

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Greenbrier Condominiums
Project Address: 2423 N. Kennicott Dr.
Prepared By: Steve Hautzinger

Date Prepared: May 2, 2016

PETITIONER INFORMATION:

DC Number: 16-045
Petitioner Name: Joel Basil
Petitioner Address: 4458 Shady Court, Suite 202
 Rolling Meadows, IL 60008
Meeting Date: May 10, 2016

Requested Action:

1. A variation from Chapter 30, section 30-203g to allow a total of three (3) development identification ground signs, where only two (2) signs are allowed.
2. A variation from Chapter 30, section 30-203g to allow a 13.2 sf ground sign, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-302a, to allow a ground signs with separation distances of approximately 312 feet and 420 feet, where 800 feet of separation is required between ground signs.

Summary:

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

Greenbrier Condominiums is an existing 154 unit condominium community consisting of nine buildings on approximately 9.4 acres of land which was approved as a Planned Unit Development in 1968. At this time, the petitioner is proposing to replace three existing ground signs with three new ground signs in the same locations and of similar size as the existing signs. The three ground signs all face Kennicott Road which runs through the middle of the development. One sign per street frontage is allowed by code. Since the property exists on both sides of the street, one sign on each side of the street is permitted, but the third sign is not allowed. There is no permit history on file for the three existing signs which, per the petitioner, have existed for over 40 years.

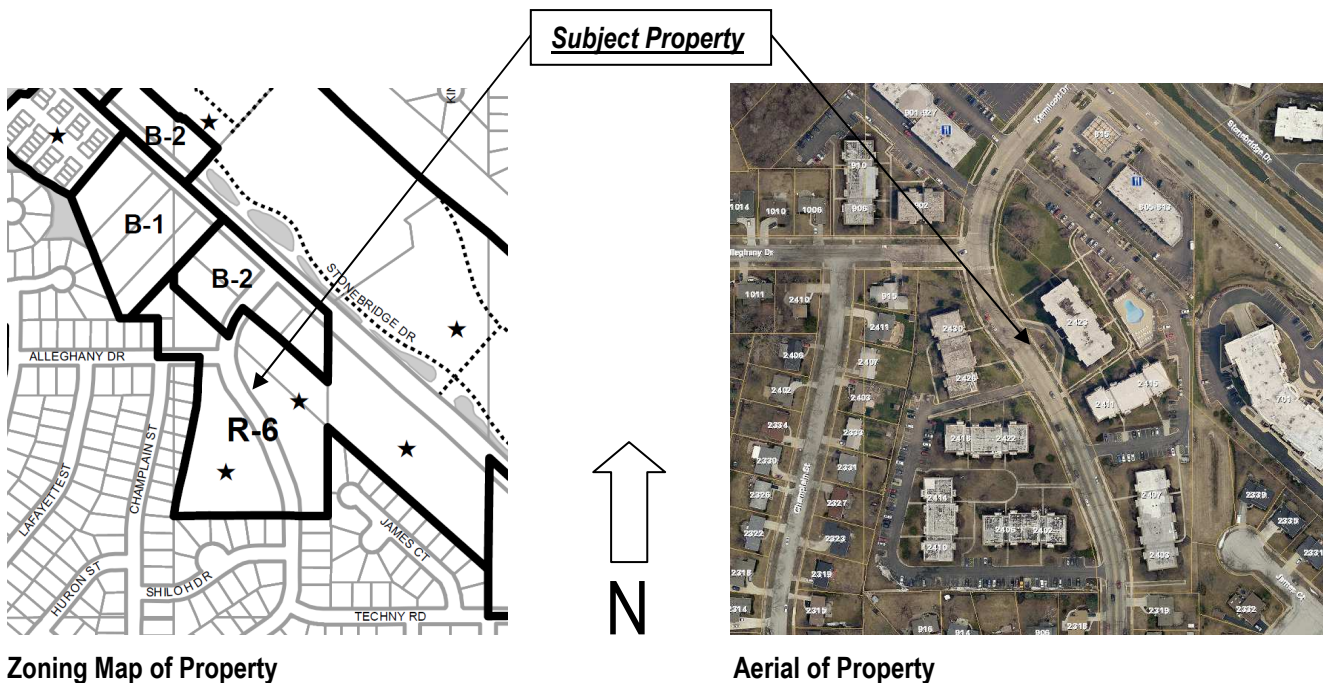


Table 1: Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	R-6 Multiple Family Dwelling District	Condominiums
North	B-2 General Business District	Multi-Tenant Retail and Automobile Service Station
South	R-3 Single Family Dwelling District	Single Family Residences
East	R-6 Multiple Family Dwelling District	The Fountains Condominiums
West	R-3 Single Family Dwelling District	Single Family Residences

Table 2: Greenbrier Condominiums, Ground Sign Summary:

Ground Sign	Frontage one sign per street frontage	Sign Width	Sign Height	Overall Height 6' max for entry signs	Sign Area 25 sf max	Approximate Separation 800' required	Remarks
EXISTING							
Sign A "Greenbrier Condominiums"	Kennicott Road (east side)	6'-2"	5'-3"	6'-1"	32.4 sf	312'	
Sign B "Greenbrier Condominiums"	Kennicott Road (east side)	5'-3"	3'-4"	4'-10"	17.5 sf	312' 420'	
Sign C "Greenbrier Condominiums"	Kennicott Road (west side)	6'-2"	5'-3"	6'-1"	32.4 sf	420'	
Total Area:					82.3 sf		

PROPOSED							
Sign A "Greenbrier Condominiums"	Kennicott Road (east side)	5'-5"	2'-5 ¼"	3'-1 ½"	13.2 sf	312'	
Sign B "Greenbrier Condominiums"	Kennicott Road (east side)	5'-5"	2'-5 ¼"	3'-1 ½"	13.2 sf	312' 420'	Variations required for quantity, size, and separation distance.
Sign C "Greenbrier Condominiums"	Kennicott Road (west side)	5'-5"	2'-5 ¼"	3'-1 ½"	13.2 sf	420'	
Total Area:					39.6 sf		

ANALYSIS:

Comparison to Similar Multi-Family Developments:

Staff has evaluated signage for similar multi-family developments throughout the Village, and there has been previous variations granted for increases in sign quantity, height, and square footage. Based on the comparison to similar developments, and previously approved variations, the overall ground sign area requested for Greenbrier Condominiums is modest. Two ground signs for a total of 50 sf would be permitted, where three ground signs totaling 40 sf is proposed. Refer to Table 3 below for a summary of ground signs at other multi-family developments.

Table 3: Summary of Ground Signs at Similar Multi-Family Developments:

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

Design:

The proposed signs will be constructed of painted acrylic lettering on a black aluminum panel mounted on a low decorative wall of faux stone. The signs will be externally illuminated. Overall, the proposed ground signs are nicely designed to fit on a residential street, and the signs will be a nice improvement to the existing, dated signage.

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

- a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- d. *That the variation will not alter the essential character of the locality;*
- e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the above criteria, with the primary hardship identified as a need for a minimum of three signs to clearly identify the extent of the condominium community along Kennicott Road.

RECOMMENDATION

It is recommended that the Design Commission **approve** the requested sign variations for *Greenbrier Condominiums* at 2423 N. Kennicott Drive. This recommendation is subject to compliance with the plans dated 11/23/15 and received 4/15/16, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and resolution of the following:

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

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 16-045