

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 10, 2016

Chair Eckhardt called the meeting to order at 6:40 p.m.

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Anthony Fasolo

Members Absent: Alan Bombick
Jonathan Kubow

Also Present: Tony VanDijk, Emerald Homes for *421 N. Gibbons Ave. & 509 N. Gibbons Ave.*
Bill Weidner, Architect for *1113 N. Princeton Ave.*
Joel Basil, representing *Greenbrier Condominium Association*
Matt Sopchuk, Parvin-Clauss Sign Co. for *Greenbrier Condominiums*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 26, 2016

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF APRIL 26, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 3. SIGN VARIATION REVIEWDC#16-045 – Greenbrier Condominiums – 2423 N. Kennicott Dr.

Joel Basil, representing the *Greenbrier Condominium Association*, and Matt. Sopchyk representing *Parvin-Clauss Sign Company*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. 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.

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. 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.

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. Table 3 in the Staff report shows a summary of ground signs at other multi-family developments in the Village.

Staff has no objection to the sign variation request and recommends approval by the Design Commission.

Mr. Basil said that currently there are 3 over 40 year old tired signs, which they are trying to upgrade the community with the new signs being proposed.

Commissioner Fasolo felt the new signs were a huge improvement to what currently exists, and he was in support of 3 signs. He questioned the faux stone material being proposed and its durability. The sign contractor replied that the faux stone is actually high density foam that will hold up under weather conditions. Mr. Hautzinger presented photos of similar examples and added that this material is an economical way of creating a nice stone look. Commissioner Fasolo was in support of the request.

Commissioner Fitzgerald felt the 3 proposed signs were a very nice replacement to the 3 existing signs on this long stretch of road.

Chair Eckhardt agreed with the comments made by the other commissioners.

PUBLIC COMMENT

A resident of Greenbrier Condominiums said that the 3 existing signs are in good condition and could be refreshed with new paint and new posts, instead of replacing. Their condominium Association Board previously talked about refreshing the existing signs; however, now the signs are being replaced and nobody on the Board has seen this

project and knows how much it will cost. **Chair Eckhardt** replied that Village approval of the sign variation request does not guarantee the 3 new signs will be built unless the condominium association approves them. The Village does not get involved in the Condominium Association. **Mr. Basil** said that the condominium association has already approved the 3 new signs and is now seeking approval from the Village.

Mr. Sopchyk stated that the existing signs are high density foam that have been there for 40 years.

Commissioner Fasolo asked if there would be ground lighting for the new signs and **Mr. Basil** said that each new sign would have an LED ground light.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, A SIGN VARIATION REQUEST FOR *GREENBRIAR CONDOMINIUMS* LOCATED AT 2423 N. KENNICOTT DRIVE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH 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 THE FOLLOWING:

1. A VARIATION FROM CHAPTER 30, SECTION 30-203g, TO ALLOW A TOTAL OF 3 DEVELOPMENT IDENTIFICATION GROUND SIGNS, WHERE ONLY 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 GROUND SIGNS WITH SEPARATION DISTANCES OF APPROXIMATELY 312 FEET AND 420 FEET, WHERE 800 FEET OF SEPARATION IS REQUIRED BETWEEN GROUND SIGNS.
4. THIS REVIEW DEALS WITH THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING PERMIT AND SIGNAGE REQUIREMENTS.

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