

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** Ridgeline/Rohrman Development  
**Project Address:** 1400-1530 W Dundee Road

**Prepared By:** Steve Hautzinger  
**Date Prepared:** May 14, 2021

### PETITIONER INFORMATION:

**DC Number:** 21-037  
**Petitioner Name:** Benjamin Harris  
**Petitioner Address:** Ridgeline Properties Group  
5600 N River Rd, Suite 866  
Rosemont, IL 60018  
**Meeting Date:** May 25, 2021

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### Requested Action(s):

Approval of the proposed architectural designs for two new industrial buildings.

### Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for PUD Amendment, Subdivision, and Rezoning from B-3, General Service, Wholesale and Motor Vehicle District to M-1, Research, Development, and Light Manufacturing District. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

### Architectural Design:

The petitioner is proposing to demolish an existing office building to allow construction of two new industrial buildings. The new buildings will be constructed with precast concrete wall panels detailed with reveals and painted in shades of gray and white with blue accents. Recessed concrete panels are incorporated into the design which is a very nice detail to add depth to the design and break up the long walls into a series of smaller sections. Metal canopies highlight the aluminum storefront entries. Both buildings utilize the same architectural design concept. Overall, for buildings of this construction type and style, the massing, detailing, and color scheme of the designs are excellently done.

### Mechanical Equipment, Utility Equipment, and Utility Meter Screening:

All exterior mechanical equipment is required to be screened from public view. The plans indicate rooftop mechanical units above the office areas. Sight line studies have been provided to illustrate that the building's parapet walls will screen the majority of the equipment. However, separate unit screens will be provided around any visible units.

### Signage:

Signage has not been provided for review at this time. Per Chapter 30 sign code, wall signs for each business as well as one ground sign per street frontage are allowed. However, it should be noted that due to the unique site layout, street frontage along Kennicott is limited, and although visible from Dundee, the property does not have Dundee street frontage and a ground sign would not be allowed in that location. Furthermore, there is an existing large 575 sf "ARLINGTON BUSINESS PARK" sign facing Dundee Road that was approved by variation in 1998. Based on the proposed subdivision of this property, the existing business park sign will be obsolete and will need to be removed.

### RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for the Ridgeline/Rohrman Development at 1400-1530 W. Dundee Road. This recommendation is based on, and subject to compliance with, the plans received 4/23/21, 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. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.
2. All signage is required to comply with Chapter 30 Sign Code, or seek variations.



May 14, 2021

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 21-037