



Agenda
Village of Arlington Heights
Design Commission
Virtual Meeting

May 26, 2020
6:30 PM

I. CALL TO ORDER

- A. Pursuant to orders issued in response to the COVID-19 pandemic, this meeting is closed to in-person, public attendance. The meeting is being held via virtual Webinar, which permits the public to fully participate in the virtual meeting via the Webinar or their phones.

To participate via the Webinar, this link will take you to instructions for joining the meeting: <https://bit.ly/2Xd0xIN>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate via the Webinar, their phone, or send an email to the Village at shautzinger@vah.com no later than 3:00 p.m. on May 26, 2020, to be shared at the meeting. Please limit emails to 200 words or less.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 5/12/20

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#20-004 - Chez Hotel - 519 W. Algonquin Rd. - Sign Variation
- B. DC#20-033 - Amazon - 1455 W. Shure Dr. - Sign Variation

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.



Design Commission
5/26/2020

Item: Minutes - 5/12/20

Department: Planning and Community Development Department

ATTACHMENTS:

Description

Minutes - 5/12/20

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING
May 12, 2020

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

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Jonathan Kubow
Ted Eckhardt
Scott Seyer

Members Absent: None

Also Present: John Anstadt, JMB Architects for 735 N. Dunton Ave.
Rich Bondarowicz, SMART Construction Group for 735 N. Dunton Ave.
Kevin Davis, Fairfield Homes for 2 N. Ridge Ave.
Dan & Cynthia Pigott, Owners of 2 N. Ridge Ave.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR MARCH 10, 2020

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF MARCH 10, 2020. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#20-013 – 735 N. Dunton Ave.

John Anstadt, representing *JMB Architects*, and Rich Bondarowicz, representing *SMART Construction Group*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two-story residence and a three-car detached garage to allow construction of a new two-story residence with a three-car attached garage. The project does comply with all R-3 zoning requirements. The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area, and the existing house was included in a Community Preservation Report that was prepared by the School of the Art Institute of Chicago in 2004 to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Notable". However, the petitioner has reported that the existing house is in very poor condition.

Overall, the proposed new house is very nicely designed with a traditional style and a nice level of detail on all sides of the house that will fit in well with the historic character of this neighborhood. The majority of the houses in this area do have detached garages, so the petitioner is proposing a side load garage, which is a nice solution to maintain the modern convenience of an attached garage while keeping the garage doors away from the front of the house. The proposed all white siding exterior is very appropriate in this location; however, Staff would recommend the petitioner consider bronze color window frames, instead of black, to better coordinate with the proposed bronze gutters and weathered wood roofing colors.

Mr. Bondarowicz said that he initially looked at the existing home as a possible restoration and addition; however, the home is uninhabitable, full of mold, and the foundation is falling apart. He and the architect spent a lot of time working on the new design, trying to incorporate the character of the neighborhood while not making the home too massive. He felt the home will fit well on the 100' wide lot and would fit well with the neighborhood.

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

PUBLIC COMMENT

David Jaffe, said he is the neighbor to the south at 727 N. Dunton Avenue. He asked about the side yard setback adjacent to his home on the south elevation. Mr. Hautzinger replied that the setback on the south elevation would be 10-feet, which meets the minimum 10% required by code. Mr. Jaffe had no other comments.

The commissioners summarized their comments.

Commissioner Eckhardt asked about the color of the different materials on the front of the home; the board and batten siding and the horizontal siding, as well as the metal roof. Mr. Bondarowicz said both siding materials would be white and the metal roof would be a pre-finished galvanized metal roof in a bronze color. Commissioner Eckhardt also asked the petitioner how he felt about Staff's suggestion to change the window color from black to bronze, and Mr. Bondarowicz was receptive to it. Commissioner Eckhardt was okay with either window color and he had no issues with the design being proposed.

Commissioner Kingsley agreed with the suggestion to change the window color to bronze, even if it was a dark bronze color that would bring more warmth to the home. She asked about the size of the shutters, which she felt should be the same width as the windows, and Mr. Anstadt replied that the intent is to make the shutters the same size as the windows. Commissioner Kingsley also asked about the material and detail that will separate the vertical board and batten and the horizontal siding. Mr. Bondarowicz explained that the intent is to create a water table detail, with a board that is thicker than the horizontal siding, and a flattened piece that would project beyond both of the siding materials, for a nice historic detail where the two meet. Commissioner Kingsley suggested the height of the board be slightly larger than the siding; more emphasis is needed than what is shown in the drawing. She also asked if the corners would be laced and Mr. Bondarowicz said yes, with a smooth Hardie Artisan material to give the home an authentic historic look. Commissioner Kingsley suggested adding a

window in the bathroom on the second-floor, east (rear) elevation, which Mr. Bondarowicz was not opposed to. Commissioner Kingsley also suggested covering the concrete front stoop with some type of paving material such as bluestone, to be consistent with the overall look of the new home. She also pointed out the importance of the light fixtures on the garage and on the front columns, which will aesthetically change the look of the home, and she wanted to ensure that the lighting would not impact the adjacent neighbors.

Commissioner Kubow said that overall, he really liked the design of the home and agreed with the suggestion to use bronze for the windows; the combination of bronze and white would give the home more pop than the black and white being seen on a lot of new homes lately. He pointed out that the neighbor to the north would be significantly impacted by the 3-car garage and large driveway being proposed; therefore, he suggested adding landscaping along the north property line to help buffer this.

Commissioner Seyer agreed with the comments made by the other commissioners. He liked the design being proposed and was glad to hear that the petitioner was receptive to looking at changing the window color from black to bronze, which he felt would be a nice touch.

Chair Fitzgerald liked the design of the new home a lot and said it looked great on the site. He also liked the colors being proposed and preferred the bronze color for the windows. He pointed out that only 3-feet of space exists along the north property line for landscaping, which would limit what could be added, and he suggested the petitioner consider working something out with the adjacent neighbor. Chair Fitzgerald had no further comments.

Commissioner Eckhardt suggested the petitioner consider a clay pot chimney feature to better compliment the other details on the new home.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 735 N. DUNTON AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 11/14/19, RECEIVED 4/10/20, 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 STRONG RECOMMENDATION TO CHANGE THE WINDOW COLOR FROM BLACK TO BRONZE.
2. A RECOMMENDATION TO CONSIDER ADDING A NATURAL LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE TO BUFFER THE DRIVEWAY AND GARAGE FROM THE ADJACENT NEIGHBOR.
3. A RECOMMENDATION TO CONSIDER CLADDING THE CONCRETE FRONT STOOP WITH PAVERS OR BLUE STONE.
4. A RECOMMENDATION THAT THE LIGHTING LEVELS ON THE LEFT SIDE ELEVATION DO NOT IMPACT THE ADJACENT HOME TO THE NORTH.
5. A RECOMMENDATION TO CONSIDER A MORE DECORATIVE CHIMNEY CAP.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 2. SINGLE-FAMILY NEW REVIEWDC#20-014 – 2 N. Ridge Ave.

Kevin Davis, representing *Fairfield Homes*, and Dan & Cynthia Pigott, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new single-story residence with an attached three-car attached garage on an existing vacant lot. This project requires approval by the Zoning Board of Appeals for a zoning variation to allow a rear yard setback of 19 feet, where 30 feet minimum is required, otherwise the project does comply with all other R-3 zoning requirements.

This existing vacant lot was created as part of a three lot subdivision that was approved in 2003 via Subdivision Ordinance 03-012. The other two lots to the north have already been developed with new two-story homes. The immediate surrounding context is an eclectic mix of different home styles, scales and ages. The proposed design is a traditional style with materials and detailing that complement the two newer homes to the north, but in a single-story design. Per the 2003 subdivision ordinance, the front elevations for all three new houses are required to face Ridge Avenue, and for this lot, the garage is required to be accessed from Campbell Street only. The proposed design complies with both of these requirements.

Overall, Staff feels that the proposed design is nicely done and will fit in well in this location. However, the following revisions are recommended to enhance the design:

1. It is recommended that the stone base be returned down the side of the garage to the sunroom wall.
2. It is recommended that the stone base be returned down the north wall to the end of the Master Bedroom.
3. It is recommended that the corner trim boards stop at the top of the stone base.
4. It is recommended that windows be added in the top of the garage doors to soften the appearance.

Mr. Davis said they are excited about this project because it is a ranch home, which is difficult to build due to FAR restrictions in the Village. He felt the home blends in extremely well with the other homes in the neighborhood.

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

PUBLIC COMMENT

Tom Lipscomb asked for clarification on the location of the sunroom that would face Campbell Street, and Mr. Hautzinger said the sunroom would be on the west elevation, which is the rear of the home. Mr. Lipscomb said that a lot of the water from the surrounding homes flows to what would be the northwest corner of this lot where there are 2 large drainage pipes, and he asked if this would be impacted in any way by the construction of the new home. Mr. Hautzinger explained that civil engineering matters are not under the purview of this commission, and are reviewed by the Village Engineering Department at time of permit review. Mr. Davis added that they have spent a lot of time with the Engineering Department to make sure that this lot not only drains well, but that it does not negatively impact other lots. Mr. Lipscomb also asked if the 2 existing large trees on the property would be removed, and Mr. Hautzinger said the trees are required to be preserved as part of the subdivision ordinance, as well as the addition of new trees along the west property line. Mr. Davis said he did not recall these requirements as part of the ordinance, but understood them. Mr. Lipscomb agreed with Staff's comment that windows be added in the top of the garage doors, which would help improve the aesthetics of the home from Campbell Street.

The Commissioners summarized their comments.

Commissioner Kingsley was glad to see a ranch home being proposed and she agreed with the four recommendations from Staff that include returning the stone base down the side of the garage to the sunroom wall; returning the stone base down the north wall to the end of the Master bedroom; stopping the corner trim boards at the top of the stone base; and adding windows in the top of the garage doors. She also felt that the stone base on the north elevation should continue to a more natural stopping point a little further down the elevation, and she highly recommended using smooth trim, which is more

conductive to the style of the home. She pointed out that not all the shutters match the size of the windows, and Mr. Davis explained that this was because there are many instances where there is not enough space. Commissioner Kingsley felt that shutters should only be on windows where they fit, and if they do not fit then leave them off; this needs to be done well or it should not be done at all. Also, this style of home should have a more recessed style of shutter, rather than the rustic 2-panel with horizontal trim being shown, and the shutters should match in size.

Commissioner Kingsley also suggested adding a vent in the gable end above the garage door to help with the balance of the elevation, and changing the single box bay window to the right of the garage to a double double-wide window, because this side elevation faces Campbell and is similar to the front of a home. She also suggested changing the only windows in the kitchen located above the sink from double-hung windows to casement windows with a horizontal muntin to resemble a sash; this will make it easier to open the windows. She also asked the homeowners to consider adding windows on the north side of the kitchen as well.

Commissioner Kubow agreed with the recommendations in the Staff report and said it was a nicely designed home. He agreed with Commissioner Kingsley's comments about the garage side elevation and her suggestion to change the single box bay window located next to the garage, suggesting a grouping of two windows instead of the single box bay window. He also agreed with the suggestion to add windows at the top of the garage doors, as well as add some type of circular element in the siding above the garage doors for more detail.

Commissioner Seyer said that the home looks nice, and he agreed with Staff's suggestions to return the stone base down the side of the garage to the sunroom wall, and down the north wall to the end of the Master Bedroom, which would make for a greatly improvement aesthetic. He also agreed that the corner trim boards should stop at the top of the stone base. He questioned if the petitioner was receptive to these suggestions because he was sympathetic to making these requirements versus recommendations. He pointed out that the color rendering of the garage shows horizontal siding above the garage doors and the drawing shows shake style siding; he preferred the added details of the shake siding above the garage doors. He also agreed with the previous suggestion to add windows at the top of the garage doors, and to increase the size of the window located to the right of the garage, although he understood if the petitioner had concerns about doing this because of privacy.

Commissioner Eckhardt agreed with the comments made by the other commissioners, as well as the 4 suggestions in the Staff report that he felt should be requirements. He agreed with Commissioner Kubow's suggestion to add a circular element or window in some of the gable ends, such as at the front door, the gable to the right, or maybe the large gable to the left and not the other one. He also agreed with Commissioner Seyer that the fenestration above the garage gable end should have the same siding as the rest of the home because it is the front door. In closing, Commissioner Eckhardt said he was very pleased to see the development of this site.

Chair Fitzgerald agreed with the comments in the Staff report and wanted to see them as requirements. He liked Commissioner Kingsley's comments about the shutters; the shutters should fit the size of the windows, which would be a recommendation for him. He also liked the suggestion to add some type of element in the gable above the garage door, and he was okay either way with the window located right of the garage door, which additional landscaping would help soften. He felt this was a beautiful home.

Mr. Davis commented that it is always a fine balance between budget, cost, and what looks good. He felt that everyone could agree that the new home looks good and that this ranch home will complement the environment. He said the homeowners are very passionate about their privacy and are not receptive to adding windows in the garage doors or increasing the size of the box bay window next to the garage door. He asked that these be recommendations and not requirements.

Chair Fitzgerald asked if the garage doors being proposed would be white raised panel metal doors and Mr. Davis said yes. Chairman Fitzgerald said that knowing the garage doors face the street, and that several of the commissioners like the windows, as well as the neighbor who spoke tonight, he was still in favor of this being a requirement. Commissioner Kingsley suggested translucent windows for the garage door to help with privacy. Mr. Pigott said his issue is with the security and maintenance of having windows in the garage, which he really did not like the look of anyway. He disagreed that having

windows in the garage doors would make a difference, and he assured the commissioners that the garage doors would not be cheap aluminum doors. He added that he was not opposed to the suggestion to add a circular element above the garage in the shake siding, although he was not in favor of it being a real window, again for security and maintenance reasons.

Commissioner Kubow understood the homeowner's concerns about the security and maintenance of adding windows in the garage. He felt the shake style siding in the gable above the garage would help a lot, as well as the addition of a window or circular element there, which would go a long way. He also agreed with the homeowner's privacy concerns about increasing the size of the single window in Bedroom #2 located next to the garage; however, he wanted to work with the builder and homeowner to come to a happy medium.

Commissioner Kingsley was glad to hear what the homeowner's concerns are. She clarified her previous comment to add a vent in the space above the garage doors; not a working vent or a window, just something maintenance free that would help to reduce the look of how large that space is. Chair Fitzgerald was okay with just the shake siding detail above the garage, although he liked the other ideas that were given as well. Commissioner Kubow and Seyer also agreed.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 2 N. RIDGE AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 2/10/20, RECEIVED 2/24/20, 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 STONE BASE BE RETURNED DOWN THE SIDE OF THE GARAGE TO THE SUNROOM WALL.
2. A REQUIREMENT THAT THE STONE BASE BE RETURNED DOWN THE NORTH WALL TO THE END OF THE MASTER BEDROOM.
3. A REQUIREMENT THAT THE CORNER TRIM BOARDS STOP AT THE TOP OF THE STONE BASE.
4. A RECOMMENDATION TO ADD WINDOWS IN THE TOP OF THE GARAGE DOORS TO SOFTEN THE APPEARANCE WHICH COULD BE OBSCURED GLASS FOR PRIVACY.
5. A RECOMMENDATION TO ELIMINATE OR ENLARGE THE SHUTTERS AS APPROPRIATE, TO BE MORE GENUINE IN THEIR FUNCTION.
6. A REQUIREMENT THAT SHAKE STYLE SIDING BE USED IN THE GABLE ABOVE THE GARAGE DOORS, AS SHOWN IN THE DRAWINGS.
7. 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.

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

ITEM 3. GENERAL MEETING

Commissioner Kubow asked if future Design Commission meetings would be virtual, and Mr. Hautzinger said yes, the plan is to continue on the regular meeting schedule with the next virtual meeting to be held on May 26, 2020. The commissioners thanked Staff for their efforts organizing and executing tonight's virtual meeting.

A MOTION WAS MADE BY COMMISSIONER KINGLSEY, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 7:35 PM. ALL WERE IN FAVOR. MOTION CARRIED.



**Design Commission
5/26/2020**

Item: DC#20-004 - Chez Hotel - 519 W. Algonquin Rd. - Sign Variation

Department: Planning & Community Development

Requested Action

1. Conditional approval for an electronic message sign.
2. A variation from Chapter 30, Section 30-705.a to allow a 16'-6" tall ground sign with an electronic message display, where 10'-0" is the maximum allowed height.
3. A variation from Chapter 30, Section 30-301.b to allow a ground sign with a 12 foot setback, where 15 feet is the minimum setback required in the M-2 Zoning District.

Recommendation

It is recommended that the Design Commission recommend denial to the Village Board for the conditional approval of the electronic message sign with the following sign variations for Chez Hotel at 519 W. Algonquin Road:

1. A variation from Chapter 30, Section 30-705.a to allow a 16'-6" tall ground sign with an electronic message display, where 10'-0" is the maximum allowed height.
2. A variation from Chapter 30, Section 30-301.b to allow a ground sign with a 12 foot setback, where 15 feet is the minimum setback required in the M-2 Zoning District.

It is recommended that the Design Commission recommend approval to the Village Board for the conditional approval of a modified version of the proposed electronic message sign with a ten foot maximum height and the following sign variation for Chez Hotel at 519 W. Algonquin Road:

1. A variation from Chapter 30, Section 30-301.b to allow a ground sign with a 3 foot setback, where 15 feet is the minimum setback required in the M-2 Zoning District.

These recommendations are based on the plans received 1/22/20, revised sign drawing received 2/21/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The color changing vertical accent band shall be restricted to no more than one color change per day.
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.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Chez Hotel - Sign Variation
Project Address: 519 W. Algonquin Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 20-004
Petitioner Name: James Cazares
Petitioner Address: Chez Hotel
519 W. Algonquin Road
Arlington Heights, IL 60005
Meeting Date: May 26, 2020

Date Prepared: March 5, 2020

Requested Action(s):

1. Conditional approval for an electronic message sign.
2. A variation from Chapter 30, Section 30-705.a to allow a 16'-6" tall ground sign with an electronic message display, where 10'-0" is the maximum allowed height.
3. A variation from Chapter 30, Section 30-301.b to allow a ground sign with a 12 foot setback, where 15 feet is the minimum setback required in the M-2 Zoning District.

ANALYSIS:

Summary:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The petitioner received approval in 2018 to build a new 62 room hotel addition to the existing European Crystal Banquet facility. The new hotel is currently under construction, and at this time, the petitioner is proposing to replace their existing ground sign with a new updated ground sign which will include an electronic message display to welcome groups to the hotel as well as to promote special events such as during the holidays.

The existing ground sign is 16'-6" tall and 70 sf in size. The petitioner is proposing to keep and reuse the existing brick base, existing concrete foundation, and existing electrical supply for the new sign. The existing sign is setback 12 feet from the front property line, and it is located on a landscape island between parking spaces.

The new sign is designed to enhance the image of the business, and it will include the new hotel name "Chez Hotel" in a halo-lit push-through acrylic lettering. The sign structure will be made of clear anodized aluminum to match the window frames on the hotel. The sign design features a back-lit stencil cut out of a tree pattern which relates to the hotel branding. The back edge of the sign includes an illuminated color changing accent band which will change color based on certain holidays and/or hotel events. There is no other signage proposed for the property.

In 2017, Chapter 30 Sign Code was amended to allow electronic message signs along certain major arterial commercial corridors. The subject property is in a location where electronic message signs may be permitted. However, Design Commission review and Village Board approval is required for the conditional approval of the electronic message sign. Additionally, code limits the overall height of a ground sign with an electronic message display to 10' maximum. Due to the location of the proposed sign, the petitioner is requesting a variation to allow a taller sign to maintain visibility between parked vehicles. Furthermore, the petitioner is seeking a setback variation since the 12 foot setback of the existing sign base does not comply with the 15 foot minimum setback required in the M-2 Zoning District.

Per Chapter 30, Section 30-705.h, the operation of the electronic message sign is required to abide by the following restrictions, to which the petitioner has provided written agreement:

1. The electronic display shall be static displays only with no scrolling, fading, flashing, animation, video, or sound.
2. Messages must be displayed for a minimum of 10 seconds.
3. Auto-dimming photocell technology is required to automatically adjust the display brightness to .3 footcandles maximum above ambient lighting conditions.
4. Off-premises advertising is not allowed.
5. Only permitted to be illuminated the same hours that the business is open.

Table 1: Summary of the Proposed Electronic Message Ground Sign:

ITEM	CODE REQUIREMENT	REMARKS
Location:	Electronic Message Signs are only allowed in designated major arterial commercial corridors.	Complies with code.
Setback:	15 feet minimum setback is required for ground signs in the M-2 Zoning District.	Variation required to allow 12 foot setback.
Style:	Electronic Message Signs are only permitted on monument style ground signs (pole mounted not allowed).	Complies with code.
Height:	Electronic Message Signs cannot be taller than ten feet. (Ground signs <u>without</u> an electronic display are allowed up to 16'-6" in height.)	Variation required to allow 16'-6" height.
Display:	Only high resolution, full color electronic displays are allowed.	Complies with code.
Arrangement:	The electronic portion of the sign must be the lower portion of the sign.	Complies with code.
Size:	Ground Sign maximum size = 80 sf Electronic Message Sign maximum size = 26.4 sf (33% of 80 sf) ■ "Chez Hotel" sign = 35.3 sf ■ <u>Electronic Message Sign</u> = 20.3 sf ■ Total Signage = 55.3 sf	Complies with code.
Quantity:	Only one electronic message sign per property is permitted.	Complies with code.
Spacing:	Minimum 300 feet spacing is required between electronic message signs on the same side of any street.	Complies with code.
Separation from Residential:	Electronic Message Signs are not permitted within 300 feet of any property being used for a residential use.	Complies with code.
Orientation:	Electronic Message Signs must be oriented perpendicular to the roadway.	Complies with code.

Electronic Sign Conditional Review Criteria:

The Village Sign Code, Chapter 30, Section 30-702 sets out the criteria for conditional approval of an electronic message sign:

- 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, and will be desirable for the public convenience; and*
- c. *The design of the Electronic Message Sign is compatible with the essential character of the locality, such as the sign enclosure, materials and scale; and*
- d. *The business demonstrates a valid need for an Electronic Message Sign. The business must explain how the sign will be used, and why their business needs an Electronic Message Sign.*

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-902 sets out the criteria for granting a sign variation.

- a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- d. *That the variation will not alter the essential character of the locality;*
- e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the conditional review criteria for the electronic message sign, as well as the sign variation criteria, which in summary states that the new sign will be in the same location and the same height as the existing sign which has been in place for over twenty years, and the additional height is needed for visibility over the adjacent parked cars. In regards to the electronic message sign, the petitioner intends to use it as an identifier to welcome groups to the hotel as well as to promote special events such as during the holidays.

Staff Comments:

Staff has worked closely with the petitioner on the development of the sign design to fit with the image of the new hotel as well as to function in the existing location. In regards to the electronic message sign, Staff feels that the use of an electronic sign in conjunction with a hotel and banquet facility is valid to communicate various events to the public. The overall sign is very nicely designed, the electronic message display is high quality, and it is incorporated into the sign design in a tasteful manner that is appropriate in this location.

In regards to the proposed variations, Staff does not object to the proposed minor setback variation since the existing sign foundation and brick base are being reused. Additionally, hotels are typically located in Business Zoning Districts where ground signs are only required to be set back three feet. However, in regards to the height variation, this is the first commercial ground sign requested based on the new regulations created in 2017, and Staff feels that the proposed electronic message sign is too tall. A height variation for this electronic message sign would set a bad precedent for future electronic message sign requests, which code limits to ten feet in height. It is recommended that the overall height of the sign be reduced to ten feet to comply with code. If the reduced height creates visibility concerns, then Staff would support a setback variation to allow a three foot setback, which is typical for hotel signs in Business Districts.

Additionally, Staff recommends that the color changing vertical accent band on the sign be restricted to no more than one color change per day.

RECOMMENDATION:

It is recommended that the Design Commission recommend denial to the Village Board for the conditional approval of the electronic message sign with the following sign variations for *Chez Hotel* at 519 W. Algonquin Road:

1. A variation from Chapter 30, Section 30-705.a to allow a 16'-6" tall ground sign with an electronic message display, where 10'-0" is the maximum allowed height.
2. A variation from Chapter 30, Section 30-301.b to allow a ground sign with a 12 foot setback, where 15 feet is the minimum setback required in the M-2 Zoning District.

It is recommended that the Design Commission recommend approval to the Village Board for the conditional approval of a **modified version of the proposed electronic message sign with a ten foot maximum height** and the following sign variation for *Chez Hotel* at 519 W. Algonquin Road:

1. A variation from Chapter 30, Section 30-301.b to allow a ground sign with a 3 foot setback, where 15 feet is the minimum setback required in the M-2 Zoning District.

These recommendations are based on the plans received 1/22/20, revised sign drawing received 2/21/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The color changing vertical accent band shall be restricted to no more than one color change per day.
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.

____ March 5, 2020

Steve Hautzinger AIA, Design Planner

Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 20-004

2.12.2020

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

Re: EMC Sign Variation Request for 519 W Algonquin Rd.

Dear Mr. Hautzinger:

Thank you for your assistance in a variance request regarding setbacks, heights, and sign on the current site. We believe this variation was not self-created due to the fact the existing sign has been located for over 20 years in a landscaped island between two parking spots. The existing sign which will be identical both in height and width will not create a traffic hazard, depreciate nearby property values or be detrimental to the public health. This variation will serve as a relief from the existing condition since it is in an island where cars are parked on both sides of the sign. The new sign will not alter the Character of the locality by incorporation the existing base as well as incorporating exterior colors for the hotel façade. We believe that a sign sized according to the EMC requirements would not function reasonably under the standards of this chapter due to its unique location.

In addition, the placement of the EMC sign will not create a traffic hazard or negative impact to the nearby properties. There are multiple EMC signs located on Algonquin Rd of which all belong to New Construction that has been developed in the past year. The EMC sign will be used to welcome groups to the hotel and provide them a visual confirmation of the event location as well as display special Events that the hotel would host such as Easter brunch, mother's day brunch, NYE, and wedding. The EMC sign will be placed on the existing location and will be placed above parked cars so that it will not visually be blocked by cars parked near it.

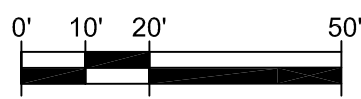
The use of EMC Sign will comply with all operational standards Set Forth in Chapter 30, Section 30-705.h. We kindly request the Board and Design Commission grant us these variations.

Sincerely

A handwritten signature in cursive script that reads "James Cazares".

James Cazares

Petitioner



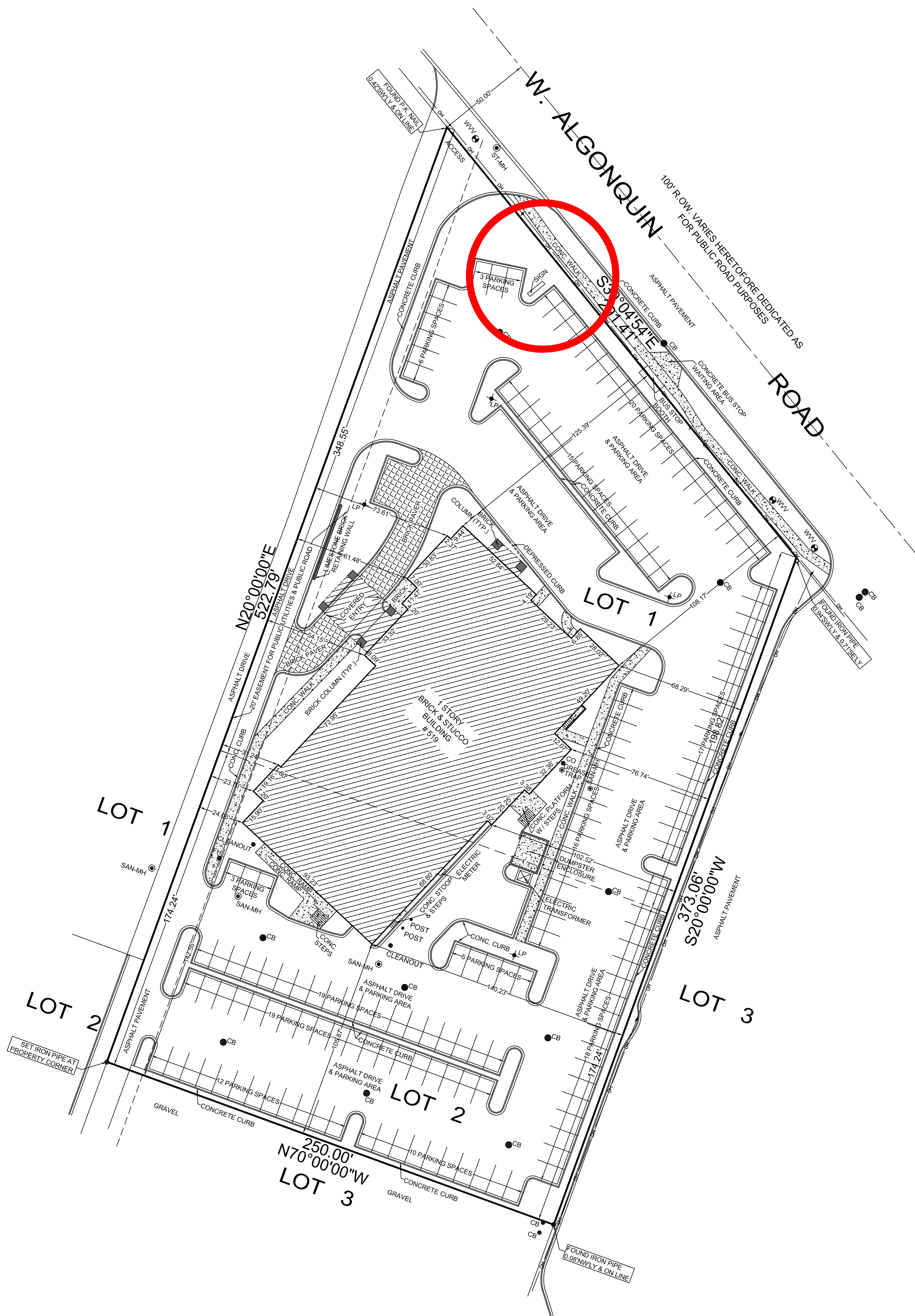
CONSTRUCTION AND LAND SURVEYORS
2100 N. 15th AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

OF

KNOWN AS: 519 W. ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS

PERMANENT INDEX NUMBERS:
08 - 16 - 103 - 008 - 0000
08 - 16 - 103 - 009 - 0000

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	168
HANDICAP	4
TOTAL	172



LEGEND	ABBREVIATIONS
 SAN-MH	SANITARY MANHOLE
 ST-MH	STORM MANHOLE
 CB	CATCH BASIN
 WVV	WATER VALVE VAULT
 FH	FIRE HYDRANT

ORDERED BY: CAZMEN CORP		
SCALE : 1" = 30'		
DATE :MAY 2, 2016		
FILE No.:		
2016 - 24133	DATE	REVISION

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

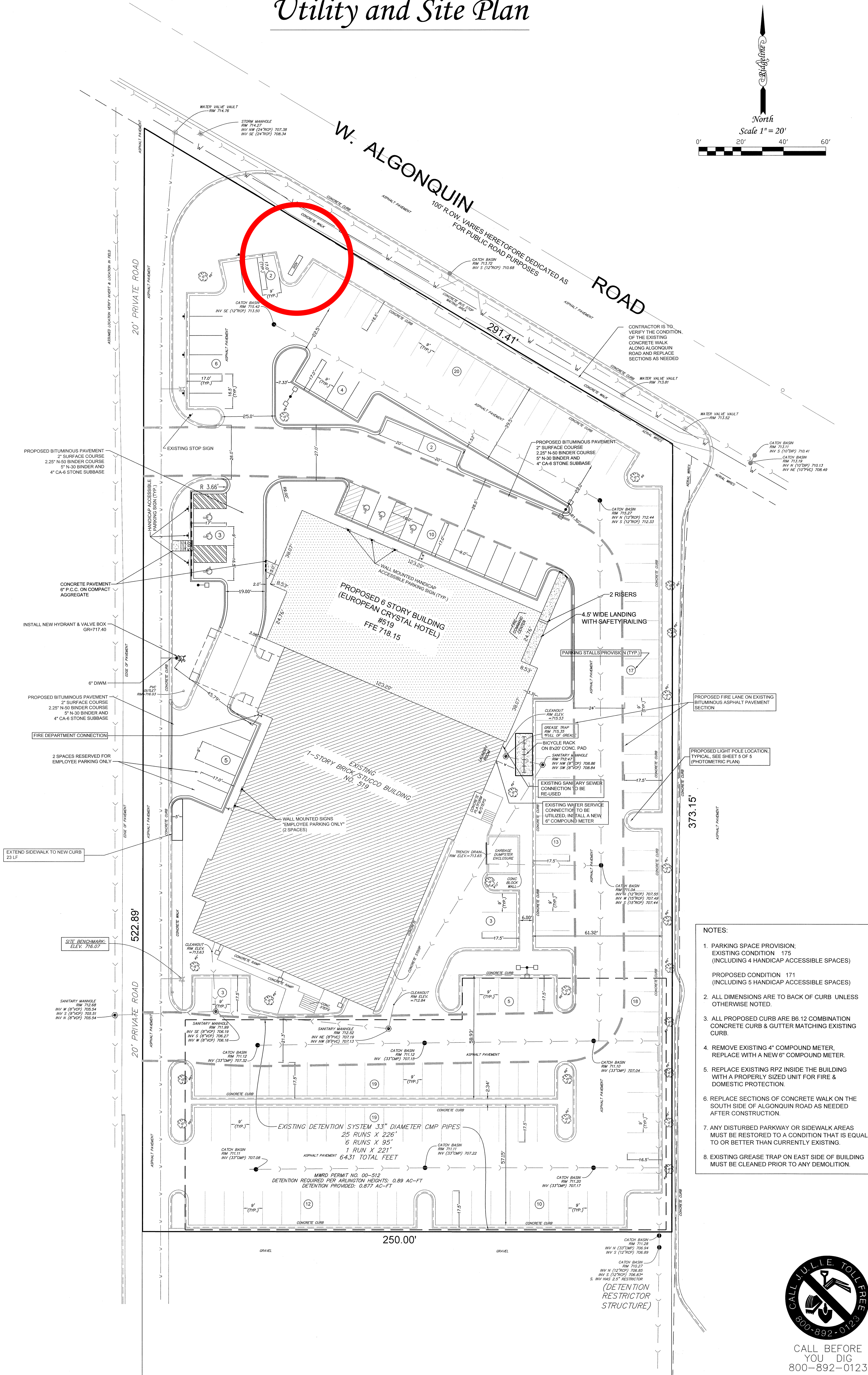
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

MELROSE PARK, ILLINOIS, MAY 2, A.D. 2016

BY: ROY G. LOWNICZAK
 ROY G. LOWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
 LICENSE EXPIRES: NOVEMBER 30, 2016
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
 LICENSE EXPIRES: APRIL 30, 2017



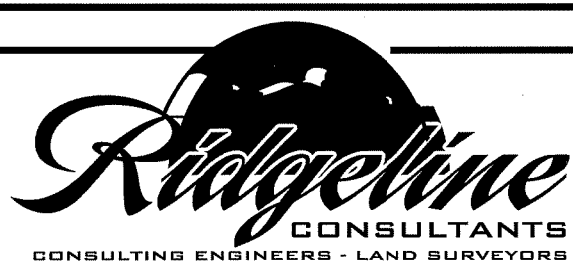
Utility and Site Plan



CALL BEFORE
YOU DIG
800-892-0123

SHEET
3
OF
8

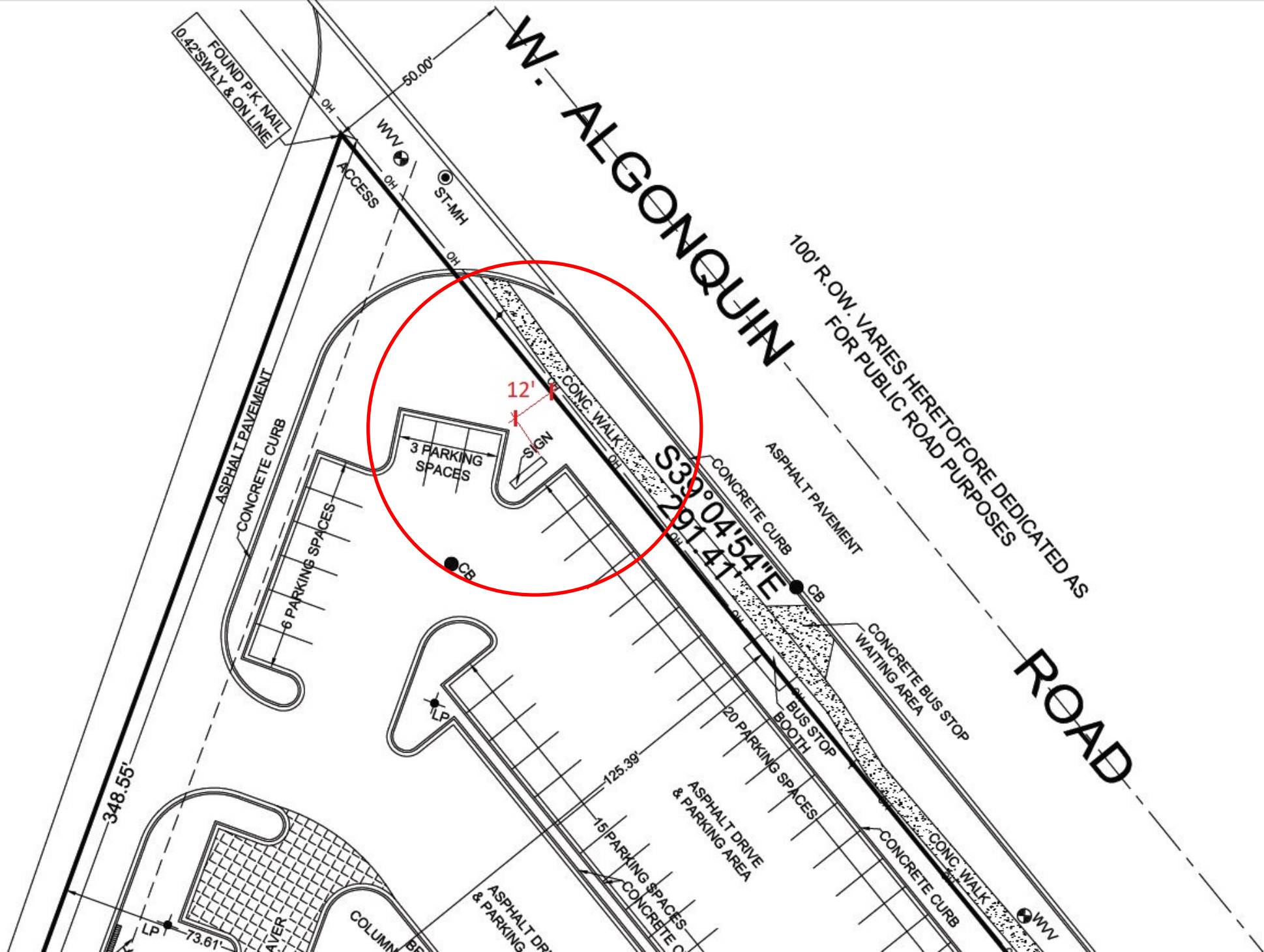
PREPARED FOR:
EUROPEAN CRYSTAL HOTEL
PROPERTY ADDRESS: 519 W Algonquin Road
Arlington Heights, IL 60005

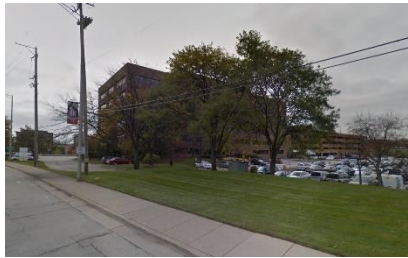


Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004786
1681 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
George H. Skulavik P.L.S. 2580 Expiration Date 11/30/2012
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2012

REVISION	DATE	DESC
3	06/08/18	PER OWNER COMMENTS (REW)
4	10/02/18	FINAL ENGINEERING PLAN PREPARATION (REW)
5	11/09/18	PER DESIGN CHANGES (REW)
6	12/11/18	PER DESIGN CHANGES (REW)
7	01/18/19	PER DESIGN CHANGES (REW)

BOOK:	DWG. SIZE:
DRAWN: PS	CHECKED: JGL
REFERENCE:	PLAN DATE: 6/5/2017
PROJECT NO.	2017-0224





SUBJECT PROPERTY
(UNDER CONSTRUCTION)

ALGONQUIN ROAD





NEW HOTEL - CURRENTLY
UNDER CONSTRUCTION



EXISTING SIGN AND BRICK PIERS
TO BE REMOVED -
EXISTING MASONRY BASE AND
FOUNDATION TO BE REUSED

EXISTING SIGN DIMENSIONS

2.5 feet high base

9-foot High

5 foot high

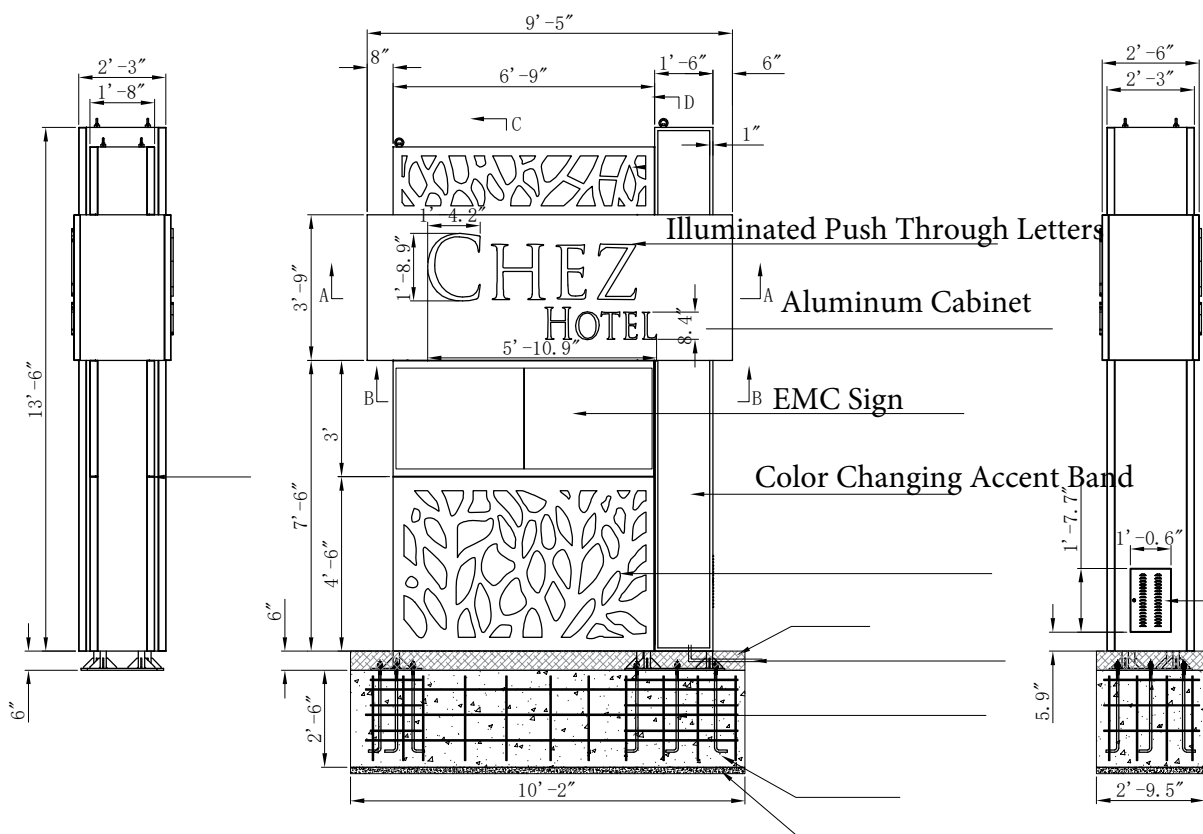
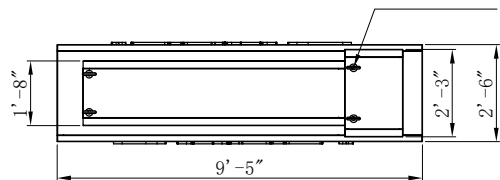




EXISTING SIGN -
VIEW FROM WEST



EXISTING SIGN -
VIEW FROM EAST



PROPOSED NEW SIGN



Chez Hotel Sign
2.21.2020

1

-

1/4

1

米量

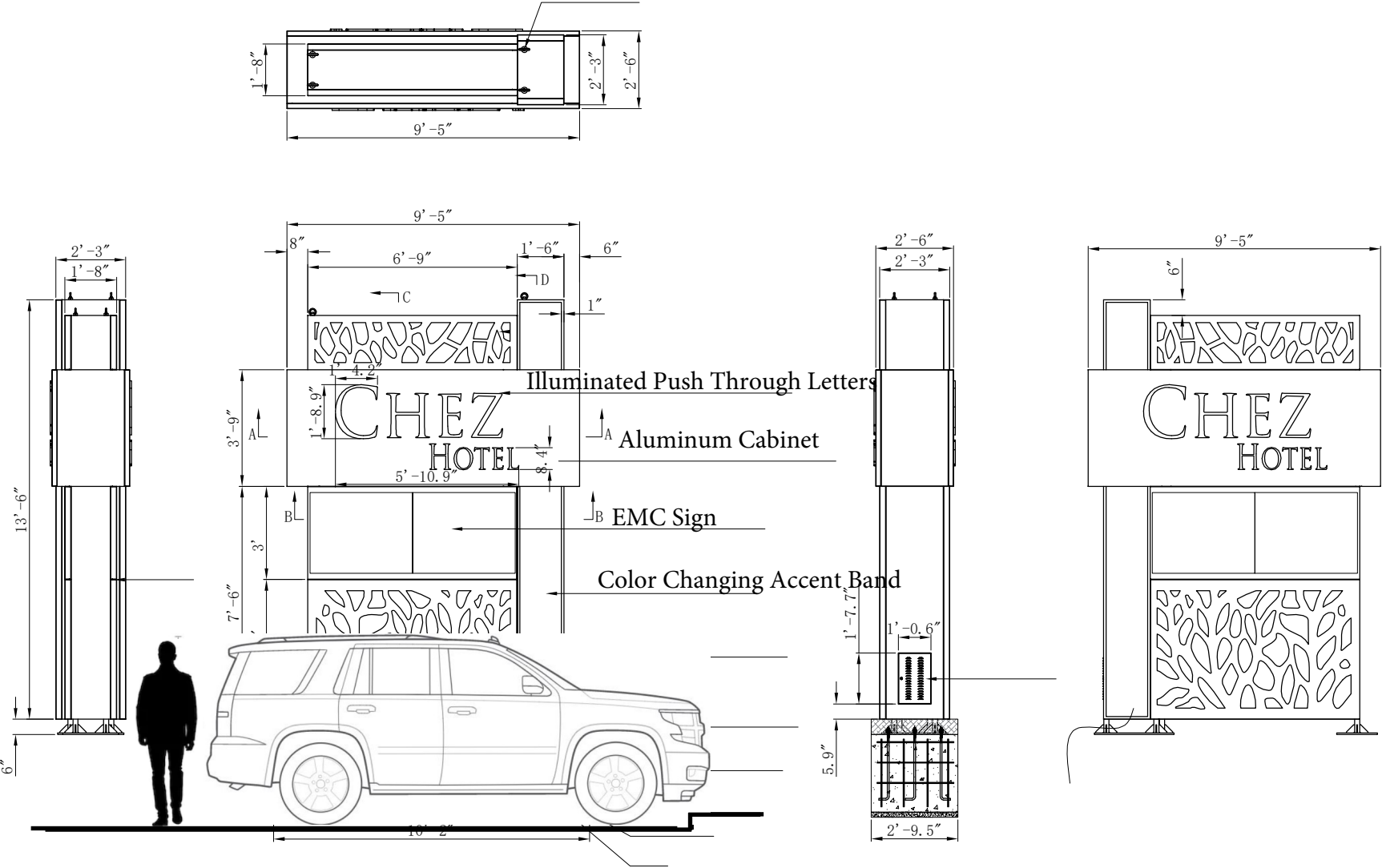
主管

1/4

共

1

1



PROPOSED NEW SIGN -
WITH FULL-SIZE SUV IN FOREGROUND

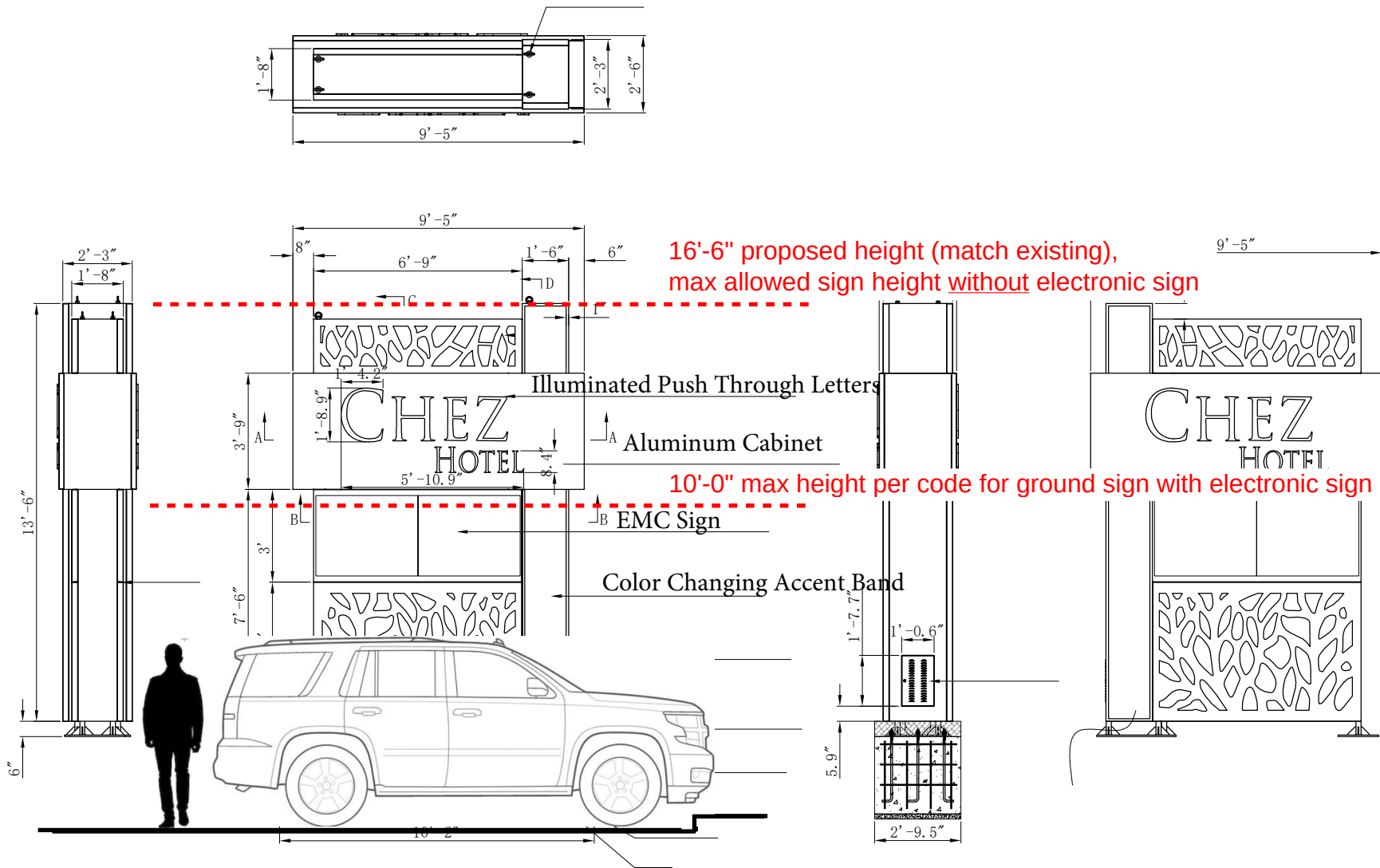
主管

共

共

共

共



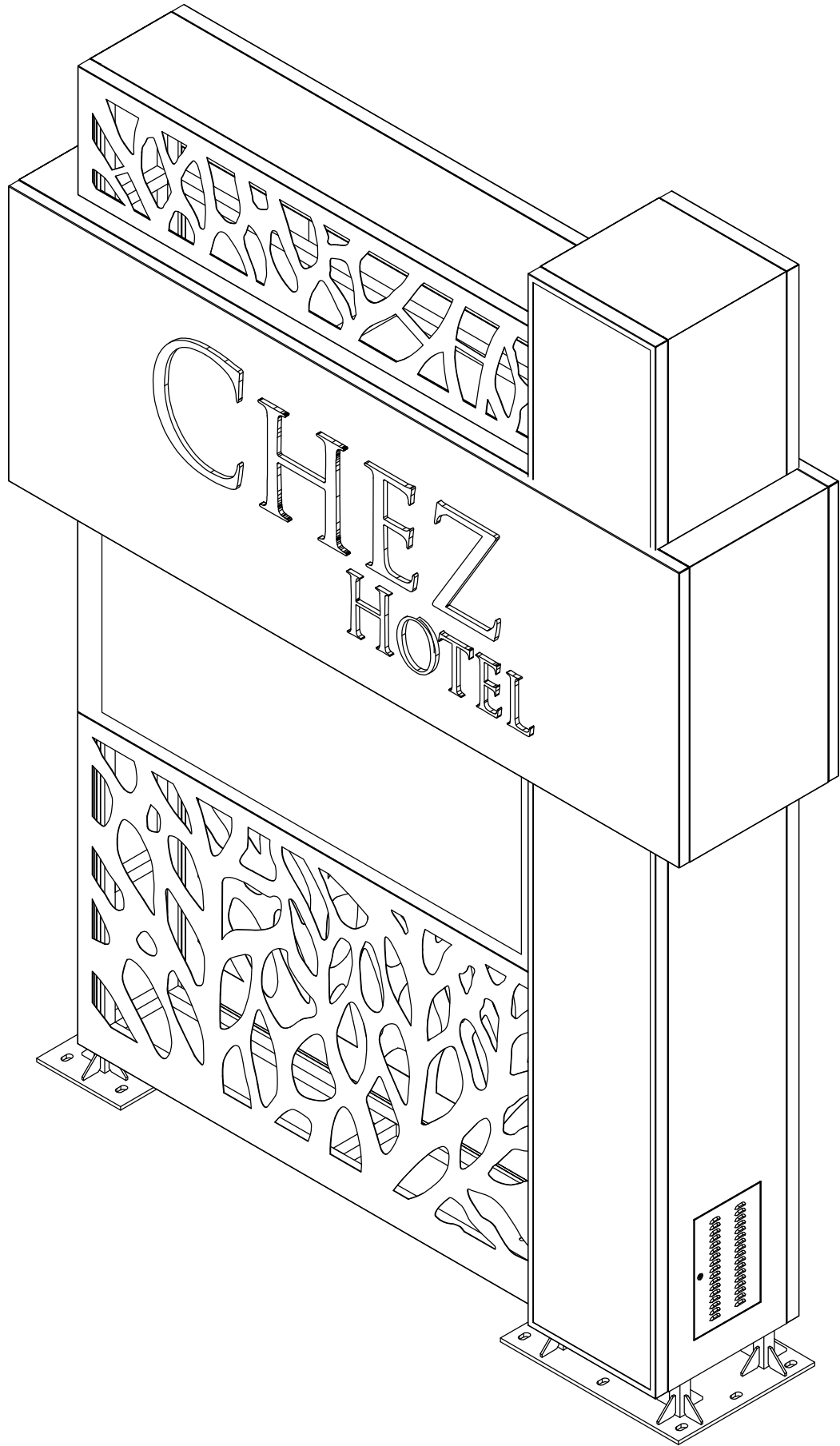
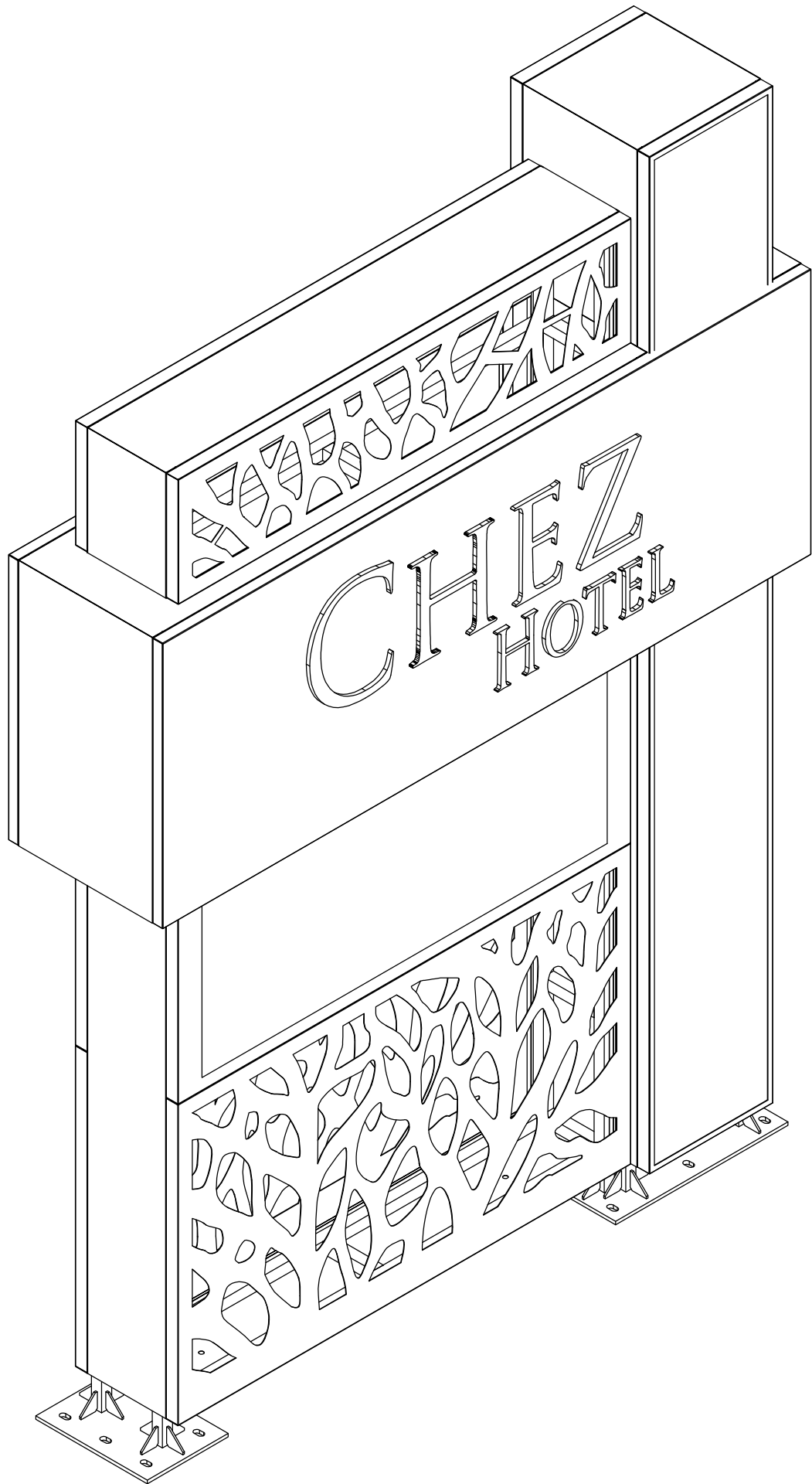
主管

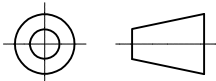
共

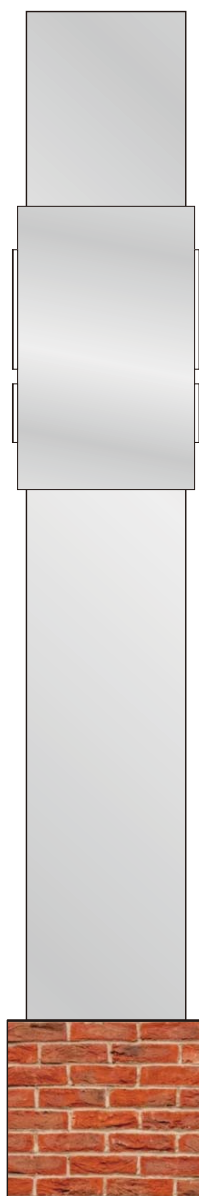
共

共

共



COSUNSIGN 柯赛标识		
总项目名称 酒店立牌设计		
订单号码 COSUN20200109RZ01		
分项目名称 图纸		
产品料号 C200109RZ01LP001		
业务		
设计		
图纸编号 LP1-200117JH-02/		
数 量	1 套	
创意/深化设计		
第三视角投影 		版本
		A
财务审定		
技术审核		
主管		
批 准		
比例	1:1	
共 张	第 张	



CHEZ HOTEL









COLOR	124080ST
FINISH	WIRE CUT
EFFECT	IRON SPOT- BROWN,BLACK
SIZE	MODULAR
SLS# 19475	
8/6/2019	

519 W Algonquin Rd

Material List 1/22/20202

- Existing Brick and Cast Stone Base
- Clear Anodized Aluminum



Electronic Message Sign Specifications

Item	Parameters
Model No.	S4
Working Environment	outdoor
Pixel pitch	4.762mm
Pixel	1R1G1B
LED	SMD1921
LED module dimension (HxW)	15.75" x 7.87" (400mm x 200mm)
Cabinet dimension	2.6' x 3.3' & 2.6' x 3.9' (800x1000mm & 800x1200mm)
Cabinet weight	32kg & 39kg
Cabinet material	aluminum
Pixel density	44100 pixels/sqm
Certificate	UL, ETL
Protection level	from IP65 / back IP43
Viewing angle	V±70 / H-50+25
Contrast Ratio	1000:1
Operating temperature	-20~+50℃
Storage temperature	-40~+80℃
Operating humidity	0-99%RH
Storage humidity	0-99%RH
Brightness	5500nits
IC driver	MBI5124
Scan mode	1/7
Refresh rate	1920/3840Hz
Digital processing	14bit
Greyscale	16384 levels per color
Input power frequency	50~60Hz
Input power voltage	100~240V
Frame rate	50~60Hz
Lifetime	100000H
Max power consumption	700W/m ²
Average power consumption	245W/m ²
Control system	Novastar asynchronous control with Wifi communication
Receiving card	A4S
Receiving card quantity	2pcs per cabinet
Special function	auto dimmer
Installation	fixed installation
Maintenance	front & back service

Verification of Auto-Dimming Function

We, Huizhou Desay Intelligent Technology Co.,Ltd,as the manufacturer of electronic message sign,we verify the control system includes the function of automatic brightness sensor. The automatic dimmer can make the display brightness automatically adjust based on ambient lighting conditions. Brightness will be limited to .3 footcandles maximum above ambient lighting conditions at the established measurement distance based on the size of the sign.

Arlington Heights

Welcomes...



2020 Credit Summit

EXAMPLE OF ELECTRONIC
SIGN DISPLAY

Gala Dinner

New
Year's
Eve

EXAMPLE OF ELECTRONIC
SIGN DISPLAY

Join us for ! Easter Brunch



EXAMPLE OF ELECTRONIC
SIGN DISPLAY



Design Commission 5/26/2020

Item: DC#20-033 - Amazon - 1455 W. Shure Dr. - Sign Variation

Department: Planning & Community Development

Requested Action

Wall Signs:

1. A variation from Chapter 30, section 30-402.a, to allow a 78.65 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.
2. A variation from Chapter 30, section 30-402.a, to allow a 35.26 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.
3. A variation from Chapter 30, section 30-402.a, to allow a 11.95 sf wall sign on the south wall of the building facing the parking area, where it is not allowed.

Directional Ground Signs:

4. A variation from Chapter 30, section 30-302.b, to allow three 30 sf, 6 foot tall directional ground signs facing Cellular Drive, where 6 sf and 3 feet tall is the maximum allowed.
5. A variation from Chapter 30, section 30-302.b, to allow two 9 sf, 6 foot tall directional ground signs internal to the parking area, where 6 sf and 3 feet tall is the maximum allowed.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board of the following sign variations for Amazon at 1455 W. Shure Drive:

Wall Signs:

1. A variation from Chapter 30, section 30-402.a, to allow a 78.65 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.
2. A variation from Chapter 30, section 30-402.a, to allow a 35.26 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.

3. A variation from Chapter 30, section 30-402.a, to allow a 11.95 sf wall sign on the south wall of the building facing the parking area, where it is not allowed.

Directional Ground Signs:

4. A variation from Chapter 30, section 30-302.b, to allow three 30 sf, 6 foot tall directional ground signs facing Cellular Drive, where 6 sf and 3 feet tall is the maximum allowed.

5. A variation from Chapter 30, section 30-302.b, to allow two 9 sf, 6 foot tall directional ground signs internal to the parking area, where 6 sf and 3 feet tall is the maximum allowed.

This recommendation is subject to compliance with the plans dated 5/1/20 and received 5/8/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. A recommendation to change the support posts for the 9 sf internal directional signs from painted channel posts to a nicer finished post, similar to the larger directional signs.

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.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Amazon - Sign Variation
Project Address: 1455 W. Shure Drive
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 20-033
Petitioner Name: Robert Green
Petitioner Address: Bowen + Associates, Inc.
2019 Center Street, Suite 500
Cleveland, OH 44113
Meeting Date: May 26, 2020

Date Prepared: May 14, 2020

Requested Action(s):

Wall Signs:

1. A variation from Chapter 30, section 30-402.a, to allow a 78.65 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.
2. A variation from Chapter 30, section 30-402.a, to allow a 35.26 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.
3. A variation from Chapter 30, section 30-402.a, to allow a 11.95 sf wall sign on the south wall of the building facing the parking area, where it is not allowed.

Directional Ground Signs:

4. A variation from Chapter 30, section 30-302.b, to allow three 30 sf, 6 foot tall directional ground signs facing Cellular Drive, where 6 sf and 3 feet tall is the maximum allowed.
5. A variation from Chapter 30, section 30-302.b, to allow two 9 sf, 6 foot tall directional ground signs internal to the parking area, where 6 sf and 3 feet tall is the maximum allowed.

ANALYSIS:

Summary

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

Amazon is renovating an existing building and site in the M-1 Zoning District (Research, Development, and Light Manufacturing District). The new facility will function as a package delivery distribution center, which will include an "Amazon Hub" customer service, package pick up and drop off for the general public. Vehicular traffic on the site includes customers, office employees, delivery vans, and tractor-trailer trucks. There are three driveways into the site from Cellular Drive, and multiple building entrances. In order to guide the various types of vehicles to the appropriate driveway and building entrance, the petitioner is requesting larger directional ground signs and additional wall signs.



Aerial of Property

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
Subject Property	M-1, Research, Development, and Light Manufacturing District	Amazon Delivery and Hub
North	M-1, Research, Development, and Light Manufacturing District	Offices
South	M-1, Research, Development, and Light Manufacturing District	Randhill Park Cemetery
East	M-1, Research, Development, and Light Manufacturing District	Office/Warehouse
West	M-1, Research, Development, and Light Manufacturing District	Offices

Wall Signs:

Per Chapter 30 Sign Code, one wall sign is allowed per street frontage. A code-compliant 138.5 sf “amazon delivery” illuminated wall sign is proposed to be located on the west wall of the building towards Cellular Drive. An “amazon hub” illuminated wall sign is proposed to be located at the southwest corner of the building to help guide customers to the customer entry. A third illuminated wall sign will be located below the “amazon hub” sign reading “customer service, package pick-up & return” to indicate the services located at the “amazon hub”. A fourth and final small “associate entry” illuminated wall sign will be located on the south wall of the building to indicate the employee entrance.

Table 1: Proposed Wall Signs

SIGN	ELEVATION / FRONTAGE One wall sign allowed per street frontage.	APPROX. SIGNABLE AREA	25% ALLOWED BY CODE (UP TO 150 SF MAXIMUM)	PROPOSED SIZE	REMARKS
“amazon delivery”	West / Cellular Drive	1,261 sf	315 (150 sf max)	138.5 sf	Complies with code.
“amazon hub”	West / parking lot (no frontage)	234 sf	0 sf	78.65 sf	Variation required.
“customer service package pick-up & return”	West / parking lot (no frontage)	55 sf	0 sf	35.26 sf	Variation required.
“associate entry”	South / parking lot (no frontage)	11 sf	0 sf	11.95 sf	Variation required.
TOTAL		1,561 sf	315 sf	264.36 sf	

Directional Ground Signs:

Per Chapter 30 Sign Code, one directional ground sign is allowed at each driveway, but they are limited to 3 feet in height and 6 sf in size. The petitioner is proposing to install one directional ground sign at each of the three driveways along Cellular Drive, but they are seeking variations to allow the signs to be larger and taller for improved visibility. Additionally, the petitioner is requesting variations for two additional directional signs internal to the parking area for additional guidance to vehicles.

An existing, code-compliant monument sign facing Cellular Drive will also be refaced and reused as the primary ground sign for the site.

Table 2: Proposed Directional Ground Signs

DIRECTIONAL GROUND SIGN	LOCATION	HEIGHT (3 FEET MAX. PER CODE)	SIZE (6 SF MAX. PER CODE)	REMARKS
Driveway Directional Sign 1	Cellular Drive, west driveway	6 feet	30 sf	Variation required for height and size.
Driveway Directional Sign 2	Cellular Drive, center driveway	6 feet	30 sf	Variation required for height and size.
Driveway Directional Sign 3	Cellular Drive, east driveway	6 feet	30 sf	Variation required for height and size.
Internal Directional Sign 1	Internal Parking Lot, west side	6 feet	9 sf	Variation required for height and size.
Internal Directional Sign 2	Internal Parking Lot, east side	6 feet	9 sf	Variation required for height and size.

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

- That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- That the variation will not alter the essential character of the locality;*
- That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the hardship criteria, stating that the proposed signage is necessary to guide and organize the different types of vehicular traffic coming to this site, and that the proposed signage is based on Amazon's Worldwide design standards.

Staff does not object to the proposed variations, and agrees that the requested signage is necessary and justified for wayfinding due to the unique operations and site design of this facility. The signs will help alleviate traffic hazards, and they are an appropriate scale based on the size of the building and site.

RECOMMENDATION

It is recommended that the Design Commission recommend approval to the Village Board of the following sign variations for Amazon at 1455 W. Shure Drive:

Wall Signs:

- A variation from Chapter 30, section 30-402.a, to allow a 78.65 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.
- A variation from Chapter 30, section 30-402.a, to allow a 35.26 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.
- A variation from Chapter 30, section 30-402.a, to allow a 11.95 sf wall sign on the south wall of the building facing the parking area, where it is not allowed.

Directional Ground Signs:

- A variation from Chapter 30, section 30-302.b, to allow three 30 sf, 6 foot tall directional ground signs facing Cellular Drive, where 6 sf and 3 feet tall is the maximum allowed.
- A variation from Chapter 30, section 30-302.b, to allow two 9 sf, 6 foot tall directional ground signs internal to the parking area, where 6 sf and 3 feet tall is the maximum allowed

This recommendation is subject to compliance with the plans dated 5/1/20 and received 5/8/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. A recommendation to change the support posts for the 9 sf internal directional signs from painted channel posts to a nicer finished post, similar to the larger directional signs.
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.

_____, May 14, 2020

Steve Hautzinger AIA, Design Planner

Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 20-033



Petitioner: AMAZON TRANSPORTATION ENGINEERING SERVICES
Contact: ASHER COUSIN / ROBERT GREEN, AIA
Date: MAY 1, 2020
Project: DLN3 – DELIVERY STATION
Location: 1455 W. SHURE DRIVE

SIGN VARIATION APPLICATION - JUSTIFICATION

The proposed signage for the subject project exceeds the requirements of Chapter 30 Sign Code of the Village of Arlington Heights.

Variations sought:

1. Permission to install more than one wall sign. The primary wall sign is on the west elevation towards Cellular Drive. A secondary sign ("Amazon Hub") is requested at the south end of the west wall which is important to direct customers to the customer service location and to acknowledge the services provided there ("customer service/package pickup & return"). A fourth sign identifies "associate entry" on the south building elevation.
2. Permission to have more than one ground sign and to exceed permitted signage sizes. The existing ground sign will remain and be modified to bear the new tenant identification. Additional signs are required for direction of employee, visitor and delivery departure and arrival traffic flow.

a. Particular Difficulty: The site, floor plan and existing building construction orients all vehicular traffic off of Cellular Drive to the north. Vehicular traffic types include customers, office employees, delivery vans and tractor-trailer delivery trucks. Site signage is designed intending to organize vehicle traffic types and sign sizes are based on vehicle movement (speed, direction and interaction with other traffic). With the truck court and utilities dominating the northern building area, the office area is located at the southern end of the building. Consequently, customer traffic for the *Amazon Hub* – a critical business offering which includes customer service, package pick up and drop off – must be directed by signage from the street entry drive to the appropriate building area, located at the far (south) end of the building. The customer service center requires signage branding, based on the Amazon Worldwide design standards. Additionally, the employee entrance on the south building elevation requires signage which also conforms to these design standards.

b. No Detrimental Impact: All building and ground signage is professionally manufactured following Amazon Worldwide design standards. The customer service and associates entry enhancements and related signage are frequently regarded as betterment to the property. The directional and traffic signs are important to organize and queue the varied drivers for safety and clarity to guide them to the correct destination on the property. All signs are limited to the minimum to avoid excess, while providing for safe travel on the site and do not create a traffic hazard or a depreciation of nearby property values or cause otherwise detrimental effect.

Sign Variance Application – Justification

1455 W. SHURE DRIVE

May 1, 2020

Page 2 of 2

c. Hardship Relief: This variation will relieve the applicant from difficulty attributable to the existing site constraints and building construction and will provide important traffic direction for varied vehicle types and driver queues as well as enabling customers to access a significant business function in the appropriate location within the building layout.

d. Not Alter Essential Character of Locality: It is believed that the signage requesting variation are consistent with the character of the property and local environment. All are consistent with the character and nature of, and are respectful to, neighboring businesses.

e. Standards Limitations on Business: Disallowance of the requested variation will result in vehicular traffic confusion on Cellular Drive as well as throughout the site. Also, the additional building signs will eliminate confusion in wayfinding for visitors and employees of various types. Proposed signage follows the Amazon Worldwide design standards and alteration of design or general intended placement will deprive the applicant of their ability to properly brand the property as well as the Amazon Hub customer service business element which is provided at each delivery station property.

We hope this information adequately conveys the importance of the requested variance.

RICHARD L. BOWEN + ASSOCIATES INC.



Robert Green, AIA, NCARB
Senior Project Manager

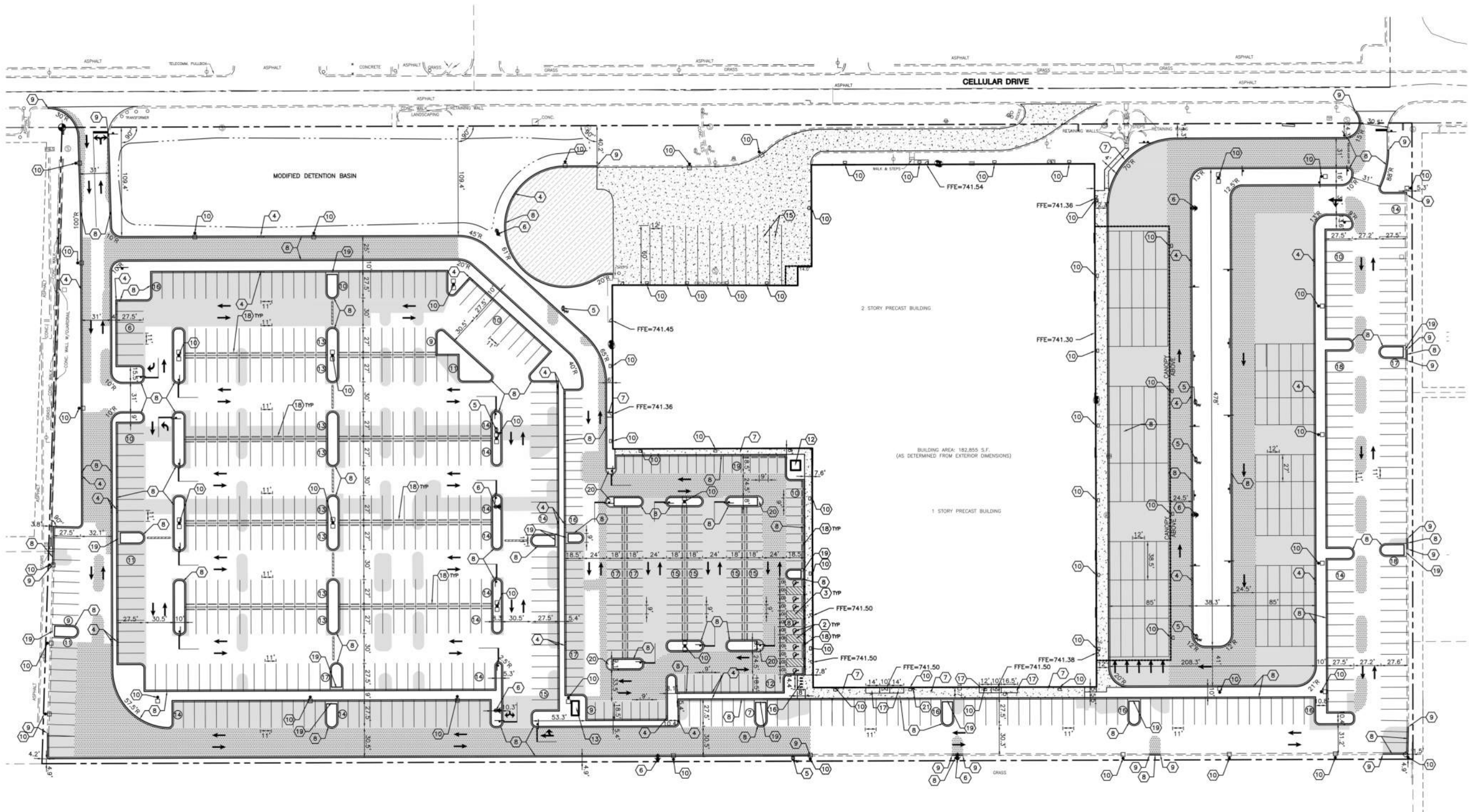
cc: Craig Phillips – Griffin Capital Real Estate
Asher Cousin – Amazon
Justin Risetter, Erik Eckberg – Krusinski Constriction



Petitioner: AMAZON TRANSPORTATION ENGINEERING SERVICES
Contact: ASHER COUSIN / ROBERT GREEN, AIA
Date: MAY 1, 2020
Project: DLN3 DELIVERY STATION
Location: 1455 W SHURE DRIVE

SIGNAGE MATERIAL LIST

Monument Sign	Color: Black Acrylic ½" Cut Letters on White Backing Resurfacing Existing Monument Sign. Non-illuminated
Building-Mounted Delivery Sign	Color: White Acrylic w/ Grey Vinyl Overlay Product: Acrylic Face LED Internally Illuminated Signage
Building-Mounted Hub Sign	Color: White Acrylic w/ Grey Vinyl Overlay Product: Acrylic Face LED Internally Illuminated Signage
Associate Entry Sign	Color: White Acrylic Product: Acrylic Face LED Internally Illuminated Signage
Customer Service & Package Pick-Up Vinyl Overlay	Color: White Acrylic and White Acrylic w/ Grey Sign Pick-Up Product: Acrylic Face LED Internally Illuminated Signage
Pylon Entry Sign	Color: Opaque Black Acrylic and Reflective Black Vinyl Product: Aluminum Sign Connection to Posts
Pylon Placards	Color: Opaque Black Acrylic Arrows and Reflective Black Vinyl Lettering Product: Placard Connection to Aluminum Sign
Directional Sign	Color: White Aluminum Sign Panel w/ Black Vinyl Lettering Product: Aluminum Sign Connection to Metal U-Channel Posts

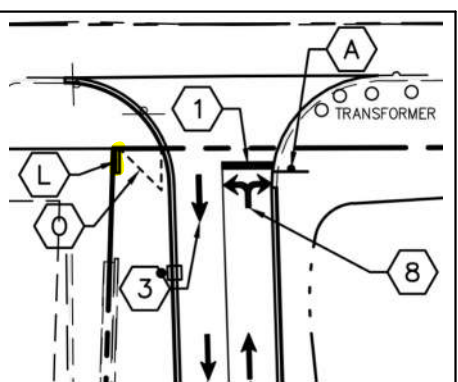
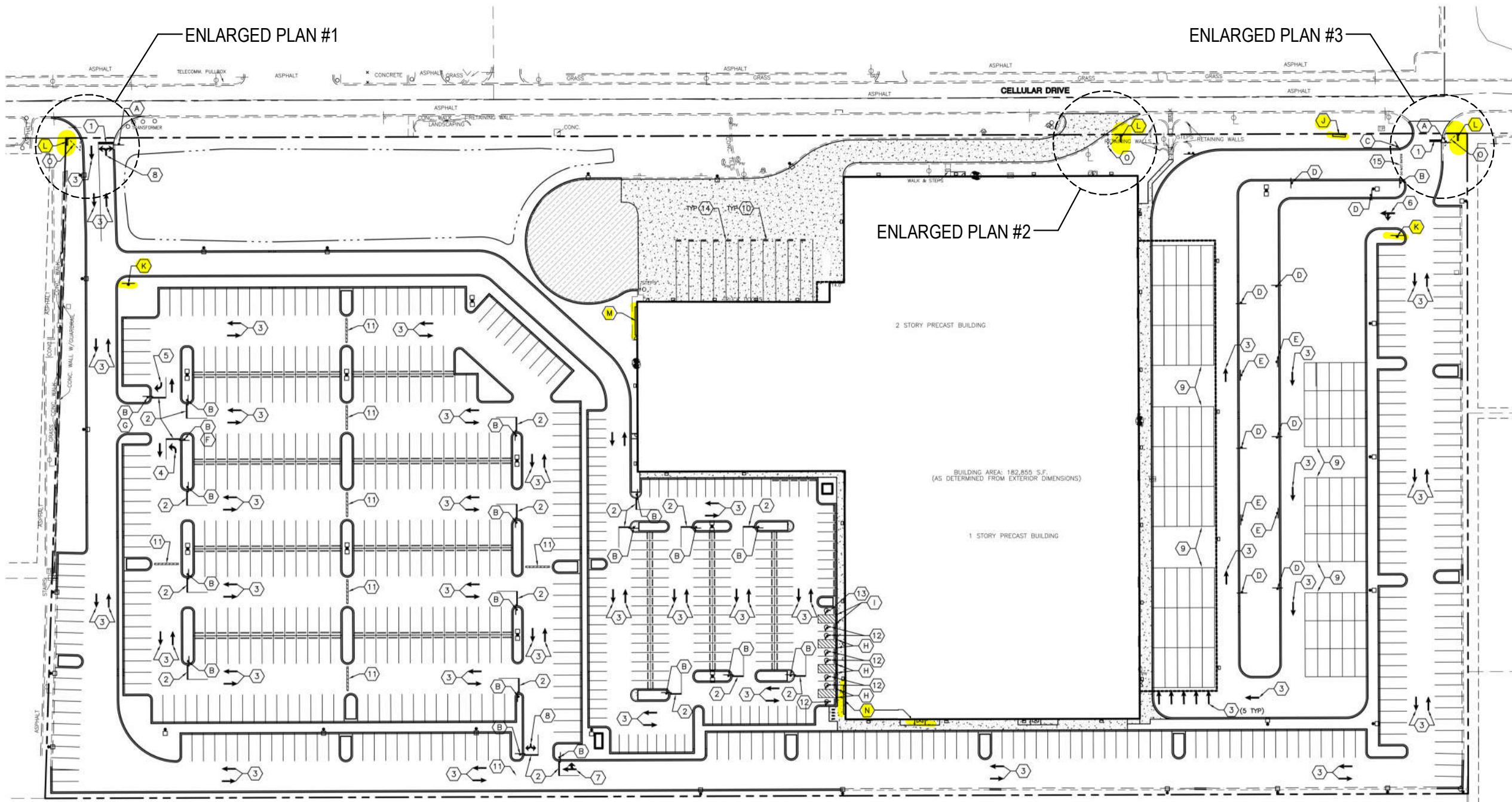


- SITE LEGEND**
- INDICATES PAVEMENT REPLACEMENT-SEE DETAILS
 - INDICATES HEAVY DUTY PAVEMENT REPLACEMENT-SEE DETAILS
 - INDICATES NEW CONCRETE PAVEMENT/SIDEWALK-SEE DETAILS FOR PAVEMENT COMPOSITION
 - INDICATES NEW FULL DEPTH CONCRETE PAVEMENT-SEE DETAILS FOR PAVEMENT COMPOSITION
 - LIGHT POLES/WALLPACKS
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - INDICATES ROW PARKING COUNT
 - PROPERTY BOUNDARY

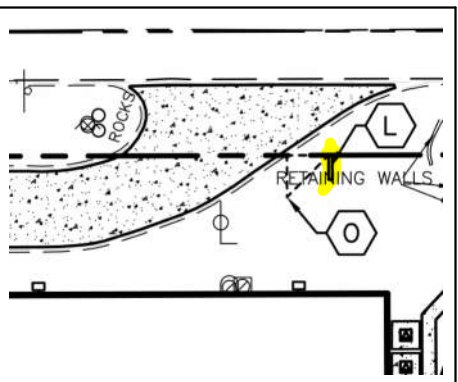
- SITE KEY NOTES**
1. ACCESSIBLE RAMP WITH DETECTABLE WARNING
 2. ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
 3. PAINT 4" WIDE STRIPES @ 2'-0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
 4. 2" CURB CUT
 5. RELOCATED REMOTE POST INDICATOR VALVE
 6. RELOCATED FIRE HYDRANT
 7. CONCRETE WALK
 8. CURB AND GUTTER
 9. BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
 10. LIGHT POLE/WALLPACK LOCATION (REFER TO PHOTOMETRIC PLAN)
 11. DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
 12. SMOKER'S SHELTER
 13. RIDE SHARE SHELTER
 14. RELOCATED TRANSFORMER
 15. RECYCLING LOCATIONS
 16. INVERTED-U BICYCLE RACK (4 RACKS; 8 BICYCLES)
 17. ACCESSIBLE RAMP
 18. PARKING BLOCK INSTALLED 2' OFF FACE OF CURB
 19. 2' WIDE REAR CHANNELIZED ISLAND
 20. CONCRETE ISLAND NOSING
 21. FIRE DEPARTMENT CONNECTION (REFER TO MEP PLANS)

- SITE NOTES**
1. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
 2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
 3. ALL CURB & GUTTER SHALL BE 60.12, "POSITIVE", UNLESS NOTED OTHERWISE (SEE DETAILS).
 4. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 5. WHERE NEW PAVEMENT IS TO BE PLACED OVER CURBED ISLANDS THAT HAVE BEEN REMOVED, CONTRACTOR TO PROVIDE APPROPRIATE BASE & BINDER COURSE MATCHING THE EXISTING PAVEMENT SECTIONS PRIOR TO PLACEMENT OF SURFACE COURSE.
 6. AREAS OF PAVEMENT RESTORATION SHALL BE PROOF ROLLED TO DETERMINE IF FULL DEPTH RESTORATION IS REQUIRED OR IF ONLY THE BITUMINOUS MATERIAL IS TO BE REPLACED.
 7. REFER TO C203 WAYFINDING PLAN FOR SIGNAGE AND PAVEMENT MARKING INFORMATION.

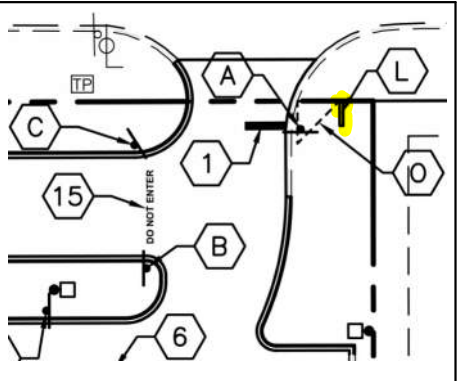
OVERALL SITE PLAN



ENLARGED PLAN #1



ENLARGED PLAN #2



ENLARGED PLAN #3

WAYFINDING PLAN

PAVEMENT GRAPHIC LEGEND

NO.	SYMBOL	DESCRIPTION
1	PG-1	24" STOP BAR
2	PG-1	12" STOP BAR
3	PG-5	STRAIGHT ARROW
4	PG-6L	LEFT TURN ARROW
5	PG-6R	RIGHT TURN ARROW
6	PG-7L	STRAIGHT OR LEFT TURN ARROW
7	PG-7R	STRAIGHT OR RIGHT TURN ARROW
8	PG-8	LEFT OR RIGHT TURN ARROW

PAVEMENT GRAPHIC LEGEND CONT.

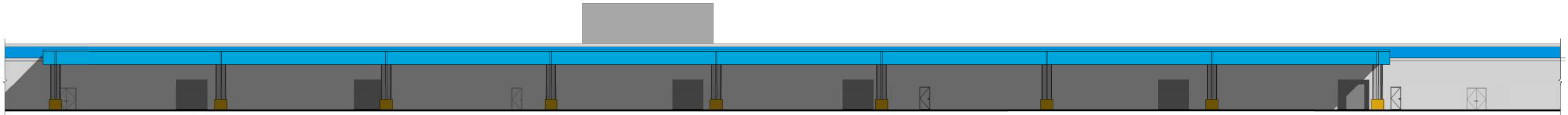
NO.	SYMBOL	DESCRIPTION
9	PG-10	18" STRIPING OUTLINE AND FILL AT 45 DEGREES
10	PG-14	TRAILER SPACE NUMBERING
11	PG-16	SPEED BUMP
12	PG-17	ADA ACCESSIBLE CAR PARKING
13	PG-18	ADA ACCESSIBLE VAN PARKING
14	PG-22	TRACTOR DOCK PARKING
15	PG-23	JACK STAND AREA
16	PG-24	24' TALL "DO NOT ENTER"

SIGN FACE LEGEND

NO.	SYMBOL	DESCRIPTION
A	S-1	30"x30" "STOP", R1-1
B	S-1	24"x24" "STOP", R1-1
C	S-2	"DO NOT ENTER", R5-1
D	S-3	"SPEED LIMIT, 5 MPH"
E	S-7L	"ONE-WAY" LEFT ARROW
F	S-9L	LEFT TURN "ONLY"
G	S-10R	RIGHT TURN "ONLY"
H	S-15	ADA ACCESSIBLE CAR PARKING
I	S-16	ADA ACCESSIBLE VAN PARKING

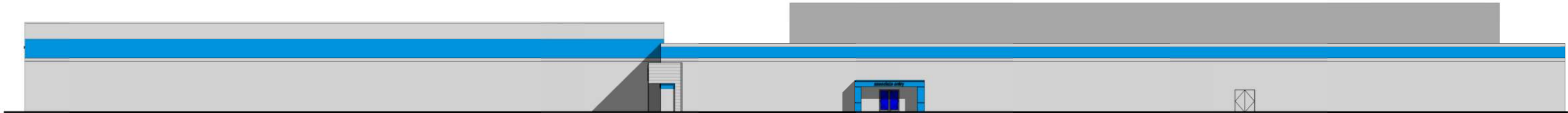
SIGN LEGEND

NO.	SYMBOL	DESCRIPTION
J	MS-3	REFACE EXISTING NOKIA SIGN
K	AS-16	4' WIDE DOUBLE FACED DIRECTIONAL SIGN
L	P-1	6'x6' WIDE DOUBLE FACED PYLON SIGN
M	BS-1	PRIMARY BUILDING FACE SIGN
N	BS-2	SECONDARY BUILDING FACE SIGN
O		12'x12' SIGHT TRIANGLE



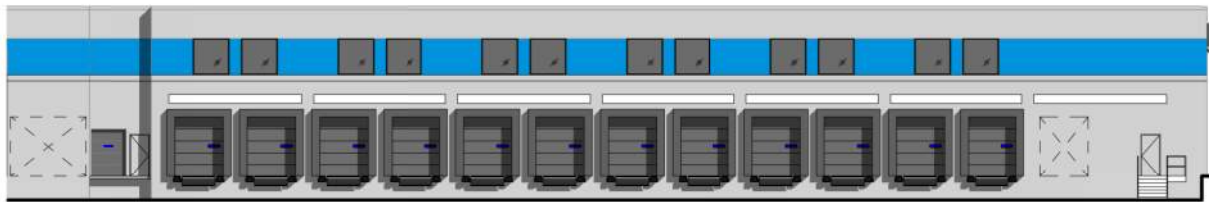
EAST ELEVATION

SCALE: 1/32" = 1'-0"



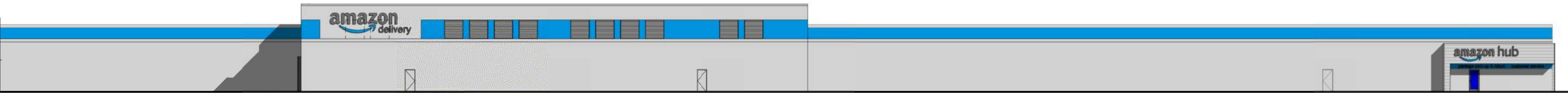
SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



NORTH ELEVATION @ TRUCK DOCK

SCALE: 1/32" = 1'-0"



WEST ELEVATION

SCALE: 1/32" = 1'-0"

Bowen⁺

2019 Center St., Suite 500 Cleveland, Ohio 44113 Phone: (216) 491-9300 www.rba.com

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE. NO USE OR DISSEMINATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED. © 2017 RICHARD L. BOWEN + ASSOCIATES, INC.

DLN3 - DISTRIBUTION CENTER

1455 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

RLB+A JOB#: 13299

SCALE: N.T.S.

ISSUED FOR:

SIGN VARIANCE

DATE:

05/01/20

DRAWING NO.

AS1.03 - SK01



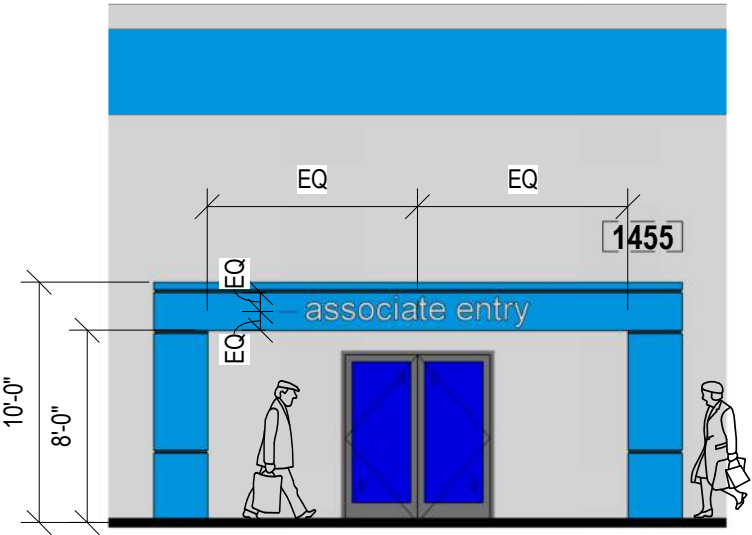
MAIN BUILDING SIGN ELEVATION

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



ENLARGED AMAZON HUB

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



ENLARGED ASSOCIATE ENTRY ELEVATION

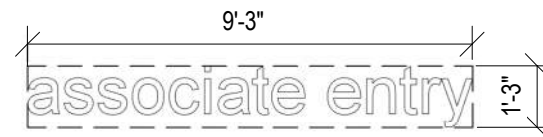
SCALE: 1/8" = 1'-0"



TYPICAL DELIVERY SIGN DESIGN

TOTAL SF: 138.50

AMAZON FONT SIZE: 39"
DELIVERY FONT SIZE: 17"



TYPICAL ASSOC. ENTRY SIGN DESIGN

TOTAL SF: 11.95

FONT SIZE: 9"



TYPICAL HUB SIGN DESIGN

TOTAL SF: 78.65

AMAZON FONT SIZE: 27"
HUB FONT SIZE: 27"



TYPICAL CUSTOMER SERVICE SIGN DESIGN

TOTAL SF: 35.26

FONT SIZE: 9"

REMOVE EXISTING 'NOKIA'
LETTERING AND BACKING
SURFACE



EXISTING MONUMENT SIGN

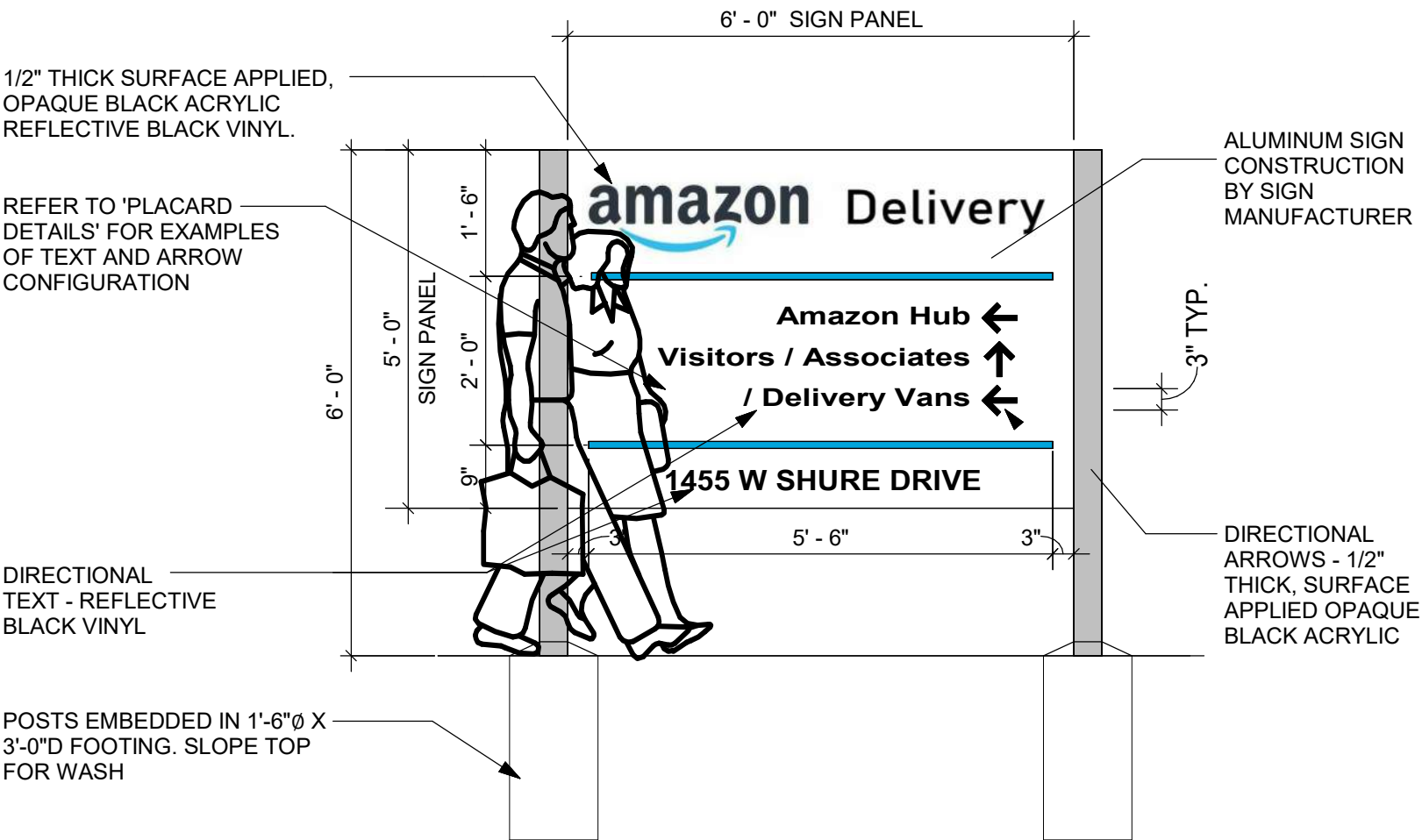
RE-CLAD SIGN SURFACE W/
PREFINISHED ALUMINUM SHEET
BACKING MATERIAL. COLOR TO
MATCH EXISTING BACKGROUND

(BLACK) 1/2" THICK SURFACE
APPLIED OPAQUE BLACK ACRYLIC
REFLECTIVE BLACK VINYL



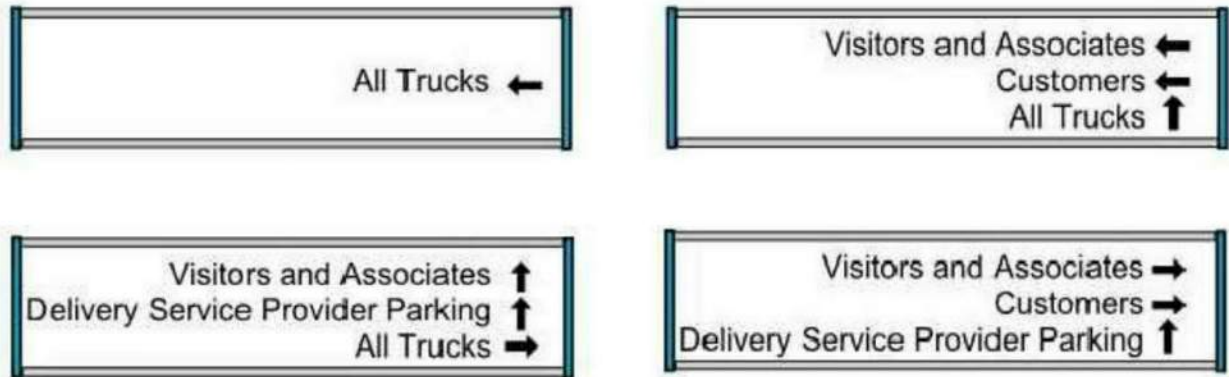
REFACED MONUMENT SIGN

TOTAL SF: 25 SF



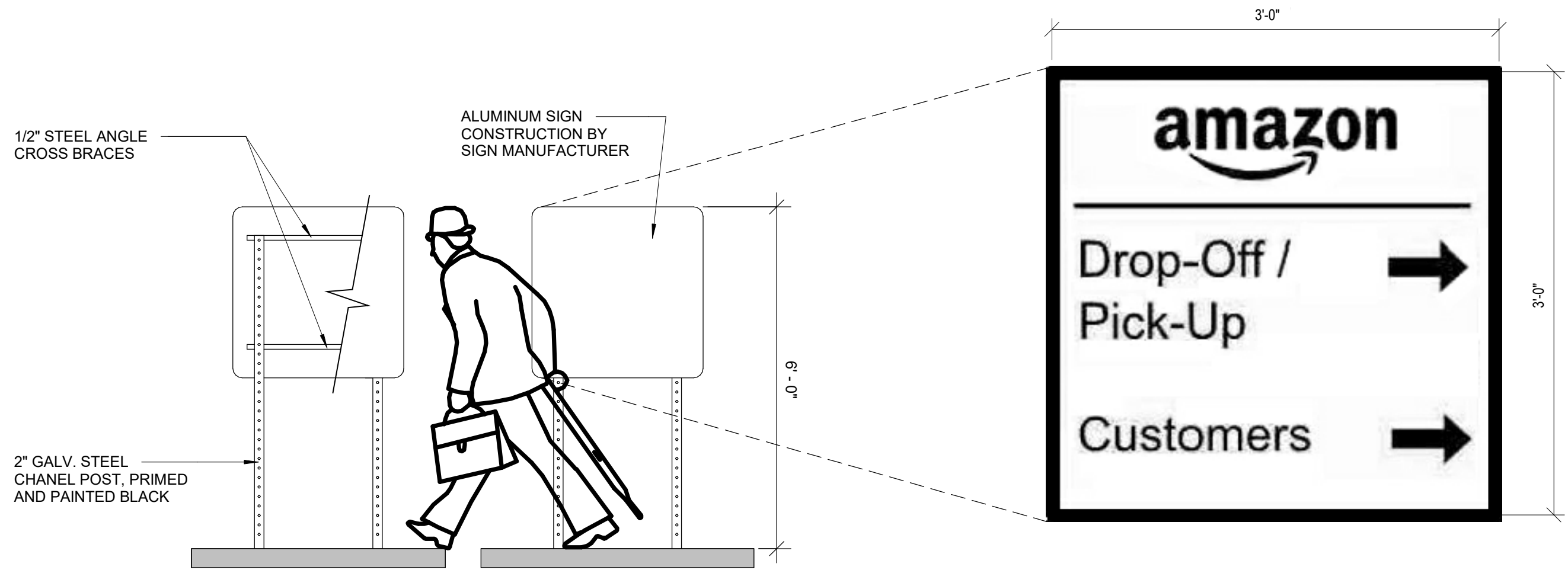
PYLON ENTRY SIGN DESIGN

DIRECTIONAL ARROWS CHANGE BASED ON LOCATIONS OF SIGN



PLACARD DETAILS

ORIENTATION OF ARROWS IS BASED ON SIGN LOCATION



DIRECTIONAL SIGN DESIGN - DOUBLE-SIDED

DIRECTIONAL ARROWS & TEXT CHANGE BASED ON LOCATIONS OF SIGN

DIRECTIONAL SIGNAGE EXAMPLE
(AS-16)



A. SITE



B. PROPERTY TO THE EAST



C. PROPERTY TO THE WEST



D. PROPERTY TO THE NORTH

Bowen⁺

2019 Center St., Suite 500 Cleveland, Ohio 44113 Phone: (216) 491-9300 www.rba.com

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE. NO USE OR DISSEMINATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED. © 2017 RICHARD L. BOWEN + ASSOCIATES, INC.

DLN3 - DISTRIBUTION CENTER

1455 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

RLB+A JOB#: 13299

SCALE: N.T.S.

ISSUED FOR:
SIGN VARIANCE

DATE:
05/01/20

DRAWING NO.

AS1.09 - SK01