



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
March 29, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Approval of Minutes - 3/8/16

IV. REPORTS

V. OLD BUSINESS

- A. DC#-09-025 - Village-Wide Electronic Signs

VI. NEW BUSINESS

- A. DC#16-011 - 915 E. Euclid Ave. - SF/Teardown
- B. DC#16-017 - 627 N. Douglas Ave. - SF/Teardown
- C. DC#16-019 - 1849 N. Chestnut Ave. - SF/Teardown
- D. DC#16-023 - 410 N. Derbyshire Ave. - SF/Addition

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 - 3/8/16

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
DC Minutes 3/8/16 DRAFT	Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 8, 2016**

Chair Eckhardt called the meeting to order at 6:33 p.m.

Members Present: Ted Eckhardt, Chair
Alan Bombick
John Fitzgerald
Anthony Fasolo

Members Absent: Jonathan Kubow

Also Present: Robert Flubacker, Robert Flubacker Architects for 519 S. Highland Ave.
Ken Rogers, Owner of 519 S. Highland Ave.
Mark Zinni, Architect for 1605 N. Chestnut Ave.
Dobieslaw Patyk, Owner of 1605 N. Chestnut Ave.
Jeff Slavish, Brixmor Property Group for *Ulla Beauty*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 23, 2016

Chair Eckhardt felt the minutes should be revised to include recent communication between Staff and the commissioners in the memo dated March 2, 2016 regarding the motion for Drive-Through Restaurant signage. Staff recommended the following verbiage be used regarding sound from the drive through speaker, in lieu of the 50 decibels stated in the motion:

“The sound from the speaker shall not be audible at or beyond the property line, and the speaker shall be equipped with an adjustable volume control.”

The commissioners agreed with the revision. **Commissioner Bombick** added that he agreed with this idea and he felt that the sound should be measured against the background noise.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER BOMBICK, TO AMEND THE MOTION TO INCLUDE THE STAFF MEMO DATED 3/2/16 TO THE DESIGN COMMISSION TO REFLECT THE REVISION TO DRIVE-THROUGH RESTAURANT SIGNAGE (DC#15-156) AS FOLLOWS:

1. ITEM 5a:

Speaker Bollard: One speaker bollard is allowed per drive-through lane. The speaker may include a digital order screen. No business or product signage shall be permitted on the speaker exterior. The sound from the speaker shall not be audible at or beyond the property line, and the speaker shall be equipped with an adjustable volume control.

**BOMBICK, AYE; FITZGERALD, AYE; FASOLO, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.**

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER BOMBICK, TO APPROVE THE MEETING MINUTES FROM THE 2/23/16. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY ADDITION REVIEW

DC#16-016 – 519 S. Highland Ave.

Mr. Robert Flubacker, the architect, and **Mr. Ken Rogers**, the owner, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to add a second floor addition to an existing single story home. The existing detached garage will remain. This project complies with the R-3 zoning requirements. The existing neighborhood consists of a mix of traditional style single story, one-and-a-half story, and two story homes. Overall, the proposed second floor addition has very nice character with varying roof forms, traditional detailing, and steep gables that complement the historic Tudor style homes across the street and down the block. However, the proposed design does not relate quite as well to the existing homes on the same side of the street which are primarily smaller scale with low sloping roofs. The overall height of the proposed addition appears quite tall between the neighboring houses, and the single story house to the south is only separated by 10'-2". However, it should be noted that the overall height of the house is 23 feet, which is 2 feet under the maximum allowed height.

Staff is recommending the commissioners evaluate the proposed design, with the following options to be considered by the petitioner:

1. Hip the sides of the main roof to minimize the height of the side walls.
2. Reduce the slope of the main roof to lower the overall height of the ridge.
3. Revise the design with a simpler second story addition and a lower sloped roof to complement the existing two-story Georgian style homes on the block.

Mr. Flubacker disagreed with the comments made by Staff. He explained that everything possible was done to reduce the scale of the addition; the existing home has 8' ceilings, the main front to back roof starts at 6' not 8', and the fascia line of the home is lower than the fascia of the adjacent Georgian home. He presented a revised context elevation and photographs of homes located both on the same block and throughout Arlington Heights with similar arrangements. Some of these examples included Georgian style homes with a similar 8/12 roof pitch to what is being proposed.

Commissioner Fasolo suggested incorporating some of the Tudor style details of homes located across the street into the end of the gables on the proposed addition instead of the shingles. He also asked if the windows on the existing home would match those in the proposed addition and **Mr. Flubacker** said that the windows would all be double hung with the same grille pattern. **Chair Eckhardt** asked if the yellow common brick on the existing home would remain the same color and **Mr. Flubacker** replied that it would. **Commissioner Fasolo** concluded that he was not bothered by the proposed roof pitch because of existing similar roof pitches on the block.

Commissioner Bombick felt the petitioner did a very nice job of blending the addition in and it fit the neighborhood. He felt the Tudor home across the street was more of a straggler, as most Tudor homes were located further north on Ridge. The proposed 8/12 roof pitch was perfectly acceptable, with most roof pitches in this neighborhood being 9/12 or 10/12. He felt the proposed addition looked very nice and commented that the existing common yellow brick on the home is entirely appropriate for a Tudor.

Commissioner Fitzgerald was okay with the scale of the addition and how it fit the neighborhood, the colors, and everything about the proposed design.

Chair Eckhardt felt the addition was appropriate and the pitch of the roofs were similar to the Tudor homes across

the street. He had no concerns with the proposed design.

Commissioner Bombick suggested the siding color be darker than the brick. **Mr. Flubacker** replied that the entire second-floor would probably be darker, and he reviewed the material sample board.

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

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 519 S. HIGHLAND AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 2/11/16 AND RECEIVED 2/12/16, 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 SUGGESTION THAT THE SIDING COLOR BE SLIGHTLY DARKER THAN THE BRICK COLOR.**
- 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 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.**

**FITZGERALD, AYE; FASOLO, AYE; ECKHARDT, AYE; BOMBICK, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.**

Commissioner Bombick felt this was a really good example of how to add a second-floor to a one-story ranch home that did not look top heavy and awkward.

ITEM 2. SINGLE-FAMILY ADDITION REVIEW

DC#16-018 – 1605 N. Chestnut Ave.

Mark Zinni, representing *Mark Zinni Architects*, and **Dobieslaw Patyk**, the homeowner, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to expand an existing single story home with a new attached two car garage and a second floor addition. The existing detached garage and driveway will be demolished. This project complies with the R-3 zoning requirements, except that it does require a zoning variation to allow an 11'-3" encroachment into the required rear yard setback, as well as to allow an exterior side yard setback distance of 25.5 feet where 25.8 feet is required.

The existing neighborhood consists of primarily single story homes with a mix of one car and two 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. However, it should be noted that numerous new two-story homes (teardowns) in this neighborhood have been approved, although the subject property is surrounded by single story homes.

Mr. Hautzinger said that in general, Staff was not opposed to the proposed additions, which fit in well with the garage wrapped around the side. However, Staff had concerns about the proposed design and felt that it could benefit from further development, although he acknowledged the design challenges of working with the existing rectangular house. Primary concerns are as follows:

1. The massing of the second floor addition has a boxy appearance that looks top heavy.
2. There appears to be extra space between the top of the second floor windows and the roof which adds to the tall appearance.
3. The three layers of exterior materials (brick, horizontal siding, and shake siding) is odd.
4. The arrangement of windows has a random appearance that lacks rhythm.
5. The proposed front entry portico looks too small on the large two-story wall.
6. The proportions of the second floor attic above the garage look odd.
7. The proposed brown stain color on the existing brick is a concern.

Staff recommends the proposed design be further developed with the following suggestions:

1. Lower the second floor roof line to reduce the top heavy appearance. Consider using dormers to break the roof line.
2. Revise the three layers of materials so that the shake siding is used as an accent material only, possibly in the gables.
3. Revise the window arrangement to create a more organized composition.
4. Enhance the front entry. A larger front porch could work well, but would require a zoning variation to be within the front setback.
5. Keep the natural color of the existing red brick and revise the color palette to complement it.
6. Consider stepping back portions of the second floor wall to create some relief in the flat two story wall.
7. Consider revising the second floor massing to include varied roof lines and forms that complement the scale of the neighborhood.

Mr. Hautzinger presented images from the Staff Report of other second floor addition projects completed in

Arlington Heights that have nice scale and massing. He recommended that the proposed design be further developed and then be re-reviewed by the Design Commission.

Mr. Zinni reiterated that a full-second floor addition is being proposed on top of the existing one-story home, with the first-floor ceiling height being increased to 9-feet. Multiple materials are being proposed that include horizontal siding and shake siding, to work with the existing brick. The proposed front portico was strictly limited to meet code; however, he was in favor of a larger front porch if the commissioners supported it. A larger front porch would help a lot to break down the mass on the front elevation. He understood the concerns about the randomness of the windows, although he did not agree. He felt there was some beauty in not having everything line up, which he was comfortable with, and he pointed out the continuity in the size of the windows. The roof above the garage was brought down so the mass of the home did not drop down too low to the massing of the garage, while still trying to create some storage space above the garage.

Commissioner Fitzgerald was okay with the front elevation, although he could see the eaves coming down a bit and the front porch increasing in size, which landscaping could help with. He was indifferent to the color of the brick, and understood why the petitioner wanted to stain it. On the south elevation, he did have a concern about the garage door being so simple, as well as the space above, which could be helped by adding trim around the door or changing the door out to draw attention away from it. He pointed out that lighting was not shown and he suggested adding one light. Because this is a corner home, he also had concerns about the visibility of the east garage elevation that had no architectural interest.

Commissioner Bombick stated his concerns. The front porch at a minimum should go up about 1-foot, which would allow for more room and the possible addition of a light. He strongly supported a variation for a larger front porch, approximately 7' x 12' in size. He was concerned about the horizontal line between the shakes and the shingles, and felt it should come down closer to the window sill, which would help a lot with proportion. The horizontal band above the first-floor windows was not heavy enough and should be increased in thickness to a 1x10 or 1x12 trim board. The garage door was too plain and needed a grid or windows, the eave line on the front elevation should be dropped down, and slightly bigger windows should be considered. Overall he felt the home would fit in with some adjustments, which Staff could review.

Commissioner Fasolo generally agreed with most of the comments from the other commissioners. He asked about the style of the front door, which currently is shown with no details. **Mr. Zinni** replied that the front door would be an Arts and Crafts style door with 2 panels and a glass panel on top. **Commissioner Fasolo** suggested adding a sidelight on one or both sides of the front door as well. He agreed with Staff concerns about the randomness of the window placement, and he suggested adding a window to the right of the front door to help balance the facade. He also strongly agreed with Commissioner Bombick's suggestion to lower the horizontal band between the shakes and the shingles to line up with the window sill, and if not, then only two materials should be used. He also agreed with the comments made about lowering the eave line on the front elevation, adding more detail to the garage door, and enlarging the front porch.

Chair Eckhardt generally agreed with the comments made. He said that lowering the eave line was very important and should be a requirement, and he supported and encouraged the petitioner to seek a variation for a larger front porch. He felt it should be a requirement to raise the front portico, he agreed with the suggestion to add sidelights on the front door, and he agreed with the concerns that the garage door was too plain. **Chair Eckhardt** also questioned why the storage space above the garage was not accessible from the inside of the home.

PUBLIC COMMENT

Deb Artman, 1720 N. Kaspar Avenue. She was glad to hear that the style of the house was going in the direction of Arts and Crafts since there are other newer homes in the neighborhood with the same style. She said that the corner site was a prominent location directly across from Hasbrook Park, and she was concerned about the 'tacked on' appearance of the proposed addition because this home will have a huge impact on the neighborhood. She agreed

with the concerns about the randomness of the windows on the front elevation and she supported the commissioners' comments and suggestions to improve the design.

John Bush, 1833 N. Chestnut Avenue. He asked for clarification on the Arts and Crafts style, which he assumed was similar to 3 or 4 of the homes on his street that have a basement, a second-floor, and a porch. **Commissioner Bombick** explained that Arts & Crafts style homes have more detail such as shakes, shingle siding, brackets on the roof, tapered columns; it looks like someone spent time as a craft putting more details on the home. Mr. Bush felt the front of the home looked like a large box with little break up of differences in windows and the roofline, while other newer homes in the area have a lot more detail in the shape of the home, especially at the roofline. He hoped that the proposed addition would achieve a similar look to other two-story homes in the neighborhood since this home has a very prominent location on Maude Avenue.

Commissioner Bombick felt it was interesting that both neighbors commented about the window pattern, which was accentuated by the porch being too small. He explained that if the porch was larger, it would draw your eye to the front entrance instead of the blank space next to it, and he reiterated his support for a porch variation. **Mr. Bush** reiterated his concern that the front of the home looks like a big long rectangle.

Chair Eckhardt agreed with expanding the front porch, which would help the overall front elevation. With regards to the concerns about the windows, he felt there was some of the traditional 'stacked' window plan being proposed, which he felt was fine considering this was an addition and not a new home, and the fact that the front is flat is because the front of the home is flat and right up against the lot line, which is a hardship. In terms of the prominence of this home in the neighborhood, he pointed out that the garage was on the side of the home instead of in front, and he added that the drawing made it difficult to see the elevation in 3-dimension. From a massing standpoint, he felt the home would be quite attractive.

Mr. Bush also applauded the petitioner for proposing an addition instead of tearing down the home to keep some of the character of the neighborhood.

Chair Eckhart closed the public comment portion of the meeting.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 1605 N. CHESTNUT AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 2/16/16 AND RECEIVED 2/17/16, 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. **THE FOLLOWING REQUIREMENTS TO BE REVIEWED BY STAFF FOR APPROPRIATENESS:**
 - A. **TO RAISE THE FRONT PORCH ROOF APPROXIMATELY 1-FOOT ABOVE THE DOOR HEAD**
 - B. **THAT THE HORIZONTAL TRIM BOARD ABOVE THE FIRST-FLOOR WINDOWS BE INCREASED IN HEIGHT TO 10 OR 12 INCHES.**
 - C. **THAT THE TRIM BOARD AT THE SECOND-FLOOR THAT SEPARATES THE SIDING FROM THE SHAKE SHINGLES BE LOWERED APPROXIMATELY 1 FULL COURSE OF SIDING.**
 - D. **THE GARAGE DOOR SHOULD INCLUDE A PATTERN OR TYPE OF GRID TO MATCH THE FRONT DOOR, PANELIZED POSSIBLY WITH WINDOWS AT THE TOP.**
 - E. **THE FRONT DOOR WAS DESCRIBED BY THE PETITIONER AS A 2-PANEL WITH 6 LIGHT ABOVE TYPE OF CRAFTSMAN DOOR, NOMINALY A SIMPSON TYPE DOOR IN TERMS OF BRAND AND STYLE.**
2. **A STRONG RECOMMENDATION THAT THE EAVE AND FASCIA ON THE FRONT BE LOWERED APPROXIMATELY 6 TO 8 INCHES, FRONT AND BACK, TO BRING IT CLOSER TO THE WINDOW HEAD.**

3. CONSIDER SLIGHTLY LARGER WINDOWS ON THE SECOND-FLOOR TO REDUCE THE SURFACE AREA OF SIDING, POSSIBLY 2 INCHES TALLER.
4. A STRONG RECOMMENDATION TO PLACE 2 WINDOWS OR A LARGER SINGLE WINDOW IN THE GARAGE, GROUND FLOOR, EAST ELEVATION.
5. A STRONG RECOMMENDATION THAT THE DESIGN COMMISSION SUPPORTS A VARIATION FOR A LARGER PORCH, APPROXIMATELY 7 X 12 FEET IN SIZE, SHOULD THE PETITIONER DECIDE TO PURSUE, AS LONG AS THE DESIGN INTENT MATCHES WHAT HAS BEEN PRESENTED, TO BE REVIEWED BY STAFF.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Hautzinger questioned the specific size given in the motion for support of a front porch variation, and he asked if the Design Commission would support an even larger front porch that might extend across the majority of the front elevation. He said that Staff would work with the petitioner on the appropriate size and design of the porch, and the Zoning Board of Appeals will then know that the Design Commission supports a variation for it. **Commissioner Bombick** said that he would remove the size recommendation from the motion. **Chair Eckhardt** added that in keeping with its prominence on the corner, the porch would be appropriate to give it the status and stature of that corner.

A MOTION WAS MADE BY COMMISSIONER BOMBICK TO AMEND THE MOTION TO REMOVE THE SIZE RECOMMENDATION IN #5, FOR SUPPORT OF A VARIATION FOR A FRONT PORCH, AND ADD THE FOLLOWING:

5. THAT THE FRONT PORCH BE OF A SIZE APPROPRIATE FOR THE CORNER LOCATION AND NEIGHBORHOOD PROMINENCE OF THIS HOUSE AND TO BE USEFUL FOR A BENCH OR LANDSCAPING.

COMMISSIONER FITZGERALD SECONDED THE AMENDED MOTION.

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

ITEM 3. SINGLE-FAMILY COMMERCIAL REVIEW

DC#16-021 – Ulta Beauty – 13 W. Rand Rd.

Jeff Slavish, representing *Brixmor Property Group*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing exterior modifications to the existing Barnes & Noble retail facade within the existing Annex of Arlington retail center. The existing tenant space is proposed to be split into two spaces, and the exterior façade modified to create two separate new storefront entrances. One of the spaces will be occupied by Ulta Beauty supply store, and the other space will be for a future tenant. The existing tall curved center wall will be removed, and the two projected entry features will be widened to create two new distinct, separate entrances. The rest of the existing storefront windows and walls will remain. The existing site and landscaping will remain as is. The property is zoned B-2, General Business District. The overall site area is approximately 16 acres, and the retail space to be renovated is 24,029 sf, with 13,280 sf for Ulta, and 10,749 sf for the future tenant.

The existing Barnes & Noble façade has slightly unique detailing that differs from the adjacent storefronts. However, the reuse of the majority of this façade is a sensible decision, and the proposed façade renovations will fit in well with the existing retail center. The exterior wall colors are proposed to match the existing retail center, and new colorful awnings will be added to correspond with the two new store's branding. These will be the only storefronts in the retail center with awnings, but the petitioner has expressed that the yellow/orange awnings are critical to Ulta's store branding, and they are not objectionable. However, it should be noted that the awnings are not allowed to project into/above the vehicular drive aisle, which is only about 12 to 18 inches from the front wall. **Mr. Slavish** stated that they understand the awnings are not allowed to project into or above the drive aisle, and he submitted a revised elevation to reflecting the change to the awning.

Mr. Hautzinger concluded that Staff recommends approval of the proposed modifications which are nicely done and a good re-use of the majority of the existing façade.

Mr. Slavish said that he has worked with Staff over the last few months and took their suggestion to eliminate the tall middle portion of the existing facade and create individual storefront elements for two tenants.

Commissioner Fasolo felt the proposed modifications fit in well with the existing Annex shopping center; however, he suggested continuing the band that exists on the adjacent spaces across the two new spaces being renovated. **Mr. Hautzinger** clarified that the petitioner is only changing the middle portions of the façade, and the rest of the façade is existing to remain. **Commissioner Fasolo** was fine with the modifications being proposed.

Commissioner Fitzgerald was in favor of the proposed modifications that would fit in well, and he was in favor of the taller awnings.

Commissioner Bombick was fine with the modifications being proposed, and felt that the taller awnings were more appropriate.

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

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR ULTA BEAUTY LOCATED AT 13 W. RAND ROAD. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE PLANS RECEIVED 2/26/16, 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. THAT THE TALLER AWNINGS SHOWN IN EXHIBIT 'A' ARE PREFERRED.
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 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, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 4. OTHER BUSINESS

DC#14-103 – Uptown Corridor Beautification

Mr. Hautzinger said that a progress draft of the corridor study prepared by Teska Associates was presented to the Design Commission on October 28, 2014 for preliminary feedback. The purpose of the corridor study is to guide long range development of the TIF 3 and TIF 5 area that includes parts of Rand Road, Palatine Road and Arlington Heights Road. The goal is to create an identity for the area established through streetscape, gateway opportunities, and a sense of entry and presence to distinguish between other retail areas. This is a long range plan intended to be implemented in stages. Based on input from Staff, the Design Commission, business owners, and IDOT, the Uptown Corridor Beautification Study has now been completed and is being shared with the Design Commission for information and feedback. Formal action is not required at this time.

Mr. Hautzinger gave an overview of the final draft and highlights of the changes since the 2014 review that included the following:

1. (S2) District Gateway Signage, page 8 of 31. Corten steel has been changed to charcoal slate, and smaller gateway monument 'B' has been added.
2. (S4) District Gateway Signage, page 10 of 31. New gateway sign option added.
3. (S5) District Gateway Signage, page 11 of 31. New gateway sign option added. Pole mounted gateway sign 'B' to be installed in parkway instead of median.
4. (S7) Gateway Locations, Plan Views, page 13 of 31. Median gateway sign plan details added.
5. (S8) Gateway Locations, Street Views, page 14 of 31. Median perspective views added.
6. (V2) District Gateway Sign Visualization, page 16 of 31. New rendering added.
7. (V3) District Gateway Sign Visualization, page 17 of 31. New renderings added.
8. (P4) Landscape Clear Zone, page 22 of 31. Diagram provided to establish a clear zone for maintaining visibility of storefronts.
9. Cost Estimates, pages 28-31. Cost Estimates provided for banners, gateway signs, landscaping, illuminated street signs, landscape medians, crosswalks, and decorative paving.

Mr. Hautzinger reiterated that although the final draft is complete and formal action is not required tonight, Staff would welcome the commissioners' feedback for future reference to be considered when the plan is implemented.

Commissioner Fasolo liked the improvements to the medians with the landscaping and the up-lighting of the trees, and suggested that a bike lane should be included as well. He preferred the gateway sign designs shown on page 11. He did not like the logo design shown on pages 8, 9, & 10 with the 'A' horse head, which he felt was distracting. He felt that the 'Uptown' monument sign with metal grating on Page 7 did not fit in with the Village. Although there is not a heavy pedestrian flow in this area, he was in favor of the proposed intersection improvements.

Commissioner Bombick said he was not at the last review; however, he felt that overall, it was a very well thought through study of this very busy corridor. He liked the proposed pedestrian intersection improvements and commented that whatever could be done with paving textures and such to slow people down and become aware of their surroundings is really important. He felt it would be a good idea if there was even more specialty paving areas. He felt that the trees in the medians were fantastic which would have a similar character of North Arlington Heights Road, north of Hintz up to Dundee and Lake Cook which is wonderful and he hoped someday that the south end of town could be that nice. He felt that a lot has changed in two years since this study was started, and he felt a bike lane was a great idea that should be a requirement; it helps reduce traffic, it reduces congestion by slowing the traffic making it safer for pedestrians and bikes; the way to go in the future is to encourage people to get out of their cars and reduce car traffic. **Commissioner Bombick** also said that although the metal sign design shown on Page 7 was cool, it should be saved for when the Village gets the Silicon Valley tech companies moving into town. He liked the sign design on Page 8 with the angle and the small one being shown; however, he felt the largest one was a bit

much, and he felt the signage on Page 9 was very pedestrian and could be found anywhere. The signage on Page 10 related to the colors in the Downtown, which is very important; however, he felt the signage was too dull for the active, vibrant uptown area, which should be a stronger design element. He liked the idea of the pole sign on Page 11, although he did not like the curve, and he preferred something angular and more edgy. He concluded that the demographic in the Village is changing and we should create character that will attract the millennial homebuyer and not the older residents that have been here for years; the signage should be forward-thinking.

Commissioner Fitzgerald said that out of all the gateway sign options presented tonight, he liked the designs on Page 11, although he did not care for the stone base, and if the sign could be modernized it would be his favorite. He reiterated his comment from the last time this was discussed, which is that the larger monument signs are really big and six of these signs in the same area would lose its effectiveness. He felt the number of the large signs should be limited, with smaller signs sporadically located around. He liked the idea of the landscaping; however, he wanted to be sure that the landscaping was salt tolerant at a minimum or better to avoid having temporary protection barriers installed for months on end, otherwise he preferred to just see well maintained grass without the protection barriers. He liked the idea of dressing this area up with trees and the cut-outs for the crosswalks; however, he did not want this to become a maintenance nightmare that would look bad for half the year. He also liked the tree up-lighting being shown.

Chair Eckhardt felt this was a wonderful study and he completely encouraged the development of this area. He agreed with Commissioner Fitzgerald's concern about too many large signs and he suggested no more than 4 large signs in the entire area, with the smaller signs located at the entrances to the area and the larger signs at the center points of the intersections. He really did not like any of the sign designs being shown; however, he preferred the sign designs on Page 11 over any other, with the exception of the stone base which he suggested be changed to a metal panel or something really cool with lights inside. He felt that in general the "Uptown" area should be modern and different instead of the antique-like design that already exists in the downtown. He strongly felt there should be uplighting of the trees because of the impact at night.

There were no further comments.

ITEM 5. GENERAL MEETING

Mr. Hautzinger gave a brief update on the sign code modifications recently reviewed by the commissioners. These items were approved by the Village Board on March 7 with one change made to the Manual Change Bulletin Boards, which he explained.

**A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO
ADJOURN THE MEETING AT 8:10 P.M.**

**BOMBICK, AYE; FITZGERALD, AYE; FASOLO, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**



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

Department: Planning & Community Development

On February 23, 2016, Staff re-introduced the topic of Village-Wide Electronic Signage to the Design Commission and explained that, per the request of Mayor Hayes, the goal at this time is for the Design Commission to develop a general overview of the issues related to electronic signs and to recommend an approach for the Village Board to discuss this matter by early June.

At the February 23 meeting, the Design Commissioners provided initial thoughts and feedback regarding electronic signs, and Staff has now prepared additional research to present to the Design Commission to continue the discussion of this topic.

Additionally, Staff has compiled numerous photographs and videos of different types of existing electronic signs from other communities that will be presented for discussion at the Design Commission meeting on March 29, 2016.

ATTACHMENTS:

Description	Type
Staff Memo 3/29/16	Memorandum
DC Minutes 2/23/16	Minutes
Staff Memo - Electronic Signage Restrictions 2/17/16	Memorandum
Survey of other Communities	Exhibits

MEMO

DATE: March 29, 2016

TO: Design Commission:
Chairman Eckhardt
Commissioner Bombick
Commissioner Fitzgerald
Commissioner Fasolo
Commissioner Kubow

FROM: Steve Hautzinger, Design Planner

RE: **Village-wide Electronic Signs**

On February 23, 2016, Staff re-introduced the topic of Village-Wide Electronic Signage to the Design Commission and explained that, per the request of Mayor Hayes, the goal at this time is for the Design Commission to develop a general overview of the issues related to electronic signs and to recommend an approach for the Village Board to discuss this matter by early June.

At the February 23 meeting, the Design Commissioners provided initial thoughts and feedback regarding electronic signs, and Staff has now prepared additional research to present to the Design Commission to continue the discussion of this topic.

Please find the following materials included in the Design Commission packet:

1. Design Commission Meeting Minutes from February 23, 2016.
2. Memo titled Electronic Signage Restrictions dated February 17, 2016 with attachments.
3. Survey of Other Communities requirements regarding electronic signs.

Additionally, Staff has compiled numerous photographs and videos of different types of existing electronic signs from other communities that will be presented for discussion at the Design Commission meeting on March 29, 2016.

APPROVED

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 23, 2016**

Chair Eckhardt called the meeting to order at 6:35 p.m.

Members Present: Ted Eckhardt, Chair
Alan Bombick
John Fitzgerald
Jonathan Kubow
Anthony Fasolo

Members Absent: None

Also Present: Doug Overstreet, Overstreet Builders for *407 N. Gibbons Ave.*
Robert Thornton, Overstreet Builders for *407 N. Gibbons Ave.*
Dominic Grimaudo, Owner of *407 N. Gibbons Ave.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 9, 2016

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF FEBRUARY 9, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 7. SIGN CODE MODIFICATIONS

DC#09-025 – Village-Wide Electronic Signs

Mr. Hautzinger explained that the goal tonight was to re-introduce the topic of Village-Wide electronic signs and create recommendations, not necessarily language for the Village Board. He referenced a letter from Mayor Hayes to the Design Commission dated February 19, 2016 that describes the approach Mayor Hayes is requesting the commission to take with regards to Village-wide electronic signs, which is to develop a general overview of the issues related to electronic signs and recommend an approach for the Village Board to discuss this matter by early June. Mayor Hayes would like the Village Board to have an opportunity to discuss this issue earlier rather than later in the process before giving further guidance and direction to Staff and the Commission.

Chair Eckhardt said the commissioners have discussed electronic signs numerous times and he was ready to summarize his issues at this time. **Commissioner Bombick** agreed and suggested each commissioner quickly summarize their issues.

Mr. Hautzinger explained that Staff would be providing the commissioners with more detailed information on electronic signs in the near future, with this topic to be re-visited a few more times over the next few months before coming to preliminary conclusions. One option available is to arrange a tour for Staff and the Design Commissioners to visit other communities that allow electronic signs to help formulate opinions on what applications of electronic signage are favorable or undesirable. He gave background on some of the issues associated with electronic signs going back to 2007, with sign variation requests for electronic LED signs being denied for Rob Rohrman Auto Mall, Walgreens, and Tanita Corporation. Then, in 2009, a detailed study of electronic signage was prepared by the Planning & Community Development Department that included issues such as visual impact, driver distraction, and code enforcement. After review of the report, the Design Commission decided to continue to not allow electronic signs, but to revisit this issue in the future. In 2012, a Visual Preference Survey was conducted by the Planning & Community Development Department with the objective to evaluate signs of different types throughout the Village, including electronic LED signage. The majority of residents did not want electronic signs, and the Design Commission decided to continue to not allow them. Finally, in 2015, a variation request for an electronic changeable sign at Patton Elementary School was reviewed, which the commissioners did not support, but did want to re-review electronic signs village-wide.

Chair Eckhart said that after the review of the proposed electronic changeable LED sign at Patton School last year, the commissioners realized that this sign technology is up and coming and a needed issue; however, approving the variation would have set a precedent throughout residential neighborhoods. **Commissioner Bombick** added that that petitioner was concerned about the cost of the type of electronic sign that the commissioners would have considered approving.

Mr. Hautzinger reiterated that one of the big issues is the precedent that electronic signs in residential neighborhoods would set. He said that Staff has had recent requests from other businesses as well, which prompted the Village Board to encourage the commissioners to address this issue and move forward. He reviewed the 4 types of electronic signs that include Electronic Changeable signs, Electronic Graphic Display signs, Video Display signs, and Multi-Vision or Tri-Vision signs. He also explained the 2 alternatives to electronic LED signs that include Flip Disk signs, which is an old technology, and Electronic Ink signs, which is an emerging new technology with great potential, although this technology does not currently function properly in freezing temperatures. He presented a video of this new technology

called E-Ink, and reviewed the 10 questions contained in the Staff memo to the Village Manager dated February 17, 2016 for the commissioners' consideration. **Mr. Hautzinger** concluded by asking the commissioners for preliminary feedback at this time, including any additional research needed such as touring electronic signs in other communities.

Chair Eckhardt said that he was familiar with electronic signage in other communities and felt that touring other communities was unnecessary to determine what the important issues are, as well as to determine the process for allowing these signs; however, Staff could provide photographs of these signs at night. His initial issue with these signs is movement versus non-movement.

Commissioner Bombick said that his concerns are the same concerns since the first electronic sign was allowed in the Village for the Daily Herald: that the sign is not big enough, and that the display technology appears archaic with light bulbs. He felt that electronic signs today still appear to have coarsely sized LED lights in a grid with annoying colors. He felt that the size must be appropriate for where it is located, the display medium, color and brightness of the light must be appropriate, and the quality of the graphic display must be refined. He also was unsure if the issue of animation was still an issue if the sign is on a street that did not impact neighbors. Finally, he felt that all of the small 'Open for Business' electronic signs located up and down every thoroughfare is annoying enough, and he did not think we need electronic signs with changing copy constantly bombarding us as we drive by on residential and commercial streets.

Commissioner Fitzgerald did not like anything that moves, and if these signs were allowed then they should be timed so that they are not changing all the time. He envisioned that whatever is allowed for these electronic signs would just end up becoming light noise, which **Commissioner Kubow** referred to as sign pollution. **Commissioner Kubow** said that he is still processing the huge precedent this would set, although he felt that location was key, and if these signs are allowed at schools, the signs must be strict in their emittance and colors. A certain type of electronic sign that might have movement could be okay in an industrial corridor along the highway; however, moving towards the main thoroughfares the signs should be proportionately died down, if allowed at all. He did not have any constructive comments to provide at this time because he is still thinking about it all.

Commissioner Fasolo said that creating a code for electronic signs was necessary and it should be consistent for both commercial and residential neighborhoods. He felt that electronic signs should be static; however, if the sign did change, it should be timed appropriately. He pointed out the old style manual change bulletin board sign located at Windsor School, which he felt was brighter than an electronic sign would actually be. He also felt that the current technology for electronic signs was mostly red or orange on black that does not look good, versus white on black which was somewhat limited in availability, and he was confident that current technology would catch up and offer more options. He was in favor of the Electronic Ink signage as an alternative; however, he was unsure how long it would be around and how expensive and available it is, and felt we should be open to whatever new technology will come after LED.

Chair Eckhardt felt that electronic signage was appropriate on residential properties that are commercially oriented, not a homeowner putting up electronic signage in their yard. He also felt that electronic signage was appropriate in a commercial use. He said it was important to focus on different rules and thoughts in each zoning district, such as segregating purely public informational uses versus advertising. His motivation to consider allowing electronic signage comes from schools, churches or businesses not having to go outside, up and down a ladder, to change out letters on their sign. He

would consider and support electronic signage with restrictions, to include discussions about the ability to somehow control the sign. He felt that electronic signage is the coming technology and that it is very useful to get the message out with the ability to have a changing message.

Chair Eckhardt did not disagree that it might be valuable to visit other communities to get a feeling for size and the impact of size of electronic signage, as well as to see some of the current technology. Sign vendors could also provide information on what the current trend in electronic signage is.

In closing, **Chair Eckhardt** polled the commissioners by a show of hands, who was opposed to allowing any electronic signage, and who would consider electronic signage if it had appropriate restrictions that would maintain the dignity of the Village. Overall, the commissioners unanimously felt that some amount of electronic signage with restrictions should be allowed.

MEMORANDUM

TO: Randy Recklaus, Village Manager

FROM: Charles Witherington-Perkins, AICP 
Director of Planning and Community Development

DATE: February 17, 2016

SUBJECT: Electronic Signage Restrictions

Mayor Hayes has requested that a packet of materials relating to Electronic Signage be distributed to the Village Board for general input over the next week. In the past few months this issue has been raised by various entities (although no plans have been submitted) within the community including the Metropolis Theater, the Arlington Heights Memorial Library, Arlington Downs, Arlington International Racecourse, and a potential business. All of these entities have expressed an interest in utilizing some kind of electronic signage. Currently, such signage is not permitted in Arlington Heights, but some area communities are beginning to permit them in certain circumstances while others do not. Staff is in the process of updating the Community Survey, which will be completed within the next two weeks. This topic has been discussed at the staff and Design Commission level. Most recently this matter was scheduled on the Design Commission agenda of January 2016 where it was continued and will be placed on the agenda for February 23rd. Mayor Hayes will be requesting the Design Commission to discuss the matter of Village-wide electronic signage and come back with some general input for Board consideration prior to proceeding to attempt to draft any specific language, should the Design Commission so recommend. In the meantime, the attached materials are being distributed to the Village Board for their review and general input.

Background

The Design Commission first discussed this matter 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 not to allow electronic LED signs. Since then the Design Commission has discussed this matter in 2012 relative to the Visual Preference Survey undertaken, 2015 regarding Patton School request, and most recently placed on the agenda for reconsideration in January 2016. Also on the January agenda were Staff research and proposed changes to allow businesses additional signage options such as digital menu boards for drive-through restaurants and changeable bulletin boards.

The following portion of this memorandum is a brief summary of some of the attached materials.

Types of Signs

Generally, the following is a summary of the types of electronic signs:

1. **Electronic Changeable Signs:** Used by businesses to replace manual changeable signs. The sign is capable of limited animation such as a character walking across the screen, and multiple color options. The text has the ability to scroll, and has simple images.
2. **Electronic Graphic Display Sign:** An example is the Sears Center electronic sign on the I-90 expressway. The electronic images are presented in a series of static displays similar to a power point presentation, which may be high definition; however, no animation is involved.
3. **Video Display Sign:** Similar to a large jumbotron with a high definition image. The effect is that of watching moving images on a television or a theater.
4. **Multi-Vision or Tri-Vision Sign:** Allows pre-set images and text to change by mechanically rotating a printed image. The number of images on a board is limited to three.

Alternatives to Electronic LED signs

Staff has researched 2 alternative options to LED signs as part of the 2015 re-review.

- Flip Disk Signs which is old technology.
- Electronic Ink Signage is an interesting new technology, and is currently commonly used in products such as Kindle readers. Electronic Ink Signs have a substantially improved appearance with the functionality of an electronically changeable sign. Power consumption is extremely low and the display does not emit any light, which completely eliminates the concern of glare. Internal or external illumination can be added to allow visibility in the evening, similar to a traditional sign, but illumination is not required in the daytime. The display is commonly black & white; however, recent development has added full color capability. For these reasons, Electronic Ink Signage has great potential as an aesthetically pleasing alternative to existing manual change bulletin boards, without the negative visual impact of an LED electronic sign. However, it is Staff's understanding that current electronic ink technology cannot properly function in freezing temperatures, but this issue is under development and Staff has continued to monitor this technology with various manufacturers.

Summary of Issues

The following is a summary of some of the issues to be considered.

- Visual impacts
 - Aesthetic impact of multiple electronic signs on a corridor.
 - Glare
- Distraction to drivers.
- Electronic signs adjacent to or within residential neighborhoods.
- Proportions and scale of electronic signs.
- Enforcement. Certain standards if developed dealing with message sequencing and timing may be difficult to enforce.
- Fairness/Level playing field. Issues of signage relative to similar use in different zoning or similar zoning and different uses would need to be considered.
- Other considerations include energy consumption and Religious Land Use and Institutionalized Persons Act. (RLUIPA)

General Overriding Questions

The following are some general overriding questions for consideration:

1. Is electronic signage something that the Design Commission should continue to explore?
2. Is electronic signage something that should be pursued only on a limited basis?
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 or manufacturing districts with restrictions for all uses, regardless of size, location or number of potential electronic signs?
5. Should electronic signage be allowed for specific use groups such as major tourism venues such as Arlington International Racecourse, Metropolis Theater, Star Cinema Grill, and major developments over a certain size such as Arlington Downs?
6. Should electronic signage be allowed in specific locations or corridors such as I-90 or the Rand Road corridor with restrictions?
7. Should electronic signage be allowed in some of the scenarios above as of right or through an additional discretionary review process?
8. Should electronic signage continue to be deferred until more energy efficient and aesthetic technology has been developed such as electronic ink signs?
9. What is the image the Village wants for its corridors?
10. What information relating to this issue would the Board like to have before making a final decision on this issue?

As a side note, current ground signs are typically internally illuminated providing for nighttime visibility. Electronic signage often referred to as LED or light emitting diode, actually projects the light or image forward creating much brighter light transmission and glare throughout day and night, drawing greater attention which may be acceptable in some locations but not all.

Preliminary Analysis

Although the functionality of changeable electronic signage is appealing to some businesses, the majority of residents during the Visual Preference Survey in 2012 did not support electronic signage. The most recent review of electronic LED signage requests by Patton School received neighbor objection. Electronic LED signage in, adjacent to, or across from residential homes and neighborhoods would not be appropriate. A primary concern that needs to be carefully considered is the aesthetic impacts that electronic signage could have on the character of Arlington Heights if they were allowed throughout the community. Dozens of electronic signs along Arlington Heights corridors promoting products ranging from milk to hot dogs may not present a positive image. Control of message content is legally limited. The bright, glaring, changing display of electronic LED signs has the potential to create a nuisance for properties adjacent to this type of signage. Additionally, electronic signs do draw and hold the attention of drivers, especially when messages are changing, and this distraction to drivers is a legitimate and serious concern.

The electronic ink signage technology is intriguing and could be a positive solution to the electronic LED conundrum. As electronic ink signage technology continues to develop, it could be considered as an aesthetically pleasing means of incorporating the functionality of electronic signage in place of manual change bulletin boards. While permitting electronic LED signage wholesale throughout the community may have negative impacts on the community, limited application of electronic LED signage for major tourism venues such as Arlington International Racecourse could provide an effective way to communicate information to a major tourism venue. Additionally, electronic signage along the I-90 corridor may also be considered as a means to attract commerce to the Village and may have limited impact on the character of the community.

These preliminary thoughts along with more detailed review will allow the issue of electronic LED signage to be discussed in further detail with the Design Commission and the Village Board.

Board Feedback

As noted above, Mayor Hayes has requested some general input from the Board over the next week or so regarding this matter.

Next Steps

As noted above, this matter is scheduled again on the Design Commission agenda for February 23 for a preliminary discussion. The Mayor will be requesting the Design Commission to discuss this matter and explore it further over the next few months and respond back to the Village Board for a more detailed discussion at a future meeting. The Design Commission will be asked to determine whether this is something to pursue at all, whether it is something to pursue on limited basis or with certain restrictions?

Attachments:

1. Summary memo to Design Commission January 2016
2. 2015 Village-Wide Re-Review
3. 2015 Design Commission Discussion – Patton School Request
4. Electronic Signs – Comprehensive Report & DC Minutes 2009
5. Visual Preference Survey Summary

c: Design Commission
Steve Hautzinger, Design Planner

CW-P/pd

MEMO

DATE: January 26, 2016
TO: Design Commission:
Chairman Eckhardt
Commissioner Bombick
Commissioner Fitzgerald
Commissioner Fasolo
Commissioner Kubow
FROM: Steve Hautzinger, Design Planner
RE: **Village-wide Electronic Signs**

BACKGROUND:

In 2007, sign variation requests for electronic LED signs were denied for Bob Rohrman Auto Mall, Walgreens, and Tanita Corporation.

In 2009, the issue of electronic message board signage was studied in detail by the Planning and Community Development Department and presented to the Design Commission. Issues such as visual impact, driver distraction, and code enforcement were discussed. The conclusion of the 2009 study was a decision by the Design Commission to continue to not allow electronic LED signs, but to revisit this topic in the future.

In 2012, a visual preference survey was conducted by the Planning and Community Development Department with the objective to evaluate signs of different types throughout Arlington Heights, including electronic LED signage. Overall, residents did not prefer electronic LED signage. The results were reviewed by the Design Commission, and they agreed that electronic LED signage should continue to not be allowed.

Recently, in 2015, School District 25 submitted a sign variation request for an electronic changeable LED sign at Patton Elementary School. After a brief re-review of Village-wide electronic signs, the Design Commission decided to not support the Patton School sign variation until such time that a detailed Village-wide re-review of electronic LED signs is undertaken.

The detailed electronic sign reports previously prepared have not been re-reviewed at this time as the purpose of this memo is to determine if the Design Commission wants to re-discuss this issue, and if as part of that review, a site tour to field view some electronic sign examples is desirable.

PROCESS:

At this time, Staff is seeking the feedback from the Design Commission regarding the process to move forward in regards to the topic of electronic LED signs:

- 1) Does the Design Commission still want to review the topic of electronic signs?
- 2) Would the Design Commission like to go on a tour to view electronic signs in other communities?
- 3) What type of additional research would the Design Commission like to see?

MEMO

DATE: February 24, 2015
TO: Design Commissioners
FROM: Steve Hautzinger, Design Planner
RE: Village Wide Electronic Signs, Re-Review

In 2009, the issue of electronic message board signs was studied in detail by the Planning and Community Development Department and was presented to the Design Commission on April 14, 2009 (refer to the attached Report and Meeting Minutes both dated April 14, 2009). Issues such as visual impact, driver distraction, and code enforcement were discussed. Nineteen other communities were surveyed, with seven (7) allowing electronic message board signs (with restrictions), and twelve (12) not allowing them at all.

Electronic signs of the following types were discussed:

1. **Electronic Changeable Signs:** Used by businesses to replace the manual changeable signs. The text allows limited animation such as a character walking across the screen, and multiple color options. The text may scroll, and has simple images.
2. **Electronic Graphic Display Sign:** An example is The Sears Center electronic sign on the I-90 expressway. The images are presented similar to a power point presentation, which may be high definition, however no animation is involved.
3. **Video Display Sign:** Similar to a large jumbotron with a high definition image. The effect is that of watching moving images on a television or at a theater.
4. **Multi-Vision or Tri-Vision Sign:** Allows pre-set images and text to change. The number of images on a board is limited to three.
5. **Electronic Static:** Time and temperature and gas price signs may also be electronic, and remain static throughout the day, which is currently allowed in the Village.

The conclusion of the 2009 review was a decision by the Design Commission to continue to not allow electronic LED signs, but to revisit this topic again in the future. In light of the current sign variation request by Patton Elementary School for an electronic LED sign, the issue of LED electronic signage Village wide is being briefly re-reviewed. The Design Commission should provide feedback on whether electronic LED signs will continue to be prohibited, or if they will be allowed community wide (with restrictions on their functionality).

Due to the precedent that the Patton School sign variation request will set for all schools, churches, and park facilities throughout Arlington Heights' residential neighborhoods, the Design Commission should consider this request from a holistic, Village wide basis rather than one individual precedent setting request.. The Design Commission should not allow this individual request to influence what is best for all neighborhoods in Arlington Heights. The attached map of Schools, Churches, and Parks throughout Arlington Heights, with a total of 74 locations, illustrates the magnitude of Patton Elementary School's request.

UPDATE:

Manual Change Bulletin Boards. As a result of the 2009 discussion, sign code modifications were reviewed by the Design Commission and approved by the Village Board on 12/21/09 to clarify the use of manual change bulletin board signs throughout Arlington Heights as follows:

1. The definition of bulletin board signs was clarified to be "manual change" bulletin boards.
2. The use of bulletin board signs in Residential Zoning Districts was clarified to be for "manual change" bulletin boards only.
3. Automobile Service Station signage was clarified to allow a manual change bulletin board and an electronic or manual change display for price information.
4. Design considerations were added to promote a cohesive appearance for manual change bulletin boards on wall and ground signs.

Visual Preference Survey. In 2012, a visual preference survey was conducted by Staff with the objective to evaluate signs of numerous types throughout Arlington Heights, including electronic changeable message boards. A series of three visual preference review meetings were conducted, and participants included village residents, village business owners, and sign companies. The following is a summary of the results regarding electronic LED signs:

1. Conventional ground signs versus an LED ground sign:
 - a. 79% of participants preferred a regular ground sign instead of an LED ground sign.
 - b. Residents strongly preferred the sign without the LED display.
2. Ground Sign with a manual change bulletin board versus a ground sign with LED message board:
 - a. 82% of participants preferred a ground sign with a manual change bulletin board instead of an LED changeable sign.
 - b. Business owners strongly preferred the sign without the LED display.
3. Should electronic changeable message signs be considered in Arlington Heights?
 - a. 42% of participants preferred that electronic changeable message signs could be considered for special venues only.
 - b. 22% of participants preferred that electronic changeable message signs should not be allowed at all.
4. Should electronic graphic display signs be considered in Arlington Heights?
 - a. 41% of participants preferred that electronic graphic display signs could be considered for special venues only.
 - b. 25% of participants preferred that electronic graphic display signs should not be allowed at all.
5. Should video display signs be considered in Arlington Heights?
 - a. 43% of participants preferred that video display signs could be considered for special venues only.
 - b. 36% of participants preferred that video display signs should not be allowed at all.

In summary, the feedback from the visual preference survey was:

- Residents do not want electronic LED signage.
- 82% preferred a static manual change message board instead of an LED changeable sign.
- Two thirds of residents did not want electronic changeable message boards or electronic graphic displays for all businesses.
- 79% were opposed to video signage.

The results of the visual preference survey were reviewed by the Design Commission on February 28, 2012, and overall, the Design Commissioners agreed that electronic LED signage should continue to not be allowed.

ANALYSIS:

Alternatives to Electronic LED Signs:

At the initial Design Commission meeting on January 27, 2015 to review Patton School's variation request, the Design Commission requested additional information on electronic signage options. The following two options have been identified. However, additional research is necessary to fully explore alternate options, which was not feasible at this time due to limited time and staffing.

1. Flip disc signs

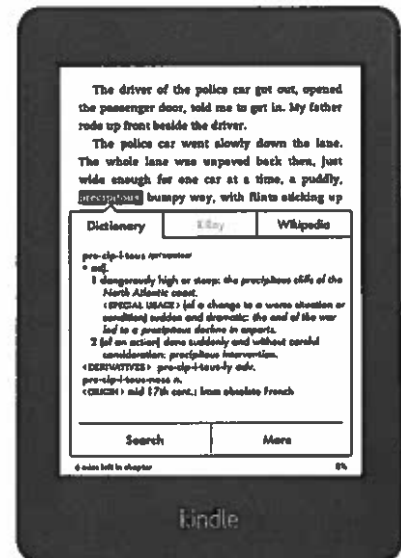
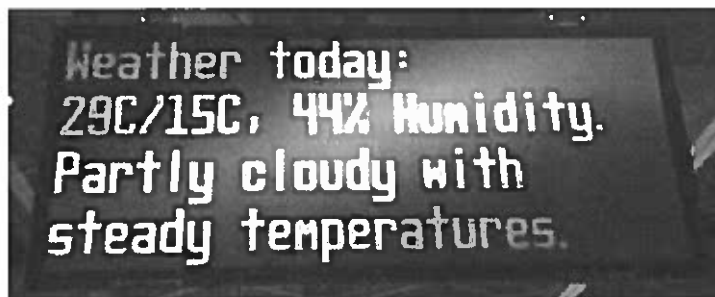
- a. Flip disc displays are an older technology comprised of a series of small discs that flip from a white or black side based on an electromagnetic signal.
- b. Flip disc signs have the appearance of a manual change bulletin board, but with the electronic capability to automatically change the message.
- c. Flip disc signs have excellent visibility in ambient daylight. No illumination is needed during the day.
- d. Low power consumption and environmentally friendly. A quick pulse of power is all that is necessary to change the display. The sign then holds the display without power. Many are battery operated.
- e. No glare.
- f. Availability is a concern. Primary manufacturer is a company in Poland.
- g. Animation and scrolling is possible and must be prohibited.
- h. Frequency of message change must be restricted.
- i. The sound of the discs flipping may be a concern if the display changes frequently.
- j. Cost is similar to LED sign.



Examples of flip disc signs.

2. Electronic Ink signs

- a. Electronic ink displays are made up of tiny microcapsules containing positively charged white particles and negatively charged black particles suspended in a clear fluid. A positive or negative charge is applied which forces either the white or black particles to the surface where they become visible. The effect is the appearance of printed ink on paper.
- b. An electronic ink display has the appearance of a manual change bulletin board, but with the electronic capability to automatically change the message.
- c. This technology is used in hand held electronic reader devices.
- d. Low power consumption and environmentally friendly. Power is only needed for changing the display, and then the sign turns off and holds the display.
- e. No illumination needed during the day.
- f. No glare.
- g. Current technology does not operate below freezing temperature, and this product is not yet readily available.



Examples of electronic ink displays.

Electronic ink technology represents a very interesting emerging technology that has great promise as an aesthetically pleasing alternate to LED for electronic changeable signs. Extremely low power consumption, visibility in natural light, and a clear, clean display are all advantages of this type of display. However, the use of electronic ink technology for outdoor signage is currently limited and is in development.

Previous Requests:

Previous requests for electronic LED signs have been denied. In 2007, the Bob Rohrman Auto Mall requested variations for a 30-foot and a 60-foot tall electronic signs, resulting in no action by the Design Commission. Also in 2007, Walgreens and Tanita Corporation requested sign variations for electronic message signs. Walgreens' request was denied by the Design Commission and the Village Board. Tanita's request was also denied by the Design Commission, but was not submitted for Village Board review. Southminster Presbyterian Church omitted the electronic portion of a sign variation request in 2007 after the Design Commission raised concerns over an LED sign in a residential neighborhood, and other requests for electronic signs have been discouraged by Staff without submitting a formal request.

Visual Impact:

Multiple electronic signs on a commercial corridor may also have a negative aesthetic impact. Some of the main commercial corridors in Arlington Heights already have perceived visual blight, and allowing conversions to bright LED signs will magnify the existing conditions. Currently, large and small businesses are allowed the same size signs which could result in electronic LED signs spaced closely together.

Electronic LED signs are especially out of character in residential neighborhoods and they should not be allowed. Schools, churches, and parks facilities are often surrounded by single family homes and the daytime and evening illumination and brightness, as well as the changing display on LED signs poses a nuisance to the surrounding homes. A home represents a significant financial investment for homeowners. Would you want an electronic LED sign in your neighborhood?

Distraction to Drivers:

In addition to aesthetic concerns, safety is another key concern with electronic changeable messages posing a distraction to drivers. Studies indicate that LED signs are brighter and more distracting to drivers than any other type of sign. Changing messages hold drivers attention to finish a message or to see what will be displayed next. Driver distraction is of particular concern at a school where there are numerous small children and vehicles, especially during busy drop off and pick up times.

Code Enforcement:

Code enforcement of electronic signs remains another key concern, with enforcement of the operation and use of electronic sign restrictions being nearly impossible to monitor and difficult to enforce.

Options for Code Modifications:

The 2009 report listed the following options to consider:

A. Residential Zoning Districts

1. Do nothing and continue to **not allow** electronic bulletin changeable signs.
2. Allow electronic bulletin changeable message signs with restrictions concerning operation.
3. Allow electronic bulletin changeable message signs for specified uses (ex. Only for public entities such as schools).
 - a. *Note: this may violate the Religious Land Use and Institutionalized Persons Act (RLUIPA) so if approved for schools, would also have to be approved for churches and other gathering places.*

B. Business, Manufacturing, and/or Institutional

1. Do nothing and continue to **not allow** electronic bulletin changeable signs.
2. Allow electronic bulletin changeable message signs in designated business, manufacturing, and/or institutional districts with restrictions concerning operation.
3. Allow electronic bulletin changeable message signs for specified uses (ex. major tourism venues) with restrictions concerning operation.
4. Allow electronic bulletin changeable message signs in specified locations (ex. Along I-90 or on Rand Rd. corridor) with restrictions concerning operation.

Possible Restrictions:

If the Design Commission considers such a request, the following previously outlined issues will need to be evaluated and further researched:

1. **Static Message.** LED sign shall display static messages only, and should not be allowed to blink, scroll or animate in any way.
2. **Spacing.** A minimum spacing between signs would need to be established.
3. **Frequency of Message Change.** The FHWA recommends a minimum of 8 seconds.
4. **Colors.** Consider restricting the display color to amber only. Red shall not be allowed.
5. **Illumination Levels.** Establish maximum daytime and night time levels. Consider requiring an automatic photo sensor to automatically reduce the brightness in the evening.
6. **Sign Area.** Determine the maximum LED sign area, as a percentage of the overall allowed sign area.
7. **Setback.** Consider the orientation towards adjacent residences and establish a minimum setback distance.
8. **Sign Type.** Consider if electronic message signs are appropriate as ground sign and/or wall signs.
9. **Window Signs.** Current Village regulations do not require a permit for window signs. A window sign can be a paper graphic, neon sign or LED screen. A window signs cannot exceed 40% of the window area.
10. **Design Standards.** Consider the integration of the sign with the design of the building.
11. **Sound.** Sign shall not be allowed to emit sound.
12. **Hours of Operation.** Evaluate appropriate hours of operation based on different zoning districts.

RECOMMENDATION:

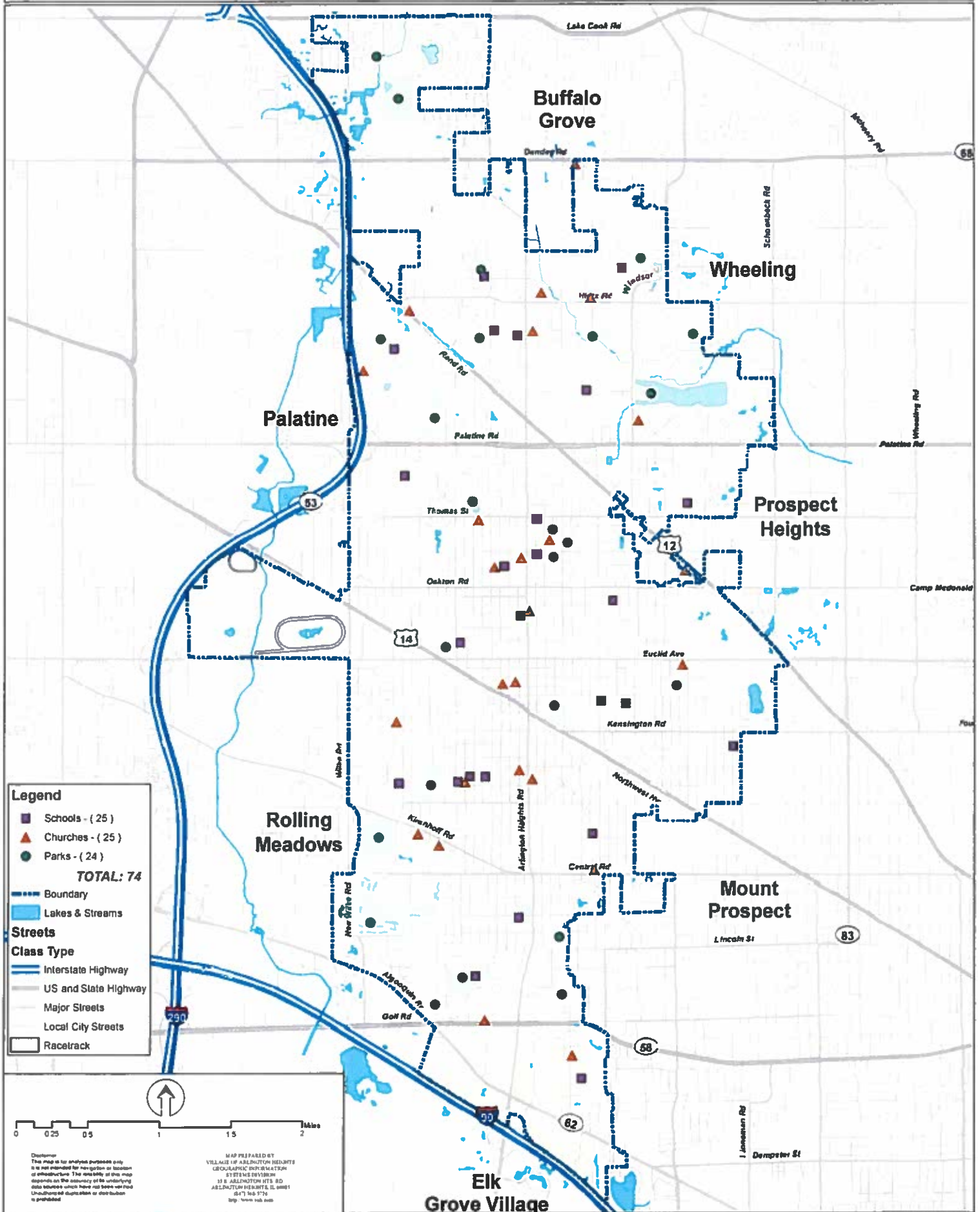
Although there are options to consider, Staff maintains the position that electronic LED signs are unattractive and allowing them would result in a negative impact on the appearance of Arlington Heights. Daytime illumination of LED signs is unattractive, and additionally is a waste of power. LED signs tend to have a glare that is unattractive and hard to look at. The cycling of messages on electronic LED signs poses an annoyance to adjacent properties, and it contributes to signage blight.

The only options to consider for electronic LED signs in Arlington Heights might be for major tourism venues and possibly for businesses along I-90, which the Design Commission may prefer to evaluate on a case-by-case basis as sign variation requests.

Lastly, emerging technology such as electronic ink signs should continue to be monitored in the future.

Schools, Churches, and Parks

Village of Arlington Heights



Patton Elementary School
1616 N. Patton Ave.
DC 15-001 (Sign Variation)
PIN: 03-19-109-024, 035

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Patton Elementary School
Project Address: 1616 N. Patton Ave.
Prepared By: Steve Hautzinger

Date Prepared: January 16, 2015

PETITIONER INFORMATION:

DC Number: 15-001
Petitioner Name: Eric Larson
Petitioner Address: 1616 N. Patton Ave.
Arlington Heights, IL 60004
Meeting Date: January 27, 2015

Requested Action:

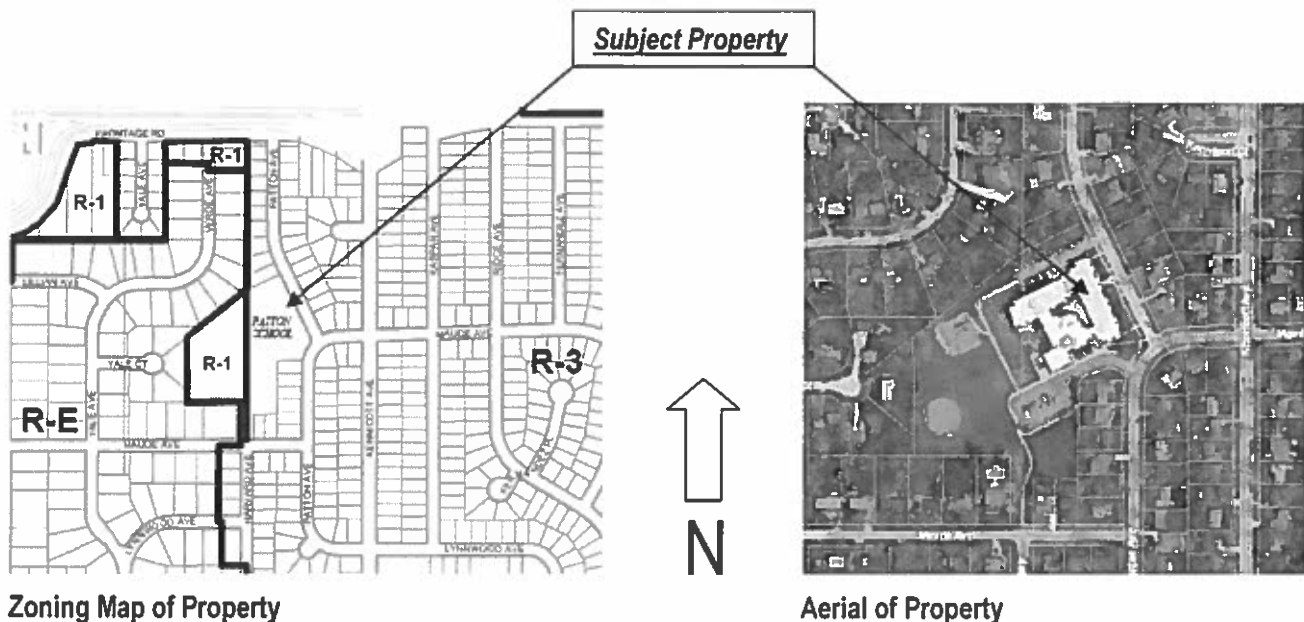
1. A variation from Chapter 30, section 30-121.a, Prohibited Signs, to allow an electronic changeable LED wall sign.
2. A variation from Chapter 30, section 30-203.b, to allow a 24 square foot electronic changeable LED wall sign in a Residential District, where only a 12 square foot manual change bulletin board sign is allowed.

ANALYSIS:

Summary

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

The petitioner is proposing to replace an existing non-conforming 24 sf manual change bulletin board wall sign with a new 24 sf electronic message board wall sign. The new sign is of similar design as the existing sign, and it will be installed in approximately the same location on the east exterior wall of the school. Electronic changeable LED signs are prohibited per the sign code. Patton Elementary School is located in an R-3 One Family Dwelling District surrounded by single family homes. The proposed wall sign will be set back from the property line approximately 35 feet, and will face single family homes directly across the street.



Background:

Electronic message board signs are currently prohibited in Arlington Heights with the exception of the price display on gas station signs. However, there are two electronic message board signs existing in Arlington Heights: one received a sign variation in 1996, and the other is a Village owned Civic Events sign:

- Daily Herald. A sign variation for an electronic message board sign for the Daily Herald was granted in 1996 with restrictions that the message board copy remain stationary and messages change no more frequently than: time and temperature - one minute, traffic and major news messages - 5 minutes, Daily Herald messages - 1 hour, and community service messages - one per hour. This was determined to be a unique condition being adjacent to the I-90 tollway.
- Arlington Heights' Civic Events Sign was installed in 2014. This sign is allowed by code as an exempt Municipal sign providing non-advertising information as a public convenience per Section 30-103.



Image 1. Daily Herald electronic sign viewed from I-90.



Image 2. Arlington Heights' Civic Events sign.

Two other electronic message board signs were installed by School District 214 without Village approvals.



Image 3. Hersey High School electronic message sign.



Image 4. Forest View School electronic message sign.

Other electronic sign requests:

In 2007, Walgreens and Tanita Corporation requested sign variations for electronic message signs. Both requests were denied by the Design Commission and the Village Board. Also in 2007, Southminster Presbyterian Church omitted the electronic portion of a sign variation request after the Design Commission raised concerns over an LED sign in a residential neighborhood.

Electronic Sign Code Evaluation:

In 2009, the issue of electronic message board signs was studied in detail by the Planning and Community Development Department and presented to the Design Commission. Issues such as: visual impact, driver distraction, and code enforcement were discussed. Nineteen other communities were surveyed, with seven (7) allowing electronic message board signs, and twelve (12) not allowing them.

The culmination of the 2009 study resulted in options for Sign Code amendments for the Design Commission to consider. Multiple options were presented for Design Commission consideration as follows:

A. Residential Zoning Districts

1. Do nothing and continue to not allow electronic bulletin changeable signs.
2. Allow electronic bulletin changeable message signs with restrictions concerning operation.
3. Allow electronic bulletin changeable message signs for specified uses (ex. Only for public entities such as schools).

B. Business, Manufacturing, and/or Institutional

1. Do nothing and continue to not allow electronic bulletin changeable signs.
2. Allow electronic bulletin changeable message signs in designated business, manufacturing, and/or institutional districts with restrictions concerning operation.
3. Allow electronic bulletin changeable message signs for specified uses (ex. Only for public entities such as schools or major tourism venues) with restrictions concerning operation.
4. Allow electronic bulletin changeable message signs in specified locations (ex. Along I-90 or on Rand Rd. corridor) with restrictions concerning operation.

At the outcome of the review, the Design Commission decided to continue to not allow electronic message board signs throughout Arlington Heights. Instead, Sign Code amendments were subsequently drafted and approved to more specifically define the use of manual change bulletin board signs throughout Arlington Heights. (Reference attachment: 4/14/09 Design Commission Meeting Minutes).

Current Request:

The Design Commission must consider that, if approved, this variation will set a precedent for all other schools and churches in all residential neighborhoods in Arlington Heights. The Design Commission should evaluate this specific request individually, but must also consider the effect of this request on a community-wide basis. Eight of the nine schools in School District 25 alone have manual change bulletin board signs as shown in the images below. All of these schools share similar characteristics, and approval of this sign variation could likely result in numerous other similar sign variation requests for public schools, private schools, day care centers, and churches in residential neighborhoods.



Image 5. Subject Property, Patton Elementary School



Image 6. Dryden Elementary School



Image 7. Greenbrier Elementary School



Image 8. Thomas Middle School



Image 9. Ivy Hill Elementary School



Image 10. Olive-Mary Stitt Elementary School



Image 11. Westgate Elementary School



Image 12. Windsor Elementary School

Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the hardship criteria. While Staff does agree that manually changing the message on a bulletin board sign is an inconvenience, electronic message signs are out of character in a residential neighborhood, and the negative impact on the character of the locality needs to be considered. Additionally, safety needs to be considered, as electronic signs can be a distraction to drivers.

Staff surveyed seven communities surrounding Arlington Heights and determined that only two communities allow electronic message signs at schools in residential neighborhoods (with restrictions), and of all of the schools in those seven communities, only two elementary schools were reported to actually have electronic message signs.

Possible Restrictions:

If the Design Commission considers such a request, the following issues should be evaluated:

1. **Static Message.** Chapter 30, Section 30-121.a, Prohibited Signs, states "any flashing sign or sign with moving or rotating lights, or any sign creating the illusion of movement is not allowed". The proposed LED sign shall display static messages only, and shall not be allowed to blink, scroll or animate in any way.
2. **Hours of Operation.** Chapter 30, Section 30-117, Illumination: Hours of Operation, 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 pm and 7:00 am". Consider extending this restriction from 9:00 pm until 7:00 am.
3. **Illumination Level.** Per Chapter 30, Section 30-118.a, Illumination Standards, states "in no case shall the lighting intensity exceed 250 foot candles when measured flush and in contact with the face of the sign". Furthermore, it is recommended that the sign be required to have a photo sensor dimmer to automatically reduce the brightness in the evening.
4. **Frequency of Message Change.** The message display shall be static, with changes made only once per day, unless urgent or emergency information is necessary to be displayed.
5. **Colors.** Consider restricting the display color to amber only. Red shall not be allowed.
6. **Setback.** Consider the orientation towards adjacent residences and establish a minimum setback distance.
7. **Sign Type.** Consider if electronic message signs are appropriate as ground sign and/or wall signs.
8. **Window Signs.** Current Village regulations do not require a permit for window signs. A window sign can be a paper graphic, neon sign or LED screen. A window signs cannot exceed 40% of the window area.
9. **Design Standards.** Consider the integration of the sign with the design of the building.
10. **Sound.** Sign shall not be allowed to emit sound.

RECOMMENDATION:

Staff has concerns regarding the precedent of this request relative to all residential neighborhoods, and therefore suggests the following options:

1. Defer action at this time to allow a comprehensive Village wide re-evaluation of electronic LED signage (the detailed report from 2009 could be reissued with updates).
2. Deny the request.
3. Continue the request to allow time for detailed restrictions to be prepared as possible conditions.
4. Approve the request with restrictions.

Of the four options listed, Staff recommends that the Design Commission proceed with either Option 1 or Option 2 regarding the proposed electronic message board wall sign variation request for *Patton Elementary School* located at 1616 N. Patton Avenue. These recommendations are based on the plans received 1/5/15, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits.

Steve Hautzinger, Design Planner
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, James McCalister, Director of Building & Health Services,
Petitioner, DC File 15-001

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 27, 2015

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Anthony Fasolo
Alan Bombick
Jonathan Kubow

Members Absent: None

Also Present: Frank LaSalvia, Owner of 602 E. Clarendon Ave.
Joe Zivoli, Owner of 1005-1015 S. Arlington Heights Rd.
Julio Rufo, Architect for 1005-1015 S. Arlington Heights Rd.
Eric Larson, Principal of Patton Elementary School
Mike Brown, A.H. School District 25 for Patton Elementary School
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JANUARY 13, 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF JANUARY 13, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 3. SIGN VARIATION REVIEW**DC#15-001 – Patton Elementary School – 1616 N. Patton Ave.**

Mr. Eric Larson, representing *Patton Elementary School*, and **Mr. Mike Brown**, representing *Arlington Heights School District 25*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to replace an existing non-conforming 24 sf manual change bulletin board wall sign with a new 24 sf electronic LED message board wall sign. The new sign is of similar design as the existing sign, and it will be installed in approximately the same location on the east exterior wall of the school. Electronic changeable LED signs are prohibited per the sign code. Patton Elementary School is located in an R-3 One Family Dwelling District surrounded by single-family homes. The proposed wall sign will be set back from the property line approximately 35 feet, and will face single-family homes directly across the street.

Mr. Hautzinger also gave background information regarding LED signs. He explained that electronic message board signs are currently prohibited in Arlington Heights with the exception of the price display on gas station signs. However, there are two electronic message board signs existing in Arlington Heights: one received a sign variation in 1996 (Daily Herald), and the other is an exempt Village owned Civic Events sign. There are two other existing electronic message board signs that were installed by School District 214 without Village approval, one at Hersey High School and the other at the former Forest View High School. In 2007, Walgreens and Tanita Corporation requested sign variations for electronic message signs, and both requests were denied by the Design Commission and the Village Board. Also in 2007, Southminster Presbyterian Church omitted the electronic portion of a sign variation request after the Design Commission raised concerns over an LED sign in a residential neighborhood.

In 2009, the issue of electronic message board signs was studied in detail by the Planning and Community Development Department and presented to the Design Commission. The culmination of the 2009 study resulted in multiple options for Sign Code amendments that were presented for Design Commission consideration, but the Design Commission decided to continue to not allow electronic message board signs throughout Arlington Heights. Instead, Sign Code amendments were subsequently drafted and approved to more specifically define the use of manual change bulletin board signs throughout Arlington Heights.

Mr. Hautzinger stated that the current sign variation request from Patton Elementary School must be considered by the Design Commission that if approved, the variation will set a precedent for all other schools and churches in all residential neighborhoods. The commissioners should evaluate this specific request individually, but must also consider the effect of this request on a community-wide basis. Eight of the nine schools in School District 25

alone have manual change bulletin board signs, and all of these schools share similar characteristics, and approval of this sign variation could like result in numerous other similar sign variation requests for public schools, private schools, day care centers, and churches in residential neighborhoods.

The petitioner has submitted a hardship letter addressing the hardship criteria, and while Staff does agree that manually changing the message on the bulletin board sign is an inconvenience, electronic message signs are out of character in a residential neighborhood, and the negative impact on the character of the locality needs to be considered. Additionally, safety needs to be considered, as electronic signs can be a distraction to drivers. **Mr. Hautzinger** added that Staff recently surveyed 7 communities surrounding Arlington Heights and determined that only 2 communities (Mt. Prospect & Des Plaines) allow electronic message signs at schools in residential neighborhoods (with restrictions), and of all of the schools in those 7 communities, only 2 elementary schools were reported to actually have electronic message signs.

Mr. Hautzinger also noted that if the Design Commission was to consider this request, certain restrictions for the signs operation should be evaluated, which include the following:

- Static Message. Shall not be allowed to blink, scroll, or animate.
- Hours of Operation
- Illumination Level. Should require an automatic photo sensor dimmer.
- Frequency of Message Change. Consider only once per day.
- Colors
- Setback
- Sign Type
- Window Signs
- Design Standards
- Sound

In summary, Staff has concerns regarding the precedent of this sign variation request relative to all residential neighborhoods; and therefore suggests the following options:

1. Defer action at this time to allow a comprehensive Village-wide re-evaluation of electronic LED signage.
2. Deny the request.
3. Continue the request to a future meeting to allow time for detailed restrictions to be prepared as possible conditions.
4. Approve the request with restrictions.

Of the 4 options, Staff recommends the Design Commission proceed with either Option 1 or Option 2.

Mr. Larson gave background information on the variation request. He stated that Patton School has a very involved PTA who raise funds to purchase items in the district, signs being one of them. It was the PTA's desire that drove the request for the LED sign. School representatives went door-to-door to the homes that face the school to explain the proposed sign, and they distributed flyers to all parents in the school inviting feedback from them. The only feedback received was from one person who thought the LED sign was "really neat". **Mr. Larson** also addressed some of the concerns from the 2009 study and concerns that the commissioners might have. He said that the school does not want to be a distraction and are very much in favor of limiting when the LED sign would be on/off, such as on school days during school hours. The proposed LED sign has a photo sensor built in, which will adjust its brightness/darkness based on outside conditions, and the amount of light the LED sign is actually casting is no different than a back-lit, fluorescent sign. It was noted that the school is a no bus school, with students either walking or being dropped off by parents, and the LED sign would provide a lot of important information to the high amount of foot traffic outside the school. **Mr. Brown** reiterated that safety in the school is a big concern for them with the parent volunteers that change information on the existing bulletin board sign. He saw the LED sign as no more than a civic desire; the school is a representation and a support for the community.

Chair Eckhardt asked if there was any written response from residents living directly across the street from the school regarding the new LED sign. He also noted there was nobody in the audience tonight other than the petitioner's team. **Mr. Larson** replied that written responses were not received from any residents about the new sign. **Chair Eckhardt** recalled the previous variation request from the church on Central Road for an LED sign, which was denied by the Design Commission.

Commissioner Bombick was concerned about the pixels of the proposed LED sign, which did not allow for the same amount of text as the existing manual change bulletin board sign without continuously moving. He was also concerned that a changing LED sign could be annoying to surrounding neighbors, even during the day, and the brightness of the sign should be considered as well. He explained that he was not opposed to the LED sign; however, the color of the letters, the brightness, and amount of information and how often it would change, need to be considered.

Commissioner Fasolo felt the proportions and design of the LED sign were fine; however, he was unsure if this type of sign is appropriate in a residential neighborhood, instead of across from commercial properties or on a busy road. He felt the sign would be a nuisance to the surrounding homes and he was surprised that more feedback was not received from neighbors. He also acknowledged that approving this LED sign would set a precedent for other schools.

Commissioner Kubow questioned how necessary a sign really is in this day and age with information technology. His biggest concern is the snowball effect of allowing this type of sign, especially in a residential neighborhood. Although he wants to help the school get their message out there, he was in favor of Option 1, which is to defer action at this time. He felt additional research was needed, with the snowball effect concerning him the most.

Additionally, a rendering of how the LED sign will look both during the day and at night would be very helpful.

Commissioner Fitzgerald felt the existing bulletin board sign was very unattractive, and he wanted to keep an open mind about the proposed LED sign, as long as the sign was not going to change, or it changed only once a day. He felt a changing LED sign would be a huge distraction and a safety issue. He commented that in the past, he has not cared for LED signs; he does not like them or how the text message changes into other moving symbols, which he is definitely opposed to.

Chair Eckhardt reiterated that the only LED sign the Design Commission ever approved was the Daily Herald sign located near the tollway, and all other previous LED sign requests were denied by the commission, including the church on Central Road who had all good reasons for wanting an LED sign. He understood that the LED sign being proposed by the school is a convenient way to digitally spread information, and he appreciated the efforts of the PTA. He also felt that it might be time to allow the convenience of technology through signs in the Village; if it's good for the Village, then maybe it's good for churches and schools. However, until a comprehensive plan is developed to control LED signs, he felt the sign had to be static with a change only once or twice daily. He had concerns about the neighbors and about distractions with a changing LED sign, even though the sign sits far back from the street. Although he wanted to help the school get their message out, he agreed with Staff about the precedent that approving this sign would set.

Chair Eckhardt said that if a vote is taken tonight, he would vote for Option 1, to defer action at this time to allow a comprehensive Village-wide re-evaluation of LED signs, with plenty of input from residents.

Commissioner Bombick commented that part of the issue and anguish with LED signs is the change from a typical static sign with black and white letters, to a sign that consists of red lights and a black background with moving/changing letters. He referenced the LED signage at the fashion mall in Rosemont and asked Staff if there were any statistics on traffic accidents before and after that sign was put up. He felt that the Village could allow a digital sign with black letters on a white background that changed 2 or 3 times a day and was dimmed at night, which he thought could be a good solution.

Chair Eckhardt questioned whether the technology being shown tonight for the proposed LED sign was considered 'old technology', because that was how it looked to him. He wanted to see a high quality resolution display for the sign, because it will set a precedent if it is approved. He felt that additional education on the technology for the proposed electronic sign was important to share with the commissioners. **Mr. Brown** replied that they are not opposed to providing a presentation of the sign technology if necessary. He added that the existing sign is dated and dirty and makes the building look bad, which is why they are trying to propose signage that not only meets the community's desire, but also is a communication piece.

Commissioner Kubow reiterated his preference for Option 1; defer action at this time to allow a comprehensive Village-wide re-evaluation of electronic LED signs. He added that although the commissioners want to help the school, he felt this LED sign was a 'big picture' item that really needed to be evaluated further.

Mr. Larson clarified that the proposed LED sign can provide for 4 lines of text, consistent with the existing bulletin board sign; the sign can be static or change only once a day, which is appropriate for the school; and the color of the lettering can be changed. They have no interest in making things bounce across the sign, and understand the need to find a balance between modern technology and not being obtrusive to the neighbors. They want to work with the Village to be pro-active in accommodating the concerns of the commission.

Commissioner Fasolo stated he was in favor of Option 1; defer action at this time to allow a comprehensive Village-wide re-evaluation of LED signs. He also agreed with Commissioner Kubow's comment about how necessary a sign really is in this day and age with information technology being what it is.

Chair Eckhardt said that it appears as though the commissioners all prefer to defer the request at this time, and commented that the Village-wide re-evaluation could take a long time.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO PROCEED WITH OPTION 1 TO DEFER ACTION AT THIS TIME OF THE SIGN VARIATION REQUEST FOR PATTON ELEMENTARY SCHOOL (DC#15-001), TO ALLOW FOR A COMPREHENSIVE VILLAGE-WIDE RE-EVALUATION OF ELECTRONIC LED SIGNAGE.

Commissioner Kubow did not want to see the project delayed while the Village put together an ordinance on LED signs. **Chair Eckhardt** agreed and felt that a time limit should be put on the re-evaluation by the Village. **Commissioner Bombick** agreed as well and felt this was a specific and unique situation with the school that the commissioners should make a decision about, after which time could be taken to discuss LED signs relative to commercial projects.

Chair Eckhardt said that it appeared as though the commissioners all agreed that there needs to be a comprehensive Village-wide change to the sign ordinance with regards to LED signs. In the meantime, he questioned why the commissioners would discourage the petitioner from continuing their variation request and bringing additional information back to help educate the commissioners and help in their variation being approved. He preferred a motion stating that while the commissioners agree to defer action for a comprehensive Village-wide re-evaluation at this time, they did not want to discourage the petitioner from continuing their request, and continuing to educate and bring something back before the Design Commission that may or may not be approved. The other commissioners agreed.

A MOTION WAS MADE BY COMMISSIONER FASOLO TO AMEND THE PREVIOUS MOTION, SECONDED BY COMMISSIONER FITZGERALD.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO PROCEED WITH OPTION 1 AND DEFER ACTION AT THIS TIME OF THE SIGN VARIATION REQUEST FOR *PATTON ELEMENTARY SCHOOL* (DC#15-001), AND THE FOLLOWING:

1. TO CONTINUE THE PETITIONER'S VARIATION REQUEST AND ALLOW TIME FOR THE PETITIONER TO PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED LED SIGN, AND A PRESENTATION BY THE SIGN MANUFACTURER, SO THE DESIGN COMMISSION CAN EXPLORE THE TECHNOLOGY REQUESTED.
2. TO ALLOW FOR A COMPREHENSIVE VILLAGE-WIDE RE-EVALUATION OF ELECTRONIC LED SIGNAGE, AND SIMILAR LED SIGN VARIATION REQUESTS IN RESIDENTIAL NEIGHBORHOODS.

It was noted that the motion should include a date specific to continue the project to, which would eliminate additional notification requirements. The petitioner agreed to return to the Design Commission on February 24, 2015 with additional information on the technology of the proposed LED sign. Mr. Hautzinger referred the petitioner to the "Possible Restrictions" listed on Page 5 of the Staff report, and recommended these items be reviewed with the sign contractor and information provided to Staff on how the LED is intended to be used.

3. TO CONTINUE THE PROJECT TO THE DESIGN COMMISSION MEETING ON FEBRUARY 24, 2015.

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

MEMO

DATE: February 24, 2015
TO: Design Commissioners
FROM: Steve Hautzinger, Design Planner
RE: DC 15-001, Patton Elementary School, Sign Variation

On January 27, 2015, the Design Commission reviewed a sign variation request for Patton Elementary School to allow replacement of their existing manual change bulletin board with a new electronic LED changeable sign. At that time, the Design Commission decided to defer action and continue the request to February 24, 2015 to allow time for a Village wide re-review of electronic LED signage, as well as to allow time for the petitioner to more clearly define how they are proposing to use the sign, and for Staff to research electronic signage options and recommend operational restrictions.

Highlights of the Design Commissioners feedback from January 27 are as follows:

1. It was commented that it might be time to allow the convenience of "new sign technology" in the Village.
2. There was mixed feelings about the appropriateness of electronic signs in residential neighborhoods.
3. Concerns were expressed about nuisance to residents.
4. Concerns were expressed about frequent message changing.
5. The proposed LED sign looks like "old technology", and a higher quality display is preferred.
6. A digital sign with black letters on white background was suggested.
7. The necessity for having a message board sign at all was questioned, considering email and the internet for sharing information.

RECOMMENDATIONS:

Due to the precedent that the Patton School sign variation request will set for all schools, churches, and park facilities throughout Arlington Heights' residential neighborhoods, as well as other zoning districts and uses, it is recommended that the Design Commission consider this request on a holistic, Village wide basis. The Design Commission should not allow this individual request to influence what is best for all neighborhoods in Arlington Heights. On February 24, 2015 Staff will present a brief Village wide re-review of electronic signage for the Design Commission's consideration. Staff recommends the following options:

Option 1.

If, at the conclusion of the Village wide discussion, the Design Commission decides to continue to not allow electronic LED signs in Arlington Heights, then it is recommended that the Patton School sign variation request be denied.

Option 2.

If, at the conclusion of the Village wide discussion, the Design Commission decides to proceed with further evaluation of possible code amendments for electronic LED signage, then it is recommended that the Patton School sign variation request be continued until such time that the Village wide study is completed.

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 24, 2015

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Alan Bombick
Anthony Fasolo

Members Absent: Jonathan Kubow

Also Present: Keith Ginnodo, Kingsley/Ginnodo Architects for 737 S. Chestnut Ave.
Brad Thomas, Owner of 737 S. Chestnut Ave.
Paul Psenka, Psenka Architects for 206 S. Evergreen Ave.
Denise Rabe, Owner of 206 S. Evergreen Ave.
Brian Roginski, Owner of Cortland's Garage
Kelle Bruckbauer, Tinaglia Architects for Cortland's Garage
Eric Larson, Principal of Patton Elementary School
Mike Brown, School District 25 for Patton Elementary School
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 10, 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF FEBRUARY 10, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

Mr. Hautzinger suggested the commissioners consider moving 'Old Business' to the end of the meeting to allow for the lengthy amount of time anticipated to discuss those items.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO MOVE 'OLD BUSINESS' TO THE END OF THE MEETING. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 5. SIGN VARIATION REVIEW (continued from 1/27/15)**DC#15-001 – Patton Elementary School – 1616 N. Patton Ave.**

Mr. Eric Larson, Principal of *Patton Elementary School*, and **Mr. Mike Brown**, representing *School District 25*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments, stating that since the key concerns regarding Patton School's sign variation request were discussed during the Village wide re-review discussion, Staff would just like to briefly reiterate that due to the precedent that the Patton School sign variation request will set for all schools, churches, and park facilities throughout Arlington Heights' residential neighborhoods, as well as other zoning districts and uses, it is recommended that the Design Commission consider this request on a holistic, Village wide basis. The Design Commission should not allow this individual request to influence what is best for all neighborhoods in Arlington Heights. Staff recommends the following options:

Option 1.

If, at the conclusion of the Village wide discussion, the Design Commission decides to continue to not allow electronic LED signs in Arlington Heights, then it is recommended that the Patton School sign variation request be **denied**.

Option 2.

If, at the conclusion of the Village wide discussion, the Design Commission decides to proceed with further evaluation of possible code amendments for electronic LED signage, then it is recommended that the Patton School sign variation request be **continued** until such time that the Village wide study is completed.

Mr. Larson said that previously, the commissioners asked that they spell out how they want to use the proposed LED sign, as well as state concerns about the changing message. He assured the commissioners that Patton School was not looking to do anything flashing or with scrolling animations; they want to keep things simple. Hours of operation for the new sign would be from 7:30 a.m. to 5:30 p.m., with the intent to change the message once in the morning and possibly once in the afternoon, depending on the amount of information needed to be displayed each day. These hours fit well within the hours of restriction set by the 2009 recommendations. With regards to red versus amber for the LED sign, he was told by his sign manufacturer that the color amber shares the same color properties as sunlight and because of the inconsistencies of the diodes, amber could be more difficult to see, as opposed to red which does not share any color properties. Amber also has a halo effect that red does not have. He pointed out that their wall sign faces east, which could pose a challenge on a sunny morning.

Mr. Larson reiterated that their intent is to replace an existing sign with modern technology, and give it a static look as best as they can, which is the general concern. They understand they are setting the standard with the LED sign and they want to be cautious. **Mr. Brown** added that property maintenance and following restrictions for the sign are very important to them because the school is part of the neighborhood. In fact, they want to be more restrictive than the existing sign, which glows all night, and feel they can bring the illumination down to a lower level of lighting than the existing sign.

Commissioner Bombick asked Staff to find out whether there has been an increase in accidents on I-294 in Rosemont since the wall of LED lights were turned on at the new fashion outlet center.

Mr. Larson explained that their sign manufacturer, who is one of the largest and located in Florida, provided them with a video of the capabilities of the LED sign they are proposing. He played the video which showed the aesthetics of the LED sign, while pointing out that the sign in the video had 4 lines of text as opposed to their proposed sign having only 3, and the graphics being very crisp, very clear, and able to be dimmed to any level. **Mr. Larson** also introduced Jenny Stanhope, co-president of the Patton School PTA. **Ms. Stanhope** said she was here to represent the PTA who had a discussion about this matter at their last PTA meeting. Parents are in support of a new sign that can more easily push information to the community; however, they are concerned about safety and do not want to distract drivers. They are also not aware of any neighbors being opposed to the new sign until tonight and were interested in hearing those concerns.

Chair Eckhardt said that at the last meeting in January, the question of why an LED sign is necessary outside the school with all the texting and social media that exists, in addition to the newsletters, bulletins and e-mails sent out by the school was brought up by one of the commissioners. **Ms. Stanhope** replied that a visual reminder each morning of school events was the primary focus of the new LED sign.

PUBLIC COMMENT

Mary Ann Mueller said that she lives at 1014 W. Maude Avenue, which is at the northeast corner of Patton and Maude, and directly across the street from Patton School and the existing wall sign. She is concerned about the type of LED electronic sign being proposed for the school, which she compared to the LED sign at Elk Grove High School on Arlington Heights Road. She understood the issues with the existing manual change bulletin board sign; however, she was concerned about the impact the LED sign would have on her property values, as well as that the main living areas of her home face the sign. She felt that the stop sign at the corner already causes a distraction, and she was concerned about another distraction with the LED sign. She was not bothered too much by the existing wall sign; however, she was concerned about the brightness and possible flashing of the new sign, and she questioned why the sign could not be located at the entrance to the school on the other side of the building. **Mr. Larson** replied that they considered moving the sign to the entrance side of the school; however, they determined

that in the best interest of the school and the most visibility, the sign location should remain where it currently is.

Chair Eckhardt asked if the school would agree to move the sign to the other side of the building if approval came down to location. **Mr. Larson** was unsure if there was enough wall space to accommodate the sign. **Mr. Brown** added that feedback from the parent community on whether this location would meet their communication purposes was necessary. **Mr. Larson** reiterated that the school wants to be a good neighbor.

Ms. Mueller reiterated that her biggest concerns are the type of LED sign being proposed with regards to brightness, the disturbance/distraction of the LED sign, and property values being affected by the sign. She also referred to the other side of the building at the gymnasium as an alternate location for the wall sign.

Chair Eckhardt asked the commissioners for their comments at this time.

Commissioner Fitzgerald acknowledged the issue of getting information to families attending the school; however, he still had a problem with the look of the sign that was shown in the video by the petitioner. He was trying to keep an open mind and hoping for better technology to come around quicker. He was still not in favor of the sign variation request for the school.

Commissioner Fasolo felt that the restrictions stated by the petitioner regarding illumination, on/off times and static message, were all steps in the right direction; however, it was unfortunate that red or amber were the only color options available with current technology. He was not in favor of approving the electronic sign and opening up the floodgates for all the other schools and churches in town.

Commissioner Bombick asked if the name of the school at the top of the new sign is intended to be internally illuminated. **Mr. Larson** replied that the name of the school would be backlit fluorescent at the top of the sign; however, it would be unlit when the sign was turned off. **Commissioner Bombick** felt that 5:30 p.m. seemed a bit early to turn the sign off. He was also still bothered by the red color of the text located across from someone's living room, although he questioned if the red lights would be less annoying and less bright than the existing white fluorescent sign. He asked the neighbor how much she notices the existing wall sign and **Ms. Mueller** replied that although the sign is noticeable, it was not obtrusive or flashing and the colors of the existing sign were acceptable even though the sign is on all the time. However, she is concerned that restrictions set up for the new sign will not always be followed if a different principal is brought into the school. **Commissioner Bombick** said that he was still concerned about the appearance of the red lights on the black background.

Chair Eckhardt asked the petitioner if they felt the proposed new LED sign would be less disruptive than the existing wall sign, and **Mr. Larson** felt that it would be because of the restrictions they were proposing for it. **Chair Eckhardt** also asked if the measured illumination of the new sign would be more or less than the existing sign, and **Mr. Larson** felt it would be less,

based on what the sign manufacturer shared with them comparing a new fluorescent sign to a new LED sign. Although **Chair Eckhardt** appreciated the information obtained from the sign manufacturer, he was curious to see an actual light meter comparison between the existing sign and a new LED sign in terms of dimming levels, and while the commissioners may not like the amber or red color option, he felt the new sign would be less disruptive than the existing sign in terms of brightness.

Chair Eckhardt shared concerns with the other commissioners about the amber/red color option for the new LED sign; he was hoping to see a color similar to the existing sign that could be changed electronically; however, it appeared as though technology did not yet offer this option at an affordable price. He said that he was in favor of these types of LED signs and felt they should be there, although he understood the precedent it would set.

Commissioner Bombick asked how the new LED sign that has 3 lines of text would be able to get the same message across as the existing sign that has 4 lines of text. **Mr. Larson** replied that by changing the sign twice a day, all of the information shown on the existing sign could be shown on the new 3 line sign. He reiterated that since the existing sign has to be changed manually, more information had to be placed on the sign, whereas less information will need to be placed on the new sign since it could be changed electronically on a daily basis. **Mr. Brown** added that parents want the current 24/48 hour school information on the sign.

Chair Eckhardt asked the commissioners for their comments about the new sign if it were to be relocated or placed in a different orientation. **Commissioner Fasolo** said that his decision about the new sign would not change because of the color and the precedent it would set. **Commissioner Bombick** said that rotating the new sign 30 degrees out from the building so it almost faced Maude would direct the light away from all the residents and possibly resolve the issue of light into the neighbors' home; however, the color would still be red, making the sign look cheap and old. **Commissioner Fitzgerald** said that location was not the issue for him, it was the sign. **Chair Eckhardt** said his issue was the color factor for the new sign, although he is in complete support of what the school is trying to accomplish.

Chair Eckhardt commented on the options available at this time, which include taking a vote tonight or tabling the project to determine if there was a fallback position, since it appeared as though there was a "no" vote from 3 commissioners and a soft "no" vote from one commissioner. **Commissioner Fasolo** suggested a motion to table the sign variation until such time as the Village and the Design Commission can further study the issue of color as well as other technology options available for electronic bulletin board signs.

Chair Eckhardt pointed out that the project needs three favorable votes in order to be approved tonight, and one commissioner is not here. As the commission gets further educated on the technology of electronic signs, it could bring a different light to the issues. Tabling the project tonight would also give the petitioner an opportunity to discuss the concerns stated tonight as well as consider a possible alternate location for the new sign. A continuation to a specific date would eliminate the public notification requirement.

Mr. Hautzinger said that Staff could prepare an outline of the Design Commissions' direction to be brought back to the next meeting in March; however, additional time would be necessary to conduct the necessary research required to draft possible code amendments resulting from this discussion, which could not be accomplished until May. **Chair Eckhardt** felt it was unfair to the petitioner who came here for a variance request to wait months to see if code amendments are approved. He felt there was enough on the table to keep the project moving along and return to answer some of the questions discussed tonight, and determine if it is appropriate for a vote at that time. **Commissioner Bombick** agreed that it was unfair to the petitioner and he asked for a more reasonable timeframe.

Mr. Larson said that although a month was probably an adequate amount of time to return, he questioned whether it was just delaying the inevitable. He was unsure if in the next month he could produce technology that is any different from what he or Staff already presented tonight or remotely affordable. He has data comparing the amount of light emitted from the existing wall sign to the new LED sign, which he forgot to bring tonight; however, he was unsure if this would even solve the issue because it was clear that not all of the commissioners were in favor of the new sign in terms of concept or color. **Mr. Larson** said that he was happy to come back with comparative data of replacing the existing sign with an identical LED sign. **Chair Eckhardt** felt that what the petitioner was asking for was not unreasonable based on the self-imposed restrictions; however, he was unsure if that was enough for him to vote in favor of the new sign.

Mr. Larson questioned whether proposing amber instead of red for the new LED sign, which would be the same color as the Village's LED sign, would even make a difference. **Chair Eckhardt** said that it appeared as though some of the commissioners were against the new LED sign simply because of the precedent it would set. **Mr. Hautzinger** asked the petitioner how they would proceed if their variation request is denied by the commission, and what School District 25 plans are for implementing LED signs at all of the other schools. **Mr. Larson** replied that the intent is to replace the existing wall sign, one way or the other. **Mr. Brown** added that the School District is hoping that the new LED sign works out best for the entire community, neighborhood and everyone involved, and as a representative of the school district, he was here to see that happen. Because of the programming capabilities behind the LED sign and the trust factor involved with the school following the sign restrictions, the school district felt this was the direction for all of their schools' new signs; however, if he drove past the new sign and felt it was not a good precedent to set, the district would not go any further with implementing electronic signs district wide.

Chair Eckhardt wanted to give the petitioner the opportunity to have all five commissioners present to vote on the project, as well as an opportunity to consider the comments made by the commissioners, Staff and the community here tonight. He suggested postponing a vote on the project until the next available meeting; however, if the petitioner preferred, the commissioners could vote tonight. **Mr. Larson** replied that his preference was to come back in a month after collecting more data. **Chair Eckhardt** encouraged the petitioner to re-visit with

neighbors again and work with them, as well as provide a mock-up of the new sign on the actual school building for neighbors to see and comment on.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO CONTINUE THE SIGN VARIATION REQUEST FOR PATTON ELEMENTARY SCHOOL (DC#15-001) TO THE NEXT AVAILABLE MEETING IN APPROXIMATELY ONE MONTH (MARCH 31, 2015).

Mr. Hautzinger reiterated that one month would not allow enough time for Staff to conduct all of the requested research discussed during the Village Wide re-review. Chair Eckhardt clarified that this is not dependent on Staff providing research on new technology at the next meeting. The petitioner will be conducting their own research and returning with the final sign design they are requesting a variation for. Commissioner Bombick asked that Staff provide research about a community that has solved the problem of electronic signs, most likely a community that is very picky about signs such as Lake Forest, or a community with a lot of historic buildings.

**BOMBICK, AYE; FASOLO, AYE; FITZGERALD, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

MEMO

DATE: March 31, 2015
TO: Design Commissioners
FROM: Steve Hautzinger, Design Planner
RE: DC 15-001, Patton Elementary School, Sign Variation

On January 27, 2015, the Design Commission reviewed a sign variation request for Patton Elementary School to allow replacement of their existing manual change bulletin board with a new electronic LED changeable sign. At that time, the Design Commission decided to defer action and continue the request to February 24, 2015 to allow time for a Village wide re-review of electronic LED signage, as well as to allow time for the petitioner to more clearly define how they are proposing to use the sign, and for Staff to research electronic signage options and recommend operational restrictions.

At the February 24, 2015 Design Commission, the Design Commission decided to continue the request to the March 31, 2015 Design Commission meeting to allow the petitioner time to conduct additional research regarding the proposed sign.

At this time, the petitioner is requesting to continue the review of their request to the June 9, 2015 Design Commission meeting.

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 31, 2015

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

Members Present: Alan Bombick, Acting Chair
John Fitzgerald
Anthony Fasolo
Jonathan Kubow
Ted Eckhardt, Chair

Members Absent: None

Also Present: Keith Neumann, Greenscape Homes for 1805 N. Fernandez Ave.
Douglas Espinal, Owner of 428 S. Evanston Ave.
Josh Wohlfreich for *Arlington Downs*
Todd Bellis, Studio3 Design for *Teleflex*
Chad McRoberts, Catalyst GC & Development for *Teleflex*
Brian Murphy, K. Hovnanian Homes for *Christina Court*
Mark Rykovich, K. Hovnanian Homes for *Christina Court*
Randall Wilt, K. Hovnanian Homes for *Christina Court*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MARCH 10, 2015

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF MARCH 10, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 3. SIGN VARIATION RE-REVIEW (continued from 2/24/15)

DC#15-001 – Patton Elementary School – 1616 N. Patton Ave.

Mr. Hautzinger stated that the petitioner has requested to continue the review of their request to the June 9, 2015 Design Commission meeting.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO CONTINUE THE SIGN VARIATION REQUEST FOR PATTON ELEMENTARY SCHOOL (DC#15-001) TO THE JUNE 9, 2015 DESIGN COMMISSION MEETING.

**FASOLO, AYE; FITZGERALD, AYE; KUBOW, AYE; ECKHARDT, AYE; BOMBICK, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

Commissioner Eckhardt asked if the petitioner has contacted Staff regarding the probability of the sign mock-up that was encouraged by the commissioners. **Mr. Hautzinger** replied that the petitioner requested a continuation until June so they can see if any additional funds become available at the end of the current school year, with the intent to potentially purchase a full color LED sign, as opposed to the red/amber display originally proposed. The full color LED sign will allow the ability to display white letters on a black background.

MEMO

DATE: June 9, 2015
TO: Design Commissioners
FROM: Steve Hautzinger, Design Planner
RE: DC 15-001, Patton Elementary School, Sign Variation

The following is a summary of the Patton Elementary School Sign Variation review to date:

Design Commission Meeting, January 27, 2015:

On January 27, 2015, the Design Commission reviewed a sign variation request for Patton Elementary School to allow replacement of their existing manual change bulletin board with a new electronic LED changeable sign. At that time, the Design Commission decided to defer action and continue the request to February 24, 2015 to allow time for a Village wide re-review of electronic LED signage, as well as to allow time for the petitioner to more clearly define how they are proposing to use the sign, and for Staff to research electronic signage options and recommend operational restrictions.

Highlights of the Design Commissioners feedback from January 27 are as follows:

1. It was commented that it might be time to allow the convenience of "new sign technology" in the Village.
2. There was mixed feelings about the appropriateness of electronic signs in residential neighborhoods.
3. Concerns were expressed about nuisance to residents.
4. Concerns were expressed about frequent message changing.
5. The proposed LED sign looks like "old technology", and a higher quality display is preferred.
6. A digital sign with black letters on white background was suggested.
7. The necessity for having a message board sign at all was questioned, considering email and the internet for sharing information.

Design Commission Meeting, February 24, 2015:

On February 24, 2015, Staff presented a study of Village-wide electronic message board signs. Staff's presentation was a re-review of a study that was originally reviewed by the Design Commission in 2009. The presentation included code and research updates since 2009, as well as information on emerging sign technologies as alternatives to LED signs. In 2009, the Design Commission decided to continue to not allow electronic LED signs, but on February 24, 2015, the Design Commission recommended that Staff continue to explore options for, and the appropriateness of, electronic signs for residential and commercial districts.

Alternative Technology:

Electronic ink technology represents a very interesting emerging technology that has great promise as an aesthetically pleasing alternate to LED for electronic changeable signs. Extremely low power consumption, visibility in natural light, and a clear, clean display are all advantages of this type of display. However, the use of electronic ink technology for outdoor signage is currently limited and is in development. Electronic ink displays are made up of tiny microcapsules containing positively charged white particles and negatively charged black particles suspended in a clear fluid. A positive or negative charge is applied which forces either the white or black particles to the surface where they become visible. The effect is the appearance of printed ink on paper.

Also on February 24, Patton Elementary School presented additional information regarding their sign variation request, including possible operational restrictions and additional manufacturer data. The Design Commission decided to defer action and continue the request to March 31, 2015 to allow time for the petitioner to conduct additional research on options for the proposed sign.

Highlights of the Design Commissioners feedback from February 24 are as follows:

1. The petitioner was encouraged to study alternate sign locations or orientation.
2. Provide light meter measurements of existing sign as compared to the proposed LED sign.
3. Address concern about red display on black background. Is an electronic sign with black letters on a white background an option?
4. Revisit with the neighbors to further discuss the proposed sign.
5. Study a mock-up of the proposed sign.

Design Commission Meeting, March 31, 2015:

On February 31, 2015, Staff reported that the petitioner requested to continue the meeting to June 9, 2015 to allow time to review their budget for a sign which will allow a white letter display on a black background.

Update, June 9, 2015:

In follow-up to feedback received at the 2-24-15 Design Commission meeting, the petitioner has reported the following updates to their sign variation request:

1. The petitioner considered other locations for the sign, but they are requesting to keep the sign in the same location as the existing manual change sign.
2. The petitioner is now proposing a full color sign which has the capability to display white text on the black background. The red text display on the petitioner's exhibits will be revised to have a white text display.

RECOMMENDATIONS:

Due to the precedent that the Patton School sign variation request will set for the (25) schools, (25) churches, and (24) park facilities throughout Arlington Heights' residential neighborhoods, as well as other zoning districts and uses, it is recommended that the Design Commission consider this request on a holistic, Village wide basis. The Design Commission should not allow this individual request to influence what is best for all neighborhoods in Arlington Heights. Staff suggests the following three options. Of the options listed, Staff recommends that the Design Commission proceed with either Option 1 or Option 2.

Option 1. Deny the Patton School sign variation request based on the criteria for granting a sign variation request not being met, with specific concerns regarding altering the essential character of the locality, depreciation of nearby property values, and traffic hazard.

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

- a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*

- c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- d. *That the variation will not alter the essential character of the locality;*
- e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

Option 2. Continue the Patton School sign variation request until such time that the Village-wide study of possible code amendments for electronic signage is completed.

Option 3. Approve the request with the following restrictions:

1. **Static Message.** Chapter 30, Section 30-121.a, Prohibited Signs, states "any flashing sign or sign with moving or rotating lights, or any sign creating the illusion of movement is not allowed". The proposed LED sign shall display static messages only, and shall not be allowed to blink, scroll or animate in any way.
2. **Hours of Operation.** Chapter 30, Section 30-117, Illumination: Hours of Operation, 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 pm and 7:00 am". It is recommended that the proposed hours of operation be restricted from 5:30 pm until 7:30 am (as proposed by the petitioner).
3. **Illumination Level.** Per Chapter 30, Section 30-118.a, Illumination Standards, states "in no case shall the lighting intensity exceed 250 foot candles when measured flush and in contact with the face of the sign". Furthermore, it is recommended that the sign be required to have a photo sensor dimmer to automatically reduce the brightness in the evening.
4. **Frequency of Message Change.** The message display shall be static, with changes made only twice per day (as proposed by the petitioner), unless urgent or emergency information is necessary to be displayed.
5. **Colors.** The display shall be restricted to white text on the black background.
6. **Sound.** The sign shall not be allowed to emit sound.

Attachments:

1-27-15, Staff Report with 4-4-09 Design Commission Minutes
 1-5-15, Petitioner Exhibits
 2-24-15, Petitioner's Proposed Restrictions
 2-24-15, Village-Wide Electronic Sign re-review Memo
 2-12-15, Map of Schools, Churches, and Parks
 1-27-15 Design Commission Meeting Minutes
 2-24-15 Design Commission Meeting Minutes
 3-31-15 Design Commission Meeting Minutes

APPROVED
MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 9, 2015

Chair Eckhardt called the meeting to order at 6:34 p.m.

Members Present: Ted Eckhardt, Chair
 Anthony Fasolo
 John Fitzgerald

Members Absent: Alan Bombick
 Jonathan Kubow

Also Present: Mike Schwartz, Owner of *Westgate Park & Shop*
 Jason Miller, Fitness 19 for *Westgate Park & Shop*
 Jon Ridler, A.H. Chamber of Commerce for *Westgate Park & Shop*
 Eric Larson for *Patton Elementary School*
 Dennis Kulak, KLLM for *Cassidy Tire*
 Rick Ahern, *Cassidy Tire*
 James Ahern, *Cassidy Tire*
 Kevin Kordes, *Cassidy Tire*
 Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 26, 2015

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF MAY 26, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

Chair Eckhardt stated that because only 3 commissioners are here tonight, a vote must be unanimous for an item to move forward or be approved.

ITEM 2. SIGN VARIATION REVIEW (continued from 1/27/15)

DC#15-001 – Patton Elementary School – 1616 N. Patton Ave.

Mr. Eric Larsen, representing *Patton Elementary School*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is requesting a variation to allow an electronic changeable LED wall sign where electronic signs are not allowed, and a variation to allow that sign to be 24 square feet where only a 12 SF manual change sign is allowed. This request was initially reviewed on January 22, 2015 and again on February 24, 2015. At the meeting in February, Staff presented a Village-wide re-review of electronic signs and the commissioners recommended that Staff continue to explore options for electronic signs throughout the Village's residential and commercial districts. **Mr. Hautzinger** also reiterated the alternative technology that is emerging with electronic ink, which Staff still feels has a lot of great promise as an aesthetically pleasing alternate to LED for electronic changeable signs.

Also at the last review, the petitioner presented possible operational restrictions if the electronic sign is approved. Commissioner feedback from that review is as follows:

1. The petitioner was encouraged to study alternate sign locations or orientation.
2. Provide light meter measurements of existing sign as compared to the proposed LED sign.
3. Address concern about red display on black background. Is an electronic sign with black letters on a white background an option?
4. Revisit with the neighbors to further discuss the proposed sign, and study a mock-up of the proposed sign.

Mr. Hautzinger said that the petitioner is here tonight to seek approval of the original variation request. Although they considered other locations for the new wall sign, the petitioner ultimately decided to pursue approval for the location as originally proposed, which is the same location as the existing wall mounted manual change sign. However, there is a change in the technology of the proposed sign; instead of either a red or amber display, the petitioner is proposing full color sign which has the capability to display white text on a black background.

Mr. Hautzinger reiterated Staff's recommendation that due to the precedent that the sign variation request for Patton School would set for the 25 schools, 25 churches, and 24 park facilities throughout the Village's residential neighborhoods, as well as other zoning districts and uses, it is recommended that the commissioners consider this request on a holistic, Village wide basis.

Staff suggests the following 3 options. Of the options listed, Staff recommends that the Design Commission proceed with either Option 1 or Option 2:

Option 1. Deny the request based on the criteria for granting a sign variation request not being met, with specific concerns regarding altering the essential character of the locality, depreciation of nearby property values, and traffic hazard.

Option 2. Continue the request until such time that the Village-wide study of possible code amendments for electronic signage is completed.

Option 3. Approve the request with the following restrictions:

- a) **Static Message.** Chapter 30, Section 30-121.a, Prohibited Signs, states “any flashing sign or sign with moving or rotating lights, or any sign creating the illusion of movement is not allowed”. The proposed LED sign shall display static messages only, and shall not be allowed to blink, scroll or animate in any way.
- b) **Hours of Operation.** Chapter 30, Section 30-117, Illumination: Hours of Operation, 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 pm and 7:00 am”. It is recommended that the proposed hours of operation be restricted from 5:30 pm until 7:30 am (as proposed by the petitioner).
- c) **Illumination Level.** Per Chapter 30, Section 30-118.a, Illumination Standards, states “in no case shall the lighting intensity exceed 250 foot candles when measured flush and in contact with the face of the sign”. Furthermore, it is recommended that the sign be required to have a photo sensor dimmer to automatically reduce the brightness in the evening.
- d) **Frequency of Message Change.** The message display shall be static, with changes made only twice per day (as proposed by the petitioner), unless urgent or emergency information is necessary to be displayed.
- e) **Colors.** The display shall be restricted to white text on the black background.
- f) **Sound.** The sign shall not be allowed to emit sound.

Mr. Larson said that after the last meeting, he met with Mr. Barley, PTA President for Patton School who is here tonight, and Ms. Mueller, a resident who expressed concerns about the sign at the last meeting. They discussed Ms. Mueller’s concerns that included the location of the new sign and the type of text to be flowing or flashing, and reiterated to her that the school does not intend to have flashing or flowing text across the new sign. They also discussed alternate sign locations, such as a ground sign to face north and south of Patton Avenue and the financial costs associated with it, and Ms. Mueller indicated that she was not in favor of a ground sign. At the end of their meeting, Ms. Mueller said she was in support of the new LED wall sign and understood why the school wanted it.

Mr. Larson commented on the issue of the display color and background color. He previously contacted the sign manufacturer to ask if a red LED color could be scaled down to pure white, and was told that it would not be pure white, but would look white to most people, except at an angle it would have a slight pink hue. They obtained a cost estimate for a full color display which they now have the funds for, to try to honor the commissioners’ request to have either white letters on a black background, or black letters on a white background; however, they

would suggest white lettering with black background which would be less illumination. Other concerns previously brought up included the photo sensor and its capability to dim at night. He explained that the proposed LED sign has 10 different levels of brightness that can be manually set for different times.

Commissioner Fitzgerald asked how many lines of text the new sign would display, whether the name of the school at the top of the sign was part of the LED technology, and how many times a day the text message would change. **Mr. Larsen** explained that the new sign can hold up to 3 lines of text, or 2 larger lines of text, consisting of white letters on a black background; the name of the school at the top of the sign is not part of the LED technology, and would be internally illuminated similar to the current wall sign; the text message would change no more than twice a day. **Commissioner Fitzgerald** also asked if there was information about the LED technology available on-line and **Mr. Larsen** replied that he previously provided Staff information that contained a photograph of an existing LED sign at a school in Glendale Heights that is from the same sign manufacturer. **Mr. Hautzinger** clarified that the technology for the LED sign being proposed tonight is exactly the same as originally proposed, except that the lettering comprised of red dots will just be a series of white dots.

Commissioner Fasolo asked if the petitioner studied a mock-up of the proposed sign as previously suggested by the commissioners. **Mr. Larsen** replied that they did not create a mock-up of the sign, and instead found and visited 2 schools in Glendale Heights that have the same LED sign technology being proposed. One reason for not doing a mock-up was because they wanted the mock-up to be the exact sign being proposed and the sign manufacturer is located in Florida, and they did not want to work with a local sign company on a mock-up when they had no intention of purchasing the sign from them. **Chair Eckhardt** added that the suggestion for the mock-up was in response to the concerns stated by the neighbor at the last meeting, who was not at the meeting tonight.

Commissioner Fasolo said that he was in favor of new LED technology and he does not like the old wall sign, but he was leaning towards Option 2 because of the precedence the new LED sign would set throughout the Village, until such time that the Village-wide study of possible code amendments is further studied.

Chair Eckhardt appreciated the sign code requirements for a variation; however, he felt that the petitioner's self-imposed restrictions for the new LED sign would satisfy to the extent that the variation would not be altering, but actually might be softening the existing wall sign. He appreciated the petitioner's efforts to use white letters on a black background, restrict the sign to a static message only changed up to twice a day, and restrict the hours of operation; therefore, he was inclined to be in favor of the new sign. He added that the Design Commission is here to hear variation requests, which is an option for any petitioner in the Village. He felt that a lot of time and effort has gone into this request, both by the commission and the petitioner, to study the proposed new LED sign with what he believes to be very restrictive requirements for controlling the sign, and he could be in favor of it. He felt it was ridiculous,

with today's technology, to send a parent out to manually change the message on the existing wall sign a couple times a day.

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

Commissioner Fitzgerald preferred Option 2, to wait to see the results of the Village wide study. If the proposed LED sign is approved tonight, every school and every church is going to want the same thing, and they will get approval because Patton Elementary School did. **Commissioner Fasolo** agreed. **Chair Eckhardt** pointed out that 2 commissioners were not here tonight, although he was unsure of their position on the new sign.

Mr. Larsen said that he was disappointed that all 5 commissioners were not here tonight, given that he has put in over 8 months of effort into this request; however, he had to move forward with the directive he was given by the Superintendent that whatever happens tonight is final. **Chair Eckhardt** encouraged the petitioner to table the project at this time to leave the door open to come back in the future. **Mr. Larsen** appreciated the support and feedback given by the commissioners; however, at this point the school had to move forward with a new sign, and if they could not move forward with the LED sign, then they had to move forward with a direct replacement. He just could not give any more time to this matter.

Mr. Barley asked if it was possible to approve the sign (Option 3) and lay out the self-imposed restrictions as strict and absolute. **Chair Eckhardt** replied that he supported the LED sign because he felt the self-imposed restrictions are tough enough for future variation requests. He felt the petitioner answered every question positively and developed a case that is precedent-setting for others; the LED sign proposed makes sense to him because it is current technology. **Mr. Larsen** thanked the commissioners again and reiterated that the directive he was given is to no longer pursue the variation if the commissioners do not approve the variation tonight.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE OPTION 2, TO CONTINUE THE PATTON ELEMENTARY SCHOOL (DC#15-001) SIGN VARIATION REQUEST UNTIL SUCH TIME THAT THE VILLAGE-WIDE STUDY OF POSSIBLE CODE AMENDMENTS FOR ELECTRONIC SIGNAGE IS COMPLETE.

**FASOLO, AYE; FITZGERALD, AYE; ECKHARDT, NAY.
THE MOTION FAILED.**



REPORT: Electronic Signs

Sign Code Modifications

Prepared by The Department of Planning & Community Development

Nora Boyer & Afshan Hamid

Design Commission April 14, 2009

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INTRODUCTION & BRIEF OVERVIEW

Bulletin Boards

Bulletin boards are defined by the Village Code to be “a sign which has a message board with changeable letters, the purpose of which is the advertising of events pertinent to the operation of the on site facility.”

Bulletin board signs are expressly allowed in residentially zoned areas with the restrictions that they are allowed only for public, charitable, educational or religious institutions. If bulletin boards in residential areas are over 12 square feet, then it must be reviewed by the Design Commission.

Bulletin boards are also allowed by the Village in business, manufacturing, and institutional zoning districts. The Code permits establishments in these districts to have “advertising structures” which identify the occupant of a building or building or which pertains to a use within the buildings or upon the premises, provided that the sign complies with a section of the Code pertaining to the type of sign (i.e. wall sign, ground sign, etc.).

Electronic Bulletin Boards/Message Boards

Electronic bulletin boards or message boards are not allowed by Village with the Code-stipulated exceptions of time/temperature signs and service station gasoline price signs. The Village’s electronic civic events sign is allowed by code and was approved by the Village Board.

Variations have been granted in two instances: the Daily Herald sign along I-90 and the Sheraton Hotel sign on Euclid Avenue. At one time, an electronic message sign was also approved for Arlington Park. However, that sign was destroyed.

Recently, the Village received two requests for electronic signs. These requests were from Walgreens (for the S. Arlington Heights Rd. location) and Southminster Presbyterian Church. The Walgreens request was denied. The Southminster request was withdrawn by the petitioner. More requests are anticipated prompting the review of this subject.



PART II: BACKGROUND

Electronic Changeable Sign Types

Electronic Signs have a multitude of types. It is important to understand the differences when determining if a type would be prohibited or allowed by the Village. There are many types of electronic signs both on-premise and off-premise. The different types of electronic signs are illustrated in the photographs below.

1. **Electronic Changeable Signs:** Used by many small businesses to replace the manual changeable signs. The text allows limited animation such as a character walking across the screen, and multiple color options. The text may scroll, and has simple images.
2. **Electronic Graphic Display Sign:** An example is The Sears Center electronic sign on the I-90 expressway. The images are presented similar to a power point presentation, which may be high definition however no animation is involved.
3. **Video Display Sign:** Similar to a large jumbotron with a high definition image. The effect is that of watching moving images on a television or theatre.
4. **Multi-Vision or Tri-Vision Sign:** Allows pre-set images and text to change. The number of images on a board is limited to three.
5. **Electronic Static:** Time and temperature and gas price signs may also be electronic, and remain static throughout the day, which is currently allowed in the Village.



1. Electronic Changeable Sign,
City of Chicago



2. Electronic Graphic Display Sign,
Sears Center



3. Video Display Sign,
City of Chicago



4. Multi-vision or Tri-vision sign, off-premise
example



5. Electronic Static: Time/Temperature
& Gas Price Signs,

Visual Impact

The Village has reviewed a few inquiries as well as requests for variations for electronic signs. Some of the general inquiries that the Village has had so far are from businesses such as a car wash, contractor businesses, and convenience stores. Some of the variation requests that Design Commission has reviewed to date are a church, Walgreens, and Tanita corporation. The Village and the Design Commission should evaluate the impact that these types of signs may have in the commercial corridors as well as the more sensitive residential areas.

Having multiple electronic signs on a commercial corridor may have a negative aesthetic impact. An electronic bulletin board added onto a monument or ground sign may create visual clutter. Site visits to other municipalities by staff, have identified multiple electronic signs on a commercial corridor as a key concern because of visual blight and distraction. Commercial corridors in Arlington Heights that are of concern are Northwest Highway, South Arlington Heights Road and Rand Road. These corridors already have perceived visual blight, and allowing a business and or multiple businesses in a row to convert manual bulletin boards into electronic message center may magnify the existing conditions. The electronic signs tend to draw more attention because of brightness and illumination.

Currently there is no differentiation between large and small businesses, since all businesses on the same corridor are allowed the same size sign, regardless of the width of the lot, or square footage of the retail center. If electronic signs are allowed as of right, the Village may see the signs spaced closely together.



75th street in Woodridge with multiple electronic signs



South Arlington Heights Road commercial corridor with existing multiple bulletin board signs



South Arlington Heights Road commercial corridor with existing multiple bulletin board signs

"In general, signs tend to be allowed in residential, mixed use, and office districts only as a special exception, and permitted by right only in commercial and industrial zoning districts. The risk in latter zones is that electronics, by their higher visibility, will make bad sign clutter worse --- not by adding to it, but by making the clutter more noticeable." Planning April 2009, Sign for the Times

PART III: ISSUES

Visual Impact

Within the Village, religious institutions, schools and park district buildings are often located within residential districts. These institutions are surrounded by residential neighborhoods with single family homes. Allowing institutions located in neighborhoods to have electronic message boards may impact the character of that neighborhood.

Allowing electronic signs on a use that is located in or adjacent to a residential neighborhood such as a school or religious institution may have negative impacts on the surrounding single-family homes. Examples of existing types of public uses in residential neighborhoods are, Pioneer Park, Westgate School, Olive Mary Stitt School, Our Lady of the Wayside Church. Impacts that may affect single-family homes that face the electronic sign, are illumination and brightness from the signs during the evening and weekend hours. A homeowner that views an electronic message board from his living room window may complain about the constant illumination and messages that are frequently changing throughout the day. Electronic signs may be viewed as a more commercial application.



Our Lady of the Wayside located on Park Street and Ridge Avenue in a R-3 zoning district, surrounded by single-family homes



Southminster Presbyterian Church on Central Avenue, in a R-3 zoning district, adjacent to commercial uses



Example of a single family lot rear yard facing an electronic sign in the front yard of a church. The sign is visible even though there is year round screening. Church is located in the west suburbs

Visual Impact

Allowing electronic message boards onto existing or new ground signs may have design implications. Existing businesses that have manual bulletin boards and are looking to convert to an electronic message board may not consider the overall integration and design of the sign.

Design considerations must be evaluated when allowing electronic signs as of right. Existing businesses that wish to incorporate an electronic message center may not cohesively tie in the sign with the existing ground sign. Some businesses may not evaluate proportions, or sizes when incorporating a new electronic message center with an existing sign. In the case of Park Federal Bank in Woodridge, Illinois, the number of text lines dictated the size and location of the message center.

In the other cases a electronic sign is mounted onto an existing pole with no colocation of electronic message board and main static signage. Some municipalities allow electronic signs as of right to be free standing signs.



Park Federal bank sign, 75th street in Woodridge, example of existing sign with electronic sign added



McDonalds sign, City of Chicago, example of existing sign with electronic sign added



Free standing electronic sign at a service station

Distraction to Drivers

The recent studies on electronic signs are from a collection of reports issued by PAS (Planning Advisory Service) through the American Planning Association (APA). The studies are centered around digital billboards and to date are inconclusive. There are no completed studies regarding retail or commercial electronic signs. Information and considerations concerning billboard signage may or may not be transferrable to retail or commercial signs. However, the general issues that have been raised are outlined below for reference and future consideration when more on-point studies are completed. The Federal Highway Administration (FHWA) is currently conducting a study on driver distraction and the safety or impact of new sign technologies and signs, however the study will not be released until the later part of 2009. The PAS studies evaluate message duration and transition, impact of electronic messages and video signs and brightness standards and enforcement. Most municipalities are dealing with the increasing requests for electronic signs, such as those found on pharmacies, fast food places, convenience marts, and car washes. In regards to electronic signs for municipalities the PAS inquiry cites that specific approaches taken by jurisdictions varies greatly depending on how they want their community to appear. The range varies from some communities prohibiting electronic signs to others allowing with regulations. PAS concludes that municipalities regulate through permits, architectural review, and design review process.

Summary of Planning Advisory Service Reports Issued by the American Planning Association regarding electronic billboards:

Digital signs are brighter and more distracting than any other type of sign. Most studies indicate that digital display signs are a safety concern. This is quantified in several ways:

- Message Duration & Transition
- Impact of Electronic Messages or Video Signs
- Brightness standards and enforcement

Message Duration & Transition:

Most images change every six seconds, because that is how long it takes to comprehend a message. Accidents may occur when drivers take their eyes off the road for more than two seconds. Motorists often stay focused on the sign to see what is next, or wait until the message finishes telling a story. ¹ Scenic America, Issue Alert 2, Electronic Signs, 2007

Impact of Electronic Messages or Video Signs:

Drivers make twice as many glances at active (i.e. video signs) than they do at passive (i.e. static) signs. Signs that were a part of the study were video signs, scrolling text signs and tri-vision signs. These types of signs attracted more than twice as many glances as static signs. ² Zoning Practice, Marya Morris, April 2008

Glances at active signs were longer in duration, 88% were at least .75 seconds long. This is important because that is the amount of time required for a driver to react to a vehicle that is slowing down ahead. Video and scrolling text signs received the longest average maximum glance duration. ³ Zoning Practice, Marya Morris, April 2008

Electronic signs are more distracting than other types of signs. Drivers who take their eyes off the road for more than two seconds may be more likely to suffer a crash. This is relevant because many electronic signs will present a message between 5 to 8 seconds. Drivers tend to focus on the message until it is complete. ⁴ Zoning Practice, Marya Morris, April 2008

Messages that flash or change are more distracting, less comprehensible, and require more reading time than do static images. ⁵ Texas Transportation Institute Study 2005

Electronic signs with moving images will distract drivers for longer durations (or intervals) than do electronic signs with no movement. Signs that use two or more frames to tell a story are very distracting because drivers are involuntarily compelled to watch the story through to its conclusion. ⁶ G. Wachtel, City of Seattle 2001 Study

Brightness Standards & Enforcement

Current sign technologies which include dynamic components have the ability to emit more light and respond to ambient conditions, which raise concerns about sign brightness in areas where signs compete with traffic signals.

7. SRF Consulting Group, Dynamic Signage: Research Related to Driver Distraction and Ordinance Recommendations, Prepared for the City of Minnetonka, June 2007

Enforcement of luminance of electronic signs is very difficult to measure in the field. Luminance is measured and calibrated in a controlled factory setting using a spectral photometer to measure the light output. The higher the ambient light levels, the brighter the sign. A luminance meter is held close to the face of the sign to capture the light emitted from the sign. The luminance meter can measure 13,000 NITS on a small sign. A dimmer control on electronic signs should be required as well as photo cell, can track the ambient light conditions and adjusts a sign accordingly. A written certification from the sign manufacturer for the light intensity can be preset and not to exceed the illumination levels.⁸

SRF Consulting Group, Dynamic Signage: Research Related to Driver Distraction and Ordinance Recommendations, Prepared for the City of Minnetonka, June 2007



Image of Portillo's Restaurant electronic sign in Chicago



Image of Sonic Restaurant electronic sign in Bartlett, Illinois

1. Laura Williamson McCafferty, Scenic America Issue Alert 2, Billboards in the Digital Age, 2007
2. Marya Morris, Zoning Practice, Practice Smart Sign Codes, April 2008
3. Marya Morris, Zoning Practice, Practice Smart Sign Codes, April 2008,
4. Marya Morris, Zoning Practice, Practice Smart Sign Codes, April 2008
5. Study by Texas Transportation Institute, 2005
6. G. Wachtel, Video Signs in Seattle- Final Report, 2001
7. SRF Consulting Group, Dynamic Signage: Research Related to Driver Distraction and Ordinance Recommendations, Prepared for the City of Minnetonka, June 2007
8. SRF Consulting Group, Dynamic Signage: Research Related to Driver Distraction and Ordinance Recommendations, Prepared for the City of Minnetonka, June 2007

There are many challenging issues that arise when enforcement of electronic signs is considered. The number of times a message can change during the day, the illumination standards, ambient light levels of the sign when compared to the daylight and evening light, the spacing standards of signs. If electronic signs are allowed there are numerous considerations on how a message be enforced.

Enforcement Issues to Consider:

Number of Times a Message Can Change:

If allowed how would the Village regulate a sign that is required to remain static for a period of time, and transition between messages. For example a regulation standard may be to allow an electronic sign, if it remains static for 60 seconds, and the transition between messages is 2 seconds. If multiple signs in the Village are allowed to be electronic, it would become an almost impossible enforcement issue to regulate this standard.

Illumination Standards:

Based upon research, it is difficult to measure light once a sign has been installed in the field. A photometer is used to measure the luminance level, which is a costly investment. Maya Morris, Zoning Practice April 2008

Additional concerns are that staffing is not available during evening hours.

Ambient Light Levels:

Standards for light levels may be set by the manufacturer, however ambient conditions in the field vary, and a pre-set sign may appear brighter on a cloudy, rainy day versus on a sunny bright day. Also natural light requirements during the day are less intense than during evening hours. The same sign during the day may appear brighter and more luminous during the evening.

Spacing Standards:

Many properties in the Village, for example on Northwest Highway and Arlington Heights Road are 70 feet or less in width in the B-2 zoning district. Currently there are no minimum spacing standards between signs such as at least 30 or 50 feet apart. Allowing electronic signs on all properties regardless of lot width will create clutter.

Fairness / Level Playing Field

The current sign code regulates signs for various uses through zoning districts. However this becomes an issue when similar uses are located in different zoning districts. An example are churches in Arlington Heights which are located in both a commercially zoned district and also in a residential district. Allowing electronic signs in a commercial district would create an advantage for over a church in a residential district, and take away from the level playing field established by the code.

If only certain uses are permitted electronic signs, this may also create a disparity in fairness of applying the code. The same zoning district and corridor may have hotels and gas stations that may also request an electronic sign. In this case a restriction for one use may be considered a hardship that is created by the code.

Similar Use Different Zoning:

Lakewood Calvary Church is located in a B-2 Zoning district on Palatine Road, while Southminster Presbyterian Church is located in an R-3 zoning district on Central Road. If electronic signs are permitted in a Business zoning district, it would create an unfair hardship for a church in a residential zoning district, although both churches front on major arterials. If an electronic sign is allowed by variation it would create an unfair level playing field.

Similar Zoning Different Use:

The South Arlington Heights Road corridor is a patchwork of various uses that have been approved . If it is determined that only certain uses are allowed an electronic sign, because of the nature of the business, this would create a disparity in applying the code. For example it may be determined that banquet facilities should be allowed an electronic sign because they draw visitors from out of town. While the Walgreens should not be allowed an electronic sign.



Southminster Presbyterian Church on Central Road



Wellington Banquet Hall on South Arlington Heights Road



Walgreens on South Arlington Heights Road

Other Considerations

Environmental impacts need to be considered if electronic signs are allowed. Although many signs use LED light source, the energy and heat island effect given may not have a desirable impact on the environment. This may be of issue if multiple electronic signs are located in a commercial corridor, and give off a heat island affect. Currently bulletin board signs or manual copy change signs emit light and energy only during evening hours, keeping the heat island affect to a minimum.

Energy Consumption & Heat:

Multiple sign in the Village would have an impact on the amount of heat emitted from each sign. The Village is looking ways to promote more sustainable developments, however if electronic signs are allowed, it would create a heat island effect and not project an image of sustainability.

Most existing bulletin board signs are lit only during the evening hours and therefore the heat island effect is kept to a minimum. Internally illuminated signs are only lit during evening hours, whereas an electronic sign is on during the day and evening hours, requiring more energy consumption.



Multi-tenant electronic sign in on Northwest Highway and Dryden with illumination during the evening



Multi-tenant electronic sign in Bolingbrook, Illinois with constant illumination during the day and evening

Comments from Legal Department

The Legal Department has evaluated electronic signs in regards to how such regulations may impact churches. The conclusion is that as long as there is a rational reason and any restrictions are reasonable, then RLUIPA does not prohibit the regulation of electronic signs for churches.

RLUIPA Discussion

While there is no case law directly on point, it appears from a review of cases interpreting RLUIPA in other circumstances that in order for a law to constitute a substantial burden, it must render religious exercise impractical or put substantial pressure on someone to modify behavior and violate beliefs.

It does not appear that an appropriately drafted ordinance prohibiting electronic signs would present a RLUIPA problem. Such an ordinance could not, for instance, single out churches. It could, however, differentiate by zoning district. There would need to be solid justification as to different rules in different zoning districts because the net effect could be favoring commercial speech over non-commercial speech, which the courts generally frown upon. It would also have to be the least restrictive means available, meaning that if electronic signs could be permitted but with reasonable limitations (e.g. limits on light) then that would be the preferred course.



Church sign in Bartlett, Illinois



Church sign in Mt. Prospect, Illinois

A bulletin board sign is explicitly allowed in the residential district, up to 12 square feet as of right, while the business and manufacturing district permits it as an "other advertising structure...which pertains to a use within the building or upon the premises..." The Village currently allows bulletin board signs in the business districts. However, the code provision for "Other Advertising Structure" refers to canopies, awnings and clocks. Discussion is required as to whether the current definitions of electronic signs in Chapter 30 are sufficient to cover emerging technologies for electronic signs.

Code Sections Under Chapter 30:

Section 30-101 Definitions 5: Bulletin Board. A sign which has a message board with changeable letters, the purpose of which is the advertising of events pertinent to the operation of the on site facility.

For those businesses in the B zoning district, the signs listed below are allowed. The code states:

Section 30-204 Business (B) and Manufacturing (M) District Signage Provisions. *Only the following signs are permitted in a Business (B) or Manufacturing (M) Districts. All requirements and restrictions outlined in this section, pertain only to properties zoned for Business or Manufacturing.*

- a. *Any wall, ground, directional, temporary sign or other advertising structure which identifies the occupant of a building or buildings, or which pertains to a use within the buildings or upon the premises, provided that the sign complies with that section of this Chapter pertaining to that type of sign.*

Under the residential district Bulletin boards are specifically allowed. The code states the following:

Section 30-203 Residential (R) Districts Signage Provisions. *Only the following signs are permitted in Residential Districts. All requirements and restrictions outlined in this Section pertain only to those properties zoned Residential.*

- b. *Bulletin boards, not over 12 square feet in area or public, charitable, educational or religious institutions when located on the premises of said institutions. Any sign more than 12 square feet in area must be reviewed by the Design Commission and approved by the Village Board of Trustees. The application for such approval must comply with the notification requirements for sign variations.*

Currently in the Village electronic signs are used by automobile service stations and banks for gas prices and time and temperature respectively.

Some municipalities, such as Naperville and Oak Park, are allowing electronic bulletin signs as long as they remain static for a time period (8 seconds), and do not allow them to flash.

Code Sections Under Chapter 30:

Definitions

Flashing Sign. Any illuminated sign on which each artificial light unit or externally mounted light source is not maintained in a stationary condition or constant in intensity and color at all times when such sign is illuminated.

Illuminated Sign.

Any sign which has characters, letters, figures, designs, or outline illuminated by electric light, luminous tubes, or any other means of illumination either internal or external to the sign structure.

Manual Change Bulletin Boards

Electronic Bulletin Board / Changeable Message Board

The options for code modifications are broken down into types then residential districts and business districts.

I. Manual Change Bulletin Board

A. Residential

1. Do nothing and continue to allow variations on a case-by-case basis.
2. Make minor amendments to clarify current policy (ex. amend provision on bulletin boards in residential districts to state that only "manual change" bulletin boards are allowed.

B. Business, Manufacturing, and Institutional

1. Do nothing and continue to allow variations on a case-by-case basis
2. Change Code to allow bulletin boards only in residential zoning districts for public, charitable, educational or religious institutions thereby not allowing bulletin boards in business, manufacturing and institutional districts.

II. Electronic Bulletin Board / Changeable Message Board

A. Residential Zoning Districts

1. Do nothing and continue to *not* allow electronic bulletin changeable signs
2. Allow electronic bulletin changeable message signs with restrictions concerning operation
3. Allow electronic bulletin changeable message signs for specified uses (ex. only for public entities such as schools) with restrictions concerning operation

B. Business, manufacturing and/or institutional

1. Do nothing and continue to *not* allow electronic bulletin changeable signs
2. Allow electronic bulletin changeable message signs in designated business, manufacturing, and/or institutional districts with restrictions concerning operation
3. Allow electronic bulletin changeable message signs for specified uses (ex. only for public entities such as schools or major tourism venues) with restrictions concerning operation
4. Allow electronic bulletin changeable message signs in specified locations (ex. along I-90 or on Rand Rd. corridor) with restrictions concerning operation

PART V: REGULATORY CONSIDERATIONS IF ELECTRONIC SIGNS ARE ALLOWED

Summary of Surveys (supplemented by staff)

If electronic signs are allowed in the Village, then regulatory considerations must be addressed prior to implementation or code modifications. Some communities that have allowed electronic signs have certain restrictions for example on brightness and illumination. Elmhurst only allows electronic signs if they remain static for 8 seconds with a 2 second message transition and only amber text on black background. The considerations below are extracted from PAS reports, survey of other communities and Village restrictions.

- A. Static messages only (no scrolling, flashing, etc.)**
Local communities surveyed that allow electronic signs, allow only if they prohibit scrolling, flashing, moving, animated signs.
- B. Minimum distance between electronic signs**
A minimum spacing between signs should be established. Currently the code has no regulations. For example Prospect Heights requires a 500 feet of separation, while Mt. Prospect requires a 600 feet of separation.
- C. Frequency of message change**
The FHWA recommends minimum 8 second duration, with a transition between signs at 1-2 seconds.
Naperville, Elmhurst and Oak Park allow electronic signs.
- D. Limit allowed colors of lights (ex. amber only, amber only in residential areas)**
Palatine requires a consistent color, no glare on adjacent property or street. Elmhurst allows amber text on black background.
- E. Illumination standards including different illumination in day and night**
Per PAS reports, a common daytime NIT level is between 5,000 to 7,000 NITS. A common night time NIT level is 500 NIT. Some communities require an adjustment meter on the sign, while other communities require a sensor for the sign to adjust to ambient levels. A written certification from the sign manufacturer for the light intensity should be preset and not to exceed the illumination levels.
- F. Maximum electronic sign area (as a percentage of the allowed sign)**
PAS reports cite that communities may base this on aesthetic regulations.
Naperville allows 50% of the monument sign to be LED, Palatine 40%, Des Plaines 30% or 20 sf whichever is less.
- G. Orientation and set back from residential districts**
The Village should evaluate restrictions for signs adjacent to residential district, with no light emittance towards residential properties.
- H. Limit as to sign type – ground signs, wall signs**
Oak Park adopted regulations to restrict electronic signs to window signage only.
- I. Window signs**
Current Village regulations do not require a permit for window signs. There is no definition of what can constitute a window sign. A window sign can be a paper graphic, neon sign or LED screen. A window sign under current code restrictions cannot exceed 40% of the window or surface area.
- J. Design Standards (ie. integration of the sign with design of the building, placement below (not above) business sign**
Some communities that allow LEDs as of right, allow integration of LED into existing monument or ground signs. This may lead to an undesirable aesthetic affect, where the new LED component may not match the existing sign.
- K. Sound**
An electronic sign may have the ability for sound which could potentially conflict with safety. Provisions should be included for no sound emittance.

PART VI: SURVEY OF OTHER COMMUNITIES / OTHER RESEARCH

Nineteen communities were surveyed through the Northwest Municipal Conference. Additional communities that typically are not part of the NWMC were added through staff interviews.

Comparable Communities: Arlington Heights, Buffalo Grove, Des Plaines, Elk Grove Village, Elmhurst, Evanston, Hoffman Estates, Naperville, Mt. Prospect, Palatine, Schaumburg

Other Communities: Carpentersville, Glencoe, Grayslake, Hanover Park, Libertyville, Prospect Heights, Rolling Meadows, Streamwood

The following is a summary of major issues that the Village is reviewing. A more comprehensive survey is attached in the reference section.

Are Dynamic Display signs allowed as of right in the code?

64% (12) do not allow as of right
36% (7) allow as of right

What are the restrictions on number of times a message can change, per day or per hour?

63 % (12) do not allow changes on message board
32 % (6) that allow place some restrictions, see below
05% (1) allow changeable message, has no restrictions, see below
Carpentersville: 60 seconds
Des Plaines: 7.5 seconds
Elmhurst: 5 seconds
Grayslake: 8 seconds
Naperville: 10 seconds
Palatine: 4 messages allowed per 24 hour
Hanover Park: no restrictions

Are there restrictions on brightness and illumination?

63 % (12) do not allow dynamic signs
10 % (2) that allow dynamic signs, place no restrictions
26 % (5) place some restrictions, see below

Elk Grove: discretion of Village
Elmhurst: limits brightness on sign
Mt. Prospect: discretion of Plan Commission
Palatine: consistent color, no glare on adjacent property of street
Prospect Hts: review at Public Hearing

Are there concerns over dynamic display/electronic signs being distracting to drivers?

84 % (16) communities are concerned over distraction
16 % (3) communities are not concerned over distraction

Are animation or moving images allowed on the sign?

92 % (18) do not allow animation, flashing, moving, video
08 % (1) restrict through special use or variation process

Are there concerns over community character and Dynamic Display Signs?

47 % (9) have regulations or are concerned over community character, see below
26% (5) have no concerns
27 % (5) no response

Arlington Heights: concern over multiple signs

Elmhurst: limits number of colors, and black background

Evanston: concerned, does not allow

Glencoe: allowed only for commercial signs

Naperville: concerned over multiple signs

Mt. Prospect: minimum of 600 feet separation

Palatine: limit to 4 corridors, minimum of 300 feet of frontage, 500 feet of separation

Prospect Heights: minimum of 500 feet of separation

Schaumburg: restricted to I-90 corridor for convention center only

PART VI: COMMUNITIES THAT RECENTLY MODIFIED CODES

If electronic signs are allowed in the Village, then regulatory considerations must be addressed prior to implementation or code modifications. Some communities that have allowed electronic signs have certain restrictions for example on brightness and illumination. Elmhurst only allows electronic signs if they remain static for 8 seconds with a 2 second message transition and only amber text on black background. Two recently modified codes are summarized below:

Naperville, Illinois

Approved by the City Council on December 16, 2008. The Council added a definition for Changeable Copy, and permits electronic signs as of right. The following is a summary:

Message Change: No more than once every 10 seconds

Limits: Cannot exceed 50 % area of a monument sign

Message: Must remain static, no flashing, video, animation

Illumination: Light intensity not to create a nuisance to adjacent property or a traffic hazard to motorists or pedestrians.

Light source: not visible from a public street or private residence

Monument Sign: Size of monument sign is based on speed limit:

40 mph:	45 square feet
45 – 50 mph:	90 square feet
55 mph:	120 square feet

Sign Height: No greater than 10 feet.

Staff did interview the planner at Naperville, and found that the Council debated the proposed modifications, and in the end decided to allow as of right.

Oak Park, Illinois

The Village of Oak Park permits electronic signs as of right. This was approved by the City Council on March 23, 2008. The following is a summary:

Message Change: No more than once every 8 seconds

Limits: Cannot exceed 6 square feet

Message: Must remain static, no flashing, video, animation

Illumination: No illumination onto residential property or interfere with safe traffic movement.

Sound: no audio or sound

Monument Sign: Not allowed on monument sign.

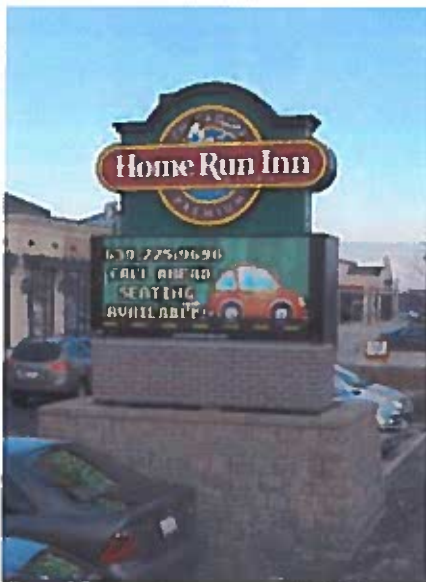
Sign Height: No greater than 7 feet.

Window Sign: Allowed as a window sign, screen shall be included in the 25% window sign area for permanent window signs.

PAS reports consist of Federal Highway Administration (FHWA), Scenic America, Wisconsin DOT, Scottish Executive and several other key sources for research on both on-premise signs and off-premise signs. The FHWA report is critical to the analysis of safety, and at this time is inconclusive. An additional FHWA summary is due out late 2009. Relevant articles are attached as part of the reference section.

On-Premise Signs

For on-premise signs, the specific approaches taken by jurisdictions varies greatly depending on how they want their communities to look, so there are responses ranging from near total bans on dynamic displays to permissive ordinances that allow nearly any type of sign. Municipalities can allow by right or exercise control through permitting, architectural review and design review process. Some communities take the approach of limiting electronic signs to a special sign overlay district, to specific zoning district (industrial or commercial), or have spacing requirements for streets. In general, having different restrictions for each type of zoning district provides the greatest specificity.



On-premise sign for restaurant in Addison, IL



Electronic sign for fast food restaurant, Carol Stream, IL

RECOMMENDATIONS:

After review of all the issues and options staff continues to be concerned about the potential for excessive sign blight. While not convinced of the need for manual change bulletin boards, it is recognized that it is most likely unrealistic to change the code to require their removal. Given this limiting factor and recognizing advances in technology one option would be to permit electronic changeable signs only. In doing so, the Design Commission should acknowledge that this will result in the proliferation of these types of signs. If the Design Commission believes electronic changeable signs are appropriate for the community then the following may be considered.

MANUAL CHANGE BULLETIN BOARD

1. Continue to allow manual change bulletin boards as currently allowed in all zoning districts.
2. Limit the size of manual change bulletin boards in all business, manufacturing, and institutional zoning districts to 30% of the total sign area or 20 square feet whichever is less.

ELECTRONIC CHANGEABLE SIGNS

Residential

1. Allow electronic changeable signs in residential districts for non-residential uses.
2. Require that electronic changeable signs in residential areas or adjacent to residential districts be turned off from 9 p.m. – 7:00 a.m.
3. See below for other regulations concerning changeable message boards.

Business, Manufacturing, and Institutional Districts

1. Allow electronic changeable signs in all business, manufacturing and institutional districts.
2. Limit the size of electronic changeable signs to 30% of the sign area or 20 square feet whichever is less.
3. See below for other regulations concerning changeable message boards.

REGULATIONS FOR ELECTRONIC CHANGEABLE SIGNS

1. Static Message: Messages shall change no more frequently than only once per 60 seconds.
2. Color: Color shall be limited to amber lights on black backgrounds
3. Sign Type: Electronic changeable signs shall only be allowed on monument signs (not wall signs or ground signs).
4. Establish daytime and nighttime illumination limits.
5. Prohibit electronic changeable signs as window signs.
6. Establish design standards requiring electronic changeable signs to cohesively tie into the monument sign.
7. Prohibit sound as a component of the sign.
8. Prohibit signs that promote or advertise any commercial enterprise or event not conducted on the same premises.
9. Message: Messages only for the business upon which the sign is placed shall be permitted. No off-premise advertising shall be allowed.

NEXT STEPS:

1. Draft of Code Language
2. Review of Code Language by Design Commission
3. Other Sign Items

REFERENCE MATERIAL:

The following documents were referenced as research for the sign report. The research articles from the Planning Advisory Service of the American Planning Association were selected from a much larger group of articles because these articles were the most referenced and comprehensive when it came to the issue that staff was evaluating.

Staff Material:

- A. Hamid, Village of Arlington Heights, Past Variation Requests for LED Signs
- N. Boyer and A. Hamid, Survey of Other Municipalities, Northwest Municipal Conference and Staff Survey: February 27, 2009

Planning Advisory Service Research Material through American Planning Association:

- Marya Morris, Zoning Practice, April 2008, Practice Smart Sign Codes Issue Number 4
- Laura Williamson McFarrety, Scenic America Issue Alert 2, Electronic Signs, 2007
- James Krohe Jr., Planning Magazine, Signs for the Times April 2009
- USDOT FHA Memorandum, September 25, 2007, Guidance on Off-Premise Changeable Message Signs

APPROVED

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 14, 2009 AT 6:30 P.M.**

Chairman Eckhardt called the meeting to order at 6:30 p.m.

Members Present: Ted Eckhardt, Commission Chair
John Fitzgerald
Jim Tinaglia
Kirsten Kingsley
Alan Bombick

Members Absent: None

Also Present: Robin Ward, Assistant Village Attorney
Nora Boyer, Housing Planner
Afshan Hamid, Staff Liaison
Pat DiMatteo, Recording Secretary

REVIEW OF MEETING MINUTES FROM MARCH 31, 2009

Commissioner Kingsley pointed out a spelling error on page 15 of the minutes. **Chairman Eckhardt** said that Staff asked him to have the commissioners review and clarify the discussion of the *Verizon Wireless* project to ensure that the minutes accurately reflect each commissioner's intention to suggest that the petitioner provide for 3 wall signs. **Chairman Eckhardt** confirmed that he supported 3 wall signs, which the minutes correctly reflected; **Commissioner Fitzgerald** agreed; **Commissioner Tinaglia** said that he was fine with the minutes as they were; **Commissioner Kingsley** had no comments.

Ms. Ward explained that the commissioners could not change what happened at the last meeting, as reflected in the minutes; however, they could clarify whether what was transcribed was correct or not.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF MARCH 31, 2009. ALL WERE IN FAVOR. THE MOTION CARRIED. COMMISSIONER BOMBICK ABSTAINED.

ITEM 1. SIGN CODE MODIFICATIONS/ELECTRONIC SIGNS

Ms. Hamid recapped what was discussed at the Sign Code Modification kick-off meeting that was held with the Design Commission on July 8, 2008. This included the following:

- Blade/Plaque signs in Downtown
- LED Signs
- Ground Signs Downtown
- Ground Signs Village wide
- Wall Signs
- Corner Projecting Blade Signs
- Code Clean Up Items

Questions that were also discussed at the meeting included the following:

- What is the visual impact of LED technology
- Multiple LED signs on a block or corridor
- Is there a circumstance where LED is preferable than static, changeable message board
- Should LED be allowed in residential district
- Should messages on LED bulletin boards be regulated
- How will restrictions be enforced
- If LED is allowed, will EBB also be allowed

Ms. Ward said that she was here tonight to give an overview of legal guidelines when reviewing signage. In general, signage is protected under the 1st Amendment Free Speech, and falls under 2 categories: commercial signage, and non-commercial signage. When regulating signage, regulatory considerations must evaluate signage as content neutral. Municipalities may regulate signage on time, place, and manner restrictions. The two distinctions are off-premise and on-premise signs. On-premise signs are usually considered commercial signage, for example, for a fast food place. Off-premise signs are usually considered non-commercial signage, such as billboards. Signage must be reviewed and applied objectively to protect free speech.

Ms. Hamid began tonight's presentation on "Electronic Signs", which was prepared by the Department of Planning and Community Development, specifically herself and Nora Boyer. An introduction and brief overview was given. This included definitions of the following:

- Bulletin Boards
 - A sign that has a message board with changeable letter, the purpose of which is to advertise events pertinent to the operation of the on-site facility.
- Electronic Bulletin Boards/Message Boards
 - No allowed by the Village, except for time and temperature signs and service station gasoline price signs.

Ms. Hamid also pointed out that sign variations were previously granted for electronic signs for the Daily Herald located along the I-90 corridor, and for the

Sheraton Hotel located on Euclid Avenue. Recent requests received by the Village for electronic signs include one for the Walgreens on S. Arlington Heights Road, which was denied, and one for Southminster Presbyterian Church on Central Road, which was withdrawn by the petitioner.

The 5 types of electronic signs were reviewed by Staff and photos were presented, which included the following:

- Electronic Changeable Sign
- Electronic Graphic Display Sign
- Video Display Sign
- Electronic Static Sign
- Multi-Vision/Tri-Vision Sign

The following issues related to the 5 types of signs were presented by both Ms. Hamid and Ms. Boyer, and photos were presented as well:

- Visual Impacts
 - Aesthetic impact of multiple electronic signs on a corridor
 - Make bad sign clutter worse by making the clutter more noticeable
 - Same size sign allowed regardless of the width of the lot or square footage
 - Electronic signs adjacent to a residential neighborhood
 - Consider proportions and scale of new electronic signs so they cohesively tie in with existing ground sign.
 - Some municipalities allow a free-standing electronic sign
- Distraction to Drivers
 - Recent studies on electronic signs from PAS through the American Planning Association are focused on electronic billboards.
 - The Federal Highway Administration is currently evaluating driver distraction and safety. Current studies are inconclusive.
 - No complete studies on retail or commercial signage; municipalities vary and review in regards to design and aesthetics.
 - Message duration and transition
 - Impact of electronic messages or video signs
 - Current sign technology includes dynamic components that have the ability to emit more light and respond to ambient conditions that raise concerns about sign brightness.
- Enforcement
 - Number of times a message can change
 - Illumination Standards
 - Ambient Light Levels
 - Spacing Standards
- Fairness/Level Playing Field
 - Current sign code regulated signs for various uses through zoning districts
 - Similar Use Different Zoning
 - Similar Zoning Different Use
- Other Considerations
 - Energy consumption and heat
 - RLUIPA

Commissioner Bombick asked about the cost of a photometer, and Staff replied that they were unable to obtain an exact amount; however, it was a costly investment.

Ms. Boyer reviewed Staff's breakdown of options for sign code modifications, first into types, then into residential district and business district.

- Manual Change Bulletin Board
 - Residential
 - Do nothing and continue to allow variations on a case-by-case basis.
 - Make minor amendments to clarify current policy.
 - Business, Manufacturing, and Institutional
 - Do nothing and continue to allow variations on a case-by-case basis.
 - Change sign code to allow only in residential zoning districts for public, charitable, educational, or religious institutions.
- Electronic Bulletin Board/Changeable Message Board
 - Residential
 - Do nothing and continue to NOT allow
 - All with restrictions concerning operations
 - Allow specified use (i.e. schools) with restrictions concerning operation
 - Business, Manufacturing, and Institutional
 - Do nothing and continue to NOT allow
 - Allow in designated business, manufacturing, and/or institutional districts with restrictions.
 - Allow for specified uses, schools or major tourism venues with restrictions.
 - Allow in specified locations (I-90 or Rand Road Corridor) with restrictions.

Ms. Hamid summarized the regulatory considerations to consider if electronic signs are allowed:

- Static messages only, no scrolling, flashing, etc.
- Minimum distance: Establish minimum spacing between signs.
- Frequency of message change: FHWA recommends minimum of 8 seconds.
- Limit colors of lights: Elmhurst allows amber on black only.
- Illumination Standards: Require a threshold for illumination during the day versus evening hours; require an adjustment meter or sensor for adjustment.
- Maximum Sign Area: Determine a reasonable sign area, i.e. 30%.
- Orientation and setback from residential district.
- Limit as to type, i.e. monument or wall.
- Window Signs: Further define what constitutes a window sign.
- Establish Design Standards
- Sound

Ms. Hamid said that a survey of 19 communities was done through the Northwest Municipal Conference and Staff, with respect to electronic signs. Comparable communities included Buffalo Grove, Des Plaines, Elk Grove Village, Elmhurst,

Evanston, Hoffman Estates, Naperville, Mt. Prospect, and Schaumburg. Other communities included Carpentersville, Glencoe, Grayslake, Hanover Park, Libertyville, Prospect Heights, Rolling Meadows, and Streamwood. A list of major issues that other communities are reviewing was summarized as follows:

- As of right
- Restrictions on number of times per day or hour
- Illumination and brightness restrictions
- Concerns over electronic signs being distracting to drivers
- Are animation or moving images allowed
- Are there concerns over community character

Naperville and Oak Park, Illinois are two communities that recently modified their existing electronic sign code. Approved in December 2008, Naperville added a definition for Changeable Copy, and permits electronic signs as of right. Approved in March 2009, Oak Park permits electronic signs as of right, for window signage only.

Ms. Boyer summarized the recommendations by Staff with regards to each sign type:

- Manual Change Bulletin Board
 - Continue to allow manual change bulletin boards as currently allowed in all zoning districts.
 - Limit the size of manual change bulletin boards in all business, manufacturing, and institutional zoning districts to 30% of the total sign area or 20 square feet, whichever is less.
- Electronic Changeable Signs
 - Allow electronic changeable signs in residential districts for non-residential uses.
 - Require that electronic changeable signs in residential areas or adjacent to residential districts be turned off from 9 p.m. to 7 a.m.
 - Consider other regulations concerning changeable message boards.
- Business, Manufacturing, and Institutional Districts
 - Allow electronic changeable signs in all business, manufacturing, and institutional districts.
 - Limit the size of electronic changeable signs to 30% of the sign area or 20 square feet, whichever is less.
 - Consider other regulations concerning changeable message boards.

Other regulations for electronic changeable signs include the following:

- Static message: messages shall change frequently no more than once per 60 seconds.
- Color: color shall be limited to amber lights on black backgrounds.
- Sign Type: electronic changeable signs shall only be allowed on monument signs (not wall signs or ground signs)
- Establish daytime and nighttime illumination limits.
- Prohibit electronic changeable signs as window signs.
- Establish design standards requiring electronic changeable signs to cohesively

tie into the monument sign.

- Prohibit sound as a component of the sign.
- Prohibit signs that promote or advertise any commercial enterprise or event not conducted on the same premises.
- Message: messages only for the business upon which the sign is placed shall be permitted. No off-premise advertising shall be allowed.

Ms. Hamid said the next steps would be for the commissioners to discuss the information presented tonight, and consider the following:

- Draft of code language
- Review of code language
- Any other sign items

Commissioner Bombick asked if he understood correctly that Staff was recommending that only electronic changeable signs be allowed, with no movement or images, and limited to amber on black background. **Ms. Hamid** replied that that was correct.

Commissioner Kingsley asked about height restrictions for monument signs, and the difference between a ground sign and a monument sign. **Ms. Hamid** replied that a monument sign has a 6-foot height with a decorative base, and a ground sign can be up to 16'-6" in height.

Commissioner Tinaglia felt that the use of both 'ground sign' and 'monument sign' was confusing and a clearer definition should be established. He asked whether both terms were even necessary and whether one could be eliminated, and how the Village could regulate how many electronic signs are allowed. **Ms. Ward** clarified that a ground sign was essentially a pole sign, and a monument sign was a sign on a base close to the ground.

Commissioner Tinaglia further stated that he would not be in favor of electronic signs that moved, and he felt that the Village's electronic sign at the corner of Northwest Highway and Arlington Heights Road moved too fast. He also asked Staff if there was any aftermath from the recently approved sign variation for *The Grand Station*, which he felt might be a good starting point for the future of electronic signs in the Village. He concluded that he was a big proponent of signage, which he felt was important.

Commissioner Bombick asked if there was a scientific graphic design reason behind the recommendation for the amber on black background color, as opposed to black on white, which was a lot easier to read, or white on black. He wanted to understand the justification; is it because amber is less obtrusive at a distance, and has less glare than other colors? **Ms. Hamid** replied that during the day, amber on black is most likely more readable, whereas in the evening, black on white may be more legible.

Commissioner Bombick also asked Staff what town(s) he could visit to see the type of electronic signs being recommended. **Ms. Hamid** replied that Staff visited

numerous towns to obtain the pictures presented tonight, which included Naperville, Bolingbrook, Woodridge, Carol Stream, Hanover Park, Bartlett, Hoffman Estates, Mt. Prospect and Chicago. The church sign in Mt. Prospect shown on page 11 was the type of electronic changeable sign that Staff was recommending.

Commissioner Bombick said that one the problems with some of the sign examples presented by Staff, was that the sign area was not big enough to do any good, unless the sign was right up on the road, and we had to be careful if we were going to restrict these, especially with community messages, which would be a waste of money if they were not big enough to see, and even more distracting.

Commissioner Tinaglia wanted to make one more comment before he had to leave because of another meeting commitment. He felt that many of the existing manual change bulletin board signs in the Village were offensive and old-looking, and wanted to see something happen with these signs. **Commissioner Tinaglia** left the meeting at this time.

Commissioner Fitzgerald agreed that some of the older, existing manual change bulletin board signs, such as the one at the car wash on S. Arlington Heights Road shown on page 3, were unattractive; however, he felt the new manual bulletin board sign for Southminster Church, shown on page 4, was a great example. He said that he never liked electronic changeable signs because they are too busy and would add to the busyness of existing signs in the Village, especially on S. Arlington Heights Road. He felt that at some point, electronic signs would start moving faster than we could control, and be brighter than we could control. He especially did not like these types of signs in a residential area because it cheapened the area, even with time restrictions. He also felt that once these electronic changeable signs were allowed, everybody would want one, and he did not like any of the electronic sign examples provided by Staff. He felt the existing rules for electronic signs should remain as is, existing manual bulletin board signs could be improved and updated, and the option for a sign variation could remain.

Commissioner Bombick pointed out that the existing manual bulletin board sign at the car wash on S. Arlington Heights Road, shown on page 3, managed to make something as obnoxious as a hi-definition TV sign without any technology other than fluorescent lights, and this sign was a result of the existing sign code.

Chairman Eckhardt said that he was a proponent of the highest technology of video signs known to man, because that was the future; however, he was also a proponent of developing regulations so that electronic signs stay static for the most part. He was not in favor of the highly graphic image of blade runner-type signs, and he would not support an electronic changeable sign with only amber lights because it was old-school and outdated before it even started. He felt the Village needed to leap forward into the sign technology future, which is a sign with a video screen that is regulated. He also acknowledged that once this type of sign was allowed, it would be difficult to stop it from becoming like Disneyland; however, he would vote for no electronic sign unless it was a sign that had the new technology, with restrictions. **Chairman Eckhardt** also felt it was important to never allow

someone to put a sign on someone else's property, resulting in too many signs too close together.

Commissioner Kingsley said she felt similar to Chairman Eckhardt with regards to the electronic sign display. She referred to the 'Home Run Inn' sign on page 17, which she felt was a nice sign. She also said she was definitely not a proponent of anything moving on electronic signs. Her big issues with signs were height and brightness, which she felt should be looked into further. When she thought of signage in other towns, she was impressed with downtown Lake Forest, which had nothing but low signs, which she was a proponent of and suggested the Village look into.

Ms. Ward explained that downtown areas were different than other areas of town with regards to sign height. She said that there was a danger in making a change in sign height because although existing signs could be amortized out, in most situations, existing signs would not come down until they fall apart, resulting in a lot of old, non-maintained signs. **Commissioner Kingsley** reiterated her previous suggestion that the height of signs be reviewed by Staff. She also recommended grouping together all the different types of electronic signs, including the manual bulletin board sign, so that a petitioner was not forced to put a manual bulletin board sign on a tall ground sign, which she was opposed to.

Commissioner Bombick said that he tended to agree, in concept, with Commissioner Kingsley and Chairman Eckhardt about the type of signs that would be nice. He referred to the 'Home Run Pizza' sign on page 17, which was a nicely designed sign with a graphic image that changed; however, the sign was also so pedestrian, so mundane, and so ordinary, which was where he was afraid the Village would end up if electronic signs were allowed. He also referred to the 'McDonald's' sign along I-90, and the digitally-stunning electronic billboards along the stretch of 294 west of the airport in Elmhurst, which were well designed and easy to read electronic signs. He also referred to the 'McDonald's' sign on page 17, which he felt was the most annoying, primitive type of electronic sign you could possibly imagine, which should never be allowed in the Village because it looked cheap and tacky.

Commissioner Bombick also referred to the church sign in Bartlett shown on page 11, which was exactly what Commissioner Fitzgerald meant when he said that he did not want to see an electronic sign in a residential neighborhood, emblazoned on the sunset every day. **Commissioner Bombick** added that he could support a white copy on black or a black and white electronic sign, because it was very readable and not overly bright; however, the concept of dark skies should be considered with regards to signage and lighting. He wanted to know if it was more environmentally sustainable to be changing the material wrapped around a big billboard, signs emitting high powered fluorescent lights, or running a hi-definition display (electronic sign) 24 hours a day. **Commissioner Bombick** also agreed with Chairman Eckhardt that some of the existing manual change bulletin board signs were so archaic and there had to be better technology and a way to control the quality of the graphics.

Chairman Eckhardt suggested developing a design guidelines booklet showing the type of signs the Village expects, signs of high quality and high technology; guidelines similar to the existing guidelines for single-family homes. **Ms. Ward** replied that guidelines could not be put out recommending signage that is not permitted by code, because it would be inviting variations, and in theory, a variation was an exception, and exceptions should not be invited. **Ms. Hamid** added that the commissioners could however, encourage better design overall for signs.

Commissioner Fitzgerald asked Commissioner Bombick if there were any examples of signs presented by Staff that he felt were a positive direction, because he was trying to be open-minded. **Commissioner Bombick** replied that he did not mind the electronic static sign shown on page 2, or the white on black copy, and he felt the manual change bulletin board sign at Southminster Church, shown on page 4, was gorgeous.

Ms. Ward suggested the commissioners think about whether they preferred manual change bulletin board signs over electronic changeable signs, because this was really the issue right now with the type of sign variations that have been coming in. This would help narrow the focus right now by starting small and moving forward with the type of sign that is already out there, and in the future, go forward with signage that is newer in technology, but with restrictions.

Commissioner Kingsley said that she was amazed by the current regulations for window signage in the Village. She felt strongly that something should be done about these types of signs. **Commissioner Bombick** suggested a 'use tax' for any electronic signs allowed in the Village, which could electronically control how many times the sign changed messages.

Ms. Hamid asked the commissioners for some type of direction at this time. **Chairman Eckhardt** felt the direction tonight appeared scattered, although he liked Ms. Ward's suggestion to take a narrow approach by deciding whether to encourage or discourage certain types of signs, electronic vs. manual. It appeared as though none of the commissioners supported stick-up plastic letters on manual signs, although they did support high quality letters like the ones used on the Southminster Church sign; therefore, regulations specific to manufacturer could be considered for illumination and copy to ensure a quality design.

Ms. Ward clarified that currently electronic signs are not permitted; therefore, if the commissioners want to treat electronic signs similar to manual bulletin board signs, code language must first be prepared to 'permit electronic changeable signs'. Caution should also be taken with language pertaining to specific technological standards for these signs, in order to avoid differentiating among uses without any validity or justification. **Ms. Ward** referred to the list of 'regulations for electronic changeable signs' on page 18, which the commissioners could consider moving forward with; or not permit electronic changeable signs at this time; or tighten up the existing regulations for manual bulletin board signs; or not do anything with electronic signs at this time.

Commissioners Fitzgerald, Bombick, and Chairman Eckhardt, were all in favor of doing nothing about electronic changeable signs at this time. **Commissioner Kingsley** said she was in favor of approving electronic changeable signs at this time, with restrictions. **Commissioner Bombick** added that he wanted to see restrictions on manual change bulletin board signs tightened at this time, which **Chairman Eckhardt** agreed with. **Chairman Eckhardt** recommended a future meeting to further discuss manual change bulletin board signs, specifically with regards to improving the font on these signs. **Ms. Hamid** summarized that the commissioners want Staff to come back with a better code definition on manual change bulletin board signs, as well as some design considerations for these types of signs. **Chairman Eckhardt** also said that although they were not asking Staff to draft an ordinance on electronic signs at this time, the commission should continue discussions on these types of signs, with the direction to establish the controls for such a sign.

The commissioners all stated that if they saw any electronic changeable signs in other communities that they liked, they would contact Staff for further investigation. **Commissioner Kingsley** suggested discussing this topic again in 3 months, as well as discussing current regulations for window signs. **Ms. Ward** replied that Staff could look at window signage regulations separate and apart from the issue of electronic changeable signs. **Ms. Hamid** pointed out that the recommendations made by Staff with regards to electronic changeable signs also applied to the B-5 zoning district, which included the downtown.

The commissioners appreciated and thanked Staff for all the information provided in the packet for tonight's meeting, which was very well done.

Ms. Hamid reiterated that her direction from the commissioners tonight was to come up with some design regulations for the current manual changeable signs, and to look further at existing regulations for window signs. With regards to electronic changeable signs, the commissioners want to think more about it and revisit the issue at a later time, with no direction to develop any ordinance language, or to make any changes at this time. The commissioners concurred.

Commissioner Bombick reiterated his question pertaining to the power requirement for electronic changeable signs vs. illuminating a billboard with standard methods, which Staff replied they would look into further.

ITEM 6. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 8:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

Visual Preference Survey

- In 2012, a Visual Preference Survey was conducted to evaluate numerous types of signage including electronic LED signage.
- Participants included residents, business owners, and sign companies.
- In Summary, the feedback was:
 - Residents do not want electronic LED signage.
 - 82% preferred a static manual change bulleting board.
 - 2/3 did not want electronic signs for all businesses.
 - 79% were opposed to video signage

IXa. Design Considerations (18)

(10.a.) This slide illustrates: LED vs. regular ground sign.



A. Walter E. Smithe Sign with LED



B. Walter E. Smithe sign as a regular ground sign.

Which sign is preferred, sign A or sign B ?

Preferred Sign A	21%	Preferred Sign B	79%	Total
Resident	6%	Resident	94%	100%
AH Business Owner (Non-Resident)	38%	AH Business Owner (Non-Resident)	62%	100%
Sign Company Representative	25%	Sign Company Representative	75%	100%
Both AH Resident & Business Owner	35%	Both AH Resident & Business Owner	65%	100%

Analysis: 79% preferred sign B. Residents very strongly preferred B.

IXb. Design Considerations (19)

(10.b.) Illustrates: LED vs. regular ground sign.



**A. Ground Sign with a
Electronic Changeable Sign**



**B. Ground Sign with a
Static Message**

Which sign is preferred, sign A or sign B ?

Preferred Sign A	18%	Preferred Sign B	82%	Total
Resident	8%	Resident	92%	100%
AH Business Owner (Non-Resident)	38%	AH Business Owner (Non-Resident)	62%	100%
Sign Company Representative	25%	Sign Company Representative	75%	100%
Both AH Resident & Business Owner	21%	Both AH Resident & Business Owner	79%	100%

Analysis: 82% of all participants preferred sign B. All categories preferred sign B. AH Business owners very strongly preferred B.

IXc. Electronic Changeable Message Signs (20)

(10 c.) This slide illustrates or asks: Are LED signs desirable?



Should Electronic Changeable Message signs be considered in Arlington Heights?

A. All Businesses B. Only Special Venues C. Not at all

All Businesses	36%	Only Special Venues	42%	Not at all	22%	Total 100%
Resident	22%	Resident	53%	Resident	25%	100%
AH Business Owner (Non-resident)	42%	AH Business Owner (Non-resident)	23%	AH Business Owner (Non-resident)	15%	100%
Sign Company Representative	50%	Sign Company Representative	0%	Sign Company Representative	50%	100%
Both AH Resident & Business Owner	42%	Both AH Resident & Business Owner	42%	Both AH Resident & Business Owner	16%	100%

Analysis: 64% of all participants preferred that electronic changeable message boards not be allowed for all businesses.

IXd. Electronic Graphic Display Signs (21)

(10 d.) This slide illustrates or asks: Are LED signs desirable?



Should Electronic Graphic Display Signs be considered in Arlington Heights?

A. All Businesses B. Only Special Venues C. Not at all

All Businesses	34%	Only Special Venues	41%	Not at All	25%	Total 100%
Resident	25%	Resident	44%	Resident	31%	100%
AH Business Owner (Non-resident)	55%	AH Business Owner (Non-resident)	18%	AH Business Owner (Non-resident)	27%	100%
Sign Company Representative	50%	Sign Company Representative	50%	Sign Company Representative	0%	100%
Both AH Resident & Business Owner	37%	Both AH Resident & Business Owner	42%	Both AH Resident & Business Owner	21%	100%

Analysis: 66% of participants preferred that EGS signs not be allowed for all businesses.

IXe. Video Display Signs (22)

(10 e.) This slide illustrates or asks: Are LED signs desirable?



Video Display for a strip retail center



Video display for a new commercial development.

Should Video Display Signs be considered in Arlington Heights?

A. All Businesses B. Special Venues only C. Not at all

All Businesses	21%	Special Venues only	43%	Not at all	36%	Total 100%
Resident	11%	Resident	53%	Resident	36%	100%
AH Business Owner (Non-resident)	46%	AH Business Owner (Non-resident)	36%	AH Business Owner (Non-resident)	18%	100%
Sign Company Representative	20%	Sign Company Representative	40%	Sign Company Representative	40%	100%
Both AH Resident & Business Owner	25%	Both AH Resident & Business Owner	30%	Both AH Resident & Business Owner	45%	100%

Analysis: Overall, 79% preferred that video display signs not be allowed for all businesses.

SURVEY OF OTHER COMMUNITIES / OTHER RESEARCH NORTHWEST MUNICIPAL CONFERENCE - UPDATE 2016

The following communities were surveyed through the Northwest Municipal Conference in September 2015. Additional communities that were not part of the NWMC survey were added through staff research, in March 2016. In all, 22 communities were surveyed.

Communities Surveyed in 2015: Arlington Heights, Barrington, Bartlett, Buffalo Grove, Carpentersville, Des Plaines, Elk Grove Village, Evanston, Fox Lake, Hoffman Estates, Lincolnshire, Northbrook, Schaumburg, Skokie, Streamwood, Vernon Hills, and Wheeling.

Communities added in 2016: Oak Park, Naperville, Mount Prospect, Palatine, and Rolling Meadows.

**Allow some form of electronic sign by-right
(with restrictions) – 6 out of 22**

*Carpentersville
Des Plaines
Elk Grove Village (specific corridors)
Naperville
Oak Park (sign overlay district)
Rolling Meadows (IL Route 53 Corridor)*

Do not allow electronic signs – 6 out of 22

*Arlington Heights
Buffalo Grove
Evanston
Fox Lake
Hoffman Estates
Lincolnshire*

**Allow electronic signs through a conditional or
special permit/use – 9 out of 22**

*Barrington (government/public lands only)
Bartlett
Mount Prospect
Northbrook (government/institutional only)
Palatine (specified corridors)
Skokie
Streamwood
Vernon Hills (government use only)
Wheeling*

Do not allow for businesses – 12 out of 22

*Arlington Heights
Barrington
Bartlett
Buffalo Grove
Evanston
Fox Lake
Hoffman Estates
Lincolnshire
Northbrook
Schaumburg
Vernon Hills
Wheeling*

Only allow for government use – 6 out of 22

*Barrington
Hoffman Estates
Northbrook
Schaumburg
Vernon Hills
Wheeling*

Municipality	Does your municipality allow Electronic Message Boards by right?	If so, please explain the process in which an EMB sign would receive zoning approval. For instance, is Council approval required? Do you require a public hearing prior to approval?	ALLOW VIA Board action or special use	ALLOW FOR government and civic uses
Arlington Heights	No	A sign variation is required which requires Design Commission review and Village Board approval.	No	
Barrington	No	Changeable copy, electronic signs are only permitted as civic event signs and require a special use permit. They are only permitted on publicly owned land in the B-4, P-L, and R-C districts. The special use permit process requires a public hearing and Board approval.	Yes	Yes
Bartlett	No	Zoning administrator reviews and makes recommendation to Board. Board approves motion by administrator.	Yes	
Buffalo Grove	No	Electronic signs on windows are allowed by variation. Electronic message signs for ground or wall signs are allowed by variation. Exceptions: Menu Boards at drive-thru's and gas station pricing signs that meet the specific size requirements are allowed.	No	No
Carpentersville	Yes	Zoning approval is granted through staff review and issuance of a sign permit. A public hearing is not required. Approval by the elected officials is not required.		
Des Plaines	Yes	In six districts electronic message board signs are permitted by right, in four others as a Conditional Use which would require City Council Approval.	Yes	
Elk Grove	Yes	Restricted to commercial and industrial use in specified corridors.		No
Evanston	No			
Fox Lake	No			
Hoffman Estates	No	The zoning code does not allow them in most cases (certain allowances are made for interior window signs), but the Village Board has approved electronic message boards in ground signs on a case-by-case basis through a public hearing process, with a Master Sign Plan addressing all exterior signs on the property.		
Lincolnshire	No	Prohibits electronic message board signs; however, variances have been granted to certain properties/businesses to permit EMB's.		
Mount Prospect	No	Requires a Special Use.	Yes	
Naperville	Yes	Static message only; can change no more than once every 10 seconds.		
Northbrook	No	Allowed only in institutional building district (includes government and civic uses), not commercial uses. Requires a special permit (Plan Commission public hearing and Board approval).	Yes	
Oak Park	Yes	Allow Digital Display screens (6 sf.maximum) but do not allow Digital Message Signs. Allow only in neighborhood or commercial sign overlay district.		No
Palatine	No	Requires a Special Use. Only allowed in specified corridors.	Yes	
Rolling Meadows	No	Only allowed in Illinois Route 53 sign overlay district.		
Schaumburg	No	Except for governmental entities and service stations (gas prices only)		Yes
Skokie	No	Reviewed by Appearance Review Commission for binding decision.	Yes	
Streamwood	No	Public hearing in front of Planning and Zoning Board. Village Board approval is required.	Yes	
Vernon Hills	No	Allowed administratively through the permit process only for the Village, public schools and the Park District. Any other use requires a public hearing for a variation.		Yes
Wheeling	No	Public Hearing with Plan Commission required for all signs.	Yes	



Item: DC#16-011 - 915 E. Euclid 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 915 E. Euclid Avenue. This recommendation is subject to compliance with the architectural plans received on 2/25/16, and the following:

1. 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.
2. 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: 915 E. Euclid Ave.
Project Address: 915 E. Euclid Ave.
Prepared By: Steve Hautzinger

Date Prepared: March 16, 2016

PETITION INFORMATION:

DC Number: 16-011
Petitioner Name: Raundra Chigurupati
Petitioner Address: 710 E. Wing Street
Arlington Heights, IL 60004
Meeting Date: March 29, 2016

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 one car attached garage to allow construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,107 square feet and the proposed residence will have approximately 3,955 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 10 feet Exterior Side: 29 feet Rear: 30 feet	Front: 26 feet Side: 11.98 feet Side: 33.6 feet Rear: 30 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	4,481 SF	3,955 SF
Building Lot Coverage	3,537 SF	2,368 SF
Impervious Surface Coverage Total	5,053 SF	3,453 SF

The subject site is located on the corner of Euclid and Dryden Avenue. There are a variety of home styles and sizes surrounding this intersection, including one and two story homes. The proposed design is nicely done with rich materials and colors, and it has well developed facades on both the front and exterior side elevations. The attached garage is nicely detailed to blend in with the design of the home. The single story roof line and low hipped roofs give the design a nice scale that fits in well with the adjacent single story homes.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 915 E. Euclid Avenue. This recommendation is subject to compliance with the architectural plans received on 2/25/16, and the following:

1. 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.
2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

March 16, 2016

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-011

915 E. Euclid Ave, A. H., IL 60004

NOTE: Public Walk to be inspected by the Village of Arlington Heights Engineer.
(Remove & replace per inspector)

Ex. 10"Ø Water Main

Ex. 12"Ø Sanitary Sewer:

Ex. 6"Ø Water Main:

E U C L I D

A V E

PROJECT BENCH MARK:
FIRE HYDRANT-UPPER FLANGE
NW-BOLT ELEVATION-681.51

Ex. 10"Ø Storm Sewer

Ex. 72"Ø Combined Sewer

25' Building Setback

25' Building Setback

25 Building Setback

Lot 4

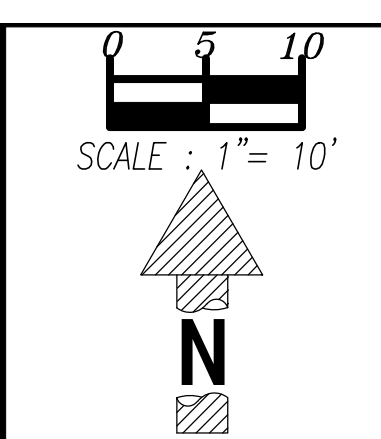
Lot 5

Lot 6

Lot 7

AVE

DRYDEN



LEGEND	
EXISTING	PROPOSED
	Combined Sewer
	Sanitary Sewer
	Storm Sewer
	Sanitary Manhole
	Storm Manhole
	Catch Basin
	Inlet
	Down Spout
	Water Main & Services
	Valve & Vault
	Pressure Connection
	Valve & Box
	Fire Hydrant
	Structure to be Abandoned
	Overhead Electric Wires
	Spot Grade NEAR Permanent or Old
	Contour
	Drainage Arrow
	Neenah Fram & Lid No.
	Structure Size "x d"
	Type No. → J-1 (48") R-172
	Rim Elevation
	Invert Elevation

SURVEYOR
DAVID BYCROFT, PLS
NORMAN J. TOBERMAN &
ASSOCIATES, LLC
115 SOUTH WILKE ROAD
SUITE 301
ARLINGTON HTS., IL 60005
PHN: (847) 439-8225
FAX: (847) 749-4104

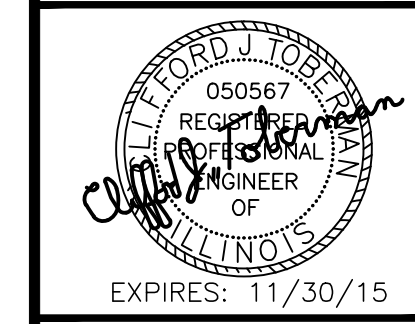
ARCHITECT
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P.O. BOX. 95624
HOFFMAN ESTATES, IL 60195
PHN: (847) 310-9530
Email: tom@thomasbuckleyarchitect.ca

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Email: ravindrachigurupati@gmail.com

**NORMAN J. TOBERMAN
&
ASSOCIATES, LLC
CONSULTING CIVIL
ENGINEERS &
SURVEYORS**

ATTENTION: CLIFF TOBERMAN, P.E.
115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
P. (847) 439-8225
F. (847) 749-4104
mail@toberman.us
www.toberman.us

DESIGN FIRM NO:
184005910
EXPIRES: 04-30-17

[illegible]**PROPOSED
RESIDENCE**

915 E. EUCLID AVE.
ARLINGTON HEIGHTS, IL 60004
PIN NO. : 03-29-415-006-0000

NJT Project No.
15-6496

EX. CONDITIONS & DEMOLITION PLAN

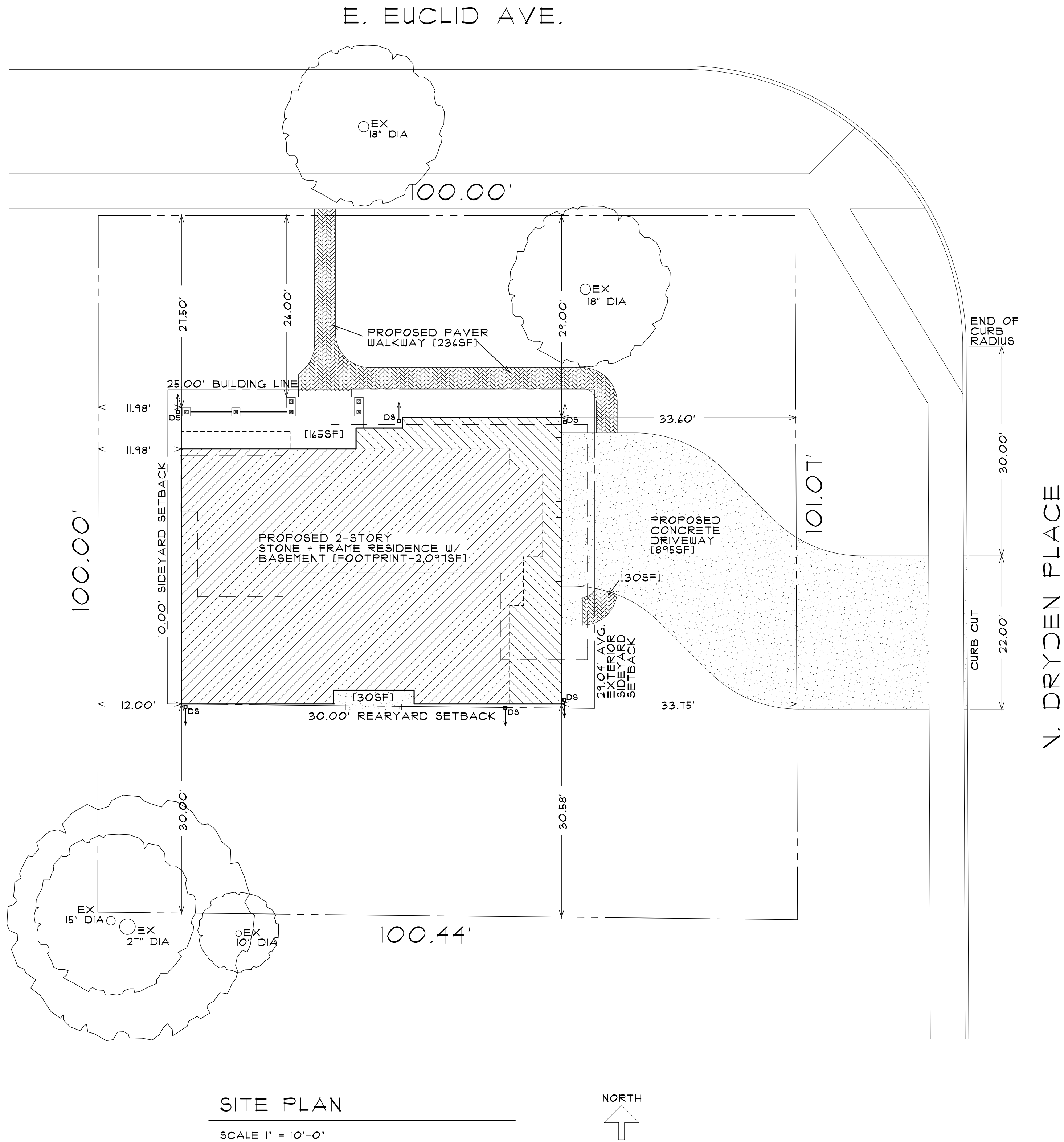
Sheet No.
C-2

10/19/2015 (OBStN: Arlington Heights 2015 homes15-64_ (NEW HOME - Tom Buckley) 915 Euclid Avenue (ARLINGTON HTS))15-6496 (10-15-15 BK).dwg, 10/19/2015 1:07:41 PM

EUCLID RESIDENCE

915 EAST EUCLID AVENUE

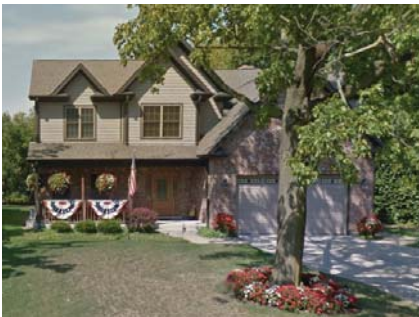
ARLINGTON HEIGHTS, ILLINOIS



INDEX OF DRAWINGS	
SHEET	DESCRIPTION
G-1	SITE PLAN
A-1	1ST + 2ND FLOOR CONSTRUCTION PLANS
A-2	FOUNDATION PLAN
A-3	EXTERIOR ELEVATIONS + ROOF PLAN
A-4	EXTERIOR ELEVATIONS + ELEVATION STUDY

ZONING CALCULATIONS	
LOCATION	REQUIRED AREA [SQ. FT.]
LOT	10,015
MAX F.A.R. [3.042 + ((10,015 - 8,150) x .24)]	3,404.5
PROPOSED F.A.R.	3,333
MAX BUILDING LOT COVERAGE [40%]	4,030
PROPOSED LOT COVERAGE	2,242
MAX IMPERVIOUS COVERAGE [50%]	5,031.5
PROPOSED IMPERVIOUS COVERAGE	3,453
LOCATION	PROPOSED AREA [SQ. FT.]
1ST FLOOR	1,505
2ND FLOOR	1,434
BASEMENT > 50% BELOW GRADE	N/A
GARAGE (~400)	192
TOTAL	3,333

PROPOSED 2-STORY STONE + FRAME RESIDENCE W/ BASEMENT	2-23-14 RELEASED FOR DESIGN COMMISSION	EUCLID RESIDENCE	
THOMAS BUCKLEY ARCHITECT P.O. BOX 15424 HOFFMAN ESTATES, IL 60195 TEL. 847-310-1530 e-mail: tom@thomasbuckleyarchitect.com	ARCHITECT'S CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE, COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.	915 EAST EUCLID ARLINGTON HTS, IL	
	CERT. NO. 00100872 EXP. 11-30-14	DATE	2015-0310 JF
		2-22-14	6-1 OF FIVE



506 NORTH DRYDEN
PLACE (LEFT-2)



510 NORTH DRYDEN
PLACE (LEFT-1)



915 EAST EUCLID
AVENUE (SUBJECT)



909 EAST EUCLID
AVENUE (RIGHT-1)



905 EAST EUCLID
AVENUE (RIGHT-2)



901 EAST EUCLID
AVENUE (RIGHT-3)

EUCLID RESIDENCE

915 EAST EUCLID AVENUE

NORTH DRYDEN PLACE



1103 EAST EUCLID
AVENUE (LEFT-3)



1007 EAST EUCLID
AVENUE (LEFT-2)



1003 EAST EUCLID
AVENUE (LEFT-1)

EAST EUCLID AVENUE



601 NORTH DRYDEN
PLACE (ACROSS-R)



604 NORTH DRYDEN
PLACE (ACROSS)



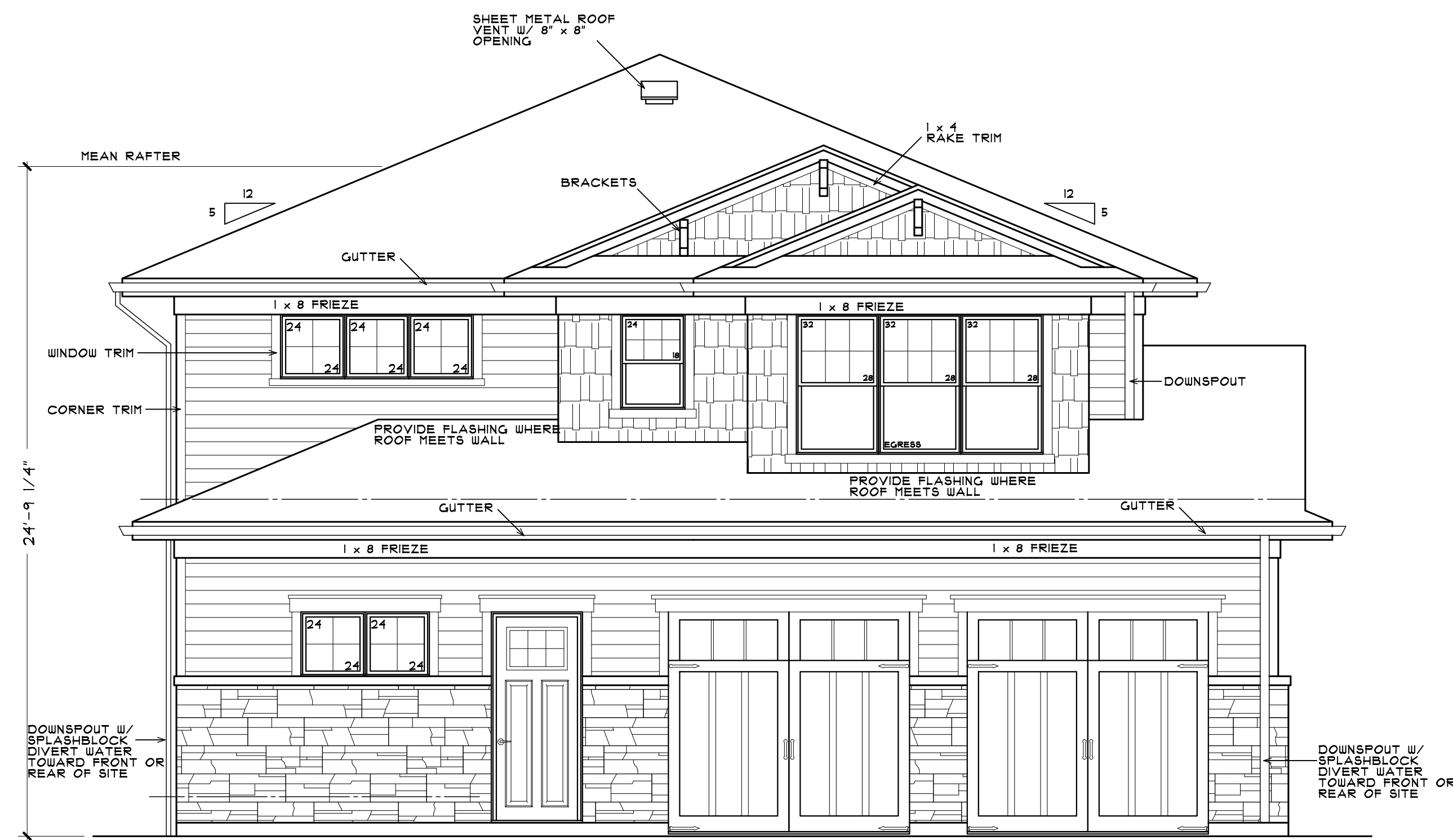
916 EAST EUCLID
AVENUE (ACROSS-L)



912 EAST EUCLID
AVENUE (ACROSS-L2)

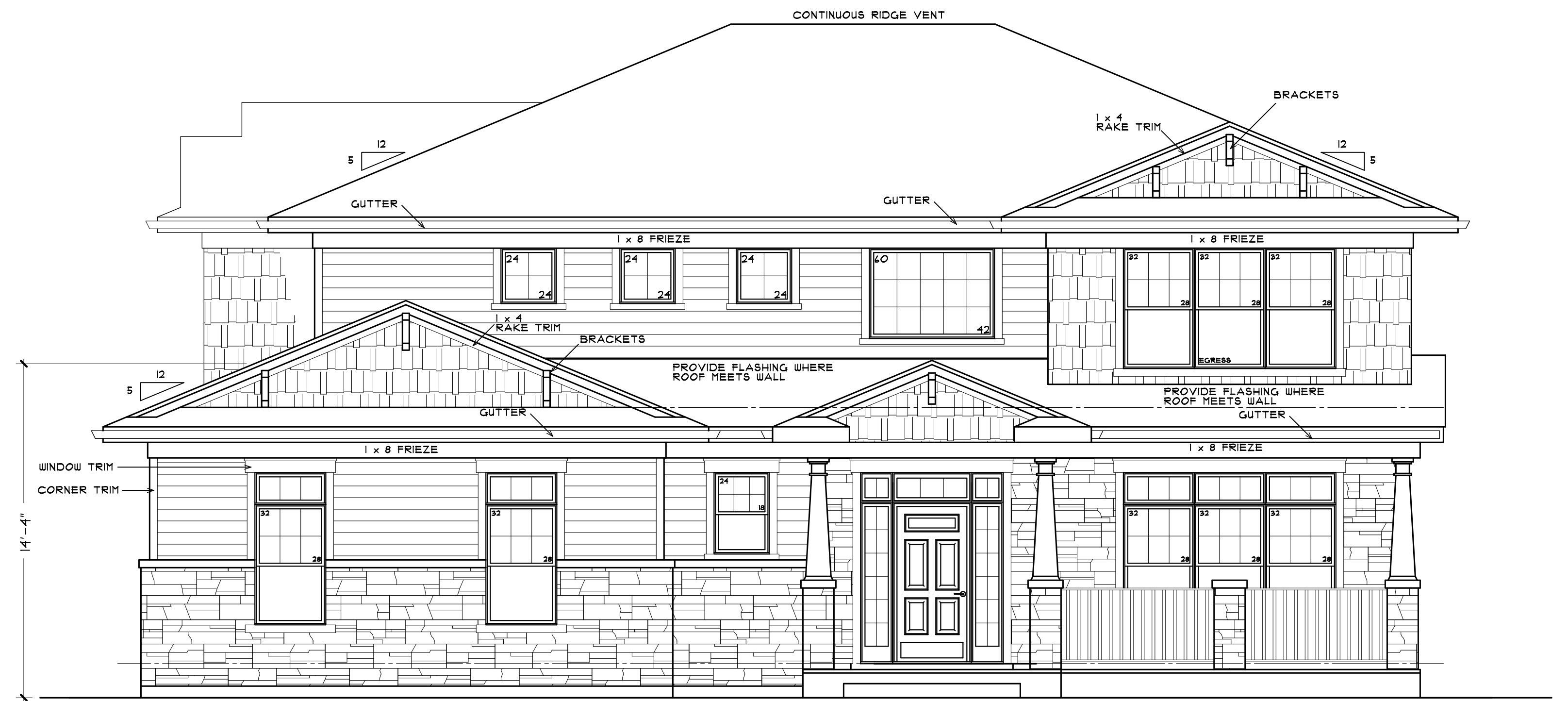


NORTH



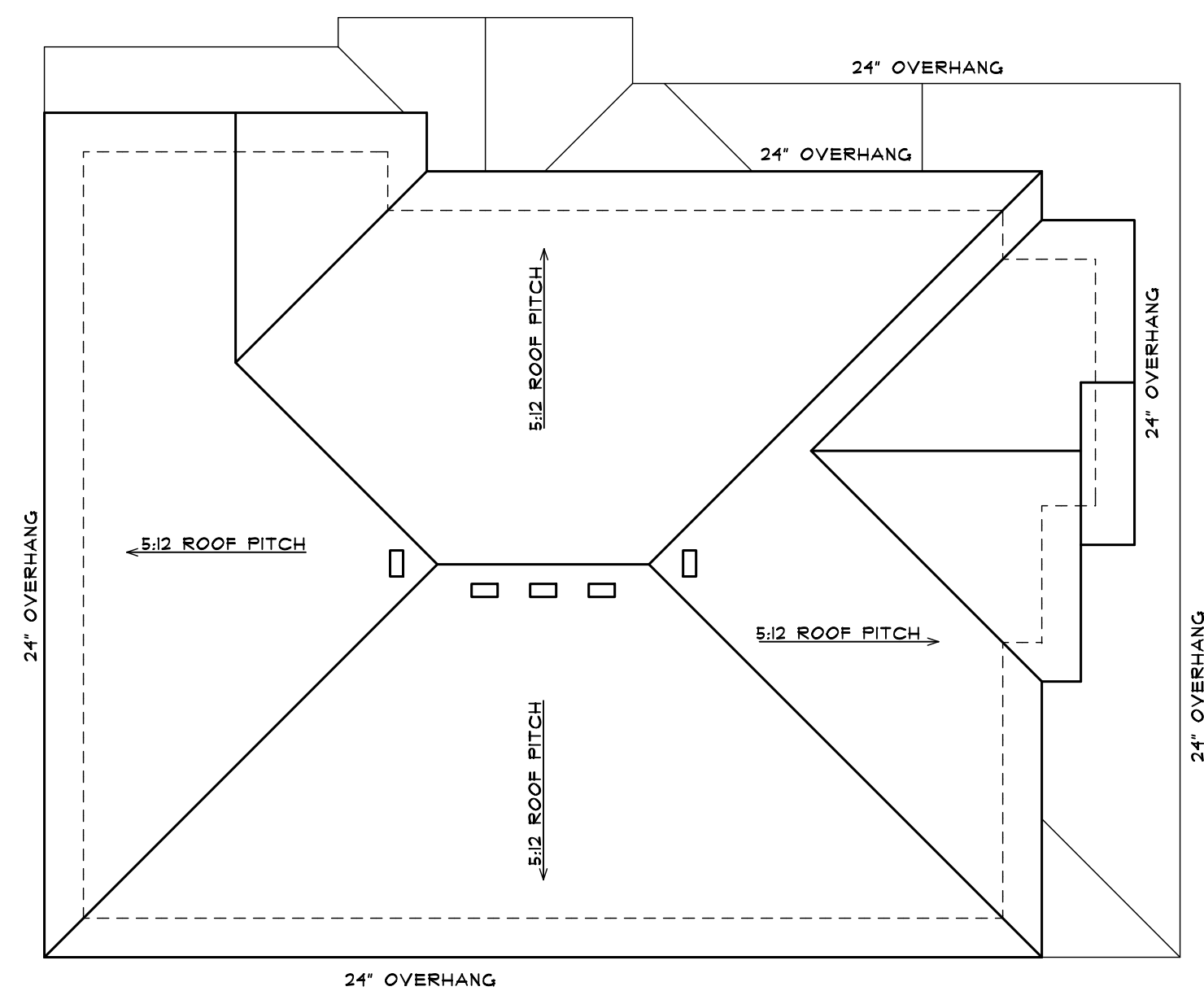
EAST ELEVATION

SCALE 1/4" = 1'-0"



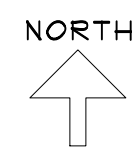
NORTH ELEVATION

SCALE 1/4" = 1'-0"



ROOF PLAN

SCALE 1/8" = 1'-0"



ELEVATION MATERIALS	
HATCH	DESCRIPTION
	HORIZONTAL VINYL SIDING - ROYAL (BROWNSTONE IN COLOR)
	VINYL SHAKES - ROYAL (BROWNSTONE IN COLOR)
	RANDOM COURSE STONE VENEER ILLINOIS BRICK - (RUSTIC BLUE IN COLOR)
	QUALITY EDGE (TERRATONE IN COLOR)
	ASPHALT SHINGLES - TAMKO (THUNDERSTORM GREY IN COLOR)

PROPOSED 2-STORY
STONE + FRAME
RESIDENCE W/ BASEMENT

2-23-14 RELEASED FOR
DESIGN COMMISSION

EUCLID
RESIDENCE

THOMAS
BUCKLEY
ARCHITECT

P.O. BOX 15424
HOFFMAN ESTATES, IL 60115
TEL. 847-310-1530 e-mail:
tom@thomasbuckleyarchitect.com

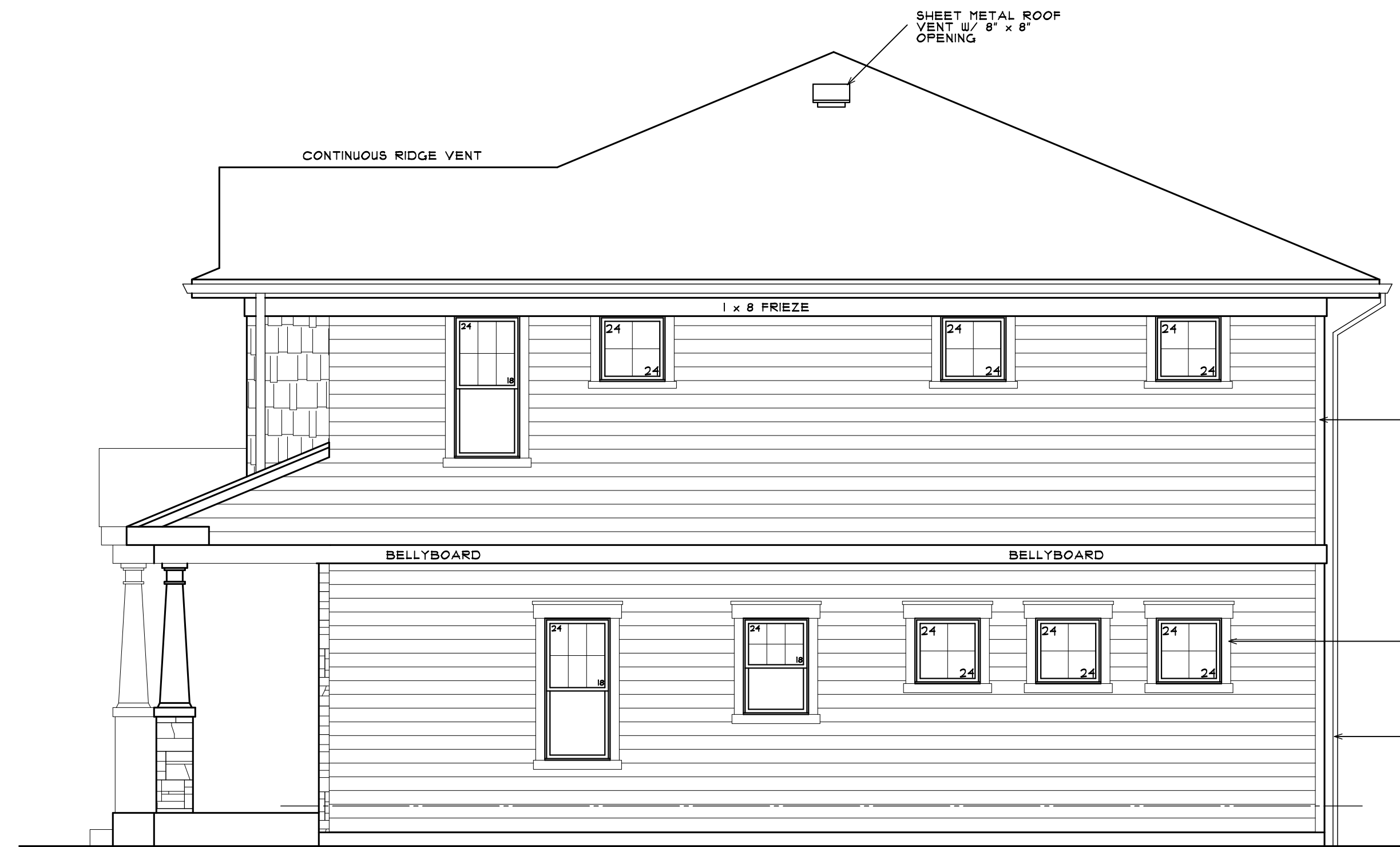
915 EAST EUCLID
ARLINGTON HTS., IL

2015-0310
JF

2-22-14

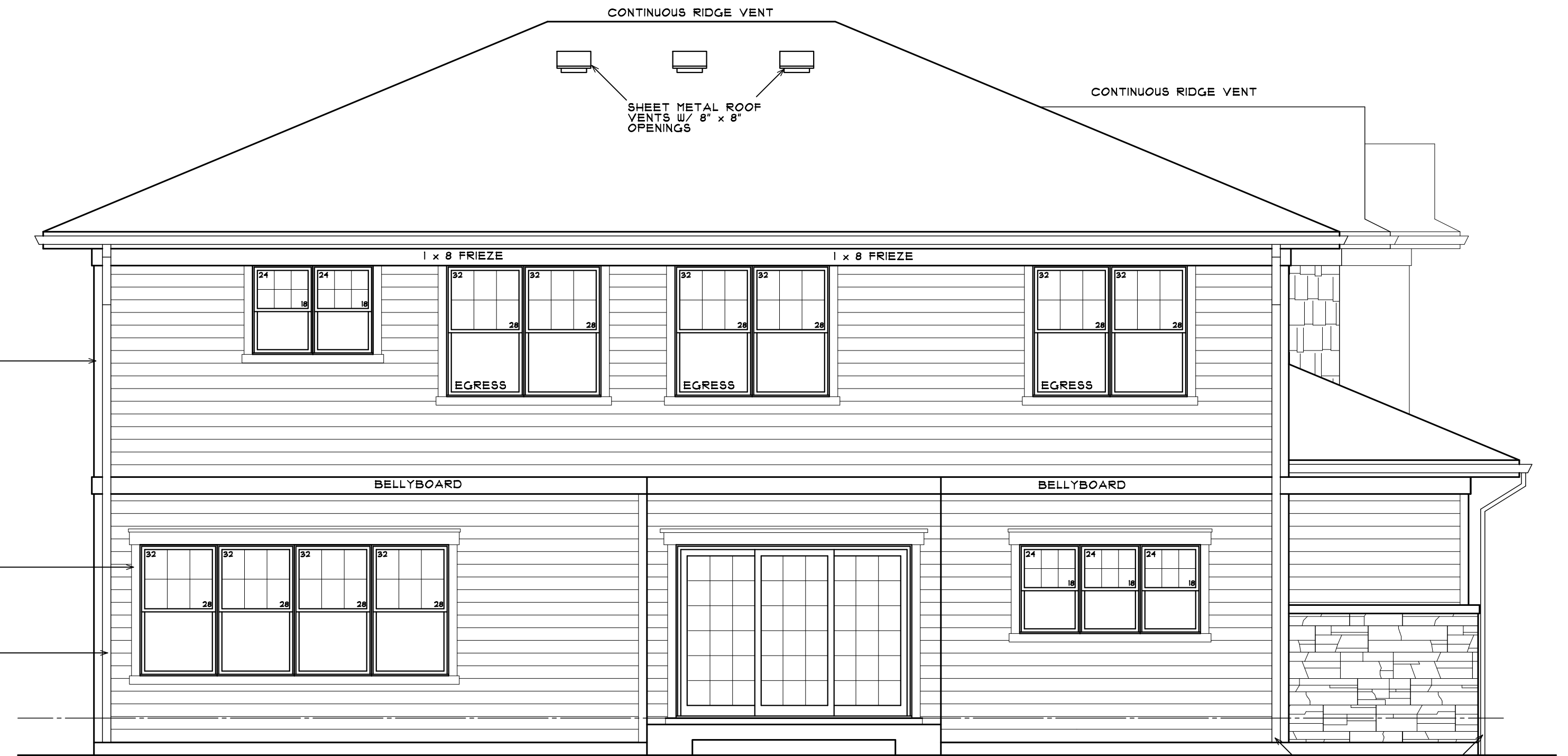
A-3

OF FIVE



WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



ELEVATION STUDIES

SCALE 1/8" = 1'-0"

PROPOSED 2-STORY
STONE + FRAME
RESIDENCE W/ BASEMENT

2-23-14 RELEASED FOR
DESIGN COMMISSION

EUCLID
RESIDENCE

T THOMAS
B BUCKLEY
A ARCHITECT
P.O. BOX 15424
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tom@thomasbuckleyarchitect.com

915 EAST EUCLID
ARLINGTON HTS., IL

2015-0310
JF

2-22-14

A-4
OF FIVE



STONE ILLINOIS BRICK
RUSTIC BLUE



ASPHALT SHINGLES TAMKO
THUNDERSTORM GREY



SOFFITS, FASCIA, GUTTERS,
DOWNSPOUTS, TRIM
QUALITY EDGE TERRATONE



SIDING AND SHAKES
ROYAL BROWNSTONE

915 E. EUCLID AVE. ARLINGTON HEIGHTS, IL



Item: DC#16-017 - 627 N. Douglas 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 evaluate the design of the proposed new single-family residence to be located at 627 N. Douglas Avenue. This recommendation is based on the architectural plans dated 2/9/16 and received 2/16/16, and the following:

1. Consider a two-story design justified towards the front of the site in lieu of the proposed bungalow style.
2. Consider omitting the large attic space above the garage.
3. Consider continuing the porch columns across the face of the garage.
4. Wrap the stone base down the side of the garage.
5. Add at least one window to the side of the garage.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
7. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: O'Neil Residence
Project Address: 627 N. Douglas Ave.
Prepared By: Steve Hautzinger

Date Prepared: March 16, 2016

PETITION INFORMATION:

DC Number: 16-017
Petitioner Name: John Haran
Petitioner Address: E & J Builders
346 N. Ferndale
Elmhurst, IL 60126
Meeting Date: March 29, 2016

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 attached one car garage to allow construction of a new two story residence, with an attached two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,920 square feet and the proposed residence will have 3,534 square feet. This project complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 28.5 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 31 feet Side: 6.5 feet Side: 6.33 feet Rear: 32.17 feet
Building Height	25 feet to the midpoint	19.8 feet to the midpoint
FAR	3,564 SF	3,534 SF
Building Lot Coverage	2,772 SF	2,408 SF
Impervious Surface Coverage Total	3,960 SF	3,332 SF

The proposed design has a bungalow style massing with a long sweeping roof line and a nice level of detailing on all sides of the house. However, concerns with the proposed design are that the large garage on the front elevation somewhat dominates the design, and the bungalow style arrangement places most of the second floor massing towards the back of the house, behind the existing homes on each side. A more conventional two story design justified towards the front of the lot would work better in this location due to the surrounding context being primarily two story colonial style homes. Although, there is one Craftsman style house located across the street from the subject property that has similar character to the proposed design.

If the Design Commission feels that the proposed bungalow style home is appropriate in this location, then it is recommended that the large attic space above the garage be omitted to reduce the emphasis of the garage on the front of the house. To further reduce the prominence of the garage, the front porch columns could be continued across the front of the garage. Finally, it is recommended that the stone base continue down the side of the garage and that at least one window be added to the garage side wall.

The sketch below illustrates possible revisions to the garage massing.



As Submitted.



Possible Revisions.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the design of the proposed new single-family residence to be located at 627 N. Douglas Avenue. This recommendation is based on the architectural plans dated 2/9/16 and received 2/16/16, and the following:

1. Consider a two-story design justified towards the front of the site in lieu of the proposed bungalow style.
2. Consider omitting the large attic space above the garage.
3. Consider continuing the porch columns across the face of the garage.
4. Wrap the stone base down the side of the garage.
5. Add at least one window to the side of the garage.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
7. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

March 16, 2016

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-017

BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

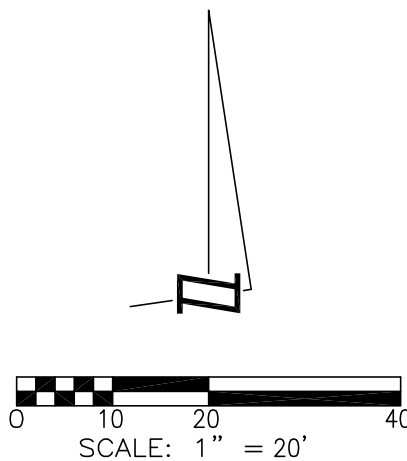
3080 OGDEN AVENUE SUITE 107

LISLE, ILLINOIS 60532

PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

E-MAIL: info@plisliste.com



PARCEL INDEX NUMBER
03-29-207-004

BUILDING SETBACK:	
#645	30.1'
#631	28.8'
#627	30.1'
#623	29.4'
#617	28.2'
#611	24.6'
#605	14.5'

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

DUE TO HEAVY SNOW COVER AT TIME OF SURVEY SOME FEATURES MAY NOT BE SHOWN.

BENCHMARK

CROSS CUT IN SIDEWALK, APPROXIMATELY 23 FEET SOUTH OF THE SOUTHWEST CORNER OF PROPERTY, AS SHOWN HEREON.

ELEVATION = 100.00' (ASSUMED)

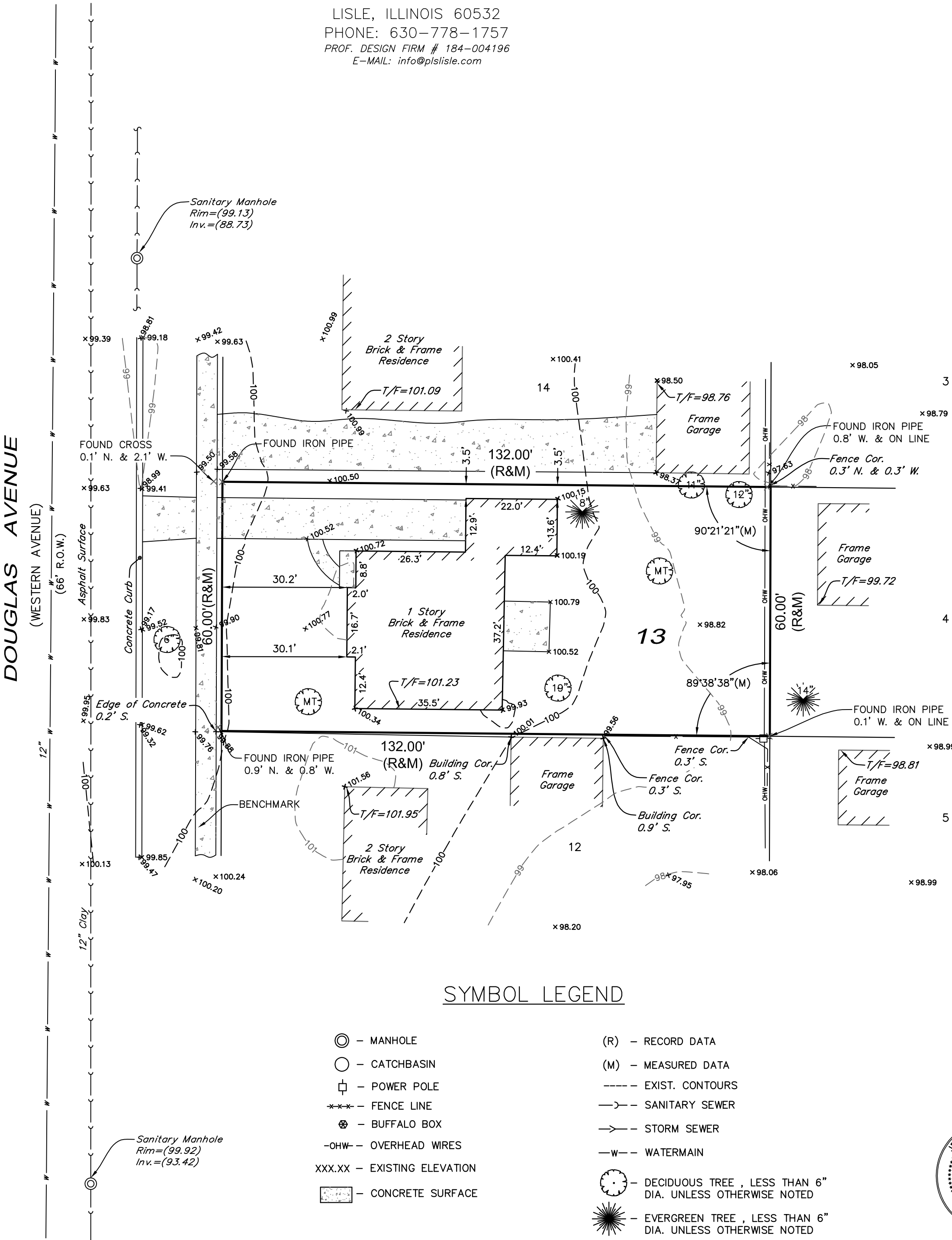
LEGAL DESCRIPTION

LOT THIRTEEN (13) IN CARSTENS SUBDIVISION OF THE SOUTH HALF (1/2) OF THE WEST HALF (1/2) OF THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 201 FEET OF THE WEST 165 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

NOTES

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

PREPARED FOR: F&J BUILDERS
ADDRESS: 627 N. DOUGLAS, ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: 151/26 DATE: 1/6/2016 JOB NO: 1511947
DRAWN BY: JHH CHECK BY: _____
REVISED: _____



SYMBOL LEGEND

- ⊙ - MANHOLE
- - CATCHBASIN
- ⊞ - POWER POLE
- *** - FENCE LINE
- ⊗ - BUFFALO BOX
- OHW- OVERHEAD WIRES
- XXX.XX - EXISTING ELEVATION
- CONCRETE SURFACE
- (R) - RECORD DATA
- (M) - MEASURED DATA
- EXIST. CONTOURS
- >- SANITARY SEWER
- >- STORM SEWER
- W- WATERMAIN
- ⌚ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⌚ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED

SURVEYED AREA: 7,920± SQ. FT.

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

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

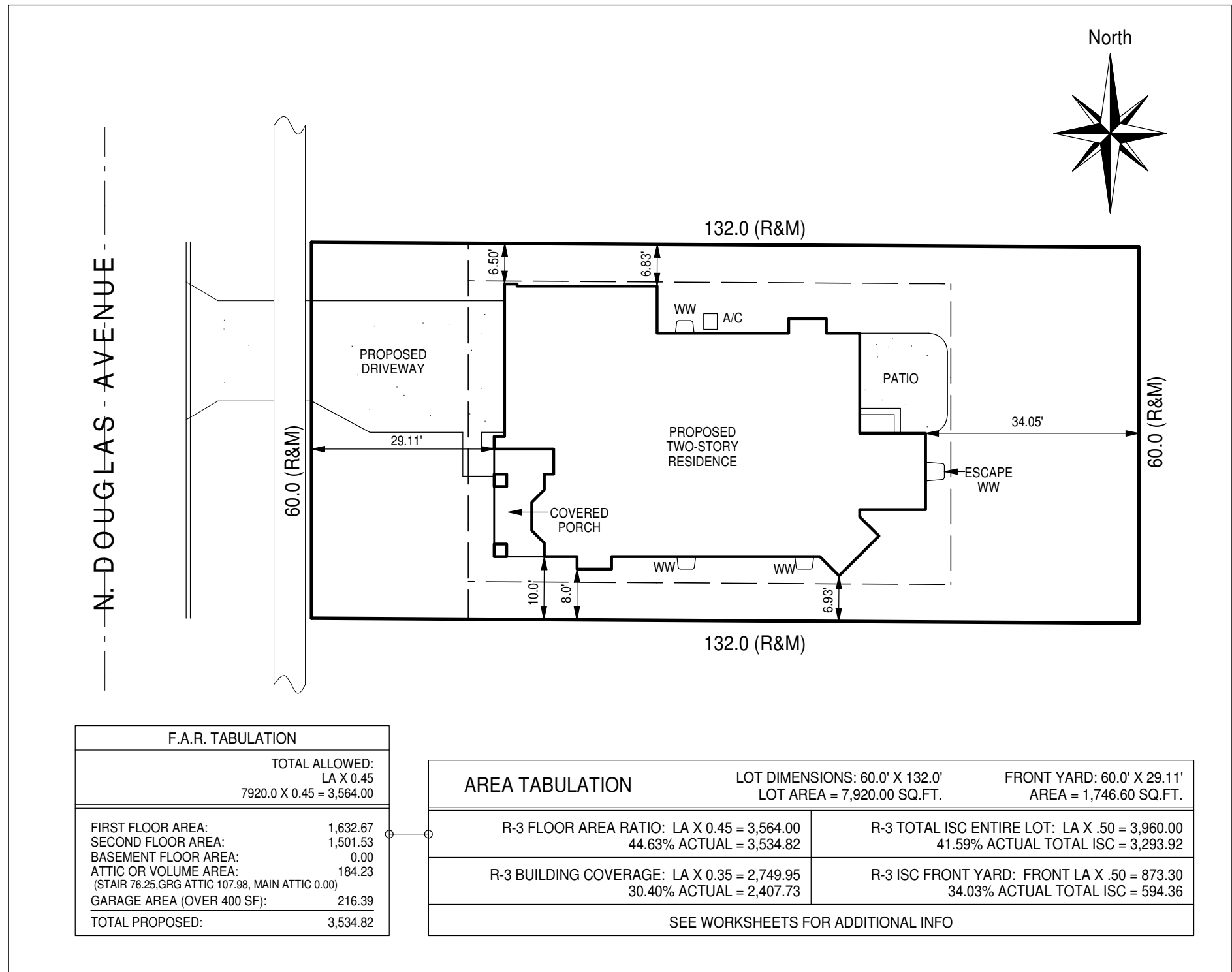
PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
THIS 5TH DAY OF JANUARY, 2016.



IPLS No. 3483
MY LICENSE EXPIRES 11/30/2016

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



SITE PLAN

SCALE: 1" = 20' 0"

ENERGY CONSERVATION NOTES:

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE ILLINOIS STATE PUBLIC ACT 096-0778 AND THE ADOPTED 2012 IECC CODE. THE VALUES LISTED IN THIS BOX ARE THE MINIMUM 2012 IECC RESIDENTIAL PRESCRIPTIVE REQUIREMENTS. FOLLOW PLANS AND SECTIONS FOR EXACT SPECIFICATIONS THAT MEET OR EXCEED THE 2012 IECC REQUIREMENTS.

CEILING R-VALUE	40
WOOD FRAME WALL R-VALUE	20 OR 13+5
MASS WALL R-VALUE	13/17
FLOOR R-VALUE	30
BASEMENT WALL R-VALUE	15/19
SLAB R-VALUE, DEPTH	10, 2 FT.
CRAWL SPACE WALL R-VALUE	15/19
FENESTRATION U-FACTOR	0.32
SKYLIGHT U-FACTOR	0.55
GLAZED FENESTRATION SHGC	N6

ADDITIONALLY THE FOLLOWING ITEMS SHALL BE REQUIRED

- THE FOLLOWING LOCATIONS MUST BE SEALED:
 - > ATTIC ACCESS OPENINGS
 - > RIM JOIST JUNCTURES
- BUILDING AIR TIGHTNESS MUST BE DEMONSTRATED BY A BLOWER DOOR TEST. PROVIDE COPY OF RESULTS TO THE BUILDING DEPT. PRIOR TO SCHEDULING ANY FINAL INSPECTIONS.
- WHERE THE PRIMARY HEATING SYSTEM IS FORCED AIR, A DAILY PROGRAMMABLE THERMOSTAT IS REQUIRED.
- ALL DUCTS AREA REQUIRED TO BE PRESSURE TESTED. EXCEPTION: DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.
- A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LAMPS SHALL BE HIGH-EFFICIENCY LAMPS. (R404.1)
- ALL FIREPLACES SHALL HAVE GASKETED DOORS AND EXTERIOR AIR INTAKE
- ALL GAS FIRED FURNACES SHALL BE 80% AFUE MINIMUM
- ALL AIR CONDITIONING UNITS SHALL BE 13 SEER RATE MINIMUM
- DWELLING UNIT SHALL BE TESTED AND VERIFIED TO HAVE AIR LEAKAGE RATE NOT TO EXCEED 5 AIR CHANGES PER HOUR. PROVIDE WRITTEN REPORT OF RESULTS INCLUDING THE ACH SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO VILLAGE. (2012 IECC R402.4.1.2 AND STATE OF ILLINOIS AMENDMENT)
- ALL HEATING AND COOLING EQUIPMENT SHALL BE SIZED ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. PROVIDE WRITTEN COPY TO THE VILLAGE.
- 2012 IECC R403.6
- BUILDING THERMAL ENVELOPE SHALL BE SEALED AS INSTALLED IN ACCORDANCE WITH THE MFG. INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE R402.4.1.1 OF THE 2012 IECC.

H.V.A.C. NOTE:

MECHANICAL SYSTEM TO BE SOLID DUCTED SUPPLIES AND RETURNS, DUCTS SEALED, INSULATED WHERE REQUIRED AND HI/LOW RETURNS PROVIDED IN EACH ROOM WHICH REQUIRES RETURN PROVISION- NO UNDER CUT DOORS OR SIMILAR.

RESIDENTIAL BUILDING CODES

THE DRAWINGS AND SPECIFICATIONS HEREON HAVE BEEN PREPARED IN ACCORDANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS, IL ADOPTED CODES WITH AMENDMENTS AS LISTED BELOW.

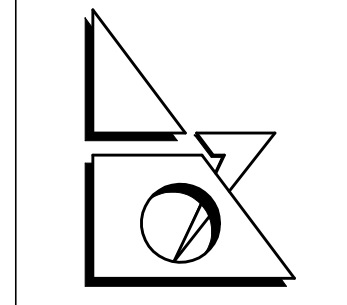
2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 INTERNATIONAL FIRE CODE (IFC)
2009 INTERNATIONAL MECHANICAL CODE (IMC)
2009 INTERNATIONAL FUEL GAS CODE (IFGC)
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2005 NATIONAL ELECTRIC CODE
2014 STATE OF ILLINOIS PLUMBING CODE

BUILDING DEPARTMENT NOTE:

> THIS DRAWING HAS BEEN PREPARED FOR USE ON THE PROJECT NOTED AND REPRODUCTION IN PART OR WHOLE IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY S.G. ARCHITECTS, INC.
> OWNER/CONTRACTOR ASSUME ALL LIABILITY IN CONJUNCTION WITH THE USE OF THESE DOCUMENTS AND THE INFORMATION CONTAINED HEREON
> S.G. ARCHITECTS, INC. IS NOT RESPONSIBLE FOR METHODS OF CONSTRUCTION OR INADVERTENT ERRORS OR OMISSIONS.
> THIS DRAWING IS VALID FOR PERMIT ONLY WHEN SEAL IS AFFIXED AND IS INTENDED FOR CONSTRUCTION OF ONE BUILDING ONLY.

GENERAL NOTE:

> SUBSTITUTION FROM LUMBER GRADES DESIGNATED HEREON MUST BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
> ARCHITECT FEES INCURRED DUE TO FAILURE TO COMPLY WILL BE THE RESPONSIBILITY OF APPROPRIATE CONTRACTOR.



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

BUILDING DEPARTMENT NOTE

THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECTS ORIGINAL SEAL AND SIGNATURE APPEARS AND IS AFFIXED, AND UNLESS OTHERWISE PROVIDED IN WRITING, ARE INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.

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THESE DRAWINGS HAVE BEEN PREPARED IN MY OFFICE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE CODES AND ORDINANCES OF THE STATE, COUNTY, CITY, OR VILLAGE TO WHICH THEY ARE SUBMITTED.

(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)
S.G. ARCHITECTS, INC.
STEPHEN L. GAWLIK, PRINCIPLE
CORPORATE LICENSE No. 184-000562 EXP. 04-30-17
001-010162 EXP. 11-30-16

PROJECT:

CUSTOM
RESIDENCE
627 N. DOUGLAS AVE.
ARLINGTON HEIGHTS, IL

E & J BUILDERS
346 FERNDALE
ELMHURST, IL
PH. 630-479-4556

MATERIAL SCHEDULE		
MATERIAL TYPE	MANUFACTURER	COLOR
BRICK	DENVER BRICK CO.	ANTIQUE CHARLSTON
ROOF	OWNES CORNING	DRIFTWOOD
SIDING	LP BUILDING PRODUCTS	HEATHERED MOSS
SIDING TRIM	LP BUILDING PRODUCTS	WOODLAND CREAM
GUTTERS/FASCIA	ROLLEX	ALMOND
WINDOWS	PELLA	CREAM
BRICK: ANTIQUE CHARLSTON		
ROOF: ASPHALT SHINGLES "DRIFTWOOD"		
SIDING: CEMENT BOARD IN "SLATE GREEN" COLOR		
SIDING TRIM: CEMENT BOARD IN "CREAM" COLOR		
GUTTER/FASCIA: ALUMINUM IN "ALMOND" COLOR		
WINDOWS: ALUMINUM IN "CREAM" COLOR		



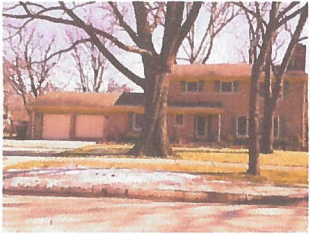
ELEVATION STUDY MODEL

SCALE: 1/8" = 1' 0"

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	12-18-15	MDS
	PRELIM. REVIEW	
	01-15-16	MDS
	FINAL REVIEW	
	02-09-16	MDS
	PRE A.R.B. REVIEW	
	03-01-16	MDS
	PERMIT ISSUE	

JOB NO.	15103
DATE:	12-14-15
DRAWN BY:	MDS
SCALE:	AS NOTED
SHEET NO.	1
-SITE PLAN -ELEVATION STUDY	
OF 8	

627 n Douglas Ave



PROPERTY TO LEFT 2
845 e Hawthorne



Property to left 1
631 n Douglas



Subject Property
627 n Douglas



Property to right 1
623 n Douglas



Property to right 2
617 n Douglas



Property to right 3
611 n Douglas



Property across 1
646 n Douglas



Property across 2
626 n Douglas



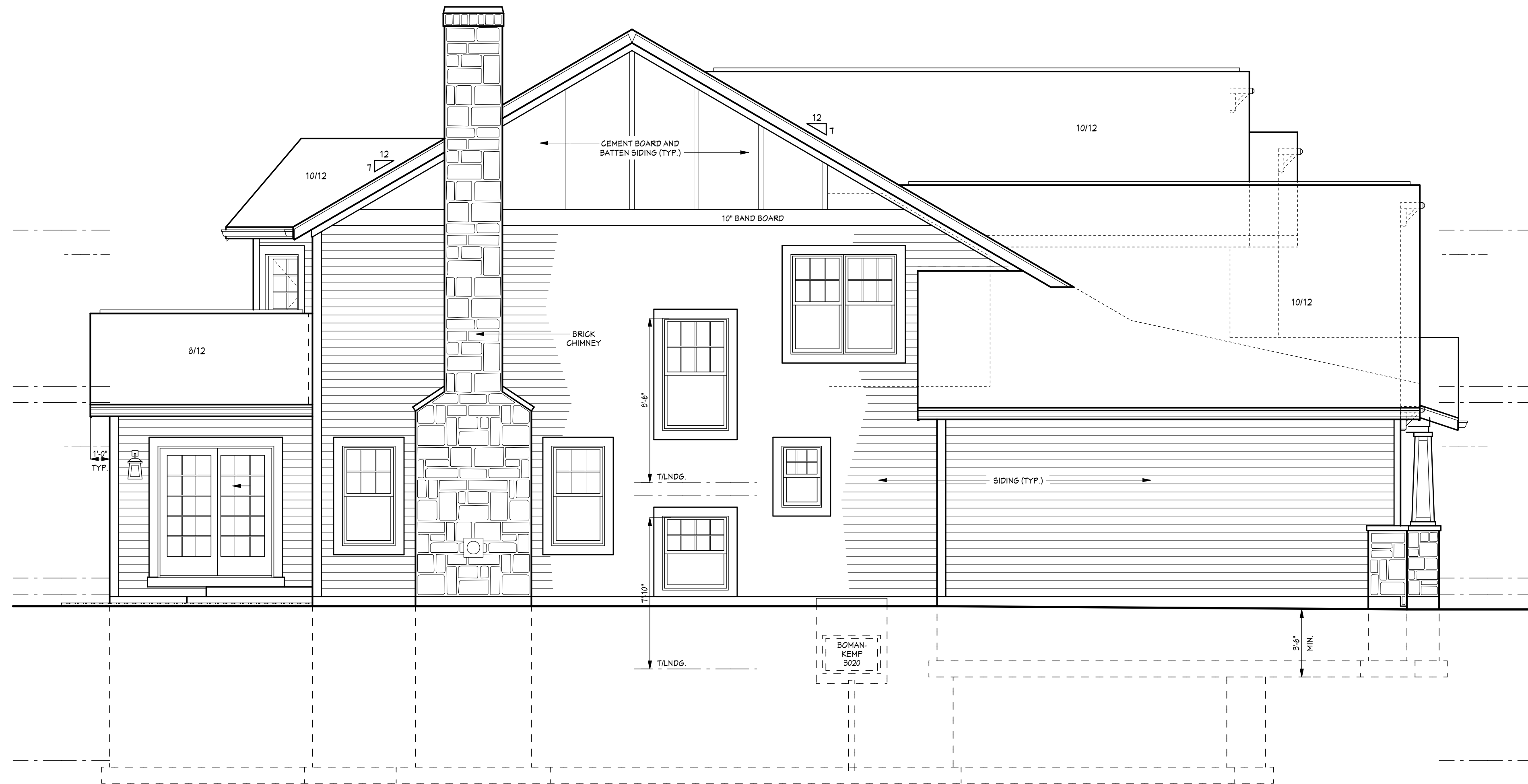
Property across 2
610 n Douglas

 **FILE**

RECEIVED

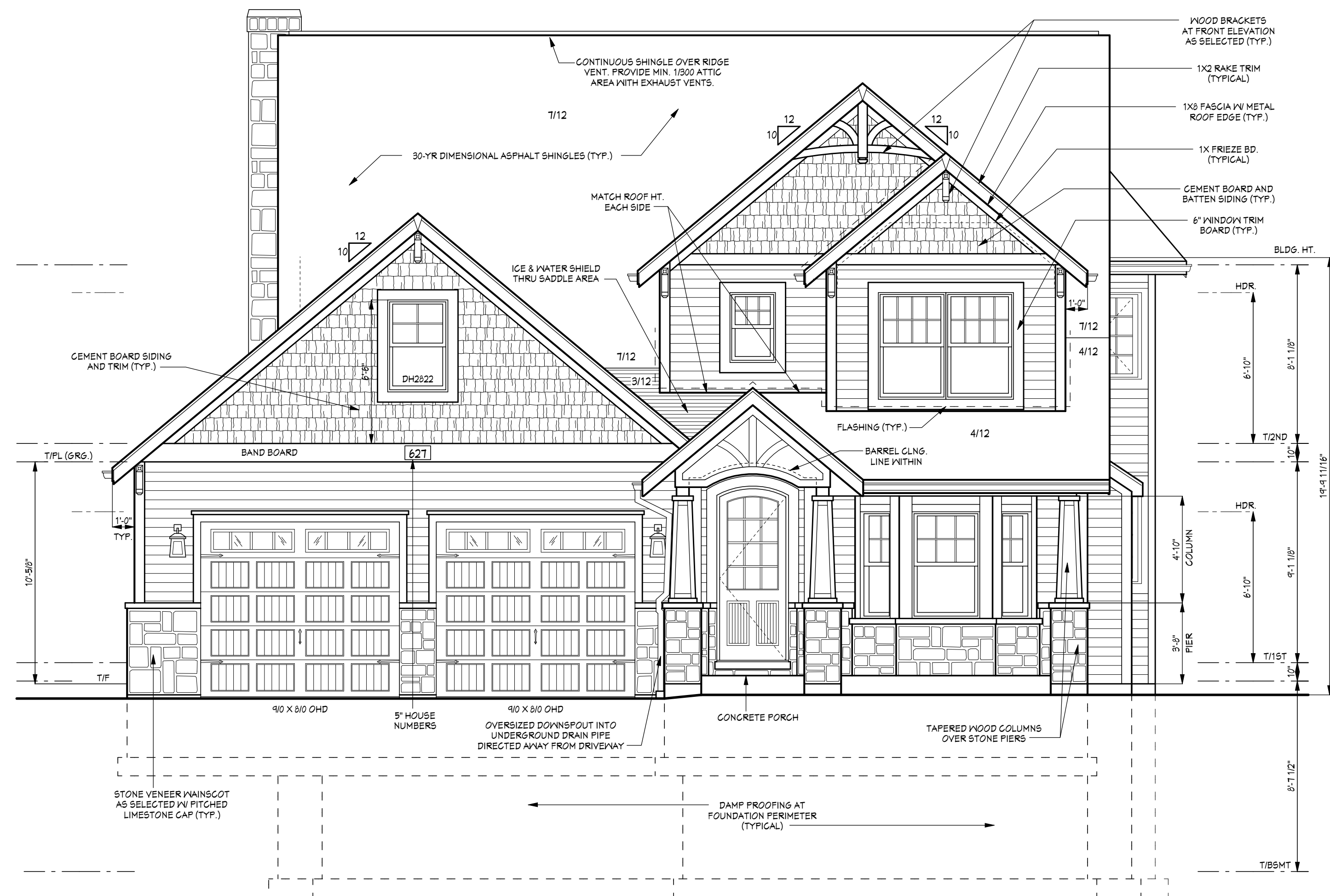
FEB 16 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



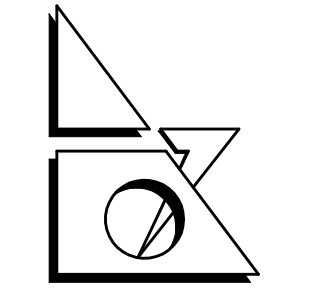
LEFT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



FRONT ELEVATION

SCALE: 1/4" = 1' 0"



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

BUILDING DEPARTMENT NOTE
THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECTS ORIGINAL SEAL AND SIGNATURE APPEARS AND IS AFFIXED, AND UNLESS OTHERWISE PROVIDED IN WRITING, ARE INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.

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(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)
S.G. ARCHITECTS, INC.
STEPHEN L. GAWLIK, PRINCIPLE
CORPORATE LICENSE No. 184-000562 EXP. 04-30-17
001-010162 EXP. 11-30-16

PROJECT:

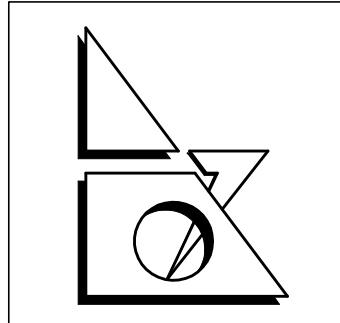
CUSTOM
RESIDENCE
627 N. DOUGLAS AVE.
ARLINGTON HEIGHTS, IL

E & J BUILDERS
346 FERNDALE
ELMHURST, IL
PH. 630-479-4556

NO.	DATE:	BY:
ISSUES AND REVISIONS:		
12-18-15		MDS
PRELIM. REVIEW		
01-15-16		MDS
FINAL REVIEW		
02-09-16		MDS
PRE A.R.B. REVIEW		
03-01-16		MDS
PERMIT ISSUE		

JOB NO.	15103
DATE:	12-14-15
DRAWN BY:	MDS
SCALE:	AS NOTED

SHEET NO.	2
3-FRONT ELEVATION 3-LEFT SIDE ELEVATION	OF 8



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

BUILDING DEPARTMENT NOTE

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S.G. ARCHITECTS, INC.
STEPHEN L. GAWLIK - PRINCIPLE
CORPORATE LICENSE No. 184-000562 EXP. 04-30-17
001-010162 EXP. 11-30-16

PROJECT:

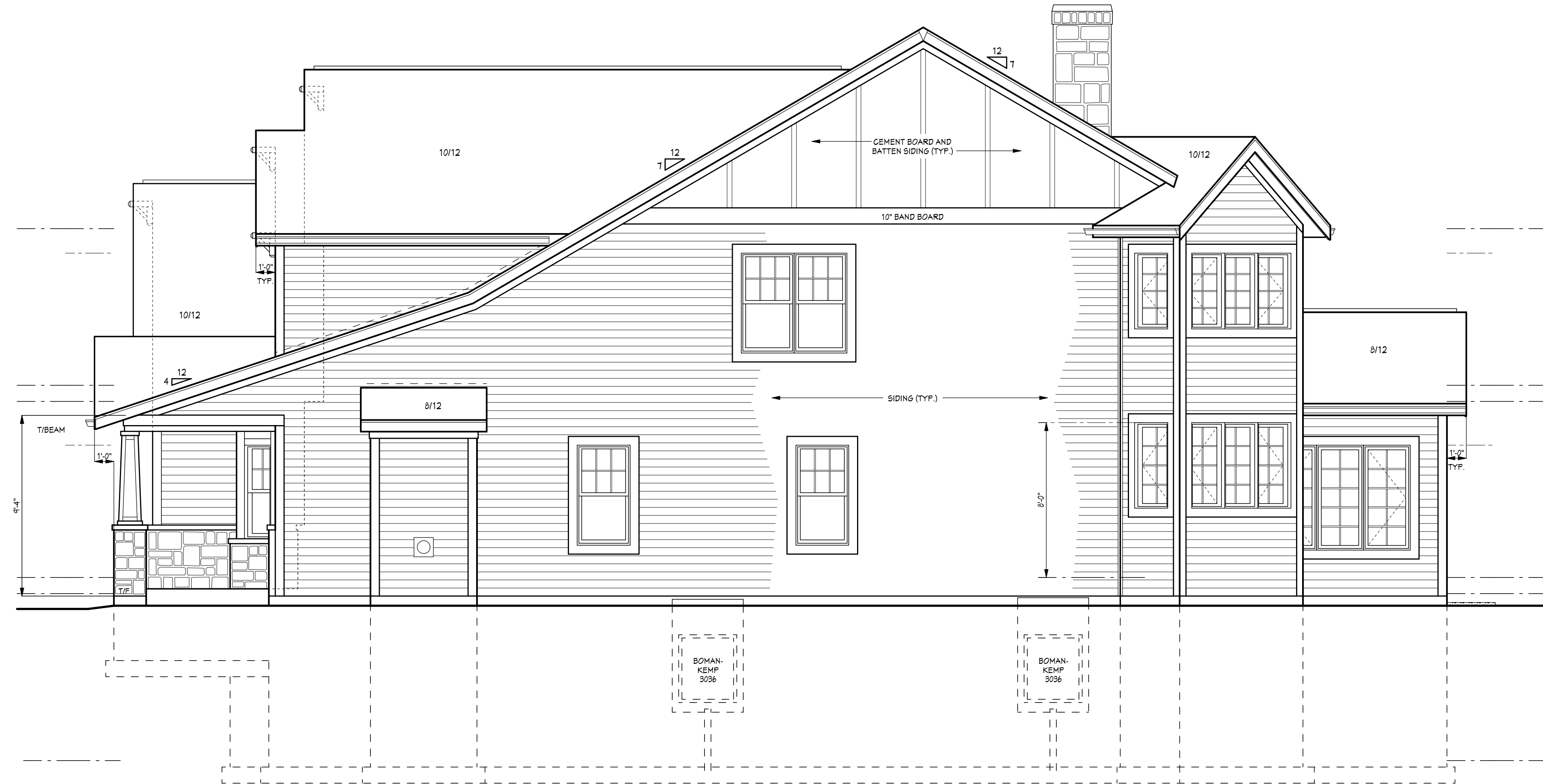
CUSTOM
RESIDENCE
627 N. DOUGLAS AVE.
ARLINGTON HEIGHTS, IL

E & J BUILDERS
346 FERNDAL
ELMHURST, IL
PH. 630-479-4556

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	12-18-15	MDS
	PRELIM. REVIEW	
	01-15-16	MDS
	FINAL REVIEW	
	02-09-16	MDS
	PRE A.R.B. REVIEW	
	03-01-16	MDS
	PERMIT ISSUE	

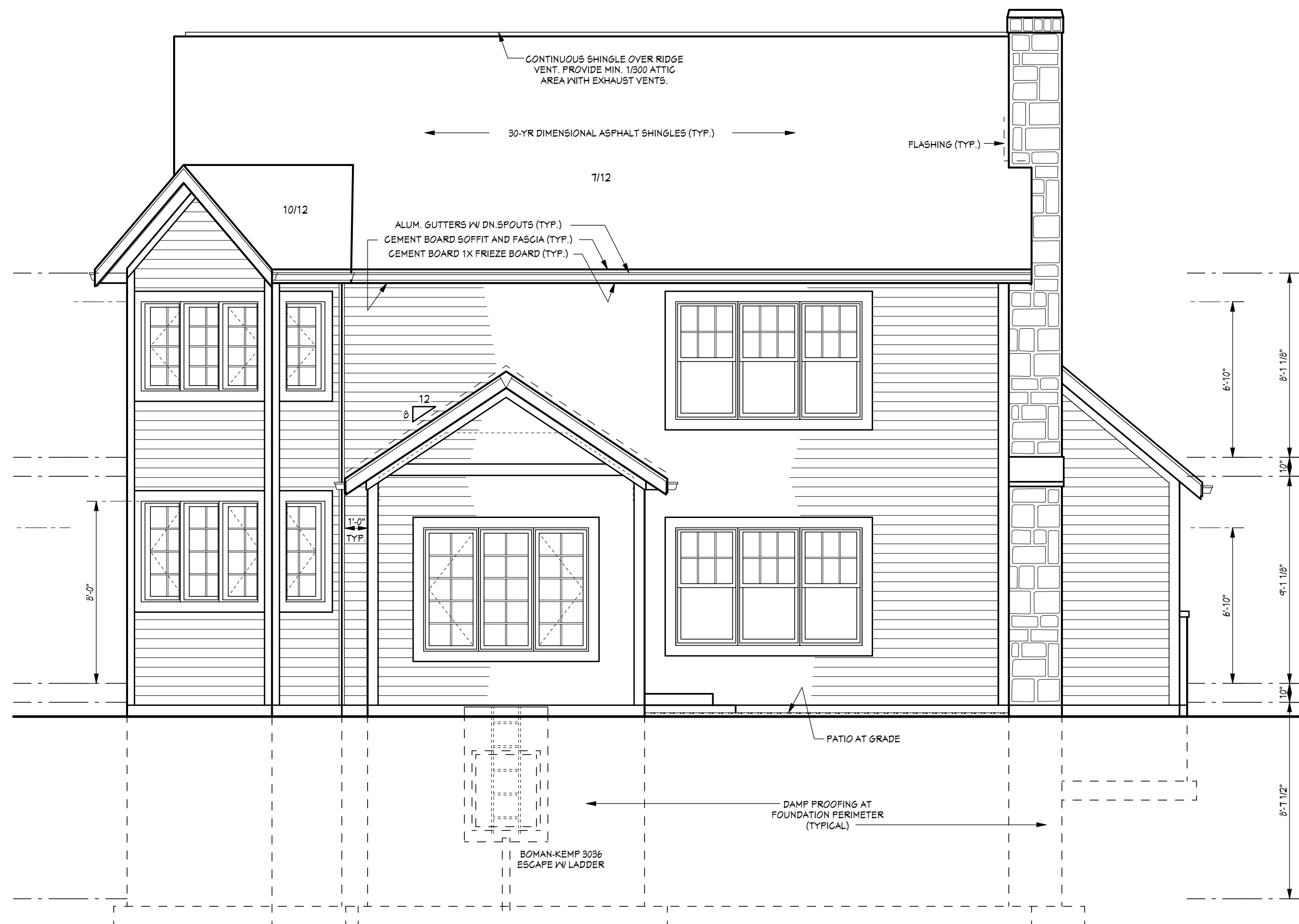
JOB NO.	15103
DATE:	12-14-15
DRAWN BY:	MDS
SCALE:	AS NOTED

SHEET NO.	3
>REAR ELEVATION >RIGHT SIDE ELEV.	OF 8



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



REAR ELEVATION

SCALE: 1/4" = 1' 0"



Item: DC#16-019 - 1849 N. Chestnut 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 1849 N. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans received on 2/19/16, and the following:

1. Continue the stone base down the side of the 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	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1849 N. Chestnut Ave.
Project Address: 1849 N. Chestnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: March 16, 2016

PETITION INFORMATION:

DC Number: 16-019
Petitioner Name: Peter McGovern
Petitioner Address: TP Carpentry
6823 W. Gunnison Ave. Apt G.A.
Naperville, IL 60563
Meeting Date: March 29, 2016

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 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 9,450 square feet and the proposed residence will have 4,216 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 7 feet Side: 7 feet Rear: 30 feet	Front: 31 feet Side: 8.6 feet Side: 7.0 feet Rear: 43 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,218 SF	4,216 SF
Building Lot Coverage	3,307 SF	2,664 SF
Impervious Surface Coverage Total	4,725 SF	3,975 SF

The existing neighborhood consists of primarily single story homes with a mix of one car and two 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. It should be noted that the Design Commission has previously approved numerous similar scale teardowns in this neighborhood, but this would be the first teardown on this block.

Overall, the proposed design is nicely done and is consistent with the other newer homes approved in this neighborhood. Features such as the single story front porch and single story garage roof help the design to fit in with the adjacent single story homes, and the hipped main roof keeps the height of the side walls from being too tall. The proposed three car garage does occupy a large portion of the front elevation, but the recessed third car behind the front porch is nicely done to down play the appearance of the garage. The proposed materials and colors are very nice. The only suggested change to the design is to continue the stone base down the side of the garage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 1849 N. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans received on 2/19/16, and the following:

1. Continue the stone base down the side of the 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

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

March 16, 2016

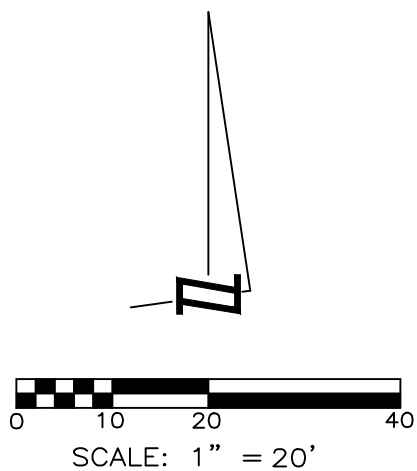
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-019

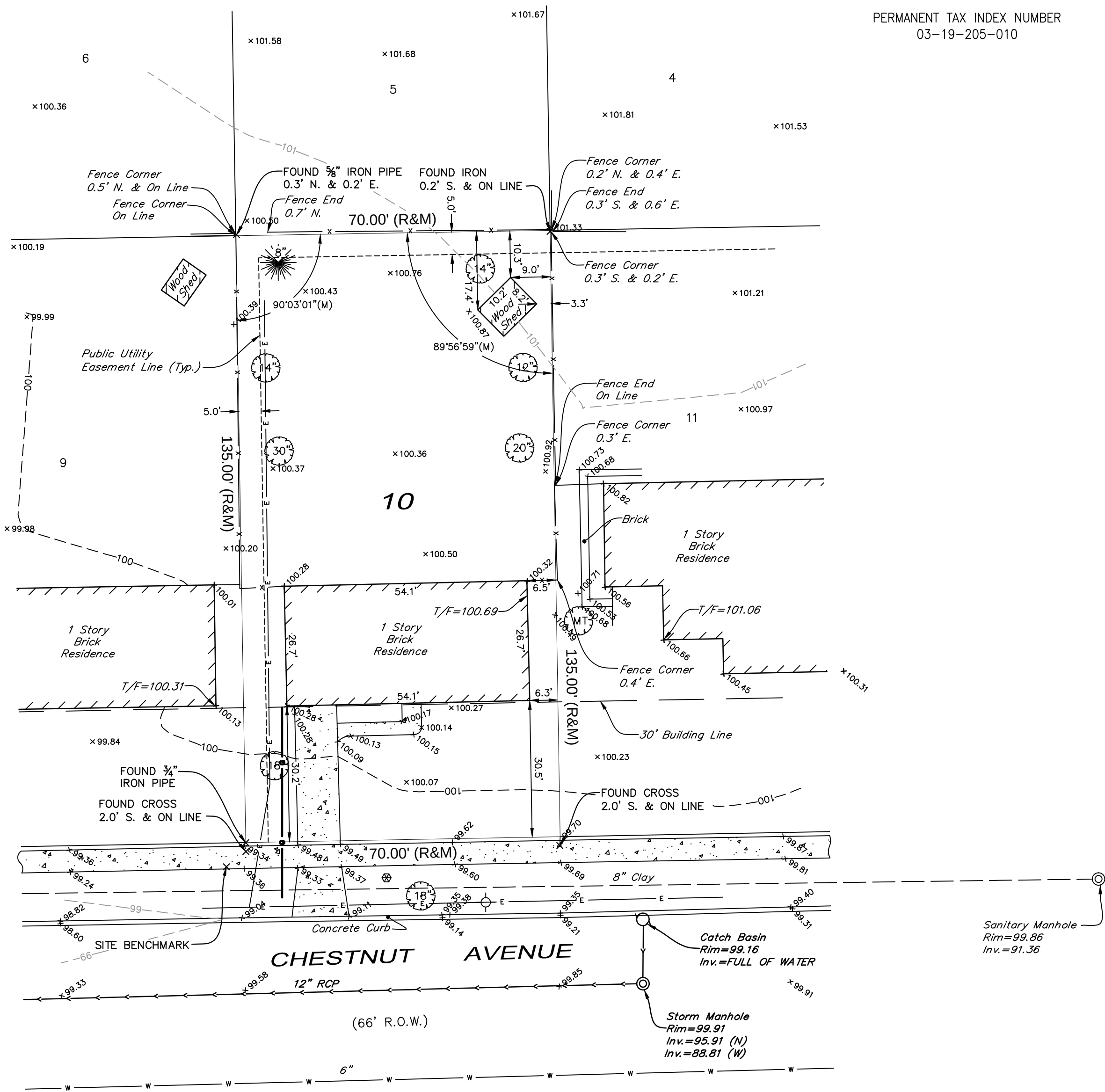
BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 107
LISLE, ILLINOIS 60532
PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004196
E-MAIL: info@plsllsle.com



PERMANENT TAX INDEX NUMBER
03-19-205-010



AVERAGE BUILDING SETBACK	
ADDRESS	SETBACK
1835	31.4
1853	30.5
1849	30.2
1843	35.6
1841	35.0
1837	39.0
1827	39.6
1825	29.7

BENCHMARK

CROSS CUT IN WALK AS SHOWN ON THE FACE OF THIS PLAT

ELEVATION = 99.32 (ASSUMED)

LEGAL DESCRIPTION

LOT 10 IN BLOCK 1 IN HASBROOK SUBDIVISION UNIT NO. 2 OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES

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

PREPARED FOR: MCGOVERN
ADDRESS: 1849 N. CHESTNUT AVE. ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: 153/26 DATE: 02/03/16 JOB NO.: 1612048
DRAWN BY: JLK CHECK BY: JHH
REVISED:

SYMBOL LEGEND

- MANHOLE
- CATCHBASIN
- HYDRANT
- STREET LIGHT
- FENCE LINE
- BUFFALO BOX
- DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- CONCRETE SURFACE
- RECORD DATA
- MEASURED DATA
- TOP FOUNDATION
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC CABLE

SURVEYED AREA: 9,454± SQ. FT.

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

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS
COUNTY OF DUPAGE

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

FIELD WORK COMPLETED AND DATED
THIS 29TH DAY OF JANUARY, 2016.



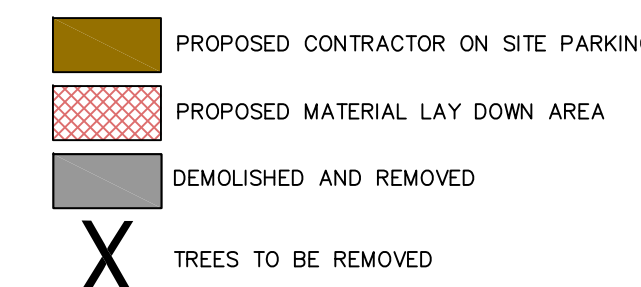
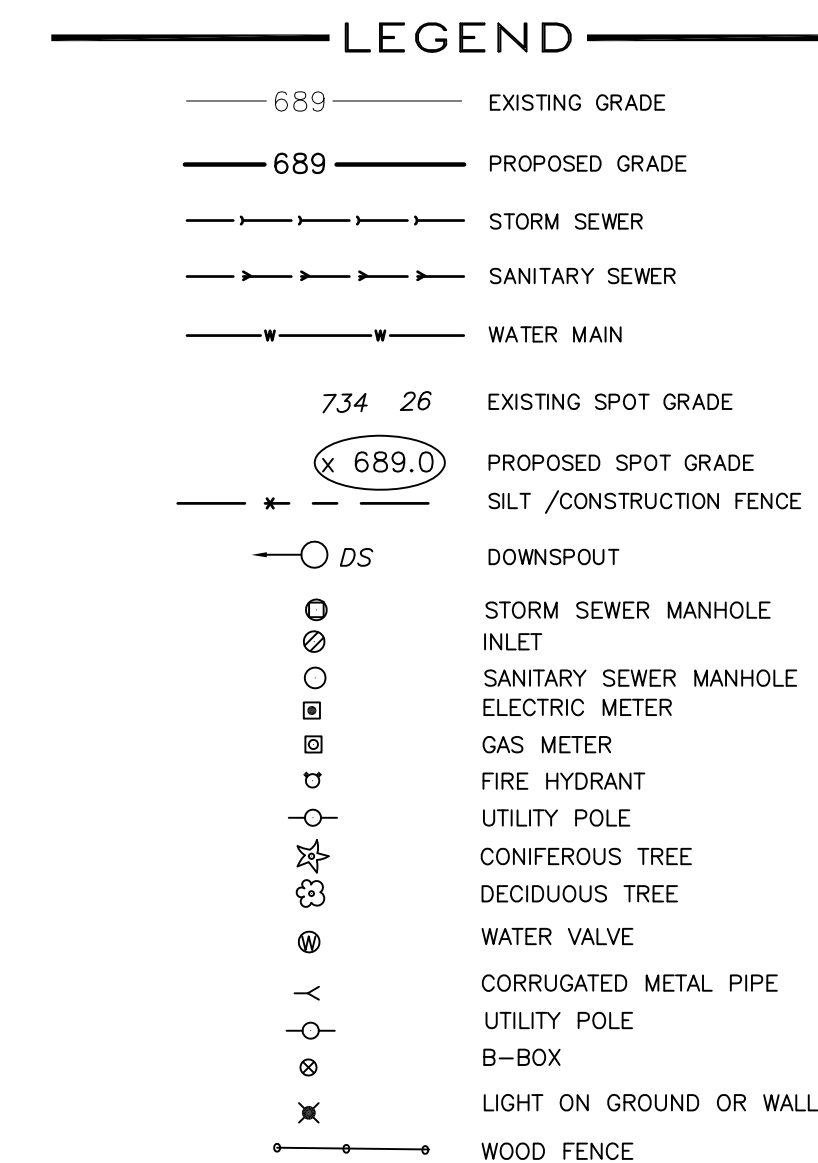
IPLS No. 3483
MY LICENSE EXPIRES 11/30/16

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

Diagram illustrating the components and dimensions of a trench box installation:

- WIRE MESH REINFORCEMENT (OPTIONAL)
- METAL OR WOOD POST OR STAKE
- DIRECTION OF RUNOFF FLOW
- SUPPORT POST ANCHORAGE FROM IN-SITU SOIL TO CEMENT MORTAR
- GEOTEXTILE FABRIC
- FABRIC ANCHORAGE TRENCH BACKFILL OR TAMPED NATURAL SOIL
- 6" MIN.
- 6" MIN.
- NATURAL SOIL

NOTE:
DEPENDING UPON CONFIGURATION, ATTACH FABRIC
TO WIRE MESH w/HOG RINGS, STEEL POSTS w/TIE
WIRES, WOOD POSTS w/NAILS.



REMOVE AND REPLACE ANY SIDEWALK
DAMAGED DURING CONSTRUCTION.
(MATCH EXISTING PLAN AND PROFILE)

ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. IF SIDEWALK IS DAMAGED DURING CONSTRUCTION IT IS TO BE REPLACED PER THE VILLAGE STANDARDS.

DISCONNECT GAS METER PER UTILITY
COMPANY REQUIREMENTS

DISCONNECT ELECTRIC METER PER
ELECTRIC COMPANY REQUIREMENTS

	KOZIOL ENGINEERING SERVICES Professional Engineers 1621 OGDEN AVE. Lisle, IL 60532 630/435-8686 CIVIL / CONSULTING ENGINEERS			
	1849 N. CHESTNUT AVE ARLINGTON HEIGHTS, IL			
	SCALE 1" = 10'	REV 0	DATE 02/08/16	PREPARE JEK
	PAGE 2 of 2			

	689	EXISTING GRADE
	689	PROPOSED GRADE
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
	734 26	EXISTING SPOT GRADE
		PROPOSED SPOT GRADE
		SILT /CONSTRUCTION FENCE
		DOWNSPOUT
		STORM SEWER MANHOLE
		INLET
		SANITARY SEWER MANHOLE
		ELECTRIC METER
		GAS METER
		FIRE HYDRANT
		UTILITY POLE
		CONIFEROUS TREE
		DECIDUOUS TREE
		WATER VALVE
		CORRUGATED METAL PIPE
		UTILITY POLE
		B-BOX
		LIGHT ON GROUND OR WALL
		WOOD FENCE

 PROPOSED CONTRACTOR ON SITE PARKING
 PROPOSED MATERIAL LAY DOWN AREA
 = 100YR OVERLAND FLOW ROUTE

- 1) WATER SERVICES IS TO BE 1 1/2" DIA. COPPER, TYPE K, PRESSURE TAP EXISTING MAIN. ADD SPOIGAT AT FOUNDATION FOR SITE WATER SOURCE DURING CONSTRUCTION.
- 2) SANITARY SERVICE TO BE 6" PVC SDR 26 SCHEDULE 40 1.0% MIN. ADJ WYE OR TEE TO EXISTING SANITARY MAIN PER VILLAGE REQUIREMENTS.
- 3) SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.
- 4) ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED OR DEPOSITED ONTO THE STREET SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
- 5) A 5' CHAIN LINK FENCE & SILT FENCE IS TO BE PLACED AROUND THE ENTIRE SITE FOR EROSION CONTROL AND DEBRIS CONTROL.
- 6) TREES & SNOW AREAS DISTURBED ARE TO BE RESTORED TO THE ORIGINAL CONDITION AND SOODED.
- 7) ALL PARKWAY TREES ARE TO BE PROTECTED PER THE VILLAGE STANDARD PROTECTION STANDARDS.
- 8) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE STANDARDS AND ORDINANCES.
- 9) GRADING AROUND THE PERIMETER OF THE ENTIRE LOT SHALL MEET THE EXISTING GRADES.
- 10) ANY PUBLIC SIDEWALKS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PER THE VILLAGE STANDARD DETAIL.
- 11) NO PARKING ON OR BLOCKING OF SIDEWALKS IS PERMITTED.
- 12) WATER TRUCK TO BE ON-SITE DURING DEMOLITION TO WET DOWN STRUCTURE TO BE DEMOLISHED. WATER AS NECESSARY TO PREVENT DUST FROM LEAVING THE SITE.
- 13) ALL WATER PUMPED OR OTHERWISE DISCHARGED FROM SITE DURING CONSTRUCTION IS TO BE FILTERED.
- 14) IF EXISTING DRIVEWAY CURB DEPRESSION IS NOT USED, REMOVE AND REPLACE W/ BARRIER CURB TO MATCH EXISTING CURB PROFILE. SAW CUT OR RE-POUR DEPRESSIONED CURB FOR NEW DRIVE LOCATION.
- 15) THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
- 16) FLOW SEWER SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
- 17) OPEN CUT EXISTING ROAD TO CONSTRUCT SANITARY SERVICE REPAIR ROAD TO MATCH EXISTING CROSS SECTION OR DIRECTED BY THE VILLAGE ENGINEER.
- 18) VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE. SAID GRAVEL DRIVE SHALL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF THE FOUNDATION.
- 19) IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
- 20) ALL SANITARY SEWER AND WATER MAIN WORK AND MATERIALS SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATION FOR CONSTRUCTION OF SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.

CROSS CUT IN WALK AS SHOWN ON THE FACE OF THIS PLAT
ELEVATION = 99.32 (ASSUMED)

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

SURVEYED AREA: 9,454± SQ. FT.

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

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS) ss
COUNTY OF DUPAGE)

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

FIELD WORK COMPLETED AND DATED
THIS 29TH DAY OF JANUARY, 2016.

TOTAL LOT AREA: 9,453.53 sf	
Existing Impervious:	1,884.65 sf (19.93%)
Total Proposed Impervious:	2,896.27 sf (41.18%)
Total Increased Impervious:	723.87 sf (10.29%)

Sanitary M
Rim=99.86
Inv.=91.36

I, JAMES E. KOZIOL, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED UNDER MY DIRECTION WITH KNOWLEDGE OF THE EXISTING SURVEYS.

I, ALSO CERTIFY THAT THE DEVELOPMENT OF THE SUBJECT SITE IN ACCORDANCE WITH THIS PLAN WILL NOT INCREASE THE AMOUNT OR RATE OF RUN-OFF SO AS TO ADVERSELY AFFECT THE QUALITY OR SURFACE WATER DRAINING ONTO ADJACENT PROPERTIES AND WILL NOT DAMAGE OTHER PROPERTIES.

DATED THIS_5TH_DAY OF _FEBRUARY_____2016_A.D.

062-41326

JAMES E. KOZIOL
ILLINOIS REGISTERED PROFESSIONAL ENGINEER (EXP. 11-30-17)
(3 PAGES)



KOZIOL ENGINEERING SERVICES
Professional Engineers
1621 OGDEN AVE.
LISLE, IL 60532
630/435-8686
CIVIL / CONSULTING ENGINEERS

1849 N. CHESTNUT AVE ARLINGTON HEIGHTS, IL	SCALE	REV	DATE	PREPARER
	1"=10'	0	02/08/16	JEK
	16111			JEK
	PAGE			JEK
	1 of 2			

T.P. CARPENTRY INC
1849 N. CHESTNUT AVE,



OF BLOCK)
AVE

PROPERTY TO LEFT 1
1853 N. CHESTNUT AVE,

SUBJECT PROPERTY
1849 N. CHESTNUT AVE,

PROPERTY TO RIGHT 1
1845 N. CHESTNUT AVE

PROPERTY TO RIGHT 2
1841 N. CHESTNUT AVE

PROP
183

MAIN STREET



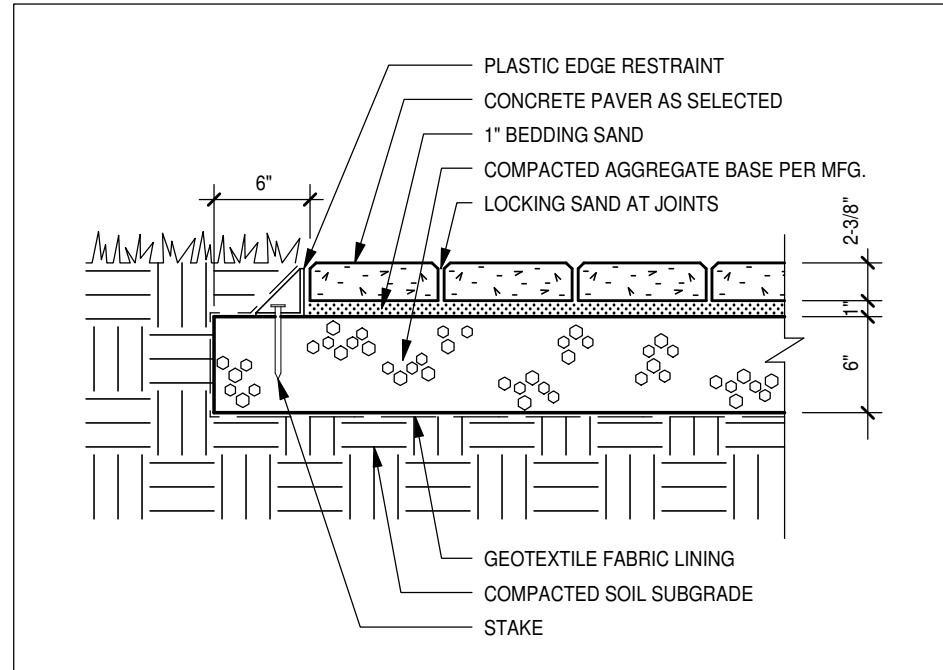
PROPERTY ACROSS 1

PROPERTY ACROSS 2

PROPERTY ACROSS 3

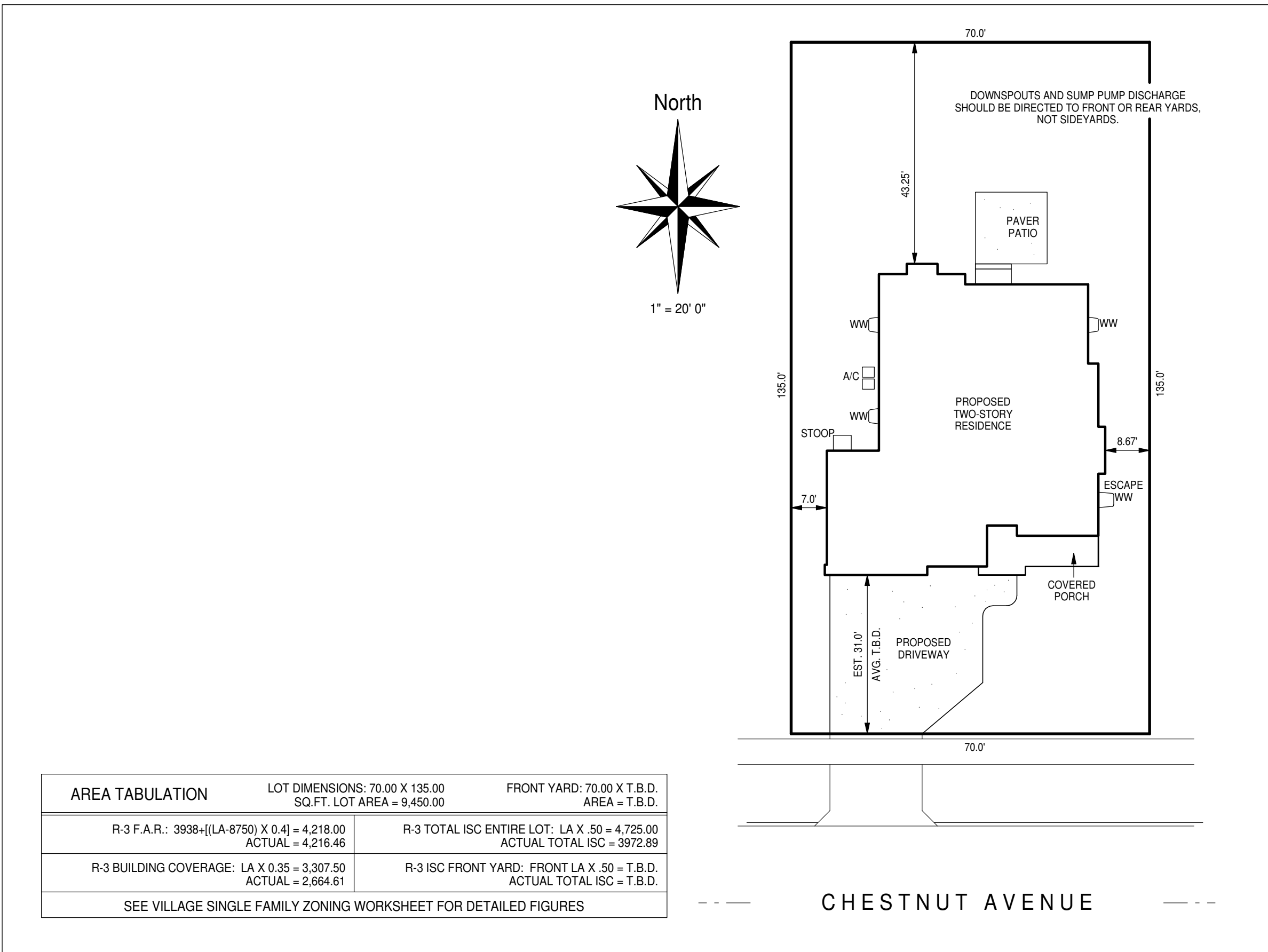
1848 N. CHESTNUT AVE, 1844 N. CHESTNUT AVE, 1840 N. CHESTNUT

RECEIVED
FEB 19 2018
PLANNING & COMM
DEVELOPMENT DEPA



PATIO SECTION

SCALE: 1" = 1' 0"



SITE PLAN

SCALE: 1" = 20' 0"

AREA TABULATION	LOT DIMENSIONS: 70.00 X 135.00	FRONT YARD: 70.00 X T.B.D.
	SQ.FT. LOT AREA = 9,450.00	AREA = T.B.D.
R-3 F.A.R.: 3938÷[(LA-8750) X 0.4] = 4,218.00	R-3 TOTAL ISC ENTIRE LOT: LA X .50 = 4,725.00	
ACTUAL = 4,216.46	ACTUAL TOTAL ISC = 3972.89	
R-3 BUILDING COVERAGE: LA X 0.35 = 3,307.50	R-3 ISC FRONT YARD: FRONT LA X .50 = T.B.D.	
ACTUAL = 2,664.61	ACTUAL TOTAL ISC = T.B.D.	
SEE VILLAGE SINGLE FAMILY ZONING WORKSHEET FOR DETAILED FIGURES		

ENERGY CONSERVATION NOTES:

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE ILLINOIS STATE PUBLIC ACT 096-0778 AND THE ADOPTED 2012 IECC CODE. THE VALUES LISTED IN THIS BOX ARE THE MINIMUM 2012 IECC RESIDENTIAL PRESCRIPTIVE REQUIREMENTS. FOLLOW PLANS AND SECTIONS FOR EXACT SPECIFICATIONS THAT MEET OR EXCEED THE 2012 IECC REQUIREMENTS.

CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	20 OR 13-5
MASS WALL R-VALUE	13/17
FLOOR R-VALUE	30
BASEMENT WALL R-VALUE	15/19
SLAB R-VALUE, DEPTH	10, 2 FT.
CRAWLSPACE WALL R-VALUE	15/19
FENESTRATION U-FACTOR	0.32
SKYLIGHT U-FACTOR	0.55
GLAZED FENESTRATION SHGC	NR

ADDITIONALLY THE FOLLOWING ITEMS SHALL BE REQUIRED

- THE FOLLOWING LOCATIONS MUST BE SEALED:
> ATTIC ACCESS OPENINGS
> RIM JOIST JUNCTURES
2. BUILDING AIR TIGHTNESS MUST BE DEMONSTRATED BY A BLOWER DOOR TEST. PROVIDE COPY OF RESULTS TO THE BUILDING DEPT. PRIOR TO SCHEDULING ANY FINAL INSPECTIONS.
3. WHERE THE PRIMARY HEATING SYSTEM IS FORCED AIR, A DAILY PROGRAMMABLE THERMOSTAT IS REQUIRED
4. ALL DUCTS ARE REQUIRED TO BE PRESSURE TESTED. EXCEPTION: DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.
5. A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LAMPS SHALL BE HIGH-EFFICIENCY LAMPS. (R404.1)
6. ALL FIREPLACES SHALL HAVE GASKETED DOORS AND EXTERIOR AIR INTAKE
7. ALL GAS-FIRED FURNACES SHALL BE 80% AFUE MINIMUM
8. ALL AIR CONDITIONING UNITS SHALL BE 13 SEER RATE MINIMUM
9. DWELLING UNIT SHALL BE TESTED AND VERIFIED TO HAVE AIR LEAKAGE RATE NOT TO EXCEED 5 AIR CHANGES PER HOUR. PROVIDE WRITTEN REPORT OF RESULTS INCLUDING THE ACH SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO VILLAGE. (2012 IECC R402.4.1.2 AND STATE OF ILLINOIS AMENDMENT)
10. ALL HEATING AND COOLING EQUIPMENT SHALL BE SIZED ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. PROVIDE WRITTEN COPY TO THE VILLAGE. 2012 IECC R403.6
11. BUILDING THERMAL ENVELOPE SHALL BE SEALED AS INSTALLED IN ACCORDANCE WITH THE MFG. INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE R402.4.1.1 OF THE 2012 IECC.

H.V.A.C. NOTE:

MECHANICAL SYSTEM TO BE SOLID DUCTED SUPPLIES AND RETURNS. DUCTS SEALED, INSULATED WHERE REQUIRED AND HILOW RETURNS PROVIDED IN EACH ROOM WHICH REQUIRES RETURN PROVISION. NO UNDER CUT DOORS OR SIMILAR.

RESIDENTIAL BUILDING CODES

THE DRAWINGS AND SPECIFICATIONS HEREON HAVE BEEN PREPARED IN ACCORDANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS, IL ADOPTED CODES WITH AMENDMENTS AS LISTED BELOW.

2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 INTERNATIONAL FIRE CODE (IFC)
2009 INTERNATIONAL MECHANICAL CODE (IMC)
2009 INTERNATIONAL FUEL GAS CODE (IFGC)
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2005 NATIONAL ELECTRIC CODE
2014 STATE OF ILLINOIS PLUMBING CODE

BUILDING DEPARTMENT NOTE:

> THIS DRAWING HAS BEEN PREPARED FOR USE ON THE PROJECT NOTED AND REPRODUCTION IN PART OR WHOLE IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY S.G. ARCHITECTS, INC.
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GENERAL NOTE:
> SUBSTITUTION FROM LUMBER GRADES DESIGNATED HEREON MUST BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
> ARCHITECT FEES INCURRED DO TO FAILURE TO COMPLY WILL BE THE RESPONSIBILITY OF APPROPRIATE CONTRACTOR.

MATERIAL SCHEDULE		
MATERIAL TYPE	MFG. OR TYPE	COLOR
STONE	ILLINOIS BRICK	SIMCA LUCAS
ROOF	OWNES CORNING	WEATHERED WOOD
SIDING	CEMENT BOARD	CREAM
TRIM	CEMENT BOARD	DARK BROWN
SOFFIT/FASCIA	ALUMINUM	DARK BROWN
GUTTERS/DOWNSPOUTS	ALUMINUM	DARK BROWN
WINDOWS	WINDSOR, DBL. HUNG	DARK BROWN



ELEVATION STUDY MODEL

SCALE: 1/8" = 1' 0"

S.G. Architects, Inc.
ARCHITECTS-PLANNERS

718 OGDEN AVE., SUITE 200
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

BUILDING DEPARTMENT NOTE

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S.G. ARCHITECTS, INC.
STEPHEN L. GANNIK, PRINCIPLE
CORPORATE LICENSE No. 184-000562 EXP. 04-30-17
001-001662 EXP. 11-30-16

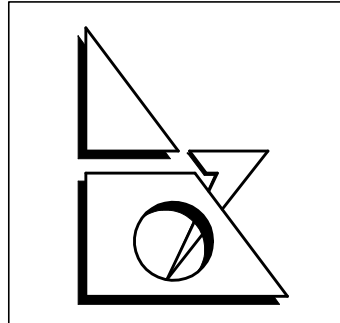
PROJECT:

CUSTOM
RESIDENCE
LOT 10
1849 N CHESTNUT AVENUE
ARLINGTON HEIGHTS

TP Builders
6823 W. GUNNISON
HARWOOD HEIGHTS, IL 60706
PH. 630.272.9142
FAX 708.867.6941

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	CONCEPT ISSUE	MDS
	01-12-16	
	FINAL REVIEW	MDS
	01-21-16	

JOB NO.	16002
DATE:	01-11-16
DRAWN BY:	MDS
SCALE:	AS NOTED
SHEET NO.	1
-SITE PLAN -ELEVATION STUDY	
OF 9	



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

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DATE: BY:

NO. ISSUES AND REVISIONS:

CONCEPT ISSUE	MDS
01-12-16	
FINAL REVIEW	MDS
01-21-16	

JOB NO. 16002

DATE: 01-11-16

DRAWN BY: MDS

SCALE: AS NOTED

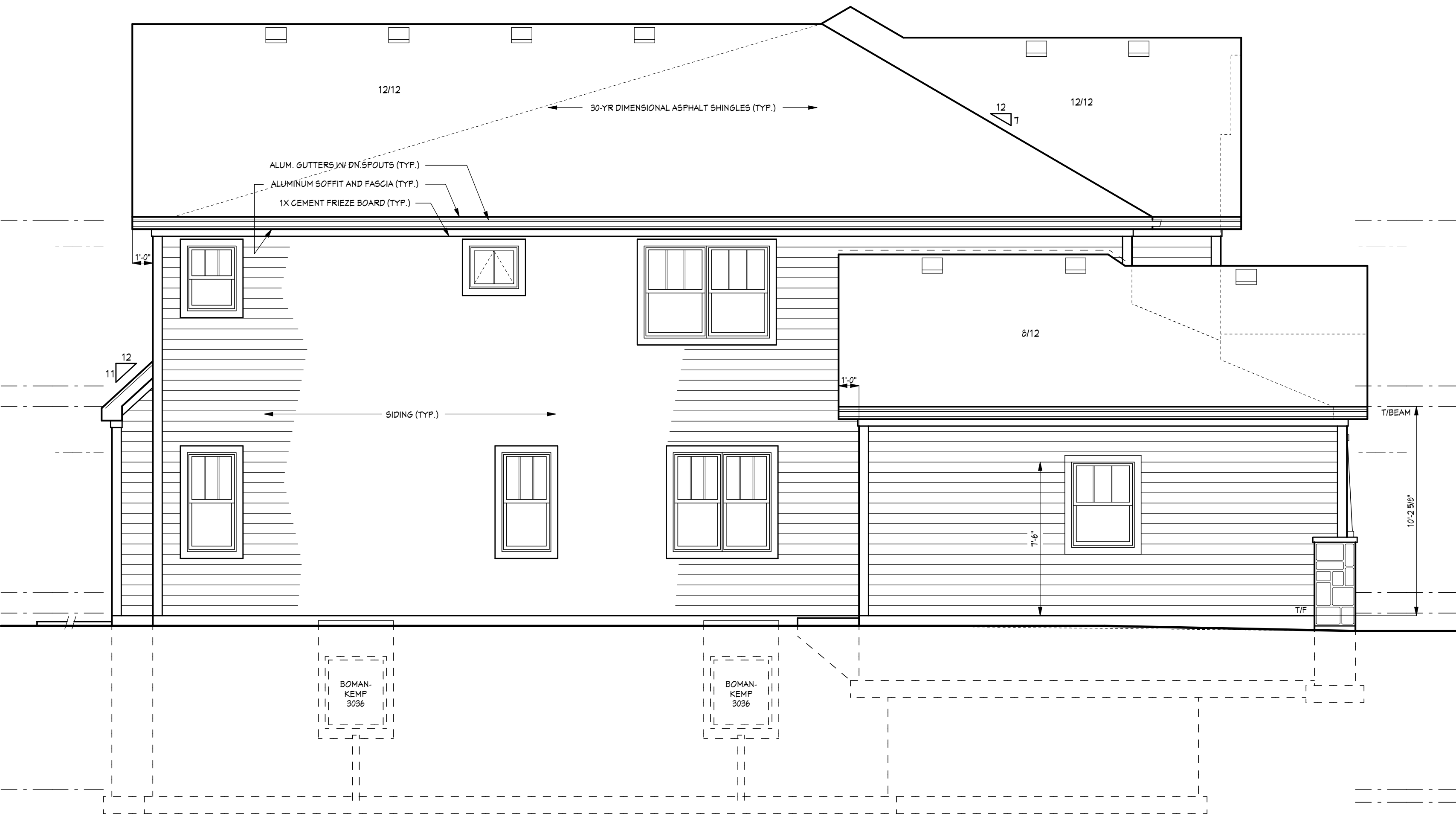
SHEET NO.

2

3-FRONT ELEVATION

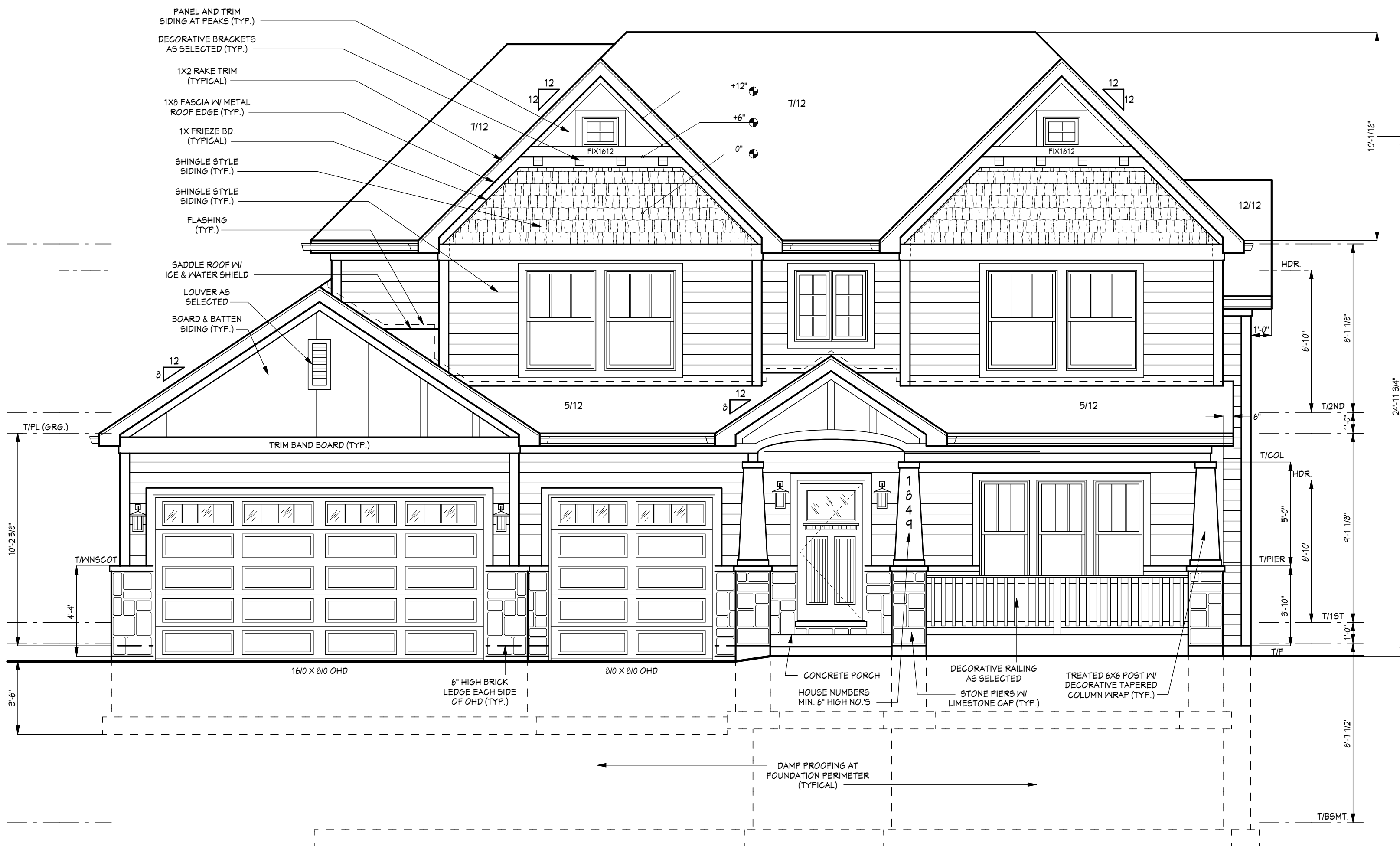
4-LEFT SIDE ELEV.

OF 9



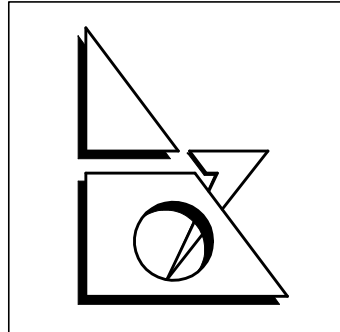
LEFT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



FRONT ELEVATION

SCALE: 1/4" = 1' 0"



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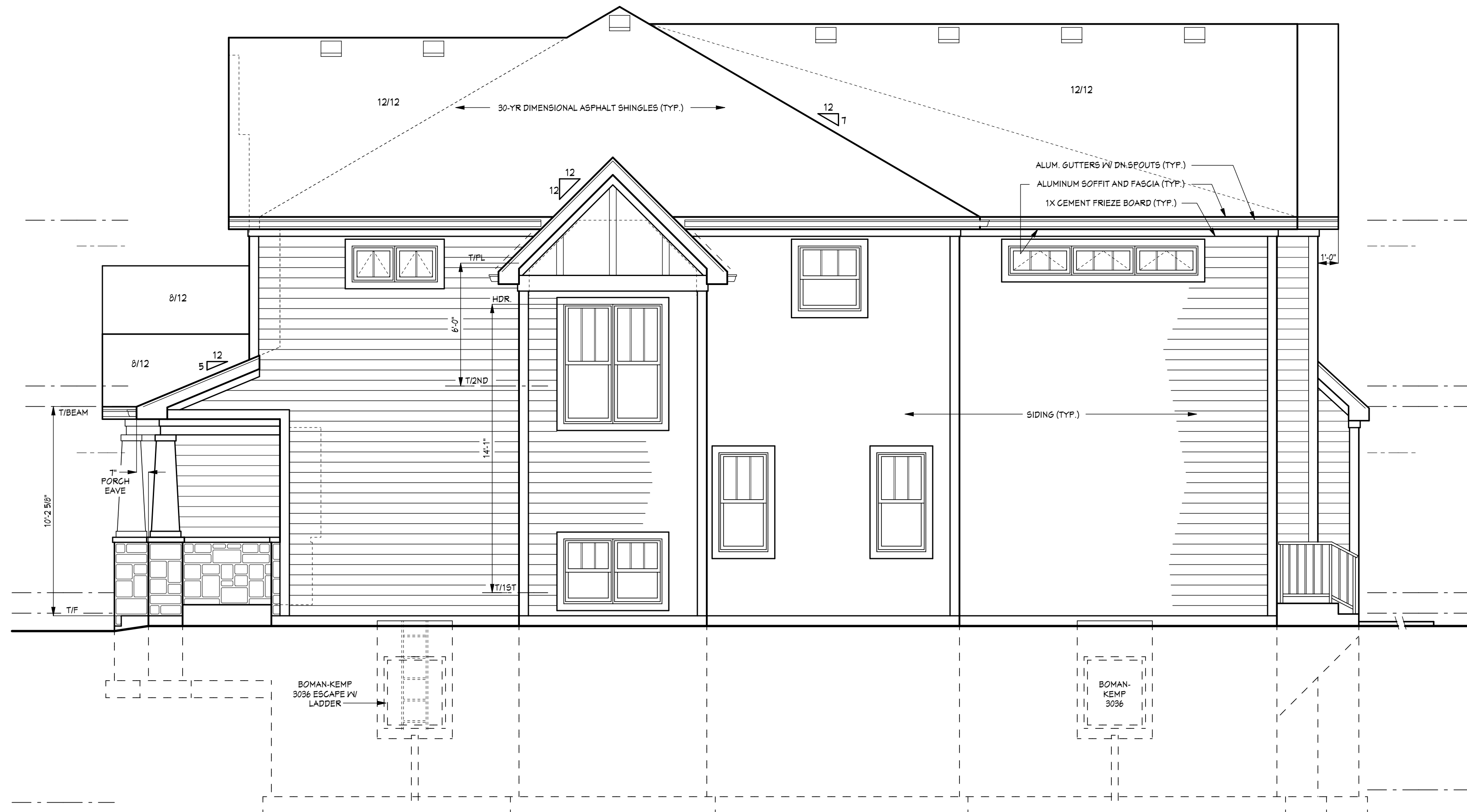
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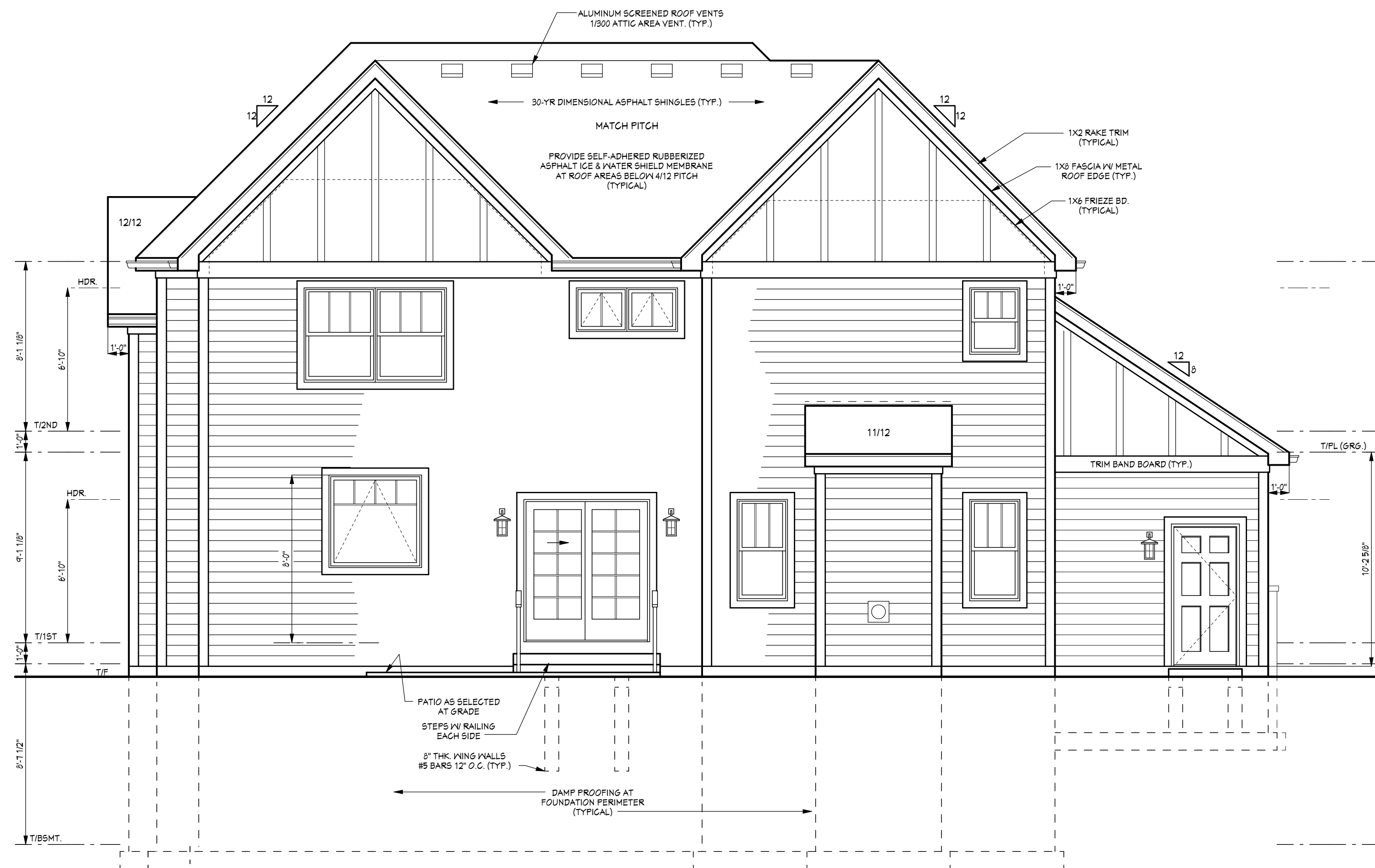
NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	CONCEPT ISSUE	MDS
	01-12-16	
	FINAL REVIEW	MDS
	01-21-16	

JOB NO.	16002
DATE:	01-11-16
DRAWN BY:	MDS
SCALE:	AS NOTED
SHEET NO.	3
REAR ELEVATION RIGHT SIDE ELEV.	OF 9



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



REAR ELEVATION

SCALE: 1/4" = 1' 0"



Item: DC#16-023 - 410 N. Derbyshire 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 1605 N. Chestnut Avenue. This recommendation is based upon the architectural plans dated 2/16/16 and received 2/17/16, and the following:

1. Add additional windows to the side elevations to help break up the wall area.
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	Type
Staff Report	Board or Commission Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Conley Residence
Project Address: 410 N. Derbyshire Ave.
Prepared By: Steve Hautzinger

Date Prepared: March 16, 2016

PETITION INFORMATION:

DC Number: 16-023
Petitioner Name: John Lohrman
Petitioner Address: 19239 W. Forest Lane
Mundelein, IL 60060
Meeting Date: March 29, 2016

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. An existing one car attached garage will be replaced with a new two car detached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,332 square feet and the residence, with the proposed additions, will have approximately 2,603 square feet. This project complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5.7 feet Exterior Side: 5.7 feet Rear: 30 feet	Front: 26.6 feet Side: 6 feet Exterior Side: 13.9 feet Rear: 95.2 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,199 SF	2,603 SF
Building Lot Coverage	3,266 SF	1,943 SF
Impervious Surface Coverage Total	4,666 SF	3,503 SF

The existing neighborhood consists of primarily smaller scale, single story homes with a mix of attached and detached garages. This project is appearing before the Design Commission because it will be the first two story home on the block.

The front elevation is nicely designed with traditional detailing that will fit in well in the neighborhood. The new front porch is nicely designed and will help the scale of the design to relate to the adjacent single story homes. Also, the hipped main roof keeps the height of the side walls from being too tall. The side elevations could benefit from a few additional windows, but overall the design is nicely done.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed addition to the existing single-family residence located at 1605 N. Chestnut Avenue. This recommendation is based upon the architectural plans dated 2/16/16 and received 2/17/16, and the following:

1. Add additional windows to the side elevations to help break up the wall area.
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.

March 16, 2016

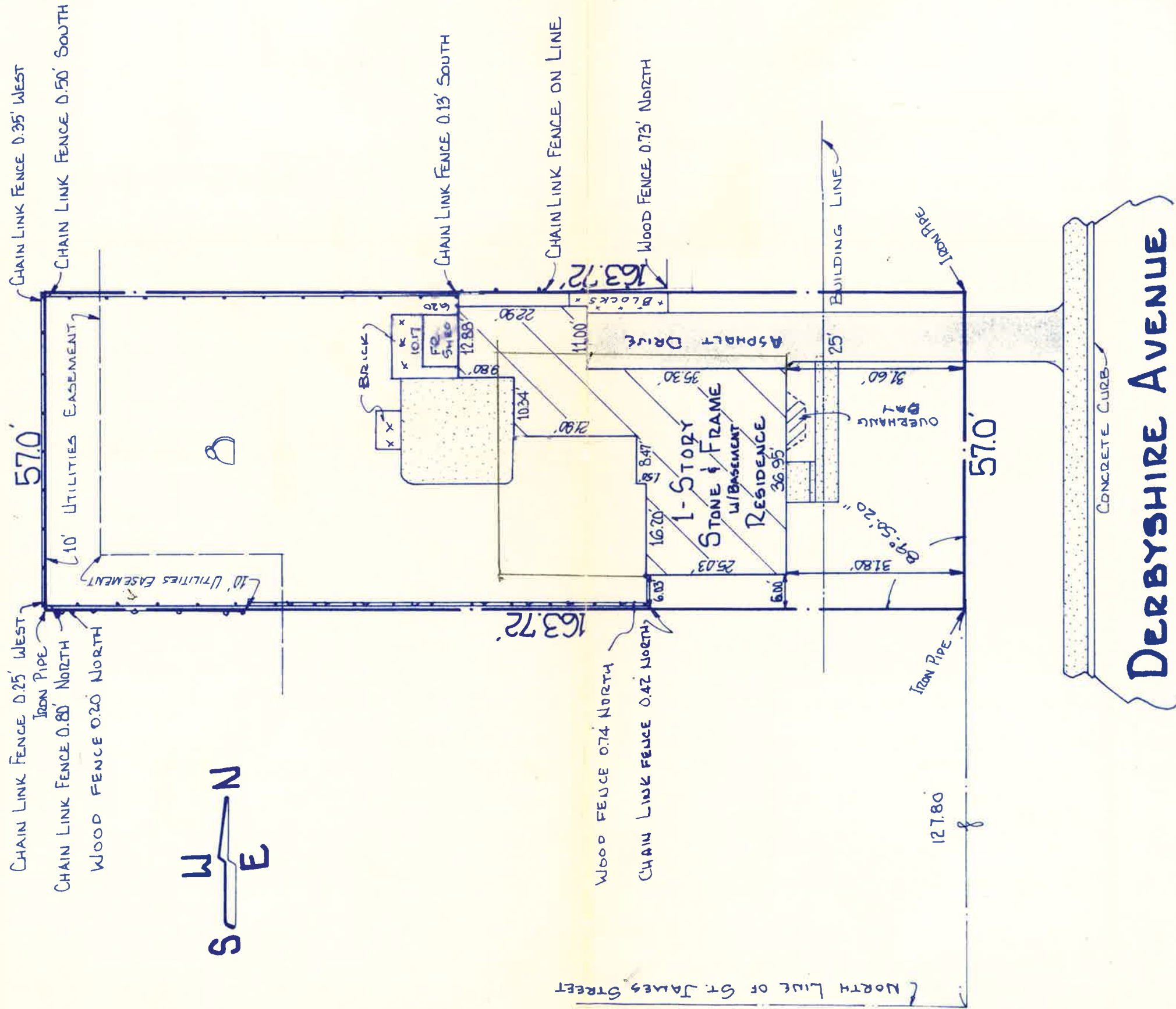
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-023

PLAT OF SURVEY

LOT 8 IN ARTHUR C. JACOBS EASTWOOD TERRACE, BEING A SUBDIVISION OF PART OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 29, TOWNSHIP 42 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MORE COMMONLY KNOWN AS: 410 NORTH DERBYSHIRE AVENUE, ARLINGTON HEIGHTS, ILLINOIS



Scale: 1" equals 20 feet
Ordered by John C. Haas, Atty.
Order number 03-1327

Note:
Compare the description on this plat with your deed, abstract, or certificate of title, also compare all points before building by same and report any difference at once. For building line and other restrictions not shown hereon, refer to your abstract, deed, contract, or zoning ordinance.



This Professional Service Conforms
To the current Illinois minimum Standards
For a Boundary Survey

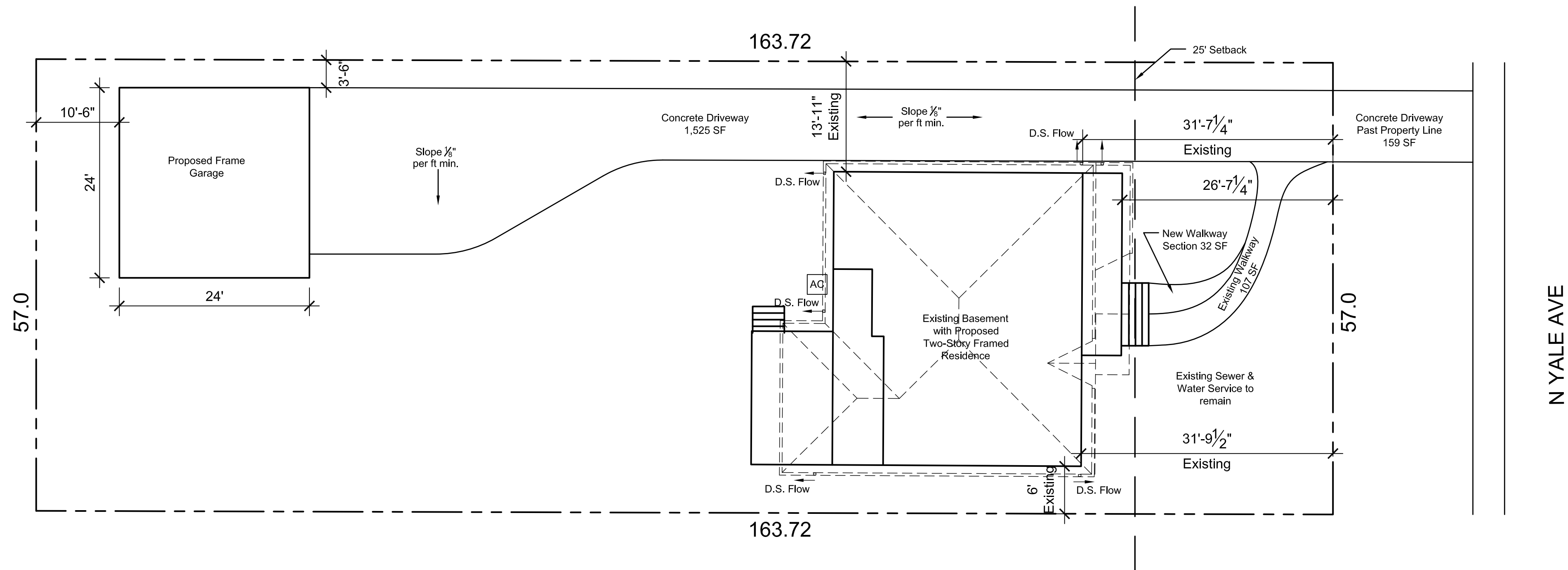
State of Illinois)
County of Cook) S.S.

I, Ronald W. Stanley, hereby certify that the above described property has been surveyed under my supervision and that the plat hereon drawn is a correct representation of said survey.

Dimensions are shown in feet and decimal parts thereof and are corrected to a temperature of 62° Fahrenheit.

Des Plaines, Illinois June 7, 2003

Ronald W. Stanley
Illinois Professional Land Surveyor No. 2728
License expires 11-30-04



1 Proposed Site Plan
Scale: 1"=10'



410 N Derbyshire Ave
Arlington Heights, IL
60004

Sheet Title:
Site Plans

Project #:
15018
Date:
March 14, 2016
Issue:
Design Review

Revisions:
1. -
2. -
3. -
4. -

Sheet Number:
A0

Property to left 2
1116 E Saint James



Property to left 1
406 N Derbyshire



Subject Property
410 N Derbyshire



Property to right 1
416 N Derbyshire



Property to Right 2
420 N Derbyshire



Property to right 3
500 N Derbyshire



N Derbyshire Ave



Property across 1
417 N Derbyshire



Property across 2
411 N Derbyshire



Property across 3
407 N Derbyshire



12'



16'



1 Existing Context Elevation

Scale: 3/32" = 1'-0"



12'

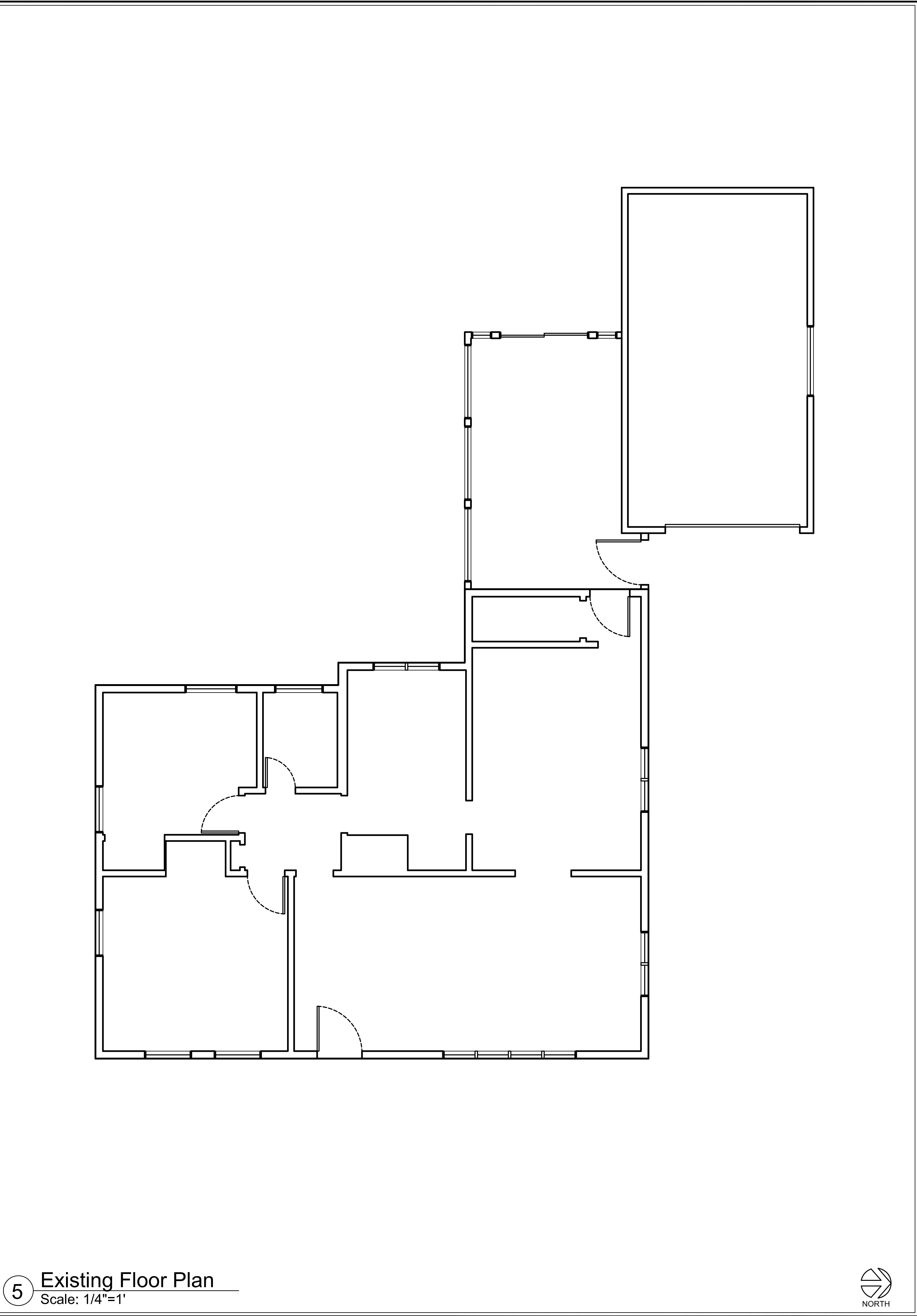
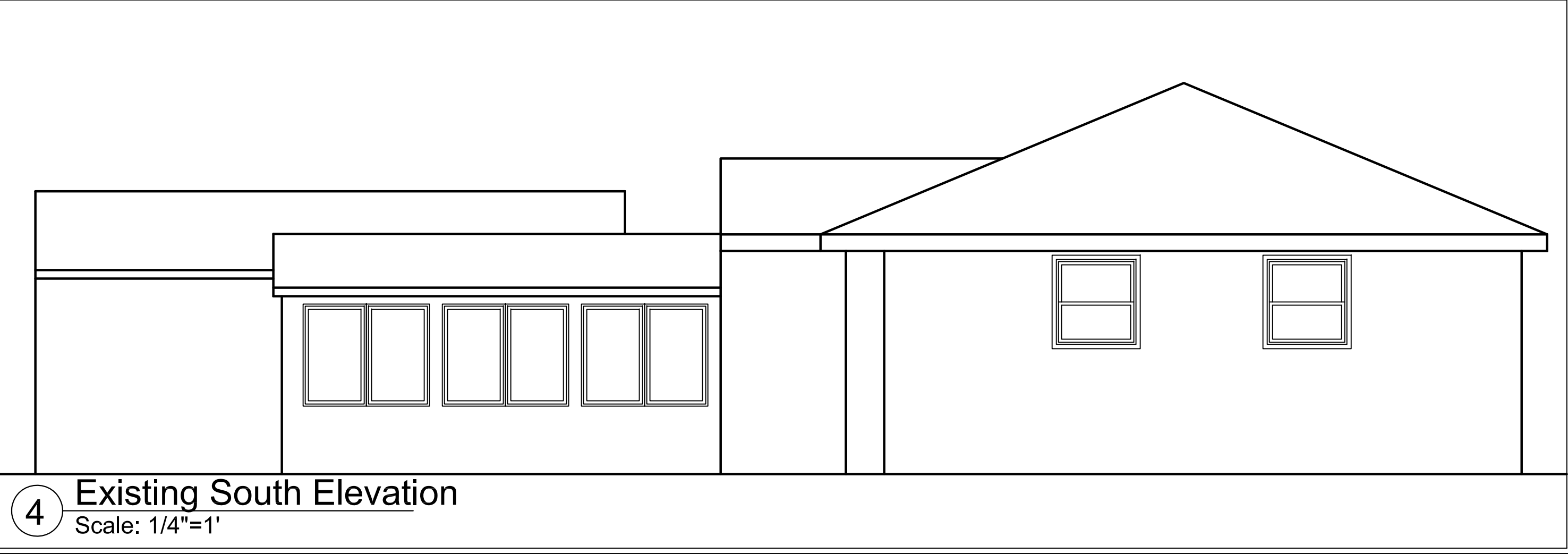
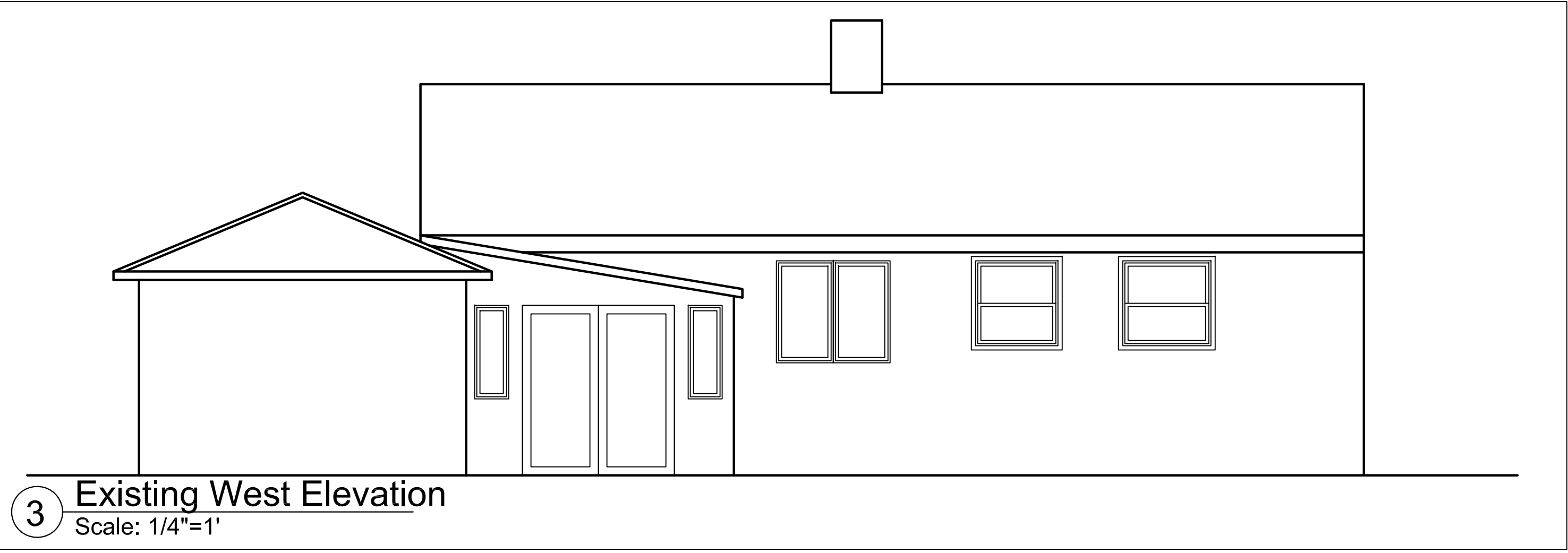
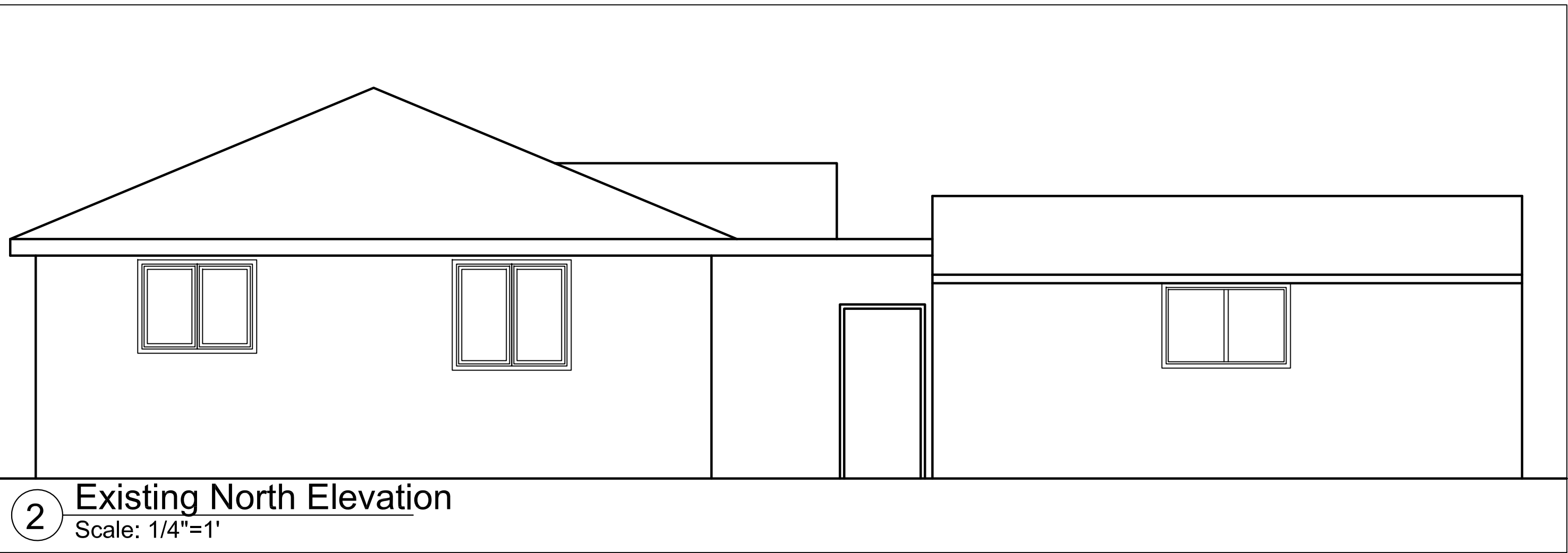
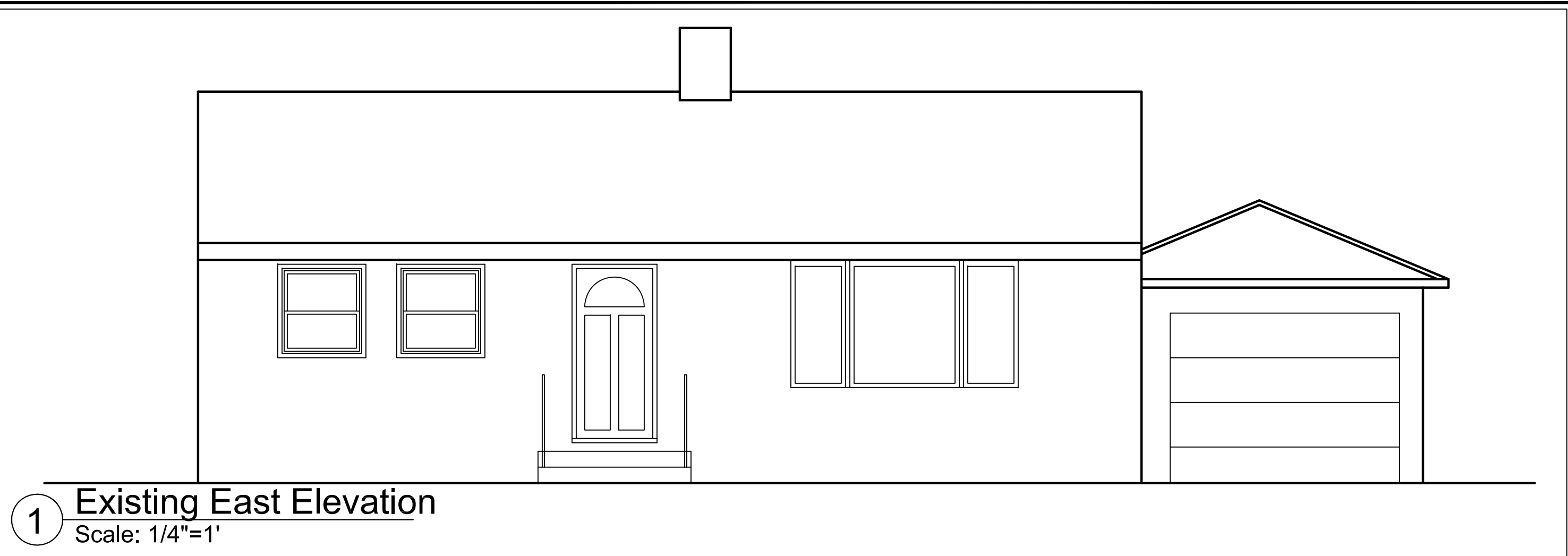


16'



2 Proposed Context Elevation

Scale: 3/32" = 1'-0"



410 N Derbyshire Ave
Arlington Heights, IL
60004

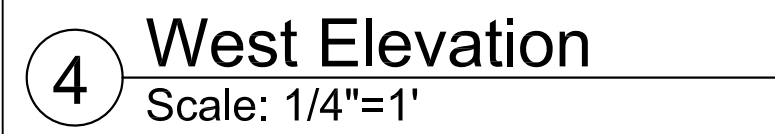
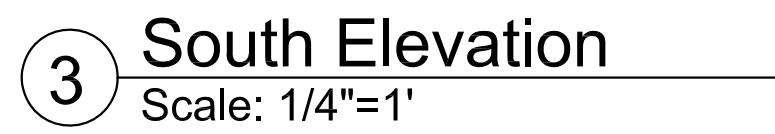
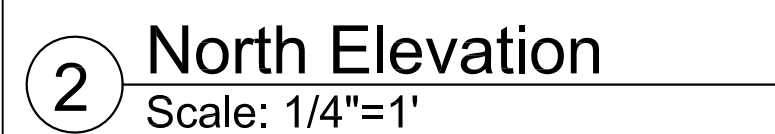
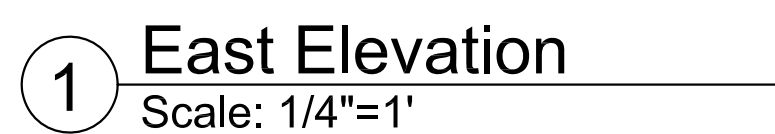
Sheet Title:
**Existing
Floor
Plans**

Project #:
15018
Date:
March 14, 2016
Issue:
Design Review

Revisions:
1. -
2. -
3. -
4. -

Sheet Number:
A0.1





410 N Derbyshire Ave
Arlington Heights, IL
60004

Sheet Title:
**Exterior
Elevations**

Project #:

15018

Date:

March 14, 2016

Issue:

Design Review

Revisions:

1. -

2. -

3. -

4. -

Sheet Number:

A3



RECEIVED

FEB 28 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Material Schedule

Material Type	Manufacturer	Color
Roofing	GAF Timberline	Barkwood
Lap Siding	LP Smartside	SW6423 Ryegrass
Trim	LP Smartside	SW7005 Pure White
Windows	Marvin Integrity	Clad - Stone White

