

DRAFT

MINUTES OF  
THE VILLAGE OF ARLINGTON HEIGHTS  
DESIGN COMMISSION MEETING  
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS RD.  
NOVEMBER 14, 2017

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

Members Present: John Fitzgerald, Chair  
Jonathan Kubow  
Aaron Coon  
Kirsten Kingsley  
Ted Eckhardt

Members Absent: None

Also Present: Robert Flubacker, Robert Flubacker Architects for *620 S. Beverly Ln.*  
Dr. John Kotis for *Kotis Surgical Center*  
Douglas Hammen, Douglas Design & Associates for *Kotis Surgical Center*  
Nick Bencriscutto, Owner of *639 E. Clarendon Ave.*  
Robert Lisk, DRH Cambridge Homes for *832 N. Chestnut Ave. & 812 N. Kaspar Ave.*  
Steve Hautzinger, Staff Liaison  
Derek Mach, Village Planner

REVIEW OF MEETING MINUTES FROM OCTOBER 24, 2017

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF OCTOBER 24, 2017. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. SIGN VARIATION REVIEWDC#17-125 – Kotis Surgical Center – 3443 N. Kennicott Ave.

**Douglas Hammen**, representing *Douglas Design & Associates*, and **Dr. John Kotis**, were present on behalf of the project.

**Mr. Hautzinger** presented Staff comments. 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. 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.

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 provided preliminary feedback regarding this sign variation on September 26, 2017 when the building design was reviewed, and there were mixed feelings on the necessity of the sign, but there were no objections.

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.

**Mr. Hammen** stated that the design of the wall sign has not changed since it was presented during the review of the recently approved addition. Address identity needs to be put on the site and consideration was given to the possibility of a ground sign or window signage, but they are concerned about the look of vinyl numbers on the glass. They are considering a small ground sign slab that address numbers could be put on, which is all that they would ask for in terms of beyond what was presented at the last review.

**Commissioner Eckhardt** had no issues with the sign variation request, and he would support a ground sign with the address numbers on it. **Commissioner Coon** was in support as well; however, he would only approve the addition of a ground sign with the address on it, provided the 'K' on the wall remains as subtle and obscure as currently shown. **Commissioner Kubow** agreed with the comments already made. He felt this is a unique situation and although he was not originally in favor of the 'K' signage, he now understands the design intent, which is very simplistic. He also liked the 'Arlington Medical Arts' language on the other side of the building which is tasteful, and he agreed with the other commissioners about allowing some type of simple slab or simple statement with an address. **Chair Fitzgerald** agreed as well, and really liked the proposed signage. **Commissioner Kingsley** agreed with the comments made and had no problem with the sign variation request; however, she questioned why 2 different fonts are being used for the 'K' sign and the 'Arlington Medical Arts' signage. **Mr. Hammen** replied that the font size relates to the scale of the elevation, with a finer font used on the larger north elevation, and a stronger font used on the shorter north elevation. **Commissioner Kingsley** also said that she specifically liked the ground sign with the address numbers on it because the numbers are going to be important. **Commissioner Eckhardt** asked if the style of the 'K' is part of the branding for the surgical center and **Dr. Kotis** said that the sign was designed by Mr. Hammen, and it could be incorporated into their logo.

**Chair Fitzgerald** asked if there was any public comment on the project and there was no response from the audience.

**Mr. Hautzinger** clarified that either a small ground sign with the address numbers on it, or a full size 16.5 foot tall ground sign are both code compliant options that would be allowed, unless the motion is conditioned to include restrictions on the ground sign.

**A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, OF THE FOLLOWING SIGN VARIATION REQUEST FOR *KOTIS SURGICAL CENTER* LOCATED 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 BASED ON THE PLANS DATED AND RECEIVED 10/9/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:**

3. THE DESIGN COMMISSION ACKNOWLEDGES THE PETITIONER'S RIGHT FOR A CODE COMPLIANT GROUND SIGN.
4. 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 PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

**Chair Fitzgerald** asked for clarification that a code compliant ground sign can include any type of text on it. **Mr. Hautzinger** reiterated that unless a specific condition is recommended by the Design Commission, a ground sign with any text up to 16.5 feet tall would be allowed. **Commissioner Eckhardt** pointed out that the petitioner stated tonight

that their intent is not to put up a large ground sign, just an architectural and modest ground sign that includes the address, which Mr. Hammen concurred with.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION AS FOLLOWS:

3. THE DESIGN COMMISSION ACKNOWLEDGES THE PETITIONER'S RIGHT FOR A CODE COMPLIANT GROUND SIGN, TO BE BROUGHT BACK TO THE DESIGN COMMISSION FOR REVIEW.

Mr. Hammen explained that there is a retaining wall of bench height on the north end of the building, and a water feature on the south end that goes across the front. He would like to do something similar, maybe a black granite slab that is also roughly bench height, to include stainless steel address letters (3443), as well as Dr. Kotis's name if the commissioners allowed.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION AS FOLLOWS:

3. THE DESIGN COMMISSION ACKNOWLEDGES THE PETITIONER'S RIGHT FOR A CODE COMPLIANT GROUND SIGN, BUT FOR ANY GROUND SIGN TALLER THAN 4-FEET, THE PETITIONER SHALL RETURN TO THE DESIGN COMMISSION FOR REVIEW OF THE PROPOSED GROUND SIGN.

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