



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 11, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 6/27/17

IV. REPORTS

V. OLD BUSINESS

- A. DC#09-025 - Sign Code Modifications - Village-Wide Electronic Signs

VI. NEW BUSINESS

- A. DC#17-066 - 408 W. Mueller St. - SF/New
- B. DC#17-068 - 1014 N. Chicago Ave. - SF/Teardown
- C. DC#17-054 - Zion Christian Church - 1640 S. Arlington Heights Rd.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Minutes - 6/27/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 6/27/17

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 27, 2017

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

Members Present: John Fitzgerald, Chair
Ted Eckhardt
Kirsten Kingsley

Members Absent: Jonathan Kubow

Also Present: Chris Russo, ALA Architects for 218 S. *Evergreen Ave.*
Leslie Doherty, Owner of 218 S. *Evergreen Ave.*
Kevin Davis, Fairfield Homes for 203 S. *Prindle Ave.*
Brian Hyde, Greenscape Homes for 1612 N. *Ridge Ave.*
Tom Abbatemarco, Prestigious Homes for 525 E. *Frederick St.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JUNE 13, 2017

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF JUNE 13, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO MOVE THE ITEM UNDER 'OLD BUSINESS' (DC#09-025) TO THE END OF THE AGENDA. ALL WERE IN FAVOR. THE MOTION CARRIED.

Chair Fitzgerald stated that a favorable vote from all three commissioners is required for approval of a project tonight.

ITEM 1. SINGLE-FAMILY ADDITION REVIEWDC#17-065 – 218 S. Evergreen Ave.

Chris Russo, representing *ALA Architects*, and Leslie Doherty, the homeowner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to expand an existing single story home with a new second floor addition and two-story addition on the rear. An existing two-car detached garage will be replaced with a new two-and-a-half car detached garage. This project requires a zoning variation for the front setback and for lot size, which is scheduled for review by the Zoning Board of Appeals on July 11, 2017. The project does comply with all other single family zoning requirements.

Overall, the proposed design is done in a traditional style and scale that will fit in well in this location. The existing brick house is being changed to all siding, and the design includes a new stone base on all sides of the home that is a very nice detail and creates the look of an authentic masonry foundation. The only concern with the proposed design is the unbalanced and cramped looking second floor elevation on the front of the house. The design attempts to bring down the rooflines on the front of the house, but this creates a cramped and awkward appearance.

Staff recommends the design be revised to simply continue the second floor eave across the front of the house, with two standard size windows equally spaced for a traditional foursquare look. Decorative window shutters are also recommended to enhance the traditional design. If a steeper roof pitch is desired, then it is recommended to lower the second floor plate and include window dormers at the windows. Staff recommends the Design Commission evaluate the suggested revision and approve the project.

Mr. Russo introduced the homeowner and said that they have been working on this home for a long time. The interior of the first floor has already been remodeled and they are now trying to make the home more livable with a second-floor addition and the addition on the rear of the home. They have also been working with Staff and took their suggestions to add stone around the entire home, as well as additional details to the bump out on the side of the home. They spent a lot of time working back and forth to achieve what the homeowner likes, which is what they are presenting tonight. He also presented a rendering to help with visualization, which they used to further study the design and make minor modifications such as lowering the windows. They are excited about the proposed design and look forward to improving the existing home.

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

Commissioner Eckhardt liked the elevation as drawn; he liked the hip in front of the home and the gutter line that was brought all the way across. Although it looks a little top heavy, it was probably because of the roofline above the door that goes all the way across. He liked that the stone was brought around the entire home and he had no issues with the design as proposed.

Commissioner Kingsley felt the home was nice and scaled appropriately for the neighborhood, although she would have loved to see the existing brick incorporated into the design, and she thanked the petitioner for the nice presentation of the rendering. She suggested eliminating the smallest nested gable on the second-floor, which appeared a little busy in relationship to the homes on either side, and changing the window in the laundry room to a traditional window to match the window on the left side elevation. Commissioner Kingsley also suggested larger double-hung windows in Bath #2 on the right side elevation. She noted the way the deck is articulated and the fact that there is no covering over the back door is a missed opportunity; and the open area between the deck and the ground needs to be designed.

Chair Fitzgerald liked the design and could see it both the way it is presented and the way that Staff has presented it. He liked the colors being proposed and that all four sides of the home are detailed. He cautioned the petitioner

about the gutters on the front, because there will be a lot of them and they will change the look of the home. Overall, he liked the design of the addition.

Commissioner Eckhardt asked for clarification about the windows on the right side elevation in the bathroom, which showed a single window on the floor plans and a double window on the elevations. Mr. Hautzinger explained that the window in the bathroom was changed from a single window to a double window during a preliminary design review; however, the floor plans were apparently not updated to reflect this change, and Commissioner Kingsley suggested that those windows be full height windows instead of small windows.

Mr. Russo said that the suggestions made by the commissioners were all strong suggestions that they are not opposed to, with the exception of revising the front elevation. Ms. Doherty added that she loved the depth of the front elevation and wanted to keep the two gables as proposed, although she was open to ideas on how to simplify it.

Chair Fitzgerald reiterated his previous concern about the large amount of gutters and how they will impact the design, and Commissioner Kingsley reiterated her suggestion to increase the size of the windows on the right side elevation in the bathroom, and consider eliminating the small gable on the front elevation.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 218 S. EVERGREEN AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 4/26/17 AND RECEIVED 5/9/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION THAT THE SECOND FLOOR WINDOWS IN THE BATHROOM ON THE RIGHT SIDE ELEVATION BE THE SAME HEIGHT AS THE OTHER SECOND-FLOOR WINDOWS.
2. A RECOMMENDATION THAT THE PORK CHOPS ON THE FRONT ELEVATION BE SCALED BACK 5 OR 6 INCHES.
3. A RECOMMENDATION THAT THE PETITIONER CONSIDER ADDING A SMALL ROOF STRUCTURE OR ARCHITECTURAL CANOPY OVER THE REAR DOOR.
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.
5. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Kingsley wanted the motion to include further study of the design of the deck skirting, and she preferred that lattice not be used. Chair Fitzgerald felt that it should be a requirement that there be some type of covering over the rear door.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO AMEND THE MOTION AND ADD THE FOLLOWING:

6. A REQUIREMENT THAT SCREENING, SIMILAR TO THE FRONT OF THE HOME, BE ADDED AT THE REAR DECK AREA TO ENCLOSE THE EXPOSED UNDERSIDE OF THE DECK.

Chair Fitzgerald clarified the difference between a recommendation and a requirement.

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

ITEM 2. SINGLE-FAMILY NEW REVIEWDC#17-075- 203 S. Prindle Ave.

Kevin Davis, representing *Fairfield Homes*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence with one car attached garage to allow construction of a new two-story residence with an attached, four-car, tandem garage. The proposed design does comply with the R-3 zoning requirements.

This neighborhood consists of primarily smaller scale, mid-century, single-story and split-level homes with a mix of attached and detached garages. However, the subject property has an expanded two-story home directly to the south and three new and/or expanded two-story homes directly across the street. The proposed two-story house will fit in well with the adjacent larger homes, and the single story garage roof creates a nice transition to the single story house directly to the north.

The only concern with the proposed design is that it will be the first three car-garage on the block. To minimize the impact of the three-car garage, it is recommended that the third garage space be further recessed from the front wall of the two-car garage. Otherwise, the house is nicely designed with a front porch that projects out in front, and a stone base that wraps down the sides.

Mr. Davis said that the proposed design is slightly different from the design that he typically proposes; he is maximizing the kitchen and the family room space on the first floor instead of the living space on the second-floor, and this being a 66' wide lot that screams for a 3-car garage, which is hard to get in Arlington Heights.

Commissioner Kingsley said that if the 4-car tandem garage was changed to a 3-car garage, the garage could then be pushed back without impacting the second floor bedroom windows. Mr. Davis replied that he did not want to do that because the value would be diminished; he had a unique product with the 4-car garage that will sell itself in no time. Commissioner Kingsley felt the large gable over the 2-car garage was imposing and made for an awkward roof to the right of the gable; she preferred that the gable be eliminated and simplified, which would do the homeowners a lot of good as well as be more pedestrian friendly. The 4-car garage could then be reduced to a 3-1/2 car garage, and the massing of the one-car garage could be broken and pushed further back. She also felt there should be a covering added over the back door, and she asked for clarification on the materials and colors being proposed. The material samples were presented and Mr. Davis added that the windows and trim will be white, and the siding will be 'Mist Grey'. Commissioner Kingsley suggested a warmer siding color such as 'Pearl Grey' that will also go better with the stone.

Focusing on the garage, Commissioner Eckhardt pointed out that the garage is currently set back 1-foot from the front of the home, and the option of doing a window well in the roof on the side elevation will be problematic with water. He suggested adding small windows on the front elevation in Bedroom #4 and the existing window on the left side could be moved back 1 to 2-feet closer to the closet. He agreed with Commissioner Kingsley's suggestion to add a covering over the back door, and he liked the difference in the shingle style and clap board trim. He asked about the garage door color, which Mr. Davis replied would be white. Commissioner Eckhardt suggested a matching tone on the smaller garage door and white on the large door; contrast them and make one disappear, or colorize them, because white is really bright.

With regards to the garage, Chair Fitzgerald was in favor of sliding it back 2 or 3-feet as previously suggested. He was torn with how much the garage and the peak over the main doors are the focal point of the front of the home. He liked the idea of possibly removing the gable over the garage, as well as adding small windows in Bedroom #4; take more emphasis off the double set of garage doors. He liked the new home and the colors being proposed, although he also liked the 'Pearl Grey' color suggested by Commissioner Kingsley, and he would be in favor of the petitioner further studying the concerns stated for approval by Staff.

Mr. Hautzinger asked the commissioners for feedback about adding a small decorative window in the gable above the garage so. Mr. Davis replied that he would rather add a window in the gable than eliminate the gable, and he was concerned about the lack of space for windows to be added on the front elevation in Bedroom #4. Commissioner Kingsley pointed out that the fascia trim under the gutters is stepped up above the 2-car garage, increasing the amount of space between the top of the garage and the underside of the gable triangle; if the gable above the garage remains, the triangle of shingles should be taller or it should match the rear elevation where the trim goes all the way across underneath the gable ends. It is still her recommendation that the petitioner further study a regular straight roof above the 2-car garage to give emphasis to this portion of the home and allow windows to be added windows in Bedroom #4 as well as de-emphasize the 2-car garage because it is really a 4-car garage.

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

PUBLIC COMMENT

Bernard Barbric, 207 S. Prindle Avenue, said that he lives directly south of the site and is interested in seeing what is being proposed for the new home. He is a bit surprised to see the 3-car garage, because there are none in this neighborhood, and he is concerned because this will be the first 3-car garage anywhere nearby and it does not fit in with the neighborhood. A 3-car garage will take away from the smaller homes in the neighborhood. He also pointed out that the existing landscaping in the backyard of the site is a mess, and should be addressed during construction of the new home.

Commissioner Kingsley reiterated her suggestion to eliminate the gable over the garage, create a separation between the two garage roofs, and push the 1-car garage further back to make it look like an addition. Commissioner Eckhardt felt that doing that would take away from the home; he liked the idea of lowering the horizontal trim band in the garage gable, and adding a window in the gable. Chair Fitzgerald was in support of lowering the horizontal trim board over the 2-car garage door to be level with the trim board above the single garage door; he liked pushing the 1-car garage back 2 to 3-feet; and he also liked the idea of picking a garage door color that blends in more and is not featured.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 203 S. PRINDLE AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED AND RECEIVED 5/30/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE SINGLE-CAR GARAGE BE RECESSED BACK A MINIMUM OF 2-FEET.
2. A REQUIREMENT THAT THE HORIZONTAL TRIM BOARD ABOVE THE 2-CAR GARAGE DOOR BE LOWERED TO ALIGN WITH THE GUTTER AND A PRAIRIE-STYLE WINDOW SIMILAR TO THE OTHER WINDOWS BE ADDED IN THE GABLE.
3. A REQUIREMENT THAT THE GARAGE DOOR PAINT NOT BE WHITE, BUT BE A MUTED COLOR THAT IS COMPATIBLE WITH THE PROPOSED COLOR SCHEME.
4. A RECOMMENDATION THAT A CANOPY BE ADDED OVER THE DOOR ON THE REAR ELEVATION.
5. 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.

6. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Kingsley wanted the 1-car garage to be recessed back a minimum of 3-feet instead of 2-feet, and she really did not like the gable above the 2-car garage. She wanted to add a recommendation that the grey siding color be 'Pearl Grey', the shingles be 'Aged Pewter', and the trim and garage door be 'Aged Pewter'. The other commissioners agreed.

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

1. A REQUIREMENT THAT THE SINGLE-CAR GARAGE BE RECESSED BACK A MINIMUM OF 3-FEET.
7. A RECOMMENDATION THAT THE SIDING COLOR BE CHANGED TO 'PEARL GREY', THE SHINGLES BE 'AGED PEWTER', AND THE TRIM AND GARAGE DOORS BE 'AGED PEWTER'.

Chair Fitzgerald felt there should be a requirement to add a small ornamental tree near the corner of the 1-car garage to help soften it, and that the backyard be cleaned up. Mr. Davis said that the grading of this lot is problematic and adding a tree to the left of the garage will affect water flow. Chair Fitzgerald disagreed and said that a small ornamental tree would work well and could be pulled forward instead of up against the home and will not affect the drainage if it is planted properly.

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

8. A REQUIREMENT TO ADD A SMALL ORNAMENTAL TREE ON THE NORTH ELEVATION AT THE 1-CAR GARAGE TO SOFTEN THE LONG ELEVATION.

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEWDC#17-079 – 1612 N. Ridge Ave.

Brian Hyde, representing *Greenscape Homes*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence with one car attached garage to allow construction of a new two-story residence with an attached, three-car garage. This project does comply with the R-3 zoning requirements. The existing neighborhood consists of primarily single-story homes with one car attached garages. Although the neighborhood is predominantly single story homes, it should be noted that there are a few other teardowns previously completed on this block, and numerous teardowns completed throughout the neighborhood.

Overall, the proposed design is nicely done, and is generally consistent with other newer homes in the neighborhood. The design includes a one-story roof line above the front porch and above the third car garage which helps the scale of the house to fit with the adjacent single story homes, and the side setback on the north exceeds the minimum setback requirement, allowing a comfortable amount of space between the adjacent homes. The third car garage is nicely designed with a single story massing, and it is recessed a few feet from the front wall. However, recessing the garage two additional feet should be considered.

The Design Commission should evaluate the steep gable feature on the front of the house, which has a tall appearance that may not be the best option in this neighborhood of low, horizontal homes.

Mr. Hyde said that the third car garage was already pushed back 3-feet, and it would be difficult to push it back any further because of the location of windows on the left side elevation. There is a standard-size bedroom being proposed over the garage space, and the roof lines were kept as low as possible and the relation to the side porch and the single-car garage. Mr. Hyde felt the lower eave lines help keep things looking low and the steeper pitch in reality looks less massive than it looks in a straight on elevation drawing.

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

Commissioner Eckhardt said that he loves the Tudor style homes in the Village and he liked tall pitched roofs, and although the proposed new Neo-Tudor home may not be compatible with other homes on the block, it is certainly a home that is not foreign to this community. He suggested pulling down the boxed area in the gable over the garage another 1 to 1-1/2 feet, let the belly band run into it, and use larger brackets; he felt this detail needed some historic study. He had no further comments at this time.

Commissioner Kingsley said that she also liked steep pitched roofs; however, she felt it would be really beneficial if it could somehow be lowered. When a 2-car garage projects forward, she prefers to see a minimum amount of height between the top of the garage door and what is above it, and there is quite a substantial area above the garage, and the proportion on the 1-car garage is nicer, so to bring it down would be nice. She suggested lowering the first-floor one-step, which would change the look and feel of the front porch and possibly eliminate the railing, and it would be a win situation if the front gable could be lowered quite a bit. She understood that the room is not big, but she thought it could be squeezed somehow and lower the roof a little bit. She felt the trim on the front window should continue on some if not all of the windows on the rear elevation, and the size of the trim increased. She also felt that the transom windows on the side elevations would not provide enough light into the large rooms and should be changed to full size windows to help bring down the elevations to a pedestrian level.

Chair Fitzgerald liked the peak on the front of the home and the details of it, and he preferred less space above the garage door. He did not notice the 1-car garage at first glance, but he liked the proportion of the wall space above the single-car garage, versus the wider space above the 2-car garage. He was okay with the side elevations and he

liked the proposed colors; however, he felt it was a missed opportunity to add more light on the left side elevation with another window, as well as in the family room on the right side elevation. He had no other comments.

PUBLIC COMMENT

Linda Zack, 1704 N. Ridge Avenue, lives directly north of the site. She saw very little “wrong” with the proposed new home; it is a very pleasant home. She has been watching a new home being built across the street from her that has similar unusual details, which remind her of places where birds can nest. She referred to the rendering and said that it is a very nice look, although she agreed with the suggestion to lower the front gable and align the roof across; it looks nice, unlike the new home across the street. She did not know if the bracket detail under the box bay and the bracket detail in the gable made sense and she agreed that the small windows on the sides of the home should be larger for more light, especially on the south elevation. This is a very nice looking home.

Commissioner Eckhardt preferred the drawing that showed the white trim board coming into the bay element, as opposed to the rendering where the bay is floating above it, and he encouraged the petitioner to come up with some window configurations to add more light into some of the rooms as previously suggested.

Commissioner Kingsley reiterated her concerns to lower the eave line of the 2-car garage gable be brought down so it matches the height of the 1-car garage, which she acknowledged may cause an issue with the front porch roof. If the home is brought down 6-inches, in relationship to the first floor and the grade, that would help that transition. She acknowledged the desire for the 16:12 roof pitch, but she felt it is a massive front elevation and it should come down.

Chair Fitzgerald reiterated his concern about the large amount of space between the trim on top of the garage door and the bottom of the box bay above which appeared to be roughly 4 feet, which seems like a lot of space to him.

Commissioner Kingsley reviewed the materials and colors being proposed, and had no issues.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1612 N. RIDGE AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 5/25/17 AND RECEIVED 5/30/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO LOWER THE EAVE LINE OF THE MAIN 2-CAR GARAGE DOOR MASSING TO MATCH THE 1-CAR GARAGE EAVE, WITH THE PEAK OF THE ROOF TO COME DOWN APPROPRIATELY, APPROXIMATELY 2 FEET, TO BE REVIEWED BY STAFF.
2. A RECOMMENDATION TO LOWER THE FIRST-FLOOR OF THE HOUSE.
3. A RECOMMENDATION TO MAKE THE WINDOWS ON THE SOUTH ELEVATION LARGER, ESPECIALLY IN THE KITCHEN AND DINING ROOM, TO ALLOW FOR MORE NATURAL LIGHT.
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.

5. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Eckhardt was concerned about lowering the mass of the 2-car garage all the way down to the 1-car garage eave level; he preferred that the 1-car garage look like a separate little box on the side, and if the two are connected, it will take away from the view that the 1-car garage is not seen. He supported lowering the gable about 1 to 1-1/2 feet, but not all the way down to the 1-car height because he liked the different heights, which is typical of the Tudor style; it did not all need to match. However, there is a lot of space, and it could come down a little bit, which will also get the gable off of the top ridge. Commissioner Kingsley suggested the petitioner work with Staff to bring it down to match the porch height, at a minimum.

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

1. A REQUIREMENT TO LOWER THE EAVE LINE OF THE MAIN 2-CAR GARAGE DOOR MASSING AT A MINIMUM TO MATCH THE FRONT PORCH EAVE, WITH THE PEAK OF THE ROOF TO COME DOWN APPROPRIATELY, TO BE REVIEWED BY STAFF.

Mr. Hyde suggested increasing the height of the garage door from 7-feet to 8-feet, which will help reduce the amount of space above the garage, instead of changing the eave lines. Chair Fitzgerald was okay with this option but Commissioner Kingsley was not; she felt the porch and the home should be brought down to be pedestrian friendly. Mr. Hyde also pointed out that this a sloping lot and the grade line on the right side is higher than the left side of the home, and only 2 steps down to grade by the porch. Commissioner Kingsley appreciated the suggestion, but reiterated her previous preference to minimize the height of the entry door relative to the garage door. Commissioner Eckhardt was curious if the 1-car garage would remain at 7-feet if the 2-car garage were increased to 8-feet, and Mr. Hyde said that he would prefer to keep the 1-car garage at 7-feet. Commissioner Eckhardt also suggested raising the grade up with landscaping at the front porch.

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

ITEM 4. SINGLE-FAMILY TEARDOWN REVIEWDC#17-081 – 525 E. Frederick St.

Tom Abbatemarco, representing *Prestigious Home Builders*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence and detached two car garage to build a new two story residence with an attached, three car garage. This project does require some minor zoning corrections as follows, but otherwise complies with the R-3 zoning requirements:

- **Entry Portico.** The proposed entry portico within the exterior side setback is 5' x 8'. The maximum allowed size is 4' x 8'.
- **Side Yard Setback.** The proposed side yard setback is 6.6 feet. The required side yard setback is 6.7 feet.
- **Driveway Width.** The proposed driveway width is 34'. The maximum allowed width is 32'.
- **A/C Units.** The a/c units are located within the required side yard setback, which is not allowed.
- **Parkway Tree.** The site plan is required to show all existing parkway trees, but this information has not been provided.

Mr. Abbatemarco stated that all of the zoning corrections have been addressed.

Mr. Hautzinger further stated that the existing neighborhood consists of a mix of single story, one and a half story, and two story homes with a mix of attached and detached garages. The subject property is a corner lot, and the existing house faces Frederick Street on the north. The proposed design has the new house facing Douglas Avenue on the east, with a three car attached garage facing Frederick Street on the north.

Overall, the proposed design is done in a traditional style that fits well in this neighborhood, but the three car garage facing the corner is a concern. It is recommended that the design be revised to locate the garage on the rear (south) end of the house, either attached or detached, so that the main part of the home can be the focal point of the design from the corner. The majority of corner houses in this neighborhood have the garage located in the rear yard with many of them having detached garages. However, there are some houses with the garage located facing the corner, similar to the proposed design. Images 1 & 2 shown in the Staff report show nearby examples of newer homes with the garages facing the corner, and Images 3 & 4 show nearby recommended examples of newer houses that face the corner, with detached garages located in the rear of the property.

Staff recommends the proposed design be revised and re-reviewed based on the comments in the Staff report.

Mr. Abbatemarco presented a revised garage elevation that reflected the changes that were made, giving it more curb appeal and character. A shed roof was added across the entire garage (right side) elevation, a window was added in the garage gable, and the garage doors will be a high quality, walnut finish. Mr. Abbatemarco said that a frontload garage was a possibility, although he preferred the side-load garage because of the visibility into the garage when the doors are open.

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

Commissioner Kingsley understood Staff's point about having the garage on the back of the home, which is closer to the south side of the property. She felt the garage worked well as proposed, although it unfortunately creates a loss of the mini-community feel of the 4 homes to the west because the home at 503 E. Frederick no longer faces Frederick Street. However, she liked that there were at least two houses between the large corner homes, and not just one house. She asked for clarification from the petitioner about the zoning variations mentioned by Staff and Mr. Hautzinger clarified that no variations are required on the proposed design. Mr. Abbatemarco added that the mistakes made on the site plan regarding dimensions have been corrected. Commissioner Kingsley felt the design

was nice; she suggested the slope of the center portico roof match the other two gables; the top of the stone height all match; the sill height be reduced to a human scale; and eliminate the square keystone in the middle of the trim. Mr. Abbatemarco clarified that the windows will be white, as opposed to the dark bronze color shown in the photograph. Commissioner Kingsley preferred dark windows, and suggested the floor and steps of the front porch be stone instead of concrete, and the shutters not be white.

Commissioner Eckhardt supported Commissioner Kingsley's comment that the gable over the front porch/door should be consistent in pitch with the other 2 gables. Mr. Abbatemarco replied that they considered lowering the gable over the front door and making it wider; however, he was concerned about the rafter tails protruding into the adjacent window space, which Commissioner Eckhardt understood and asked the petitioner to provide a drawing to Staff showing proof of such, because he felt it would move up above the window head.

Chair Fitzgerald agreed with everything said so far, and he liked the revision that was presented tonight on the right elevation. In addition, he wanted to see the stone that wraps around the corner of the rear elevation brought all the way down to the end of the garage, and consideration given to another window; to try to make that side of the garage feel like more of a living space than a garage. Mr. Abbatemarco suggested addressing the concerns about the rear elevation with landscaping, because he has worked extremely hard with the clients' to obtain their budget. Chair Fitzgerald stated his preference for the stone to be continued.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 525 E. FREDERICK STREET. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 5/11/17 AND RECEIVED 6/05/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO FOLLOW THE REVISED GARAGE (NORTH) ELEVATION SUBMITTED TONIGHT.
2. A REQUIREMENT THAT THE HEIGHT OF THE STONE BASE BE LOWERED AND CONSISTENT THROUGHOUT THE HOME, WITH THE WINDOWS TO NOT BE CUT-OUT OF THEM, ALTHOUGH THE BASE OF THE PORCH COLUMNS CAN BE DIFFERENT.
3. A REQUIREMENT THAT THE FRONT PORCH PORTICO COVERING BE REVIEWED BY STAFF, TO BE EITHER BROUGHT DOWN SIGNIFICANTLY CLOSER TO THE HEAD OF THE DOOR, OR THAT THE SLOPE EQUAL THE OTHER 2 SLOPES ON THAT ELEVATION.
4. A RECOMMENDATION THAT THE KEYS IN THE TRIM BE REMOVED.
5. A REQUIREMENT TO CONTINUE THE STONE ALONG THE WEST SIDE OF THE GARAGE AND ADD A WINDOW, OR A FALSE WINDOW WITH CLOSED SHUTTERS IS ACCEPTABLE.
6. 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.
7. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Eckhardt did not feel strongly that all of the stone heights on the front elevation should be the same because it would make the home look longer, and he suggested leaving the stone height as proposed. Commissioner Kingsley agreed.

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

1. ELIMINATE THE REQUIREMENT THAT THE HEIGHT OF THE STONE BASE BE LOWERED AND CONSISTENT THROUGHOUT THE HOME, WITH THE WINDOWS TO NOT BE CUT-OUT OF THEM, ALTHOUGH THE BASE OF THE PORCH COLUMNS CAN BE DIFFERENT.
2. A RECOMMENDATION THAT THE SURFACE OF THE PORCH AND THE PORCH STEPS BE A NICER MATERIAL THAN CONCRETE.

Mr. Hautzinger asked for clarification about the requirement that Staff review the changes to the front porch portico roof. Commissioner Eckhardt explained that the petitioner stated his concerns that reducing the slope of the portico roof will conflict with the windows, and he asked that proof of this concern be submitted to Staff. Commissioner Kingsley added that if the petitioner cannot reduce the slope, then it should at least be brought down, to be reviewed by Staff. Mr. Abbatemarco preferred that the porch roof come down and become wider, without encroaching on the windows, if it looks appropriate.

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

ITEM 5. SIGN CODE MODIFICATIONS

DC#09-025 – Village-Wide Electronic Signs

Chair Fitzgerald asked if the discussion was time sensitive because only 3 of the 5 commissioners were here tonight. Mr. Hautzinger replied that Staff was seeking a motion from the Design Commission tonight, although a specific review date with the Village Board has not yet been determined. He stated that the intent is to allow electronic signs; however, this type of signage would require a Conditional Review with the Design Commission, who will be a recommending body to the Village Board for final approval, similar to a sign variation request.

Chair Eckhardt wanted to discuss a portion of this signage tonight because he had some concerns. Chair Fitzgerald said that this issue has been very important to all of the commissioners and he felt all commissioners should have an opportunity to discuss and vote on it. Mr. Hautzinger suggested tabling the discussion tonight and bringing it back at the next meeting, or reviewing it tonight for preliminary comments.

Mr. Hautzinger gave a brief summary of the history and background of electronic signs and discussions regarding the possible conditional review process, which concluded with the Village Board directing Staff to further research and draft a conditional use process to allow electronic signage that meets certain criteria. Staff has completed their research of other communities that allow electronic signs, and are here tonight to present the possible standards and Conditional Review Process that resulted from the research. Common standards for electronic signage include restrictions to locate the signs only along major roads, enforce a minimum spacing between signs, and limitations when adjacent to residential zoning districts. Common operational restrictions include minimum display change times, no flashing/scrolling/animation/video, and brightness limitations.

Mr. Hautzinger presented a draft of the ordinance to amend the sign code for electronic signs, which included the exact language being proposed, operational restrictions, standards for the design of the sign, and the process for approval. He referred to the map showing the 3 designated commercial corridors where electronic signage would be allowed.

Mr. Hautzinger also reviewed the Conditional Review Process and criteria required for all requests for electronic signage, which also included public notification of certified mailings to surrounding property owners within 100-feet. He also reviewed the Standards for Electronic Signs, which included the type of sign, display, size, quantity, spacing, separation from residential, orientation, and operational standards.

The commissioners agreed to continue the conversation when all 5 commissioners are present, but they provided the following preliminary feedback:

1. None of the 3 commissioners in attendance supported the idea of allowing electronic signs.
2. The commissioners expressed concern that their review and recommendations of individual electronic sign requests may be ignored by the Village Board, and will therefore be a waste of their time. Staff reiterated the importance of the Design Commission's input on this matter, and encouraged the Design Commission to remain involved with the review process.
3. A suggestion was made to send these requests directly to the Village Board, or give the Design Commission final authority for approvals/denials.
4. The question was asked if the Conditional Approval would be transferable to a new business in the same location. Staff to confirm.
5. A recommendation was made to review the proposed ordinance with the Chamber of Commerce.
6. A recommendation was made to allow electronic ink signs for schools, churches, and park facilities in Residential Zoning Districts.
7. Concern was expressed about the negative impact electronic signs will have on South Arlington Heights Road because this area already looks so poor and it is the gateway into Arlington Heights. Staff reported that studies are currently being conducted to beautify this area.

8. A suggestion was made to make a list of existing businesses in the designated corridors that will be likely to request electronic signs.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO CONTINUE THE DISCUSSION OF VILLAGE-WIDE ELECTRONIC SIGNS (DC#09-025) TO A MEETING WHEN ALL 5 COMMISSIONERS ARE IN ATTENDANCE.

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

ITEM 6. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:35 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#09-025 - Sign Code Modifications - Village-Wide Electronic Signs

Department: Planning & Community Development

Requested Action

– Amendment to Chapter 30, Sign Code, to add Article VII Electronic Message Signs.

Recommendation

– The Design Commission should review the proposed Amendment, and provide a recommendation to the Village Board.

ATTACHMENTS:

Description	Type
Staff Memo	Memorandum
DRAFT Ordinance - Map	Exhibits
February 2017 Report - Electronic Signs- Possible Conditional Review Process	Exhibits

MEMO

DATE: July 11, 2017

TO: **Design Commission:**
Chairman Fitzgerald, Commissioner Eckhardt, Commissioner Kingsley, Commissioner Kubow, and Commissioner Coon

FROM: Steve Hautzinger, Design Planner

RE: **Electronic Message Signage – DRAFT ordinance**

On July 18, 2016, representatives from the Planning Department and Design Commission met with the Village Board to review the matter of electronic message signage. At the conclusion of the meeting, the Village Board directed the Planning and Community Development Department to further research electronic signage and prepare a draft conditional use process for electronic message signs.

Since then, the required research has been completed, and draft ordinance language pertaining to electronic message signage has been prepared. Various updates were provided to the Village Board during this process. The areas where electronic message signage could be allowed, along major arterial roads, have been refined and maps illustrating those areas within the community have been prepared.

At this time, the Design Commission is requested to review the draft ordinance for recommendation to the Village Board. If the Design Commission would like any of the prior background research and reports, please contact Staff.

On June 27, 2017, Staff gave a preliminary presentation of the draft ordinance to the Design Commission (with only three members present), and received the following feedback:

- None of the Design Commissioners supported the idea of allowing electronic signs.
- Concern was expressed that the Design Commission's review and recommendations regarding individual electronic sign requests may be ignored by the Village Board, and would therefore be a waste of the Design Commission's time.
 - o Staff recommends that the Design Commission stay in the review process and continue to provide recommendations to the Village Board on this matter.
- The Design Commission asked if the Conditional Approval would be transferable to a new business in the same location?
 - o The draft ordinance could be revised to clarify that electronic sign approvals not be transferable, and the Design Commission should make a recommendation on this matter.
- The Design Commission recommended that Staff review the proposed ordinance with the Chamber of Commerce.
 - o The Chamber of Commerce is aware that this is being studied, and Staff intends to provide a full update at the appropriate time.
- The Design Commission recommended that electronic ink signs be allowed for schools, churches, and park facilities in Residential Zoning Districts.
 - o Staff recommends that this be considered as a separate amendment ordinance, but the Design Commission should make a formal recommendation on this matter.
- The Design Commission suggested preparing a list of existing businesses within the designated corridors that will be likely to request an electronic sign (such as Walgreens, McDonald's, Dunkin' Donuts).
- The Design Commission made a MOTION to continue this matter to a future meeting when all Commissioners are in attendance.

The following materials are enclosed:

1. Proposed draft ordinance language for electronic message signs.
2. Map illustrating the commercial corridors where electronic message signs would be allowed.
3. February 2017 Report, "Electronic Signs – Possible Conditional Review Process".

Add the following to the end of Section 7-1111:

Conditional Review of Electronic Message Signs \$500

Add new Definition to 30-101 as 14.5:

Electronic Message Sign. A portion of a monument style ground sign on which the message, copy, graphics, or display can be changed by remote or automatic means, used to advertise a business, goods, and/or services that are available on the property on which the sign is placed.

Add new Article VII (renumber existing Articles VII, VIII, and IX to VIII, IX, and X)

Article VII Electronic Message Signs

Section 30-701 Electronic Message Signs may be permitted but only in designated major arterial commercial corridors as identified in the maps attached at the end of this Article and in accordance with the regulations set forth in this Article.

Section 30-702 Conditional Review Process and Criteria. All applications for an Electronic Message Sign shall be submitted to the Design Commission for review. The Design Commission shall hold public meetings to evaluate whether the proposed Electronic Message Sign meets the criteria set forth below. The Design Commission shall make a recommendation which will be forwarded to the Village Board of Trustees, where the request may be granted, denied or modified.

- a. The Electronic Message Sign will not create a traffic hazard or demonstrable negative impact on nearby properties or be detrimental to the safety of persons residing or working in the vicinity; and
- b. The Electronic Message Sign will serve the best interests of the Village, will be desirable for the public convenience, and will not merely serve to provide the applicant with a competitive advantage over similar businesses; and
- c. The design of the Electronic Message Sign is compatible with the essential character of the locality; and
- d. The business demonstrates a valid need for an Electronic Message Sign.

Section 30-703 Applications.

- a. All applications for Electronic Message Signs shall be submitted to and reviewed by the Design Commission.
- b. With the application, the petitioner must submit 1 copy of the following information to the Department of Planning and Community Development along with electronic pdf files:
 1. A letter requesting the Electronic Message Sign stating the criteria for which an Electronic Message Sign must comply and how the proposal meets those;
 2. Plat of Survey;

3. A detailed site plan including building locations, driveways, yards, setbacks, the proposed sign location and any existing signage with dimensions;
4. Color photographs of subject property and surrounding properties including existing ground signs;
5. Detailed drawings of the proposed sign, fully dimensioned and drawn to scale, including fully dimensioned scaled drawings and photographs of all existing signage;
6. Manufacturer's product data and specifications for the Electronic Message Sign, including written certification verifying auto-dimming function set to .3 footcandles maximum above ambient lighting conditions;
7. Written list of all sign materials;
8. Samples of major sign materials including colors, textures and finishes being proposed;

A copy of the recommendation of the Design Commission will be forwarded to the Village Board.

Section 30-704 Notification Requirements.

- a. An applicant for an Electronic Message Sign shall serve written notice, either in person, by certified mail, or by similar delivery service which provides proof of service, on the last known taxpayers and/or property owners of record as reflected in the county records, of all property within 100 feet in each direction of the property lines of the subject property for which approval of an Electronic Message Sign is being requested; provided the number of feet occupied by all public roads, alleys and other public ways shall be excluded in computing the 100 feet. Such notice must be served not less than seven days and not more than 30 days prior to the date set for the meeting of the Design Commission to review the request for an Electronic Message Sign. If any part of a condominium property is located within this distance, written notification shall be made to the condominium association. If no such association exists, the applicant must notify each individual taxpayer of record in the condominium property. If, after a bona fide effort to determine such by the applicant, the owner of the property on which the notice is to be served cannot be found, the notice requirements of this Section shall be deemed satisfied.

The required notices shall contain the address of the location for which the Electronic Message Sign is requested, a brief statement of the nature of the request, the name and address of the legal and beneficial owner of the property, and time and date on which the meeting shall be held. Not less than one day prior to the meeting date, the applicant shall furnish a written statement certifying that he or she has complied with the requirements of this subsection. Attached to the written statement shall be a list of all property owners notified in accordance with the above, the receipts of the certified mail or the signatures of the property owners acknowledging the personal visit of the applicant, the returned notices which were undeliverable by the post office, along with a copy of the notice sent to each of the individuals therein specified.

- b. Not less than 15 days prior to the date of the Design Commission meeting at which the request for an Electronic Message Sign is to be discussed, the Applicant shall post a readable sign on the site where the Electronic Message Sign is intended to go. The Notice sign must be posted on private property adjacent to the roadway. This sign must be removed no later than ten days after completion of the final meeting. The required sign shall contain the current action requested, the date, time, and place where the meeting shall be held, a statement that further information can be obtained from the applicant and the Planning Department of the Village of Arlington Heights. The words "NOTICE OF PUBLIC MEETING" must appear at the top of the sign in letters no smaller than 1.5 inches. All costs associated with the sign are to be borne by the Petitioner. See the following exhibit for an example of a notice sign.

NOTICE OF PUBLIC MEETING

MEETING FOR: (Fill in sign variation)

**MEETING LOCATION: ARLINGTON HEIGHTS
MUNICIPAL BUILDING
33 South Arlington Heights Road**

DATE: (Fill in meeting date) **TIME:** (Fill in meeting time)

PUBLIC ATTENDANCE AND COMMENTS INVITED

FOR DETAILS CALL:

Fill in Petitioner's name and phone number or Village of Arlington Heights
Department of Planning & Community Development
847-368-5200

Section 30-705 Standards for Electronic Message Signs. The following standards apply to all Electronic Message Signs:

- a. Ground Signs Only. Electronic Message Signs are only permitted on monument style, ground signs and the ground sign cannot be taller than ten feet. All other requirements for ground signs as set forth in this Chapter shall apply, unless a more specific requirement is listed in this Article, in which case the requirement in this Article applies.
- b. Display. Only high resolution, full color electronic displays are allowed.
- c. Size. Electronic Message Signs must be incorporated as part of a conventional monument style ground sign which displays the business name or use. The electronic portion of the sign must be the lower portion of the sign. The maximum size of an Electronic Message Sign shall be no more than 50% of the allowable ground sign size as set forth in the table below. The maximum allowable area of a ground sign is determined on the basis of the width and posted speed limit of the public right-of-way abutting the property on which the sign is located as set forth in the table below:

POSTED SPEED LIMIT

WIDTH OF PUBLIC RIGHT-OF-WAY	35 MILES PER HOUR OR LESS	OVER 35 MILES PER HOUR
UP TO 66 FEET	40 SQ. FT. TOTAL SIGN AREA PER FACE	60 SQ. FT. TOTAL SIGN AREA PER FACE
OVER 66 FEET	66 SQ. FT. TOTAL SIGN AREA PER FACE	80 SQ. FT. TOTAL SIGN AREA PER FACE

- d. Quantity. Only one electronic message sign per property is permitted.
- e. Spacing. There must be a minimum 300 feet spacing between Electronic Message Signs on the same side of any street.
- f. Separation from Residential. Electronic Message Signs are not permitted within 300 feet of any property being used for a residential use.
- g. Orientation. All Electronic Message Signs must be oriented perpendicular to the roadway to minimize the impact on properties directly across the street from the location of the sign.
- h. Operational Standards. The following operational standards apply to all Electronic Message Signs:
 - 1. The sign shall have static display only. No scrolling, fading, flashing, animation, or video is permitted, nor is any sound permitted.
 - 2. Messages must be displayed for a minimum of 10 seconds.
 - 3. The sign must use auto-dimming photocell technology so that the display brightness automatically adjusts based on ambient lighting conditions. Brightness shall be limited to .3 footcandles maximum above ambient lighting conditions at the established measurement distance based on the size of the sign, using the following formula:

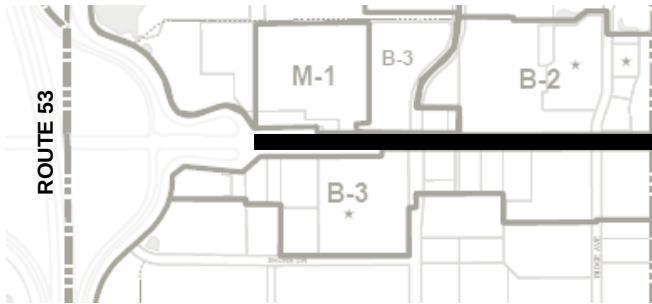
$$\text{Measurement Distance} = \sqrt{\text{Area of Sign Sq. Ft.} \times 100}$$

For example, for a ground sign that measures a total of 40 square feet, of which 20 square feet is an Electronic Message Sign, the lighting conditions will be measured at 45 feet from the sign.

Written certification from the manufacturer must be provided with the application which verifies the auto-dimming function in accordance with the requirements in this paragraph. Verification of compliance with the brightness standard will be accomplished using a footcandle illuminance meter based on procedures as established by the International Sign Association.

- 4. Off-premises advertising is not allowed.
- 5. All Electronic Message Signs are only permitted to be illuminated the same hours that the business the sign represents is open.

Designated Commercial Corridors for Electronic Message Signs



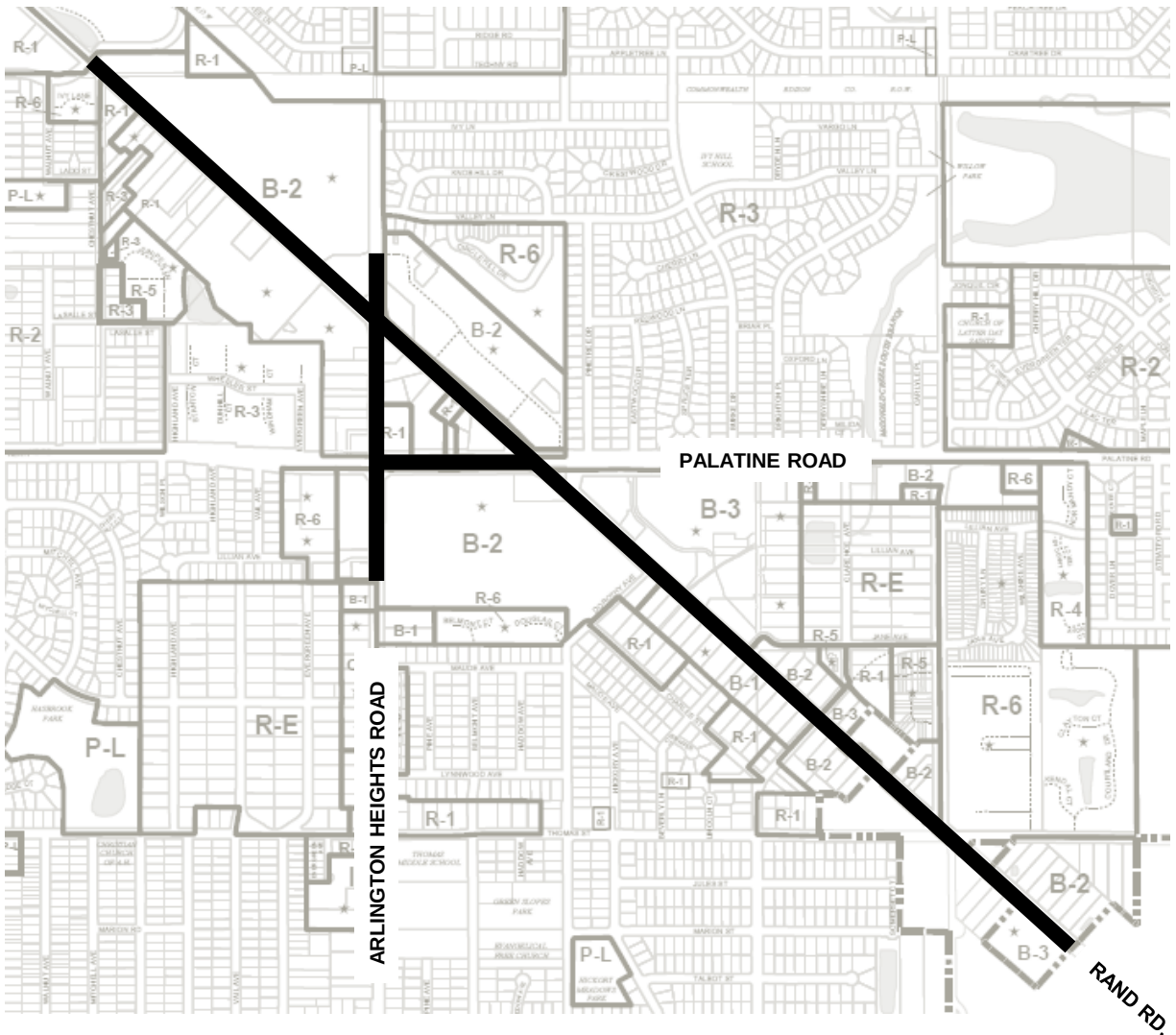
DUNDEE ROAD

MAP LEGEND



INDICATES PERMITTED
LOCATIONS FOR
ELECTRONIC MESSAGE SIGNS

Map 1: Dundee Road Corridor



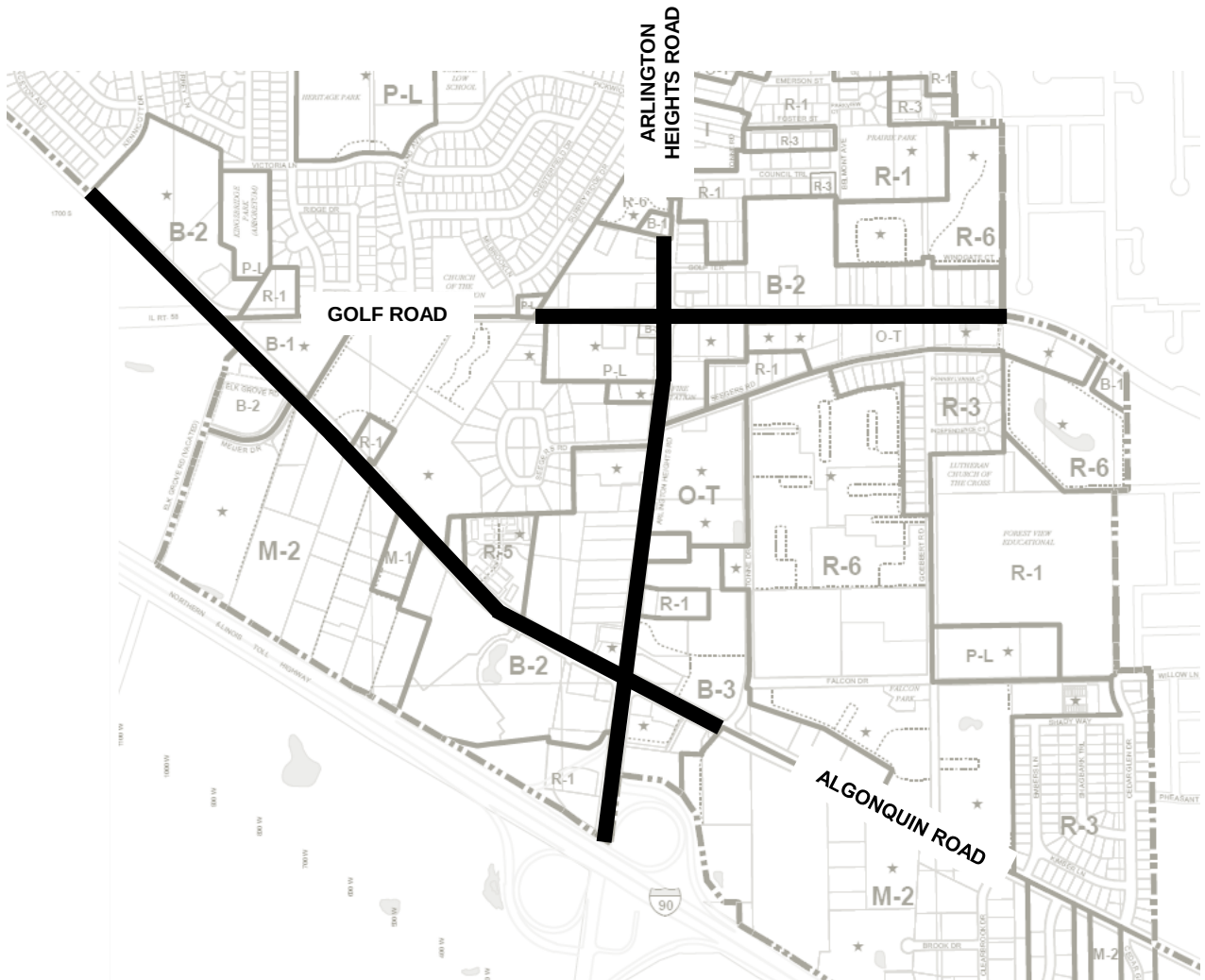
PALATINE ROAD

ARLINGTON HEIGHTS ROAD

RAND RD.

Map 2: Rand Road, Palatine Road, and Arlington Heights Road Corridors

Designated Commercial Corridors for Electronic Message Signs



Map 3: Algonquin Road, Golf Road, and Arlington Heights Road Corridors

MAP LEGEND

— INDICATES PERMITTED
LOCATIONS FOR
ELECTRONIC MESSAGE SIGNS

ELECTRONIC SIGNS - POSSIBLE CONDITIONAL REVIEW PROCESS

Prepared by the Department of Planning and Community Development
Steve Hautzinger AIA, Design Planner
February 8, 2017

HISTORY & BACKGROUND:

The Design Commission first discussed the matter of electronic signage in 2007 relative to several specific sign variation requests, all of which were recommended for denial by Staff and the Design Commission, and one request denied by the Village Board. After detailed research by Staff, the Design Commission discussed the matter again in 2008 at a kick-off meeting and then in detail in 2009, when the Design Commission recommended that the Village continue to not allow electronic LED signs. Since then, the Design Commission has discussed this matter in 2012 as part of the Visual Preference Survey and in 2015 relating to Patton Elementary School's request for an electronic sign. As a result of the 2015 review, this topic was placed on the Design Commission agenda again in January 2016.

On February 19, 2016, Mayor Hayes sent a letter to the Design Commission requesting that the Design Commission complete the following tasks for Village Board review:

- Develop a general overview of the issues related to electronic signage.
- Report on a range of general approaches regarding electronic signage.
- Recommend an approach for the Village Board to discuss this matter by early June of that year.

In response to Mayor Hayes' request, Staff and the Design Commission completed a preliminary Village-wide study of electronic signage and discussed the matter at three Design Commission meetings:

- February 23, 2016. Kick-off meeting, preliminary discussion and thoughts.
- March 29, 2016. Staff presented a survey of other communities' electronic sign requirements along with photos and videos of electronic signs from other communities for discussion.
- April 12, 2016. Review and approval of Position Statement and Recommendations.

On July 18, 2016, the Design Commission's Position Statement & Recommendations regarding electronic signage was presented to the Village Board. The Design Commission's report outlined the issues related to electronic signs which included: Arlington Heights' image, nuisance to adjacent properties, traffic safety, code enforcement, and energy consumption. The report also included the Design Commission's recommendations regarding different possible applications for electronic signs, as follows:

- Electronic LED signs should not be allowed for commercial businesses community wide. Commercial signs should be used for business identity, not advertising.
- Electronic LED signs should not be allowed for major tourism venues. However, major tourism venues represent a possible good application for electronic signs, and they should be considered on a case-by-case basis as sign variations.
- Electronic LED signs should not be allowed for schools, churches, and park facilities which are commonly located in residential neighborhoods. However, non-light emitting electronic signage technology, such as electronic ink, should be closely monitored for use in these applications.
- Electronic LED signs should not be allowed along I-90 and Route 53 due to a possible unfair advantage for businesses fronting these highways, and to avoid contributing to signage blight along these highways.
- Electronic LED signs should not be allowed at this time, but emerging technologies in electronic signs should be monitored for more aesthetically pleasing, environmentally friendly alternatives to LED signs, such as electronic ink.

Highlights of the feedback provided by the Village Board at the meeting are as follows (the minutes of the Board meeting are attached):

- Allowing electronic signs in Arlington Heights should be explored to maintain a competitive advantage and/or level playing field with surrounding communities, at least on a limited basis.
- Electronic signs may be appropriate in some applications to promote businesses, if done properly.
- Electronic signage should not be permitted by right, but a special review process should be explored.
- Concern that electronic signs may proliferate, even with a special review process.
- Concern over unintended consequences.
- Concern regarding enforcement.
- The desire of businesses to have electronic signs must be balanced with the Village's ability and duty to make the Village look good.
- Sign variations for electronic signs may be the best process in some cases, such as major tourism venues.
- Electronic ink would be a better option if it had a full color display.
- Concern about waiting for new sign technology, such as electronic ink, to become readily available.

At the conclusion of the July 18, 2016 meeting, Staff was directed by the Village Board to further research and draft a special use process to allow electronic signage that meets certain conditions.

In follow up to the Village Board meeting, Staff has met with the Metropolis Theater about a possible electronic theater marquee sign, and met with Arlington Racecourse regarding a possible electronic billboard sign facing Route 53. It was discussed that, due to the unique nature of both of these requests, sign variations will be required no matter what regulations the Village were to draft. Recently, Arlington International Racecourse submitted a sign variation application for a 60' wide x 20' tall (95' overall height) electronic billboard to face Route 53.

Staff has also completed detailed research of other communities' electronic signage standards and approval processes. The results of this research helped guide the possible standards and Conditional Review process for Arlington Heights. Some of the commonly used standards for electronic signs include restrictions on the location of electronic signs along major roads only, minimum spacing between signs, and limitations when adjacent to residential zoning districts. Common operational restrictions include minimum display change times, no flashing/scrolling/animation/video, and brightness limitations.

CONDITIONAL REVIEW PROCESS, FEES AND CRITERIA:

In accordance with the Village Board's direction to explore a special approval process for the review of electronic signs, and after review of other communities' electronic sign standards and approval processes, the following draft Conditional Review Process and Possible Standards have been prepared. Based on concerns expressed by some Board members, research and legal requirements, allowing electronic signs for businesses located along primary commercial corridors has been vetted. This approach will allow electronic signs along major commercial nodes, and will minimize nuisance concerns within residential neighborhoods. The outcome of this approach can then be evaluated, including any unintended, undesirable consequences, as well as feedback from the community.

Conditional Review Process

In all cases, it is recommended that a Conditional Review Process be required for the approval of electronic message signs. The Conditional Review Process would be similar to the Special Use process before the Plan Commission, but this process would be sent to the Design Commission with their recommendation subject to final approval by the Village Board.

Conditional Review Fees

A \$500 conditional review application fee is suggested, plus standard permit fees. Annual inspection fees are still being explored for possible in-house or outsourced brightness monitoring along with annual inspection requirements.

Conditional Review Criteria

All requests for electronic message signs would need to comply with the following Conditional Review Criteria:

- Shall not create a traffic hazard or demonstrable negative impact on nearby properties, or be detrimental to the safety of persons residing or working in the vicinity; and
- Will serve the best interests of the Village of Arlington Heights, will be desirable for the public convenience, and not merely serve to provide the applicant with a competitive advantage over similar businesses; and
- The design of the sign shall be compatible with the essential character of the locality; and
- The business must demonstrate a valid need for an electronic message sign; and
- The proposed sign will comply with the regulations and conditions specified in this ordinance for such signage, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

POSSIBLE STANDARDS:

In all cases, the following electronic message sign standards are recommended.

Electronic Message Sign. A sign on which the message, copy, graphics, or display can be changed by remote or automatic means, used to advertise a business, goods, and/or services that are available on the property on which the sign is placed.

1. **Ground signs only.**
 - a. Allowed on monument style, ground signs only, 10 feet maximum height.
 - b. Not allowed on pole mounted signs.
 - c. Not allowed on wall signs.
 - d. All other ground sign requirements per Chapter 30 shall apply.
2. **Display.** Only high resolution, full color electronic displays shall be allowed.
3. **Size.** Size standards are consistent with existing manual change bulletin board sign requirements.
 - a. Electronic message signs must be incorporated as part of a conventional ground sign which displays the business name or use, and the electronic portion of the sign shall be the lower portion of the sign.
 - b. The maximum size of an electronic message sign shall be no more than 50% of the allowable ground sign size. For commercial businesses, the maximum allowable area of a ground sign is determined on the basis of the width and posted speed limit of the public right-of-way abutting the property on which the sign is located as set forth in Chapter 30, Section 30-303.c, Table A (see below):

TABLE A

POSTED SPEED LIMIT		
WIDTH OF PUBLIC RIGHT-OF-WAY	35 MILES PER HOUR OR LESS	OVER 35 MILES PER HOUR
UP TO 66 FEET	40 SQ. FT. TOTAL SIGN AREA PER FACE	60 SQ. FT. TOTAL SIGN AREA PER FACE
OVER 66 FEET	66 SQ. FT. TOTAL SIGN AREA PER FACE	80 SQ. FT. TOTAL SIGN AREA PER FACE

4. **Quantity.** There shall only be one electronic message sign per property permitted.
5. **Spacing.** There shall be a minimum 300 feet spacing between electronic message signs on the same side of any street.
6. **Separation from Residential.** No electronic message sign shall be located within 300 feet of any residential property.
7. **Orientation.** The electronic message sign shall be oriented perpendicular to the roadway to minimize the impact on properties directly across the street from the location of the sign.
8. **Operational Standards**
 - a. Static display only. No scrolling, fading, flashing, animation, or video.
 - b. Frequency of message change. Messages must be displayed for a minimum of 10 seconds, as required by IDOT (Illinois Department of Transportation).
 - c. Brightness:
 - i. Auto-dimming photocell technology is required to adjust the display brightness based on ambient lighting conditions.
 - ii. Brightness shall be limited to .3 footcandles maximum above ambient lighting conditions at the established measurement distance based on the size of the sign (refer to formula below).

$$\text{Measurement Distance} = \sqrt{\text{Area of Sign Sq. Ft.} \times 100}$$

(Brightness restrictions are based on IESNA, Illuminating Engineering Society of North America, standards.)
 - iii. Written certification from the manufacturer is required to verify auto-dimming function, preset not-to-exceed .3 footcandles above ambient lighting conditions.
 - iv. Enforcement. Brightness enforcement shall be accomplished using a footcandle illuminance meter based on procedures as established by the International Sign Association (see attached).
 - d. Off-premises advertising not allowed.
 - e. Hours of sign operation shall be limited to the hours that the business is open, and as set forth in Chapter 30, Section 30-116 which states, "Illuminated signs located on a lot adjacent to or immediately across the street from any residential district shall be turned off at all times between the hours of 11:00 P.M. and 7:00 A.M. that the business is not in operation, unless the permittee shall show good cause to the Director of Building as to why the sign should not be turned off."
 - f. Sound not allowed.

EXPLORATION OF REMAINING OPTIONS:

Based upon feedback from the Village Board meeting, the following remaining options have been further explored.

Option 1. Allow limited applications of electronic message signage through a conditional review process:

The Village Board directed Staff to vet out options for limited applications of electronic message signage based upon practical and legal restrictions. As a result, limiting electronic message signs to specified primary commercial corridors has been explored. Due to a recent ruling by the U.S. Supreme Court regarding the Reed vs. Town of Gilbert case, there are legal concerns with restricting electronic signage by use type. In regards to major tourism venues, sign variations will be required no matter what regulations the Village were to draft due to the unique nature of these businesses.

- A. Allow by Use. Due to a recent ruling by the U.S. Supreme Court regarding the Reed vs. Town of Gilbert case, there are legal concerns with restricting electronic signage by use.
- B. Major Tourism Venues. Major tourism venues such as Arlington International Racecourse, the Metropolis Theater, and the Downtown movie theater may be good applications for electronic signage. However, it would be challenging to draft code language and to predict the possible impacts for these unique, individual electronic sign applications. Therefore, it is recommended that the review of electronic sign requests for major tourism venues be handled through the sign variation review process.
- C. Allow by specific Commercial Corridors or Overlay Districts. If electronic message signs are to be allowed, some Board members suggested to start small, allowing them in limited applications only. Allowing electronic signs for businesses located along primary commercial corridors only will allow businesses located along commercial corridors or commercial nodes to have electronic signs, and will minimize the nuisance within residential neighborhoods. This will, however, mean that schools, parks and churches will not be able to use this process since most are located in residential districts. This approach will provide the opportunity to evaluate the outcome and monitor any undesirable, unintended consequences, and to receive community feedback. Refer to the attached map titled, "Major Arterial Roads & Primary Commercial Corridors" to see the locations throughout Arlington Heights that have been identified as being primary commercial corridors where electronic signs could be allowed. Also, for an example of community feedback, refer to the attached news article titled "Palatine rejects car wash's electric sign proposal" dated 8/9/16.

Option 2. Allow by Sign Variation only.

Reviewing requests for electronic message signs via the sign variation process would allow the greatest legal control and flexibility over the amount of electronic message signs that get approved, and the applicable restrictions for each sign. Each sign would be reviewed on a case-by-case basis based on necessity, hardship, and unique circumstances. As previously stated, Staff believes this is the only viable option for unique major tourism venues.

Option 3. Monitor Emerging Technology.

Continue to not allow electronic message signs at this time, but monitor the developments in electronic sign technology for new, aesthetically pleasing, environmentally friendly alternatives to LED electronic signs.

At the Village Board meeting, several members expressed interest in the concept of electronic ink signage. Since the meeting, there has been further development in electronic ink outdoor signage relating to full color displays and climate conditions. Electronic ink mimics the look of printed ink on paper, but the message can be electronically changed. Electronic ink emits no light, and is highly readable in bright sunlight, whereas LED signs are bright and glaring. Electronic ink is also environmentally friendly with ultra-low power consumption. Electronic ink signage represents an excellent alternative to bright LED signage which requires non-stop power consumption. Electronic ink signage is an ideal option for schools, churches, and park district facilities where brightness and glare are of particular concern in residential neighborhoods.

At the Village Board meeting, there were questions about the capability of electronic ink signage to have a full color display as well as the operability of this technology in cold weather climates. Since that time, a new full-color electronic ink outdoor signage product named "Soofa Sign" has become available. Soofa signs utilize a full color electronic ink display powered by a solar panel. These signs are currently installed in Boston, Massachusetts, which has a cold climate, and they are planned for select early adopter cities across the United States as part of a pilot program. The Village of Arlington Heights has applied for the pilot program to possibly receive free electronic ink kiosk signs for testing in our Downtown as a replacement for our printed ink marketing

poster kiosks. Refer to the attached “Soofa Sign” product data. If this technology continues to develop, it represents an excellent alternative to electronic LED signage.

NEXT STEPS:

At this time, Staff is seeking feedback and direction from the Village Board on the preferred option for allowing electronic message signs along commercial corridors, the draft Conditional Review Process/Criteria, and the suggested Standards for electronic message signs. Unless objections are received, the next step will be for Staff to draft the specific ordinance for sign code modifications for electronic message signs. The Village Board should direct whether the Design Commission should review and provide input on the sign code modifications prior to Village Board approval or not.

ATTACHMENTS:

1. Major Arterial Roads & Primary Commercial Corridors Map, dated January 31, 2017.
2. Extracts from the International Sign Association report titled “Night-time Brightness Level Recommendations for On-Premise Electronic Message Centers”, updated August 2016.
3. Soofa Sign product data.
4. Electronic Signs, Design Commission Position Statement & Recommendations, approved April 12, 2016. (1)
5. Village Board Meeting Minutes, July 18, 2016.
6. Newspaper article, “Digital Billboard Plan Heads to Rolling Meadows Council”, dated May 27, 2015.
7. Newspaper article, “Palatine rejects car wash’s electric sign proposal”, dated August 9, 2016.

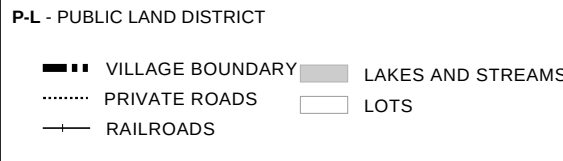
(1) If Board members would like the full report re-issued, please contact Staff.

PRIMARY COMMERCIAL CORRIDORS

[illegible]

ADOPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY OF COOK
STATE OF ILLINOIS, BY ORDINANCE THE 21ST DAY OF
DECEMBER 1959 WITH AMENDMENTS AND MAP REVISIONS UP
TO AND INCLUDING JANUARY 1, 2016.

Disclaimer
This map is for analysis purposes only. It is not intended for navigation or location of infrastructure. The reliability of this map depends on the accuracy of its underlying data sources which have not been verified. Unauthorized duplication or distribution is prohibited.



January 31, 2017

RESEARCH

Night-time Brightness Level Recommendations for On-Premise Electronic Message Centers

Updated August 2016

PRODUCED BY:



INTERNATIONAL SIGN ASSOCIATION

INTRODUCTION

ELECTRONIC MESSAGE CENTERS (EMCs)

Electronic message centers, or EMCs, continue to grow in popularity for business and community use. You may have heard EMCs being referred to as changeable message displays or digital signs.

EMCs are *not* digital billboards, which advertise a good or service that is located away from the sign. Rather, EMCs are digital signs that are located *on the premises*, and that advertise goods and services that are available at the location.



Electronic Message Center (EMC)/on-premise sign advertising a bank that is located on the same premises as the sign

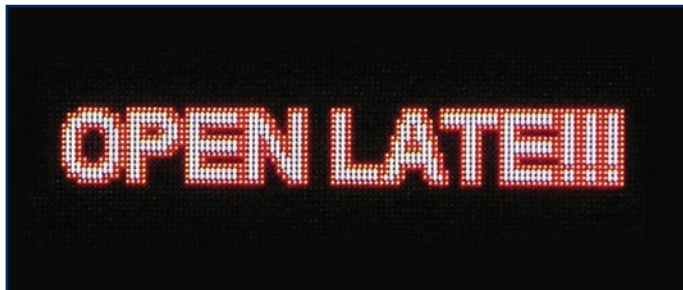


Digital billboard/off-premise sign advertising an automobile business in another location

There is often confusion regarding on- and off-premise digital signs. However, EMCs and digital billboards have very distinct capabilities and purposes, each targets a specific audience and each has traditionally been treated under separate legal and regulatory regimes, a zoning practice which was noted in the 2015 U.S. Supreme Court ruling in *Reed v. the Town of Gilbert*. For the purposes of this publication, we are focusing solely and exclusively on EMCs.

EMCs that are too bright at night can be offensive and ineffective. Night-time EMC brightness is an issue where sign users, the sign industry, and local offices have a common goal: ensuring that EMCs are appropriately legible. We know the messages that these signs convey can be rendered unattractive and perhaps even unreadable if they are programmed too bright.

That's why many sign companies recommend to their customers that in order for these signs to be most effective, their brightness be set at such a level to be visible, readable and conspicuous.



The International Sign Association (ISA) retained noted lighting expert Dr. Ian Lewin of Lighting Sciences to help the industry develop scientifically-researched, understandable recommendations for EMC brightness. Dr. Lewin was a past chair of the Illuminating Engineering Society of North America (IES), and was greatly respected within the lighting field. His work for ISA was conducted with the input of experts within the sign industry.

*As a result of his research, Dr. Lewin recommended two different brightness settings based on whether the EMC was located in an area of high or low ambient light. After field testing and utilizing Dr. Lewin's recommendations, it was determined that using the more conservative recommendation is appropriate in areas of both low and high ambient light. In order to simplify Dr. Lewin's recommendations, and to take a more reasonable approach to ensure that EMCs are sufficiently visible but not overly bright, **it is recommended that EMCs not exceed 0.3 footcandles over ambient lighting conditions when measured at the recommended distance, based on the EMC size.***

The research and the recommendations contained in this report pertain only to EMCs, not traditionally internally illuminated signs, such as these channel letter and neon signs below. EMCs use a different lighting technology than most of these types of signs, and as such the scientific approach differs.

Community leaders should understand that, while it is recommended that brightness measurements be taken perpendicular to the sign, sign viewers rarely see the sign at that same perpendicular approach. At any viewing point away from or off the forward angle, the apparent brightness will be reduced. In other words, the measurements will capture the recommended brightness levels, but, unless viewers are looking at the sign directly perpendicular, they will not perceive the brightness at the full level.

We have provided recommended statutory language and tips to measure brightness with and without control of the EMC. If you need further assistance, feel free to contact ISA, signhelp@signs.org or at (703) 836-4012 to answer any of your EMC questions.



FOOTCANDLES VS. NITS: WHICH MEASUREMENT IS BETTER?

This document recommends communities adopt illumination measurements in footcandles as compared to nits. Here are a few reasons why more than 200 localities and many state departments of transportation have adopted the footcandle measurement for EMCs:

FOOTCANDLES

- Measures illuminance
- Accounts for ambient light conditions
- Luxmeter measuring device \$100
- "Twilight" measurement possible
- Measures light impact and appearance
- Works with roadway lighting standards
- Easier to check and enforce

NITS

- Measures luminance
- Measures only the amount of brightness emitted
- Luminance spectrometer (nit gun) - \$1,000
- Does not allow adjustment based on ambient light
- Does not measure appearance
- Difficult to measure accurately
- Difficult to enforce

* While the main advantage of using nits as compared to footcandles is that daytime measurement is possible, EMC brightness is typically more of an issue at night.

EXECUTIVE SUMMARY

ISA ELECTRONIC MESSAGE CENTER NIGHT-TIME BRIGHTNESS RECOMMENDATIONS

This summary has been developed with an understanding that EMCs that are unreasonably bright are not effective for the communities or end users. This intends to help communities and stakeholders develop brightness standards for on-premise EMCs. The summary comprises:

- 1) *An overview of the importance of ensuring appropriate brightness,*
- 2) *Technology utilized to ensure appropriate brightness, and*
- 3) *Recommended brightness standards*

1. Overview of the importance of ensuring appropriate night-time brightness.

EMCs that are too bright at night can be offensive and ineffective. There are significant advantages to ensuring than an electronic display is not overly bright. These advantages include:

- » Conservation of energy
- » Increased life expectancy of the electronic display components
- » Building goodwill with the community
- » Ensuring the legibility of the display

It is in the best interest of all stakeholders to ensure that EMCs are sufficiently bright to ensure clear legibility, while at the same time avoiding a display that is overly bright.

2. Technology utilized to ensure appropriate brightness.

Most EMCs are designed to produce sufficient brightness to ensure clear legibility during daylight hours. However, daytime brightness settings are usually inappropriate for night-time viewing. The following general methods are used to dim an EMC for appropriate night-time viewing:

1. **Manual Dimming.** Using this method, the sign operator dims the display in response to changing ambient light conditions.
2. **Scheduled Dimming.** Sunset-sunrise tables allow an EMC to be programmed to dim at the same time that the sun sets and rises. This method is generally acceptable, but is more effective when used as a backup to automatic dimming controls capability, such as photocell technology.
3. **Photocell Technology.** An EMC that utilizes photocell technology can automatically dim as light conditions change. A photocell sensor alerts the display to adjust brightness according to ambient light conditions.

3. Recommended night-time brightness standards.

Dr. Lewin recommended the development of brightness criteria based on the Illuminating Engineering Society's (IES) well-established standards pertaining to light trespass, IES Publication TM-11-00. The theory of light trespass is based on the concept of determining the amount of light that can spill over (or "trespass") into an adjacent area without being offensive.

In order to simplify Dr. Lewin's recommendations, and to take a more reasonable approach to ensure that EMCs are sufficiently visible but not overly bright, **it is recommended that EMCs not exceed 0.3 footcandles over ambient lighting conditions when measured at the recommended distance, based on the EMC size.**

Email signhelp@signs.org to receive Dr. Lewin's original research.



...it is recommended that EMCs not exceed 0.3 footcandles over ambient lighting conditions when measured at the recommended distance, based on the EMC size.

RECOMMENDED LEGISLATIVE LANGUAGE



Electronic Message Center (EMC) Criteria: The night-time illumination of an EMC shall conform with the criteria set forth in this section.

A. EMC Illumination Measurement Criteria: The illuminance of an EMC shall be measured with an illuminance meter set to measure footcandles accurate to at least two decimals. Illuminance shall be measured with the EMC off, and again with the EMC displaying a white image for a full color-capable EMC, or a solid message for a single-color EMC. All measurements shall be taken as close as practical to a perpendicular plane of the sign at the distance determined by the total square footage of the EMC as set forth in the accompanying Sign Area of a Sign versus Measurement Distance table.

B. EMC Illumination Limits: The difference between the off and solid-message measurements using the EMC Measurement Criteria shall not exceed 0.3 footcandles at night.

C. Dimming Capabilities: All permitted EMCs shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle measurements.

D. Definition of EMC: A sign that utilizes computer-generated messages or some other electronic means of changing copy. These signs include displays using incandescent lamps, LEDs, LCDs or a flipper matrix.



SIGN AREA VERSUS MEASUREMENT DISTANCE

AREA OF SIGN sq. ft.	MEASUREMENT (ft.)
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100
110	105
120	110
130	114
140	118
150	122
160	126
170	130
180	134
190	138
200	141
220	148
240	155
260	161
280	167
300	173

* For signs with an area in square feet other than those specifically listed in the table (i.e., 12 sq ft, 400 sq ft, etc), the measurement distance may be calculated with the following formula: Measurement Distance = $\sqrt{\text{Area of Sign Sq. Ft.} \times 100}$

HOW TO MEASURE THE NIGHT-TIME BRIGHTNESS OF AN EMC WITH OPERATIONAL CONTROL

(Note: This method can be completed by one individual, but requires operational control to shutoff the EMC)

STEP 1

OBTAIN AN ILLUMINANCE METER.

Purchase or otherwise procure an illuminance meter. Most city/county traffic departments have an illuminance meter, which are also referred to as lux or footcandle meters (lux is the metric measure of illuminance; footcandles is the English measure of illuminance). The illuminance meter must have the ability to provide a reading up to two decimal places and must be set to read footcandles. It is preferred to have an illuminance meter with a screw-mount that allows the sensor to be mounted on a tripod. A tripod ensures that the highly sensitive sensor is held perfectly still; otherwise it may be difficult to obtain an accurate reading.

STEP 2

DETERMINE SQUARE FOOTAGE.

Determine the square footage of the face of the electronic message sign (EMC) by multiplying the height and width of the EMC. This information may be available in a permit application, or can be determined by physically measuring the height and width of the EMC. Do not include the sign face square footage attributable to any additional static signs associated with the EMC (if applicable).



STEP 3

DETERMINE THE MEASUREMENT DISTANCE.

Using the total square footage found in Step 2, look up the measurement distance in the table provided in the Recommended Legislative Language on page 8, to determine the distance to measure the brightness of the EMC. The distance should be measured perpendicular to the EMC sign face. The use of a measuring wheel, laser finder or a smartphone app are the most convenient ways to measure the distance.



STEP 4

PREPARE THE DISPLAY FOR TESTING.

Ensure that the EMC is programmed to alternate between a solid white (or in the case of a monochrome display – the solid color of the display) message and a blank message. The community may require that the sign owner cooperate with testing by programming the EMC for testing upon written notice.

STEP 5

USE AN ILLUMINANCE METER TO MEASURE THE BRIGHTNESS OF THE EMC.

Mount the sensor of your illuminance meter to a tripod and orient the sensor directly towards the face of the EMC at the measurement distance determined in Step 2.

Ensure that the illuminance meter is set to measure footcandles up to two decimal places. As the display alternates between a solid white message and an “off” message, note the range of values on the illuminance meter. If the difference between the readings is less than 0.3 footcandles, then the brightness of the display is in compliance. If not, the display will need to be adjusted to a lower brightness level using the manufacturer’s recommended procedures.



STEP 6

ENSURE THAT THE DISPLAY CAN ADJUST TO DIFFERENT AMBIENT CONDITIONS.

Inspect the sign to ensure that it incorporates a photocell or other technology to ensure that the display can adjust according to ambient lighting conditions.



As the display alternates between a solid white message and an “off” message, note the range of values on the illuminance meter.

If the difference between the readings is less than 0.3 footcandles, then the brightness of the display is in compliance.

HOW TO MEASURE THE NIGHT-TIME BRIGHTNESS OF AN EMC—WITHOUT CONTROL OF THE SIGN

(Note: This method requires two individuals, but does not require operational control of the EMC.)

There will be instances where the EMC illumination needs to be evaluated to ensure that it does not exceed the brightness levels established in the municipal sign ordinance. If the municipality is unable to obtain access to the sign controls or attempting to take the measurement after business hours, this method should be followed.

Unlike the six-step process described previously, this process measures the difference in brightness between the sign in operation and when the sign is completely blocked from the illuminance meter. This procedure is extremely simple and requires only an illuminance meter and a piece of painted cardboard cut to the proper size.

STEP 1

OBTAIN AN ILLUMINANCE METER.

(See previous Step 1)

STEP 2

DETERMINE SQUARE FOOTAGE.

(See previous Step 2)

STEP 3

DETERMINE THE MEASUREMENT DISTANCE.

(See previous Step 3 or use $\sqrt{(\text{Area of Sign in Sq. Ft.} \times 100)}$)

STEP 4

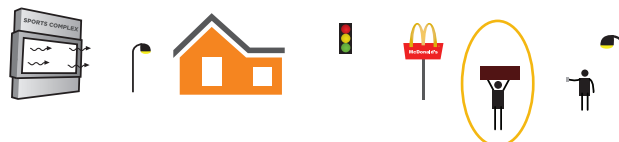
POSITION THE TESTERS.

Based on the size of the digital display, the person conducting the test should position themselves as close to directly in front of the digital display as practical, at the appropriate distance (calculated in Step 3).

A helper should position themselves about 7 ft. to 10 ft. in front of the light meter and hold up an opaque, black sheet of material that is roughly 12 in. high by 40 in. wide. (Regular cardboard painted matte black works well for this.) The sheet should be positioned so it blocks all light from the EMC, but still allows the remaining ambient light to register on the illuminance meter.

EMC Area	Measurement Distance
24 ft ²	49 ft
32 ft ²	57 ft
50 ft ²	71 ft
100 ft ²	100 ft

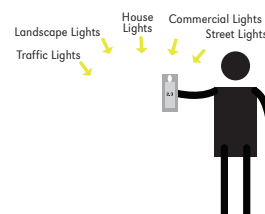
This helper should use a cardboard sheet to block the EMC light from the footcandle meter. This will establish the baseline footcandle reading.



After the cardboard block is held in place, a reading should be taken for the ambient light.

In this example, various light sources are impacting the photocell measuring 2.3 footcandles of ambient light.

This is the baseline for the measurement. Write it down.



STEP 5

USE AN ILLUMINANCE METER.

The illuminance meter should be held at a height of about 5 ft. (which is approximately eye level) and aimed directly at the EMC. The illuminance meter will account for surrounding sources of light or the absence thereof.

In this case our ambient light reading was 2.3 fc. The new light reading with the LED displaying a full white frame cannot read above 2.6 fc or 2.3 (ambient) + 0.3 (threshold). If a full white frame cannot be arranged, watch the meter to see if any ad exceeds 2.6 fc.



At this point, readings should be taken from the illuminance meter to establish a baseline illumination level. (ISA recommends that the illuminance meter is capable of levels to 2 decimal places 0.00).

Once the baseline level is established, add 0.3 footcandles to the baseline level to calculate the max brightness limit. (For example: Baseline reading is 3.15 footcandles. The max brightness level is 3.45 footcandles.)

STEP 6

DETERMINE THE BRIGHTNESS LEVEL.

Remove the opaque sheet from blocking the EMC. Watch the foot-candle meter for 3 to 5 minutes to see if the max brightness level is exceeded by any of the images on the sign. If the readings do not exceed the max brightness levels, then the EMC illumination is in compliance.

If any of readings consistently exceed the max brightness level, the lighting level is not in compliance. In this scenario, the municipality will need to inform the sign owner of noncompliance and take appropriate steps to ensure that the EMC be adjusted to a lower brightness level using the manufacturer's recommended procedures.



If any of readings consistently exceed the max brightness level, the lighting level is not in compliance.



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www.signs.org



Soofa Bench
Soofa Sensor

Soofa Sign
Get In Touch



Bring the Soofa Sign to your neighborhood

The solar-powered E-ink sign for smart parks and bus stops. Communicate bus arrival times, event programs and more. Currently roll-out with Early Adopters only. Let us know if you want in on the short list.

The screen is connected via 3G to upload content.



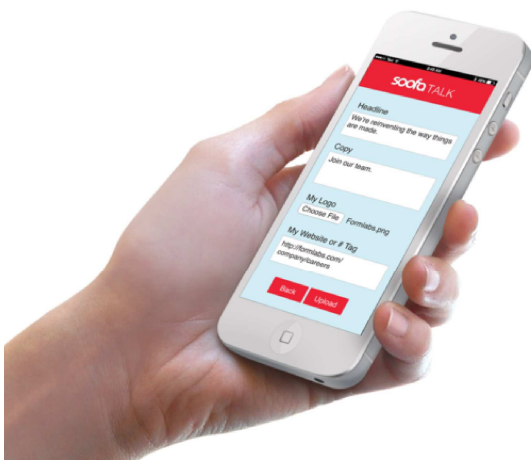
- Easy to install (4 bolts)
Soofa Bench
- Self-powered
Soofa Sensor
- Great outdoor visibility

Soofa Sign

Get In Touch

Perfect for branding and wayfinding.

CONTACT US



Advertise on the Soofa Sign

Attract local talent, announce your event or promote your local business at a click of a button?

Check if there is a Sign near you.

ELECTRONIC SIGNS

Design Commission Position Statement & Recommendations

Approved April 12, 2016

A MOTION WAS MADE BY COMMISSIONER ECKHARDT TO APPROVE THE DESIGN COMMISSION POSITION STATEMENT & RECOMMENDATIONS ON ELECTRONIC SIGNAGE. COMMISSIONER KUBOW SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

Task:

On February 19, 2016, Mayor Hayes sent a letter to the Design Commission regarding electronic signage requesting that the Design Commission complete the following tasks for Village Board review:

- Develop a general overview of the issues related to electronic signage.
- Report on a range of general approaches regarding electronic signage.
- Recommend an approach for the Village Board to discuss this matter by early June of this year.

History & Background:

The Design Commission first discussed the matter of electronic signage in 2007 relative to several specific sign variation requests, all of which were recommended for denial by Staff and the Design Commission, and one request denied by the Village Board. After detailed research by Staff, the Design Commission discussed the matter again in 2008 at a kick-off meeting and then in detail in 2009 where the Design Commission concluded to continue to not allow electronic LED signs. Since then, the Design Commission has discussed this matter in 2012 relative to the Visual Preference Survey undertaken and in 2015 regarding Patton School's request. As a result of the 2015 review, this topic was placed on the Design Commission agenda again in January 2016.

Process:

In response to Mayor Hayes' request, Staff and the Design Commission have completed an initial Village-wide study of electronic signage, and have discussed the matter at three recent Design Commission meetings:

- February 23, 2016. Kick-off meeting, preliminary discussion and thoughts.
- March 29, 2016. Staff presented a survey of other communities' electronic sign requirements along with photos and videos of electronic signs from other communities for discussion.
- April 12, 2016. Review and approval of Position Statement and Recommendations.

Types of Electronic Signs:

1. LED (Light Emitting Diode) Signs

- a. The sign display is created by a series of light emitting diodes arranged on a panel.
- b. Available in monochromatic (red or amber) or full color.
- c. Available in low and high resolution. Best viewed from a distance.
- d. Generally, very bright and glaring.
- e. Capable of static, scrolling, and animated displays.
- f. High resolution displays are capable of full color video.
- g. Uses range from gas station pricing, small message boards, and highway billboards.
- h. It is the most common type of electronic sign due to many manufacturers and competitive pricing.

2. LCD (Liquid Crystal Display) Signs

- a. The sign display is similar to a high definition television.
- b. Capable of static images and full color video.
- c. Generally, very bright.
- d. Less common and more expensive than LED electronic signs.
- e. Typically used for close up viewing, such as indoor fast food menu signage, outdoor drive-through signage, and bus shelters.

3. Electronic Ink Signs

- a. Has the appearance of printed ink on paper, as seen in a Kindle reader.
- b. Does not emit light. No glare.
- c. Extremely low power consumption.
- d. The display can be changed, but not capable of scrolling, animation, or video.
- e. Is currently being used in limited outdoor signage applications such as gas station pricing and bus shelters, but is not currently a production/commodity product.
- f. Is currently under development for more widespread use in outdoor signage applications.

Questions to be Answered:

- 1. Is electronic signage something that the Village should continue to explore?
- 2. What is the image that the Village wants for its corridors?
- 3. Should electronic signage be allowed in residential districts for schools and churches across from residential homes?
- 4. Should electronic signage be allowed in business and manufacturing districts (with restrictions)?
- 5. Should electronic signage be allowed for specific uses such as major tourism venues such as Arlington International Racecourse, Metropolis Theater, Star Cinema Grill, or major developments such as Arlington Downs?
- 6. Should electronic signage be allowed in specific locations such as along I-90?
- 7. Should electronic signage be allowed as of right, or through an additional discretionary review process?
- 8. Should electronic signage continue to be deferred until more energy efficient and aesthetically pleasing technology is prevalent, such as electronic ink signs?

Summary of March 29, 2016 Design Commission Meeting:

On March 29, 2016, Staff and the Design Commission continued the review of electronic signs. A survey of other communities' electronic sign requirements along with photos and videos of electronic signs from other communities were presented by Staff for discussion.

Highlights of the presentation were:

- 1. Photos and videos of electronic signs from surrounding communities such as Mt. Prospect, Prospect Heights, Palatine, and Rolling Meadows were presented.
- 2. Examples of signs from churches, restaurants, automotive repair, retail businesses, Village, library, fire department, and park district were provided.
- 3. The technology of these signs were either monochromatic (red or amber) or full color LED displays. Full color signs use a combination of red, blue, and green LEDs to create the full color displays.
- 4. Overall the electronic LED signs were bright and glaring, and the commissioners were encouraged to visit these signs in person to understand the full impact.
- 5. All of the signs had changing messages and most utilized flashing, scrolling, animation, and videos.
- 6. Many of the signs observed were located adjacent to residential properties, which is a concern.

7. Messages on the signs ranged from dancing Easter eggs to hot dog specials, and some signs had burnt out sections of LED lighting which added to the poor appearance of the signs.
8. The value of the advertisements being communicated on the signs for businesses was discussed, as opposed to the value of public information being communicated on the signs for municipalities, schools and churches.
9. Electronic Ink as an alternative to LED signs was discussed, possibly for use at schools and churches in residential neighborhoods.
10. Summary of concerns:
 - a. LED displays are bright and glaring.
 - b. Electronic LED signs in residential neighborhoods are not appropriate.
 - c. Dozens of electronic signs along commercial corridors create character concerns.
 - d. Nuisance to adjacent properties, especially residential.
 - e. Traffic distraction concerns.
 - f. Electronic Ink signage has great potential as an alternative to LED, especially for school and church message boards.
 - g. Electronic signs may be appropriate at major tourism venues, such as Arlington International Racecourse, or possibly along I-90.

Design Commission feedback and areas of concern:

1. The examples of signs presented raised concerns amongst the Design Commissioners.
2. None of the signs presented were favored by the Design Commissioners.
3. The Design Commission needs to consider the beauty of the Village.
4. Brightness is one of the primary concerns.
5. There would be no way to control the use of electronic signs.
6. Arlington Heights does not need more clutter along the commercial corridors.
7. Large pixel signs look crude and cheap.
8. The purpose of signs should be to locate a business, not to advertise products and services.
9. Until there are more cost effective options for high quality, high resolution or electronic ink signs, electronic signs should not be allowed.
10. Electronic signs should not be allowed along I-90 which is already cluttered with signage.
11. The needs for public information message boards for churches, schools or Park District facilities need to be considered, as compared to advertisements at a business or a fast food establishment.
12. The commissioners were interested in electronic ink signage as an alternative to electronic LED signs.
13. If electronic signs were to be allowed in Arlington Heights:
 - a. A special review process for all electronic signs should be considered.
 - b. Electronic signs should be visually quiet, calm, and small.
 - c. To minimize brightness, only electronic LED message signs with black backgrounds should be considered.
 - d. Only high quality, high resolution displays such as a high definition television screen should be considered.
 - e. If allowed along I-90, it will need to have high quality graphics and be large enough to be easily read.

Chairman Eckhardt requested that the commissioners drive through surrounding communities and be prepared to present 4 or 5 position statements regarding electronic signs at the next meeting.

Options:

1. Continue to not allow electronic signs Village-wide.
2. Allow electronic signs Village-wide.
3. Allow limited applications of electronic signage.

General Approaches / Options for Specific Uses, Locations, and Types of Signs:

1. **Community Wide Commercial Business Electronic Signage**
 - a. Option 1. Continue to not allow electronic signs.
 - b. Option 2. Allow electronic signs by right (with restrictions).
 - c. Option 3. Allow electronic signs with special review process.
2. **Major Tourism Venues** (such as Arlington International Racecourse, Metropolis Theater, Star Cinema Grill, or major developments such as Arlington Downs)
 - a. Option 1. Continue to not allow electronic signs.
 - b. Option 2. Allow electronic signs by right (with restrictions).
 - c. Option 3. Allow electronic signs with special review process.
3. **Schools, Churches, Government, and Park District Facilities**
 - a. Option 1. Continue to not allow electronic signs.
 - b. Option 2. Allow electronic signs by right (with restrictions).
 - c. Option 3. Allow electronic signs with special review process.
4. **I-90 and Route 53.**
 - a. Option 1. Continue to not allow electronic signs.
 - b. Option 2. Allow electronic signs by right (with restrictions).
 - c. Option 3. Allow electronic signs with special review process.
5. **Future Technology**
 - a. Continue to not allow electronic signs at this time, but monitor the developments in electronic sign technology in the future for new, aesthetically pleasing, environmentally friendly alternatives to current electronic signs, such as electronic ink signage.

POSITION STATEMENT & RECOMMENDATIONS:

Issues related to electronic signs:

1. **Image**
 - a. Electronic LED signs are inherently bright and glaring with blinking, scrolling, animation, and video displays which can be obnoxious, portraying a negative image of the community.
 - b. Allowing electronic signs at numerous businesses along our commercial corridors could result in sign blight and create a negative image for the community.
2. **Nuisance**
 - a. Bright LED signs can create a nuisance to adjacent properties, especially residential uses.
3. **Traffic Safety**
 - a. Changing messages on electronic signs can be distracting to drivers creating a safety concern.

4. Code Enforcement

- a. The use of electronic signs would be difficult to enforce, and control of message content is legally limited.

5. Environment

- a. Electronic LED signs consume energy at all times to display their message, day and night.

Recommendations:

1. Community Wide Commercial Business Electronic Signage

- a. Option 1. Continue to not allow electronic LED signs.
Commercial signs should be used for business identity, not advertising.

2. Major Tourism Venues (such as Arlington International Racecourse, Metropolis Theater, Star Cinema Grill, or major mixed use developments such as Arlington Downs)

- a. Option 1. Continue to not allow electronic signs.
Major tourism venues may be a good application for electronic signage. However, it may be challenging to draft code language and to predict the possible impacts for these unique, individual electronic sign applications. Review of electronic sign requests for major tourism venues may be best handled through the sign variation review process.

3. Schools, Churches, Government and Park District Facilities

- a. Option 1. Continue to not allow electronic signs, except for electronic ink signs as may be approved by the Design Commission.
Schools, churches, Government and Park District facilities do have the need for community message board signage. However, since these uses are typically located within residential neighborhoods, electronic signs should continue to not be allowed. Alternate emerging non-light emitting electronic sign technology, such as electronic ink, should be closely monitored for this application.

4. I-90 and Route 53.

- a. Option 1. Continue to not allow electronic signs.
Allowing electronic signage along major highways would not directly impact the character within Arlington Heights. However, it may have unintended consequences such as possibly creating a competitive advantage for those businesses with frontage along major highways over similar uses elsewhere in the community, and contributing to signage blight along the highways.

5. Future Technology

- a. Continue to not allow electronic signs at this time, but monitor the developments in electronic sign technology in the future for new, aesthetically pleasing, environmentally friendly alternatives to current electronic signs, such as electronic ink signage.

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

- A. Permit Fee Waiver - Arlington Heights Park District Approved

Trustee Thomas Glasgow moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia

Absent: Rosenberg

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Sign Code Modifications - Electronic Signs
Village-Wide - DC#09-025

President Hayes stated that at his request, after driving through other communities that have a number of electronic signs that allowing them should be explored in order to make sure that the Village maintains a competitive advantage and/or level playing field with surrounding communities, and at least a limited place for them in the Village of Arlington Heights.

Mr. Ted Eckhardt, Design Commission Chairman thanked the Board, Mr. Perkins and Mr. Hautzinger for their support of the Design Commission. He explained that after the passing of Design Commission member Alan Bombick the Commission has established and passed a resolution for an "Alan F. Bombick Annual Design Award" that would have two or three categories. Mayor Hayes thought that it was very appropriate.

Mr. Eckhardt started by saying that the Design Commission looked at electronic signs in 2006 and reviewed it again in 2007, 2008, and 2012, and talked about some sign requests, including Patton Elementary School that have been denied. He went on to say that he is one of the five voices of the Design Commission that have worked hard on this. He stated that after President Hayes' request for staff to create a report on electronic signs, Village Design Planner, Steve Hautzinger researched and put it together and gave it to the Design Commission to study.

Mr. Hautzinger gave some background on electronic signage history, saying that in 2007 there were a few sign variation requests that were denied by the Design Commission. He also said that in 2009 staff prepared a detail

study on electronic signage that was reviewed with the Design Commission where it was decided not to continue to allow electronic signs, but that manual change bulletin board sign code regulations were clarified and expanded.

In 2012 a visual preference survey that included residents, business owners, and sign companies, was conducted to evaluate many signs including electronic signage saying that there was a lack of support for them. Mr. Hautzinger noted that Patton Elementary School's signage request came back to the Design Commission in 2015 where there was a productive and thorough review, but in the end it was denied because different concerns, specifically being a nuisance in a neighborhood across from residential homes, and the precedent that would be set if approved for all schools, churches, and park facilities in residential neighborhoods.

Mr. Hautzinger continued by showing a map of the Village showing the 74 schools, churches, and parks throughout Arlington Heights, and then talked about the various types of electronic signs; LED, LCD, and Electronic Ink. He explained that LED is the prevalent signage and that it is very bright and glaring which is a big concern. He added that LED can scroll, animate, and play video. Mr. Hautzinger stated that the LCD signs are similar to high definition televisions and that they are full color, very bright, can do static images or video. He said that they are used for close-up viewing applications and have been used more for interior signage for restaurant menus, but are showing up in some drive-through menus.

Mr. Hautzinger stated Electronic Ink Technology was discovered when research was being done for a solution for Patton Elementary School. He said that Electronic Ink is easy on the eyes and has the appearance of printed ink on paper. He also said that it does not emit any light, has no glare, and is very green and sustainable because it uses little power. He said Electronic Ink has great potential, and said that the only limitation is that it is an emerging technology that is not yet prevalent and is under development for widespread signage applications. Currently it only has a white background, but they are working on perfecting it in color. He also noted that this type of signage may work for Metropolis because of all the residents around it.

Mr. Hautzinger went on to show a changeable panel sign which is an aesthetically pleasing way to change information on a sign without introducing electronic signage. He noted that the Arlington Heights sign code was recently amended to allow this type of changeable sign panel.

Mr. Hautzinger went over the questions that were discussed as staff launched into the study with the Decision Commission which included:

- Should the Village continue to explore electronic signage? What image does the Village want for its commercial corridors?
- Should they be allowed in residential districts when they are across from residential homes?

- Should they be allowed for all business and manufacturing districts?
- Should they be used for major tourism venues such as Arlington Race Course, Metropolis, Star Cinema Grill or a major development like Arlington Downs?
- Should they be allowed around Route 90 and Route 53?
- Should they be allowed as of right, or through an additional discretionary review process?
- Should we defer electronic signage until more energy efficient and aesthetically pleasing technology is prevalent and readily available?

Mr. Hautzinger finished his presentation by showing photos of electronic signs in other communities.

Mr. Eckhardt said that coming into this, that his mind was open completely and that he believes that electronic signs are the coming thing and that they are practical but bring with them the need for some control and new technology. He said that the issues that play into this complicated decision is with the image of Arlington Heights, the nuisance factor, traffic safety, code enforcement, and the environment. Mr. Eckhardt then went over some of the Design Commission feedback on electronic signage. He did say that the Commission agreed that there is a need for public information and bulletin board signs that should be considered and that they all supported the Electronic Ink signs as a good alternative to LED.

Mr. Eckhardt stated that staff prepared five categories for electronic signage with recommendations for the Design Commission to consider. They were:

1. Community-Wide Commercial Businesses
2. Major Tourism Venues
3. Schools, Churches, Government, and Park District Facilities
4. I-90 and Route 53
5. Future Technology

The options for each were:

- Continue to not allow electronic signs
- Allow electronic signs by right
- Allow electronic signs with special review process

Mr. Eckhardt stated that the Design Commission chose "continue to not allow all electronic signs" for all five categories. He went on to say that the Design Commission members would encourage anyone to bring a sign to the Design Commission and ask for a variance for it and said that as time goes by they will find a comfortable place for electronic signs so that they are not a distraction or intrusive or be unsafe.

Mr. Jonathan Kubow said that in speaking for the Design Commission, he asks for patience from the Village Board and future and existing businesses, saying that there is new technology out there and that what

they see currently is not aesthetically pleasing. He said that it is hard to support something that they don't think would attribute to a good looking community.

Trustee Scaletta said that based on some of the comments during tonight's presentation, he is concerned that he may have a professional conflict of interest, and to avoid any appearance of impropriety he recused himself and did not participate in the Board's discussion.

Trustee Sidor asked how many participants were in the study for signage. Mr. Perkins stated that there were three sessions with 50-70 people attending each of them. Trustee Sidor felt that because of the insignificant amount of participants compared to Village population, he would not let that weigh very heavily on his opinion. Trustee Sidor thought that the Electronic Ink is boring but that it may work for the Metropolis and asked how it would look in sunlight. Mr. Hautzinger stated that the technology was developed for bright lights and added that light can be added to it at night. Trustee Sidor said he would like to see that technology in color and added that he is not sure how patient the businesses are in waiting for new technology.

Discussion took place regarding the difference between with changeable panel signs compared the electronic signs being discussed tonight. Mr. Perkins explained that the lighting on changeable panel signs is electronic, but it is not an LED sign. Mr. Eckhardt explained that the electronic signs being discussed are ones that have the ability and are programmed to change messaging or images electronically. Trustee Sidor stated that he is in agreement with the majority of the presentation, but added that he does not want to put the Village at a competitive disadvantage. He said that at certain places and under certain applications electronic signs may be appropriate if done properly.

Trustee Farwell thanked everyone on the Design Commission for their hard work, and said that he is not sure he agrees with their recommendation at this time. He asked if LED lights can be dimmed. Mr. Eckhardt stated that they can and that they have four or five settings. Trustee Farwell also asked about the lighting on Electronic Ink signs and said it was unfortunate that it is not yet available in color. Mr. Eckhardt stated that the light is internal and not face lit. He added that they are affordable but currently more expensive than LCD because they are a new technology. He added that the concluding comments from the Design Commission about being patient is because they feel like this product is something more acceptable and is coming sooner than later.

Trustee Farwell felt that he is bothered because the Board approved and installed an electronic sign a number of years ago, and that he feels like the Village is holding itself to a different standard than the businesses. He said that he worries about waiting, saying that Village businesses are smart and know what type of advertising is best for them to promote their

business, which in turn promotes Arlington Heights. Trustee Farwell felt that it may be time for the Village to allow businesses electronic signage and thoughtfully put forward an effort and set standards in a way that makes Arlington Heights look classy.

Trustee Blackwood said that she is similarly positioned with Trustees Farwell and Sidor. She is concerned with the major tourism venues within the Village boundaries and its outskirts. She gave, for example the signage for Tony's Market on Rand Road in Prospect Heights, saying that she has been contacted by several owners of smaller grocers who are very concerned about losing their customers and may not continue to compete on a semi level playing field without proper signage. She said that the Village has the ability to look at the signs, implement good graphic presentation, and satisfy some of the business owners that may not have the patience in waiting for new technology.

Trustee Blackwood asked if 2/3 backlit 1/3 messaging signs were looked at. Mr. Eckhardt stated that discussions had taken place regarding 30% to a maximum 50% movable signage and that none of the commissioners supported 100% movable. Trustee Blackwood then asked why there was such a strong positioning on a "no electronic signs" for the tourism venues. Mr. Eckhardt said that in general the Commission favored those signs but were concerned about allowing them by right and having to police them. He continued by saying that the Design Commission is a recommending body, and said that their position is that if a request comes in and has the right proportions, is classy, and would be able to be policed they would grant a variance for it. Again he stressed that the Commission would not discourage someone for asking for a variance.

Trustee Blackwood asked if there was any discussion on various districts, like the hotel district right off of Route 90, saying that the hoteliers are requesting some assistance in welcoming guests to Arlington Heights and that district. She stated that the reason we have signs is to promote businesses and said that not allowing it by right makes it seem like it is not possible even though a variance will allow it. She suggested that this get looked at in a more opening and softer way to encourage the use of the sign to be just what it is intended for, promotion of Arlington Heights, its businesses, and its entities, and thought the signage should be up to the entity or the district. Mr. Eckhardt said that he personally thought that signage at major events is important and said that the Commission has to go by with what is allowed currently, and that when they see them it will be as a variance.

Trustee Tinaglia stated that he was on the Design Commission for eleven years and that in looking at the minutes from 2009 regarding signage, his comment was that he felt that moving signs were offensive, and that the manual hand change signs were old looking and that something needed to happen. He said that he feels the same way and that the businesses in town really want signs and that something has to change. He also said that

something has to happen for the larger important components of our community, whether it is the Racetrack or Metropolis Theatre.

Trustee Tinaglia questioned the electronic sign that is at Hersey High School. Mr. Recklaus explained that the sign went up during a period where it was believed that the Village did not have the ability to regulate what was done at a high school. Mr. Perkins went on to say that in 1992 the Village Board discussed whether to enforce the zoning and sign codes on schools because of the State school building code. Mr. Recklaus stated that since then there are new interpretations and that it is clearer on what the Village can and cannot enforce. Mr. Perkins stated that about a year ago, there was a case in Crystal Lake where case law clarified what municipalities can and cannot do and said that as a result of that, the Village started enforcing the zoning regulations.

Trustee Tinaglia felt that there can be an opportunity for a special commission, like the liquor commission, to be put together for electronic signs that would not be as overwhelming as the variance process. He said that change in signage is going to happen at some point, saying that the Electronic Ink is a great compromise, especially if they are made in color. Trustee Tinaglia felt that not every business or big entity has the patience to wait anymore and said it is time to do something to give them a break. He is hoping that we can pull together some way to make this happen and give someone a good opportunity. Mr. Eckhardt agreed. Trustee Tinaglia said that he looks at it like a liquor license, saying that the business would need to prove that they can control it and not be offensive with lots of visual movement, and said that if they can't they can be reprimanded or the license can be taken away.

Mr. Recklaus wanted to clarify that the Electronic Ink concept has not been tested in an area with our climate, and said that the manufacturer said that there are heating elements that could be added. He also said that although the Board hires staff and appoints commissions for their expertise and perspective, they are the enforcers of the Board's values. He went on to say that the Design Commission and staff do their best work when the Board clearly defines what it is that it wants to see happen. Mr. Recklaus said that if the Board believes it can define its values and that it can be captured in ordinance type form, he thought that is what should be pursued. He went on to say that if we think this is too difficult, if we do not want to provide something by right, or if it is not possible to capture in ordinance, then he would ask that the Board give staff as much clear direction as they can with what their desire outcomes are.

Mr. Recklaus said that it is dangerous that we will go through an open-ended variance process. He said that since staff understands what the Board would be prone to approve or not, they generally tell applicants that it may be a waste of their time to pursue a variance or that there is a realistic ability to obtain one. He said that the Design Commission is in the "look good business", and that their role is very narrow and only looking at

the design element. The Board looks at things broadly, not only the design aspects but also the compromise, the balance, and the business friendliness. So it may not make sense to have them handle variances on electronic signs at their own discretion without further guidance from the Village Board.

Mr. Eckhardt said that when teardowns were becoming prevalent, guidelines were created, and thought that a similar guideline be developed for electronic signs with what the Board wants.

Trustee Glasgow appreciated Mr. Recklaus' and Mr. Eckhardt's statements of the difference and distinction of formulating policy, which is what the commissions and the Board do, and the implementing policy, which is what staff does. He went on to say that one of the reasons we have specialized commissions is to help the Board formulate policy, and said that the commissions have the time and energy to delve into things that the Board does not have. He said that the Design Commission has had five months to put together a recommendation and that the Board has had about ten days to review it. Trustee Glasgow also said that he has to take into consideration that 2/3 of the people polled were against signs at every venue. He understands that businesses want the signs and need to make a profit, but said that it needs to be tempered with the Village's ability and duty to make sure that the look good business that the Design Commission is in is enforced and aesthetically pleasing.

Trustee Glasgow is concerned with allowing signs as a matter of right, saying that if you make a rule for one, you make it for all which he said creates a law for unintended consequences. He explained that giving someone a license or a right creates a property right, and said that taking that right away because they have too many lumens, leaving the sign on, or because the images change to quickly would create an enforcement nightmare for staff which he is extremely concerned about.

Trustee Glasgow felt that allowing signage in one place, doesn't necessarily set a precedent for somewhere else and said that every piece of real estate is unique in where it sits. He said that he agrees with the Design Commission's recommendations, although with signage regarding major tourism venues he said that he doesn't see how anything other than a variation can be done. He continued by saying that he is not adverse in granting a variation for Arlington Park, Metropolis, or anywhere else that has a unique circumstance and characteristic. Trustee Glasgow said that he is in full favor of following the recommendations of the Design Commission because of the amount of time they have spent on this.

Mr. Eckhardt stated that the Design Commission wants to allow signs in every category, but needs to figure out how it can happen. He said that the major tourism venues category would be the most appropriate to have the electronic signs in order to keep up with larger communities, followed by the Churches and Schools which have messages to get out.

Trustee Glasgow asked Mr. Eckhardt how long the Village is supposed to wait and continue granting variances if the Electric Ink signs are the next big thing the Village should move into. Mr. Eckhardt said he cannot speak to their readiness, but the company is working very hard on some of the issues, and said that they may be more affordable within a year and thinks they may come out in color at the same time. He also said that LCD signs will also become more affordable if the Village has size restrictions, adding that they would have to be site appropriate.

Trustee LaBedz thanked the Design Commission and staff for all their work and historical information provided on this topic, saying that she finds this to be a very difficult issue. She felt that something needs to be done, and that she is concerned with telling people to wait for the Electronic Ink option when it is not fully known if and when it would be ready. Trustee Labedz stated that major tourism venues would benefit tremendously from electronic signage, and asked if there would be a legal issue or first amendment issue if the major tourism venues were allowed to go forward with electronic signs once they are defined, and not allowing them for other businesses. Ms. Ward said that it would not be a first amendment issue, but that there may be challenges in permitting only the major tourism venues and that it would also be challenging to differentiate the types of signs and types of businesses. Trustee Glasgow said that a variance is a safer way to do this rather than excluding others through an ordinance.

President Hayes said that in looking at community surveys that were done, he saw that a neighborhood community allows electronic signs through a conditional or special use process saying that he does not like the outcome. He said he was afraid that if all businesses were allowed to apply through a variation or special use permit process that the Board would have a difficult time saying no. President Hayes said that he is not in favor allowing all businesses and uses to apply for special use. He did say that he was in favor of what Chairman Eckhardt suggested which is allowing application through a variation process for certain categories, specifically to include the major tourism venues and to consider churches, schools, governments, and park district facilities.

Tony Petrillo, Arlington Park General Manager, said that he wanted to let staff know that Arlington Park's intent is to develop a digital billboard on their property. He said that they have been seeking some type of signage at the corner of Euclid and Wilke for some time, but have been reluctant to pursue it because they felt there were too many hurdles. Mr. Petrillo went on to explain that Arlington Park has vendors that rent their buildings or a permanent facility on their property and that they are losing business because some vendors felt that there is not good signage for them to advertise. Mr. Petrillo said they would like to market and promote business for those that drive on Route 53, and said the sign can be community rooted by being able to show amber alerts, weather alerts, and highlight

events being held in the Village, and noted that no residents would be affected. He went on to say that they would like some type of opportunity for some type of process that would allow them to acquire a sign that will be able to change images. He noted that they would not be in favor of moving signage or video type of images, and that static signs would be most appropriate. He asked the Board to consider the sign for Arlington Park when they draw their opinions on electronic signage.

Trustee Farwell mentioned the five requirements for sign variations, and noted one in particular "The applicant's business cannot reasonably function under the standards of this chapter". He said that this requirement has always been hard for businesses to properly argue successfully in front of almost any board. Trustee Farwell stated that we can't use this particular section of the code to give variances on the design elements of a sign, and said that a section of the code would have to be created and shouldn't be called a variation. He said he would be open to a special use process because a special use is given to a business and that once a business transfers hands or closes, then the use sunsets. Trustee Farwell also stated that to be more business friendly, everyone should have the right to apply regardless of what industry they are in or where they are located. Trustee Farwell thought that the Design Commission could tailor special use process and come back to the Board for more dialogue.

Trustee Tinaglia agreed with Trustee Farwell that it shouldn't be a variance. There are a lot of questions to be answered such as; whether it will be a special use, a license, will a committee be involved, who will handle the special use or license, how many of them, how often they are handed out, etc. He also thought there was merit in developing guidelines on what the signs should look like and what they will be allowed to do. He also said that enforcement will be the biggest problem.

Mr. Recklaus said that although a special use or a variance can be done, he wanted to make a distinction and said that if we do anything outside the variation process, like a special use or amendment to the code, then you open the door to be able to get these by right. He went on to say that when you set criteria, and that criterion is met, it is more difficult to turn down. Mr. Recklaus said that as difficult as the variance process is, it does provide more control than a special use.

Ms. Ward explained that in terms of creating guidelines for electronic signs, which you can't create for something that is currently not permitted. She said that the direction would have to be whether you want to move towards letting them continue to be variations but be more encouraging for people to apply for them, or do you want staff to work on some sort of code amendment that permits them but provides some sort of process whether a special use process or a Design Commission process.

Mr. Schuster, added that based on some of the comments brought up this

evening, that there are ways to design certain regulations and criteria that would have to be met in order to have a special use, so that not everybody can come forward with a sign. He mentioned a Supreme Court Reid case where you can get into trouble when you start to regulate types of speech, but said you have the ability to control how bright the signs can be, or where they are placed on property lines, etc. Mr. Schuster said that you have to decide whether you want a system with hardships that have been brought up with a variation, or do you want to go into studying suggestions about what type of specific regulation across the board would apply regardless of the type of message on a sign.

Trustee Glasgow said that staff has gotten a lot of direction from the Board this evening and said that he is in favor of just accepting the recommendations of the Design Commission. He said that to make having these signs a matter of right would be a big mistake of by the Board.

President Hayes asked the Board members if any of them would like to leave things status quo. No Board members would. He then asked if any Board member would like to allow electronic signs by right with some restrictions. No Board member would. President Hayes thought that leaves the Board with two options; a special use process for any and all businesses with Arlington Heights or a special use process for certain categories for business. Ms. Ward said that a special use process for certain categories will potentially cause Reid case issues, and said that a general special use process which sets out within in the kinds of limitations (lumens, locations, etc.) can be more easily drafted under Reid case. President Hayes stated that his preference would be to allow a special use process for electronic signage within the Village based on certain criteria.

Trustee Farwell asked if a special use application or permit be tailored based on zoning. Ms. Ward stated that you can make zoning district distinctions. Trustee Farwell stated that he would be open for a special use based on commercial and multi-use zoning and the variation process for other zoning areas. Trustee Glasgow disagreed and is concerned with having zoning distinctions and that it should be done on a case by case basis. Trustee Farwell said that he would be open to that if it was the will of the Board. Ms. Ward said that currently, special uses go to the Plan Commission, saying that is where the public process is but that it can be changed to go to the Design Commission.

Trustee Tinaglia said that we have to be prepared for what comes next and that the big issue is the policing of the signs and in making sure people do what they say they are going to do or don't do want they are not supposed to do. He has concerns on how to make sure that there is enough staff to make sure that things are dealt with appropriately once they are in place.

The Board directed staff to further research and draft a special use process to allow electronic signage that meet certain conditions.

A. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Addition of Class "L" liquor license) Approved

Trustee Joe Farwell moved to approve 16-036. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia

B. An Ordinance Amending Chapter 13 of the
Arlington Heights Municipal Code
(Making available a Class "A" liquor license)

Trustee Joe Farwell moved to approve 16-037. Trustee Thomas Glasgow
Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Scaletta, Sidor,
Tinaglia

XIV. REPORT OF THE VILLAGE MANAGER

XVI. PETITIONS AND COMMUNICATIONS

President Hayes stated that National Night Out will be held on Tuesday, August 2, 2016 at North School Park from 5:30 until 8:00 pm where the Police Department and other agencies demonstrate what they do for residents on a daily basis in terms of providing for health, safety, and public welfare.

Digital Billboard Plan Heads To Rolling Meadows Council

Posted: Wednesday, May 27, 2015 3:16 pm

Following approval by the Rolling Meadows Plan Commission to allow a new 14-ft. by 48-ft. digital billboard along Route 53 near Euclid Avenue and Rohlwing Road, in the Arlington Office Park, the matter will now go to the city council for a final vote.

The plan commission May 5 approved the request to modify city code, which currently allows billboards to be put only on the west side of Route 53.

During the plan commission meeting David Williams, president of Green Signs, presented a proposal showing how the digital sign does not glow into the neighborhood as the sign is built with hydraulic doors that reduce glare. He also said the sign will be powered by renewable energy.

"It's also very safe to operate," Williams said. "It is all done digitally, which also allows for immediate posting and we can help the city should they need to get an emergency message out right away to motorists."

Green Signs would own the sign. It would have a long-term lease agreement with Arlington Office Park also providing them with needed cash flow, Williams said.

Arlington Office Park has 103,000 square feet of office space that is only 65% occupied, Williams said. Revenue from new tenants attracted by the billboard could fund local upgrades, he added.

According to the proposal, Green Signs would pay Rolling Meadows a one-time \$50,000 permit fee for the billboard, which would sit about 1,000 feet from a residential area to the south.

The revised proposal is expected to be heard at a June Rolling Meadows City Council meeting.

Palatine rejects car wash's electric sign proposal

Daily Herald – 8/9/16

The Palatine village council rejected a plan by the Route 62 Wash and Lube at 1570 W. Algonquin Road to change their hand-operated message board to an electronic one Monday night.

The plan was opposed by many residents at the nearby Maison Du Comte gated subdivision, who said the stretch of Algonquin Road was dangerous enough with all of the car and bicycle traffic without a distracting electronic board.

"It's all about taking distractions away from drivers," Wayne Romanchuk said. "What this thing is intended to do is become a distraction, getting somebody who is driving to look at something else."

Route 62 Wash and Lube co-owner Andy Spentzos argued that the sign would not be distracting because the message on it would only change once every 15 seconds, which is what the village code requires.

In July, the village's zoning board of appeals sided with the business owners, but Monday night the village staff recommended the council reject the plan.

Ben Vyverburg, Palatine's director of planning and economic development, said the village allows electronic message boards in certain commercial areas, but not where the car wash is located.

Councilman Greg Solberg said he was not in favor of expanding the area where electric message board signs are permitted.

"The electric message board signs are frankly getting out of hand," said Solberg, who added that he has seen electric signs in Palatine where the business owner has decided to violate the village's rules. He said he has seen signs that have messages that are quickly scrolling or flashing.

The council's decision to reject the proposal was unanimous.



Item: DC#17-066 - 408 W. Mueller St. - SF/New

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new single-family residence.

Recommendation

It is recommended that the Design Commission evaluate the design for the proposed new single-family residence to be located at 408 W. Mueller Street. This recommendation is based on the architectural plans dated 4/26/17 and received 5/9/17, and the following:

1. Consider a revised design with a detached garage.
2. Consider flipping the house to preserve the existing parkway tree.
3. Add board and batten siding in the gable on the rear elevation.
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, 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 Design Commission and any other Commission or Board approval conditions. It is the petitioner'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.
5. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Documents & Drawings

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 408 W. Mueller St.
Project Address: 408 W. Mueller St.
Prepared By: Steve Hautzinger

Date Prepared: July 6, 2017

PETITION INFORMATION:

DC Number: 17-066
Petitioner Name: Sean Rafferty
Petitioner Address: Greenscape Homes
4355 Weaver Parkway
Warrenville, IL 60555
Meeting Date: July 11, 2017

Requested Action(s): Approval of the proposed architectural design for a new single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to build a new two-story residence with an attached two-car garage on the west half of an existing double lot. The existing historic house on the east half of the lot is proposed to remain, and it was included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. An existing detached garage is proposed to be demolished, and a new detached garage built on the east half of the site. This project does require approval by the Zoning Board of Appeals to allow the east and west halves of the property to be two separate buildable lots with a 2.5 foot side setback for the existing house, where 5 feet minimum is required.

The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,987 square feet and the proposed residence will have approximately 3,126 square feet. The proposed house does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 23.4 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25.1 feet Side: 6.5 feet Side: 5 feet Rear: 54.3 feet
Building Height	25 feet to the midpoint	24.7 feet to the midpoint
FAR	3,144 SF	3,126 SF
Building Lot Coverage	2,445 SF	1,952 SF
Impervious Surface Coverage Total	3,493 SF	2,733 SF

This project is located in one of Arlington Heights' older neighborhoods, and the majority of the houses fronting on this block are 1.5 story historic homes with detached garages. There is one teardown with an attached two car garage previously completed on this block (314 W. Mueller) that received Design Commission approval in 2013. However, that house has a 1.5 story massing, and the impact of the attached garage is diminished because it is recessed 14 feet from the face of the front porch (6 feet from the front wall of the house).

The front loaded garage on the proposed house has a prominent appearance that looks out of place in this location, and the driveway is in conflict with a healthy 7" parkway tree that needs to be preserved. A revised design with a detached garage in the rear is recommended for this location, which will fit in better with the context of the block and will resolve the driveway conflict with the existing parkway tree.

If the Design Commission is in support of the proposed design, then it is recommended that the house be flipped on the lot to preserve the existing tree. Also, for a more cohesive design, it is recommended that board and batten siding be provided in the gable on the back of the house to tie in with the detailing on the front of the house.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the design for the proposed new single-family residence to be located at 408 W. Mueller Street. This recommendation is based on the architectural plans dated 4/26/17 and received 5/9/17, and the following:

1. Consider a revised design with a detached garage.
2. Consider flipping the house to preserve the existing parkway tree.
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5. Compliance with all Federal, State, and Village codes, regulations and policies.

_____, July 6, 2017

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-066

BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

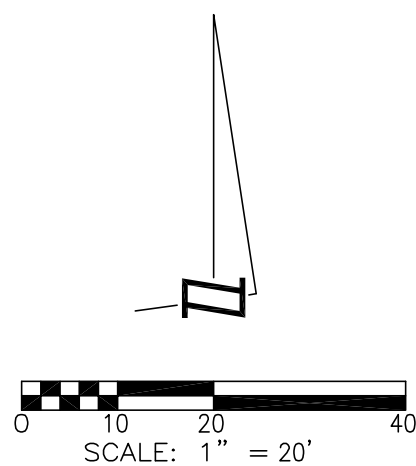
PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

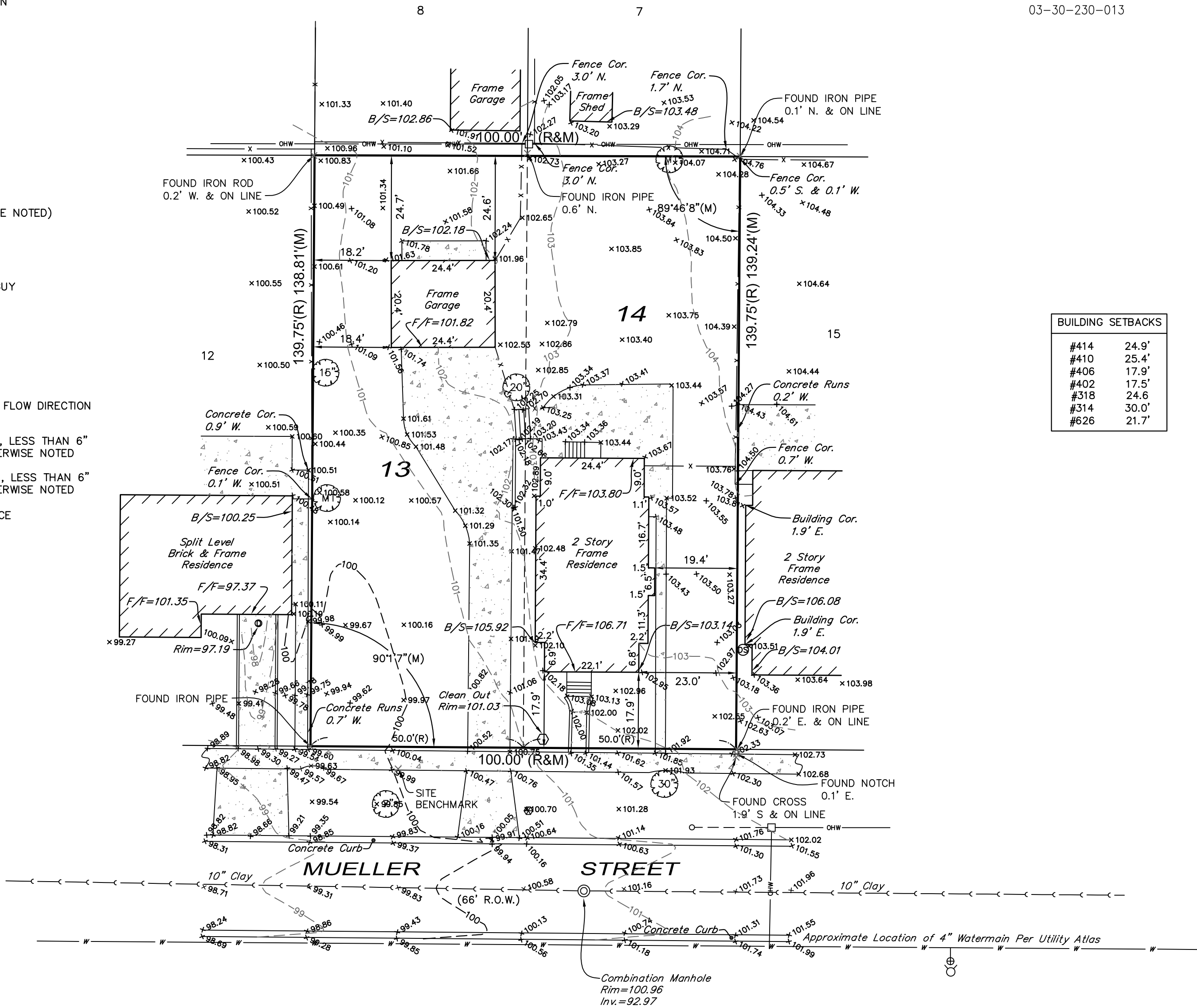
E-MAIL: info@plsllsle.com

SYMBOL LEGEND

- (R) - RECORD DATA
(M) - MEASURED DATA
T/F - TOP OF FOUNDATION
F/F - FINISHED FLOOR
B/S - BOTTOM OF SIDING
----- EXIST. CONTOURS
XXX.XX - EXISTING ELEVATION
-->-- SANITARY SEWER
-->-- STORM SEWER
--W-- WATERMAIN
--OHW-- OVERHEAD WIRES
⊙ - MANHOLE
○ - CATCHBASIN
□ - INLET
⊗ - WATER VALVE (UNLESS OTHERWISE NOTED)
⊕ - HYDRANT
*** - FENCE LINE
⊕--- UTILITY POLE W/GUY
⊕ - POWER POLE
⊗ - BUFFALO BOX
⊕ - YARD DRAIN
⊕ - DOWNSPOUT
⊕ - DOWNSPOUT WITH FLOW DIRECTION
⊕ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
⊕ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
⊕ - CONCRETE SURFACE



PARCEL INDEX NUMBER
03-30-230-012
03-30-230-013



BUILDING SETBACKS	
#414	24.9'
#410	25.4'
#406	17.9'
#402	17.5'
#318	24.6'
#314	30.0'
#626	21.7'

NOTE:
POSSIBLE EASEMENT OF ANY PUBLIC SERVICE CORPORATION AS DISCLOSED BY SERVICE POLES AND/OR WIRES ON REAR OF LAND.

SITE BENCHMARK:

CROSS CUT IN CONCRETE WALK, APPROXIMATELY 21 FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON.

ELEVATION = 100.00 (ASSUMED)

LEGAL DESCRIPTION

LOTS 13 AND 14 IN BLOCK 8 IN E.P. MUELLER'S ALTENHEIM SUBDIVISION, BEING A SUBDIVISION OF THE EAST TWENTY-EIGHT ACRES, MORE OR LESS, OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PREPARED FOR: GREENSCAPE HOMES, LLC.
ADDRESS: 406 W. MUELLER STREET, ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: 178/34 DATE: 4/17/2017 JOB NO: 1714039
DRAWN BY: JHH CHECK BY: _____
REVISED: _____

SURVEYED AREA: 13,902± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS NOT SHOWN HEREON.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
THIS 14TH DAY OF APRIL, 2017.



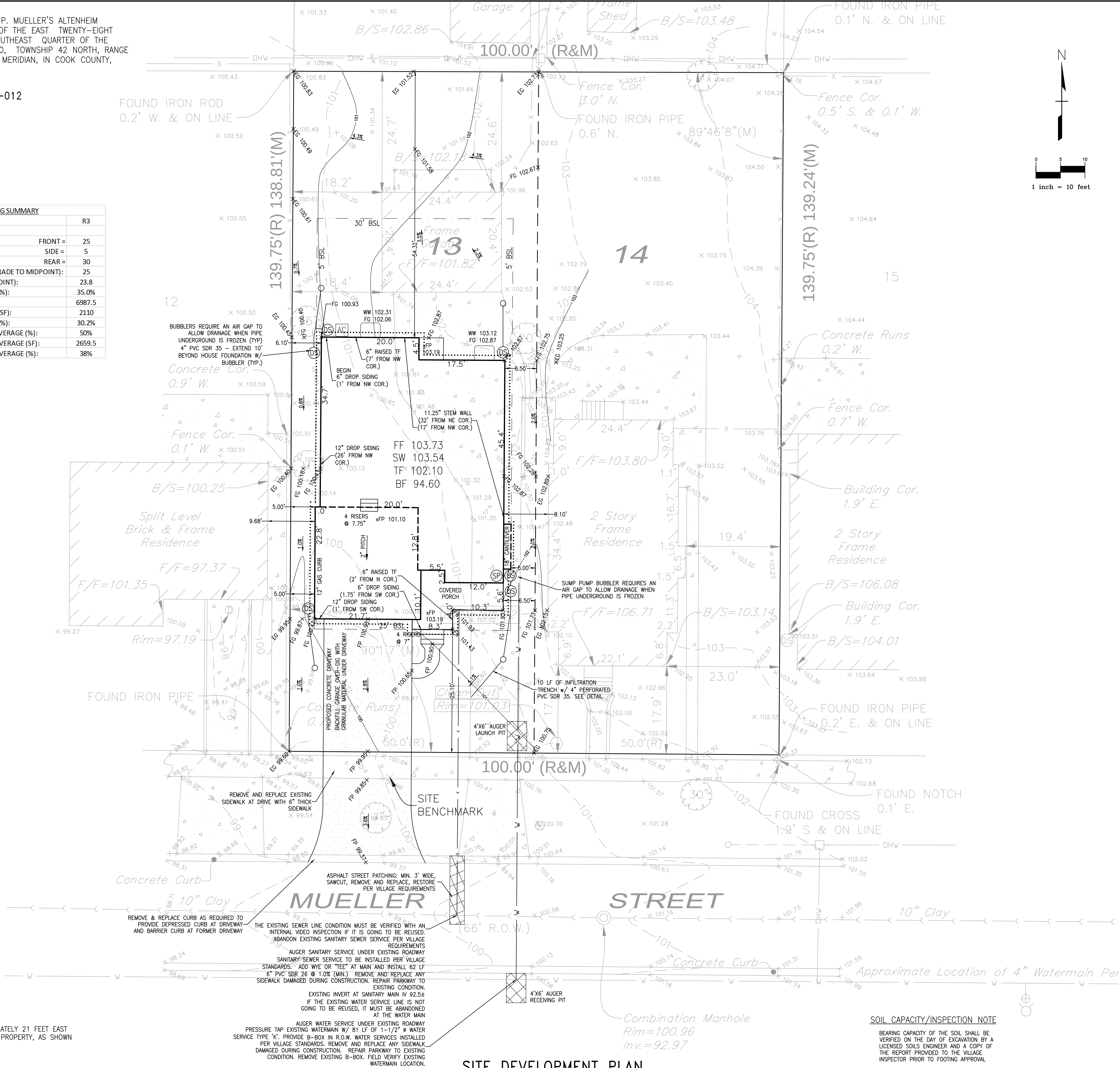
IPLS No. 3483
MY LICENSE EXPIRES 11/30/2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

LOTS 13 AND 14 IN BLOCK 8 IN E.P. MUELLER'S ALTENHEIM SUBDIVISION, BEING A SUBDIVISION OF THE EAST TWENTY-EIGHT ACRES, MORE OR LESS, OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 03-30-230-012

SITE ZONING SUMMARY	
RESIDENTIAL DISTRICT:	R3
MINIMUM SETBACKS:	
FRONT =	25
SIDE =	5
REAR =	30
MAXIMUM HEIGHT (AVERAGE GRADE TO MIDPOINT):	25
PROPOSED HEIGHT (TF TO MIDPOINT):	23.8
MAXIMUM LOT BLD COVERAGE (%):	35.0%
LOT AREA (SF):	6987.5
PROPOSED LOT BLD COVERAGE (SF):	2110
PROPOSED LOT BLD COVERAGE (%):	30.2%
MAXIMUM LOT IMPERVIOUS COVERAGE (%):	50%
PROPOSED LOT IMPERVIOUS COVERAGE (SF):	2659.5
PROPOSED LOT IMPERVIOUS COVERAGE (%):	38%



CIVIL 3 OF 4

LEGEND & ABBREVIATIONS

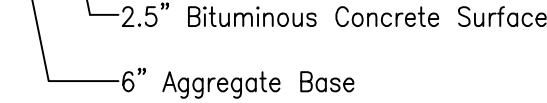
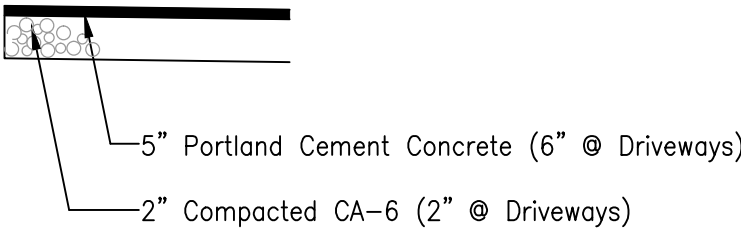
TF	Top of Foundation
FF	Finished Floor
BF	Basement Floor
JL	Joist Ledge (Raised Siding)
BL	Brick Ledge
TW	Top of Retaining Wall
xFG	Finished (Proposed) Ground Grade
xFP	Finished (Proposed) Pavement Grade
xHP	High Point (Proposed) Ground Grade
xEG	Existing Grade
BS	Bottom of Siding
WW	Top of Window Well
---	Existing Contour
800	Proposed Contour
→	Slope to Drain
↻	Overflow Route
○-○-○	Silt Fence (SF)
---	Tree Protection (TP)
DS	Downspout
SP	Sump Pump Discharge

ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. REMOVE AND REPLACE ANY SIDEWALK DAMAGED DURING CONSTRUCTION. (MATCH EXISTING PLAN AND PROFILE)

PROPOSED GAS METER PER UTILITY COMPANY REQUIREMENTS

PROPOSED ELECTRIC METER PER ELECTRIC COMPANY REQUIREMENTS

SIDEWALK SECTION



Alternate Section ROW: 6" Portland Cement Concrete on 2" Aggregate Base (No Mesh)
Alternate Section Non-ROW: 4" Portland Cement Concrete on 4" Aggregate Base (Mesh Optional)

DRIVEWAY SECTION (ROW & NON ROW)

BUILDING EXCAVATOR NOTE:

THIS PROPOSED SITE GRADING PLAN SHALL BE USED FOR PROPOSED ELEVATIONS AND PROPOSED GRADING ONLY. THE CONTRACTORS EXCAVATING FOR THE FOUNDATION AND POURING THE FOUNDATION ARE RESPONSIBLE FOR VERIFYING THE FOUNDATION DIMENSIONS AND LAYOUT BEFORE STARTING CONSTRUCTION. THE FOUNDATION DIMENSIONS SHALL BE BASED OFF THE APPROVED ARCHITECTURAL PLANS, NOT THIS SITE PLAN.

SOIL CAPACITY/INSPECTION NOTE

BEARING CAPACITY OF THE SOIL SHALL BE VERIFIED ON THE DAY OF EXCAVATION BY A LICENSED SOILS ENGINEER AND A COPY OF THE REPORT PROVIDED TO THE VILLAGE INSPECTOR PRIOR TO FOOTING APPROVAL

OTHER CONSTRUCTION NOTES:

- ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. IF SIDEWALK IS DAMAGED DURING CONSTRUCTION IT IS TO BE REPLACED PER THE CITY STANDARDS (MATCH EXISTING PLAN AND PROFILE)
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARDS AND ORDINANCES
- NO PARKING ON OR BLOCKING OF SIDEWALKS IS PERMITTED.

BUILDING HEIGHT

ELEVATIONS TO DETERMINE ROOF HEIGHT:
AVERAGE GRADE AT FRONT BUILDING LINE = 100.43+101.93/2 = 101.18
MAX ELEVATION AT PEAK OF ROOF (AVERAGE + ALLOWED): 101.18+25=126.18
PROPOSED ELEVATION AT PEAK OF ROOF (TF + TF TO MIDPOINT): 102.10+23.8=125.90

SOIL CAPACITY/INSPECTION NOTE

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SITE DEVELOPMENT PLAN

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



SITE DEVELOPMENT PLAN
406 MUELLER - LOT 13
ARLINGTON HEIGHTS, IL

REV. #	DATE	DESCRIPTION

ISSUE DATE:
4-24-17

DRAWN BY:
MWR

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GREENSCAPE HOMES, LLC

C-3

N WALNUT AVE

Co

Property to Left 2
414 W Mueller



Property to Left 1
410 W Mueller



Subject Property
408 W Mueller



Property to Right 1
406 W Mueller



Property to Right 2
402 W Mueller



Property to Right 3
318 W Mueller



W MUELLER



Property Across 1
Parking Lot

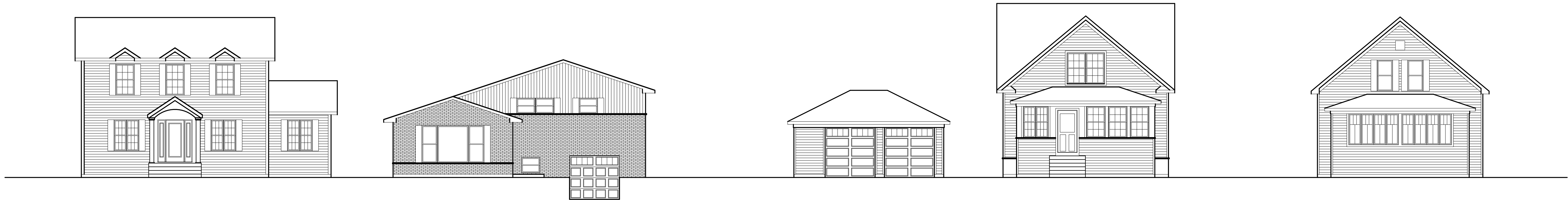
Property Across 2
Parking Lot

Property Across 3
Parking Lot

Property Across 4
Parking Lot

Property Across 3
Parking Lot

Property Across 4
319 W Mueller



729 S. Cleveland

EXISTING CONTEXT ELEVATION

SCALE: 1/8" = 1'-0"



729 S. Cleveland

PROPOSED CONTEXT ELEVATION

SCALE: 1/8" = 1'-0"



REV. #	DATE	DESCRIPTION
1	4-26-17	DESIGN REVIEW SUBMITTAL

ISSUE DATE:
4-26-17

DRAWN BY:
SMR

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COVER SHEET FOR GENERAL NOTES.

1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.

2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.

3. TYPICAL CORNERBOARDS SHALL BE 5/4x6
FACING FRONT AND REAR w/ 5/4x4 AT SIDES.

4. TYPICAL FRIZE SHALL BE 1x4 ON 5/4x8.

5. TYPICAL WINDOW WRAP 1/4" SHALL BE 5/4x4.

6. TYPICAL DOOR WRAP SHALL BE 5/4x6.

7. TYPICAL WINDOW/DOOR HEAD SHALL BE
1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.

8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/
CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.

9. PROJECTED RAKE SHALL BE 1x3 ON 1x8
w/ ALUM. SOFFIT AND 5/4x8 SUBRAKE.

10. TYPICAL ROOF SHALL BE CERTAINTED XT 25 YEAR
SHINGLES OR 30 YEAR ARCHITECTURAL PEE SELECTIONS.

11. PROVIDE 48" WIDE ICE & WATER SHEILD STARTER
AND AT ALL VALLEYS AND EAVES.

12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL
INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND
BAND BOARDS, AND SIMILAR PENETRATIONS.

13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS
ALUMINUM. DOWNSPUTS TO STORE WATER OR SPLASH
TO GRADE w/ 3" EXTENSIONS AND SPLASHBLOCKS.

14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.i.
ALUM. ROOF VENTS NEAR RIDGE w/ EQUAL AREA OF
SOFFIT VENTILATION. MINIMUM 1/300TH OF ATTIC AREA.

15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW
AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.

16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE
RECOMMENDATIONS.

17. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE
WATER FLOW OR SNOW BUILDUP MAY CAUSE DAMAGE.
PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.

18. PROVIDE BUILDING WRAP ON ALL ROOF SHEATHING.
ALL SEAMS TO BE LAPPED AND TAPED PER
MANUFACTURER. LAM AND TAPE OVER FLASHING.

19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS
ABOVE GARAGE DOOR OR PER ELEVATION.

20. WINDOW SUPPLIER TO VERIFY THAT ALL BEDROOMS
HAVE AN EGRESS WINDOW OF AT LEAST 57 s.f. CLEAR
OPENING AND 24" MIN. HEIGHT AND 20" MIN. WIDTH.
SILL SHALL BE NOT LESS THAN 24" OR GREATER
THAN 48" ABOVE FINISHED FLOOR. THROUGH OPENINGS
WITH WINDOW SUPPLIER PRIOR TO FRAMING.

E DENOTES EGRESS WINDOW REQUIRED.

D DENOTES REMOVABLE SASH
WINDOW FOR STOCKING DRYWALL.

PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER
CODE. WINDOW SUPPLIER TO VERIFY THAT GLAZING NEAR
OR AT ALL THROUGH OPENINGS, STAIRS, DOORS, STAIRS
DOORS, AND WITHIN 18" OF FLOORS COMPLIES PER CODE.

S DENOTES SAFETY GLAZING REQUIRED.



LINCOLN II H 02-2017 3032
408 W. MUELLER
ARLINGTON HTS, ILLINOIS

REV #	DATE	DESCRIPTION	ARLINGTON HEIGHTS, ILLINOIS
4	4-26-17	DESIGN REVIEW SUBMITTAL	

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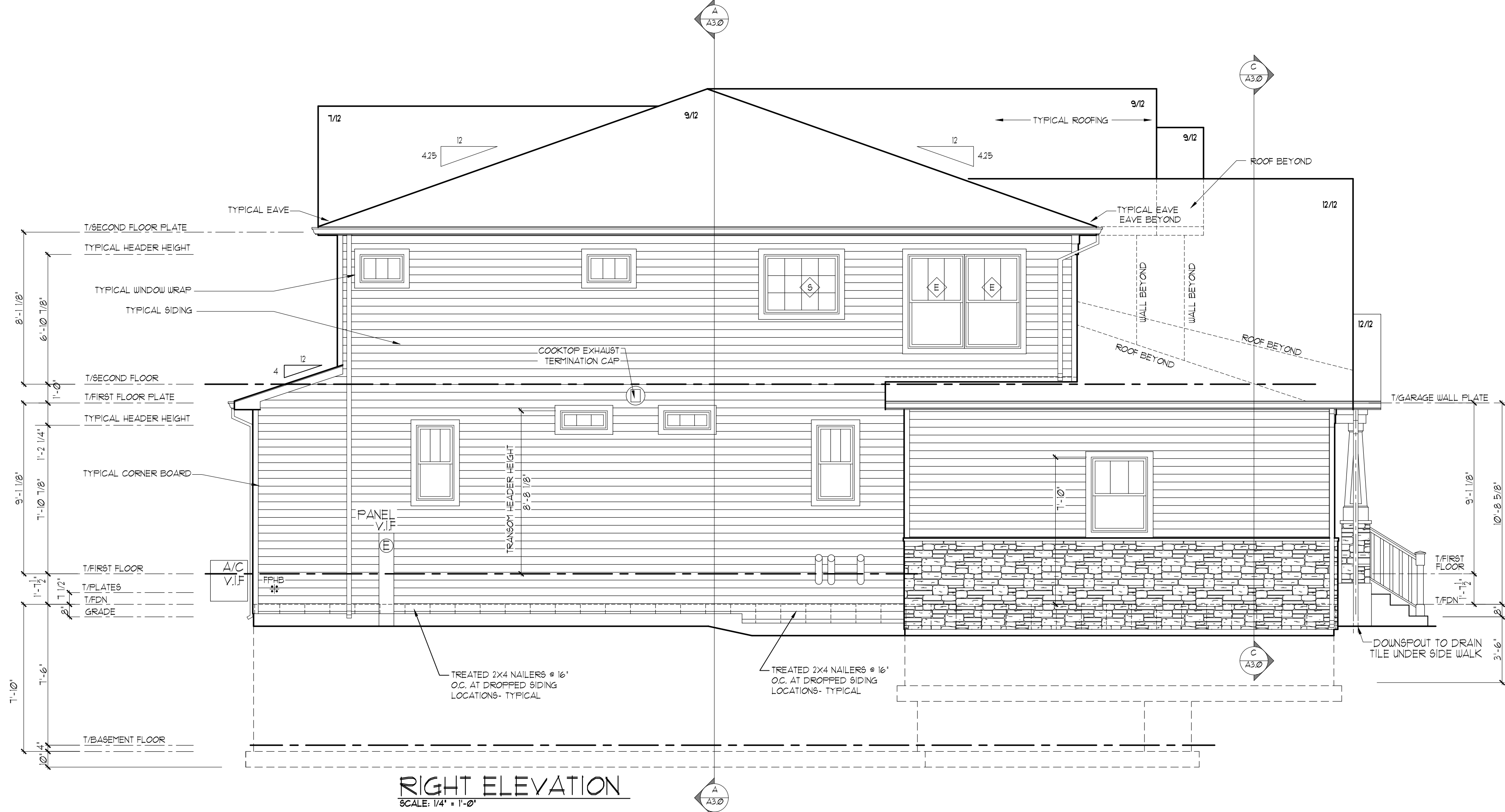
SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

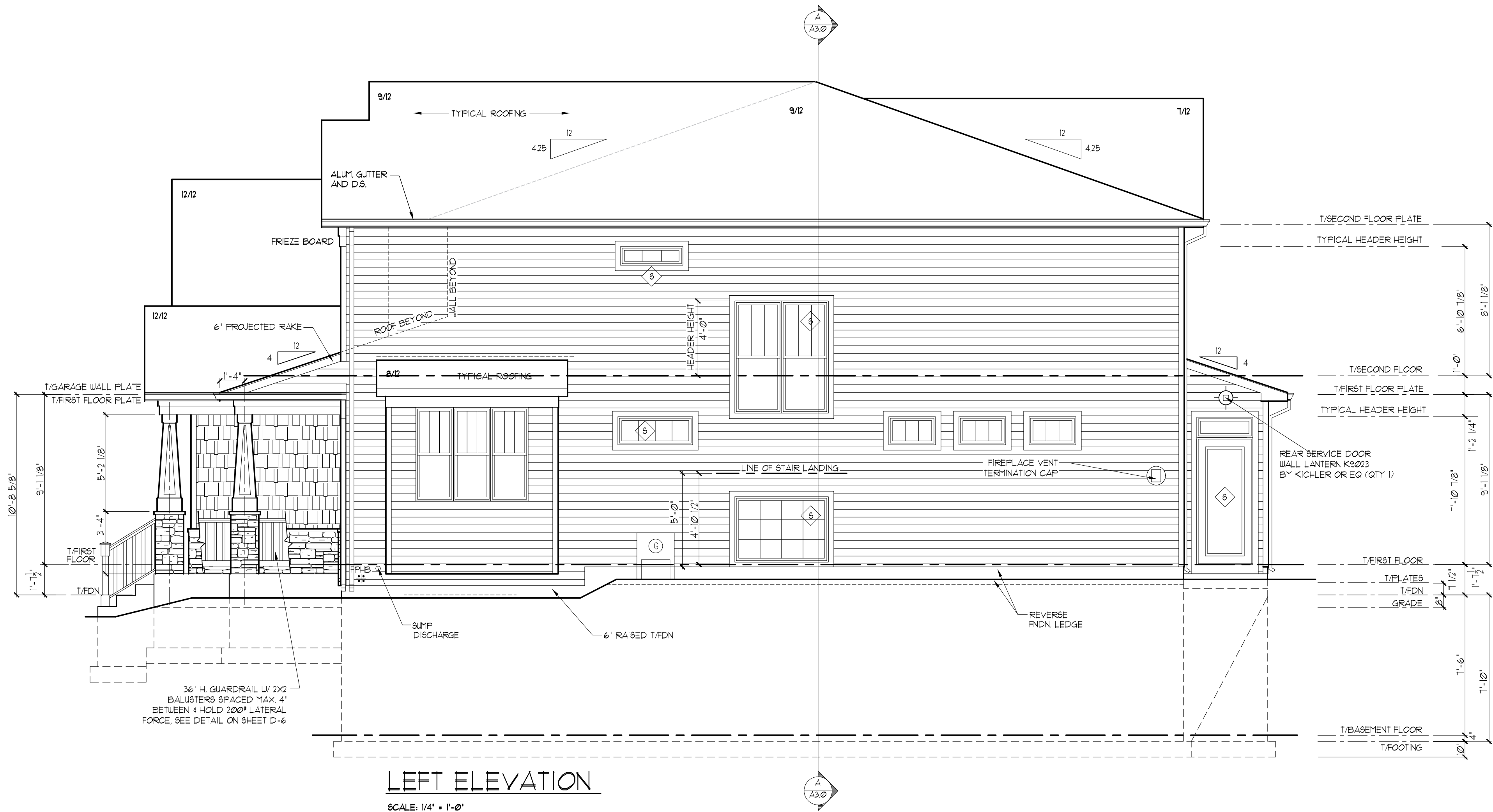
ELEVATION NOTES

- SEE COVER SHEET FOR GENERAL NOTES
1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.
 2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
 3. TYPICAL CORNERBOARDS SHALL BE 5/4x6 FACING FRONT AND REAR w/ 5/4x4 AT SIDES.
 4. TYPICAL FRIEZE SHALL BE 1x4 ON 5/4x8.
 5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x6.
 6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
 7. TYPICAL WINDOW/DOOR HEAD SHALL BE 1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.
 8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/ ALUM. SOFFIT AND 5/4x8 SUBRAKE.
 9. PROJECTED RAKE SHALL BE 1x4 ON 1x8 w/ CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
 10. TYPICAL ROOF SHALL BE CERTAINTED XT 25 YEAR SHINGLES OR 30 YEAR ARCHITECTURAL PER SELECTIONS.
 11. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER AND AT ALL VALLEYS AND EAVES.
 12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND BAND BOARDS, AND SIMILAR PENETRATIONS.
 13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH TO GRADE w/ 3' EXTENSIONS AND SPLASHBLOCKS.
 14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.f. ALUM. ROOF VENTS NEAR RIDGE w/ EQUAL AREA OF SOFFIT VENTILATION. MINIMUM 1/300th OF ATTIC AREA.
 15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
 16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE RECOMMENDATIONS.
 17. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE WATER FLOW OR SNOW BUILDUP MAY CAUSE DAMAGE. PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.
 18. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING. ALL SEAMS TO BE LAPPED AND TAPED PER MANUFACTURER. LAP AND TAPE OVER FLASHING.
 19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS ABOVE GARAGE DOOR OR PER ELEVATION.
 20. WINDOW SUPPLIER TO VERIFY THAT ALL BEDROOMS HAVE AN EGRESS WINDOW OF AT LEAST 5.7 s.f. CLEAR OPENING AND 24" MIN. HEIGHT AND 20" MIN. WIDTH. SILL HEIGHT SHALL NOT BE LESS THAN 24" OR GREATER THAN 44" A.F.F. VERIFY ALL WINDOW ROUGH OPENINGS WITH WINDOW SUPPLIER PRIOR TO FRAMING.
- ◊ E DENOTES EGRESS WINDOW REQUIRED.
◊ D DENOTES REMOVABLE SASH WINDOW FOR STOCKING DRYWALL.
◊ S DENOTES SAFETY GLAZING REQUIRED.
- PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER CODE. WINDOW SUPPLIER TO VERIFY THAT GLAZING NEAR OR IN TUBS / SHOWERS AND THEIR ENCLOSURES, STAIRS, DOORS, AND WITHIN 18" OF FLOORS COMPLIES PER CODE.



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



BASE

LINCOLN II H 02-2017 3032
408 W. MUELLER
ARLINGTON HTS, ILLINOIS

REV. #	DATE	DESCRIPTION
1	4-26-17	DESIGN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		

ISSUE DATE:
4-26-17

DRAWN BY:
SMR

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GREENSCAPE HOMES, LLC

A3.2

COLOR SELECTION REFERENCE SHEET

ADDRESS: 408 W MUELLER STREET ARLINGTON HTS

MODEL: LINCOLN II B



ROOFING: COLOR:
COLOR: DRIFTWOOD



HORIZONTAL SIDING
COLOR: COBBLESTONE



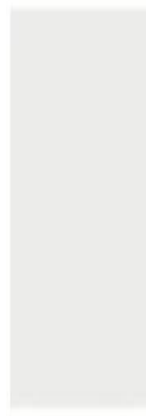
SHAKE SIDING
COLOR: COBBLESTONE



BOARD & BATTEN
COLOR: COBBLESTONE



WINDOWS
COLOR: WHITE



**COLUMN &
WINDOW TRIM:
& RAILINGS**
COLOR: WHITE



GARAGE DOORS
COLOR: SNOW MIST



FRONT DOOR COLOR:
DARK WALNUT



STONE COLOR:
COUNTRY RUBBLE NEWPORT GREY



SOFFIT-FASCIA-GUTTERS
COLOR: WHITE

Greenscape Homes (GSH) policy of continual improvement in design and construction requires that specifications, equipment, dimensions, and prices be subject to change without notice. Exterior colors pictured in this brochure are general representations and may be modified without notice.

EXTERIOR COLOR SELECTION SHEET

ADDRESS: 408 w. Mueller Street

MODEL: Lincoln II B

ROOF SHINGLES COLOR:	<u>DRIFTWOOD</u>
SOFFIT COLOR:	<u>WHITE</u>
FASCIA COLOR:	<u>WHITE</u>
GUTTER COLOR:	<u>WHITE</u>
WINDOW COLOR:	<u>WHITE</u>
FRONT DOOR STAIN COLOR:	<u>DARK WALNUT</u>
STONE COLOR:	<u>COUNTRY RUBBLE NEWPORT GREY</u>
GARAGE DOOR COLOR:	<u>SNOW MIST</u>
GARAGE DOOR WINDOWS:	YES
SIDING MATERIAL:	HARDIE BOARD
BATTEN BOARD COLOR:	<u>COBBLESTONE</u>
SHAKE SIDING COLOR:	<u>COBBLESTONE</u>
HORIZONTAL SIDING COLOR:	<u>COBBLESTONE</u>
BAND BOARD COLOR:	<u>WHITE</u>
WINDOWS & GARAGE DOOR TRIM COLOR:	<u>WHITE</u>
CORNER BOARD COLOR:	<u>WHITE</u>
FRONT PORCH COLUMNS COLOR:	<u>WHITE</u>
FRONT PORCH RAILING COLOR:	<u>WHITE</u>
DRIVEWAY MATERIAL:	CONCRETE



Item: DC#17-068 - 1014 N. Chicago Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new (teardown) single-family residence.

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1014 N. Chicago Avenue. This recommendation is subject to compliance with the architectural plans dated 6/5/17 and received 7/8/17, and the following conditions:

1. Change the stone selection to be different than the stone on the adjacent house.
2. Add a window to the side of the garage.
3. Change the Dining Room windows from small square windows to full-size double hung windows.
4. Provide landscaping on the left side elevation to infill the blank wall area.
5. Add a portico above the rear patio door.
6. 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.
7. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:**Description**

Staff Report

Documents & Drawings

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1014 N. Chicago Ave.
Project Address: 1014 N. Chicago Ave.
Prepared By: Steve Hautzinger

Date Prepared: July 5, 2017

PETITION INFORMATION:

DC Number: 17-068
Petitioner Name: Pamela Moros
Petitioner Address: David Weekly Homes LLC
1930 Thoreau Drive, Suite 160
Schaumburg, IL 60173
Meeting Date: July 11, 2017

Requested Action(s): Approval of the proposed architectural design for a new (teardown) single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to demolish an existing single story residence and a detached one car garage to allow construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,665 square feet and the proposed residence will have approximately 2,835 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 27 feet Side: 9.25 feet Side: 9.22 feet Rear: 51.79 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	3,449 SF	2,835 SF
Building Lot Coverage	2,683 SF	1,887 SF
Impervious Surface Coverage Total	3,833 SF	2,405 SF

The existing neighborhood consists of a mix of smaller scale, single-story and two story homes with a mix of front loading and detached garages. The proposed new home will be the second teardown on this block. The first teardown was completed by the same petitioner in 2015, and it is located directly south from the subject property.

The proposed house has a similar overall composition as the existing adjacent house. However, the floor plans are substantially different, and the design includes many different features such as: a different front porch design, different window arrangements, different siding treatments, different garage door styles, and different exterior colors (except for the stone which should be revised).

The two houses will complement each other, and provide a cohesive appearance on the street. However, the following recommendations should be considered to enhance the design:

1. The proposed "Fond Du Lac Heritage Blend" stone is the same stone used on the adjacent house, so a different stone should be selected.
2. Add a window to the side of the garage to add interest to the blank wall.
3. Change the Dining Room windows from small square windows to full-size double hung windows. The house next door has similar small square windows. The change will add interest to the design, and further differentiate the two houses.
4. Landscaping is recommended on the left side elevation to infill the blank wall area.
5. A small portico above the rear patio door is recommended to break up the flat blank wall.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1014 N. Chicago Avenue. This recommendation is subject to compliance with the architectural plans dated 6/5/17 and received 7/8/17, and the following conditions:

1. Change the stone selection to be different than the stone on the adjacent house.
2. Add a window to the side of the garage.
3. Change the Dining Room windows from small square windows to full-size double hung windows.
4. Provide landscaping on the left side elevation to infill the blank wall area.
5. Add a portico above the rear patio door.
6. 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.
7. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, July 5, 2017

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-068

PLAT OF SURVEY

PROPERTY DESCRIPTION:

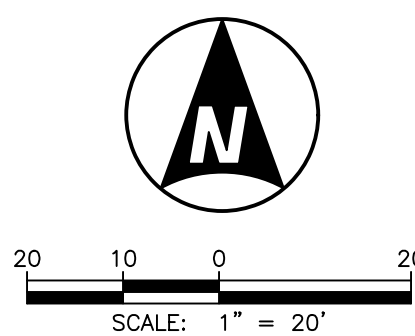
LOT 11 IN BLOCK 2 IN ARLINGTON PARK, A SUBDIVISION OF THE NORTH WEST QUARTER (EXCEPT THE NORTH 25 FEET THEREOF) OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH EASTERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, ALSO, THAT PART OF THE VACATED ALLEY LYING NORTH OF AND ADJACENT TO SAID LOT 11, IN COOK COUNTY, ILLINOIS.

AREA:

PROPERTY CONTAINS 7,665 SQUARE FEET OR 0.176 ACRE MORE OR LESS

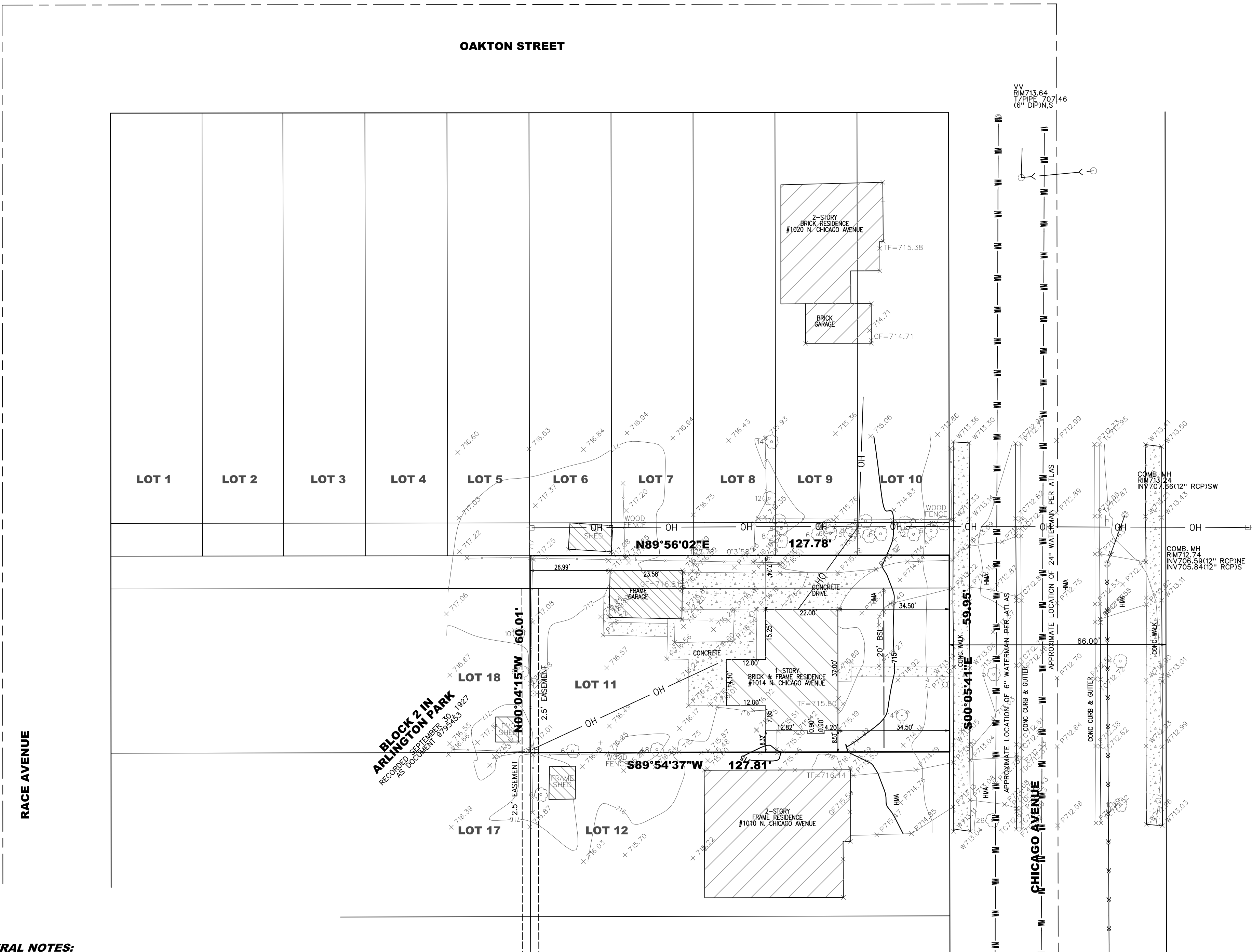
P.L.N.:

03-30-101-015-0000



LEGEND:

- SANITARY SEWER
- STORM SEWER
- COMBINED SEWER
- WATER MAIN
- FORCE MAIN
- UNDERDRAIN
- CABLE TV LINE
- ELECTRIC LINE
- FIBER OPTIC LINE
- GAS LINE
- TELEPHONE LINE
- OVERHEAD WIRE
- FENCE
- GUARDRAIL
- BUSH LINE
- TREE LINE
- RAILROAD
- EDGE OF WATER
- MANHOLE (STMH/SAMH)
- CATCH BASIN (CB)
- INLET (INL)
- FLARED END SECTION (FES)
- VALVE VAULT (VV)
- VALVE BOX (VB)
- BUFFALO BOX (BB)
- FIRE HYDRANT (FH)
- AUXILIARY VALVE (AV)
- CLEANOUT (CO)
- BOLLARD (BOL)
- GAS VALVE (GV)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- HANDHOLE (HH)
- TRAFFIC SIGNAL BOX (TSB)
- TRAFFIC SIGNAL (TS)
- LIGHT (LHT)
- GROUND LIGHT (GLHT)
- POWER POLE (PP)
- GUY WIRE (GW)
- CABLE PEDESTAL (PEDC)
- ELECTRIC PEDESTAL (PEDE)
- TELEPHONE PEDESTAL (PEDT)
- SIGN
- MAILBOX (MB)
- DECIDUOUS TREE (SIZE IN INCHES)
- CONIFEROUS TREE (SIZE IN INCHES)
- BUSH
- CONTOUR LINE
- SPOT ELEVATION
- PAVEMENT ELEVATION
- TOP OF CURB ELEVATION
- TOP OF DEPRESSED CURB ELEVATION
- WALK ELEVATION
- AIR CONDITIONER UNIT
- BOTTOM OF WALL
- BUILDING SETBACK LINE
- DEED
- DUCTILE IRON PIPE
- ELECTRIC METER
- FINISHED FLOOR
- GARAGE FLOOR
- GRADE AT FOUNDATION
- GAS METER
- INVERT
- MEASURED
- PUBLIC UTILITY EASEMENT
- POLYVINYL CHLORIDE PIPE
- RECORD
- REINFORCED CONCRETE PIPE
- RETAINING WALL
- SANITARY
- STORM
- TOP OF FOUNDATION
- TOP OF PIPE
- TOP OF WALL
- TRANSFORMER
- FOUND IRON PIPE
- FOUND RAIL ROAD SPIKE
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- BARRIER CURB
- B 6.12 CURB & GUTTER
- B 6.24 CURB & GUTTER
- DEPRESSED CURB



GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HERE ON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT AND DISCREPANCIES TO THE SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
- CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.

SURVEYOR'S NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM THE OUTSIDE FACE OF CONCRETE FOUNDATION.
- SURVEY IS BASED ON FIELD WORK COMPLETED 03-23-2017.

SOURCE BENCHMARK: ARLINGTON HEIGHTS BENCHMARK # 44, BRASS DISC SET IN NORTHEASTERLY SIDE OF A LIGHT POLE BASE 36" SOUTHERLY OF THE CENTERLINE OF NORTHWEST HIGHWAY AND 20' +/- NORTHWESTERLY OF THE CENTERLINE OF RACE AVENUE. ELEVATION = 718.48 NAVD83

SITE BENCHMARK #1: CUT CROSS NOTCH IN SIDEWALK IN FRONT OF LOT 14 ON THE WEST SIDE OF CHICAGO AVENUE. ELEVATION = 713.60

SITE BENCHMARK #2: CUT SQUARE ON TOP OF CURB IN FRONT OF #1014 N. CHICAGO AVENUE. ELEVATION = 712.77

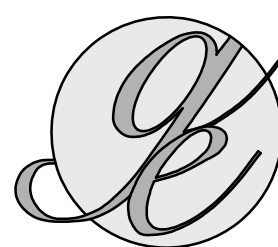
STATE OF ILLINOIS)
COUNTY OF COOK)

WE, GASPEREC ELBERTS CONSULTING, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-006877, HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20__ IN ROSEMONT, ILLINOIS.

RUSSELL W. OLSEN
EMAIL: rolsen@geconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002718
LICENSE EXPIRES: NOVEMBER 30, 2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



**GASPEREC ELBERTS
CONSULTING**
9501 W. DEVON AVENUE, SUITE 102
ROSEMONT, ILLINOIS 60018
847.868.1830

CLIENT:

David Weekley Homes

1930 THOREAU DRIVE
SUITE 160
SCHAUMBURG, IL 60173

		DESIGNED	
		DRAWN	RWO
		APPROVED	KJM
		DATE	03-24-17
		SCALE	1"=20'
DATE	DESCRIPTION OF REVISION	BY	

PLAT OF SURVEY
1014 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS

SHEET	
1 OF 1	
PROJECT NUMBER:	170024
©GASPEREC ELBERTS CONSULTING, 2017	
ILLINOIS FIRM LICENSE 184-006877	



1610 W Brown



1006 N Chicago



1010 N Chicago



1014 N Chicago -
SUBJECT PROPERTY



1020 N Chicago



1020 N Chicago



1611 W. Oakton



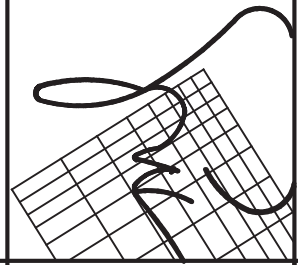
1021 N Chicago



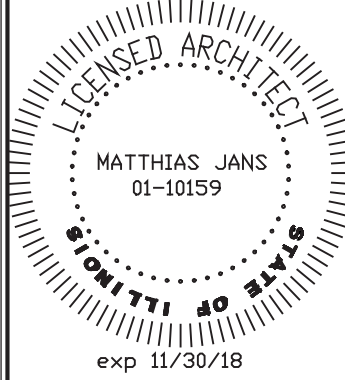
1015 N Chicago



1009 N Chicago

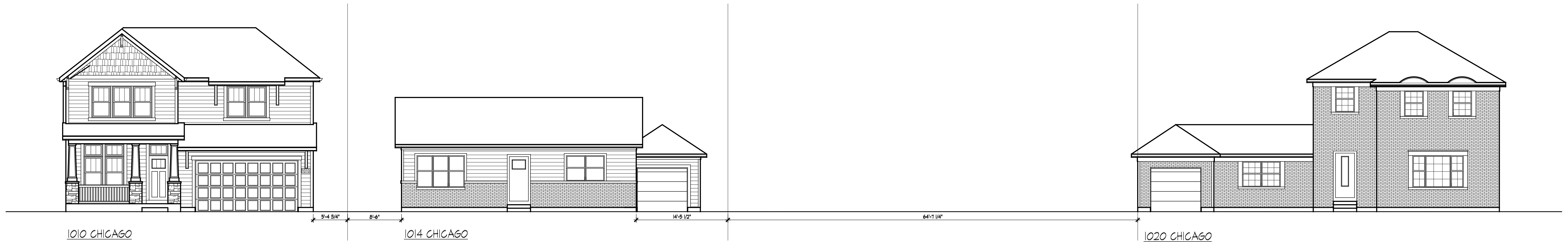


DAVID WEEKLEY HOMES - T612-A
1014 CHICAGO AVENUE
ARLINGTON HEIGHTS, IL 60004



REVISION DATES
DATE 1
PROJ. START 04/16/17
REC
JOB # 560300xx

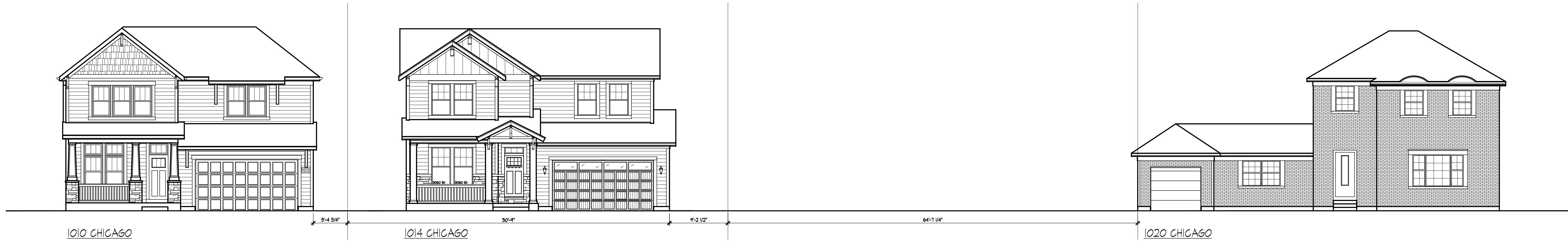
MATTHIAS JANS ARCHITECT
602 ACADEMY DR. NORTHBROOK, IL 60062
VOICE (847) 344-5297 FAX (224) 326-2483
m.jans@matthiasjans.com



1010 CHICAGO
EXISTING

1014 CHICAGO

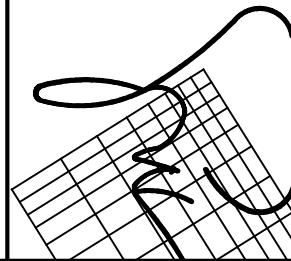
1020 CHICAGO



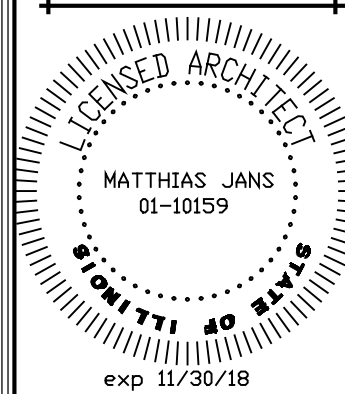
1010 CHICAGO
PROPOSED

1014 CHICAGO

1020 CHICAGO



DAVID WEEKLEY HOMES - T612-A
1014 CHICAGO AVENUE
ARLINGTON HEIGHTS, IL 60004



REVISION DATES

DATE 1

PROJ. START
04/16/17

REC

JOB #
560300xx



Existing House at 1010 N. Chicago Avenue

SITE DEVELOPMENT PLAN

PROPERTY DESCRIPTION:

LOT 11 IN BLOCK 2 IN ARLINGTON PARK, A SUBDIVISION OF THE NORTH WEST QUARTER (EXCEPT THE NORTH 25 FEET THEREOF) OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH EASTERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; ALSO, THAT PART OF THE VACATED ALLEY LYING NORTH OF AND ADJACENT TO SAID LOT 11, IN COOK COUNTY, ILLINOIS.

AREA:

PROPERTY CONTAINS 7,665 SQUARE FEET OR 0.176 ACRE MORE OR LESS

P.I.N.:

03-30-101-015-0000

GENERAL NOTES:

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SITE BENCHMARK #1: CUT CROSS NOTCH IN SIDEWALK IN FRONT OF LOT 14 ON THE WEST SIDE OF CHICAGO AVENUE. ELEVATION = 713.60

SITE BENCHMARK #2: CUT SQUARE ON TOP OF CURB IN FRONT OF #1014 N. CHICAGO AVENUE. ELEVATION = 712.77

UTILITY NOTES:

- A 1 1/2" TYPE "K" COPPER WATER SERVICE IS REQUIRED ALL THE WAY TO THE MAIN. THE OLD SERVICE INCLUDING THE EXISTING B-BOX SHALL BE DISCONNECTED AT THE MAIN.
- SANITARY SERVICE TO BE 6" PVC SDR 26 AT 1.0% MINIMUM SLOPE. THE OLD SERVICE INCLUDING THE EXISTING CLEANOUT SHALL BE DISCONNECTED AT THE MAIN.
- A SANITARY SEWER CLEANOUT WITH WATERTIGHT SCREW-DOWN CAP SHALL BE PROVIDED AT LEAST 10-FEET OUTSIDE THE FACE OF BUILDING FOUNDATION.
- UNLESS IT CAN BE DEMONSTRATED THAT THE EXISTING SERVICE LINE IS OF SUFFICIENT CAPACITY, INTEGRITY, AND CONSTRUCTION TO MEET THE REASONABLE STANDARDS OF THE CITY, IT SHALL BE REMOVED AND DISCONNECTED AT THE MAIN/SEWER AND A NEW SERVICE SHALL BE INSTALLED.
- ALL SANITARY SEWER AND WATER MAIN WORK AND MATERIALS SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATION FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
- ALL DOWNSPOUTS AND SUMP PUMP DISCHARGES SHALL SPLASH AT GRADE OR POP-UP.
- NO OPEN CUTTING OF ROADWAYS FOR UTILITY CONNECTIONS SHALL OCCUR WITHOUT AUTHORIZATION BY THE VILLAGE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

EROSION CONTROL NOTES:

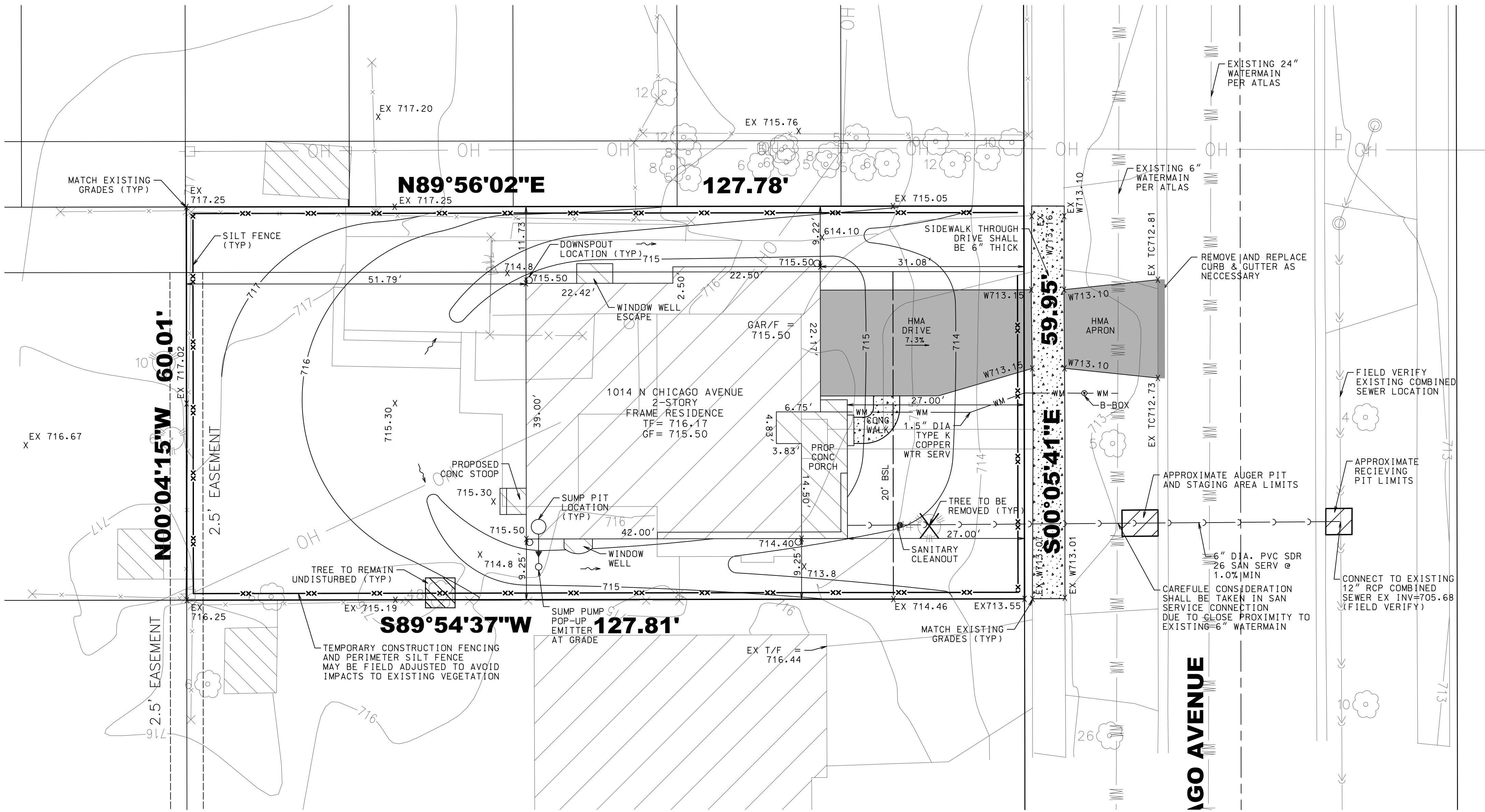
- SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.
- VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE. SAID GRAVEL DRIVE SHALL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF FOUNDATION.
- ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED, OR DEPOSITED ONTO THE STREET SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
- THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
- IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
- STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
- WATER PUMPED OR OTHERWISE DISCHARGED FOR THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.

DUMPSTER (6'X10' TYP) AND PORTABLE TOILET TO BE LOCATED ONSITE DURING CONSTRUCTION ACTIVITIES

NO CONSTRUCTION ACTIVITIES. EQUIPMENT STORAGE OR CONSTRUCTION MATERIAL STORAGE SHALL OCCUR OUTSIDE OF THE CONSTRUCTION AREA OR WITHIN AREAS OF TREES TO REMAIN

EXISTING SANITARY SEWER AND WATER SERVICES TO BE ABANDONED AND SHALL BE DISCONNECTED AT THE MAIN

MAINTAIN 1.5' MIN VERTICAL SEPARATION BETWEEN EXISTING WATERMAIN AND PROPOSED SANITARY AND STORM SERVICES



IMPERVIOUS TABLE:

LOT AREA =	7,665 SF		
PROPOSED CONDITIONS:		EXISTING CONDITIONS:	
HOME STRUCTURE =	1,733 SF	HOME STRUCTURE =	983 SF
GARAGE STRUCTURE =	0 SF	GARAGE STRUCTURE =	320 SF
PORCH/PATIO =	166 SF	PORCH/PATIO =	490 SF
DRIVEWAY =	476 SF	DRIVEWAY =	1,195 SF
SIDEWALK/ CONC. WALK =	35 SF	SIDEWALK/CONC. WALK =	118 SF
TOTAL =	2,410 SF	TOTAL =	3,106 SF
IMPERVIOUS SURFACE COVERAGE =	31.4%	IMPERVIOUS SURFACE COVERAGE =	40.5%
MAXIMUM IMPERVIOUS SURFACE COVERAGE (50%) =	3,833 SF		
DECREASE IN IMPERVIOUS AREA =	696 SF		

DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY AS A RESULT OF THE CONSTRUCTION OF THE IMPROVEMENTS.

ENGINEER'S SIGNATURE



LEGEND:

- SANITARY SEWER
- STORM SEWER
- COMBINED SEWER
- WATER MAIN
- UNDERDRAIN
- CABLE TV LINE
- ELECTRIC LINE
- FIBER OPTIC LINE
- GAS LINE
- TELEPHONE LINE
- OVERHEAD WIRE
- FENCE
- GUARDRAIL
- BUSH LINE
- TREE LINE
- RAILROAD
- EDGE OF WATER
- MANHOLE (STMH/SAMH)
- CATCH BASIN (CB)
- INLET (INL)
- FLARED END SECTION (FES)
- VALVE VAULT (VV)
- VALVE BOX (VB)
- BUFFALO BOX (BB)
- FIRE HYDRANT (FH)
- AUXILIARY VALVE (AV)
- CLEANOUT (CO)
- BOLLARD (BOL)
- GAS VALVE (GV)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- HANDHOLE (HH)
- TRAFFIC SIGNAL BOX (TSB)
- TRAFFIC SIGNAL (TS)
- LIGHT (LHT)
- GROUND LIGHT (DLHT)
- POWER POLE (PP)
- GUY WIRE (GW)
- CABLE PEDESTAL (PEDC)
- ELECTRIC PEDESTAL (PEDE)
- TELEPHONE PEDESTAL (PEDT)
- SIGN
- MAILBOX (MB)
- DECIDUOUS TREE (SIZE IN INCHES)
- CONIFEROUS TREE (SIZE IN INCHES)
- BUSH
- CONTOUR LINE
- SPOT ELEVATION
- PAVEMENT ELEVATION
- TOP OF CURB ELEVATION
- TOP OF DEPRESSED CURB ELEVATION
- WALK ELEVATION
- ACU
- AIR CONDITIONER UNIT
- BOTTOM OF WALL
- BUILDING SETBACK LINE
- DEED
- DIP
- DUCTILE IRON PIPE
- ELECTRIC METER
- FINISHED FLOOR
- GARAGE FLOOR
- GRADE AT FOUNDATION
- GAS METER
- INVERT
- MEASURED
- PUBLIC UTILITY EASEMENT
- POLYVINYL CHLORIDE PIPE
- RECORD
- REINFORCED CONCRETE PIPE
- RETAINING WALL
- SANITARY
- STORM
- TOP OF FOUNDATION
- TOP OF PIPE
- TOP OF WALL
- TRANSFORMER
- FOUND IRON PIPE
- FOUND RAIL ROAD SPIKE
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- BARRIER CURB
- B 6.12 CURB & GUTTER
- B 6.24 CURB & GUTTER
- DEPRESSED CURB

SCALE 1" = 10'



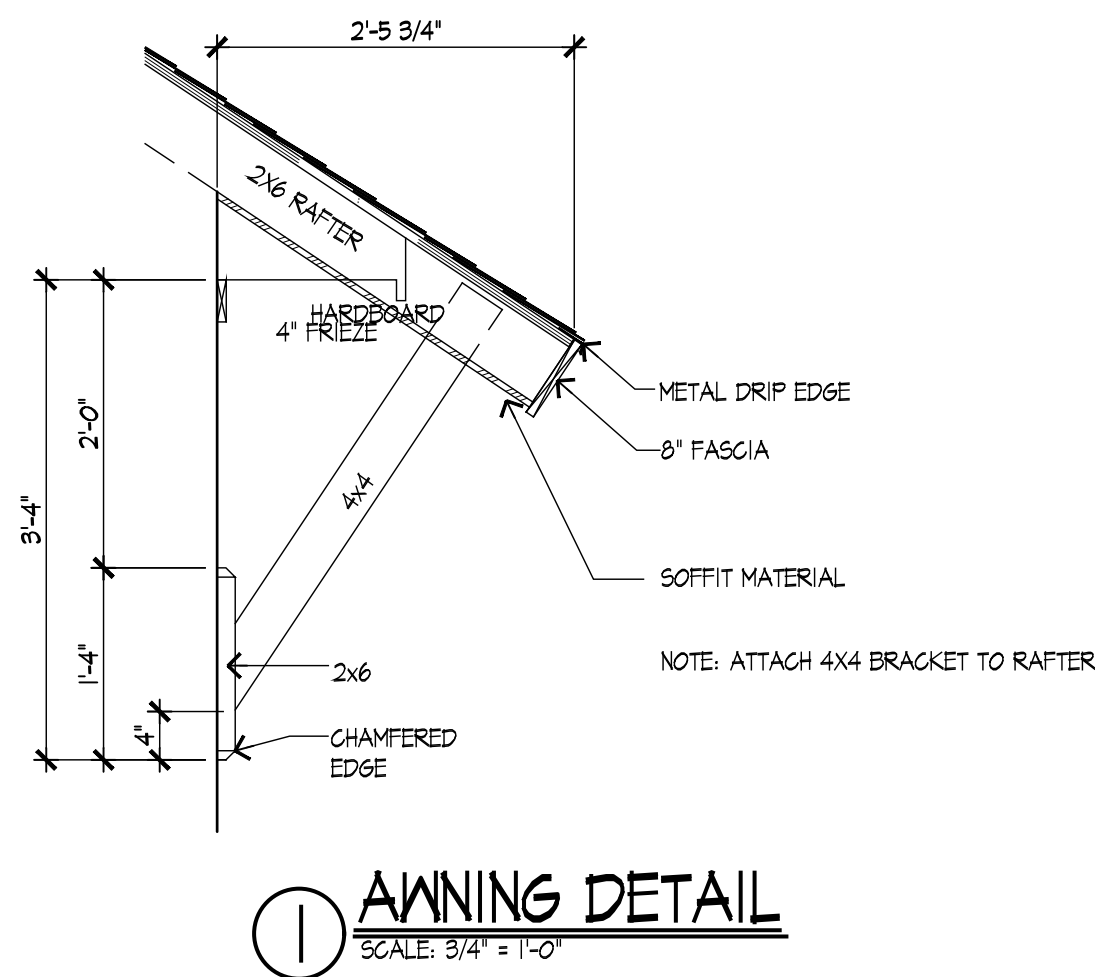
Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

David Weekley Homes
1930 THOREAU DRIVE
SUITE 160
SCHAUMBURG, IL 60173

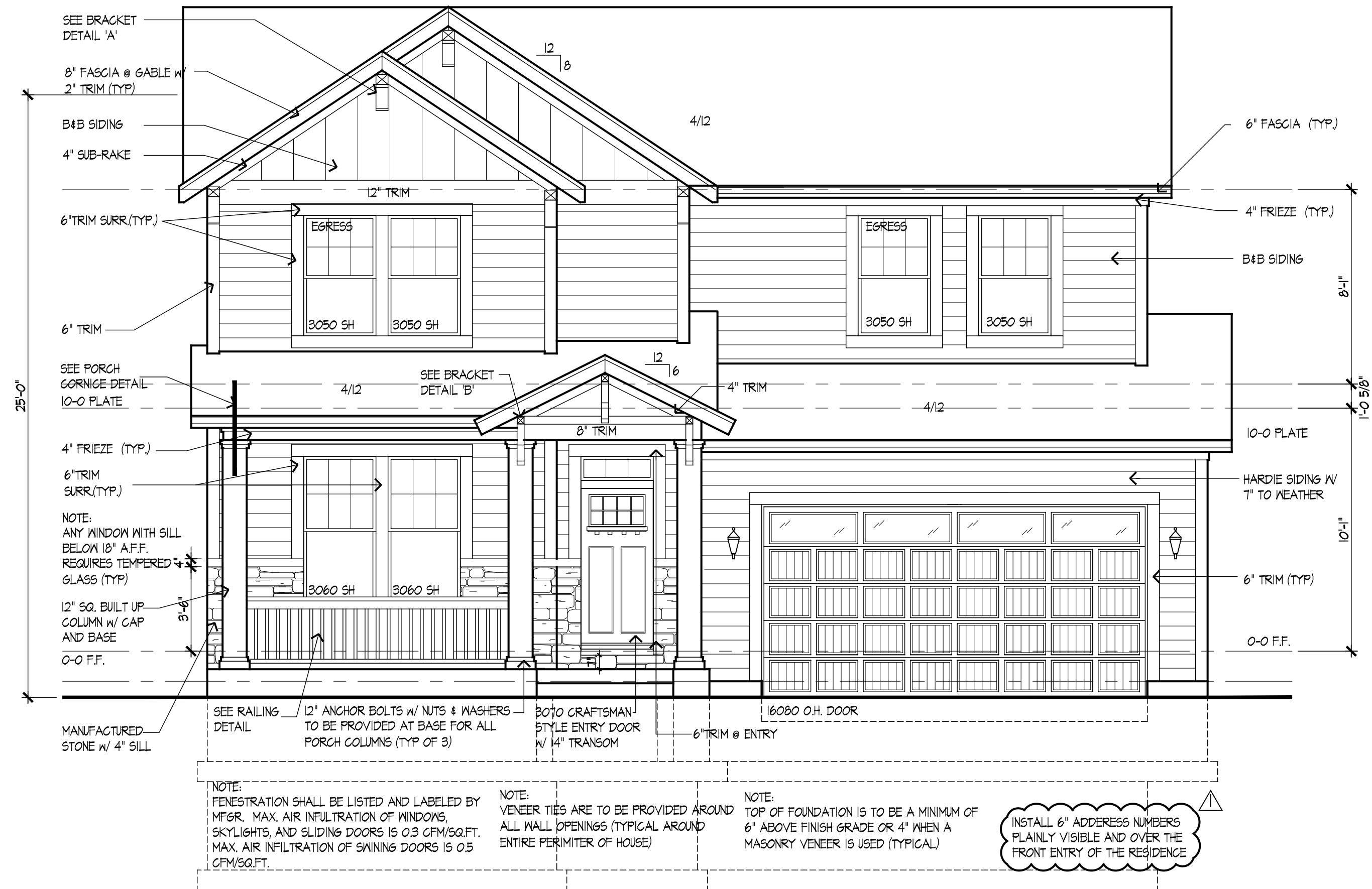
DESIGNED	MSR
DRAWN	MSR
APPROVED	KJM
DATE	05/03/17
SCALE	1"=10'

SITE DEVELOPMENT PLAN
1014 N CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS

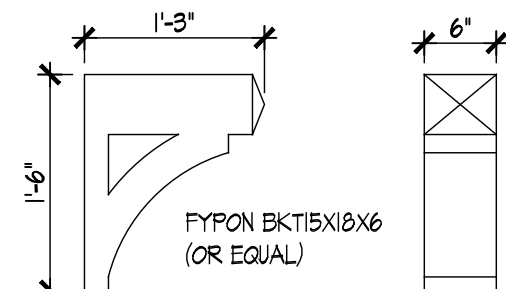
SHEET	1 OF 2
PROJECT NUMBER:	3211
© MACKIE CONSULTANTS LLC, 2017	
ILLINOIS FIRM LICENSE 184-002694	



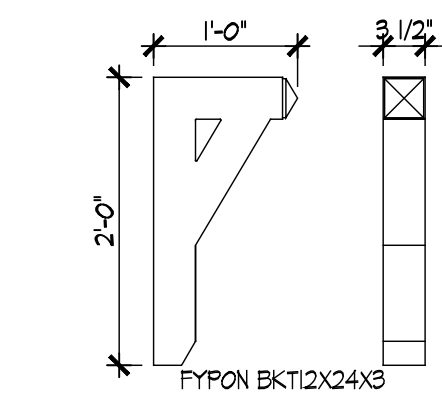
ANNING DETAIL
SCALE: 3/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



A BRACKET DETAIL
SCALE: 3/4" = 1'-0"



B BRACKET DETAIL
SCALE: 3/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
MAX. U-FACTOR OF .32 FOR PENETRATION. ALL
NEW WINDOWS AND GLAZED DOORS MUST BEAR
MANUFACTURERS STICKERS SO COMPLIANCE CAN BE
CONFIRMED BY INSPECTOR.

ELEVATION NOTES:

- DO NOT SCALE DRAWINGS
- PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALKWAY)
- PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
- ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
- REFER TO FLOOR PLANS FOR DOOR SIZES
- WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
- ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
- PROVIDE 12" FLASHING ALONG ALL HORIZONTAL TRIM
- PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
- SAFETY GLAZING AT BATHUB/SHOWER. SILL HEIGHTS BELOW 18" EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

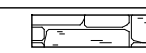
EXTERIOR FINISH MATERIALS:

- TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 25 YEAR ASPHALT SHINGLES
- TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X8 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
- 1X2 ON 1X8 RAKE BOARD TYPICAL
- TYPICAL SIDING - CEDAR W/ 5" EXPOSED
- TYPICAL TRIM - 5/4" PRE-PRIMED CEDAR
- ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

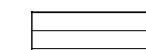
ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
BASEMENT	1250 S.F.	26.0	24.0	26.0	24.0	--	--
KITCHEN/BREAKFAST	246 S.F.	19.1	50.2	9.9	25.1	--	--
DINING ROOM	148 S.F.	11.9	26.4	6.0	13.7	--	--
STUDY	116 S.F.	9.3	26.4	4.1	13.7	--	--
FAMILY ROOM	252 S.F.	20.2	44.6	10.1	22.3	--	--
PORCH	31 S.F.	--	8.0	--	4.0	49 CFM	70 CFM
LAUNDRY	53 S.F.	--	--	--	--	--	--
OWNER'S BATH	121 S.F.	--	16.0	--	16.0	10 CFM	200 CFM
OWNER'S RETREAT	244 S.F.	19.9	48.5	10.0	17.5	--	--
BEDROOM #2	150 S.F.	12.0	23.0	6.0	11.5	--	--
BEDROOM #3	152 S.F.	12.2	23.0	6.1	11.5	--	--
BEDROOM #4	143 S.F.	11.4	11.5	5.7	5.8	--	--
BATH #2	21 S.F.	--	--	--	--	41 CFM	100 CFM
BATH #3	40 S.F.	--	--	--	--	60 CFM	100 CFM

STANDARD ELEVATION NOTES

- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA.
- ALUMINUM SOFFIT W/ INTERSAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- 1X2 EDGE BOARD OVER 1X8 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-6" UNLESS OTHERWISE NOTED



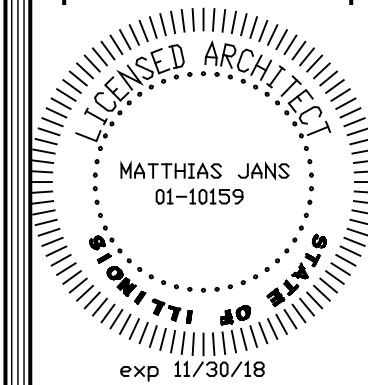
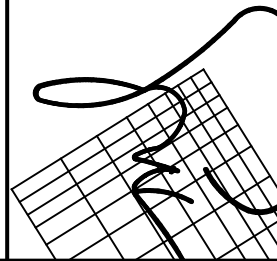
INDICATES MANUFACTURED STONE



INDICATES HARDIE SIDING



HIDDEN GALVANIZED METAL FLASHING



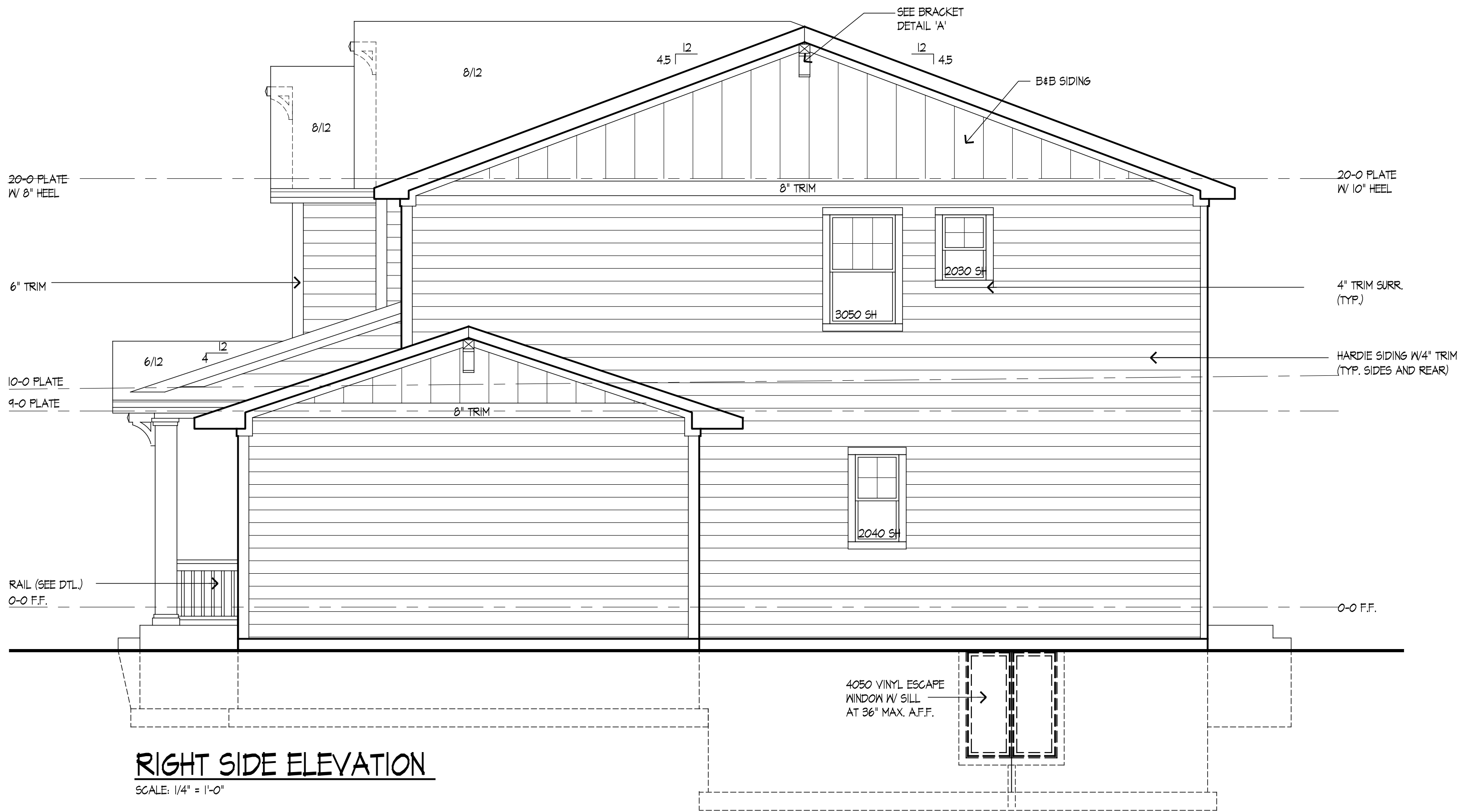
REVISION DATES

DATE
06/05/17

PROJ. START
04/16/17

REC

JOB #
560300xx

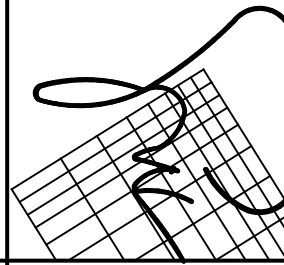


ELEVATION NOTES:

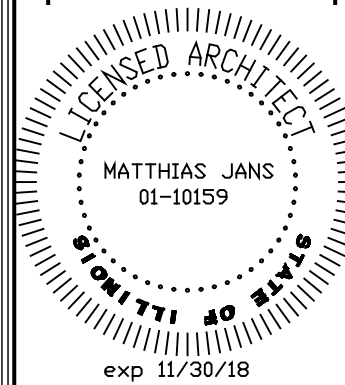
- DO NOT SCALE DRAWINGS
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 2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
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 13. 1X2 ON 1X8 RAKE BOARD TYPICAL
 14. TYPICAL SIDING - CEDAR W/ 5" EXPOSED
 15. TYPICAL TRIM - 5/4" PRE-PRIMED CEDAR
 16. ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

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MATTHIAS JANS ARCHITECT
602 ACADEMY DR, NORTHBROOK, IL 60062
VOICE (847) 344-5297 FAX (224) 326-2483
m.janmatthiasjans.com



DAVID WEEKLEY HOMES - 1612-A
1014 CHICAGO AVENUE
ARLINGTON HEIGHTS, IL 60004



REVISION DATES	
DATE 1	
06/05/17	

PROJ. START
04/16/17

REC

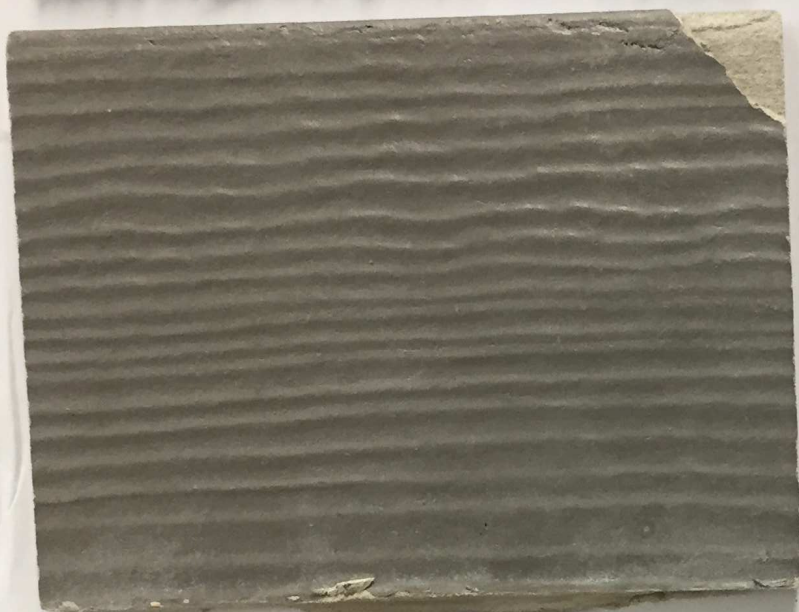
JOB #
560300xx

2A

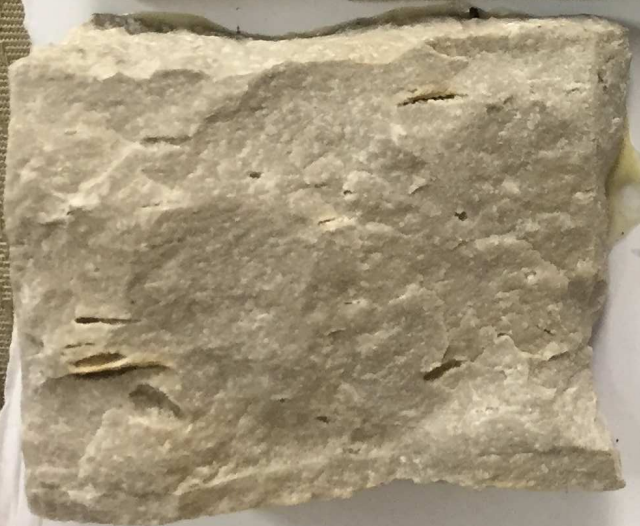
1014 Chicago



Roof



Siding



Stone

White

Fascia, soffits,
gutters, downspouts,
trim & garage door

1510 Ridge

ITEM	MATERIAL	MANUFACTURER	COLOR
Roof	Asphalt Shingles	GAF	Charcoal
Siding	Fiber Cement	James Hardie	Aged Pewter
Gutters	Aluminum	ABC	White
Trim/Fascia	Fiber Cement	LP	Arctic White
Windows	Vinyl		White
Garage Door	Steel	Wayne Dalton	White
Stone	Limestone	Buechel	Fond Du Lac Heritage Blend



Item: DC#17-054 - Zion Christian Church - 1640 S. Arlington Heights Rd.

Department: Planning & Community Development

Requested Action

Approval of the proposed design for a new church building, existing building, and corresponding site improvements.

Recommendation

It is recommended that the Design Commission approve the proposed design for Zion Church to be located at 1640 S. Arlington Heights Road. This recommendation is subject to compliance with the plans received 4/18/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Paint the brick on the existing building to match the "white" brick on the new building.
2. Paint the vertical siding on the existing building to match the proposed "white" metal siding on the new building.
3. Replace the roof on the existing building with a new "gray" asphalt shingle roof to match the new building.
4. Consider removing the existing building to provide improved on-site circulation.
5. East Elevation. The window mullions and the joints in the stucco should be coordinated and aligned.
6. East Elevation. The cross should have a stainless steel finish for a more subtle appearance, and to complement the clear anodized window frames.
7. East Elevation. Consider adding decorative art glass to the windows.
8. Provide a detailed landscape plan for Staff review.
 - a. Provide a mix of shrubs and perennials along the base of the proposed and

existing buildings.

b. Consider specialty paving at the main entrance.

c. Provide enhanced landscaping on the subject property along the roadway.

9. The new ground sign shall be a decorative, monument style ground sign with materials to match the building, and limited to 6 feet in height.

10. Remove the temporary sign banners on the existing building. Consider including a manual change bulletin board or changeable printed panels on the new ground sign to accommodate updated messages.

11. All signage must meet code, Chapter 30.

12. 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.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Drawings & Documents	Exhibits
Drawings & Documents - Preliminary Review 12-13-16	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Zion Christian Church
Project Address: 1640 S. Arlington Heights Rd.
Prepared By: Steve Hautzinger

Date Prepared: July 5, 2017

PETITIONER INFORMATION:

DC Number: 17-054
Petitioner Name: Pastor Sunny Mathew
Petitioner Address: 1640 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Meeting Date: July 11, 2017

Requested Action(s):

1. Approval of the proposed design for a new church building, existing building, and corresponding site improvements.

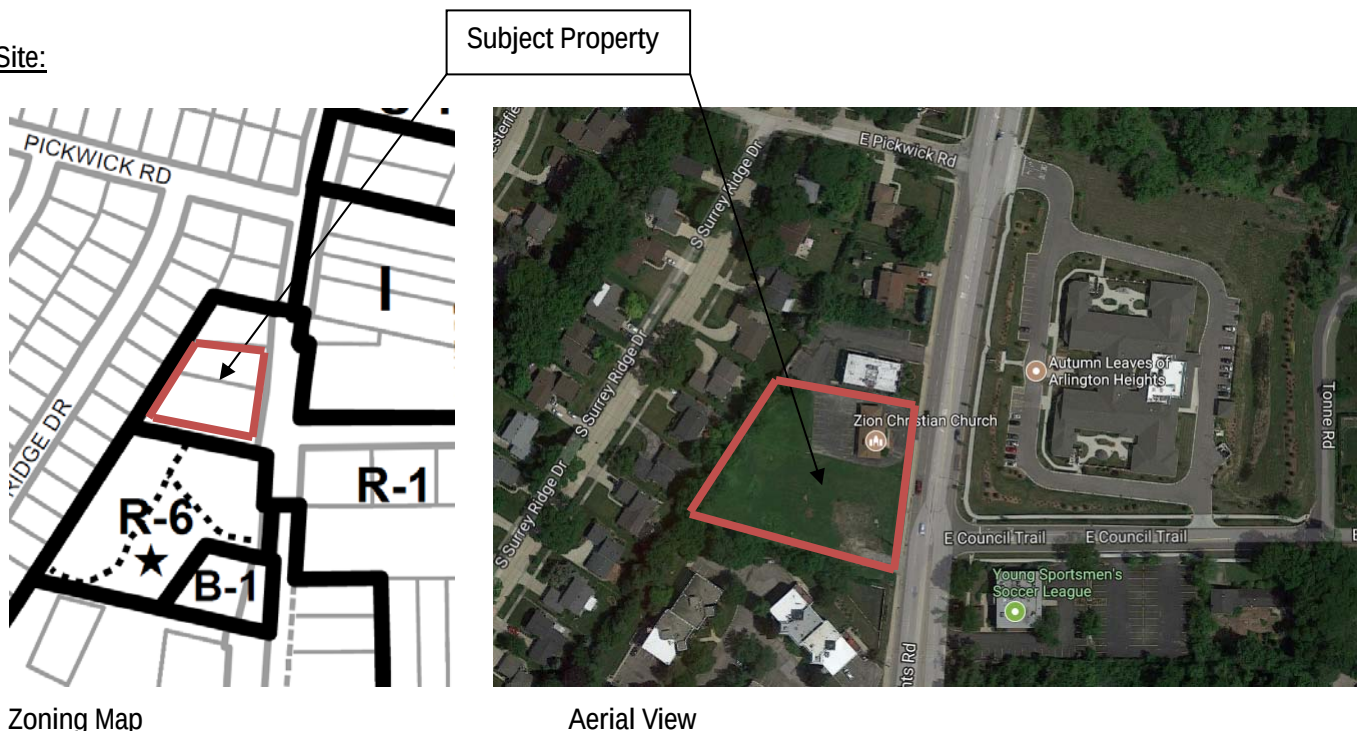
ANALYSIS

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."

The petitioner is proposing to build a new, single story, 4,800 square foot church building on an existing vacant lot. The vacant lot is approximately .85 acres, and the development is proposed to be combined with an existing property to the north that is approximately .42 acres, for a total site area of approximately 1.27 acres. The property to the north includes an existing single story building (approximately 2,000 square feet) that is currently used by Zion Church, and it is proposed to remain as part of the church's property. The property is zoned R-1, One Family Dwelling District. This project requires review by the Plan Commission and approval by the Village Board for consolidation of the two properties into one lot, and approval as a Planned Unit Development. The Plan Commission application has not yet been submitted.

Site:



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	R-1, One Family Dwelling District	Zion Church	Offices Only
North	R-1, One Family Dwelling District	Office Building	Offices Only
South	R-6, Multiple Family Dwelling District	Park Place Condominiums	Moderate Density Multi-Family
East	I, Institutional District R-1, One Family Dwelling District	Autumn Leaves, Memory Care Office Building	Offices Only Offices Only
West	R-3, One Family Dwelling District	Single Family Homes	Single Family Detached

Architectural Design:

This project received a preliminary Design Commission review on December 13, 2016. At that time, the petitioner presented three preliminary design concepts for the building. Overall, the Design Commission was in favor of the proposed modern style, and offered the following comments:

1. The Design Commission favored options 2 & 3.
2. A different shape and color for the corrugated metal siding was suggested.
3. There was concern about using stucco to infill around the cross feature on the east elevation.
4. There was discussion about if the brick base color should match the existing building.

At this time, the petitioner has decided to proceed with Option 3. A larger frieze board with angled eave brackets has been added to the design. Overall, Staff is in support of the proposed design, but the following issues need to be addressed:

1. **Existing Building.** The existing building on this site is proposed to remain, and the two buildings will sit side-by-side as a small campus. However, the proposed design does not relate to the existing building in any way. Furthermore, the existing building has an old, tired appearance that is in need of refreshing. The following revisions are recommended:
 - a. Paint the brick on the existing building to match the "white" brick on the new building.
 - b. Paint the vertical siding on the existing building to match the proposed "white" metal siding on the new building.
 - c. Replace the roof on the existing building with a new "gray" asphalt shingle roof to match the new building.
 - d. Consider removing the building to provide improved on-site circulation.
2. **Proposed Building.**
 - a. East Elevation.
 - i. The window mullions and the joints in the stucco should be coordinated and aligned.
 - ii. The cross is noted to be stainless steel, but the color rendering illustrates a dark red color. The stainless steel finish is recommended for a more subtle appearance, and to complement the clear anodized window frames.
 - iii. Consider adding decorative art glass to the windows.

Mechanical Unit Screening:

All mechanical equipment is required to be screened from public view. Additional landscaping should be provided around the

grade mounted air conditioning unit.

Trash Dumpster Screening:

A wood trash enclosure is proposed to screen the trash dumpsters from view.

Landscaping:

As part of the PUD process, Staff and the Plan Commission will perform a detailed review of the landscaping including requirements to comply with 4" caliper shade trees in all parking islands, parking lot screening, and screening between the adjacent single family properties.

It is recommended that the petitioner provide a detailed landscape plan, and that a mix of shrubs and perennials be provided along the base of the proposed and existing buildings. Also, specialty paving is recommended at the main entrance.

Additionally, it should be noted that one of the Village Board's strategic priorities is to enhance the South Arlington Heights Road corridor, and Staff is currently performing a study of this area. Both private and public improvements will contribute to the overall appearance of the corridor, so enhanced landscaping on the subject property along the roadway should be provided.

Signage:

Signage is not included in this review, and separate sign permits will be required for all signage. However, it should be noted that wall signs are not currently allowed in Residential Zoning Districts, but Staff is currently working on a code amendment to possibly allow wall signage for permitted uses such as this.

If a new ground sign is proposed for this development, it is recommended that it be a decorative, monument style ground sign with materials to match the building, and limited to 6 feet in height.

The existing building has two temporary banners displayed that have a very poor appearance. The temporary sign banners should be removed. It is recommended that the new ground sign include a manual change bulletin board or changeable printed panels to accommodate updated messages without the need for temporary banners on the property.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for Zion Church to be located at 1640 S. Arlington Heights Road. This recommendation is subject to compliance with the plans received 4/18/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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 - a. Provide a mix of shrubs and perennials along the base of the proposed and existing buildings.
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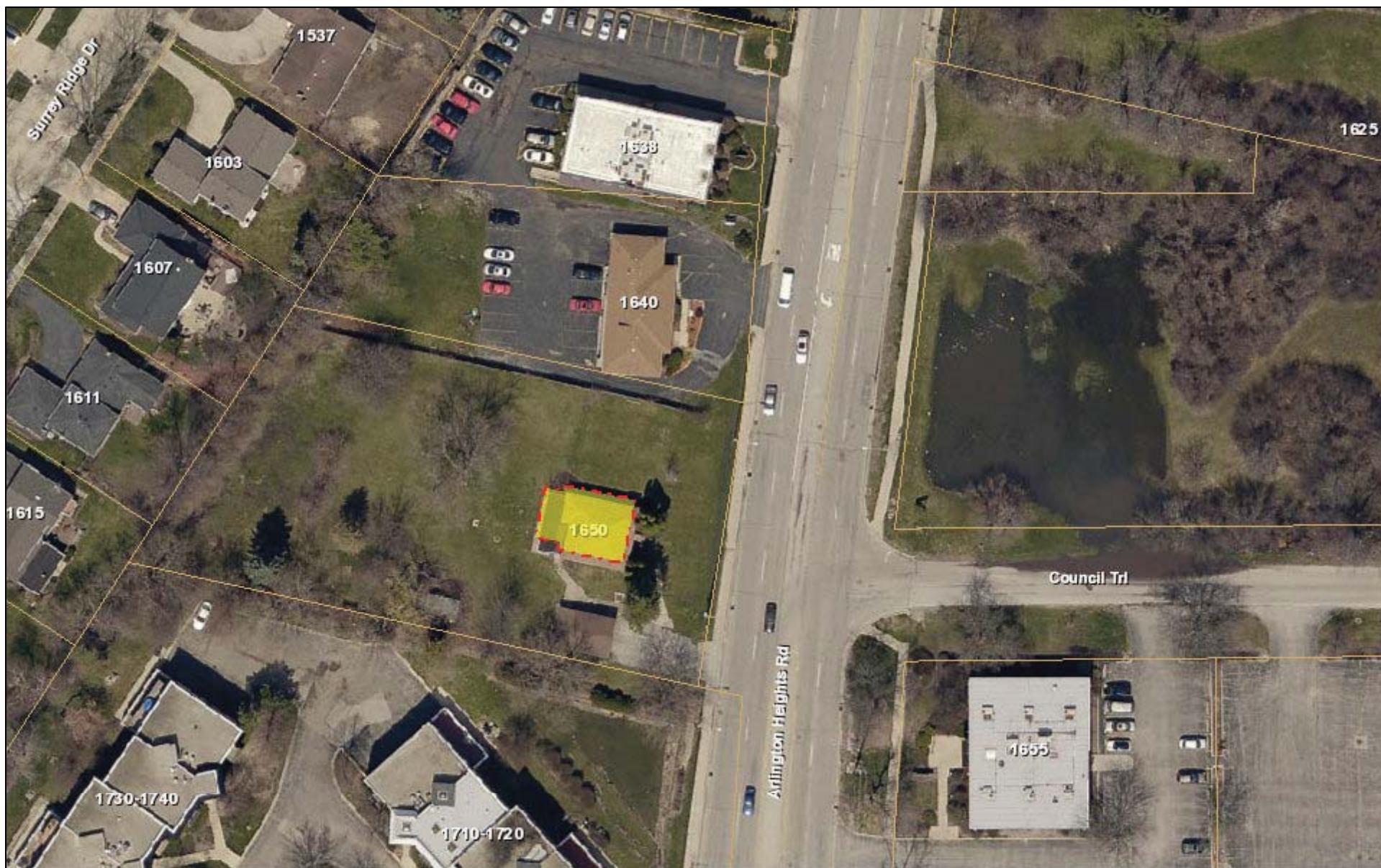
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_____, July 5, 2017

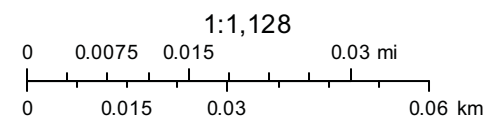
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 17-054

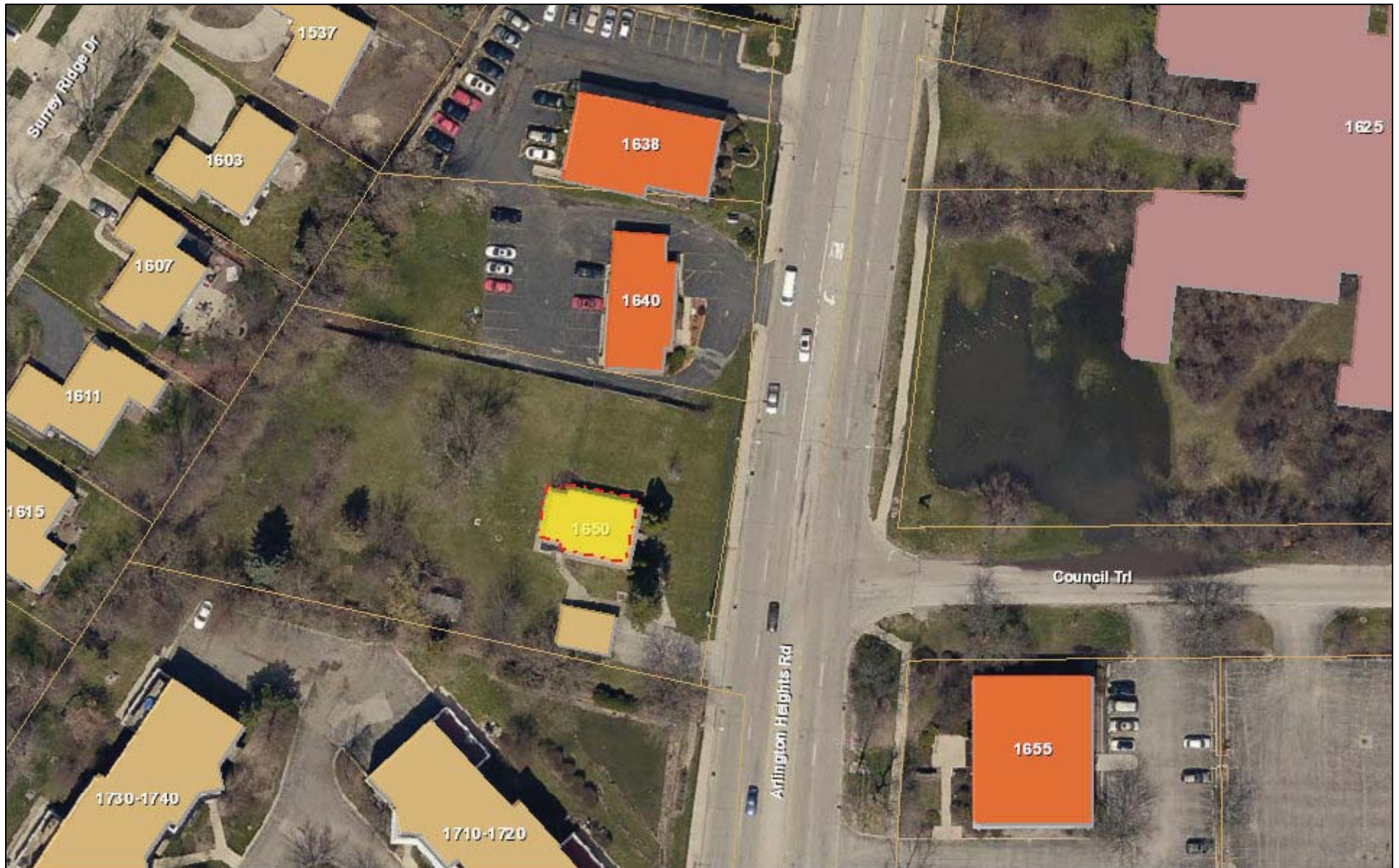
1650 S. Arlington Heights Road



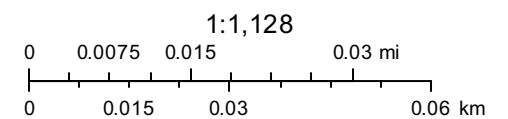
December 13, 2016



1650 S. Arlington Heights Road



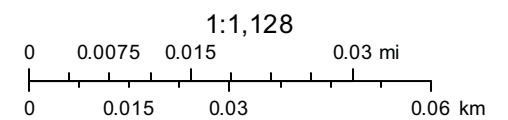
December 13, 2016



1650 S. Arlington Heights Road



December 13, 2016





SUBJECT PROPERTY (includes existing building to remain)





1640

GOD showed his great love for us
by sending Christ to die for us
while we were still sinners.

Rom. 5:8



Scale - 1 inch = 20 feet

[illegible]

PARCEL 2: EASEMENT FOR SEWER IN FAVOR OF PARCEL 1 IS CONTAINED IN EASEMENT AGREEMENT RECORDED JANUARY 1, 1996 AS DOCUMENT #9003295 FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWERS, STORM SEWERS, AND APPURTENANCES THEREWITH, WITH THE RIGHT TO EXISTING AND TO PERMIT THE CONSTRUCTION AND MAINTENANCE OF SUCH SEWERS AND APPURTENANCES, WITH THE RIGHT TO EXISTING AND FUTURE IMPROVEMENTS LOCATED WITHIN THE FOLLOWING DESCRIBED LAND, TO WARDEN JAMES L. BARNES JR., TRUSTEES OF THE COOK COUNTY LAND TRUST, A TRUST CREATED BY WILL, THE SOUTHERLY LINE OF SAID LOT 5, 177.23 FEET TO THE EAST 122.92 FEET OF THAT PART OF LOT 5 IN THE SUBDIVISION OF JOSEPH H. COOK, JR., A BARNEYS' ADDITION, SECTION 9, 15 AND 16, TOWNSHIP 4 NORTH, RANGE 11, EAST OF THE MERIDIAN IN COOK COUNTY, ILLINOIS, BEARING SOUTH 89.14 DEGREES WEST 89.14 FEET TO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHEASTERLY ALONG THE NORTH 12.73 FEET OF SAID LOT 5, 177.23 FEET TO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID ARLINGTON HEIGHTS ROAD 88.31 FEET; THENCE WESTERLY ALONG THE CENTERLINE OF SAID ARLINGTON HEIGHTS ROAD 34.70 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID WEST LINE, WHICH IS 121.73 FEET MEASURED ALONG SAID WEST LINE FROM THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF SAID LOT 5 ALONG SAID WEST LINE, 121.73 FEET TO THE PLACE WHERE SAID WEST LINE BEGINS TO CURVE TO THE RIGHT, TO THE POINT OF BEGINNING, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 5, ON AN ARC BEARING SOUTH 77 DEGREES 20 MINUTES 02 SECONDS EAST, 176.15 FEET TO THE POINT OF BEGINNING, SAID ARC BEARING ON THE CENTERLINE OF ARLINGTON HEIGHTS ROAD AS DEDICATED BY PLAT RECORD NO. 19, 1943 AS DOCUMENT NO. 7344736; THENCE SOUTH 14 DEGREES 25 MINUTES 24 SECONDS WEST ALONG SAID CENTERLINE, 37.28 FEET TO THE SOUTHERLY LINE OF GRANATOR'S PROPERTY; THENCE NORTH 84 DEGREES 48 MINUTES 27 SECONDS WEST ALONG SAID SOUTHERLY LINE 33.91 FEET; THENCE NORTH 77 DEGREES 13 MINUTES 41 SECONDS EAST 89.14 FEET TO THE NORTHERLY LINE OF SAID LOT 5; THENCE SOUTH 77 DEGREES 20 MINUTES 02 SECONDS EAST ALONG SAID NORTHERLY LINE, 34.70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1640 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL



TAKEN FOR WIDING OF ROAD AS PER (IDOT PLAT) DOC 96666647 & DOC 95143532, CONDEMNATION CASE #31 60538



3
A

PERSPECTIVE VIEW @ EAST

NOT TO SCALE



2
A

PERSPECTIVE VIEW @ WEST

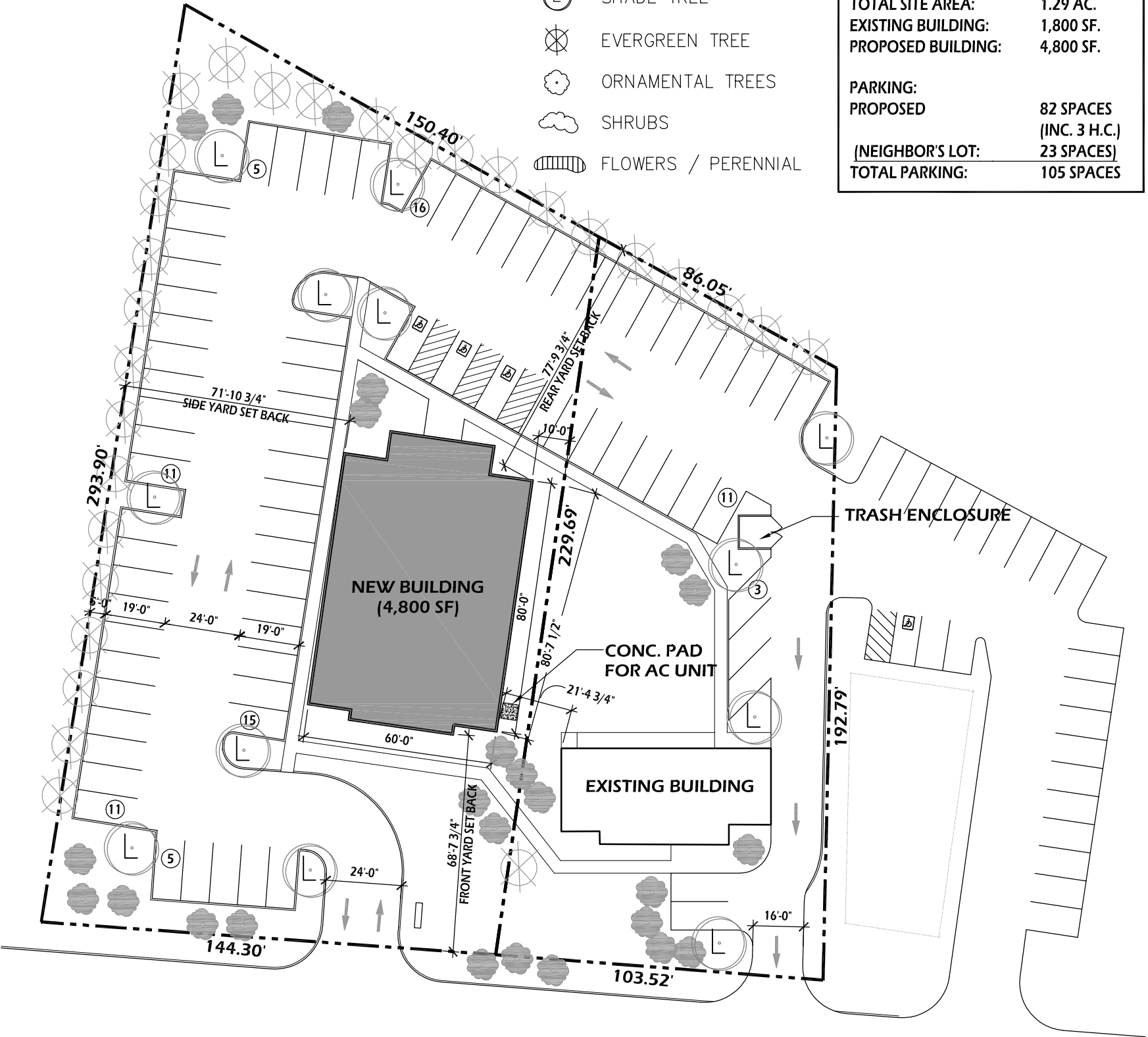
NOT TO SCALE

LEGEND

- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREES
- SHRUBS
- FLOWERS / PERENNIAL

PROJECT DATA:

TOTAL SITE AREA:	1.29 AC.
EXISTING BUILDING:	1,800 SF.
PROPOSED BUILDING:	4,800 SF.
PARKING:	
PROPOSED	82 SPACES (INC. 3 H.C.)
(NEIGHBOR'S LOT:	23 SPACES)
TOTAL PARKING:	105 SPACES



1
A

PROPOSED SITE PLAN

1" = 40'-0"

ZION CHRISTIAN CHURCH & PRAYER CENTER

1640 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL



ZION CHRISTIAN CHURCH & PRAYER CENTER

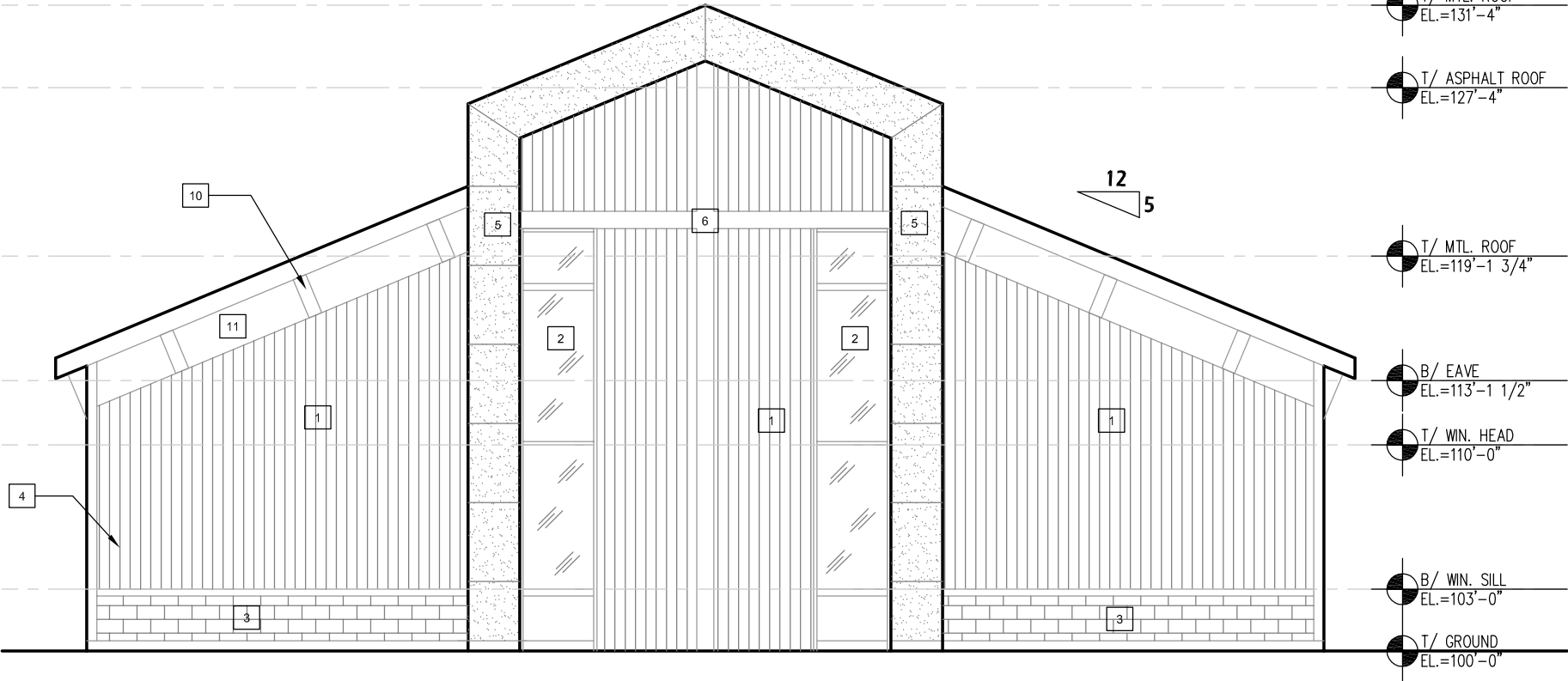
1640 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

EXHIBIT G

APRIL 13 2017

PNK
DESIGN + BUILD

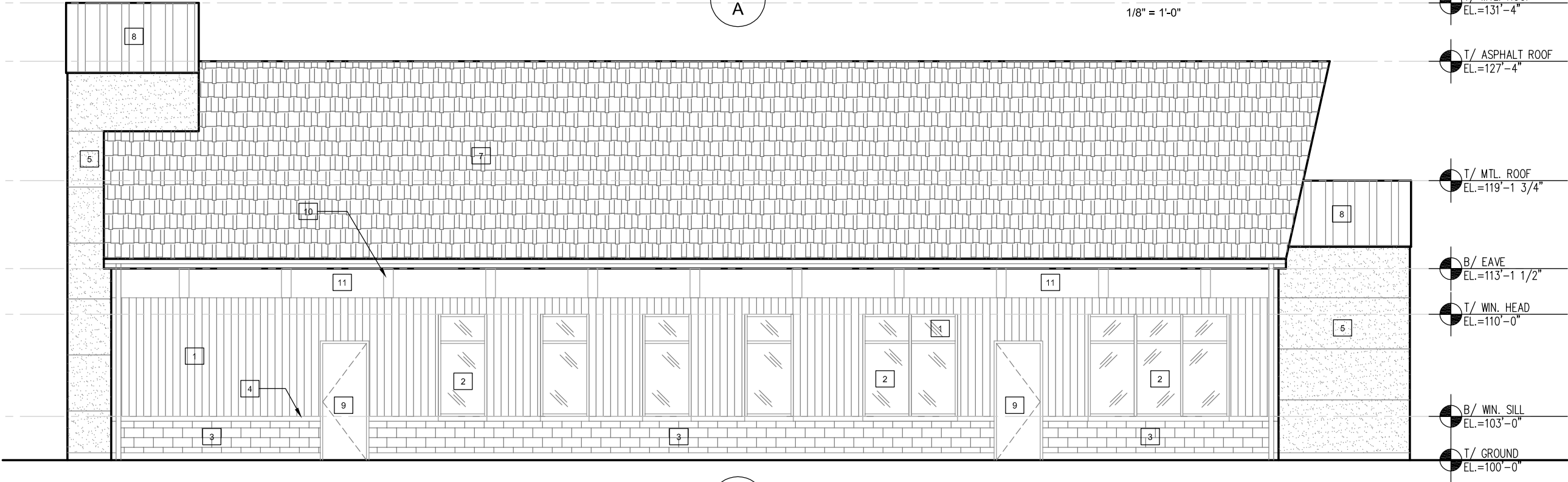
EXTERIOR FINISH AND COLOR SCHEDULE				
TAG NO.	MATERIAL	COLOR	MANUFACTURER	REMARKS
1	CORRUGATED PANEL	WHITE COLOR	T.B.D.	
2	1/4" INSUL. GLASS W/ FRAME	CLEAR / ALUM.	T.B.D.	INSULATION GLASS
3	BRICK	WHITE	T.B.D.	1 3/4"x4 1/2" EXTRUDE ALUM. FRAME
4	CONC. SILL	TO BE DETERMINED BY OWNER	T.B.D.	
5	STUCCO	DARK GRAY	T.B.D.	
6	STAINLESS STEEL		T.B.D.	
7	ASPHALT SHINGLE	GRAY	T.B.D.	MATCH EXISTING BUILDING
8	METAL ROOF	GRAY	T.B.D.	
9	METAL DOOR & FRAME	WHITE	T.B.D.	
10	WOOD BRACING	DARK GRAY	T.B.D.	
11	COMPOSITE WOOD PANEL	GRAY	T.B.D.	



2
A

EAST ELEVATION

1/8" = 1'-0"



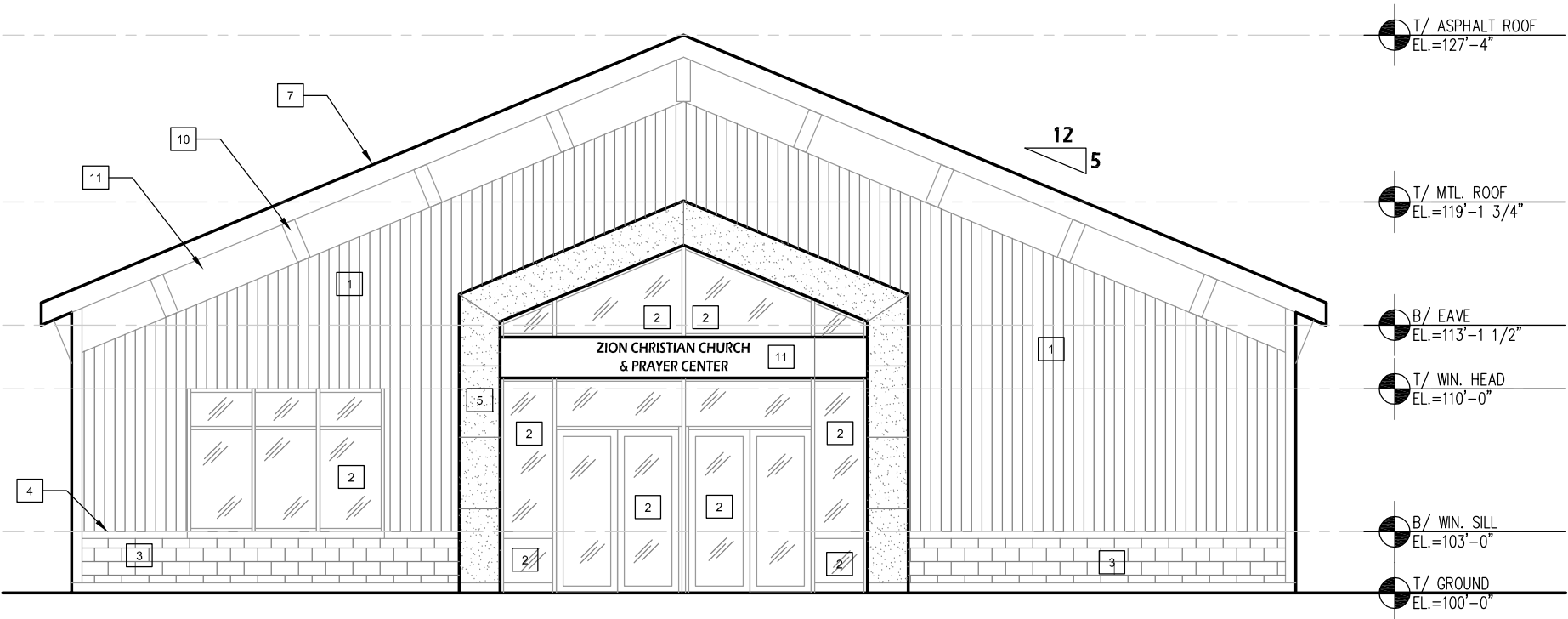
1
A

NORTH ELEVATION

1/8" = 1'-0"

ZION CHRISTIAN CHURCH & PRAYER CENTER
1640 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

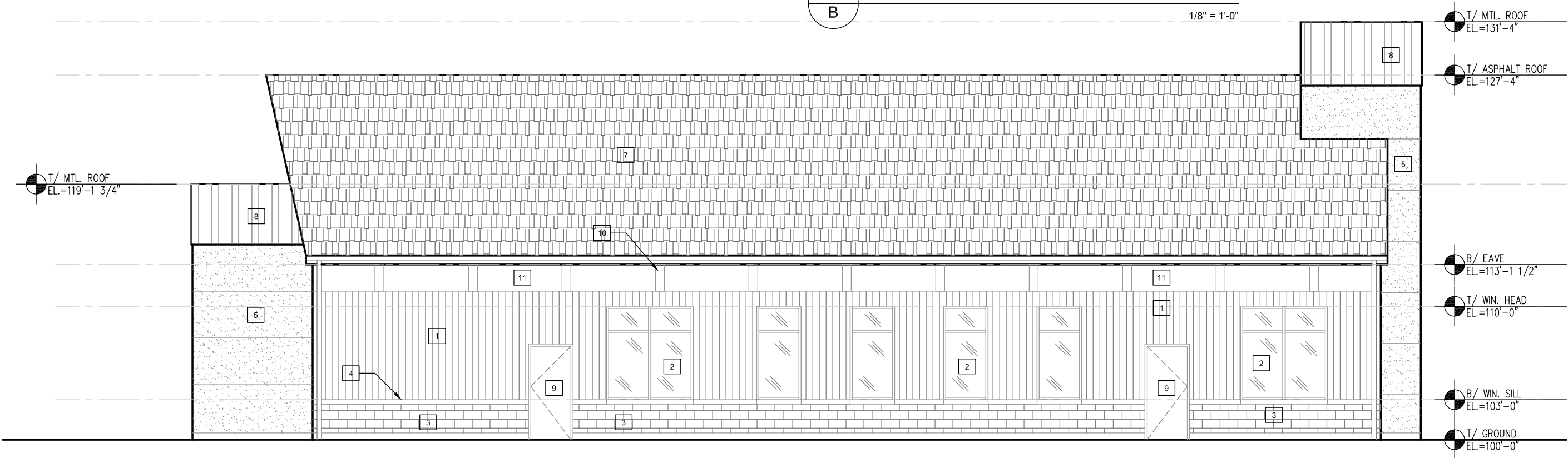
EXTERIOR FINISH AND COLOR SCHEDULE				
TAG NO.	MATERIAL	COLOR	MANUFACTURER	REMARKS
1	CORRUGATED PANEL	WHITE COLOR	T.B.D.	
2	1/4" INSUL. GLASS W/ FRAME	CLEAR / ALUM.	T.B.D.	INSULATION GLASS
3	BRICK	WHITE	T.B.D.	1 3/4"x4 1/2" EXTRUDE ALUM. FRAME
4	CONC. SILL	TO BE DETERMINED BY OWNER	T.B.D.	
5	STUCCO	DARK GRAY	T.B.D.	
6	STAINLESS STEEL		T.B.D.	
7	ASPHALT SHINGLE	GRAY	T.B.D.	MATCH EXISTING BUILDING
8	METAL ROOF	GRAY	T.B.D.	
9	METAL DOOR & FRAME	WHITE	T.B.D.	
10	WOOD BRACING	DARK GRAY	T.B.D.	
11	COMPOSITE WOOD PANEL	GRAY	T.B.D.	



2
B

WEST ELEVATION

1/8" = 1'-0"



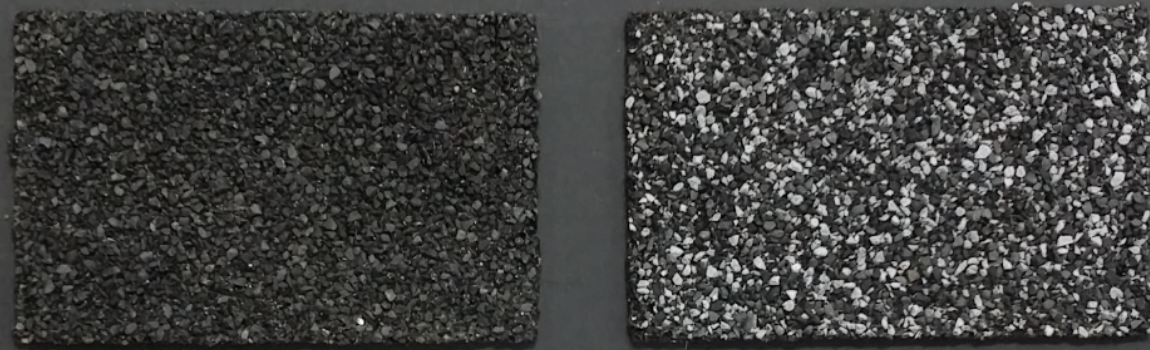
1
B

SOUTH ELEVATION

1/8" = 1'-0"

ZION CHRISTIAN CHURCH & PRAYER CENTER

1640 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL



ROOF



BRICK



CORRUGATED PANEL



METAL ROOF (CHARCOAL GRAY)



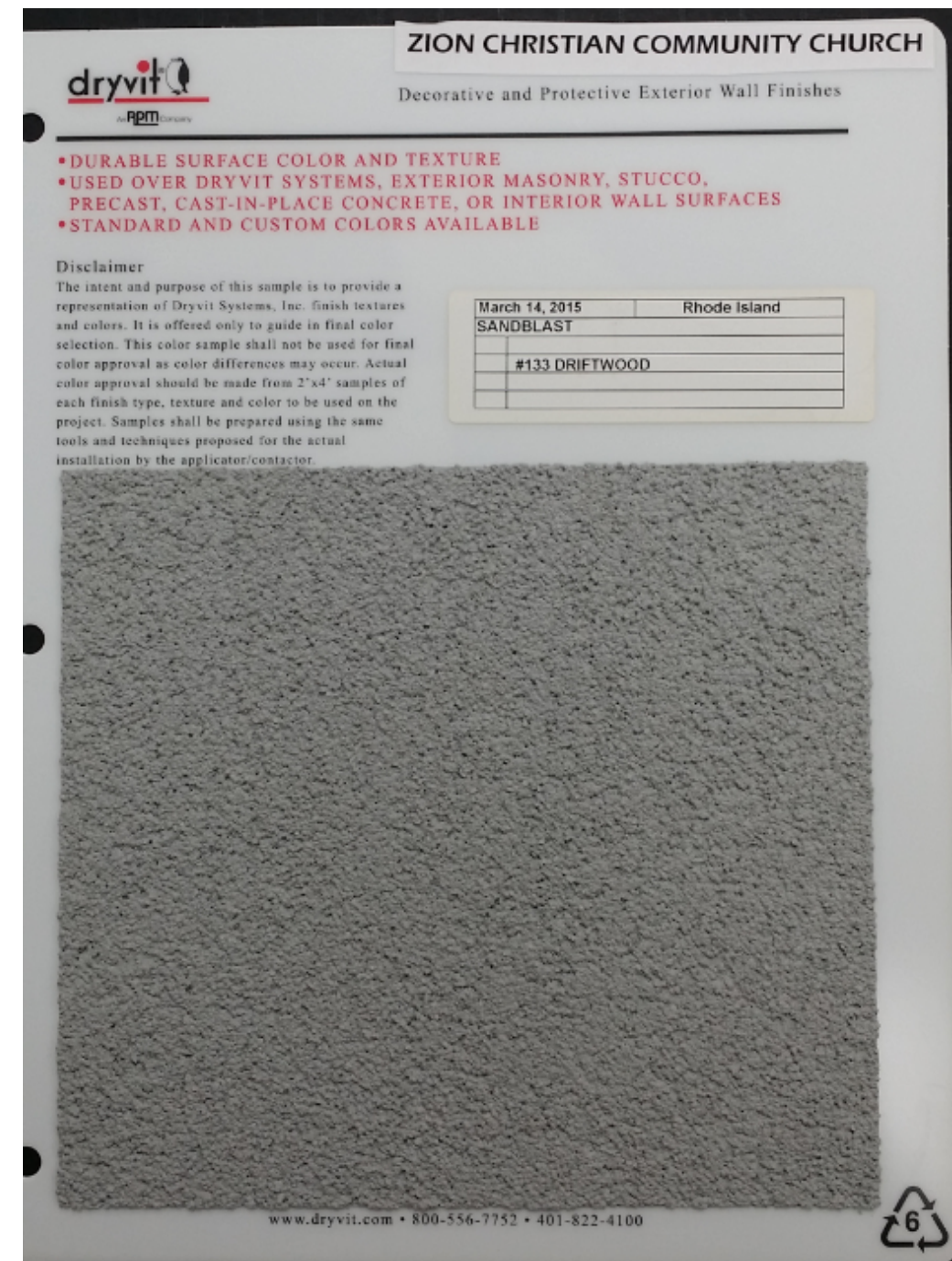
Bone White (94)

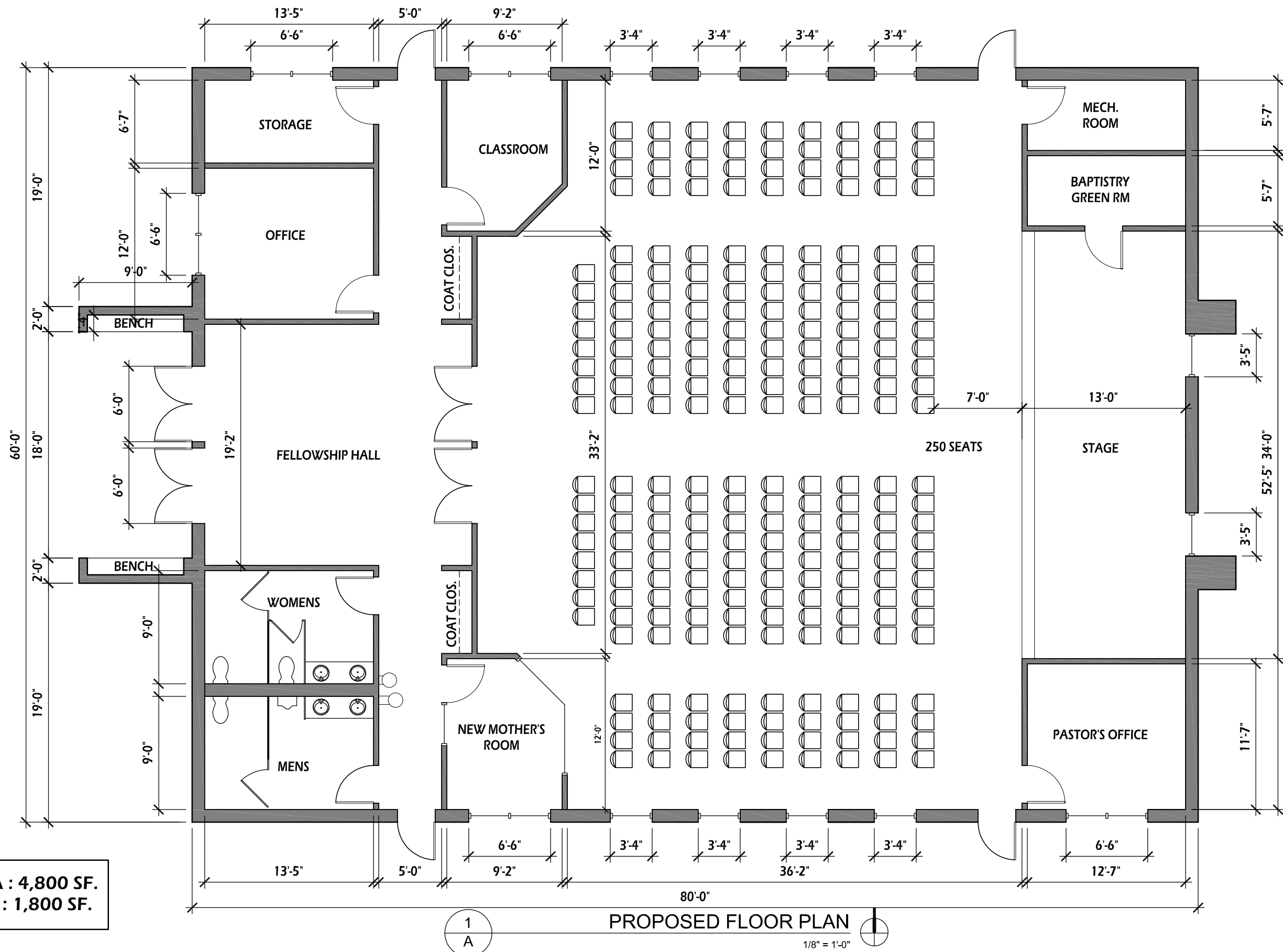
CORRUGATED PANEL COLOR (BONE WHITE)

1
A

MATERIAL SAMPLES

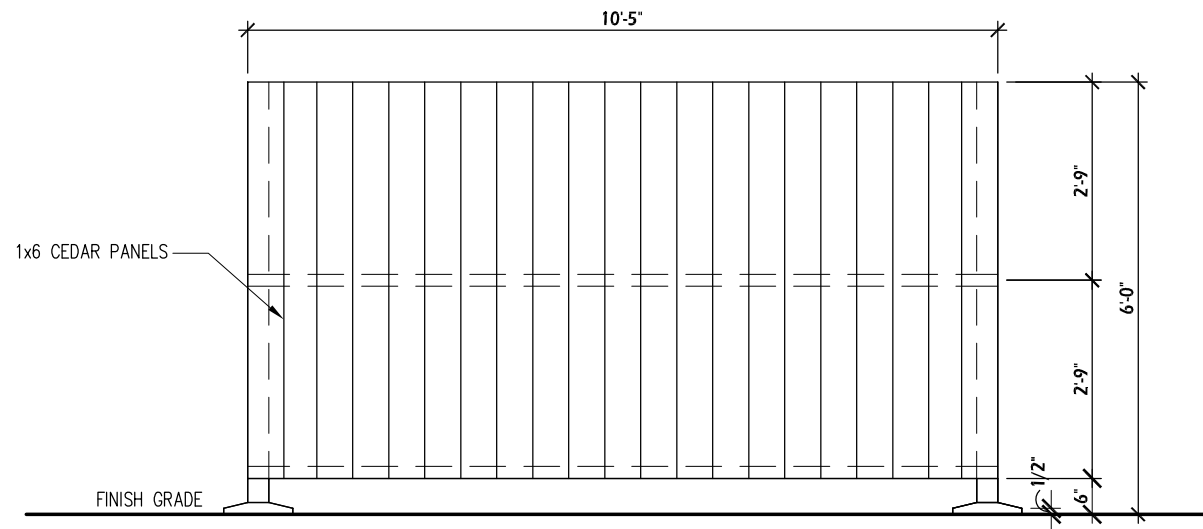
NTS



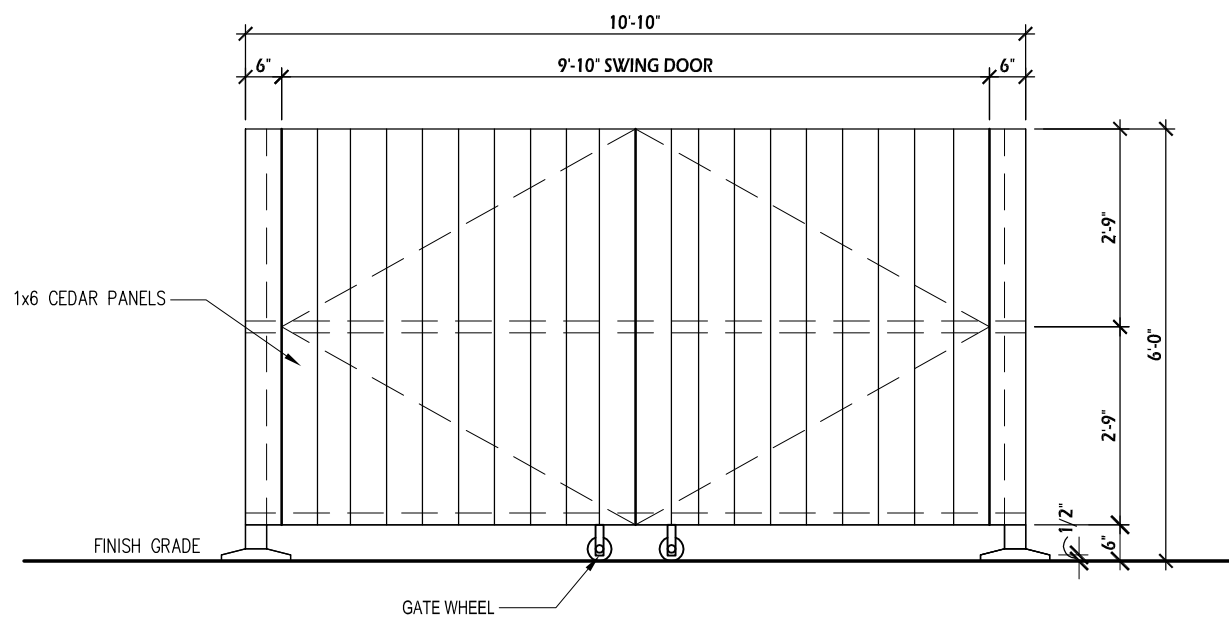


ZION CHRISTIAN CHURCH & PRAYER CENTER

1640 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

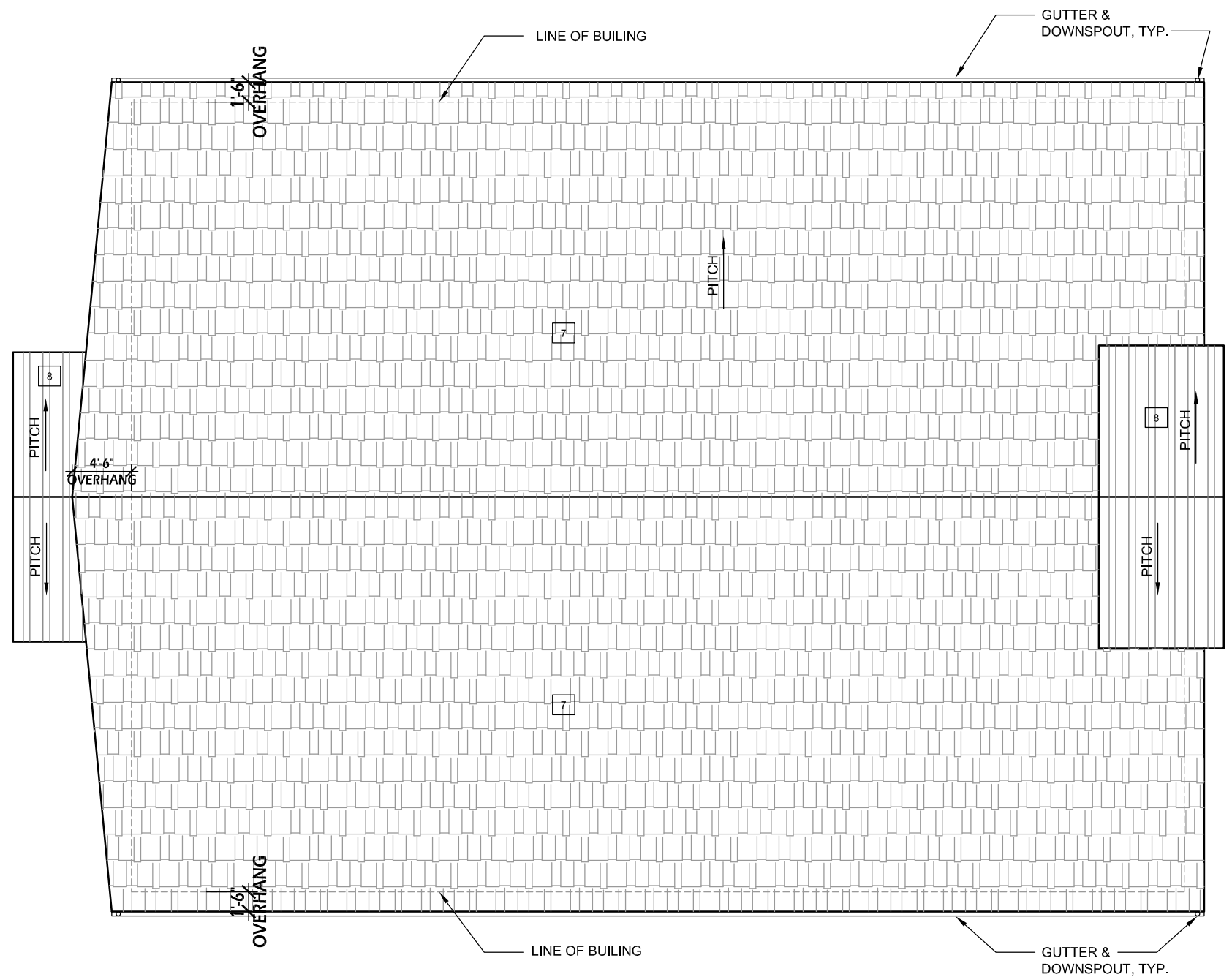


3
A SIDE ELEVATION @ TRASH ENCL.
3/16" = 1'-0"



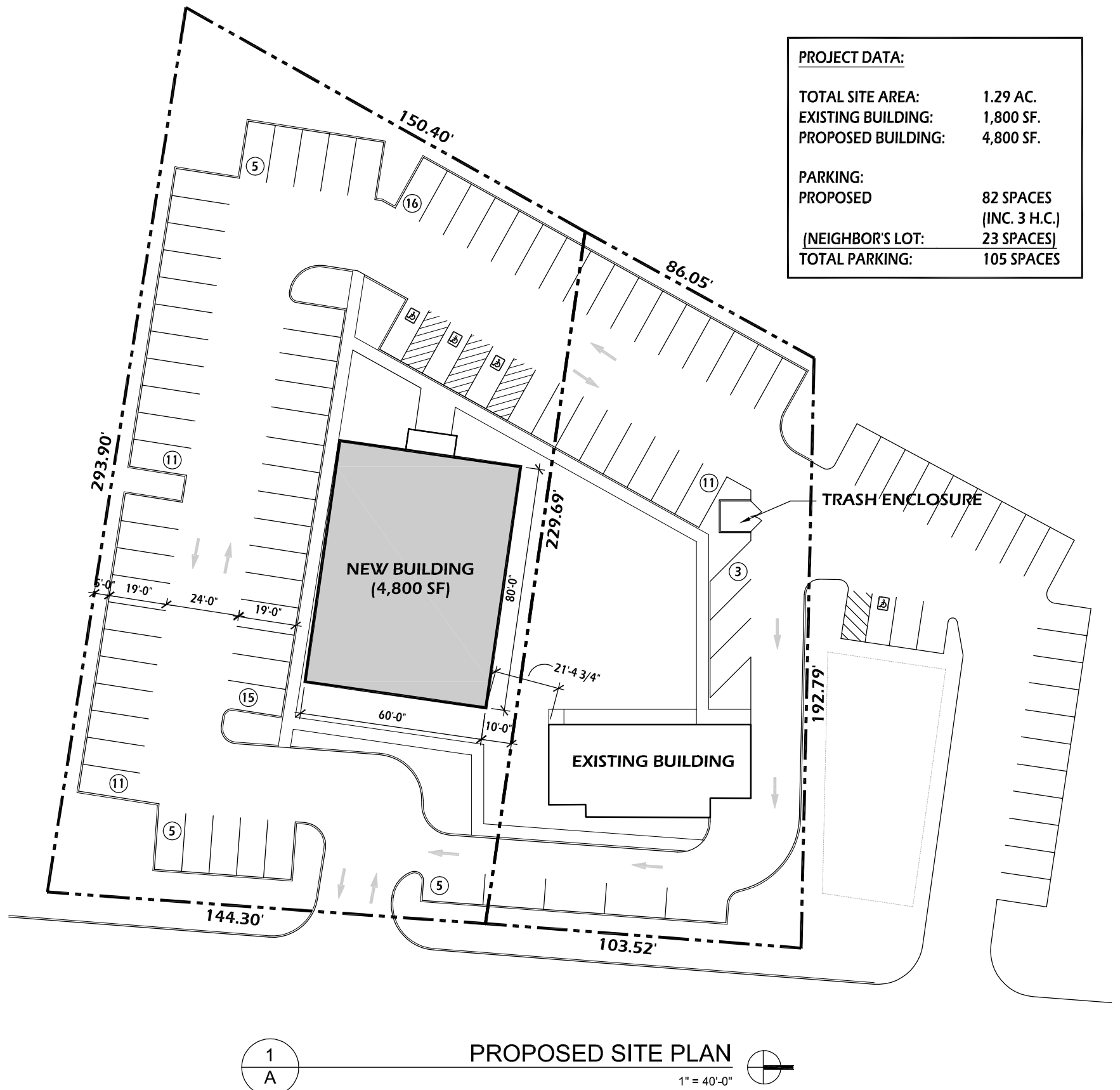
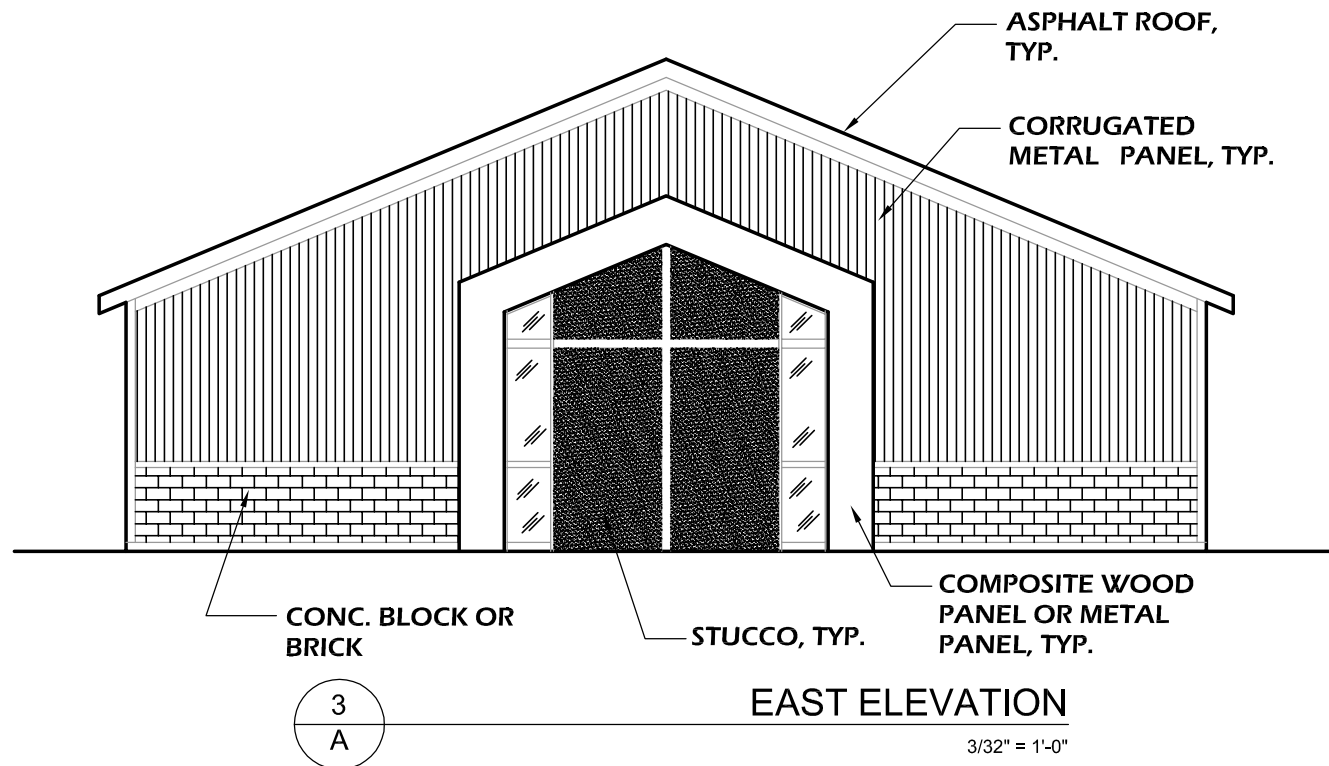
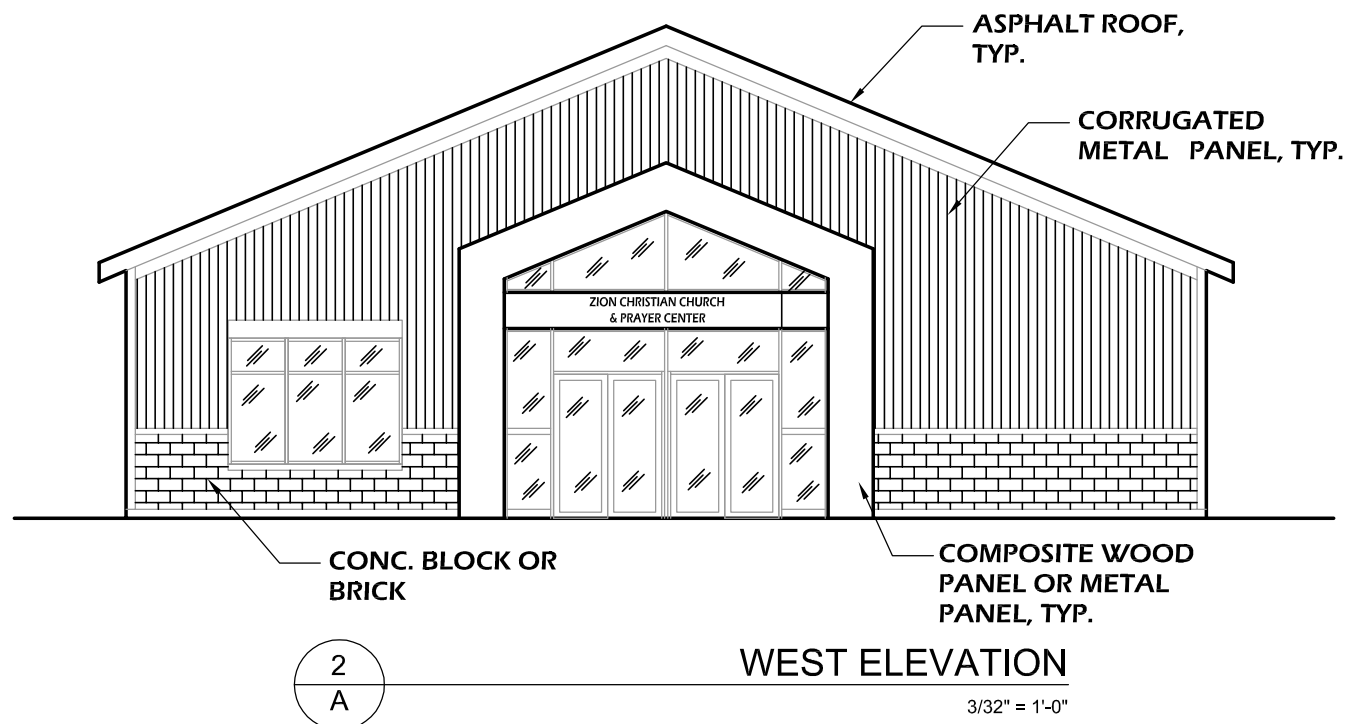
2
A FRONT ELEVATION @ TRASH ENCL.
3/16" = 1'-0"

EXTERIOR FINISH AND COLOR SCHEDULE				
TAG NO.	MATERIAL	COLOR	MANUFACTURER	REMARKS
7	ASPHALT SHINGLE	GRAY	T.B.D.	MATCH EXISTING BUILDING
8	METAL ROOF	GRAY	T.B.D.	



1
A PROPOSED ROOF PLAN
3/32" = 1'-0"

ZION CHRISTIAN CHURCH & PRAYER CENTER
1640 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL



PROJECT DATA:

TOTAL SITE AREA: 1.29 AC.
EXISTING BUILDING: 1,800 SF.
PROPOSED BUILDING: 4,800 SF.

PARKING:
PROPOSED 82 SPACES
(INC. 3 H.C.)
(NEIGHBOR'S LOT: 23 SPACES)
TOTAL PARKING: 105 SPACES

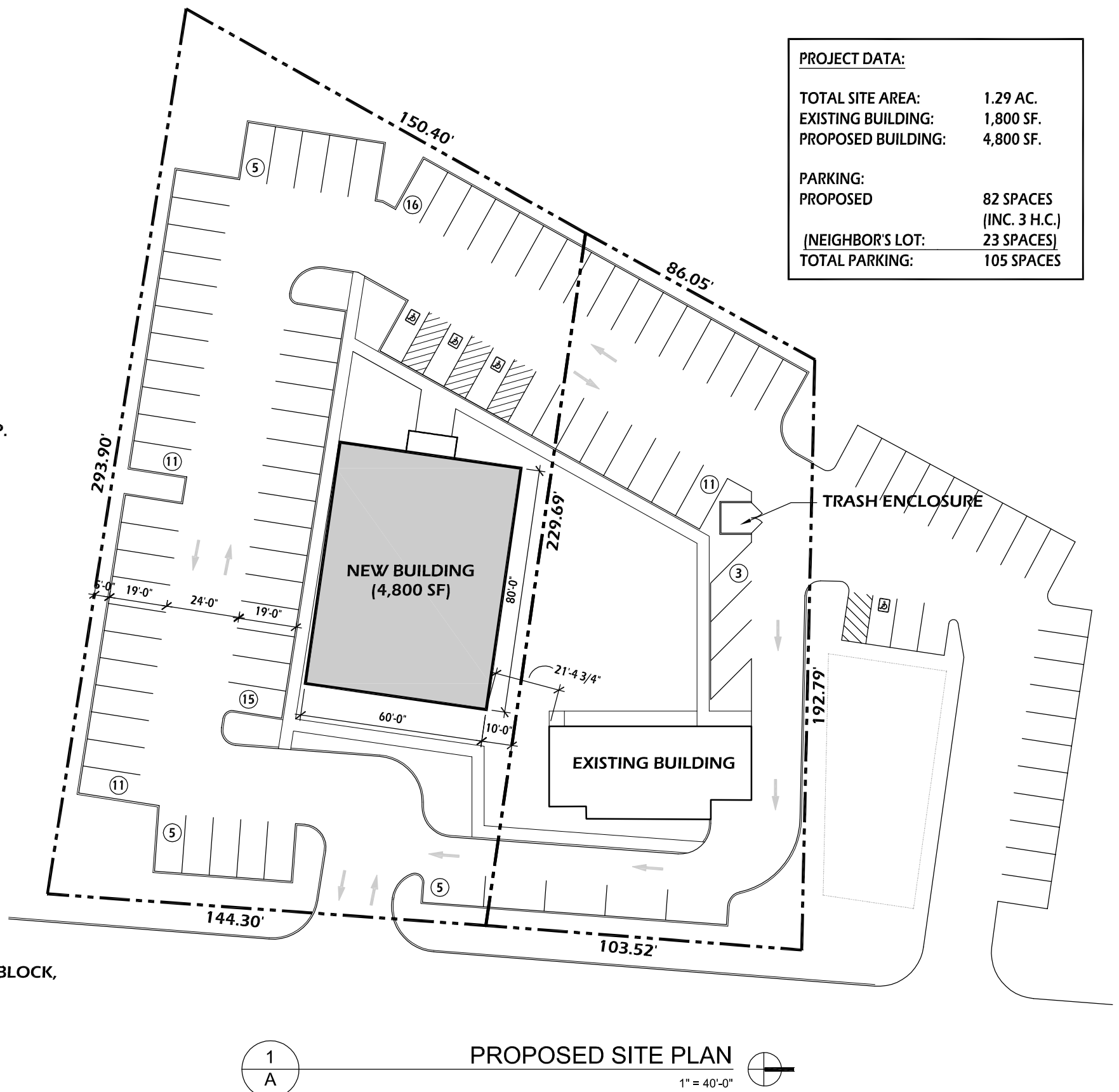
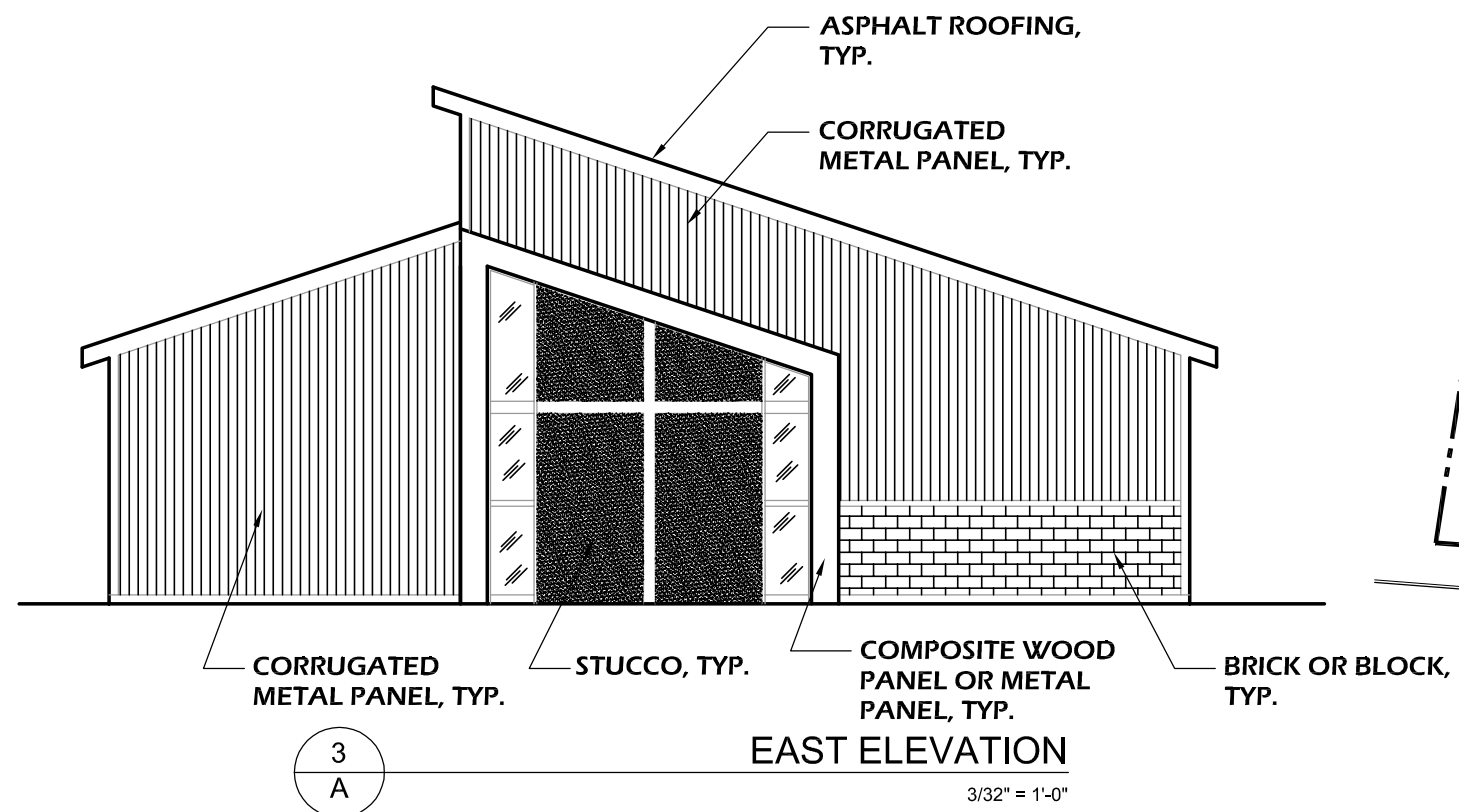
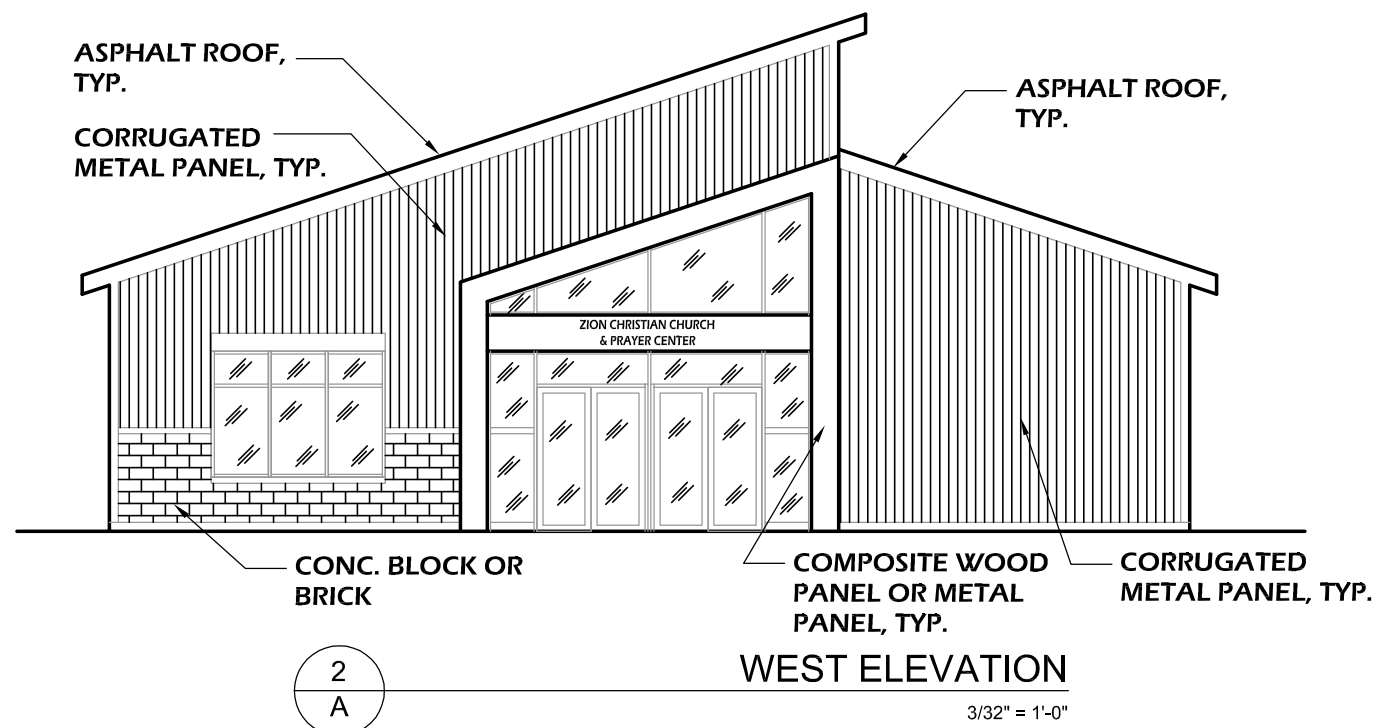
ZION CHRISTIAN CHURCH & PRAYER CENTER

1640 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

OPTION - 1

DEC 5 2016





PROJECT DATA:

TOTAL SITE AREA: 1.29 AC.
 EXISTING BUILDING: 1,800 SF.
 PROPOSED BUILDING: 4,800 SF.

PARKING:
 PROPOSED 82 SPACES
 (INC. 3 H.C.)
 (NEIGHBOR'S LOT: 23 SPACES)
 TOTAL PARKING: 105 SPACES

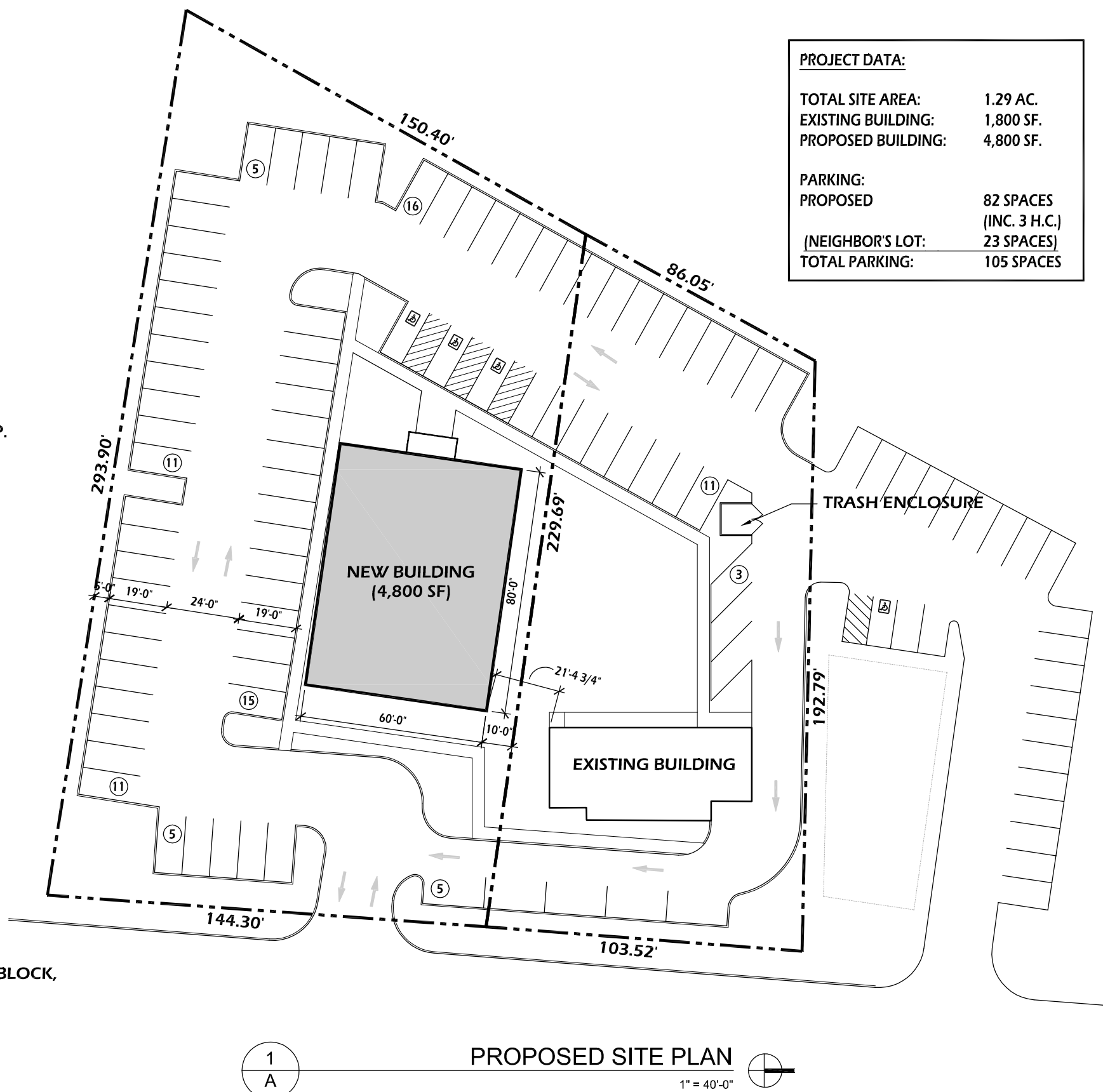
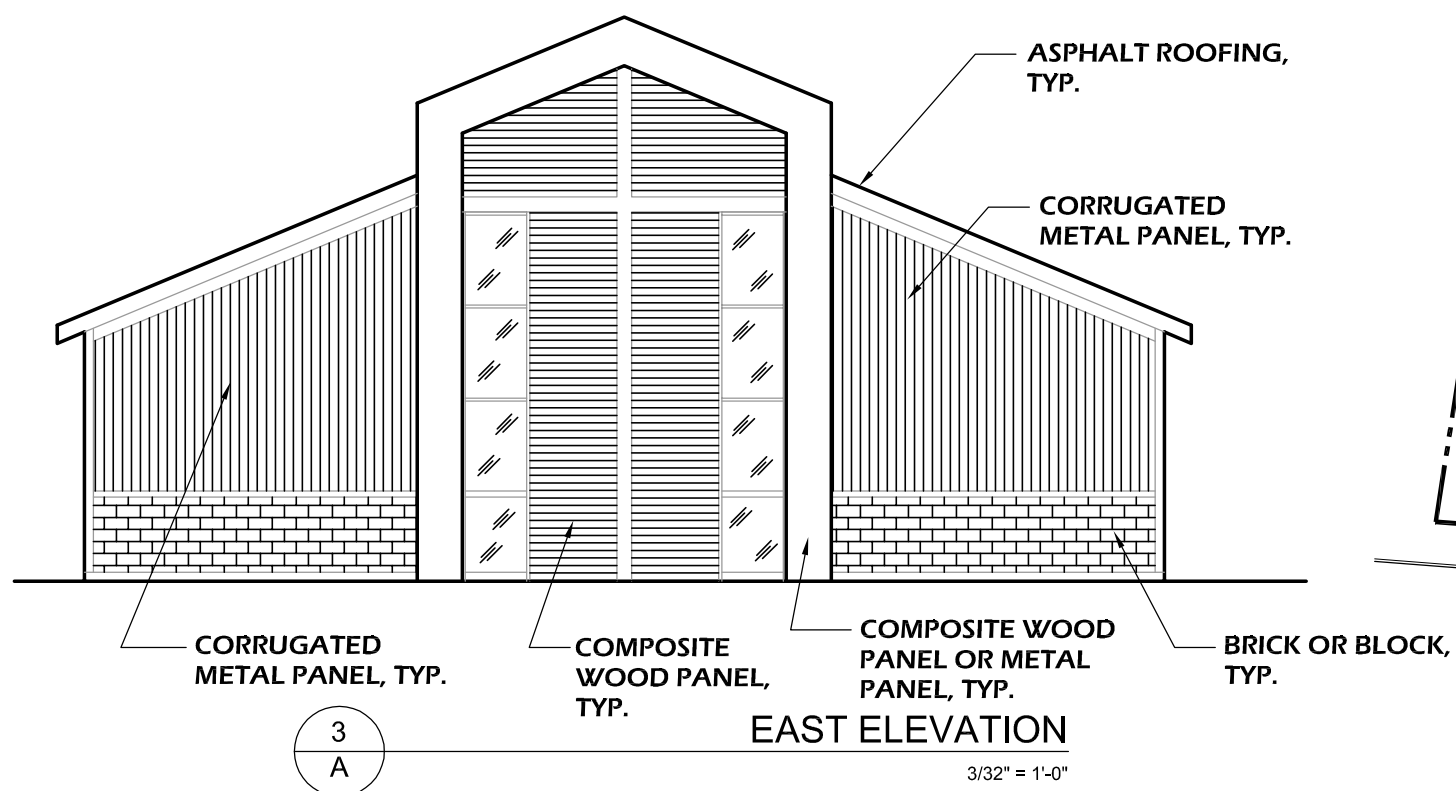
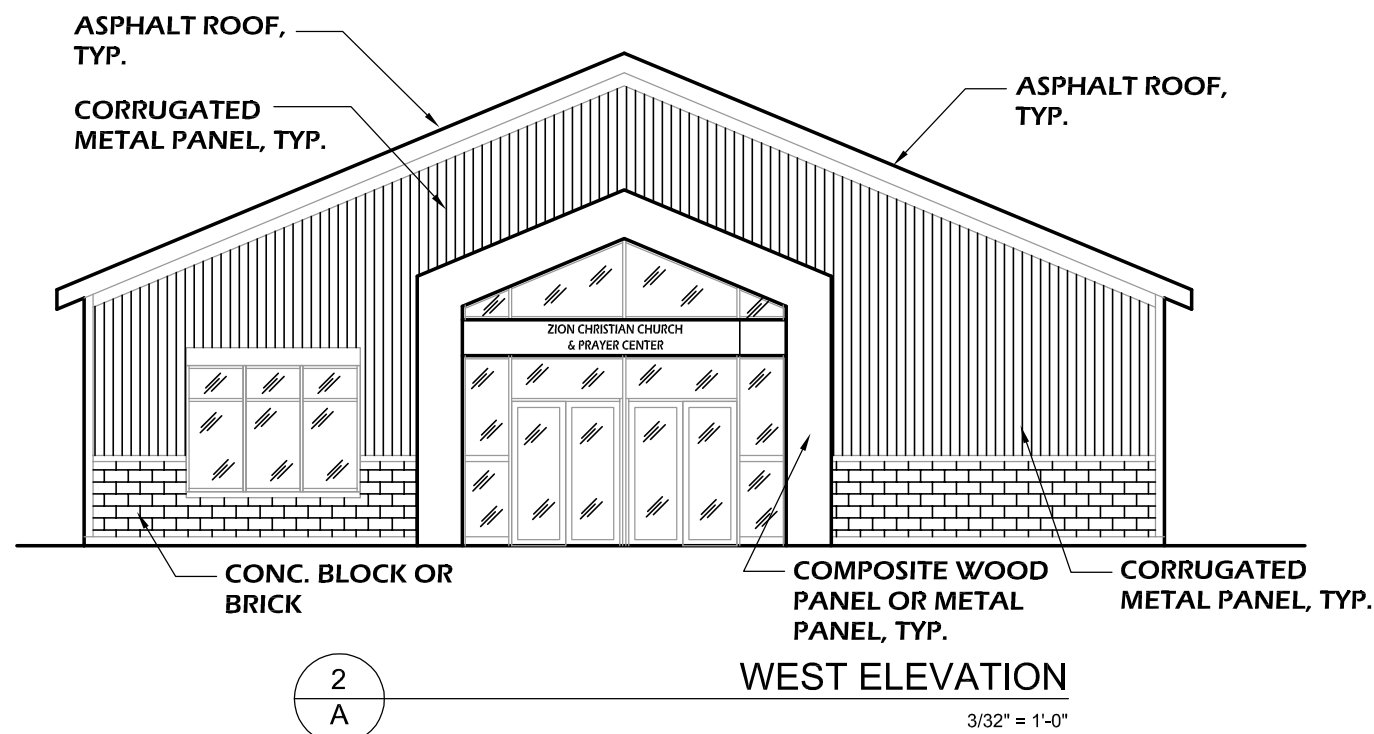
ZION CHRISTIAN CHURCH & PRAYER CENTER

1640 S. ARLINGTON HEIGHTS ROAD
 ARLINGTON HEIGHTS, IL

OPTION - 2

DEC 5 2016





PROJECT DATA:

TOTAL SITE AREA: 1.29 AC.
EXISTING BUILDING: 1,800 SF.
PROPOSED BUILDING: 4,800 SF.

PARKING:
PROPOSED 82 SPACES
(INC. 3 H.C.)
(NEIGHBOR'S LOT: 23 SPACES)
TOTAL PARKING: 105 SPACES

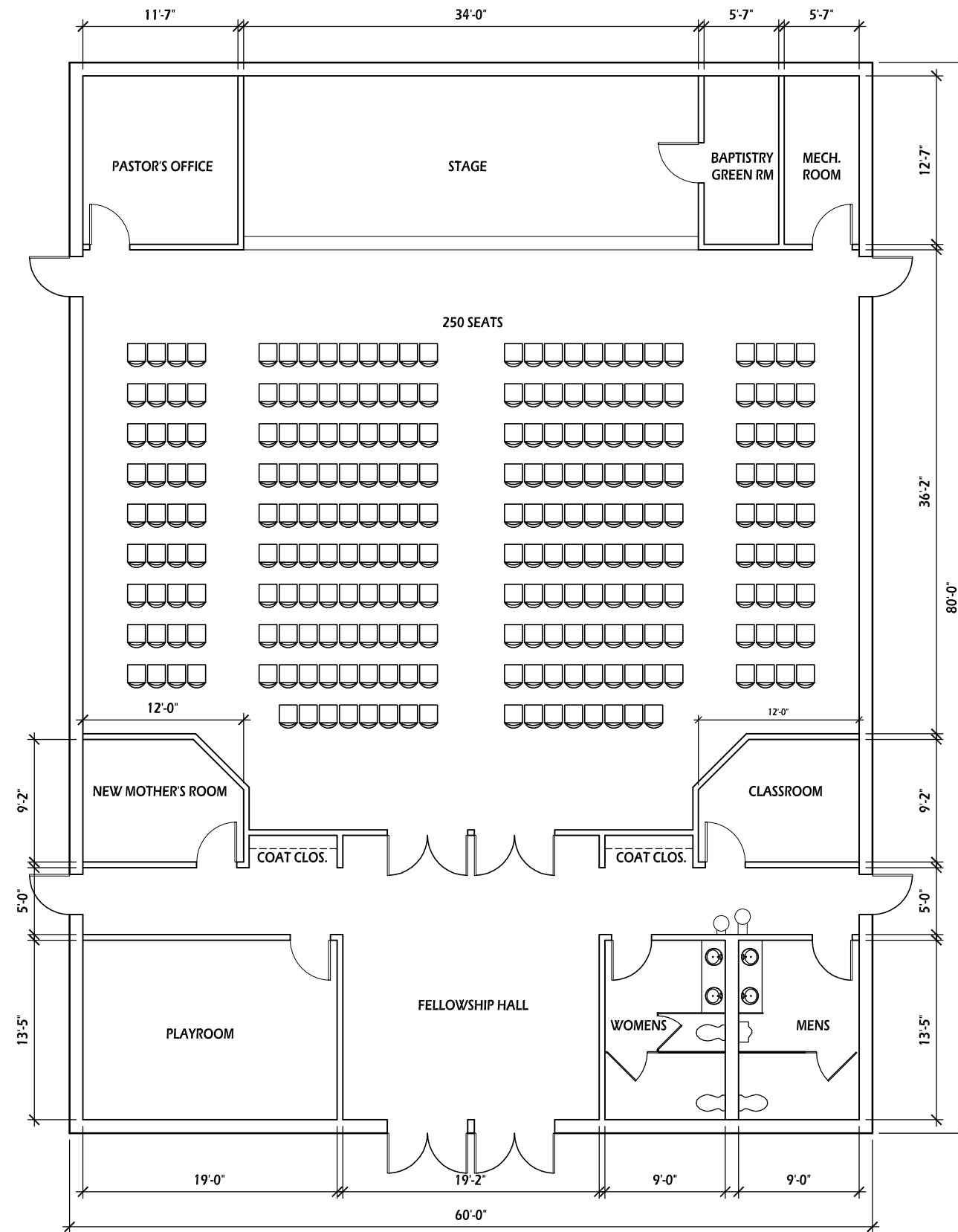
ZION CHRISTIAN CHURCH & PRAYER CENTER

1640 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

OPTION - 3

DEC 5 2016





ADDITION AREA : 4,800 SF.
EXISTING AREA : 1,800 SF.

1
A

PROPOSED FLOOR PLAN

3/16" = 1'-0"

ZION CHRISTIAN CHURCH & PRAYER CENTER
1640 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

OCT 6 2016

PNK
DESIGN + BUILD