



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
January 27, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 1/13/15

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#14-138 - 602 E. Clarendon Ave. - SF/Addition
- B. DC#14-135 - 1005-1015 S. Arlington Heights Rd. / Commercial
- C. DC#15-001 - Patton Elementary School - 1616 N. Patton Ave. / Sign Variation

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 1/13/15

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
DC Minutes 1/13/15	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 13, 2015

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Anthony Fasolo

Members Absent: Alan Bombick
Jonathan Kubow

Also Present: Travis & Marissa Juracek, Owners of 905 N. Fernandez Ave.
Kelle Bruckbauer, Tinaglia Architects for *Northwest Metalcraft*
Dawn & Hall Selleck for *Northwest Metalcraft*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM DECEMBER 9, 2014

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF DECEMBER 9, 2014. ALL WERE IN FAVOR. THE MOTION CARRIED.

1. SINGLE-FAMILY TEARDOWN REVIEW

DC#14-137 – 905 N. Fernandez Ave.

Travis & Marissa Juracek, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one story house to allow construction of a new two story residence. The petitioner intends to re-use the existing foundation and the existing detached garage will remain. This project does require zoning variations for the following: lot width (49.89 feet existing, where 50 foot minimum is required), side yard setback (3.89 feet proposed, where 5 feet is required), roof eave side yard encroachment (32 inch encroachment proposed, where only 12.5 inches is allowed), and driveway width (8.9 feet proposed, where 9 feet is required). These variations are primarily a result of the reuse of the existing foundation. However, it is recommended that the proposed 18" eave overhang be reduced to minimize the side yard encroachment. These issues will be reviewed by the Zoning Board of Appeals.

The design of the proposed new home is very modern in form, window composition and colors. The orthogonal massing is not in context with the existing traditional style neighborhood of pitched roof homes. The arrangement of windows and door openings appears random and is not in context with the neighborhood. The challenge is to insert such a modern design into the existing dense, traditional streetscape. It is recommended the design be revised to use a modern style in a more subtle way. It is suggested that a more traditional form with pitched roofs be used, but the windows, doors and exterior materials can still be very clean and modern. Images in the Staff Report represent examples of traditional forms with modern detailing. It is also recommended that the proposed bold colors be changed to a more neutral palette.

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

Mr. Juracek stated that the existing home was a bank-owned foreclosure he acquired for his family, with the original plan to salvage the existing brick, remove the existing roof, redesign the first-floor, add a second-floor, and create a 2-story home utilizing as much of the existing structure as possible. After inspection of the existing brick and insulation specifications, they decided to tear down the existing home to the first-floor deck and re-build an energy efficient home that they intend on staying in long term. Having an architectural background and being open to a large variety of designs, he worked with his wife on their likes and dislikes, which resulted in the design being shown tonight. Recognizing the proposed design is not a traditional vocabulary, he contacted Staff about the approval process, and Staff recommended a formal review with the commissioners, prior to a review with the Zoning Board of Appeals. **Mr. Juracek** also stated that efforts were made with the layout of rooms in the new home, taking into consideration the adjacent home to the north.

Chair Eckhardt acknowledged the arrival of a resident and asked if he had public comment on this project. The resident replied that he lived two doors away from the site and wanted to see what was being proposed.

Commissioner Fitzgerald felt this was a beautiful home. He liked the colors, the style, and the windows. However, he was unsure if he liked the home in this location; it was really different from anything, which did not give harmony to the neighborhood. He was concerned about the height of the home, which has been maxed out, and the north side of the home, which is already existing non-conforming and is proposed to be 2-stories straight up, which will directly affect the amount of light on the adjacent home to the north. He really liked the new home, but felt it should be located on the beach in California somewhere, mixed in with different types of architecture. He was concerned about it not fitting in in this neighborhood.

Commissioner Fasolo felt it was a nicely designed home; however, he agreed with Commissioner Fitzgerald that the new home was not really fitting in with the neighborhood, and it especially towered over the home to the north. He pointed out the slight angle on the roof towards to the rear of the home, and suggested adding a slope in the front of the home that slopes up from north to south. He reiterated that he liked the design, but it was not in the right neighborhood.

Chair Eckhardt asked the petitioner for clarification on the materials and colors being proposed. **Mr. Juracek** referred to the sketch-up model and pointed out that the blue areas will be Hardi-board horizontal 4-inch siding, the light grey square sections below the windows and the vertical section of the stairwell on the north elevation will be a rain screen panel system, the white sections for the fascia, gutters and downspouts will be aluminum, and the windows frames will be black.

Chair Eckhardt pointed out that in the past 20+ years, the Design Commission has approved only 1 modern home similar to the design being proposed tonight, although the home did not necessarily fit in. He reiterated that the Design Commission reviews compatibility, and there is no argument that the modern design of the new home is not compatible with the neighborhood. He felt the proposed design was not modern enough and he was concerned about the placement of elements. He did not care for the clerestory windows, he did not see a rhythm or theme with the windows, and he was concerned about the longevity of the crispness of the white edge on the home. He also questioned if there will be a handrail on the entry stoop, and the petitioner responded that it is not required by code. **Chair Eckhardt** was also concerned about the close proximity of the adjacent home to the north, and that the new home would tower over the other home. He asked the petitioner to respond to the concerns stated by the commissioners tonight.

With regards to the concerns about the height of the north elevation, **Mr. Juracek** explained that they made a conscious decision to not add any foundation to the existing structure, with cost being a factor. He has a background in architecture and is a construction manager for Habitat for Humanity, and plans on doing most of the work himself. He understood that the

design is being evaluated based on the exterior only, but he felt it was important to understand that the interior impacts the exterior, and a conscious effort was made in the placement of the windows, the material choices, and the massing and height of the home. He added that the first-floor deck is 2-feet off the ground, and the first-floor ceiling height is 8-foot. He acknowledged that the vocabulary of the proposed design did not meet the context of the neighborhood, however, there are elements in the design that were pulled from the neighborhood such as the siding. He also pointed out the bright red color of the home located on the southwest corner of Fernandez and Elm, and the modern homes with flat roofs in the neighborhood near Methodist Park. He felt that a homeowner should be allowed to design their home to their liking, as long it was not a direct hindrance on the surrounding neighborhood.

Commissioner Fasolo pointed out that the new home steps in at the sides on the front elevation, and he asked if the same could be done on the north side. **Mr. Juracek** replied that this would require pushing the stairwell over 2-feet, as well as taking space from the dining room and would disrupt the flow from the dining space to the bathroom; however, the suggestion could be explored. He added that they recently spoke with the adjacent neighbor to the north about the design of the new home and their efforts to keep the quiet side of their home on the north.

Commissioner Fasolo reiterated his previous suggestion to add a slope to the roof on the front of the home, sloping up from north to south. **Mr. Juracek** replied that this was previously considered; however, he wanted to leave the possibility of a higher ceiling at the front of the home for the master bedroom. **Commissioner Fitzgerald** felt that the horizontal lines on the front of the home needed to all be level and in the same plane.

PUBLIC COMMENT

Mr. Ken Simpson, 915 N. Fernandez, lives 2 homes north of the site for the past 6 years. His home was a teardown and a newer 2-story home with dormers on the front, which he felt helped the home fit in with the mostly ranch and Cape Cod style homes on the block. He pointed out that the block is changing with the home directly across the street recently adding a second-floor addition and another 2-story teardown on the other side of Elm Street currently under construction. He had no real concerns about another 2-story home going in on the block, and he liked different architecture, therefore the style did not concern him; however, he questioned the blue color shown in the renderings and said that he preferred a more subtle earth tone color. He was glad to see the somewhat neglected property being improved in any way. He also pointed out that there are significant drainage issues during heavy rains between the homes, due to the rise in elevation of Ridge Avenue, and he questioned the decision to pitch the entire roof to the back of the house, thereby directing all of the rainwater to the rear problem area.

Chair Eckhardt asked the commissioners to summarize their comments, and indicate whether or not the design is acceptable at this time, or if it needed modifications. **Commissioner Fasolo** reiterated his previous comment about changing the roof slope so that it sloped up from north

to south. He felt that the one story wall on the left side of the front elevation looked out of place without coping or trim at the top, and he reiterated his previous suggestion to step in the second floor of the north wall 2-feet at the laundry room and stairway.

Commissioner Fitzgerald reiterated that he really liked the home, and he liked the wall on the left side of the front elevation; how it breaks up the overhang and white band. He liked the petitioner's preference to try to put as much into the existing footprint of the home instead of adding space into the rear yard. His biggest concern was with the north side of the home and how close the edge of the roof is to the property line; he suggested pulling it in if possible, which **Mr. Juracek** replied was not a problem. **Commissioner Fitzgerald** also suggested a different trim color than the white being proposed; to tone down the brightness of the white.

Chair Eckhardt pointed out that the design renderings show a flat, hard edged detail for the roof, when in reality it would not be built that way without a flashing detail added. **Mr. Juracek** explained that a heat welded TPO product would be used for the flat transition at the roof edge. **Chair Eckhardt** agreed with Commissioner Fitzgerald's concerns about the brightness of the white trim color and his suggestion to tone down the brightness with a different color. **Mr. Juracek** felt that a darker color would help subdue the brightness of the white; a darker grey such as 'gun metal grey'. **Commissioner Fitzgerald** liked this direction, and pointed out that the trim edges need to be highlighted because they are a major architectural feature of the home.

In response to Commissioner Fasolo's suggestion to add a slope to the front roof, **Mr. Juracek** explained that he originally looked at two sloping angles for the roof; however, the details and structure would make the home more complex than he wanted because he was trying to get as low of a roofline as possible towards the north. He added that in talking to a few of the neighbors after purchasing the home, all of them expressed concerns with water flow during rains, which was another factor for them to try to keep the footprint of the existing home.

Commissioner Fitzgerald asked for clarification on the amount of space suggested to recess in the rear elevation at the laundry room. **Mr. Juracek** replied that it could be recessed 2-feet from the outside edge of the stairwell to align with the outside line of the bathroom wall.

Chair Eckhardt asked the commissioners if they were ready to make a motion, and if so, he was in favor of it.

Mr. Hautzinger reiterated Staff's concerns about the lack of context that the proposed house has with the existing neighborhood. He referred back to the examples of modern houses shown on Page 2 of the Staff report, specifically Image 1, which depicts a house designed with pitched roof forms, yet maintains a very modern appearance with a modern window arrangement, flat canopy detail, modern material application, but also has a more subtle earth tone color palette. He heard no discussion tonight about Staff's recommendation to consider revising the proposed design to have a low hipped roof, similar to the adjacent homes, which would address the commissioners' concerns about context as well as rain water flow issues. He explained that adding a hipped roof to the design does not have to compromise the modern

style of the proposed home, but it could help the massing of the home to better fit in the existing neighborhood. **Mr. Hautzinger** also reiterated Staff's recommendation to consider a more subtle color palette for the proposed home, stating that the design is already bold in appearance; does it also need to be bold in color? A color palette of tan matched with a cream color and dark brown window frames would maintain the proposed appearance, but in a more subtle way. Finally, **Mr. Hautzinger** pointed out the lack of organization on the front elevation of the home. The second floor windows were aligning nicely with each other, but the first floor windows and panel grid lines had no relationship to each other or the second floor windows. He reiterated Staff's recommendation that the design be further developed for re-review, and encouraged the design commissioners to consider Staff's concerns.

Chair Eckhardt said that he previously commented about the lack of window rhythm on the first-floor; however, the more he looked at the home, the more he understood the homeowner's intent. In terms of the colors, he felt that a massing model of the home would have been helpful because there was something lost between a flat elevation and the reality that the home is not designed as a flat elevation. He felt the petitioner's efforts are to homogenize what the design is, similar to the test energy home built at the Museum of Science & Industry.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 905 N. FERNANDEZ AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 12/18/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT THAT THE SECOND-FLOOR LAUNDRY ROOM ON THE NORTH ELEVATION BE MOVED IN 2-FEET.**
- 2. A REQUIREMENT THAT THE EAVES ON THE NORTH ELEVATION BE REDUCED FROM 18-INCHES TO 6-INCHES.**
- 3. A REQUIREMENT TO CHANGE THE WHITE TRIM COLOR TO A DARKER COLOR SUCH AS "GUN METAL GRAY", TO BE REVIEWED BY STAFF.**

There was no second to the motion. **Commissioner Fasolo** asked that a recommendation be added to the motion regarding the roof slope on the front elevation.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 905 N. FERNANDEZ AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 12/18/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

1. A REQUIREMENT THAT THE SECOND-FLOOR LAUNDRY ROOM ON THE NORTH ELEVATION BE MOVED IN 2-FEET.
2. A REQUIREMENT THAT THE EAVES ON THE NORTH ELEVATION BE REDUCED FROM 18-INCHES TO 6-INCHES.
3. A REQUIREMENT TO CHANGE THE WHITE TRIM COLOR TO A DARKER COLOR SUCH AS "GUN METAL GRAY", TO BE REVIEWED BY STAFF.
4. A RECOMMENDATION THAT THE PETITIONER LOOK AT THE ROOFLINE ON THE FRONT ELEVATION AND CONSIDER PITCHING THE ROOF DOWN FROM SOUTH TO NORTH.
5. THIS REVIEW REPRESENTS DESIGN APPROVAL 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.
6. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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.

Chair Eckhardt asked for clarification on the suggestion to change the roof form on the front elevation to a sloped roof. **Commissioner Fasolo** explained that his preference for a sloped roof on the front elevation is to be similar to the sloped roof on the sides of the home. He also felt the sloped roof would better relate to other roof forms in the neighborhood. **Chair Eckhardt** understood and agreed, but expressed concern that the proposed TPO roof membrane is an unattractive roofing material.

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

ITEM 2. COMMERCIAL REVIEW**DC#14-133 – Northwest Metalcraft – 413 S. Arlington Heights Rd.**

Ms. Kelle Bruckbauer, representing *Tinaglia Architects*, and **Dawn & Hall Selleck**, the owners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new 1,680 square foot storage building that will also have a 1,008 square foot covered outdoor display area to be constructed behind the existing Northwest Metalcraft multi-tenant retail building. The scope of this project also includes redevelopment of the existing parking area. An existing 2-story home and multiple storage sheds will be demolished to accommodate the new work. This project requires Plan Commission approval for an amendment to the existing PUD as well as various zoning variations to allow an oversized accessory structure with outdoor sales.

In regards to the architectural design of the new storage building, Staff feels that overall the proposed improvements will be very nice enhancements to the property. The existing storage structures and the old house on the site are weathered and worn. The parking area is also in poor condition, with a poor layout and lacking curbs and landscaping. The “barn” style being proposed for the new storage building seems appropriate for a storage building and is nicely designed and detailed. Improvements to enhance the appearance of the existing retail entrances on the east side of the existing building are not being proposed, but are strongly encouraged. Staff suggests a more subtle color be considered, such as tan siding and a brick base to match the existing building, instead of the proposed bold green color and cobblestone base.

Overall, the proposed landscaping will work well with the site and is a positive improvement. However, Staff recommends the following:

- Provide landscaping within the landscape island along East Grove Street in the northwest corner of the parking area.
- Replace the proposed Burning Bush along the south property line with 6-foot tall Arborvitae in order to increase the screen adjacent to the residential district.

Staff recommends that the commissioners consider Staff’s recommendations, and approve the project.

Ms. Bruckbauer presented an aerial of the site showing the existing 2-story home and the storage buildings along the south end of the site that are proposed to be demolished. Storage will be consolidated into the new larger building being proposed, as well as a contained area for outdoor display. The proposed landscape improvements to the parking area will enhance the overall site. The green color being proposed will enhance the “barn” design being proposed. The proposed materials will include fiber cement siding, stone at the base, and asphalt roof shingles.

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

Commissioner Fasolo liked the design of the new storage building, the detailing of the roof and the columns, as well as the stone base. He agreed with Staff's concerns about the green color being proposed, and he suggested an earth tone color that blends in more with the building to the west.

Commissioner Fitzgerald liked the design of the new building and the green color being proposed, which will be set off beautifully with the new landscaping. He agreed with Staff's suggestion to provide landscaping within the landscape island along East Grove Street at the northwest corner. He also agreed with adding evergreens along the east side of the parking lot; however, he suggested salt tolerant, upright Junipers big enough to create a screen, as well as changing the proposed Euonymus to Junipers along the south property line, west of the trash enclosure, so the adjacent neighbor has year round screening. He also suggested adding landscaping on the south side of the new storage building, although he acknowledged there was not a lot of room.

Chair Eckhardt asked the petitioner how they arrived at this fairly authentic country design for the storage building that would be located behind the existing 1970's-style building. **Mr. Selleck** replied that they liked the look of a similar building in Lake Zurich that used to be Town & Country, and thought it would look good on this site. **Ms. Selleck** added that the design also goes with the garden-feel of the business, as well as some of the architecture of homes in the area. They also reiterated that the new building would be used strictly for storage, with no customer access.

Chair Eckhardt said that he was okay with the color green being proposed, but suggested a slightly darker shade of green to tone down the brightness. **Ms. Selleck** said their intention is to use more of an evergreen shade of green, which is slightly darker than the color shown in the rendering; they were open to adjusting the tone of the green color.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE *NORTHWEST METALCRAFT STORAGE BUILDING* LOCATED AT 413 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 12/08/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT THAT THE GREEN COLOR ON THE BUILDING BE CHANGED TO A DARKER SHADE OF GREEN, TO BE APPROVED BY STAFF.**
- 2. A REQUIREMENT TO CHANGE THE EIGHT (8) EUONYMUS ALONG THE SOUTH PROPERTY LINE, WEST OF THE TRASH ENCLOSURE, TO UPRIGHT JUNIPER.**

3. A REQUIREMENT TO CHANGE THE EUONYMUS ALONG THE EAST PROPERTY LINE TO JUNIPER.
4. A REQUIREMENT TO ADD LANDSCAPING ON THE SOUTH SIDE OF THE NEW STORAGE BUILDING.
5. A REQUIREMENT TO PROVIDE LANDSCAPING IN THE NORTHWEST LANDSCAPE ISLAND.
6. THIS REVIEW REPRESENTS DESIGN APPROVAL 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.
7. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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.

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

ITEM 3. GENEREAL MEETING

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO ADJOURN THE MEETING AT 7:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#14-138 - 602 E. Clarendon Ave. - SF/Addition

Department: Planning & Community Development Department

Background

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

Recommendation

It is recommended that the Design Commission approve, with the recommended revisions, the proposed addition to the single-family residence located at 602 E. Clarendon Avenue.

This recommendation is based on the architectural plans dated 12/23/14 and received 12/26/14, and the following:

1. A requirement that all areas of the main roof with a 12:12 pitch be reduced to a 9:12 pitch.
2. A requirement that the area of the main roof connecting the main house to the garage roof be reduced from 9:12 to 6:12.
3. A recommendation to add a window on the side of the garage.
4. This review represents design approval 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, sign code or building or any other reviews.
5. It is the petitioner's responsibility to submit the appropriate permit application (s) to the Building Department for review and approval prior to proceeding with any work. In addition to the normal technical review, permit drawings will be reviewed for consistent with Design Commission and any other commissioner 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.

ATTACHMENTS:**Description**

Staff Report

Drawings & Documents

Type

Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: LaSalvia Residence
Project Address: 602 E. Clarendon Ave.
Prepared By: Steve Hautzinger

Date Prepared: January 20, 2015

PETITION INFORMATION:

DC Number: 14-138
Petitioner Name: Frank LaSalvia
Petitioner Address: 1119 N. Beverly Ln.
Arlington Heights, IL 60004
Meeting Date: January 27, 2015

Requested Action(s): Approval of the proposed architectural design for an addition to an existing single-family residence.

ANALYSIS:

Summary

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

The petitioner is proposing to add a new second floor addition to an existing single story residence, as well as an expansion of the existing one car attached garage to a two car attached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,420 square feet and the proposed residence will have 3,047 square feet. The project complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 6.15 feet Exterior Side: 14.7 feet Rear: 30 feet	Front: 30.60 feet Side: 7.21 feet Side: 16.36 feet Rear: 50.22 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	3,789 SF	3,047 SF
Building Lot Coverage	2,947 SF	1,726 SF
Impervious Surface Coverage Total	4,210 SF	2,290 SF

The proposed addition and renovation of the existing single story home includes a complete exterior makeover. In general, the proposed design looks very nice with a balanced composition, nice materials, and a single story wrapping porch roof. The primary concern is regarding the scale of the proposed addition in the context of the existing neighborhood of primarily smaller, single story homes. To reduce the visual size of the proposed addition, it is recommended that all portions of the main roof having a steep 12:12 roof pitch be reduced to 9:12, and that the area of the man roof connecting the main house to the garage roof be reduced from 9:12 to 6:12. Additionally, it is recommended to add a window on the side of the garage.

RECOMMENDATION:

It is recommended that the Design Commission **approve, with the recommended revisions**, the proposed addition to the single-family residence located at 602 E. Clarendon Avenue. This recommendation is based on the architectural plans dated 12/23/14 and received 12/26/14, and the following:

1. A requirement that all areas of the main roof with a 12:12 pitch be reduced to a 9:12 pitch.
2. A requirement that the area of the main roof connecting the main house to the garage roof be reduced from 9:12 to 6:12.
3. A recommendation to add a window on the side of the garage.
4. This review represents design approval 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, sign code or building or any other reviews.

5. It is the petitioner's responsibility to submit the appropriate permit application(s) to the Building Department for review and approval prior to proceeding with any work. In addition to the normal technical review, permit drawings will be reviewed for consistent with Design Commission and any other commissioner 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.

____ January 20, 2015

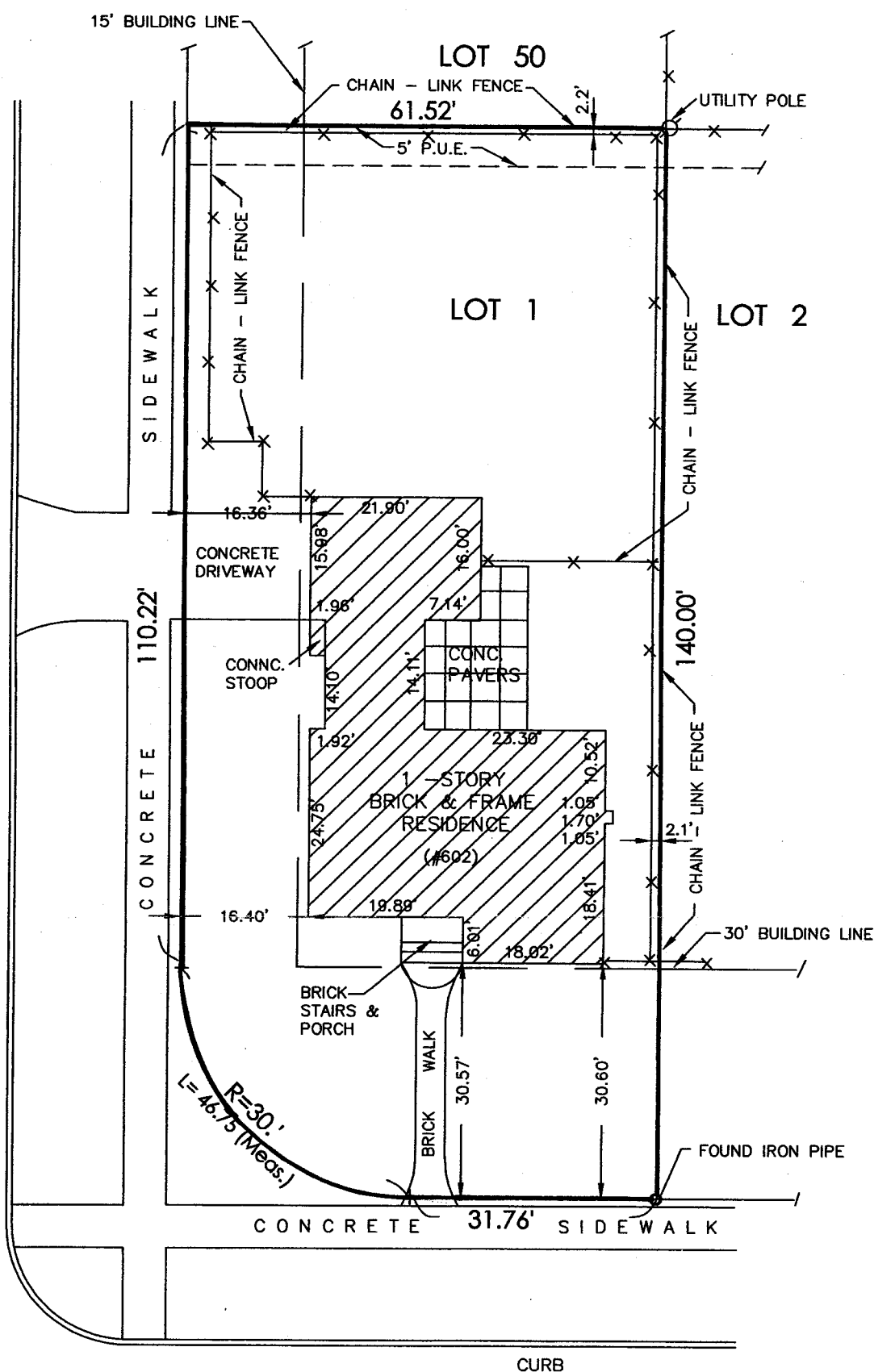
Steve Hautzinger, Design Planner
Department of Planning and Community Development

c: Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charlie Craig, Building Services, Petitioner,
DC File 14-138

OF

SCALE: 1" = 20.'

N. DOUGLAS AVE.



FRS = FOUND RAILROAD SPIKE
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FIB = FOUND IRON BAR
FPK = FOUND PK NAIL
FCC = FOUND CUT CROSS
FN = FOUND CUT NOTCH
SIP = SET IRON PIPE
SCC = SET CUT CROSS
SPK = SET PK NAIL
REC = RECORD INFORMATION
MEAS = MEASURED INFORMATION
CALC = CALCULATED INFORMATION
FC = FENCE CORNER
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FFG = FINISHED FLOOR GARAGE
TC = TOP OF CURB
FL = FLOW LINE
INV = INVERT
CONC = CONCRETE
BIT = BITUMINOUS
CMP = CORRUGATED METAL PIPE
FRM = FRAME
BRK = BRICK
UE = UTILITY EASEMENT
PUE = PUBLIC UTILITY EASEMENT
PU&DE = PUBLIC UTILITY &
DRAINAGE EASEMENT

FC = FENCE CORNER
N = NORTH
S = SOUTH
E = EAST
W = WEST
OH = OVERHANG
FRM. = FRAME
● = IRON PIPE
+ = CUT CROSS
—X— = CHAIN—LINK FENCE
—|— = WOOD FENCE / PVC FENCE
—○— = IRON FENCE
[TR] = TRANSFORMER (PAD)
[AC] = AIR CONDITIONER
[GM] = GAS METER
[EM] = ELECTRIC METER
[Z] = UTILITY PEDESTAL
⊙ = MANHOLE/CATCHBASIN
⊝ = STORM INLET
⊙ = UTILITY POLE
⊙→ = ANCHOR (GUY WIRE)
⊙ = LIGHTPOLE
⊙⊗ = TRAFFIC SIGNAL POLE
⊙—|— = SIGN
[MB] = MAILBOX

- 1.) CALL " J.U.L.I.E". ☎ #1-800-892-1234 PRIOR TO ANY DIGGING OR CONSTRUCTION. (CALL " D.I.G.G.E.R." FOR THE CITY OF CHICAGO ONLY ☎ #312-744-7000)
- 2.) NO UNDERGROUND UTILITIES SHOWN HEREON.
- 3.) REFER TO LOCAL ZONING AND SUBDIVISION ORDINANCES AND YOUR TITLE COMMITMENT FOR ANY PROPERTY RESTRICTIONS, SETBACKS AND EASEMENTS NOT SHOWN HEREON.
- 4.) THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S RAISED SEAL AFFIXED.
- 5.) COMPARE ALL POINTS AND REPORT ANY DIFFERENCES TO SURVEYOR PRIOR TO CONSTRUCTION AT ONCE.
- 7.) A CURRENT TITLE POLICY WAS AVAILABLE AT TIME OF SURVEY.
- 8.) LEGAL DESCRIPTION SHOWN HEREON SHOULD BE COMPARED TO RECORDED DEED OR TITLE COMMITMENT.
- 9.) DO NOT SCALE DIMENSIONS FROM THIS PLAT.

E. CLARENDON AVE.
(66.0' R.O.W.)

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

THIS IS TO CERTIFY THAT I, JOHN COLIN TOLINE, DO HEREBY
CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY
AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION
OF SAID SURVEY AND THAT ALL DIMENSIONS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF CORRECTED TO A TEMPERATURE OF
68 DEGREES FAHRENHEIT.

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO
PLATS OF SUBDIVISION" (ILCS 1270.56.B.6.P.)

DATE: Nov. 22, 2014.

JOHN COLIN TOLINE, P.L.S. # 35-3078
MY COMMISSION EXPIRES NOVEMBER 30, 2014
PROFESSIONAL LAND SERVICES, L.L.C.

ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION # 184-004648

COMMON ADDRESS: # 602 E. CLARENDON AVE.

ARLINGTON HEIGHTS, IL

ORDER NO: R14- 482.1S	SCALE: 1" = 20"
-----------------------	-----------------

FIELD DATE: 11/21/2014	BOOK: 36 PAGE: 64
------------------------	-------------------

PREPARED FOR: LAW OFFICE OF:
BRIAN J. O'HARA
1549 CLINTON PLACE
RIVER FOREST, ILLINOIS.

PROFESSIONAL LAND SERVICES, L.L.C.

LAND SURVEYING AND MAPPING

7518 W. MADISON AVE., STE. 2C – FOREST PARK, IL. 60130
PHONE: 708.488.1733 FAX: 708.488.1765 E-MAIL: prolandsurv@sbcglobal.net

RESIDENTIAL ■ COMMERCIAL ■ TOPOGRAPHIC ■ CONSTRUCTION ■ CONDOS ■ ALTA ■ MUNICIPAL ■ ENVIRONMENTAL

602 E. CLARENDON AVE.

For
MR. FRANK LASALVIA

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
BARRINGTON IL 60010 847-382-0200

CUSTOM HOME ADDITION FOR:
MR. FRANK LASALVIA
602 E CLARENDON AVE. ARLINGTON HEIGHTS ILLINOIS 60004

DATE
DEC 23, 2014

REVISION

JOB #

SHEET #

C

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
C	SITE PLAN / LOCATION MAP
1	ELEVATIONS
2	EXISTING FOUNDATION / PROPOSED FOUNDATION
3	EXISTING FIRST FLOOR PLAN / PROPOSED FIRST FLOOR PLAN
4	PROPOSED SECOND FLOOR PLAN / PROPOSED ROOF PLAN

FLOOR AREAS

FIRST FLOOR AREA	1226.5 SQ FT
GARAGE AREA	500 SQ FT
SECOND FLOOR AREA	1721.5 SQ FT
TOTAL	3448 SQ FT

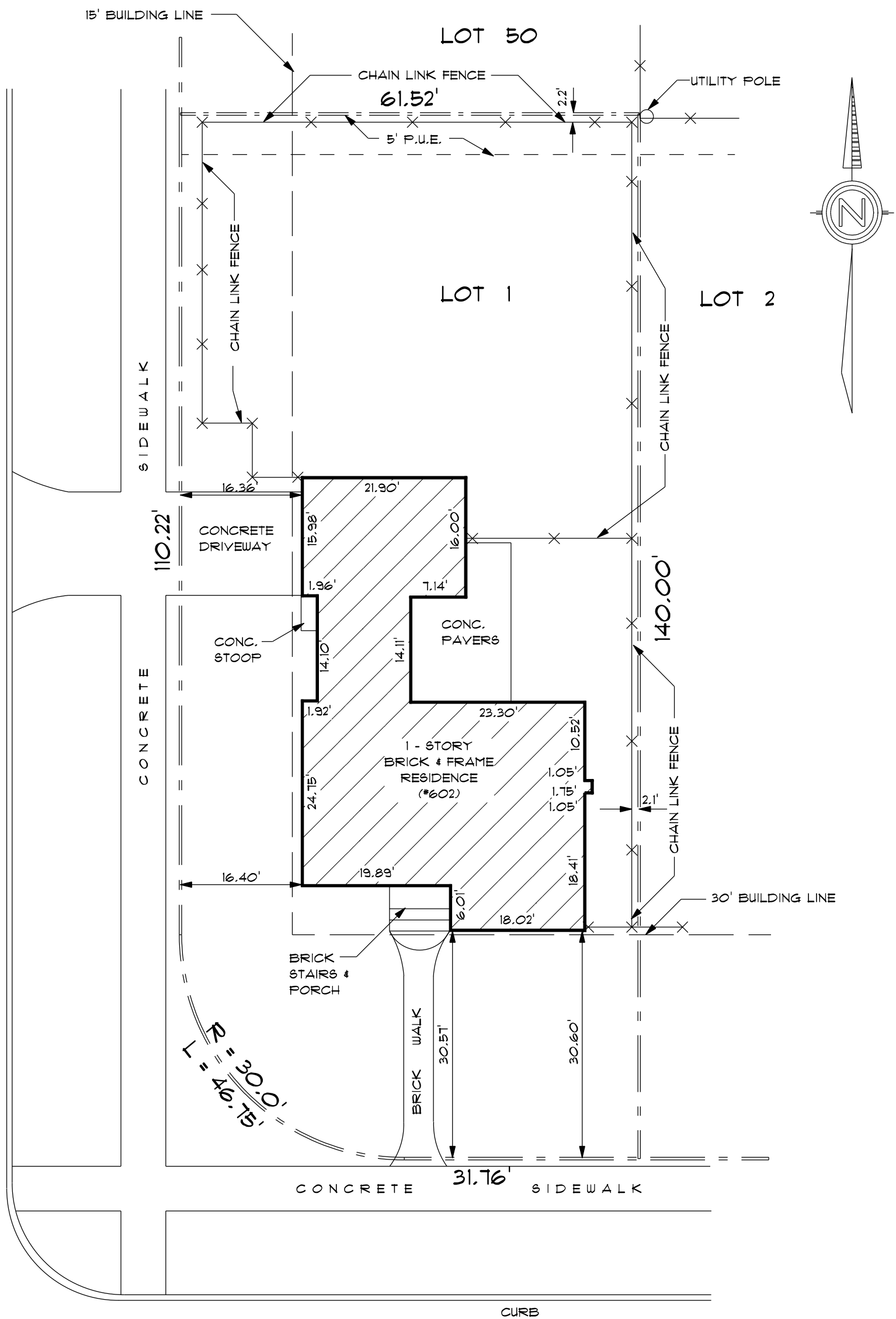
VILLAGE CODES:

INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION
INTERNATION BUILDING CODE, 2009 EDITION
INTERNATIONAL MECHANICAL CODE, 2009 EDITION
INTERNATIONAL FUEL GAS CODE, 2009 EDITION
ILLINOIS ENERGY CONSERVATION CODE, 2012 EDITION
INTERNATIONAL FIRE CODE 2003 EDITION
LIFE SAFETY CODE, NAFFA 101, 2000 EDITION
NATIONAL ELECTRICAL CODE, 2009 EDITION
ILLINOIS PLUMBING CODE, 2004
ILLINOIS ACCESSIBILITY CODE, 1991 LATEST EDITION

ALL CODES LISTED CODES AND VILLAGE OF ARLINGTON HEIGHTS AMENDMENTS

THIS IS TO CERTIFY THAT THESE DRAWNGS HAVE BEEN DONE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL APPLICABLE ZONING AND BUILDING CODES FOR THE VILLAGE OF ARLINGTON HEIGHTS.

BY: _____



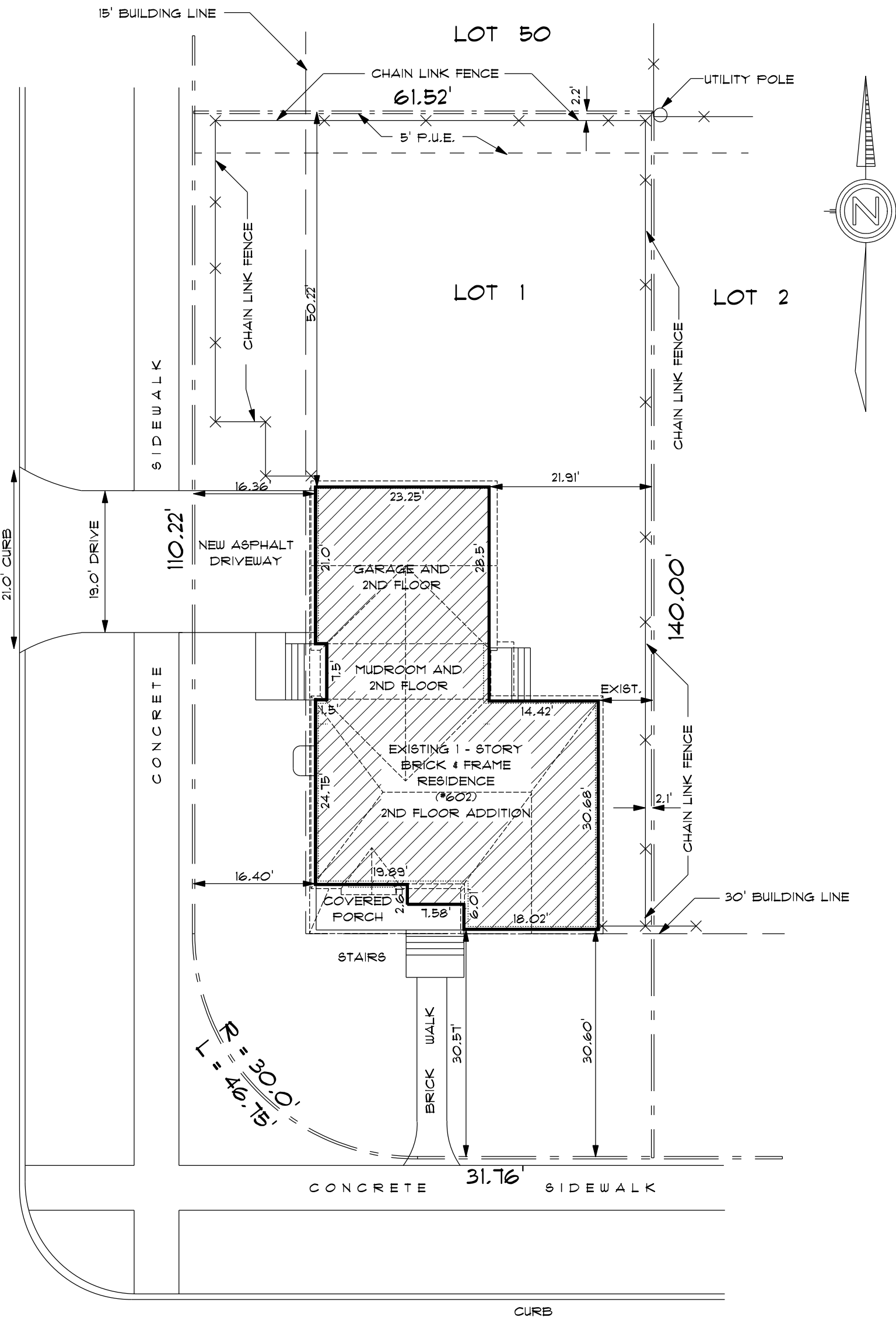
E. CLARENDON AVE.

EXISTING SITE PLAN

SCALE: 1" = 15' - 0"



EXISTING VIEW FROM N. DOUGLAS AVE.



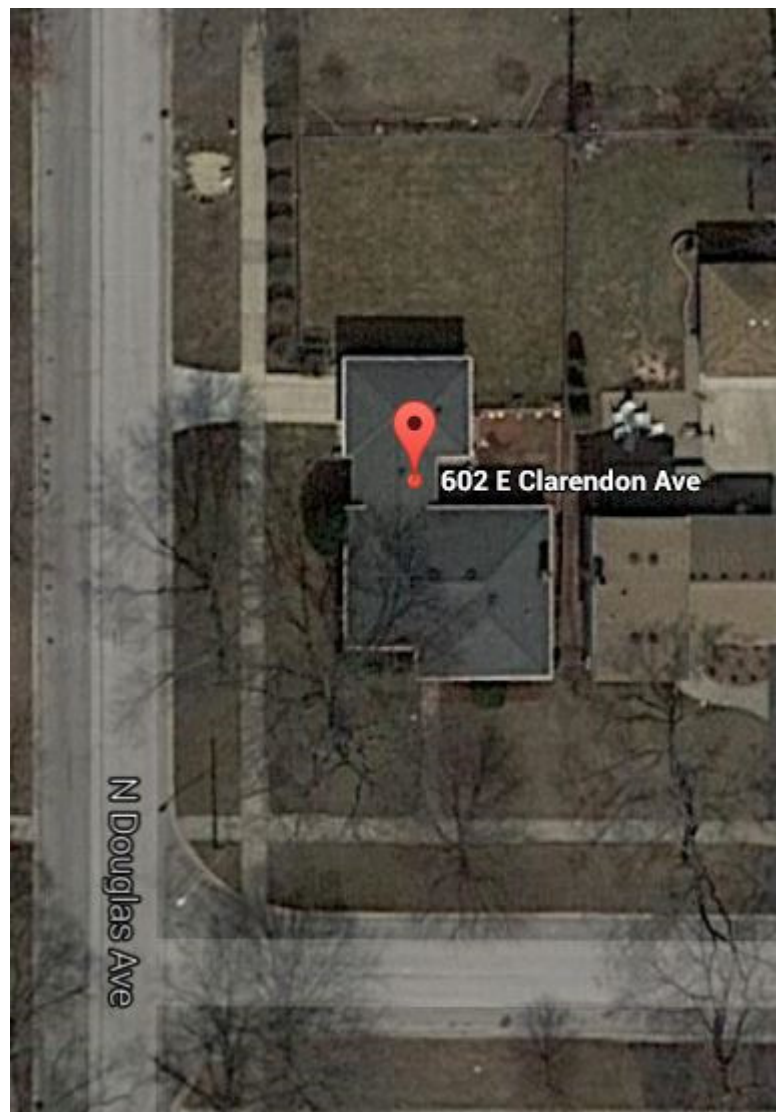
E. CLARENDON AVE.

PROPOSED SITE PLAN

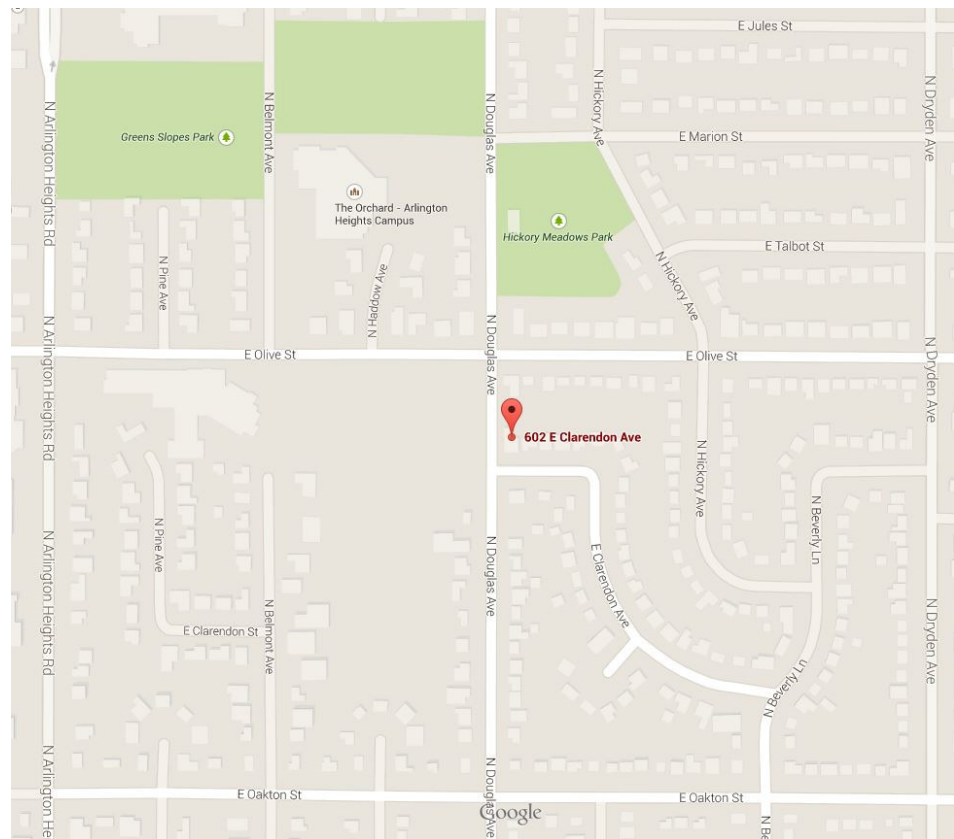
SCALE: 1" = 15' - 0"



EXISTING VIEW FROM E. CLARENDON AVE.



AERIAL IMAGE



LOCATION MAP

BY: _____

N. DOUGLAS AVE.

602 E. CLARENDON AVE.

SUBJECT PROPERTY



606 E. CLARENDON AVE.

PROPERTY 1 RIGHT



610 E. CLARENDON AVE.

PROPERTY 2 RIGHT



614 E. CLARENDON AVE.

PROPERTY 3 RIGHT



E. CLARENDON AVE.

601 E. CLARENDON AVE.

PROPERTY ACROSS 1

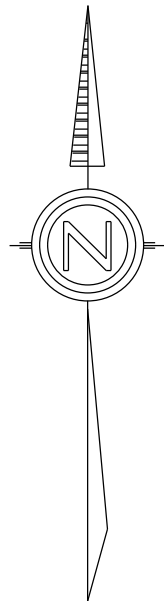


611 E. CLARENDON AVE.

PROPERTY ACROSS 2



621 E. CLARENDON AVE.
CORNER LOT



SURROUNDING PROPERTIES

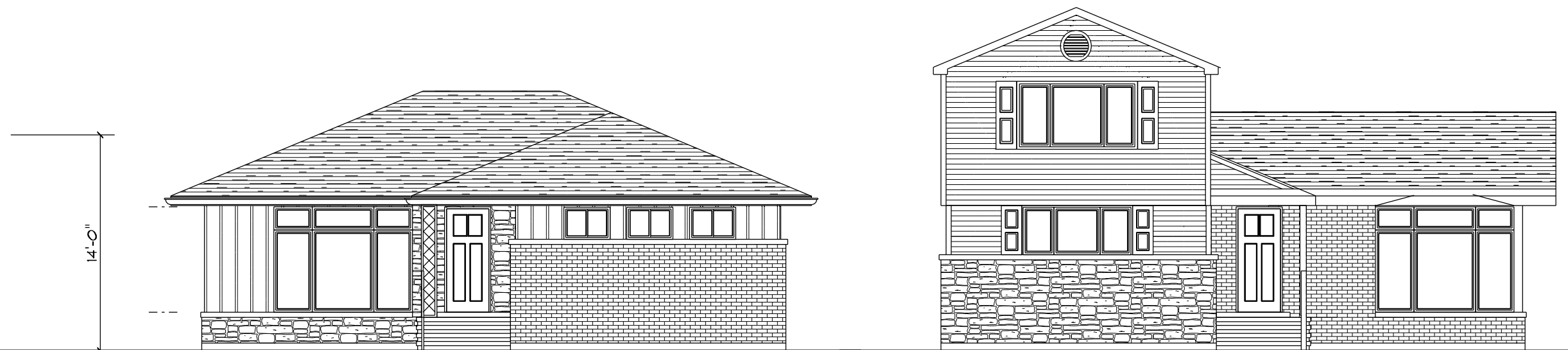
602 E. CLARENDON AVE.
ARLINGTON HEIGHTS, IL

JOSEPH A. MEYER & ASSOCIATES

■ STRUCTURAL AND PROFESSIONAL ENGINEERS ■

135 PARK AVE BARRINGTON ILLINOIS 60010 847-382-0200

DOUGLAS AVE.



EXISTING ELEVATION

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

DOUGLAS AVE.



CONTEXT ELEVATIONS:

602 E CLARENDON AVE.
ARLINGTON HEIGHTS, IL
60004

DATE: 12/23/2014

PROPOSED ELEVATION

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

JOSEPH A. MEYER & ASSOCIATES

■ STRUCTURAL AND PROFESSIONAL ENGINEERS ■
135 PARK AVE BARRINGTON ILLINOIS 60010 847-382-0200



LEFT ELEVATION

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



RIGHT ELEVATION

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

MATERIAL SCHEDULE:

MATERIAL TYPE

STONE

ROOF

SIDING-HORIZONTAL

SIDING-SHAKE

TRIM

GUTTERS

WINDOWS

MANUFACTURER

EDEN STONE FON-DU-LAC

CERTAINTED LANDMARK PRO

JAMES HARDIE

JAMES HARDIE

JAMES HARDIE

ALUMINUM

PELLA / MARVIN

COLOR

ROYAL CHATEAU BLEND

MAX DEF. WEATHERED WOOD

HEATHERED MOSS

WOODSTOCK BROWN

SAIL CLOTH

WHITE

WHITE

LIST OF PRIMARY COLORS, TEXTURES AND MATERIALS TO BE USED:

STONE

ROOF

SIDING-HORIZONTAL

SIDING-SHAKE

TRIM/FACIA

GUTTER/TRIM/FACIA

WINDOWS

"ROYAL CHATEAU BLEND" THIN STONE FROM EDEN STONE
ASPHALT SHINGLES "MAX DEF. WEATHERED WOOD" BY CERTAINTED
"HEATHERED MOSS" HARIE BOARD BY JAMES HARDIE
"WOODSTOCK BROWN" HARIE BOARD SHAKE BY JAMES HARDIE
"SAIL CLOTH" HARIE BOARD TRIM BY JAMES HARDIE
ALUMINUM IN "WHITE"
ALUMINUM CLAD IN "WHITE"



FRONT ELEVATION

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



REAR ELEVATION

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



Item: DC#14-135 - 1005-1015 S. Arlington Heights Rd. / Commercial

Department: Planning & Community Development Department

Background

Approval of the proposed architectural design for exterior modifications to an existing retail building.

Recommendation

It is recommended that the Design Commission require further design development and then re-review the proposed architectural design for exterior modifications at 1005-1015 S. Arlington Heights Road. This recommendation is subject to compliance with the plans dated 12/8/14 and received 12/10/14, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to further develop the design similar to the "inspiration project" at 202 E. Rand Road.
2. A recommendation to provide a landscape plan showing a combination of Daylilies and ornamental grasses in existing planting bed.
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 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. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
5. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1005-1015 S. Arlington Heights Rd.
Project Address: 1005-1015 S. Arlington Heights Rd.
Prepared By: Steve Hautzinger

Date Prepared: January 20, 2015

PETITIONER INFORMATION:

DC Number: 14-135
Petitioner Name: Joe Zivoli
Petitioner Address: 1141 S. Arlington Heights Rd, Unit G
Arlington Heights, IL 60005
Meeting Date: January 27, 2015

Requested Action(s):

1. Approval of the proposed architectural design for exterior modifications to an existing retail building.

ANALYSIS

Summary:

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

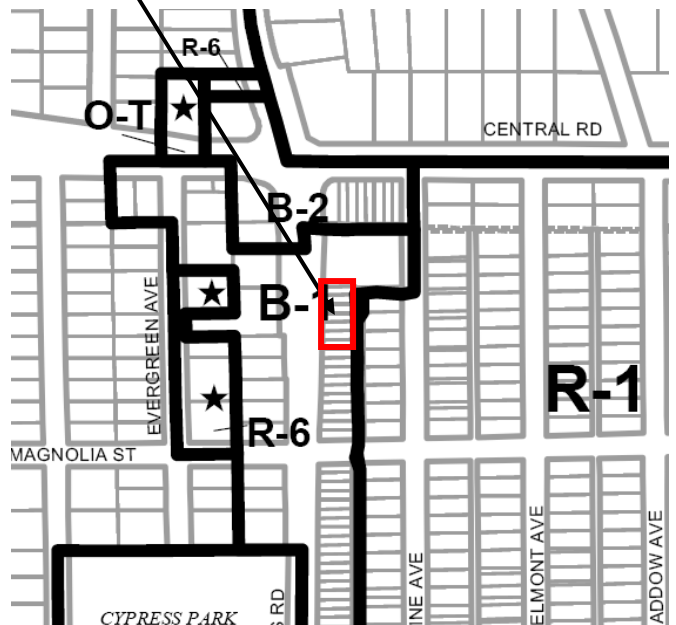
The petitioner is proposing exterior improvements to an existing multi-tenant retail building facing Arlington Heights Road. The scope of the project includes a complete makeover of the front elevation including removal of the existing continuous canopy and removal of the standing seam metal wall cladding. The proposed elevation will include new aluminum storefronts, as well as new brick and cast stone cladding. There are no site or landscaping improvements being proposed. The subject site is approximately 14,400 square feet, and the existing building is approximately 6,000 square feet.

Site:



Aerial View of Subject Site

Subject Property



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	B-1, Business District Limited Retail	Multi-Tenant Retail	Commercial
North	B-1, Business District Limited Retail	Day Care	Commercial
East	R-1, One Family Dwelling District	Single Family Detached	Single Family Detached
South	B-1, Business District Limited Retail	Multi-Tenant Retail	Commercial
West	B-1, Business District Limited Retail	Multi-Tenant Office	Offices Only

Architectural Design:

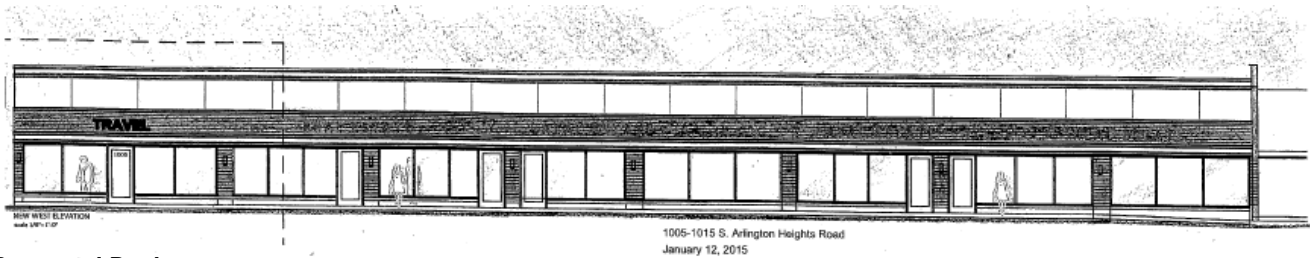
One of the Village's goals is to improve the appearance of this corridor and this project represents a great step towards realizing this goal. The existing building has a dull and dated appearance, and Staff is in full support of improvements to the building. The petitioner has indicated that the proposed design is intended to be sleek and modern, and has provided photos of "inspiration projects" to illustrate the desired appearance.

The proposed design is a nice improvement to the existing building, but it appears somewhat unresolved and could benefit from further design development. Issues and suggested revisions are as follows:

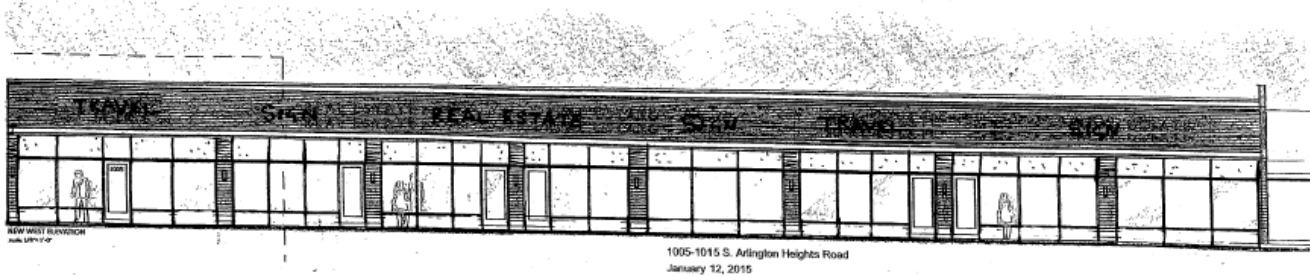
1. The half brick / half stone upper wall has an unbalanced appearance. The cast stone portion of the wall lacks detail and has a blank appearance that does not relate to the bottom portion of the façade. Consider moving the brick to the top of the wall to visually expand the storefronts, which has the added benefit of raising the signage.
2. The overall appearance is long and repetitive and lacks visual interest. Consider breaking up the façade by extending the height of the brick piers.
3. The spacing of the columns is irregular and creates an unresolved appearance of varying window sizes. Furthermore, the panels in the cast stone wall do not align with the brick piers or window mullions below. Consider respacing the window mullions in each bay, and aligning the wall panels joints above with the mullions.
4. The storefront windows look small and lack a modern appearance. Consider omitting the short knee wall at the base of the windows, and provide full height storefront window mullions and glazing instead. Explore the possibility of spandrel glass above.
5. LED accent strip. Exposed LED lighting is not permitted. This detail requires clarification.



Image 1. Petitioner's "inspiration project" located at 202 E. Rand Road in Arlington Heights.



Proposed Design



Possible Revisions. This sketch illustrates possible revisions to the proposed design, similar to the inspiration project at 202 E. Rand Rd.

Signage:

The petitioner is proposing for all tenants to use the same aluminum back-lit channel letters for a consistent signage appearance. The two existing ground signs are in poor condition, and the petitioner is encouraged to update them. Signage is not included in this review, and will be required to comply with the signage code, Chapter 30.

Landscaping:

There is an existing, narrow landscape bed along Arlington Heights Road. The narrow strip limits the amount and types of landscape that can be planted, and there is no room on the site to expand the bed. It is recommended that the petitioner provide a landscape plan showing a combination of daylilies and ornamental grasses in the existing planting bed to provide screening of the parking area as required by code.

RECOMMENDATION:

It is recommended that the Design Commission **require further design development and then re-review** the proposed architectural design for exterior modifications at 1005-1015 S. Arlington Heights Road. This recommendation is subject to compliance with the plans dated 12/8/14 and received 12/10/14, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to further develop the design similar to the "inspiration project" at 202 E. Rand Road.
2. A recommendation to provide a landscape plan showing a combination of daylilies and ornamental grasses in the existing planting bed.
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 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. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
5. All signage must meet code, Chapter 30.

January 20, 2015

Steve Hautzinger, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charley Craig, Building Services,
Petitioner, DC File 14-135

NEW FACADE REMODELING

1005-1015 South Arlington Heights Road
Arlington Heights, Illinois



LOCATION MAP



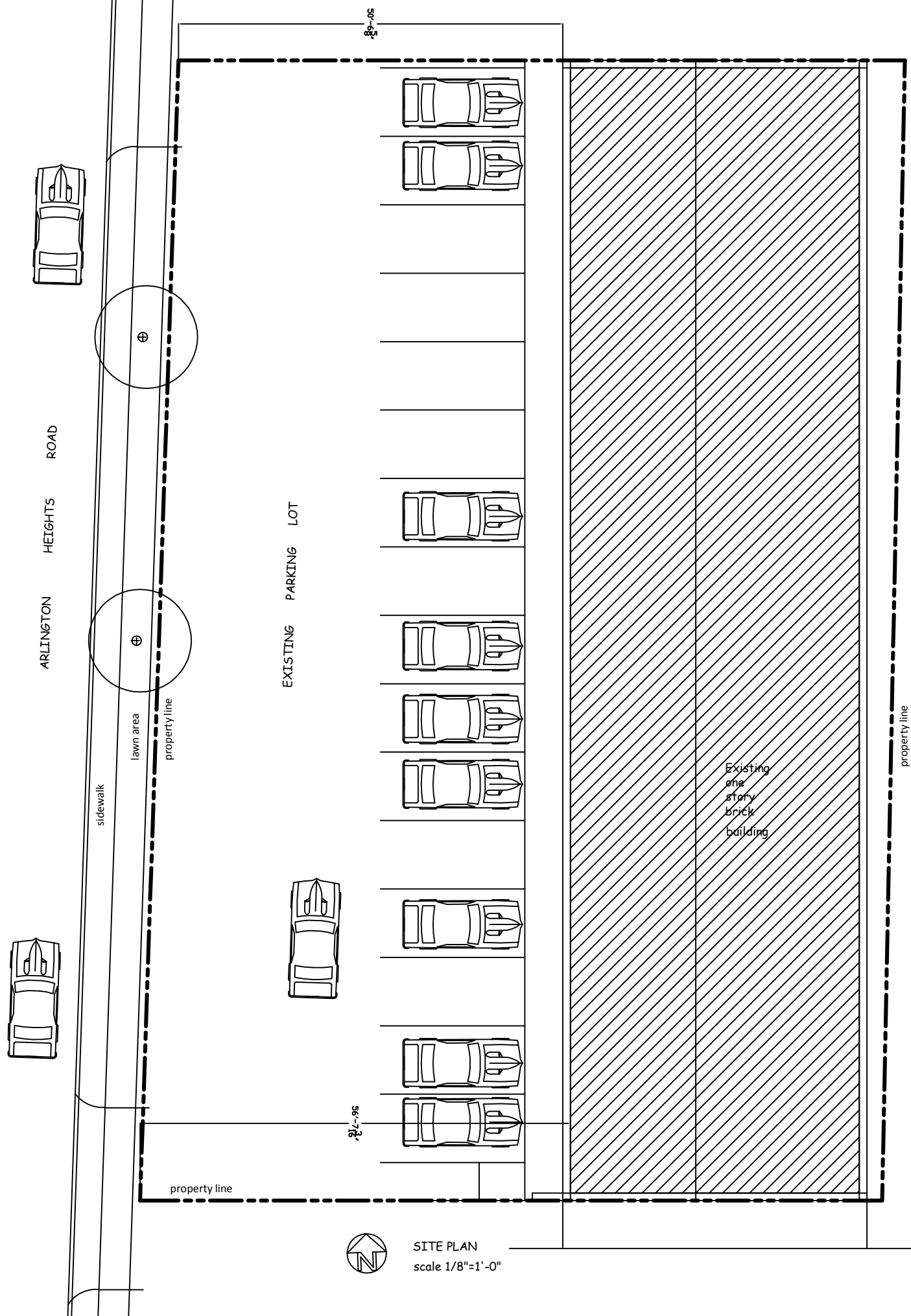
Proposed new west elevation

DRAWING INDEX

A-1	COVER SHEET
A-2	SURVEY
A-3	EXISTING SITE PLAN
A-4	NEW NEW ELEVATIONS
A-5	EXISTING WALL SECTIONS
A-6	NEW WALL SECTIONS
A-7	FLOOR PLANS/ROOF PLANS

NEW FACADE REMODELING
1005-1015 Arlington Heights Rd.
Arlington Heights, Illinois
1-5-2015 issued for
Design Commission Review

JULIO RUFO ARCHITECT
804 South Chester Park Ridge, Illinois 60068
phone 773 447 4597



EXISTING WEST PHOTO looking south



EXISTING WEST PHOTO looking northeast

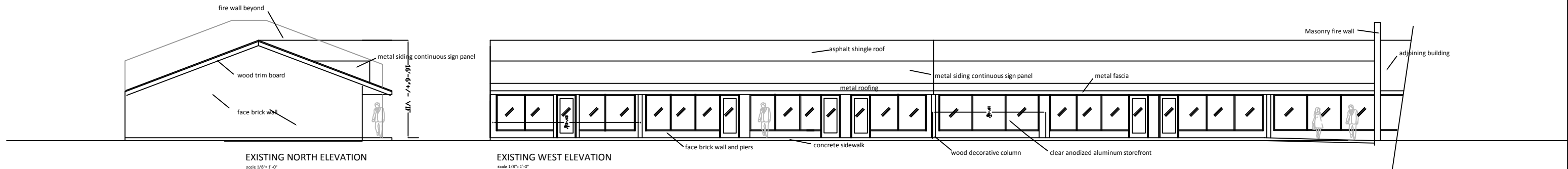
NEW FACADE REMODELING
1005-1015 Arlington Heights Rd.
Arlington Heights, Illinois

1-5-2015- issued for
Design Commission Review

dwg.

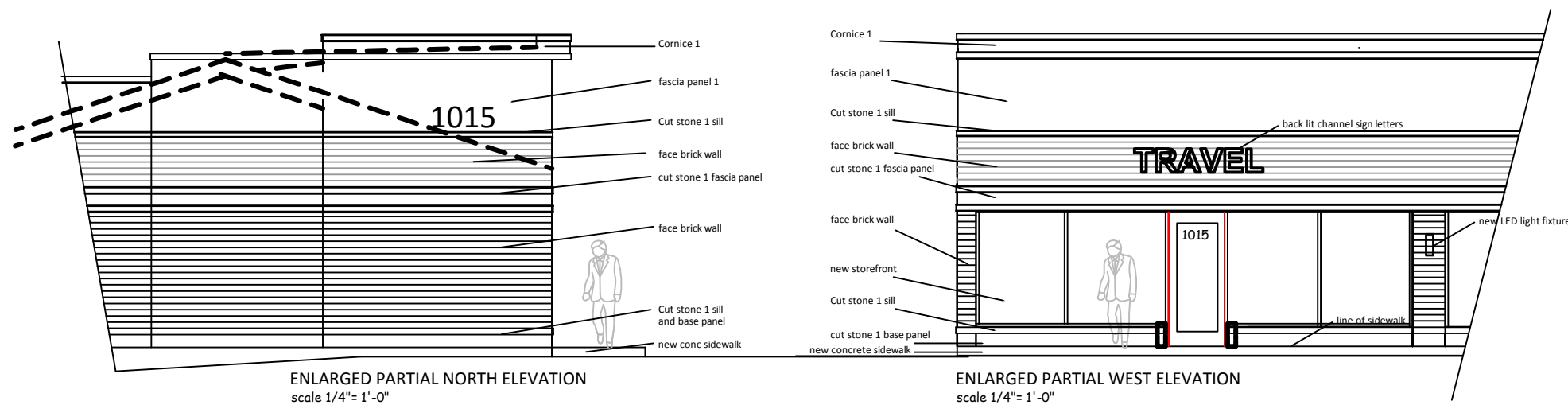
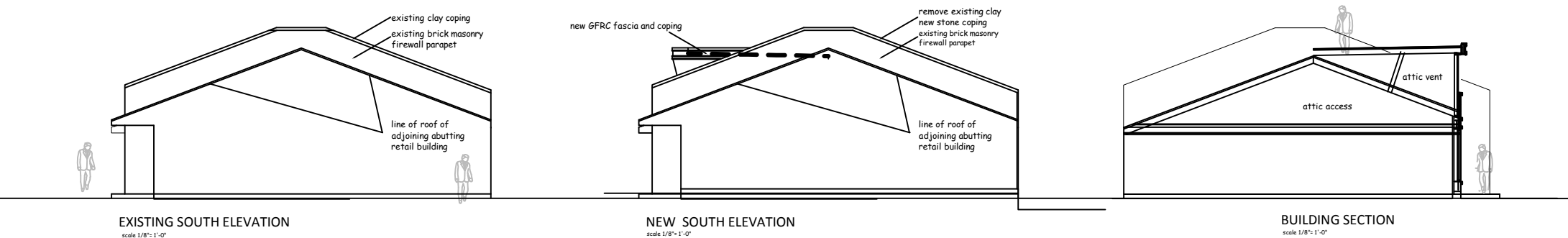
A3 of 7

JULIO RUFO ARCHITECT
804 South Chester Park Ridge, Illinois 60068
phone 773 447 4597



NEW MATERIALS LIST

- Brick 1- Bowerston shale Company Santa Fe W/C no darks utility
- Stone 1- Indiana buff limestone/alternate cast stone
- Fascia1- Prefinished GFRC panels ribbed 8' length minimum
- Cornice1- Preformed prefinished GFRC 8' length minimum
- Signage1- preformed aluminum internally lit individual letters
- Lighting 1- Juno model # _____ LED wall sconce or approved equal
Lighting 2- continuous LED accent light strip
- Storefront - anodized clear aluminum storefront system
clear glass
tempered where required by code. Alternate low E insulated
- Roof - 60 mil EPDM fully adhered membrane and flashings



NEW FACADE REMODELING
1005-1015 Arlington Heights Rd.
Arlington Heights, Illinois

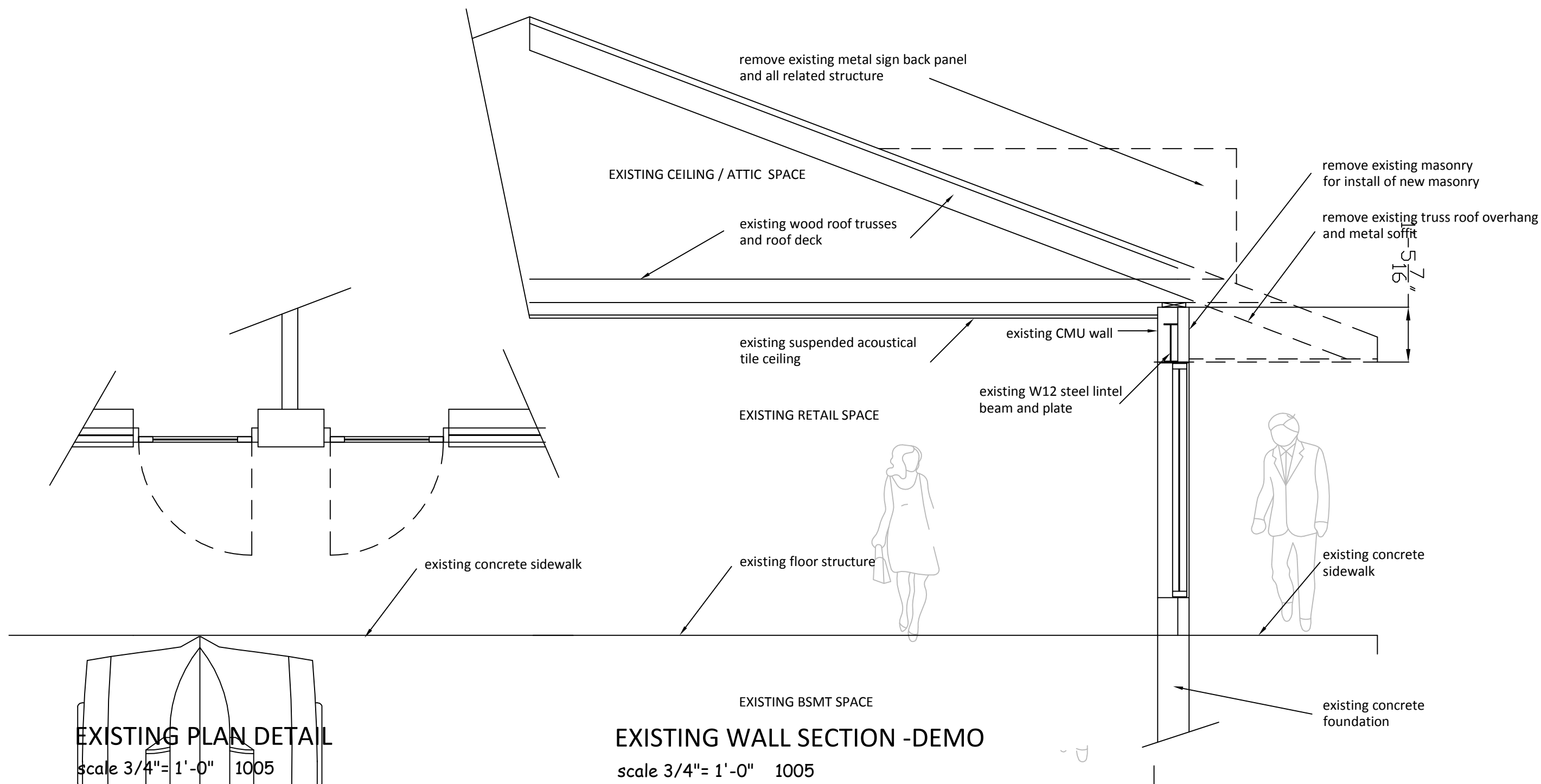
1-5-2015- issued for
Design Commision Review

dwg.

A4 of 7

JULIO RUFO
804 South Chester
phone 773 447 4597

ARCHITECT
Park Ridge, Illinois 60068



NEW FACADE REMODELING
1005-1015 Arlington Heights Rd.
Arlington Heights, Illinois

1-5-2015- issued for
Design Commision Review

JULIO RUFO
804 South Chester
phone 773 447 4597

ARCHITECT
Park Ridge, Illinois 60068

dwg.
A5 of 7

60 mil EPDM single ply fully adhered roof over
1' rigid insulation on 3/4"t & g plywood
on 20 ga mtl or alt TJI joists at each truss

remove existing roof and deck as required
for install of new facade wall and roof structure

EXISTING CEILING / ATTIC SPACE

GFRc formed cornice
on cement board on
2.5 mtl studs at 16" OC

1" GFRc panel over water and
air barrier on cement board

4" H cut stone or cast
stone trim

4" x12"face brick with 1" air space
on water and air barrier over cement
board on 4" mtl studs @16" OC

16" H cut stone or cast
stone trim

new insulated glass aluminum
storefront system

existing CMU wall

existing steel lintel
beam and plate

EXISTING RETAIL SPACE

EXISTING BSMT SPACE

new insul glass alum
storefront

new face brick & stone trim

new insulated alum doors

new concrete sidewalk

NEW PARTIAL WALL PLAN DETAIL

scale 3/4"= 1'-0" 1005

NEW WALL SECTION

scale 3/4"= 1'-0"

NEW WALL SECTION

scale 3/4"= 1'-0"

JULIO RUFO
ARCHITECT
804 South Chester
Park Ridge, Illinois
60068
phone 773 447 4597

JULIO RUFO ARCHITECT
804 South Chester Park Ridge, Illinois 60068
phone 773 447 4597

dwg.

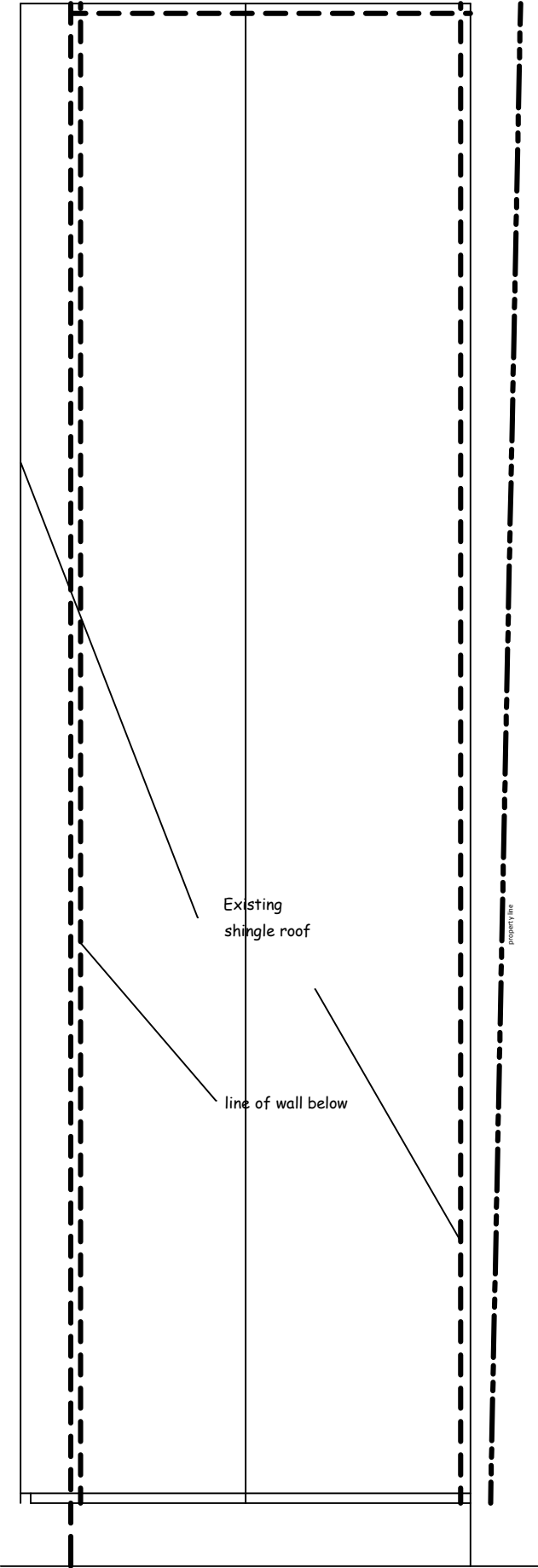
A6 of 7

JULIO RUFO
ARCHITECT
804 South Chester
Park Ridge, Illinois
60068
phone 773 447 4597

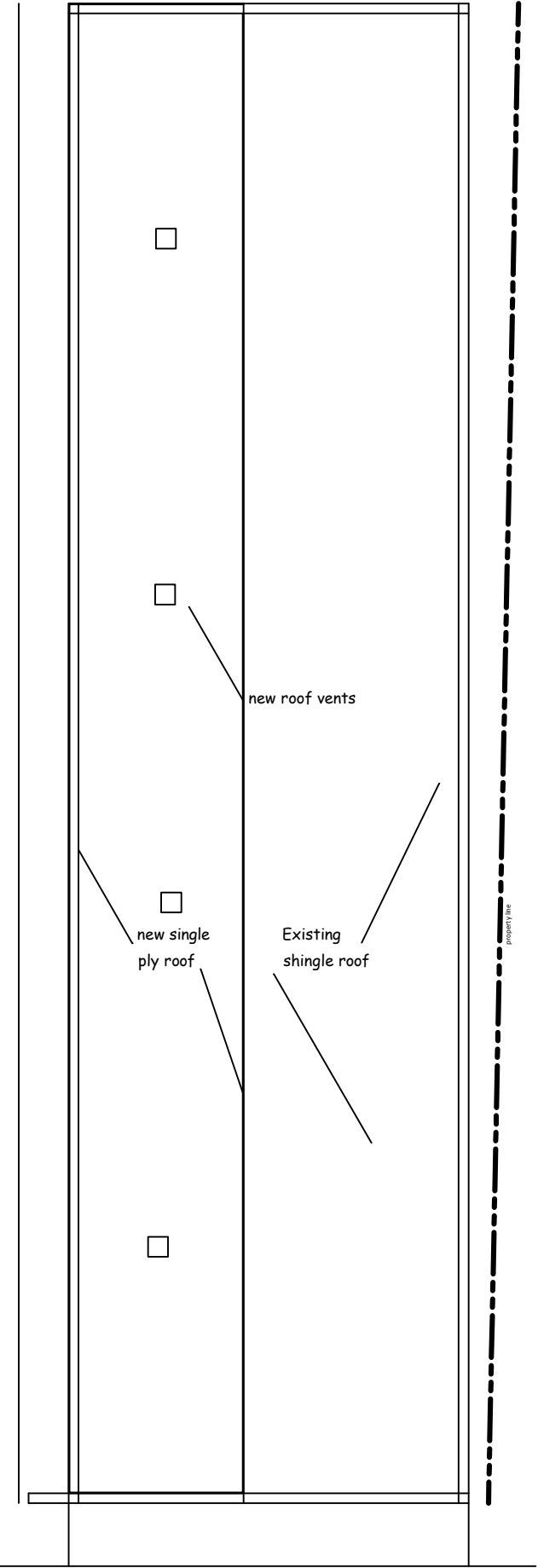


NEW FACADE REMODELING
1005-1015 Arlington Heights Rd.
Arlington Heights, Illinois

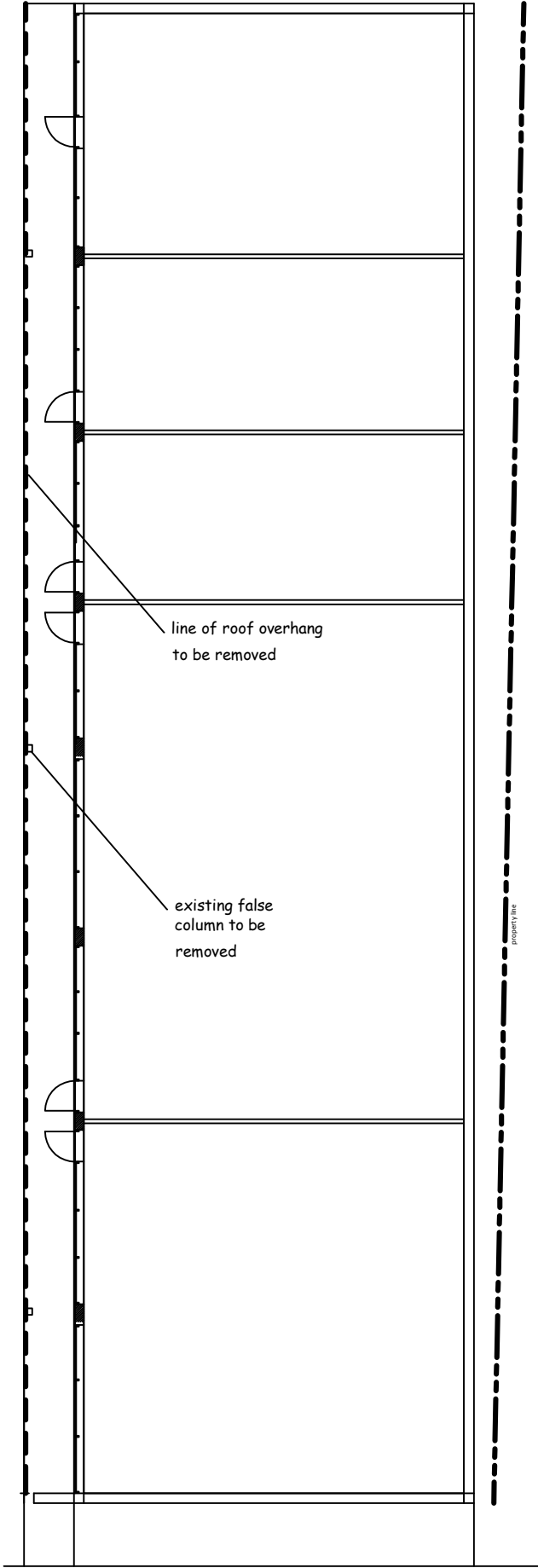
1-52015 issued for
Design Commission Review



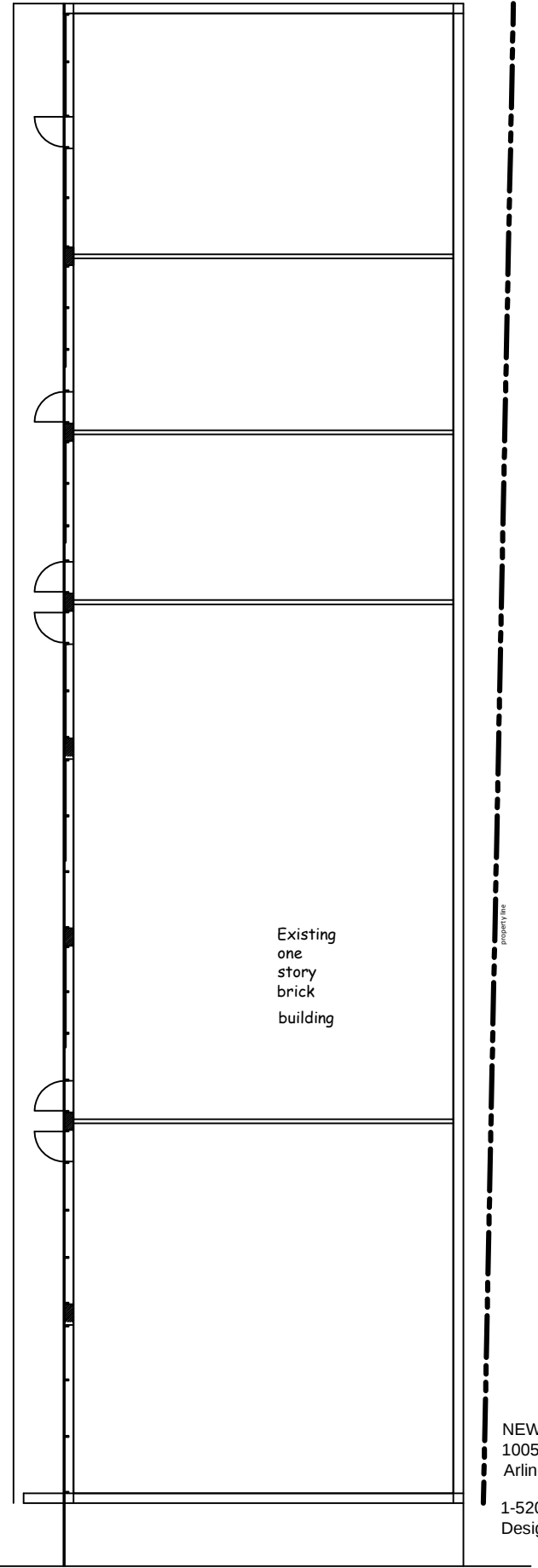
EXISTING ROOF PLAN
scale 1/8"=1'-0"



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



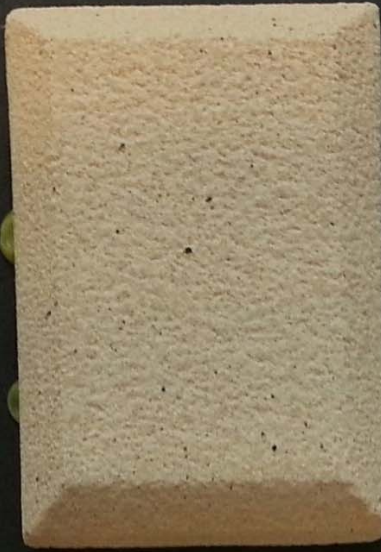
EXISTING FLOOR PLAN
scale 1/8"=1'-0"



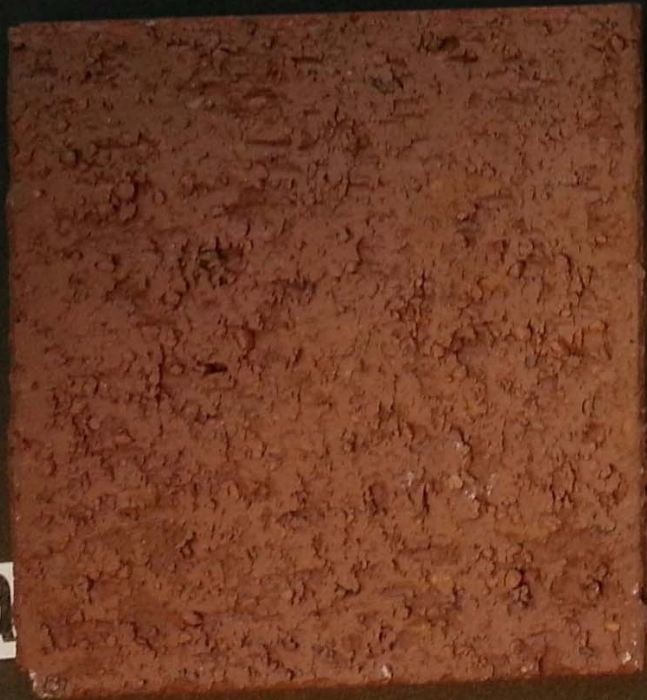
NEW FLOOR PLAN
scale 1/8"=1'-0"



c



b



a



g

NEW MATERIALS LIST

- a. Brick - Bowerston Shale Co. Santa Fe W/C no darks utility
- b. Stone- Indiana buff limestone/alternate cast stone
- c. Fascia- Prefinished GFRC panels 8' length minimum Stromberg Architectural Products
- d. Cornice- Preformed prefinished GFRC 8' length minimum
- e. Signage- preformed aluminum internally lit letters
- f. Lighting 1- LED wall sconce or approved equal
Lighting 2- continuous LED accent light strip
- g. Storefront - anodized clear aluminum storefront system
1" insulated clear glass tempered where required by code.
Alternate low E insulated
- h. Roof - 60 mil EPDM fully adhered membrane and flashings

Joseph Zivoli
January 27, 2015

NEW FACADE REMODELING
Existing Retail Building
1005-1015 Arlington Heights Rd.
Arlington Heights, Illinois

Inspirational Properties



102-140 E. Northwest Highway, Arlington Heights



40-60 S. Arlington Heights Road, Arlington Heights



1 W. Rand Road, Mount Prospect



202-214 E. Rand Road, Arlington Heights

Adjacent Properties, to 1005 – 1015 S. Arlington Heights Road, Arlington Heights, IL



1001 S. Arlington Heights Road, Arlington Heights



1003 S. Arlington Heights Road, Arlington Heights



SUBJECT PROPERTY: 1005-1015 S. Arlington Heights Road



1019-1035 S. Arlington Heights Road, Arlington Heights



1039-1041 S. Arlington Heights Road, Arlington Heights

Properties Across the Street



1010 S. Arlington Heights Road, Arlington Heights



1020 S. Arlington Heights Road, Arlington Heights



1040 S. Arlington Heights Road, Arlington Heights



Item: DC#15-001 - Patton Elementary School - 1616 N. Patton Ave. / Sign Variation

Department: Planning & Community Development Department

Requested Action

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

Recommendation

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

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

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

Date Prepared: January 16, 2015

PETITIONER INFORMATION:

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

Requested Action:

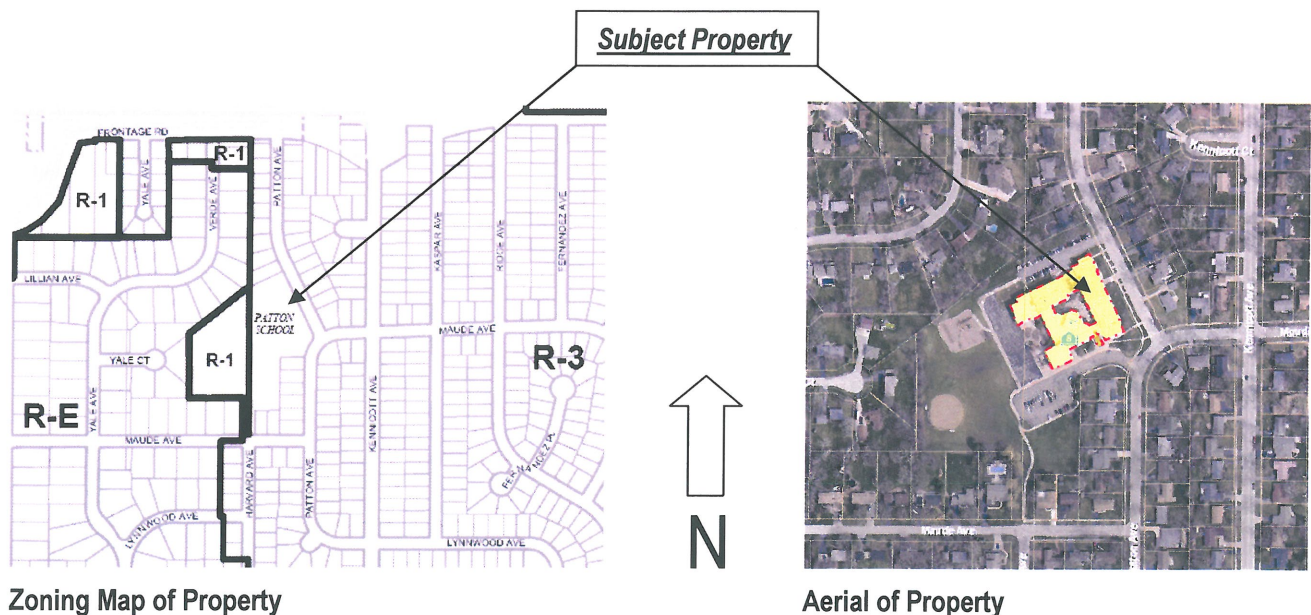
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2. A variation from Chapter 30, section 30-203.b, to allow a 24 square foot electronic changeable LED wall sign in a Residential District, where only a 12 square foot manual change bulletin board sign is allowed.

ANALYSIS:

Summary

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

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



Background:

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

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



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



Image 2. Arlington Heights' Civic Events sign.

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



Image 3. Hersey High School electronic message sign.



Image 4. Forest View School electronic message sign.

Other electronic sign requests:

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

Electronic Sign Code Evaluation:

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

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

A. Residential Zoning Districts

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

B. Business, Manufacturing, and/or Institutional

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

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

Current Request:

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



Image 5. **Subject Property**, Patton Elementary School



Image 6. Dryden Elementary School



Image 7. Greenbrier Elementary School



Image 8. Thomas Middle School



Image 9. Ivy Hill Elementary School



Image 10. Olive-Mary Stitt Elementary School



Image 11. Westgate Elementary School



Image 12. Windsor Elementary School

Sign Variation Criteria:

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

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

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

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

Possible Restrictions:

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

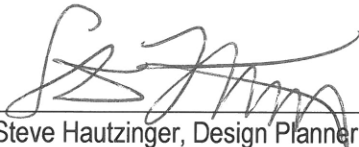
1. **Static Message.** Chapter 30, Section 30-121.a, Prohibited Signs, states "any flashing sign or sign with moving or rotating lights, or any sign creating the illusion of movement is not allowed". The proposed LED sign shall display static messages only, and shall not be allowed to blink, scroll or animate in any way.
2. **Hours of Operation.** Chapter 30, Section 30-117, Illumination: Hours of Operation, states "Illuminated signs located on a lot adjacent to or immediately across the street from any residential district shall be turned off at all times between the hours of 11:00 pm and 7:00 am". Consider extending this restriction from 9:00 pm until 7:00 am.
3. **Illumination Level.** Per Chapter 30, Section 30-118.a, Illumination Standards, states "in no case shall the lighting intensity exceed 250 foot candles when measured flush and in contact with the face of the sign". Furthermore, it is recommended that the sign be required to have a photo sensor dimmer to automatically reduce the brightness in the evening.
4. **Frequency of Message Change.** The message display shall be static, with changes made only once per day, unless urgent or emergency information is necessary to be displayed.
5. **Colors.** Consider restricting the display color to amber only. Red shall not be allowed.
6. **Setback.** Consider the orientation towards adjacent residences and establish a minimum setback distance.
7. **Sign Type.** Consider if electronic message signs are appropriate as ground sign and/or wall signs.
8. **Window Signs.** Current Village regulations do not require a permit for window signs. A window sign can be a paper graphic, neon sign or LED screen. A window signs cannot exceed 40% of the window area.
9. **Design Standards.** Consider the integration of the sign with the design of the building.
10. **Sound.** Sign shall not be allowed to emit sound.

RECOMMENDATION:

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

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

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



Steve Hautzinger, Design Planner

Department of Planning & Community Development

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

APPROVED

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

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

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

Members Absent: None

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

REVIEW OF MEETING MINUTES FROM MARCH 31, 2009

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

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

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

ITEM 1. SIGN CODE MODIFICATIONS/ELECTRONIC SIGNS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Other regulations for electronic changeable signs include the following:

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

tie into the monument sign.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ITEM 6. GENERAL MEETING

There was no further discussion.

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

Site and Surrounding Properties





Hardship Request

To Whom It May Concern:

- A. The hardship that has been created is not self-created. Our current sign is 20 years old and in need of being updated.
- B. The existing sign is located on the east side of the building along Patton Avenue. The new sign would be placed on the same wall in the same general location, and would be similar in overall dimensions. Additionally, this would not create a traffic hazard as residents, parents, and students are used to seeing a sign in this location and it should not impede traffic, nor anyone's health, safety, morals, or welfare.
- C. The circumstances or hardships that we currently face are listed below. Being that we are a school and not a business, we do not a competitive advantage over any entity.
 - 1. In order to change the content on the sign, parent volunteers are required to go outdoors in order to change the message on our sign. During inclement weather we are forced to make a choice between changing the message on the sign (during poor weather), or leaving outdated information on the sign.
 - 2. With the current sign we are limited to four lines of text. The text must be changed manually by having someone physically remove and replace the letters. This can be a time consuming process, as it requires someone to bring all of the letters, arrange them, and then set them in. It is not uncommon to have to abbreviate words due to the fact that we are limited to how many letters fit across one line. In addition to that, on windy days it can be challenging as the worker needs to be sure that the letters do not blow away.
 - 3. With an increasing number of programs, performances, and clubs, our current sign does not allow us to share and showcase all of what is happening at our school. Because we have four lines of text we are only able to display what could be considered "main events" and we lose the ability to communicate through our sign any of the other events that are happening.
 - 4. With our current sign, we do not have the ability to display information remotely. By having a digital sign, we are able to access our messages remotely and produce up to date information. Also, with a digital sign, we can program the sign to display different messages at different times throughout the day and year.
- D. The variation will not alter the character of our locality, as it will simply be replacing the current sign.
- E. Schools always strive to engage the community in all that they do. In order to be successful, we need the ability to communicate with our stakeholders in a variety of ways. We have a significant amount of foot traffic at the beginning and the end of our school day and by having a sign that is able to provide robust communication we can better ensure that our messages are being received. With our current sign, we are not able to provide robust communication.

Patton School Proposed Sign Replacement



- Patton Elementary School, 1616 N Patton Avenue
- Sign on East Elevation
- Red Line _____ indicates measurement from sign to sidewalk, 35.32'
- New and Existing Sign 6' x 4'

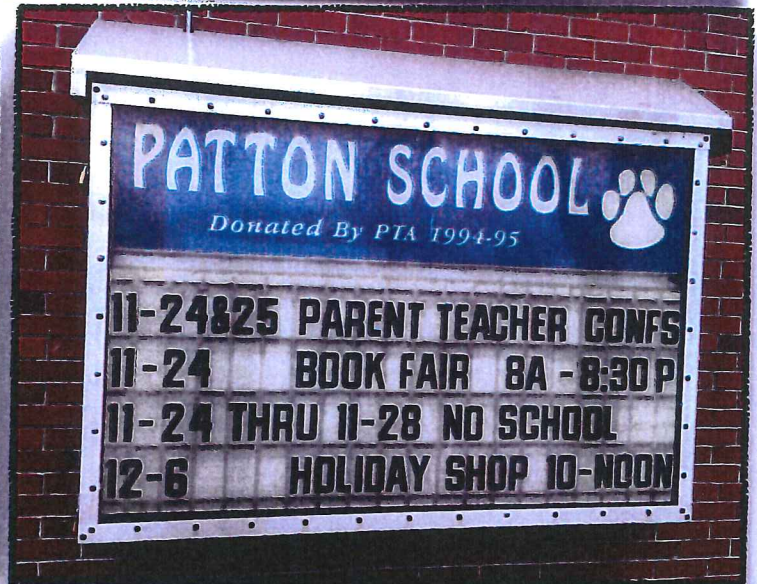
Patton School Proposed Sign Replacement



Building Facade

- Existing Sign on Facade
- East Elevation
- Red Line ____ indicates measurement from sign to sidewalk, 35.32'

Patton Elementary School



Dear Patton School Neighbors,

Patton has been exploring a new approach to communicating with all of our stakeholders about all of the exciting things that are happening in our school. One way we are hoping to accomplish this task is through the use of a digital sign. The benefits of this sign would be:

- ▶ More Information would be posted.
- ▶ Information would be updated with higher frequency.
- ▶ Information can be updated from anywhere in real time.
- ▶ Timers and dimmers are built in to control when the sign is on and off.

- ▶ LED signs emit a glow, and the ambient light that comes of the sign is the same as a traditional sign.

Our hope is that the Patton Community finds value in this updated communication tool. We are currently in the planning stages and we welcome any questions or concerns you might have.

Sincerely,

Eric Larson and Mike Brown
Principal Facilities Director
847-398-4288 847-506-6900
elarson@sd25.org mbrown@sd25.org

Patton School Proposed Sign Replacement



Existing Sign

- Existing Sign on Facade
- East Elevation
- Sign measures 6' x 4'

Patton School Proposed Sign Replacement



Proposed Sign

- New Sign on facade in a similar place as existing sign
- East Elevation
- Sign measures 6' x 4'
- LED ambient light
- Built in timers and dimmers

Patton School Proposed Sign Replacement



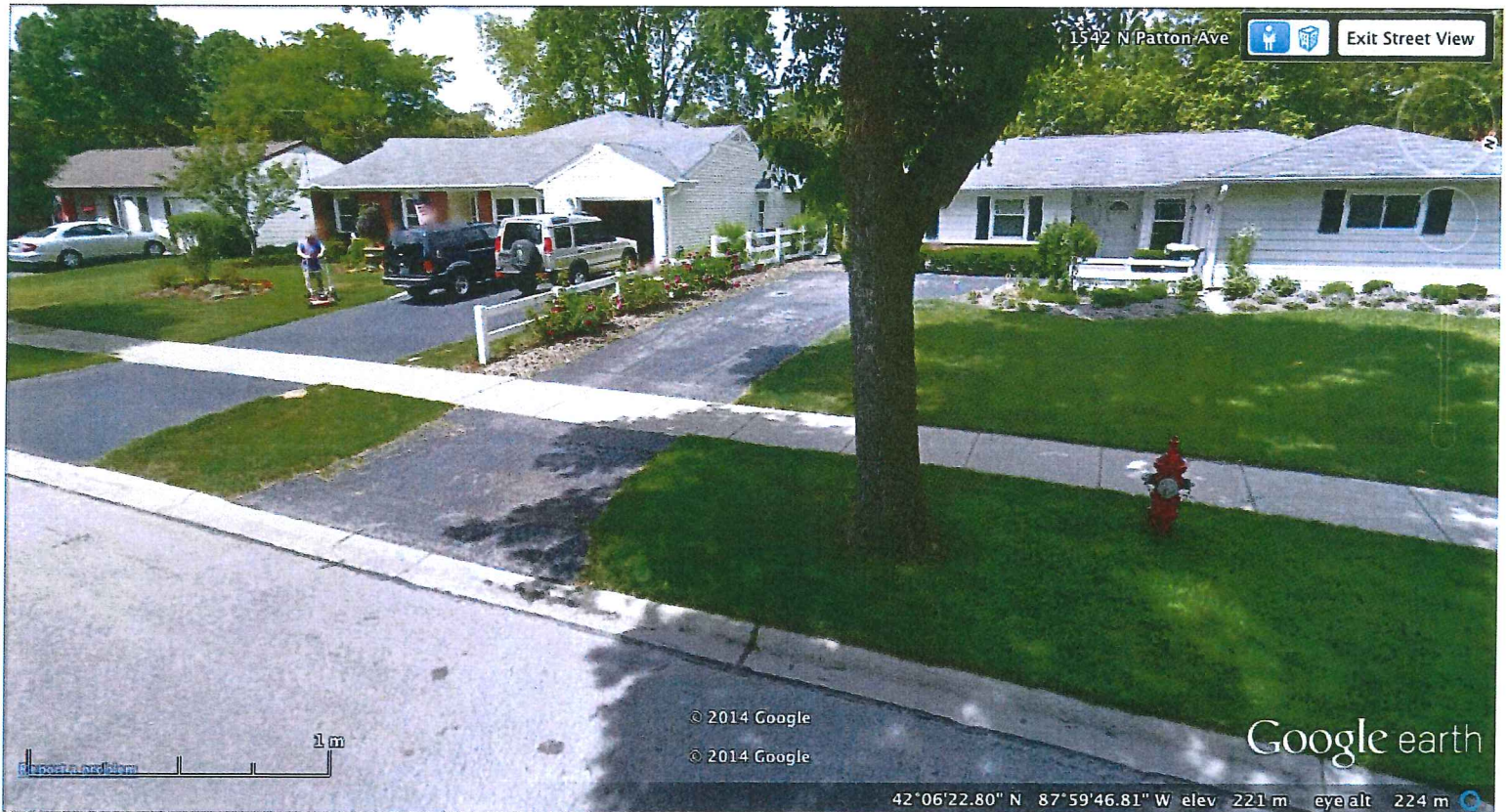
Proposed Sign

Patton School Proposed Sign Replacement



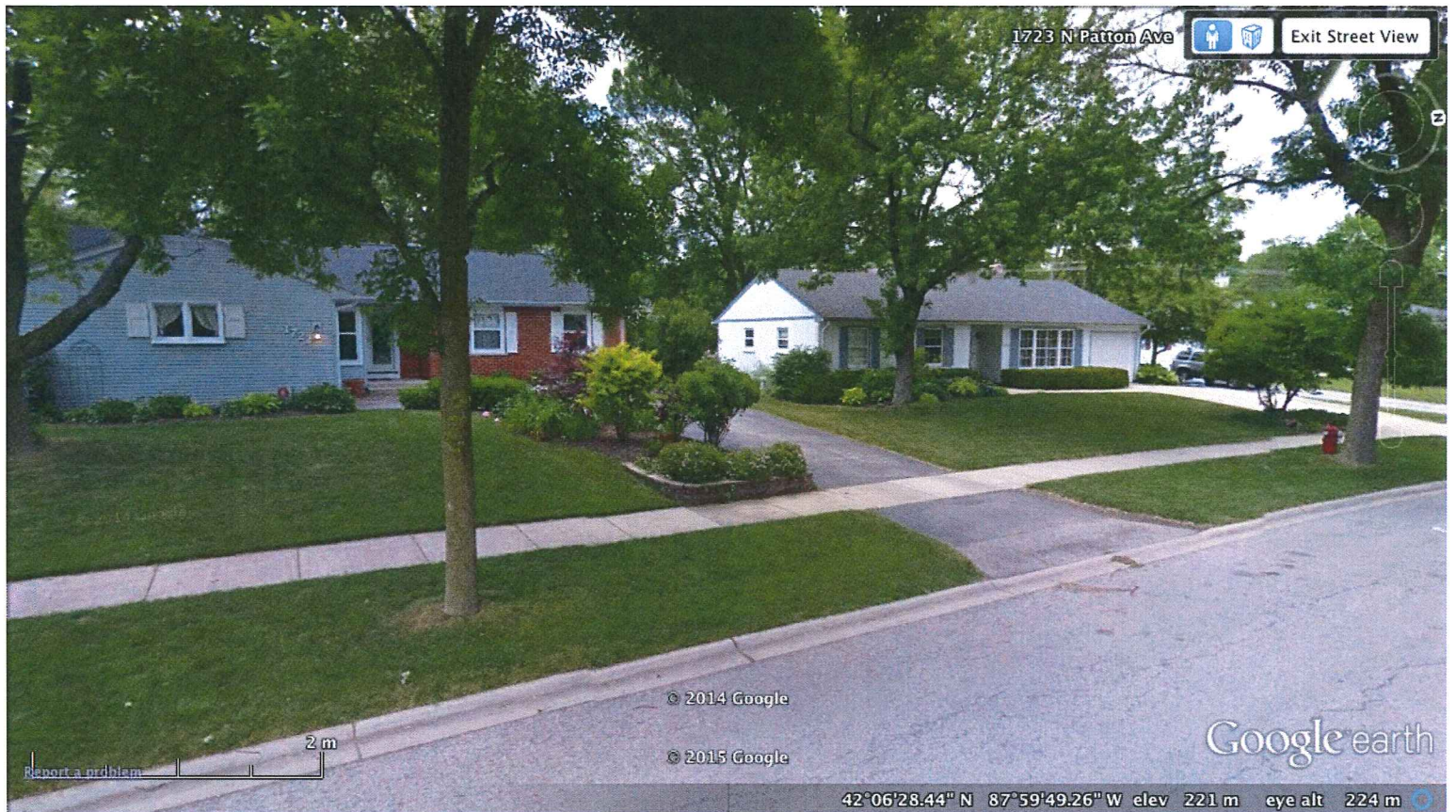
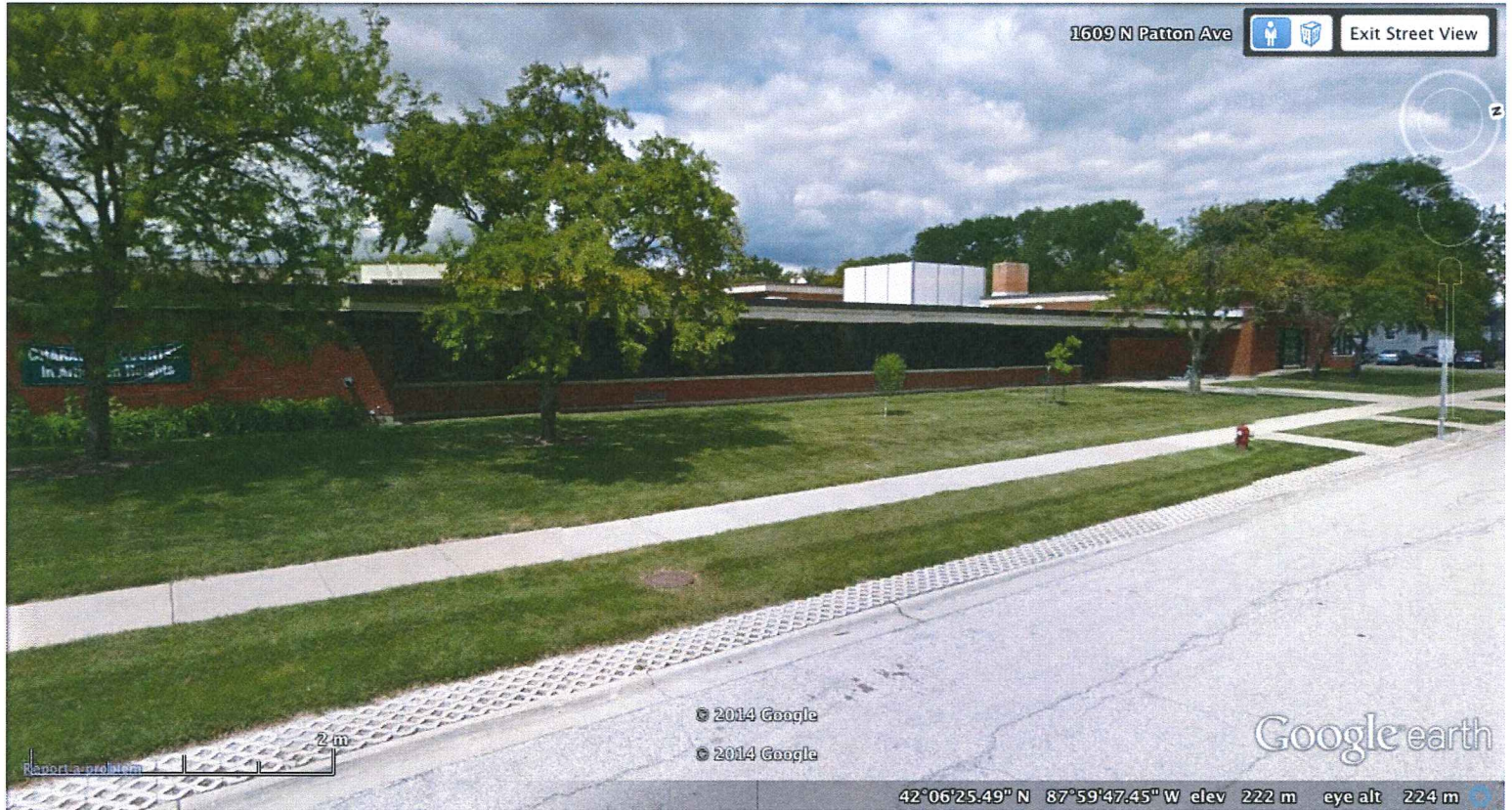
Houses in front

Patton School Proposed Sign Replacement



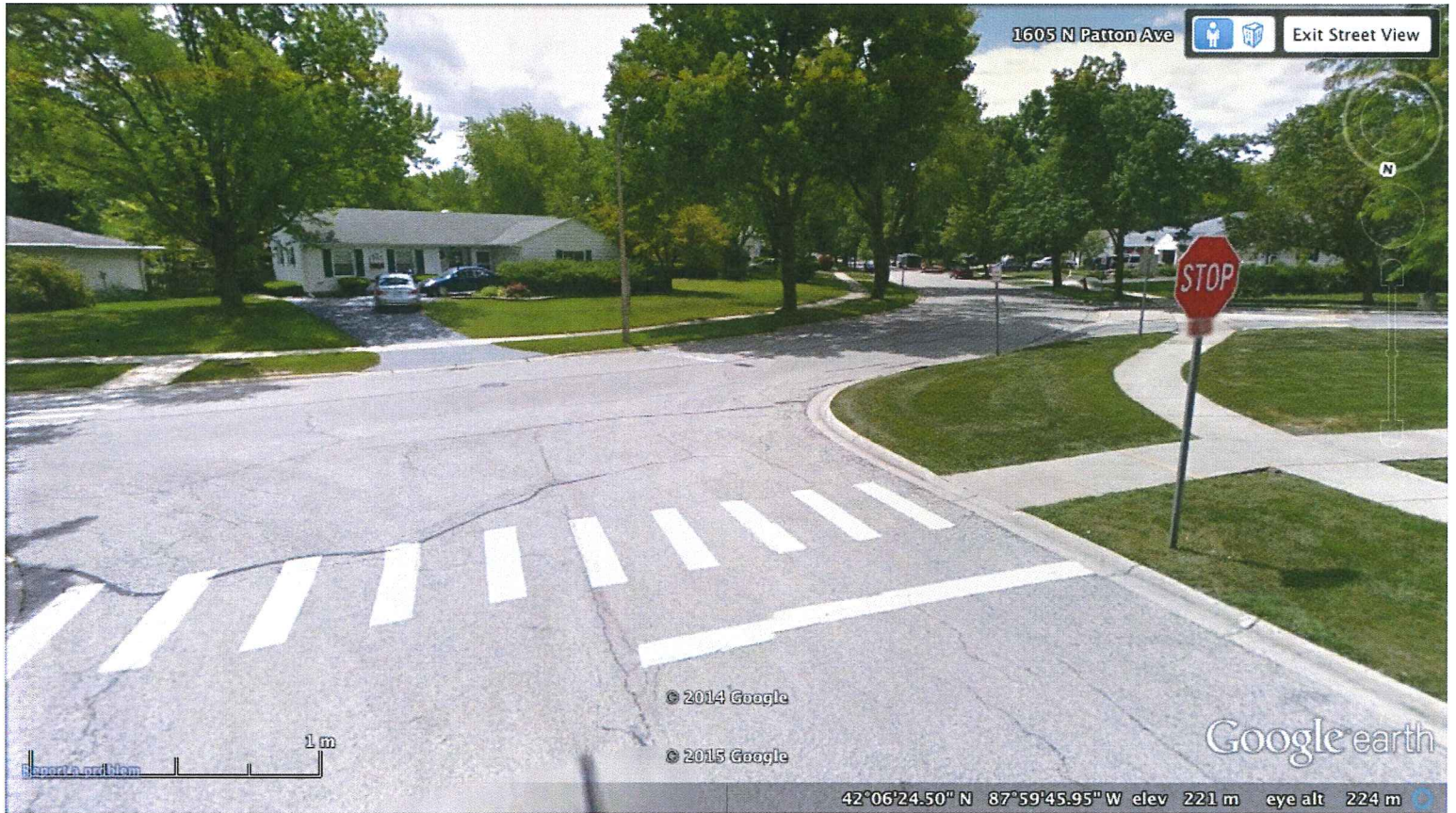
Three houses to the right

Patton School Proposed Sign Replacement



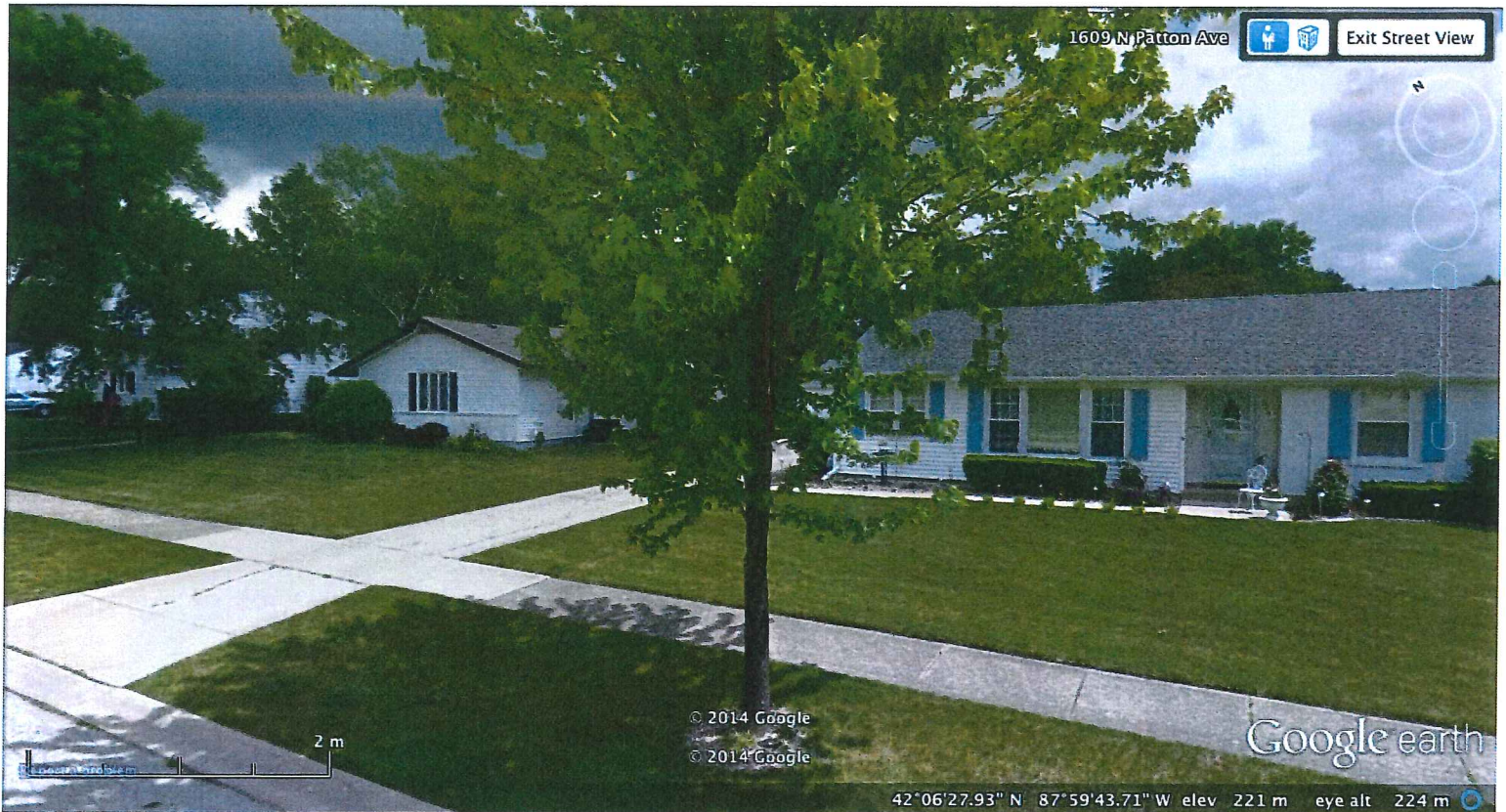
Houses to left

Patton School Proposed Sign Replacement



Houses across the street and to the right

Patton School Proposed Sign Replacement



Three houses across the street and to the left