



Agenda
Village of Arlington Heights
Design Commission
Buechner Room, 1st Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 27, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 6/13/17

IV. REPORTS

V. OLD BUSINESS

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

VI. NEW BUSINESS

- A. DC#17-065 - 218 S. Evergreen Ave. - SF/Addition
- B. DC#17-075 - 203 S. Prindle Ave. - SF/New
- C. DC#17-079 - 1612 N. Ridge Ave. - SF/Teardown
- D. DC#17-081 - 525 E. Frederick St. - SF/Teardown

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 - 6/13/17

Department: Planning & Community Development Department

ATTACHMENTS:

Description

Minutes 6/13/17

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 13, 2017

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

Members Present: John Fitzgerald, Chair
Ted Eckhardt
Jonathan Kubow

Members Absent: Kirsten Kingsley

Also Present: Jonathan Clark, Clark Associates Architects for *Stonebridge Village Apartments*
Rodney Johnson, The Connor Group for *Stonebridge Village Apartments*
Michael Jones, DMG Contractors for *Stonebridge Village Apartments*
Erika & Mike McQuade, Owners of 245 W. Maude Ave.
Dennis Bucalo, Designers & Builders for 107 N. Pine Ave.
Brian Hyde, Greenscape Homes for 1533 N. Fernandez Ave.
Maggie Franczyk, Owner of 2215 E. Grove St.
John Lucas, Wight & Co. for *Arlington Heights Memorial Library*
Michael Driskoll & Jason Kuitz for *Arlington Heights Memorial Library*
Michi Mho, Neri Architects for *Hickory/Kensington*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 23, 2017

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF MAY 23, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. OLD BUSINESS - MULTI-FAMILY REVIEWDC#17-056 – Stonebridge Village Apartments – 600 W. Rand Rd.

Jonathan Clark, representing *Clark Associates Architects*, Rodney Johnson, representing *The Conner Group*, and Michael Jones, representing *DMG Contractors*, were present on behalf of the project.

Mr. Hautzinger stated that this project was reviewed by the Design Commission on May 23, 2017. The scope of the project includes adding decorative cornices around the existing parapet walls, painting all of the exterior brick, painting the brick spandrel panels below the windows in a contrasting color, and replacing all of the existing black metal balcony railings with new off-white vinyl railings on six apartment buildings. The proposal also includes replacing the existing mansard style porte-cochere canopies with new modern sloped canopy design.

At the last review, the Design Commission expressed numerous concerns with the design, so the project was continued so the design can be further studied, revised, and re-reviewed. The primary concerns raised by Design Commission were:

1. **Cornices.** The proposed cornices had a large and boxy appearance. It was recommended that the cornice design be simplified, refined, and details provided. There was concern about architectural down-lighting proposed within the cornices.
2. **Brick Paint.** Overall, the Design Commission was not opposed to painting the existing brick buildings. However, there was concern about the proposed “Napery” color being too yellowish as well as the compatibility with the proposed “Night Owl” color. Earth tone colors were suggested, possibly a warmer beige color. The petitioner agreed to provide a paint mockup on site for review.
3. **Railings.** A resident from the development expressed concern about the proposed new railing system looking too heavy and blocking views from inside the building. The Design Commission shared this concern, and requested that other railing options be considered.
4. **Signage.** The design of the new ground signs was not coordinated with the building architecture, and the blue color on the signs was out of context with the development.

Based on the feedback from the Design Commission, the petitioner has made the following revisions to the design:

1. **Cornices.** The cornice design has been simplified, and details have been provided for the “high”, “medium”, and “low” profiles. Lighting in the cornices has been omitted.
 - a. Overall, the revised cornice design is a big improvement. It has much better scale and proportion.
 - b. It is recommended that the bottom of the “low” profile cornice be raised up about one foot to break the continuous horizontal line.
 - c. It is recommended that the color be changed to a dark brown color to complement the tan balcony railings and coordinate with a beige wall color.
2. **Brick Paint.** The petitioner is proposing the same paint colors for the project as reviewed on May 23rd. The paint mockup was installed at the site, and Staff maintains the opinion that the “Napery” color is too yellowish and it does not work well with the greenish/gray “Night Owl” color.
 - a. Staff recommends a revised color scheme with off-white spandrel panels, a beige paint color for the walls (to complement the tan railings), and a dark brown cornice.
3. **Railings.** The petitioner is proposing the same tan vinyl railing system for the balconies. Staff reviewed the mockup on site, and found the railing to have nice new clean appearance. They do not have a heavy appearance, and Staff recommends approval.

4. **Signage.** The Petitioner has provided a revised sign drawing with colors and a cornice detail to complement the proposed building design. An alternate design includes a flat top to better complement the proposed building design. Staff is in support of either design. The colors should be coordinated with the final building scheme colors.

Staff recommends approval of the revised architectural design and signage designs for the exterior modifications, with the items listed in the Staff report that include a new paint scheme with a dark brown cornice, beige walls, and off-white spandrels.

Commissioner Kubow asked if there were material samples and a color palette of what is being proposed, including the recommendation from Staff. Mr. Clark replied that the original colors have not changed; however, new colors 'Van Dyke Brown' and 'Smokehouse' were presented as options for the cornice, 'Balanced Beige' and 'Reflective White' for the brick. 'Utterly Beige' is a reference color for the pre-finished railings. Mr. Clark provided updated renderings based on the new colors, and added that he has worked closely with Staff since the last meeting on the revisions being presented tonight.

Commissioner Eckhardt preferred Staff's modification to the cornice detail; he was fine with the originally proposed colors after reviewing the mock-up that was completed on the building, which he visited, or the revised color scheme presented tonight; and he was okay with the form of the signage, although he questioned why the word 'Luxury' is larger than the name of the development.

Commissioner Kubow thanked the petitioner for completing the color mock-up on the building. He said that he previously bought into the proposed colors; however, after seeing pictures of the mock-up, he felt it was too much for this large development and he preferred the warmer colors and muted tones of the alternate colors presented tonight. He liked the revised signage design; however, he recommended the light cornice color on the signage be consistent with the dark cornice color on the buildings. Mr. Clark replied that the signage color palette would be coordinated with the building. Commissioner Kubow was in support of the changes presented tonight.

Chair Fitzgerald liked the railings and the revised cornice design; he visited the site and felt the darker color looked very green once it was up on the building. He really appreciated and preferred the new colors being shown tonight; and he preferred the curved design on top of the ground sign shown on the left.

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

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN AND SIGNAGE DESIGNS FOR THE EXTERIOR MODIFICATIONS TO *STONEBRIDGE VILLAGE APARTMENTS* LOCATED AT 600 W. RAND ROAD, AS PROPOSED. THIS APPROVAL IS BASED ON THE REVISED PLANS RECEIVED 6/6/17, 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. ALL SIGNS SHALL COMPLY WITH CODE, CHAPTER 30, OR WITH PREVIOUSLY APPROVED VARIATIONS.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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.

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

Mr. Hautzinger asked for clarification of the approval; is it based on the revised exhibit presented tonight or on the exhibit in the commissioners' packets.

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

4. APPROVAL IS BASED ON THE REVISED ELEVATIONS SUBMITTED TONIGHT (EXHIBIT A).

Commissioner Eckhardt asked that the specific paint colors be identified in the motion, and Commissioner Kubow replied that he was comfortable in allowing Staff to work with the petitioner on the final color selections. Mr. Hautzinger added that the colors shown on Exhibit A include 'Van Dyke Brown' for the cornice, 'High Reflective White' for the spandrel panels, which he felt was too white, and 'Balanced Beige' for the field. He suggested the motion state that final colors to be verified by Staff from a mock-up in the field, which Mr. Clark agreed with.

A MOTION WAS MADE BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO ADD THE FOLLOWING:

5. THAT THE PETITIONER WORK WITH THE COLOR PALETTE SUBMITTED TONIGHT ON 'EXHIBIT A' AND ALLOW STAFF TO APPROVE THE FINAL COLOR PALETTE.

COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTIONS.

Mr. Hautzinger asked for clarification from the commissioners' regarding a preference for the signage options on the left, right or either. Commissioner Kubow was fine with either option, with the colors to be adjusted to coordinate with the building.

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

ITEM 2. ALAN F. BOMBICK EXCELLENCE IN DESIGN AWARD

Commissioner Eckhardt asked to add this item to the agenda under 'Old Business'. This item was previously discussed with the Design Commissioners, and he presented an update regarding the presentation of this award. After discussions with Alan's wife, July 31, 2017 has been selected as the Village Board date for presentation of the award. He has also been in contact with this year's two recipients of the award.

ITEM 3. SINGLE-FAMILY ADDITION REVIEWDC#17-052- 245 W. Maude Ave.

Erika & Mike McQuade, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a complete renovation of an existing single story home, including a second floor addition and an expanded two car garage. The project does comply with the R-3 zoning requirements. The existing neighborhood consists primarily of single-story homes with one car attached garages. However, it should be noted that there have been numerous teardowns previously completed throughout this neighborhood that are of similar scale and style as the proposed design.

Overall, the proposed addition/renovation is nicely done with nice scale and a well-balanced composition on the front façade. The only design concern is regarding the jog in the second floor roof as seen on the east side and rear elevations. The proposed jog in the roof near the ridge will be visible from the street, and it will have an awkward appearance. It is recommended that the roofline be expanded to fill in the missing notch and create a simple rectangular roof form.

Staff recommends approval of the proposed design, with a recommendation to infill the notch in the second-floor roof.

Ms. McQuade replied that the recommended revision was incorporated into the plans and she presented revised elevations (south & east).

Commissioner Kubow liked the design of the proposed addition and acknowledged the challenges in adding onto a home. He agreed with Staff's suggestion to infill the notch in the second-floor roof, which helps tie everything together.

Commissioner Eckhardt questioned the detail to the right of the front door and the petitioner replied that it is a sidelight window. Commissioner Eckhardt had no issues with the proposed design and agreed with the suggestion to infill the notch in the second-floor roof.

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

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

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 245 W. MAUDE AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED AND RECEIVED 6/2/17, REVISED DRAWINGS RECEIVED 6/13/17, 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. APPROVAL OF 'EXHIBIT A' SUBMITTED TONIGHT, WHICH SHOWS THE INFILL OF THE NOTCH IN THE SECOND-FLOOR ROOF TO CREATE A RECTANGULAR ROOF FORM.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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.

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

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

ITEM 4. SINGLE-FAMILY NEW REVIEWDC#17-070 – 107 N. Pine Ave.

Dennis Bucalo, representing *Designers & Builders*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two story residence with an attached, two car garage on an existing vacant lot. The proposed building height is 25'-10 7/8", which exceeds the maximum allowed 25' height. The design either needs to be revised, or a zoning variation is required. The project does comply with all other R-3 zoning requirements.

Overall, the proposed design has a traditional character that is appropriate in this neighborhood of numerous historic homes with varying styles. Also, the design includes an attached garage that is substantially recessed from the front of the house, which is a very nice way of arranging an attached garage and keeping the focus on the front of the home, where the context of the neighborhood is predominantly detached garages.

However, the proposed design has a somewhat generic appearance that could benefit from some additional authentic detailing. The following revisions are recommended to enhance the design:

1. **Front Porch.** The proposed front porch only extends across half of the front elevation. For a more authentic appearance, it is recommended that the front porch be extended across the entire front wall of the house. A full front porch will have the added benefit of further screening the attached garage.
2. **Left Elevation.** The left elevation will be highly visible due to almost 30' of space between the adjacent home to the north. The current elevation lacks character and detail. The following enhancements are recommended:
 - a. Add a second window in the Library.
 - b. Provide the 2" and 6" built up window head trim as shown on the front elevation.
 - c. Consider adding a decorative box bay at the stair landing, which could project as much as 7.5 inches if the house were re-centered on the lot.
3. **Roof Pitch.** The front to back roof slope is a shallow 5:12 pitch as compared to the 12:12 pitch on the sides. For a more authentic appearance, it should be considered to increase the front to back roof pitch to 12:12 to match the sides, using a flat roof area on top to maintain a code compliant building height.
4. **Siding Color.** The proposed "Iron Grey" siding color is very dark for a large new house. The Design Commission should evaluate the appropriateness of this color with the context of the neighborhood, and consider if a lighter siding color would be more appropriate.

Staff recommended approval, with the above noted revisions.

Mr. Bucalo responded to the comments in the Staff report. With regards to the building height, they have talked to their engineer about eliminating the step down across the front of the home and raising the foundation to be the same elevation around the entire home. He presented photos of similar completed homes, with the first photo showing the ½ front porch being proposed and the second photo showing an expanded front porch as suggested by Staff. They prefer the ½ front porch being proposed, which is more elegant with the box bay and copper roof, and he pointed out that the garage is recessed. In response to the suggestions regarding the left side elevation, Mr. Bucalo referred to the third page of the photos that showed a box bay detail at the stairwell that he would recommend, as well as providing the built-up window trim suggested by Staff. He also provided a photograph of the site that shows 3 very large mature trees along the north property line, approximately 6-feet off the property and on the adjacent property that will provide screening between the 2 properties. He has already spoken with the neighbor about working together in an effort to ensure these trees are preserved. Mr. Bucalo also said that he is not in favor of Staff's suggestion to increase the front-to-back roof pitch with a flat roof on top, because flat roofs are just not well done in this area; it does not withstand weather and is a potential leak problem. He also presented an alternate siding color for consideration.

Chair Fitzgerald commented that an approval tonight will require all 3 commissioners voting in favor of the project.

Commissioner Eckhardt preferred the design of the front elevation as submitted with the 2 different roof structures, which he felt adds character. He was in support of adding the bay window on the left side elevation shown in the exhibit presented tonight by the petitioner, and he disagreed with the suggestion to change the roof pitch and add a flat roof. He also supported the dark siding color and white trim as proposed, which was similar to a home he built in Park Ridge that is beautiful.

Commissioner Kubow agreed with Commissioner Eckhardt and pointed out that the proposed design is a dramatic difference from the adjacent home to the south that the petitioner also built; however, there are some consistencies with both, including the darker colors. He felt the two homes will look really nice together. He absolutely agreed with Staff's suggestion to add a box bay to the left side elevation, which will help with the massing and architecture of that side elevation, and he recommended adding some type of roof over the door on the rear elevation. With regards to the roof pitch, he understood the concerns of Staff; however, he was fine with what is being proposed, and he liked the bold color of the siding; the dramatic colors will be nice for the Village. He was also fine with either front porch design, which he can visualize because of the example photographs provided.

Chair Fitzgerald said that he is having problems with the design; he felt the home was beautiful but it did not belong in this location. He liked the adjacent home that the petitioner built to the south, which is fairly simple, and with landscaping it would fit in on the corner lot. He referred to comments from the meeting minutes of the first review of the adjacent home at 103 N. Pine as follows:

- The petitioner said he was "intending to build a new home of suitable size and style in the future".
- Commissioner Kingsley opposed the change being proposed for this neighborhood with the design of the new home, which the petitioner replied that he would consider a Bungalow style home when designing the new home on the adjacent lot.
- The petitioner also said that the vacant lot next door will simulate this home as well as tie in with the Bungalow style.

Chair Fitzgerald reiterated that he did not see the new home fitting in as currently proposed, and although the home was beautiful, he felt it looked bigger than the new home to the south, and the dark siding color would make it appear even bigger than it is. He believed that the petitioner was going to work with the neighborhood on the design of the new home, because of the comments made at the review of the adjacent home. He is not in favor of the proposed new home.

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

PUBLIC COMMENT

Kathleen Gabriel, 115 N. Pine Avenue, lives at the corner of Pine and Miner in a Bungalow style home for 25 years. She loves the neighborhood of Bungalows, Queen-Anne, and Cape Cod style homes. She understood that the vacant lot would eventually have something built on it, and they fought very hard to make sure that the zoning of this block was downzoned so that a large, multi-tenant building could not be built there, and they were successful in that. She felt that Chair Fitzgerald stated it perfectly; the home is beautiful, but not in this neighborhood. This neighborhood does not have homes of this style. She referred to a teardown on Belmont and one on Douglas that were beautifully constructed in scale with the neighborhood, and she strongly encouraged the petitioner to consider something similar that would appease the neighbors who have invested heavily in this neighborhood. She has done a lot of construction on her home because they intend on staying, and they want the complexion of the neighborhood to stay original and authentic.

James & Sharon Potsch, 113 N. Pine Avenue, live directly north of the site. They have been watching the construction of the new corner home to the south and have spoken with the builder extensively about the process,

and they understand that the petitioner can build a new home on this site. Mr. Potsch agreed with the comments made by Chair Fitzgerald that the new home feels bigger than the home to the south, and even though there is 30 feet between his home and the new home, he felt the new home would dwarf their community on the other side of the street that consists of 4 small homes, as well as divide the block with big homes on one side and 4 small homes on the other side. He wished there was a way it could transition and make this block feel more like a community, which was brought up by the commissioners at the review of the new home to the south. Mrs. Potsch also wanted to address the trees; one reason why they selected their home is because of the mature trees that are over 100 years old that exist on their property, and she felt it was important that these trees be incorporated as part of the design of the new home. She also wanted the design of the new home to incorporate the height of her home, which is significantly lower because of the grading.

Chair Fitzgerald reiterated that he could not vote in favor of the proposed design. He had no problem with the garage that is set back; however, the height of the roof appeared almost bigger than the home to the south, and the style of the home would not look natural and fit in. Although it is a beautiful home, it would look better in a different neighborhood. Based on the petitioner's comments from the first review of the adjacent home, he believed that a new home on this lot was going to be similar to a farmhouse or bungalow, which would better fit the neighborhood.

Mr. Hautzinger reiterated that with a commissioner absent tonight, 3 votes are required for an approval, and based on Chair Fitzgerald's comments, this would not happen tonight. Options for the petitioner include submitting a new design for review, or returning with the current design when all 4 commissioners are present. Mr. Bucalo pointed out that the 6-story condominium building across the street is not being addressed by anyone, although he understood it is a different use. He is not violating any of the zoning requirements for height, the frontload garage is common in the neighborhood, there are 2 new large homes on the street, and this home is actually smaller than the farmhouse to the south, although it could be larger than what is proposed and still meet zoning requirements. He felt a Bungalow style home is not something that buyers are interested in and would pigeon-hole them into a much smaller market, which is why a more traditional style home is being proposed.

Chair Fitzgerald recommended a simpler design than what is currently proposed; the current design has a lot of details that are very nice, but he felt the new home would stand out in the neighborhood. He added that he very rarely makes comments like this, but this particular home really hit him, especially after reviewing the comments that were made by the petitioner at the review of the adjacent home. It was also pointed out that the adjacent home was reviewed twice by the Design Commission and included public comment, with Commissioner Kingsley voting against the project at the first review. Commissioner Eckhardt felt that Commissioner Kingsley would fall in line with Chair Fitzgerald's comments. He understood the neighbor's concerns about wanting to preserve at least this side of the street with similar character, and he did not think that a more modern version of a Bungalow would be a negative selling point.

Mr. Bucalo suggested changing the frontload garage to a sideload garage to make the home look smaller. Commissioner Eckhardt said that height is not a problem for him; he would never discourage anyone from not building to what code allowed; however, the trend of design in the neighborhood is clearly established, with the new home to the south fitting in so well. He suggested tabling the project tonight to avoid a negative vote, and asked the petitioner to work with Staff to solve the design issues given tonight, or make modifications to the current design. He also stressed the importance of neighborhood support. Mr. Bucalo agreed with the comments.

Mr. Hautzinger explained the options to either continue the project to a date specific, or table the project at this time.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO CONTINUE THE PROJECT FOR 107 N. PINE AVENUE (DC#17-070) TO THE DESIGN COMMISSION MEETING ON JULY 25, 2017.

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

ITEM 5. SINGLE-FAMILY TEARDOWN REVIEWDC#17-072 – 1533 N. Fernandez Pl.

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 and is located on a large, irregularly shaped lot on a cul-de-sac.

The existing neighborhood consists primarily of single-story homes with one car attached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. Although the neighborhood is predominantly single story homes, it should be noted that there are two other teardowns previously completed on this block, and numerous teardowns completed throughout the neighborhood.

Overall, the proposed design is nicely done, and is consistent with other newer homes in the neighborhood. The design includes a one story roof line across the front of the house which helps the scale of the house to fit with the adjacent single story homes, and the main roof pitch is relatively low which is in character with the neighborhood.

Staff offers the following suggestions to enhance the design:

1. The proposed development requires the removal of an existing 24" diameter tree in the front yard which may be able to be preserved if the house were flipped on the lot.
2. Consider adding landscaping along the left side elevation to soften the large blank wall.
3. The proposed "Iron Grey" siding color is very dark for a large house. The Design Commission should evaluate the proposed siding color with the context of the neighborhood, and consider whether a lighter siding color would be more appropriate.

Staff recommends approval of the proposed design, with the comments in the Staff report.

Mr. Hyde addressed the tree issue and the suggestion to flip the home. He explained the siting of the new home is because of the approach into the cul-de-sac; they are trying to create the views of the front porch and the focal point of the front entry towards the curve when first approaching the cul-de-sac, and downplay the garages. Most of the living areas are on the right side of the home, and the angled position of the new home on the lot allows for more sun exposure and a nice view of the large side yard. Flipping the home would result in the living areas on the left side of the home, with views of the adjacent neighbors' detached garage and driveway, as well as a northerly exposure with less sunlight. Although they typically fight to keep trees on their projects, in this case they feel the siting of the home was more important than what the tree could provide, and the tree would need to be substantially trimmed to get the home to work if it were flipped. They are in support to add landscaping along the left side of the home as suggested by Staff, and feel that this particular site and the coverage of trees will help the dark siding color make the home appear smaller and fade into the site. Mr. Hyde added that the proposed design is well under the zoning requirements, and he walked the neighborhood to pass out information and talk to the neighbors about the project.

Commissioner Eckhardt pointed out that the existing tree appears to be located in the center of the front yard, making it difficult to drive around, and he was sympathetic to the proposed siting of the new home with respect to sunlight. He appreciated the covered entry above the door on the rear elevation; however, he felt the gable above the front door looked tall and a little odd. Mr. Hyde explained that lowering the roof above the front door would interfere with the eave line of the garage roof that comes into the front porch. Commissioner Eckhardt had no further comments at this time.

Commissioner Kubow said that he tends to be more lenient with homes on a cul-de-sac that are set back and not linear, so more could be done with them, which he felt the petitioner addressed very well with the front elevation that has a lot of different things going on. He appreciated the recessed third car garage stall and that the roof above it is almost the same elevation as the front entry. He liked the color palette being proposed; however, he agreed with Staff's suggestion to add landscaping along the left elevation, and he thanked the petitioner for addressing comments made by the commissioners on their previous projects on this new home. For the most part, he was in favor of the project as proposed.

Chair Fitzgerald agreed with the comments made by the other commissioners about the landscaping, and he liked the proposed colors very much. He liked the way the home is currently sited on the lot because flipping it would result in the garages being more prominent and the front door becoming less visible. His only comment is that the peak over the single garage door, being almost the same as the front door, takes away from the front door, although he did not dislike it as proposed.

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

PUBLIC COMMENT

John Beres, 1537 N. Fernandez Place, lives next door to the site. His main issue is the 3-car garage, which he feels is out of place for the neighborhood because the entire street is predominantly single-car garages, and the close proximity of the new home to his property. He is also concerned about flooding with the bigger home and much bigger driveway, since backyards already flood. He knows that teardowns are happening, and a big new home was built a few years ago on this cul-de-sac that is beautiful; however, that home has a 2-car garage with a tandem, which he would not have an issue with on this new home. He has concerns about issues during construction and felt that the people who live in the smaller homes are sometimes being forgotten. It was also pointed out that the new home would be the only home with the garage to the left, with all the other garages being to the right.

Ryan Lubbers, 1516 N. Fernandez Place, lives further down on the cul-de-sac. He agreed with the other neighbor's concerns about the 3-car garage, especially how it is currently designed to look almost like an addition as opposed to part of the home. He also agreed that there have been a lot of teardowns in the neighborhood and a lot of them have looked very similar to this new home but without the third car garage, which he felt fit very well. He also acknowledged that there are existing flooding issues in this area, and the less lot coverage the better.

Chair Fitzgerald pointed out that the new home is below the maximum allowed for zoning, and flooding concerns are not under the purview of this commission; however, flooding concerns with the new home could be addressed with the Village Engineering Department to ensure enforcement during construction of the new home.

Commissioner Eckhardt pointed out that the commissioners typically require 3-car garages to be set back and separated, which he felt this design was successful at, and he felt the proposed new home reflected many things that the commissioners look for.

Hearing the comments from the neighbors, Commissioner Kubow asked the petitioner if he would consider removing the third car garage. Mr. Hyde said that he considered this when designing the home; however, market demand for a 3-car garage is very strong and he would rather alleviate parked cars in the driveway than objections to looking at a 3-car garage; therefore, he was not agreeable to eliminating the third car garage. Commissioner Kubow reiterated his appreciation for the petitioner doing many things on the home that the commissioners typically want to see. He would approve the project as submitted.

Chair Fitzgerald commented that 2 separate residents are very concerned about flooding that already exists, and he encouraged the petitioner to talk with the neighbors and work with the Village Engineering Department to ensure the

situation does not get worse. Mr. Hyde replied that they do not want any issues either and will work with the Engineering Department.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1533 N. FERNANDEZ PLACE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 5/12/17 AND RECEIVED 5/17/17, 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 PETITIONER SUBMIT A STORMWATER EXHIBIT TO BE SUBMITTED WITH PERMIT PLANS, AND MAKE THAT PLAN AVAILABLE TO THE NEIGHBORS.
2. A REQUIREMENT THAT A SUBSTANTIAL EVERGREEN TREE BE PLANTED ON THE LEFT SIDE ELEVATION TO SOFTEN THE LARGE BLANK WALL, TO BE A MINIMUM OF 10-12 FEET TALL AT TIME OF INSTALLATION.
3. 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.
4. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 6. SINGLE-FAMILY ADDITION REVIEWDC#17-076 – 2215 E. Grove St.

Maggie Franczyk, the homeowner, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a complete renovation of an existing single story home, including a second floor addition and an expanded three car garage. The project does comply with the R-3 zoning requirements. The existing neighborhood consists of primarily single-story and split-level homes with attached garages.

Overall, the proposed addition is very nicely designed. The expanded garage is thoughtfully located towards the rear of the property, away from the street intersection. The overall massing of the new second floor has a very nice tapered appearance, maintaining a single story roof line around all sides of the home which fits in very well with the scale of the neighborhood. The petitioner is proposing two different color schemes for the home. The first option is based on working with the existing brick. However, if it is determined during construction that the existing brick is not able to be salvaged, then they are proposing an alternate color scheme. Staff has no objections to either option.

Staff recommends approval of the design as submitted, with either color option being proposed.

Ms. Franczyk said that she received an email from the Landscape Planner regarding the addition of a planting bed in between the 3 car garages, and she asked if this was a requirement. Mr. Hautzinger explained that driveways are allowed to expand to 32-feet in width for 3-car garages; however, in this case the driveway is slightly more than 32-feet because there is no way to make it narrower and still access the garages; therefore, Staff is suggesting that a small planting bed be incorporated between the 2 garage doors, or a variation for driveway width would be required. Ms. Franczyk agreed to the requirement and asked about the size of the planting bed, which Mr. Hautzinger said should be substantial enough in size to divide the driveway into two sections.

Commissioner Kubow said that overall he liked the design of the addition and appreciated when renovations are nicely done. He felt the design was adding on to the existing architecture and not much was changing; it is consistent. He hoped that the brick would remain as proposed in Option A, although he was also fine with Option B. He suggested continuing the stone across the front elevation and onto a portion of the left side elevation, as well as a requirement to add landscaping on the left side elevation. Commissioner Eckhardt cautioned the petitioner about cutting off the angle of getting in and out of the garage with the planting bed, and suggested doing a turning radius study to determine the appropriate location for it.

Chair Fitzgerald felt the petitioner did a nice job in making the addition fit as nicely into the neighborhood as possible with the eave lines and roof slopes, and it would be great if the existing brick could remain. He suggested a darker color for the garage doors, instead of trying to match the siding color. He asked for clarification on the window color and Ms. Franczyk replied that the windows will be dark bronze with Option 1. Chair Fitzgerald's comments about landscaping include: the planting bed between the garage doors should go from the outside of one garage door to the outside of the other garage door for distance, and slightly out to where the distance is across, which will make the distance out from the home almost even. He suggested ornamental grasses, Viburnum, and Lilac, and added that the longer the planting bed, the worse the turning radius will be. Chair Fitzgerald also agreed with Commissioner Kubow's suggestion to add an evergreen plant on the blank wall of the left side elevation, to be centered on the wall so the window is highlighted, to be approved by Staff. He also felt it should be a requirement to add evergreen plants across the front of the porch.

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

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 2215 E. GROVE STREET. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 4/14/17 AND RECEIVED 5/19/17, 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 EVERGREEN BOXWOOD OR TAXUS BE ADDED IN FRONT OF THE FRONT PORCH TO SCREEN THE CONCRETE.
2. A REQUIREMENT THAT THE STONE BE EXTENDED UNDERNEATH THE LEFT FRONT ELEVATION AND RETURNED AROUND THE CORNER ONTO THE SIDE ELEVATION UP TO THE WINDOW.
3. A RECOMMENDATION TO CONSIDER A DARKER COLOR FOR THE GARAGE DOORS.
4. A REQUIREMENT THAT THE DRAWINGS BE UPDATED TO SHOW THE LANDSCAPE PLANTING BED TO EXTEND FROM ONE GARAGE DOOR TO THE OTHER, AND EXTEND DOWN THE DRIVEWAY AN APPROPRIATE DISTANCE TO BE COMPATIBLE WITH A TURNING RADIUS STUDY.
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.

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

ITEM 7. SIGN VARIATION REVIEWDC#17-071 – Arlington Heights Memorial Library

John Lucas, representing *Wight & Company*, Michael Driskoll and Jason Kuitz, representing *Arlington Heights Memorial Library*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The Arlington Heights Memorial Library is currently undergoing a parking lot improvement project which includes improvements to the vehicular and pedestrian flow through the parking lot. One of the goals of the project is to improve the pedestrian wayfinding from the surface parking lot to the building entrance that is located in the parking area under the building. The Library is proposing to add a white entrance gateway surround feature on the south façade, facing the parking area, with a new “Arlington Heights Memorial Library” illuminated sign mounted on the top. The proposed new entrance gateway will tie into the appearance of the existing main building entrance that faces Dunton Avenue.

The existing building currently has three wall signs that include: a 28sf wall sign on the north elevation that will remain, but has no permit record; a 33 sf wall sign on the east elevation that will remain; and a 26 sf wall sign that is located towards the corner of the south wall that will be removed and replaced with a much more visible, new 76 sf wall sign to be centered on the south wall. Wall signs are not currently allowed in the P-L zoning district, so the requested sign variations are required.

The petitioner has submitted a letter addressing the above criteria, with the primary hardship identified as current conditions not adequately identifying the building entrance and building identity. Staff agrees that the building needs better signage to indicate the location of the building’s entrance from the south parking lot. The proposed sign and new entry feature are nicely designed and fit the character of the building. The proposed sign is modest in size relative to the size of the building wall. Staff recommends the Design Commission recommend approval to the Village Board for the sign variations.

Commissioner Kubow was in support of the sign variation request for the new wall sign. Commissioner Eckhardt appreciated that the new wall sign is not being located higher up on the fascia. He questioned how visible the new sign would be from the street, since most visitors will park in the parking garage. He liked the design of the new sign and how it ties in with the existing white on the building, and he appreciated Staff’s determination that a variation was needed for the existing wall signs. Chair Fitzgerald liked that the white color is being tied in from the other side of the building, and that the sign will draw attention on where to go, as well as that the new sign is minimal and airy. He also agreed with all of the other signage.

Commissioner Kubow commended the petitioner on clarifying the path of entry into the library for visitors with the new sign. Mr. Hautzinger pointed out that the drawings indicate the new wall sign would be internally illuminated, and the petitioner clarified that it would be backlit to glow on to the side of the building; no light would project forward. Commissioner Kubow added that this is canopy lighting, which he felt would look fantastic here.

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

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE SIGN VARIATION REQUEST FOR THE ARLINGTON HEIGHTS MEMORIAL LIBRARY LOCATED AT 500 N. DUNTON AVENUE, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED AND RECEIVED 5/12/17, 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 VARIATION FROM CHAPTER 30, SECTION 30-206, TO ALLOW A NEW 76 SF WALL SIGN ON THE SOUTH WALL, WHERE WALL SIGNS ARE NOT ALLOWED IN THE P-L ZONING DISTRICT.
2. A VARIATION FROM CHAPTER 30, SECTION 30-206, TO ALLOW AN EXISTING 28 SF WALL SIGN ON THE NORTH WALL AND AN EXISTING 33 SF WALL SIGN ON THE EAST WALL, WHERE WALL SIGNS ARE NOT ALLOWED IN THE P-L ZONING DISTRICT.
3. 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.
4. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

Mr. Hautzinger reiterated that the Design Commission is a recommending board to the Village Board of Trustees who have final approval of sign variations, which will be scheduled as soon as possible.

ITEM 9. – OTHER BUSINESS - MIXED-USE PRELIMINARY REVIEWHickory/Kensington

Micho Mho, representing *Neri Architects* was present on behalf of the project.

Mr. Hautzinger stated that the petitioner is proposing a mixed-use building on the existing vacant site located at the southwest corner of Hickory and Kensington. The new building will be justified towards the street side of the site and consist of lower-level and first-level parking, commercial space on the south elevation to face Kensington, upper levels of residential units, and a contemporary/modern style architecture. He explained that the Hickory/Kensington Design Guidelines were created and previously approved by the Design Commission. Staff feels the proposed design satisfies the intent of these guidelines with respect to the modern aesthetic being proposed, which will be unique to the Village, as well as the clean details, large amounts of glass, simple geometric forms, and flat roofs.

A few concerns from Staff include: the first-floor wall area on the north, east and west sides of the building, which is large and lacks detail, although it does provide a nice opportunity for abundant landscaping. Additionally, the ground level residential entrance is understated and requires further development; the street level commercial space needs further design development, and there is a lack of wall space available for signage above the storefronts.

Mr. Mho stated that the proposed new 5-story building will be contemporary with clean lines and different massings to help break up the long building with a mix of materials that include masonry and paneling above to help lighten up the building. The horizontal lines of the building are being emphasized with the floating balconies and the floating roofs over the balconies, and vertical elements are being brought in with the change in materials. He agreed with Staff's comments about the residential entrance, which is still a work in progress and should be taller. In terms of the blank areas of the garage, he suggested inset panels or lattice work to allow plantings to grow, and they intend to meet code for the mechanical equipment for the garage and incorporate it as part of the architecture.

Commissioner Eckhardt asked the petitioner to place the color renderings in a realistic setting when the project comes back for a formal review. He asked for specifics about the paneling material that was previously mentioned, which Mr. Mho said might be a mix of an Alucabond and Hardi-board siding, and Commissioner Eckhardt suggested a new Hardi rain screen system that might be appropriate. He also questioned whether the residential entrance should be pronounced with colorization and address numbers, and if a drop off/pick up area for vehicles will be located at the front door, which will help identify the front door. Mr. Mho said that no drop off/pick up is proposed at this time, and he was unsure if there was sufficient room for one. Commissioner Eckhardt was generally in favor with the design being proposed for the new building and looked forward to seeing a more detailed color study and materials, although he had concerns about the ladder design of the balcony railings because of climbing safety reasons.

Commissioner Kubow said that in general, he liked the architecture of the new building and the overall color palette, although he suggested changing the railing color from white to a dark color to match the window frames. He could not agree more with Staff's concerns that the ground level residential entrance is understated, and felt the retail entrance was understated as well. He said that this is an important parcel to the gateway of the Hickory/Kensington area and more attention should be given to the retail area to help tenants be as successful as possible, and signage should be creative as well.

Chair Fitzgerald said that if possible, this would be a great environment for a roof deck, which would not affect much of the building design. He felt that additional details along the lower level were needed; some kind of a simple inset to help break up the wall, something that did not require the plantings, in the event of possible dead landscaping. He agreed with the concerns about the front entrance, as well as the commercial space at the corner. Overall, he liked the project.

Commissioner Kubow felt that additional fenestration and detail was needed at the first-floor level on the southwest elevation, which could mimic what is happening on the floors above and help lead people from Kensington to the main entrance.

Mr. Hautzinger said that he interpreted the horizontal panel material shown in the rendering to be a corrugated metal panel cladding, which he felt was an option the petitioner should consider, and Commissioner Kubow agreed. Chair Fitzgerald wanted to be sure the building is fun to look at, yet sustainable in time with the architecture. Mr. Mho appreciated the comments given tonight.

ITEM 10. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, 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

– It is recommended that the Design Commission recommend approval to the Village Board for the proposed Amendment to Chapter 30, Sign Code, to add Article VII Electronic Message Signs.

ATTACHMENTS:

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

MEMO

DATE: June 27, 2017

TO: Design Commission:
Chairman Fitzgerald
Commissioner Eckhardt
Commissioner Kingsley
Commissioner Kubow
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.

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:

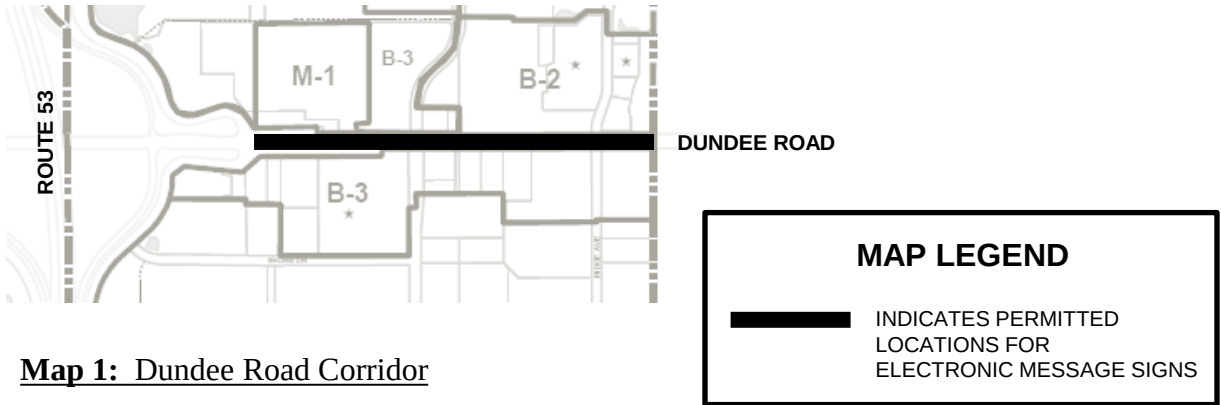
$$\text{Measurement Distance} = \sqrt{\text{Area of Sign Sq. Ft.} \times 100}$$

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.

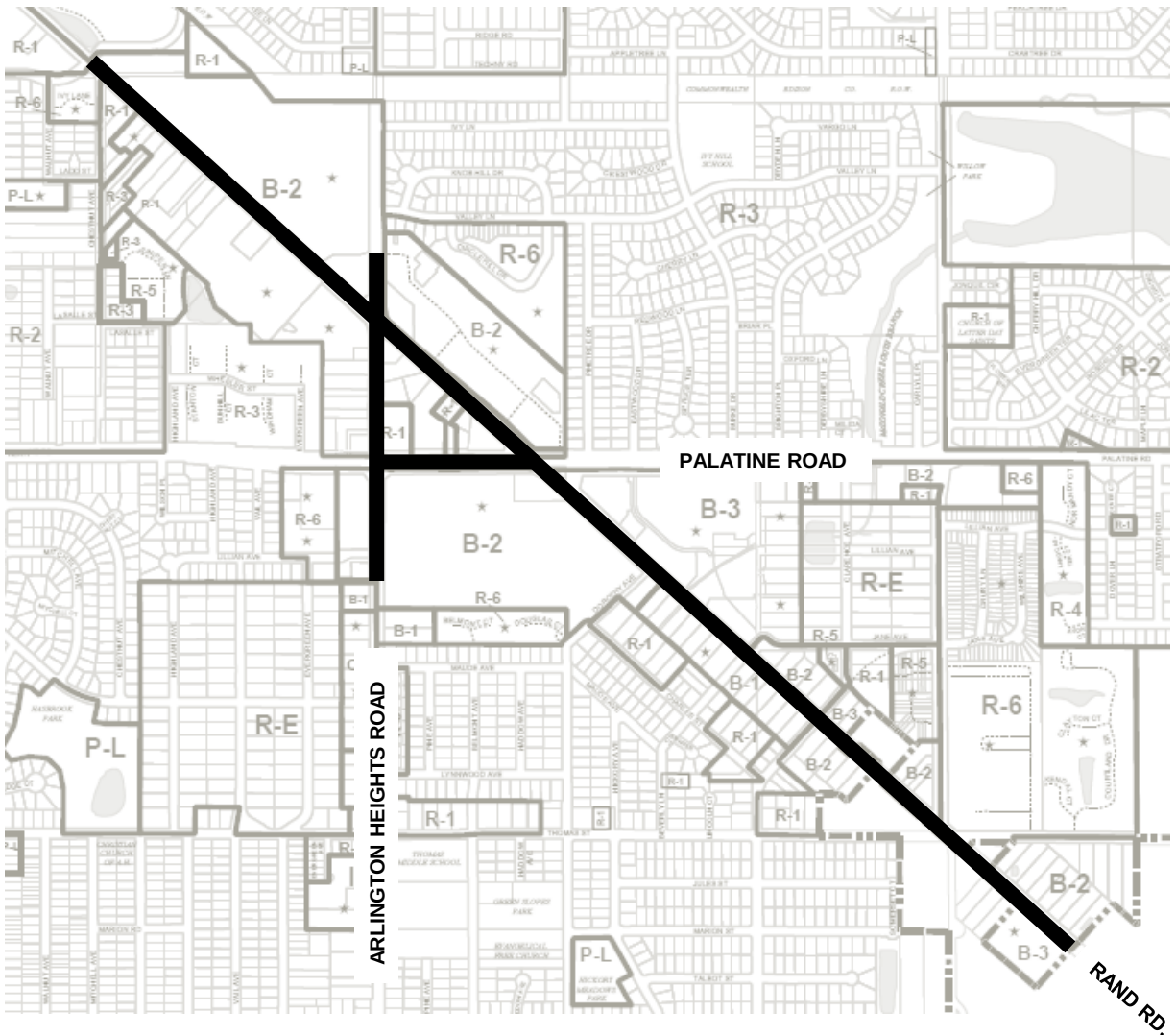
Written certification from the manufacturer must be provided with the application which verifies the auto-dimming function in accordance with the requirements in this paragraph. Verification of compliance with the brightness standard will be accomplished using a footcandle illuminance meter based on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

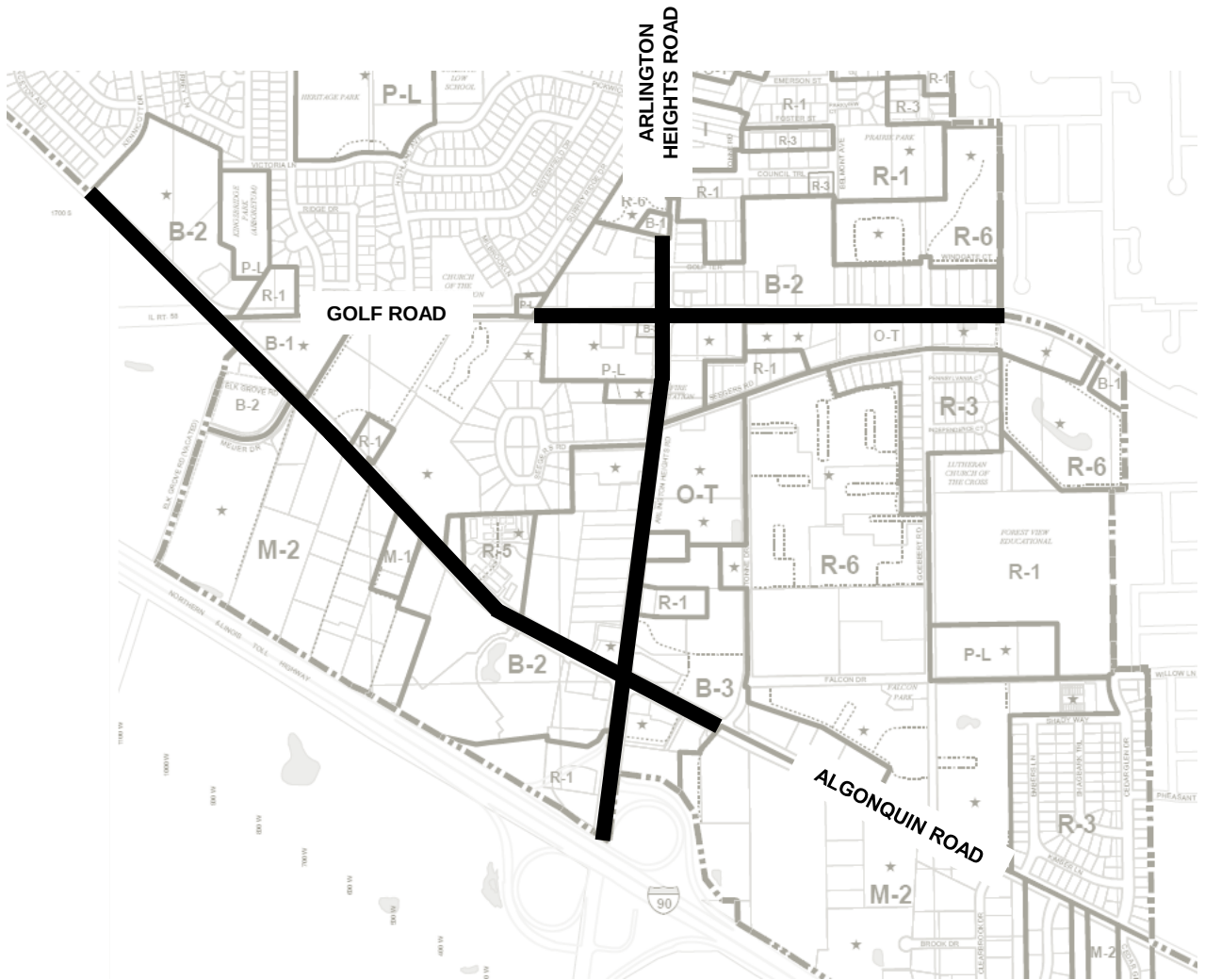


Map 1: Dundee Road Corridor



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.

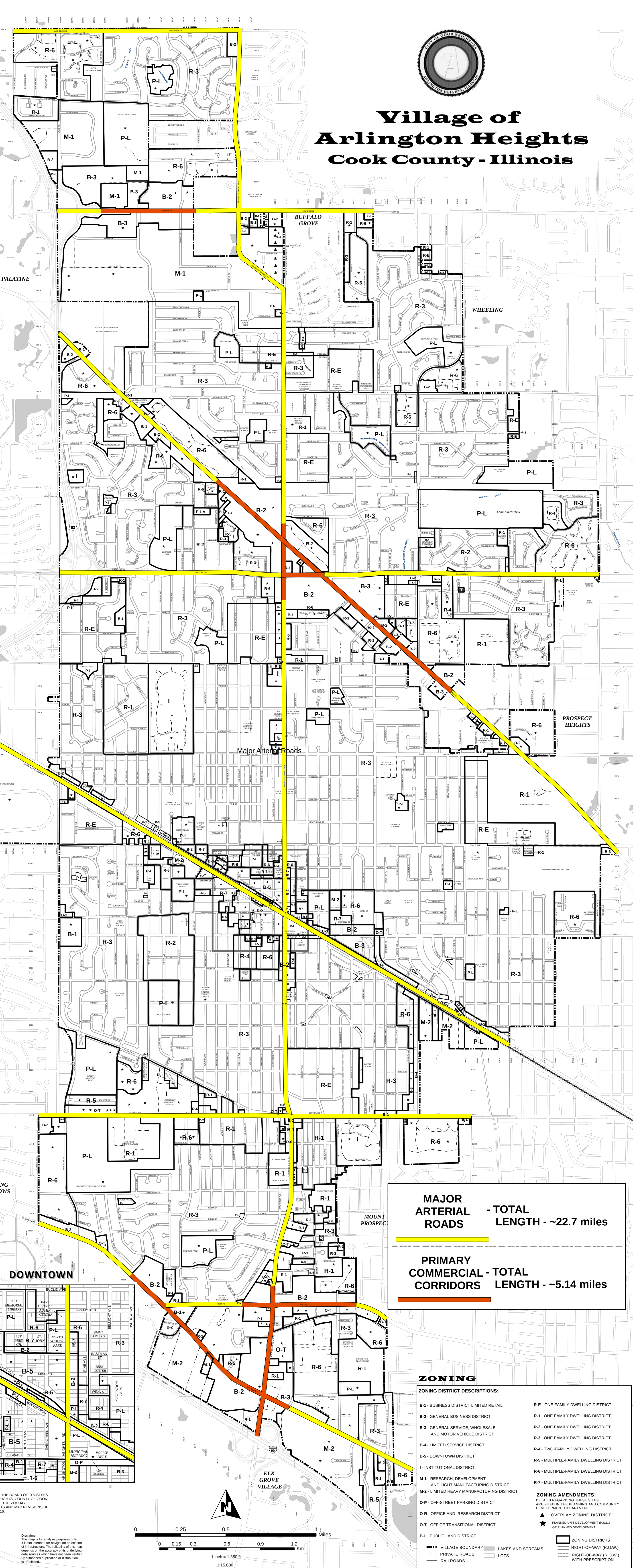
(1) If Board members would like the full report re-issued, please contact Staff.

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 loca-
tion 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.



UNINCORPORATED AREAS ADJACENT TO THE CITY OF CHICAGO

O-P - OFF-STREET PARKING DISTRICT

O-R - OFFICE AND RESEARCH DISTRICT

O-T - OFFICE TRANSITIONAL DISTRICT

P-L - PUBLIC LAND DISTRICT

ZONING AMENDMENTS:
DETAILS REGARDING THESE SITES
ARE FILED IN THE PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

OVERLAY ZONING DISTRICT

▲ PLANNED (ONT DEVELOPMENT (P.U.D.)
★ OR PLANNED DEVELOPMENT

ZONING DISTRICTS

— VILLAGE BOUNDARY — LAKES AND STREAMS
— PRIVATE ROADS — LOTS
— RAILROADS —

— RIGHT-OF-WAY (R.O.W.)
— RIGHT-OF-WAY (R.O.W.)
WITH PRESCRIPTION

ZONING AMENDMENTS:
DETAILS REGARDING THESE SITES
ARE FILED IN THE PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

▲ OVERLAY ZONING DISTRICT

★ PLANNED UNIT DEVELOPMENT (P.U.D.)
OR PLANNED DEVELOPMENT

 ZONING DISTRICTS
 RIGHT-OF-WAY (R.O.W.)
 RIGHT-OF-WAY (R.O.W.) WITH PRESCRIPTION

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

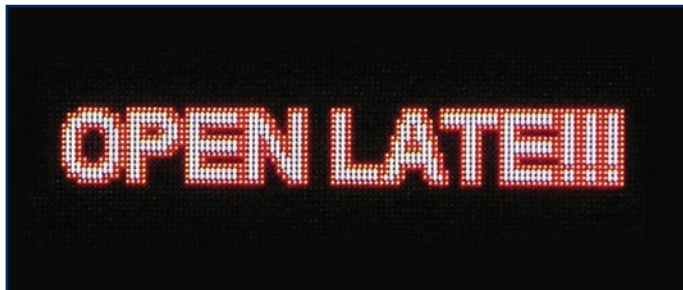


Digital billboard/off-premise sign advertising an automobile business in another location

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

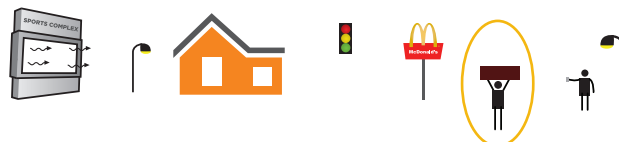
POSITION THE TESTERS.

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

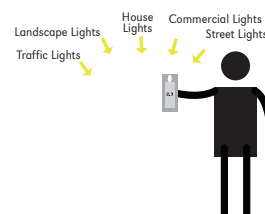
This helper should use a cardboard sheet to block the EMC light from the footcandle meter. This will establish the baseline footcandle reading.



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.



INTERNATIONAL SIGN ASSOCIATION

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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.



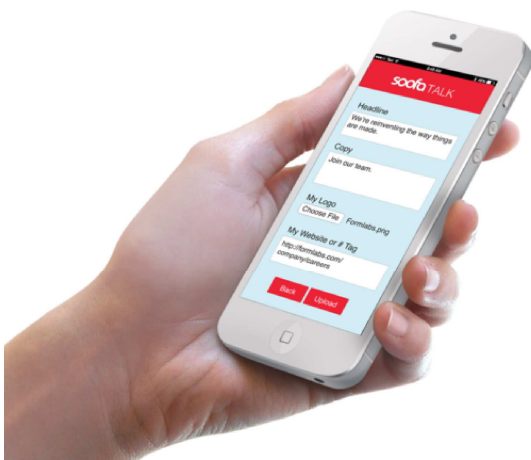
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Soofa Bench
- Self-powered
Soofa Sensor
- Great outdoor visibility

Soofa Sign

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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
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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)

Approved

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,
Tinaaglia

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#17-065 - 218 S. Evergreen Ave. - SF/Addition

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to an existing single-family residence.

Recommendation

It is recommended that the Design Commission approve the proposed addition to the existing single-family residence located at 218 S. Evergreen Avenue. This recommendation is based upon the architectural plans dated 4/26/17 and received on 5/9/17, and the following:

1. Revise the front elevation with a continuous second floor eave, two standard size windows equally spaced with decorative window shutters.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Doherty Residence
Project Address: 218 S. Evergreen Avenue
Prepared By: Steve Hautzinger

Date Prepared: June 21, 2017

PETITION INFORMATION:

DC Number: 17-065
Petitioner Name: Chris Russo
Petitioner Address: ALA Architects
2600 Behan Rd.
Crystal Lake, IL 60014
Meeting Date: June 27, 2017

Requested Action(s): Approval of the proposed architectural design for an addition to an existing 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 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. The subject site is zoned R-6, Multiple Family Dwelling District. The property has a total land area of 6,817 square feet and the residence, with the proposed addition, will have approximately 2,773 square feet. This project requires zoning variations, and 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 as summarized below.

Zoning variations required:

- **Front Setback.** 20.5 feet front setback proposed, where 24.1 feet minimum setback is required.
- **Lot Size.** 48 foot wide, 6,817 sf existing non-compliant lot size. 70 feet, 8,750 sf minimum lot size required.

	ALLOWED	PROPOSED
Setbacks	Front: 24.1 feet Side: 4.8 feet Side: 4.8 feet Rear: 30 feet	Front: 20.5 feet Side: 5.2 feet Side: 14.1 feet Rear: 65.3 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	3,067 SF	2,773 SF
Building Lot Coverage	2,386 SF	2,026 SF
Impervious Surface Coverage Total	3,408 SF	3,208 SF

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 roof lines on the front of the house, but this creates a cramped and awkward appearance. It is recommended that 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 four square 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. The sketch below illustrates the suggested revision.



Proposed Front Elevation



Suggested Revision

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed addition to the existing single-family residence located at 218 S. Evergreen Avenue. This recommendation is based upon the architectural plans dated 4/26/17 and received on 5/9/17, and the following:

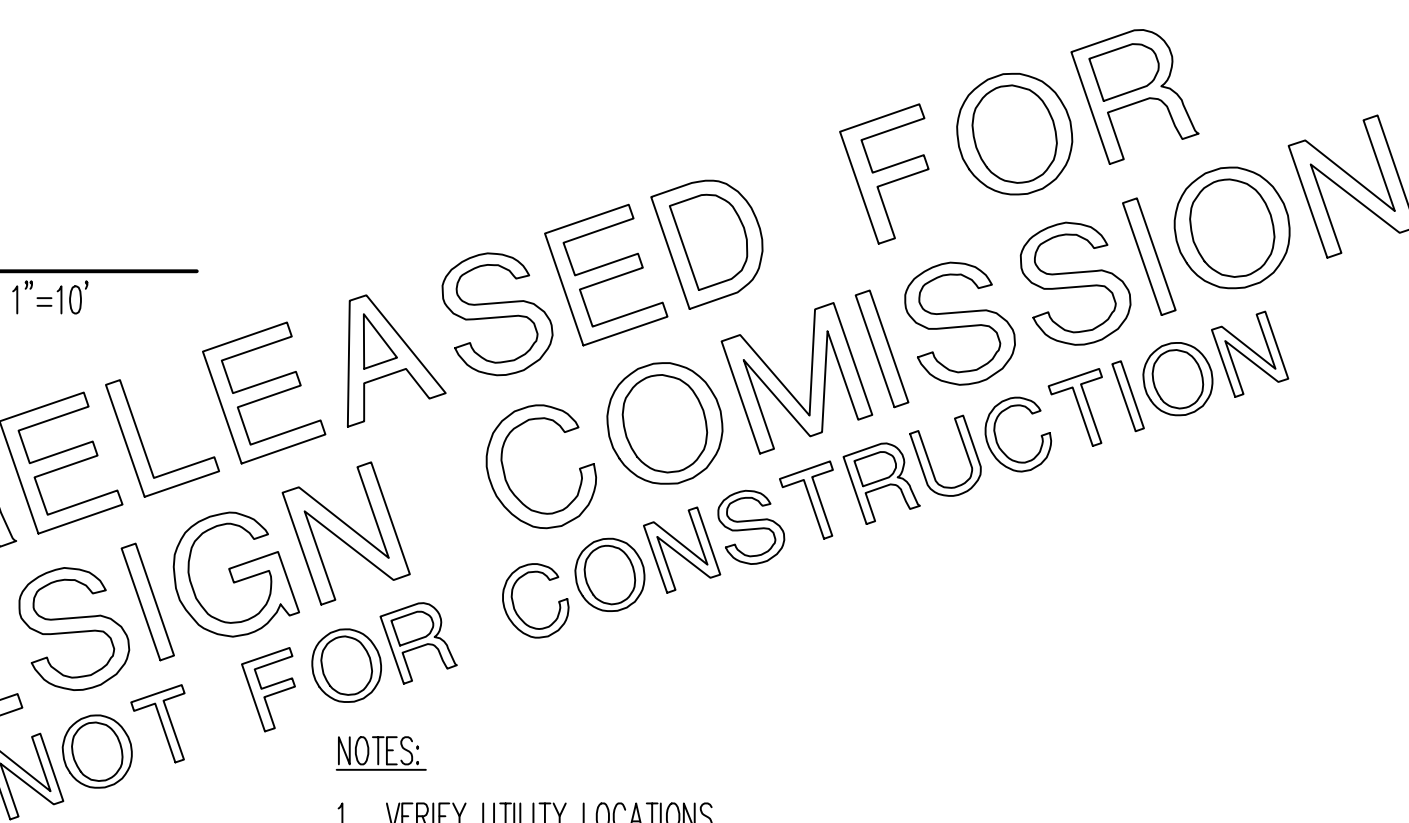
1. Revise the front elevation with a continuous second floor eave, two standard size windows equally spaced with decorative window shutters.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, June 21, 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 17-065

E D C B A



ARCHITECT'S CERTIFICATION

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes."

FLOOR AREA RATIO	
AREA OF LOT	6,817 S.F.
ZONING DISTRICT	R-6
MAXIMUM F.A.R.	45%
ALLOWABLE FLOOR AREA	3,068 S.F.
PROPOSED FLOOR AREA	
1st FLOOR	+1,309 S.F.
GARAGE	+594 S.F.
GARAGE ALLOWANCE	-400 S.F.
2nd FLOOR	+1,270 S.F.
BASMENT	0.00 S.F.
ATTIC (CLG. > 7'-6")	0.00 S.F.
TOTAL FLOOR AREA	2,773 S.F. ✓

DRAWING INDEX	
A000	SITE PLAN, DRAWING INDEX, GENERAL NOTES, EXISTING FRONT ELEVATION, PROPOSED FRONT ELEVATION
A100	EXISTING FIRST FLOOR PLAN, EXISTING SECOND FLOOR PLAN
A101	FIRST FLOOR PLAN,
A200	ELEVATIONS
A201	CONTEXT ELEVATIONS
A300	ROOF PLAN
A600	DETACHED GARAGE: FOUNDATION PLAN, FLOOR PLAN, FRONT ELEVATION

ENERGY NOTES

- INSULATE ALL HOT WATER PIPING ACCORDING WITH SECTION 403.4.2 OF THE 2015 EBC. THE BUILDING ENVELOPE DUCT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3.0 CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES HG. (50 PASCAPALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE MANUFACTURING THE TESTER AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.
- RECESSED LUMINAIR INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
- RECESSED LUMINAIR SHALL BE R-6 RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 2.0 W/24 HOURS TESTING SHALL BE PERFORMED WITH ASTM E 283 AT 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIR SHALL BE SEALED WITH A CASKET OR CASKIN BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE AND THE INTERNATIONAL MECHANICAL CODE. OTHER APPROVED MEANS OF PROVIDING MECHANICAL VENTILATION OF KITCHENS, BATHS AND HALLWAYS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- WHERE INSTALLED IN AN UNCONDITIONED SPACE, ALL DUCTS SHALL BE SEALED WITH APPROVED TAPE OR GEL. SUPPLY DUCTS IN ATTICS SHALL BE SEALED WITH A MINIMUM OF R-4 DUCTS, AIR HANDLERS, FLEX DUCTS AND BUILDING CAVITIES USING AS DUCTS SHALL BE SEALED, JOINTS AND SEAMS SHALL COMPLY WITH SECTION W160.3.1 DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:
 - POST CONSTRUCTION TEST : LEAKAGE TO THE OUTDOORS SHALL BE LESS THAN OR EQUAL TO 0.5 CM PER 100 FT² OF CONDITIONED FLOOR AREA OR A TOTAL LEAKAGE LESS THAN OR EQUAL TO 10 CM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH HG. ACROSS THE ENTIRE SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER AND COLLECTOR. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
 - ROUGH IN TEST (UNFINISHED) : TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 0.5 CM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH HG. ACROSS THE ROUGHED IN SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER DISCONNECT. ALL REGISTERED BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 0.4 CM PER 100 FT² OF CONDITIONED FLOOR AREA.
- WHERE THE PRIMARY HEATING FUEL IS A FORCED-AIR FURNACE, AT LEAST ONE THERMISTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.
- A MINIMUM OF 75% OF THE LUMINAIR IN PERMANENTLY LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS OR A LAMP OF 75% OF PERMANENTLY LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.
- BLOWER DOOR TEST SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED AND PROVIDED TO THE CODE OFFICIAL. A PERMANENT EFFICIENCY CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED, U-FACTORS FOR THE SHOPS OF PENETRATIONS AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND EXHAUST SYSTEM LEAKAGE TESTING.
- INSULATE ALL HOT WATER PIPING SHALL BE INSTALLED AS REQUIRED BY EBC 403.4

NOTES TO CONTRACTORS

ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN MANUFACTURER'S STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.

ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:

- INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION
- INTERNATIONAL FIRE CODE, 2009 EDITION
- INTERNATIONAL MECHANICAL CODE, 2009 EDITION
- INTERNATIONAL FUEL GAS CODE, 2009 EDITION
- INTERNATIONAL ELECTRICAL CODE, 2005 EDITION
- NATIONAL ELECTRICAL CODE, 2005 EDITION
- INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION
- ILLINOIS PLUMBING CODE 2014 ADDITION
- CITY OF ARLINGTON HEIGHTS AMENDMENTS

DESIGN LOADING VALUES

POOR 30 PSF LIVE LOAD

CEILING 20 PSF LIVE LOAD

FLOOR 60 PSF LIVE LOAD FOR EXTERIOR BALCONY

40 PSF LIVE LOAD FOR DECKS, STAIRS

10 PSF LIVE LOAD FOR FLOORS

WALLS 20 PSF WIND FOR 0-20 FT. HEIGHT

25 PSF WIND FOR 21-29 FT. HEIGHT

30 PSF WIND FOR 30 FT. AND ABOVE

3000 PSF ASSUMED MANIMUM ASSUED

OWNER/CONTRACTOR RESPONSIBLE

TO VERIFY

FOUNDATION NOTES:

SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS

ALL FOUNDATION WALLS 6" OR 8" TALL TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)

ALL FOUNDATION WALLS WITH OVER 8" TO BE A MINIMUM OF 12" THICK (SEE SECTIONS)

VERIFY THICKNESS OF 12" WALLS TO CORRELATE WITH THICKNESS REQUIRED FOR EXTERIOR WALL FINISHES SHOWN ON ELEVATIONS (BROCK OR FRAME)

ALL EXTERIOR WALLWORK OR ENGLISH BRACKET WALLS 6" (2x6 w/ 1/2" SHEATHING)

STRENGTH OF CONCRETE AT 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WALKS AND EXTERIOR CONDITIONS

ALL FORMWORK EXISTING AND CARBIDE GRINDING BLADES SHALL BE TOP OF 3500 PSI

AND BETWEEN 5% & 7% AIR ENTRAINED

BE AT FOUNDATION LEVEL TO BE AT SUCH A LEVEL, SO NEW TOP OF FINISHED FLOOR MATCHES EXISTING TOP OF FINISHED FLOOR, UNLESS OTHERWISE NOTED

PROVIDE SAW CUTS IN EXISTING FOUNDATION TO PROVIDE FOR ADEQUATE ACCESS EITHER TO NEW START OR EXISTING WALLS, PLANS AND LOCAL CONDITIONS

PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS REQUIRED

CONTRACTOR IS RESPONSIBLE TO PROVIDE VERIFICATION OF EXISTING STRUCTURE AND DEPTH OF EXISTING FOUNDATION AND FOOTING

WINDOW NOTES:

SIZE OF WINDOWS IN FIELD TO BE PURCHASE

(WALKOUT) EXISTING WINDOW OF 6" WALKOUT UNLESS OTHERWISE 6" A.F.F. OR TO MATCH EXISTING

TOP OF WINDOWS IN REVEALED AREAS OF ADDITIONS TO MATCH EXISTING

ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES

EXAMPLE: 2555 - 2' x 5' x 5'-0" TO BE MET WITHIN 2" OR EXCEEDED

PROVIDE (2" X 1/2") ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED

VERIFY IF EXISTING WINDOW OR DOOR BEING REMOVED IS INCORPORATED AS A RESULT OF THE REMODELING TO BE MIN. (2) X 1/2" UNLESS OTHERWISE NOTED

NEW WINDOW STYLE AND TYPE TO MATCH EXISTING, UNLESS OTHERWISE NOTED

WHEN PROVIDING A NEW DOOR, PROVIDE SAFETY GLAZING ON ALL WINDOWS WITHIN 24" OF DOOR, WITHIN 18" OF FLOOR, 1" THICK SHOWER ENCLOSURES, AND IN STAR WALLS

STAIR NOTES:

DOUBLE JOISTS UNDER STAIRING PANEL PARTITIONS, KITCHEN ISLANDS AND POINT LOADS

ALL INTERIOR PARTITIONS 3/4" UNLESS OTHERWISE NOTED

ALL EXTERIOR WALLS 4" (2x4 w/ 1/2" SHEATHING)

ALL EXTERIOR BRICK WALLS 6" (2x4 w/ 1/2" SHEATHING AND 1" AIR SPACE & 4" BRICK VENEER)

ALL EXTERIOR BRICK WALLS 9" (2x6 w/ 1/2" SHEATHING)

ALL EXTERIOR BRICK WALLS 12" (2x6 w/ 1/2" SHEATHING AND 1" AIR SPACE & 4" BRICK VENEER)

ALL EXTERIOR ADDITIONS TO EXTERIOR OF WALL SHEATHING OR BRICK

PROVIDE 5/8" x 3/4" ST. ANGLE LVL. ABOVE OPENINGS UP TO 8" WIDE WITH BRICK ABOVE

PROVIDE 6" x 6" ST. ANGLE LVL. ABOVE OPENINGS FROM 9" TO 16" WIDE WITH BRICK ABOVE

PROVIDE 7" x 6" ST. ANGLE LVL. ABOVE 16" TO 18'-0" WIDE OVERHEAD DOORS

WITH 1/2" OF BRICK ABOVE

PROVIDE 9" x 6" ST. ANGLE LVL. ABOVE 18'-0" TO 18'-0" WIDE OVERHEAD DOORS

WITH MORE THAN 2" OF BRICK ABOVE

STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION

STEEL PLATE PARTS ARE TO BE CONNECTED WITH 3/8" BOLTS W/ 1/2" O.C. AND (2) EACH END

ALL STEEL BEAMS, LINTELS & CROWN PLATES SHALL BE SPACED

WALLS SHALL BE BRACED AT EACH END AND 25' O.C. MAXIMUM

ALL JOISTS, STUDS & PARTERS TO BE SPF #1 (CANADIAN) UNLESS OTHERWISE NOTED

ALL 2 X 10 FLOOR JOISTS OVER 14'-0" IN LENGTH TO BE NEW FR 2X OR BETTER

(CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCE PINE FR STANDARD)

ALL 2 X 10 FLOOR JOISTS OVER 14'-0" IN LENGTH TO BE NEW FR 2X OR BETTER

(CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCE PINE FR STANDARD)

ALL HEADERS TO BE (2022) SPF #1/2 (CANADIAN) UNLESS OTHERWISE NOTED

THE NUMBER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE

THE MANUFACTURER OF HOLE BORED INTO PRE-ENGINEERED MEMBERS SHALL BE APPROVED BY THE MANUFACTURER

PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOISTE

PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS

PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PROVIDED IN 4 INCH INTERVALS

(2) X 4 IN FINISH PARTITIONS W/ 1/2" LVL. ST. BELOW UNLESS OTHERWISE NOTED

POINT LOADS IN FINISH PARTITIONS TO BE 2500 LB. ST. UNLESS OTHERWISE NOTED

ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2x6 w/ 6" O.C. STUD WALLS

ADD 2" HORIZONTAL BRACING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT, FASTEN EXTERIOR WALLING TO BLOCKING AND TO STUDS

MINIMUM OF 3/8" HALF INCHES IN ALL CONDITIONS

PRE-EXISTING WALLS TO BE INSTALLED TO MATCH EXISTING LOCATIONS

CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STORAGE OR PARALLEL

WALLS TO STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZONTAL AT 10'-0" INTERVALS

ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH

AS SCOUR AT JOISTS, DROP CEILINGS AND CEILING JOISTS

CONCEALED SPACES BETWEEN STAR STUDS AT TOP AND BOTTOM OF THE CEILING

OPENINGS, HANGERS, PLAYS, JOISTS, STUDS AND REPLACES AT FLOOR LEVEL AND FLOOR LEVEL, WITH NONBOMBASTIC MATERIALS

STAIR NOTES:

STAIRS SHALL HAVE MAXIMUM 7/8" RISER HEIGHT & MINIMUM 10" TREAD DEPTH

GUARDRAILS SHALL HAVE SPACING SUCH THAT THEY WILL NOT ALLOW THE PASSAGE OF 4" OR LARGER SPACES

PROVIDE A MINIMUM OF 6" CLEAR HEADROOM FOR STAIRS IN ALL CONDITIONS. PROVIDE FULL LENGTH CONTINUOUS HANDRAIL 3" IN HEIGHT AT ALL STAIR RUNS WITH 4 OR MORE RISERS. RAIL ENDS TO BE RETURNED OR TERMINATE IN NEELI POST

ELECTRICAL NOTES:

WHEN REMODELING OR ADDING A GARAGE, ALL OUTLETS MAXIMUM 45" O.C. AND GFI

WHEN REMODELING OR ADDING A LAUNDRY ROOM, ALL OUTLETS WITHIN 4' OF SINK

WHEN REMODELING OR ADDING A GARAGE, ALL OUTLETS IN GARAGE TO BE GFI

ALL EXISTING ELECTRICAL COMPONENTS WHICH ARE EFFECTED BY THE REMODELING OR ADDITION ARE TO BE REPLACED, UPDATED, MOVED OR WOODROD AS REQ'D TO CONFORM TO CURRENT LOCAL AND NATIONAL ELECTRICAL CODES

WHEN MODIFYING THE EXISTING SYSTEM (ALTERATIONS, REPAIRS OR MODIFICATIONS) THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE DETECTORS LOCATED AS REQUIRED FOR A NEW DWELLING ON EACH LEVEL AND WITHIN 15'-0" OR IN EACH BEDROOM AS ACCORDING TO LOCAL CODE. (SEE PLANS)

MAXIMUM OF 12'-0" BETWEEN TYPICAL ROOM OUTLETS UNLESS OTHERWISE NOTED

VERIFY IF EXISTING OUTLETS ARE LOCATED 12'-0" OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET

ALL NEW ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER ELECTRICAL METALLIC TUBING

ALL OUTLETS SHALL BE ARC FAULT PROTECTED

ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT

ALL CEILING LIGHTS TO BE 150 WATT MAXIMUM 45" O.C. OF SUPPORTING A CEILING FAN

REDUCED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" FROM THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" FROM THE TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN

PROVIDE 3/4" GROUNDING 20 AMP CIRCUITS FOR THE REFRIGERATOR, MICROWAVE AND DISPOSAL/DISHWASHER

PROVIDE 3/4" x 3/4" x 3/4" W/ 6'-6" HIGH CLEAR AREA IN THE ELECTRICAL PANEL

200 AMP SERVICE TO 10,000 S.F.

400 AMP SERVICE OVER 6,000 S.F.

PLUMBING NOTES:

ALL GROUND WATER SHALL BE 1/2" TYPE C COPPER

ALL FRAMING REQUIRED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE A MINIMUM WALL OF 2x6 STUDS

ALL WATER LINES TO A SECOND FLOOR TO HAVE 1/2" R/O CHARGERS

ABOVE GROUND WATER - TYPE C COPPER

BELOW GROUND WATER - TYPE C COPPER OR CAST IRON

ABOVE GROUND WATER - TYPE C COPPER, NO LEAD SOLDER

BELOW GROUND WATER - TYPE C COPPER

COLDLINE PIPING AND STACK TEST REQUIRED ON ALL PVC PIPING

7.5/8" AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING

UNDERSTANDING SANITARY SHUT OFF

HVAC NOTES:

HVAC

CONTRACTOR TO VERIFY EXISTING HVAC SYSTEM TO BE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION, REPLACE, ADD OR TO WORK AS REQ'D

PROVIDE FOR VERIFY LOCATION OF HVAC IN FLOW

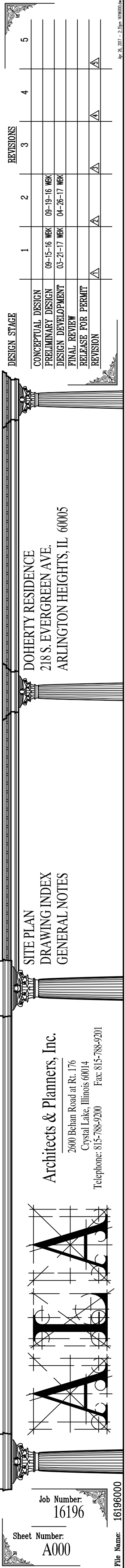
WHEN PROVIDING AN ATG FLOW FROM EXISTING HVAC DETECTOR AN OVERFLOW PAN WITH A DRAIN AND AUTO SHUT OFF (FLOOR DRAIN BOX) UP ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL AND NATIONAL BUILDING CODES

DOCT JOINTS AND SEAMS SHALL BE WELDED SUBSTANTIALLY AIR TIGHT

DOCTS SHALL BE SUPPLIED AT 10'-0" INTERVALS MIN.

FINISHES:

ALL INTERIOR AND EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO WALLING, DOORS, WINDOWS, SPOILING, ROOFING, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.



308 S. EVERGREEN AVE.
3 HOUSES LEFT



302 S. EVERGREEN AVE.
2 HOUSES LEFT



E. SOUTH STREET

220 S. EVERGREEN AVE.
1 HOUSE LEFT



218 S. EVERGREEN AVE.
DOHERTY RESIDENCE



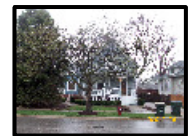
216 S. EVERGREEN AVE.
1 HOUSE RIGHT



214 S. EVERGREEN AVE.
2 HOUSES RIGHT



212 S. EVERGREEN AVE.
3 HOUSES RIGHT



SOUTH EVERGREEN AVENUE



221 S. EVERGREEN AVE.
PROPERTY ACROSS 1



219 S. EVERGREEN AVE.
PROPERTY ACROSS 2



211 S. EVERGREEN AVE.
PROPERTY ACROSS 3



NEIGHBORHOOD PHOTO BOARD



NOT TO SCALE









MATERIAL SCHEDULE	
HORIZONTAL SIDING: LP SMARTSIDING	
• MANUFACTURER: LP SMARTSIDING	
• HARBOR AZOD PRIMER	
STONE: CULTURED STONE	
MANUFACTURER: BORAL	
COLOR: ECHO RIDGE	
SOFFIT: ALUMINUM	
MANUFACTURER: TBO	
COLOR: WHITE	
TRIM/FASCIA: LP TRIM	
• MANUFACTURER: LP SMARTSIDING	
• COLOR: SWOODS EXTRA WHITE	
GUTTERS: ALUMINUM	
• MANUFACTURER: VARIOUS	
• COLOR: WHITE	
WINDOWS: ALUMINUM CLAD	
• MANUFACTURER: TBO	
• COLOR: WHITE	
ROOFING: ARCHITECTURAL SHINGLES	
• TANKO	
• WEATHERWOOD	
GARAGE DOOR: STEEL	
• HORMANN	
• WHITE	

ELEVATION NOTES

- DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

- TOP OF WINDOWS IN REMODELED AREAS TO MATCH EXISTING
- TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR
- FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
- EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- PROVIDE (2) 2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090
- WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- ALL PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

LEGEND

- ⊖ - EGRESS WINDOW
- ⊙ - TEMPERED GLASS
- ⊖ - FIXED WINDOW

REMODELING & ADDITION NOTES

- WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
- ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
- VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
- ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.

NOTE:
ELEVATION TO BE ADJUSTED
BASED ON CLIENT APPROVAL
OF PLANS

1234567

REVISIONS

1	09-15-16 MK	09-19-16 MK	03-27-17 MK	04-26-17 MK	04-26-17 MK
2					
3					
4					
5					

DESIGN STAGE

CONCEPTUAL DESIGN	PRELIMINARY DESIGN	DESIGN DEVELOPMENT	PERMIT PREP	PERMIT	REVISION

DOHERTY RESIDENCE

218 S. EVERGREEN

ARLINGTON HEIGHTS, IL 60005

EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

Architects & Planners, Inc.

2000 Belton Road at Rt. 176

Crystal Lake, Illinois 60014

Telephone: 815-788-5200 Fax: 815-788-9201

ALA

Job Number: 16196

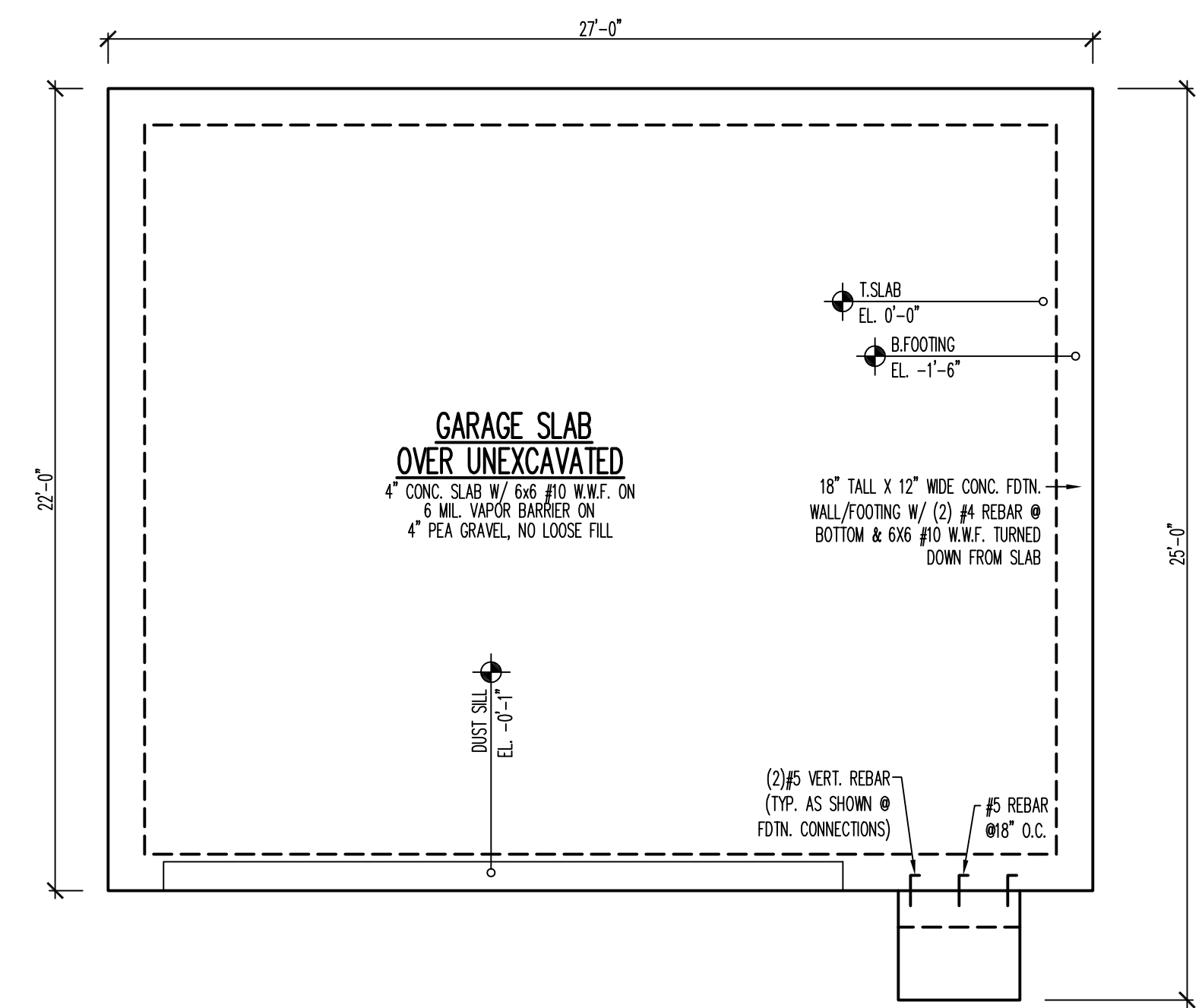
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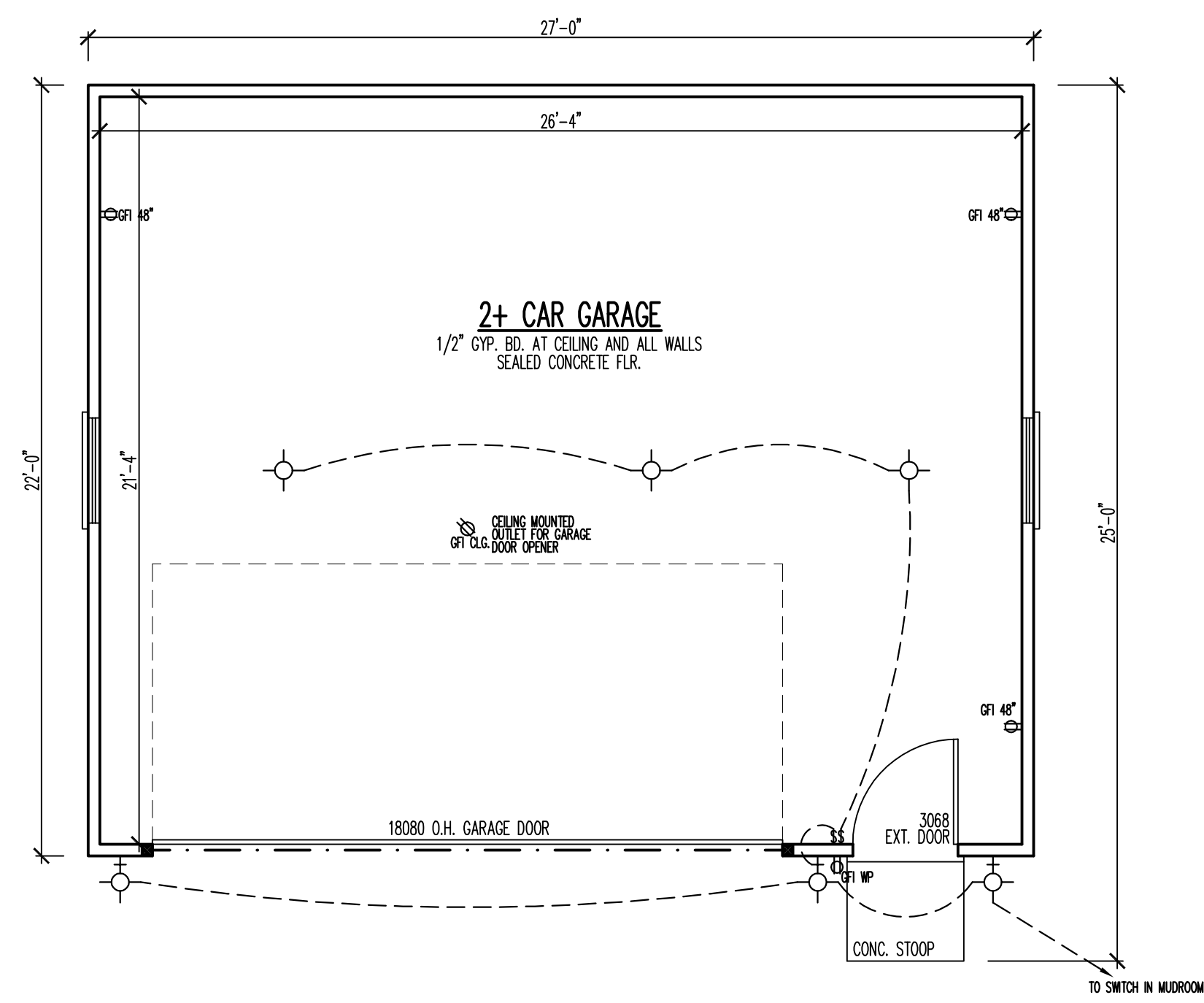
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218 S. Evergreen – Material Samples

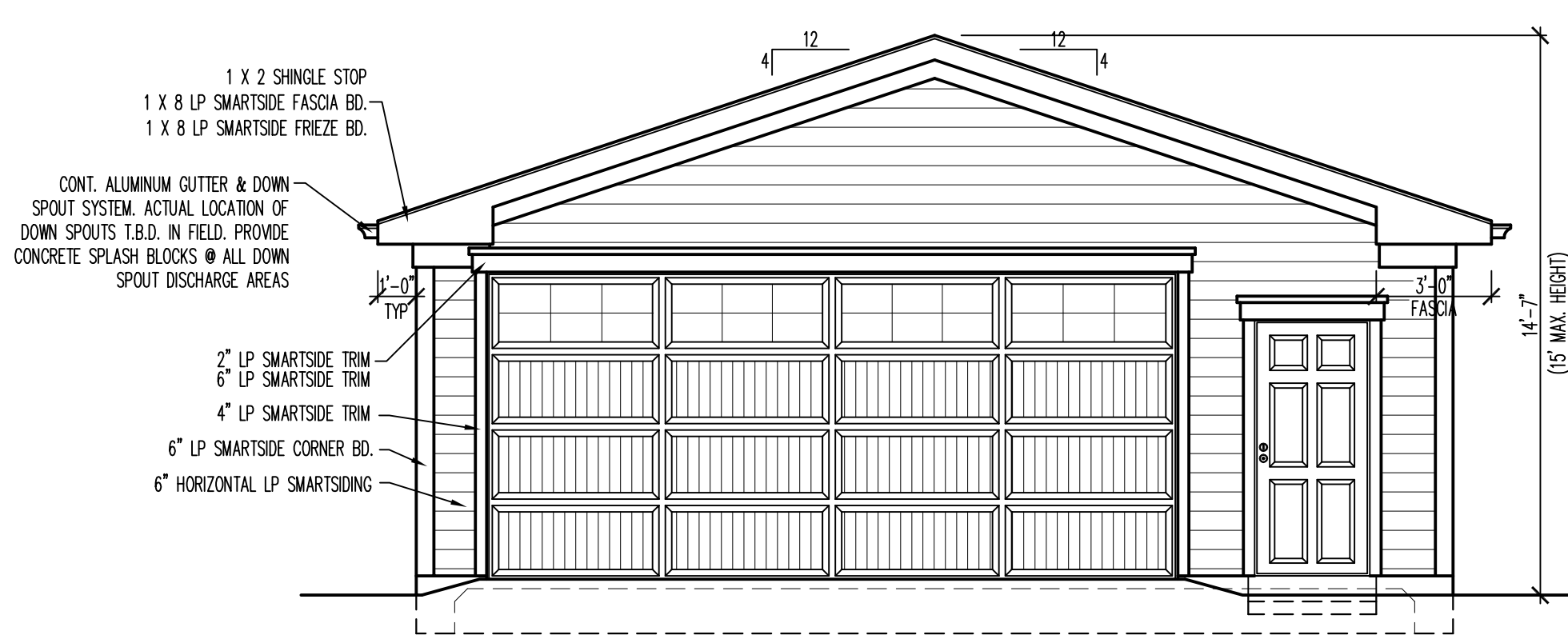




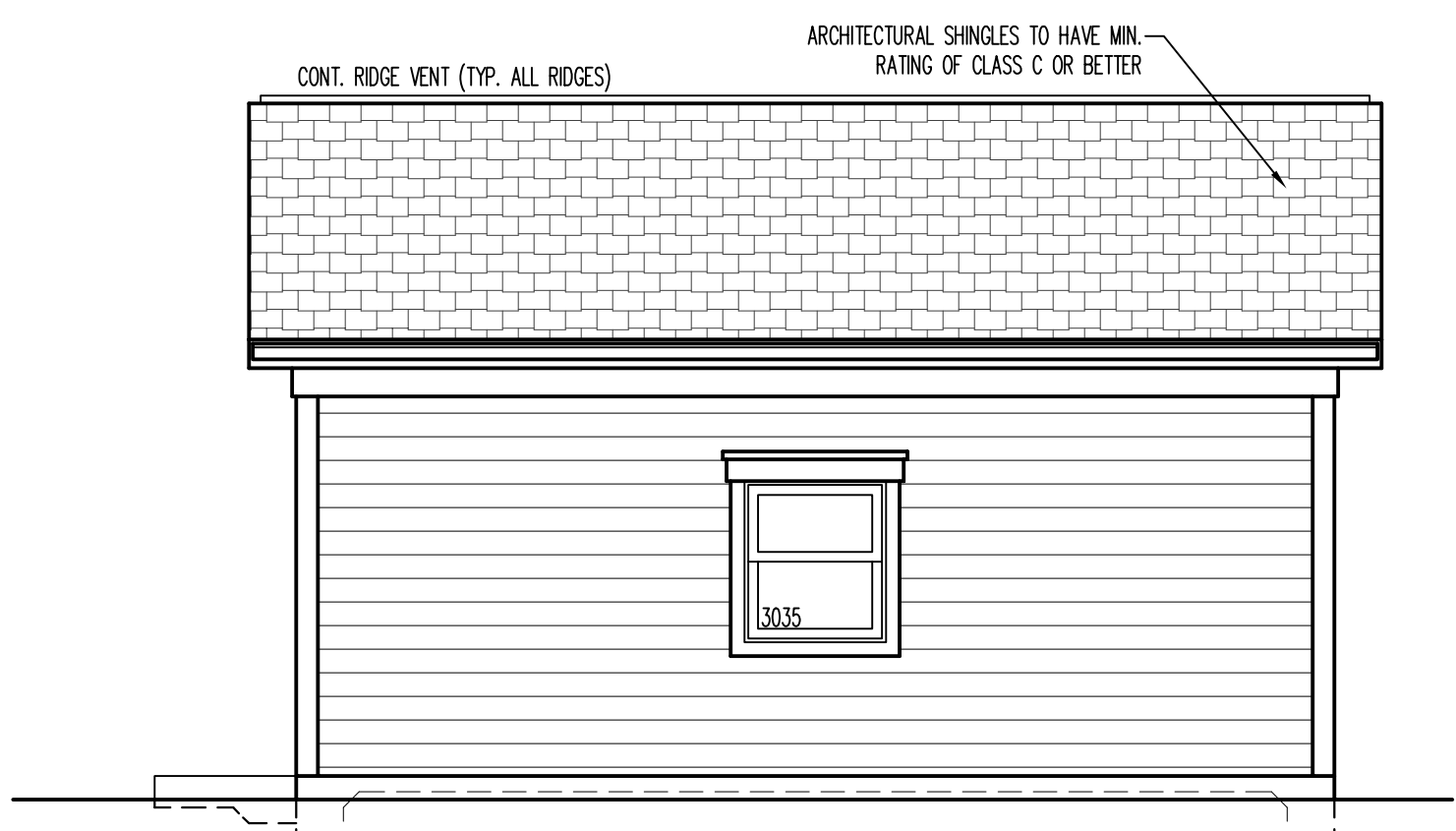
1B FOUNDATION PLAN
A600
1/4"=1'-0"



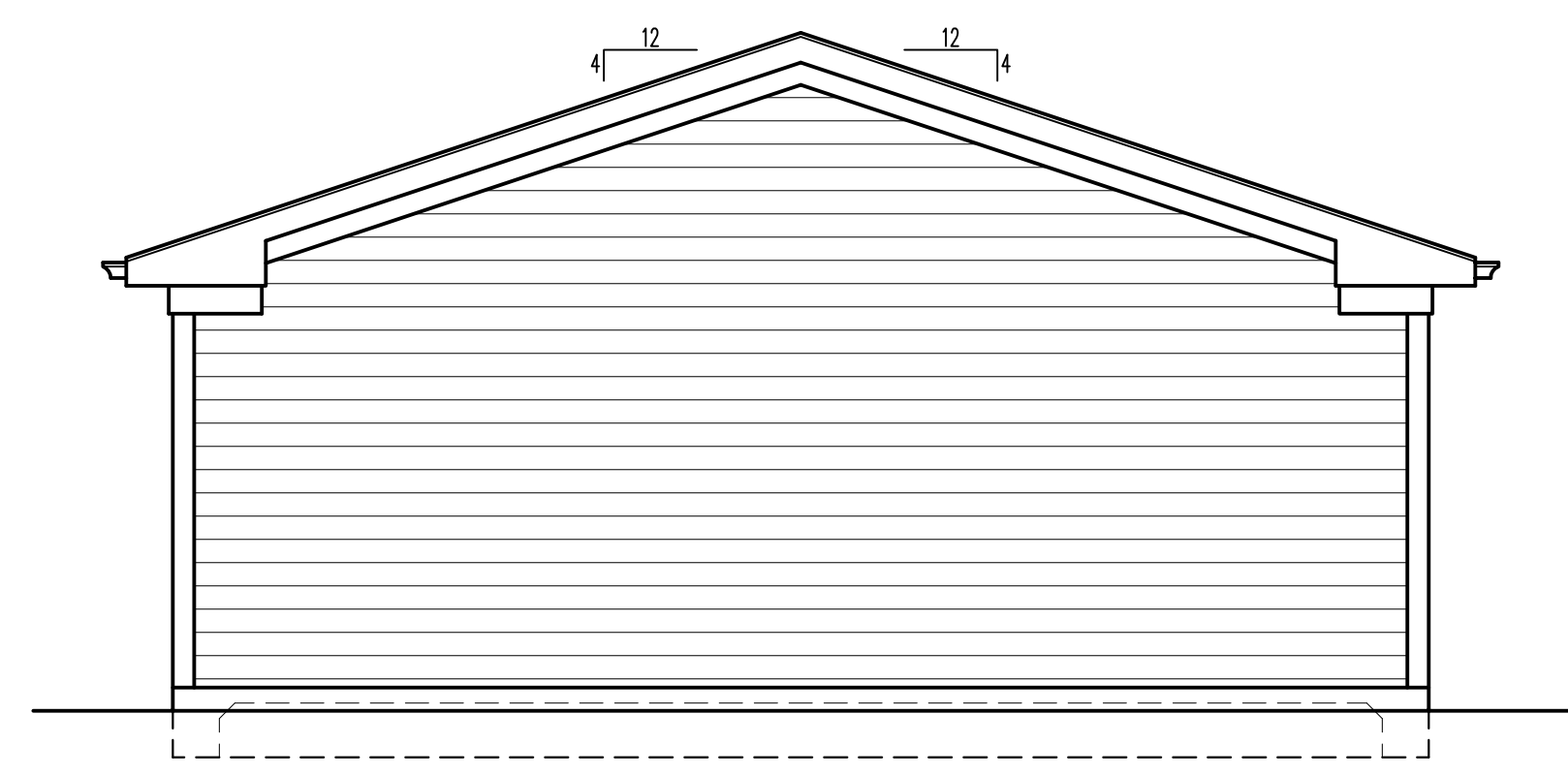
3B FLOOR PLAN
A600
1/4"=1'-0"



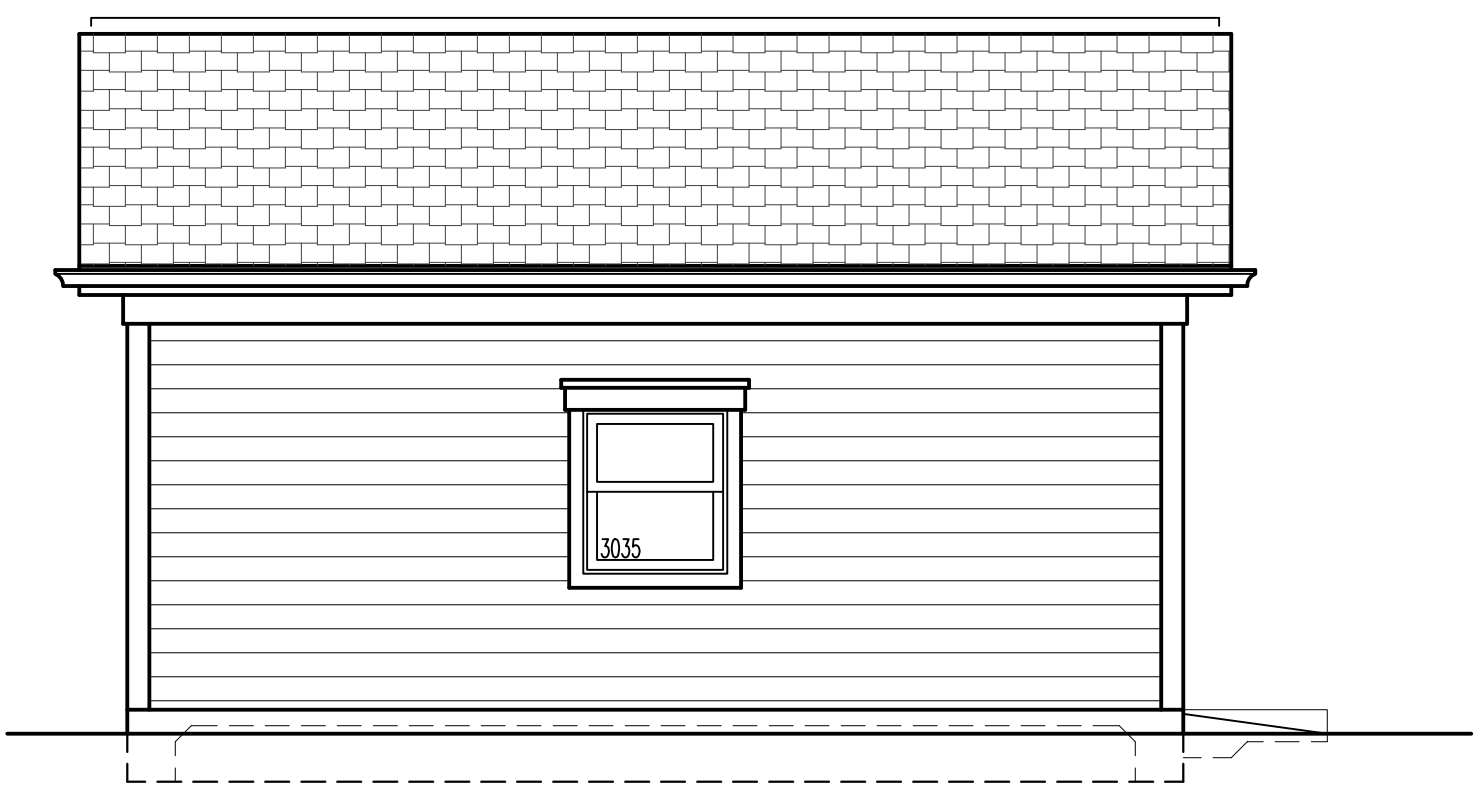
1D FRONT ELEVATION
A600
1/4"=1'-0"



3D RIGHT SIDE ELEVATION
A600
1/4"=1'-0"



1E REAR ELVATION
A600
1/4"=1'-0"



3E LEFT SIDE ELEVATION
A600
1/4"=1'-0"

RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION

DESIGN STAGE	REVISIONS
CONCEPTUAL DESIGN	1
PRELIMINARY DESIGN	2
DESIGN DEVELOPMENT	3
FINAL DESIGN	4
PERMIT	5

DOHERTY RESIDENCE
218 S. EVERGREEN
ARLINGTON HEIGHTS, IL 60005

DETACHED GARAGE:
FOUNDATION PLAN
FLOOR PLAN
FRONT ELEVATION

Architects & Planners, Inc.
2000 Debra Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

Job Number: 16196
Sheet Number: A600
File Name: 16196G00



Item: DC#17-075 - 203 S. Prindle Ave. - SF/New

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 203 S. Prindle Avenue. This recommendation is subject to compliance with the architectural plans dated and received on 5/30/17, and the following:

1. Recess the third car garage three to five feet from the face of the two car garage.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 203 S. Prindle Ave.
Project Address: 203 S. Prindle Ave.
Prepared By: Steve Hautzinger

Date Prepared: June 21, 2017

PETITION INFORMATION:

DC Number: 17-075
Petitioner Name: Kevin Davis
Petitioner Address: Fairfield Homes
530 S. Arthur Ave.
Arlington Heights, IL 60005
Meeting Date: June 27, 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 with one car attached garage to allow construction of a new two-story residence with an attached, four-car, tandem garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,709 square feet and the proposed residence will have approximately 3,454 square feet. The proposed design does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 25.5 feet Side: 7.7 feet Side: 7.75 feet Rear: 51 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	3,919 SF	3,454 SF
Building Lot Coverage	3,048 SF	2,496 SF
Impervious Surface Coverage Total	4,355 SF	3,488 SF

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.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 203 S. Prindle Avenue. This recommendation is subject to compliance with the architectural plans dated and received on 5/30/17, and the following:

1. Recess the third car garage three to five feet from the face of the two car garage.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design

Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, June 21, 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 17-075

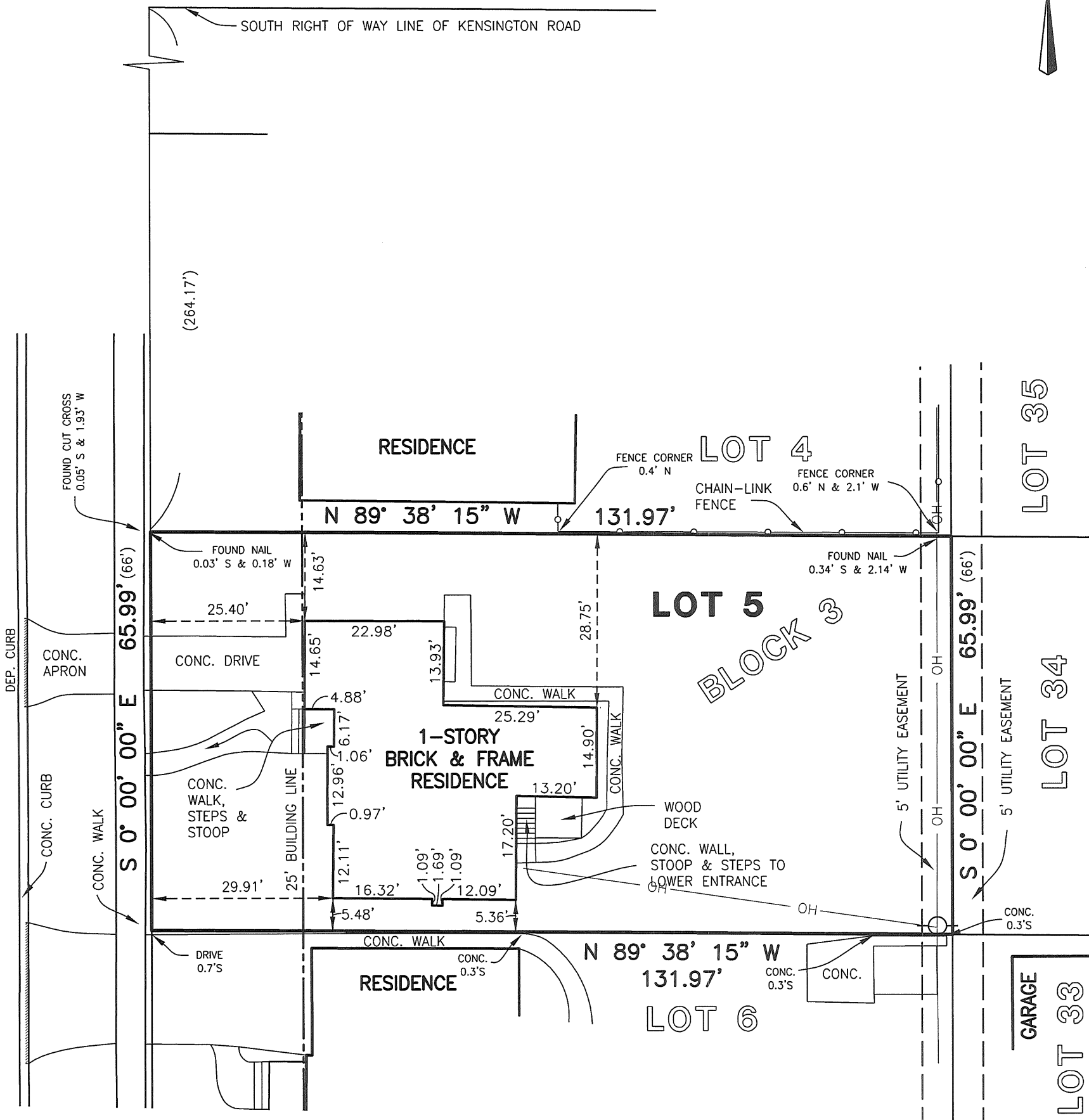
PLAT OF SURVEY

LOT 5 IN BLOCK 3 IN STOLTZNER'S GREENVIEW ESTATES, BEING A SUBDIVISION OF THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



S. PRINDLE AVENUE

ASPHALT PAVEMENT



LEGEND

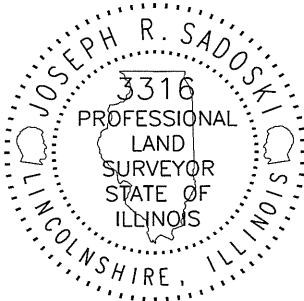
- POWER POLE
- OH OVERHEAD LINES

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- D.R. HORTON
- ORIGINAL FIELD WORK COMPLETED- 02-16-17

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



AREA

8,709 Sq. Ft. OR 0.20 ACRES (MORE OR LESS)

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 22ND DAY OF FEBRUARY, AND, 2017.

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-18.

XX-XX-XX	XXXXX	JS
DATE	REVISIONS	BY

GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0687

SCALE:	1"=20'
DRAWING No.	63030
SHEET	1 of 1

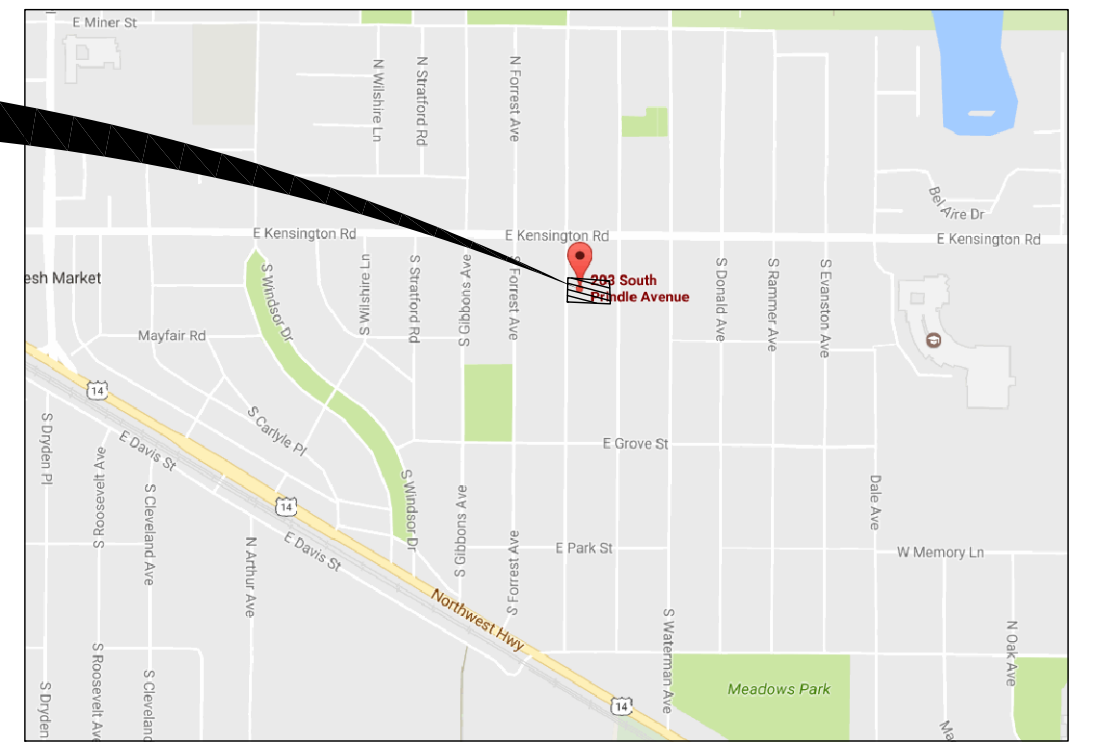
203 S. PRINDLE AVENUE - ARLINGTON HTS., IL.

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 5 IN BLOCK 3 IN STOLTZNER'S GREENVIEW ESTATES, BEING A SUBDIVISION OF THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROJECT LOCATION

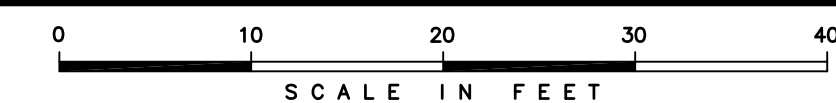


LOCATION MAP

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT #62
ELEVATION=673.80 (NAVD 88)

LEGEND

- 104' CONTOUR
- 105.68 SPOT ELEVATION
- 10' DECIDUOUS TREE W/DIA.
- 12' CONIFEROUS TREE W/DIA.
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- 8" SANITARY SEWER
- 12" STORM SEWER
- 6" WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- DOWNSPOUT



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DRAWN BY: DATE:

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: AC DATE: 05-02-17
CHECKED BY: DRF DATE: 05-02-17
APPROVED BY: DRF DATE: 05-02-17



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM
FAX: 847-634-0687 ILL. REGISTRATION NO. 184-000995

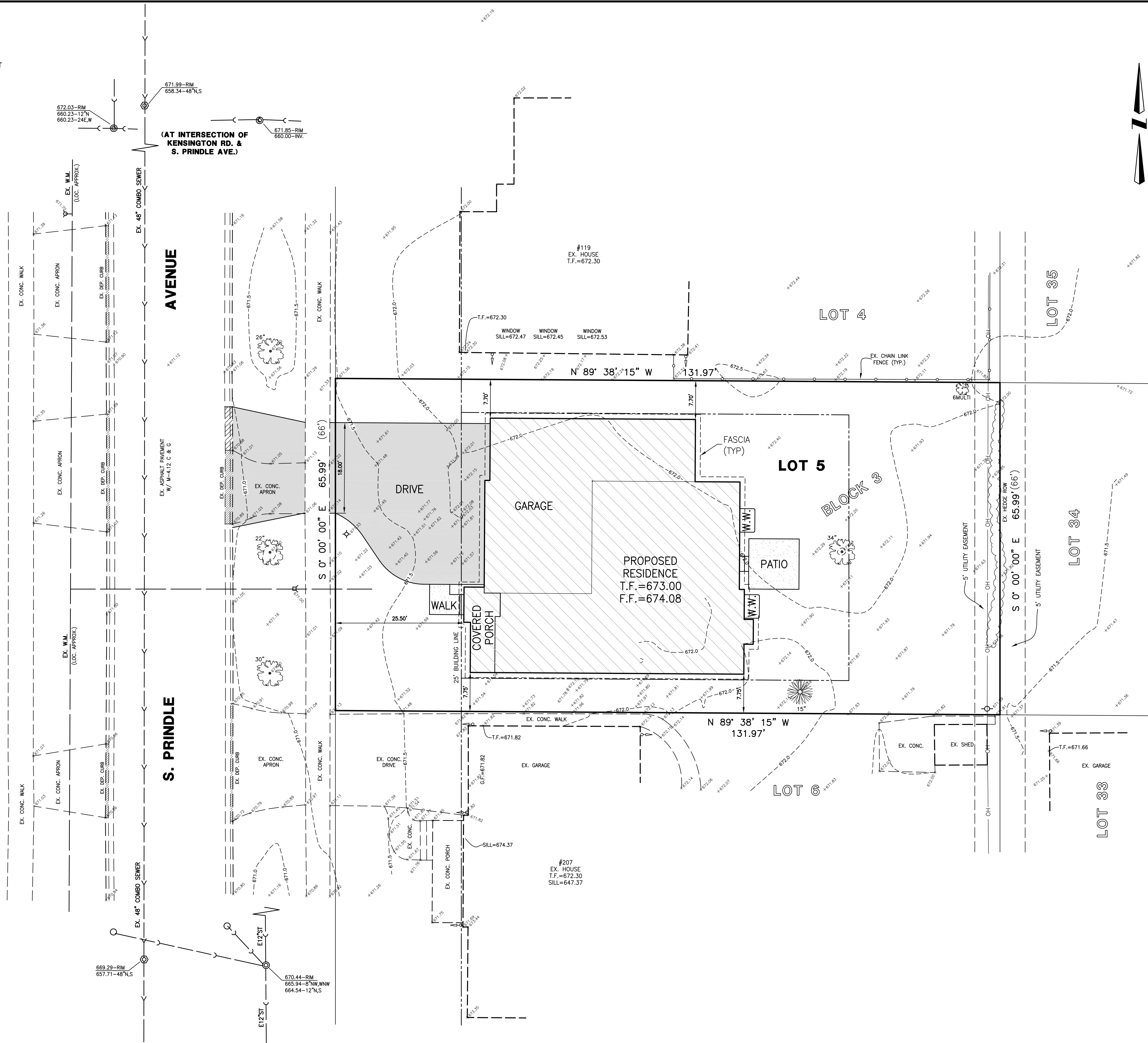
SCALE: 1"=10'
DRAWING No. 63030
SHEET 1 of 2

203 S. PRINDLE AVE. — ARLINGTON HEIGHTS, IL

EXISTING TOPOGRAPHY

LEGAL DESCRIPTION

LOT 5 IN BLOCK 3 IN STOLTZNER'S GREENVIEW ESTATES, BEING A SUBDIVISION OF THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

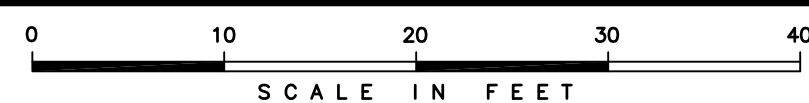


LOT COVERAGE TABLE	
LOT AREA	= 8,709 S.F.
EXISTING IMPERVIOUS AREAS	
HOUSE	= 1,503 S.F.
DRIVE	= 252 S.F.
WALK/STOOP	= 413 S.F.
TOTAL EXISTING	= 2,168 S.F. (24.9%)
PROPOSED IMPERVIOUS AREAS	
HOUSE	= 2,546 S.F.
DRIVE	= 858 S.F.
WALK/STOOP/PATIO	= 140 S.F.
TOTAL PROPOSED	= 3,544 S.F. (40.7%)
FRONT YARD IMPERVIOUS AREAS	
FRONT YARD	= 1,650 S.F.
TOTAL PROPOSED	= 731 S.F. (44.3%)
MAX ALLOWABLE (50%)	= 825 S.F.

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT #62
ELEVATION=673.80 (NAVD 88)

LEGEND

- 104' CONTOUR
- 105.68 SPOT ELEVATION
- 10' DECIDUOUS TREE W/DIA.
- 12' CONIFEROUS TREE W/DIA.
- SANITARY MANHOLE
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- LIGHT STANDARD
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- 8"SA SANITARY SEWER
- 12"ST STORM SEWER
- 6"WM WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- or DOWNSPOUT



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DRAWN BY: DATE:

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: MS/DRF
CHECKED BY: DRF
APPROVED BY: DRF
DATE: 05-02-17
DATE: 05-02-17
DATE: 05-02-17



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883
FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE: 1"=10'
DRAWING No. 63030
SHEET 2 of 2

203 S. PRINDLE AVE. — ARLINGTON HEIGHTS, IL

SITE PLAN

Single-Family Home Application and Procedures

Village of Arlington Heights

203 S. PRINDLE AVE

Arlington Heights IL 60005



Property to left 3
107 S Prindle Ave



Property to left 2
115 S Prindle Ave



Property to left 1
119 S Prindle Ave



Subject Property
203 S Prindle Ave



Property to Right 1
207 S Prindle Ave



Property to Right 2
215 S Prindle Ave



Property to Right 1
221 S Prindle Ave

k

S PRINDLE AVE



Property Across 1
206 S. Prindle Ave



Property Across 2
202 S. Prindle Ave.



Property Across 3
118 S. Prindle Ave.

RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION

DESIGN STAGE		REVISIONS	
CONCEPTUAL DESIGN	04-24-17 BA	1	
PRELIMINARY DESIGN	05-25-17 BA	2	
DESIGN DEVELOPMENT		3	
PERMITTING		4	
RELEASE FOR PERMIT		5	

FAIRFIELD CUSTOM HOMES
203 S. PRINDLE AVE.
ARLINGTON HEIGHTS, ILLINOIS 60004

CONTEXT ELEVATIONS

Architects & Planners, Inc.
2000 Debra Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

ALA

Job Number:
17086

Sheet Number:
A202

File Name:
17086202

1C
A201
EXISTING FRONT ELEVATION
119 S. PRINDLE AVENUE
LEFT NEIGHBOR
1/6"=1'-0"

3C
A201
EXISTING FRONT ELEVATION
SUBJECT PROPERTY
203 S. PRINDLE AVE.
1/6"=1'-0"

5C
A201
EXISTING FRONT ELEVATION
207 S. PRINDLE AVENUE
RIGHT NEIGHBOR
1/6"=1'-0"

1E
A201
EXISTING FRONT ELEVATION
119 S. PRINDLE AVENUE
LEFT NEIGHBOR
1/6"=1'-0"

3C
A201
PROPOSED FRONT ELEVATION
SUBJECT PROPERTY
203 S. PRINDLE AVE.
1/6"=1'-0"

5E
A201
EXISTING FRONT ELEVATION
207 S. PRINDLE AVENUE
RIGHT NEIGHBOR
1/6"=1'-0"



- ELEVATION NOTES**
- DO NOT SCALE ELEVATIONS. VERIFY WALL HEIGHTS WITH PLANS. CONTACT ARCHITECT WITH ANY DISCREPANCIES
 - WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
 - SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
 - IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS
- WINDOW NOTES**
- TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR
 - FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
 - TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR
 - FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
 - ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
 - EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
 - PROVIDE (2) 2" X 12" ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
 - PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
 - PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090
 - WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
 - ALL PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55
- Legend:
① - EGRESS WINDOW
② - TEMPERED GLASS
③ - FIXED WINDOW

MATERIAL SCHEDULE

STONE:	MANUFACTURER: L.P. (WOOD)
COLOR: WHITE AND PINK	
STONE:	MANUFACTURER: SAKET STONE (CULTURED)
COLOR: GREY AND STAINED STONE	
TRIM/SKELETON:	MANUFACTURER: T.B.D. (ALUMINUM)
COLOR: WHITE	
SKYLIGHTS:	MANUFACTURER: T.B.D. (ALUMINUM)
COLOR: WHITE	
WINDOWS:	MANUFACTURER: SNOOK (WHL)
COLOR: WHITE	
SHRINE DOOR:	MANUFACTURER: HORMAN (STEEL)
COLOR: WHITE OUTSIDE	
ROOFING:	MANUFACTURER: TAMKO (ASPHALT SHINGLES)
COLOR: MONTECALA WEATHERED WOOD	

DESIGN STAGE: CONCEPTUAL DESIGN, PRELIMINARY DESIGN, DESIGN DEVELOPMENT, PERMITTING, RELEASE FOR BID, RELEASE FOR PERMIT, REVISION

REVISIONS: 1, 2, 3, 4, 5

FAIRFIELD CUSTOM HOMES
203 S. PRINDLE AVE.
ARLINGTON HEIGHTS, ILLINOIS 60004

Architects & Planners, Inc.
2000 Debra Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

Job Number: 17086
Sheet Number: A200
File Name: 17086200

RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION



- ## ELEVATION NOTES
- * DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS.
 - * CONTACT ARCHITECT WITH ANY DISCREPANCIES
 - * WHEN INTERSECTING TWO ROOF PLANS WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
 - * USE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED.
 - * IF ROOF AND SOFFIT VIEWS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN KINGS AS NEEDED TO THE REAR AND SIDE ELEVATIONS
- ## WINDOW NOTES
- * TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR
 - * FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
 - * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR
 - * FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
 - * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES EXCEPT: 2555 = 2'-5" X 5'-0" (TO MEET WITHIN 2" OR EXCEEDED)
 - * PROVIDE 1/2" X 1/2" ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
 - * PROVIDE SILL GLAZING IN ALL WINDOWS WITHIN 24" OF EAVE EVERY DOOR, WITHIN 18" OF EAVE, IN TUB/SHOWER ENCLOSURES, AND IN STAR WELLS
 - * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2008 OR F2090
 - * WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
 - * ALL PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
- | | | |
|-----------------|-----------------|------|
| WINDOWS & DOORS | 0.32, SKYLIGHTS | 0.55 |
|-----------------|-----------------|------|
- ① - EGRESS WINDOW
 - ② - TEMPERED GLASS
 - ③ - FIXED WINDOW

- # MATERIAL SCHEDULE
- SINKS:**
- * MANUFACTURER: L.P. (WOOD)
 - * COLOR: HARTE AGED PETER
- SINKS:**
- * MANUFACTURER: SUNSET STONE (CULTURED)
 - * COLOR: CAPE COD STAINED STONE
- TUBS/SHOWER/STAIRS:**
- * MANUFACTURER: T.B.D. (ALUMINUM)
 - * COLOR: WHITE
- SHOWER:**
- * MANUFACTURER: T.B.D. (ALUMINUM)
 - * COLOR: WHITE
- WINDOWS:**
- * MANUFACTURER: SWMONTN (WIND.)
 - * COLOR: WHITE
- GARAGE DOOR:**
- * MANUFACTURER: HORMANN (STEEL)
 - * COLOR: WHITE COTTAGE
- ROOFING:**
- * MANUFACTURER: TAMKO (ASPHALT SHINGLES)
 - * COLOR: ARCHITECTURAL WEATHERED WOOD

DESIGN STAGE	REVISIONS				
	1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN	04-24-17 BA				
DESIGN DEVELOPMENT	05-05-17 BA	05-26-17 BA	05-30-17 BA		
RELEASE FOR BID					
FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION	△	△	△	△	△

FAIRFIELD CUSTOM HOMES
203 S. PRINDLE AVE.
ARLINGTON HEIGHTS, ILLINOIS 60004

LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

Architects & Planners, Inc.
2600 Behan Road at Rt. 176

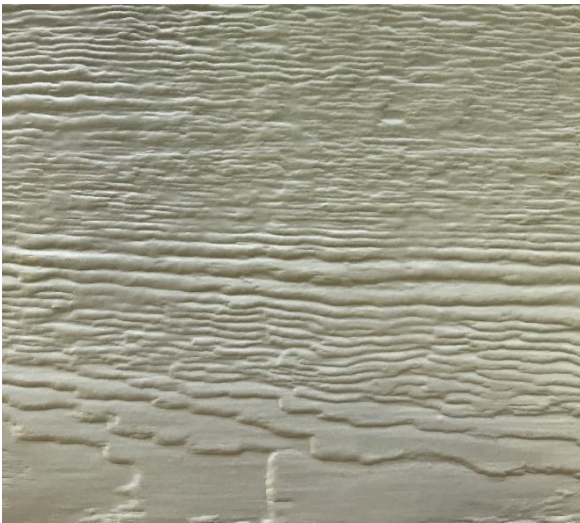
Number: 17086
Number: 201

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Fairfield Homes, Inc.
203 S Prindle Ave
Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	N/A	N/A	N/A
Roof	Asphalt Shingles	IKO	Architectural - Weathered Wood
Siding	Wood	LP	Mist Grey
Gutters/Trim/Fascia	Aluminum		White
Windows	Vinyl	Simonton	White
Garage Door	Steel	Hormann	White Cottage
Stone	Cultured Stone	Sunset Stone	Willow Park Stacked Stone

203 S. Prindle Ave. – Material Samples





Item: DC#17-079 - 1612 N. Ridge 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 1612 N. Ridge Place. This recommendation is subject to compliance with the architectural plans dated 5/25/17 and received 5/30/17, and the following:

1. Consider recessing the third car garage two additional feet.
2. Evaluate the steep gable feature on the front of the home.
3. 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.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1612 N. Ridge Avenue
Project Address: 1612 N. Ridge Avenue
Prepared By: Steve Hautzinger

Date Prepared: June 22, 2017

PETITION INFORMATION:

DC Number: 17-079
Petitioner Name: Brian Hyde
Petitioner Address: Greenscape Homes
4355 Weaver Parkway
Warrenville, IL 60555
Meeting Date: June 27, 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 with one car attached garage to allow construction of a new two story residence with an attached, three car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,072 square feet and the proposed residence will have approximately 3,761 square feet. This project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 31.1 feet Side: 6.7 feet Side: 6.7 feet Rear: 30 feet	Front: 31.1 feet Side: 12.4 feet Side: 6.8 feet Rear: 39 feet
Building Height	25 feet to the midpoint	24.2 feet to the midpoint
FAR	4,067 SF	3,761 SF
Building Lot Coverage	3,175 SF	2,253 SF
Impervious Surface Coverage Total	4,536 SF	3,404 SF

The existing neighborhood consists of primarily single-story homes with one car attached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. 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.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1612 N. Ridge Place. This recommendation is subject to compliance with the architectural plans dated 5/25/17 and received 5/30/17, and the following:

1. Consider recessing the third car garage two additional feet.

2. Evaluate the steep gable feature on the front of the home.
3. 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.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

June 22, 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 17-079



SITE DEVELOPMENT PLAN
1612 N. RIDGE
ARLINGTON HEIGHTS, IL

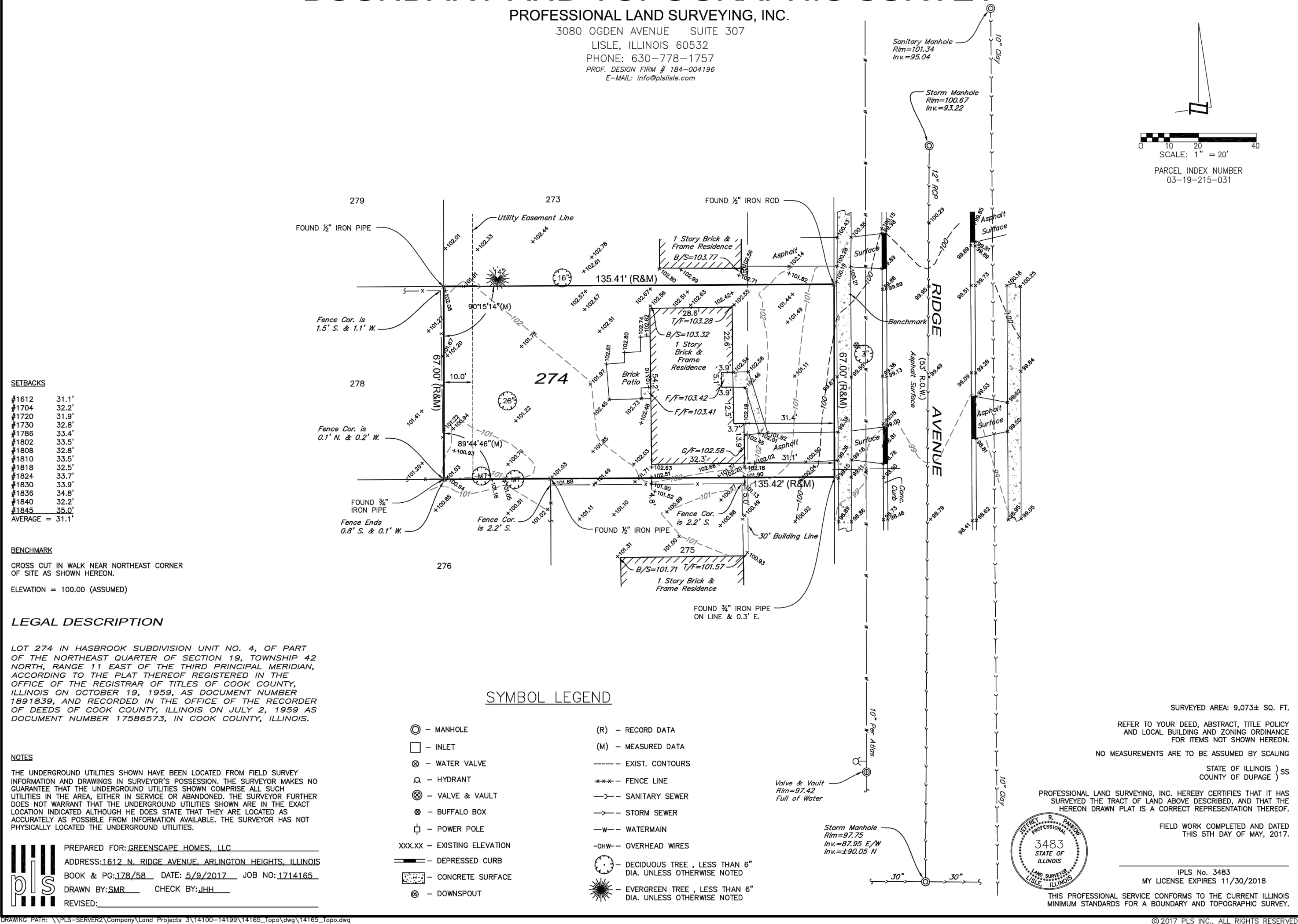
[illegible]

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WR

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GREENSCAPE HOMES, LLC

C-1

3080 OGDEN AVENUE SUITE 307
LISLE, ILLINOIS 60532
PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004196
E-MAIL: info@plsisle.com



DRAWING PATH: \\PLS-SERVER2\Company\Land Projects 3\14100-14199\14165_Topo\dwg\14165_Topo.dwg

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J.U.L.I.E.
Joint
Utility
Locating
Information for
Excavators
CALL 811

811

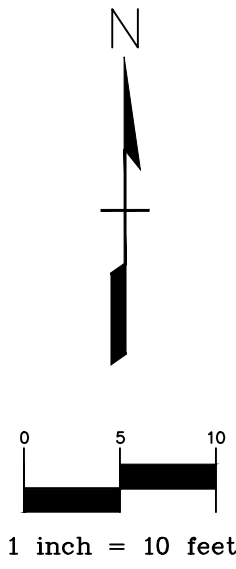

Know what's below.
Call before you dig.

MICHAEL W. RICKLEFS
ILLINOIS REGISTERED PROFESSIONAL ENGINEER 062-066826

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

DISCONNECT GAS METER PER UTILITY COMPANY REQUIREMENTS

DISCONNECT ELECTRIC METER PER ELECTRIC COMPANY REQUIREMENTS

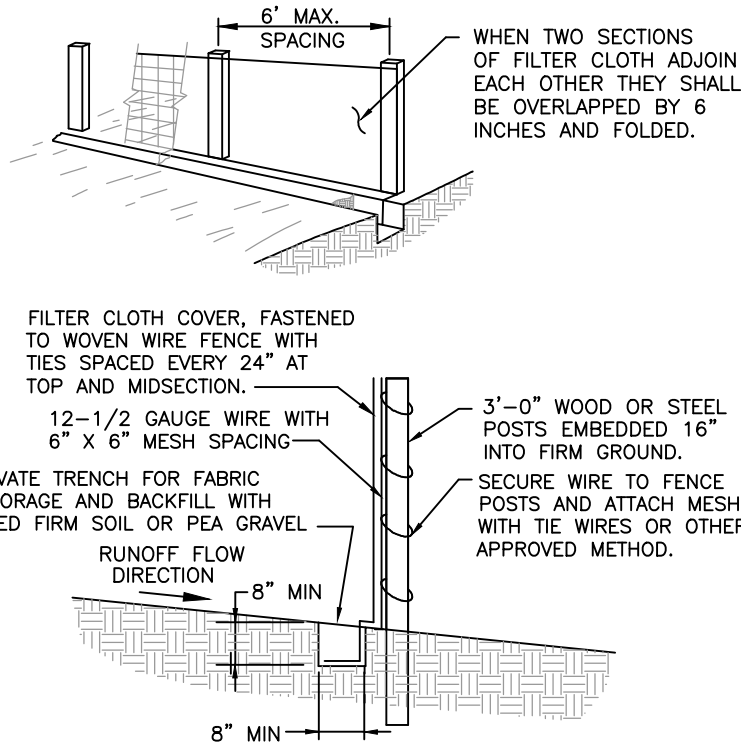


LEGEND

- Silt Fence (SF)
—●—●—●—●— Tree Protection (TP)
□ Inlet Protection (IP)

- PROPOSED CONTRACTOR ON SITE PARKING
PROPOSED MATERIAL LAY DOWN AREA
CONSTRUCTION ENTRANCE

X TREES TO BE REMOVED



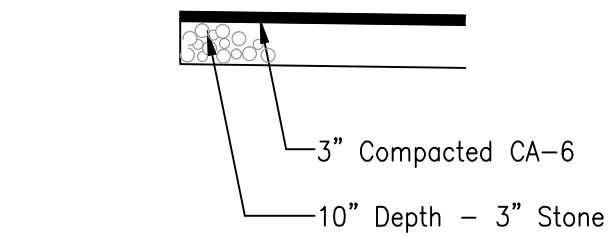
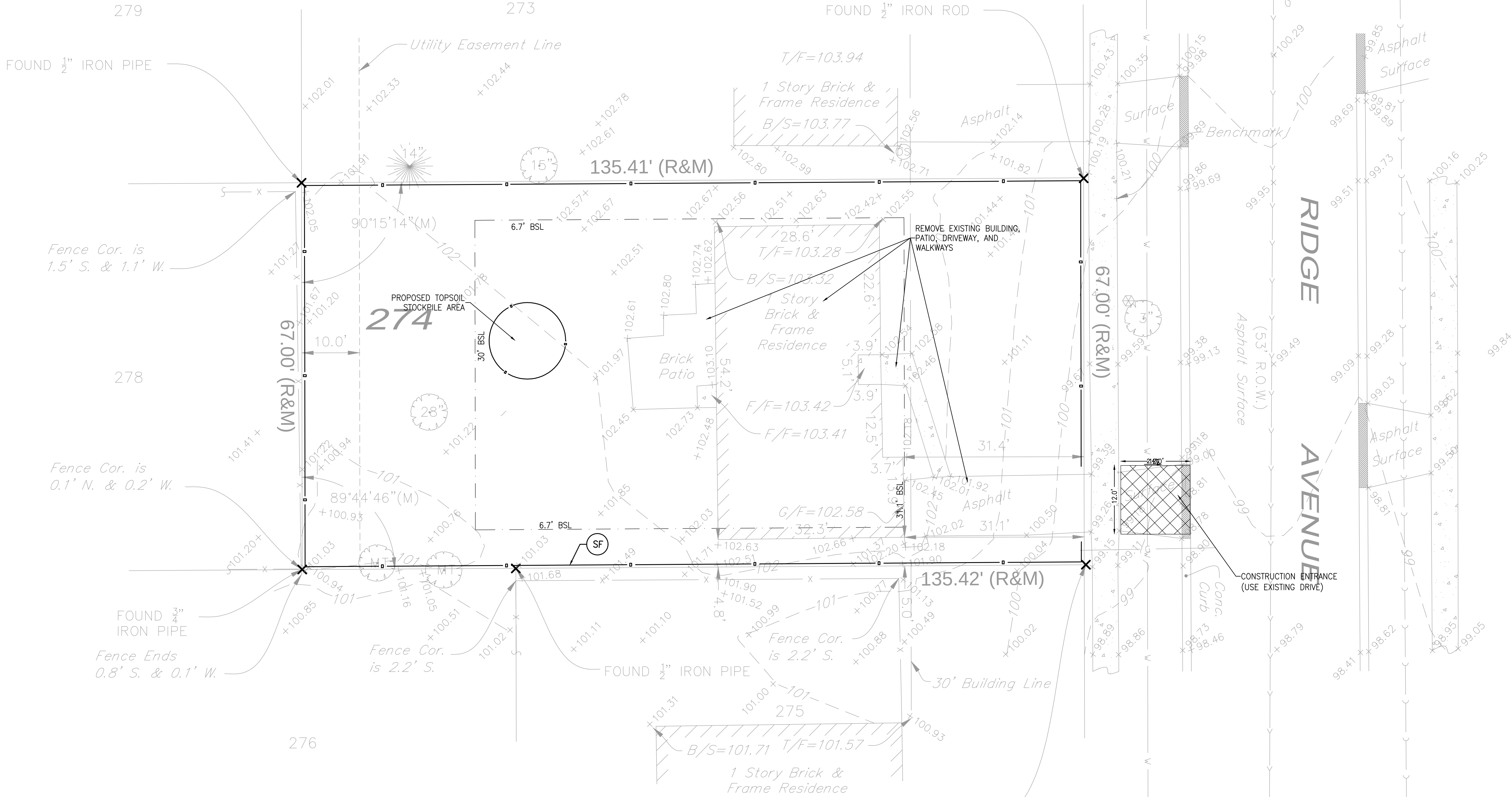
NOTES FOR SILT FENCE

1. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
2. FILTER CLOTH SHALL BE FILTER X, MIRAFI 100X, STABILINKA T140N, OR EQUAL.
3. PREFABRICATED UNIT SHALL BE GEOFAB, ENVIROFENCE, OR EQUAL.

(SF) TEMPORARY SILT FENCE
SCALE: NONE

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL MEET ALL REQUIREMENTS OF THE CITY AND THE ENVIRONMENTAL PROTECTION AGENCY, N.P.D.E.S. PERMIT CONSTRUCTION SITE ACTIVITIES.
2. PERMANENT OR TEMPORARY SOIL STABILIZATION SHOULD BE APPLIED TO DENUED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHOULD ALSO BE APPLIED WITHIN 15 DAYS TO DENUED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 60 DAYS.
3. SOIL STOCKPILES SHOULD BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES TO PREVENT SOIL LOSS.
4. PROPERTIES ADJACENT TO SITE OF A LAND DISTURBANCE SHOULD BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PERIMETER CONTROLS SUCH AS FILTER FENCE OR DIKES, OR OTHER APPROVED MEASURES.
5. EROSION CONTROL MEASURES MUST BE CONSTRUCTED AS A FIRST STEP IN GRADING AND BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
6. ALL STORM SEWER INLETS WHICH ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED BY EITHER A STRAW BALE DIKE IN GRADED AREAS, OR BY WRAPPING FILTER FABRIC AROUND THE GRATE IN PAVED AREAS.
7. WHEREVER CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHOULD BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) BY RUNOFF OR VEHICLE TRACKING ONTO THE PAVED SURFACE.
8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHOULD BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
9. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.



NOTE: SET TOP OF STONE ELEVATION TO AVOID REMOVAL WHEN DRIVEWAY BASE AND SURFACE COURSE ARE PLACED
CONSTRUCTION ENTRANCE SECTION

EXISTING CONDITIONS WITH SITE PREPARATION PLAN

REV. #	DATE	DESCRIPTION

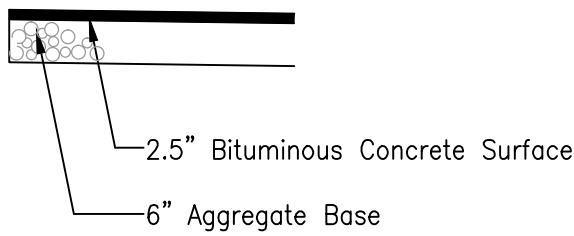
ISSUE DATE:
5-10-17

DRAWN BY:
MWR

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C-2

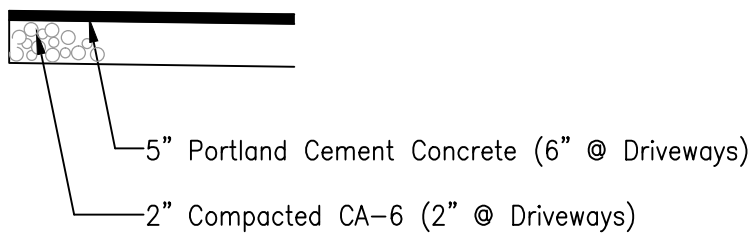
SITE ZONING SUMMARY	
RESIDENTIAL DISTRICT:	R3
MINIMUM SETBACKS:	FRONT = 30
	SIDE = 6.7
	REAR = 30
	MAXIMUM HEIGHT (AVERAGE GRADE TO MIDPOINT): 25
PROPOSED HEIGHT (TF TO MIDPOINT):	23.8
MAXIMUM LOT BLD COVERAGE (%):	35.0%
LOT AREA (SF):	9072.5
PROPOSED LOT BLD COVERAGE (SF):	2417
PROPOSED LOT BLD COVERAGE (%):	26.6%
MAXIMUM LOT IMPERVIOUS COVERAGE (%):	50%
PROPOSED LOT IMPERVIOUS COVERAGE (SF):	3404
PROPOSED LOT IMPERVIOUS COVERAGE (%):	38%



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)

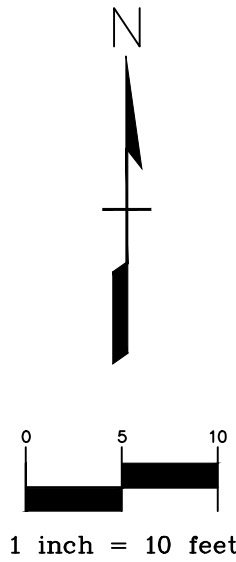
DRIVEWAY SECTION (ROW & NON ROW)



SIDEWALK SECTION

LOT 274 IN HASBROOK SUBDIVISION UNIT NO. 4, OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON OCTOBER 19, 1959, AS DOCUMENT NUMBER 1891839, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 2, 1959 AS DOCUMENT NUMBER 17586573, IN COOK COUNTY, ILLINOIS.

PIN 03-19-215-031



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
---	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

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 = 102.10+102.60 = 102.35
MAX ELEVATION AT MIDPOINT OF ROOF (AVERAGE + ALLOWED): 102.35+25'=127.35'
PROPOSED ELEVATION AT MIDPOINT OF ROOF (TF + TF TO MIDPOINT): 102.77+23.8'=126.57'

SITE DEVELOPMENT PLAN

SETBACKS

#1612	31.1'
#1704	32.2'
#1720	31.9'
#1730	32.8'
#1786	33.4'
#1802	33.5'
#1808	32.8'
#1810	33.5'
#1818	32.5'
#1824	33.7'
#1830	33.9'
#1836	34.8'
#1840	32.2'
#1845	35.0'

AVERAGE = 31.1'

BENCHMARK CROSS CUT IN WALK NEAR NORTHEAST CORNER OF SITE AS SHOWN HEREON.

ELEVATION = 100.00 (ASSUMED)

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



SITE DEVELOPMENT PLAN
1612 N. RIDGE
ARLINGTON HEIGHTS, IL

REV #	DATE	DESCRIPTION

ISSUE DATE:
5-10-17

DRAWN BY:
MWR

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C-3

SURROUNDING PROPERTIES TO 1612 N. RIDGE

Property to Left 3
1540 N. Ridge



Property to Left 2
1546 N. Ridge
(corner house)



W. MAUDE AVENUE

Property to Left 1
804 W. Maude
(corner house)



Subject Property
1612 N. Ridge



Property to Right 1
1704 N. Ridge



Property to Right 2
1720 N. Ridge



Property to Right 3
1730 N. Ridge



N. RIDGE AVENUE



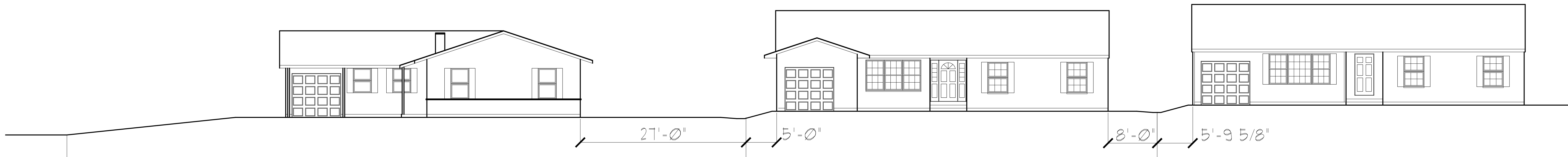
Property Across 1
1601 N. Ridge



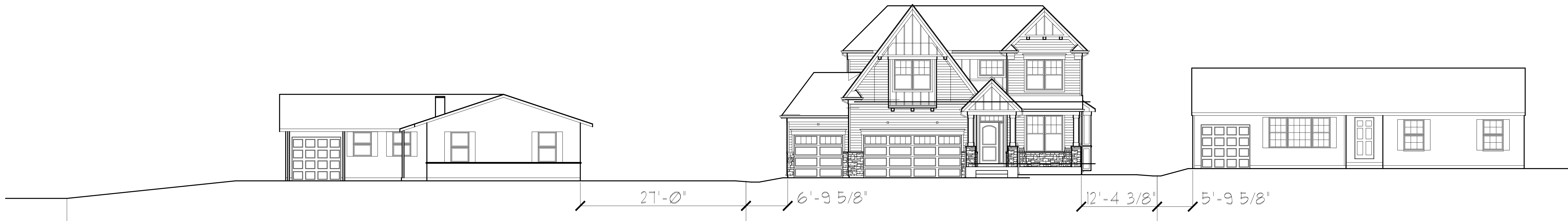
Property Across 2
1611 N. Ridge



Property Across 3
1701 N. Ridge



1612 N. RIDGE AVENUE
EXISTING CONTEXT ELEVATION
SCALE: 1/8" = 1'-0"



1612 N. RIDGE AVENUE
PROPOSED CONTEXT ELEVATION
SCALE: 1/8" = 1'-0"

BASE

JEFFERSON I H 06-2017-3407
1612 N. RIDGE AVENUE
ARLINGTON HEIGHTS, IL

REV #	DATE	DESCRIPTION	ARLINGTON HEIGHTS, ILLINOIS
1	5-25-17	DESIGN COMMISSION SUBMITTAL	
2	6-28-17	PERMIT SET	

ISSUE DATE:
6-1-17

DRAWN BY:
BPH

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GREENSCAPE HOMES, LLC

CONTEXT



SEE COVER SHEET FOR GENERAL NOTES

- 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.
-  DENOTES SAFETY GLAZING REQUIRED.

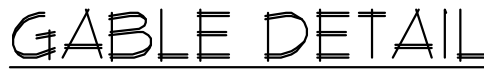


JEFFERSON I H 05-2017-3407
1612 N. RIDGE
ARLINGTON HEIGHTS, IL

1	5-25-16	DESIGN COMMISSION SUBMITTAL
---	---------	-----------------------------

DRAWN BY:
PH

A3.1



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

SEE COVER SHEET FOR GENERAL NOTES

- DENOTES EGRESS WINDOW REQUIRED.

 DENOTES REMOVABLE SASH WINDOW FOR STOCKING DRYWALL.

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.

◊ S ◊ DENOTES SAFETY GLAZING REQUIRED.



JEFFERSON I H 05-2017-3407
1612 N. RIDGE
ARLINGTON HEIGHTS, IL

[illegible]

ISSUE DATE:
5-1-17

DRAWN BY:
BPH

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A3.2



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



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

COLOR SELECTION REFERENCE SHEET

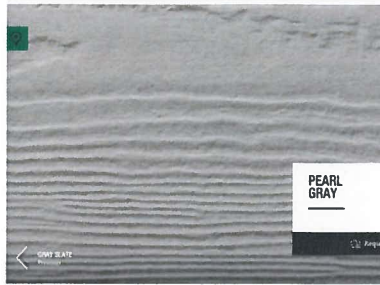


ADDRESS: 1612 N. RIDGE, ARLINGTON HTS

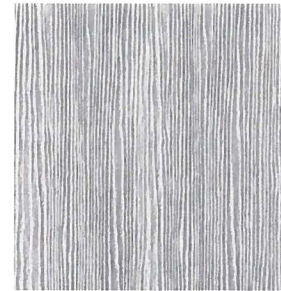
MODEL: JEFFERSON I H



ROOFING: CERTAINTEED:
COLOR: PEWTER



HORIZONTAL SIDING
COLOR: PEARL GRAY



BATTEN BOARD SIDING
COLOR: WHITE



WINDOWS & WINDOW TRIM
COLOR: WHITE



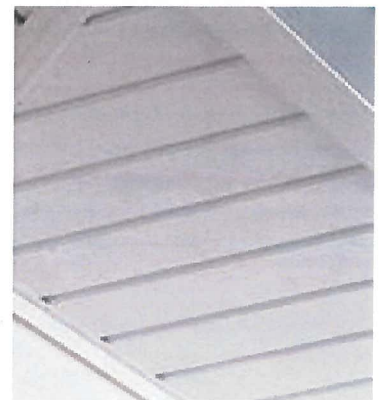
COLUMNS & GARAGE DOORS & RAILINGS
COLOR: WHITE



FRONT DOOR COLOR:
EBONY STAIN



STONE COLOR:
COUNTRY RUBBLE NEWPORT GRAY



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: 1612 North Ridge Avenue, Arlington Heights MODEL: Jefferson I H

ROOF SHINGLES COLOR:	Pewter
SOFFIT COLOR:	White
FASCIA COLOR:	White
GUTTER COLOR:	White
WINDOW COLOR:	White
FRONT DOOR STAIN COLOR:	Ebony
STONE COLOR:	Country Rubble Newport Gray
GARAGE DOOR COLOR:	White
GARAGE DOOR WINDOWS:	YES
SIDING MATERIALS:	HARDIE BOARD
BATTEN BOARD COLOR:	White
SHAKE SIDING COLOR:	N/A
HORIZONTAL SIDING COLOR:	Pearl Gray
BAND BOARD COLOR:	N/A
WINDOWS & GARAGE DOOR TRIM COLOR:	White
CORNER BOARD COLOR:	White
FRONT PORCH COLUMNS COLOR:	White
FRONT PORCH RAILING COLOR:	White
DRIVEWAY MATERIAL:	CONCRETE

SALES SIGN OFF: _____ DATE: _____

ARCHITECTURE SIGN OFF: _____ DATE: _____

PURCHASING SIGN OFF: _____ DATE: _____



Item: DC#17-081 - 525 E. Frederick St. - 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 require revisions and re-review the proposed new single-family residence to be located at 525 E. Frederick Street. This recommendation is based on the plans dated 5/11/17 and received on 6/5/17, and the following:

1. Relocate the garage to the rear yard, either attached or detached.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 525 E. Frederick St.
Project Address: 525 E. Frederick St.
Prepared By: Steve Hautzinger

Date Prepared: June 20, 2017

PETITION INFORMATION:

DC Number: 17-081
Petitioner Name: Tom Abbatemarco
Petitioner Address: Prestigious Home Builders
237 W. Hillside Ave.
Barrington, IL 60010
Meeting Date: June 27, 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 detached two car garage to build a new two story residence with an attached, three car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,993 square feet and the proposed residence will have approximately 3,857 square feet. 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.

	ALLOWED	PROPOSED
Setbacks	Front: 27.7 feet Side: 6.7 feet Ext. Side: 25.8 feet Rear: 30 feet	Front: 27.7 feet Side: 6.6 feet Ext. Side: 25.8 feet Rear: 38.3 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	4,435 SF	3,857 SF
Building Lot Coverage	3,498 SF	2,643 SF
Impervious Surface Coverage Total	4,997 SF	3,609 SF

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 (below) show nearby examples of newer homes with the garages facing the corner. Images 2 & 3 (below) show nearby recommended examples of newer houses that face the corner, with detached garages located in the rear of the property.



Image 1. 503 E. Frederick Street, teardown 2003. Attached garage facing the corner.



Image 2. 845 N. Hickory Avenue, teardown 2004. Attached garage facing the corner.



Image 3. 846 N. Hickory Avenue, teardown 2005. Main part of house faces the corner with detached garage in rear.



Image 4. 901 N. Hickory Avenue, teardown 2014. Main part of house faces the corner with detached garage in rear.

RECOMMENDATION:

It is recommended that the Design Commission require revisions and re-review the proposed new single-family residence to be located at 525 E. Frederick Street. This recommendation is based on the plans dated 5/11/17 and received on 6/5/17, and the following:

1. Relocate the garage to the rear yard, either attached or detached.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, June 21, 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 17-081



PLAT OF SURVEY

LOT 1 (EXCEPT THE WEST 198 FEET THEREOF) IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 2 OF D.W. MILLER'S ARLINGTON HEIGHTS ACRES ADDITION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Haddow Avenue

East Right of Way-Line

Frederick Street

66' Right of Way

Asphalt

Sidewalk

S89°22'00"E 66.97 Rec.

198.00

Asphalt Drive

25.02

20.14

35.82

11.01

28.82

19.92

10.94

24.88

19.99

21.84

19.99

Part of Lot 1

*110°00'00"W 149.22 Rec.

*S00°00'00"E 149.21 Rec.

Douglas Avenue

66' Right of Way

N89°22'28"W 66.97 Rec.

Legend:

- O-Set 1/2" Iron Pipe
- Found Iron Pipe
- X-Found Cross

Surveyor Notes:

- Field Work Completed on 07-01-16
- Prepared for Prestigious Home Builders, for real estate transaction.
- Site Address: 525 E. Frederick Street, Arlington Heights IL
- Pin No.: 03-29-111-021
- The easements shown hereon are provided from the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad Files will not be released under this contract.
- No boundary corners were set at time of field survey of the subject property by client agreement.
- This plat was prepared without the aid of a title commitment. Refer to a current title commitment for any building lines or easements not shown on this plat.
- All building dimensions and ties are to the current siding material and not to the foundation.

FILE

RECEIVED
JUN - 5 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

State of Illinois)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found on the time of said survey.

Given under my hand and seal this 05th day of July, A.D. 2016 in the County of Cook, State of Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3923
License Expiration Date 11-30-18

This professional service conforms to the current Illinois minimum standards for a land survey.



Job Number	LS160509
Sheet Name	PLAT OF SURVEY
Sheet Number	SURVEY

	Land Surveying Services, Inc.
574 W. Colfax Street Palatine, Illinois 60067 Ph. (847)991-7700 Fax. (847)991-7707 Professional Design Firm License No. 184-003632	

Field Work Completed:	07-01-16
Scale: 1" = 20'	Date: 07-05-16
Site Address:	
525 E. Frederick Street Arlington Heights, Illinois	

Drawn By:	KD	Checked By:	GJK
Drawing Revisions			
REVISION	Date	Drawn	Checked

A two-story house with light-colored horizontal siding and a dark grey roof. The house features a central front door with a small porch, flanked by windows. To the right is a two-car garage with a dark door. The house is surrounded by green grass and trees.

A photograph of a small, single-story house with a gabled roof and a chimney, surrounded by trees and a lawn. The house has light-colored siding and dark shutters. A large bush is in front of the house, and a tree is to the left. The roof appears to be made of asphalt shingles.



2D
A203

"THE PRESTIGIOUS HOME"
LAVALLE RESIDENCE
525 EAST FREDERICK
ARLINGTON HEIGHTS, IL

NEIGHBORHOOD PHOTO BOARD

Architects & Planners, Inc.
2600 Bethan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: A204
Sheet Number: 17103

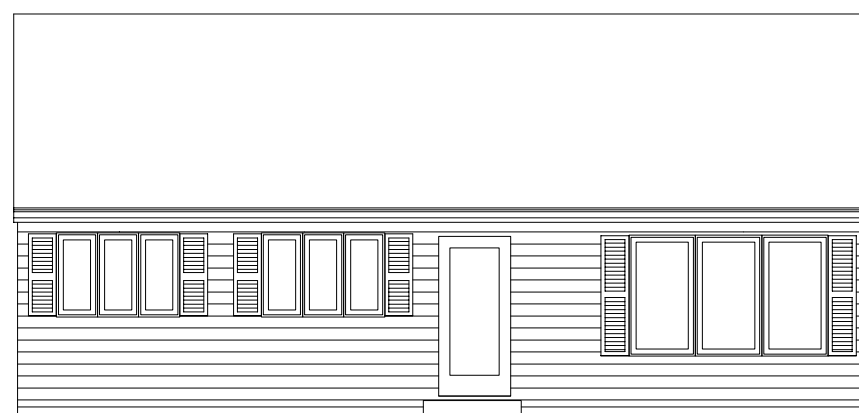
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OR PERMIT SUBMITTAL



1A
A203
EXISTING FRONT ELEVATION
SUBJECT PROPERTY
525 EAST FREDERICK ST.

1/8"=1'-0"



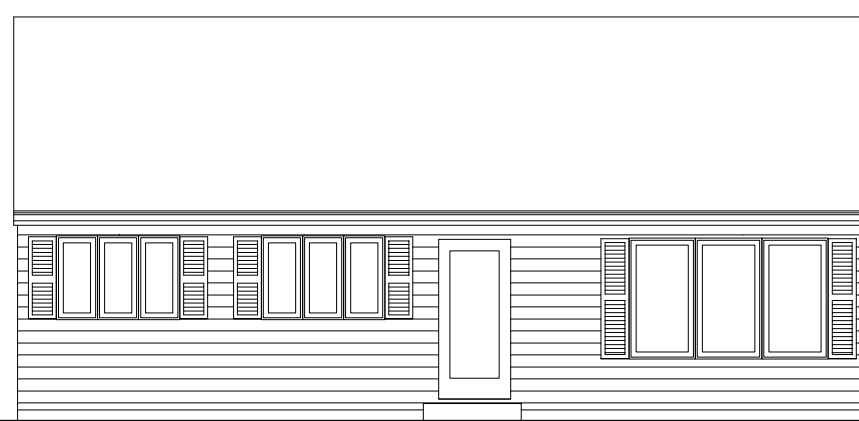
3A
A203
EXISTING FRONT ELEVATION

1/8"=1'-0"



1B
A203
RIGHT SIDE ELEVATION
SUBJECT PROPERTY
525 EAST FREDERICK ST.

1/8"=1'-0"



3B
A203
EXISTING FRONT ELEVATION

1/8"=1'-0"



1C
A203
EXISTING FRONT ELEVATION

1/8"=1'-0"



1E
A203
EXISTING FRONT ELEVATION

1/8"=1'-0"



4C
A203
EXISTING LEFT SIDE ELEVATION
SUBJECT PROPERTY
525 EAST FREDERICK ST.

1/8"=1'-0"

4E
A203
FRONT ELEVATION
SUBJECT PROPERTY
525 EAST FREDERICK ST.

1/8"=1'-0"

PRELIMINARY
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OR PERMIT SUBMITTAL

DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN	04-20-17	NM	05-09-17	NM	05-11-17	NM
PRELIMINARY DESIGN						
DESIGN DEVELOPMENT						
PERMITTING						
RELEASE FOR PERMIT						
REVISION						

THE PRESTIGIOUS HOME
LAVALLE RESIDENCE
525 EAST FREDERICK STREET
ARLINGTON HEIGHTS, IL

PRESTIGIOUS
HOMES

CONTEXT ELEVATIONS

Architects & Planners, Inc.
2000 Delmar Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

ALA
Job Number: 17103
Sheet Number: A203
File Name: 17103203

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OR PERMIT SUBMITTAL



10
A200

FRONT ELEVATION

1/4"=1'-0"

ELEVATION NOTES

- * DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- * WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- * SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- * IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

- * TOP OF WALKOUT WINDOWS 6'-8" A.F.F.
- * TOP OF WINDOWS 106 3/4" ABOVE SUB-FLOOR
- * FOR 10'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR
- * FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR
- * FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
- * EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- * PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- * ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55
- ① - EGRESS WINDOW
- ② - TEMPERED GLASS
- ③ - FIXED WINDOW

EXTERIOR COLOR PACKAGE

SIDING:

NIGHT GREY

SHAKE SIDING:

NIGHT GREY

ROOFING:

BLACK

SOFFIT/TRIM:

WHITE

GUTTERS:

WHITE

GARAGE DOOR:

DARK WALNUT

STONE:

STRAFFORD CROSS COUNTRY

WINDOWS:

WHIT

DESIGN STAGE		REVISIONS	
CONCEPTUAL DESIGN	04-20-17 NM	05-11-17 NM	05-11-17 NM
PRELIMINARY DESIGN			
DESIGN DEVELOPMENT			
PERMITTING			
RELEASE FOR BID			
RELEASE FOR PERMIT			
REVISION			

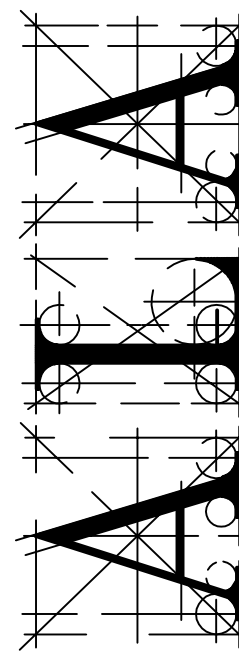
THE PRESTIGIOUS HOME[®]
LAVALE RESIDENCE
525 EAST FREDERICK STREET
ARLINGTON HEIGHTS, IL



FRONT ELEVATION

Architects & Planners, Inc.

2000 Debra Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9211



Job Number:
17103

Sheet Number:
A200

File Name: 17103200

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PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL



10
A201

REAR ELEVATION

1/4"=1'-0"

PRELIMINARY
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OR PERMIT SUBMITTAL

1234567891011121314151617181920

1234567891011121314151617181920

DESIGN STAGE		REVISIONS				
CONCEPTUAL DESIGN		1	2	3	4	5
PRELIMINARY DESIGN						
DESIGN DEVELOPMENT						
PERMITTING						
RELEASE FOR PERMIT						
REVISION						

THE PRESTIGIOUS HOME[®]
LAVALLE RESIDENCE
525 EAST FREDERICK STREET
ARLINGTON HEIGHTS, IL

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PRESTIGIOUS
HOMES[®]
A L.A.A. COMPANY

Architects & Planners, Inc.
2000 Debra Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

ALA
Architects & Planners, Inc.

Job Number:
17103

Sheet Number:
A201

File Name:
17103201

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17103201

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1C
A202 LEFT ELEVATION
1/4"=1'-0"



4D
A202 RIGHT ELEVATION
1/4"=1'-0"

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OR PERMIT SUBMITTAL

THE PRESTIGIOUS HOME[®]
LAVALLE RESIDENCE
525 EAST FREDERICK STREET
ARLINGTON HEIGHTS, IL

PRELIMINARY
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ALA
Architects & Planners, Inc.
2000 Debra Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

RIGHT ELEVATION
LEFT ELEVATION

Job Number:
17103

Sheet Number:
A202

File Name:
17103202

DESIGN STAGE	1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN					
DESIGN DEVELOPMENT					
PERMITTING					
CONSTRUCTION					

REVISIONS

1 04-20-17 NM 05-09-17 NM 05-11-17 NM

2 05-11-17 NM 05-11-17 NM 05-11-17 NM

3 05-11-17 NM 05-11-17 NM 05-11-17 NM

4 05-11-17 NM 05-11-17 NM 05-11-17 NM

5 05-11-17 NM 05-11-17 NM 05-11-17 NM

Proposed Exterior Materials and Colors



Prestigious Home Builders
LaValle Residence
525 E. Frederick St.
Arlington Heights, IL

MATERIAL Sample LIST

James Hardie Trim & Siding

White Trim / Night Gray Siding color to match submitted photo

James Hardie Shake Shingle Siding

Night Gray color to match submitted photo

4" Full Stone Masonry – Stratford Cross stone & color to match submitted photo

Therma Tru Stained fiberglass front door – stained to match submitted photo

Clopay garage door – style & color to match submitted photo

Aluminum Gutters & downspouts – white

30yr Architectural Shingle – Black

JeldWen Premium Window – White color to match submitted photo