

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 25, 2016

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Anthony Fasolo
Kirsten Kingsley

Members Absent: Jonathan Kubow

Also Present: John Wozniak, David Weekley Homes for *1116 N. Douglas Ave & 1225 N. Walnut Ave.*
Josh Wohlreich, Stoneleigh Companies for *Esplanade at Arlington Heights*
John Kosich, CTK Chicago Partners for *Medical Office Building*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM OCTOBER 4, 2016

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF OCTOBER 4, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 3. SIGN VARIATION REVIEW

DC#16-124 – Esplanade at Arlington Heights – 2920-3020 W. Euclid Ave.

Josh Wohlreich, representing *Stoneleigh Companies*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The Esplanade at Arlington Heights is an existing retail center located at the northeast corner of Euclid Avenue and Salt Creek Lane. The property is located on the south end of the Arlington Business Center. The business park has two "Arlington Business Center" identification signs, one sign is on the northeast corner of Rohlwing Road and Salt Creek Lane and the second sign is on the southwest corner of the petitioner's property. In addition to the "Arlington Business Center" sign, there are two existing monument style, multi-tenant, Esplanade ground signs on the subject site, one facing Euclid Avenue, and one facing Salt Creek Lane. These three existing ground signs were approved by sign variation in 2008, to allow three ground signs where only two are allowed, as well as a reduction to the 800 foot separation required between ground signs.

At this time, the petitioner is requesting an amendment to the previously approved separation distances to allow relocation of the existing Euclid facing multi-tenant Esplanade ground sign from the east side of the Euclid entry drive to the west side of the entry drive. Relocation of the sign is required to accommodate development of the east end of the site with a new Westgate Dental building and corresponding parking area. The relocation of the existing sign results in a 59'-2" reduction in the required separation distance between the signs, so new sign variations are required.

There will be no change to the overall size of the three signs, but the signage area on the two Esplanade signs will be slightly increased due to converting the existing "ESPLANADE" sign panel to tenant panels, and adding new "ESPLANADE" signage on the top portion of the existing signs. Chapter 30 (sign code) establishes the maximum size for ground signs based upon the fronting street size and speed limit, which in this case is 80 sf maximum along Euclid, and 66 sf maximum along Salt Creek Lane. The fact that the three ground signs are less than the maximum sizes allowed per street frontage was a factor when approving the original sign variations. However, Staff is not concerned with the small increase in signage area on the two Esplanade signs and recommends approval of the following:

1. A variation from Chapter 30, Section 30-302 Number a, to allow a 281'-4" separation between the office park sign and the multi-tenant project identification sign on Euclid Avenue where the minimum separation is 800-feet.
2. A variation from Chapter 30, Section 30-302 Number a, to allow a 503'-8" separation between the multi-tenant project identification sign on Euclid Avenue and the multi-tenant project identification sign on Salt Creek Lane where the minimum separation is 800-feet.

The petitioner had no comments at this time.

Commissioner Fasolo was fine with the change being proposed and the variations being requested. Commissioner Kingsley questioned if the required site lines were being met with the new location of the ground sign and Mr. Hautzinger replied that it was. Commissioner Fitzgerald was okay with the variations being requested.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, A SIGN VARIATION REQUEST FOR *ESPLANADE AT ARLINGTON HEIGHTS* LOCATED AT 2920-3020 W. EUCLID AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH PLANS RECEIVED ON 10/07/16, FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A VARIATION FROM CHAPTER 30, SECTION 30-302a NUMBER, TO ALLOW A 281'-4" SEPARATION BETWEEN THE OFFICE PARK SIGN AND THE MULTI-TENANT PROJECT IDENTIFICATION SIGN ON EUCLID AVENUE WHERE THE MINIMUM SEPARATION IS 800-FEET.
2. A VARIATION FROM CHAPTER 30, SECTION 30-302a NUMBER, TO ALLOW A 503'-8" SEPARATION BETWEEN THE MULTI-TENANT PROJECT IDENTIFICATION SIGN ON EUCLID AVENUE AND THE MULTI-TENANT PROJECT IDENTIFICATION SIGN ON SALT CREEK LANE WHERE THE MINIMUM SEPARATION IS 800-FEET.
3. 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.

Mr. Hautzinger clarified that the Design Commission approval is a recommendation to the Village Board.

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