



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 14, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 1/24/17

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#16-156 - 815 S. Burton Pl. - SF/Teardown
- B. DC#17-006 - 2214 E. Palatine Rd./Lot 2 - SF/New
- C. DC#16-144 - Arlington International Racecourse - 2200 W. Euclid Ave. - Sign Variation
- D. DC#16-145 - Arlington Heights Police Station - 200 E. Sigwalt St. / Public Land

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 - 1/24/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 1/24/17

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 24, 2017

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

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

Members Absent: Kirsten Kingsley

Also Present: Jack Boryszewski, MJB Contractors for 1614 N. Yale Ave.
Satya & Dipa Mehta, Owners of 1614 N. Yale Ave.
John Lamberes, Owner of 326 E. Central Rd.
Brian Hyde, Greenscape Homes for 413 S. Gibbons Ave. & 1105 N. Walnut Ave.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JANUARY 10, 2017

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF JANUARY 10, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#16-143 – 1614 N. Yale Ave.

Jack Boryszewski, representing *MJB Contractors*, and Satya & Dipa Mehta, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story home with an attached two car garage to allow construction of a new two story residence with an attached three car garage. The project does comply with all R-E zoning requirements. A proposed teardown in this location fits comfortably on the large lot, and with other teardowns in this neighborhood. The front elevation of the proposed design has a nice appearance, and the style fits in very well with the new house under construction on the lot to the north.

The primary concern with the proposed design is the placement of the garage as the focal point on the corner of the lot. The proposed three car garage projects forward in front of the main part of the house thereby blocking the view of the front porch and main entry. It is recommended that the garage be recessed from the front of the house so that it is not the focal point at the corner and does not block the view of the front porch. Staff recommends the Design Commission evaluate the location of the garage and require a revision to push back the garage so the front of the home can be better seen from the corner.

Mr. Boryszewski said that the new home was designed with the assistance of the homeowners who want the garage to face south, and a usable front porch on the front of the home. The garage is located where it is because of the interior design of the home, although an attempt was made to push the garage back further into the home; however, it would compromise the powder room and the pantry located directly behind the garage. He presented photographs of homes within a 5 block radius of the site that are of a similar size to the new home being proposed with garages projecting in the front. Ms. Mehta added that they want to keep the family room and kitchen on the back of the home because it faces west and will allow for a lot of natural light in the evening, as well as views to the large backyard.

Commissioner Kubow was somewhat torn; this is a huge lot and although he preferred to see the garage set back with the focus on the front of the home, he did not have a problem with the orientation of the garage as proposed on such a large lot. The new home is nicely designed and it helps when the homeowners are here to explain why they designed their home a certain way, and he did not like restricting a homeowner because of how they want their home to be. With this large lot, he felt the new home will work well and he was fine with it.

Commissioner Fasolo liked the materials and colors being proposed for the new home. He agreed with Staff's concerns that the garage is the focal point on the corner, and that it would be nicer to have the entry and main portion of the home on the corner instead of the garage. He also acknowledged the existing precedent in the neighborhood with garages in front of the main portion of the home; however, the examples presented are not on corner lots. This is a large lot and the home could be re-designed to push everything back. He suggested wrapping the stone across the entire left side elevation, and turning the corner as well, which the petitioner said he was not opposed to doing. Commissioner Fasolo was okay with all other details of the home.

Commissioner Fitzgerald liked the new home and the scale of it on the large lot. He liked the colors being proposed and that the front porch is big and usable, as well as the details on all four sides of the home. Because it is a large home on a large lot, he was okay with the garage where it is proposed. As a compromise, he would consider requiring a small amount of landscaping to soften the garage doors, to be reviewed by Staff. He also agreed with the previous suggestion to continue the stone base across the entire left side elevation.

Chair Eckhardt agreed with the comments made by the other commissioners. He was fine with the site plan as proposed and pointed out that Maude Avenue is the access street for garage access to all houses on the corner lots. Although pushing the garage back is well intended, it would require a lot of re-design and the garage would still

primarily be the left side elevation. He encouraged additional landscaping to soften the garage as suggested by Commissioner Fitzgerald, and he agreed with the suggestion to extend the stone base across the entire left side elevation. He felt the new home was beautifully designed and the large backyard was well preserved.

Commissioner Kubow pointed out that moving the garage to the other side of the lot (north) would not allow the large trees located there to remain, and there was no proper termination point on the west elevation to end the stone base being wrapped from the south elevation. He suggested wrapping the stone from the south to the west elevation and ending it at the inside corner. Commissioner Fitzgerald agreed and suggested a requirement for landscaping in this area as well to help soften the siding.

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

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1614 N. YALE AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 7/14/16 AND RECEIVED 11/23/16, SITE PLANS RECEIVED 1/11/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD LANDSCAPE ALONG THE SOUTH ELEVATION AT THE RECESSED AREA WITH THE WINDOWS.
2. A REQUIREMENT TO CONTINUE THE STONE BASE ON THE SOUTH ELEVATION JUST AROUND THE CORNER OF THE WEST ELEVATION.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
4. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Fitzgerald suggested a requirement for landscaping to soften the garage doors, to be approved by Staff. Mr. Mehta stated that they intend to add landscaping along the south and east side of the home, on each side of the driveway.

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

5. A REQUIREMENT TO ADD LANDSCAPE ON EACH SIDE OF THE GARAGE DOORS ON THE LEFT SIDE ELEVATION.

Commissioner Fasolo seconded the amended motion.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEWDC#16-150 – 326 E. Central Rd.

John Lamberes, the owner, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence with an attached two car garage to allow construction of a new two story residence with an attached three car garage. The proposed design does comply with the R-E zoning requirements. The subject property faces Central Road on the south end of the Scarsdale Estates neighborhood. The original homes on this street were single story homes, but there have been numerous teardowns of similar scale previously approved on this block and in this neighborhood. The proposed design has a very nice historic quality with beautifully detailed wrapping covered porches on the front and back of the house. The proposed three car garage is attached to the house and recessed back from the street. The only concern with this design is that the garage is recessed back so far that it is behind the back of the adjacent house to the east. The Design Commission should evaluate the placement of the garage on the site, and staff recommends approval.

Mr. Lamberes said that the proposed design is a result of conversations with Staff. Changes that were made include moving the garage further up; adding landscaping; making the garage deeper so the front of the garage comes forward, and sliding the home as close to front yard setback line as possible.

Commissioner Fitzgerald felt it was an exceptional and beautiful new home. He understood the concern about the placement of the garage and the adjacent home; however, Arbor Vitae are proposed on the east side of the garage, and he suggested adding 3 more towards the south to further screen the patio/driveway from the neighbor. He pointed out that the rendering shows one window in the recessed area over the front door, and the rendering shows 2 windows. Mr. Lamberes explained that the rendering was done prior to the elevation being revised to show the south wall coming out approximately 3-feet and a second window added to accommodate an adequately sized bedroom above the entry. Commissioner Fitzgerald was a bit concerned about this corner compared to all the other details, although not enough to require the petitioner to make any changes. Mr. Hautzinger commented that the rendering establishes the character, and the elevation is what is accurate.

Commissioner Fasolo felt it was a great design and he agreed with Commissioner Fitzgerald's suggestion to continue with more Arbor Vitae along the east side of the driveway up to the back wall of the adjacent home. Commissioner Fasolo also agreed with the concern about the two windows in the recessed area above the front entrance, and he suggested the two windows be either equally spaced or centered, which Mr. Lamberes was not opposed to.

Commissioner Kubow was okay with the revision that bumped out the front wall 3-feet, as long as the 2 windows are re-arranged as suggested; the bump out helps define the porch and the porch roof, as well as give the home more character. Overall, he felt the new home was fantastic and a relatively unusual design in a good way for Arlington Heights, and he looked forward to seeing it built. He also agreed with the suggestion to add more Arbor Vitae along the south side of the property to help screen the adjacent neighbor.

Chair Eckhardt questioned the design intent of equal margins of masonry between the second-floor windows on the south elevation. Mr. Lamberes understood the concerns and suggested making the 2 windows on the south elevation match in size with the other 3 windows on the south elevation. Aside from the windows, Chair Eckhardt agreed with the comments made by the other commissioners; this is a great design in a significant location in town. He also agreed with the suggestion to add more Arbor Vitae along the south side of the property.

PUBLIC COMMENT

Dennis Maxwell, 422 E. Central Road, said it was a great looking home. He questioned if the new home would have the same front yard setback as the existing home and if it met all zoning regulations. It was stated that the mass of the new home is approximately 5-feet further back than the existing home, and the new home meets all zoning regulations.

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 326 E. CENTRAL ROAD. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 12/29/16 AND RECEIVED 1/4/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD ADDITIONAL ARBOR VITAE OR EVERGREEN SCREENING ON THE EAST PROPERTY LINE ALONG THE GARAGE AND DRIVEWAY, SOUTH TO THE BACK OF THE ADJACENT HOME, TO BE REVIEWED BY STAFF.
2. A REQUIREMENT TO REPLACE THE 2 PROPOSED WINDOWS ON THE RECESSED PORTION OF THE FRONT (SOUTH) ELEVATION WITH 2 LARGER WINDOWS, AND SPACE THEM ACCORDINGLY, TO BE REVIEWED BY STAFF.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
4. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW

DC#16-154 – 413 S. Gibbons Ave.

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

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence and detached garage to allow construction of a new two story residence with an attached, two and a half car garage. The proposed design does comply with the R-3 zoning requirements. This neighborhood consists of primarily smaller scale, mid-century, single-story and split level homes with a mix of attached and detached garages. This block has primarily single-story homes with detached garages, so in this location, a detached garage would be ideal. However, there is one newer home with a front loaded garage at the south end of the block that received Design Commission approval in 2005, and there are a few two-story homes with front loaded garages across the street which does help the proposed design to fit in this location.

Overall, the front elevation is nicely designed with varied materials and a single story roofline above the garage and front porch that helps the scale of the house to fit in with the adjacent single story homes. Additionally, the front porch projects in front of the garage keeping the focus on the front entry instead of the garage. However, the side and rear elevations could benefit from additional detailing to match the front elevation for a more cohesive design.

Staff recommends the following revisions to improve the design:

1. The board and batten detail in the side gables should be expanded to fill the entire gable.
2. Board and batten siding is recommended in the gable on the rear elevation.

Staff recommends approval of the proposed new home with the suggested revisions noted in the Staff Report.

Mr. Hyde commented that the board and batten siding currently being proposed on the side elevations is meant to be an accent because of the low roof pitch; however, he was not opposed to adding this detail in the gable on the rear elevation.

Commissioner Kubow felt it was a nicely designed home and he really liked the material palette and colors being proposed. He agreed with Staff's recommendations about the board and batten siding, with a slight revision; he liked the simple, side profile that is currently being proposed; however, he felt the rear elevation should have a full gable of board and batten.

Commissioner Fasolo liked the design of the new home and he agreed with both Staff and Commissioner Kubow on continuing the board and batten detail on the full gable on the rear elevation, and down to the eave line on the side elevations, or half-way at a minimum.

Commissioner Fitzgerald also agreed that the new home is nicely designed. He liked Staff's comments about expanding on the board and batten detail, and he preferred this detail be brought down to the eave line on the side elevations, which would tie in more with the front elevation. He also commented about ensuring that the covered front porch area have an equal amount of lighting as compared to the two sconce lights located over the garage.

Chair Eckhardt felt the board and batten detail on the side elevations should be brought all the way down to the eave line because the beautiful vocabulary that has been created on the front elevation should be continued around the home. He felt the current amount of board and batten being proposed on the side elevations was too small and appeared like an afterthought or a vent, and increasing the amount of it would help make the elevations pop and be more attractive.

PUBLIC COMMENT

Greg Andejas, 417 S. Gibbons Avenue, has lived directly south of the site for 20 years. He is happy to see a new home being built on the site and he liked the design being proposed; however, he is concerned about his detached garage and how it could be impacted by water flow from the subject property once the existing detached garage is removed. Water currently exits at the rear of the property and he is concerned about drainage. He also commented that there are only 3 single-story homes left on this side of the street. Chair Eckhardt explained that the current natural flow of water on the subject property cannot be changed with the new home and the Village Engineering Department will review the drainage plans for the new home. He encouraged the neighbor to talk with both the petitioner and the Village to ensure drainage concerns are being addressed.

Julie Reppa, 409 S. Gibbons Avenue, lives directly north of the site and shares the same concern as the neighbor who just spoke, which is drainage. She is very concerned about flooding with the new home, which will be double the size of the existing home, which means less land to absorb rainwater. Chair Eckhardt reiterated that Staff can assist the neighbors in getting their concerns to the appropriate Village personnel.

Jim Martin, 414 S. Gibbons Avenue, lives across the street from the site. He is ecstatic about the beautiful design and has no issues with the new home.

Mr. Hyde commented that eliminating the existing detached garage and the driveway leading to it, as well as changing to a front load attached garage with much less pavement and impervious surface, could result in a much better drainage situation.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 413 S. GIBBONS AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 1/3/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD BOARD AND BATTEN SIDING IN THE GABLE ON THE REAR ELEVATION TO FILL THE ENTIRE GABLE DOWN TO THE EAVE LINE.
2. A REQUIREMENT TO EXPAND THE BOARD AND BATTEN SIDING ON THE SIDE ELEVATIONS DOWN TO THE EAVE LINE.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
4. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 4. SINGLE-FAMILY TEARDOWN REVIEWDC#17-001 – 1105 N. Walnut Ave.

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

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence and detached garage to allow construction of a new two story residence with an attached, two and a half car garage. The proposed design does comply with the R-3 zoning requirements. The subject property is located on a street of varied house designs ranging from smaller, single-story and split level homes with detached garages to newer two-story homes with attached front loaded garages.

Staff has the following concerns with the proposed design:

1. The front garage wall is very tall and steep, which is not in context with the neighborhood. The homes on this block generally have low sloping roofs, and the 16:12 and 14:12 roof pitches on the proposed design may be too strong of a contrast. It is recommended that the roof pitches be reduced to no more than 12:12.
2. The proposed design extends deep into the lot, and the side walls are large with minimal windows on the first floor level. This condition is helped by the 11 foot side setbacks, where 6 foot minimum is required, but it is recommended that landscaping be required to soften the impact of the large side walls.
3. The rear elevation lacks the character of the front elevation. It is recommended to add board and batten siding in the gable on the rear elevation to match the front.

Staff recommends approval of the proposed new home with the recommended revisions noted in the Staff Report.

Mr. Hyde responded to Staff comments. The proposed roof pitch of the garage is part of the Craftsman style of the home, and the plate height of the walls in the bedroom above the garage would be decreased if the roof pitch was reduced. He felt the scale of the proposed 16/12 roof pitch is in keeping with the style of the home and fits in better with the one-story rooflines in the neighborhood. He was not opposed to adding board and batten siding in the gable on the rear elevation to match the front.

Chair Eckhardt said there is no advantage to building a home with a taller roof pitch, and this home is not taller than the 25' mean height. He supports homes with the 12/16 pitch being proposed because they are authentic, similar to many homes in Stonegate.

Commissioner Fitzgerald felt it was a beautiful home and he liked the current rooflines being proposed that added to the charm of the home. He agreed with Staff's suggestion to add landscaping to soften the impact of the large side walls, which could be approved by Staff, and he liked the idea of adding board and batten siding in the gable on the rear elevation to bring some of the character and details from the front elevation around to the back.

Commissioner Fasolo said that he liked the simplicity of the previous home compared to this home. He was bothered by the 'pasted on' appearance of the roof detail above the garage door, and he preferred the porch on the previous home that projected out in front of the garage, as opposed to the garage being the focal point on this home. He agreed with the comments about adding both landscaping and the board and batten detail on the rear elevation.

Commissioner Kubow agreed with the comments made by the other commissioners about the home; however, he was struggling with the garage being the focal point of the home. With the garage in front of the front door and in front of the front porch, it draws your attention to it. Although the garage elevation is nicely designed and interesting, it is also very severe and very tall. He liked the materials and colors being proposed.

Chair Eckhardt liked the roofline as currently proposed and the fact that it has some historic height to it. He pointed

out that this home has a different floor plan than the previous home, and this home has more garage than front door. He was not opposed to the roof element above the garage, and he agreed with the suggestion to add board and batten detail on the rear of the home. He also applauded the petitioner for the 11-foot setbacks on each side of the new home that allows for breathing space, more sunlight, and landscaping. He was okay with the home as currently proposed.

PUBLIC COMMENT

Daniel Shurt, 1111 N. Walnut Avenue, lives directly north of the site. He came here tonight to find out what is being built. He liked the colors being proposed, and he agreed with the concerns about the front porch and the garage. His main concern is that he has a pool in his backyard and he does not want a fishbowl looking down on his pool and vice versa; he questioned if they could come to an agreement about landscaping or something to break that up. He also questioned what is required during construction between the two homes, which Chair Eckhardt explained.

Commissioner Kubow pointed out that the context of the neighborhood does not have a consistent style of home, and the proposed new home although severe, it is interesting, and he felt it would add interest to the neighborhood. He was not opposed to the design being proposed.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1105 N. WALNUT AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 1/17/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD LANDSCAPING ON EACH SIDE OF THE HOME TO SOFTEN THE IMPACT OF THE LARGE SIDE WALLS, TO BE APPROVED BY STAFF.
2. A REQUIREMENT TO ADD BOARD AND BATTEN SIDING ON THE REAR ELEVATION.
3. A RECOMMENDATION TO FURTHER STUDY BRINGING THE FRONT PORCH FORWARD.
4. A RECOMMENDATION TO FURTHER STUDY ELIMINATING THE ROOF OVER THE GARAGE DOOR.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
6. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 5. GENERAL MEETING

Chair Eckhardt asked Staff for an update on the LED storefront sign at Cardinal Wine & Spirits and other businesses in town. Mr. Hautzinger replied that this sign is not allowed by code, and Staff has asked code enforcement (Building Department) to have the sign removed. Chair Eckhardt reiterated that the commissioners are very concerned about this recent trend in storefront window signage and want to actively address the issue. He asked Staff to update the commissioners on how and when enforcement is being done at these businesses.

Chair Eckhardt also asked Staff for an update on electronic signage. Mr. Hautzinger explained that the Village Board wants to see electronic signs allowed in some capacity and asked Staff to present possible regulations and a process for how electronic signs might be allowed, such as a conditional use process. Staff is currently studying the option for electronic signs located in primary commercial corridors in the Village that will not have an impact on residential neighborhoods, as well as conducting research on standards for electronic signage such as brightness limits, for suggestion to the Village Board.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 8:00 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#16-156 - 815 S. Burton Pl. - 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 proposed new single-family residence to be located at 815 S. Burton Place. This recommendation is subject to compliance with the architectural plans received on 12/29/17, revised elevations received 2/1/17, and the following:

1. Provide landscaping along the side walls.
2. Either adjust the front porch depth, or apply for a zoning variation.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Peterman Residence
Project Address: 815 S. Burton Place
Prepared By: Steve Hautzinger

Date Prepared: February 9, 2017

PETITION INFORMATION:

DC Number: 16-156
Petitioner Name: Gayle Nitsche
Petitioner Address: Oakley Home Builders
5216 Main Street, Unit A
Downers Grove, IL 60515
Meeting Date: February 14, 2017

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence and attached two car garage to allow construction of a new two story residence with an attached two car garage. The foundation of the existing house will remain and be reused for the new home. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 20,000 square feet and the proposed residence will have approximately 4,054 square feet. The proposed design complies with the R-E zoning requirements, except that the proposed new front porch encroaches 1.7 feet into the required 45.3 foot front yard setback. The porch will either need to be reduced in depth, or a zoning variation will be required.

	ALLOWED	PROPOSED
Setbacks	Front: 45.3 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 43.6 feet Side: 10 feet Side: 10 feet Rear: 96.5 feet
Building Height	25 feet to the midpoint	24.4 feet to the midpoint
FAR	5,987 SF	4,054 SF
Building Lot Coverage	6,000 SF	3,941 SF
Impervious Surface Coverage Total	10,000 SF	6,035 SF

This neighborhood originally consisted of primarily single story homes with attached garages, but there have been numerous teardowns previously approved that are mostly larger two-story homes. The overall scale of the proposed house fits comfortably on the large lot, and there is a newer two-story home on the neighboring lot to the north.

The proposed new house is reusing the foundation from the existing house, so the overall layout on the lot is the same, although the house is being expanded on the rear. The proposed low slope hipped roof fits well with the context of the existing adjacent single story homes, and the house is a nice example of using the same level of materials and details on all sides of the house.

The unique component of the proposed design is that the first floor level is being raised up approximately 3'-3" above grade, and the proposed first floor ceiling height is 10 feet which results in a very tall first floor wall and roof eave height as compared to the adjacent houses. The petitioner reported that the first floor level is being raised to increase the ceiling height in the basement. Landscaping is shown across the front of the house which helps to buffer the empty wall space below the raised first floor window sills, and it is recommended that landscaping also be required along the side elevations. Aside from the height of the raised first floor eave, the overall design is nicely done.

RECOMMENDATION:

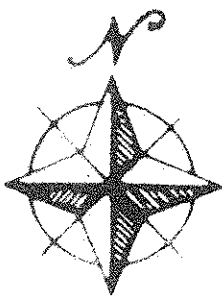
It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 815 S. Burton Place. This recommendation is subject to compliance with the architectural plans received on 12/29/17, revised elevations received 2/1/17, and the following:

1. Provide landscaping along the side walls.
2. Either adjust the front porch depth, or apply for a zoning variation.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, February 9, 2017

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

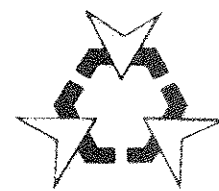
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-156



PLAT OF SURVEY

of

SCALE: 1 inch = 20 feet

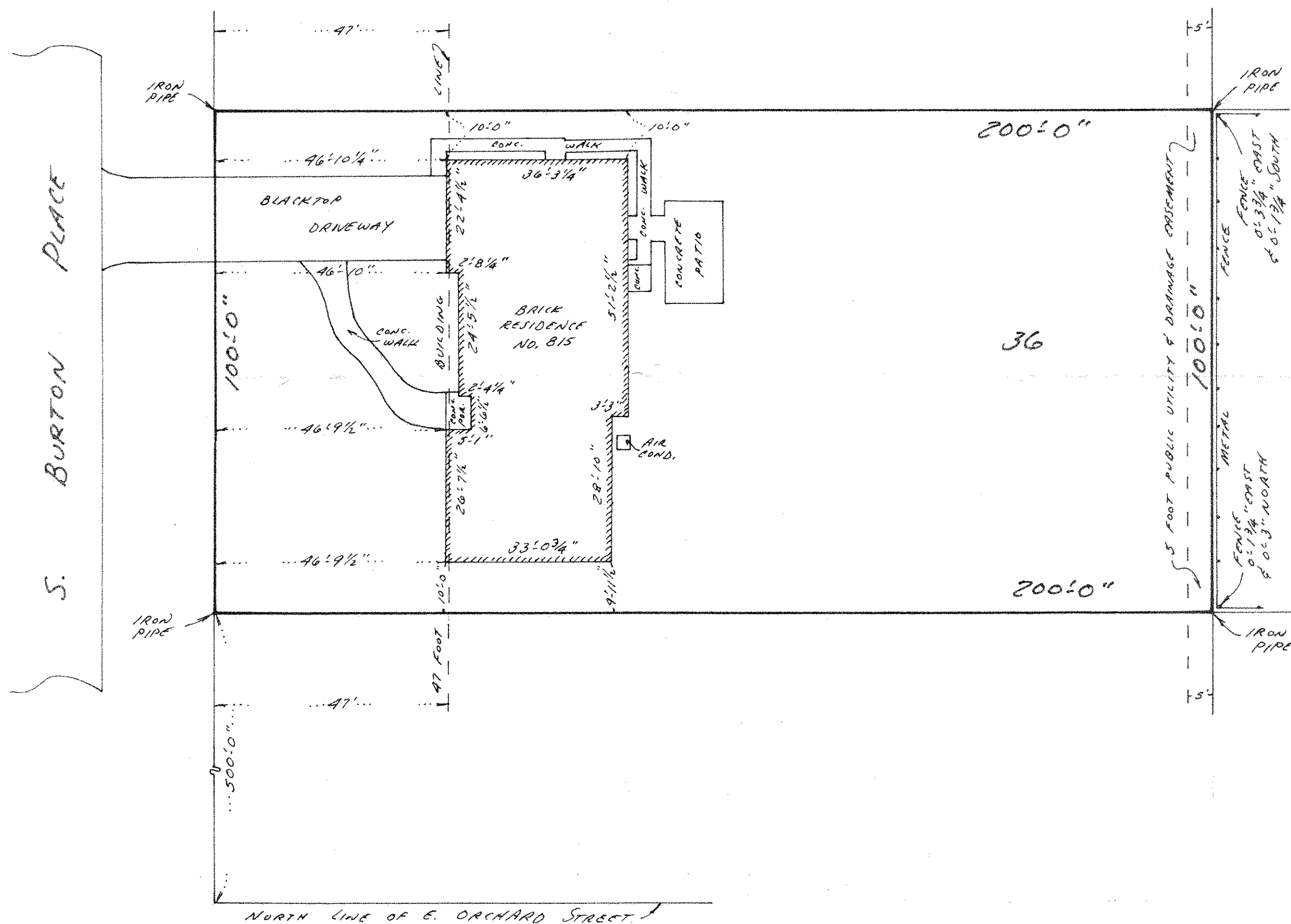


Illinois Professional Land Surveyor

301 N. Wille Street
Mt. Prospect, IL 60056

(847) 255-3512

Lot 36 in Scarsdale Estates, being a Subdivision of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, (except the North 685.4 feet thereof; also except the East 40 acres of that part of the West $\frac{1}{2}$ of said Southeast $\frac{1}{4}$ lying South of the North 685.4 feet thereof and also except that part of the East $\frac{1}{2}$ of said Southwest $\frac{1}{4}$ lying Westerly of the center line of Arlington Heights Road (called State Road) and South of the North 685.4 feet thereof).



ORDER NUMBER: 48622

FIELD BOOK: 42-11-111

PAGE: 141

ORDERED BY: Robert J. Sabin, Jr.

Compare legal description on this plat with deed or title policy. Compare all points before building by same and report any differences at once. Building lines and easements, if any, are shown as they appear on the recorded plat of subdivision, otherwise refer to deed, title policy or Zoning ordinances. Distances or angles shown may not be assumed by scaling.



STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, ANTON ADAMS, Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and that the plat hereon drawn is a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

MOUNT PROSPECT, ILLINOIS. August 25 A.D. 2016

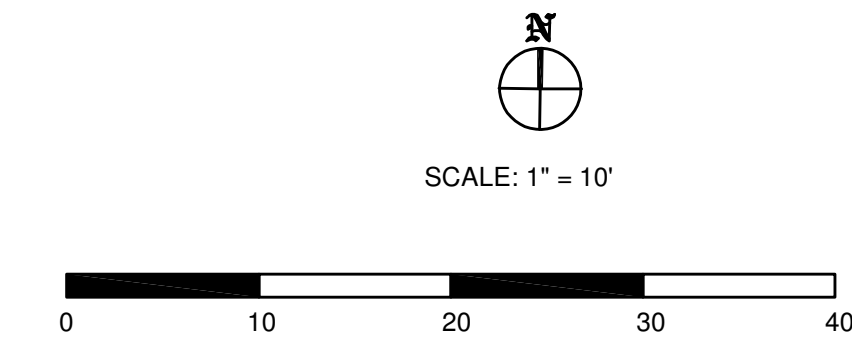
Anton Adams
Illinois Professional Land Surveyor
License #35-2810 expires 11/16

EXISTING TOPOGRAPHY AND EROSION CONTROL PLAN

FOR
815 S. BURTON PLACE - ARLINGTON HEIGHTS, IL

GENERAL NOTES:

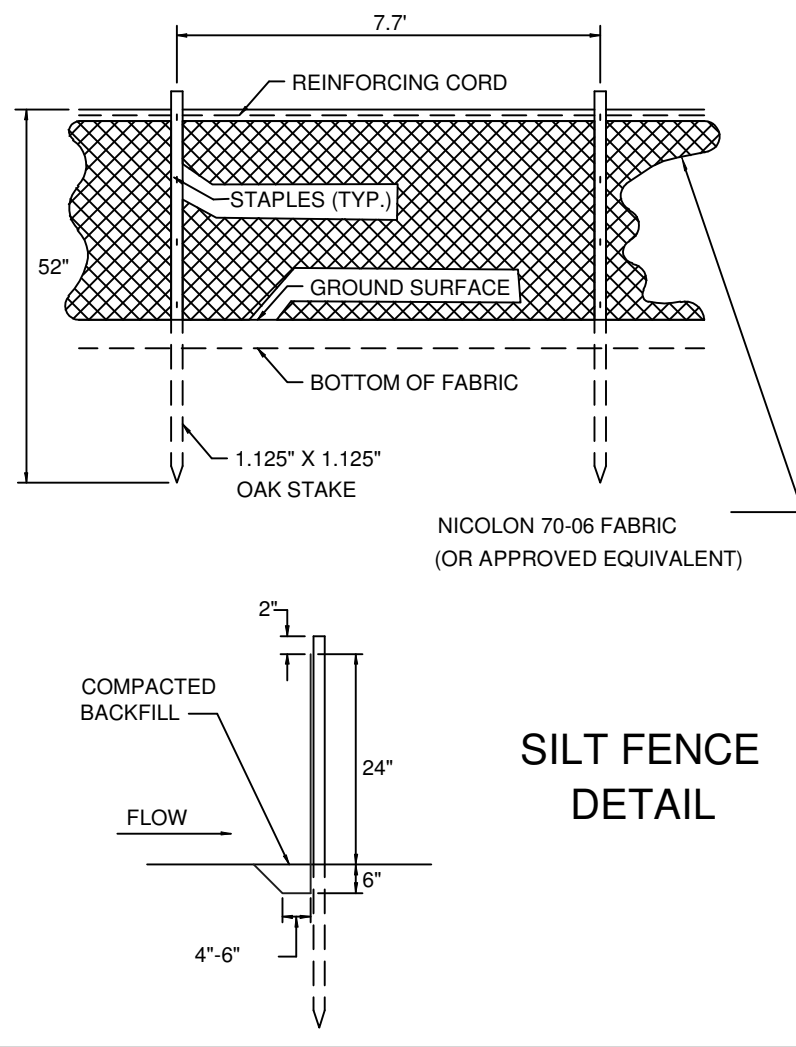
1. Utilities and improvements shown hereon based on visible field verified structures.
2. Boundary information shown hereon is for graphical depiction only.
3. This drawing does not constitute a plat of survey.
4. Contractor shall verify in field to determine if utilities are abandoned or non-functional prior to start of construction.



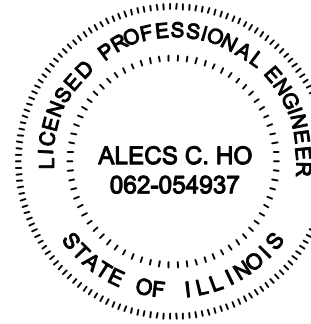
CONSTRUCTION NOTES:

1. Install Silt Fence prior to the start of excavation activities.
2. Install 3" rock for construction entrance prior to excavation activities.
3. Disconnect utilities at their mains.

LEGEND		
Existing		Proposed
Sanitary Sewer	— C —	— C —
Storm Sewer	— < —	— < —
Watermain	— 8" W —	
Contour Lines	— 704 —	— 704 —
Spot Elevations	705.00	705.00
Fence	— —	— —
Fire Hydrant	⊙	⊙
Manhole	⊙	⊙
Light Pole	⊙	⊙
Power Pole	⊙	⊙
B-Box	⊙	⊙
San. Cleanout	⊙	⊙
Tree	⊙	⊙
Shrubs	⊙	⊙
Drainage Pattern	⊙	⊙
Silt Fence	— —	— —



- EROSION CONTROL NOTES**
1. THE SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL AND SEDIMENTATION CONTROL, PROCEDURES AND STANDARDS FOR URBAN SOIL AND SEDIMENTATION CONTROL IN ILLINOIS, AND THE VILLAGE OF ARLINGTON HEIGHTS.
 2. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED.
 3. SEDIMENTATION BASINS, BARRIERS, AND ALL APPROPRIATE EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO MASS GRADING.
 4. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS DEEMED NECESSARY BY THE VILLAGE OF ARLINGTON HEIGHTS.
 5. INSTALL PERMANENT SEEDING AND SOD IN ALL AREAS AS REQUIRED BY THE VILLAGE OF ARLINGTON HEIGHTS.
 6. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS, IT SHALL BE SURROUNDED BY SILT FENCE. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 7 DAYS, IT SHALL BE PROTECTED WITH TEMPORARY SEEDING.
 7. ALL FLARED END SECTIONS SHALL BE PROTECTED BY SEDIMENT SETTLING BASINS UNTIL GROUND COVER HAS BEEN ESTABLISHED. FILTER FABRIC SHALL BE PLACED UNDER ALL INLET GRATES UNTIL GROUND COVER HAS BEEN ESTABLISHED.
 8. WATER PUMPED, OR OTHERWISE DISCHARGED, FROM THE SITE AS PART OF CONSTRUCTION DEWATERING SHALL BE FILTERED.
 9. ALL SOIL, MUD AND DEBRIS WASHED, TRACKED OR DEPOSITED ONTO THE STREET SHALL BE REMOVED AT THE END OF EACH WORK DAY.
 10. VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE AFTER THE FOUNDATION HAS BEEN BACKFILLED. THE GRAVEL DRIVE SHALL BE INSTALLED WITHIN 7 DAYS OF THE FOUNDATION BACKFILLING AND PRIOR TO THE START OF ANY CONSTRUCTION ABOVE THE TOP OF FOUNDATION.
 11. GROUND COVER (SEED AND MULCH OR SOD) SHALL BE PLACED ON ALL DISTURBED AREAS WITHIN 14 DAYS OF THE COMPLETION OF TOP SOIL PLACEMENT AND FINAL GRADING. IF WEATHER CONDITIONS PRECLUDE THE PLACEMENT OF SEED AND MULCH OR SOD, ALL DISTURBED AREAS SHALL BE PROTECTED WITH EROSION BLANKET.

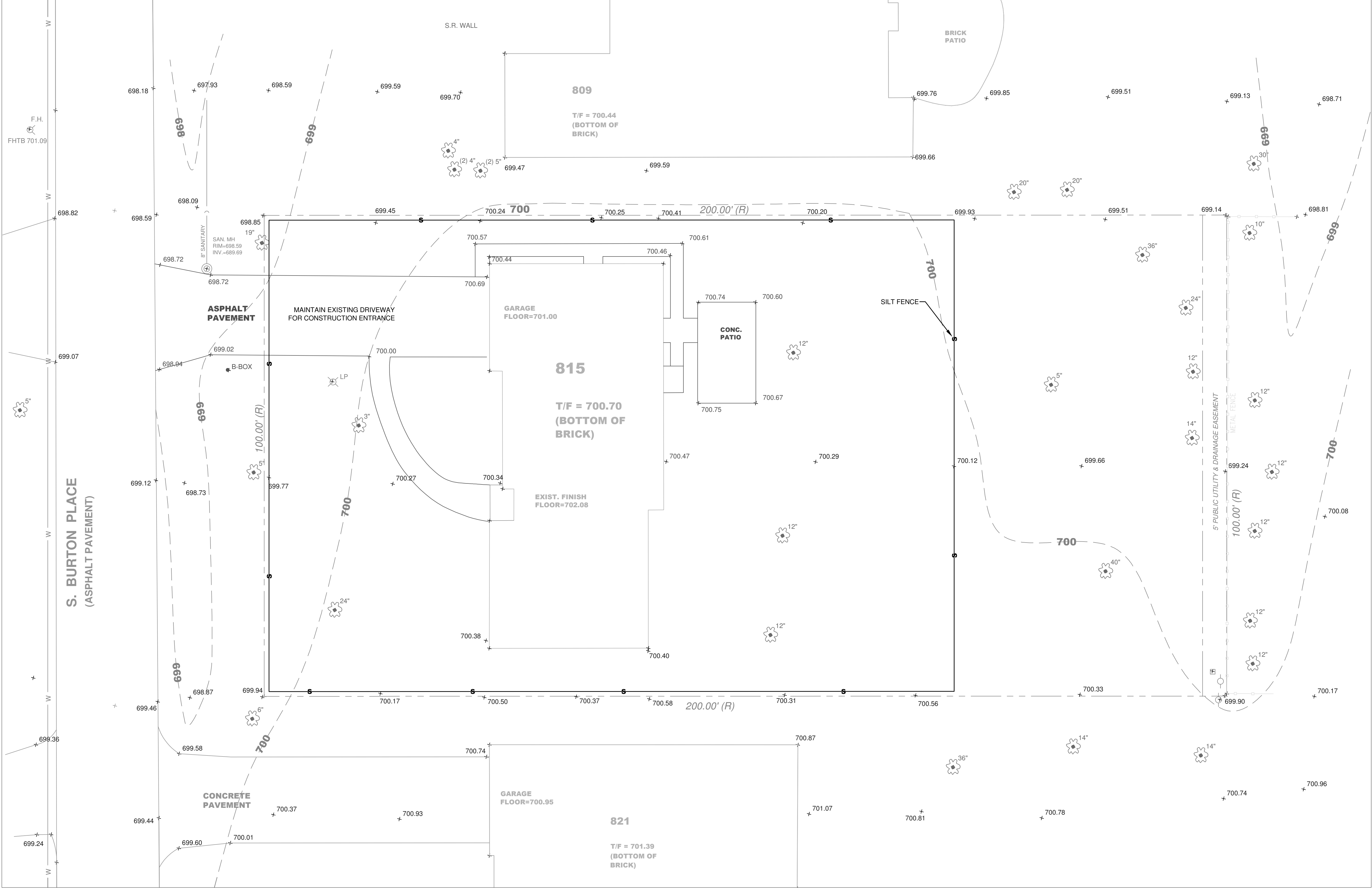


This is to certify that I, Alecs C. Ho, performed the topographical survey and that what is drawn is a correct representation of the field observations

Dated this 10th day of December 2016 at Elmhurst, Illinois.

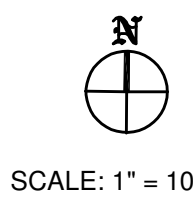
Alecs C. Ho

Illinois Professional Engineer Number 062-054937
My License Expires November 30, 2017



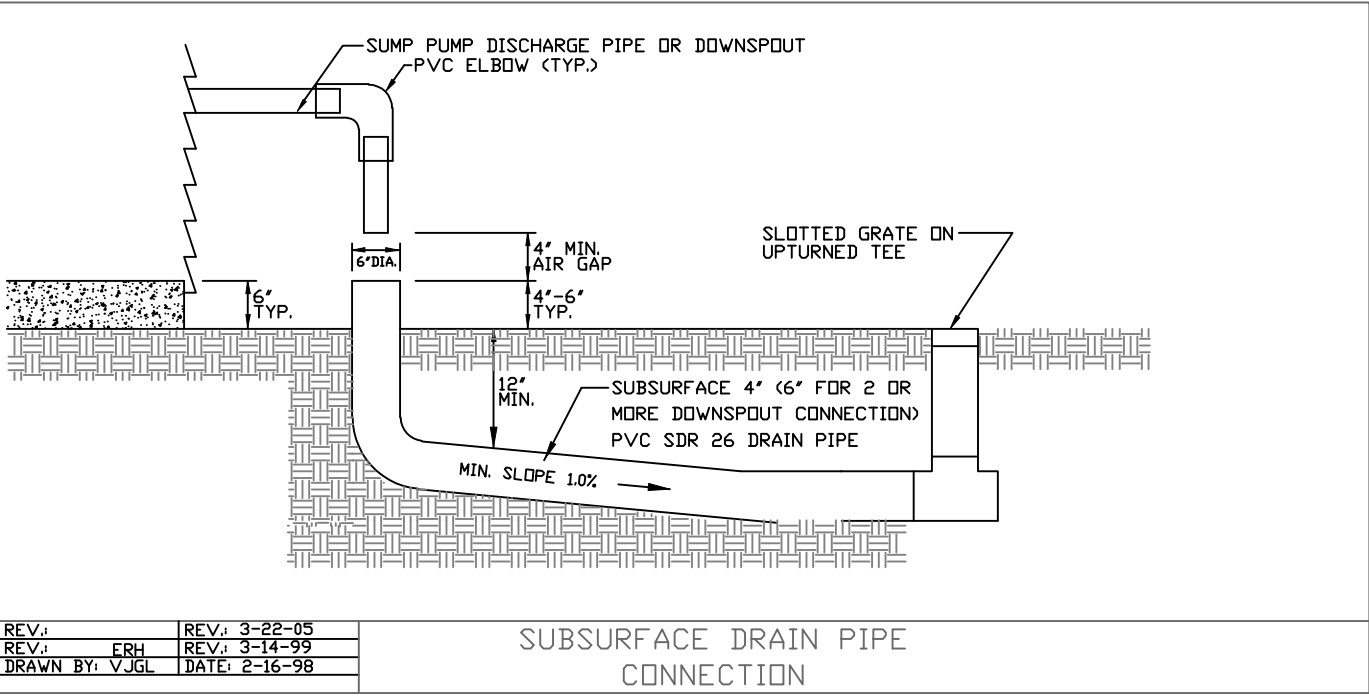
LOT COVERAGE INFORMATION

LOT AREA = 20000 S.F.
EXISTING IMPERVIOUS = 4800 S.F.
PROPOSED IMPERVIOUS:
PORCH, HOUSE & GARAGE = 3790 S.F.
DRIVEWAY, WALK & PATIO = 2245 S.F.
TOTAL PROPOSED IMPERVIOUS = 6035 S.F.
FRONT YARD IMPERVIOUS = 1240 S.F. (20.5 %)

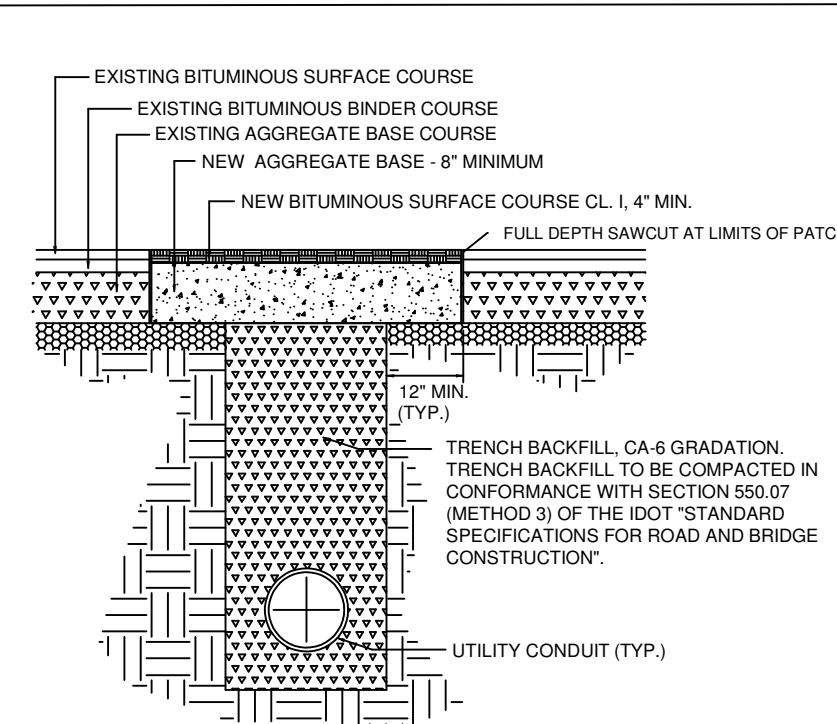
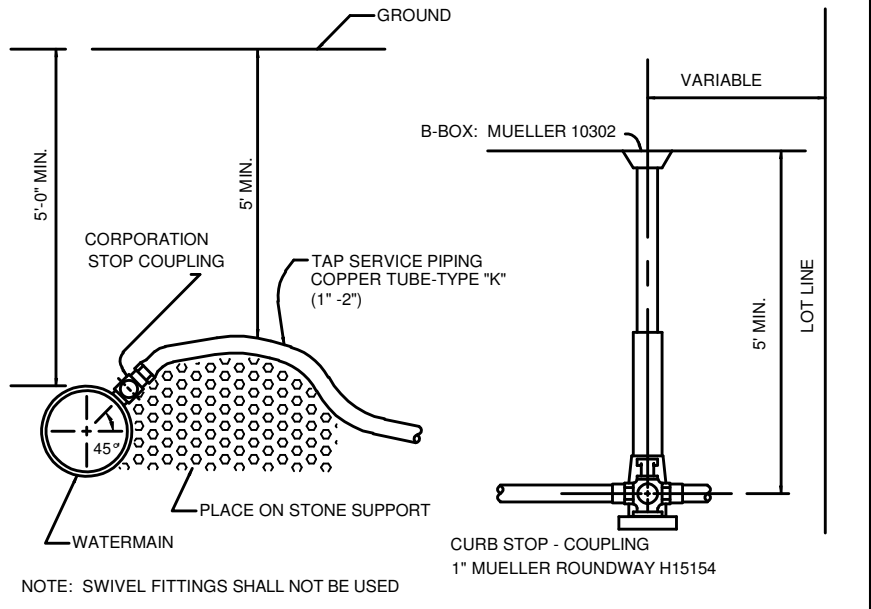


SITE PLAN

FOR
815 S. BURTON PLACE - ARLINGTON HEIGHTS, IL

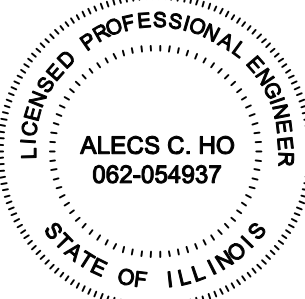


WATER SERVICE
TAP AND CONNECTION



GENERAL NOTES:
1. THE TRENCH SHALL BE BACKFILLED WITH AGGREGATE (CA-6 GRADATION) AND COMPACTED TO 90% OF THE STANDARD PROCTOR DENSITY. TRENCH SPILL OR EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.

FLEXIBLE PAVEMENT
UTILITY TRENCH



This is to certify that I, ALECS C. HO, a registered Professional Engineer of Illinois hereby certify that these plans and specifications have been prepared by Gabriel Group, Inc. under my personal direction and supervision.

Dated this 18th day of December 2016 at Elmhurst, Illinois.

ALECS C. HO

Illinois Professional Engineer Number 062-054937
My License Expires on November 30, 2017

SITE PLAN

815 S. BURTON PLACE - ARLINGTON HEIGHTS, IL

FILE NAME : -
DRAWN BY : -

JOB DIRECTORY : -
CHECKED BY : -

GENERAL REVISION
REVISIONS

PREPARED FOR
OAKLEY BUILDERS

Gabriel Group, Inc.
Civil Engineering Solutions
P.O. Box 5376 - Oak Brook, IL 60522
Tel: 630-772-9333 Fax: 630-756-4151

Sheet 2 / 2



Property to left 3
741 S. Burton



Property to left 2
751 S. Burton



Property to left 1
809 S. Burton



Subject Property
815 S. Burton



Property to right 1
821 S. Burton



Property to right 2
827 S. Burton



Property to right 3
835 S. Burton

S. BURTON PLACE



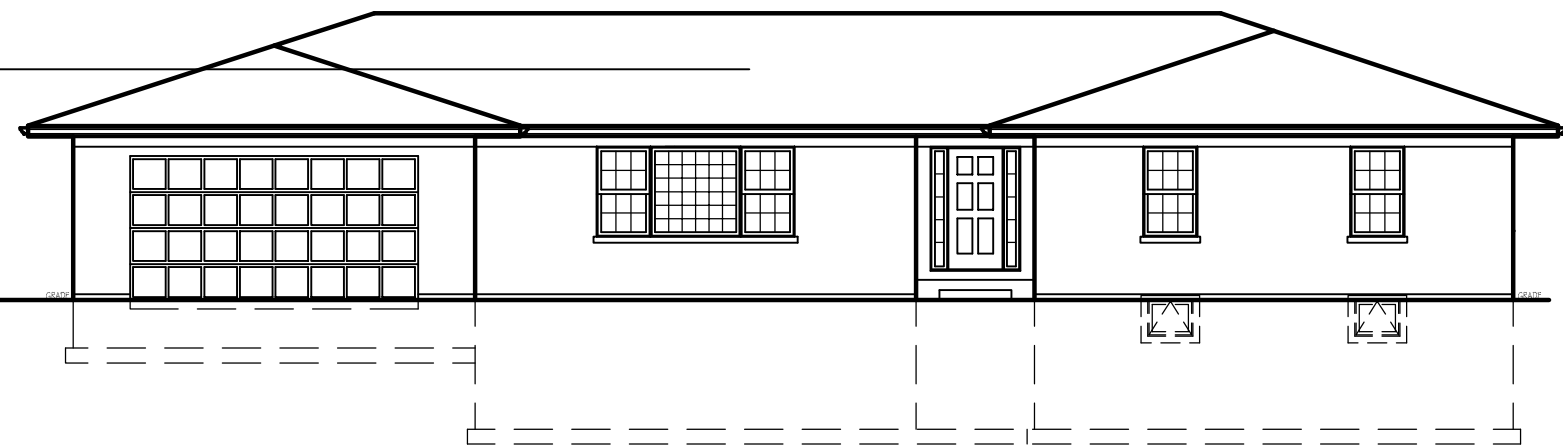
Property across 1
804 S. Burton



Property across 2
816 S. Burton



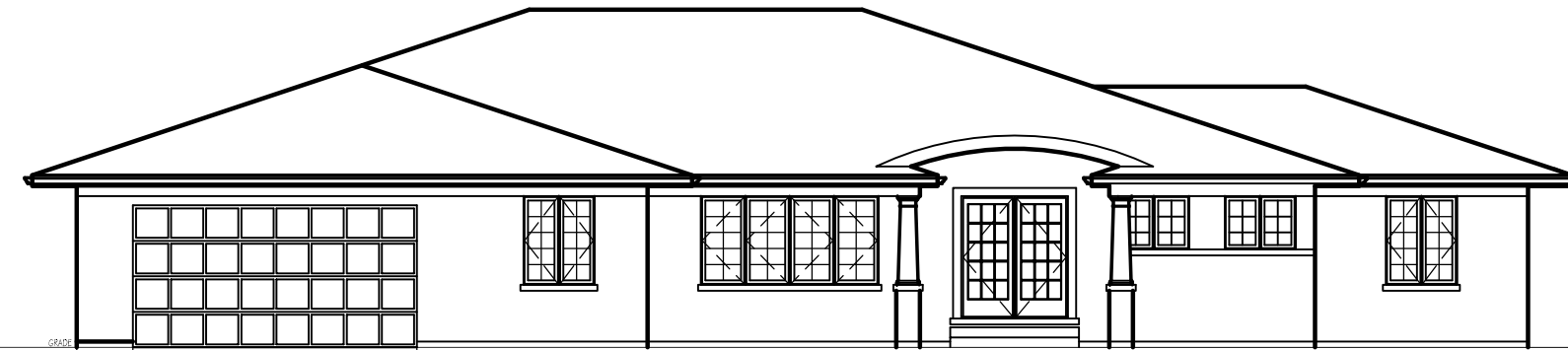
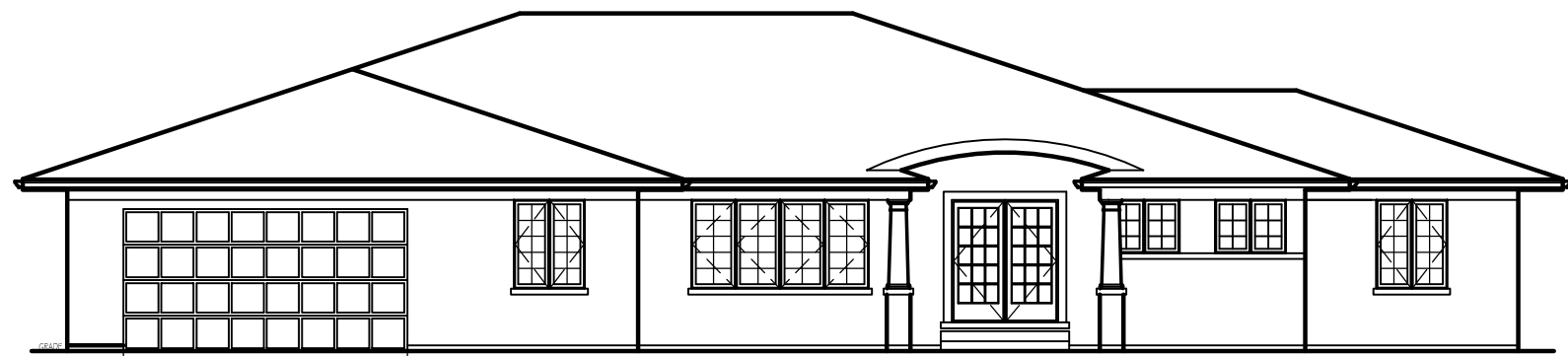
Property across 3
820 S. Burton



EXIST CONTEXT ELEVATION
SCALE 3/32" = 1'-0"



PROPOSED CONTEXT ELEVATION
SCALE 3/32" = 1'-0"



Sheet No.

P1

Date: 10-5-16

Issued For Permit: 12-23-16

Issued for Const: _____

Job No.: 815

Drawn By: SFB

Checked By: DW

1 12-19-16 PARTI CHECK SET

2 12-13-16 ISSUED FOR PERMIT

3 1-3-17 BUILDER REVISIONS

4 1-5-17 BUILDER REV2

5 2-1-17 REVISED ELEVATIONS

6

7

THE PETERMANN RESIDENCE

815 BURTON PLACE, ARLINGTON HEIGHTS IL 60005

PROPOSED CONTEXT ELEVATIONS

OAKLEY
HOME BUILDERS

5216 MAIN STREET DOWNERS GROVE, IL

(630) 241-9402

WWW.OAKLEYHOMEBUILDERS.COM

COMPLETE ARCHITECTURAL DESIGN

1993 BRIGHTON LANE

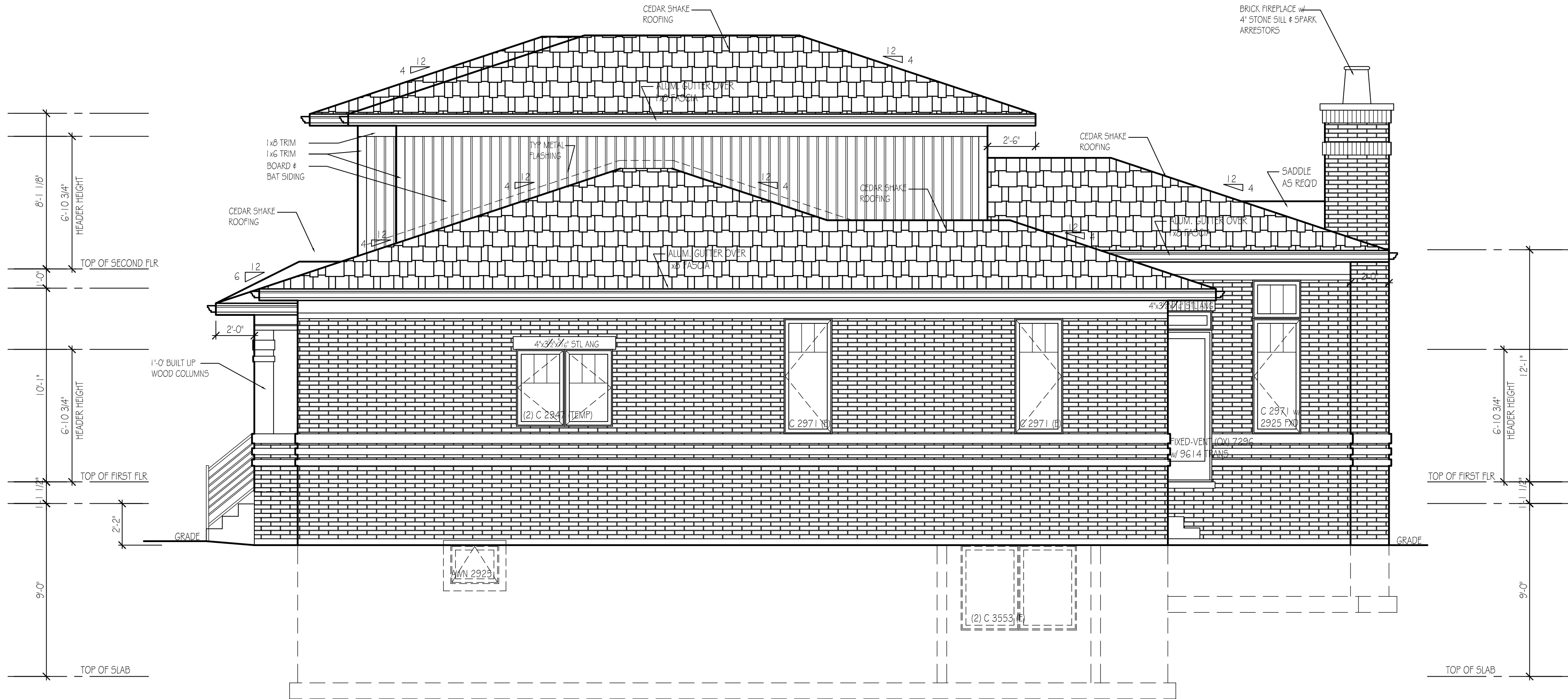
Hoffman Estates, Illinois 60169 (847)882-9785

© COPYRIGHT 2016 COMPLETE ARCHITECTURAL DESIGN



REAR ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

Date:	10-5-16	Job No.:	815
Issued For Permit:	12-23-16	Drawn By:	SFB
Issued For Const.:		Checked By:	DM

Sheet No.

A2

THE PETERMANN RESIDENCE
815 S BURTON PLACE, ARLINGTON HEIGHTS IL 60005

OAKLEY HOME BUILDERS
5216 MAIN STREET DOWNERS GROVE, IL
(630) 241-9402
WWW.OAKLEYHOMEBUILDERS.COM

COMPLETE ARCHITECTURAL DESIGN

1993 BRIGHTON LANE

Hoffman Estates, Illinois 60169 (847)882-9785

© COPYRIGHT 2016 COMPLETE ARCHITECTURAL DESIGN

1	12-19-16 PART1 CHECK SET
2	12-13-16 ISSUED FOR PERMIT
3	1-3-17 BUILDER REVISIONS
4	1-5-17 BUILDER REVZ
5	2-1-17 REVISED ELEVATIONS
6	
7	

Material Schedule

815 S. Burton
Arlington Heights, IL

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	Clay	Boral	Capers Island
Roof	Asphalt Shingles	Tamko	Aged Wood
Siding (Soffits)	Fiber Cement	James Hardie	Khaki Brown
Gutters/Trim/Fascia	Aluminum	ACM	Rich Espresso
Windows	Wood/Aluminum	Pella	Brown
Garage Door	Steel	CHI	Sandstone
Front Railing	Aluminum	LSR	Brown



Item: DC#17-006 - 2214 E. Palatine Rd.- Lot 2 - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 2214 E. Palatine Road -Lot 2. This recommendation is subject to compliance with the architectural plans received on 1/23/17, and the following:

1. Consider whether a 25 foot front setback would be more appropriate than the proposed 50 foot setback.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Kee Residence
Project Address: 2214 E. Palatine Road, Lot 2
Prepared By: Steve Hautzinger

Date Prepared: February 9, 2017

PETITION INFORMATION:

DC Number: 17-006
Petitioner Name: Jon Kee
Petitioner Address: 1521 E. Peachtree Drive
Arlington Heights, IL 60004

Meeting Date: February 14, 2017

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story residence with an attached, three car garage on a vacant lot. The subject lot is currently the northern half of the property belonging to the existing house at 2214 E. Palatine Road. The property is currently seeking approval to be subdivided into two single family lots. Additionally, both lots are proposed to be rezoned from the R-1 to R-2 One Family Dwelling District. If approved, the property will have a total land area of 18,780 square feet and the proposed residence will have approximately 3,573 square feet. The proposed design does comply with the R-2 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 50 feet Side: 20 feet Side: 10.32 feet Rear: 86.5 feet
Building Height	25 feet to the midpoint	24.3 feet to the midpoint
FAR	7,950 SF	3,573 SF
Building Lot Coverage	6,573 SF	2,392 SF
Impervious Surface Coverage Total	9,390 SF	6,545 SF

This neighborhood consists of a mix of single-story and two-story homes. The proposed house is nicely designed, and it fits comfortably on the large lot. The garage is setback from the front of the house, keeping the focus on the front of the home instead of the garage. The only comment on the proposed design is that the house is proposed to be setback 50 feet, where the majority of the homes in the neighborhood are setback approximately 25 feet. The Design Commission should evaluate if a 25 foot setback would be more appropriate for a new house in this location.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 2214 E. Palatine Road - Lot 2. This recommendation is subject to compliance with the architectural plans received on 1/23/17, and the following:

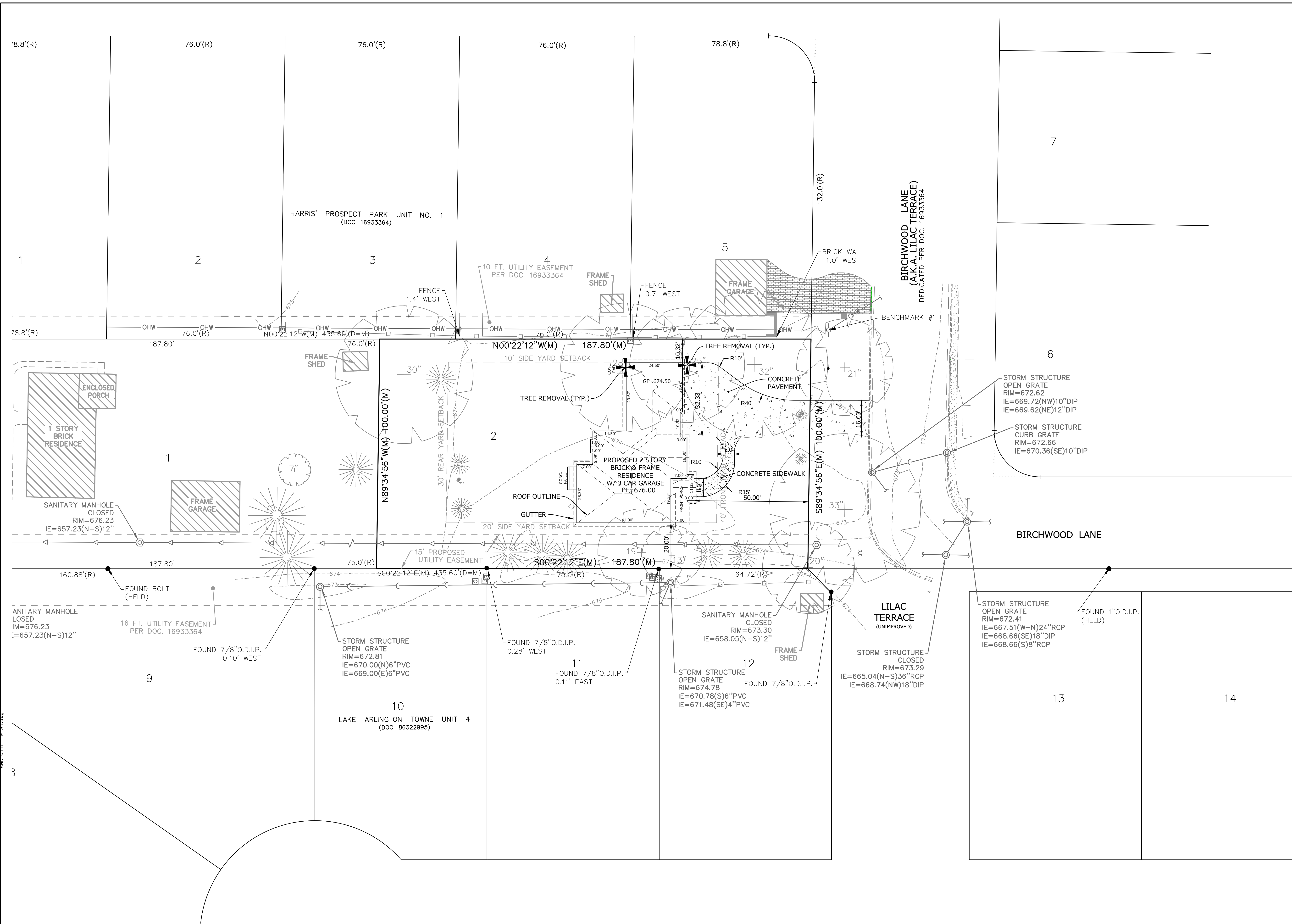
1. Consider whether a 25 foot front setback would be more appropriate than the proposed 50 foot setback.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem 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.

February 9, 2017

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

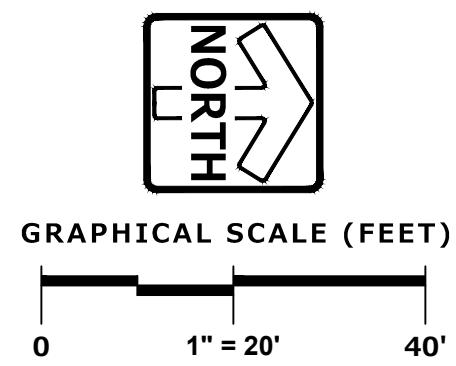
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-006

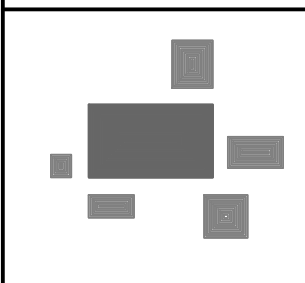
1/2/2017 2:28 PM - Z:\Projects\2016\855.00-IL\312 - ENGINEERING CAD FILES\FINAL SHEET\0-2 SITE DIMENSIONAL THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC
DESIGNED: AJS
DRAWN: BDI
REVIEWED: BDI
DATE: 12/19/16



LEGEND	
	CONCRETE SIDEWALK
	5" PORTLAND CEMENT CONCRETE
	4" COMP. CA-6 AGGREGATE BASE COURSE, TYPE B
	CONCRETE PAVEMENT
	5" PORTLAND CEMENT CONCRETE
	6" COMP. CA-6 AGGREGATE BASE COURSE, TYPE B
	B-6.12 CURB & GUTTER
	DEPRESSED B-6.12 CURB & GUTTER

SITE DATA	
ONSITE AREA: (LOT 2)	18,778 SF. (0.431 AC.)
PROPOSED: SUBJECT PROPERTY	
TOTAL IMPERVIOUS AREA:	4,153 SF.
PROPOSED: FRONT YARD ONLY	
TOTAL IMPERVIOUS AREA:	1,530 SF.





PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
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CHICAGO OFFICE:
1051 E. MAIN ST., SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300

CHICAGO | MILWAUKEE | NATIONWIDE

SINGLE FAMILY RESIDENCE
2214 E. PALATINE ROAD
ARLINGTON HEIGHTS, ILLINOIS

REVISIONS	
1	
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20	

DESIGN COMMISSION
EXHIBIT

PEG JOB No. 855.00-IL	BDJ	SHEET
START DATE 12/19/16	1	1
SCALE 1"=20'	1	1



2100 E Lilac Terrace



2104 E Lilac Terrace



2110 E Lilac Terrace

N BIRCHWOOD LN



1960 N Oak Wood Dr

E LILAC TERRACE



2025 E Lilac Terrace



2033 E Lilac Terrace

N BIRCHWOOD LN



1929 N Birchwood Ln



Subject Property
2214 E. Palatine Rd.

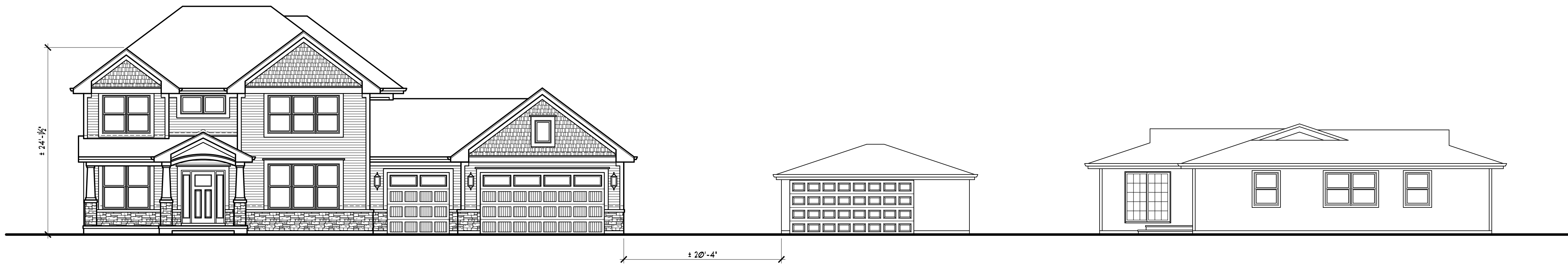


1954 N Oak Wood Dr

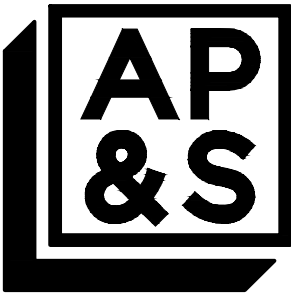


1950 N Oak Wood Dr

N OAK WOOD DR



1 PROPOSED CONTEXT ELEVATION
SCALE: 1/8" = 1'-0"



ARCHITECTURAL PLANNING & SERVICES, LTD.
123 W. Front St. Suite 202
Wheaton, Illinois 60187
TEL: 630-665-0355
FAX: 630-665-3022
www.APSarchitects.com

CONSULTANTS

PROJECT

NEW CUSTOM HOME FOR:
KEE RESIDENCE
ARLINGTON HEIGHTS, IL

STAMP

MARK	DATE	DESCRIPTION
	1/5/17	V.A.H. DESIGN REVIEW

PROJECT NO: 16-064
DRAWN BY: MTC
CHK'D BY: SHS

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SHEET TITLE

CONTEXT
ELEVATION

A2.3

SHEET

OF



CONSULTANTS

PROJECT

NEW CUSTOM HOME FOR:
KEE RESIDENCE
ARLINGTON HEIGHTS, IL

STAMP

MARK	DATE	DESCRIPTION
	1/5/17	V.A.H. DESIGN REVIEW

PROJECT NO: 16-064

DRAWN BY: MTC

CHK'D BY:

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SHEET TITLE

PROPOSED ELEVATIONS

A2.1

SHEET

OF





CONSULTANTS

PROJECT

NEW CUSTOM HOME FOR:
KEE RESIDENCE
ARLINGTON HEIGHTS, IL

STAMP

MARK	DATE	DESCRIPTION
	1/5/17	V.A.H. DESIGN REVIEW

PROJECT NO: 16-064

DRAWN BY: MTC

CHK'D BY:

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SHEET TITLE

PROPOSED ELEVATIONS

A2.2

SHEET

OF



KEE RESIDENCE, LILAC TERRACE



Roof shingles: GAF Timberline Charcoal



Stone veneer: Halquist Ledge Collection Black Forest



Shake siding in gables to be painted with Sherwin Williams dark gray



Horizontal lap siding with 4" exposure to be painted with Sherwin Williams medium gray



LP Smartside corner boards to be painted white



LP Smartside vented soffit panels to be painted white



LP Smartside trim for fascia, windows, and columns to be painted white



Double hung wood windows, white aluminum cladding



Item: DC#16-144 - Arlington International Racecourse - 2200 W. Euclid Ave. - Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-120.a, Prohibited Signs, to allow an electronic changeable LED sign.
2. A variation from Chapter 30, section 30-120.f, Prohibited Signs, to allow a sign with changing advertisements for multiple off-premises businesses, where it is prohibited to advertise a business or services that is not located on the same property as the sign.
3. A variation from Chapter 30, section 30-303.a, to allow a 95 foot tall ground sign, where 16 feet 6 inches is the maximum allowed.
4. A variation from Chapter 30, section 30-303.c, to allow a 1,200 square foot ground sign, where 80 square feet is the maximum allowed.
5. A variation from Chapter 30, section 30-117.a, to allow a sign to be illuminated to .3 footcandles above ambient light levels as measured from 150 feet from the sign face, where 250 foot candles measured at the face of the sign is the maximum allowed.

RECOMMENDATION

Of the four options listed, Staff recommends that the Design Commission proceed with Option 3 regarding the proposed electronic billboard sign variation requests for Arlington International Racecourse located at 2200 W. Euclid Avenue. This recommendation is subject to compliance with the plans received 1/5/17, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and the following:

1. The design of the sign shall be revised to include permanent "Arlington International Racecourse" signage on the top of the sign. (Note: The maximum permitted sign size will need to be coordinated with IDOT requirements.)
2. The display on the sign shall be static only. Oscillating, rotating, flashing, intermittent, moving lights, and video are not allowed.

3. Each message shall be displayed for 10 seconds minimum.
4. The display shall be high resolution and full color.
5. Auto-dimming photocell technology is required to adjust the display brightness based on ambient lighting conditions.
6. Brightness shall be limited to .3 footcandles maximum above ambient lighting conditions at 150 feet from the sign face.
7. Written certification from manufacturer is required to verify auto-dimming function, preset not-to-exceed .3 footcandles above ambient lighting conditions.
8. Sound is not allowed.
9. The sign shall be removed in its entirety if Arlington Racecourse ceases operations (in accordance with Chapter 30, Section 30-109 "Removal of Signs for Businesses No Longer on Premises").
10. The Village of Arlington Heights shall be allowed to advertise community events on the sign at no cost.
11. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Hardship Letter	Correspondence
Sign Specifications	Exhibits
Sign Drawings	Exhibits
Sample Racecourse Ads	Exhibits
Photos of Existing Signs & Proposed Sign Location	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington International Racecourse
Project Address: 2200 W. Euclid Ave.
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 16-144
Petitioner Name: Carol Coffey
Petitioner Address: Arlington International Racecourse
 2200 W. Euclid Ave.
 Arlington Heights, IL 60004
Meeting Date: February 14, 2017

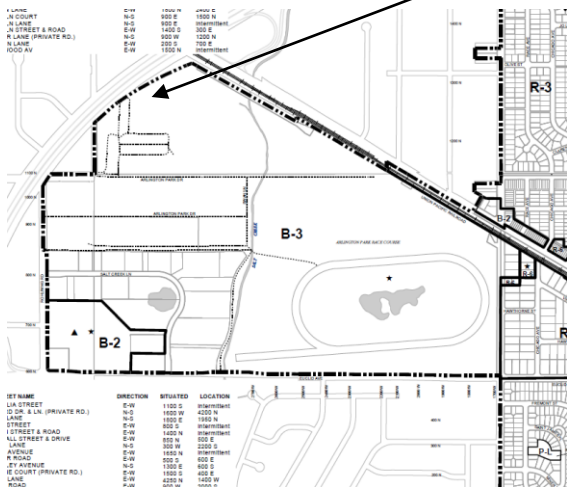
Date Prepared: February 6, 2017

Requested Action:

1. A variation from Chapter 30, section 30-120.a, Prohibited Signs, to allow an electronic changeable LED sign.
2. A variation from Chapter 30, section 30-120.f, Prohibited Signs, to allow a sign with changing advertisements for multiple off-premises businesses, where it is prohibited to advertise a business or services that is not located on the same property as the sign.
3. A variation from Chapter 30, section 30-303.a, to allow a 95 foot tall ground sign, where 16 feet 6 inches is the maximum allowed.
4. A variation from Chapter 30, section 30-303.c, to allow a 1,200 square foot ground sign, where 80 square feet is the maximum allowed.
5. A variation from Chapter 30, section 30-117.a, to allow a sign to be illuminated to .3 footcandles above ambient light levels as measured from 150 feet from the sign face, where 250 foot candles measured at the face of the sign is the maximum allowed.

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."

Subject Property and Location of Proposed Sign



Zoning Map of Property



Aerial of Property

Summary:

Arlington International Racecourse is proposing to install an electronic changeable LED billboard sign facing Route 53. The proposed sign will be double-sided, 60 feet wide and 20 feet tall, and 1,200 sf in size. The sign will be supported on a single steel column and will be 95 feet in overall height above grade. The petitioner is proposing to use the sign to advertise events at the racecourse, as well as to sell advertising space on the sign to off-premises businesses. The messages displayed on the sign are proposed to change every ten seconds (six messages per minute). The racecourse intends to utilize approximately 2 messages per minute for racecourse advertising, which may vary during racing season (April through September) versus off-season (October through March). The remaining message slots are intended to be sold to other businesses for off-premises advertising, approximately 4 messages per minute. Therefore, the sign would be used approximately 1/3 of the time for Arlington Racecourse advertising, and 2/3 of the time as a revenue generator.

The proposed sign is prohibited by code due to: the electronic changeable display is not permitted, off-premises (billboard) advertising is not allowed, size, height, and brightness. However, Arlington International Racecourse is a major tourism venue unlike any other business in Arlington Heights, and there are eight other existing billboard signs located in Rolling Meadows that are facing Route 53, directly adjacent to the location of the proposed sign. Three of the eight existing billboards are electronic (refer to the attached Map and Photos of the existing billboards). The subject site is located in a B-3 Zoning District, and there are no adjacent Residential Zoning Districts.

Background:

Per Chapter 30, Section 30-120.f, off-premises advertising on signs is prohibited in Arlington Heights. Large scale billboard signs are also not allowed, and electronic message board signs are currently prohibited, 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 approximately 2004. 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.

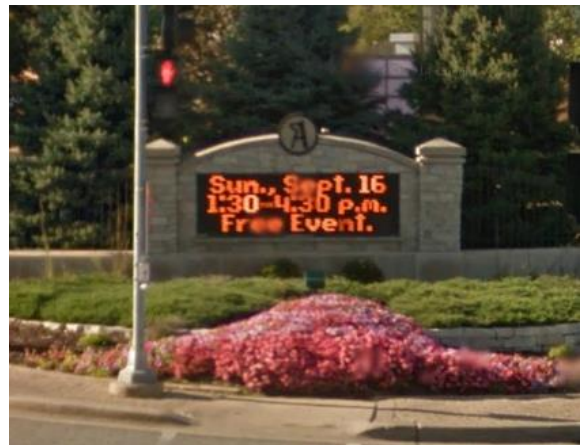


Image 2. Arlington Heights' Civic Events sign.

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.

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

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

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

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

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

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

- Electronic LED signs should not be allowed for commercial businesses community wide. Commercial signs should be used for business identity, not advertising.
- Electronic LED signs should not be allowed for major tourism venues. **However, major tourism venues represent a possible good application for electronic signs, and they should be considered on a case-by-case basis as sign variations.**
- Electronic LED signs should not be allowed for schools, churches, and park facilities which are commonly located in residential neighborhoods. However, non-light emitting electronic signage technology, such as electronic ink, should be closely monitored for use in these applications.

- **Electronic LED signs should not be allowed along I-90 and Route 53 due to a possible unfair advantage for businesses fronting these highways, and to avoid contributing to signage blight along these highways.**
- Electronic LED signs should not be allowed at this time, but emerging technologies in electronic signs should be monitored for more aesthetically pleasing, environmentally friendly alternatives to LED signs, such as electronic ink.

Highlights of the feedback provided by the Village Board from the July 18, 2016 meeting are as follows:

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

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

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

Also in follow up to the Village Board meeting, Staff met with the Metropolis Theater about a possible electronic theater marquee sign, and met with Arlington Racecourse regarding the proposed electronic billboard sign to face Route 53. It was discussed that, due to the unique nature of both of these requests, sign variations will be required no matter what regulations the Village were to draft.

Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the sign variation criteria. The hardship reported by the petitioner is that for the past decade, wagering on horse races has declined 40%, which is their major source of revenue. In response to this decline, the racecourse has changed its business model from dependency on wagering to being dependent on income derived from various entertainment events hosted every weekend from May through September as well as a schedule of trade shows, ride and drive events, and holiday events from October through April. They report that their need for advertising and marketing multiple events with a changing message sign has increased ten-fold, and currently, there is no signage on the property to advertise the multitude of events conducted there.

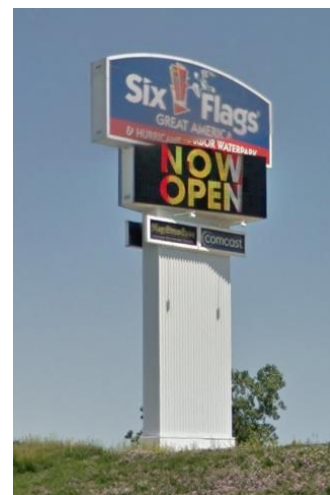
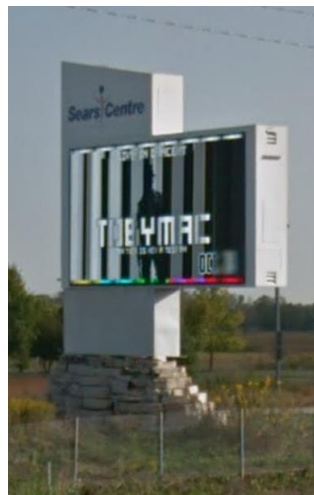
The petitioner's letter states that they currently spend approximately \$100,000 per year to advertise on three electronic billboards for two weeks to promote the opening of race season in May and the Arlington Million event in August, but that this is very limited and insufficient for a year round entertainment destination to adequately promote its brand and market its events. Furthermore, the billboards are located miles away from the property and do not provide the destination reference for Arlington Racecourse.

Finally, the petitioner's letter outlines how the proposed sign will not create a traffic hazard, a depreciation of nearby property values, be detrimental to the public, or alter the character of the locality because the proposed location of the sign is remote from any residents, and there are already many static and digital billboard signs in this location along Route 53.

Analysis:

Staff agrees that the Arlington International Racecourse is an important and unique, one of a kind major entertainment venue in Arlington Heights, and that their current signage is inadequate to effectively advertise the various events hosted at their facility. The proposed location for the electronic billboard sign facing Route 53 is a good choice due to the remoteness from residential neighborhoods and due to the existing context of numerous other billboards that already face Route 53 in this general location. The size and height of the proposed sign is consistent with the existing billboards along Route 53.

However, the justification for using the billboard the majority of the time for off-premises advertising of other businesses as a source of revenue needs to be evaluated. The petitioner reports that other major entertainment destinations in the Chicagoland market have large digital billboard signs to prominently mark their destination and market their events. Staff agrees that other major entertainment destinations have large electronic signs, but venues such as the Allstate Arena in Rosemont, the Sears Center in Hoffman Estates, and Six Flags in Gurnee all have prominent permanent signage incorporated as part of their signs to establish their destinations. It should be evaluated whether the proposed sign should include permanent "Arlington International Racecourse" as a destination reference.



Examples of Major Entertainment Venue Signage

Concerns regarding off-premises advertising are:

- Would allowing off-premises advertising set a precedent for other businesses facing Route 53 and I-90 to request electronic billboard signs on their properties?
- If the sign is used the majority of the time (approximately 2/3 of the time) as an off-premises billboard, it will be far less effective in promoting the Racecourse.
- Is it acceptable to have other businesses that may compete with Arlington Heights' businesses promoted on a sign in Arlington Heights? For example, an advertisement for Schaumburg Ford would directly compete with Arlington Heights Ford.
- Would promoting other businesses outside of Arlington Heights have a negative impact on Arlington Heights?

Is the sign's primary purpose to promote Arlington Racecourse, or to be a stand-alone billboard revenue generator? Six Flags, Allstate Arena, and Sears Centre all have permanent signage as part of their electronic signs, and they use their signs primarily to promote events at their venues as well as for advertising their direct business partners/sponsors such as Coca-Cola or Miller beer. However, in speaking with the Villages of Hoffman Estates and Gurnee, the signs at Sears Centre and Six Flags are used some of the time for off-premises advertising, and off-premises advertising is not restricted by the Village. Furthermore, off-premises advertising on these signs is not restricted from competing businesses in other towns. Both Villages reported that advertising from competing businesses in other towns on these signs has been minimal, it has not been an issue thus far, and there have been no complaints from their local businesses. The Village of Hoffman Estates reported that they do use the Sears Centre sign for promotion of community events held at or near the Sears Centre. If the proposed sign for Arlington Racecourse is approved, the Village of Arlington Heights would like the ability to advertise community events on the sign at no cost.

Ideally, Staff recommends that the proposed sign for Arlington Racecourse include permanent "Arlington International Racecourse" signage on the top of the sign, and that the sign be used only for on-premises advertising which would include promoting racing events, promoting other events hosted at the facility, and advertisements for other businesses and products sold on the premises such as Ditka's restaurant, Mr. D's Sports Bar, Miller Lite, and Pepsi.

Existing Rolling Meadows Billboards:

There are eight existing billboard signs located in Rolling Meadows that are facing Route 53, directly adjacent to the location of the proposed sign. Three of the eight existing billboards are electronic (refer to the attached map and photos). The City of Rolling Meadows has an overlay district along Route 53 where off-premises signage is allowed. However, the maximum size sign allowed is 200 square feet and 20 feet in height. The existing billboards all exceed those limitations, so variations were required to be approved by the City Council, and IDOT approval was also required. The three electronic billboards operate 24 hours per day, 7 days per week.

Possible Restrictions:

If the Design Commission supports the proposed sign, then the following restrictions should be evaluated:

IDOT (Illinois Department of Transportation) Requirements. IDOT has standards for billboards that are applicable to the proposed sign. A summary of IDOT's requirements are as follows:

- **Size.** 30 feet maximum height, 60 feet maximum width, and 1,200 sf maximum size.
- **Display.** Static messages only. Oscillating, rotating, flashing, intermittent or moving lights are not allowed.
- **Frequency of Message Change.** 10 seconds minimum (6 messages per minute). Note: The three existing adjacent electronic billboards all change messages every 10 seconds.

- **Spacing:**
 - o Signs must be a minimum 1,000 feet from official traffic signs, signals, or devices and shall not obscure or interfere with a driver's view of such sign, signal, or device.
 - o Signs must be a minimum 1,000 feet from approaching, merging or intersecting traffic and shall not obscure or interfere with a driver's view of such traffic.
 - o Signs must be a minimum 500 feet from of another such sign structure.
- **Moving Parts.** Signs cannot contain any animated or moving parts.

In addition to IDOT's requirements, the following restrictions are recommended:

- **Display.** The display shall be high resolution, full color. Video not allowed.
- **Brightness:**
 - o Auto-dimming photocell technology is required to adjust the display brightness based on ambient lighting conditions.
 - o Brightness shall be limited to .3 footcandles maximum above ambient lighting conditions at 150 feet from the sign face. (Brightness restrictions are based on IESNA, Illuminating Engineering Society of North America, standards.)
 - o Written certification from manufacturer required to verify auto-dimming function, preset not-to-exceed .3 footcandles above ambient lighting conditions.
- **Sound.** Sound is not allowed.
- **Hours of Operation.** Unlimited.
- **Sign Removal.** If the proposed sign is approved, Staff recommends including a condition requiring the sign to be removed if Arlington Racecourse ceases operations (in accordance with Chapter 30, Section 30-109 "Removal of Signs for Businesses No Longer on Premises"), unless the Village approves a future request.

OPTIONS:

Option 1. Approve as submitted (with restrictions as noted above).

Option 2. Require revisions to include permanent "Arlington International Racecourse" signage on the top of the sign.
(Note: The maximum permitted sign size will need to be coordinated with IDOT requirements, which may require a reduction to the electronic display portion of the sign to accommodate the permanent signage.)

Option 3. Require revisions to include permanent "Arlington International Racecourse" signage on the top of the sign and limit the use of the sign to on-premises advertising only (with restrictions as noted above).

Option 4. Deny the request.

RECOMMENDATION:

Of the four options listed, Staff recommends that the Design Commission **proceed with Option 3** regarding the proposed electronic billboard sign variation requests for *Arlington International Racecourse* located at 2200 W. Euclid Avenue. This recommendation is subject to compliance with the plans received 1/5/17, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and the following:

1. The design of the sign shall be revised to include permanent "Arlington International Racecourse" signage on the top of the sign. (Note: The maximum permitted sign size will need to be coordinated with IDOT requirements.)
2. The display on the sign shall be static only. Oscillating, rotating, flashing, intermittent, moving lights, and video are not allowed.
3. Each message shall be displayed for 10 seconds minimum.

4. The display shall be high resolution and full color.
5. Auto-dimming photocell technology is required to adjust the display brightness based on ambient lighting conditions.
6. Brightness shall be limited to .3 footcandles maximum above ambient lighting conditions at 150 feet from the sign face.
7. Written certification from manufacturer is required to verify auto-dimming function, preset not-to-exceed .3 footcandles above ambient lighting conditions.
8. Sound is not allowed.
9. The sign shall be removed in its entirety if Arlington Racecourse ceases operations (in accordance with Chapter 30, Section 30-109 "Removal of Signs for Businesses No Longer on Premises").
10. The Village of Arlington Heights shall be allowed to advertise community events on the sign at no cost.
11. 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.

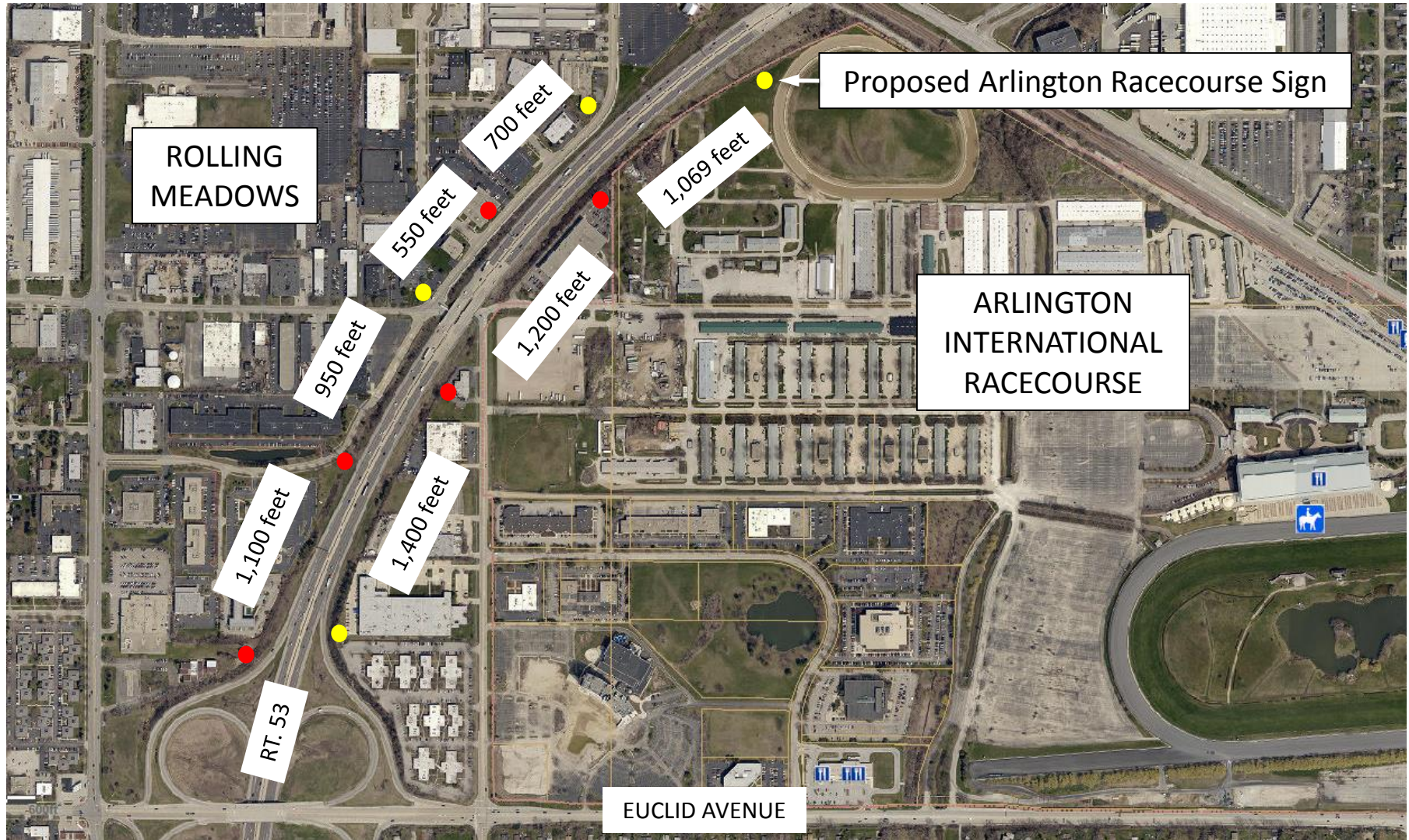
Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

ATTACHMENTS:

1. Map of Existing Billboards
2. Photos of Existing Electronic Billboards
3. Examples of Major Entertainment Venue Signage.
4. Electronic Signs, Design Commission Position Statement & Recommendations, approved April 12, 2016.
5. Village Board Meeting Minutes, July 18, 2016.
6. Extracts from the International Sign Association report titled "Night-time Brightness Level Recommendations for On-Premise Electronic Message Centers", updated August 2016.
7. Electronic Signs – Possible Conditional Review Process, dated February 8, 2017.
8. Major Arterial Roads & Primary Commercial Corridors Map, dated January 31, 2017.
9. Newspaper article, "Digital Billboard Plan Heads to Rolling Meadows Council", dated May 27, 2015.

c: Charles Witherington-Perkins, Director of Planning and Community Development, Randy Recklaus, Village Manager, Robin Ward, In-House Counsel, Steve Touloumis, Director of Building Services, Petitioner, DC File 16-144

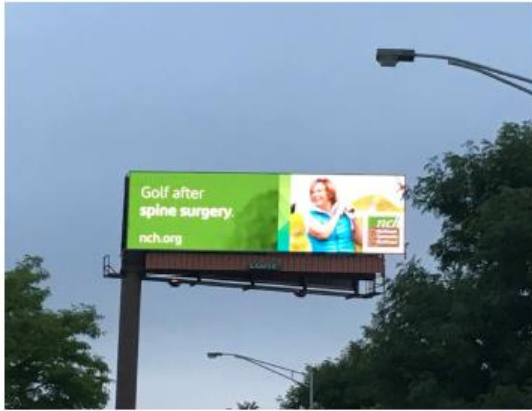
Map of Existing Billboards



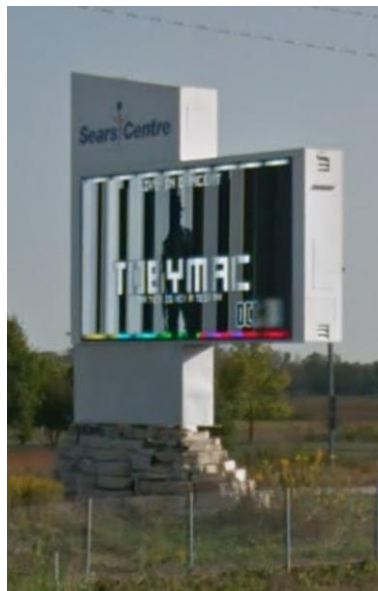
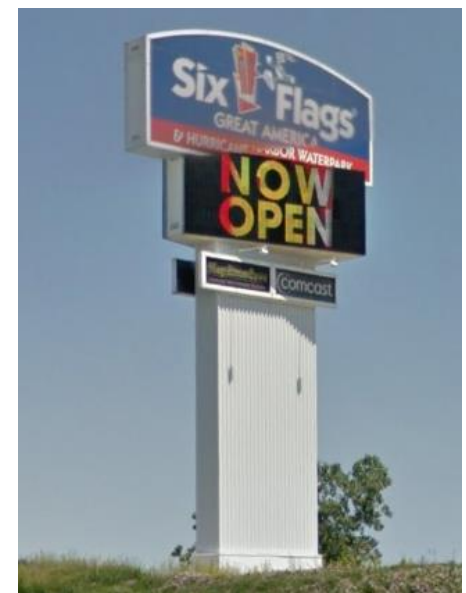
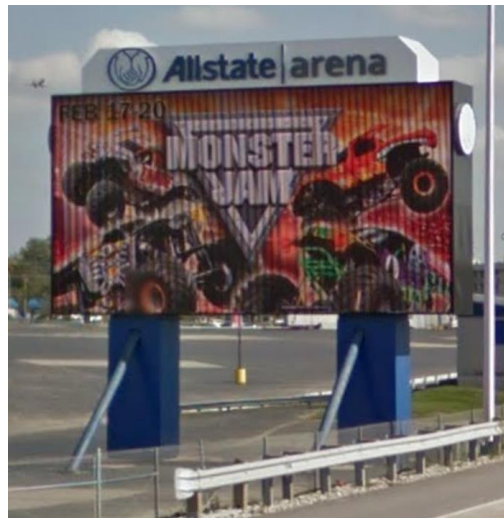
- EXISTING BILLBOARD
- EXISTING ELECTRONIC BILLBOARD

Note: Separation distances between billboards are approximate

Photos of Existing Electronic Billboards in Rolling Meadows



Examples of Major Entertainment Venue Signage



ELECTRONIC SIGNS

Design Commission Position Statement & Recommendations

Approved April 12, 2016

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

Task:

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

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

History & Background:

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

Process:

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

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

Types of Electronic Signs:

1. LED (Light Emitting Diode) Signs

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

2. LCD (Liquid Crystal Display) Signs

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

3. Electronic Ink Signs

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

Questions to be Answered:

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

Summary of March 29, 2016 Design Commission Meeting:

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

Highlights of the presentation were:

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

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

Design Commission feedback and areas of concern:

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

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

Options:

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

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

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

POSITION STATEMENT & RECOMMENDATIONS:

Issues related to electronic signs:

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

4. Code Enforcement

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

5. Environment

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

Recommendations:

1. Community Wide Commercial Business Electronic Signage

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

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

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

3. Schools, Churches, Government and Park District Facilities

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

4. I-90 and Route 53.

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

5. Future Technology

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

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

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

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

The Motion: Passed

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

Absent: Rosenberg

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The options for each were:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

President Hayes thanked the Design Commission and staff for their hard work on this, saying that there is a long way to go yet.

XIII.LEGAL

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

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

The Motion: Passed

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

Absent: Rosenberg

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

Trustee Joe Farwell moved to approve 16-037. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

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

RESEARCH

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

Updated August 2016

PRODUCED BY:



INTERNATIONAL SIGN ASSOCIATION

INTRODUCTION

ELECTRONIC MESSAGE CENTERS (EMCs)

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

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



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

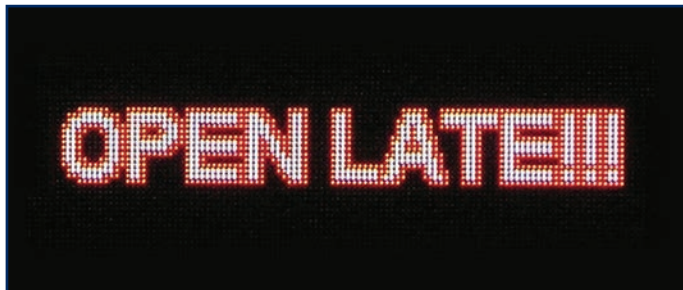


Digital billboard/off-premise sign advertising an automobile business in another location

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

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

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



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

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

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

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

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



FOOTCANDLES VS. NITS: WHICH MEASUREMENT IS BETTER?

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

FOOTCANDLES

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

NITS

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

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

EXECUTIVE SUMMARY

ISA ELECTRONIC MESSAGE CENTER NIGHT-TIME BRIGHTNESS RECOMMENDATIONS

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

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

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

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

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

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

2. Technology utilized to ensure appropriate brightness.

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

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

3. Recommended night-time brightness standards.

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

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

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



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

RECOMMENDED LEGISLATIVE LANGUAGE



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

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

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

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

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



SIGN AREA VERSUS MEASUREMENT DISTANCE

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

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

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

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

STEP 1

OBTAIN AN ILLUMINANCE METER.

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

STEP 2

DETERMINE SQUARE FOOTAGE.

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



STEP 3

DETERMINE THE MEASUREMENT DISTANCE.

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



STEP 4

PREPARE THE DISPLAY FOR TESTING.

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

STEP 5

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

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

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



STEP 6

ENSURE THAT THE DISPLAY CAN ADJUST TO DIFFERENT AMBIENT CONDITIONS.

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



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

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

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

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

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

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

STEP 1

OBTAIN AN ILLUMINANCE METER.

(See previous Step 1)

STEP 2

DETERMINE SQUARE FOOTAGE.

(See previous Step 2)

STEP 3

DETERMINE THE MEASUREMENT DISTANCE.

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

STEP 4

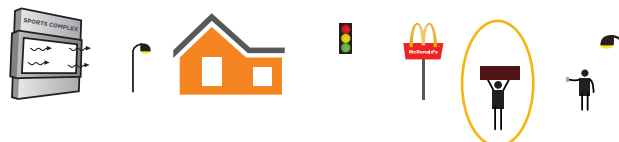
POSITION THE TESTERS.

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

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

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

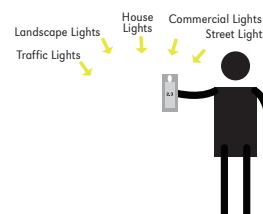
This helper should use a cardboard sheet to block the EMC light from the footcandle meter. This will establish the baseline footcandle reading.



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

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

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



STEP 5

USE AN ILLUMINANCE METER.

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

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



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

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

STEP 6

DETERMINE THE BRIGHTNESS LEVEL.

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

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



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



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ELECTRONIC SIGNS - POSSIBLE CONDITIONAL REVIEW PROCESS

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

HISTORY & BACKGROUND:

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

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

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

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

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

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

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

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

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

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

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

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

CONDITIONAL REVIEW PROCESS, FEES AND CRITERIA:

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

Conditional Review Process

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

Conditional Review Fees

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

Conditional Review Criteria

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

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

POSSIBLE STANDARDS:

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

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

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

TABLE A

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

4. **Quantity.** There shall only be one electronic message sign per property permitted.
5. **Spacing.** There shall be a minimum 300 feet spacing between electronic message signs on the same side of any street.
6. **Separation from Residential.** No electronic message sign shall be located within 300 feet of any residential property.
7. **Orientation.** The electronic message sign shall be oriented perpendicular to the roadway to minimize the impact on properties directly across the street from the location of the sign.
8. **Operational Standards**
 - a. Static display only. No scrolling, fading, flashing, animation, or video.
 - b. Frequency of message change. Messages must be displayed for a minimum of 10 seconds, as required by IDOT (Illinois Department of Transportation).
 - c. Brightness:
 - i. Auto-dimming photocell technology is required to adjust the display brightness based on ambient lighting conditions.
 - ii. Brightness shall be limited to .3 footcandles maximum above ambient lighting conditions at the established measurement distance based on the size of the sign (refer to formula below).
$$\text{Measurement Distance} = \sqrt{\text{Area of Sign Sq. Ft.} \times 100}$$
(Brightness restrictions are based on IESNA, Illuminating Engineering Society of North America, standards.)
 - iii. Written certification from the manufacturer is required to verify auto-dimming function, preset not-to-exceed .3 footcandles above ambient lighting conditions.
 - iv. Enforcement. Brightness enforcement shall be accomplished using a footcandle illuminance meter based on procedures as established by the International Sign Association (see attached).
 - d. Off-premises advertising not allowed.
 - e. Hours of sign operation shall be limited to the hours that the business is open, and as set forth in Chapter 30, Section 30-116 which states, "Illuminated signs located on a lot adjacent to or immediately across the street from any residential district shall be turned off at all times between the hours of 11:00 P.M. and 7:00 A.M. that the business is not in operation, unless the permittee shall show good cause to the Director of Building as to why the sign should not be turned off."
 - f. Sound not allowed.

EXPLORATION OF REMAINING OPTIONS:

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

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

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

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

Option 2. Allow by Sign Variation only.

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

Option 3. Monitor Emerging Technology.

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

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

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

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

NEXT STEPS:

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

ATTACHMENTS:

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

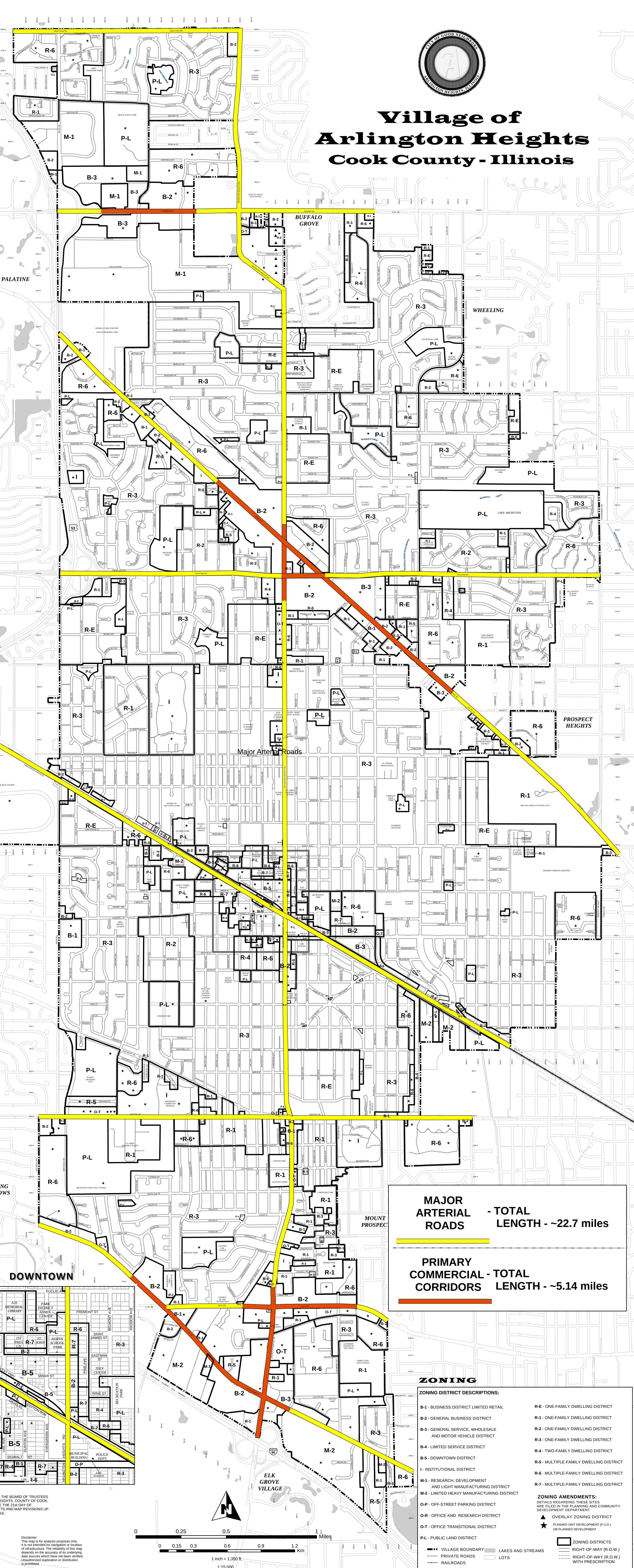
(1) If Board members would like the full report re-issued, please contact Staff.

PRIMARY COMMERCIAL CORRIDORS

[illegible]

<http://www.vah.com>

is prohibited.



**Village of
Arlington Heights
Cook County - Illinois**

**MAJOR
ARTERIAL
ROADS - TOTAL
LENGTH - ~22.7 miles**

**PRIMARY
COMMERCIAL - TOTAL
CORRIDORS LENGTH - ~5.14 miles**

ZONING

- | ZONING DISTRICT DESCRIPTIONS: | |
|---|---|
| B-1 - BUSINESS DISTRICT LIMITED RETAIL | R-1 - ONE-FAMILY DWELLING DISTRICT |
| B-2 - GENERAL BUSINESS DISTRICT | R-1 - ONE-FAMILY DWELLING DISTRICT |
| B-3 - GENERAL SERVICE, WHOLESALE
AND MOTOR VEHICLE DISTRICT | R-2 - ONE-FAMILY DWELLING DISTRICT |
| B-4 - LIMITED SERVICE DISTRICT | R-3 - ONE-FAMILY DWELLING DISTRICT |
| B-5 - DOWNTOWN DISTRICT | R-4 - TWO-FAMILY DWELLING DISTRICT |
| I - INSTITUTIONAL DISTRICT | R-5 - MULTIPLE-FAMILY DWELLING DISTRICT |
| M-1 - RESEARCH, DEVELOPMENT
AND LIGHT MANUFACTURING DISTRICT | R-6 - MULTIPLE-FAMILY DWELLING DISTRICT |
| M-2 - LIMITED HEAVY MANUFACTURING DISTRICT | R-7 - MULTIPLE-FAMILY DWELLING DISTRICT |
| O-P - OFF-STREET PARKING DISTRICT | |
| O-R - OFFICE AND RESEARCH DISTRICT | ZONING AMENDMENTS:
DETAILS REGARDING THESE STATE
ARE FILED IN THE PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT |
| O-T - OFFICE TRANSITIONAL DISTRICT | ▲ OVERLAY ZONING DISTRICT |
| P-L - PUBLIC LAND DISTRICT | ★ PLANNED UNIT DEVELOPMENT (P.U.D.)
OR PLANNED DEVELOPMENT |
| ■ ■ ■ VILLAGE BOUNDARY █ LAKES AND STREAMS |  ZONING DISTRICTS |
| - - - - - PRIVATE ROADS | — RIGHT-OF-WAY (R.O.W.) |
| ==== RAILROADS □ LOTS | — RIGHT-OF-WAY (R.O.W.)
WITH PRESCRIPTION |

January 31, 2017

Digital Billboard Plan Heads To Rolling Meadows Council

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

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

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

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

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

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

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

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

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

- a. 1- Letter for variation and hardship request, per Chapter 30, Section 30-802 (Page 6).

Village of Arlington Heights
Planning and Community Development Department
Steve P. Hautzinger AIA, LEED AP
Design Planner

Dear Mr. Hautzinger,

Please review our letter for variation and hardship request. Arlington International Racecourse hopes this letter along with all the other information included in this document will satisfy the Department of Planning and Community Development. Please let us know if any other information is necessary in order for the board to make their decision.

Sincerely,

Kevin Clarke

Kevin Clarke
Director of Operations
Arlington International Racecourse
2200 Euclid Avenue
Arlington Heights, IL 60005

Section 30-802 Standards. The Design Commission and the Village Board of Trustees will base their recommendation for a variation on the following facts:

- a. the particular difficulty or peculiar hardship is not self-created by the petitioner; and,

Arlington International Racecourse has been in existence since 1927 and predates all the residences and businesses that have been built in its proximity since that time. The property is owned and operated by Arlington International Racecourse is very expansive and is composed of approximately 326 acres with property borders that touches three municipalities. The location of the digital sign is completely insulated from all three municipalities and poses no inconveniences of light or visual obstructions to any resident within any of the municipalities.

- b. the granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare; and

Arlington has an expansive parcel of property entirely located within the Village of Arlington Heights with approximately two-thirds of its property borders adjacent to City of Rolling Meadows and the City of Palatine. The most western property line is adjacent to State route 53 which provides an excellent opportunity for advertising and promoting Arlington with a digital billboard. The north/south gateway of State route 53 currently has numerous digital billboards located to the north and south of Arlington Heights on both the east and west sides of the highway. The property owned by Arlington along state route 53 is vacant of any signage and serves as an ideal location for Arlington to construct a digital billboard without any impact on the surrounding communities. There are no residences impacted by the location of the sign not will there be any additional impact on traffic or depreciation of the property of any business in the areas as many static and digital signs exist along route 53. The distance of the sign to any commercial building exceeds that of many other digital billboards in the area.

- c. the variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses; and

Over the last 5 years, Arlington has repositioned itself in the marketplace by remodeling its business from a “racing entity” into an entertainment destination.

For the past decade, wagering on horse races has declined 40%. The wagering activity accounted for 70% of a racing facilities revenues. With the decline in a major source of revenue, Arlington has changed its business model from a dependency on wagering to

being dependent on income derived from consumer's discretionary entertainment dollars.

Today, Arlington competes in the entertainment market at the height of the demand for the consumers discretionary entertainment dollars offering various entertainment events every weekend from May through September and a schedule of trade shows, ride and drives and holiday events October through April. With the rebranding and redefining of its business the customer base has become much broader and the need for advertising and marketing multiple events with a changing message has increased ten-fold at the property. Currently, there is no signage on the property to advertise the multitude of events conducted on the property. To successfully promote the facility and events requires dynamic messages to the public and clearly earmarks the facility as the point of destination.

- d. the variation will not alter the essential character of the locality; and

The most western property line is adjacent to State route 53 is the location selected or the digital billboard. This location provides an excellent opportunity for advertising and promoting Arlington with a digital billboard. The location insulates the digital billboard by many acres of property the has numerous buildings and dense tree lines and is not visible to any resident of any of the three surrounding municipality, and therefore will not affect the character of the locality in negative manner. The north/south gateway of State route 53 currently has numerous digital billboards located to the north and south of Arlington Heights on both the east and west sides of the highway. The property owned by Arlington along state route 53 is vacant of any signage and serves as an ideal location for Arlington to construct a digital billboard without any impact on the surrounding communities.

- e. the applicant's business cannot reasonably function under the standards of this Chapter.

With the decline in its primary source of revenue (wagering on horse races) over the last decade Arlington has changed its business model from a wagering facility to a major entertainment and tourist destination with almost 70% of its revenue dependent its ability to compete for consumer's discretionary entertainment dollars.

Arlington is at a competitive disadvantage. There is no signage on the property to advertise the multitude of events with dynamic messages at the facility or signage that earmarks the facility as the point of destination that permits Arlington to compete on a level playing field with other major entertainment destinations in the Chicagoland market. Other major entertainment destinations have large digital marquee or billboards signs that prominently mark their destination and market and advertise events to the public.

Arlington competes in the entertainment market at the height of the demand for the consumers discretionary entertainment dollars offering various entertainment events every weekend from May through September and a schedule of trade shows, ride and drives and holiday events October through April. With the rebranding and redefining of its business, the customer base has become much broader and the need for advertising and marketing multiple events with a changing message has increased ten-fold at the property.

The current source of digital advertising is not a cost effective medium to advertising, market and promote the many events that Arlington offers each weekend. Arlington currently spends approximately \$100,000 a year to advertise on three digital billboards for two weeks, its opening of the race season in May and the Arlington Million in August. This is very limited and insufficient for a year round entertainment destination to adequately promote its brand and market its events. These digital billboards are located miles from the property and do not provide the destination reference that is necessary to adequately establish the facility as the landing point.

Sincerely,

Kevin Clarke

**Arlington International Racecourse
2200 Euclid Avenue
Arlington Heights, IL 60005**

BUYER INFO:

Attention: Carol Coffey
Arlington International Racecourse
2200 W. Euclid Avenue

Arlington Heights, IL 60005

carol.coffey@arlingtonpark.com

SHIP TO:

Attention: Carol Coffey
Arlington International Racecourse
2200 W. Euclid Avenue

Arlington Heights, IL 60005

carol.coffey@arlingtonpark.com

Quote #: 003789-01
Date: 11/01/2016

Project Name:
ARLINGTON_20mm 20'x60' back to
back

Quantity:	2
Unit Price:	
SubTotal:	
Delivery:	\$0.00
Sales Tax:	\$0.00

Total:

Formetco Representative:

Bradford, Jim
P.O. Box 535730
Atlanta, GA 30353-5730
Direct: 678-951-1158
Mobile: 770-335-9254
Fax: 1-800-239-2394
jim@formetco.com
www.formetco.com

CONFIGURATION

Cabinet Size:	19'-11.25" H x 60'-10.75" W
Live Area:	19'-11.25" H x 60'-10.75" W
Mounting:	Upright I-Beam Attachment (Signs Back-to-Back)
Construction:	Aluminum Cabinets
Trim:	None
Average Operating Amps:	24.88 Amps
Connections Per Module:	1 Unified Power and Data Connection per Tile
Service Access:	Rear Service
Approximate Weight:	9,377 lbs
Communication:	1 Year Included (billed quarterly thereafter)

PERFORMANCE GUARANTEE

Parts Warranty:	10 Years
Labor Warranty:	3 Years
Brightness Warranty:	10 Years
On-Site Technician:	1 Technician - 1 Trip, 1 Day/Trip
24/7/365 Call Center:	Included for Life
Integrated Diagnostics:	Included for Life
Secondary Redundant PC:	None
Smartlink® Controller:	Included with 5 Years Wireless Service
Redundant Data:	Included

IMAGE QUALITY

Swappable Module Pixel Pitch:	20mm Physical Pixel Spacing (RGB)
Pixel Matrix:	304 H x 928 W
Single Color Bin LED Array:	Grade A LED's No Factory Calibration Required
Brightness:	7500 NITS Shipped (Up to 10,000 NITS capable)
Viewing Angles:	140° H & 60° V

OPTIONAL FEATURES

	Included	Optional
Web Based Control & Monitoring Software:	●	
Unlimited Software Training:	●	
Advertiser Proof of Performance Reports:	●	
Webcam with Mounting Pole:	20ft Pole Assembly	
Spare Parts Kit and Secure Storage Box:	●	
256-Step Photocell:	●	
LED Backlit Imprint:		●

NOTATIONS

Payment Terms: ~~50% Down, 50% 30 Days Prior to Shipping~~
DELIVERY TO IL IS INCLUDED. *ORDER CANCELLABLE WITHOUT PENALTY IF PERMIT IS
DENIED. **TERMS: \$25,000.00 DOWN, 40% AFTER PERMITS, BALANCE AT TIME OF SHIP.

By signing this Agreement, Buyer agrees to purchase the product(s) described above according to the Payment Terms stated above and subject to the attached Formetco's Terms & Conditions of Sale. Any purchase order or similar document issued by Buyer in connection with this Agreement shall bind Formetco only to the extent such document is consistent with this Agreement and does not contain additional or inconsistent terms or conditions. Quote valid for 30 days.

Name: _____ Title: _____ PO# _____ Date: _____
Buyer's agent or representative



Formetco Digital Operation Guidelines for **Arlington International Racecourse**

The Formetco Digital Billboard System offers features which enable Billboard Operators to comply with variable ordinance requirements. Below are the methodologies in which the Formetco software is able to provide billboard operators the ability to adapt to the specific requirements within their zoning market and operate within the specific guidelines that are established for **Arlington Heights, IL**.

Global Display Settings per face - Upon initial set up into the Formetco Content Management System, each display has a dwell time feature that is set according to the Billboard Operators requirements and local hold time regulations. This dwell time dictates the duration that each scheduled message is consistently displayed. This is a global administrative setting and is only editable by the Billboard Operators Administrative level users, who are categorized as the highest level users.

The screenshot shows a web-based interface for managing billboard displays. At the top, there are five tabs: 'Profile', 'ID', 'Communications', 'Display', and 'Service'. The 'Display' tab is currently selected. Below the tabs, there are several settings:

- Dwell Time (in Seconds):** A text input field containing the value '10'.
- Total Spots For This Display:** A dropdown menu showing the value '49'.
- Zoning Information:** A large black rectangular box, likely representing a redacted area.
- Advertising Restrictions:** Another large black rectangular box, also redacted.

At the bottom of the interface, there is a status bar that reads: 'Items in light blue affect display operation'.

Valid art work file extension types for upload to the scheduling platform include:

JPEG, PNG, BMP, TIFF and RTD

These files types prevent the sign from displaying any content that may flash, twinkle, blink, fading, rolling, shading, dissolving or any type of animation.

Transitions between messages are instant and seamless and occur over the entire face of the sign.

Brightness – Illumination of the sign is closely monitored, each sign is preset at the factory for daytime and nighttime operating levels. A Konica-Minolta CS-100A is used to set the levels.



Calibration Sticker



CS-100A in use at factory



Example: NIT Reading of 6,590



Sign under testing, using Full White

Signs are tested at FULL White. A factory set configuration table limits the upper and lower end brightness.

(Source – Player PC Server.cfg file excerpt)



Each sign face has an onboard photocell that provides 255 brightness steps based on ambient light conditions at the face. Two independent safe guards are in place to monitor the proper brightness level of the sign. Upon loss of signal from the photocell, the sign automatically dims to the lower limit setting. If the control system for the face loses framing data from the player PC, the sign goes dark based on a configuration timer. This is typically set at 10 minutes.

Post installation, a technician will verify the ambient light conditions applicable to the local ordinance. An Extech light meter is used to verify the night time ambient conditions. Typical factory settings provide for less than a 0.3 foot candle measurement at distances appropriate for the signs square footage. Brightness levels can be remotely adjusted as needed. The brightness for every digital billboard is calibrated at 0.30 foot candles over ambient light as measured from 150 feet from the sign face.

In addition to the above mentioned software/firmware precautions that monitor the brightness settings, onboard diagnostics alert operators to system problems via email notification. A redundant player PC provides for continued proper operation of the sign in the event that a failure is detected with the primary player PC. The system will also be equipped with a remote controllable power control relay that enables operators to remotely shut all power down to the face.

- g. 1 - Sample of major sign materials including colors, textures and finishes being proposed on an 8.5" X 11" material board.

PDF OF SIGN MATERIAL INCLUDED: FTX DIGITAL BILLBOARD.PDF

SAMPLE MATERIAL LIST*

1. Petitioner Name: Arlington International Racecourse
2. Date: 12/1/16
3. Project: LED Billboard Arlington International
4. Location: Free standing

Steel Billboard on

Backstretch

LED Sign: RGB indicators with black aluminum frame

Steel Structure: Black steel pole and frame 95' height of sign

Signage: LED 20mm Physical Pixel spacing

- h. 1 - Completed application form (Page 5), including signatures and \$300 fee. (Check shall be made out to: The Village of Arlington Heights)

SUBMITTED WITH APPLICATION 12/1/16

- i. Notification to property owners/taxpayers of record within 100-feet, Section 30-804a (Page 8) no less than 7 days prior to the meeting. Affidavit (Page 11), list of property owners and receipts of certified mailings must be submitted to Staff 7 days prior to meeting.

ALL SURROUNDING PROPERTY PINS HAVE BEEN IDENTIFIED. WE HAVE LETTER PREPARED AND WILL SEND OUT CERTIFIED LETTERS TO ALL OWNERS WHEN HEARING DATE HAS BEEN SCHEDULED.

- j. Sign posting requirement, Section 30-804b (Pages 8 & 9), no less than 15 days prior to the meeting. Affidavit (Page 10) and photograph of sign installed at site must be submitted to Staff 15 days prior to meeting.

ARLINGTON WILL INSTALL THE SIGNS ONCE THE HEARING DATE HAS BEEN ESTABLISHED.

- k. Electronic (pdf) files of items a thru f.

DIGITAL DOCUMENTS FOR ALL ITEMS LISTED IN APPLICATION CAN BE FOUND ON USB THAT WAS SUBMITTED WITH APPLICATION.



The industry's most advanced and power efficient digital billboard.

FORMETCO®

POWERED BY **AdTech**

Formetco's History in Outdoor Advertising Innovations

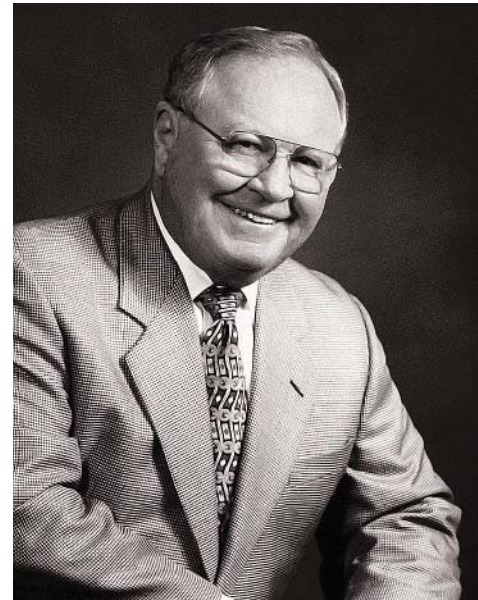
At Formetco, each aspect of developing, marketing and selling a product is connected and collaborative. Formetco's approach to innovation, "Innovation Intersection", connects employees with inventors, engineers, designers, suppliers, entrepreneurs and customers throughout the innovation process. To us, outdoor advertising goes beyond new product development; it's our history.

Formetco was founded in 1969 as a metal billboard poster panel supplier. By listening to the needs of the industry, Formetco's product line grew to include bulletin faces, safety equipment, posting supplies, scaffold, lighting, timers and nearly 1,500 other specialty outdoor advertising products. Formetco created a legacy of quality and innovation on every product that has been designed and built over the last 45 years.

In 1997 Ad-Tech was founded and rapidly became the world's leading supplier of Tri-Face signage. By 2002 Ad-Tech had captured nearly 85% of all US Sporting Facility Tri-Face business. Ad-Tech then partnered with Formetco to market their products to the outdoor advertising industry and quickly became the number one supplier of Tri-Face Billboards globally.

In 2006 Formetco purchased Ad-Tech and its Research and Development operation in Minnesota to focus on both companies' growing digital signage divisions. Formetco's engineering team has designed and engineered generations of LED modules and cabinets along with both the operating platform and scheduling system for all of our LED Message Signs and LED Digital Billboards.

The company now has 110 employees with offices in Atlanta and Minneapolis. Formetco has over 250,000 square feet of manufacturing facilities just north of Atlanta, Georgia along with our 24/7 365 days a year support team.



FOUNDER: LAWRENCE GARRETT

1975

Formetco expanded product lines to include a greater number of outdoor supplies and accessories.

1996

Transitioned from traditional hand painted billboard to high quality digital printed signs.

2005

Entered into LED digital sign market as one of the first LED digital suppliers to the Outdoor Industry.

1969

Founded as a metal fabrication company with the goal to service the outdoor advertising industry.

1989

Began offering hand painted signs with custom structures and became recognized for service and reliability.

2001

Ad-Tech developed the world's most reliable Tri-Face display.



FORMETCO'S CORPORATE OFFICE - DULUTH, GEORGIA

2010

Expanded LED product line to include LED Message Signs and began targeting sign shops.

2012

Began expanding sales to markets outside of the United States.

2015

Launched the industry's first fanless LED digital with a 10 year brightness warranty.

2006

Acquired Ad-Tech International and all patents to begin expanding focus on LED digital signage.

2013

Expanded LED product line to include portable screens, scoreboards and custom solutions.

THE RESOLUTIONARY FTX SERIES DEPENDABLE MODULE

We wanted the impossible: deliver brighter pixels and reduce power consumption without compromising image quality.

We surpassed our own objectives by engineering the most strikingly dependable billboard module yet—with even greater life.

Most Energy Efficient LEDs Available

More energy-efficient LEDs reduce overall power consumption while maintaining our high standard of display quality.

Umbrellaed Louvers

Louvers positioned directly above the LED diodes deflect sunlight and rain from contaminating and interfering with the image generated by the FTX module.

Unified Power and Data Cable

Power and data are brought together to a bi-directional single junction point, reducing potential connection failures by 50% over designs that require additional cables.

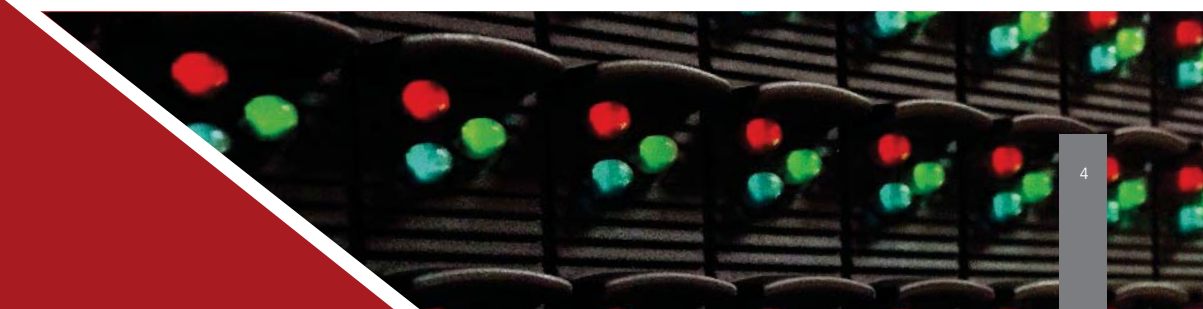
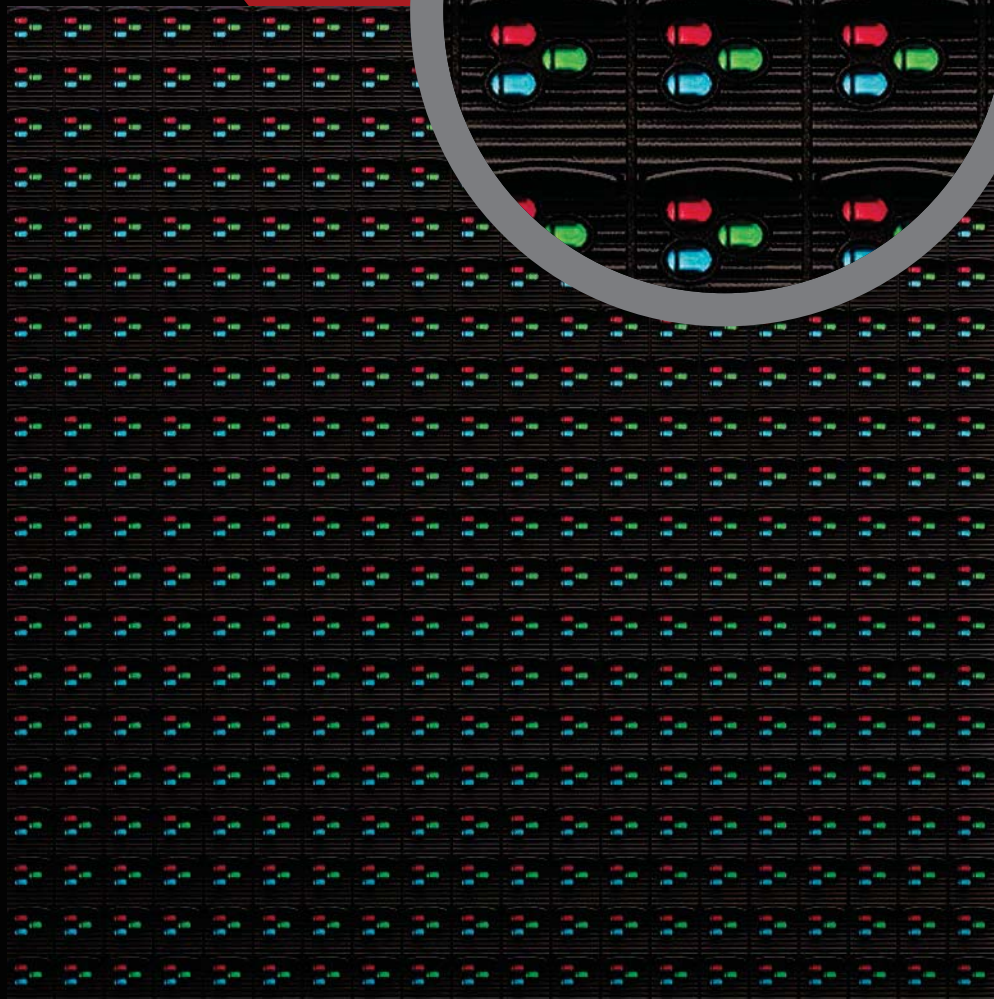
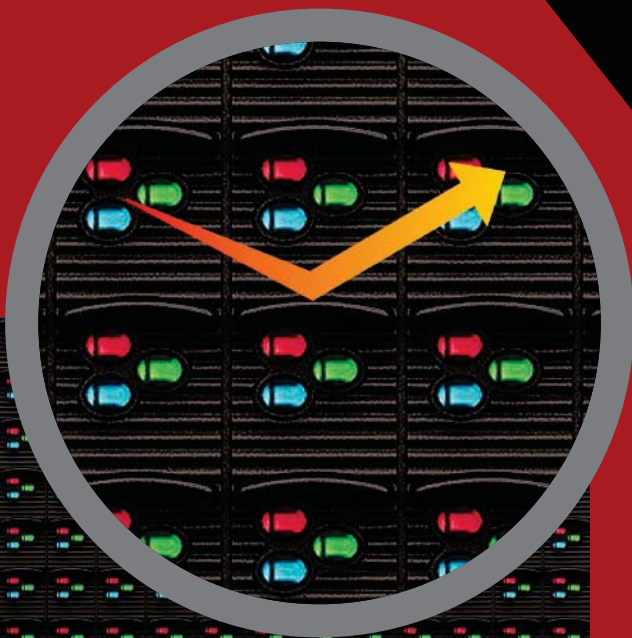
Screw Seal Cap

Designed to neutralize corrosion, moisture, and contamination issues. Our Screw Seal Cap locks the unified power and data cable in place preventing infiltration of dirt, water, and other damaging substances which could create a product failure.

Accessibility in Mind

The FTX module is designed with operations in mind with simple quick change front and rear access.





THE MODULE DESIGNED TO ELIMINATE FAILURES

The FTX module offers the highest level of protection against Mother Nature's harshest elements. Environmental cooling eliminates the need for fans.

IP67

Rated for total protection against dust and temporary submersion. Fully encapsulated with a sealed cap for maximum protection and dependability.

30 Years

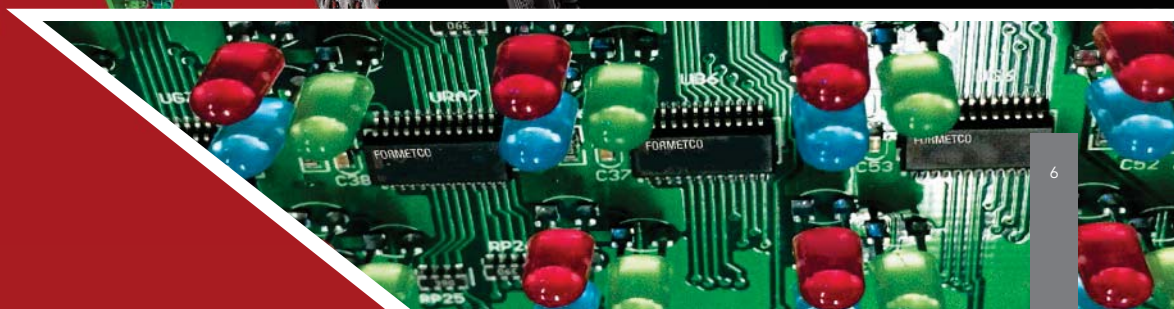
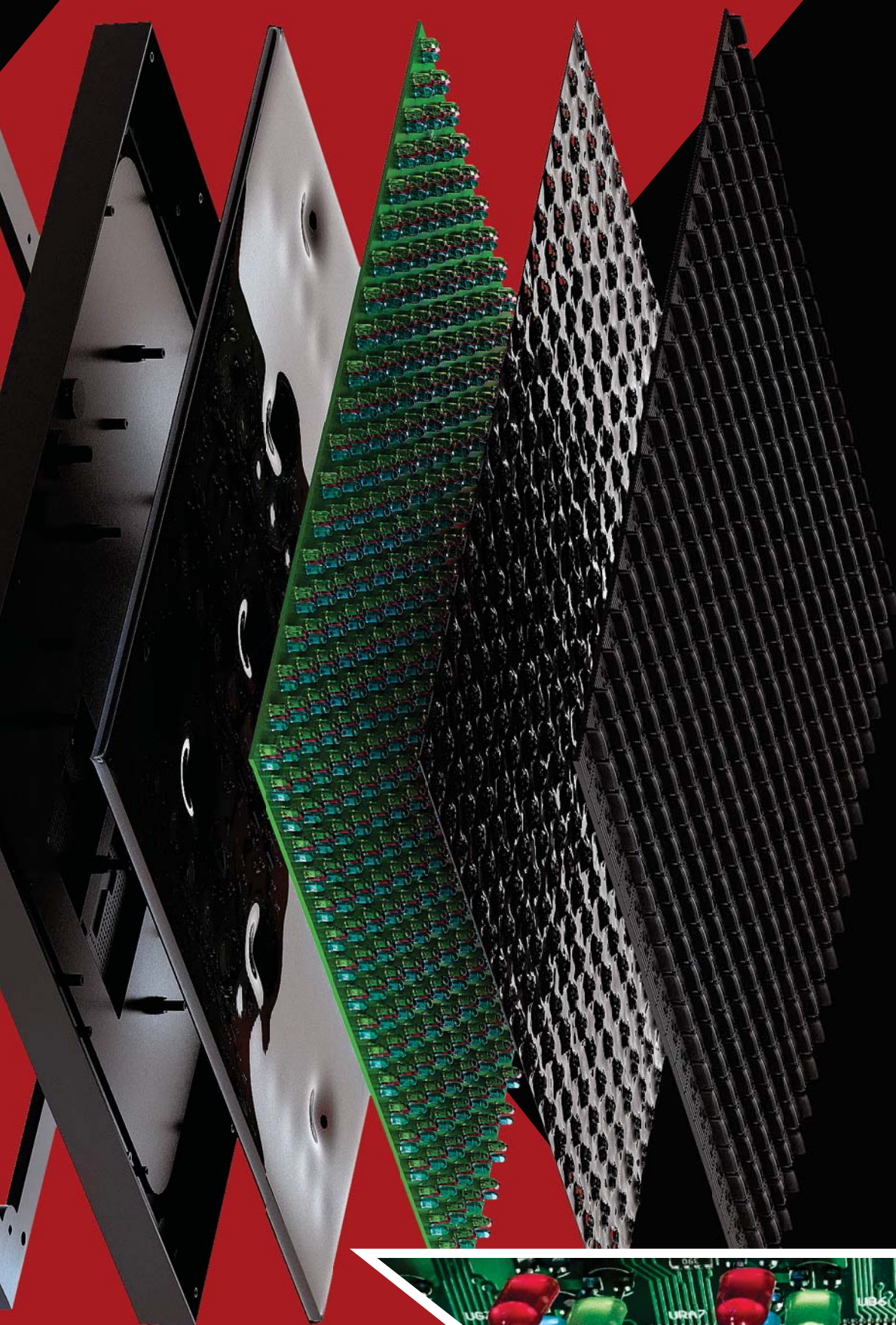
Formetco has identified the market need for a 30-year digital billboard. Often a message sign owner's lease is much longer than the useful life of the traditional billboards. Replacing a sign can be costly or entirely impossible after zoning changes. Formetco's FTX system offers a cost effective means for LED module replacement, with a common LED module size from 20mm to 10mm pixel pitch. This allows you to transition from a 20mm to a 16mm pitch.

IP67

Dust tight - totally protected against dust, complete protection against human contact.

Protected against the effects of temporary submersion in water. Test requires 30 minutes at 1 meter depth.





DRAMATIC COLOR DEPTH, CONTRAST AND IMAGE CLARITY

Natural shades of colors – just the way you want them. Hard-to-reproduce reds, aqua blues, emerald greens and truer whites that are displayed beautifully.

True

100% true single bin LEDs provide unmatched factory direct color uniformity.

Zero

Zero factory calibration required due to the utilization of true single-bin LEDs.

16-bit

16-bit drivers used to accurately deliver higher color depth.

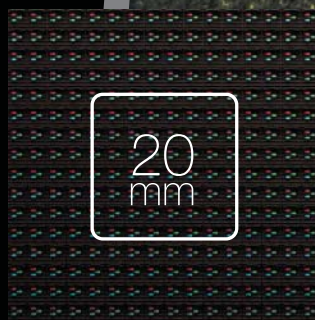
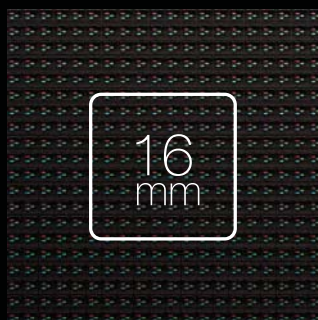
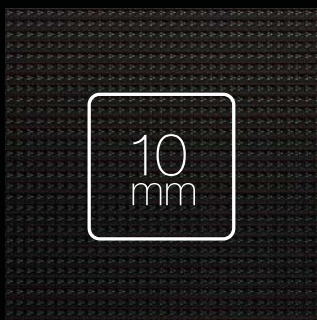
Pitch

Pitch availability in 10mm, 16mm, and 20mm pixels.

Calibration

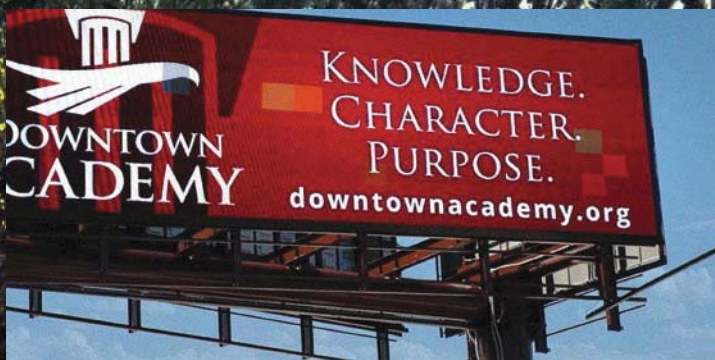
Calibration of each module aligning it with surrounding modules is swift and remarkably accurate.

FTX Module Available Pixel Pitches

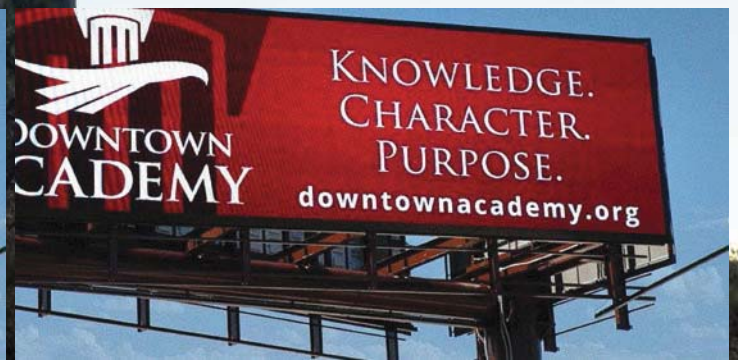




FTX Remote Calibration



Uncalibrated



Calibrated



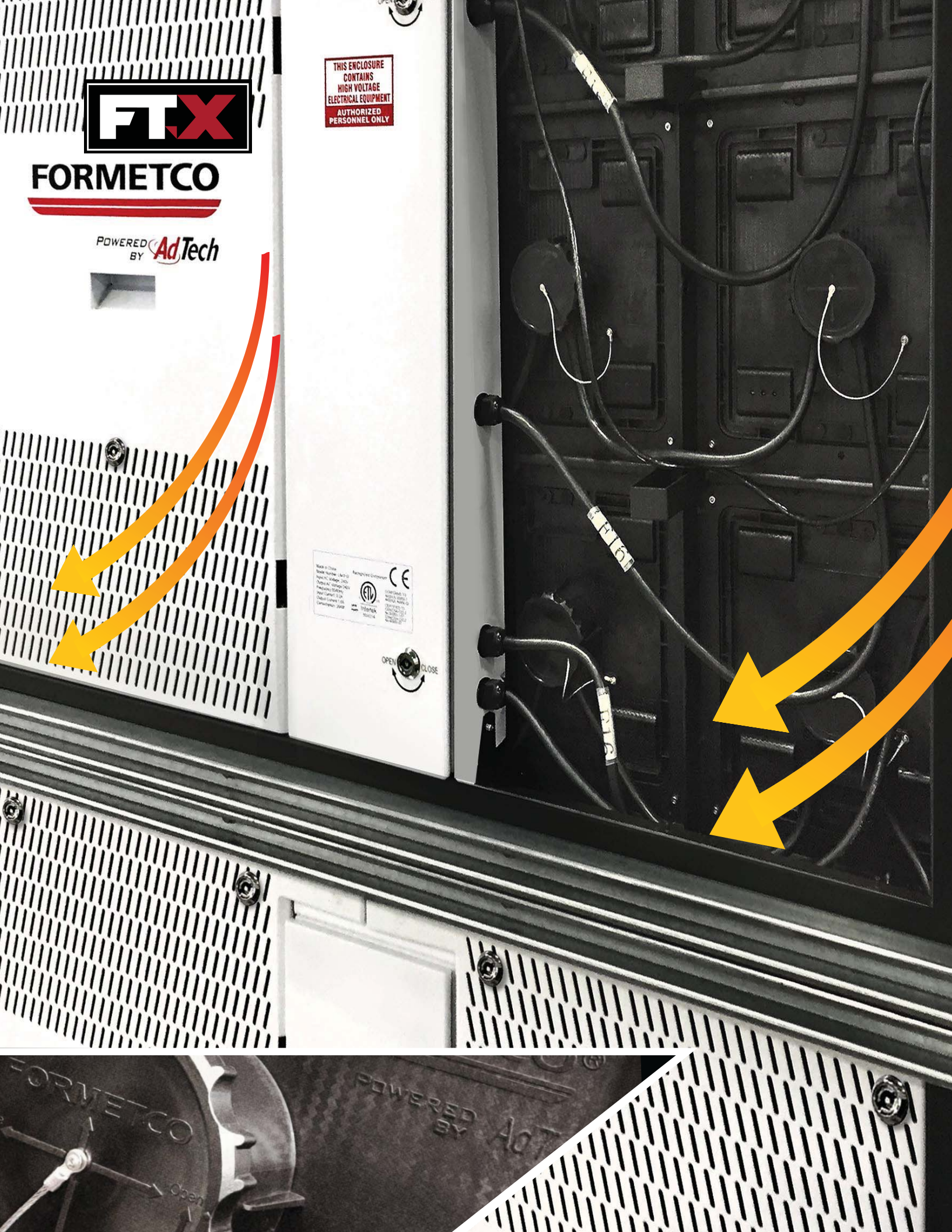
FORMETCO

POWERED BY **AdTech**

THIS ENCLOSURE
CONTAINS
HIGH VOLTAGE
ELECTRICAL EQUIPMENT
AUTHORIZED
PERSONNEL ONLY

Made in China
Model Number: FMT-10
Input AC Voltage: 240V
Output Voltage: 100V
Rated Power: 100W
Rated Current: 1.0A
Compliance: CE, RoHS

OPEN CLOSE





ENGINEERING MADE IT THINNER. INGENUITY MADE IT SIMPLER.

The FTX is engineered to provide the longest useful life, simplest service access and lowest power consumption resulting in the lowest cost of ownership of an LED digital billboard. The FTX is housed in a remarkably thin 5.9" cabinet.

5.9" Ultra-slim cabinet design designed for future upgrades.

5x Power supplies are rated for 5 times longer life than traditional LED billboard power supplies.

7.75 lbs Every square foot of the FTX equates to an impressively light weight.

100% Environmentally cooled modules extend life expectancy and reduce power consumption.

Dual Front and rear access for simple service and installation.

Upright Mounting No spreader bar or horizontal stringers required. Clamps directly to the uprights. The modular cabinets require smaller cranes, can be installed in high wind, and allow easy offloading. Two 14'x48' bulletins can be shipped on a single flatbed.



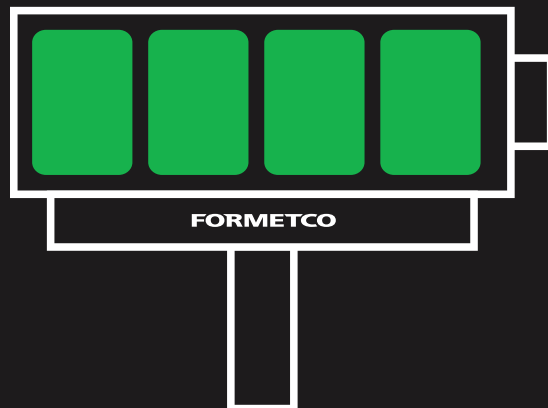
Advertising Content
Design affects power cost – White is produced by turning on the red, green and blue LEDs. Total power is directly affected by the colors used in the advertising content.



LED Screen Brightness
Like any other light source, there is a direct relationship between brightness and power consumption. The brighter the LED screen, the more power the unit uses.



Efficiency of the Power Supply System
Power supply efficiency is measured by the ratio of the incoming AC current to the converted DC current needed to power the LED. The FTX uses a very efficient power supply system that reduces heat, reduces power lost and improves system life and reliability.



The most energy efficient
billboard design.



LED Efficiency

LED efficiency is measured by the ratio of light output to power input to the LED. The more light the LED produces while simultaneously consuming less power, the more efficient the LED. The FTX uses highly efficient LEDs that produce less heat, operate cooler, and last longer.



Thermal Management

This is how heat is dissipated to keep the LED screen operating within an optimal temperature range. Formetco's innovative design eliminates the need for high consumption cooling fans which can use up to 20% of the total power to the Digital Billboard.



Dimming to Ambient

Light Levels A photocell automatically adjusts the brightness of Formetco's LED Digital Billboard based upon the ambient light level at the LED Digital Billboard face.

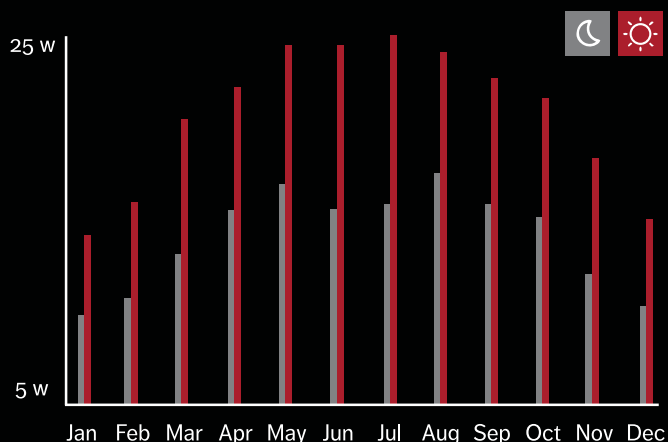
THE FTX ACHIEVES THE LOWEST POWER CONSUMPTION OF ANY DIGITAL BILLBOARD

The FTX sets a new precedent for digital billboard energy consumption, by utilizing the most energy efficient components across the board.

Estimated Monthly Electrical Cost:*

Size:	FTX:	Industry Average:	10-Year Savings:
14' x 48'	\$ 217	\$ 293	\$ 9,120
10'6" x 36'	\$ 123	\$ 167	\$ 5,280
Poster	\$ 73	\$ 99	\$ 3,120

Estimated Electrical Consumption:*



FORMETCO'S DIGITAL PRODUCT ASSURANCE

The FTX is backed up by more than just premium engineering, it also is supported with the ultimate peace of mind. We build on that by backing it up with Formetco's performance assurance.

Industry's Premiere 10 Year Brightness Warranty



BACKED BY FORMETCO'S
PERFORMANCE  ASSURANCE

We want to ensure that you have the same quality for the life of your LED billboard. We can gradually increase the NIT output of the LEDs to the maximum 10,000 capability, which maintains a consistent brightness level verifiable with an NIT gun.

Personal Peace-of-Mind Coverage

5 Year

Standard parts warranty coverage.

1 Year

Standard on-site labor coverage with a Formetco trained technician.

365 Days

Year round field ready technical support, including weekends and holiday coverage.

24 Hour

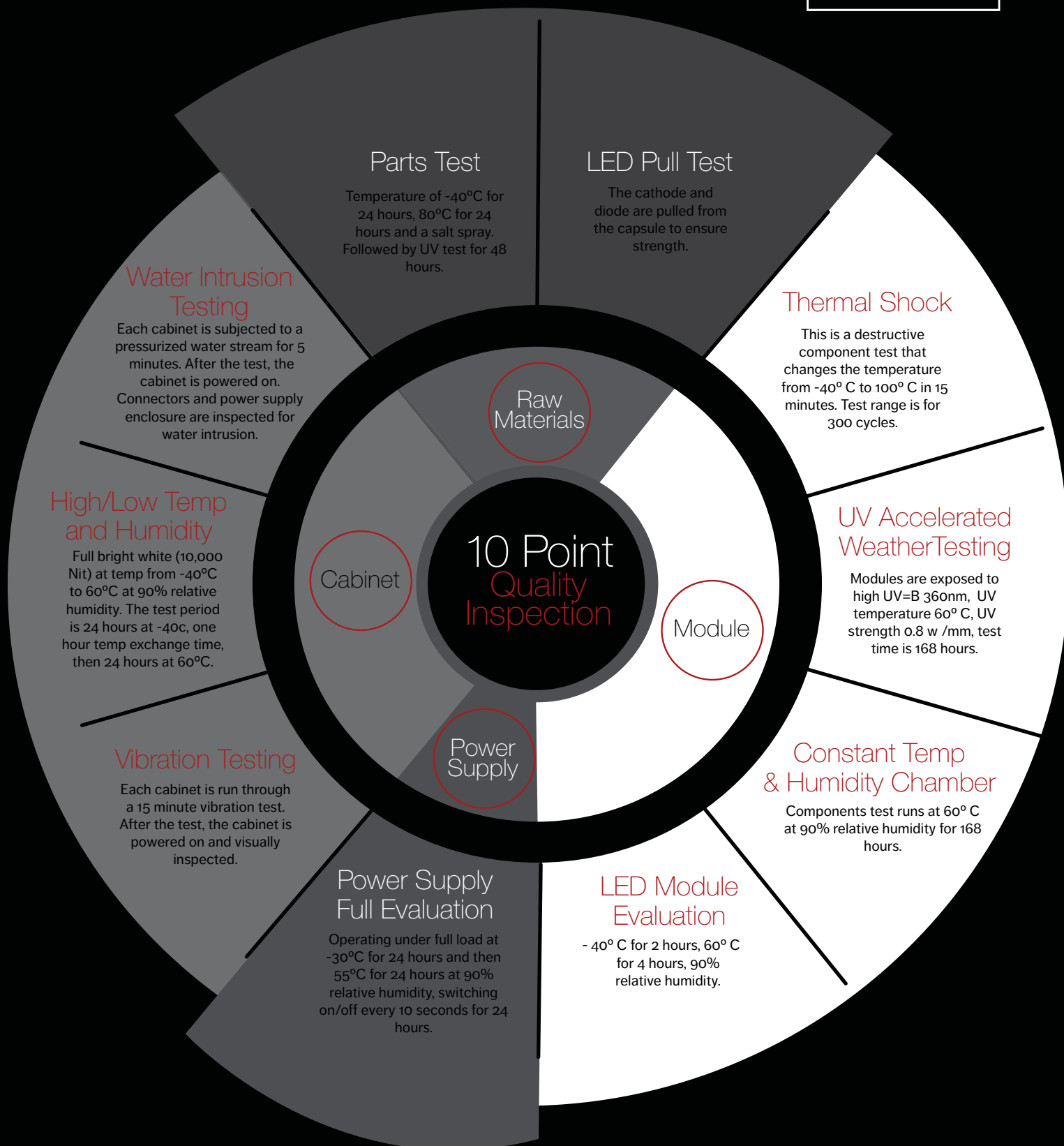
Trained call center to get you the support you need.

10 Years

Genuine Formetco FTX parts availability 10 years from the date of last model shipped.

Multiple

Additional parts and labor warranties available upon request.





Continuous Diagnostics and Monitoring



Intelligent Safeguards

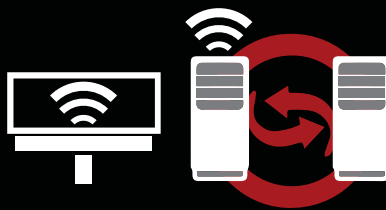
Without



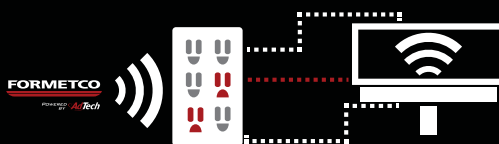
With



Redundant Signal Data - Using bi-directional signal cables the FTX assures your digital billboard will retain maximum readability in the event of a signal loss.



Secondary Stand-By PC - In the event of a PC failure, the secondary PC immediately connects to the Formetco server to download the latest schedule and sign content. At around 60 seconds the display is back up and running with current schedule, including real time data files. A diagnostic alert is generated informing you the secondary PC has taken over and the sign is functioning normally.



The CPS 100 - An intelligent power switch designed by Formetco. Every FTX Digital Billboard has a CPS100 installed. The unit has outlets that are uniquely programmed based on their function. The PC sends data to the CPS100 periodically as a keep-alive signal. If the signal is not received, the CPS100 power cycles the unit that has not responded.



SmartLink® Integration - Designed to remotely control and monitor display power, the SmartLink provides a bidirectional communication path to Formetco's digital billboards. Its remote shutdown and startup feature is useful during inclement weather, such as a hurricane, or to comply with local ordinances and it saves outdoor operators money by eliminating service visits to restore lost communications offering a faster ROI for outdoor companies.

The Industry Xperts

Formetco's Digital Campus

Formetco engineers and builds all of our LED digital product lines from our Digital Campus. Along with our Digital Monitoring Center, service team and mission control all of your digital sign projects are managed by trained professionals.



It is not uncommon for our customers to bring their customers to tour our facility, to learn more about the benefits of Digital Outdoor. We are located just 20 minutes north of Atlanta, Georgia making it a convenient trip for most.

We offer on-site training and support directly from our facility or remotely via a webinar.

Financing Options

Typically, financing an LED digital billboard is a non-traditional loan, and often complicated or misunderstood by traditional lenders. Formetco offers exclusive financing options. We understand the LED digital billboard industry, and offer a wide range of customized leasing or financing options.
www.formetco.com/financing.

Formetco's Pro-Services

In addition to a great looking LED screen, we offer assistance to ensure your content is on-time and looks great. Our pro-services packages are custom tailored for various sized organizations. A team of highly skilled professionals offer out-of-the-box concepts and reduces your organization's overhead.



Permitting & Zoning Support

Determining if your location is eligible for a digital billboard is the first step in the process. If you need permit guidance, Formetco has relationships with permit experts in your area that can make the process painless. Your Formetco representative can help you with a library of industry support documents, studies, and strategies to help you through the process. We regularly attend zoning meetings at billboard locations at night to explain and measure brightness, to show either for zoning code development or code compliance the effect of the light generated from a digital billboard. Formetco representatives can support your zoning meetings with light studies of your location, safety studies and Emergency Alert Information such as Amber Alerts and Critical Weather Alerts.

Ground Leasing Support

When you have questions such as "What are common practices," and "What is the best approach," your Formetco sales representative has the answers for you.

Site Survey

You have put a lot of work into getting your permit and lease, therefore, make sure that you are putting up the digital billboard that best fits your location. There are many factors in determining what you put up. Your Formetco representative can do a site visit to help you determine structure height, display size, display resolution, and angle of read.

Industry Resources

When it comes time to construct your digital display, just sit back and relax. Formetco has worked with the industry's top fabricators and installers for nearly half a century. We can connect you with billboard attorneys, installers and fabricators. If you need someone to sell the space, Formetco can introduce you to the best independent sales agents in your area.

Project Management

Coordinate project from order to power up of display. Coordinate efforts from engineers to fabricators to installers.

Ad Sales Training & Support

- Customized Ride Sheets
- Sample Sales Contracts
- OAAA Posting Calendar
- Creative Guidelines
- Customized Sales Presentations
- Rate and Occupancy Sheets
- In person sales training

Digital Recycling Program

We are there with you every step of the way. From selecting the right product to responsibly disposing of older digital billboards.





Formetco XD™ Mobile Companion App

Formetco XD connects you with digital outdoor like never before. View training videos of your Formetco digital billboards. Browse a library of digital billboard artwork. Monitor your digital billboard's status remotely. Design and share ride comps and access a library of additional resources and tools designed to bring a personal experience to digital outdoor. www.formetco.com/xd



FORMETCO®

POWERED BY **AdTech**

ONE SOURCE OUTDOOR™



Connect With Us:

Sales and Customer Service:

Toll Free:	(800) 367-6382
Northeastern USA:	(678) 951-1158
Southeastern & North Central USA:	(678) 951-1118
Midwestern USA:	(678) 951-1156
Western USA:	(770) 476-7000
Puerto Rico:	(678) 951-1118
Outside the USA:	+001-770-476-7000

Technical Support and Service:

24 Hour Service Line:	(800) 204-4386
-----------------------	----------------

Email:

sales@formetco.com
service@formetco.com

Web:

www.formetco.com/FTX

Corporate Address:

Formetco Incorporated
2963 Pleasant Hill Road
Duluth, GA 30096 USA

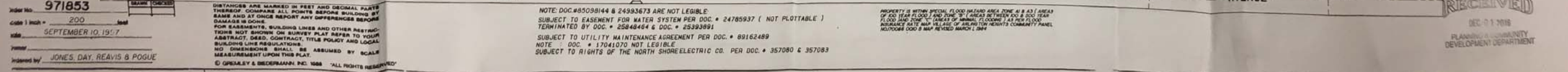
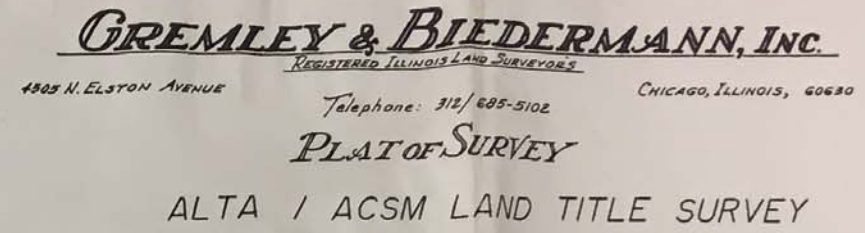
Social Networks:



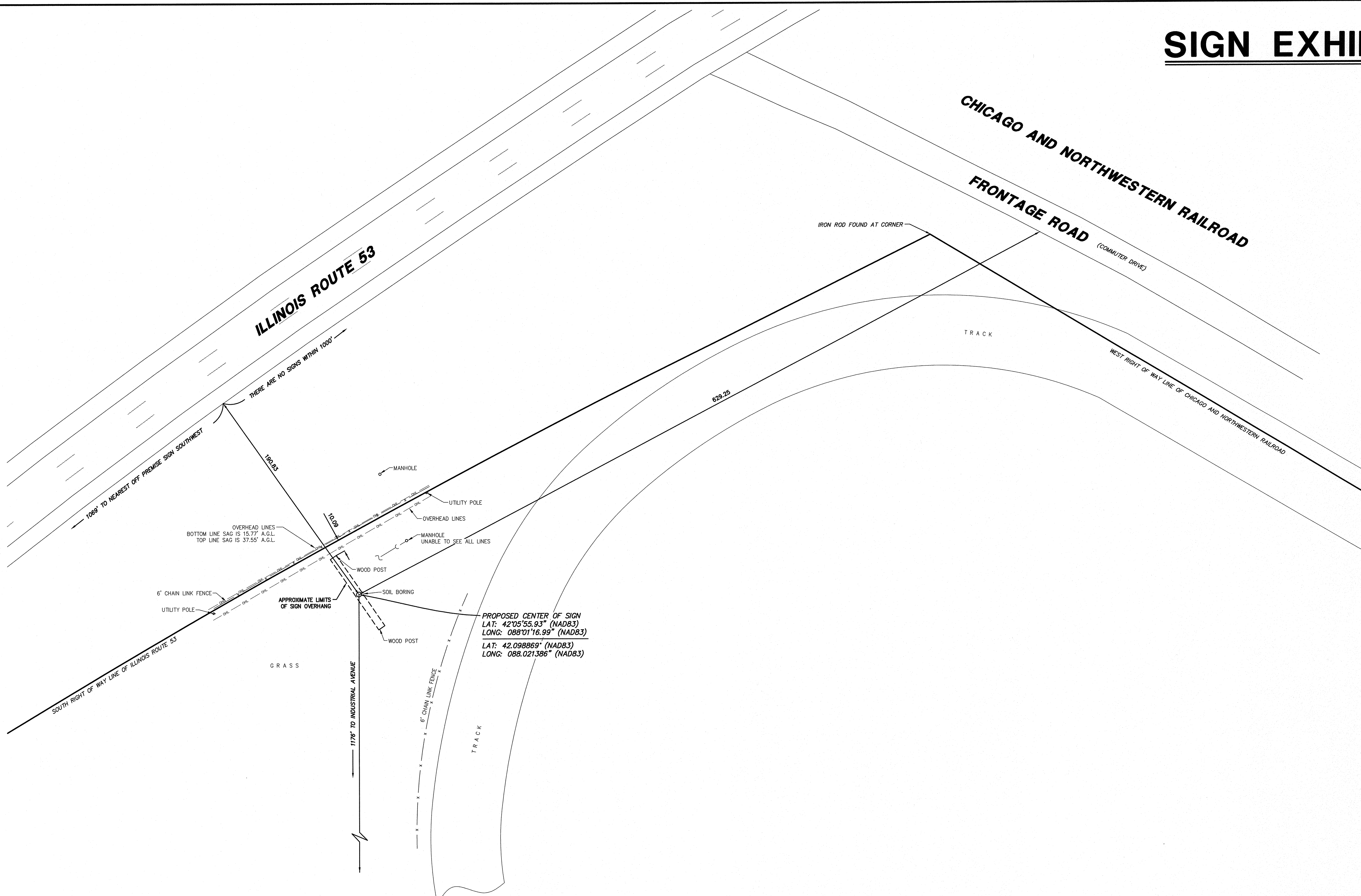
FORMETCO®

POWERED
BY **AdTech**

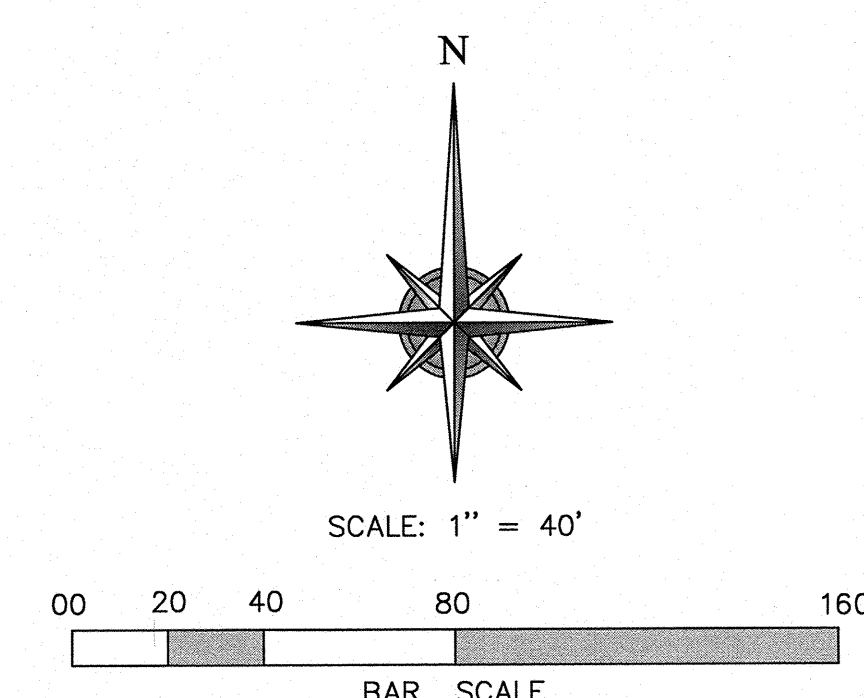
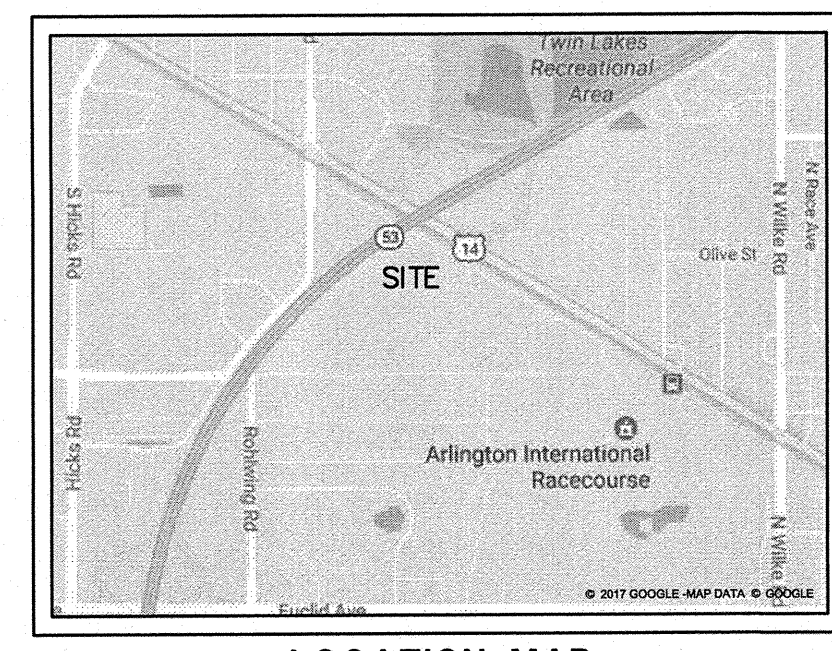
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SIGN EXHIBIT



LEGEND			
PROPERTY LINE	TYPICAL SIGN	UTILITY POLE	
CENTER LINE	FLARED END SECTION	TELEPHONE VAULT	
EASEMENT LINE	CLOSED MANHOLE	GUARDRAIL	
BUILDING SETBACK	OPEN GRATE MANHOLE	GLY WIRE ANCHOR	
RECORD DATA	BEEHIVE GRATE MANHOLE	CONTOUR LINE	
	GUTTER FRAME	TREE LINE / HEDGE LINE	
	VALVE VAULT	EDGE GRAVEL/STONE	
	FIRE HYDRANT	FENCE LINE	
	B-BOX / SERVICE VALVE	STORM SEWER	
	POST LIGHT/GROUND LIGHT	SANITARY SEWER	
	AREA LIGHT	COMBO SEWER	
	STREET LIGHT	WATER SERVICE LINE	
	TRAFFIC SIGNAL	WATERMAIN	
	MAST ARM SIGNAL	OVERHEAD LINE	
	HANDHOLE (electric/traffic)	FIBER OPTIC LINE	
	GAS METER	GAS LINE	
	ELECTRIC METER	U.G. TELCO LINE	
	PEDESTAL (telco,elec,cable)	U.G. ELECTRIC LINE	
EVERGREEN/DECIDUOUS WITH SIZE IN INCHES			
SHRUB/SHRUB LINE			
MONITOR WELL			
GAS VALVE			



NOTES:

1. FIELD WORK COMPLETED: 12/29/16
2. EXHIBIT PREPARED WITHOUT THE AID OF A TITLE REPORT. REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HEREON.
3. SURVEY PREPARED FOR: ARLINGTON INTERNATIONAL RACECOURSE
4. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
5. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE W-T LAND SURVEYING, INC. DO HEREBY DECLARE THAT THIS SIGN EXHIBIT WAS MADE UNDER OUR DIRECTION AND SUPERVISION.

GIVEN UNDER OUR HAND AND SEAL THIS 5TH DAY OF JANUARY A.D. 2017 AT HOFFMAN ESTATES, ILLINOIS.

W-T LAND SURVEYING, INC. ILLINOIS

FRANJO I. MATCIG - PLS. #035-003556 EXPIRES 11/30/2018 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004387

FRANJO I. MATCIG
035-003556
HOFFMAN ESTATES
ILLINOIS
STATE OF ILLINOIS

SCALE : 1"=40'

DRAWN : KCH

BOUNDARY : N/A

FIELD WORK : BSA

CHECK : FIM

JOB : S16234

SHEET S-1

OF ONE SHEETS

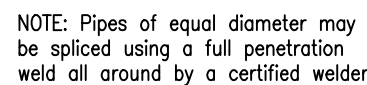
ARLINGTON INTERNATIONAL RACECOURSE
2200 W. EUCLID AVENUE
ARLINGTON HEIGHTS, ILLINOIS

W-T LAND SURVEYING, INC.
LAND AND CONSTRUCTION SURVEYORS
2675 PULASKI AVENUE
HOFFMAN ESTATES, ILLINOIS 60192
PH: (224) 760-0000 FAX: (224) 255-0444
ILL. LICENSE NO.: 184-004387 Exp. 04/30/18
COPYRIGHT © 2017 W-T LAND SURVEYING, INC.

REVISIONS

DATE

BY



ALTERNATE BACKHOED FOUNDATION

NOTE: Cube footings require reinforcing mats, No.6 re
 @ 12" MAX. C/C, both directions, all 6 faces.



for Single Face or Back to Back

794

ALL STEEL 
STRUCTURES, INC.
"The logical Choice"

16301 Vincennes— South Holland, IL 60473—2017
1-800-621-1759

Job No. _____ Date: _____

20' X 60'
ADVERTISING STRUCTURE
CENTERMOUNT
DIGITAL BOARD READY
75-100' OAH
2012 IBC-115MPH, EXP C.
Risk Category II

DRAWING No. 13819WB12J2

CUSTOMER _____

LOCATION _____

ENG EES CAD XQ

DATE R6/4/2015

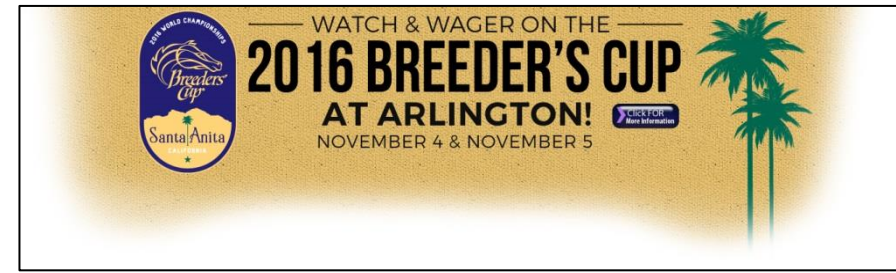
NOTE:

- Design Building Code is 2012 IBC, 115 MPH EXP C. and Risk Category II.
- Designed to hold an additional dead load of 15,000 lbs on each sign face evenly distributed, total 30,000 lbs on (2) faces.
- Structural steel to be fabricated and erected according to latest A.I.S.C. specifications and standard practices.
- Welding shall be in accordance with A.W.S. standards.
- Bolts shall be A325 with minimum of two per connection unless otherwise noted.
- Pipe shall conform to ASTM A500 grade B (unless noted).
- Structural steel shall conform to ASTM A-36. W shapes shall conform to ASTM A992.
- Concrete shall attain a minimum compressive strength of $f_c = 3000$ psi in 28 days.
- Concrete reinforcing steel shall conform to ASTM A615 grade 60.
- Welded wire fabric shall conform to ASTM A185.
- All steel is to receive one coat of steel primer.
- All steel is to receive one coat of industrial enamel paint.
- Contractor to insure all work is performed in accordance with federal, state and local ordinances.
- Footing designed/based on soil conditions of gravel, sandy gravel (200 psf/ft of depth) or better.
- The contractor shall verify all dimensions and conditions in the field prior to erection and notify the engineer of any discrepancies.

This is an original unpublished drawing, it is not to be reproduced, copied or exhibited in any fashion without written permission of ALL STEEL STRUCTURES INC.

EES#: 69401

Samples of Arlington Racecourse Advertisements for Possible Display on the Sign





Sample of similar sign and mount. *Not actual sign to scale.

EXISTING SIGNAGE AT PROPERTY AS OF 12/1/16



GATE 9 ROHLING RD



GATE 9 ROHLING RD



EUCLID AVENUE MAIN ENTRANCE



EUCLID AVENUE MAIN ENTRANCE



EUCLID AVENUE TRACKSIDE



EUCLID & WILKE CORNER SIGN



EUCLID & WILKE CORNER SIGN



WILKE ROAD FENCE BANNER



WILKE AVENUE GATE 1 NEAR METRA LOT



WILKE AVENUE GATE 1 NEAR METRA LOT

- d. 1set - Color photographs of subject property and surrounding properties: 3 sites to the left, 3 sites to the right, and 3 sites across the street. Color photos of any existing signage.



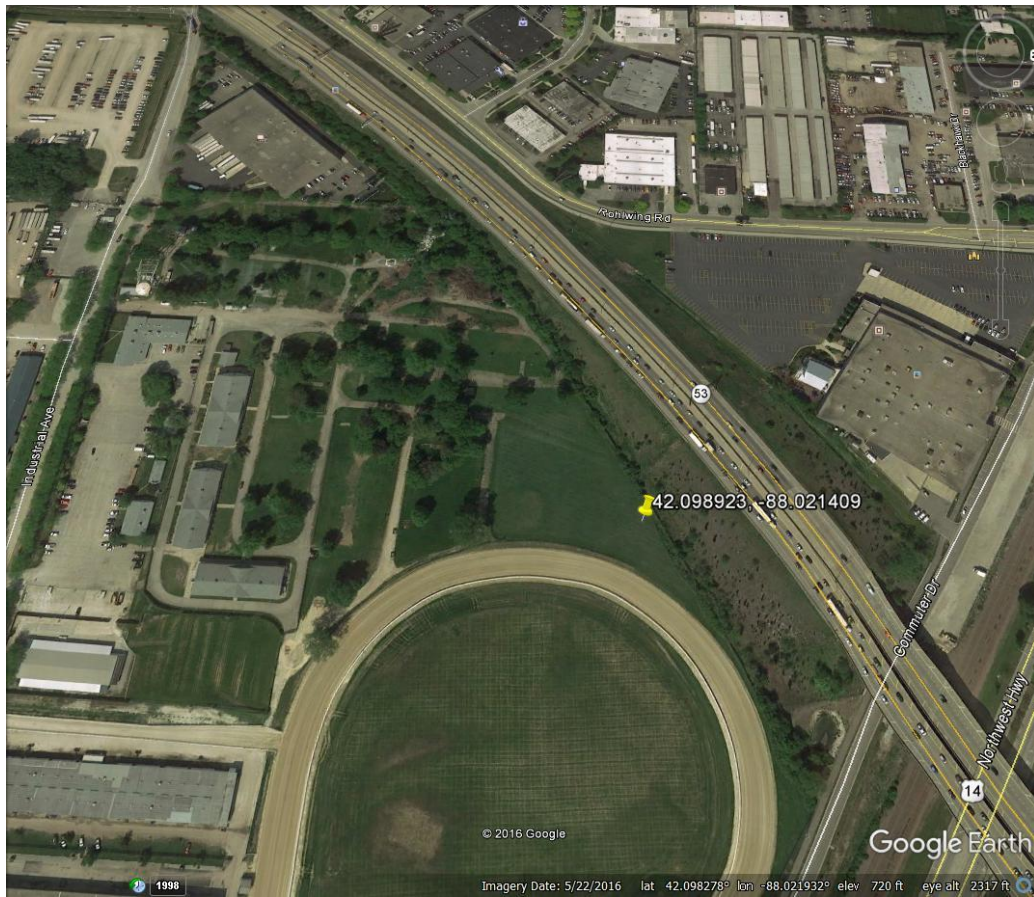
ROUTE 53 DRIVING STREET VIEW FACING SOUTH



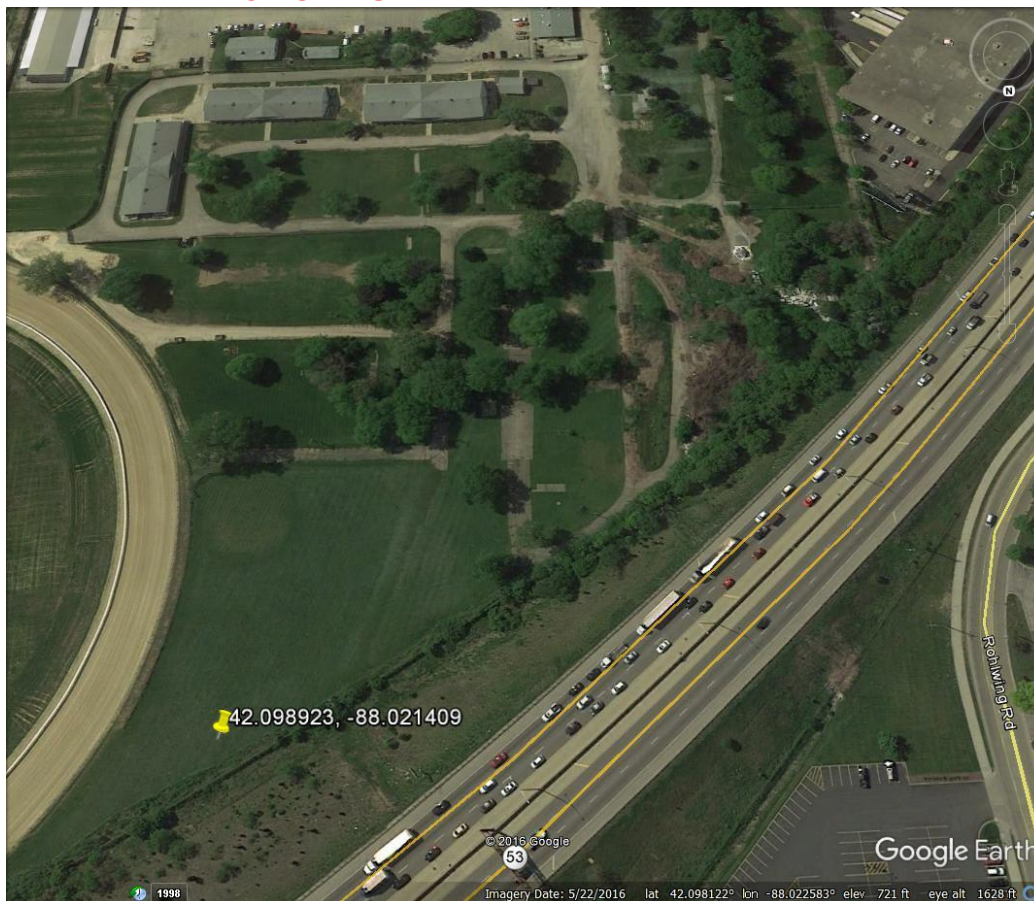
STREET VIEW NORTH FROM SIGN LOCATION



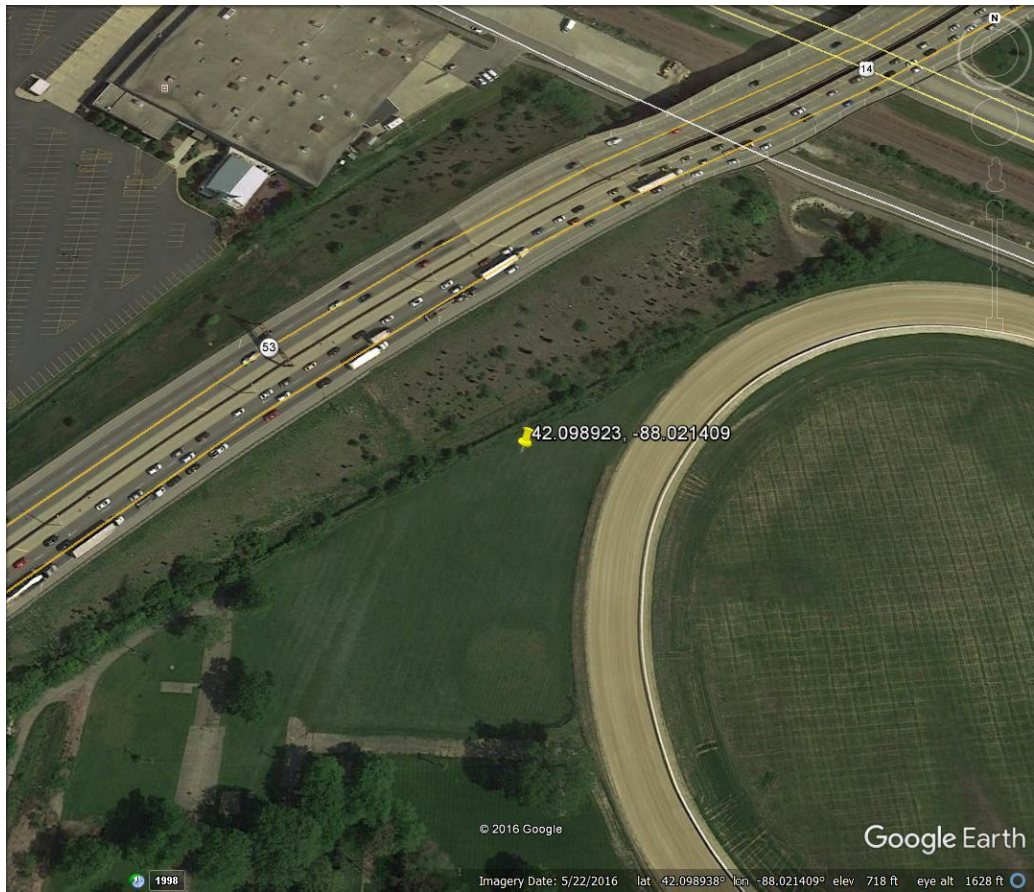
STREET VIEW FACING EAST AT SIGN LOCATION



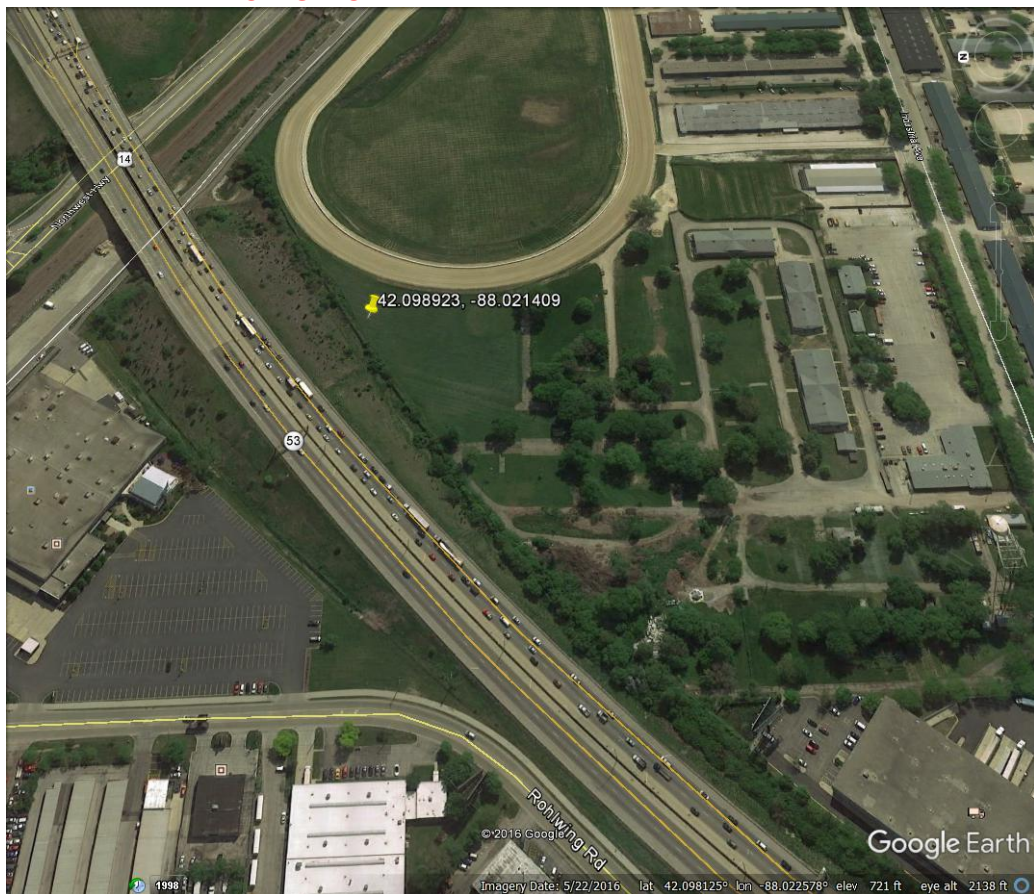
AERIAL VIEW FACING WEST



AERIAL VIEW FACING SOUTH



AERIAL VIEW FACING NORTH



AERIAL VIEW FACING EAST



AERIAL VIEW



DRAFT SIGN LOCATION DRIVING SOUTH ON RT53 VIEW 1



DRAFT SIGN LOCATION DRIVING SOUTH VIEW 2



DRAFT SIGN LOCATION DRIVING NORTH ROUTE 53 VIEW 1



DRAFT SIGN LOCATION DRIVING NORTH ROUTE 53 VIEW 2



SIGN LOCATION NORTH VIEW GROUND LEVEL



SIGN LOCATION WEST VIEW GROUND LEVEL



SIGN LOCATION SOUTH VIEW GROUND LEVEL

- e. 1- Written list of all sign materials. (See attached SAMPLE on Page 7)
COMPLETE MANUFACTURER MANUAL INCLUDED
– FILE NAME: FTX DIGITAL BILLBOARD.PDF



Item: DC#16-145 - Arlington Heights Police Station - 200 E. Sigwalt St. - Public Land

Department: Planning & Community Development

Requested Action(s):

1. Approval of the proposed architectural design for a new Police Station building.

Recommendation:

It is recommended that the Design Commission approve the proposed design for the new Police Station building to be located at 200 E. Sigwalt Street. This recommendation is subject to compliance with the plans received 2/3/17, Exterior Material List dated 2/9/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits
Plat of Survey	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Heights Police Station
Project Address: 200 E. Sigwalt Street
Prepared By: Steve Hautzinger

Date Prepared: February 9, 2017

Requested Action(s):

1. Approval of the proposed architectural design for a new Police Station building.

PETITIONER INFORMATION:

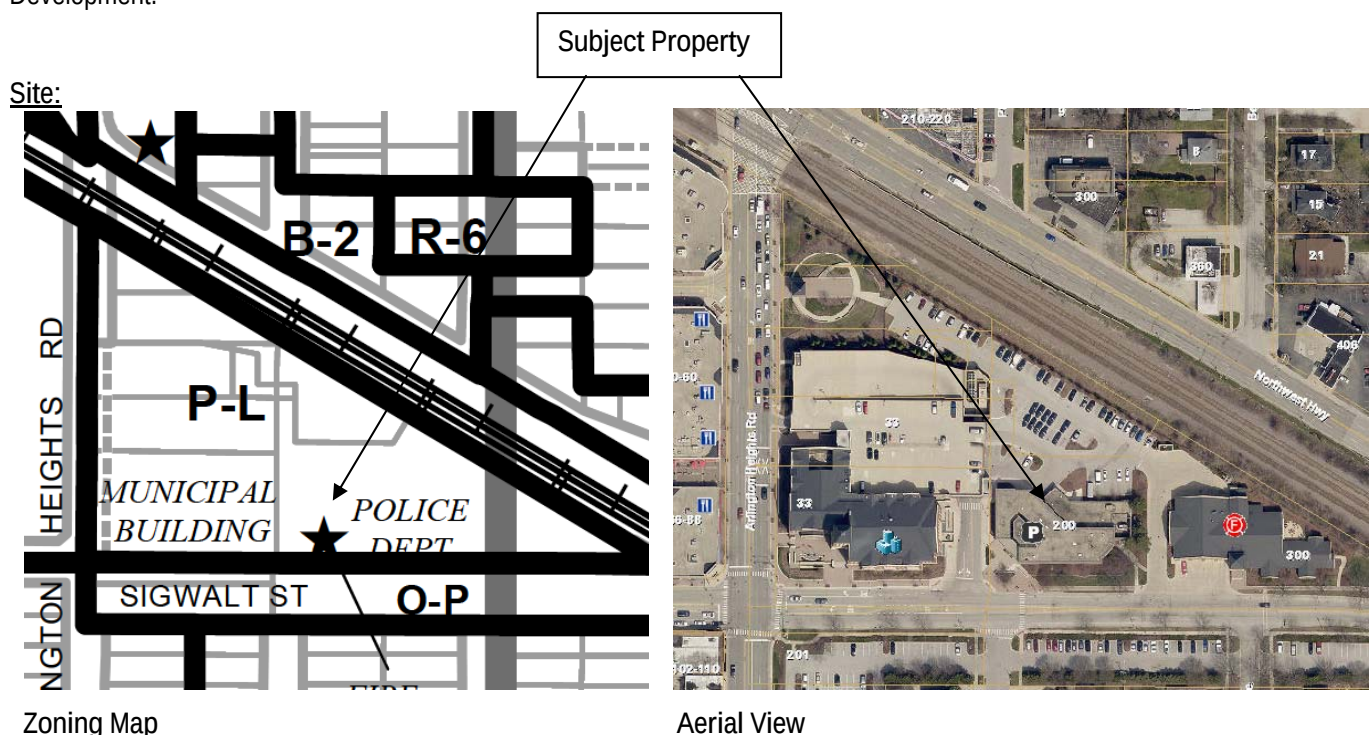
DC Number: 16-145
Petitioner Name: Charles Witherington-Perkins
Petitioner Address: Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
Meeting Date: February 14, 2017

ANALYSIS

Summary:

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

The existing Arlington Heights Police Station building is deteriorating and no longer adequately serves the operational needs of the Police Department. The Village is proposing to demolish the existing Police Station building and build a new two-story Police Station building in the same location on the Municipal Campus. The new building includes a partial basement level and will be a approximately 70,500 sf, plus an enclosed garage for police vehicles. The scope of the project includes redevelopment of the site located behind the Police Station and new landscaping throughout the Police Station site. The site is zoned P-L, Public Land, and this project requires Plan Commission review and Village Board approval for amendment to the existing Planned Unit Development.



Architectural Design:

The proposed design for the new Police building is intended to complement, but not copy, the existing adjacent Village Hall and Fire Station buildings, the designs of which were inspired by Richardsonian architecture. Common design elements proposed on the new Police building and throughout the Municipal Campus include: pitched roofs, gabled walls, textured stone base, arched features, and entry towers.

This project received a preliminary Design Commission review on December 13, 2016. At that time, Design Commission feedback was as follows:

1. Overall, the Design Commission supported the proposed architectural style for the Police Station. The appearance and massing work well with the Municipal Campus.
2. Further study of the roof area on the front of the building was encouraged to visually break it up, and the Commission requested to see photos of similar style historic buildings, such as Chicago Park District buildings.
3. The Commissioners felt that there was too much stone on the side gable bump-outs, and it was noted that the west side gable competed too much with the main entry tower feature.
4. Some concern was expressed about the Community Room façade competing with the main tower entry feature as the focal point / main building entrance.

In response to these comments, the following design revisions have been made:

1. The eyebrow dormers were moved up from the edge of the roof to the middle of the roof, and they were respaced to create a better balance and visually break up the large pitched roof.
2. Legat Architects has provided inspiration images from historic Richardsonian buildings, existing buildings in Downtown Arlington Heights, and past Legat projects.
3. The window arrangements on the side elevations have been revised, and the amount of stone has been reduced.
4. The proportions of the main entry tower and Community Room gables have been further refined to establish a hierarchy of importance on the entrance tower.
5. A landscape and hardscape plan has been developed, which highlights the entrance to the building.

Overall, the proposed design for the new Police building will fit in very well with the existing Village Hall, but it will have its own unique identity established through the use of different detailing and different exterior materials.

Mechanical Unit Screening:

There will be no mechanical equipment visible on the roof, and all exterior mechanical equipment will either be recessed in wells, or screened with landscaping.

Landscaping:

The landscape plan includes a variety of shrubs and perennials that will fit in well with the existing landscaping on the Municipal Campus. A highlight of the landscape design is a series of curving landscape walls which will serve to protect the new Police building as well as to add interest to the landscape design.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed design for the new Police Station building to be located at 200 E. Sigwalt Street. This recommendation is subject to compliance with the plans received 2/3/17, Exterior Material List dated 2/9/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other

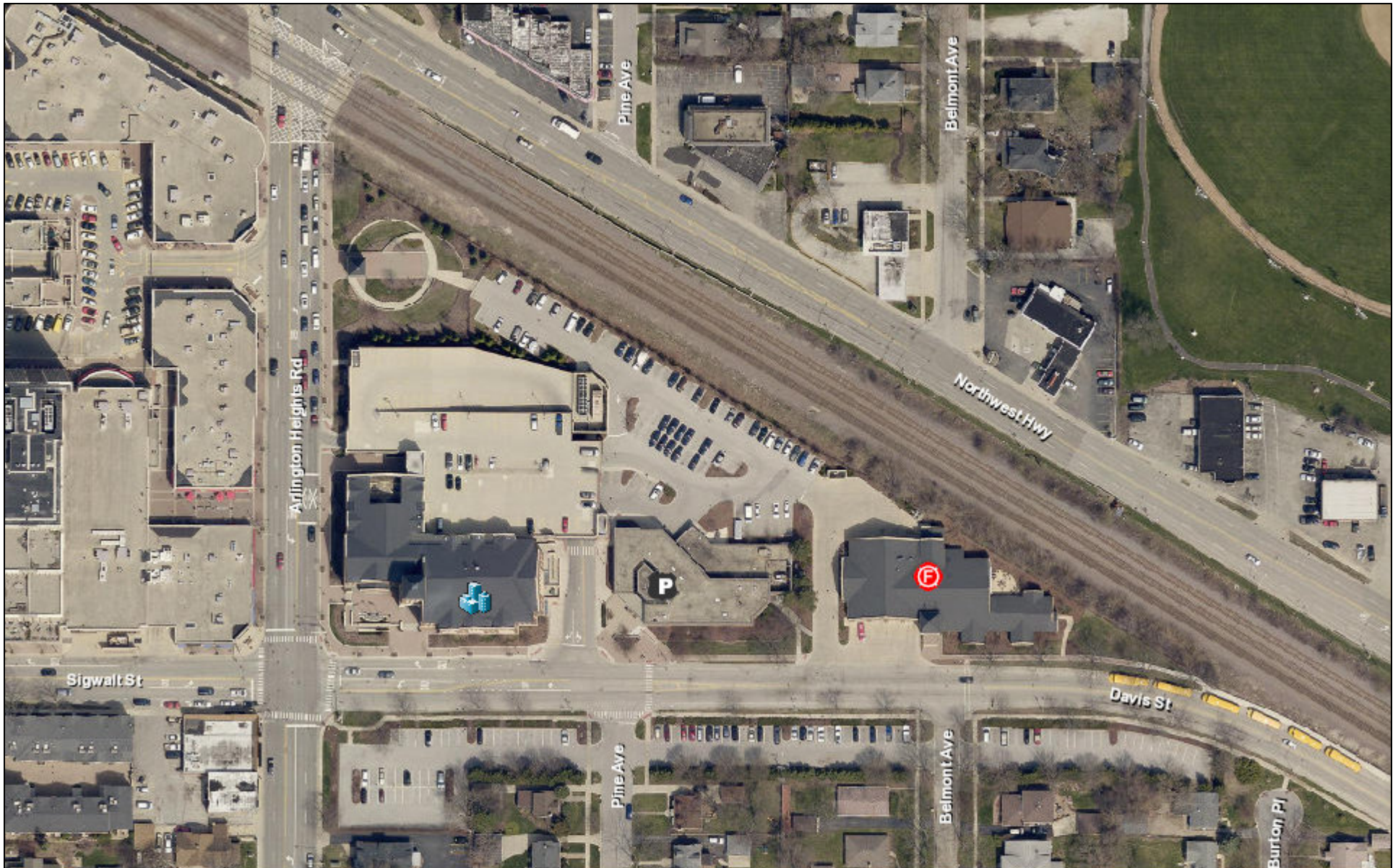
impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. 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.

February 9, 2017

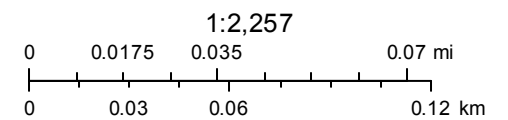
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-145

Village of Arlington Heights, Municipal Campus



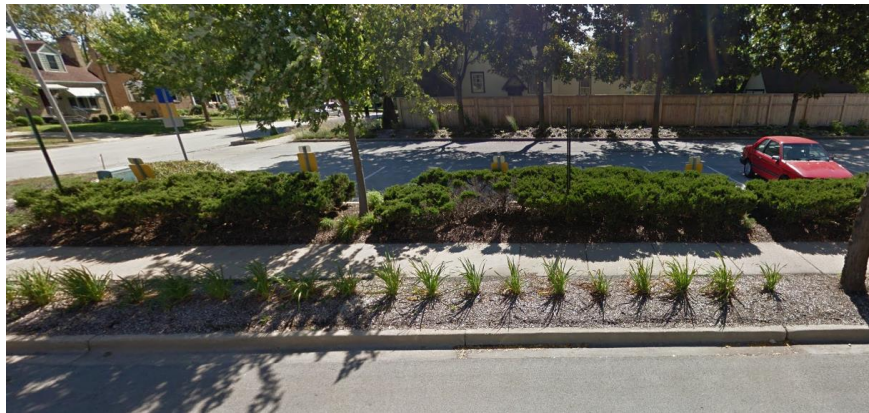
May 27, 2014



ARLINGTON HEIGHTS ROAD



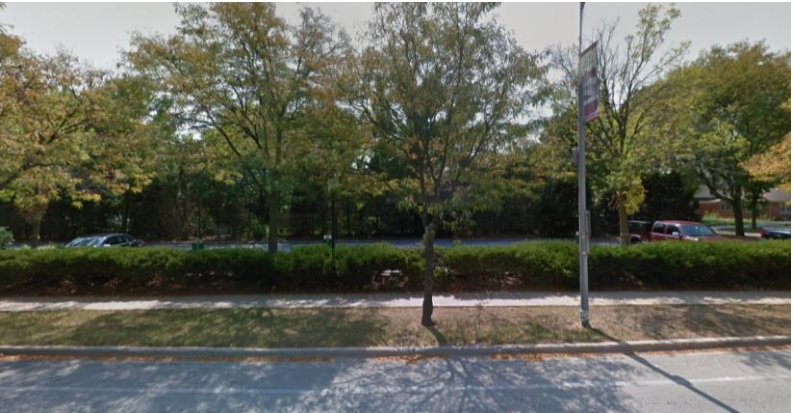
SIGWALT STREET



PINE AVENUE



BELMONT AVENUE



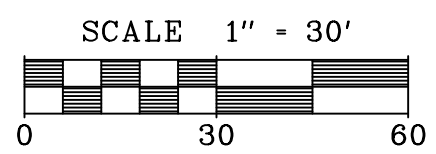
PARKING STALL SUMMARY	
EXTERIOR PARKING LOT	50 SPACES
INTERIOR PARKING AREA	28 SPACES
TOTAL PARKING SPACES	78 SPACES

- MWRD GENERAL NOTES
- A. REFERENCED SPECIFICATIONS
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
 - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE;
 - THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
 - IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

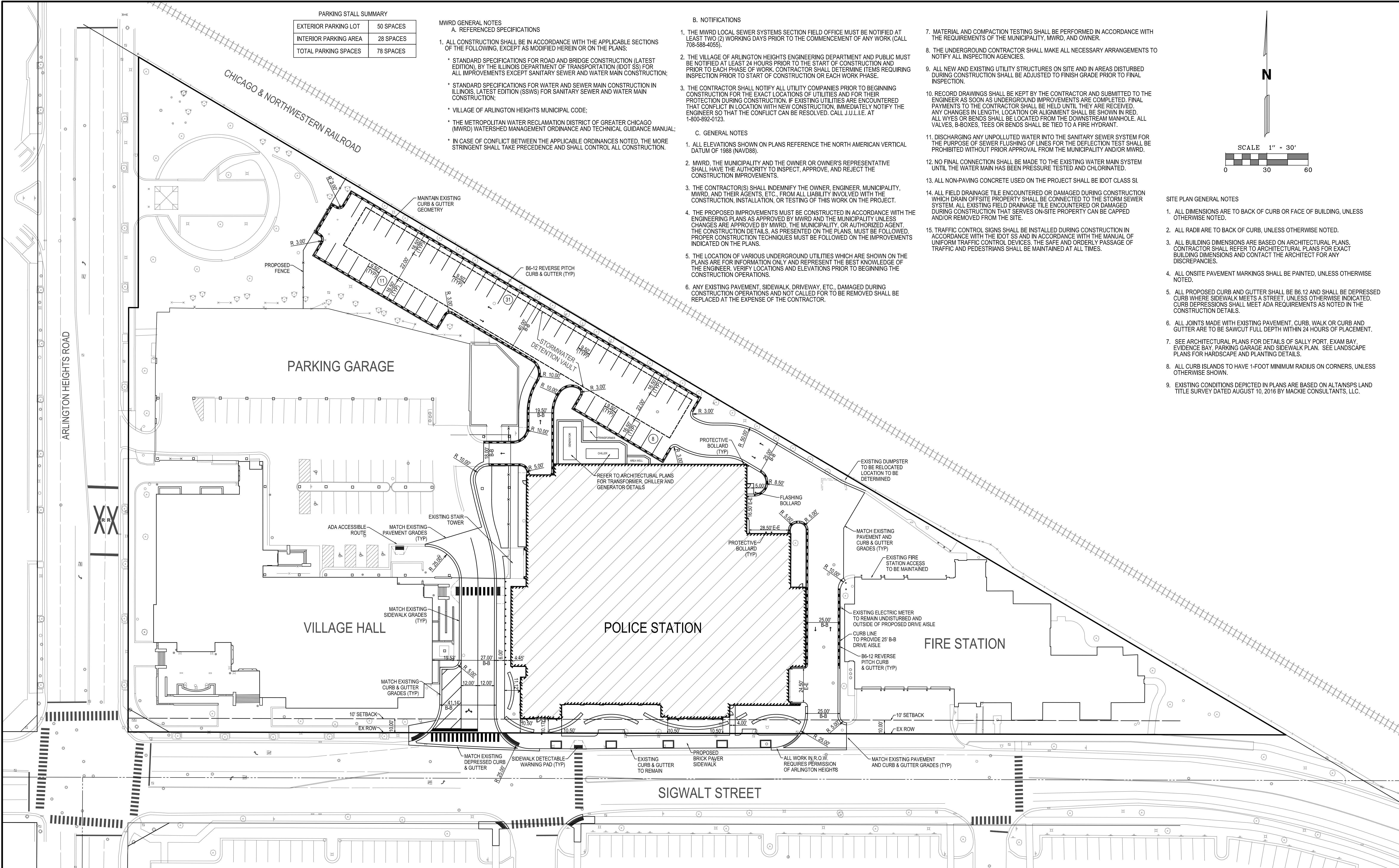
- B. NOTIFICATIONS
- THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
 - THE VILLAGE OF ARLINGTON HEIGHTS ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
 - THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.
- C. GENERAL NOTES
- ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
 - THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
 - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
 - THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
 - ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

- MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
- THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
- RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.
- DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY AND/OR MWRD.
- NO FINAL CONNECTION SHALL BE MADE TO THE EXISTING WATER MAIN SYSTEM UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED AND CHLORINATED.
- ALL NON-PAVING CONCRETE USED ON THE PROJECT SHALL BE IDOT CLASS SI.
- ALL FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION WHICH DRAIN OFFSITE PROPERTY SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. ALL EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION THAT SERVES ON-SITE PROPERTY CAN BE CAPPED AND/OR REMOVED FROM THE SITE.
- TRAFFIC CONTROL SIGNS SHALL BE INSTALLED DURING CONSTRUCTION IN ACCORDANCE WITH THE IDOT SS AND IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS SHALL BE MAINTAINED AT ALL TIMES.

- SITE PLAN GENERAL NOTES
- ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 - ALL RADII ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
 - ALL BUILDING DIMENSIONS ARE BASED ON ARCHITECTURAL PLANS. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT THE ARCHITECT FOR ANY DISCREPANCIES.
 - ALL ONSITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
 - ALL PROPOSED CURB AND GUTTER SHALL BE B6-12 AND SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE INDICATED. CURB DEPRESSIONS SHALL MEET ADA REQUIREMENTS AS NOTED IN THE CONSTRUCTION DETAILS.
 - ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.
 - SEE ARCHITECTURAL PLANS FOR DETAILS OF SALLY PORT, EXAM BAY, EVIDENCE BAY, PARKING GARAGE AND SIDEWALK PLAN. SEE LANDSCAPE PLANS FOR HARDSCAPE AND PLANTING DETAILS.
 - ALL CURB ISLANDS TO HAVE 1-FOOT MINIMUM RADIUS ON CORNERS, UNLESS OTHERWISE SHOWN.
 - EXISTING CONDITIONS DEPICTED IN PLANS ARE BASED ON ALTA/NSPS LAND TITLE SURVEY DATED AUGUST 10, 2016 BY MACKIE CONSULTANTS, LLC.



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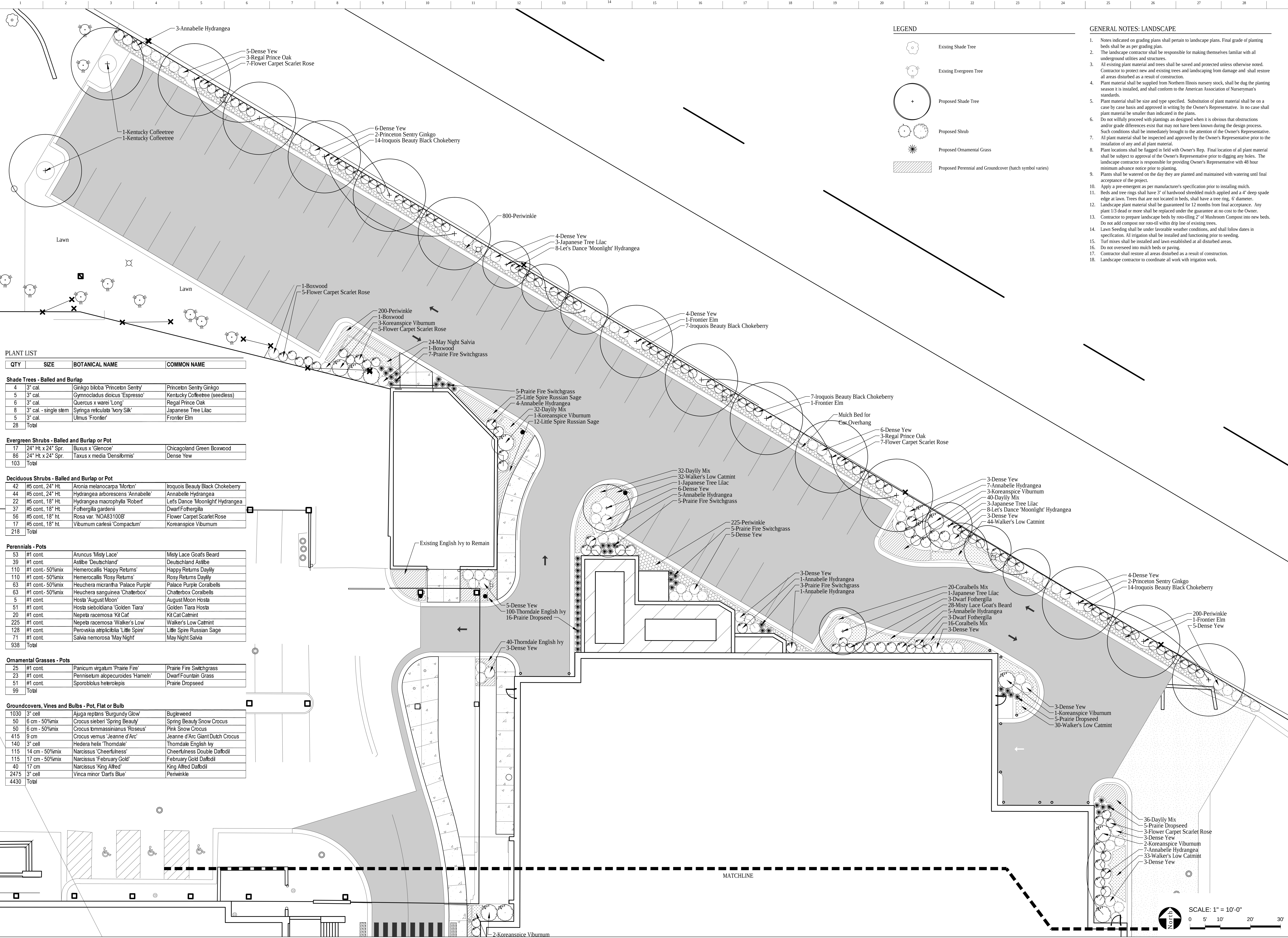
Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
VILLAGE OF ARLINGTON HEIGHTS
200 EAST SIGWALT STREET
ARLINGTON HEIGHTS, ILLINOIS 60005
PHONE: 847-368-5250

DESIGNED	KJM
DRAWN	MSR
APPROVED	KJM
DATE	01/04/2017
SCALE	1" = 30'
DATE	01-27-17
DESCRIPTION OF REVISION	REVISED PER VILLAGE COMMENTS
DATE	01-27-17
DESCRIPTION OF REVISION	REVISED PER VILLAGE COMMENTS

PRELIMINARY OVERALL SITE PLAN
ARLINGTON HEIGHTS POLICE STATION
ARLINGTON HEIGHTS, ILLINOIS

SHEET
C-101
PROJECT NUMBER: 2930
© MACKIE CONSULTANTS, LLC, 2017
ILLINOIS FIRM LICENSE 184-002694



Landscape Plan

VILLAGE OF
ARLINGTON
HEIGHTS

NEW POLICE
STATION

200 EAST SIGWALT STREET
ARLINGTON HEIGHTS
ILLINOIS 60005

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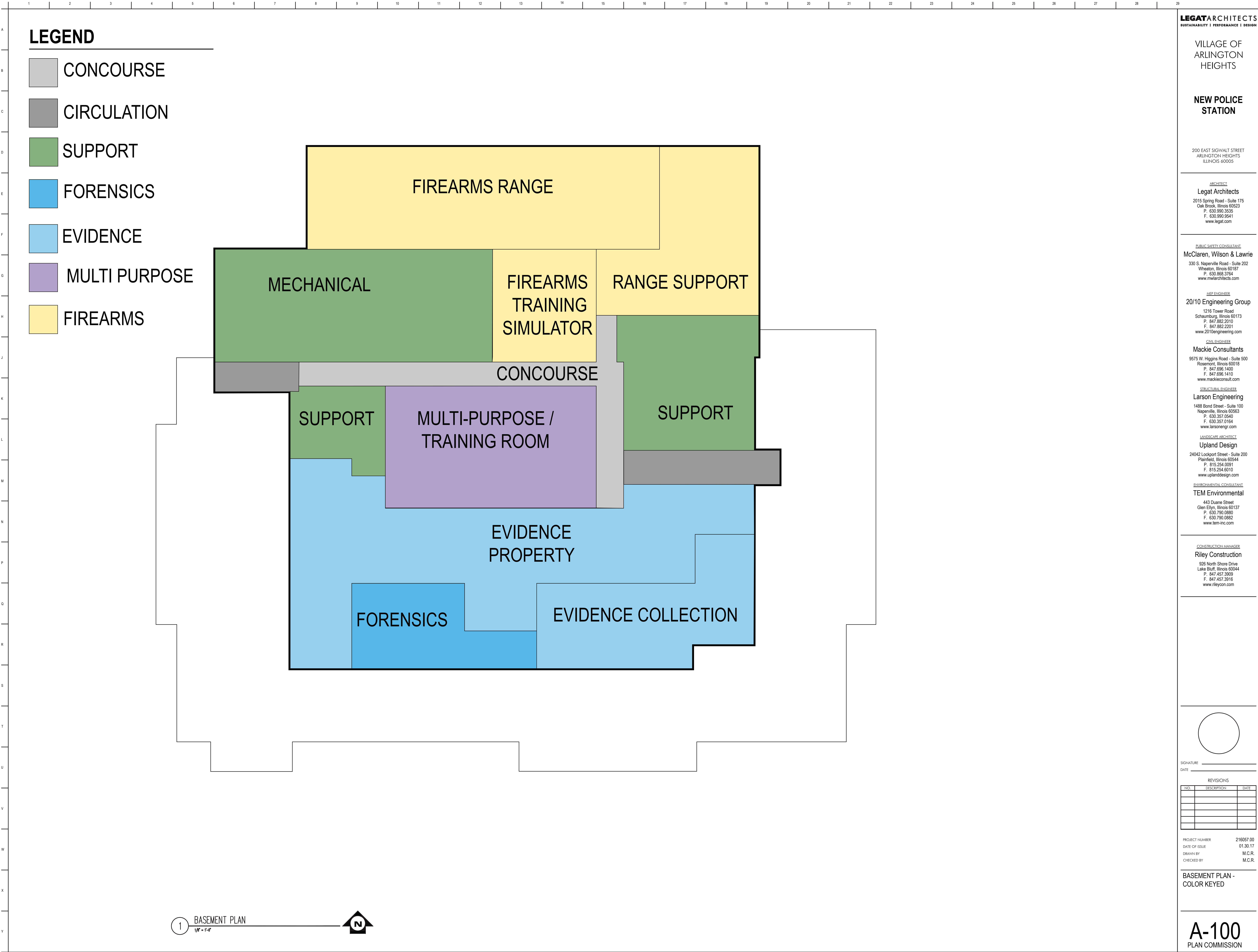
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NO.	DESCRIPTION	DATE

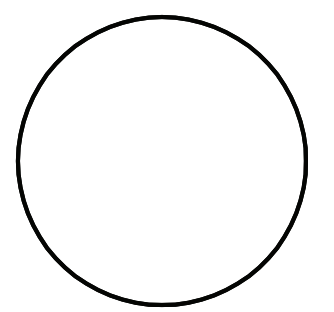
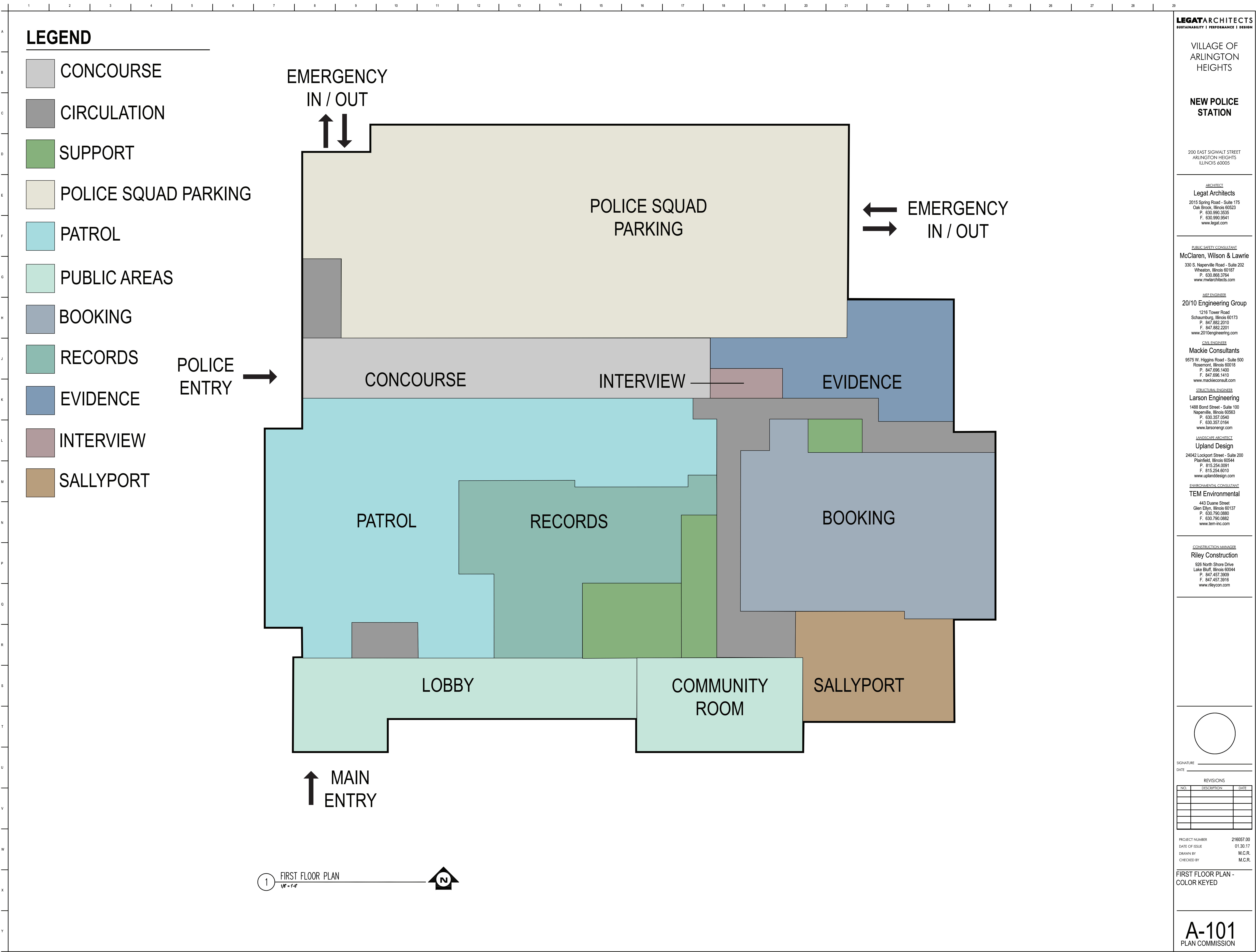
PROJECT NUMBER 216057.00
DATE OF ISSUE 01.30.17
DRAWN BY MS
CHECKED BY MK

LANDSCAPE
PLAN - NORTH

UPLAND PROJECT #501

L-202
Preliminary Pricing Set



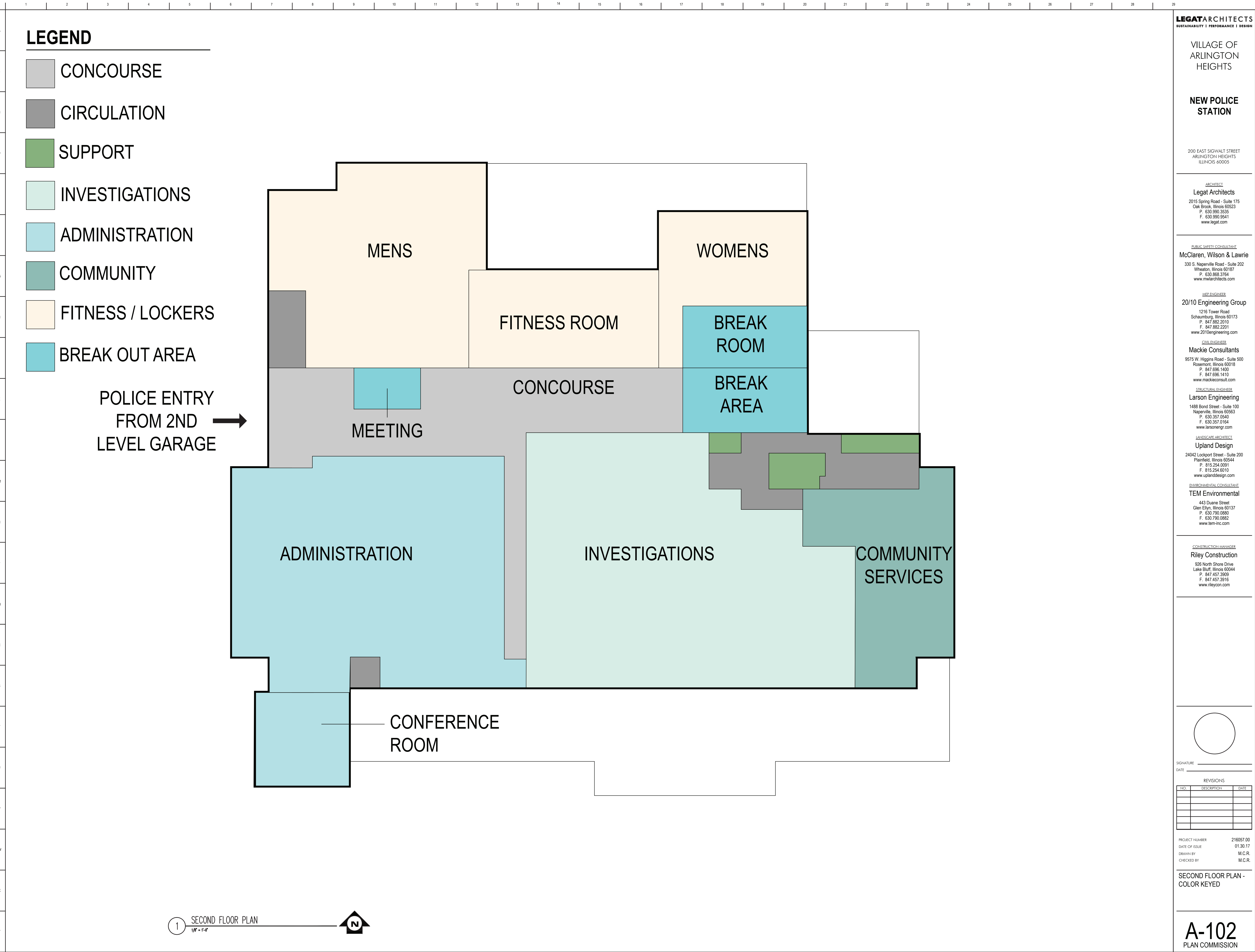


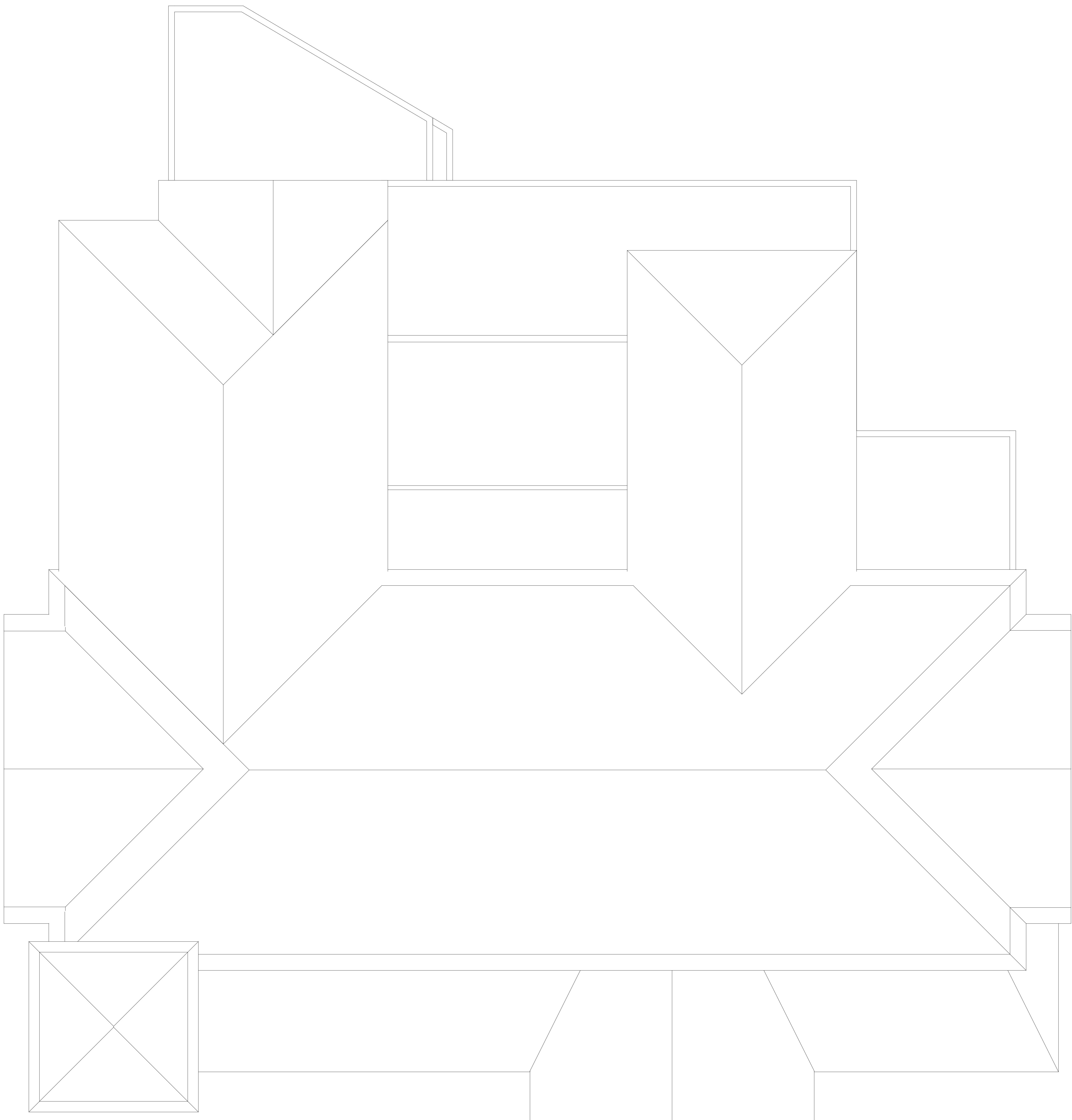
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CHECKED BY M.C.R.

FIRST FLOOR PLAN -
COLOR KEYED





1 ROOF PLAN
1/8" = 1'-0"

LEGATARCHITECTS
SUSTAINABILITY | PERFORMANCE | DESIGN

VILLAGE OF
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HEIGHTS

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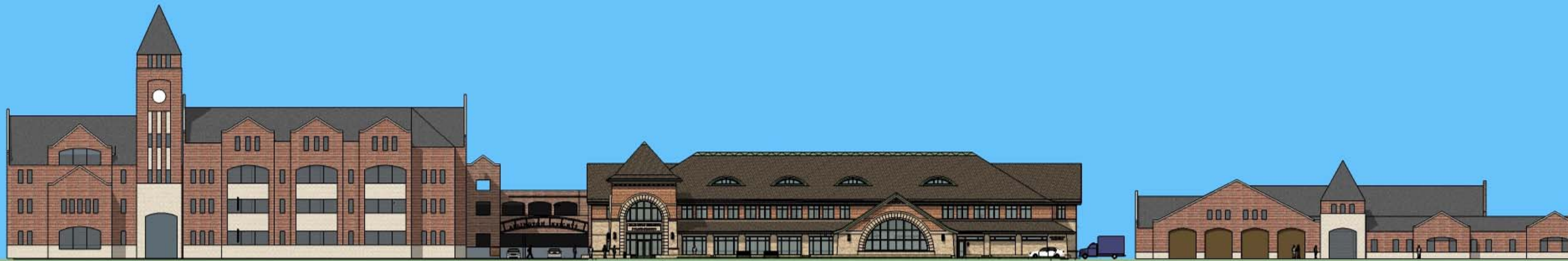
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ROOF PLAN

AR101
PLAN COMMISSION



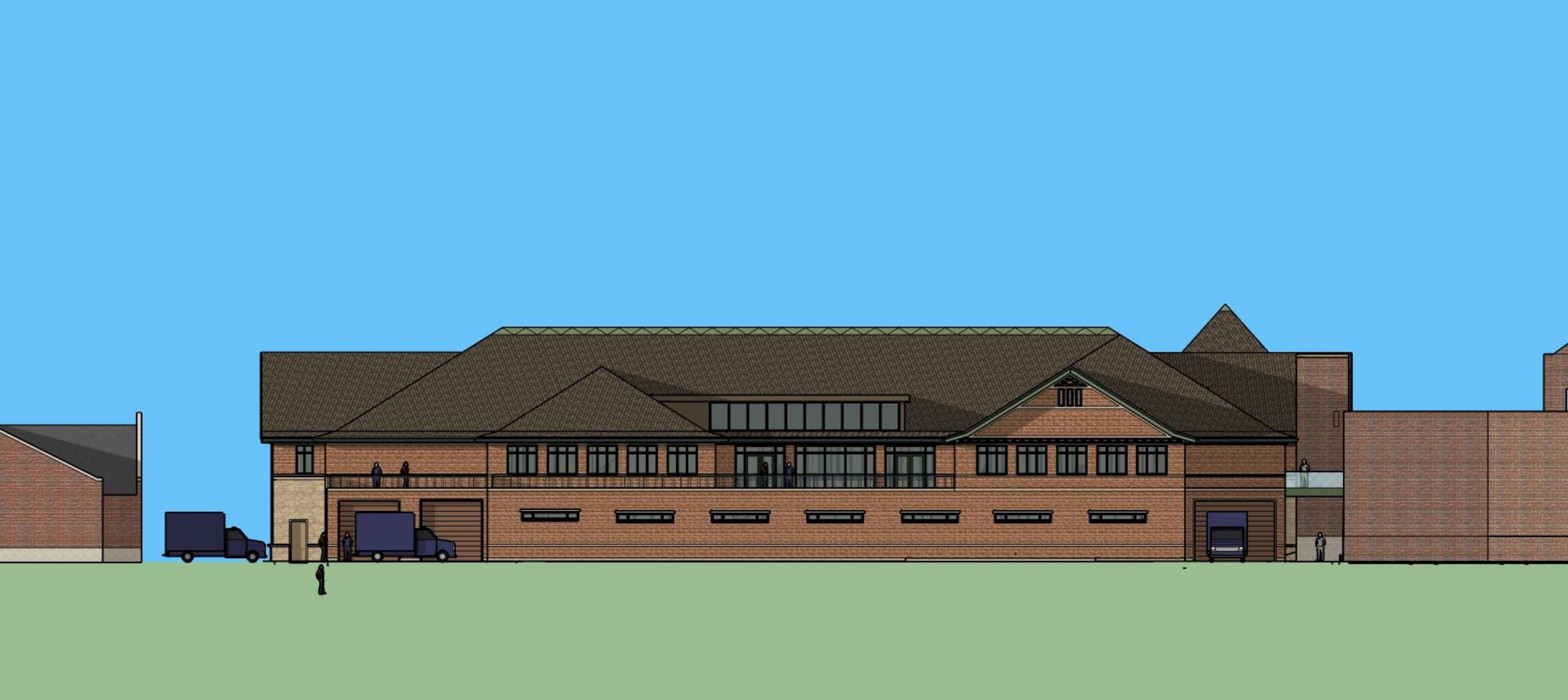






























Arlington Heights Police Station

200 E. Sigwalt Street

February 10, 2017

EXTERIOR MATERIAL LIST

Brick: Glen-Gery Brick, Medalia Collection, Stratford, Modular (or similar)

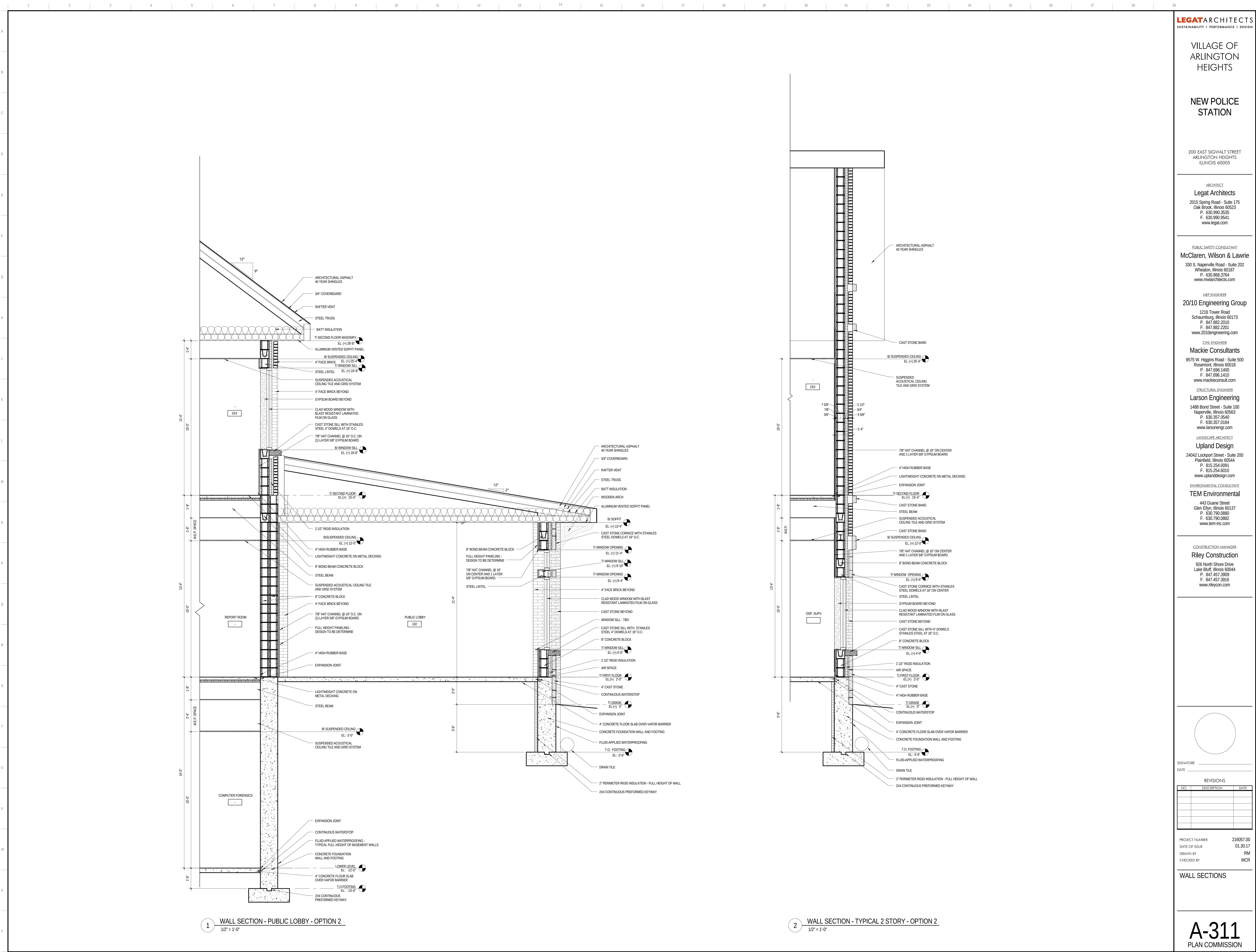
Stone: Illinois Brick Company, Easton, tumbled Dimensional (or similar)

Roofing: Dimensional Asphalt shingles, dark brown color tone

Window/Door Frames: Aluminum, dark green color tone

Gutters and Downspouts: Pac-Clad aluminum, "Aged Copper" (or similar)

Fascia Trim and Soffits: James Hardie fiber cement, final color to be determined.



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WALL SECTIONS

