

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Kotis Surgical Center
Project Address: 3443 N. Kennicott Avenue
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 17-125
Petitioner Name: Douglas Hammen
Petitioner Address: Douglas Design & Associates
354 Indian Dr.
Glen Ellyn, IL 60137
Meeting Date: November 14, 2017

Date Prepared: November 3, 2017

Requested Action(s):

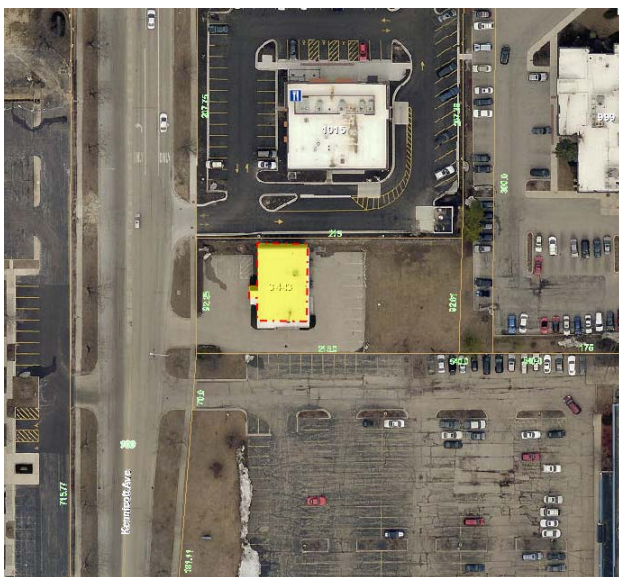
1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the north side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 24 sf wall sign on the north side of the building, where zero sf is allowed.

ANALYSIS:

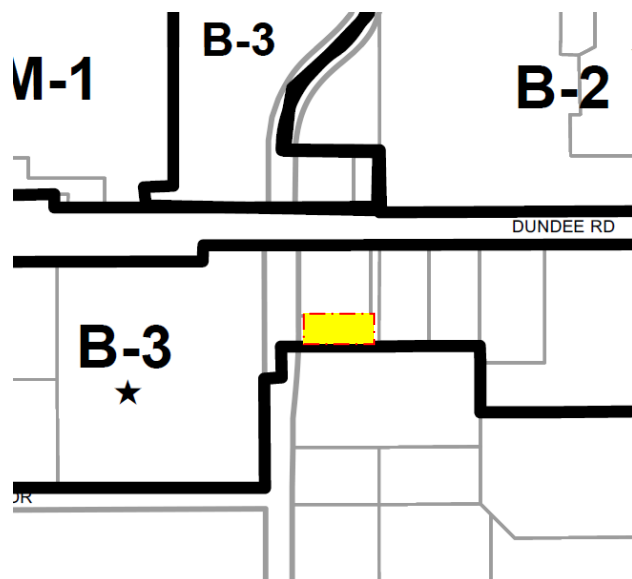
Summary

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."

Kotis Surgical Center is planning an expansion and renovation of their existing medical office building. A new addition will be located on the front of the building, creating an entirely new look for the building. The proposed design is an exciting modern style using glass curtain walls and a sloping fiber cement rainscreen wall to create a unique and sculptural façade. The design received Design Commission approval on September 26, 2017. The scope of the project includes two new wall signs, where only one sign is allowed.



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	B-3, General Service, Wholesale, and Motor Vehicle District	Kotis Surgical Center	Commercial
North	B-3, General Service, Wholesale, and Motor Vehicle District	Multi-Tenant Retail	Commercial
South	M-1, Research, Development, and Light Manufacturing District	Arlington Lanes Bowling	Commercial
East	B-3, General Service, Wholesale, and Motor Vehicle District	Mario Tricoci Hair Salon	Commercial
West	B-3, General Service, Wholesale, and Motor Vehicle District	Multi-Tenant Office Building	Commercial

WALL SIGN PROPOSAL:

The petitioner is proposing one new code-compliant wall sign stating "Arlington Medical Arts" on the west (front) wall of the building facing Kennicott Avenue. A second wall sign is proposed on the north wall of the building which is not allowed. The design of the second wall sign is a "K" logo made from a fiber cement panel to match the wall that it will be mounted on. The "K" logo will have a subtle appearance and is non-illuminated.

Table 1: Wall Sign Summary

SIGN	ELEVATION / FRONTAGE	SIGNABLE AREA	25% ALLOWED BY CODE	SIGN SIZE	REMARKS
"Arlington Medical Arts"	West / Kennicott	525 sf	131.3 sf	25 sf	Complies with code.
"K" logo	North / (no frontage)	0 sf	0 sf	24 sf	Variation required for number, Variation required for size. <u>Note:</u> If the proposed sign were approved, it would comply with the 25% signable area.
TOTAL				49 sf	

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 stating that the primary need for the proposed "K" logo wall sign is to provide greater visibility from Dundee Road.

Staff feels that the bold building design will be attention getting without the additional wall sign. If visibility from the street is desired, then a code compliant ground sign should be considered. The hardship criteria for the additional wall sign is not justified.

The Design Commission did provide preliminary feedback regarding this sign variation on September 26, 2017. There were mixed feelings on the necessity of the sign, but there were no objections.

RECOMMENDATION

It is recommended that the Design Commission **evaluate** the following sign variations for *Kotis Surgical Center* at 3443 N. Kennicott Avenue:

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the north side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 24 sf wall sign on the north side of the building, where zero sf is allowed.

This recommendation is subject to compliance with the plans dated and received 10/9/17, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. If the Design Commission supports the variation, then the recommendation for approval should be conditioned to prohibit a ground sign on the property.
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 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.

November 3, 2017

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 17-125