



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 26, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 1/5/16

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#15-160 - 817 S. Chestnut Ave. - SF/Addition
- B. DC#15-162 - 737 N. Wilshire Ln. - SF/Teardown
- C. DC#15-166 - 630 N. Salem Ave. - SF/Teardown
- D. DC#12-103 - Sign Code Modifications
Intent & Purpose
- E. DC#15-156 - Sign Code Modifications
Drive-through Restaurant Signage
- F. DC#15-157 - Sign Code Modifications
Manual Change Bulletin Boards/Changeable Panel Signs
- G. DC#15-167 - Sign Code Modifications
Residential Ground Signs

VII. OTHER BUSINESS

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

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 - 1/5/16

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 1/5/16

Type

Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 5, 2016**

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

Members Present: Ted Eckhardt, Chair
Anthony Fasolo
John Fitzgerald

Members Absent: Jonathan Kubow
Alan Bombick

Also Present: Carole Wisniewski, JRC Design Build for *603 E. Euclid Ave.*
James Cochran, JRC Design Build for *603 E. Euclid Ave.*
Donna & Peter Schmelzer, Owners of *603 E. Euclid Ave.*
Tony VanDijk, Emerald Homes for *404 W. Olive St.*
Sean Kelly, RMB LLC for *914 N. Illinois Ave.*
Peter McGovern, T.P. Carpentry for *1810 N. Fernandez Ave.*
Steve Gawlick, S.G. Architects for *1810 N. Fernandez Ave.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM DECEMBER 8, 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF DECEMBER 8, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

Chair Eckhardt stated that with only 3 commissioners here tonight, projects being approved tonight would require a positive vote from all 3 commissioners. Petitioners have the option to reschedule to a future meeting when all 5 commissioners are present. There was no response from the petitioners.

ITEM 1. SINGLE-FAMILY ADDITION REVIEW**DC#15-146 – 603 E. Euclid Ave.**

Carole Wisniewski and **James Cochran**, representing *JRC Design Build*, and **Peter & Donna Schmelzel**, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments and clarified that this project is an addition, not a teardown as indicated on the agenda. The petitioner is proposing to add a two-story addition to the rear of an existing two story house. The existing detached garage will remain. This project received zoning variation approvals from the Zoning Board of Appeals on December 14, 2015 for the following variations:

- A 6.2 foot variation to allow an exterior side setback of 21.5 feet from the west property line, where 27.7 feet is required.
- A 359 sf variation to allow 4,292 sf of floor area (F.A.R.), where 3,933 sf maximum is allowed.
- A 2 foot variation to allow an 8 foot separation between the proposed addition and the existing detached garage (measured from roof eave to roof eave) where 10 feet is required.

The existing neighborhood has a very traditional character with many historic homes. The existing house has a nice, traditional appearance that fits very well in the Rec Park neighborhood and along the historic Euclid Avenue corridor. The proposed design is intended to create a fresh, clean, modern appearance, but it does still retain an overall traditional feel. However, Staff does have the following concerns and recommendations regarding the proposed design:

Materials/Colors:

- The proposed black windows without shutters will be somewhat of a modern look. White windows with decorative shutters would be more contextual with the neighborhood.

Front Elevation (Facing Euclid Avenue):

- The entry portico on the front of the house is being replaced with a simple, understated portico. It is recommended that the design of the portico be further developed to enhance the appearance of the front door.

Exterior Side Elevation (facing Douglas Avenue):

- One of the goals of the Village's Single-Family Design Guidelines is that *"...New additions will look like they belong and not dominate or change the character of the original building"*. The proposed addition on the rear of the house is large and dominates the existing home. Additions are always encouraged to be seamless with the existing house, and the proposed design clearly stands out as an addition.
- A simpler rectangular form for the addition is recommended to complement the massing, scale, and composition of the original house.
- The large gable on the second floor is out of scale with the rest of the house and is recommended to be omitted.
- The second floor windows on the addition are higher than the second floor windows on the existing house. It is recommended that the windows in the addition be horizontally aligned with the existing house for a cohesive appearance.

Staff was recommending that the Design Commission require revisions to the design; however, yesterday Staff received revisions in response to the comments in the Staff report, which included 2 options. Staff felt that Option 2 was going in the right direction and he recommended the commissioners take this into consideration in their review.

Ms. Wisniewski said that the homeowners want their guests to use the new entrance facing Douglas Avenue; therefore, the focus of the addition was on this secondary entrance on the west elevation. The design of the front entry portico on the north elevation can be improved from what is shown on the drawings. It is in need of repair, but it can be rebuilt to match the existing design. As many windows as possible were incorporated into the west elevation to take advantage of the views, and the proposed window height was preferred by the homeowner because of his tall height; however, Option 2 does provide for the windows to be aligned with the existing house, if required. She added that the existing top of the window height is only 5.5 feet above the floor. With regards to the color scheme, the homeowners were not opposed to considering white windows, white trim and blue siding, to give a more traditional appearance, with photos of similar homes being presented. **Ms. Wisniewski** concluded that different massing and window arrangement could be done on the second floor of the addition; however, the homeowners want multiple windows to maximize the views on the west elevation, and eliminating the large dormer on the west elevation would limit the second-floor square footage that the homeowners are trying to achieve.

Mr. Schmelzer said that parking is not allowed on Euclid and guests must park on Douglas where there is no sidewalk. They never use the front entrance on Euclid and want to make the secondary entrance on Douglas more welcoming. He understood that there could not be two front entrances on a home and hoped that Option 2 presented tonight accommodates the concerns raised by Staff. He added that they prefer white windows with the Wedgewood Grey/Blue siding, instead of the originally proposed black windows.

Commissioner Fasolo liked Option 2 that was submitted tonight because it fit in better with the existing home. He preferred the white windows with the grey siding, or trying to keep with the color and style of the existing windows and shutters. **Mr. Schmelzer** replied that they prefer not to use shutters and want a different look for the home, and he provided photos of the homes across the street that have white windows without shutters. **Commissioner Fasolo** was in favor of the white windows and grey siding being proposed, the front entry portico being rebuilt to match existing as previously stated by the petitioner, and aligning the windows on the west elevation as shown in Option 2.

Commissioner Fitzgerald liked the black windows being proposed as well as the revised color combinations presented tonight in the photos. He did encourage the design of the front entry portico along Euclid to be further developed, but felt that replicating the existing details would not match the new look for the house. He felt the originally proposed second-floor gable was too big and overpowering, and he liked Option 2 because it fit everything nicely. He disagreed with Staff's suggestion to revise the roof over the screen porch; he liked the clean line of the roof as proposed and the way it ties into the side door. Overall, he felt the addition was nice and he was not opposed to updating a traditional home.

Chair Eckhardt stated that he typically likes additions to blend in with the existing home. However, he was fine with the design as submitted which looks like two different houses and includes different roof pitches, shed dormers above the windows, raised windows on the addition, and he was indifferent to the black window color. With regards to the two options presented tonight, he preferred Option 1 that has a

mix of hip and shed roofs. He asked the petitioner for his preference between the three designs being shown tonight, having now heard the comments made by the commissioners.

Mr. Schmelzel reiterated their preference for the Wedgewood blue/gray siding with white windows, and the three gable dormers option as shown in Option 2, but with the height of the windows raised similar to the original design.

Commissioner Fitzgerald was ok with keeping the shed dormers above all of the windows as originally submitted but with the revised large center gable as shown in Option 2, which could be a little bigger if necessary. He preferred that the windows be the same size on all sides. **Mr. Cochran** asked if all of the sheds could be changed to gables, and the commissioners were not opposed to this. **Commissioner Fasolo** preferred all gables. The petitioner stated their preference for all gables as well. **Chair Eckhardt** said that he was in favor of the raised windows as originally proposed to accommodate the petitioner's height. The other commissioners concurred.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 603 E. EUCLID AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE PLANS DATED 11/09/15 AND RECEIVED 11/13/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **APPROVAL FOR WHITE WINDOWS, WHITE TRIM, AND WEDGEWOOD BLUE SIDING, OR SIMILAR, TO BE APPROVED BY STAFF.**
2. **THAT WHEN THE FRONT PORTICO IS REBUILT, THAT IT BE THE SAME SCALE AS THE EXISTING PORTICO, BUT THAT THE DETAILING BE SIMPLIFIED AND APPROVED BY STAFF.**
3. **THAT ALL SECOND-FLOOR WINDOWS HAVE GABLES INSTEAD OF SHED DORMERS.**
4. **THAT THE SECOND-FLOOR GABLE ON THE WEST ELEVATION BE AS SHOWN IN OPTION 2 OR IT CAN BE BIGGER, TO BE APPROVED BY STAFF.**
5. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
6. **COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW**DC#15-148 – 404 W. Olive St.**

Tony VanDijk, representing *Emerald Homes*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence and detached garage to build a new two story residence with a new detached garage. The project complies with the R-3 zoning requirements. The existing neighborhood consists of a mix of single story, one-and-a-half story, and some newer two story homes, with the majority of homes being single story. This project is appearing before the Design Commission to evaluate the proposed architectural design with the context of the neighborhood. The subject property is a corner lot. The proposed detached garage will be in approximately the same location in the rear of the property as the existing detached garage. This is the ideal location for the garage on a corner lot which allows the design of the house to front on both of the streets. Overall, the proposed design is nicely done, and the single story front porch helps the house to relate to the adjacent single story home. Additionally, the side yard setback exceeds the minimum requirement which helps to buffer the new two story home from the adjacent single story home. However, the proposed roof configuration seems odd for a corner lot, and would work better on an interior lot.

Staff recommends approval of the project with the following revisions to enhance the design:

- Revise the roof layout. Consider a conventional hip for the main roof with a couple of feature gables on the south elevation (facing Olive Street), similar to the front of the house.
- Add a window on the south wall of Bedroom 3.
- Add a window on the west wall of the Master Bathroom.

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

Mr. VanDijk replied to the recommendations in the Staff report. He was not opposed to adding a window in Bedroom 3 as long it did not have to be centered, or adding a small window on the west wall of the master bathroom, although the bathroom already has 2 windows. He was also not opposed to working with his architect to re-design the roof as suggested, if the commissioners felt it was necessary, although his intent is for more landscaping on that side of the home to help soften the elevation.

PUBLIC COMMENT

Chontal Hancock said that they live directly north of the site at 1304 N. Mitchell. They like the design of the proposed new home; however, they are concerned about the increase in impervious surface, which will be almost 1000 square feet. They already have flooding issues that they are dealing with the Village Engineering Department about, and they are afraid of more flooding resulting from the increase in impervious surface. She pointed out that 3 downspouts are shown on the new home that point to their property that will increase water flow onto their property. They also want to understand the landscape wall shown on the drawing and how it will affect the flow of water onto their property. She presented photos of the flooding issues with the existing home taken about 3 or 4 years ago. **Thomas Hancock** added that the new home is nearly twice the size of the existing home, and with the change of grade being over 2 and ½-feet within the new home, he questioned how the site would be graded to prevent the water flow onto their property. He also referred to the topography survey that showed the existing grade conditions for the 2 sites.

The commissioners reviewed the topography survey. **Chair Eckhardt** stated that concerns about water flow and engineering issues are not under the purview of the Design Commission; however, after reviewing the topography of the two sites and hearing the neighbors' comments, he felt there were serious water issues on the site. He explained that the petitioner is required to submit engineering plans to the Village with regards to stormwater for the new home, and although the petitioner is not required to fix any existing problems with water flow, the problems cannot worsen with the new home. **Chair Eckhardt** encouraged the neighbors to work with the petitioner and the Engineering Department to resolve these issues, which the petitioner and the neighbors understood.

Commissioner Fitzgerald said that in general, he really liked the design of the home, and he especially liked the front of the home and the color choices. He was open to suggestions by Staff regarding the roofline, and he liked the idea of adding windows in Bedroom 3 and the master bathroom. He also suggested adding a window on the rear elevation. Overall, he felt the new home would fit in nicely with the neighborhood.

Commissioner Fasolo felt the design was fine, although he felt the roof configurations on the left side needed work. He suggested increasing the height of the first-floor bump out on the left side up to the second-floor to create a two-story bay with a gable roof, as well as adding a second-floor window on the right side of the left elevation.

Chair Eckhardt agreed with the commissioners' previous comments about the additional windows, and he also agreed with the general consensus that the roof on the left side elevation needs more articulation.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 404 W. OLIVE STREET. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE PLANS RECEIVED ON 11/19/15, REVISED SITE PLAN RECEIVED 12/17/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A REQUIREMENT TO REVISE THE ROOFLINES ON THE HOME BY ADJUSTING THE HIP OF THE MAIN ROOF TO ALIGN WITH THE HIGHEST GABLE.**
- 2. A REQUIREMENT TO ADD A WINDOW ON THE RIGHT SIDE OF THE LEFT ELEVATION, AND ON THE SECOND-FLOOR OF THE REAR ELEVATION.**
- 3. A REQUIREMENT TO EXTEND THE HEIGHT OF THE BUMP OUT ON THE LEFT ELEVATION UP THROUGH THE SECOND-STORY, WITH A GABLE ON TOP, IF ZONING ALLOWS.**
- 4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 5. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Mr. Hautzinger asked for clarification for requirement #1, and recommended the motion state that the roofline be revised to be a traditional hip roof with gable features on the exterior side to match the front, to be reviewed by Staff. He also suggested changing requirement #3 to a recommendation, since zoning compliance was unknown at this time, and the petitioner could further explore this option. **Commissioner Fasolo** was fine with both revisions.

A MOTION WAS MADE BY COMMISSIONER FASOLO, TO AMEND THE MOTION AND REVISE THE FOLLOWING:

- 1. A REQUIREMENT TO REVISE THE ROOFLINE ON THE HOME TO BE A TRADITIONAL HIP ROOF WITH GABLE FEATURES ON THE EXTERIOR SIDE TO MATCH THE FRONT ELEVATION, TO BE REVIEWED BY STAFF.**
- 2. A RECOMMENDATION TO EXTEND THE HEIGHT OF THE BUMP OUT ON THE LEFT ELEVATION UP THROUGH THE SECOND-STORY, WITH A GABLE ON TOP, IF ZONING ALLOWS.**

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW**DC#15-153 – 914 N. Illinois Ave.**

Sean Kelly, representing *RMB LLC*, was present on behalf of the project.

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

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single story residence and detached garage to allow construction of a new two story residence with an attached, two car garage. The proposed floor area currently exceeds the allowable area by approximately 104 sf, so the floor plan needs to be adjusted; otherwise, the project does comply with the R-3 zoning requirements. **Mr. Kelly** said that he understood the FAR to be in excess as a result of the 7-foot head height in the attic space above the garage. As a result, the roof pitch above the garage has been lowered below the 7-foot height, which he believed remedied the problem. **Mr. Kelly** added that he much preferred the original steeper roof pitch.

Mr. Hautzinger explained that the electronic documents submitted by the petitioner for the Design Commission packet reflect the lower roof pitch above the garage, which is a change from the original drawings submitted to Staff. He presented the original drawings that showed the steeper roof pitch above the garage, which he felt was a better design than the lower roof pitch.

Mr. Hautzinger continued with Staff comments. The existing neighborhood consists of a mix of smaller scale single-story and two story homes with a mix of front loading and detached garages. However, there are two similar scale teardowns completed on this block. Overall, Staff felt that the proposed new home is nicely designed. The hipped roof helps to reduce the height of the side walls, and the single story front porch helps the proposed design to relate to the adjacent smaller scale homes. However, the garage projects out in front of the porch which places the emphasis on the garage instead of the entrance. It is recommended that either the front porch be extended further towards the front of the garage, or the garage be recessed back towards the porch. It is also recommended that two additional windows be added to the second floor of the left side elevation to break up the large expanse of siding. Staff recommended approval of the design with the recommended revisions.

Mr. Kelly reiterated that the issue with FAR would be revised to be compliant. With regards to the front porch concerns, he was not opposed to pulling the roof further towards the curb to soften the garage projection. He also agreed to add a window to the second-floor, left side elevation in both Bedroom 2 and Bedroom 3, although he preferred transom height windows to allow flexibility with furniture.

Commissioner Fasolo felt the revised elevation with the lower pitch roof above the garage fit in better with the surrounding homes, and he was okay with adding transom windows in the second-floor bedrooms on the left side elevation. He preferred that the front porch and garage align, although it appeared as though there might not be enough space to push the garage further back. **Chair Eckhardt** was not in favor of changing the garage as currently shown; he felt the separation between the usable porch and the garage should be as much as possible. **Commissioner Fasolo** had no further comments.

Commissioner Fitzgerald liked the general design and the colors, and he was okay with either roof line above the garage, although he preferred the steeper pitch. He suggested pulling the porch roof closer to

the curb, as long as it did not look too flat. He also agreed that windows should be added to the bedrooms on the left side elevation; however, he preferred regular size windows instead of transom.

Chair Eckhardt agreed with Commissioner Fitzgerald about the windows, he preferred the higher pitch roof above the garage, and he was fine with the location of the garage and porch as currently proposed.

PUBLIC COMMENT

Chad Johnson, 910 N. Illinois Avenue, said that he lives directly south of the site. He was concerned about privacy from the new home with the windows aligning with the windows on his home, since the lots are only 50-feet wide. He also asked about the location of any mechanical equipment on the left side of the new home. It was stated that the a/c unit and window wells would be located on the rear of the new home.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 914 N. ILLINOIS AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE PLANS DATED 8/18/15 AND RECEIVED 11/30/15, 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 THAT THE PETITIONER FURTHER EXPLORE THE HEIGHT OF THE ROOF PITCH ABOVE THE GARAGE, WITH THE STEEPER ROOF PITCH ON THE ORIGINAL DRAWING BEING PREFERRED.**
- 2. A RECOMMENDATION THAT THE PETITIONER LOOK AT EXTENDING THE FRONT PORCH TOWARD THE CURB, TO BE REVIEWED BY STAFF, AS LONG AS THE PORCH ROOF DOES NOT GET TOO FLAT.**
- 3. A REQUIREMENT TO ADD TWO WINDOWS ON THE SECOND-FLOOR LEFT SIDE ELEVATION, WITH TRANSOM WINDOWS AS A MINIMUM, BUT DOUBLE-HUNG WINDOWS PREFERRED.**
- 4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 5. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

ITEM 4. SINGLE-FAMILY TEARDOWN REVIEW**DC#15-147 – 1810 N. Fernandez Ave.**

Peter McGovern, representing *T.P. Carpentry*, and **Steve Gawlick**, representing *S.G. Architects*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence and one car attached garage to allow the construction of a new two story residence with an attached, two car garage. The project does comply with the R-3 zoning requirements. The existing neighborhood consists primarily of single-story homes. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. The design of the home is nicely articulated with varied roof forms and materials, and a single story front porch. The hipped main roof form helps to diminish the height of the side walls, and the side yard setbacks exceed the minimum requirements, which helps to buffer the new two story home from the adjacent single story home to the north. Although this neighborhood is predominantly single story homes, there are numerous other similar scale teardowns already completed throughout this neighborhood and on this block. In 2014, the Design Commission approved this same house design for this petitioner one block to the west at 1717 N. Ridge. Staff recommends approval of the proposed design.

Mr. Gawlick said that the advantage to this lot being a wider lot was to stay with a slightly narrower home design to provide larger side yards between the homes.

Commissioner Fitzgerald liked the new home and felt it was very nicely designed. He commented that although the rear portion of the left side elevation is recessed, he felt that 10-12 foot tall landscaping would help soften the elevation. He also felt that the proposed lighting put too much emphasis on the garage doors instead of the front door area, and he suggested removing the light fixture between the two windows on the front porch and adding 3 recessed can lights to brighten up the front porch. The petitioner was not opposed to the suggestion to add can lights in the soffit above the porch.

Commissioner Fasolo felt the home was nicely designed, and he suggested centering the lights on each side of the front door within the space on each side of the door. He also agreed with the previous suggestion to remove the light fixture between the two front windows and add three soffit lights to light up the front porch. He also agreed with the suggestion to add landscaping on the left side of the home.

Chair Eckhardt concurred with the comments and suggestions made by the other commissioners.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1810 N. FERNANDEZ AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 11/10/15 AND RECEIVED 11/18/15, SITE ENGINEERING PLAN DATED 11/19/15 AND RECEIVED 11/25/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD LANDSCAPING ON THE LEFT ELEVATION TOWARDS THE REAR WHERE THERE ARE NO FIRST-FLOOR WINDOWS, A MINIMUM OF 10' TALL, DECIDUOUS OR EVERGREEN.
2. A REQUIREMENT TO MOVE THE 2 LIGHT FIXTURES ON EITHER SIDE OF THE FRONT DOOR TO BE CENTERED WITHIN THE SPACE.
3. A REQUIREMENT TO REMOVE THE LIGHT FIXTURE BETWEEN THE 2 WINDOWS ON THE FRONT PORCH, AND ADD A MINIMUM OF 3 CAN LIGHTS IN THAT AREA.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
5. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 4. GENERAL MEETING

Mr. Hautzinger reminded the commissioners that the next DC meeting will be on January 26 at which time sign code modifications would be discussed.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO ADJOURN THE MEETING AT 8:00 P.M.

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



Item: DC#15-160 - 817 S. Chestnut Ave. - SF/Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed addition to the existing single-family residence located at 817 S. Chestnut Avenue. This recommendation is based upon the architectural plans received on 12-10-15, and the following conditions:

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

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Tavares Residence
Project Address: 817 S. Chestnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: December 14, 2015

PETITION INFORMATION:

DC Number: 15-160
Petitioner Name: Keith Ginnodo
Petitioner Address: Kingsley Ginnodo Architects
33 N. Hickory Ave.
Arlington Heights, IL 60004
Meeting Date: January 26, 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. Per Section 6-501.e.3. of the Municipal Code, the powers, duties, and responsibilities of the Design Commission include working towards the aesthetic growth and preservation of the community by studying exterior design drawings, sign plans, landscape and site plans to determine how the proposed development will relate to exterior architectural design, arrangement, height and appearance, color and texture of the materials of the exterior construction, landscaping, entrance ways, lighting, off-street parking facilities and similar matters as set forth in the Design Guidelines.

The petitioner is proposing to add a two-story addition to the rear of an existing one-and-a-half story home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet and the residence, with the proposed addition, will have approximately 2,472 square feet. This project complies with the R-3 zoning requirements listed below, but it does require a zoning variation for an encroachment of the roof eaves into the required ten foot separation between the existing detached garage and the proposed addition.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 29.62 feet (existing) Side: 5 feet Side: 21.2 feet Rear: 53.2 feet
Building Height	25 feet to the midpoint	21.5 feet to the midpoint
FAR	2,970 SF	2,902 SF
Building Lot Coverage	2,310 SF	1,775 SF
Impervious Surface Coverage Total	3,630 SF	3,595 SF

The existing neighborhood consists of a mix of traditional style single story, one-and-a-half story, and two story homes. The proposed two story addition is a modern design that is in contrast to the existing house. One of the goals of the Village's Single-Family Design Guidelines is that *"Building (additions) will reflect and improve the character of the site and the neighborhood upon which they are located. New additions will look like they belong and not dominate or change the character of the original building"*. The addition is proposed to have a bold, dark color scheme that is different than the existing part of the house, and the overall massing and form of the proposed addition does change the character of the original house.

However, the proposed addition will have very limited visibility from street, and will only be visible from the neighboring homes. The Design Commission should evaluate the appropriateness of the proposed modern style. For a more cohesive design, it is recommended that the material colors on the proposed addition be revised to match the existing portion of the house with white windows, night gray siding, white trim, and white gutters.



Photo 1. View of existing house from the street.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed addition to the existing single-family residence located at 817 S. Chestnut Avenue. This recommendation is based upon the architectural plans received on 12-10-15, and the following conditions:

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

December 15, 2015

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-160



MURRY AND MOODY, LTD.

Land Surveyors

943 S. Plain Grove Road
Suite 101
Palatine, Illinois 60067

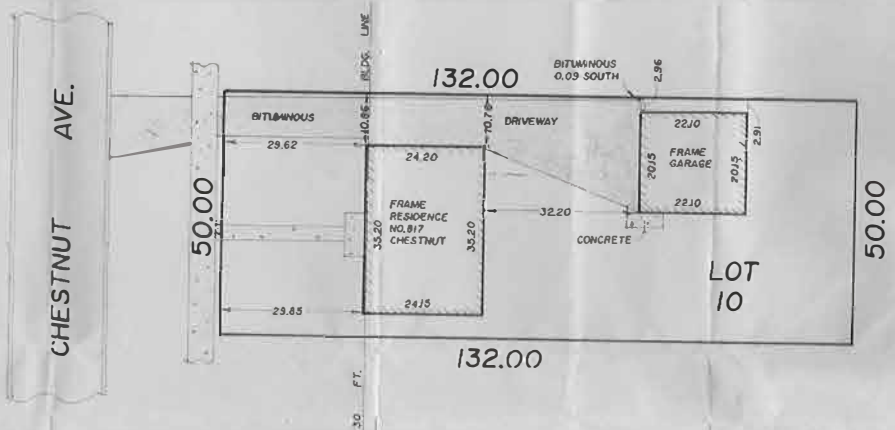
P.O. Box 608
Huntley, Illinois 60142
Phone (847) 358-7040



PLAT OF SURVEY

OF

LOT TEN (10) IN H. ROY BERRY CO.'S LAUDYMONT TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 31 AND PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



108.3
23.7' back of
garage to back
of lot

54
78' back of
house to
back of

NOTE: ADDITIONAL ON-GRADE/LOW-GRADE IMPROVEMENTS, IF ANY, MAY NOT BE SHOWN DUE TO SNOW COVER.

LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90° 00' 00" indicate degrees, minutes and seconds.

50.25 / N 90° 00' 00" E indicates measure dimension / bearing.
(50.25) / (N 90° 00' 00" E) indicates recurved dimension / bearing.
(50.25 d) / (N 90° 00' 00" E d) indicates deed call dimension / bearing.

Bearings shown herein, if any, per lot or assumed data, unless shown otherwise.

Compare your points before closing same and report any differences immediately.

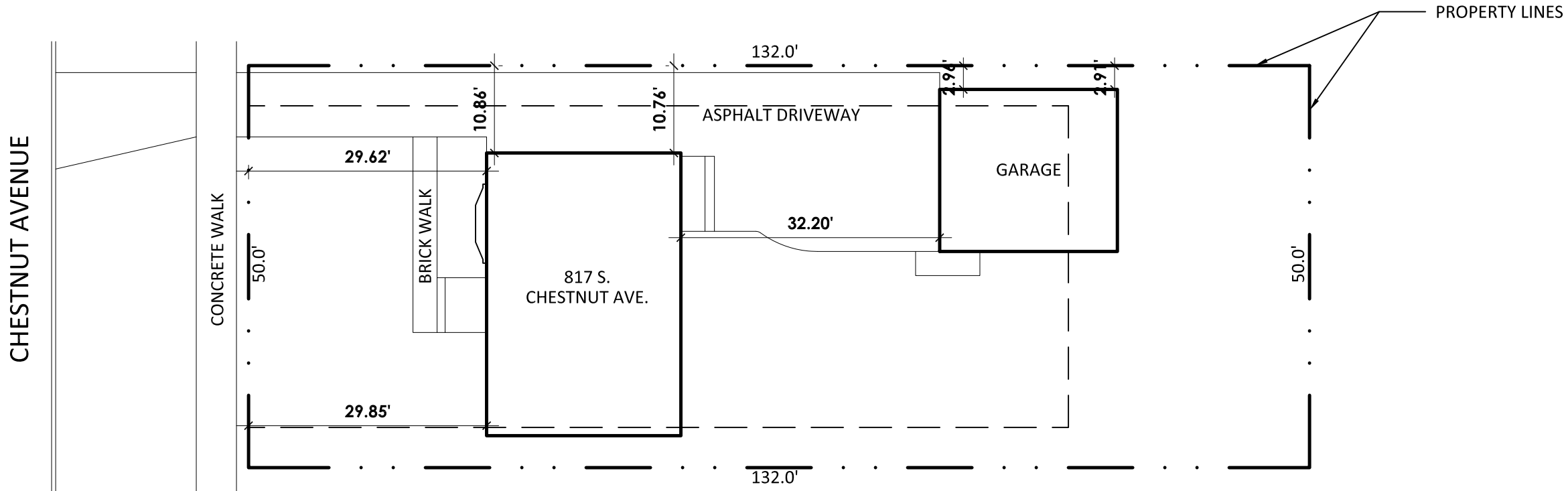
Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown herein are as shown on the recorded subdivision plat or as indicated.

STATE OF ILLINOIS } ss.
COUNTY OF McHENRY }

I, Thomas M. Stevens, a Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Dated, this: DECEMBER 30, 1997

Thomas M. Stevens
Illinois Professional Land Surveyor



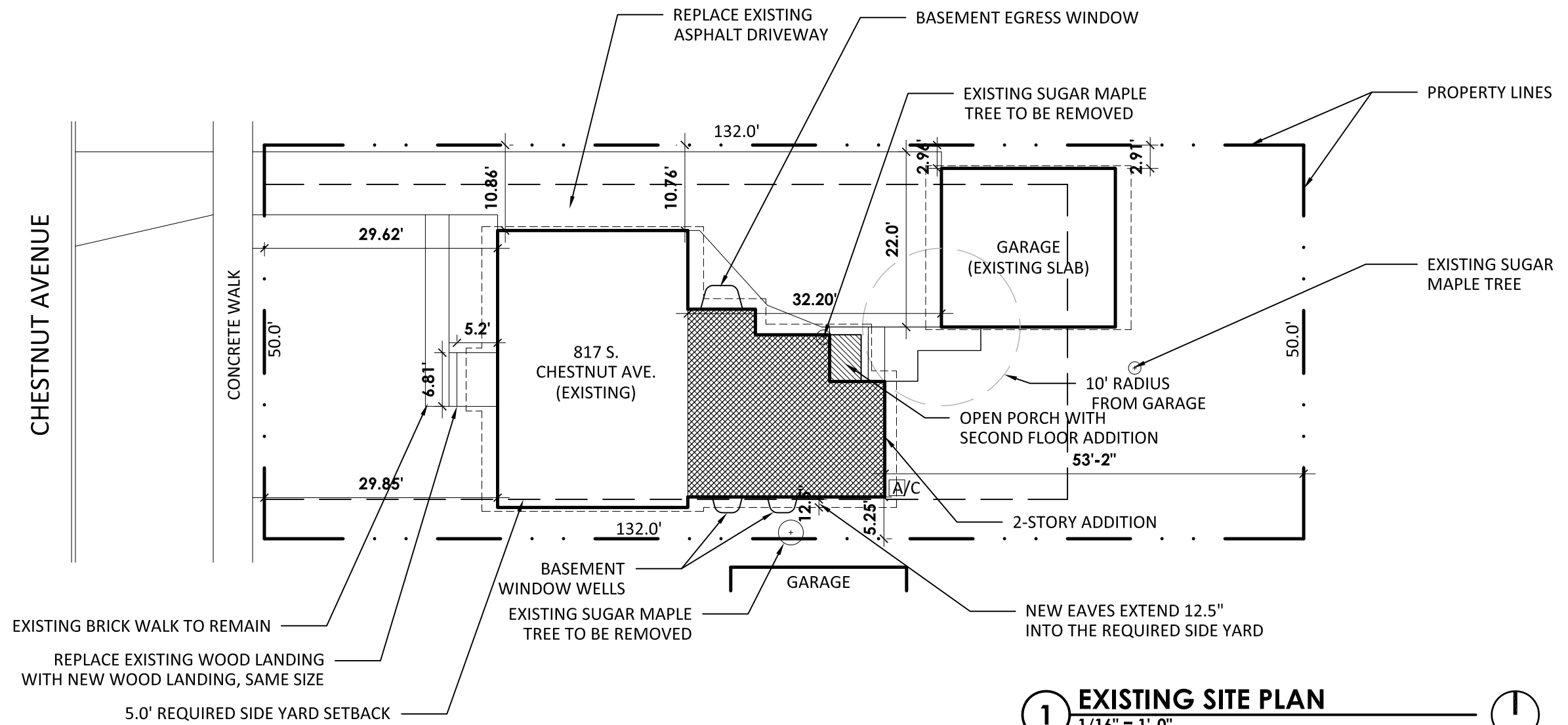
DRAWING INDEX

- EX0 EXISTING SITE PLAN
- EX1 EXISTING BASEMENT PLAN
- EX2 EXISTING FIRST FLOOR PLAN
- EX3 EXISTING SECOND FLOOR PLAN
- EX4 EXISTING ROOF PLAN
- EX5 EXISTING WEST ELEVATION
- EX6 EXISTING NORTH ELEVATION
- EX7 EXISTING EAST ELEVATION
- EX8 EXISTING SOUTH ELEVATION

1 EXISTING SITE PLAN
1/16" = 1'-0"

BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005





BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005



KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

A0

12.16.15
12.9.15
11.18.15

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PROPERTY TO NORTH 2
809 S CHESTNUT AVE.



PROPERTY TO NORTH 1
813 S CHESTNUT AVE.



SUBJECT PROPERTY
817 S CHESTNUT AVE.



PROPERTY TO SOUTH 1
821 S CHESTNUT AVE.



PROPERTY TO SOUTH 2
825 S CHESTNUT AVE.

South Chestnut Avenue

PROPERTY ACROSS NORTH 1
814 S CHESTNUT AVE.



PROPERTY ACROSS
822 S CHESTNUT AVE.



PROPERTY ACROSS SOUTH 1
828 S CHESTNUT AVE.





1 EXISTING CONTEXT ELEVATIONS
1/16" = 1'-0"



2 PROPOSED CONTEXT ELEVATIONS
1/16" = 1'-0"





1 EXISTING WEST ELEVATION
3/16" = 1'-0"

BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005



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333 N. HICKORY AV. ARLINGTON HTS. IL 60004

EX5

8.25.15

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1 EXISTING NORTH ELEVATION
3/16" = 1'-0"

BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005





1 EXISTING EAST ELEVATION
3/16" = 1'-0"

BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005



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EX7

8.25.15

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1 EXISTING SOUTH ELEVATION
3/16" = 1'-0"

BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005



KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

EX8

8.25.15

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MATERIAL LIST

- Siding:

Night Gray - original house
Iron Gray and Charlotte's Lock - addition
Fiber Cement siding by James Hardie
- Trim:

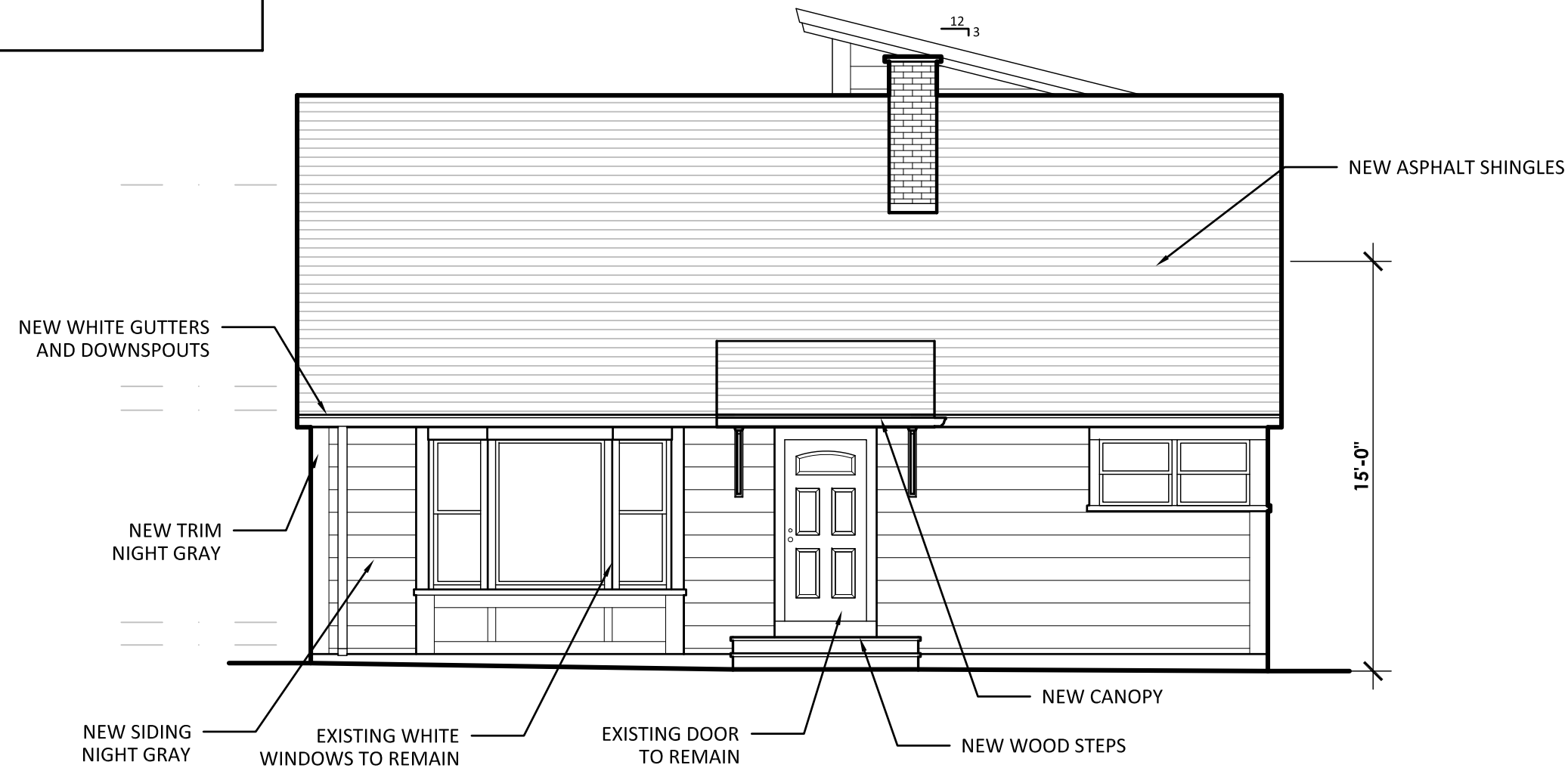
White trim - original house
Gray to match siding - addition
Fiber Cement Trim by James Hardie
- Windows:

Ebony by Marvin -addition
Existing White windows - original house
- Gutters/Leaders:

Prefinished aluminum
White - original house
Black - addition
- Roof shingles:

Slate or Pewter Gray
Textured asphalt, by GAF
- Brick:

Existing to remain



1 WEST ELEVATION
3/16" = 1'-0"

KINGSLEY + GINNODO ARCHITECTS
333 N HICKORY AV. ARLINGTON HTS. IL 60004

A5

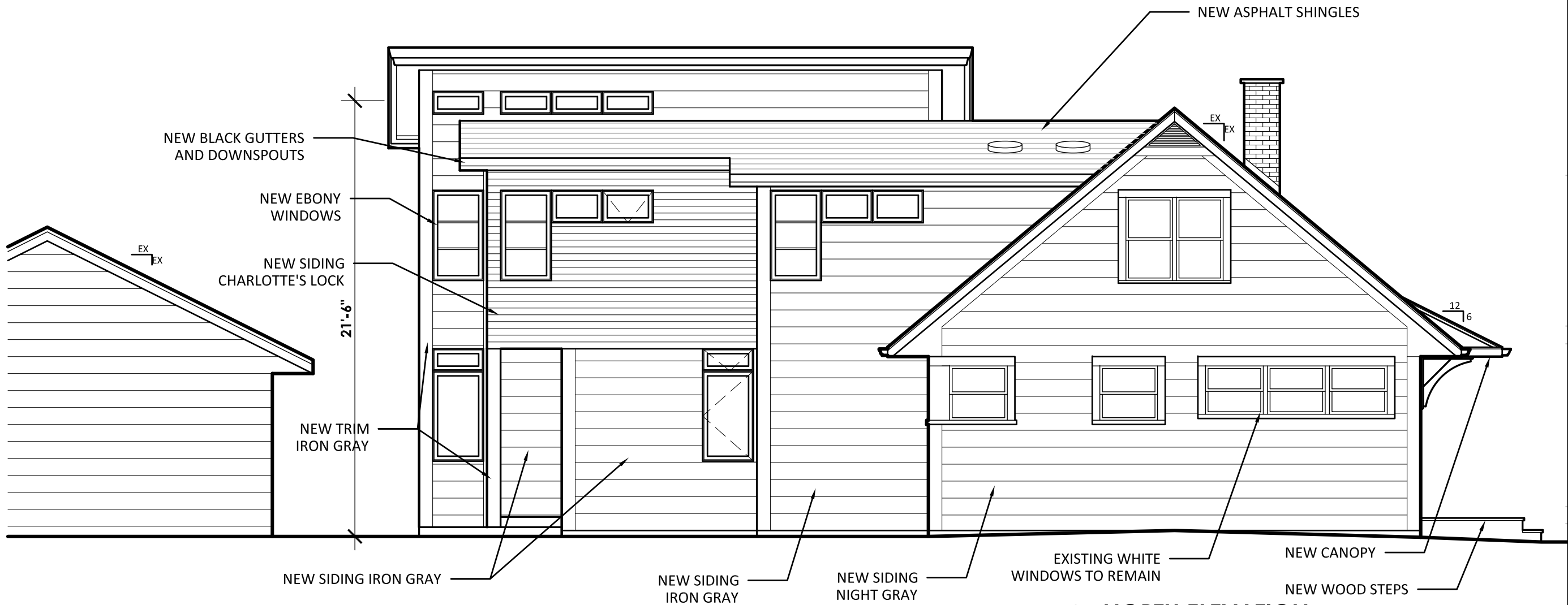
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9.29.15



BETH AND BRIAN TAVARES

817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005

1 1/2 1/4	
MATERIAL LIST	
Siding:	Night Gray - original house Iron Gray and Charlotte's Lock - addition
Trim:	White trim - original house Gray to match siding - addition
Windows:	Fiber Cement siding by James Hardie Ebony by Marvin -addition Existing White windows - original house
Gutters/Leaders:	Prefinished aluminum White - original house Black - addition
Roof shingles:	Slate or Pewter Gray Textured asphalt, by GAF
Brick:	Existing to remain



1 NORTH ELEVATION
3/16" = 1'-0"

KINGSLEY + GINNODO ARCHITECTS

33 N HICKORY AV. ARLINGTON HTS. IL 60004

11.11.15

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BETH AND BRIAN TAVARES

817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005

© KINGSLEY + GINNODO ARCHITECTS

MATERIAL LIST

- Siding: Night Gray - original house
Iron Gray and Charlotte's Lock - addition
- Trim: White trim - original house
Gray to match siding - addition
- Windows: Ebony by Marvin -addition
Existing White windows - original house
- Gutters/Leaders: Prefinished aluminum
White - original house
Black - addition
- Roof shingles: Slate or Pewter Gray
Textured asphalt, by GAF
- Brick: Existing to remain



1 EAST ELEVATION
3/16" = 1'-0"



MATERIAL LIST

- Siding: Night Gray - original house
Iron Gray and Charlotte's Lock - addition
- Trim: White trim - original house
Gray to match siding - addition
- Windows: Ebony by Marvin -addition
Existing White windows - original house
- Gutters/Leaders: Prefinished aluminum
White - original house
Black - addition
- Roof shingles: Slate or Pewter Gray
Textured asphalt, by GAF
- Brick: Existing to remain



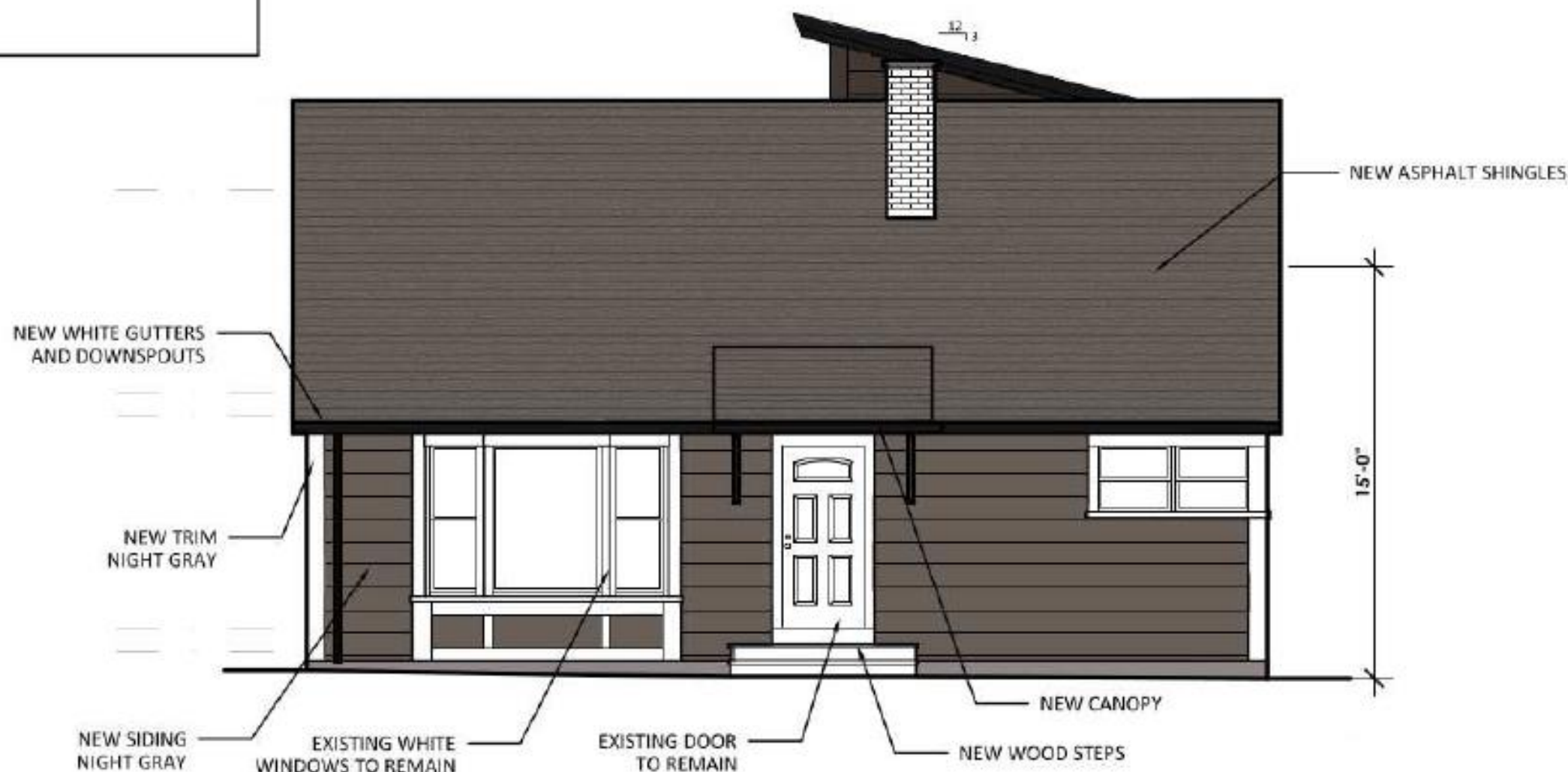
1 SOUTH ELEVATION
3/16" = 1'-0"



BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005

MATERIAL LIST

Siding:	Night Gray - original house Iron Gray and Charlotte's Lock - addition
Trim:	White trim - original house Gray to match siding - addition
Windows:	Fiber Cement Trim by James Hardie Ebony by Marvin -addition Existing White windows - original house
Gutters/Leaders:	Prefinished aluminum White - original house Black - addition
Roof shingles:	Slate or Pewter Gray Textured asphalt, by GAF
Brick:	Existing to remain



1 WEST ELEVATION
3/16" = 1'-0"



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33 N. HIGHT AV. ARLINGTON HTS., IL 60005
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BETH AND BRIAN TAVARES

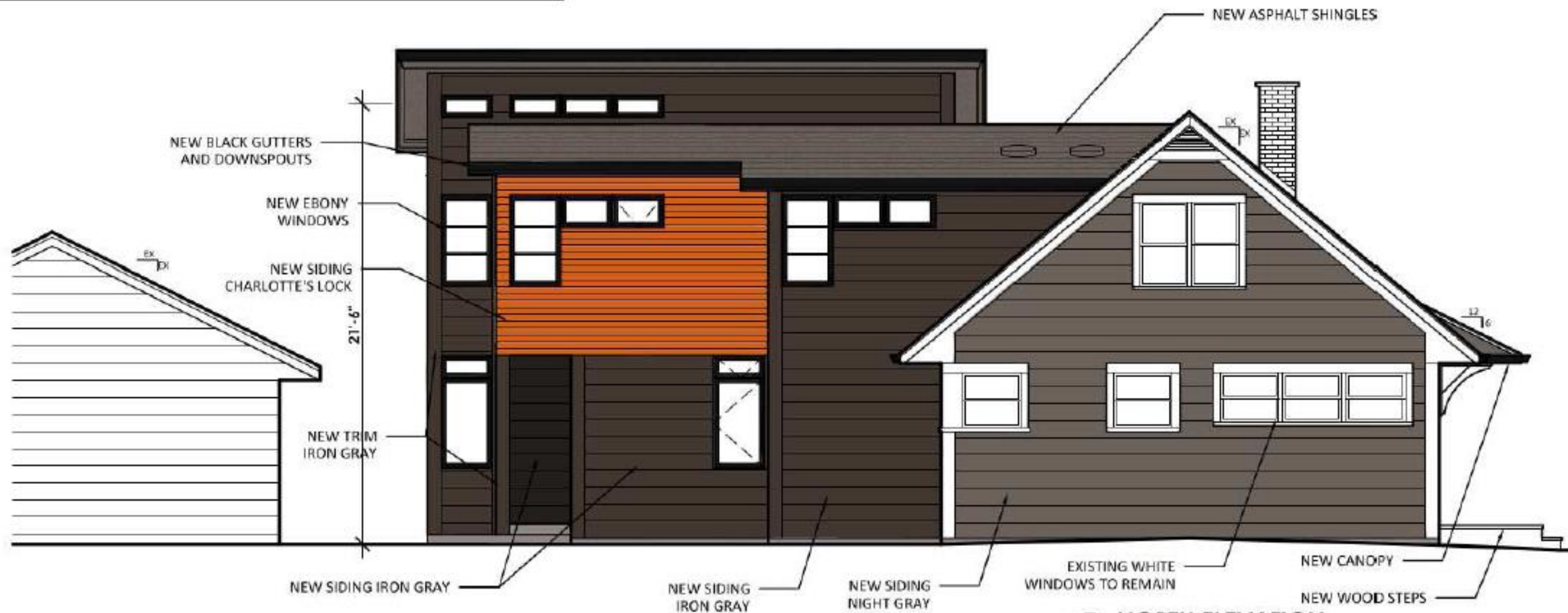
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MATERIAL LIST

Siding:	Night Gray - original house Iron Gray and Charlotte's Lock - addition
Trim:	White trim - original house Gray to match siding - addition Fiber Cement Trim by James Hardie
Windows:	Ebony by Marvin - addition Existing White windows - original house
Gutters/Leaders:	Prefinished aluminum White - original house Black - addition
Roof shingles:	Slate or Pewter Gray Textured asphalt, by GAF
Brick:	Existing to remain



1 NORTH ELEVATION
3/16" = 1'-0"



BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005

KINGSLEY + GINNODO ARCHITECTS	
228 N. PULASKI AVENUE, ARLINGTON HEIGHTS, IL 60004	
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630.444.1111	10.15.15
630.444.1111	9.29.15
© KINGSLEY + GINNODO ARCHITECTS	

A6

MATERIAL LIST

Siding:	Night Gray - original house Iron Gray and Charlotte's Lock - addition
Trim:	White trim - original house Gray to match siding - addition
Windows:	Fiber Cement siding by James Hardie Ebony by Marvin -addition Existing White windows - original house
Gutters/Leaders:	Prefinished aluminum White - original house Black - addition
Roof shingles:	Slate or Pewter Gray Textured asphalt, by GAF
Brick:	Existing to remain

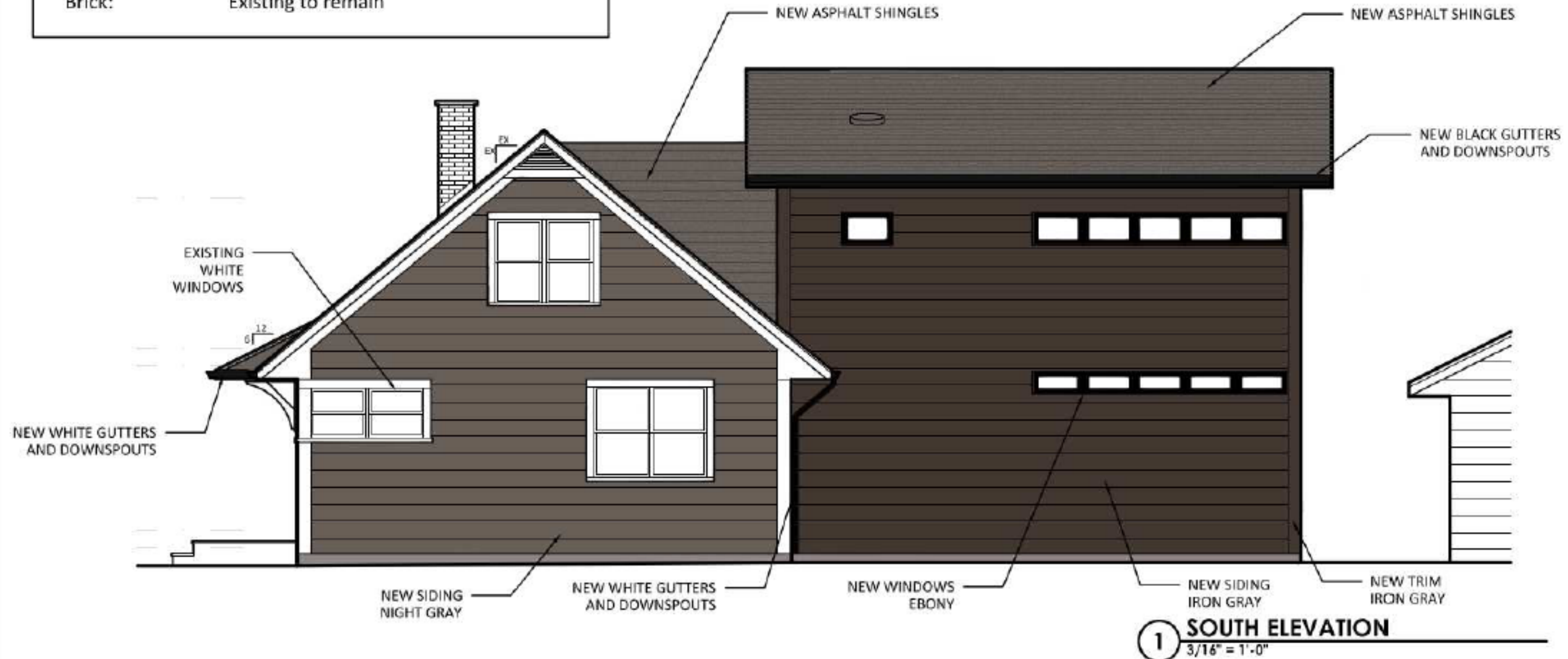


1 EAST ELEVATION
3/16" = 1'-0"



MATERIAL LIST

Siding:	Night Gray - original house Iron Gray and Charlotte's Lock - addition
Trim:	White trim - original house Gray to match siding - addition
Windows:	Fiber Cement siding by James Hardie Ebony by Marvin - addition Existing White windows - original house
Gutters/Leaders:	Prefinished aluminum White - original house Black - addition
Roof shingles:	Slate or Pewter Gray Textured asphalt, by GAF
Brick:	Existing to remain



BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005



KINGSLEY + GINNODO ARCHITECTS
33 N. HICKORY AV. ARLINGTON HTS. IL 60004

A8

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TAVARES RESIDENCE: 817 S. CHESTNUT AVE.
MATERIAL LIST

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

1. Petitioner Name: Kingsley + Ginnodo Architects
2. Date: December 9, 2015
3. Project: Tavares Residence
4. Location: 817 S. Chestnut Ave.

Addition:

Siding: Iron Gray (addition)
Night Gray (original house)
Fiber cement siding - James Hardie

Iron Gray



Trim: Iron Gray (addition)
White (original house)
Fiber cement siding - James Hardie

Night Gray



Windows: Ebony by Marvin (addition)
White (existing original house)

Gutters: Black (addition and original house)
Prefinished Aluminum

Charlotte's Locks



Roofing: Slate or Pewter Gray by GAF
Textured Asphalt





Item: DC#15-162 - 737 N. Wilshire Ln. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 737 N. Wilshire Lane. This recommendation is based on the architectural plans received 12/17/15, and the following:

1. Consider hiping the front of the garage roof to omit the excess attic floor space, and including a small dormer to match the front elevation.
2. Change the horizontal siding to shake style siding on the upper floor of the side and rear elevations to match the front of the house.
3. Add decorative grilles to the windows on the side and rear elevations to match the front of the house.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Type

Board or Commission Report

Drawings & Documents

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 737 N. Wilshire Ln.
Project Address: 737 N. Wilshire Ln.
Prepared By: Steve Hautzinger
Date Prepared: January 11, 2016

PETITION INFORMATION:

DC Number: 15-162
Petitioner Name: Anthony Izzo
Petitioner Address: 930 E. Northwest Highway
Mt. Prospect, IL 60056
Meeting Date: January 26, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence with an attached one car garage to allow construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,960 square feet and the proposed residence will have 4,081 square feet. The proposed home exceeds the maximum allowed floor by approximately 60 sf, but otherwise complies with the R-3 zoning requirements as summarized below. The petitioner will be required to adjust the plans as necessary to comply with the maximum Floor Area Ratio (FAR).

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 6.8 feet Side: 6.8 feet Rear: 30 feet	Front: 30 feet Side: 6.8 feet Side: 6.8 feet Rear: 45.9 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	4,022 SF	4,081 SF
Building Lot Coverage	3,136 SF	2,696 SF
Impervious Surface Coverage Total	4,480 SF	3,470 SF

The existing neighborhood has a very consistent fabric of smaller scale single-story and split level homes with a mix of detached garages and attached one car garages. There are two homes on the block that have been previously expanded, and one of those houses has an attached two car garage. However, besides those two homes, the proposed new house will be one of the first teardowns on the street, and will be one of the only homes with an attached front loading, two car garage.

Overall, the front of the house is nicely designed with varying roof forms and materials. The hipped main roof helps to keep the height of the side walls down, and the single story porch roof helps the proposed house to relate to the existing adjacent smaller homes. However, the proposed two car garage is prominent on the front of the home, and it is not in context with the neighborhood. The attic space above the garage contributes to the excess of floor space beyond the allowable Floor Area Ratio (FAR), so consideration should be given to changing the garage roof form to omit this space. Hipping the front of the garage roof would correct the zoning non-compliance, and also help reduce the visual prominence of the two car garage. A small dormer could be included to complement the other dormer on the front of the house and to maintain the bump-out in the floor plan of the Master Bedroom walk-in closet.

Other comments to improve the cohesiveness of the design are to continue the shake style shingles on the upper floor on all sides of the house, and add window grilles to all windows to match the front elevation.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 737 N. Wilshire Lane. This recommendation is based on the architectural plans received 12/17/15, and the following:

1. Consider hipping the front of the garage roof to omit the excess attic floor space, and including a small dormer to match the front elevation.
2. Change the horizontal siding to shake style siding on the upper floor of the side and rear elevations to match the front of the house.
3. Add decorative grilles to the windows on the side and rear elevations to match the front of the house.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, January 11, 2016

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-162

PLAT OF SURVEY

GEORGE D. HARKER & ASSOCIATES • Licensed Professional Land Surveyor / Consultant

1800 WOODLAND AVENUE

PARK RIDGE, ILLINOIS 60068-1909

PHONE: 847 646 2480

FAX: 847 826 1636

737 N. Wilshire Lane, Arlington Heights, Illinois 60004

Legal Description:

Permanent Real Estate Tax Index No. 03-28-109-021

Lot 30 in STOLTZNER'S ARLINGTON SUBDIVISION, Unit No. 1, being a Subdivision of the South 1/2 of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 28, Township 42 North, Range 11 East of the 3rd Principal Meridian, according to the Plat thereof Recorded in the Office of the Recorder of Deeds of Cook County on June 24, 1951 as Document No. 16438788.

Area = 8,960.0 sq. ft.

PRELIMINARY

Notes 1

The Elevation shown hereon are referenced to Bench Mark No. 55 of the Village of Arlington Heights, being a Bronze Disc set in Concrete at the Southwest corner of Miner Street and Windsor Drive. Elevation = 611.61 FT. NAVD Datum 1988 (Village Datum)

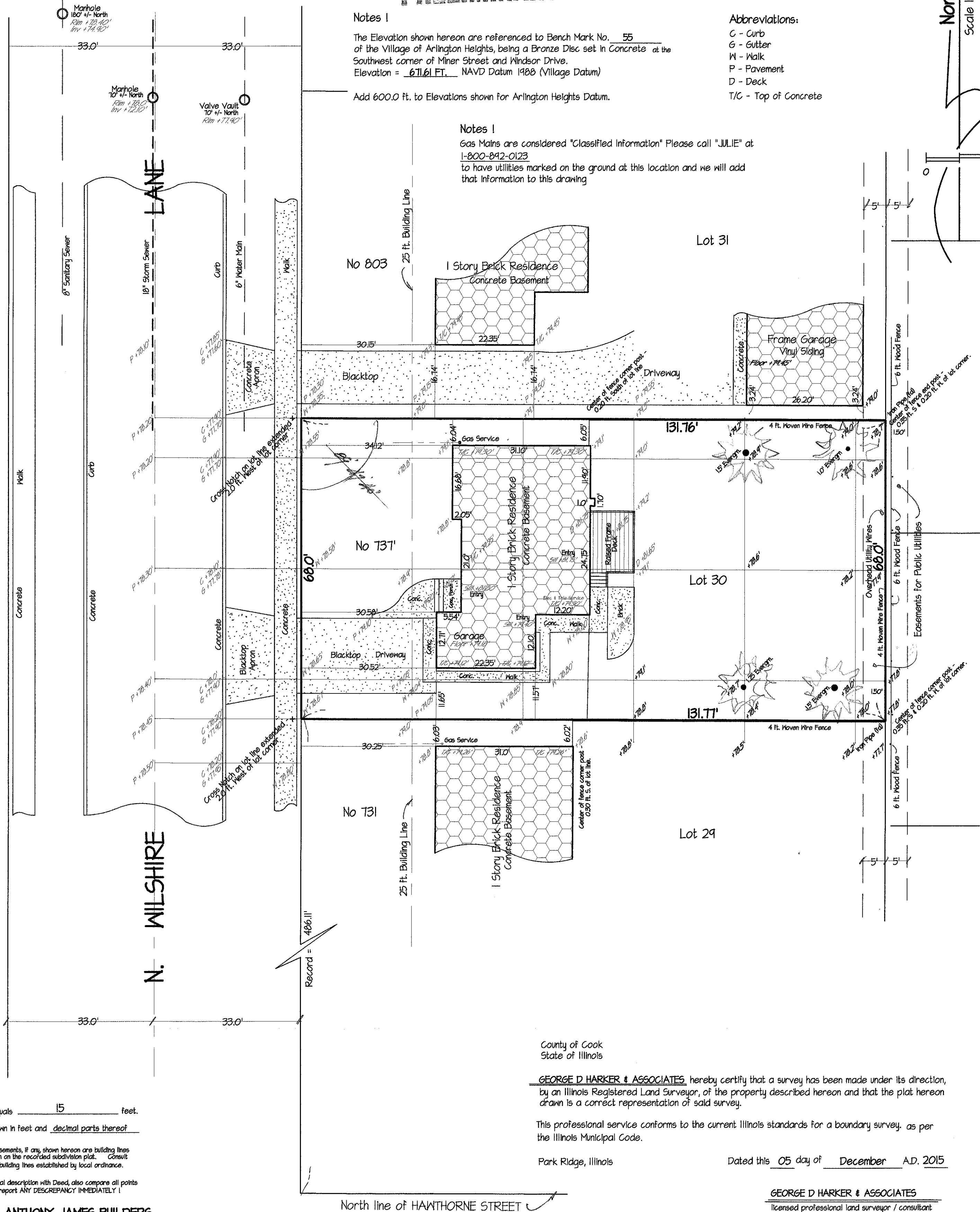
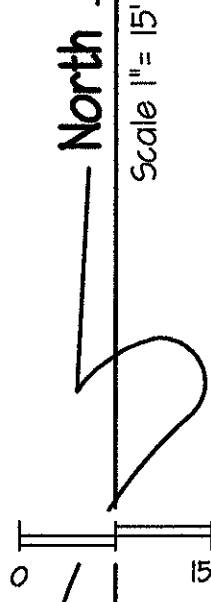
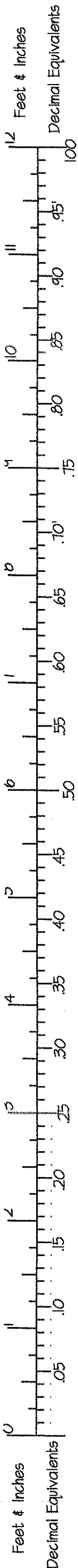
Add 600.0 ft. to Elevations shown for Arlington Heights Datum.

Abbreviations:

C - Curb
G - Gutter
W - Walk
P - Pavement
D - Deck
T/C - Top of Concrete

Notes 1

Gas Mains are considered "Classified Information" Please call "JULIE" at 1-800-842-0123 to have utilities marked on the ground at this location and we will add that information to this drawing



SCALE: 1 inch equals 15 feet.

Distance are shown in feet and decimal parts thereof

Building lines and easements, if any, shown hereon are building lines and easements shown on the recorded subdivision plat. Consult local authorities for building lines established by local ordinance.

Please compare legal description with Deed, also compare all points before building and report ANY DISCREPANCY IMMEDIATELY

ORDERED BY: ANTHONY JAMES BUILDERS

ORDERED FOR:

ORDER No: 150136-1-2 Plat of Survey, Elevations, Utilities
Please use this Order No. in future reference to this survey.

County of Cook
State of Illinois

GEORGE D. HARKER & ASSOCIATES, hereby certify that a survey has been made under its direction, by an Illinois Registered Land Surveyor, of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

This professional service conforms to the current Illinois standards for a boundary survey, as per the Illinois Municipal Code.

Park Ridge, Illinois

Dated this 05 day of December A.D. 2015

GEORGE D. HARKER & ASSOCIATES
licensed professional land surveyor / consultant

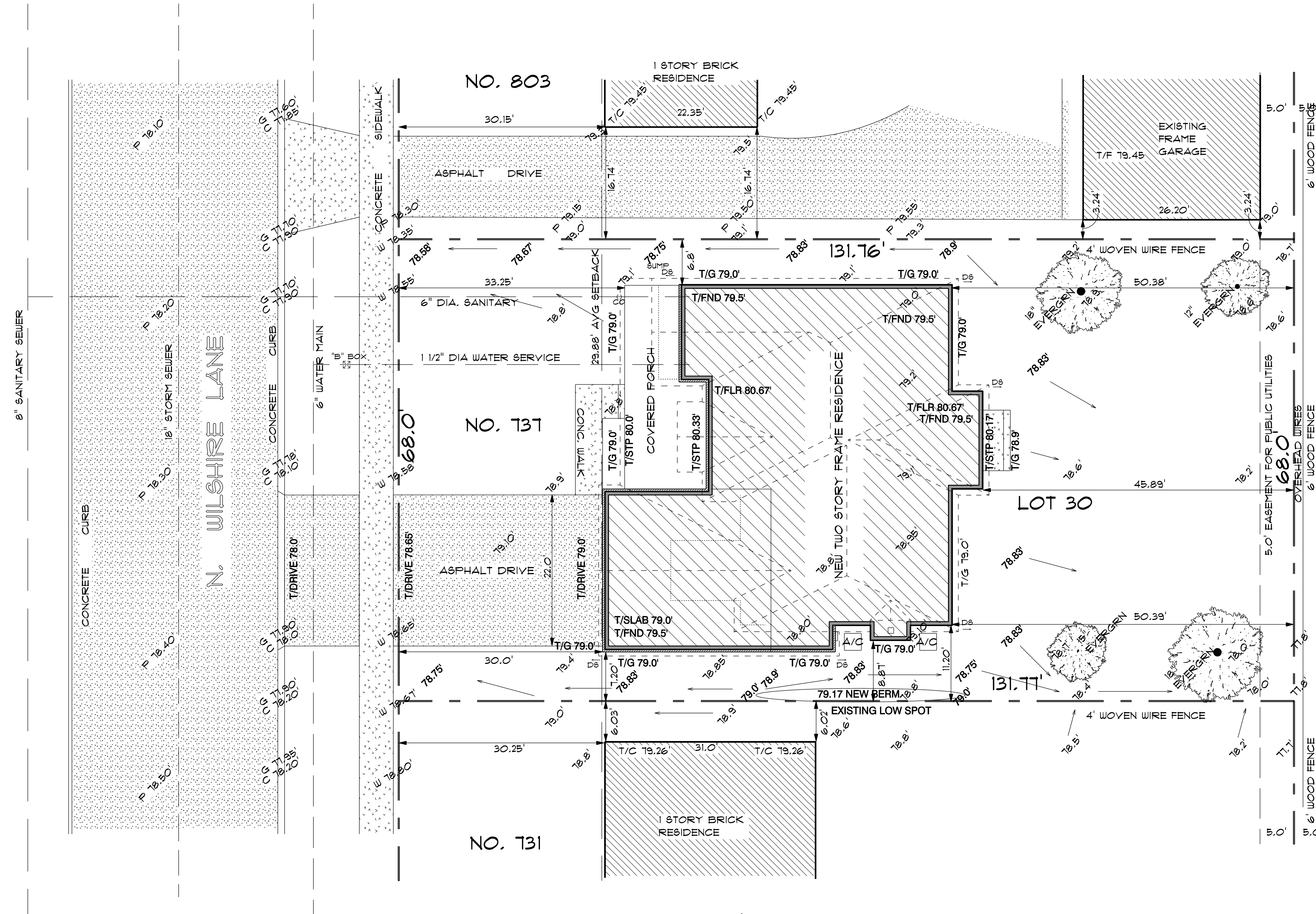
Expires 30 November 2016

737 N WILSHIRE LANE

For

ANTHONY JAMES BUILDERS, INC.

930 E Northwest Highway, Mt. Prospect, IL 60056



SITE PLAN

SCALE: 1" = 10'-0"

PLAN KEY

- LOT LINE
- BUILDING LINE
- SETBACK LINE
- FIELD GRADE EXISTING
- FIELD GRADE PROPOSED

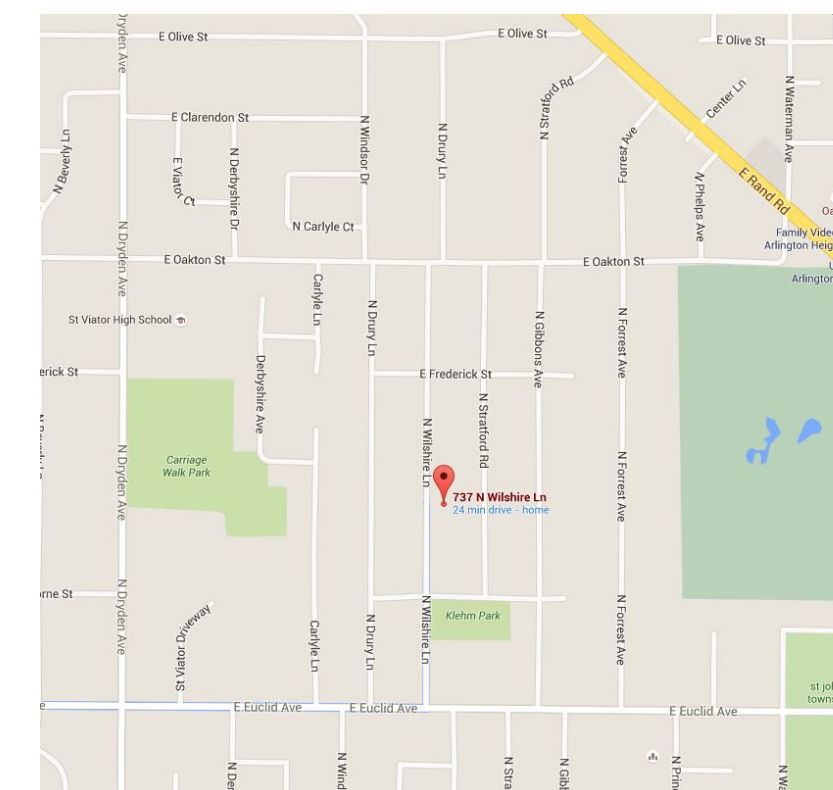
EXISTING IMPERVIOUS AREA: 2260 SQFT
NEW IMPERVIOUS AREA: 3470 SQFT
ALLOWED IMPERVIOUS AREA: 4483 SQFT

NEW WATER SERVICE LINE:
1 1/2" DIA. TYPE "K" COPPER SERVICE
SLEEVE THROUGH PORCH FOUNDATION
DISCONNECT OLD SERVICE AT MAIN

NEW SANITARY SERVICE LINE:
6" SDR 26 WITH CLEANOUT
SLEEVE THROUGH PORCH FOUNDATION
DISCONNECT OLD LINE AT MAIN



AERIAL IMAGE



LOCATION MAP

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
C	SITE PLAN / LOCATION MAP
1	FIRST FLOOR PLAN / SECOND FLOOR PLAN
2	ROOF PLAN
3	BUILDING ELEVATIONS
4	STREET ELEVATIONS

FLOOR AREAS

FIRST FLOOR AREA	2393 SQ FT
SECOND FLOOR AREA	2028 SQ FT
TOTAL	4421 SQ FT

LUMBER SPECIFICATIONS:

SPECIES: S-P-F
GRADE: NUMBER 2
Fb: 875 FbI
E: 1400,000 FbI
Fv: 10 FbI
Fc: 425 FbI

MANUF. LVL BEAMS
1.8E MICROLAM LVL
Fb: 2600 FbI
E: 1800,000 FbI
Fv: 285 FbI
Fc: 11, 2460 FbI
Fc-L: 750 FbI

DESIGN LOADS

ROOF 30 PSF LIVE
10 PSF DEAD
FLOOR 40 PSF LIVE
WALLS 20 PSF WIND

VILLAGE CODES:

INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION
INTERNATIONAL BUILDING CODE, 2009 EDITION
INTERNATIONAL MECHANICAL CODE, 2009 EDITION
INTERNATIONAL FUEL GAS CODE, 2009 EDITION
ILLINOIS ENERGY CONSERVATION CODE, 2012 EDITION
INTERNATIONAL FIRE CODE, 2009 EDITION
LIFE SAFETY CODE, NFPA 101, 2009 EDITION
NATIONAL ELECTRICAL CODE, 2009 EDITION
ILLINOIS PLUMBING CODE, 2014 EDITION
ILLINOIS ACCESSIBILITY CODE, 1991 LATEST EDITION

ALL CODES LISTED CODES AND VILLAGE OF ARLINGTON HEIGHTS AMENDMENTS

TWO STORY CUSTOM HOME FOR:

ANTHONY JAMES BUILDERS

737 N WILSHIRE LANE ARLINGTON HEIGHTS, ILLINOIS 60004

DATE
DEC 16, 2015

REVISION

JOB #

SHEET #

C

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

817 N. WILSHIRE

PROPERTY 3 LEFT

811 N. WILSHIRE

PROPERTY 2 LEFT

803 N. WILSHIRE

PROPERTY 1 LEFT

737 N. WILSHIRE

SUBJECT PROPERTY

731 N. WILSHIRE

PROPERTY 1 RIGHT

727 N. WILSHIRE

PROPERTY 2 RIGHT

721 N. WILSHIRE

PROPERTY 3 RIGHT

717 N. WILSHIRE

PROPERTY 4 RIGHT



N. WILSHIRE LN.

802 N. WILSHIRE

PROPERTY ACROSS 3



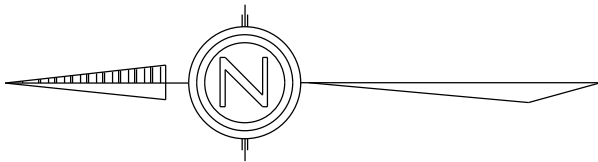
734 N. WILSHIRE

PROPERTY ACROSS 1



730 N. WILSHIRE

PROPERTY ACROSS 2



SURROUNDING PROPERTIES

737 N. WILSHIRE AVE.
ARLINGTON HEIGHTS, IL

JOSEPH A. MEYER & ASSOCIATES

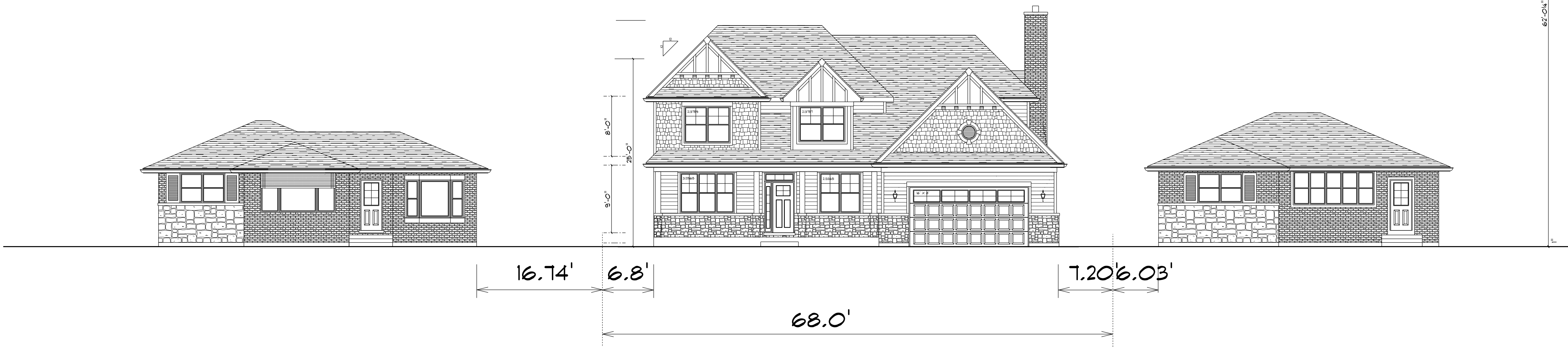
■ STRUCTURAL AND PROFESSIONAL ENGINEERS ■

135 PARK AVE BARRINGTON ILLINOIS 60010 847-382-0200



EXISTING CONTEXT ELEVATION

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



PROPOSED CONTEXT ELEVATION

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

MATERIAL SCHEDULE:

MATERIAL TYPE	MANUFACTURER	COLOR
STONE	EDEN STONE	MACHINE CUT VENEER
BRICK	GLEN GERRY	SAN MARCO
ROOF	CERTAINTED LANDMARK PRO	MAX DEF. WEATHERED WOOD
SIDING-HORIZONTAL	VARIFORM VORTEX	GEORGIAN GRAY
SIDING-SHAKE	VARIFORM HERITAGE PERFECTION	GEORGIAN GRAY
GUTTERS/TRIM/FACIA	ALUMINUM	WHITE
WINDOWS	PELLA (ALUMINUM CLAD)	WHITE



LEFT ELEVATION

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



FRONT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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



Item: DC#15-166 - 630 N. Salem Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 630 N. Salem Avenue. This recommendation is subject to compliance with the plans received 12/22/15, and the following:

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

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 630 N. Salem Ave.
Project Address: 630 N. Salem Ave.
Prepared By: Steve Hautzinger

Date Prepared: January 11, 2016

PETITION INFORMATION:

DC Number: 15-166
Petitioner Name: Sean Rafferty
Petitioner Address: Greenscape Homes
4355 Weaver Parkway, Suite 120
Warrenville, IL 60555
Meeting Date: January 26, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence with an attached one car garage to allow construction of a new two story residence with an attached, three car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,938 square feet and the proposed residence will have approximately 3,125 square feet. This project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 22 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 25.1 feet Side: 6.1 feet Side: 6.4 feet Rear: 55.8 feet
Building Height	25 feet to the midpoint	24.9 feet to the midpoint
FAR	3,572 SF	3,125 SF
Building Lot Coverage	2,778 SF	2,154 SF
Impervious Surface Coverage Total	3,969 SF	3,231 SF

The subject property is located on a cul-de-sac street with Olympic Park across the street. The existing homes on the street include a mix of single story and two story homes with a mix of attached and detached garages. Overall, the proposed design is nicely done with a traditional style and scale that fits well in this location. The only concern is that the proposed garage would be the only three car front loading garage on the block. However, the third car stall is set back a few feet from the front of the house, and the single story massing actually provides a very nice transition to the existing adjacent single story home to the north. Additionally, the entry portico projects out in front of the garage keeping the focus on the front porch. The only recommendation on the design is to add a window on the side of the garage to break up the blank wall space.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 630 N. Salem Avenue. This recommendation is subject to compliance with the plans received 12/22/15, and the following:

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

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

January 11, 2016

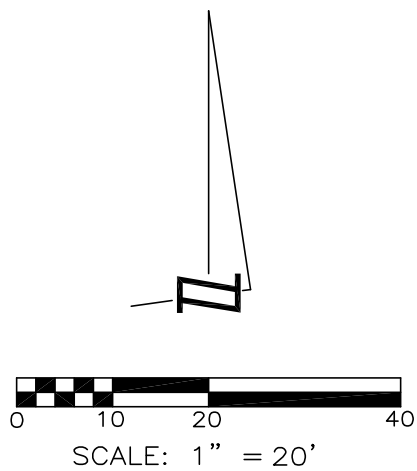
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-166

BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

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



PERMANENT TAX INDEX NUMBER
03-30-227-029

AVERAGE BUILDING SETBACKS	
Address	Setback
628	25.0
630	34.5
632	25.4
636	25.7
640	24.9
644	25.1
648	24.9
704	25.0
708	24.9
712	24.7

BENCHMARK

PLSI 01 - NGS OPUS PID BBDM17: CUT CROSS IN TOP OF CURB AT NOSE OF NORTHERLY CURB ISLAND BETWEEN 3080 AND 3060 OGDEN AVE IN LISLE, ILLINOIS.

ELEVATION = 733.51 (NAVD 88)

SITE BENCHMARK

CROSS CUT IN WALK LABELED SITE BENCHMARK

ELEVATION = 715.23

LEGAL DESCRIPTION

LOT 36 IN BLOCK "C" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 (EXCEPT THE EAST 33.0 FEET THEREOF), OF THE NORTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

NOTES

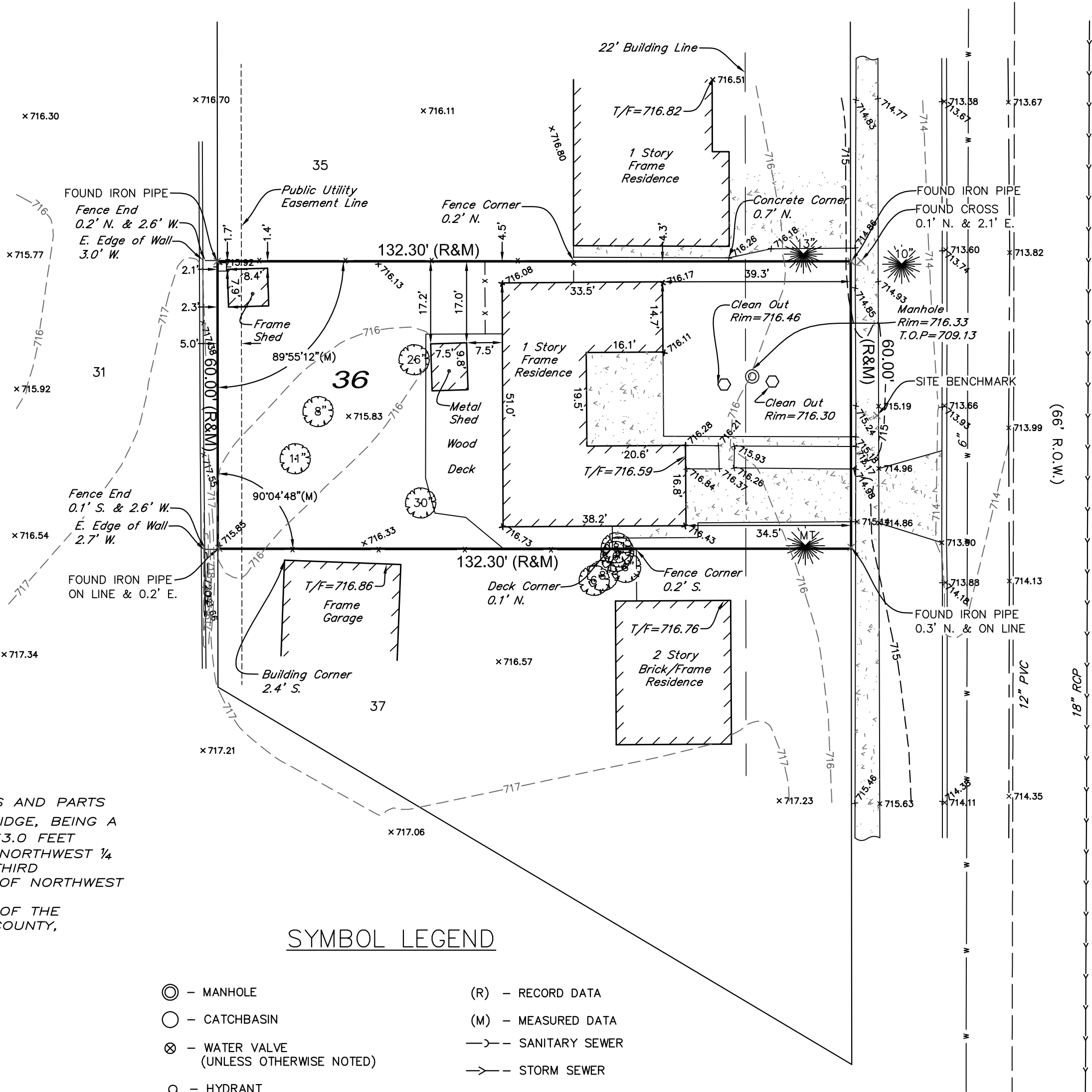
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT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



PREPARED FOR: GREENSCAPE HOMES
ADDRESS: 630 N. SALEM AVENUE ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: 179/79 DATE: 12/04/15 JOB NO.: 1511908
DRAWN BY: JLK CHECK BY: _____
REVISED: _____

SYMBOL LEGEND

- ⊙ - MANHOLE
- - CATCHBASIN
- ⊗ - WATER VALVE (UNLESS OTHERWISE NOTED)
- ⊕ - HYDRANT
- ⊗ - VALVE & VAULT
- ⊕ - POWER POLE
- *** - FENCE LINE
- (R) - RECORD DATA
- (M) - MEASURED DATA
- >— - SANITARY SEWER
- >— - STORM SEWER
- W— - WATERMAIN
- ⊙ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⊙ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⊙ - CONCRETE SURFACE



SALEM AVENUE

SURVEYED AREA: 7,938± SQ. FT.

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

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

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



FIELD WORK COMPLETED AND DATED
THIS 1ST DAY OF DECEMBER, 2015.

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

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

AVERAGE BUILDING SETBACKS	
Address	Setback
628	25.0
630	34.5
632	25.4
636	25.7
640	24.9
644	25.1
648	24.9
704	25.0
708	24.9
712	24.7

OTHER CONSTRUCTION NOTES:

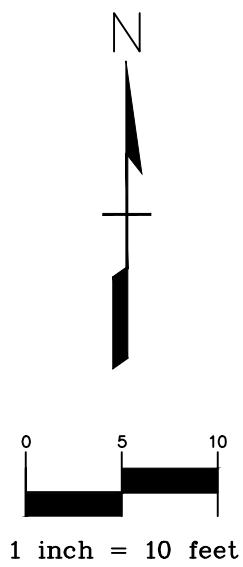
- ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. IF SIDEWALK IS DAMAGED DURING CONSTRUCTION IT IS TO BE REPLACED PER THE VILLAGE STANDARDS (MATCH EXISTING PLAN AND PROFILE)
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE STANDARDS AND ORDINANCES
- NO PARKING ON OR BLOCKING OF SIDEWALKS IS PERMITTED.

SOIL CAPACITY/INSPECTION NOTE

BEARING CAPACITY OF THE SOIL SHALL BE VERIFIED ON THE DAY OF EXCAVATION BY A LICENSED SOILS ENGINEER AND A COPY OF THE REPORT PROVIDED TO THE VILLAGE INSPECTOR PRIOR TO FOOTING APPROVAL

LOT 36 IN BLOCK "C" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 (EXCEPT THE EAST 33.0 FEET THEREOF), OF THE NORTHEAST 1/2 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

PIN 03-30-227-029



CIVIL 3 OF 4

LEGEND & ABBREVIATIONS

TF	Top of Foundation
FF	Finished Floor
BF	Basement Floor
JL	Joist Ledge (Raised Siding)
BL	Brick Ledge
TW	Top of Retaining Wall
xFG	Finished (Proposed) Ground Grade
xFP	Finished (Proposed) Pavement Grade
xEG	Existing Grade
BS	Bottom of Siding
WW	Top of Window Well
---	Existing Contour
800	Proposed Contour
→	Slope to Drain
→	Overflow Route
○	Silt Fence (SF)
○	Tree Protection (TP)
○	Downspout
○	Sump Pump Discharge

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

PROPOSED GAS METER PER UTILITY COMPANY REQUIREMENTS

PROPOSED ELECTRIC METER PER ELECTRIC COMPANY REQUIREMENTS

THE EXISTING SEWER LINE CONDITION MUST BE VERIFIED WITH AN INTERNAL VIDEO INSPECTION IF IT IS GOING TO BE REUSED. SANITARY SEWER SERVICE TO BE INSTALLED PER VILLAGE STANDARDS. CONNECT TO EXISTING SANITARY SEWER SERVICE (IF APPROVED BY VILLAGE) OR ADD WYE OR "TEE" PER VILLAGE STANDARDS. INSTALL 46 LF 6" PVC SDR 26 @ 1.0% (MIN.) OPEN CUT ROAD IS ALLOWED (SAWCUT EXISTING PAVEMENT). REMOVE AND REPLACE ANY SIDEWALK DAMAGED DURING CONSTRUCTION. REPAIR PARKWAY TO EXISTING CONDITION. EXISTING INVERT AT SANITARY MAIN IV 706.5± SAW CUT EXISTING EXISTING CURB AT DRIVE APPROACH (18 LF)

ASPHALT STREET PATCHING: MIN. 3' WIDE, SAWCUT, REMOVE AND REPLACE, RESTORE PER VILLAGE REQUIREMENTS MAINTAIN 10' SEPARATION BETWEEN SANITARY AND WATER SERVICE

PRESSURE TAP EXISTING WATERMAIN W/ 55 LF OF 1-1/2" Ø WATER SERVICE TYPE "K". PROVIDE B-BOX IN R.O.W. WATER SERVICES INSTALLED PER VILLAGE STANDARDS. OPEN CUT ROAD IS ALLOWED (SAWCUT EXISTING PAVEMENT). REMOVE AND REPLACE ANY SIDEWALK DAMAGED DURING CONSTRUCTION. REPAIR PARKWAY TO EXISTING CONDITION. REMOVE EXISTING B-BOX. FIELD VERIFY EXISTING WATERMAIN LOCATION.

BENCHMARK

PLSI 01 - NCS OPUS PID BBDW17; CUT CROSS IN TOP OF CURB AT NOSE OF NORTHERLY CURB ISLAND BETWEEN 3080 AND 3060 OGDEN AVE IN LISLE, ILLINOIS.

ELEVATION = 733.51 (NAVD 88)

SITE BENCHMARK

CROSS CUT IN WALK LABELED SITE BENCHMARK

ELEVATION = 715.23

BUILDING EXCAVATOR NOTE:

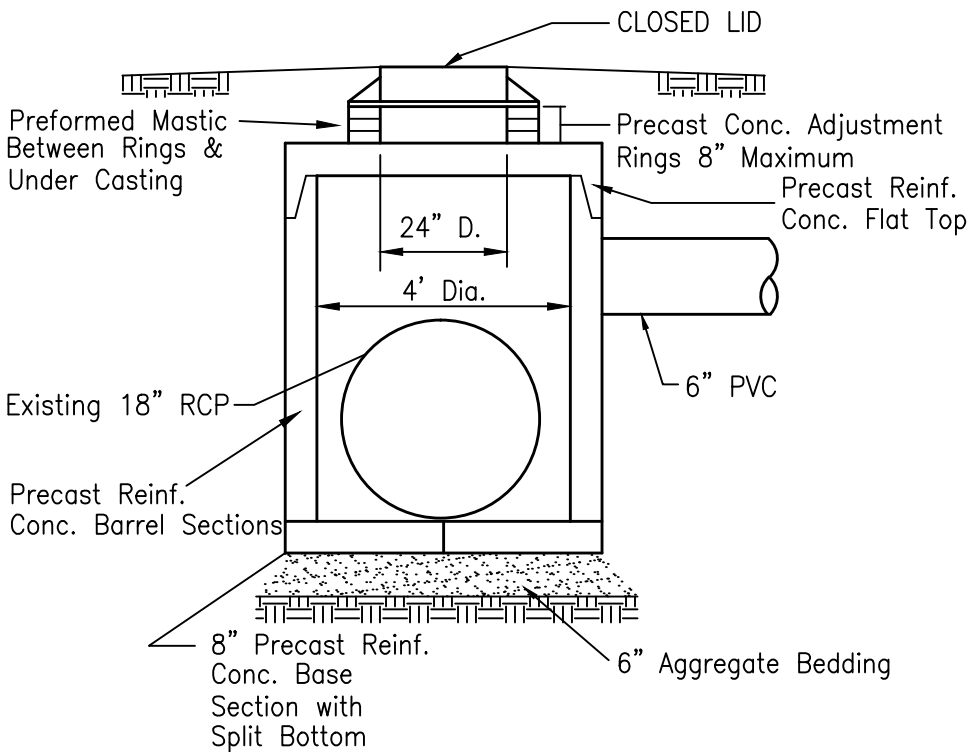
THIS PROPOSED SITE GRADING PLAN SHALL BE USED FOR PROPOSED ELEVATIONS AND PROPOSED GRADING ONLY. THE CONTRACTORS EXCAVATING FOR THE FOUNDATION AND POURING THE FOUNDATION ARE RESPONSIBLE FOR VERIFYING THE FOUNDATION DIMENSIONS AND LAYOUT BEFORE STARTING CONSTRUCTION. THE FOUNDATION DIMENSIONS SHALL BE BASED OFF THE APPROVED ARCHITECTURAL PLANS, NOT THIS SITE PLAN.

BUILDING HEIGHT

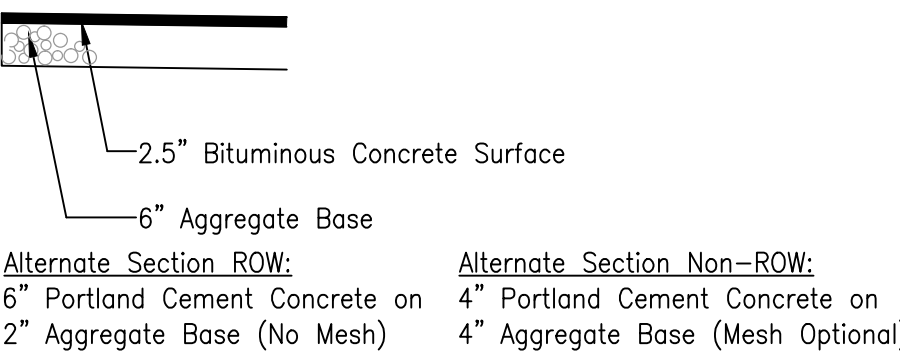
ELEVATIONS TO DETERMINE ROOF HEIGHT:

AVERAGE GRADE AT FRONT BUILDING LINE = (716.33+716.23)/2=716.28
MAX ELEVATION AT PEAK OF ROOF (AVERAGE + ALLOWED): 716.28+25'=741.28
PROPOSED ELEVATION AT PEAK OF ROOF (TF + TF TO MEAN): 716.80+24.25'=741.05

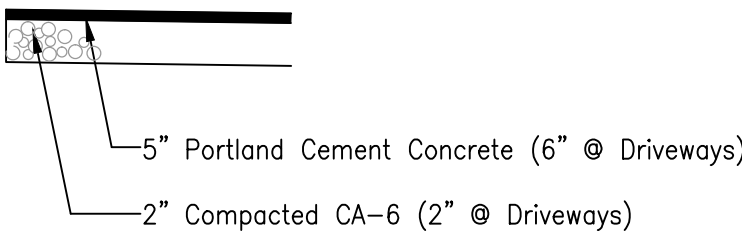
SITE ZONING SUMMARY	
RESIDENTIAL DISTRICT:	R3
MINIMUM SETBACKS:	
FRONT =	25
SIDE =	6 (10%)
REAR =	30
MAXIMUM HEIGHT (AVERAGE GRADE TO MIDPOINT):	25
PROPOSED HEIGHT (TF TO MIDPOINT):	24.25
MAXIMUM LOT BLD COVERAGE (%):	35.0%
LOT AREA (SF):	7938
PROPOSED LOT BLD COVERAGE (SF):	2120
PROPOSED LOT BLD COVERAGE (%):	26.7%
MAXIMUM LOT IMPERVIOUS COVERAGE (%):	55%
PROPOSED LOT IMPERVIOUS COVERAGE (SF):	3231
PROPOSED LOT IMPERVIOUS COVERAGE (%):	41%



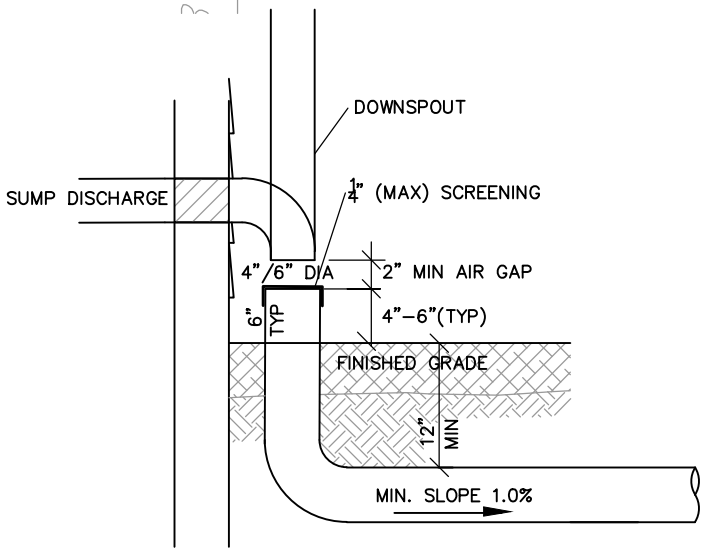
STORM MANHOLE (TYPE C) TO BE CONSTRUCTED OVER EXISTING 18" STORM SEWER



DRIVEWAY SECTION (ROW & NON ROW)



SIDEWALK SECTION



SUMP/DS CONNECTION AT BLDG

SITE DEVELOPMENT PLAN



REV #	DATE	DESCRIPTION

ISSUE DATE:
12-17-15

DRAWN BY:
MWR

© COPYRIGHT 2014
GREENSCAPE HOMES, LLC

C-3

North West Highway

Property to Left 1
620 N Salem



Subject Property
630 n Salem



Property to Right 1
632 N Salem



Property to Right 2
636 N Salem



Property to Right 3
638 N Salem



Property to Right 4
640 N Salem



N Salem

OLYMPIC PARK



630 N Salem Ave

PROPOSED CONTEXT ELEVATION

SCALE: 3/16" = 1'-0"



BASE

MAYFIELD ELEVATION C
630 N SALEM AVE
ARLINGTON HTS, IL

REV #	DATE	DESCRIPTION
1	12-22-15	SUBMIT FOR DESIGN REVIEW

ISSUE DATE:
5-27-15

DRAWN BY:
SMR

© COPYRIGHT 2015
GREENSCAPE HOMES, LLC

D-1



SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.
2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
3. TYPICAL CORNERBOARDS SHALL BE 5/4x6
FACING FRONT AND REAR w/ 5/4x4 AT SIDES.
4. TYPICAL FREEZE SHALL BE 1x4 ON 5/4x8.
5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x4.
6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
7. TYPICAL WINDOW/DOOR HEAD SHALL BE
1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.
8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/
CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
9. PROJECTED RAKE SHALL BE 1x3 ON 1x8
w/ ALUM. SOFFIT AND 5/4x8 SUBGRADE.
10. TYPICAL ROOF SHALL BE CURBMENT XT 25 YEAR
SHINGLES OR 30 YEAR ARCHITECTURAL PEE SELECTIONS.
11. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER
AND AT ALL VALLEYS AND EAVES.
12. PROVIDE ALUMINUM FLASHING AT ROOF/WALL
INTERSECTIONS, ABOVE WINDOW HEADS AND
BAND BOARDS, AND SIMILAR PENETRATIONS.
13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS
ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH
TO GRADE w/ 3" EXTENSIONS AND SPLASHBLOCKS.
14. PROVIDE CONTINUOUS RIDGE VENT // OR 50 s.i.
ALUM. ROOF VENTS NEAR RIDGE w/ EQUAL AREA OF
SOFFIT VENTILATION. MINIMUM 1/3000 OF ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW
AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE
RECOMMENDATIONS.
17. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE
WATER FLOW FROM SNOW BUILDUP MAY CAUSE DAMAGE.
PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.
18. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING.
ALL SEAMS TO BE LAPPED AND TAPED PER
MANUFACTURER. LAP AND TAPE OVER FLASHING.
19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS
ABOVE GARAGE DOOR OR PER ELEVATION.

20. WINDOW SUPPLIER TO VERIFY THAT ALL BEDROOMS HAVE AN EGRESS WINDOW OF AT LEAST 5.7 s.f. CLEAR OPENING AND 24" MIN. HEIGHT AND 20" MIN. WIDTH. SILL HEIGHT SHALL NOT BE LESS THAN 24" OR GREATER THAN 48". EGRESS WINDOW SHALL BE DOWNROUGH OPENING TO WINDOW SUPPLIER PRIOR TO FRAMING.

E DENOTES EGRESS WINDOW REQUIRED.

D DENOTES REMOVABLE SASH WINDOW FOR STOCKING DRYWALL.

PROVIDE SGLAZING IN HAZARDOUS LOCATIONS PER CODE. WINDOW SUPPLIER TO VERIFY THAT GLAZING NEAR OR IN TUBS / SHOWERS AND THEIR ENCLOSURES, STAIRS, DOORS, AND WITHIN 18" OF FLOORS COMPLIES PER CODE.

S DENOTES SGLAZING REQUIRED.



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



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



BASE

MAYFIELD ELEVATION C
630 N SALEM AVE
ARLINGTON HTS, IL

SEE COVER SHEET FOR GENERAL NOTES

- PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER CODE. WINDOW SUPPLIER TO VERIFY THAT GLAZING NEAR OR IN TUBS / SHOWERS AND THEIR ENCLOSURES, STAIRS, DOORS, AND WITHIN 18" OF FLOORS COMPLIES PER CODE.
-  DENOTES SAFETY GLAZING REQUIRED.



MAYFIELD ELEVATION C
630 N SALEM AVE
ARLINGTON HTS, IL

ARLINGTON HEIGHTS, ILLINOIS

DATE	DESCRIPTION
12-22-15	SUBMIT FOR DESIGN REVIEW

ISSUE DATE:
12-16-15

DRAWN BY:
GMR

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GREENSCAPE HOMES, LLC

A3.2



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



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

COLOR SELECTION REFERENCE SHEET

ADDRESS: 630 N SALEM ARLINGTON HTS

MODEL: MAYFIELD B



ROOFING: COLOR:
COLOR: DRIFTWOOD



HORIZONTAL SIDING
COLOR: GREY SLATE



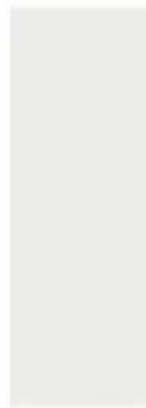
SHAKE SIDING
COLOR: GREY SLATE



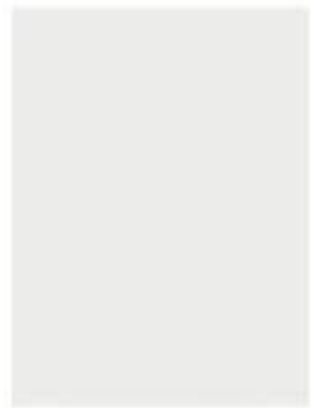
BOARD & BATTEN
COLOR: WHITE



WINDOWS
COLOR: WHITE



**COLUMN &
WINDOW TRIM:**
COLOR: WHITE



GARAGE DOORS
COLOR: SNOW MIST



FRONT DOOR COLOR:
SPECIAL WALNUT



STONE COLOR:
FOND DU LAC COUNTRY SQUIRE



SOFFIT-FASCIA-GUTTERS
COLOR: WHITE

Greenscape Homes (GSH) policy of continual improvement in design and construction requires that specifications, equipment, dimensions, and prices be subject to change without notice. Exterior colors pictured in this brochure are general representations and may be modified without notice.

EXTERIOR COLOR SELECTION SHEET

ADDRESS: 630 N Salem

MODEL: Mayfield B

ROOF SHINGLES COLOR:	<u>DRIFTWOOD</u>
SOFFIT COLOR:	<u>WHITE</u>
FASCIA COLOR:	<u>WHITE</u>
GUTTER COLOR:	<u>WHITE</u>
WINDOW COLOR:	<u>WHITE</u>
FRONT DOOR STAIN COLOR:	<u>SPECIAL WALNUT</u>
STONE COLOR:	<u>FOND DULAC COUNTRY SQUIRE</u>
GARAGE DOOR COLOR:	<u>SNOW MIST</u>
GARAGE DOOR WINDOWS:	YES
SIDING COLOR:	HARDIE BOARD
BATTEN BOARD COLOR:	<u>WHITE</u>
SHAKE SIDING COLOR:	<u>GREYSLATE</u>
HORIZONTAL SIDING COLOR:	<u>GREYSLATE</u>
BAND BOARD COLOR:	<u>WHITE</u>
WINDOWS & GARAGE DOOR TRIM COLOR:	<u>WHITE</u>
CORNER BOARD COLOR:	<u>WHITE</u>
FRONT PORCH COLUMNS COLOR:	<u>WHITE</u>
FRONT PORCH RAILING COLOR:	N/A
DRIVEWAY MATERIAL:	CONCRETE



Item: DC#12-103 - Sign Code Modifications - Intent & Purpose

Department: Planning & Community Development

BACKGROUND

In August 2012, Staff reported to the Design Commission that sign code regulations are required to have an 'Intent and Purpose' section, similar to a zoning code, which the Village's sign code is currently lacking. At that time, Staff presented a proposed code amendment to add Section 30-100, Intent and Purpose, to the sign code, and it was unanimously supported by the Design Commission. At that time, the intent was that this section would be presented along with other sign code changes. However, due to staffing changes and workload, the proposed code amendment has not been codified.

Due to the fact that we now have several other code changes for consideration, Staff is requesting that the Design Commission re-review the proposed Intent and Purpose code section to revalidate support of this proposed amendment.

RECOMMENDATION

Staff recommends that the Design Commission recommend approval to the Village Board in support of the proposed code modification to add Section 30-100, Intent and Purpose, as outlined on the attached MEMO dated August 23, 2012.

ATTACHMENTS:

Description	Type
Staff Memo 1/26/16	Memorandum
Staff Memo 8/23/12	Memorandum
DC Minutes 8/28/12	Minutes

MEMO

DATE: January 26, 2016
TO: Design Commission:
Chairman Eckhardt
Commissioner Bombick
Commissioner Fitzgerald
Commissioner Fasolo
Commissioner Kubow
FROM: Steve Hautzinger, Design Planner
RE: **Chapter 30, Intent & Purpose**

BACKGROUND

In August 2012, Staff reported to the Design Commission that sign code regulations are required to have an 'Intent and Purpose' section, similar to a zoning code, which the Village's sign code is currently lacking. At that time, Staff presented a proposed code amendment to add Section 30-100, Intent and Purpose, to the sign code, and it was unanimously supported by the Design Commission. At that time, the intent was that this section would be presented along with other sign code changes. However, due to staffing changes and workload, the proposed code amendment has not been codified.

Due to the fact that we now have several other code changes for consideration, Staff is requesting that the Design Commission re-review the proposed Intent and Purpose code section to revalidate support of this proposed amendment.

RESEARCH & PROPOSED AMENDMENT

Please refer to the attached MEMO dated August 23, 2012 for a summary of Staff research and the proposed new section, 30-100, Intent and Purpose.

RECOMMENDATION

Staff recommends that the Design Commission recommend approval to the Village Board in support of the proposed code modification to add Section 30-100, Intent and Purpose, as outlined on the attached MEMO dated August 23, 2012.

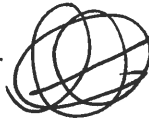
MEMO

DATE: August 23, 2012

TO: Chairman Bombick
Commissioner Palmer O'Neill
Commissioner Eckhardt
Commissioner Tinaglia
Commissioner Fitzgerald

FROM: Afshan Hamid, Design Planner

RE: Intent & Purpose of Sign Code



BACKGROUND: Staff has attended Sign Code Regulations sessions through the Municipal Design Review Network. One of the requirements of a sign code is to have an Intent and Purpose, similar to a Zoning Code.

RESEARCH: Staff has reviewed recent codes for Intent & Purpose of the following communities: Oak Park, Evanston, Riverwoods, Naperville, Mt. Prospect. All the cited communities have this as the first section in their Sign Code.

PROPOSED AMENDMENT:

ADD: Section 30-100, Article A Intent & Purpose

The purpose of this Chapter is to create the framework for a comprehensive balanced system of signage, to promote communication between people and their environment and to avoid the usual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance. This Chapter is adopted for the following purposes:

1. To preserve, protect and promote public health, safety, and welfare.
2. To preserve the value of private property by assuring the compatibility of signs with surrounding land uses.
3. To enhance the physical appearance of the Village by preserving the scenic and natural beauty of the area.
4. To enhance the overall improvement of corridors through well designed signage.
5. To enhance the Village's economy, business and industry by promoting the reasonable, orderly and effective display of signs, and encouraging better communication between an activity and the public it seeks with its message.
6. To create an equitable, consistent and fairly applied set of standards to all businesses and establishments.
7. To protect the general public from damage and injury, which may be caused by the faulty and uncontrolled construction and use of signs within the Village.

8. To protect pedestrians and motorists within the Village from injury caused by distractions, obstructions, and hazards created by certain signs.
9. To protect the public investment in streets and highways by reducing distraction which may increase the number and severity of traffic accidents.
10. To encourage sound practices and lessen the objectionable effects of competition with respect to size and placement of signs.
12. To authorize the use of signs which specifically:
 - a. Are compatible with their surroundings.
 - b. Are appropriate for the activity of displaying the sign.
 - c. Express the identity of individual activities and the community as a whole.
 - d. Are legible in the circumstances in which they are seen.

C: C. Witherington-Perkins
R. Ward
N. Boyer
DC File

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 28, 2012

Chairman Bombick called the meeting to order at 6:31 p.m.

Members Present: Alan Bombick, Chairman
Ted Eckhardt
Linnea O'Neill
John Fitzgerald
Jim Tinaglia

Members Absent: None

Also Present: Jim Rodgers, Church Building Consultants for *Arlington Countryside Church*
Charles Muir, Church Building Consultants for *Arlington Countryside Church*
Dave Corlew, Senior Pastor for *Arlington Countryside Church*
Jim Young, Director of Operations for *Arlington Countryside Church*
Randy Kane, 2401 Inc. for *Transitional Care Management*
George Prosiliakos, Prosi Design for *Burger King*
Afshan Hamid, Staff Liaison

Ms. Hamid said that per the Legal Department, meeting minutes can be approved at the next meeting even if the commissioners present were not at the meeting minutes being approved.

REVIEW OF MEETING MINUTES FROM JULY 10, 2012 & JULY 24, 2012

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER O'NEILL, TO APPROVE THE MEETING MINUTES OF JULY 10, 2012 & JULY 24, 2012. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 7. SIGN CODE MODIFICATIONSDC#12-103 – Intent & Purpose Sign Code

Ms. Hamid said that Staff has attended Sign Code Regulations sessions throughout the Municipal Design Review Network. One of the requirements of a sign code is to have an Intent and Purpose, similar to a Zoning Code. Staff reviewed recent codes for Intent & Purpose for similar communities such as Oak Park, Evanston, Riverwoods, Naperville and Mt. Prospect, all of which have an Intent and Purpose for the overall Sign Code.

As a result, Staff is proposing an amendment to add a chapter to the Sign Code, to create the framework for a comprehensive balanced system of signage, to promote communication between people and their environment, and to avoid the usual clutter that is potentially harmful to traffic, pedestrian safety, property values, business opportunities, and community appearance. This chapter is adopted for the following purposes:

1. To preserve, protect and promote public health, safety and welfare.
2. To preserve the value of private property by assuring the compatibility of signs with surrounding land uses.
3. To enhance the physical appearance of the Village by preserving the scenic and natural beauty of the area.
4. To enhance the overall improvement of corridors through well designed signage.
5. To enhance the Village's economy, business and industry by promoting the reasonable, orderly and effective display of signs, and encourage better communication between an activity and the public it seeks with its message.
6. To create an equitable, consistent and fairly applied set of standards to all businesses and establishments.
7. To protect the general public from damage and injury, which may be caused by the faulty and uncontrolled construction and use of signs within the Village.
8. To protect pedestrians and motorists within the Village from injury caused by distractions, obstructions and hazards created by certain signs.
9. To protect the public investment in streets and highways by reducing distraction, which may increase the number and severity of traffic accidents.
10. To encourage sound practices and lessen the objectionable effects of competition with respect to size and placement of signs.
11. To authorize the use of signs which specifically:
 - a. Are compatible with their surroundings.
 - b. Are appropriate for the activity of displaying the signs.
 - c. Express the identity of individual activities and the community as a whole.
 - d. Are legible in the circumstances in which they are seen.

A MOTION WAS MADE BY COMMISSIONER TINAGLIA TO APPROVE THE INTENT & PURPOSE OF THE SIGN CODE AS PRESENTED BY STAFF.

Commissioner Eckhardt asked where it stated that business owners would be assisted in establishing a clear and communicating sign to help make their business a success. He was referred to both Item #6 and Item #1 as a reference. Commissioner Eckhardt also asked where the signable area in the Sign Code could be re-evaluated. Ms. Hamid replied that signable area was a separate code item within the Sign Code, and the discussion tonight pertains to the Intent & Purpose only. Commissioner O'Neill pointed out that the word 'fairly' was used in Item #6; however, she felt it was fine the way it was.

COMMISSIONER ECKHARDT SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#15-156 - Sign Code Modifications - Drive-Through Restaurant Signage

Department: Planning & Community Development

BACKGROUND

Recently, the Village received a request for a digital order screen with video capability for an existing drive-through restaurant. A digital order screen is basically a video screen that allows person to person interaction between the customer and the employee of the establishment, as well as to display the customer's order information. In response to this request, Staff conducted a study to evaluate the current Village regulations associated with restaurant drive-through signage, including possibly allowing digital order screens.

Electronic signage is not allowed in the Village per the Municipal Code, Chapter 30 - Signs. Furthermore, the Village does not currently regulate drive-through restaurant signage.

RECOMMENDATION

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

1. Modify the current code as outlined in Option 2: Modify the Sign code to allow Digital Order Screens and to establish regulations for all restaurant drive-through signage.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Attachment 1 - Proposed Chapter 30 Text Amendments	Exhibits
Attachment II - Planning Advisory Inquiry Response - Electronic Menu Board Signs	Exhibits
Attachment III - Research of Other Communities	Exhibits
Attachment IV - Sample of Existing Drive-through Restaurant Signage in Arlington Heights	Exhibits

DRIVE-THROUGH RESTAURANT SIGNAGE

DC 15-156, January 26, 2016

Department of Planning and Community Development

Prepared by: Charmain Later

STAFF REPORT

- A. Background
- B. Possible Options
- C. Conclusions
- D. Recommendations

ATTACHMENTS

- I. **Proposed Chapter 30 Text Amendments**, dated January 26, 2016
 - II. **Planning Advisory Inquiry Response - Electronic Menu Board Signs**, dated January 26, 2016
 - III. **Staff Summary - Research of Other Communities**, dated January 26, 2016
 - IV. **Staff Research – Sample of Existing Drive-through Restaurant Signage in Arlington Heights**, dated January 26, 2016
 - V. **Photos of Existing Drive-through Restaurant Signage in Arlington Heights**, dated January 26, 2016
-

A. BACKGROUND:

Recently, the Village received a request for a digital order screen with video capability for an existing drive-through restaurant. A digital order screen is basically a video screen that allows person to person interaction between the customer and the employee of the establishment, as well as to display the customer's order information. In response to this request, Staff conducted a study to evaluate the current Village regulations associated with restaurant drive-through signage, including possibly allowing digital order screens.

ISSUES: Electronic signage is not allowed in the Village per the Municipal Code, Chapter 30 - Signs. Furthermore, the Village does not currently regulate drive-through restaurant signage, except for the Special Use zoning review which is required for all new drive-through restaurants.

RESEARCH: Staff requested the American Planning Association's Planning Advisory Inquiry-Answer Service (PAS) to provide information as to how Illinois suburbs similar in size to Arlington Heights regulate electronic menu signs for a restaurant drive-through. In total, eleven communities' sign codes were reviewed for comparison. Typically, the number and size of the menu boards were regulated, as well as height and placement. The results of the PAS research and a staff summary are included as Attachments II and III of this report.

Of the eleven (11) communities surveyed:

- Six (6) of the communities do not include regulations specific to electronic menu boards or digital screens.
- Five (5) of the communities do regulate drive-through restaurant video screens or digital displays.

Staff also conducted a survey of the existing drive-through facilities operating in Arlington Heights. Of the total 32 drive-through facilities in service in Arlington Heights, 14 are associated with restaurants. Of these 14, only three were visible from the street, with the Starbucks at 1808 S. Arlington Heights Road being the only relatively recent drive-through with a menu board that is potentially

readable from the public right-of-way. A review of aerial photos of all of the drive-through facilities operating in the Village showed that almost all of the restaurants located their drive-through facilities towards the rear of their buildings. Although most of the restaurant drive-through facilities are not readily visible from the public right-of-way, over half were adjacent to residential property.

A sample of eight restaurants in Arlington Heights that operate drive-through service was also identified, and the size and number of signs that are part of each drive-through have been researched and documented, both in the field and through a review of the permit files. Below is a summary of the average size of the drive-through signs sampled.

Sample Size of Existing Restaurant Drive-through Signage

	Menu Boards	Pre-sell Menu Boards	Clearance Bar/Canopy	Speaker Bollard
Average Size	48 sf	18 sf	10 feet high	5 sf (front face)

Using this information in conjunction with the PAS research collected, Staff was able to formulate applicable recommendations for drive-through signage.

B. POSSIBLE OPTIONS:

Based on staff research on how other communities regulate digital order screens and restaurant drive-through facilities, a review of the Village of Arlington Heights current zoning and sign codes, research of the dimensions and location of existing restaurant drive-through signage in the Village, and feedback from Planning and Community Development Department staff, the following options for possible revisions to the Sign Code are offered.

Option 1: Make no change to the current code.

- Digital order screens would continue to not be allowed, and drive-through restaurant signage will continue to be allowed without specific regulations in association with approved drive-through restaurants.

Option 2: Modify the Sign Code to allow Digital Order Screens and regulate other restaurant drive-through signage.

- Add “Section 30-208 Drive-through Restaurant Signage” to the Sign Code to allow digital order screens and to provide more direction as to the types, number and placement of signage and other structures associated with a restaurant drive-through facility.
- Amend “Section 30-101 Definitions” of the Sign Code to include digital order screens and other fixtures associated with restaurant drive-through facilities that are currently not defined in the Municipal Code.

C. CONCLUSIONS:

It is prudent for the Village to be aware of, and prepared for, future requests for types of drive-through restaurant signage that may become more common such as digital order screens. As with any code amendment, the Village will need to monitor the outcome for any unforeseen issues. If undesirable issues were to arise, then recommendations will be made to address them.

D. RECOMMENDATIONS:

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

1. Modify the current code as outlined in Option 2 above. See Attachment I, Proposed Chapter 30 Text Amendments.

**PROPOSED DRIVE-THROUGH RESTAURANT SIGNAGE
ATTACHMENT I**

DC 15-156, January 26, 2016

**PROPOSED CHAPTER 30
TEXT AMENDMENTS**

Section 30-101 Definitions. (New definitions to be added)

Drive-through Digital Order Screen. A sign associated with a drive-through restaurant that uses electronic means such as combinations of LED's, fiber optics, light bulbs, or other illumination devices to display order information for the customer and/or person to person ordering.

Drive-through Menu Board. A sign display associated with a restaurant drive-through, either located on a wall or as a ground sign, which displays the varieties of food and drink available to the customer at that restaurant location only.

Drive-through Pre-sell Menu Board. Generally, a smaller version of the drive-through menu board which is located in proximity to but in advance of the drive-through menu board and displays the food and drink options available to the customer at that restaurant location only.

Drive-through Clearance Bar. A stand-alone structure that alerts a vehicle operator of any height restrictions they may encounter on the site.

Section 30-208 – Drive-through Restaurant Signage. (New section to be added in its entirety)

1. General Provisions.

- a. Dimensions. No drive-through sign shall exceed seven feet in overall height.
- b. Message. Drive-through signs may only feature products sold on the premises.
- c. Advertising. No additional advertising or attachments shall be permitted on the digital order screen, drive-through menu boards and pre-sell menu boards, speaker bollard, canopies, clearance bar, or exterior of the structure.
- d. Location.
 - i. All drive-through signage may only be located along approved and operating drive-through lanes.
 - ii. Speaker bollards, menu boards, pre-sell menu boards, and digital order screens shall be located 15 feet minimum from any residential property line.
 - iii. Drive-through menu boards, pre-sell menu boards, and digital order screens shall be located in the side or rear yards, away from the primary street frontage.
 - iv. Drive-through menu boards, pre-sell boards, and digital order screens shall not be oriented towards the public right-of-way.
 - v. All directional signage located within the drive-through facility shall comply with Chapter 30, Article III, Section 30-302 b.
- e. Illumination. Signs may be internally or externally lit but the light shall be contained to the drive-through lane only, and in accordance with Sections 30-117 and 30-118 of this Code.
- f. Landscaping. All free standing signs shall be located within a landscaped area, separated from and protected from vehicular circulation or parking areas.

2. Drive-through Menu Boards.
 - a. Number. One drive-through menu board is allowed per drive-through lane.
 - b. Dimensions. Drive-through menu boards shall not exceed 49 square feet in size.
 - c. Digital Order Screens. Drive-through menu boards may include a digital order screen that complies with the regulations outlined in Section 30-208.4 of this Code.
3. Drive-through Pre-sell Menu Boards.
 - a. Number. One drive-through pre-sell menu board is allowed per drive-through lane.
 - b. Dimensions. Drive-through pre-sell menu boards shall not exceed 24 square feet in size.
 - c. Location. Drive-through pre-sell menu boards should be located in close proximity to the drive-through menu board.
4. Drive-through Digital Order Screens.
 - a. Number. One digital order screen display is allowed per drive-through lane.
 - b. Dimensions. Digital order screens shall not exceed two square feet in size.
 - c. Display. When not engaged, the digital order screen shall have a non-glare, unobtrusive static display.
5. Other allowed drive-through structures.
 - a. Speaker Bollard: One speaker bollard is allowed per drive-through lane. The speaker bollard may include a digital order screen. No business or product signage shall be permitted on the speaker exterior.
 - b. Clearance Bar: One clearance bar structure is allowed per drive-through lane. A clearance bar shall not include business or product signage and shall be of a simple design that complements the building design and signage.
 - c. Canopy: One canopy is allowed per drive-through lane and shall not display business or product signage or additional advertising. Canopies shall be of a simple design that complements the building design and signage.

Summary Chart of Allowable Restaurant Drive-Through Signage and Fixtures

	Number	Dimensions	Illumination	Location
Drive - through Menu Board	One per drive-through lane.	Not to exceed 49 square feet.	Per Section 30-117 and 30-118 of the Municipal Code. May include a digital order screen.	Shall be positioned away from the primary street frontage. Must be located 15 feet from residential property line.
Drive - through Pre-sell Menu Board	One per drive-through lane.	Not to exceed 24 square feet.	Per Section 30-117 and 30-118 of the Municipal Code.	Shall be positioned away from the primary street frontage, and in close proximity to the Drive-through Menu Board. Must be located 15 feet from residential property line.
Drive - through Digital Order Screen	One per drive-through lane.	Not to exceed two (2) square feet.	Per Section 30-117 and 30-118 of the Municipal Code. When not in use, an unobtrusive static display must be shown.	Shall be positioned away from the primary street frontage. Must be located 15 feet from residential property line.
Speaker bollard	One per drive-through lane.	NA	If the speaker bollard has a digital order screen, no advertising may be displayed.	Shall be positioned away from the primary street frontage. Must be located 15 feet from residential property line.
Clearance Bar and Canopy	One per drive-through lane.	NA	NA	NA

**PROPOSED DRIVE-THROUGH RESTAURANT SIGNAGE
ATTACHMENT II**

DC 15-156, January 26, 2016

**PLANNING ADVISORY INQUIRY RESPONSE –
ELECTRONIC MENU BOARD SIGNS**

Later, Charmain

From: Ann Dillemath
Sent: Thursday, September 10, 2015 9:51 AM
To: Later, Charmain
Subject: PAS Inquiry Response - Electronic Menu Board Signs

Charmain,

Regarding your request for information as to how Illinois suburbs similar in size to Arlington Heights regulate electronic menu signs for restaurant drive-throughs:

The short answer is that most communities do not directly address electronic menu boards for drive-through restaurants (and quite a few do not specifically regulate menu boards for drive-through restaurants at all). My colleague Mary Donoghue and I searched a wide range of Illinois local codes and did not find any examples of communities similar in size to Arlington Heights that regulated electronic menu boards. Two codes that did were from smaller communities. Buffalo Grove exempts electronic menu boards from EMC regulations elsewhere in the code, and Sterling allows one electronic message menu sign per business with no additional regulations.

I've provided links to those codes below, as well as to other drive-through menu board sign regulations from several Illinois communities large and smaller just to give you an idea of how sign codes address this signage type. Typically, number and size are regulated; some codes also specify standards for height and placement. Three of the examples below — Carpentersville, Mundelein, and Streamwood — address electronic/video display screens on menu boards, but this application appears limited to customer order information or a small part of the sign (e.g., a maximum of 2 square feet), so this does not seem to be addressing a completely electronic menu board. Streamwood does include a provision that menu boards and associated speaker video displays may not include additional advertising, which echoes Buffalo Grove's stipulation that menu boards may only advertise products sold at that place of business.

In case it is of interest, I also did a national search for electronic or digital drive-through menu board signs, and only found a handful of communities that regulate these. The codes that I found exempted electronic/digital menu board signs from electronic message center regulations or definitions.

I hope you find this material helpful! Thank you for using the PAS Inquiry Answer Service, and please let us know if we can be of further assistance. **Please return the Outlook read receipt attached to this message or otherwise let us know that you have received this Inquiry Response.**

Electronic Menu Sign Regulations, Illinois:

Buffalo Grove (Illinois), Village of. 2015. *Code of Ordinances*. Title 14: Sign Code, Chapter 14.20, Special Signs, Section 14.20.070, Electronic Message Signs. Chapter 14.16: Location and Placement, Section 14.16.030: Business Districts.

Available at

https://www.municode.com/library/il/buffalo_grove/codes/code_of_ordinances?nodeId=TIT14SICO_CH14_16LOPL_14.16.030BUDI.

- Drive-through signs are exempt from the general electronic message board regulations; may only feature products sold at the place of business.
- 14.20.070 - Electronic message signs.
 - A. Electronic menu boards used at drive-through lanes shall comply with the requirements set forth in Section 14.16.030.F.
- 14.16.030.F. Each outlot in a Business zoned district may be permitted one menu board per drive thru for food establishments. The menu board may be changed at any time provided that the copy only features products sold at the place of business. The size of the menu board shall be limited to fifty square feet, including all attachments. Electronic screens to display point of sale information are exempt from electronic message board requirements as set forth in Section 14.20.070.

Sterling (Illinois), Village of. 2015. *Code of Ordinances*. Chapter 102, Zoning; Article VI, Signs; Section 102-269, Changeable Copy Signs and Electronic Message Signs. Available at

https://www.municode.com/library/IL/sterling/codes/code_of_ordinances?nodeId=CICO_CH102ZO_ARTVI_SI_S102-269CHCOSIELMESI .

- Electronic message menu signs limited to one in number; video displays on menu signs of less than 3 SF are not included.
- Sec. 102-269. - Changeable copy signs and electronic message signs.
(b) Number. . . . Video displays for electronic message menu signs that apply to ordering systems for drive-thru restaurants that do not exceed three square feet in size shall not be included. Electronic message menu signs shall be limited to one in number for each occupant.

Menu Sign Regulations—Suburbs of similar size to Arlington Heights (50,000-100,000 pop)
Cicero (Illinois), Town of. 2015. *Code of Ordinances*. Appendix A: Zoning, Appendix II: Roosevelt Road Corridor, Section 10.12.1: Signs. Available at

https://www.municode.com/library/il/cicero/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZO_APXIIROROCO.

- Specific regulations for drive-through signage in the Roosevelt Road Corridor; does not address electronic display.
- 10.12.1.1 One ground sign is permitted per street front and may be permitted as a monument or pole sign. However, drive-through establishments are permitted an additional menu board sign whether constructed on a pole or as a monument provided the menu board is no more than 40 square feet in area and is not more than 6 feet in height.

Evanston (Illinois), City of. 2015. *Code of Ordinances*. Title 4: Building Regulations, Chapter 10 Sign Regulations, Section 4-10-6: Exempt Signs. Available at

https://www.municode.com/library/il/evanston/codes/code_of_ordinances?nodeId=TIT4BURE_CH10SIRE_4-10-6EXSI.

- Regulates the number and size of menu signs, not electronic display.
- Menu board signs. One (1) menu board sign for a drive-in or drive-through facility, provided that the sign does not exceed twenty-five (25) square feet or eight (8) feet in height.

Mount Prospect (Illinois), Village of. 2015. *Village Code*. Chapter 7: Sign Regulations, Article III: General Provisions, Section 7.325: Special Signs. Available at

http://www.sterlingcodifiers.com/codebook/index.php?book_id=802.

- Regulates the number and size of menu signs; also requires light from the sign to be contained to the drive-through lane only.
- C. Menu Board: One menu board for a drive-in or drive-through restaurant shall be permitted in addition to other signs permitted under these regulations, provided such sign does not exceed thirty two (32) square feet in area or eight feet (8') in height from finished grade, and light from the menu board is contained to the drive-through lane only.

Schaumburg (Illinois), Village of. 2015. *Code of Ordinances*. Title 15: Land Usage, Chapter 155: Signs, Commercial Uses, Section 155.95: Commercial Use Signs. Available at

https://www.municode.com/library/il/schaumburg/codes/code_of_ordinances?nodeId=TIT15LAUS_CH155SI_COUS_S155.95COUSSI.

- Regulates number, area, location, and height of menu signs, but does not address electronic display.
- (B)Ground Signs:
 - (1)Number:
 - (a)There shall not be more than one (1) ground sign for each building.
 - (b)There shall not be more than one (1) menu board, a sign display for a type C restaurant, which displays the varieties of food and drink available to the customer, for each restaurant drive-through facility.
 - (2)Area:
 - (a)The gross surface area of a ground sign shall not exceed one hundred (100) square feet for each exposed face, nor exceed an aggregate gross surface area of two hundred (200) square feet.
 - (b)The gross surface area of a menu board sign shall not exceed thirty (30) square feet of gross surface area.
 - (3)Location:
 - (a)A ground sign may be located in any required yard but shall not extend over any lot line.
 - (b)A menu board sign may only be located along a drive-through lane, but shall not extend over any lot line.
 - (4)Height:
 - (a)A ground sign shall not project higher than fifteen feet (15'), as measured from base of sign.
 - (b)A menu board sign shall not project higher than seven feet (7'), as measured from base of sign.
 - (5)Design: Ground signs shall be limited to monument style signs having the poles enclosed by an architectural design compatible with the primary structure with regards to style, colors and materials.

Menu Sign Regulations—Suburbs Smaller than Arlington Heights (30,000-50,000 pop)

Carpentersville (Illinois), Village of. 2015. *Code of Ordinances*. Title 16: Zoning, Chapter 16.40: Signs, Section 16.40.110: Special Signs. Available at https://www.municode.com/library/il/carpentersville/codes/code_of_ordinances?nodeId=TIT16ZO_CH16.40SI_16.40.110SPSI.

- Allows for two drive-through signs, and one may contain an ordering display screen limited to 2 SF.
- G. Drive-through Restaurants.
 1. Number. In addition to the signs otherwise allowed by this chapter, a drive-through restaurant shall be allowed not more than two additional signs to be located adjacent to each separate legally authorized drive through lane.
 2. Height. Such sign shall not exceed six feet in height.
 3. Sign Area. The sign area of the first sign to be installed along a drive-through lane shall not exceed fifty (50) square feet. If a second sign is installed on the same drive-through lane it shall not exceed thirty-two (32) square feet.
 4. One of the two signs installed along a drive-through lane may include an illuminated ordering display screen which does not exceed two square feet in area.
 5. Illumination. The signs may be illuminated subject to the standards in Section 16.40.050.E.
 6. Projection. No wall-mounted sign shall project more than twelve (12) inches from the wall to which it is attached.
 7. Setback. The sign shall not encroach upon the required building setbacks on a lot.
 8. Sign Landscaping. All freestanding signs shall be located within a landscaped area separated and protected from vehicular circulation and parking areas. The plantings within these areas shall include a combination of shrubs, perennials and groundcovers.
 9. Decorative Sign Base. All freestanding signs shall be designed and constructed with an integral decorative base constructed of wood, metal, masonry, or ornamental stone to conceal the sign's support structure(s) and to visually compliment the building materials used on the principal building(s) on the lot. The area of the decorative sign base shall not be computed as part of the sign area.

Mundelein (Illinois), Village of. 2015. *Code of Ordinances*. Title 21: Sign Regulations, Chapter 21.24: Sign Permit Required: Permanent and Temporary Signs, Section 21.24.100: Menuboard. Available at https://www.municode.com/library/il/mundelein/codes/code_of_ordinances?nodeId=TIT21SIRE_CH21.24SIPEREPETESI_21.24.100ME.

- Allows for electronic screen displaying customer order information to be included in menu boards.
- 21.24.100 Menuboard
 - A. Menuboard are permitted for all drive-through facilities.
 - B. Menuboard are limited to a maximum of one per drive-through lane.
 - C. Menuboard are limited to seventy-five square feet in sign area and eight feet in height. The menuboard may be designed as separate freestanding signs grouped together and may include the use of preview boards designed as separate freestanding signs installed a distance earlier in the drive-through lane, however the total area of all signs must not exceed seventy-five square feet.
 - D. Menuboard are permitted an additional ten square feet of sign area for temporary signs attached to the top or sides of the menuboard.
 - E. Menuboard must be located a minimum of fifteen feet from any residential district lot line. This is measured from sign face to lot line, including any public right-of-way.
 - F. Menuboard may be internally illuminated. Menuboard may also contain an electronic screen that displays order information for each customer.
- Ordinance also contains an illustration of an acceptable menuboard, but electronic screen not indicated.

Streamwood (Illinois), Village of. 2015. *Code of Ordinances*. Title 11, Zoning; Chapter 10, Signs; Section 11-10-3-2, Commercial Districts; part F, Menu Boards And Outdoor Speakers Accessory To Drive-Through Facilities. Available at http://www.sterlingcodifiers.com/codebook/index.php?book_id=392.

- Menu boards are limited to 32 SF in size, and may include a video display, but no additional advertising on the display or structure is allowed.
- F. Menu Boards And Outdoor Speakers Accessory To Drive-Through Facilities: Only one menu board for an approved drive-through facility shall be permitted; such menu board shall not exceed thirty two (32) square feet in size, and shall not be encumbered with attachments or additional advertising. Speakers incidental to the use of the menu board shall, where feasible, be incorporated therein. If a separate speaker, with video display is provided, no additional advertising on the display or exterior of the structure shall be permitted. The speaker must match the menu board in color, material and design. (Ord. 2009-34, 12-3-2009, eff. 1-1-2010)

West Chicago (Illinois), City of. 2015. *Code of Ordinances*. Appendix A: Zoning, Article XII: Signs, Section 12.8.3: Drive-Through Restaurant Signs. Available at https://www.municode.com/library/il/west_chicago/codes/code_of_ordinances?nodeId=COOR_APXAZO_ARTXIIISI_12.8-3_DRIVE-THROUGH_RESTAURANT_SIGNS.

- Regulates number, size, height, placement of menu boards, but does not address electronic display.
- In addition to the signs permitted by other sections of this article, drive-through restaurants shall be permitted to have menu display signs for drive-through customers. All menu display signs shall comply with the following regulations:
 - (A) Menu display signs shall be freestanding or flush-mounted.
 - (B) Each drive-through restaurant shall be permitted to have a maximum of two (2) menu display signs.

- (C)The area of an individual sign shall not exceed thirty-two (32) square feet.
- (D)The maximum sign height shall not exceed eight (8) feet.
- (E)The sign(s) shall be located in the side or rear yard only and shall be placed so as not to be readable from the public right-of-way.
- (F)Shall be located at least fifty (50) feet from any residential district property line.

Wheeling (Illinois), Village of. 2015. *Code of Ordinances*. Title 21: Signs, Chapter 21.07: Special Use Signs, Section 21.07.020: Signs for Specific Special Uses. Available at https://www.municode.com/library/il/wheeling/codes/code_of_ordinances?nodeId=TIT21SI_CH21.07SPUSSI_21.07.020SISPSPUS.

- Regulates number, size of menu boards, but does not address electronic display.
- (b)Drive-Thru Signs. Any use necessitating a drive-thru function will be permitted to have wall signs and freestanding signs as regulated in this code depending on use district. In addition, the property will be allowed additional signage relating to the function of the drive-thru:
 - (1)Menu board shall be limited to two signs per property (not including the speaker if unattached). The menu board is limited to sixty square feet and can be internally or externally illuminated.

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Ann Dillemath, AICP
American Planning Association
Research Associate | Planning Advisory Service

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Making Great Communities Happen

**PROPOSED DRIVE-THROUGH RESTAURANT SIGNAGE
ATTACHMENT III**

DC 15-156, January 26, 2016

**STAFF SUMMARY - RESEARCH OF
OTHER COMMUNITIES**

Summary of PAS Research - Digital Menu Boards

Community	Regulates electronic signs?	Menu Board Size	Menu Board Number	Other code requirements
Buffalo Grove	Exempts from electronic message board requirements	50 sf	1/drive thru	Display to feature only products sold at the place of business.
Sterling	Video displays of < 3 sf. are not included in number of sign limitations	Not specified	1	One electronic message menu sign per occupant.
Cicero	no	40 sf; 6' H	up to 2	none
Evanston	no	25 sf; 8' H	1	none
Mt. Prospect	no	32 sf; 8' H	1	Light must be contained in drive thru
Schaumburg	no	30 sf; 7' H	1	
Carpentersville	May contain an ordering screen display of 2 sf	50 sf for first, 30 sf for second; 6' H	2	Must be landscaped
Mundelein	May include an electronic screen that displays order information	75 sf; 8' H	1	Allows an additional 10' for temporary signs attached to menu boards. Allows groups and preview boards but total area can not exceed 75 sf. Must be located 15 feet from residential property.
Streamwood	May include video display but not encumbered with attachments or other advertising	32 sf; no H specified	1	If a speaker with a video display is provided, no additional advertising on the display or structure is allowed.
West Chicago	no	32 sf; 8' H	2	Cannot be readable from public ROW and set back 50ft from residential property
Wheeling	no	60 sf; no H specified	2	Allowed additional advertising and signage related to the function of the drive-through.

**PROPOSED DRIVE-THROUGH RESTAURANT SIGNAGE
ATTACHMENT IV**

DC 15-156, January 26, 2016

**STAFF RESEARCH – SAMPLE OF EXISTING
DRIVE-THROUGH RESTAURANT SIGNAGE
IN ARLINGTON HEIGHTS**

Sample of Arlington Heights Existing Drive-through Restaurant Signage

	Culver's <i>2060 E. Northwest Hwy</i>	McDonald's <i>15 E. Dundee</i>	McDonald's <i>1920 N. A. H.</i>	Dunkin Donuts <i>1818 W. Northwest Hwy</i>
Type of Sign	<i>(HxW of sign face)</i> <i>sf</i>	<i>(HxW of sign face)</i> <i>sf</i>	<i>(HxW of sign face)</i> <i>sf</i>	<i>(HxW of sign face)</i> <i>sf</i>
Pre sell menu board	5'-2" x 4'-7" 23.7 OAH = 6'-2"	none	none	none
Menu Board	5'-2" x 8'-10" 45.7 OAH = 6'-2"	8'-7" x 4'-9" 40.8 OAH = 6'-5"	5'-3" x 9' 47.6 OAH = 6'-8"	5'-4" x 9'-3" 49 OAH = 7'-3"
Order Confirmation	1'-9" x 4'-8" 8.4 OAH = 4'-8"	9'-4" x 11'-3" speaker on canopy sign	stand alone speaker	none
cardboard attached to menu boards	no	yes	yes	yes
cardboard yard sign	yes	yes	yes	no
Clearance bar height	none	10'-2" x 18' (double lanes)	11' x 10'	8'-11" x 6'-5" speaker attached

<i>(Size of sign face)</i>	Starbuck's <i>2964 W. Euclid</i>	Starbuck's <i>1808 S. A H. Road</i>	Taco Bell <i>1530 W. Algonquin</i>	Pete's Coffee <i>1017 W. Dundee</i>
Type of Sign	<i>(HxW)</i> <i>sf</i>	<i>(HxW)</i> <i>sf</i>	<i>(HxW)</i> <i>sf</i>	<i>(HxW)</i> <i>sf</i>
Pre sell menu board	none	4' x 3' 12 OAH = 6'	none	none
Menu Board	4'-1" x 8'-1" 33 OAH = 6'-1"	4'-1" x 8'-1" 33 OAH = 6'	5'-1" x 4'-6" 22.8 no OAH	Size not in files. Changed sign from Caribou to Pete's - permit NA?
Order Confirmation	none in file speaker bollard	4'-1" x 10" speaker bollard	speaker bollard	speaker bollard
cardboard attached to menu boards	no	no	no	no
cardboard yard sign	no	no	temp. menu sign	no
Clearance bar height	no	no dimensions in file		



Item: DC#15-157 - Sign Code Modifications - Manual Change Bulletin Boards/Changeable Panel Signs

Department: Planning & Community Development

BACKGROUND

Recently, the Village received an inquiry about installing a ground sign that would include both a permanent business identification sign panel and a printed, changeable product advertisement sign panel. In 2010, the Sign Code was amended to add a definition for Manual Change Bulletin Boards and to establish design considerations for manual change bulletin boards. At that time, the type of manual change bulletin board envisioned was the traditional type of manual change bulletin board that involves the changing of individual letters affixed to a background. Printed, changeable product advertisement sign panels were not envisioned.

Additionally, the Sign Code does not currently regulate the maximum sizes or the proportions of manual change bulletin boards incorporated into ground, monument or wall signs in the Business (B), Manufacturing (M), and Institutional (I) districts.

RECOMMENDATION

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

1. Modify the current code as outlined in Option 3: Modify the Sign Code to allow ground signs and wall signs with manual change bulletin boards that utilize either changeable text or changeable printed product advertisement sign panels. Modify the Sign Code to establish a maximum size for manual change bulletin boards.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Attachment I - Proposed Chapter 30 Text Amendments	Exhibits
Attachment II - Examples of Changeable Panel Signs	Exhibits

MANUAL CHANGE BULLETIN BOARDS / CHANGEABLE PANEL SIGNS

DC 15-157, January 26, 2016

Department of Planning and Community Development

Prepared by: Nora Boyer

STAFF REPORT

- A. Background
- B. Possible Options
- C. Recommendations

ATTACHMENTS

- I. Proposed Chapter 30 Text Amendments, dated January 26, 2016
 - II. Examples of Changeable Panel Signs, dated January 26, 2016
-

A. BACKGROUND:

Recently, the Village received an inquiry from the owner of Elle Gant Home Design (1002 W. Dundee) and the LED Craft sign company about installing a ground sign at the Elle Gant Home Design business location that would include both a permanent business identification sign panel and a printed, changeable product advertisement sign panel. The proposed ground sign is 6 feet tall with a total sign area of 27 square feet (54" (h) x 72" (w)). The proposed sign face is composed of:

- An upper, business identification sign panel that is 1/3 of the sign area (18" (h) x 72" (w) or 9 square feet). ; and
- A lower printed, changeable, product advertisement panel that is 2/3 of the sign area (36" (h) x 72" (w) or 18 square feet).

The LED Craft sign company provided 5 examples of printed, changeable, product advertisement panels.

ISSUES: Staff has the following concerns with respect to the proposed sign:

- 1) In 2010, the Sign Code was amended (Ordinance 10-001) to add a definition of Manual Change Bulletin Board and design considerations for manual change bulletin boards. The Sign Code states that manual change bulletin boards may be incorporated into permitted ground, monument, and wall signs in the Business (B), Manufacturing (M), and Institutional (I) districts as the lower portion of the overall signs. The type of manual change bulletin board envisioned when the Sign Code was amended was the traditional type of manual change bulletin board that involves the changing of letters affixed to a background. Printed, changeable product advertisement sign panels were not envisioned.
- 2) The Village does not require sign permits when the letters are changed on a traditional manual change bulletin board but does require sign permits when sign panels are changed. Under this policy, a business would be required to obtain a sign permit every time a printed, changeable sign panel is changed.

- 3) There is concern regarding the proposed proportions of the permanent business identification panel relative to the changeable product advertisement panel. On the proposed sign, 1/3 of the sign area is composed of the business identification panel and 2/3 of the sign area is composed of the changeable product advertisement panel. The Sign Code does not regulate the maximum sizes or the proportions of manual change bulletin boards incorporated into ground, monument or wall signs in the Business (B), Manufacturing (M), and Institutional (I) districts. However, signs where the majority of the sign area would be changeable product advertisement panels are contrary to the Village's intent that product messaging be subordinate to business identification.
- 4) If done right, this may be an aesthetically nice concept. However, allowing printed, changeable product advertisement panels would circumvent current permit requirements unless permits are obtained every time the panels are changed. Additionally, the majority of the sign areas of signs should be permanent.

RESEARCH:

Manual Change Bulletin Boards

In 2010, the Sign Code was amended by adding a definition and design considerations for manual change bulletin boards. These amendments to the Sign Code were recommended by the Design Commission and approved by the Village Board as Ordinance 10-001.

The definition of Manual Change Bulletin Board is "a portion of a ground sign or wall sign used to advertise a sale, event or a product utilizing manual change copy." It appears from the discussion in the minutes of the Design Commission meetings that the type of manual change bulletin board discussed was the traditional type with changeable letters affixed to a background.

The amendments to the Sign Code made by Ordinance 10-001 also added Sections 30-305 Manual Change Bulletin Boards to Article III of the Sign Code (concerning ground signs) and Section 30-405 Manual Change Bulletin Boards to Article IV of the Sign Code (concerning wall signs). These new sections of the Code state that manual change bulletin boards shall be incorporated into ground, monument, and wall signs as the lower portion of the overall sign. It is believed that the intent behind requiring that the manual change bulletin board be the lower part of the sign is that the changing message be subordinate to the portion of the sign that identifies the business.

Further, Section 30-305 and 30-405 added the following design considerations for manual change bulletin boards to the Sign Code: "high quality sign that is attractive and contributes to the sign and overall character of the corridor; overall legibility of text and cohesiveness to the overall sign should be considered; consider using one consistent font color and types that creates a high contrast against the background or field area; the font should create a legible message; and it is preferred that the text be balanced, either centered, or right or left justified."

Existing Changeable Panel Signs

There is one printed, changeable panel sign existing in Arlington Heights. It is the ground sign for the Southminster Presbyterian Church located at 916 E Central Road. The church originally requested to install a ground sign with an electronic message board and requested variations for the height and sign area of the ground sign. During the Design Commission review process, the church decided to change their proposal to a ground sign which is composed of an identification panel and a printed, changeable panel.

B. POSSIBLE OPTIONS:

Option 1: Make no change in the current code.

- Continue to allow traditional manual change bulletin boards that involve changing letters on a background. Changeable panel signs would continue to not be allowed.

Option 2: Modify the Sign Code, but do not change current policy.

- Amend the definition of Manual Change Bulletin Boards describing them as a portion of a ground sign or wall sign used to advertise a sale, event or a product utilizing manual change ~~copy~~ text.
- Continue to allow traditional manual change bulletin boards that involve changing letters on a background. Changeable panel signs would continue to not be allowed.

Option 3: Modify the Sign Code to allow ground signs and wall signs with manual change bulletin boards that utilize either changeable text or changeable printed product advertisement sign panels.

- Amend the definition of Manual Change Bulletin Boards to permit manual change bulletin boards with either changeable text or changeable printed product advertisement sign panels.
- Amend Sections 30-305 Manual Change Bulletin Boards under the Code provisions concerning ground signs and Section 30-405 Manual Change Bulletin Boards under Code provisions concerning wall signs to add the following regulations:
 - The maximum size of manual change bulletin boards with changeable letters or changeable, printed product advertisement panels shall not exceed 50% of the total allowed sign area or 30 square feet, whichever is less.
 - Messages on manual change bulletin boards and changeable printed panels shall be limited to pertinent information related to the business operation, products produced or sold or service rendered on-site. No off premise advertising is permitted.

C. RECOMMENDATIONS:

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

1. Modify the current code as outlined in Option 3 above. See Attachment I, Proposed Chapter 30 Text Amendments.

**MANUAL CHANGE BULLETIN BOARDS / CHANGEABLE PANEL SIGNS
ATTACHMENT I**

DC 15-157, January 26, 2016

**PROPOSED CHAPTER 30
TEXT AMENDMENTS**

Section 30-101 Definitions

22. Manual Change Bulletin Board. A portion of a ground sign or wall sign used to advertise a sale, event or a project utilizing manual change ~~copy~~ text affixed to a background or manual change printed sign panels.

Section 30-305 Manual Change Bulletin Boards (ground signs)

- a. The manual change bulletin board shall be incorporated into a ground sign or monument sign as the lower portion of the overall sign. In no instance shall the manual change bulletin board portion of the sign comprise more than 50 percent of the sign area, or exceed a maximum of 30 square feet, whichever is less. Messages on manual change bulletin boards and changeable printed panels shall be limited to information related to the business operation, products produced or sold or service rendered on-site. No off premise advertising is permitted.
- b. The following are design considerations for these signs: high quality sign that is attractive and contributes to the sign and overall character of the corridor; overall legibility of text and cohesiveness to the overall sign should be considered; consider using one consistent font color and type that creates a high contrast against the background or field area; the font should create a legible message; and it is preferred that the text be balanced, either centered, or right or left justified.

Section 30-405 Manual Change Bulletin Boards (wall signs)

- a. The manual change bulletin board shall be incorporated into a wall sign as a portion of the overall wall sign. In no instance shall the manual change bulletin board portion of the sign comprise more than 50 percent of the sign area, or exceed a maximum of 30 square feet, whichever is less. Messages on manual change bulletin boards and changeable printed panels shall be limited to information related to the business operation, products produced or sold or service rendered on-site. No off premise advertising is permitted.
- b. The following are design considerations for these signs: high quality sign that is attractive and contributes to the sign and overall character of the corridor; overall legibility of text and cohesiveness to the overall sign should be considered; consider using one consistent font color and type that creates a high contrast against the background or field area; the font should create a legible message; and it is preferred that the text be balanced, either centered, or right or left justified.

**MANUAL CHANGE BULLETIN BOARDS / CHANGEABLE PANEL SIGNS
ATTACHMENT II**

DC 15-157, January 26, 2016

**EXAMPLES OF CHANGEABLE PANEL SIGNS -
FOR REFERENCE ONLY**

Southminster Presbyterian Church, 916 E. Central Road





SAMPLE SIGN FACE DESIGNS



LED CRAFT
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ETL LISTED
CONFORMS TO
UL STD 48
UL STD 1433

Drawing Date	10/23/2015		
Drawing Name	EHD.PDF		
Company	ELLEGANT HOME DESIGN		
Address	1002 W DUNDEE RD		
City	ARLINGTON HEIGHTS	IL	Zip: 60004

NOTE: This initial concept is for visual presentation only. Final design, dimensions and customization is subject to customer approval prior to production.

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Item: DC#15-167 - Sign Code Modifications - Residential Ground Signs

Department: Planning & Community Development

BACKGROUND

The Zoning Code allows certain non-residential uses (ex. places of worship and schools) to be located in residential zoning districts. Signage for such uses is regulated under Sign Code Section 30-203 Residential (R) Districts Signage Provisions. However, the current requirements are confusing, with differing requirements for ground signs and manual change bulletin boards. Additionally, code requires public notification and review for certain sizes of this type of signage that may be overly burdensome. Finally, the current size restrictions for this type of signage may be too restrictive and do not take into consideration the location of signs along major roads versus residential streets.

RECOMMENDATION

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

Modify the current code as outlined in Option 3: Omit the current public notification requirements for code compliant signs. Increase the maximum allowed sign size along major roads. Increase the maximum manual change bulletin board size. Include design criteria.

ATTACHMENTS:

Description

Staff Report
Chapter 30 Text Amendments
Summary of Church Ground Sign
Variations

Type

Board or Commission Report
Exhibits
Exhibits

RESIDENTIAL GROUND SIGNS

DC 15-167, January 26, 2016

Department of Planning and Community Development

Prepared by: Nora Boyer and Steve Hautzinger

STAFF REPORT

- A. Background
- B. Possible Options
- C. Recommendations

ATTACHMENTS

- I. Proposed Chapter 30 Text Amendments, dated January 26, 2016
 - II. Summary of Church Ground Sign Variations, dated January 26, 2016
-

A. BACKGROUND:

The Zoning Code allows certain non-residential uses (ex. places of worship and schools) in residential zoning districts. Signage for such uses is regulated under Sign Code Section 30-203 Residential (R) Districts Signage Provisions, which states that only the following signs are permitted in residential districts:

Section 30-203 (b) states:

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

Section 30-203 (h) states:

“Ground signs accessory to a permitted non-residential use, provided that the height of such sign shall not exceed six feet and the surface area of such sign shall not exceed 25 square feet. Proposed signs, which are greater than 12 square feet, must comply with the notification requirements of this Section.”

Table 1. Summary of Residential Ground Sign Requirements:

	Permitted with Administrative Approval	Requires DC Review	Notification Required for Design Commission Review	Requires Village Board Review
Manual Change Bulletin Board	12 sf and under	If over 12 sf	Same as for a variation (posting of sign and mailing)	Village Board approval required if over 12 sf up to 25 sf. Variation required if over 25 sf.
Ground Sign	12 sf and under	If over 12 sf up to 25 sf	Same as for a variation (posting of sign and mailing)	Variation required if over 25 sf.

ISSUES: Staff has the following concerns with respect to the current residential ground sign requirements:

- 1) Code Clarity. The current sign code requirements are confusing, with differing requirements for ground signs and manual change bulletin boards.
- 2) Levels of Review and Notification Requirements. There is no incentive for an applicant to comply with code when a code compliant sign requires the same public review process as a sign variation. Additionally, there is a lack of cohesive policy with respect to the review requirements for manual change bulletin boards and ground signs in residential districts. Both types of signs must follow the Sign Code's notification requirements for sign variations as outlined in Section 30-804. However, bulletin boards in excess of 12 square feet require both Design Commission review and Village Board approval, while ground signs in excess of 12 square feet up to 25 square feet require only Design Commission review. Staff feels that the levels of review and notification requirements are overly burdensome and should be omitted.
- 3) Sign Size. Based on previous sign variation requests from numerous churches, Staff feels that the sizes of manual change bulletin boards and ground signs in residential areas may be too restrictive.

RESEARCH: Since 1995, there have been ten sign reviews for religious institutions in residential districts proposing signs in excess of 12 square feet. One of the applications (for a 44 square foot sign) was approved by the Design Commission but was withdrawn prior to reaching the Village Board. All nine of the other applications were approved.

The following is a summary of the nine approved signs:

- Four were at or below 25 square feet. The majority of which are located on secondary arterial, collector, and local streets.
- Five ranged from 30 to 50 square feet. The majority of which are located on major arterial streets.

Section 30-203 addresses the maximum size of signage in residential districts, and Article III "Ground Signs" of the Sign Code addresses the number of permitted ground signs. Section 30-302 allows no more than one ground sign per street frontage. If the building has more than one street frontage, an additional ground sign is permitted, provided that there is a minimum of 800 feet of separation between the ground signs as measured along the right-of-way. Research reveals that only one non-residential use located in a residential zoning district that has more than one ground sign. These signs do not meet the 800 foot separation requirement, and therefore, required a variation. Since the vast majority of non-residential uses in residential districts have just one ground sign, the manual change bulletin boards (if present) are incorporated into the ground sign.

B. POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

- Continue to permit manual change bulletin boards not in excess of 12 square feet and ground signs not in excess of 12 square feet without review by the Design Commission or approval by the Village Board.
- Continue to require review by the Design Commission and approval by the Village Board for manual change bulletin boards in excess of 12 square feet.
- Continue to require Design Commission review of ground signs over 12 square feet up to 25 square feet.
- Continue to require public notification, as required for sign variations, for manual change bulletin boards in excess of 12 square feet and ground signs over 12 square feet up to 25 square feet.

Option 2: Clarify the existing code requirements. Omit the notification requirements.

- Combine the code sections for residential ground signs, and clarify that manual change bulletin boards are allowed as part of the ground sign, not as separate signs.
- Allow residential ground signs up to 25 sf without Design Commission review, and omit the requirements for public notification.
- The maximum size for manual change bulletin boards would remain as 12 square feet.
- Any signs exceeding the permitted sizes shall require sign variations.

Option 3: Omit the notification requirements. Increase the maximum allowed sign size along major roads. Increase the maximum manual change bulletin board size. Include design criteria.

- Combine the code sections for residential ground signs, and clarify that manual change bulletin boards are allowed as part of the ground sign, not as separate signs.
- Allow residential ground signs up to 25 sf without Design Commission review, and omit the requirements for public notification.
- Allow residential ground signs up to 48 sf when located along major roads, with speed limit of 40 mph or greater. This size is consistent with the requirement for ground signs in the O-T (Office Transitional) Zoning District.
- Increase the maximum size for manual change bulletin boards to 75% of the permitted ground sign area or 30 sf, whichever is less. Non-residential uses, such as churches and schools, often use the majority of their sign area for displaying community messages.
- Add design criteria for sign to be compatible with the architecture of the building.
- Any signs exceeding the permitted sizes would require sign variations.

C. RECOMMENDATION:

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

1. Modify the current code as outlined in **Option 3** above. See Attachment I, Proposed Chapter 30 Text Amendments.

**RESIDENTIAL GROUND SIGNS
ATTACHMENT I**

DC 15-167, January 26, 2016

**PROPOSED CHAPTER 30
TEXT AMENDMENTS**

Date: 1-26-16

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

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

h. **b.** Ground signs accessory to a permitted non-residential use, provided that the height of such sign shall not exceed six feet and the surface area of such sign shall not exceed 25 square feet. **Signs located on a roadway with a speed limit of 40 miles per hour or greater may be up to 48 square feet in area. Proposed signs, which are greater than 12 square feet, must comply with the notification requirements of this section. A manual change bulletin board may be incorporated as part of the ground sign, but the bulletin board may not exceed 75 percent of the permitted sign size or 30 square feet, whichever is less. The area of the manual change bulletin board shall not increase the overall permitted sign size. All signs must be designed to be compatible with the architectural style of the development. Refer to Article III of this Chapter for additional requirements for ground signs.**

**RESIDENTIAL GROUND SIGNS
ATTACHMENT II**

DC 15-167, January 26, 2016

**SUMMARY OF CHURCH
GROUND SIGN VARIATIONS**

Summary of Church Ground Sign Variations

	Overall Sign Area	Bulletin Board Sign area	Reviewed/Approved by	Comments
Living Christ Church DC95-007 625 E Dundee - Major arterial	48 square feet	26 square feet	DC and Village Board approval	Variation for 48 SF sign where 25 sf is permitted.. Sign includes a bulletin board over 12 sf
Arlington Countryside Church DC96-023 916 E Hintz - Major arterial	24 square feet	None	DC and Village Board approval	Approval of a 24 sf sign where 12 sf is permitted.
Northwest Covenant Church DC96-025 511 W Rand - Major arterial	30 square feet	None	DC and Village Board approval	Variation for a 30 sf sign where 25 sf is permitted, allow 35' separation of signs where 800' is required, allow advertisement of off premises services.
First Presbyterian Church DC97-022 302 N Dunton - Local Street	25 square feet	None	DC approval and Village Board approval	Village Board approval was required for 6' setback where 15' is required, variation and review was required for a ground sign over 12 sf
St. Simon's Church DC97-036 717 Kirchoff – Sec. arterial	24 square feet	None	DC approval and Village Board approval	Review of ground sign of 24 sf where 12 sf is permitted
Cross and Crown Community Church DC98-023 1122 W Rand - Major Arterial	50 square feet	30 square feet	DC and Village Board approval	Variation for: 50 sf sign where 25 sf is permitted. Allow 9'2" tall sign where 6' is permitted. Bulletin board is over 12 sf. Set back of 3 ft where 15 ft is required
Lutheran Church of Cross DC01-016 2025 S Goebbert - Collector	40 square feet	20 square feet	DC and Village Board approval	Variation granted for 40 sf sign where 25 sf is permitted, 20 sf bulletin bd where 12 sf is permitted, & 3' setback where 15 ft is required
Southminster Presbyterian Church	48 square feet	16 square feet (panel)	DC and Village Board approval	Variation granted for 48 sf sign where 25 sf is permitted and 7' height where 6' is permitted

DC07-008 916 E Central - Major arterial				
Our Lady of the Wayside DC07-149 434 W Park - Local Street	24 square feet	17 square feet	DC and Village Board approval	Variations granted included set-back of 12 feet where 15 ft is required, second ground sign within 252 ft where 800 feet is required. Approval of bulletin board with 4 rows of 6 in. letters.

Summary of Church Ground Sign Variations arranged by Street Size

	Overall Sign Area	Bulletin Board Sign area
Major Arterial		
Living Christ Church, 625 E Dundee (DC95-007)	48 square feet	26 square feet
Arlington Countryside Church, 916 E Hintz (DC96-023)	24 square feet	None
Northwest Covenant Church, 511 W Rand (DC96-025)	30 square feet	None
Cross and Crown Comm. Church, 1122 W Rand (DC98-023)	50 square feet	30 square feet
Southminster Presbyterian Church, 916 E Central (DC07-008)	48 square feet	16 square feet (panel)
	Average: 40	
Secondary Arterial		
St. Simon's Church, 717 Kirchoff (DC97-036)	24 square feet	None
Collector		
Lutheran Church of Cross, 2025 S Goebbert (DC01-016)	40 square feet	20 square feet
Local Street		
First Presbyterian, 302 N Dunton (97-022)	25 square feet	None
Our Lady of the Wayside, 434 W Park (DC07-149)	24 square feet	17 square feet



Item: DC#09-025 - Village-Wide Electronic Signs

Department: Planning & Community Development

BACKGROUND

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

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

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

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

ATTACHMENTS:

Description	Type
Staff Memo	Memorandum

MEMO

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

BACKGROUND:

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

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

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

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

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

PROCESS:

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

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