4" caliper shade trees in all parking islands, a continuous three foot high parking lot screening along the roadways, and a 6 foot high landscape screen along the west property line. To enhance the landscape design:

1. Consider providing specialty pavement in key areas such as the main building entrance and in front of the duplex cottages.
2. Consider incorporating site furnishings such as benches, trash cans, decorative lighting, and planters.

Signage:

Signage is not included in this review, and sign permits will be required for all signage. However, given the scale of the building, it is recommended that if a ground sign is proposed for this development, that it be required to be a monument style ground sign, no more than 6 feet in height, and not mounted on a post.

RECOMMENDATION:

It is recommended that the Design Commission **consider Staff suggestions and approve** the proposed design for *Arlington Heights Memory Care* to be located at 511 W. Rand Road. This recommendation is subject to compliance with the architectural and landscape plans received 12/3/15, duplex plans received 1/19/16, 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. Consider enhancing the appearance of the main entrance by centering the door on the wall and adding sidelights and a transom.
2. Consider lowering the wall mounted light fixtures around the perimeter of the building a few feet to be between the windows.
3. Relocate the rooftop mechanical equipment to the courtyard side of the roof.
4. Provide two decorative triangular dormers on the east side of the roof.
5. Consider providing specialty pavement in key areas such as the main building entrance and in front of the duplex cottages.
6. Consider incorporating site furnishings such as benches, trash cans, decorative lighting, and planters.
7. A requirement that any ground sign be a monument style ground sign, no more than six feet in height, and not mounted on a post.
8. All signage must meet code, Chapter 30.
9. 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.

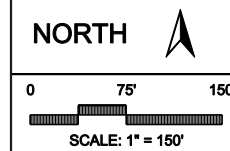
February 2, 2016

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-158



PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
 1850 W. WINCHESTER ROAD - SUITE 205
 LIBERTYVILLE, IL. 60048
 PHONE: (847) 367-6707
 FAX: (847) 367-2567
 E-MAIL ADDRESS: pba@pearsonbrown.com



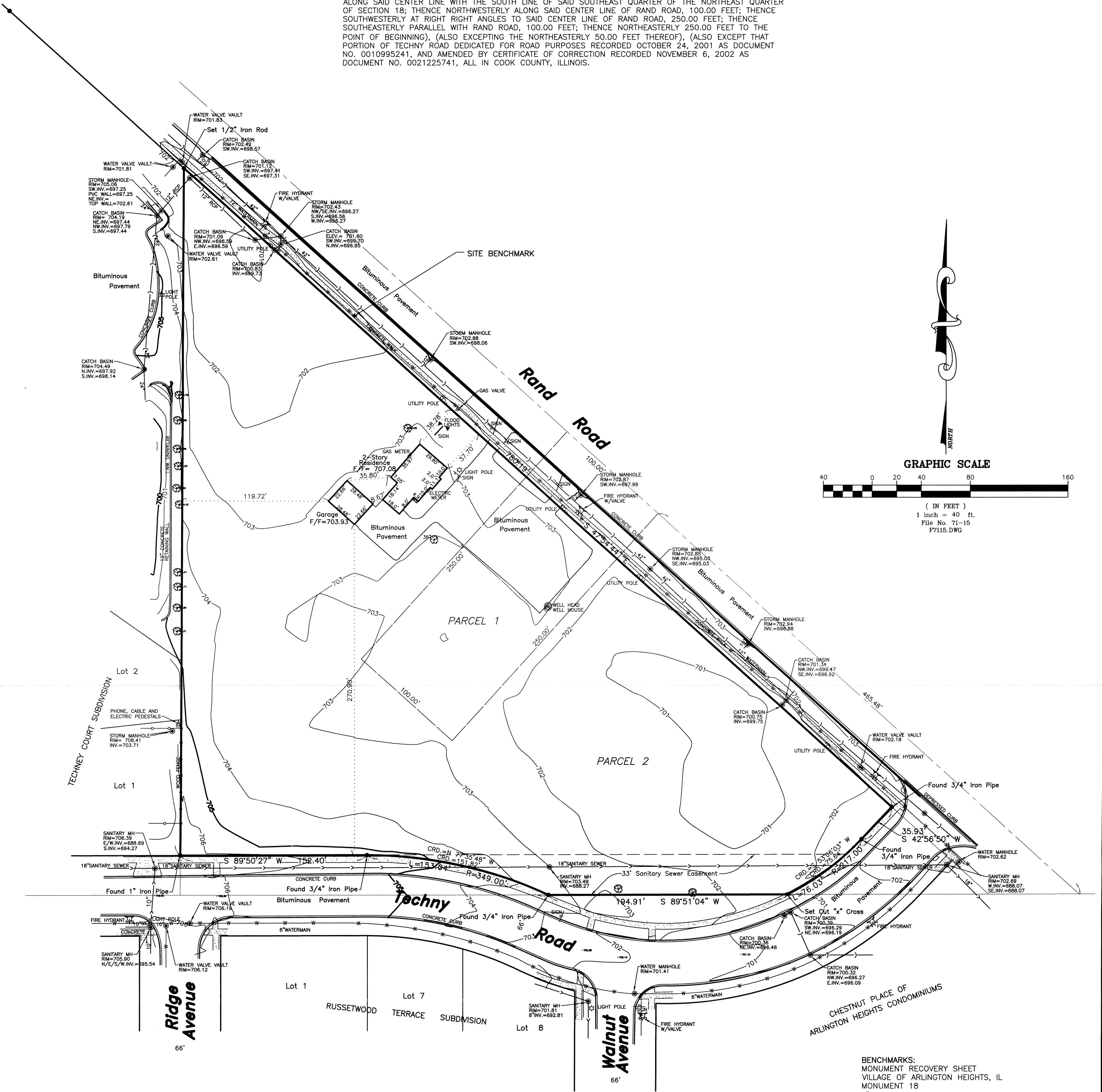
TITLE: SURROUNDING LAND USE		EXHIBIT A
PROJECT: ARLINGTON HEIGHTS MEMORY CARE ARLINGTON HEIGHTS, ILLINOIS	PROJECT NO.: 1549 DATE: 11/23/15	

ALTA / ACSM LAND TITLE SURVEY
OF

THE PREMISES COMMONLY KNOWN AS:
227 W. RAND ROAD, ARLINGTON HEIGHTS, IL 60004
PARCEL AREA = 4.195 ACRES, 182,748 S.F.
PIN'S: 03-18-204-003
03-18-204-007

PARCEL 1:
A TRACT OF LAND IN THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF RAND ROAD DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF RAND ROAD THAT IS 465.48 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID CENTER LINE WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF RAND ROAD, 100.00 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF RAND ROAD, 250.00 FEET; THENCE SOUTHEASTERLY PARALLEL WITH RAND ROAD, 100.00 FEET; THENCE NORTHEASTERLY 250.00 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THE NORTHEASTERLY 50 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PARCEL 2:
A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WESTERLY ON THE QUARTER SECTION LINE, 584.50 FEET TO THE CENTER LINE OF RAND ROAD FOR THE PLACE OF BEGINNING; THENCE WESTERLY ON THE QUARTER SECTION LINE 734.19 FEET; THENCE NORTHERLY ON QUARTER SECTION LINE, 661.57 FEET TO THE CENTER LINE OF RAND ROAD; THENCE SOUTHEAST ALONG SAID ROAD CENTER LINE, 1015.0 FEET TO THE PLACE OF BEGINNING, (EXCEPT THEREFROM THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF RAND ROAD DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE QUARTER OF THE NORTHEAST QUARTER OF SECTION 18; THENCE NORTHWESTERLY ALONG SAID CENTER LINE WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF RAND ROAD, 100.00 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF RAND ROAD, 250.00 FEET; THENCE SOUTHEASTERLY PARALLEL WITH RAND ROAD, 100.00 FEET; THENCE NORTHEASTERLY 250.00 FEET TO THE POINT OF BEGINNING), (ALSO EXCEPTING THE NORTHEASTERLY 50.00 FEET THEREOF), (ALSO EXCEPT THAT PORTION OF TECHNY ROAD DEDICATED FOR ROAD PURPOSES RECORDED OCTOBER 24, 2001 AS DOCUMENT NO. 0010995241, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED NOVEMBER 6, 2002 AS DOCUMENT NO. 0021225741, ALL IN COOK COUNTY, ILLINOIS.



BENCHMARKS:
MONUMENT RECOVERY SHEET
VILLAGE OF ARLINGTON HEIGHTS, IL
MONUMENT 18
1" BRASS DISC ON SOUTHERLY SIDE OF
CONCRETE BASE OF SECOND LIGHT POLE
EASTERLY OF KENNICOTT DRIVE, 29' +/-
NORTHERLY OF RAND ROAD AND 550' +/-
EASTERLY OF KENNICOTT DRIVE.
ELEVATION = 705.63 NAVD 1988

GPS SURVEY MONUMENT LOCATION
VILLAGE OF ARLINGTON HEIGHTS, IL
STATION: GETTYSBURG
MONUMENT IS A 3" DIAM. BRONZE DISK PLACED
IN CONCRETE STAMPED VILLAGE OF ARLINGTON
HEIGHTS NORTHEAST CORNER OF GETTYSBURG
DRIVE AND LADD STREET.
ELEVATION = 714.20 NAVD 1988

SITE BENCHMARK:
SURVEY CONTROL POINT, CUT CROSS IN
CONCRETE SIDEWALK ALONG RAND ROAD.
ELEVATION = 701.93 NAVD 1988

FIELDWORK COMPLETED: 06-17-2015
CLIENT NAME: Pearson, Brown and Associates, Inc.
ADDRESS: 1850 W. Winchester Road, Suite 205
Libertyville, IL 60048

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

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

CERTIFIED TO:
**
**
**
**

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

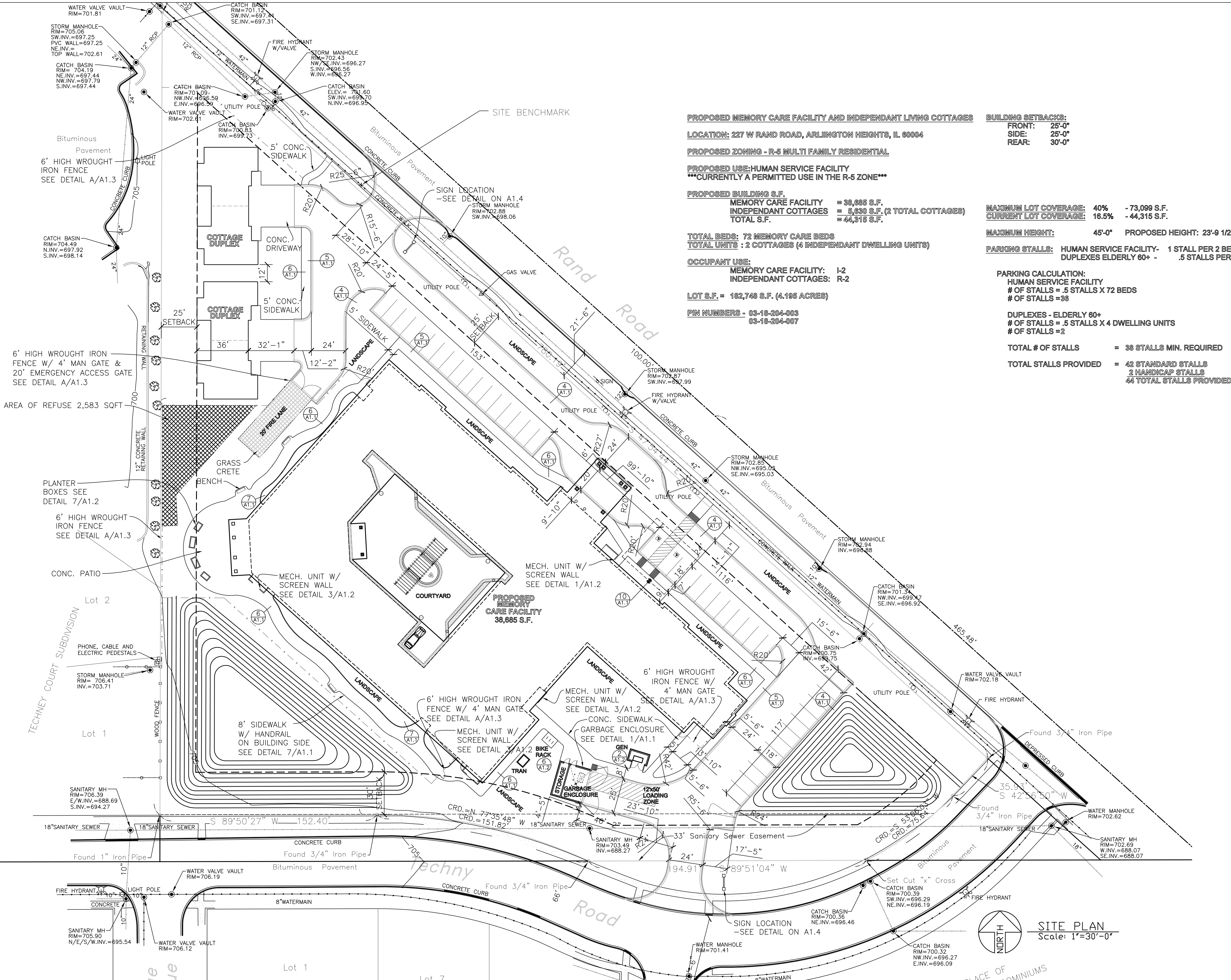
THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE
MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND
INCLUDES ITEMS 1,2,3,4,7A,8,11A OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED
ON JUNE 17, 2015.

DATED: JUNE 30TH, 2015

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3616
MY LICENSE EXPIRES 11-30-16
PROFESSIONAL DESIGN FIRM NO. 184-002732



BASED UPON EXAMINATION OF THE F.E.M.A. MAPS, IT HAS
BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN
HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS
WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE
RATE MAP, COMMUNITY PANEL NO. 17031C0201J
EFFECTIVE DATE: AUGUST 19,2008.



PROPOSED MEMORY CARE FACILITY AND INDEPENDANT LIVING COTTAGES
LOCATION: 227 W RAND ROAD, ARLINGTON HEIGHTS, IL 60004
PROPOSED ZONING - R-5 MULTI FAMILY RESIDENTIAL
PROPOSED USE: HUMAN SERVICE FACILITY
*****CURRENTLY A PERMITTED USE IN THE R-5 ZONE*****

PROPOSED BUILDING S.F.
MEMORY CARE FACILITY = 38,685 S.F.
INDEPENDANT COTTAGES = 5,630 S.F. (2 TOTAL COTTAGES)
TOTAL S.F. = 44,315 S.F.

TOTAL BEDS: 72 MEMORY CARE BEDS
TOTAL UNITS : 2 COTTAGES (4 INDEPENDANT DWELLING UNITS)

OCCUPANT USE:
MEMORY CARE FACILITY: I-2
INDEPENDANT COTTAGES: R-2

LOT S.F. = 162,748 S.F. (4.195 ACRES)

PIN NUMBERS - 03-18-204-003
03-18-204-007

BUILDING SETBACKS:
FRONT: 25'-0"
SIDE: 25'-0"
REAR: 30'-0"

MAXIMUM LOT COVERAGE: 40% - 73,099 S.F.
CURRENT LOT COVERAGE: 16.5% - 44,315 S.F.

MAXIMUM HEIGHT: 45'-0" **PROPOSED HEIGHT:** 23'-9 1/2"

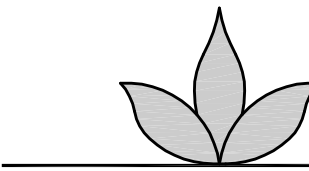
PARKING STALLS: **HUMAN SERVICE FACILITY-** 1 STALL PER 2 BEDS
DUPLEXES ELDERLY 60+ - .5 STALLS PER DWELLING UNIT

PARKING CALCULATION:
HUMAN SERVICE FACILITY
OF STALLS = .5 STALLS X 72 BEDS
OF STALLS = 36

DUPLEXES - ELDERLY 60+
OF STALLS = .5 STALLS X 4 DWELLING UNITS
OF STALLS = 2

TOTAL # OF STALLS = 38 STALLS MIN. REQUIRED

TOTAL STALLS PROVIDED = 42 STANDARD STALLS
2 HANDICAP STALLS
44 TOTAL STALLS PROVIDED



Lyle Andrew Brummeyer, NCARB
ARCHITECTURAL SERVICES

7600 N.E. 41st Street, Suite #330
Vancouver, Washington 98662
(360) 892-9090
PAX (360) 892-2146

Email:
AndyB@WedgwoodServices.com

STATES LICENSED:

Washington	Wyoming
Oregon	New Mexico
Michigan	Texas
Colorado	Arizona
Florida	Nevada
Utah	Montana
Georgia	Missouri
Idaho	Illinois

LJB DESIGNS, LLC
111 Market Street N.E., Suite 325
Olympia, Washington 98501
(360) 867-1945

E-mail: LJBDesigns@Comcast.net

RJ DEVELOPMENT
SERVICES, LLC
401 Central Street SE
Olympia, Washington 98501
(360) 528-3343

E-mail: jeff@rjdevelopmentservices.com

PROPOSED
ARLINGTON HEIGHTS
MEMORY CARE
FACILITY

227 W RAND ROAD
ARLINGTON HEIGHTS, IL

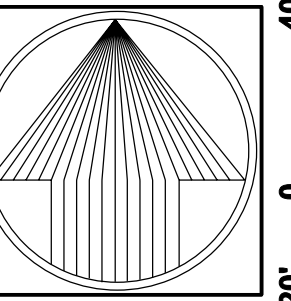
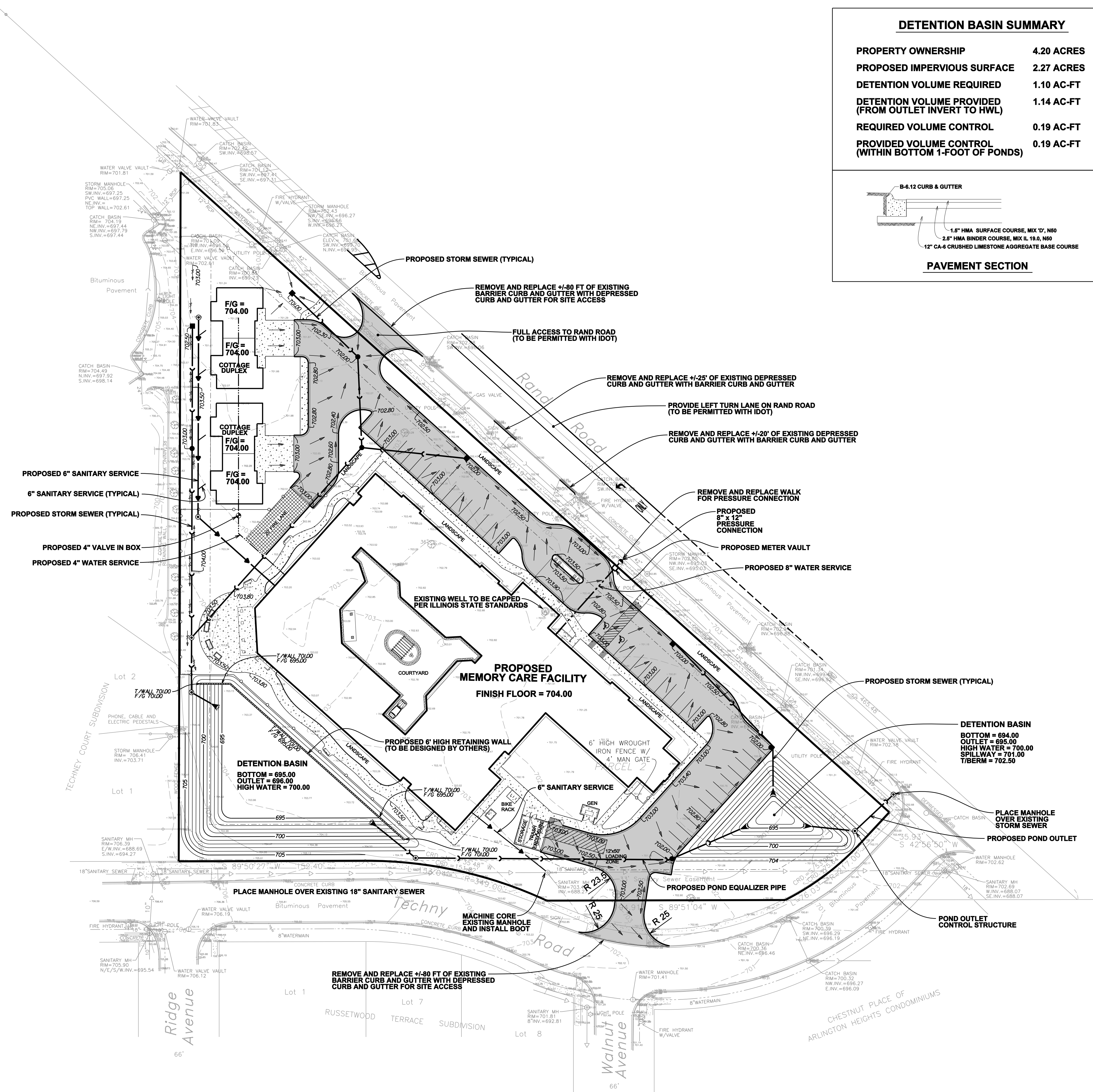
SCALE: AS NOTED
DATE OF
ISSUE: 11-18-15

DESIGN DOCUMENTS		
APPROVAL		
PERMIT DOCUMENTS		
BID DOCUMENTS		
CONTRACT DOC.		
REVISIONS	DATE	SUBJECT
1		
2		
3		
4		

SITE
PLAN

SHEET NO.
A1.0

PROJECT NO.



ARLINGTON HEIGHTS MEMORY CARE

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707

DESIGNED BY: G.A.Z.
DRAWN BY: A.K.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 11/18/15

DATE BY

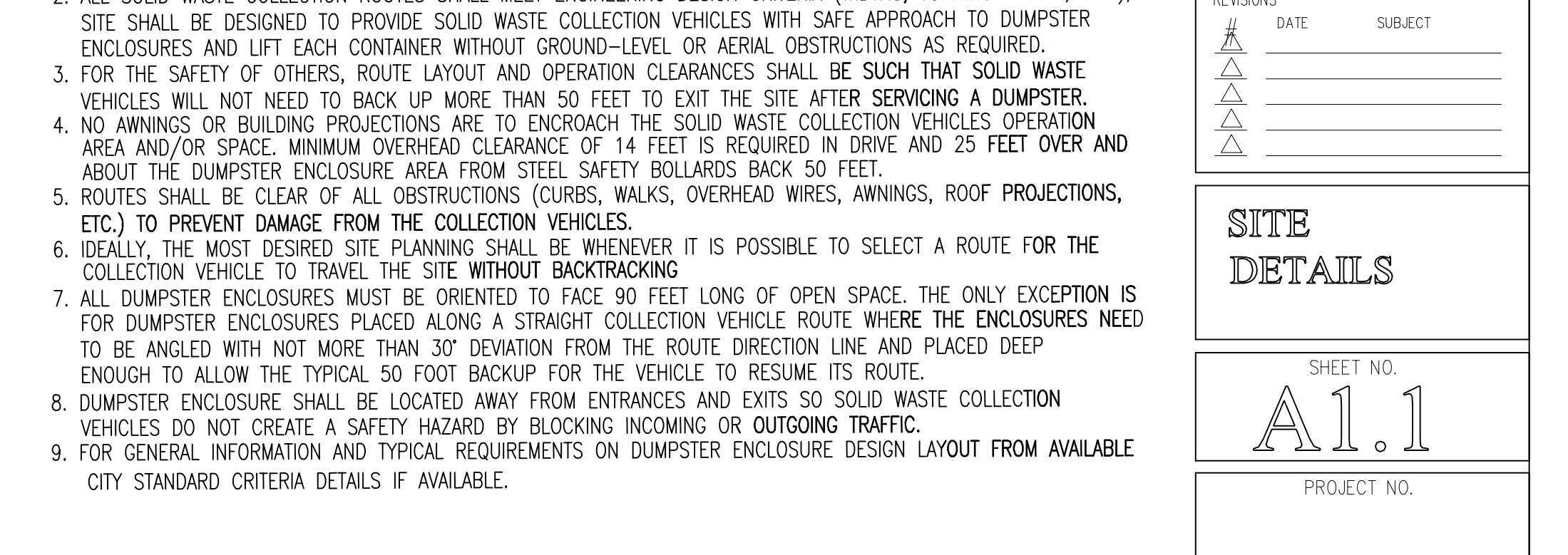
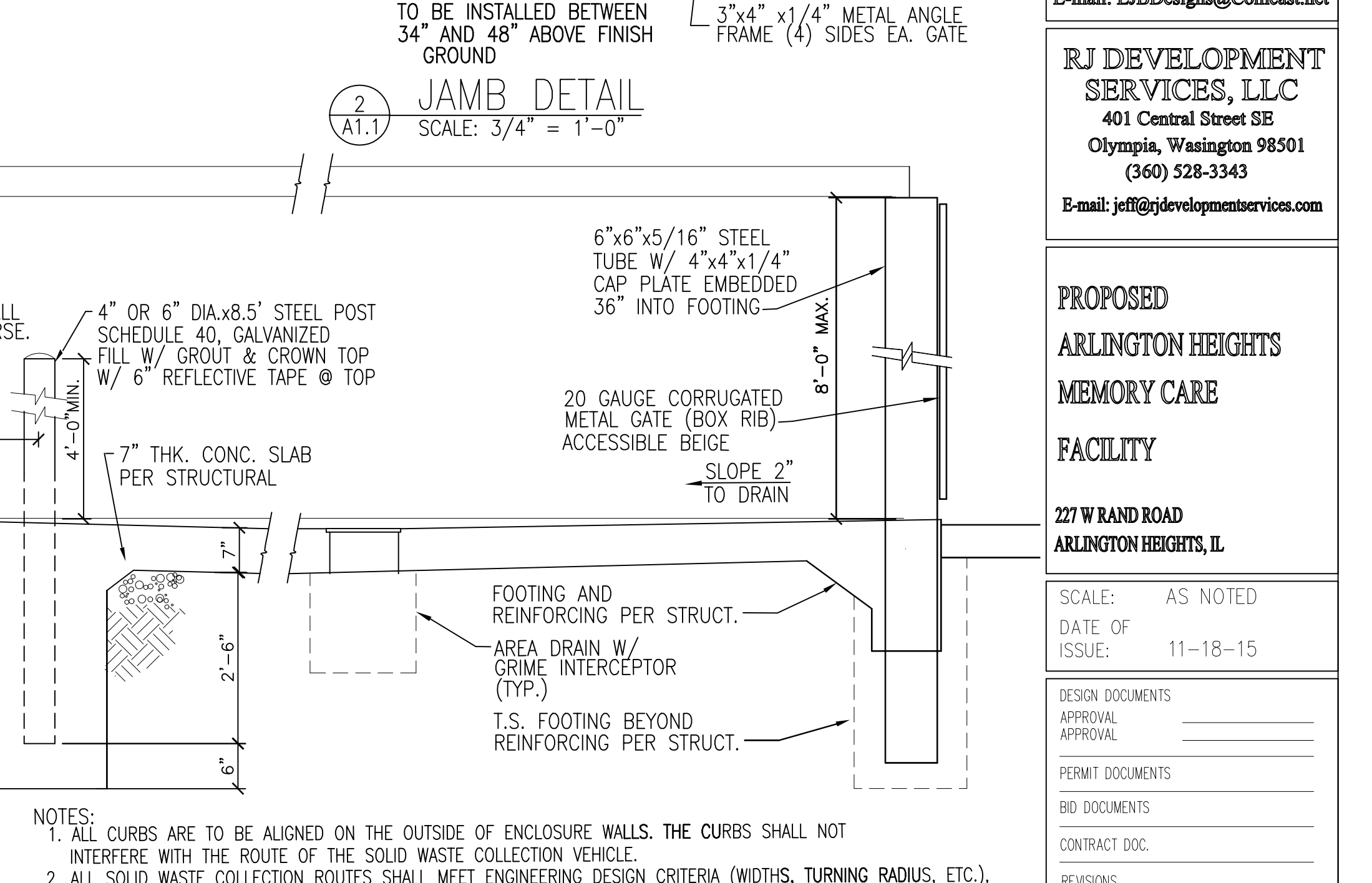
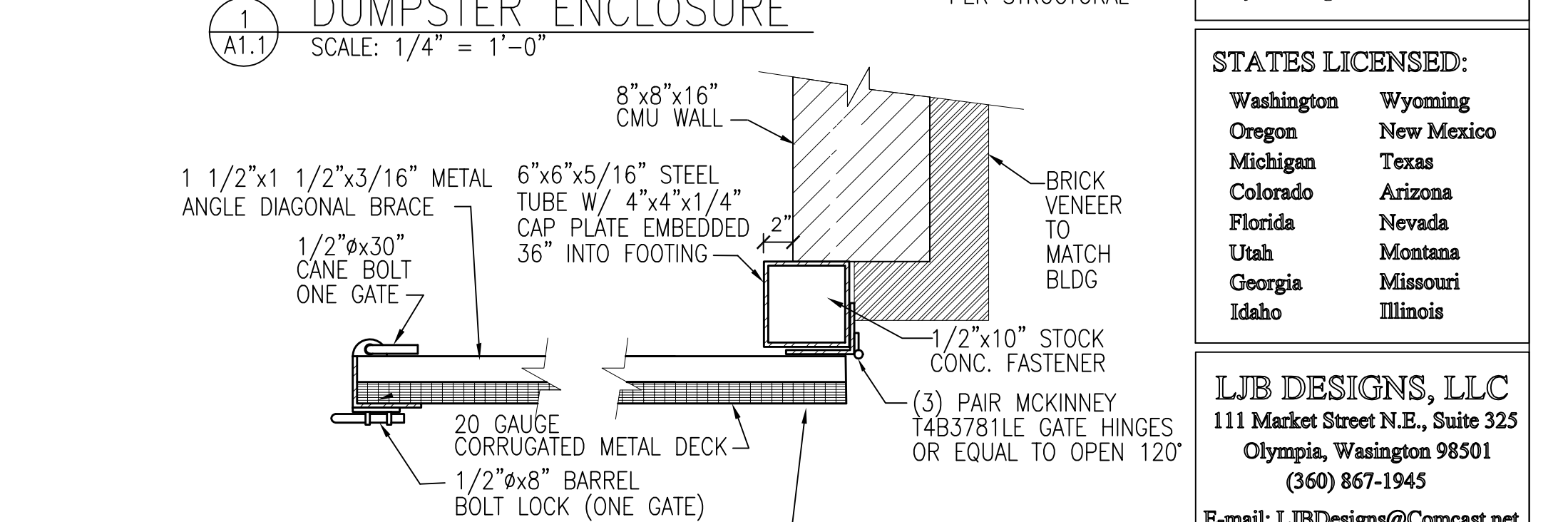
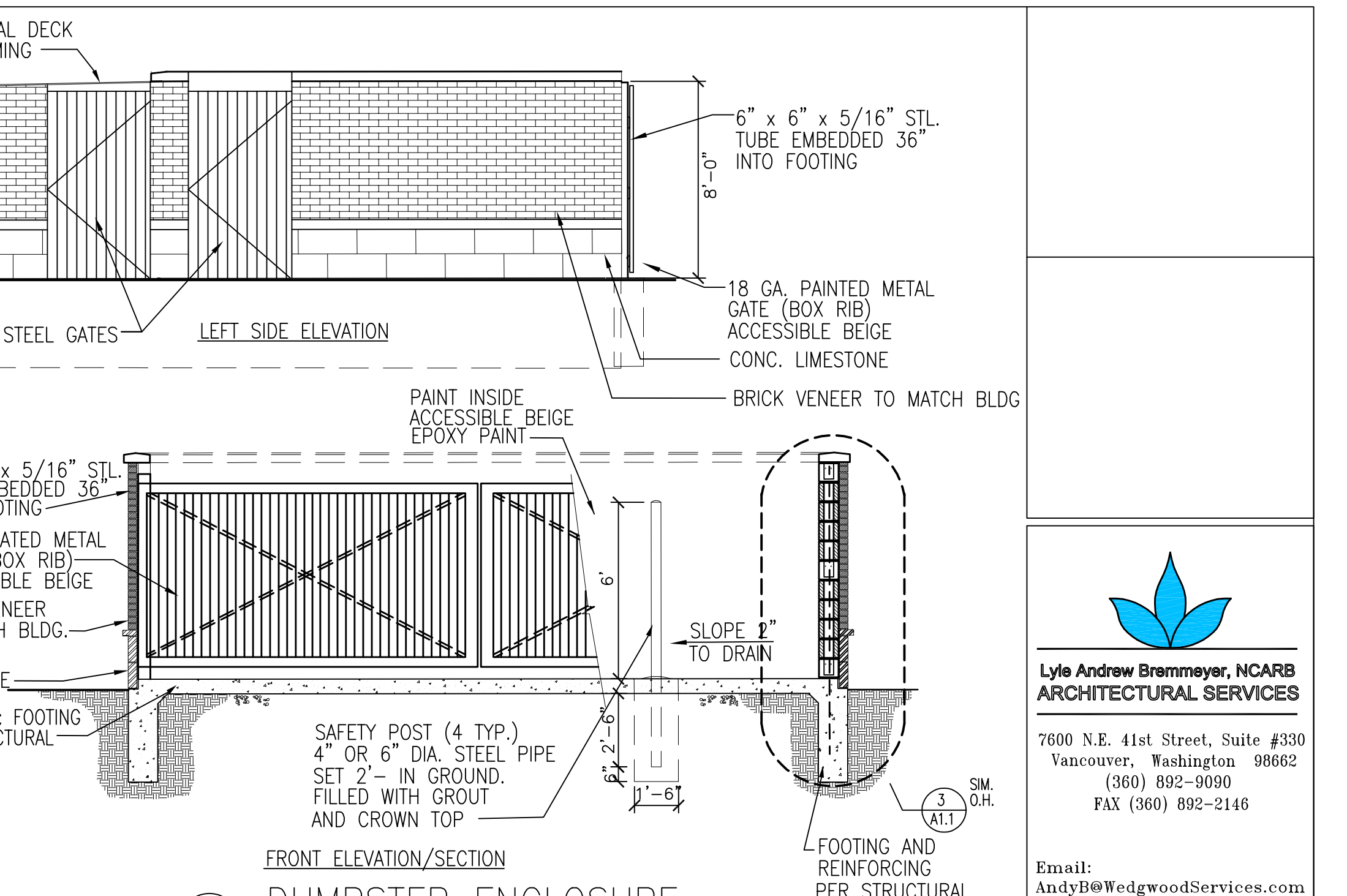
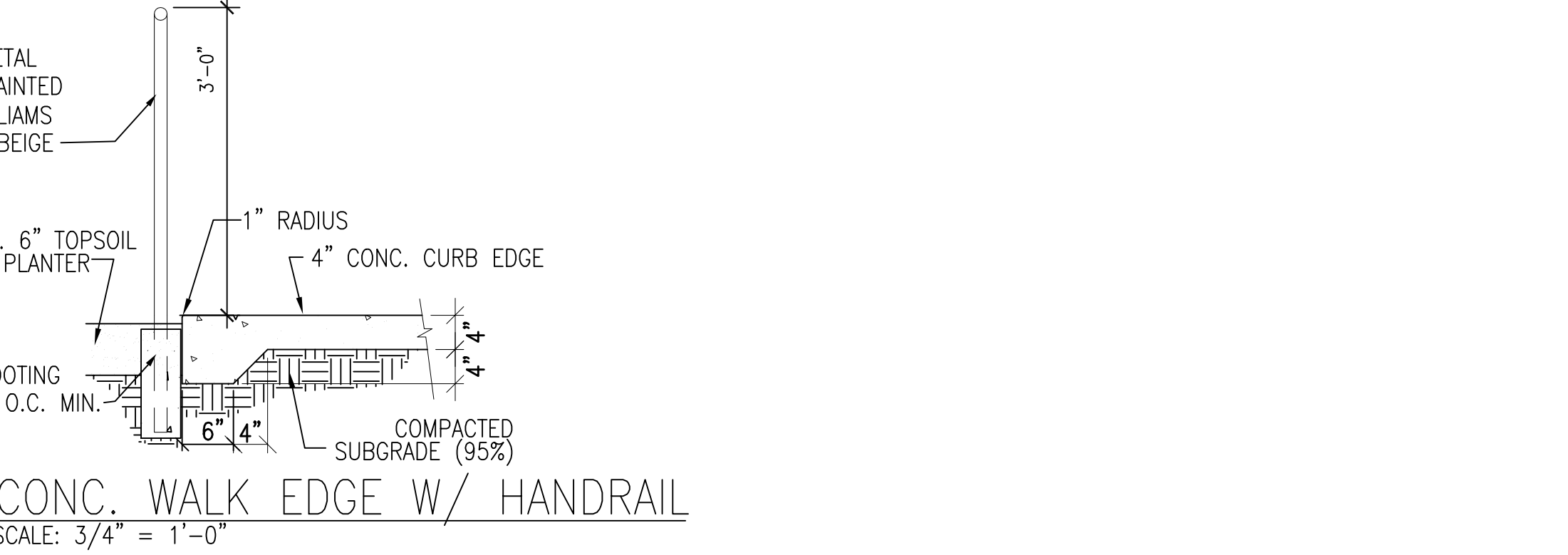
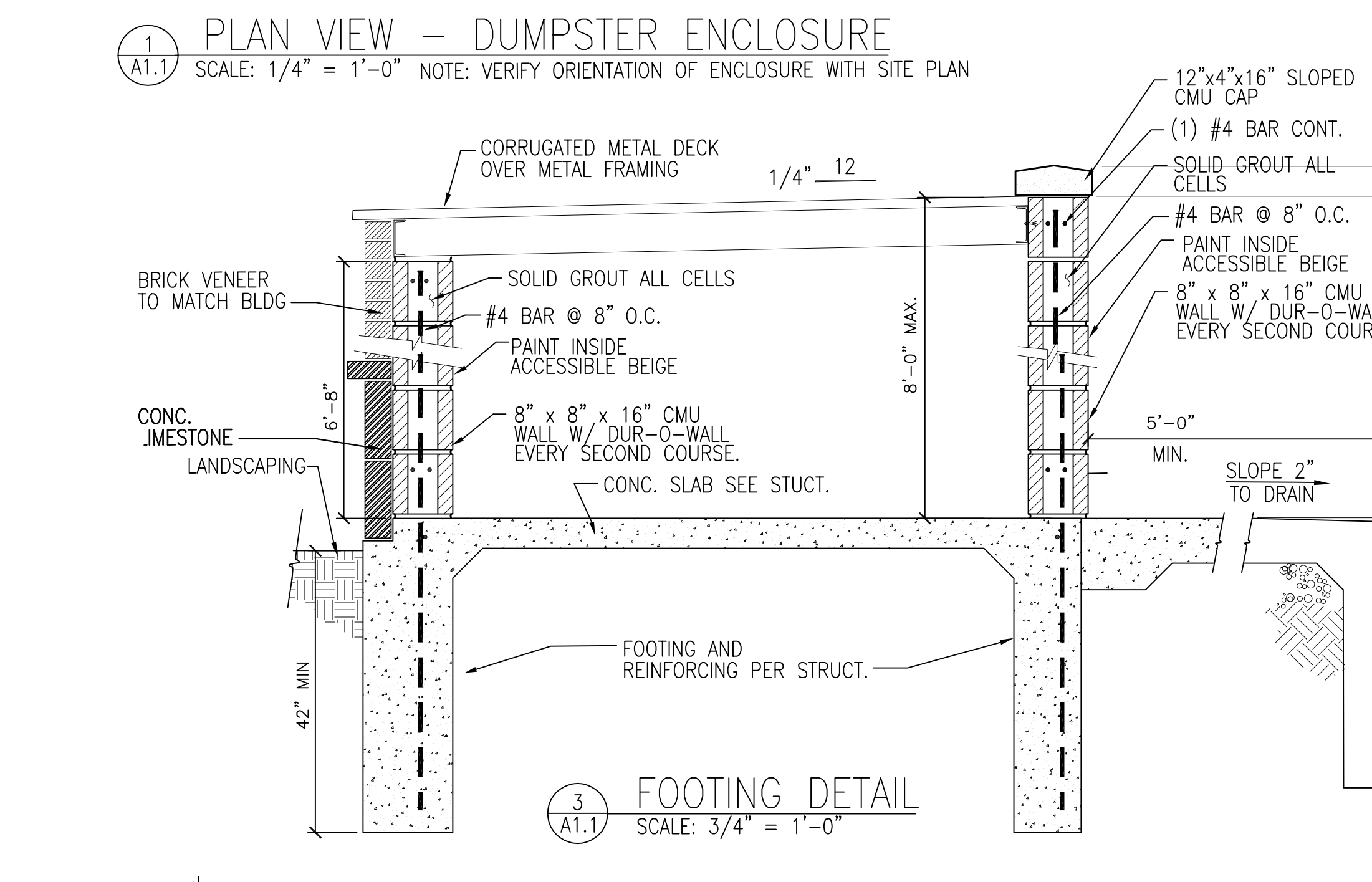
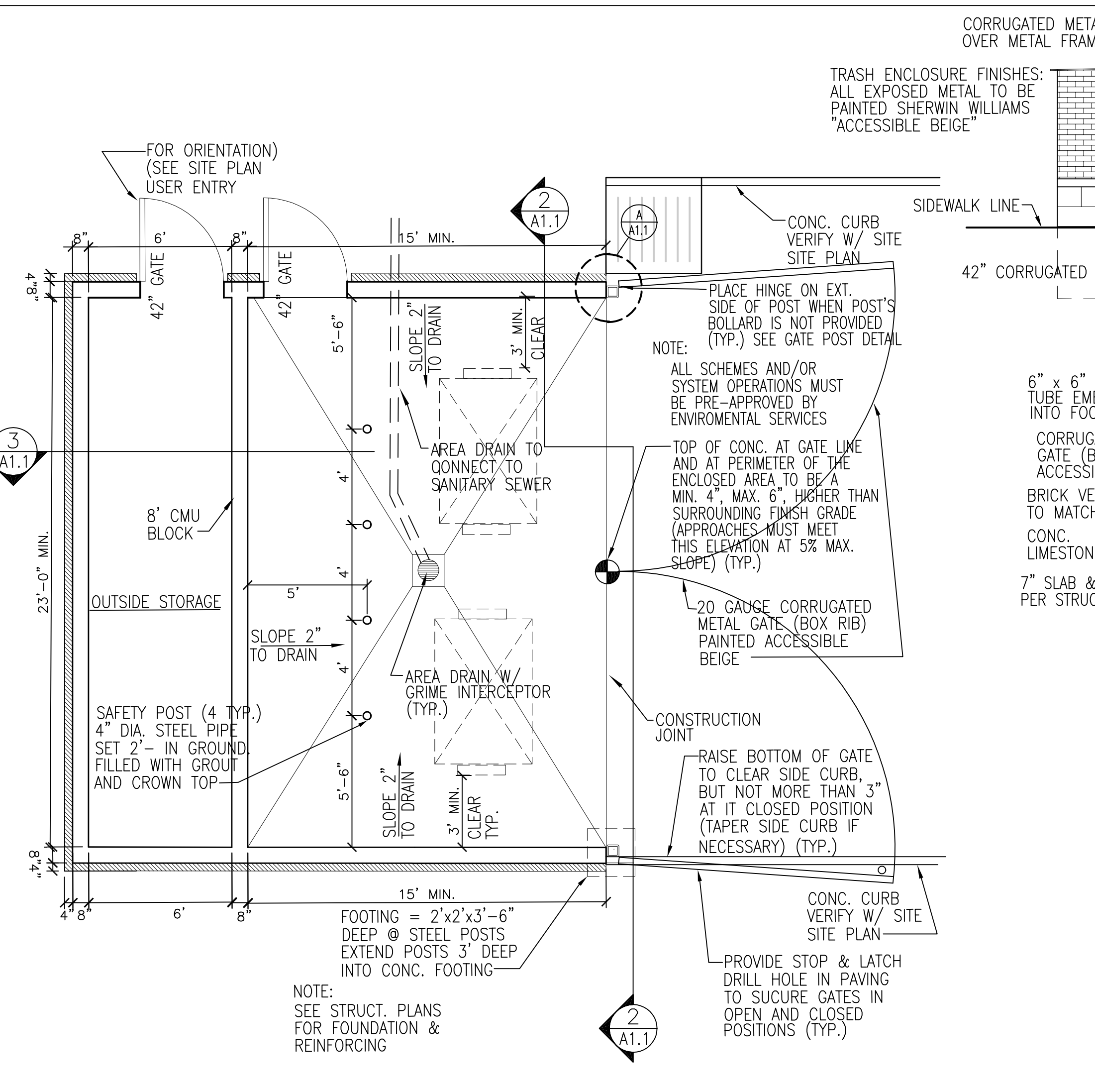
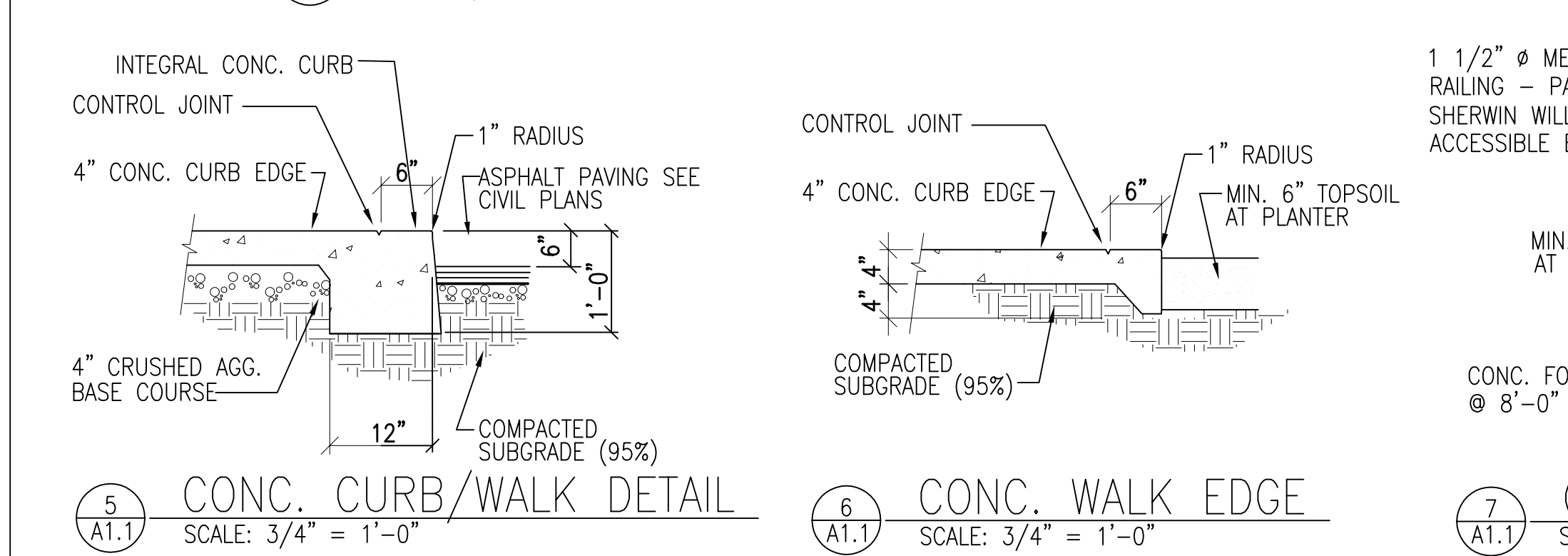
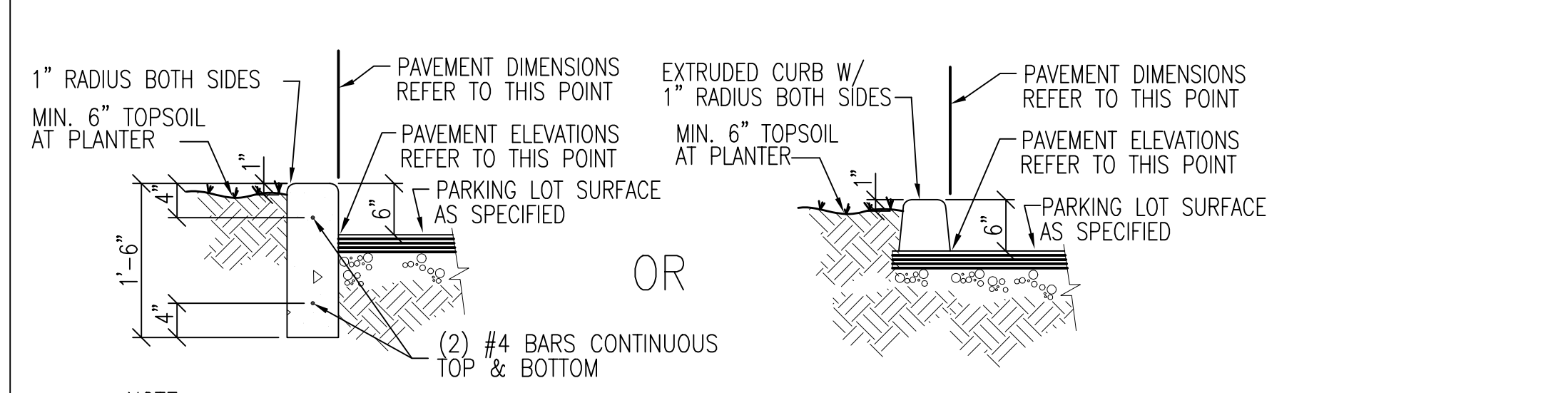
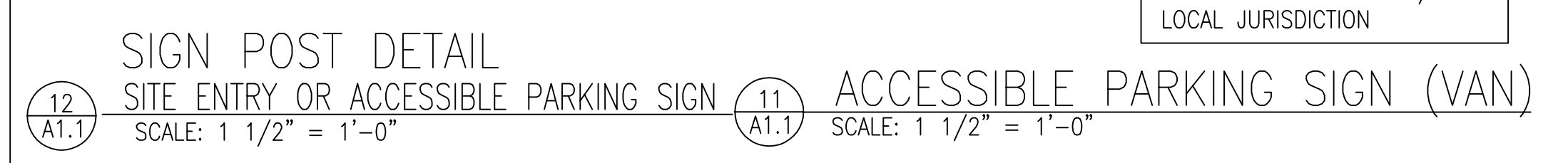
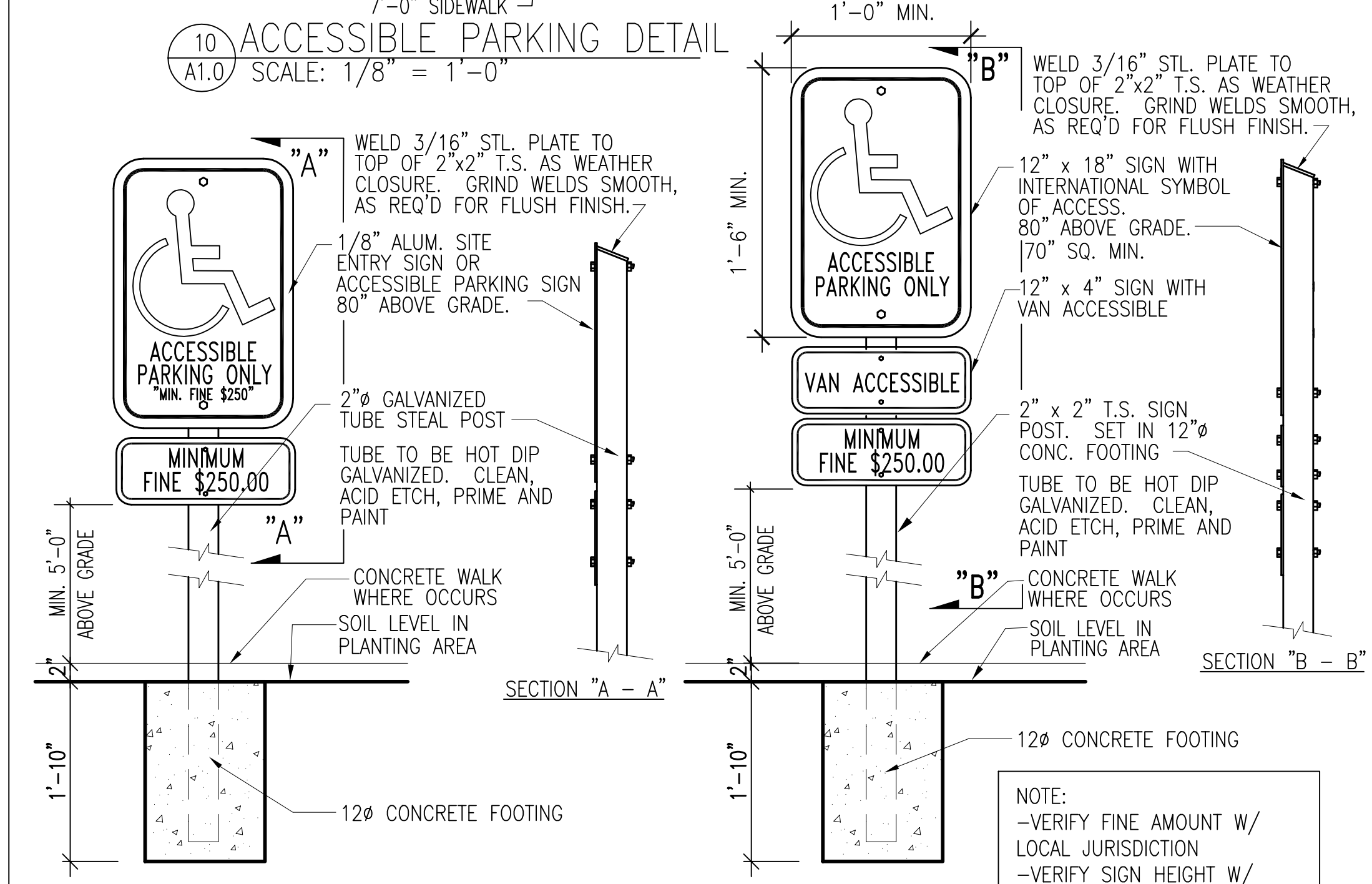
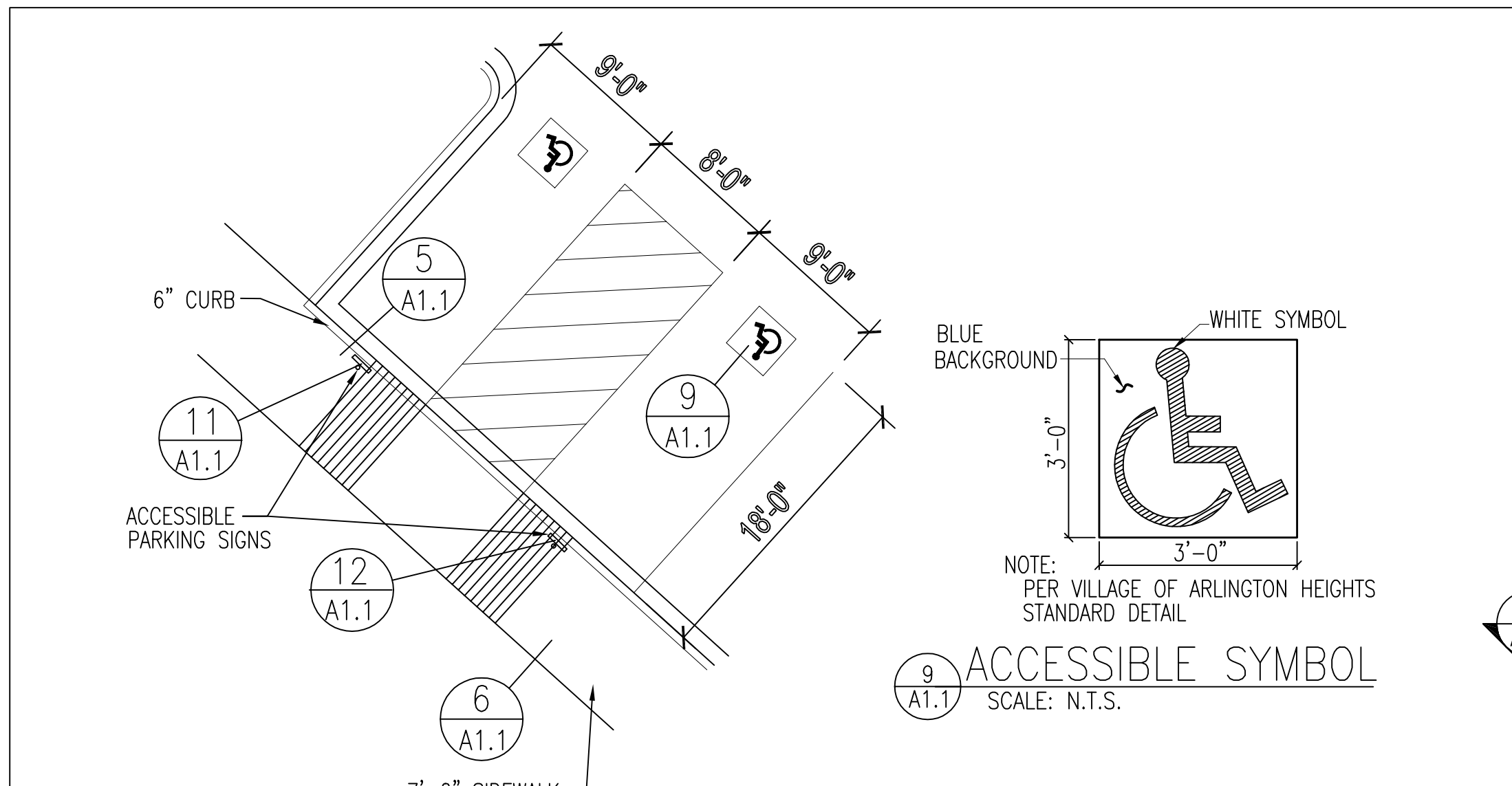
REVISIONS

PRELIMINARY ENGINEERING

SHEET NUMBER

2

OF 2 SHEETS



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**PROPOSED
ARLINGTON HEIGHTS
MEMORY CARE
FACILITY**

227 W RAND ROAD
ARLINGTON HEIGHTS, IL

SCALE: AS NOTED
DATE OF
ISSUE: 11-18-15

DESIGN DOCUMENTS
APPROVAL
APPROVAL
PERMIT DOCUMENTS
BID DOCUMENTS
CONTRACT DOC.

REVISIONS

DATE	SUBJECT
11-18-15	11-18-15
11-18-15	11-18-15
11-18-15	11-18-15
11-18-15	11-18-15

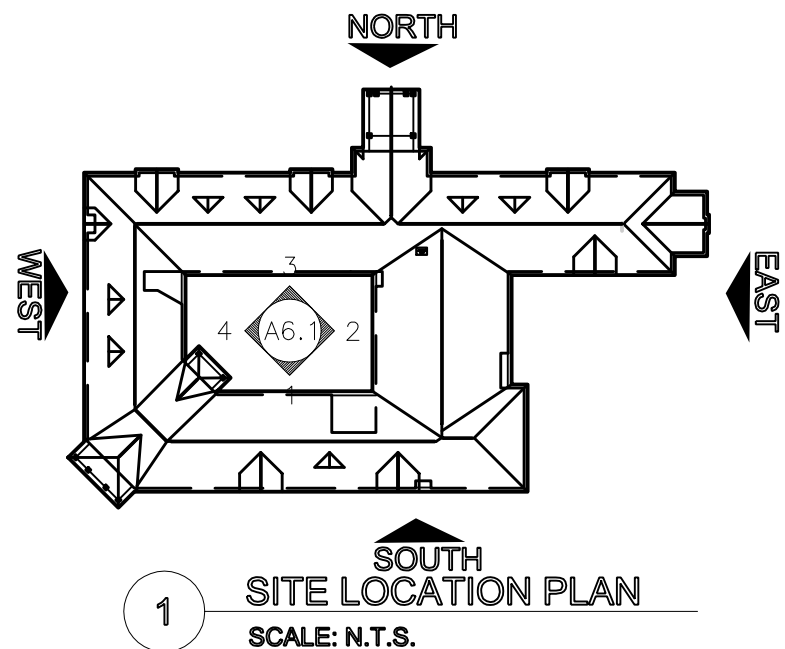
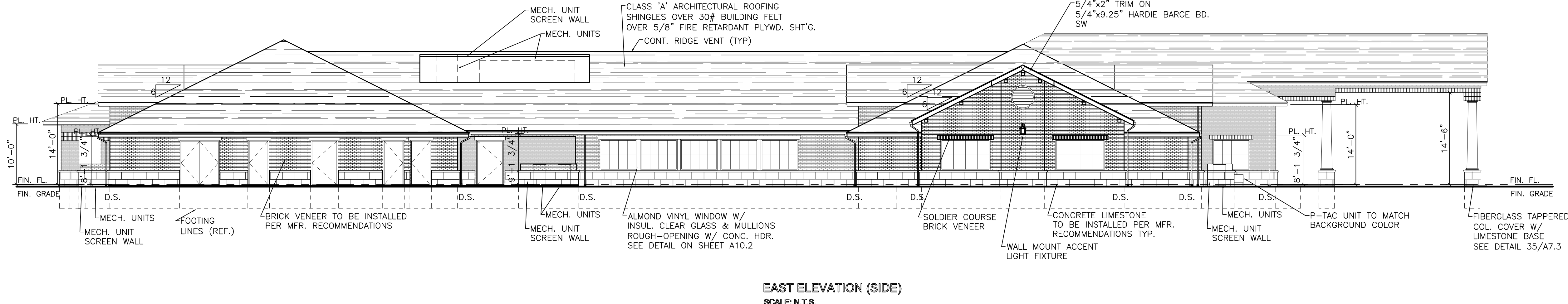
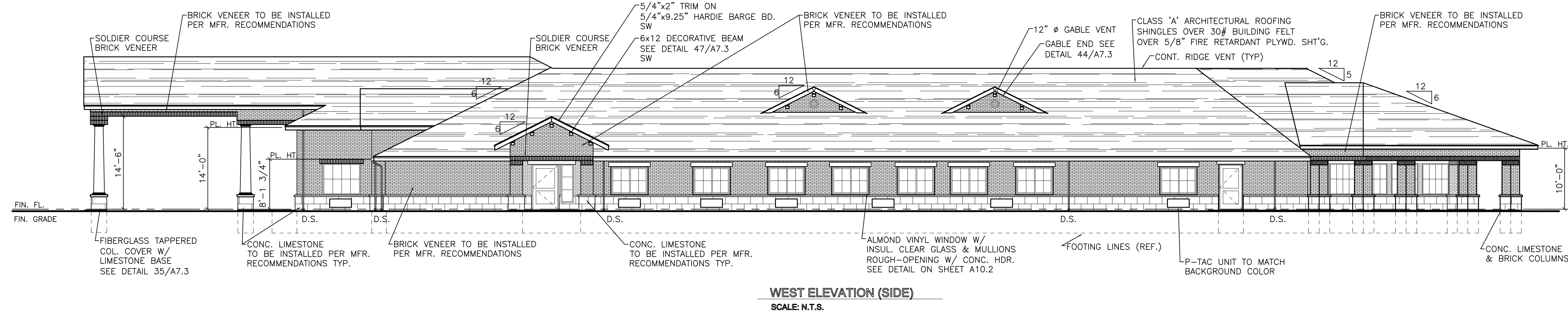
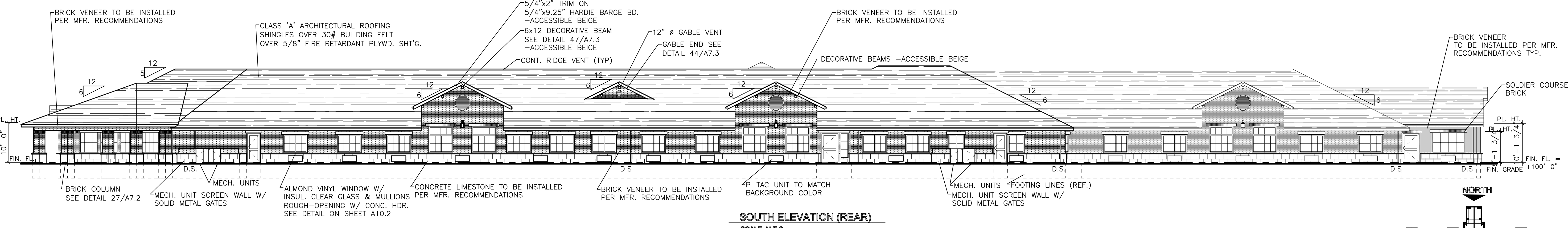
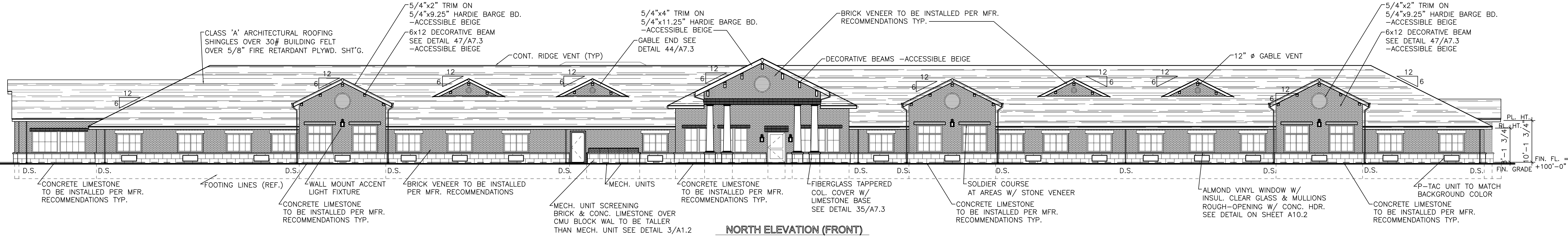
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DETAILS**

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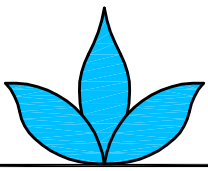
PROJECT NO.







EXTERIOR FINISH SCHEDULE			
TAG	ITEM	MFR.	COLOR/MATERIAL
1	CONC. LESTONE	-	SMOOTH TO SEMI SMOOTH COLOR LIGHT TAN
2	CONC. WINDOW HEADER	-	SMOOTH TO SEMI SMOOTH COLOR LIGHT TAN
3	BRICK VENEER	GLEN-GERY	MARSEILLES COLLECTION COLOR SUMMERSET
4	BRICK VENEER	GLEN-GERY	MARSEILLES COLLECTION COLOR ST. THOMAS
5	ROOF SHINGLE	PABCO	PREMIER ARCHITECTURAL SHINGLE COLOR WEATHERED WOOD
6	PRE-MFR. 36x54" & 36x60 SHUTTERS	-	PAINTED SHERWIN WILLIAMS RUSTIC ESPRESSO
7	FASCIA BD. & BARGE BD.	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
8	DOORS WOOD OR METAL	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
9	P-TAC GRILLE	AMANA	PAINTED SHERWIN WILLIAMS 68 TO MATCH CONC. LESTONE VENEER
10	DECORATIVE FALSE BEAMS	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
11	DECORATIVE VENTS	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
12	FIBERGLASS COLUMNS	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
13	HARDEPLANK SIDING	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE



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PROPOSED
ARLINGTON HEIGHTS
MEMORY CARE
FACILITY

227 W RAND ROAD
ARLINGTON HEIGHTS, IL

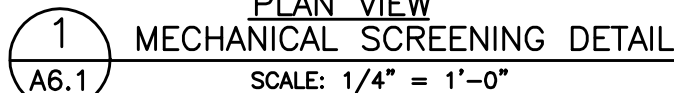
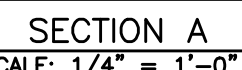
SCALE: AS NOTED
DATE OF ISSUE: 11-18-15

DESIGN DOCUMENTS	
APPROVAL	
PERMIT DOCUMENTS	
BID DOCUMENTS	
CONTRACT DOC.	
REVISIONS	
DATE	SUBJECT
1	
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EXTERIOR
ELEVATIONS

SHEET NO.
A6.0

PROJECT NO.



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PROPOSED
ARLINGTON HEIGHTS
MEMORY CARE
FACILITY

227 W RAND ROAD
ARLINGTON HEIGHTS, IL

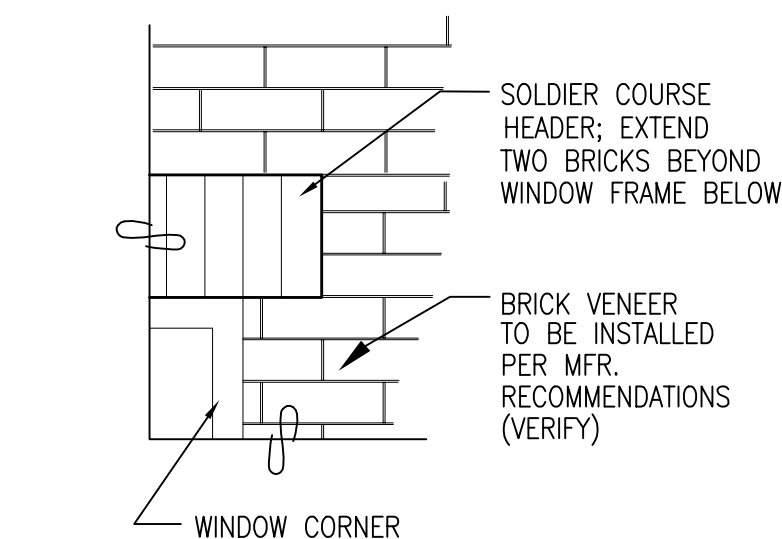
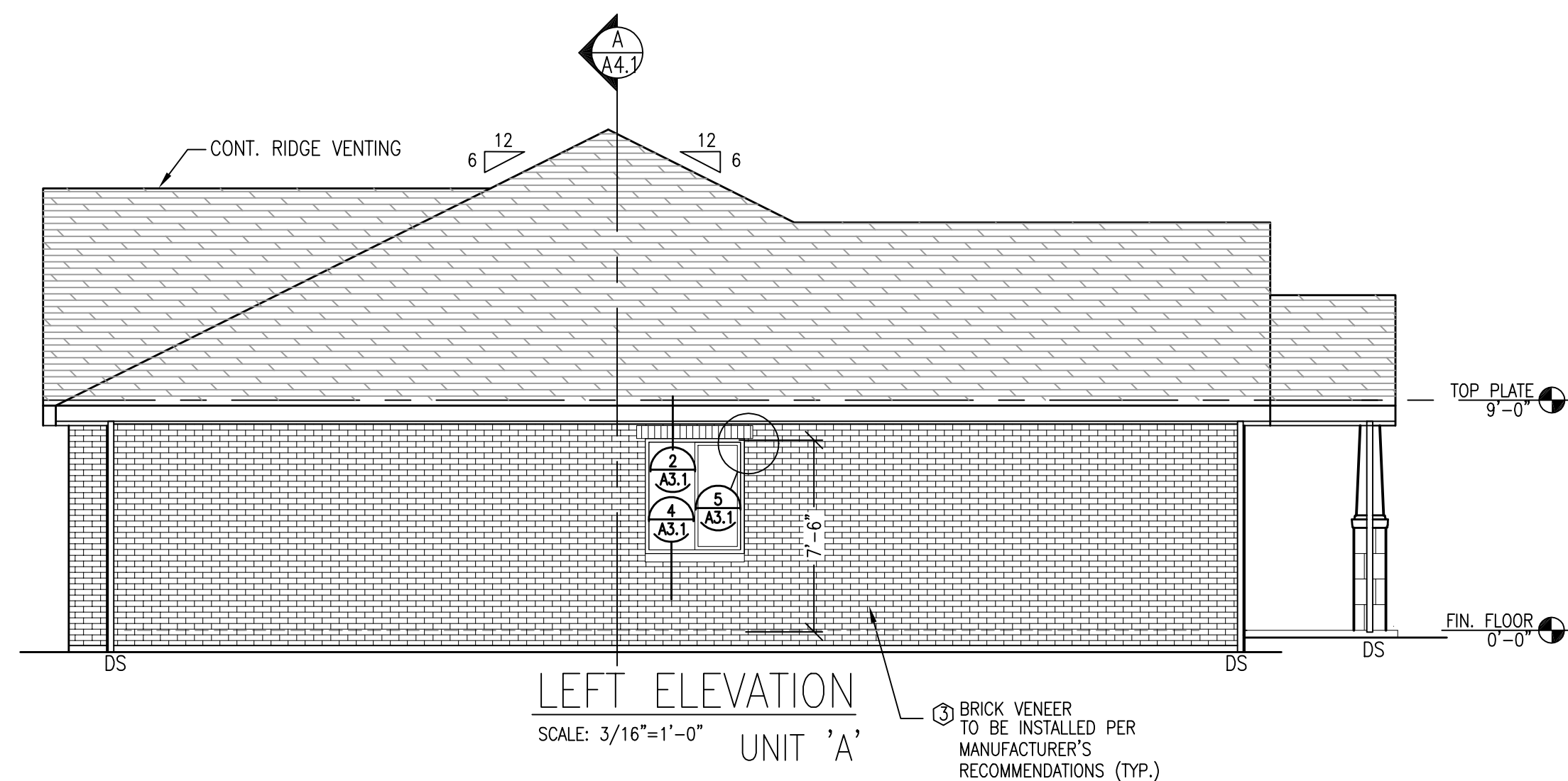
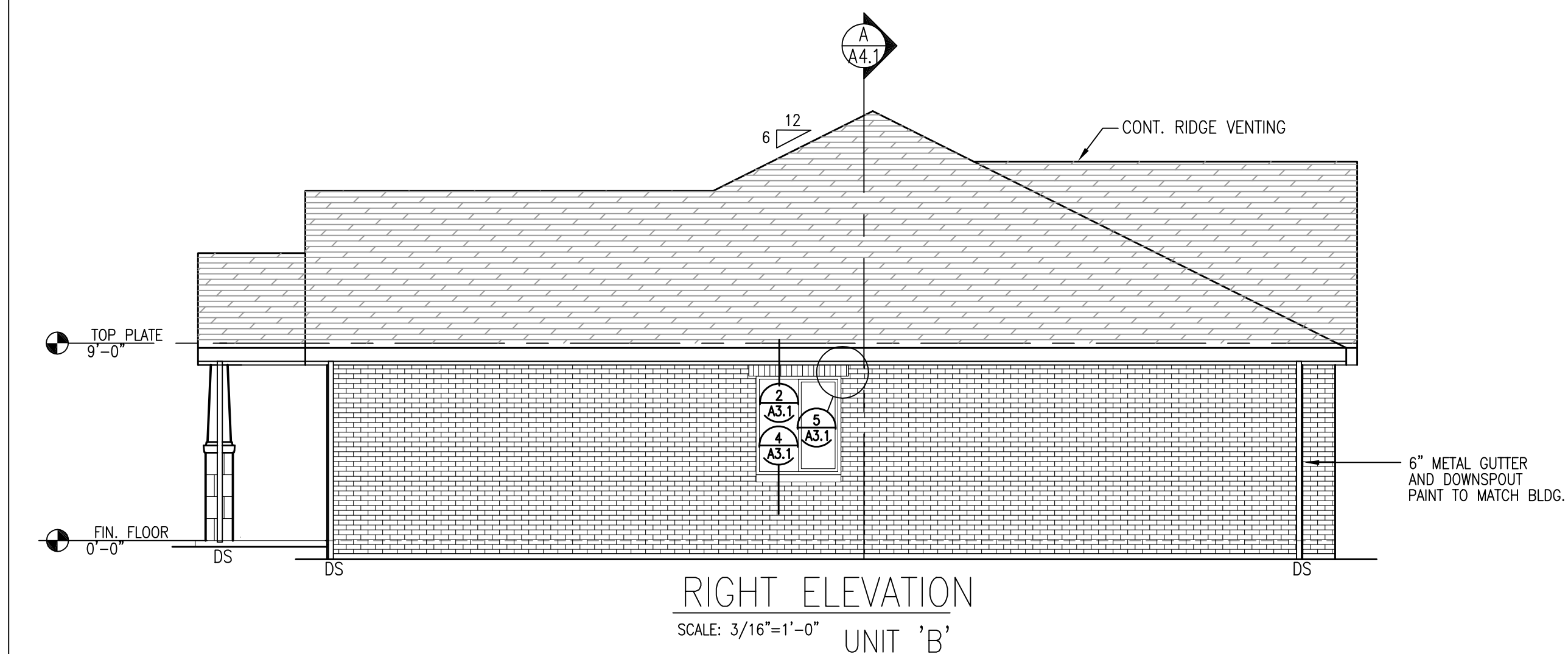
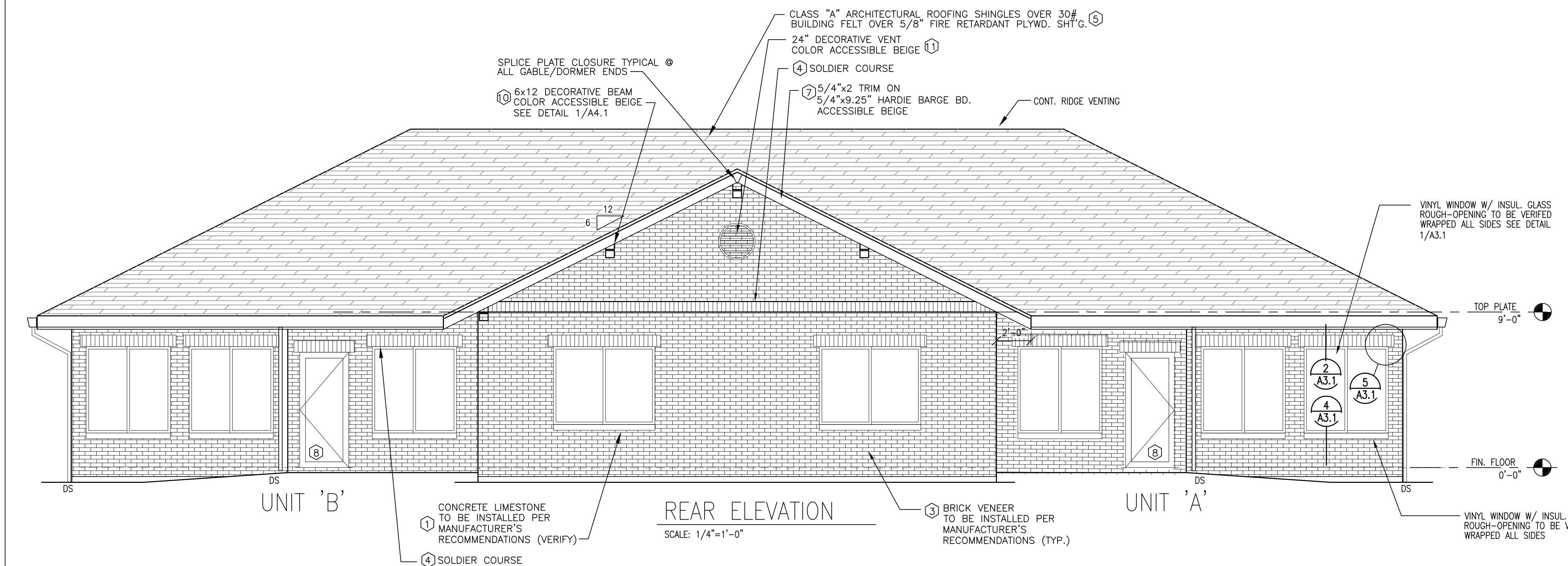
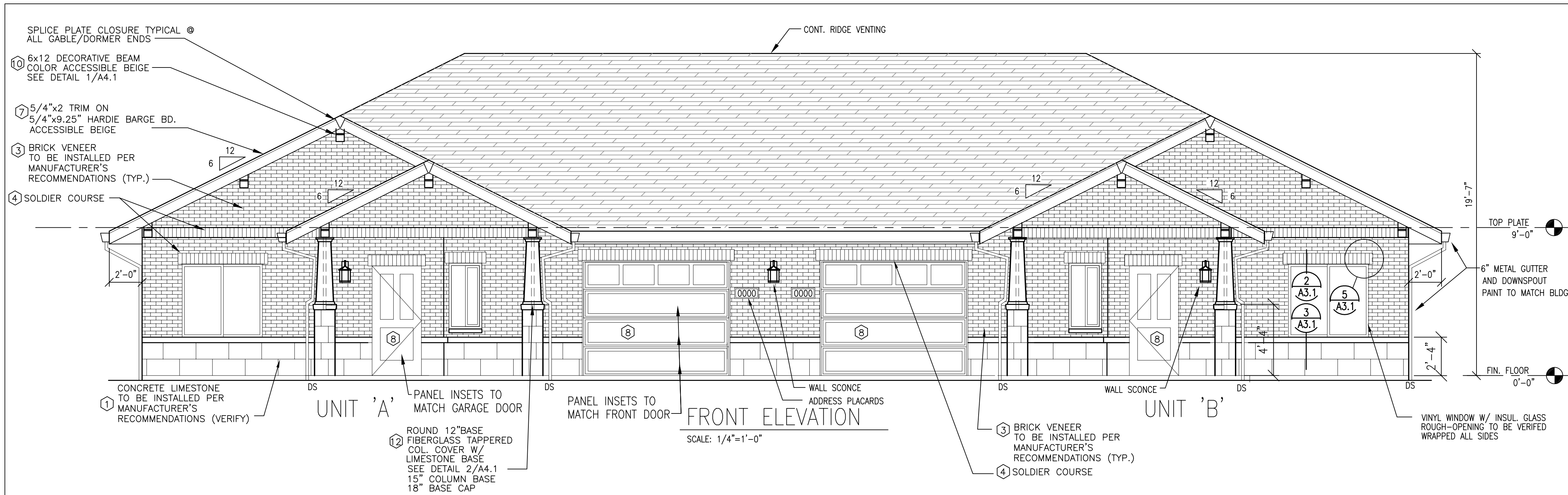
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DATE OF ISSUE:	11-18-15

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CONTRACT DOC.		
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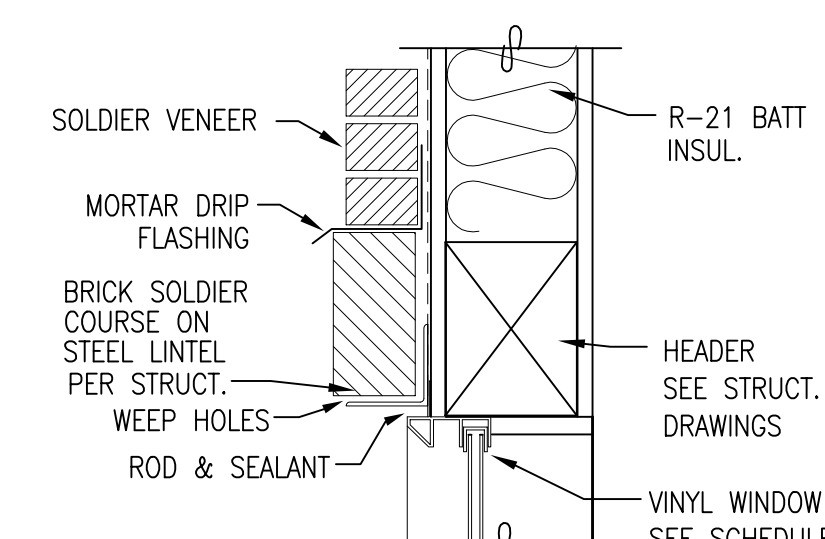
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SHEET NO.
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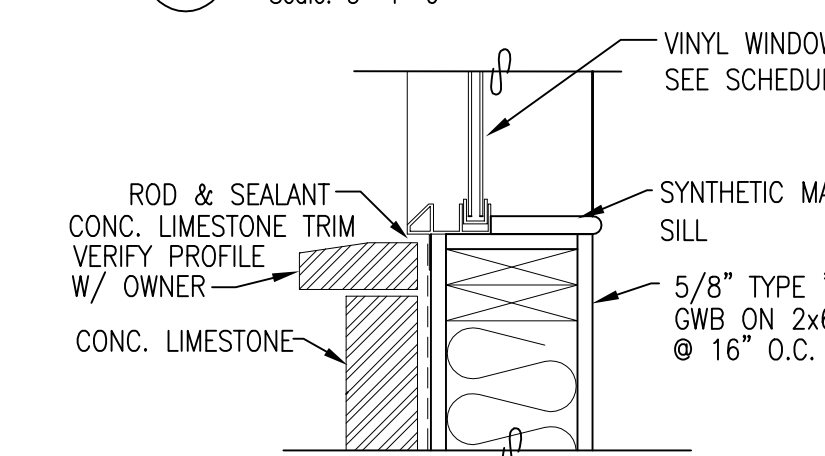
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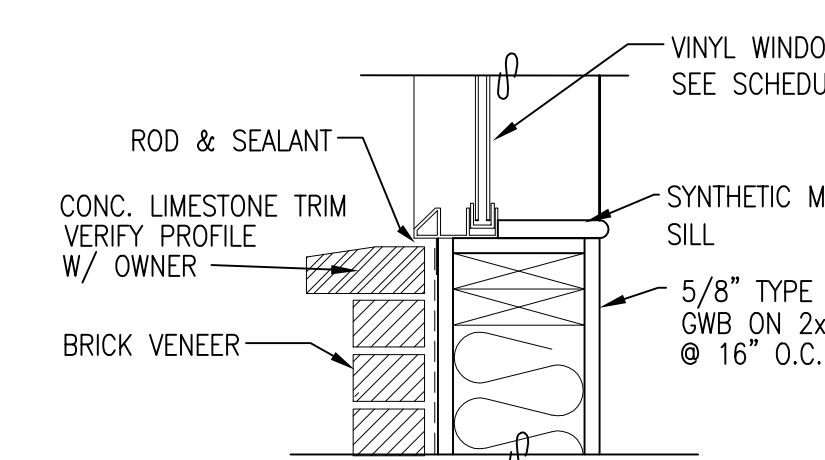
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SCALE: N.T.S.



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A3.1
WINDOW HEAD / JAMB (SIM.)
Scale: 3"=1'-0"

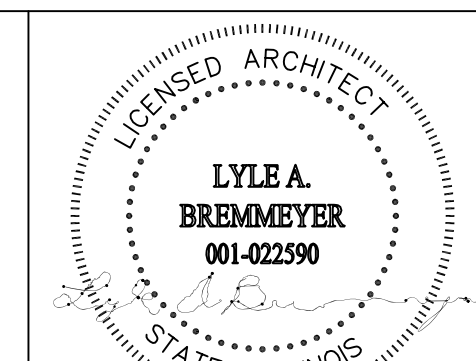


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A3.1
WINDOW SILL
Scale: 3"=1'-0"



4
A3.1
WINDOW SILL
Scale: 3"=1'-0"

EXTERIOR FINISH SCHEDULE			
TAG	ITEM	MFR.	COLOR/MATERIAL
1	CONC. LIMESTONE	-	SMOOTH TO SEMI SMOOTH COLOR LIGHT TAN
2	CONC. WINDOW HEADER	-	NOT USED
3	BRICK VENEER	GLEN-GERY	MARSEILLES COLLECTION COLOR SUMMERSET
4	BRICK VENEER	GLEN-GERY	MARSEILLES COLLECTION COLOR ST. THOMAS
5	ROOF SHINGLE	PABCO	PREMIER ARCHITECTURAL SHINGLE COLOR WEATHERED WOOD
6	PRE-MFR. 36x54" & 36"x60 SHUTTERS	-	NOT USED
7	FASCIA BD. & BARGE BD.	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
8	DOORS WOOD OR METAL	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
9	P-TAC GRILLE	-	NOT USED
10	DECORATIVE FALSE BEAMS	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
11	DECORATIVE VENTS	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
12	FIBERGLASS COLUMNS	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
13	HARDIEPLANK SIDING	-	NOT USED



DATE: 02/25/15
EXPIRATION: 11/30/16



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PROPOSED
ARLINGTON HEIGHTS
COTTAGE

227 W RAND ROAD
ARLINGTON HEIGHTS, IL

SCALE: AS NOTED
DATE OF ISSUE: 12-21-15

DESIGN DOCUMENTS		
APPROVAL	DATE	SUBJECT
APPROVAL		
PERMIT DOCUMENTS		
BID DOCUMENTS		
CONTRACT DOC.		
REVISIONS		
1	DATE	SUBJECT
2		
3		
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5		

DUPLEX
EXTERIOR
ELEVATIONS

SHEET NO.
A3.1

PROJECT NO.

Commercial Project Application and Procedures

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

MATERIAL LIST*

1. Petitioner Name: RJ Development, LLC
2. Date: January 14, 2016
3. Project: Memory Care Facility and Cottages
4. Location: 511 W. Rand Road

Commercial/Institutional Building:

EXTERIOR MATERIAL	COLOR/MODEL #
ARCHITECTURAL ROOFING	ARCHITECTURAL SHINGLES COLOR WEATHERED WOOD
BUILDING FASCIA AND BARGE BOARDS	SHERWIN WILLIAMS ACCESSIBLE BEIGE 7036
DECORATIVE VENTS	SHERWIN WILLIAMS ACCESSIBLE BEIGE 7036
GUTTERS AND DOWNSPOUTS	SHERWIN WILLIAMS ACCESSIBLE BEIGE 7036
DECORATIVE CORBALS	SHERWIN WILLIAMS ACCESSIBLE BEIGE 7036
GUTTERS	SHERWIN WILLIAMS ACCESSIBLE BEIGE 7036
BRICK - SOLDIER COURSE	GLEN-GERY BRICK - MARSEILES COLLECTION COLOR ST. THOMAS
BRICK – MAIN BODY	GLEN-GERY BRICK - MARSEILES COLLECTION COLOR SUMMERSET
LIME STONE - BASE	SMOOTH TO SEMI SMOOTH COLOR LIGHT GRAY
DECORATIVE FIBERGLASS COLUMNS	SHERWIN WILLIAMS ACCESSIBLE BEIGE 7036
EXTERIOR DOORS	SHERWIN WILLIAMS ACCESSIBLE BEIGE 7036
VENT GRILLES – P-TAC UNITS	SHERWIN WILLIAMS COLOR PAINTED TO MATCH LIMESTONE BASE
DECORATIVE SHUTTERS	SHERWIN WILLIAMS RUSTIC ESPRESSO 7593
WINDOWS – MULLIONS/FRAME	MFG. STOCK MATCH TO SHERWIN WILLIAMS ACCESSIBLE BEIGE 7036
SOFFITS	SHERWIN WILLIAMS ACCESSIBLE BEIGE 7036

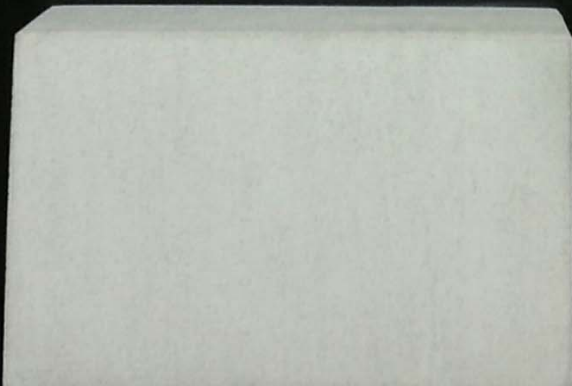
**List of primary colors, textures and materials to be used.*



WEATHERED WOOD



LIMESTONE



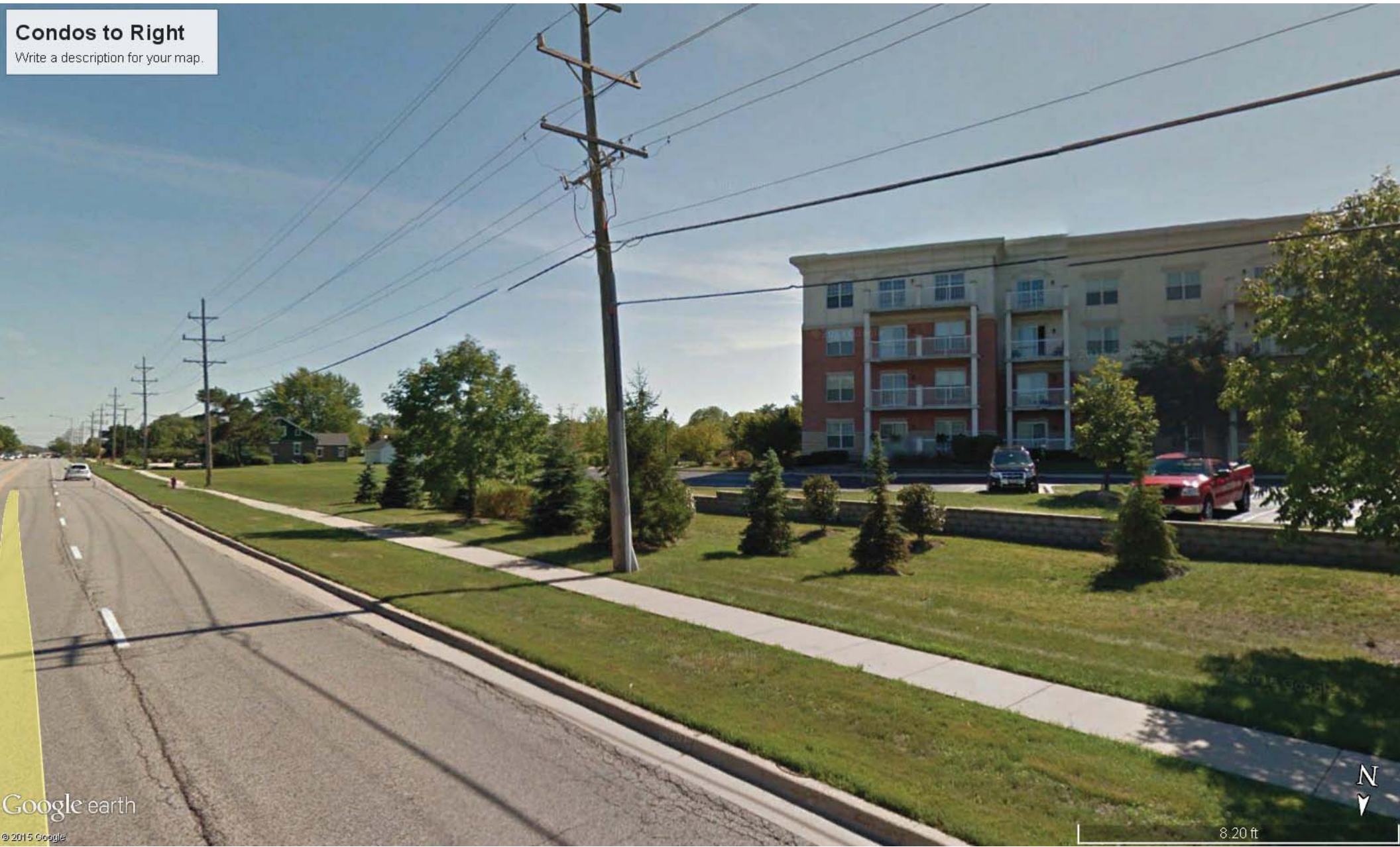


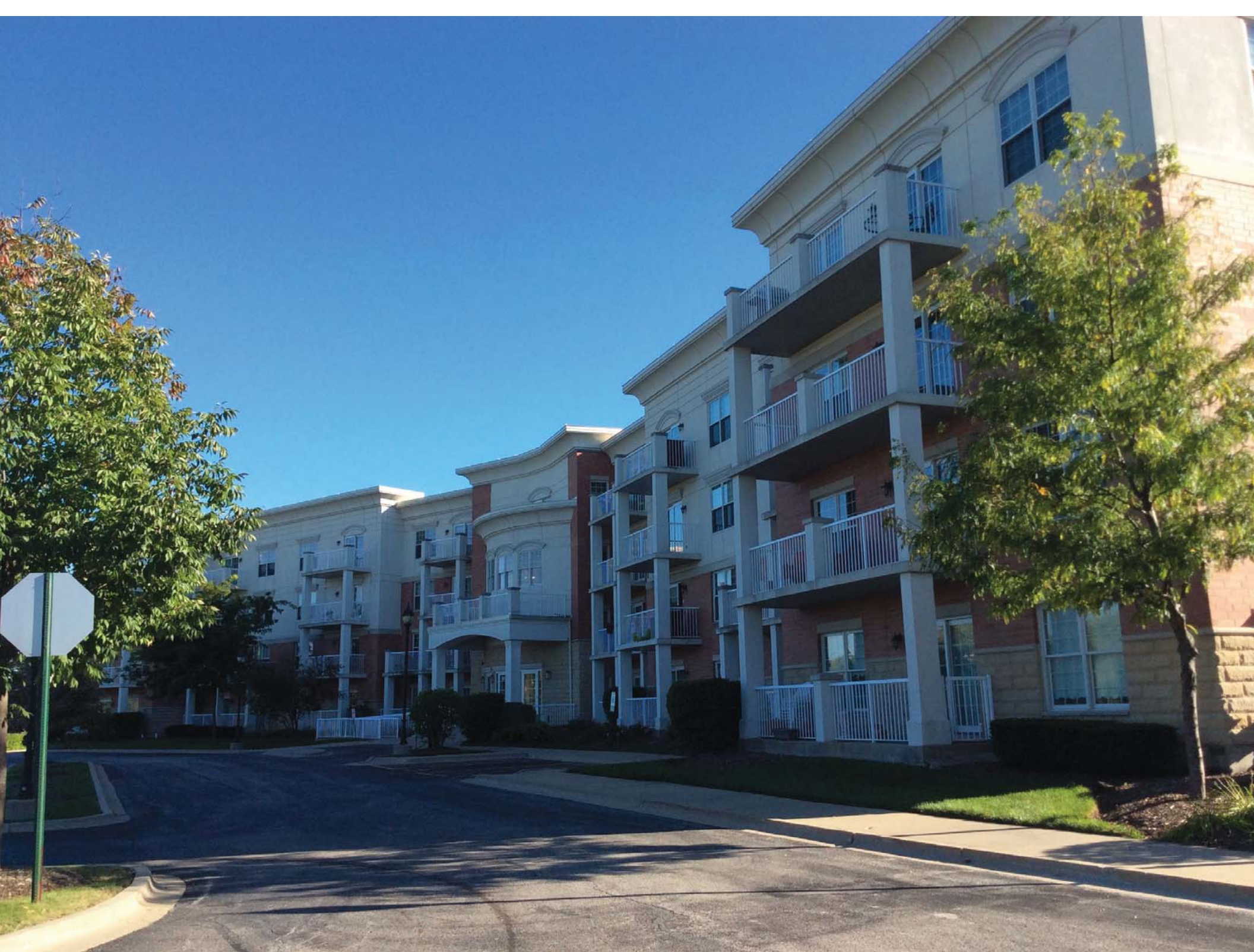




Condos to Right

Write a description for your map.





Condos to Right

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Sites Across Techny

Write a description for your map.



Sites Across Techny

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Sites Across Techny

Write a description for your map.



Sites Across Rand

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Google earth

© 2015 Google

6.47 ft



Sites Across Rand

Write a description for your map.



Sites Across Rand

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Red Jewel Crabapple

Spring



Summer



Royal Star magnolia

Spring



Summer



Quercus bicolor

Spring



Autumn



Eastern White Pine



Douglas Fir



Chanticleer Callery Pear

Spring



Autumn



Ginkgo biloba

Spring



Autumn



Shingle Oak

Spring



Autumn



Prairifire Crabapple



Autumn



Korean Spice Viburnum



Nikko Slender Deutzia



Burning Bush



Carefree Wonder Rose



Little Lamb Hydrangea



Hydrangea paniculata 'Tardiva'



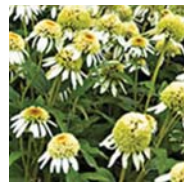
Kelsey Red Twig Dogwood



Stella De Oro Daylily



Rozanne Geranium



Cornflower



Little Suzy Blackeyed Susan



Deutschland Astilbe



Maggie Daley Astilbe



Goldfeather Tufted Hair Grass



Luxuriant Bleeding Heart



Fountain Grass



Switch Grass



Elegans Hosta



Karl Forester Grass



**ARLINGTON HEIGHTS INN
MEMORY CARE**
ARLINGTON HEIGHTS, ILLINOIS

SOUTH LANDSCAPE PLAN

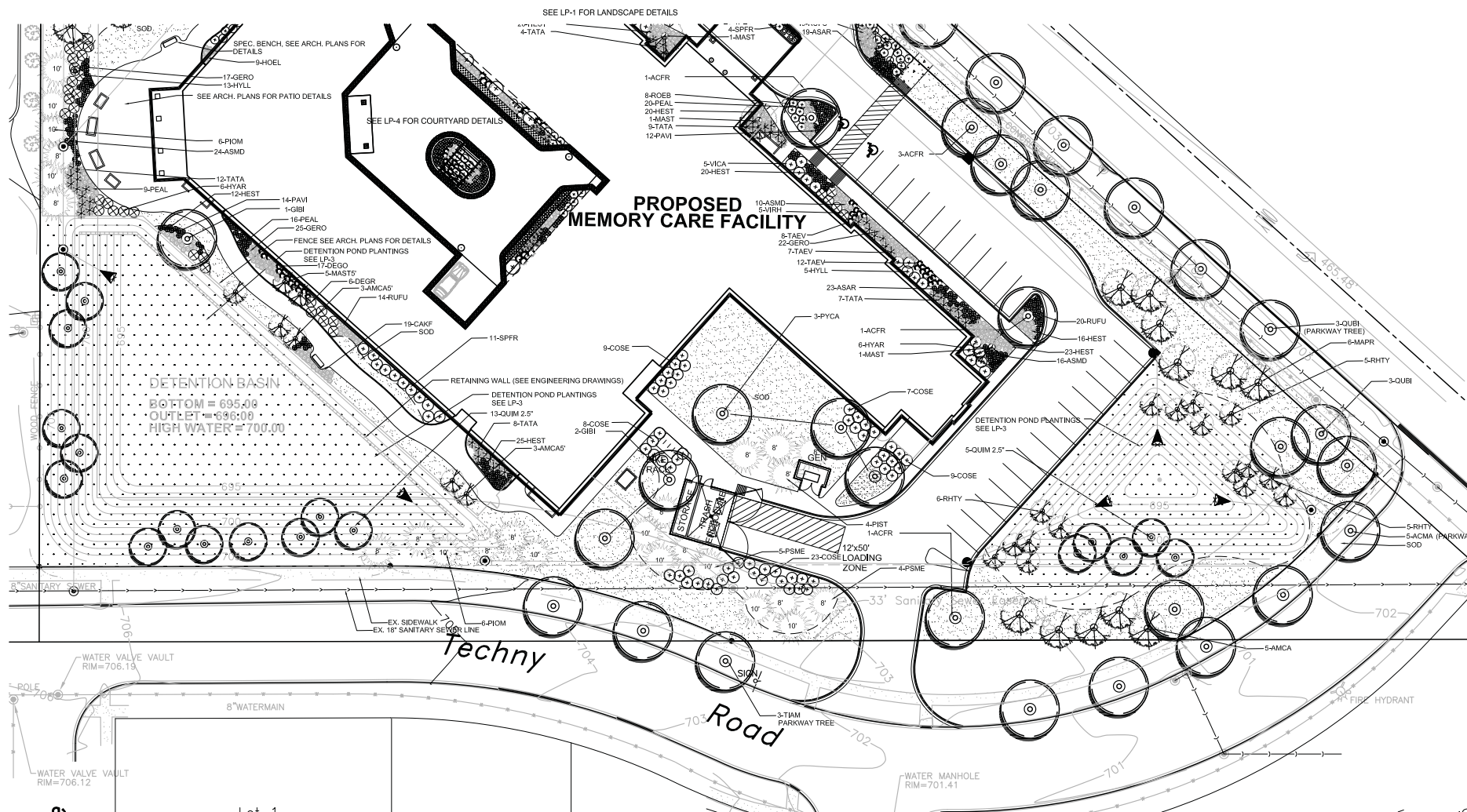
POWELL

QUEST NUMBER

LP-2

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1 SOUTH LANDSCAPE PLAN



Plant List

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
ACFR	12	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	3" Cal. BB	Specimen
TIAM	10	<i>Tilia americana</i> 'Redmond'	Redmond American Linden	3" Cal. BB	Specimen
ACMA	10	<i>Acer x freemanii</i> 'Marmo'	Marmo Freeman Maple	3" Cal. BB	Specimen
QUBI	9	<i>Quercus bicolor</i>	Swamp White Oak	2.5" Cal. BB	Specimen
PYCA	8	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Callery Pear	4.5" Cal. BB	Specimen
QUIM 2.5"	18	<i>Quercus imbricaria</i>	Shingle Oak	2.5" Cal. BB	Specimen
GIBI	3	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	3" Cal. BB	Specimen

EVERGREEN TREES

PIST	4	<i>Pinus strobus</i>	Eastern White Pine	8' HT. BB	Heavy Specimen
PIOM 10'	8	<i>Picea omori</i>	Serbian Spruce	10' HT. BB	Heavy Specimen
PIOM	9	<i>Picea omori</i>	Serbian Spruce	8' HT. BB	Heavy Specimen
PSME 10'	5	<i>Pseudotsuga menziesii</i>	Douglas Fir	10' HT. BB	Heavy Specimen
PSME	4	<i>Pseudotsuga menziesii</i>	Douglas Fir	8' HT. BB	Heavy Specimen

ORNAMENTAL TREES

AMCA	10	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance	8' Ht. BB	Multi-Stem
AMCA5'	6	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance	5' HT. BB	Multi-Stem
RHTY	16	<i>Rhus typhina</i>	Staghorn Sumac	4'-5' HT. Cont.	Multi-Stem
BENI	5	<i>Betula nigra</i>	River Birch	8' HT. BB	Multi-Stem Heavy
MAST	3	<i>Magnolia stellata</i> 'Royal Star'	Royal Star magnolia	8' HT. BB	Multi-Stem
MAST 5'	9	<i>Magnolia stellata</i> 'Royal Star'	Royal Star magnolia	5' HT. BB	Multi-Stem
MARE	13	<i>Malus</i> 'Red Jewel'	Red Jewel Crabapple	10' HT. BB	Multi-Stem
MAPR	7	<i>Malus</i> 'Prairifire'	Prairifire Crabapple		

SHRUBS

ROEB	45	<i>Rosa</i> 'Korpancom'	Electric Blanket Rose	24" BB
HYLL	22	<i>Hydrangea paniculata</i> 'Little Lamb'	Little Lamb Hydrangea	24" BB
SPFR	74	<i>Spiraea x bumalda</i> 'Froebelii'	Froebel Spirea	36" BB
VICA	24	<i>Viburnum carlesii</i>	Korean Spice Viburnum	36" BB
VIRH	44	<i>Viburnum rhytidophyllum</i>	Leatherleaf Viburnum	36" BB
ROSA	12	<i>Rosa</i> 'Carefree Wonder'	Carefree Wonder Rose	30" BB
HYAR	18	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Smooth Hydrangea	30" BB
COSE	73	<i>Cornus sericea</i> 'Kelsey'	Kelsey Red Twig Dogwood	24" BB
HYPA	27	<i>Hydrangea paniculata</i> 'Tardiva'	Tardiva Hydrangea	36" BB
DEGR	10	<i>Deutzia gracilis</i> 'Nikko'	Nikko Slender Deutzia	24" BB
EUAL	11	<i>Euonymus alatus</i> 'Compactus'	Dwarf-Winged Burning Bush	24" BB

EVERGREEN SHRUBS

TATA	60	<i>Taxus media</i> 'Runyan'	Runyan Intermediate Yew	30" Spread BB
TAEV	108	<i>Taxus media</i> 'Everlow'	Everlow Yew	24" Spread BB

PERENNIALS and ORNAMENTAL GRASSES

PEAL	121	<i>Pennisetum alopecuroides</i>	Fountain Grass	2 Gal. Cont.
RUFU	132	<i>Rudbeckia fulgida fulgida</i> 'Goldsturm'	Black Eyed Susan	1 Gal. Cont.
HEST	208	<i>Heimericallis</i> 'Stalla de Oro'	Stella De Oro Daylily	1 Gal. Cont.
PAVI	44	<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switch Grass	2 Gal. Cont.
CAKF	42	<i>Calamagrostis acutiflora</i> 'Karl Forester'	Karl Forester Grass	2 Gal. Cont.
ECMA	25	<i>Echinacea purpurea</i> 'Magnus'	Magnus Coneflower	1 Gal. Cont.
DEGO	47	<i>Deschampsia</i> 'Goldgehaenge'	Goldgehaenge Tufted Hair Grass	1 Gal. Cont.
ASMD	137	<i>Astilbe</i> 'Maggie Daley'	Maggie Daley Astilbe	1 Gal. Cont.
HOEL	39	<i>Hosta</i> 'Elegans'	Elegans Hosta	1 Gal. Cont.
DISP	4	<i>Dicentra eximia</i> 'Luxuriant'	Luxuriant Bleeding Heart	1 Gal. Cont.
ASAR	69	<i>Astilbe arendsii</i> 'Deutschland'	Deutschland Astilbe	1 Gal. Cont.
GERO	54	<i>Geranium</i> 'Genwat'	Rozanne Geranium	1 Gal. Cont.

Perennials shall be planted in massings of same species in areas shown on the plans.
Layout shall be completed for Landscape Architects review prior to planting.
Landscape Architect shall be notified 48 hours prior to pond plug planting.

Detention Basin Plant List

KEY QTY. BOTANICAL NAME

North Facing Slopes-

60% Grasses at 15" O.C.	
	Schizachyrium scoparium
	Sporobolus heterolepis
Total Grasses	Plugs
40% Forbs at 15" O.C.	
	Rudbeckia hirta
	Asclepias tuberosa
	Phlox pilosa
	Echinacea purpurea
	Tradescantia ohiensis
	Aquilegia canadensis
	Aster laevis
	Coreopsis palmata
Total Grasses	Plugs

South Facing Slopes-

60% Grasses at 15" O.C.	
	Schizachyrium scoparium
	Sporobolus heterolepis
Total Grasses	Plugs
40% Forbs at 15" O.C.	
	Rudbeckia hirta
	Asclepias tuberosa
	Phlox pilosa
	Echinacea pallida
	Tradescantia ohiensis
	Aquilegia canadensis
	Aster laevis
	Coreopsis palmata
	Oenothera pilosella
	Penstemon digitalis
Total Grasses	

West Facing Slopes-

60% Grasses at 15" O.C.	
	Schizachyrium scoparium
	Sporobolus heterolepis
Total Grasses	
40% Forbs at 15" O.C.	
	Rudbeckia hirta
	Monarda fistulosa
	Liatris ligulistylis
	Echinacea pallida
	Tradescantia ohiensis
	Aquilegia canadensis
	Solidago ulmifolia
	Coreopsis palmata
	Verbena stricta
	Zizia aurea
Total Grasses	

Pond Bottom-

60% Grasses at 15" O.C.	
	516 Schizachyrium scoparium
	774 Panicum virgatum
Total Grasses	1,290
40% Forbs at 15" O.C.	
	Asclepias incarnata
	Monarda fistulosa
	Liatris pycnostachya
	Echinacea purpurea
	Eryngium yuccifolium
	Eupatorium maculatum
	Solidago riddellii
Total Grasses	

ALLEN L. KRACOWER
A ASSOCIATES, INCORPORATED
LANDSCAPE ARCHITECTS
1000 N. LAKE DRIVE, SUITE 100
ARLINGTON HEIGHTS, IL 60015



ARLINGTON HEIGHTS INN
MEMORY CARE
ARLINGTON HEIGHTS, ILLINOIS

SHEET TITLE: PLANT LIST

DESIGNED FOR: DATE:

REVISIONS:
1. 11/18/15

PROJECT NUMBER: 21430

DESIGNED BY: LD

SCALE: AS SHOWN

REVIEWED BY: LD

DATE: 2015.03.16

PROJECT NUMBER: LD

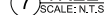
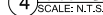
SHEET NUMBER: LP-3

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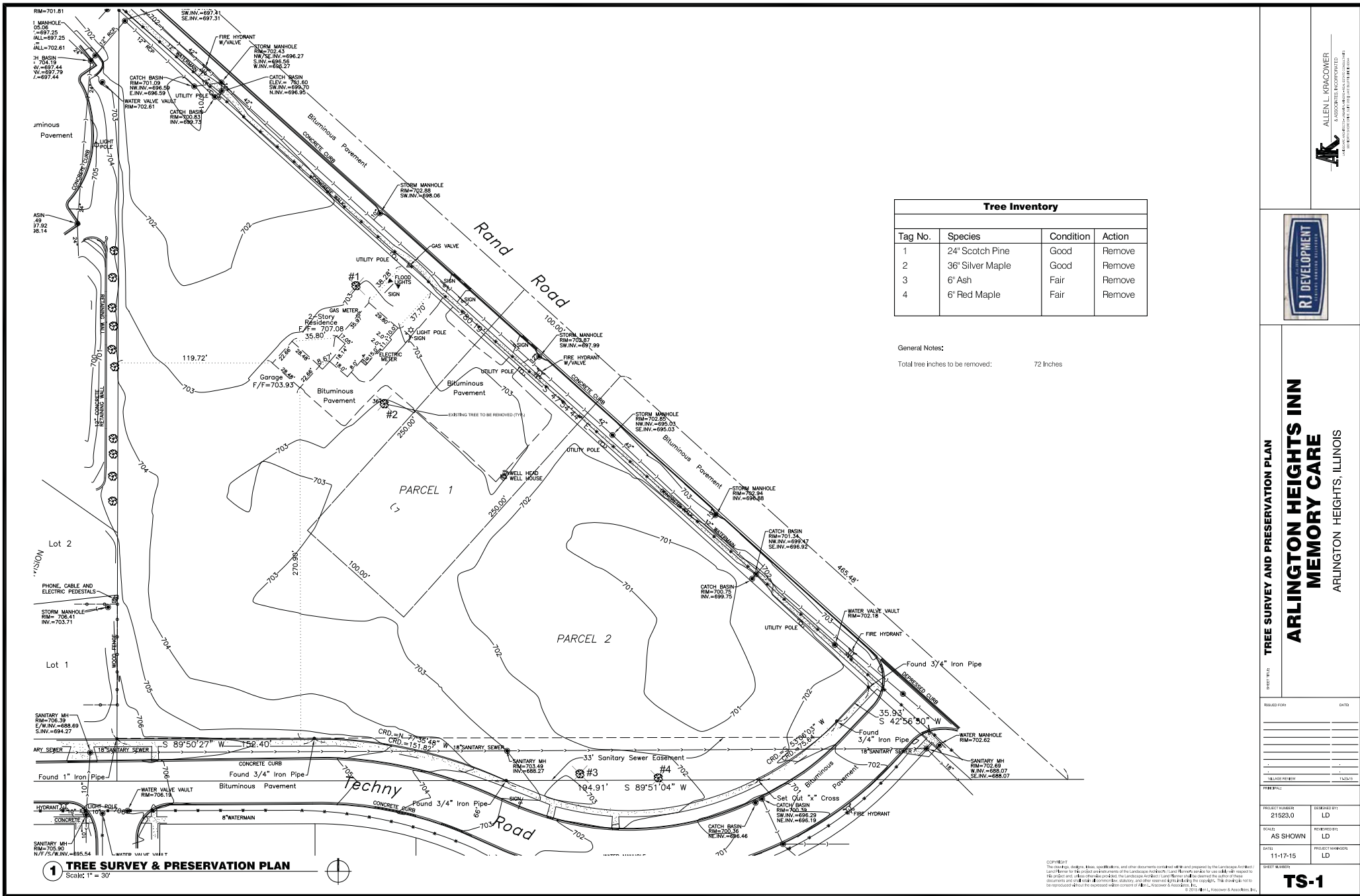


SCALE: N.T.S.

*Natural 76" or approved equal. Install per manufactures specifications



The drawings, designs, ideas, specifications, and other documents contained within and prepared by the Landscape Architect / Land Planner for this project are instruments of the Landscape Architect / Land Planner's services for use solely with respect to this project and, unless otherwise provided, the Landscape Architect / Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other reserved rights including the copyright. This drawing is not to be reproduced without the expressed written consent of Allen, Krasovec & Associates, Inc.





Item: DC#12-103 - Sign Code Modifications - Intent & Purpose

Department: Planning & Community Development

BACKGROUND

In August 2012, Staff reported to the Design Commission that sign code regulations are required to have an 'Intent and Purpose' section, similar to a zoning code, which the Village's sign code is currently lacking. At that time, Staff presented a proposed code amendment to add Section 30-100, Intent and Purpose, to the sign code, and it was unanimously supported by the Design Commission. At that time, the intent was that this section would be presented along with other sign code changes. However, due to staffing changes and workload, the proposed code amendment has not been codified.

Due to the fact that we now have several other code changes for consideration, Staff is requesting that the Design Commission re-review the proposed Intent and Purpose code section to revalidate support of this proposed amendment.

RECOMMENDATION

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 attached MEMO dated August 23, 2012.

ATTACHMENTS:

Description	Type
Staff Memo 1/26/16	Memorandum
Staff Memo 8/23/12	Memorandum
DC Minutes 8/28/12	Minutes

MEMO

DATE: January 26, 2016
TO: Design Commission:
Chairman Eckhardt
Commissioner Bombick
Commissioner Fitzgerald
Commissioner Fasolo
Commissioner Kubow
FROM: Steve Hautzinger, Design Planner
RE: **Chapter 30, Intent & Purpose**

BACKGROUND

In August 2012, Staff reported to the Design Commission that sign code regulations are required to have an 'Intent and Purpose' section, similar to a zoning code, which the Village's sign code is currently lacking. At that time, Staff presented a proposed code amendment to add Section 30-100, Intent and Purpose, to the sign code, and it was unanimously supported by the Design Commission. At that time, the intent was that this section would be presented along with other sign code changes. However, due to staffing changes and workload, the proposed code amendment has not been codified.

Due to the fact that we now have several other code changes for consideration, Staff is requesting that the Design Commission re-review the proposed Intent and Purpose code section to revalidate support of this proposed amendment.

RESEARCH & PROPOSED AMENDMENT

Please refer to the attached MEMO dated August 23, 2012 for a summary of Staff research and the proposed new section, 30-100, Intent and Purpose.

RECOMMENDATION

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 attached MEMO dated August 23, 2012.

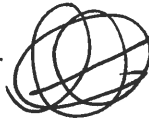
MEMO

DATE: August 23, 2012

TO: Chairman Bombick
Commissioner Palmer O'Neill
Commissioner Eckhardt
Commissioner Tinaglia
Commissioner Fitzgerald

FROM: Afshan Hamid, Design Planner

RE: Intent & Purpose of Sign Code



BACKGROUND: Staff has attended Sign Code Regulations sessions through the Municipal Design Review Network. One of the requirements of a sign code is to have an Intent and Purpose, similar to a Zoning Code.

RESEARCH: Staff has reviewed recent codes for Intent & Purpose of the following communities: Oak Park, Evanston, Riverwoods, Naperville, Mt. Prospect. All the cited communities have this as the first section in their Sign Code.

PROPOSED AMENDMENT:

ADD: Section 30-100, Article A Intent & Purpose

The purpose of this Chapter is to create the framework for a comprehensive balanced system of signage, to promote communication between people and their environment and to avoid the usual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance. This Chapter is adopted for the following purposes:

1. To preserve, protect and promote public health, safety, and welfare.
2. To preserve the value of private property by assuring the compatibility of signs with surrounding land uses.
3. To enhance the physical appearance of the Village by preserving the scenic and natural beauty of the area.
4. To enhance the overall improvement of corridors through well designed signage.
5. To enhance the Village's economy, business and industry by promoting the reasonable, orderly and effective display of signs, and encouraging better communication between an activity and the public it seeks with its message.
6. To create an equitable, consistent and fairly applied set of standards to all businesses and establishments.
7. To protect the general public from damage and injury, which may be caused by the faulty and uncontrolled construction and use of signs within the Village.

8. To protect pedestrians and motorists within the Village from injury caused by distractions, obstructions, and hazards created by certain signs.
9. To protect the public investment in streets and highways by reducing distraction which may increase the number and severity of traffic accidents.
10. To encourage sound practices and lessen the objectionable effects of competition with respect to size and placement of signs.
12. To authorize the use of signs which specifically:
 - a. Are compatible with their surroundings.
 - b. Are appropriate for the activity of displaying the sign.
 - c. Express the identity of individual activities and the community as a whole.
 - d. Are legible in the circumstances in which they are seen.

C: C. Witherington-Perkins
R. Ward
N. Boyer
DC File

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 28, 2012

Chairman Bombick called the meeting to order at 6:31 p.m.

Members Present: Alan Bombick, Chairman
Ted Eckhardt
Linnea O'Neill
John Fitzgerald
Jim Tinaglia

Members Absent: None

Also Present: Jim Rodgers, Church Building Consultants for *Arlington Countryside Church*
Charles Muir, Church Building Consultants for *Arlington Countryside Church*
Dave Corlew, Senior Pastor for *Arlington Countryside Church*
Jim Young, Director of Operations for *Arlington Countryside Church*
Randy Kane, 2401 Inc. for *Transitional Care Management*
George Prosiliakos, Prosi Design for *Burger King*
Afshan Hamid, Staff Liaison

Ms. Hamid said that per the Legal Department, meeting minutes can be approved at the next meeting even if the commissioners present were not at the meeting minutes being approved.

REVIEW OF MEETING MINUTES FROM JULY 10, 2012 & JULY 24, 2012

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER O'NEILL, TO APPROVE THE MEETING MINUTES OF JULY 10, 2012 & JULY 24, 2012. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 7. SIGN CODE MODIFICATIONSDC#12-103 – Intent & Purpose Sign Code

Ms. Hamid said that Staff has attended Sign Code Regulations sessions throughout the Municipal Design Review Network. One of the requirements of a sign code is to have an Intent and Purpose, similar to a Zoning Code. Staff reviewed recent codes for Intent & Purpose for similar communities such as Oak Park, Evanston, Riverwoods, Naperville and Mt. Prospect, all of which have an Intent and Purpose for the overall Sign Code.

As a result, Staff is proposing an amendment to add a chapter to the Sign Code, to create the framework for a comprehensive balanced system of signage, to promote communication between people and their environment, and to avoid the usual clutter that is potentially harmful to traffic, pedestrian safety, property values, business opportunities, and community appearance. This chapter is adopted for the following purposes:

1. To preserve, protect and promote public health, safety and welfare.
2. To preserve the value of private property by assuring the compatibility of signs with surrounding land uses.
3. To enhance the physical appearance of the Village by preserving the scenic and natural beauty of the area.
4. To enhance the overall improvement of corridors through well designed signage.
5. To enhance the Village's economy, business and industry by promoting the reasonable, orderly and effective display of signs, and encourage better communication between an activity and the public it seeks with its message.
6. To create an equitable, consistent and fairly applied set of standards to all businesses and establishments.
7. To protect the general public from damage and injury, which may be caused by the faulty and uncontrolled construction and use of signs within the Village.
8. To protect pedestrians and motorists within the Village from injury caused by distractions, obstructions and hazards created by certain signs.
9. To protect the public investment in streets and highways by reducing distraction, which may increase the number and severity of traffic accidents.
10. To encourage sound practices and lessen the objectionable effects of competition with respect to size and placement of signs.
11. To authorize the use of signs which specifically:
 - a. Are compatible with their surroundings.
 - b. Are appropriate for the activity of displaying the signs.
 - c. Express the identity of individual activities and the community as a whole.
 - d. Are legible in the circumstances in which they are seen.

A MOTION WAS MADE BY COMMISSIONER TINAGLIA TO APPROVE THE INTENT & PURPOSE OF THE SIGN CODE AS PRESENTED BY STAFF.

Commissioner Eckhardt asked where it stated that business owners would be assisted in establishing a clear and communicating sign to help make their business a success. He was referred to both Item #6 and Item #1 as a reference. Commissioner Eckhardt also asked where the signable area in the Sign Code could be re-evaluated. Ms. Hamid replied that signable area was a separate code item within the Sign Code, and the discussion tonight pertains to the Intent & Purpose only. Commissioner O'Neill pointed out that the word 'fairly' was used in Item #6; however, she felt it was fine the way it was.

COMMISSIONER ECKHARDT SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#15-156 - Sign Code Modifications - Drive-Through Restaurant Signage

Department: Planning & Community Development

BACKGROUND

Recently, the Village received a request for a digital order screen with video capability for an existing drive-through restaurant. A digital order screen is basically a video screen that allows person to person interaction between the customer and the employee of the establishment, as well as to display the customer's order information. In response to this request, Staff conducted a study to evaluate the current Village regulations associated with restaurant drive-through signage, including possibly allowing digital order screens.

Electronic signage is not allowed in the Village per the Municipal Code, Chapter 30 - Signs. Furthermore, the Village does not currently regulate drive-through restaurant signage.

RECOMMENDATION

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

1. Modify the current code as outlined in Option 2: Modify the Sign code to allow Digital Order Screens and to establish regulations for all restaurant drive-through signage.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Attachment 1 - Proposed Chapter 30 Text Amendments	Exhibits
Attachment II - Planning Advisory Inquiry Response - Electronic Menu Board Signs	Exhibits
Attachment III - Research of Other Communities	Exhibits
Attachment IV - Sample of Existing Drive-through Restaurant Signage in Arlington Heights	Exhibits

DRIVE-THROUGH RESTAURANT SIGNAGE

DC 15-156, January 26, 2016

Department of Planning and Community Development

Prepared by: Charmain Later

STAFF REPORT

- A. Background
- B. Possible Options
- C. Conclusions
- D. Recommendations

ATTACHMENTS

- I. **Proposed Chapter 30 Text Amendments**, dated January 26, 2016
 - II. **Planning Advisory Inquiry Response - Electronic Menu Board Signs**, dated January 26, 2016
 - III. **Staff Summary - Research of Other Communities**, dated January 26, 2016
 - IV. **Staff Research – Sample of Existing Drive-through Restaurant Signage in Arlington Heights**, dated January 26, 2016
 - V. **Photos of Existing Drive-through Restaurant Signage in Arlington Heights**, dated January 26, 2016
-

A. BACKGROUND:

Recently, the Village received a request for a digital order screen with video capability for an existing drive-through restaurant. A digital order screen is basically a video screen that allows person to person interaction between the customer and the employee of the establishment, as well as to display the customer's order information. In response to this request, Staff conducted a study to evaluate the current Village regulations associated with restaurant drive-through signage, including possibly allowing digital order screens.

ISSUES: Electronic signage is not allowed in the Village per the Municipal Code, Chapter 30 - Signs. Furthermore, the Village does not currently regulate drive-through restaurant signage, except for the Special Use zoning review which is required for all new drive-through restaurants.

RESEARCH: Staff requested the American Planning Association's Planning Advisory Inquiry-Answer Service (PAS) to provide information as to how Illinois suburbs similar in size to Arlington Heights regulate electronic menu signs for a restaurant drive-through. In total, eleven communities' sign codes were reviewed for comparison. Typically, the number and size of the menu boards were regulated, as well as height and placement. The results of the PAS research and a staff summary are included as Attachments II and III of this report.

Of the eleven (11) communities surveyed:

- Six (6) of the communities do not include regulations specific to electronic menu boards or digital screens.
- Five (5) of the communities do regulate drive-through restaurant video screens or digital displays.

Staff also conducted a survey of the existing drive-through facilities operating in Arlington Heights. Of the total 32 drive-through facilities in service in Arlington Heights, 14 are associated with restaurants. Of these 14, only three were visible from the street, with the Starbucks at 1808 S. Arlington Heights Road being the only relatively recent drive-through with a menu board that is potentially

readable from the public right-of-way. A review of aerial photos of all of the drive-through facilities operating in the Village showed that almost all of the restaurants located their drive-through facilities towards the rear of their buildings. Although most of the restaurant drive-through facilities are not readily visible from the public right-of-way, over half were adjacent to residential property.

A sample of eight restaurants in Arlington Heights that operate drive-through service was also identified, and the size and number of signs that are part of each drive-through have been researched and documented, both in the field and through a review of the permit files. Below is a summary of the average size of the drive-through signs sampled.

Sample Size of Existing Restaurant Drive-through Signage

	Menu Boards	Pre-sell Menu Boards	Clearance Bar/Canopy	Speaker Bollard
Average Size	48 sf	18 sf	10 feet high	5 sf (front face)

Using this information in conjunction with the PAS research collected, Staff was able to formulate applicable recommendations for drive-through signage.

B. POSSIBLE OPTIONS:

Based on staff research on how other communities regulate digital order screens and restaurant drive-through facilities, a review of the Village of Arlington Heights current zoning and sign codes, research of the dimensions and location of existing restaurant drive-through signage in the Village, and feedback from Planning and Community Development Department staff, the following options for possible revisions to the Sign Code are offered.

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.

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.

C. CONCLUSIONS:

It is prudent for the Village to be aware of, and prepared for, future requests for types of drive-through restaurant signage that may become more common such as digital order screens. As with any code amendment, the Village will need to monitor the outcome for any unforeseen issues. If undesirable issues were to arise, then recommendations will be made to address them.

D. RECOMMENDATIONS:

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

1. Modify the current code as outlined in Option 2 above. See Attachment I, Proposed Chapter 30 Text Amendments.

**PROPOSED DRIVE-THROUGH RESTAURANT SIGNAGE
ATTACHMENT I**

DC 15-156, January 26, 2016

**PROPOSED CHAPTER 30
TEXT AMENDMENTS**

Section 30-101 Definitions. (New definitions to be added)

Drive-through Digital Order Screen. A sign associated with a drive-through restaurant that uses electronic means such as combinations of LED's, fiber optics, light bulbs, or other illumination devices to display order information for the customer and/or person to person ordering.

Drive-through Menu Board. A sign display associated with a restaurant drive-through, either located on a wall or as a ground sign, which displays the varieties of food and drink available to the customer at that restaurant location only.

Drive-through Pre-sell Menu Board. Generally, a smaller version of the drive-through menu board which is located in proximity to but in advance of the drive-through menu board and displays the food and drink options available to the customer at that restaurant location only.

Drive-through Clearance Bar. A stand-alone structure that alerts a vehicle operator of any height restrictions they may encounter on the site.

Section 30-208 – Drive-through Restaurant Signage. (New section to be added in its entirety)

1. General Provisions.

- a. Dimensions. No drive-through sign shall exceed seven feet in overall height.
- b. Message. Drive-through signs may only feature products sold on the premises.
- c. Advertising. No additional advertising or attachments shall be permitted on the digital order screen, drive-through menu boards and pre-sell menu boards, speaker bollard, canopies, clearance bar, or exterior of the structure.
- d. Location.
 - i. All drive-through signage may only be located along approved and operating drive-through lanes.
 - ii. Speaker bollards, menu boards, pre-sell menu boards, and digital order screens shall be located 15 feet minimum from any residential property line.
 - iii. Drive-through menu boards, pre-sell menu boards, and digital order screens shall be located in the side or rear yards, away from the primary street frontage.
 - iv. Drive-through menu boards, pre-sell boards, and digital order screens shall not be oriented towards the public right-of-way.
 - v. All directional signage located within the drive-through facility shall comply with Chapter 30, Article III, Section 30-302 b.
- e. Illumination. Signs may be internally or externally lit but the light shall be contained to the drive-through lane only, and in accordance with Sections 30-117 and 30-118 of this Code.
- f. Landscaping. All free standing signs shall be located within a landscaped area, separated from and protected from vehicular circulation or parking areas.

2. Drive-through Menu Boards.
 - a. Number. One drive-through menu board is allowed per drive-through lane.
 - b. Dimensions. Drive-through menu boards shall not exceed 49 square feet in size.
 - c. Digital Order Screens. Drive-through menu boards may include a digital order screen that complies with the regulations outlined in Section 30-208.4 of this Code.
3. Drive-through Pre-sell Menu Boards.
 - a. Number. One drive-through pre-sell menu board is allowed per drive-through lane.
 - b. Dimensions. Drive-through pre-sell menu boards shall not exceed 24 square feet in size.
 - c. Location. Drive-through pre-sell menu boards should be located in close proximity to the drive-through menu board.
4. Drive-through Digital Order Screens.
 - a. Number. One digital order screen display is allowed per drive-through lane.
 - b. Dimensions. Digital order screens shall not exceed two square feet in size.
 - c. Display. When not engaged, the digital order screen shall have a non-glare, unobtrusive static display.
5. Other allowed drive-through structures.
 - a. Speaker Bollard: One speaker bollard is allowed per drive-through lane. The speaker bollard may include a digital order screen. No business or product signage shall be permitted on the speaker exterior.
 - b. Clearance Bar: One clearance bar structure is allowed per drive-through lane. A clearance bar shall not include business or product signage and shall be of a simple design that complements the building design and signage.
 - c. Canopy: One canopy is allowed per drive-through lane and shall not display business or product signage or additional advertising. Canopies shall be of a simple design that complements the building design and signage.

Summary Chart of Allowable Restaurant Drive-Through Signage and Fixtures

	Number	Dimensions	Illumination	Location
Drive - through Menu Board	One per drive-through lane.	Not to exceed 49 square feet.	Per Section 30-117 and 30-118 of the Municipal Code. May include a digital order screen.	Shall be positioned away from the primary street frontage. Must be located 15 feet from residential property line.
Drive - through Pre-sell Menu Board	One per drive-through lane.	Not to exceed 24 square feet.	Per Section 30-117 and 30-118 of the Municipal Code.	Shall be positioned away from the primary street frontage, and in close proximity to the Drive-through Menu Board. Must be located 15 feet from residential property line.
Drive - through Digital Order Screen	One per drive-through lane.	Not to exceed two (2) square feet.	Per Section 30-117 and 30-118 of the Municipal Code. When not in use, an unobtrusive static display must be shown.	Shall be positioned away from the primary street frontage. Must be located 15 feet from residential property line.
Speaker bollard	One per drive-through lane.	NA	If the speaker bollard has a digital order screen, no advertising may be displayed.	Shall be positioned away from the primary street frontage. Must be located 15 feet from residential property line.
Clearance Bar and Canopy	One per drive-through lane.	NA	NA	NA

**PROPOSED DRIVE-THROUGH RESTAURANT SIGNAGE
ATTACHMENT II**

DC 15-156, January 26, 2016

**PLANNING ADVISORY INQUIRY RESPONSE –
ELECTRONIC MENU BOARD SIGNS**

Later, Charmain

From: Ann Dillemath
Sent: Thursday, September 10, 2015 9:51 AM
To: Later, Charmain
Subject: PAS Inquiry Response - Electronic Menu Board Signs

Charmain,

Regarding your request for information as to how Illinois suburbs similar in size to Arlington Heights regulate electronic menu signs for restaurant drive-throughs:

The short answer is that most communities do not directly address electronic menu boards for drive-through restaurants (and quite a few do not specifically regulate menu boards for drive-through restaurants at all). My colleague Mary Donoghue and I searched a wide range of Illinois local codes and did not find any examples of communities similar in size to Arlington Heights that regulated electronic menu boards. Two codes that did were from smaller communities. Buffalo Grove exempts electronic menu boards from EMC regulations elsewhere in the code, and Sterling allows one electronic message menu sign per business with no additional regulations.

I've provided links to those codes below, as well as to other drive-through menu board sign regulations from several Illinois communities large and smaller just to give you an idea of how sign codes address this signage type. Typically, number and size are regulated; some codes also specify standards for height and placement. Three of the examples below — Carpentersville, Mundelein, and Streamwood — address electronic/video display screens on menu boards, but this application appears limited to customer order information or a small part of the sign (e.g., a maximum of 2 square feet), so this does not seem to be addressing a completely electronic menu board. Streamwood does include a provision that menu boards and associated speaker video displays may not include additional advertising, which echoes Buffalo Grove's stipulation that menu boards may only advertise products sold at that place of business.

In case it is of interest, I also did a national search for electronic or digital drive-through menu board signs, and only found a handful of communities that regulate these. The codes that I found exempted electronic/digital menu board signs from electronic message center regulations or definitions.

I hope you find this material helpful! Thank you for using the PAS Inquiry Answer Service, and please let us know if we can be of further assistance. **Please return the Outlook read receipt attached to this message or otherwise let us know that you have received this Inquiry Response.**

Electronic Menu Sign Regulations, Illinois:

Buffalo Grove (Illinois), Village of. 2015. *Code of Ordinances*. Title 14: Sign Code, Chapter 14.20, Special Signs, Section 14.20.070, Electronic Message Signs. Chapter 14.16: Location and Placement, Section 14.16.030: Business Districts.

Available at

https://www.municode.com/library/il/buffalo_grove/codes/code_of_ordinances?nodeId=TIT14SICO_CH14_16LOPL_14.16.030BUDI.

- Drive-through signs are exempt from the general electronic message board regulations; may only feature products sold at the place of business.
- 14.20.070 - Electronic message signs.
 - A. Electronic menu boards used at drive-through lanes shall comply with the requirements set forth in Section 14.16.030.F.
- 14.16.030.F. Each outlot in a Business zoned district may be permitted one menu board per drive thru for food establishments. The menu board may be changed at any time provided that the copy only features products sold at the place of business. The size of the menu board shall be limited to fifty square feet, including all attachments. Electronic screens to display point of sale information are exempt from electronic message board requirements as set forth in Section 14.20.070.

Sterling (Illinois), Village of. 2015. *Code of Ordinances*. Chapter 102, Zoning; Article VI, Signs; Section 102-269, Changeable Copy Signs and Electronic Message Signs. Available at

https://www.municode.com/library/IL/sterling/codes/code_of_ordinances?nodeId=CICO_CH102ZO_ARTVI_SI_S102-269CHCOSIELMESI .

- Electronic message menu signs limited to one in number; video displays on menu signs of less than 3 SF are not included.
- Sec. 102-269. - Changeable copy signs and electronic message signs.
(b) Number. . . . Video displays for electronic message menu signs that apply to ordering systems for drive-thru restaurants that do not exceed three square feet in size shall not be included. Electronic message menu signs shall be limited to one in number for each occupant.

Menu Sign Regulations—Suburbs of similar size to Arlington Heights (50,000-100,000 pop)
Cicero (Illinois), Town of. 2015. *Code of Ordinances*. Appendix A: Zoning, Appendix II: Roosevelt Road Corridor, Section 10.12.1: Signs. Available at

https://www.municode.com/library/il/cicero/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZO_APXIIROROCO.

- Specific regulations for drive-through signage in the Roosevelt Road Corridor; does not address electronic display.
- 10.12.1.1 One ground sign is permitted per street front and may be permitted as a monument or pole sign. However, drive-through establishments are permitted an additional menu board sign whether constructed on a pole or as a monument provided the menu board is no more than 40 square feet in area and is not more than 6 feet in height.

Evanston (Illinois), City of. 2015. *Code of Ordinances*. Title 4: Building Regulations, Chapter 10 Sign Regulations, Section 4-10-6: Exempt Signs. Available at

https://www.municode.com/library/il/evanston/codes/code_of_ordinances?nodeId=TIT4BURE_CH10SIRE_4-10-6EXSI.

- Regulates the number and size of menu signs, not electronic display.
- Menu board signs. One (1) menu board sign for a drive-in or drive-through facility, provided that the sign does not exceed twenty-five (25) square feet or eight (8) feet in height.

Mount Prospect (Illinois), Village of. 2015. *Village Code*. Chapter 7: Sign Regulations, Article III: General Provisions, Section 7.325: Special Signs. Available at

http://www.sterlingcodifiers.com/codebook/index.php?book_id=802.

- Regulates the number and size of menu signs; also requires light from the sign to be contained to the drive-through lane only.
- C. Menu Board: One menu board for a drive-in or drive-through restaurant shall be permitted in addition to other signs permitted under these regulations, provided such sign does not exceed thirty two (32) square feet in area or eight feet (8') in height from finished grade, and light from the menu board is contained to the drive-through lane only.

Schaumburg (Illinois), Village of. 2015. *Code of Ordinances*. Title 15: Land Usage, Chapter 155: Signs, Commercial Uses, Section 155.95: Commercial Use Signs. Available at

https://www.municode.com/library/il/schaumburg/codes/code_of_ordinances?nodeId=TIT15LAUS_CH155SI_COUS_S155.95COUSSI.

- Regulates number, area, location, and height of menu signs, but does not address electronic display.
- (B)Ground Signs:
 - (1)Number:
 - (a)There shall not be more than one (1) ground sign for each building.
 - (b)There shall not be more than one (1) menu board, a sign display for a type C restaurant, which displays the varieties of food and drink available to the customer, for each restaurant drive-through facility.
 - (2)Area:
 - (a)The gross surface area of a ground sign shall not exceed one hundred (100) square feet for each exposed face, nor exceed an aggregate gross surface area of two hundred (200) square feet.
 - (b)The gross surface area of a menu board sign shall not exceed thirty (30) square feet of gross surface area.
 - (3)Location:
 - (a)A ground sign may be located in any required yard but shall not extend over any lot line.
 - (b)A menu board sign may only be located along a drive-through lane, but shall not extend over any lot line.
 - (4)Height:
 - (a)A ground sign shall not project higher than fifteen feet (15'), as measured from base of sign.
 - (b)A menu board sign shall not project higher than seven feet (7'), as measured from base of sign.
 - (5)Design: Ground signs shall be limited to monument style signs having the poles enclosed by an architectural design compatible with the primary structure with regards to style, colors and materials.

Menu Sign Regulations—Suburbs Smaller than Arlington Heights (30,000-50,000 pop)

Carpentersville (Illinois), Village of. 2015. *Code of Ordinances*. Title 16: Zoning, Chapter 16.40: Signs, Section 16.40.110: Special Signs. Available at https://www.municode.com/library/il/carpentersville/codes/code_of_ordinances?nodeId=TIT16ZO_CH16.40SI_16.40.110SPSI.

- Allows for two drive-through signs, and one may contain an ordering display screen limited to 2 SF.
- G. Drive-through Restaurants.
 1. Number. In addition to the signs otherwise allowed by this chapter, a drive-through restaurant shall be allowed not more than two additional signs to be located adjacent to each separate legally authorized drive through lane.
 2. Height. Such sign shall not exceed six feet in height.
 3. Sign Area. The sign area of the first sign to be installed along a drive-through lane shall not exceed fifty (50) square feet. If a second sign is installed on the same drive-through lane it shall not exceed thirty-two (32) square feet.
 4. One of the two signs installed along a drive-through lane may include an illuminated ordering display screen which does not exceed two square feet in area.
 5. Illumination. The signs may be illuminated subject to the standards in Section 16.40.050.E.
 6. Projection. No wall-mounted sign shall project more than twelve (12) inches from the wall to which it is attached.
 7. Setback. The sign shall not encroach upon the required building setbacks on a lot.
 8. Sign Landscaping. All freestanding signs shall be located within a landscaped area separated and protected from vehicular circulation and parking areas. The plantings within these areas shall include a combination of shrubs, perennials and groundcovers.
 9. Decorative Sign Base. All freestanding signs shall be designed and constructed with an integral decorative base constructed of wood, metal, masonry, or ornamental stone to conceal the sign's support structure(s) and to visually compliment the building materials used on the principal building(s) on the lot. The area of the decorative sign base shall not be computed as part of the sign area.

Mundelein (Illinois), Village of. 2015. *Code of Ordinances*. Title 21: Sign Regulations, Chapter 21.24: Sign Permit Required: Permanent and Temporary Signs, Section 21.24.100: Menuboard. Available at https://www.municode.com/library/il/mundelein/codes/code_of_ordinances?nodeId=TIT21SIRE_CH21.24SIPEREPETESI_21.24.100ME.

- Allows for electronic screen displaying customer order information to be included in menu boards.
- 21.24.100 Menuboard
 - A. Menuboard are permitted for all drive-through facilities.
 - B. Menuboard are limited to a maximum of one per drive-through lane.
 - C. Menuboard are limited to seventy-five square feet in sign area and eight feet in height. The menuboard may be designed as separate freestanding signs grouped together and may include the use of preview boards designed as separate freestanding signs installed a distance earlier in the drive-through lane, however the total area of all signs must not exceed seventy-five square feet.
 - D. Menuboard are permitted an additional ten square feet of sign area for temporary signs attached to the top or sides of the menuboard.
 - E. Menuboard must be located a minimum of fifteen feet from any residential district lot line. This is measured from sign face to lot line, including any public right-of-way.
 - F. Menuboard may be internally illuminated. Menuboard may also contain an electronic screen that displays order information for each customer.
- Ordinance also contains an illustration of an acceptable menuboard, but electronic screen not indicated.

Streamwood (Illinois), Village of. 2015. *Code of Ordinances*. Title 11, Zoning; Chapter 10, Signs; Section 11-10-3-2, Commercial Districts; part F, Menu Boards And Outdoor Speakers Accessory To Drive-Through Facilities. Available at http://www.sterlingcodifiers.com/codebook/index.php?book_id=392.

- Menu boards are limited to 32 SF in size, and may include a video display, but no additional advertising on the display or structure is allowed.
- F. Menu Boards And Outdoor Speakers Accessory To Drive-Through Facilities: Only one menu board for an approved drive-through facility shall be permitted; such menu board shall not exceed thirty two (32) square feet in size, and shall not be encumbered with attachments or additional advertising. Speakers incidental to the use of the menu board shall, where feasible, be incorporated therein. If a separate speaker, with video display is provided, no additional advertising on the display or exterior of the structure shall be permitted. The speaker must match the menu board in color, material and design. (Ord. 2009-34, 12-3-2009, eff. 1-1-2010)

West Chicago (Illinois), City of. 2015. *Code of Ordinances*. Appendix A: Zoning, Article XII: Signs, Section 12.8.3: Drive-Through Restaurant Signs. Available at https://www.municode.com/library/il/west_chicago/codes/code_of_ordinances?nodeId=COOR_APXAZO_ARTXIIISI_12.8-3_DRIVE-THROUGH_RESTAURANT_SIGNS.

- Regulates number, size, height, placement of menu boards, but does not address electronic display.
- In addition to the signs permitted by other sections of this article, drive-through restaurants shall be permitted to have menu display signs for drive-through customers. All menu display signs shall comply with the following regulations:
 - (A) Menu display signs shall be freestanding or flush-mounted.
 - (B) Each drive-through restaurant shall be permitted to have a maximum of two (2) menu display signs.

- (C)The area of an individual sign shall not exceed thirty-two (32) square feet.
- (D)The maximum sign height shall not exceed eight (8) feet.
- (E)The sign(s) shall be located in the side or rear yard only and shall be placed so as not to be readable from the public right-of-way.
- (F)Shall be located at least fifty (50) feet from any residential district property line.

Wheeling (Illinois), Village of. 2015. *Code of Ordinances*. Title 21: Signs, Chapter 21.07: Special Use Signs, Section 21.07.020: Signs for Specific Special Uses. Available at https://www.municode.com/library/il/wheeling/codes/code_of_ordinances?nodeId=TIT21SI_CH21.07SPUSSI_21.07.020SISPSPUS.

- Regulates number, size of menu boards, but does not address electronic display.
- (b)Drive-Thru Signs. Any use necessitating a drive-thru function will be permitted to have wall signs and freestanding signs as regulated in this code depending on use district. In addition, the property will be allowed additional signage relating to the function of the drive-thru:
 - (1)Menu board shall be limited to two signs per property (not including the speaker if unattached). The menu board is limited to sixty square feet and can be internally or externally illuminated.

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Making Great Communities Happen

**PROPOSED DRIVE-THROUGH RESTAURANT SIGNAGE
ATTACHMENT III**

DC 15-156, January 26, 2016

**STAFF SUMMARY - RESEARCH OF
OTHER COMMUNITIES**

Summary of PAS Research - Digital Menu Boards

Community	Regulates electronic signs?	Menu Board Size	Menu Board Number	Other code requirements
Buffalo Grove	Exempts from electronic message board requirements	50 sf	1/drive thru	Display to feature only products sold at the place of business.
Sterling	Video displays of < 3 sf. are not included in number of sign limitations	Not specified	1	One electronic message menu sign per occupant.
Cicero	no	40 sf; 6' H	up to 2	none
Evanston	no	25 sf; 8' H	1	none
Mt. Prospect	no	32 sf; 8' H	1	Light must be contained in drive thru
Schaumburg	no	30 sf; 7' H	1	
Carpentersville	May contain an ordering screen display of 2 sf	50 sf for first, 30 sf for second; 6' H	2	Must be landscaped
Mundelein	May include an electronic screen that displays order information	75 sf; 8' H	1	Allows an additional 10' for temporary signs attached to menu boards. Allows groups and preview boards but total area can not exceed 75 sf. Must be located 15 feet from residential property.
Streamwood	May include video display but not encumbered with attachments or other advertising	32 sf; no H specified	1	If a speaker with a video display is provided, no additional advertising on the display or structure is allowed.
West Chicago	no	32 sf; 8' H	2	Cannot be readable from public ROW and set back 50ft from residential property
Wheeling	no	60 sf; no H specified	2	Allowed additional advertising and signage related to the function of the drive-through.

**PROPOSED DRIVE-THROUGH RESTAURANT SIGNAGE
ATTACHMENT IV**

DC 15-156, January 26, 2016

**STAFF RESEARCH – SAMPLE OF EXISTING
DRIVE-THROUGH RESTAURANT SIGNAGE
IN ARLINGTON HEIGHTS**

Sample of Arlington Heights Existing Drive-through Restaurant Signage

	Culver's <i>2060 E. Northwest Hwy</i>	McDonald's <i>15 E. Dundee</i>	McDonald's <i>1920 N. A. H.</i>	Dunkin Donuts <i>1818 W. Northwest Hwy</i>
Type of Sign	<i>(HxW of sign face)</i> <i>sf</i>	<i>(HxW of sign face)</i> <i>sf</i>	<i>(HxW of sign face)</i> <i>sf</i>	<i>(HxW of sign face)</i> <i>sf</i>
Pre sell menu board	5'-2" x 4'-7" 23.7 OAH = 6'-2"	none	none	none
Menu Board	5'-2" x 8'-10" 45.7 OAH = 6'-2"	8'-7" x 4'-9" 40.8 OAH = 6'-5"	5'-3" x 9' 47.6 OAH = 6'-8"	5'-4" x 9'-3" 49 OAH = 7'-3"
Order Confirmation	1'-9" x 4'-8" 8.4 OAH = 4'-8"	9'-4" x 11'-3" speaker on canopy sign	stand alone speaker	none
cardboard attached to menu boards	no	yes	yes	yes
cardboard yard sign	yes	yes	yes	no
Clearance bar height	none	10'-2" x 18' (double lanes)	11' x 10'	8'-11" x 6'-5" speaker attached

<i>(Size of sign face)</i>	Starbuck's <i>2964 W. Euclid</i>	Starbuck's <i>1808 S. A H. Road</i>	Taco Bell <i>1530 W. Algonquin</i>	Pete's Coffee <i>1017 W. Dundee</i>
Type of Sign	<i>(HxW)</i> <i>sf</i>	<i>(HxW)</i> <i>sf</i>	<i>(HxW)</i> <i>sf</i>	<i>(HxW)</i> <i>sf</i>
Pre sell menu board	none	4' x 3' 12 OAH = 6'	none	none
Menu Board	4'-1" x 8'-1" 33 OAH = 6'-1"	4'-1" x 8'-1" 33 OAH = 6'	5'-1" x 4'-6" 22.8 no OAH	Size not in files. Changed sign from Caribou to Pete's - permit NA?
Order Confirmation	none in file speaker bollard	4'-1" x 10" speaker bollard	speaker bollard	speaker bollard
cardboard attached to menu boards	no	no	no	no
cardboard yard sign	no	no	temp. menu sign	no
Clearance bar height	no	no dimensions in file		