



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
December 10, 2024
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Minutes - 11/12/24
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. DC#24-075 - 1021 N. Stratford Rd. - SF/Addition
 - B. DC#24-069 - Arlington Heights Park District - 750 W. Northwest Hwy. / Sign Variation
 - C. DC#24-071 - Chase Bank - 585 E. Palatine Rd. / Sign Variation
 - D. DC#24-076 - Qargo Coffee - 4 W. Rand Rd. / Commercial
- VI. OTHER BUSINESS
- VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

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 the Health and Human Services Department at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 12, 2024

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

Members Present: Jonathan Kubow, Chair
Kirsten Kingsley
John Fitzgerald

Members Absent: Ted Eckhardt
Scott Seyer

Also Present: Brian Kelly, J & B Homes of Illinois for 407 & 419 S. Pine Ave.
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR OCTOBER 22, 2024

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF OCTOBER 22, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY NEW REVIEW**DC# 24-065– 407 S. Pine Ave.**

Brian Kelly, representing *J&B Homes of Illinois*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build two new 2-story, single-family homes, both with 3-car attached garages on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District, and is part of a new two-lot subdivision that received Village Board approval on August 8, 2024. Design Commission approval for the two new houses is required per the approved Subdivision Ordinance. The corner lot has a total land area of 11,870 square feet and the proposed new home will have 4,004 square feet. The height of the proposed house at the corner is 25.5 feet, which exceeds the maximum allowed 25-feet, and needs to be corrected prior to building permit approval. The plans do comply with the rest of the R-3 zoning requirements.

Overall, the proposed design is nicely done with a traditional massing and detailing that will generally fit well in this location. The proposed design and color scheme is distinctly different from, but will nicely complement, the adjacent proposed new home at 419 S. Pine. However, there are some design details for the Design Commission to evaluate as follows:

- **Window Trim.** The Material List specifies the window trim as white, but the rendering shows black trim around the front bay windows. Staff recommends white trim around all of the windows.
- **Gutters.** The Material List specifies black gutters (and downspouts), but the rendering shows white gutters. Staff recommends white gutters as shown in the rendering.
- **Front Porch Roof.** The front porch roof has a relatively steep 8:12 pitch which makes the porch roof look large. Staff recommends reducing the pitch of the porch roof.
- **Front Porch Columns.** The front porch columns are shown as plain box columns. A simple base and cap trim are recommended.
- **North Elevation.** The north elevation facing Grove Street has an unbalanced appearance. The small, off-center, second floor box bay looks random. Further design development is encouraged to provide a more balanced composition on this elevation facing the street.

Mr. Hautzinger said that Staff is recommending approval of the proposed design, with the comments given for consideration by the commissioners.

Mr. Kelly said he provided Staff with a photo of this same house built elsewhere, although that home has dark trim around the front bays that he is now changing to white. With regards to the front columns, he felt the simplicity of the columns is what makes them look nice, and the small details being proposed on the columns are not showing well. These details include a 1x12 trim around the base of the column and a 1x4 around that, with the same detail at the top of the column. This will give the columns more architectural detail. With regards to the metal roof over the front entry area, he felt the 8/12 pitch was not that steep, although he could lower it, but his preference is to leave the pitch as proposed. He explained that he tried to incorporate the metal roof on the side and rear elevation as well, which will match nicely with the windows and the roof color to give a nice contrast to the grey and the white. On the left side elevation, the second-floor window was bumped out for aesthetics and because of the bathtub that sits beneath the window and the chimney bump-out below it. The horizontal siding will be grey Hardie board, all the board and batten at the top will be white, and the entire gable area will be white, so there will be a good amount of contrast. **Mr. Kelly** also said that the patio door and the kitchen window on the rear elevation were bumped out with the metal roof above them to give more depth to the elevation. He explained that changing the size of the small windows on the left side elevation will negatively impact

the interior floor plan of the Study; functionality is very important to make sure all the rooms have good wall space and good space for furniture placement. Small windows were also added on either side of the fireplace. On the second-floor, windows could be added somewhere on the right-side elevation, but he did not want to take away from the usefulness of the master bedroom closet located there. He welcomed any questions from the commissioners.

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

The commissioners summarized their comments. **Commissioner Fitzgerald** said the colors being proposed for the two homes are very similar, and he was open to more of a separation of colors between the homes. He asked about the trim color around all the windows, as well as the gutters and downspouts. **Mr. Kelly** replied that the window trim will be white, and the gutters and downspouts could be either light or dark. **Commissioner Fitzgerald** was okay with either color for the gutters and downspouts, but felt that one home should have the light color and the other home have the dark color, and **Mr. Kelly** agreed. **Commissioner Fitzgerald** was open to either white or the dark color shown in the photo for the bay windows on the front elevation, and he was okay with the pitch of the metal roof over the front entry area because he really liked the 4 windows above it and did not want to see any of that impact lost if the windows got larger. He was okay with the north side of the home, but hoped the future owner would add sufficient landscaping to soften the elevation, and he was fine with the small details of the front columns. **Commissioner Fitzgerald** pointed out the area at the south end of the rear elevation that had no architectural interest, and asked where the a/c units would be located. **Mr. Hautzinger** replied that a/c units are shown in that area on the rear elevation, and **Commissioner Fitzgerald** said that adding landscaping around those units will help soften that flat wall on the rear elevation. **Mr. Kelly** suggested adding a couple of transom windows in the mudroom on the rear elevation, similar to the small windows on the front elevation above the metal roof. **Commissioner Fitzgerald** agreed with the suggestion and said it would be nice for the mudroom as well as the view from the backyard. **Commissioner Fitzgerald** liked the darker color on the bays of the front elevation as shown in the photograph submitted by the petitioner. **Mr. Kelly** said he would love to do that because he built this home before, and originally it was all white in those areas, but it just did not pop and looked very plain so he painted the two bump-outs and the garages the dark color and it gave the home great curb appeal. **Commissioner Fitzgerald** had no further comments.

Commissioner Kingsley said the color rendering does not include some of the details shown in the drawings, such as the vertical board and batten in the gable ends, and the panels in the bump-out gables. **Mr. Kelly** said his intent is to do a bump-out gable similar to what is shown in the photograph, which is not reflected in the drawings. **Mr. Hautzinger** asked the petitioner if his preference is to build the home like the one shown in the photograph, including the colors and details shown, in lieu of the plans submitted, and **Mr. Kelly** said yes.

Commissioner Kingsley said the home in the photograph shows a bump-out gable with a horizontal insert, which is different than the drawings. **Mr. Kelly** replied that he could go with either a horizontal or a vertical insert. **Commissioner Kingsley** also asked about the rake detail and whether or not it will bump out, and **Mr. Kelly** said that it will not and he would build it as shown in the photograph. **Commissioner Kingsley** liked the white window trim shown in the drawings, and the windows in the dark bump-outs that have dark trim as shown in the photograph. The only location of vertical board and batten is on the two gable ends on the front elevation and on the gable ends on the sides, with white in the gable ends and grey everywhere else. **Mr. Kelly** added that the larger horizontal trim boards between the first and second-floor will also be done in white. **Commissioner Kingsley** felt that black

gutters would look nicer with the colors being shown in the photograph, and the front columns definitely need a base and capital, especially if it is just a concrete porch. Also, because the home is up about 2' to 3' from the street, reconsidering the surface material of the front porch is important because it will be more at eye level. With regards to the side elevation where it steps down, **Commissioner Kingsley** said the siding will follow the stepped foundation resulting in about 6-inches of exposed foundation. **Mr. Kelly** said the retaining wall is meant to die into the foundation where it transitions down, so the concrete will not be seen, and he could add a nice tree at that front corner of the home to help everything look good. **Commissioner Kingsley** liked the petitioner's idea to add windows in the mud room on the rear elevation, and she also suggested making the square windows on the left side elevation taller. She said the north elevation is an important elevation on this corner lot, and something should be done in order to make it look more inviting. She looked at the other home at 419 S. Pine to determine if switching the homes would be better with regards to the north elevation. **Mr. Kelly** was open to adding 2 upper transom windows on the north elevation in the master closet, to add more detail on that side of the home; however, he was concerned about compromising the shelving space in the master closet. **Commissioner Kingsley** said the head height of the transom windows should match the head height of the adjacent window, and Staff should review and approve this with regards to the balance of the elevation and how it relates to the windows below. **Mr. Kelly** said the transoms will not be as tall, but will be more rectangular, and the headers and the alignment will be exactly the same. **Commissioner Kingsley** said the head height of the doors on the front elevation appear to be lower than the windows in the office. **Mr. Kelly** confirmed that they are at different heights because the roofline comes down because it is recessed in, but the window on each side of the door is lined up to be consistent across that recessed area. He preferred to keep the double windows taller on each side where the main gables are. **Commissioner Kingsley** reiterated that she wanted to make sure that those new windows are as high as they can be. She also asked about the trim, which **Mr. Kelly** said would be textured LP and Hardie. **Commissioner Kingsley** highly recommended smooth trim instead. She had no further comments.

Chair Kubow said he originally felt the two homes were a little too similar, as opposed to the home in the photograph that is very bold and dynamic. This site is kind of a gateway that leads into the Scarsdale neighborhood and it is important to have a home that is dynamic architecturally, which he felt this home is, but with a couple tweaks. He agreed with the commissioners' comments about the north elevation, and was happy to hear the petitioner willing to add windows on that elevation, as well as on the rear elevation. Overall, he felt this new home will be a great addition to the neighborhood.

Mr. Kelly said he chose to build this house on this site because the lot is more wide than deep, which is not typical of an infill lot. This results in a much nicer side yard and back yard. This home will fit very nice on the corner and will not look like a huge massing of a home. He said his background in architecture and his experience in planning/zoning, allows him a good understanding of how to make things look like they have been there before. He felt this corner home will set a nice precedent for entering the Scarsdale neighborhood, and he will make sure that the home turns out great.

Commissioner Fitzgerald commented about the two transom windows being added on the north elevation, and whether they should be the same size as the windows above the front porch. **Commissioner Kingsley** felt the windows on the north side should be the same proportion as the first-floor windows below, otherwise they should match the windows in the Study. **Commissioner Fitzgerald** had concerns that matching the window height will compromise too much of the closet space, and **Commissioner Kingsley** had no concerns about that because this is a corner home and the north side of the home needs to look good. She added that since this home was previously built by the petitioner elsewhere, there should

be some give and take with the design. **Mr. Kelly** pointed out that the first-floor of the home has a 9' ceiling height, but the second-floor has an 8' ceiling height; therefore, he preferred the windows in the master closet be the same width as the other windows, and the height be lower. He wants to make sure he can maximize the closet space to create a wow factor for prospective buyers.

Mr. Hautzinger appreciated the petitioner working with the commissioners in response to their concerns about the north elevation, but he felt that adding transom windows was not the right solution to enhance that elevation. A lot of little windows on that elevation would not look good; he would rather see a window added the same size as the bathroom window, which would look a lot more balanced. **Chair Kubow** agreed with those comments. **Commissioner Fitzgerald** asked for clarification that Staff would rather see a window added that is the same size as the adjacent bathroom window, or no window added at all, and **Mr. Hautzinger** said yes, because he is not comfortable approving the addition of two small transom windows on the north elevation because it will not look good. **Chair Kubow** said since Staff feels strongly about this, he was fine with the matter of the small windows being left up to the discretion of Staff.

Mr. Hautzinger asked if the commissioners were in support of the color scheme presented in the photo of the completed home, in lieu of the colors shown in the plans submitted. The commissioners said that they are in support of that, as was the petitioner. **Mr. Hautzinger** asked if the small bay on the north elevation will be dark or light, and **Mr. Kelly** said it will be completely white.

Someone from the audience asked when the grading of the lot would be discussed. **Chair Kubow** said the Design Commission only reviews the architecture of the home; grading is reviewed by the Village Engineering department, so any concerns about grading should be directed to the Engineering Department. **Commissioner Fitzgerald** added that a petitioner is not allowed to shed any additional water onto the adjacent property; a sump pump and downspout cannot be more than 10' from the home and on the sides of the home next to another home, they cannot be extended to the side. The audience member stated that this vacant lot is already 5 steps lower than the lot next to it, and there is already a lot flooding back behind the lot. She said she is not against the new home, she just does not want any more flooding. **Commissioner Kingsley** said the two sites are pretty low compared to the homes to the south. **Mr. Kelly** also said that there are no low points in the lots themselves, but they do slope down from south to north; following the gradual slope in the road. No additional water is being sent to the south, and the arrows on the site plan show the current flow of water. **Mr. Kelly** referred to the two sets of contours on the site plan, one showing the existing contours and the other showing the proposed grading contours that are not being raised; however, **Commissioner Kingsley** pointed out that the survey shows a 2' increase in grade at the patio. **Mr. Hautzinger** presented a context elevation with grading that he requested from the petitioner. It shows how the grade on the corner lot steps up from Grove Street, and then steps up again to the adjacent home. Pine Avenue slopes down toward Grove Street. **Chair Kubow** commented that the survey appears to show the water being driven towards the southeast corner of Pine and Grove, and he asked if that is where the flooding exists. A member of the audience (Kim Dyer) said that it floods right at the corner of where her home is to the south of the site and the two homes behind her, because the home next to her was built at the wrong level, and then she had to re-grade twice. She added that her home also has 5 concrete steps coming from the side of her home going down to grade.

Chair Kubow reiterated that it appears the water is being driven towards the corner of Pine and Grove, which is really the only and best solution. **Mr. Kelly** stated that is where the storm manholes are located. Another audience member, (Kristin Oversmith) said that that

corner floods as well, the drains do not have enough capacity.

Mr. Hautzinger said that on the topic of the grading and flooding, this project requires a building permit with grading plans that will be reviewed by the Village Engineering department before the building permit is approved. The best course of action for any neighbor is to reach out to the Engineering department for the opportunity to look at or discuss the permit plans as they come through.

Kim Dyer was concerned because the home next to her was built at the wrong level; whoever was checking that home during construction was working off the wrong building plans. She wants to know who in the Engineering Department is overseeing this process because she wants to be sure there are no mistakes with this new home. She said that all the flooding on her block started when a new home was built on the empty lot next to her home. She has no objection to building these new homes, she just does not want neighbors to have more water problems. **Mr. Hautzinger** provided his contact information to the resident and said he could put her in contact with the appropriate person in Engineering.

Commissioner Kingsley asked the petitioner to confirm that both new homes will step down about 2-feet, and **Mr. Kelly** said it is about 2-1/2-feet on average, even between the existing home; there is about 6-feet of transitional grade from the very highest point on the south property line to the road on Grove. Each home will step down and keep with the contours of the natural grading so the new homes will look right with how the street actually slopes. **Mr. Hautzinger** said the street appears to slope down about 5-feet from the end of the property to the corner. He also reiterated that this will be reviewed by the Village Engineering department to confirm there are no issues with how the homes are being sited and the height of the homes. **Commissioner Kingsley** asked if there will be a sidewalk, and **Mr. Hautzinger** said there will not be which was discussed as part of the Plan Commission and Village Board review and approval; with the exception of the small L-shaped sidewalk at the corner.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 407 S. PINE AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 10/23/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE BAYS ON THE WEST ELEVATION WILL BE THE DARK GRAY COLOR SCHEME AS SHOWN IN 'EXHIBIT A-PHOTOGRAPH' SUBMITTED BY THE PETITIONER, AND WILL ALSO INCLUDE THE BUMP-OUT GABLES THAT WILL BE PAINTED WHITE WITH NO STEP IN THE GABLE RAKE TRIM.
2. A REQUIREMENT THAT THE GUTTERS BE BLACK, AND THE TRIM WILL FOLLOW THE COLORS IN 'EXHIBIT A', WHICH WILL BE ALL WHITE, EXCEPT FOR IN THE THREE DARK GREY BUMP-OUT AREAS ON THE WEST ELEVATION.
3. A REQUIREMENT THAT THE FRONT PORCH COLUMNS WILL HAVE A CAPITAL AND A BASE BUILT UP AND PAINTED THE SAME COLOR AS THE COLUMN.
4. A RECOMMENDATION THAT THE PETITIONER LOOK AT THE MATERIAL OF THE PORCH FLOOR, AND CONSIDER SOMETHING OTHER THAN CONCRETE.
5. A REQUIREMENT THAT THE PETITIONER REVISE THE FENESTRATION ON THE NORTH SIDE OF THE HOME TO BETTER BALANCE THAT FACADE AND MAKE IT MORE WELCOMING, TO BE SUBMITTED TO STAFF FOR REVIEW.
6. A REQUIREMENT TO ADD WINDOWS IN THE MUD ROOM ON THE EAST ELEVATION, TO BE SUBMITTED TO STAFF FOR REVIEW.

7. A STRONG RECOMMENDATION TO USE SMOOTH TRIM.
8. THAT THE COLOR SCHEME SHOWN IN 'EXHIBIT A', WILL INCLUDE THE HORIZONTAL FRIEZE BOARDS ON THE FRONT GABLE ENDS.
9. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
10. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 2. SINGLE-FAMILY NEW REVIEW**DC# 23-066 – 419 S. Pine Ave.**

Brian Kelly, representing *J&B Homes of Illinois*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new two-story residence with a three-car attached garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District, and is part of a new two-lot subdivision that received Village Board approval on August 8, 2024. The property has a total land area of 10,043 square feet and the proposed residence will have 3,991 square feet. The plans comply with the R-3 zoning requirements.

Overall, the proposed design is nicely done with a traditional massing and detailing that will generally fit well in this location. The proposed design and color scheme is distinctly different from, but will nicely complement, the design of the adjacent new home at 407 S. Pine; however, there will be even more contrast between the two homes now that the adjacent home was approved based on the photo presented by the petitioner. **Mr. Hautzinger** asked for clarification regarding the extra tall dormer shown in the photo of the completed house, and **Mr. Kelly** said that was an error in construction on that home and the dormer on this project will be lowered 1-foot and as shown in the drawings. **Mr. Hautzinger** said that aside from this one concern, Staff recommends approval of this new home as submitted.

Mr. Kelly said he went with cool colors on the previous home, but decided to go with warmer, earth tone colors for this home, which he believes is the new trend coming back. These materials include natural stone, cobblestone color siding, a dark brown beam over the 2-car garage door that will match the shutters, and a brown bronze exterior trim color. He felt these warm, inviting colors will fit in well with the character of this neighborhood and be a nice transition to the existing homes further to the south.

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

The commissioners summarized their comments. **Commissioner Kingsley** felt the window grills should be simulated divided lights, which makes a big difference on large windows like this, especially white windows. The home is nice, she loved the swoop on the front of the home; however, in relationship to the other home, she suggested a different front door color. **Mr. Kelly** said the front door will be real mahogany, and **Commissioner Kingsley** said that the front door appears black in the photo provided. She asked about the color of the shutters, and **Mr. Kelly** said the shutters are custom made cedar shutters stained a dark brown color to match the simulated beam above the garage door. **Commissioner Kingsley** asked if the beam above the garage will be canted at the ends, as shown in the photograph but not the drawings; she felt that canted ends look better. **Mr. Kelly** agreed that canted ends look better, but said it is very difficult to find a beam more than 16-feet in length. **Commissioner Kingsley** preferred that the stone base on the front elevation not come up around the window edges, and **Mr. Kelly** said he could do either/or; it is easier to do it the way she is suggesting. **Commissioner Kingsley** asked if all the gooseneck lights shown on the front elevation are intended; she suggested removing the light shown in the gable because it will not be very neighborly. **Mr. Kelly** said the gooseneck lights are intended and the light in the gable is a nice architectural element that lights up the gable. He suggested a compromise that the light fixture in the gable have a 30-degree angle back to the home.

Commissioner Kingsley reiterated her preference for smooth trim versus textured, and that simulated divided windows would look better, and she preferred the stone at one level. She

also suggested adding a small canopy over the back door, similar to what was done on the other home, and **Mr. Kelly** agreed.

Commissioner Fitzgerald asked if both the front door and the garage doors will be mahogany, and **Mr. Kelly** said only the front door. **Commissioner Fitzgerald** was open to the garage doors being white or a color matching something, because right now his eyes go right to the dark garage doors. **Mr. Kelly** said that the garage doors are wood grain and look really nice. **Commissioner Fitzgerald** agreed that the ends of the beam over the garage door should be angled, although it was not a requirement for him. He liked all the gooseneck lights shown in the drawing; however, he cautioned the petitioner about the wattage to be used, so the home does not end up looking like a public building, and the front porch should be evenly lit. He was okay with the light in the gable end because it looks great architecturally. He also liked that the roof over the second-floor dormer will be brought down, as clarified by the petitioner. He also suggested larger lights on either side of the door on the rear elevation. **Commissioner Fitzgerald** said this is a beautiful home and the sides and rear elevations will look nice as well. **Mr. Kelly** said the lights on the rear of the home will probably match the lights on the front elevation, but be a smaller, 12-inch fixtures will be used.

Commissioner Fitzgerald asked the other commissioners how they felt about the color of the garage doors. **Commissioner Kingsley** said having the garage doors be similar to the cobblestone color of the siding would look classier than dark brown or white. **Commissioner Fitzgerald** agreed and had no further comments.

Chair Kubow loved the differentiation between the 2 new homes; the previously reviewed home had more of a bold contemporary look, and this home feels more traditional, and he appreciates the warmer color palette. He agreed with the commissioners' comments and the concerns about the color of the garage doors. He said these two homes next to each other both have a 3-car garage, something not seen too often in this Scarsdale neighborhood, and the garages on both homes are a dark color. He agreed with the suggestion to soften the color of the garage doors on this home, so the focus can be on the stone, the porch, and the other components of the architecture. This is a beautiful home and both these homes will be a great addition to the neighborhood.

Mr. Kelly had no problem changing the dark brown color of the garage doors to white, but he had concerns that the cobblestone color might wash the color away on the third-car garage with the board and batten around it. He could try a mock-up of the cobblestone color to decide, and he reiterated that the dark brown doors being proposed are really nice. **Commissioner Kingsley** reiterated that because both these new homes are next to each other and both homes have dark garage doors, the commissioners felt this home should have lighter garage doors. She was not in favor of white garage doors because there is not a lot of white on the home; the home is mostly the cobblestone siding and the stone. She preferred to see a light color on the garage doors; whether the stone gets a little darker or the cobblestone siding gets a little darker, to differentiate between the siding and the stone color. She added a suggestion to carry the board and batten material on the front of the single car garage around to the side of the home. **Mr. Kelly** agreed with the suggestion and said he could add white board and batten to the side elevation and inside the triangles of each gable, which will help break up the colors as well. **Mr. Hautzinger** said that gable detail is already being done on the other home, and he clarified that Commissioner Kingsley's suggestion was to wrap the board and batten on the front of the single car garage onto the side elevation, and he suggested doing the same with the stone base. **Mr. Kelly** said he could wrap the stone base around to the side elevation under the windowsill, and change the horizontal siding to board and batten to match the front. The commissioners agreed with that idea.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 419 S. PINE AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 10/23/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THAT THE SECOND-FLOOR DORMER WINDOW ON THE FRONT ELEVATION WILL BE AS SHOWN IN THE DRAWING AND NOT THE PHOTOGRAPH.
2. A REQUIREMENT THAT THE GARAGE DOORS BE A COBBLESTONE COLOR.
3. A RECOMMENDATION THAT THE BEAM OVER THE GARAGE MATCH THE PICTURE, WHICH HAS THE SLANTED ENDS.
4. A RECOMMENDATION TO ADD A CANOPY OVER THE BACK DOOR ON THE REAR ELEVATION.
5. A RECOMMENDATION THAT THE LIGHT FIXTURES ON EITHER SIDE OF THE BACK DOOR BE LARGER.
6. A REQUIREMENT THAT THE BOARD AND BATTEN SIDING AND THE STONE BASE ON THE SINGLE CAR GARAGE BE WRAPPED ON TO THE SOUTH SIDE OF THE GARAGE.
7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
8. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Kelly asked for clarification about the garage door color; does it have to be the cobblestone color or a color similar? **Commissioner Fitzgerald** said it was a requirement. **Chair Kubow** had concerns about making a specific color a requirement; he preferred some optionality in case that color does not work. **Commissioner Kingsley** said the intent is that the color be similar to the siding color, but not white. **Chair Kubow** said there are colors that can be drawn from the stone, and sticking with that color palette will offer many options to work from for the garage doors, including white. **Commissioner Fitzgerald** said that a light color other than cobblestone could be chosen, but it should be approved by Staff. **Mr. Hautzinger** asked if white is an option for the garage doors and **Commissioner Fitzgerald** said he is okay with white, since the windows and trim are white. **Chair Kubow** appreciated Commissioner Kingsley's comment that white is only used as an accent, but he felt that white garage doors will work here. **Commissioner Fitzgerald** said that going with a color for the garage doors would be that extra step to make the home more elegant, and **Commissioner Kingsley** agreed and said just like using simulated divided lights in the windows and smooth trim; it is the difference between making the home that much better.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD TO AMEND THE MOTION AS FOLLOWS:

2. A REQUIREMENT THAT THE GARAGE DOOR COLOR BE COBBLESTONE OR A LIGHTER COLOR, TO BE REVIEWED AND APPROVED BY STAFF.
9. A RECOMMENDATION TO USE SMOOTH TRIM, AND SIMULATED DIVIDED LITE WINDOWS.

COMMISSIONER KINGSLEY SECONDED THE AMENDED MOTION.

Mr. Hautzinger clarified that the amended motion states the garage doors can be the Cobblestone color or a lighter color. **Commissioner Fitzgerald** said the intent is that the color be Cobblestone or a color pulled from the stone color, but it must be approved by Staff. **Mr. Hautzinger** said it should match the siding color or lighter, and the commissioners agreed.

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

ITEM 3. OTHER BUSINESS

Public Comment

A resident in the audience thanked the commissioners for listening to her comments regarding her issues with engineering and the existing flooding issues that were not caused by her home.

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



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
12/10/2024

Item: DC#24-075 - 1021 N. Stratford Rd. - SF/Addition

Department: Planning & Community Development

Item Description:

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the design of the proposed new (teardown) single-family residence at 1021 N. Stratford Road. This recommendation is subject to compliance with the architectural plans received on 4/17/23, and the following:

1. Evaluate the proposed modern aesthetic against the surrounding context.
2. A recommendation to revise the asymmetrical brick on the left side of the front elevation to be a full brick gable.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
4. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

1. DC Staff Report
2. Exhibits - 1021 N Stratford Rd

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Ciurej Residence
Project Address: 1021 N. Stratford Road
Prepared By: Steve Hautzinger

Date Prepared: December 6, 2024

PETITION INFORMATION:

DC Number: 24-075
Petitioner Name: Michal Ciurej
Petitioner Address: OKW Architects
1021 N Stratford Road
Arlington Heights, IL 60005
Meeting Date: December 10, 2024

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.

The petitioner is proposing to demolish an existing single-story residence and detached garage to build a new two-story residence and a new detached garage. The subject property is zoned R-3, One Family Dwelling District. The property has a total land area of 9,522 square feet and the proposed residence with addition will be 3,580 square feet. This project is scheduled for review by the Zoning Board of Appeals on January 13, 2025 for the following zoning variations: front yard encroachment, side yard encroachment, and air conditioning units located within the required side yard.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 7.2 feet Side: 7.2 feet Rear: 30 feet	Front: 19.73 feet Side: 5.94 feet Side: 20.3 feet Rear: 53.3 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	4,247 SF	3,580 SF
Building Lot Coverage	3,333 SF	3,047 SF
Impervious Surface Coverage Total	4,761 SF	4,660 SF

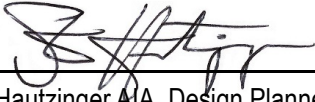
The original homes on this block are predominantly single-story and split-level homes with detached garages. However, some of the homes have been expanded, as well as two teardown/new houses previously completed on this block.

The proposed design has a modern aesthetic and color scheme that should be evaluated against the surrounding context. The traditional massing and detached garage do help the home to fit in this location. The asymmetrical brick on the left side of the front elevation has a bold appearance that looks out of place. To soften the impact, a full brick gable wall is recommended.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the design of the proposed new (teardown) single-family residence at 1021 N. Stratford Road. This recommendation is subject to compliance with the architectural plans received on 4/17/23, and the following:

1. Evaluate the proposed modern aesthetic against the surrounding context.
2. A recommendation to revise the asymmetrical brick on the left side of the front elevation to be a full brick gable.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
4. Compliance with all Federal, State, and Village codes, regulations and policies.



December 6, 2024

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

C: Petitioner, DC File 24-075

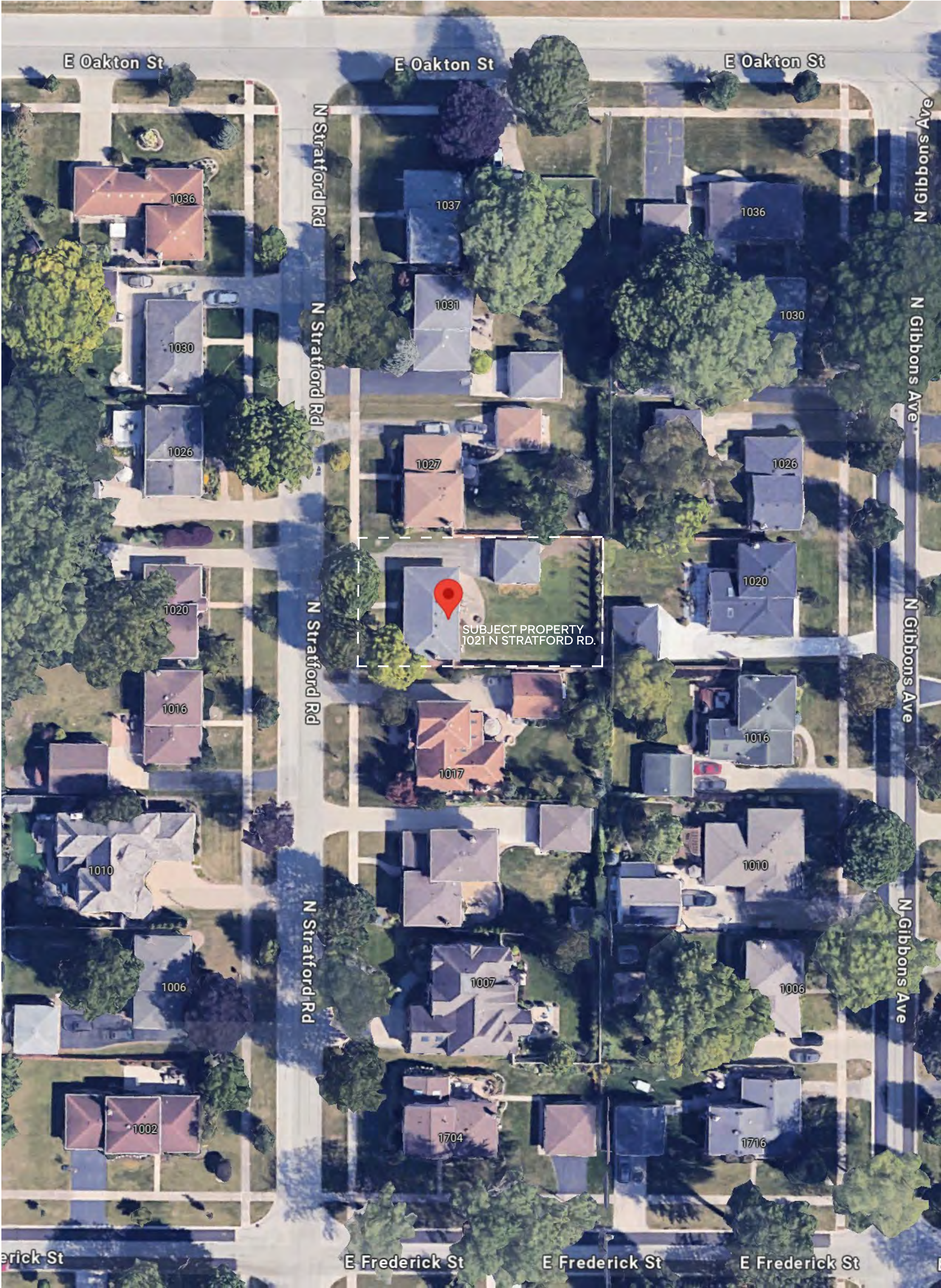


CIUREJ RESIDENCE | DESIGN REVIEW SUBMITTAL

REMODEL AND ADDITION

1021 N STRATFORD ROAD
ARLINGTON HEIGHTS, IL 60004

2024.10.28



MAP OF GENERAL VICINITY

CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

REMODEL AND ADDITION

DESIGN REVIEW SUBMITTAL | 2024.10.28



PHOTOS OF EXISTING HOUSE

CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

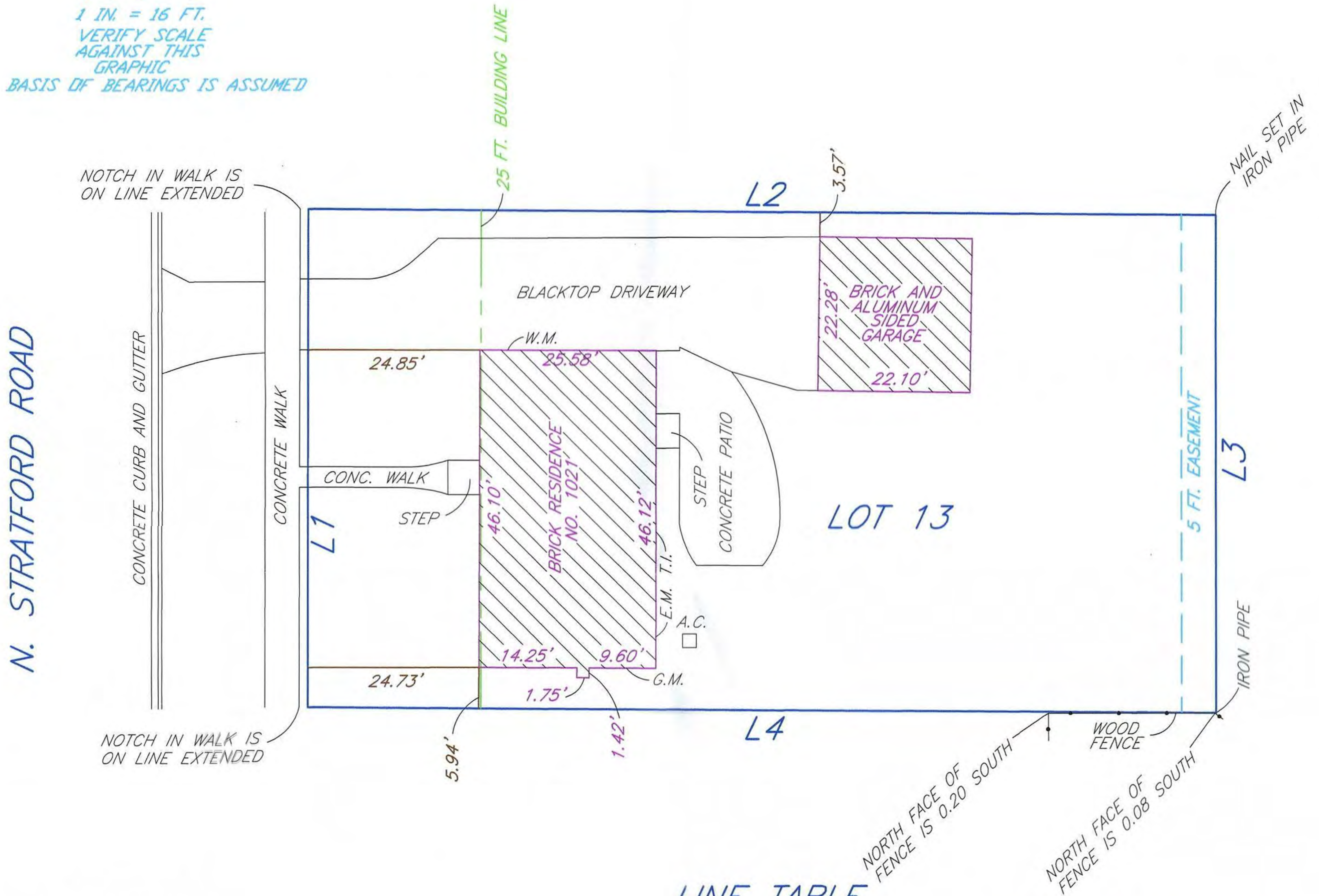
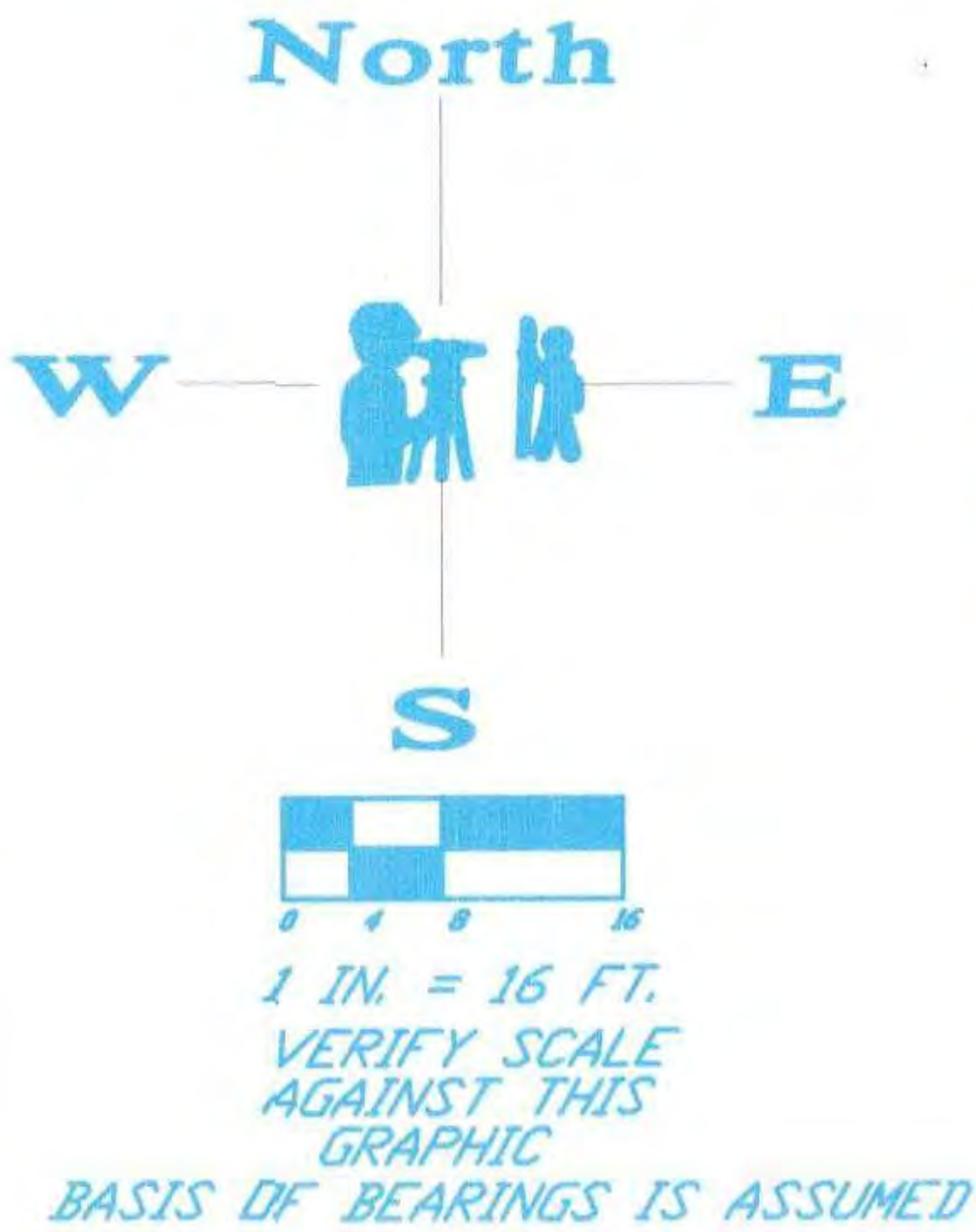
REMODEL AND ADDITION

DESIGN REVIEW SUBMITTAL | 2024.10.28

PLAT OF SURVEY
by
Michael J. Emmert Surveys, Inc.
of

Property located at: 1021 N. STRATFORD ROAD
Legally described as:

LOT 13 IN BLOCK 6 IN FIDELITY ARLINGTON ESTATES, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 297 FEET OF THE SOUTH 450 FEET THEREOF) ACCORDING TO THE PLAT OF SURVEY THEREOF RECORDED AUGUST 23, 1955 AS DOCUMENT 16340863, IN COOK COUNTY, ILLINOIS.



LINE TABLE

Line	Bearing	Distance	Measure
L1	N.00°01'43"E.	72.29'	72.29'
L2	S.89°35'28"E.	---	131.69'
L3	S.00°00'27"E.	72.29'	72.37'
L4	N.89°33'23"W.	---	131.74'

A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

Survey ordered by: Guy M. Karm, Attorney at Law

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc. does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
Date of field survey: April 11, 2023

Dated this 11th day of April, 2023

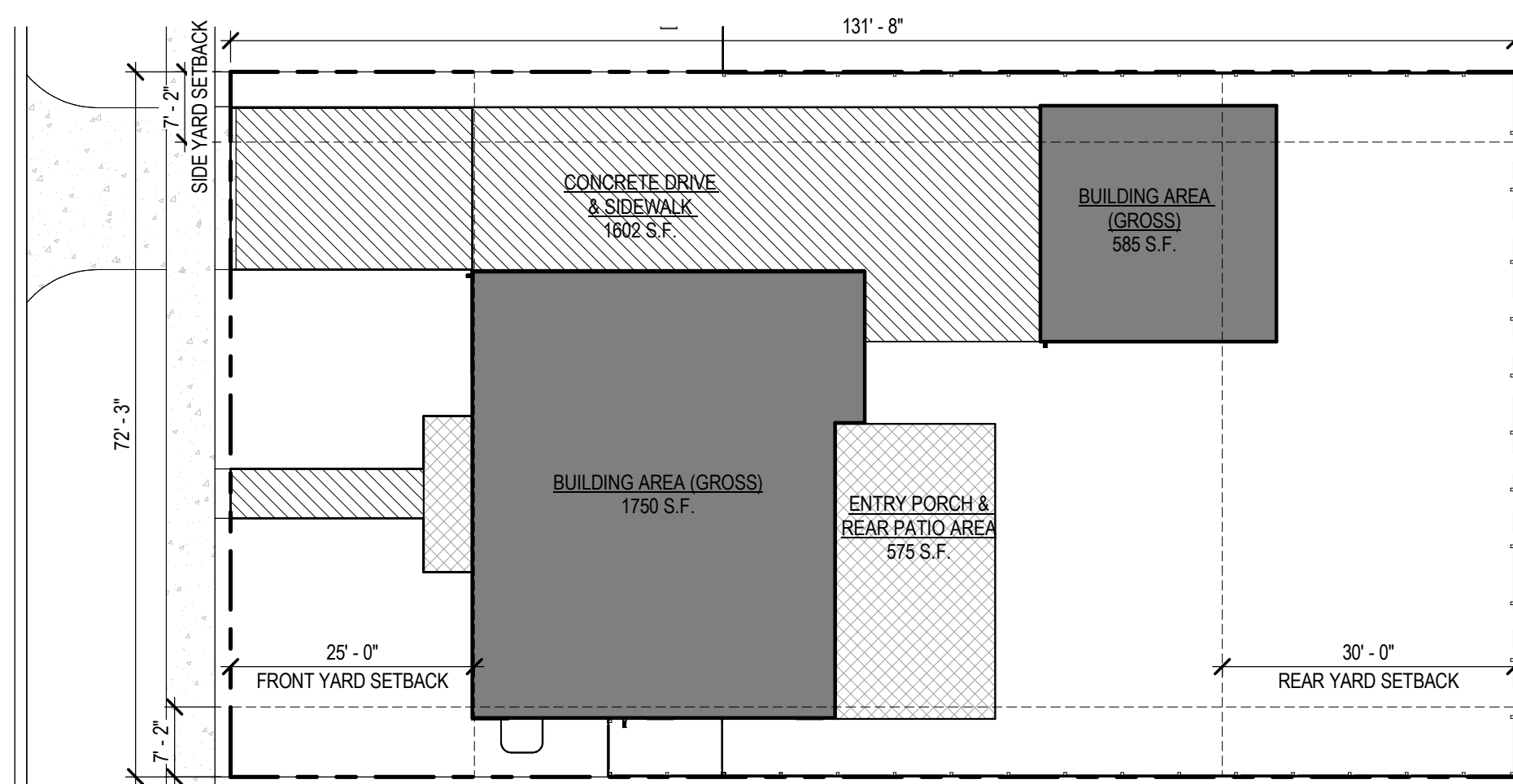
By: _____ President
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2024
Professional Design Firm Land Surveyor Corporation No. 184.004811



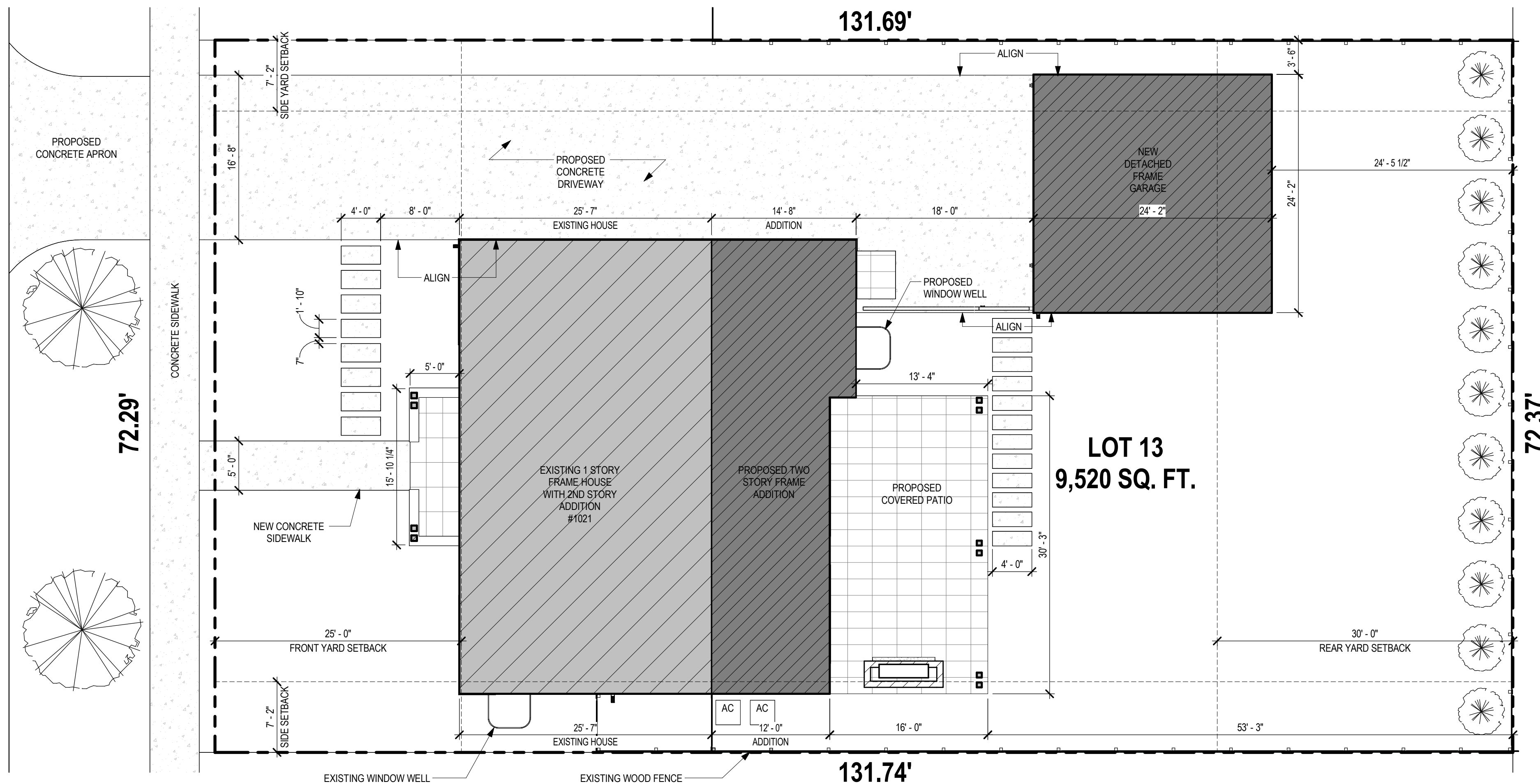
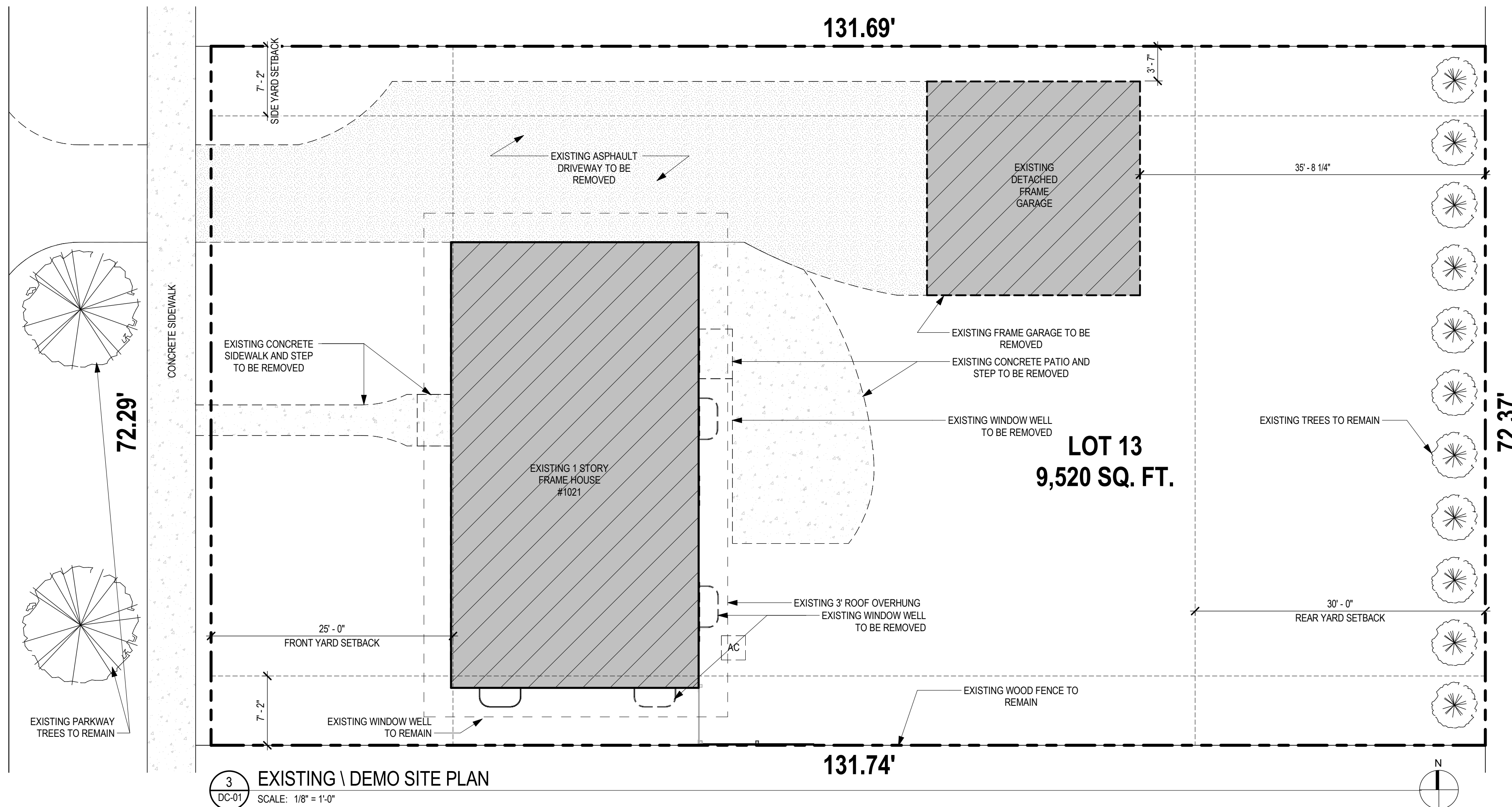
	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.125	.14	.15	.16	.17 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.375	.39	.40	.41	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383

ZONING CALCULATIONS - R-3	
LOCATION	AREA (SQ. FT.)
LOT	9,520
MAX F.A.R. 3938÷[(LA-8750)÷0.4]	4,246
PROPOSED F.A.R.	3,585
MAX BUILDING LOT COVERAGE (35%)	3,332
PROPOSED LOT COVERAGE	2,335
MAX IMPERVIOUS COVERAGE (50%)	4,760
PROPOSED IMPERVIOUS COVERAGE	4,512
1ST FLOOR	1,750
2ND FLOOR	1,650
GARAGE (OVER 400 SQ. FT.)	0 (Sec. 6.5-7)
TOTAL	3,400



1 SITE COVERAGE PLAN
DC-01 SCALE: 1/16" = 1'-0"



**SINGLE FAMILY
RESIDENCE
REMODELING
AND ADDITION**

1	DESIGN REVIEW	2024-10-28
NO.:	ISSUED FOR:	DATE

DATE: 2024-10-28 SHEET NO.:

Proposed



Existing



Third Property North
1037 N. Stratford Rd.

Second Property North
1031 N. Stratford Rd.

First Property North
1027 N. Stratford Rd.

Subject Property
1021 N. Stratford Rd.

First Property South
1017 N. Stratford Rd.

Second Property South
1011 N. Stratford Rd.

Third Property South
1007 N. Stratford Rd.

N STRATFORD ROAD

Property Across North
1026 N. Stratford Rd.

Property Directly Across
1020 N. Stratford Rd.

Property Across South
1016 N. Stratford Rd.



CONTEXT PHOTOS

CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

REMODEL AND ADDITION

DESIGN REVIEW SUBMITTAL | 2024.10.28

SINGLE FAMILY
RESIDENCE
REMODELING
AND ADDITION

1021 N. STRATFORD RD.
ARLINGTON HEIGHTS, IL

OWNER:
MICHAL AND BARBARA CIUREJ

DRAWING PREPARED BY:
MICHAL CIUREJ

NOT FOR
CONSTRUCTION

1	DESIGN REVIEW	2024-10-28
NO.:	ISSUED FOR:	DATE

CONTEXT ELEVATIONS

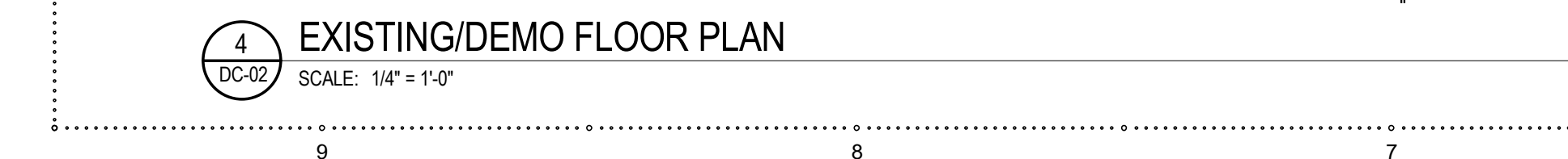
DATE:	SHEET NO.:
2024-10-28	DC-03

DC-03

1021 N. STRATFORD RD.
ARLINGTON HEIGHTS, IL

OWNER:
MICHAL AND BARBARA CIUREJ

DATE: 2024-10-28 SHEET NO.:



**NOT FOR
CONSTRUCTION**

1	DESIGN REVIEW	2024-10-28
NO.:	ISSUED FOR:	DATE

EXISTING/DEMO
ELEVATIONS, PLAN AND
SECTION

DC-02



SINGLE FAMILY
RESIDENCE
REMODELING
AND ADDITION

1021 N. STRATFORD RD.
ARLINGTON HEIGHTS, IL

OWNER:
MICHAL AND BARBARA CIUREJ

DRAWING PREPARED BY:
MICHAL CIUREJ

NOT FOR
CONSTRUCTION

1 DESIGN REVIEW NO. 2024-10-28
ISSUED FOR: DATE

EAST AND WEST BUILDING
ELEVATIONS

DATE: 2024-10-28 SHEET NO.:

DC-04

SINGLE FAMILY
RESIDENCE
REMODELING
AND ADDITION

1021 N. STRATFORD RD.
ARLINGTON HEIGHTS, IL

OWNER:
MICHAL AND BARBARA CIUREJ

DRAWING PREPARED BY:
MICHAL CIUREJ

NOT FOR
CONSTRUCTION

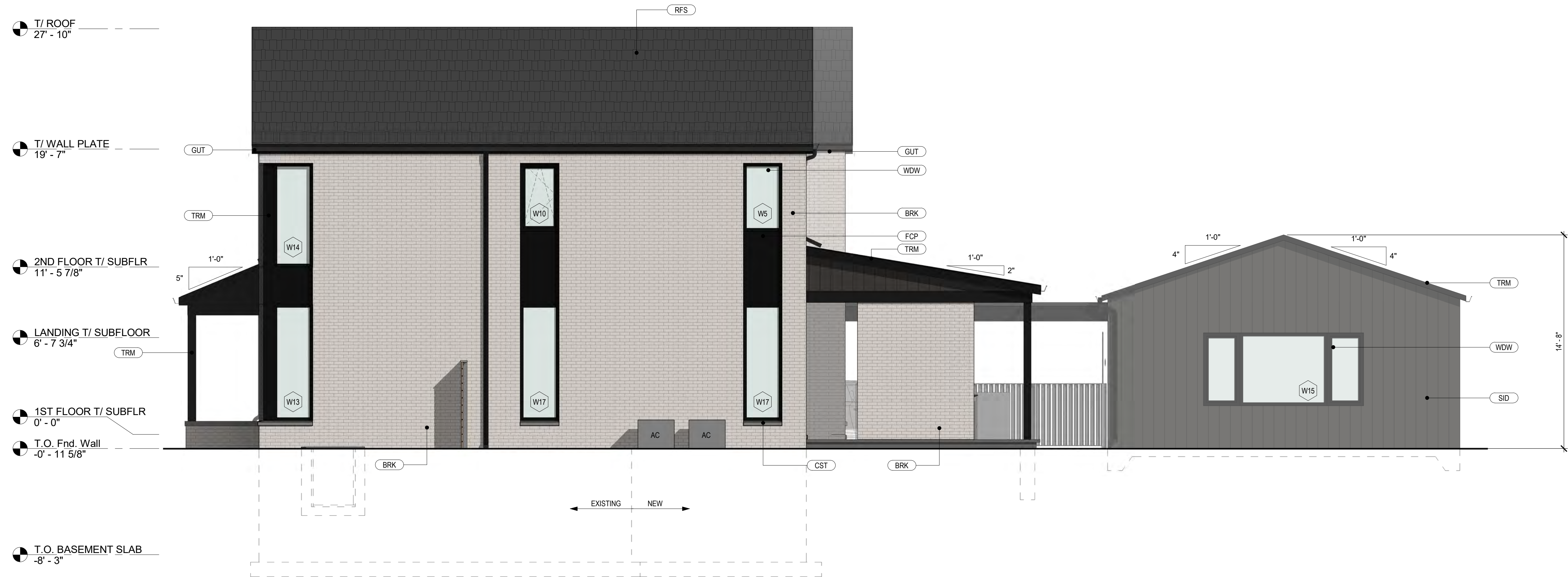
1 DESIGN REVIEW NO.: 2024-10-28
ISSUED FOR: DATE

NORTH AND SOUTH
BUILDING ELEVATIONS

DATE:
2024-10-28

SHEET NO.:

DC-05



MARK	MATERIAL	MNFR/COLOR	REMARKS
BRK	BRICK VENEER	INTERSTATE - ASH	EMPEROR 4 X 2 1/4 X 16
RFS	ROOF SHINGLES	GAF TIMBERLINE HDZ - CHARCOAL	
MTR	METAL ROOF	PAC-CLAD MIDNIGHT BRONZE	
GUT	GUTTERS & DOWNSPOUTS	PAC-CLAD MIDNIGHT BRONZE	
TRM	TRIM	HARDIE TRIM - IRON ORE	SMOOTH FINISH
SID	SIDING	HARDIE NICKEL GAP PLANKS - IRON ORE	
FCP	FIBER CEMENT PANEL	HARDIE PANEL - IRON ORE	SMOOTH FINISH
WDW	WINDOWS	OKNOPLAST - BLACK	
WDW	GARAGE DOOR	CLOPAY - BLACK/GLASS	
CST	CAST STONE	TBD - NATURAL	
MTL	METAL FENCE & GATE	TBD - BLACK	





3D RENDERING

CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

REMODEL AND ADDITION

DESIGN REVIEW SUBMITTAL | 2024.10.28



3D RENDERING

CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

REMODEL AND ADDITION

DESIGN REVIEW SUBMITTAL | 2024.10.28



3D RENDERING

CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

REMODEL AND ADDITION

DESIGN REVIEW SUBMITTAL | 2024.10.28



3D RENDERING

CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

REMODEL AND ADDITION

DESIGN REVIEW SUBMITTAL | 2024.10.28



3D RENDERING

CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

REMODEL AND ADDITION

DESIGN REVIEW SUBMITTAL | 2024.10.28

March 2022 Color of the Month
SW 7069
Iron Ore



HARDIE NICKLE GAP SIDING - IRON ORE



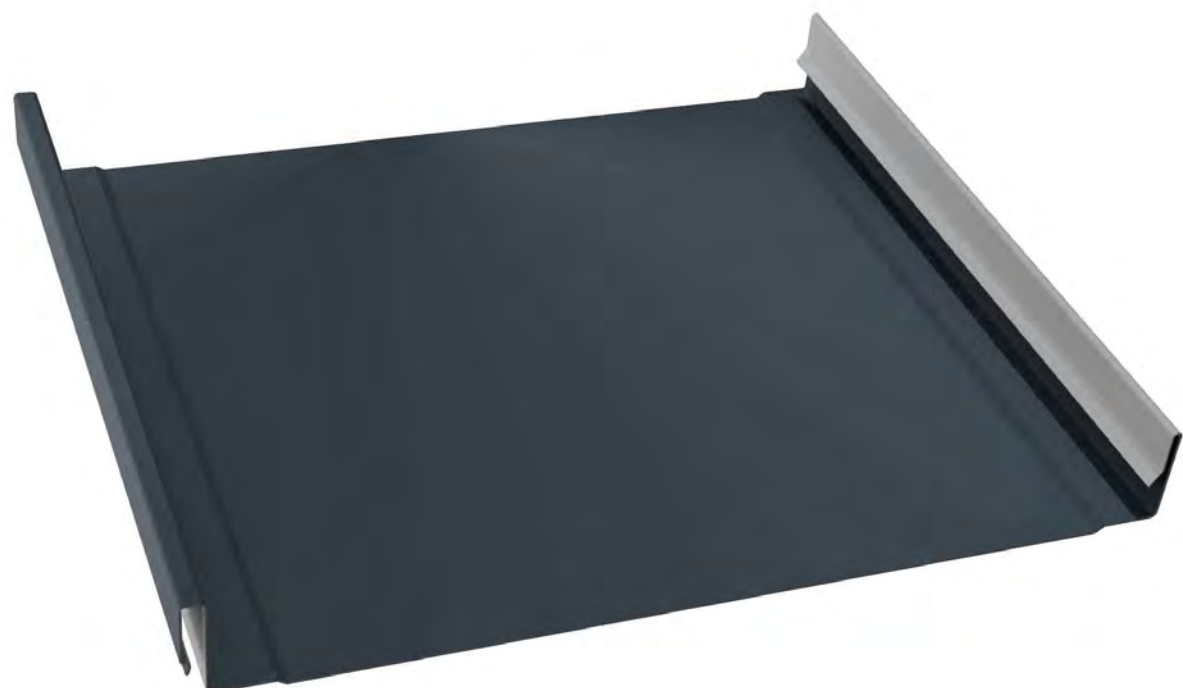
GUTTERS - MIDNIGHT BRONZE



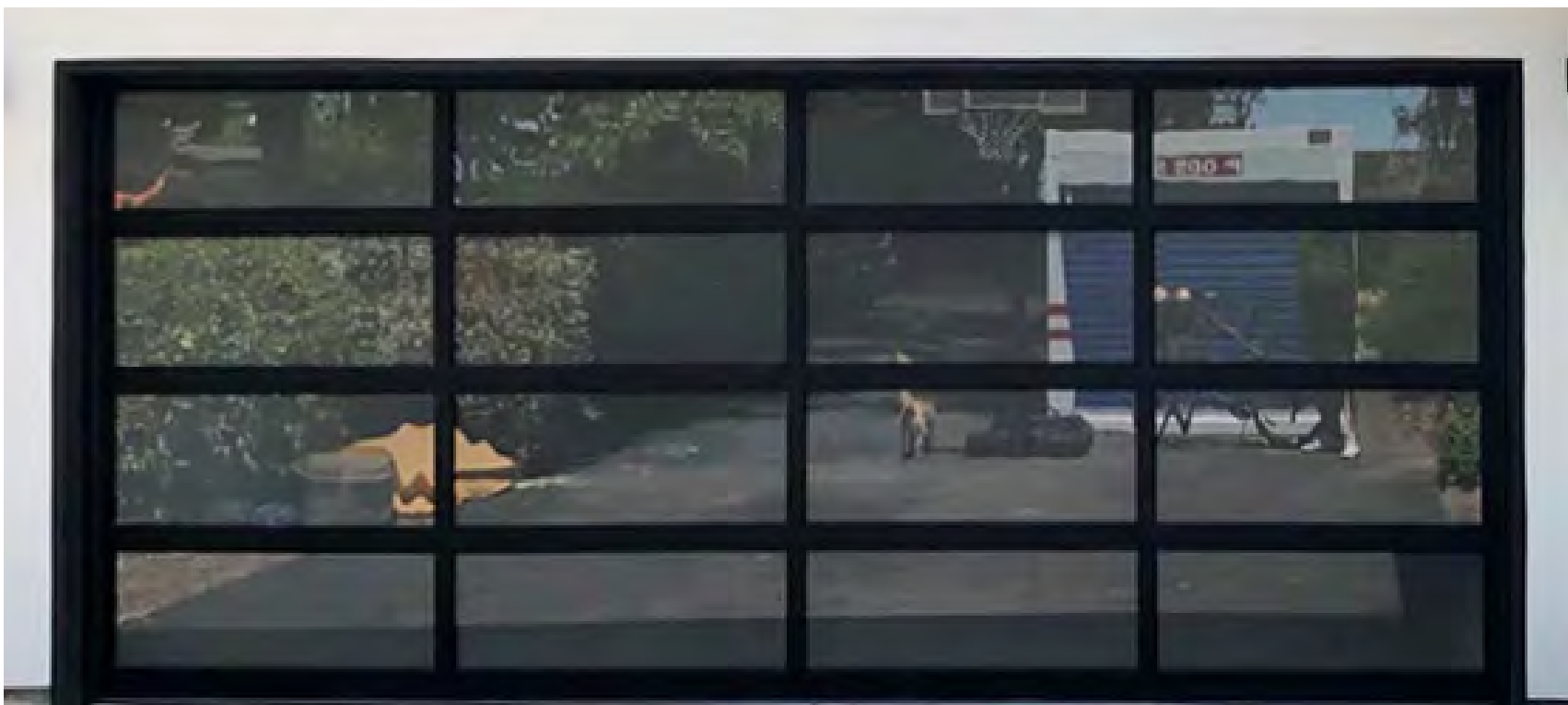
GAF TIMBERLINE HDZ - CHARCOAL



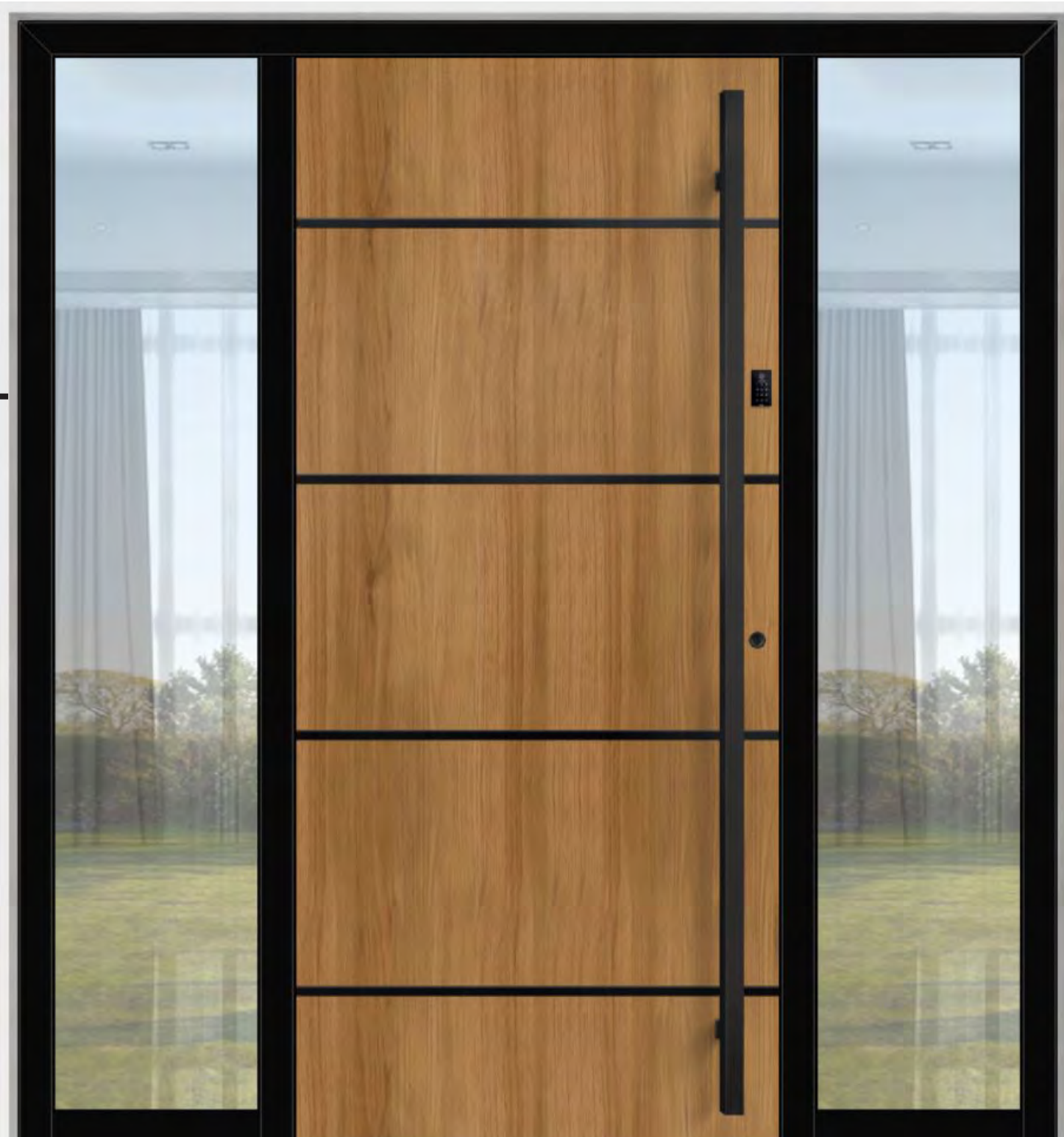
OKNOPLAST - BLACK



PAC-CLAD - MIDNIGHT BRONZE



CLOPAY - BLACK



ALUHAUS - WINCHESTER



INTERSTATE BRICK - ASH

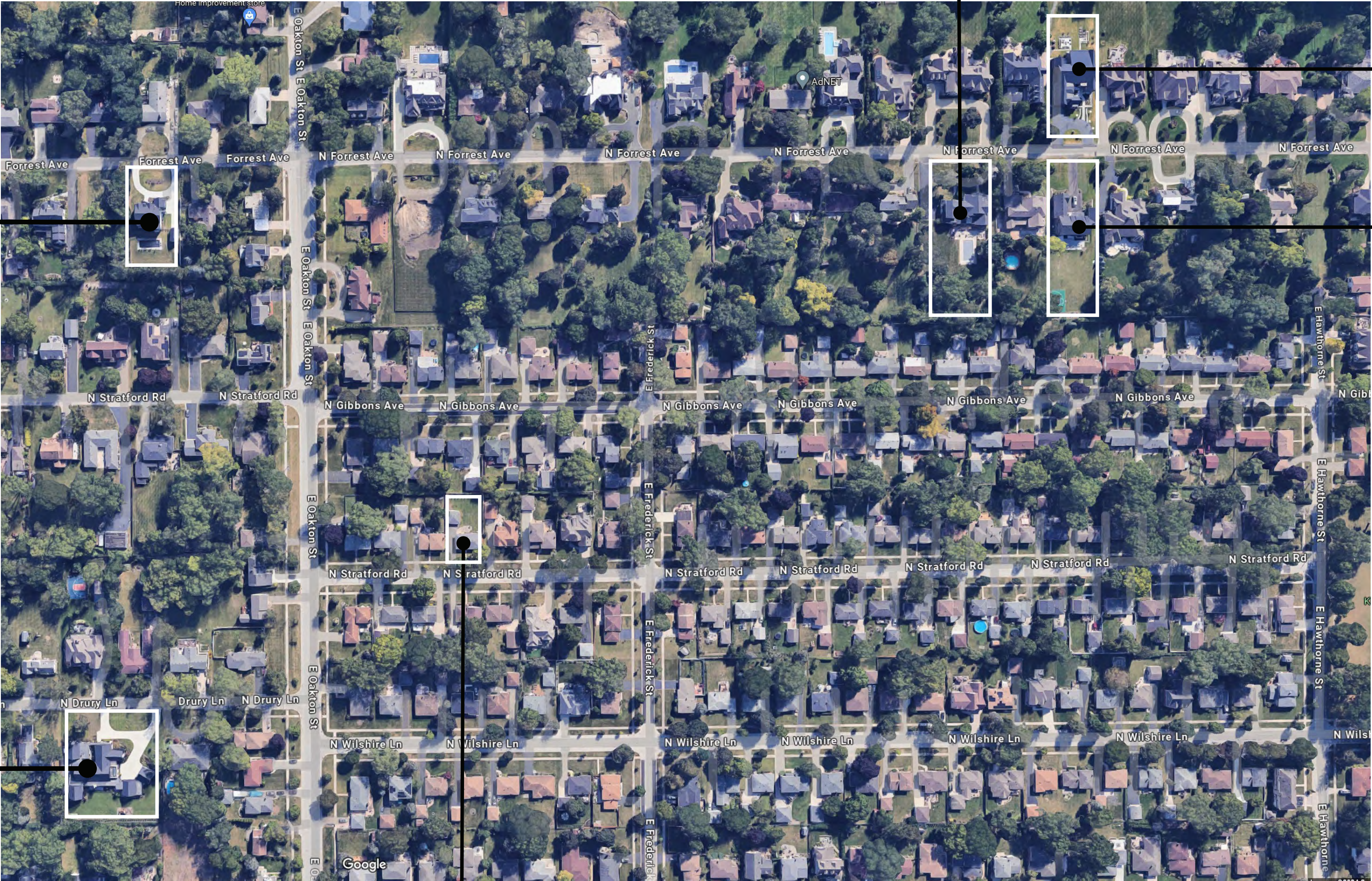
1120 N Forrest Ave. Arlington Heights, IL



828 N Forrest Ave Arlington Heights, IL



801 N Forrest Ave. Arlington Heights, IL



1128 N Drury Ln. Arlington Heights, IL



1021 N Stratford Rd. Arlington Heights, IL (Subject property)



732 N Forrest Ave. Arlington Heights, IL

NEIGHBORHOOD ARCHITECTURE INSPIRATION

CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

REMODEL AND ADDITION

DESIGN REVIEW SUBMITTAL | 2024.10.28



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
12/10/2024

Item: DC#24-069 - Arlington Heights Park District - 750 W.
Northwest Hwy. / Sign Variation

Department: Planning & Community Development

Item Description:

Requested Action

1. A variation from Chapter 30, Section 30-701 Electronic Message Signs, to allow an electronic message sign facing Northwest Highway, where electronic message signs may only be permitted at designated major arterial commercial corridors.
2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with a 665-foot separation between ground signs, where 800 feet minimum is required.
3. A variation from Chapter 30, Section 30-203.b, to allow a 10'-5 1/4" tall ground sign, where six feet is the maximum allowed height.
4. A variation from Chapter 30, Section 30-203.b, to allow a 36.2 sf ground sign, where 25 square feet is the maximum allowed size.
5. A variation from Chapter 30, Section 30-705.c, to allow a 32.2 square foot electronic message sign that is 89% of the total ground sign size, where 33% of the allowable ground sign size (8.25 sf) is the maximum allowed.
6. A variation from Chapter 30, Section 30-705.f, to allow an electronic message sign to be 232 feet from a residential use, where 300 feet is the minimum required separation.

Recommendation

It is recommended that the Design Commission approve the following sign variations for the Arlington Heights Park District at 750 W. Northwest Highway:

1. A variation from Chapter 30, Section 30-701 Electronic Message Signs, to allow an electronic message sign facing Northwest Highway, where

electronic message signs may only be permitted at designated major arterial commercial corridors.

2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with a 665-foot separation between ground signs, where 800 feet minimum is required.
3. A variation from Chapter 30, Section 30-203.b, to allow a 10'-5 1/4" tall ground sign, where six feet is the maximum allowed height.
4. A variation from Chapter 30, Section 30-203.b, to allow a 36.2 sf ground sign, where 25 square feet is the maximum allowed size.
5. A variation from Chapter 30, Section 30-705.c, to allow a 32.2 square foot electronic message sign that is 89% of the total ground sign size, where 33% of the allowable ground sign size (8.25 sf) is the maximum allowed.
6. A variation from Chapter 30, Section 30-705.f, to allow an electronic message sign to be 232 feet from a residential use, where 300 feet is the minimum required separation.

This recommendation is based on the plans received 11/18/24, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following:

1. The sign variation approvals are contingent upon obtaining Village zoning approval for rezoning the property to P-L Public Lands District, and consolidation with the adjacent Arlington Ridge Center site, which requires amendment of the existing Planned Unit Development (PUD).
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

1. DC Staff Report
2. Exhibits - AH Park District
3. Petitioner Letter - AH Park District

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Heights Park District – Sign Variation

Project Address: 750 W. Northwest Highway

Prepared By: Steve Hautzinger

Date Prepared: December 4, 2024

PETITION INFORMATION:

DC Number: 24-069

Petitioner Name: Susan Rohner

Petitioner Address: Arlington Heights Park District
410 N. Arlington Heights Road
Arlington Heights, IL 60004

Meeting Date: December 10, 2024

Requested Action(s):

1. A variation from Chapter 30, Section 30-701 Electronic Message Signs, to allow an electronic message sign facing Northwest Highway, where electronic message signs may only be permitted at designated major arterial commercial corridors.
2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with a 665-foot separation between ground signs, where 800 feet minimum is required.
3. A variation from Chapter 30, Section 30-203.b, to allow a 10'-5 1/4" tall ground sign, where six feet is the maximum allowed height.
4. A variation from Chapter 30, Section 30-203.b, to allow a 36.2 sf ground sign, where 25 square feet is the maximum allowed size.
5. A variation from Chapter 30, Section 30-705.c, to allow a 32.2 square foot electronic message sign that is 89% of the total ground sign size, where 33% of the allowable ground sign size (8.25 sf) is the maximum allowed.
6. A variation from Chapter 30, Section 30-705.f, to allow an electronic message sign to be 232 feet from a residential use, where 300 feet is the minimum required separation.

ANALYSIS:

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

Summary:

The Arlington Heights Park District is seeking approval to build a new electronic message sign to be located at the intersection of Northwest Highway and Euclid Avenue. The sign is proposed to be the same design and size as the existing Village of Arlington Heights electronic civic events sign which is located at the intersection of Arlington Heights Road and Northwest Highway. The Park District sign will be used to deliver community messages regarding Park District events and information.

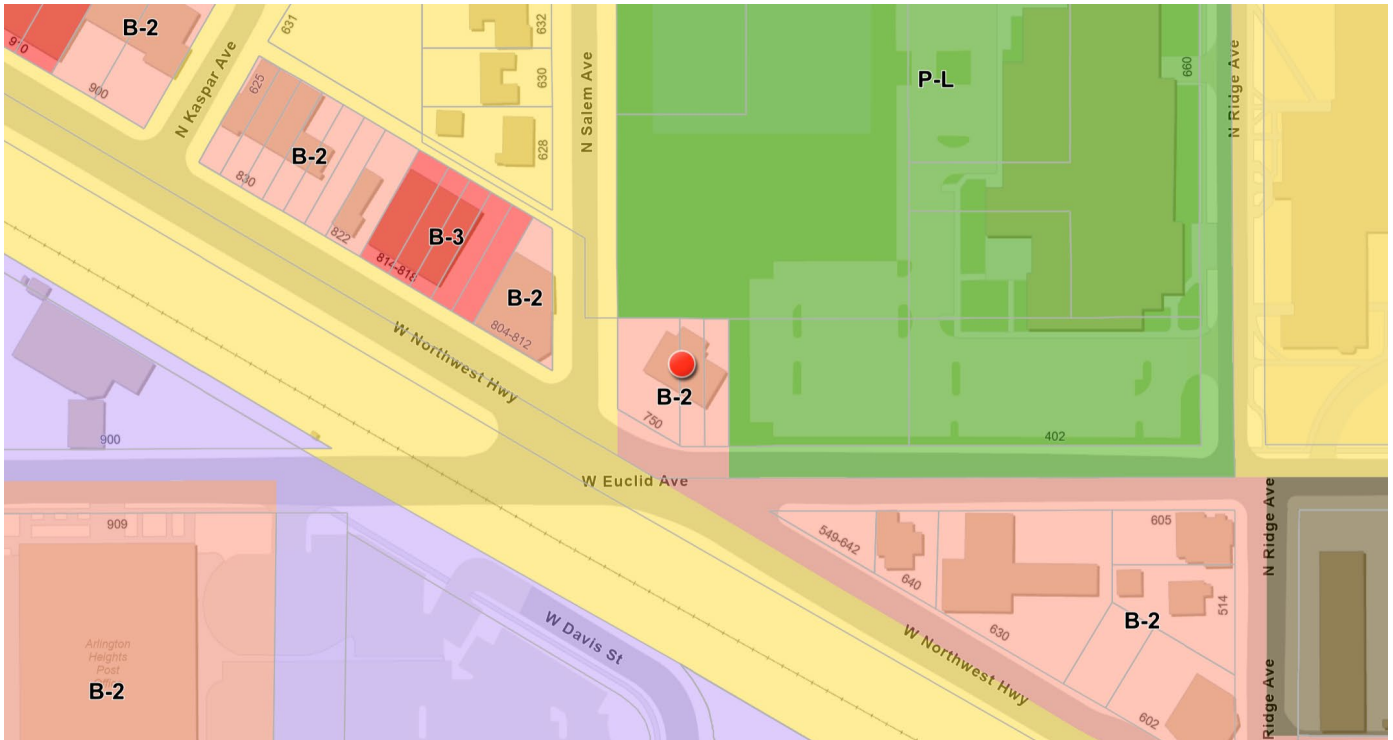
The subject site is currently zoned B-2 General Business Zoning District, and it was occupied by a small office building. The Park District recently purchased the property, demolished the office building, and they are currently pursuing zoning approval through the Plan Commission and Village Board to rezone the property to P-L Public Lands District and consolidate it with the adjacent Arlington Ridge Center site, which requires amendment of the existing Planned Unit Development (PUD).

In 2017, Chapter 30 Sign Code was amended to allow electronic message signs along certain major arterial commercial corridors, away from residential zoning districts. The subject property is in a location where electronic message signs are not permitted, therefore a variation is required. Additionally, the proposed sign requires variations for size, height, separation distance from the existing Arlington Ridge Center ground sign, and separation distance from the single-family residential property to the north. A complete code summary is provided in Table 1 below.

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

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

Zoning Map:



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	B-2, General Business Zoning District (Proposed rezoning to P-L, Public Lands)	Vacant
North	P-L, Public Lands	Arlington Heights Park District, Arlington Ridge Center
South	M-2, Limited Heavy Manufacturing District	Automotive Body Shop
East	P-L, Public Lands	Arlington Heights Park District, Arlington Ridge Center
West	B-2, General Business Zoning District	Office

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

ITEM	CODE REQUIREMENT	REMARKS
Location:	Section 30-701: Electronic Message Signs are only allowed in designated major arterial commercial corridors.	Variation required to allow an electronic message sign on a non-designated road.
Number:	Section 30-302: A minimum 800 feet of separation is required between ground signs measured along the right-of-way lines.	Variation required to allow a ground sign with a 665 foot separation from the existing ground sign.
Setback:	Section 30-301.b: 15 feet minimum setback is required for ground signs in a P-L (Public Land) Zoning District.	Meets requirement. 19.8-foot setback is proposed.
Height:	Section 30-203.b: Ground signs accessory to a permitted non-residential use shall not exceed six feet in height.	Variation required to allow a 10'-5 1/4" tall sign <u>Note:</u> The sign height includes the 24" tall raised planting bed around the sign.
Size:	Section 30-203.b: Ground signs accessory to a permitted non-residential use shall not exceed 25 square feet. Section 30-705.c: The maximum size of an electronic message sign shall be no more than 33% of the allowable ground sign size. Electronic Message Sign maximum size = 8.25 sf (33% of 25 sf) Proposed Sign Size Summary: ▪ "AHPD" sign = 4 sf ▪ <u>Electronic Message Sign</u> = 32.2 sf ▪ Total Proposed Signage = 36.2 sf	Variation required to allow a 36.2 sf ground sign, where 25 square feet is the maximum allowed. Variation required to allow an electronic message sign that is 89% (32.2 sf) of the total sign size, where 33% (8.25 sf) is the maximum allowed.
Design:	Section 30-203.b: All signs must be designed to be compatible with the architectural style of the development. Section 30-705.a: Electronic Message Signs are only permitted on monument style ground signs (pole mounted not allowed).	Meets requirement. The proposed sign design is a copy of the existing Village electronic message sign. The two signs are intended to complement each other. Meets requirement.
Display:	Section 30-705.b: Only high resolution, full color electronic displays are allowed.	Meets requirement.
Arrangement	Section 30-705.c: The electronic portion of the sign must be the lower portion of the sign.	Meets requirement.

Quantity:	Section 30-705.d: Only one electronic message sign per property is permitted.	Meets requirement.
Spacing:	Section 30-705.e: Minimum 300 feet spacing is required between electronic message signs on the same side of any street.	Meets requirement.
Separation from Residential:	Section 30-705.f: Electronic Message Signs are not permitted within 300 feet of any property being used for a residential use.	Variation required to allow an electronic sign 232 feet from a residential use.
Orientation:	Section 30-705.g: Electronic Message Signs must be oriented perpendicular to the roadway.	Meets requirement.
Landscaping:	Section 30-301.e: The area under a ground sign must be landscaped a minimum of two feet out from the sign base.	Meets requirement.

Electronic Sign Conditional Review Criteria:

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

- a. *The Electronic Message Sign will not create a traffic hazard or demonstrable negative impact on nearby properties or be detrimental to the safety of persons residing or working in the vicinity; and*
- b. *The Electronic Message Sign will serve the best interests of the Village, and will be desirable for the public convenience; and*
- c. *The design of the Electronic Message Sign is compatible with the essential character of the locality, such as the sign enclosure, materials and scale; and*
- d. *The business demonstrates a valid need for an Electronic Message Sign. The business must explain how the sign will be used, and why their business needs an Electronic Message Sign.*

Sign Variation Criteria:

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

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

The petitioner has submitted a detailed letter addressing the conditional review criteria for the electronic message sign as well as the sign variation criteria. In summary, the Park District feels that there is a valid need for the proposed sign to provide beneficial information to the public regarding park district events and classes, especially to those who are not on social media including seniors and low-income families. They feel that the sign's quality materials and design including extensive landscaping and green space around the sign will be an enhancement to this location, not a negative impact. The design of the sign fits the character of the locality by matching the Village sign and serving as a western gateway feature into Downtown Arlington Heights.

The petitioner feels that the variation for an electronic sign in this location is needed in lieu of a manual change sign which would be too limiting for sharing current and up to date information to the public. The petitioner feels that the variations for the size, height, and placement of the sign are necessary for it to be adequately visible and readable from cars at the intersection.

Staff Comments:

Staff agrees that replicating the Village's electronic sign design will work well to create a western gateway feature into Downtown Arlington Heights, and that the Park District's use of the sign will serve a similar civic events function as the Village's sign for the benefit of the community. The placement of the sign is appropriate to maximize visibility, and the landscaping around the sign is abundant and nicely designed. The size of the sign is the same as the Village's sign which is appropriate for visibility at the street intersection.

In regards to having an electronic message sign in this location, Staff does have concerns about electronic signs located on corridors not specified in the ordinance. However, in 2017, when the Village-wide matter of electronic signage was studied, one option that was considered was to allow electronic signage for unique uses. However, the Design Commission and Village Board decided that it would be better to review such unique requests on a case-by-case basis as sign variations. Staff feels that the Park District is an appropriate example of a unique use where an electronic sign is appropriate.

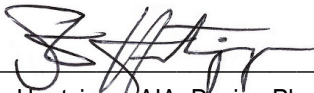
RECOMMENDATION:

It is recommended that the Design Commission **approve** the following sign variations for the *Arlington Heights Park District* at 750 W. Northwest Highway:

1. A variation from Chapter 30, Section 30-701 Electronic Message Signs, to allow an electronic message sign facing Northwest Highway, where electronic message signs may only be permitted at designated major arterial commercial corridors.
2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with a 665-foot separation between ground signs, where 800 feet minimum is required.
3. A variation from Chapter 30, Section 30-203.b, to allow a 10'-5 1/4" tall ground sign, where six feet is the maximum allowed height.
4. A variation from Chapter 30, Section 30-203.b, to allow a 36.2 sf ground sign, where 25 square feet is the maximum allowed size.
5. A variation from Chapter 30, Section 30-705.c, to allow a 32.2 square foot electronic message sign that is 89% of the total ground sign size, where 33% of the allowable ground sign size (8.25 sf) is the maximum allowed.
6. A variation from Chapter 30, Section 30-705.f, to allow an electronic message sign to be 232 feet from a residential use, where 300 feet is the minimum required separation.

This recommendation is based on the plans received 11/18/24, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following:

1. The sign variation approvals are contingent upon obtaining Village zoning approval for rezoning the property to P-L Public Lands District, and consolidation with the adjacent Arlington Ridge Center site, which requires amendment of the existing Planned Unit Development (PUD).
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.



December 4, 2024

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

c: Michael Lysicatos, Assistant Director of Planning and Community Development, Dan Osoba, Planner, Petitioner, DC File 24-069

PROPOSED PUD ADDITIONS AND NEW ELECTRIC SIGN

ARLINGTON HEIGHTS PARK DISTRICT (AHPD)

Board of Commissioners
Maryfran H. Leno-President
Timothy Gelinas-Vice President
Brian Owen-Commissioner
Robert Nesvacil-Commissioner
John Supplitt-Commissioner

Executive Director
Carrie A. Fullerton, CPRE

Director of Parks and Planning
John Kramer

- ISSUED FOR PERMIT DRAWINGS
- C-1 SIGN COVER PLAN
 - EX-1 EXISTING CONDITIONS PLAN - 750 W. NW HWY
 - EX-2 EXISTING CONDITIONS PLAN - ARC PUD
 - ES-1 SIGN SITE PLAN
 - ES-2 TREE PRESERVATION PLAN
 - ES-3 SIGN LANDSCAPE PLAN
 - ES-4 GROUND SIGN TO ELECTRIC SIGN EXHIBIT
 - ES-5 ELECTRIC SIGN ELEVATION
 - ES-6 REFERENCE PHOTOS EX SITE
 - EL-1 ELECTRICAL SITE PLAN
 - EL-2 ELECTRIC SCHEDULES
 - EL-3 ELECTRIC SCHEDULES & LIGHT DETAIL
 - IR-1 IRRIGATION SITE PLAN
 - IR-2 IRRIGATION DETAIL SHEET
 - PU-1 PUD MASTER PLAN
 - P-1 PERSPECTIVE VIEWS

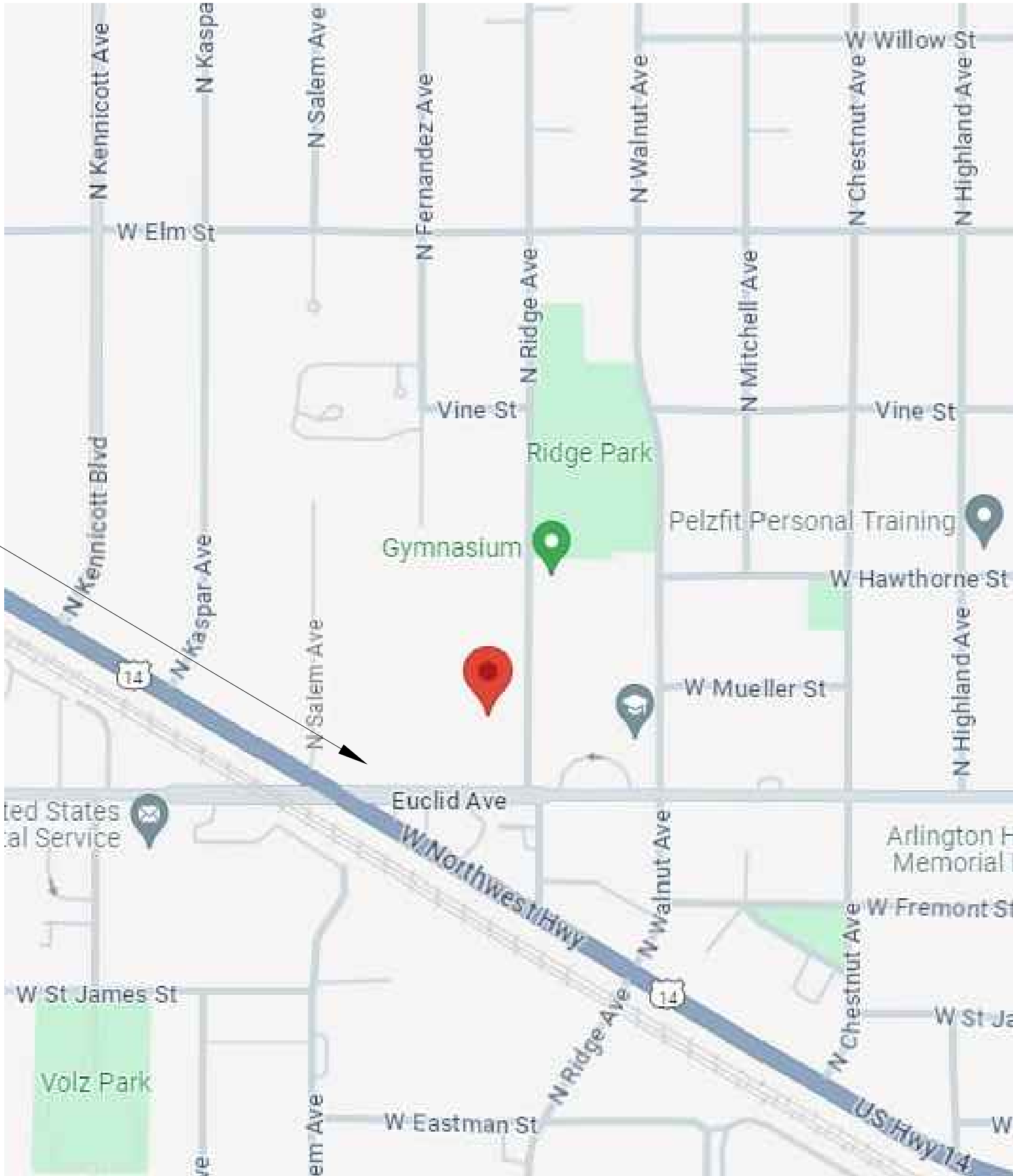
NEW SIGN LOCATION
LEGACY PARK & ARC
660 N. Ridge Ave.
Arlington Heights, IL 60004

AHPD LOGO

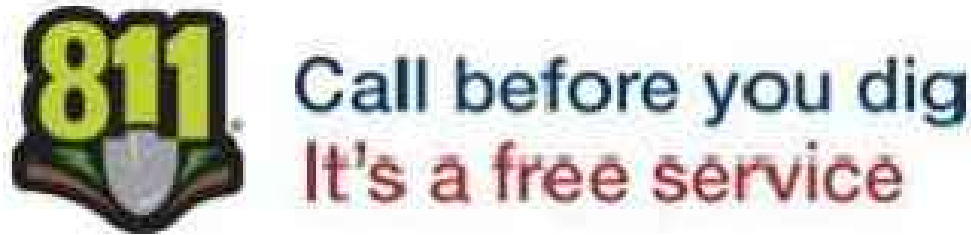


ELECTRIC SIGN CONCEPT

Site Location Map



ISSUED FOR PERMIT
NOVEMBER 18, 2024



Project
AHPD ELECTRIC
SIGN PROPOSAL
AND ADDITION
TO LEGACY/ARC
PUD

Date: 7-15-2024
License expires: 8-31-2025



Issues & Revisions		
#	Date	Description



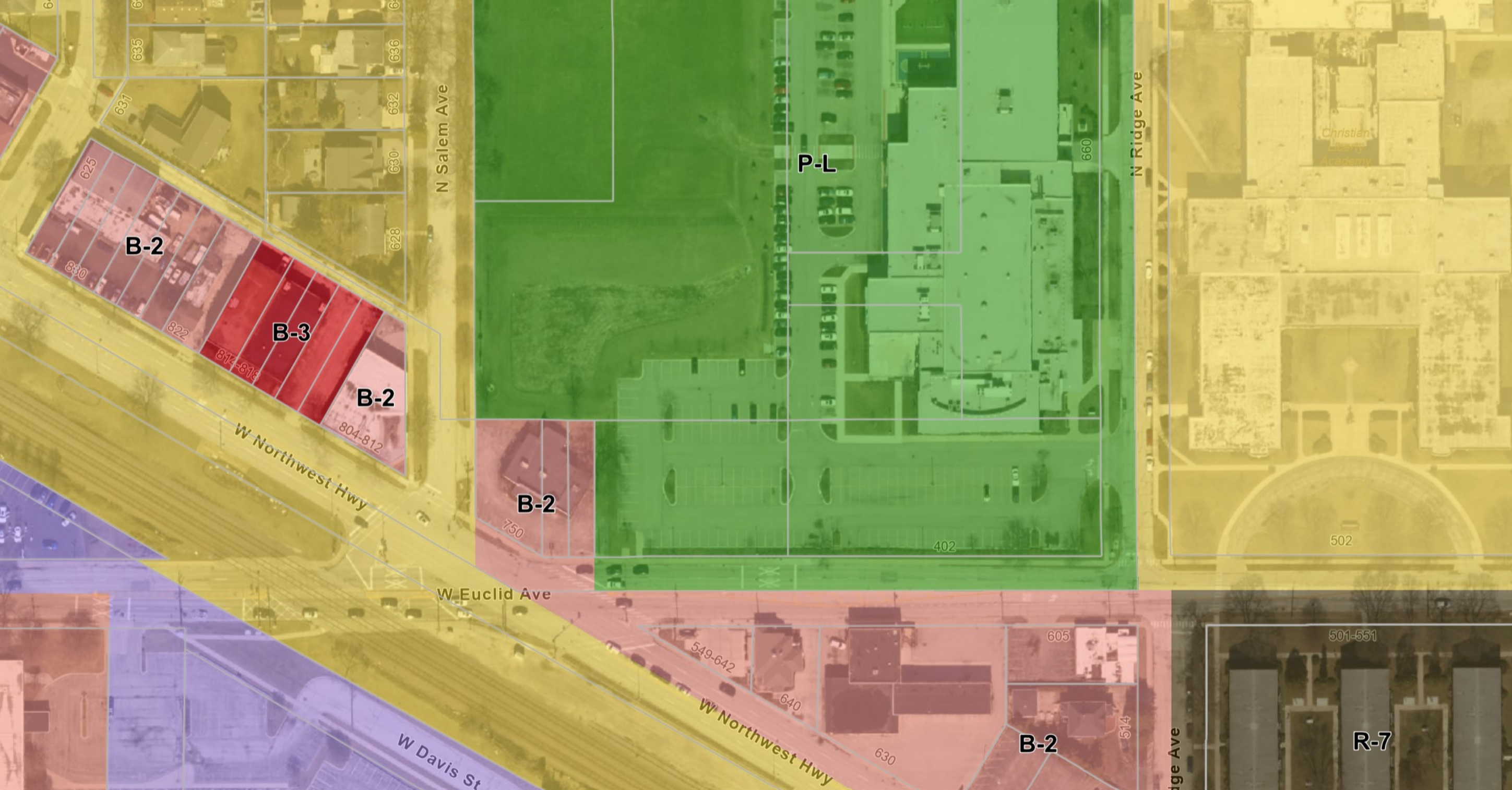
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Sheet Title
COVER PLAN

Date: November 18, 2024

C-1





- ☒ Zoning
- B-1: Business District Limited Retail
- B-2: General Business District
- B-3: General Service, Wholesale and Motor Vehicle District
- B-4: Limited Service District
- B-5: Downtown District
- I: Institutional District
- M-1: Research, Development, and Light Manufacturing District
- M-2: Limited Heavy Manufacturing District
- O-P: Off-Street Parking District
- O-T: Office Transitional
- P-L: Public Land District
- R-1: One Family Dwelling District
- R-2: One Family Dwelling District
- R-3: One Family Dwelling District
- R-4: Two Family Dwelling District
- R-5: Multiple Family Dwelling District
- R-6: Multiple Family Dwelling District
- R-7: Multiple Family Dwelling District
- R-E: One Family Dwelling District



410 North Arlington Heights Road
847-577-3000

AHPD ELECTRIC
SIGN PROPOSAL
AND ADDITION
TO LEGACY/ARC
PUD

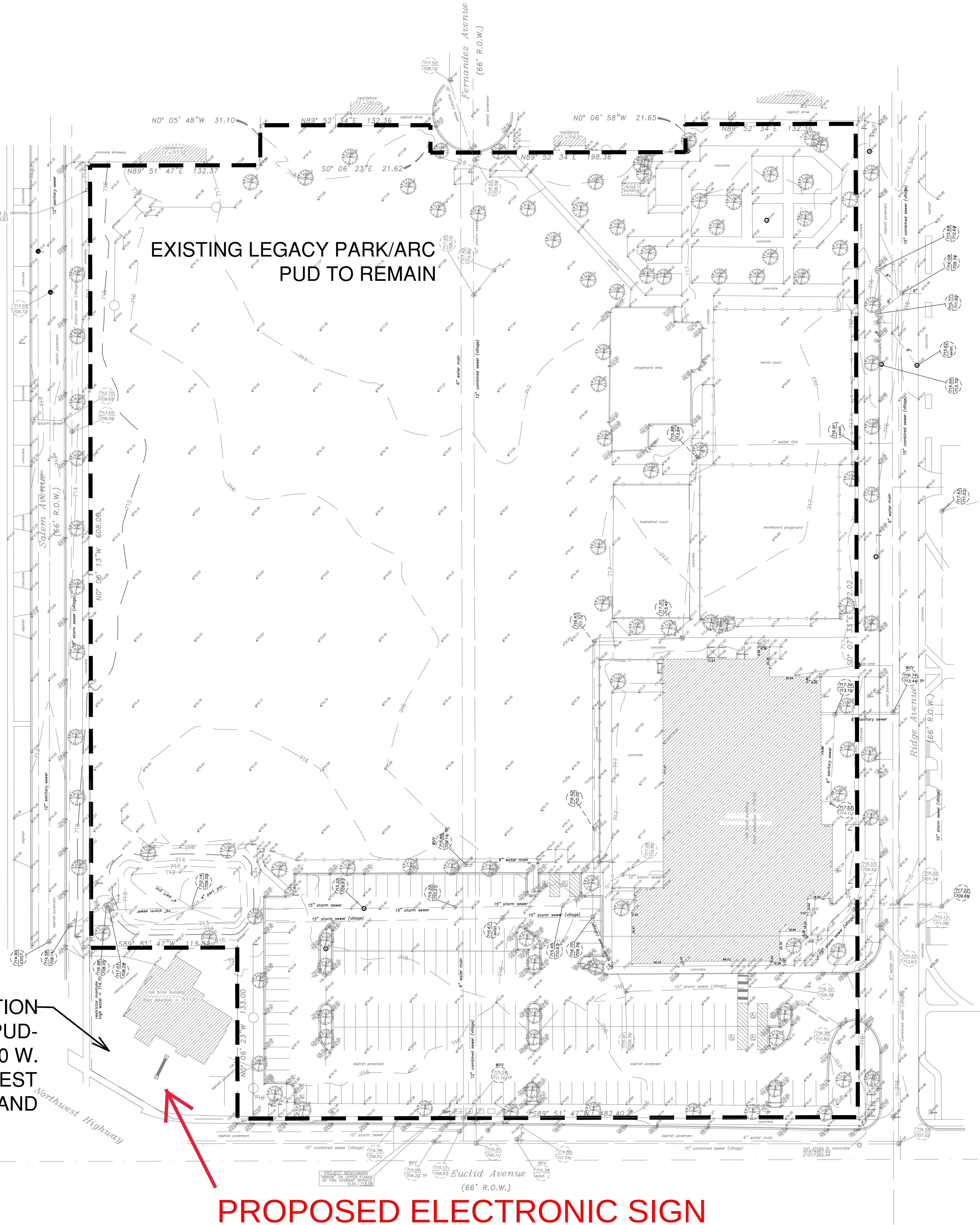
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North

ARC PUD AT LEGACY PARK, EXISTING CONDITIONS PLAN

EX-2



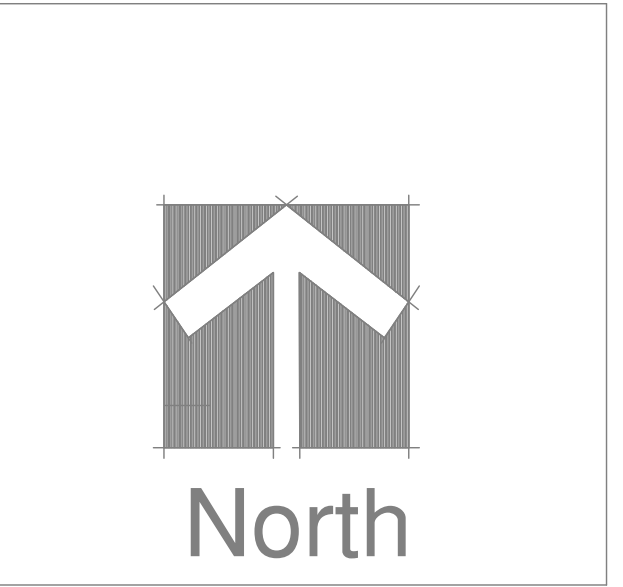
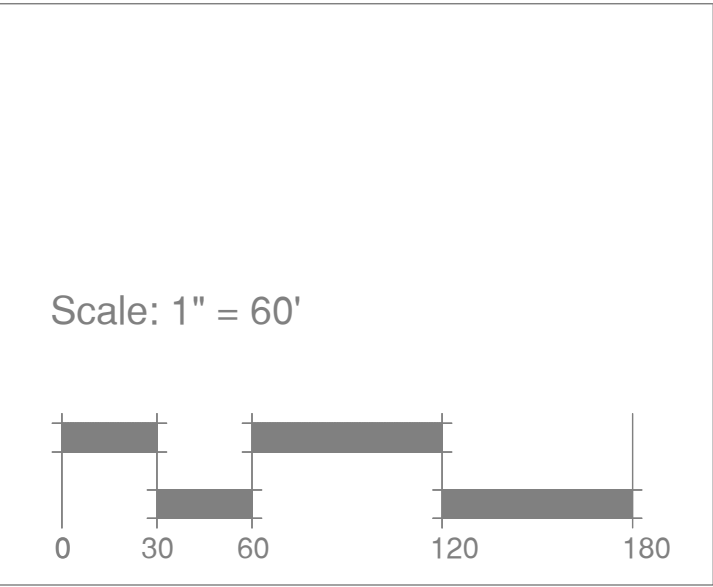


MASTER PLAN PUD EXHIBIT

AHPD ELECTRIC SIGN PROPOSAL - PUD ADDITIONS TO LEGACY/ARC PUD

410 North Arlington Heights Road 847-577-3000

Date: November 18, 2024



SEPARATION FROM NEAREST
RESIDENTIAL USE: 232 FEET



Project
AHPD ELECTRIC
SIGN PROPOSAL
AND ADDITION
TO LEGACY/ARC
PUD

Issues & Revisions		
#	Date	Description



Scale: 1" = 20'

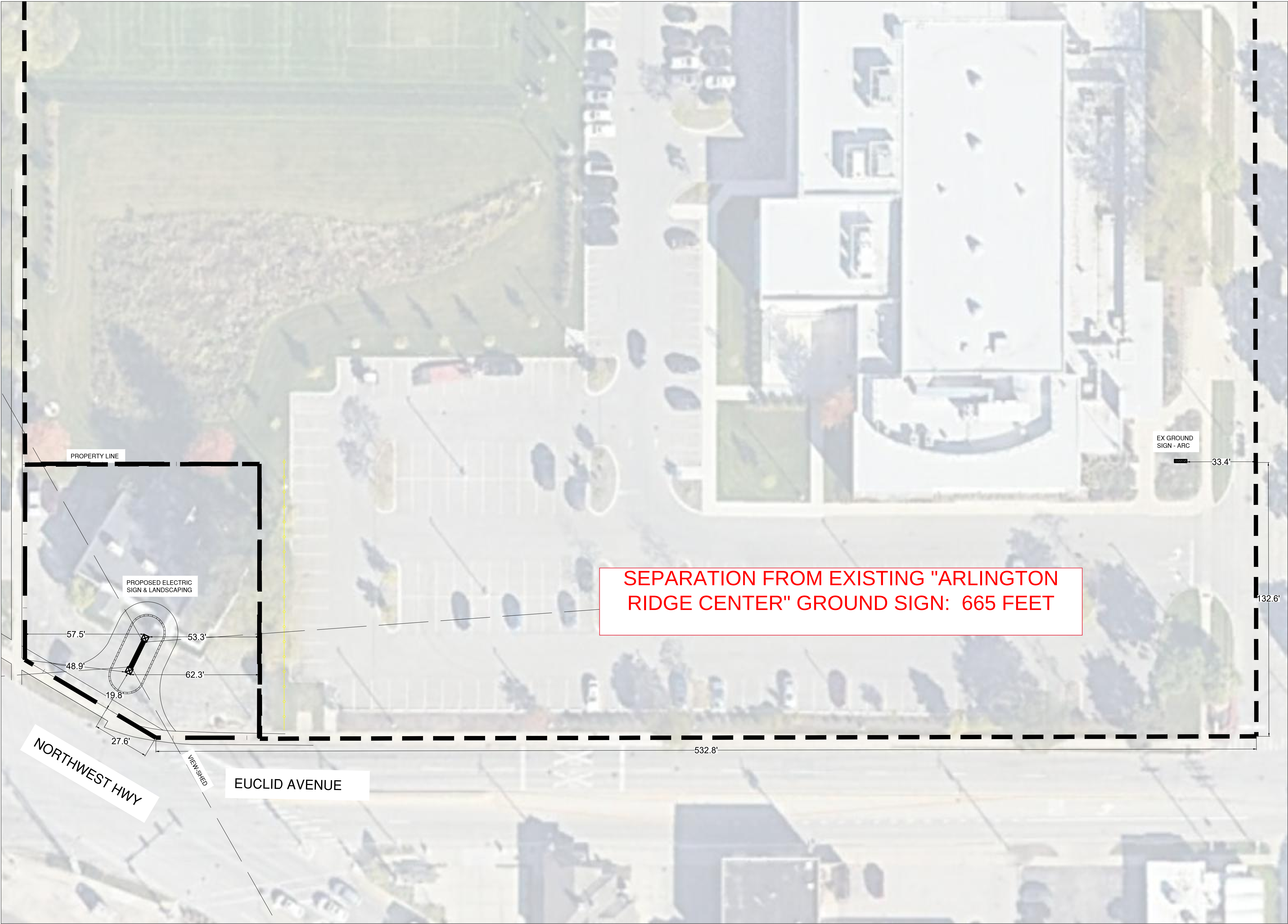


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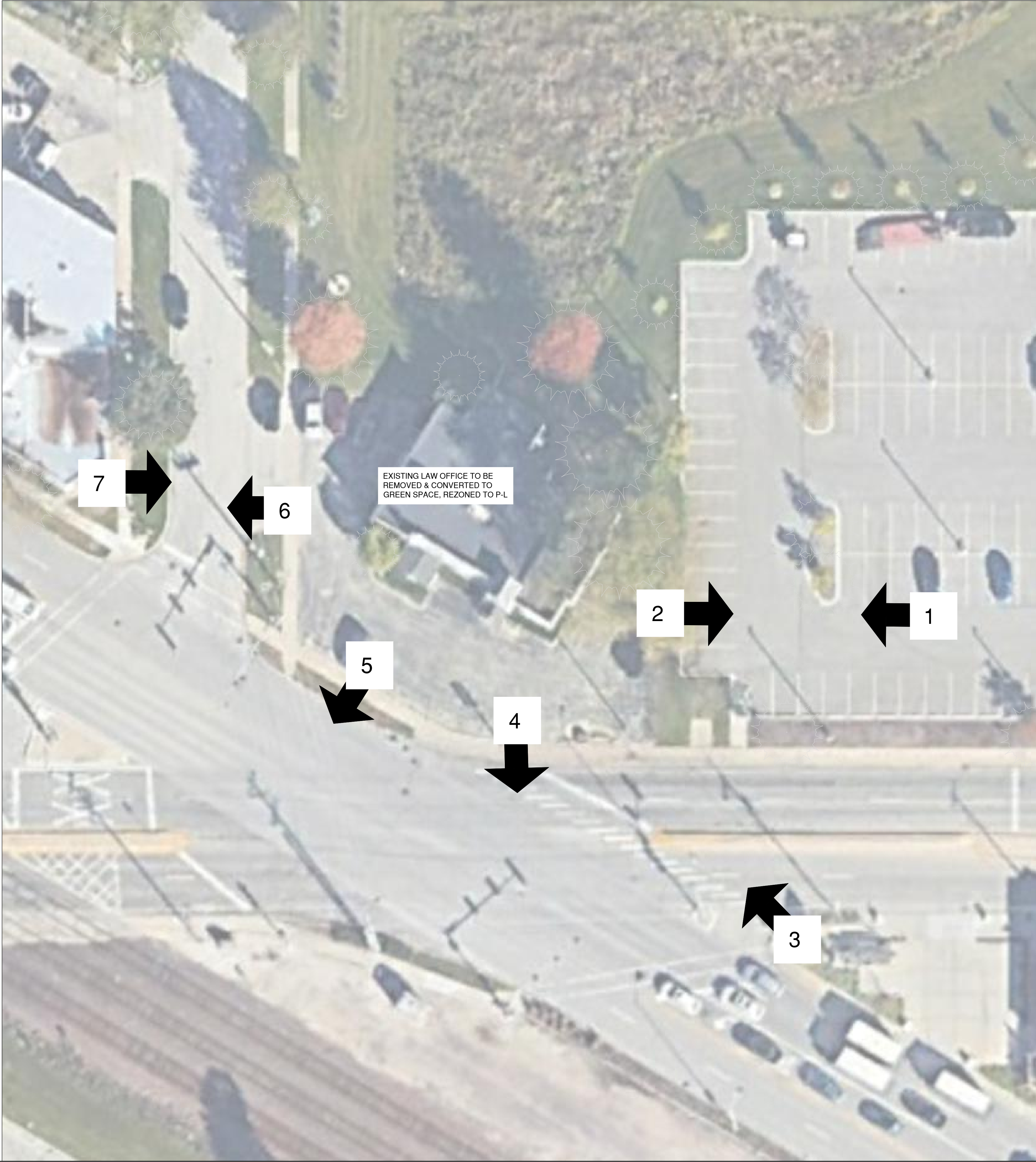
GROUND SIGN
TO SIGN EXHIBIT

Date: November 18, 2024

ES-4



750 W. NORTHWEST HWY PROPERTY - PHOTO EXHIBIT



ARC/LEGACY PARK PUD EXISTING GROUND SIGN PICTURES WITH DIMENSIONS



ARC SIGN LOOKING NORTH



ARC SIGN LOOKING WEST



ARC SIGN LOOKING SOUTH



ARC SIGN LOOKING EAST

750 W. NORTHWEST HIGHWAY VIEWS



#1-VIEW WEST TO SITE



#2-VIEW EAST FROM SITE



#3-VIEW NORTHWEST TO SITE



#4-VIEW SOUTHWEST AT SITE



#5-VIEW SOUTHEAST FROM SITE



#6-VIEW WEST FROM SITE



#7-VIEW EAST TO SITE

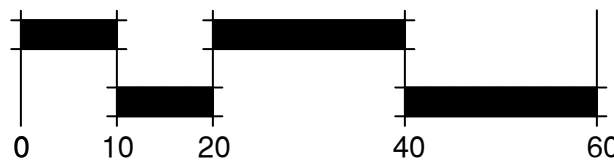


Project
AHPD ELECTRIC
SIGN PROPOSAL
AND ADDITION
TO LEGACY/ARC
PUD

Issues & Revisions		
#	Date	Description



Scale: 1" = 20'



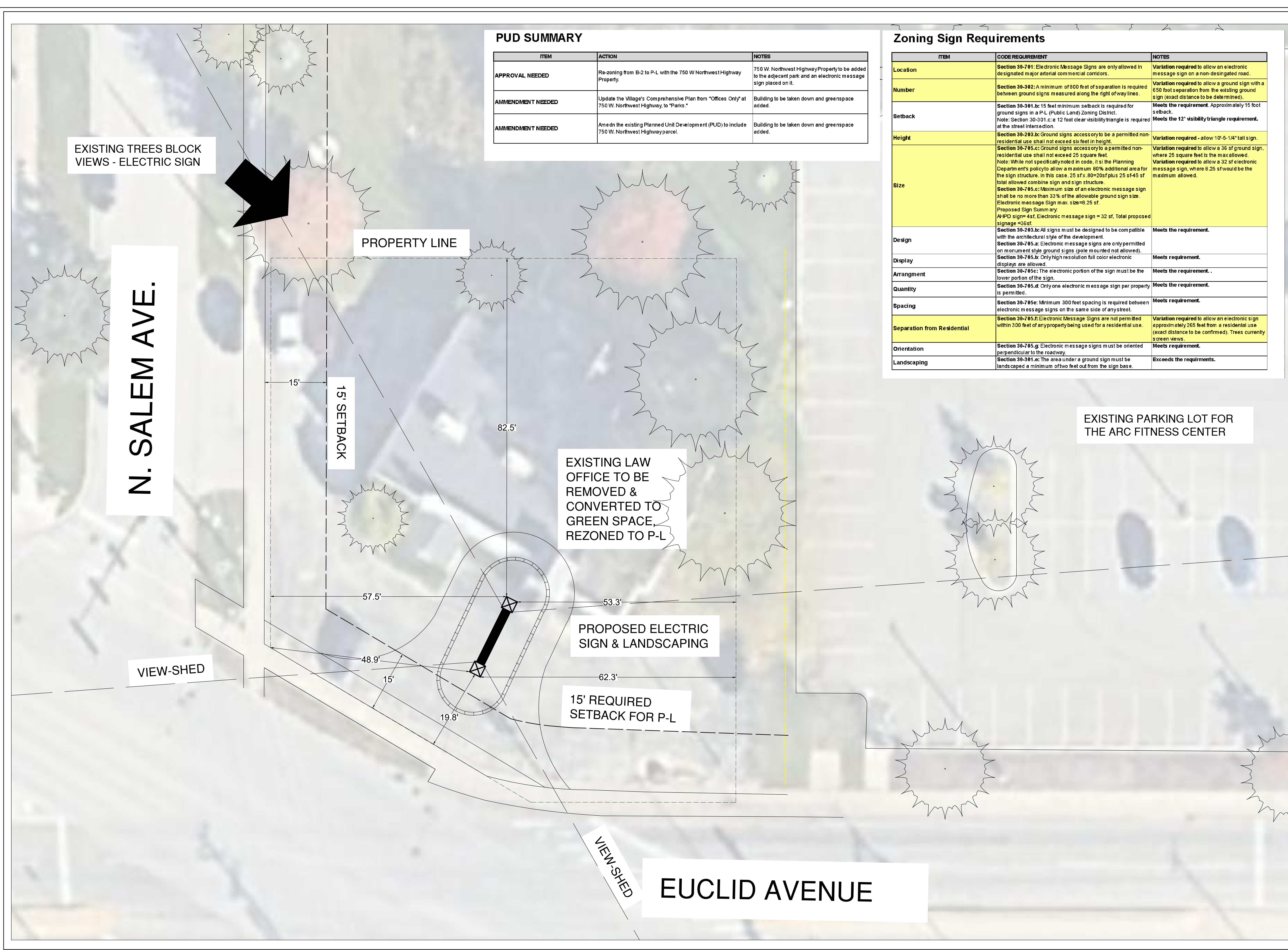
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ELECTRIC SIGN
EXISTING SITE
PHOTOS

Date: November 18, 2024

ES-6

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PUD SUMMARY

ITEM	ACTION	NOTES
APPROVAL NEEDED	Re-zoning from B-2 to P-L with the 750 W Northwest Highway Property.	750 W. Northwest Highway Property to be added to the adjacent park and an electronic message sign placed on it.
AMMENDMENT NEEDED	Update the Village's Comprehensive Plan from "Offices Only" at 750 W. Northwest Highway to "Parks."	Building to be taken down and greenspace added.
AMMENDMENT NEEDED	Ame dn the existing Planned Unit Development (PUD) to include 750 W. Northwest Highway parcel.	Building to be taken down and greenspace added.

Zoning Sign Requirements

ITEM	CODE REQUIREMENT	NOTES
Location	Section 30-701: Electronic Message Signs are only allowed in designated major arterial commercial corridors.	Variation required to allow an electronic message sign on a non-designated road.
Number	Section 30-302: A minimum of 800 feet of separation is required between ground signs measured along the right of way lines.	Variation required to allow a ground sign with a 650 foot separation from the existing ground sign (exact distance to be determined).
Setback	Section 30-301.b: 15 feet minimum setback is required for ground signs in a P-L (Public Land) Zoning District. Note: Section 30-301.c: a 12 foot clear visibility triangle is required at the street intersection.	Meets the requirement. Approximately 15 foot setback. Meets the 12' visibility triangle requirement.
Height	Section 30-203.b: Ground signs access ory to be a permitted non-residential use shall not exceed six feet in height.	Variation required - allow 10'-6-1/4" tall sign.
Size	Section 30-705.c: Ground signs access ory to a permitted non-residential use shall not exceed 25 square feet. Note: While not specifically noted in code, it is the Planning Department's policy to allow a maximum 80% additional area for the sign structure. In this case, 25 sf x .80=20sf plus 25 sf=45 sf total allowed combine sign and sign structure. Section 30-705.c: Maximum size of an electronic message sign shall be no more than 33% of the allowable ground sign size. Electronic message Sign max. size=8.25 sf. Proposed Sign Summary: AHPD sign=4sf, Electronic message sign = 32 sf, Total proposed signage =36sf.	Variation required to allow a 36 sf ground sign, where 25 square feet is the max allowed. Variation required to allow a 32 sf electronic message sign, where 8.25 sf would be the maximum allowed.
Design	Section 30-203.b: All signs must be designed to be compatible with the architectural style of the development. Section 30-705.a: Electronic message signs are only permitted on monument style ground signs (pole mounted not allowed).	Meets the requirement.
Display	Section 30-705.b: Only high resolution full color electronic displays are allowed.	Meets requirement.
Arrangement	Section 30-705c: The electronic portion of the sign must be the lower portion of the sign.	Meets the requirement..
Quantity	Section 30-705.d: Only one electronic message sign per property is permitted.	Meets the requirement.
Spacing	Section 30-705e: Minimum 300 feet spacing is required between electronic message signs on the same side of any street.	Meets requirement.
Separation from Residential	Section 30-705.f: Electronic Message Signs are not permitted within 300 feet of any property being used for a residential use.	Variation required to allow an electronic sign approximately 265 feet from a residential use (exact distance to be confirmed). Trees currently screen views.
Orientation	Section 30-705.g: Electronic message signs must be oriented perpendicular to the roadway.	Meets requirement.
Landscaping	Section 30-301.a: The area under a ground sign must be landscaped a minimum of two feet out from the sign base.	Exceeds the requirements.



Project
AHPD ELECTRIC SIGN PROPOSAL AND ADDITION TO LEGACY/ARC PUD

Date: 7-15-2024
License expires, 8-31-2025



Issues & Revisions		
#	Date	Description



Scale: 1" = 10'



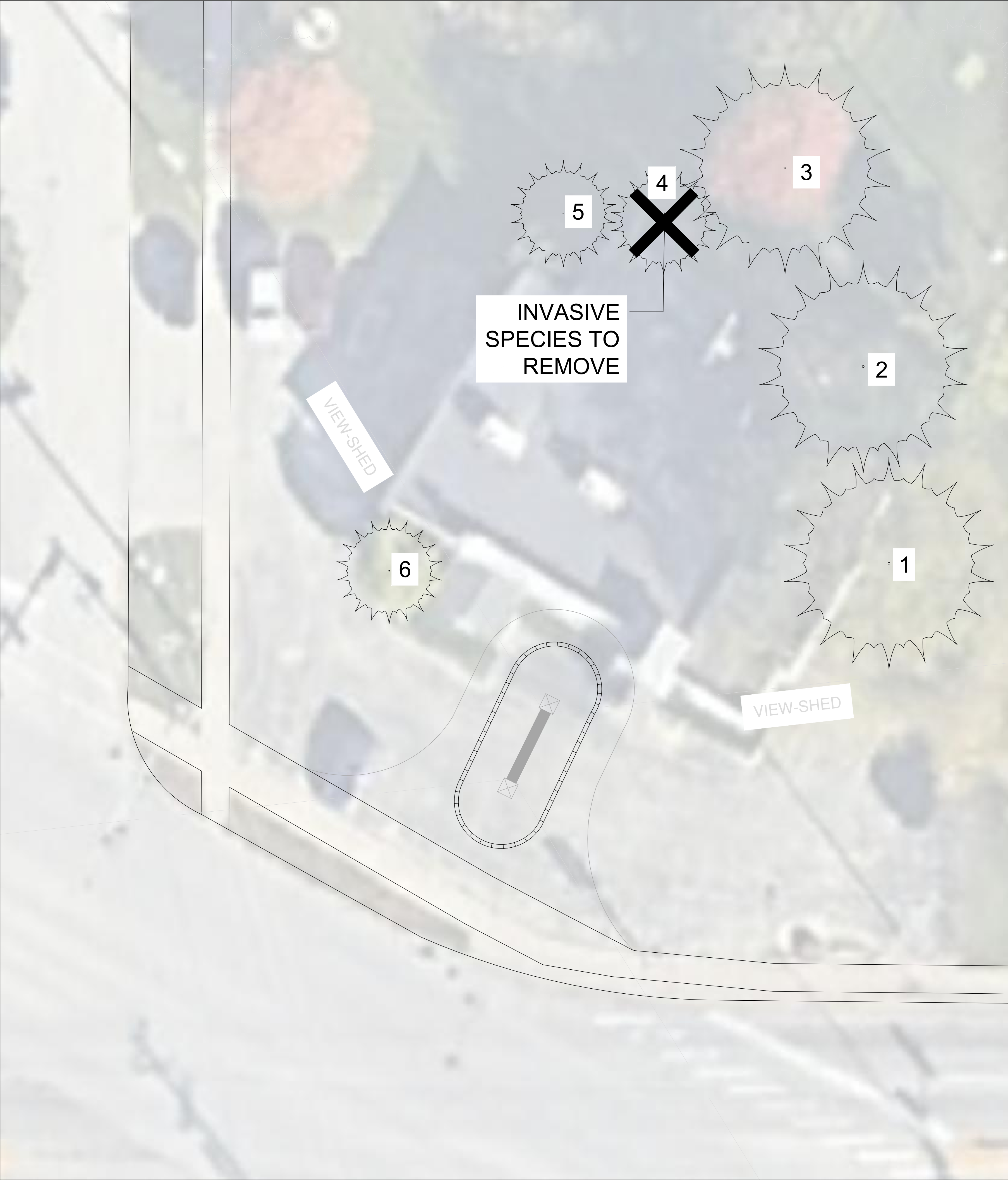
Sheet Title

ELECTRIC SIGN SITE PLAN

Date: November 18, 2024

ES-1

DOUBLE SIDED ELECTRIC SIGN & NEW LEGACY PARK AQUISTION



EXISTING TREE INVENTORY

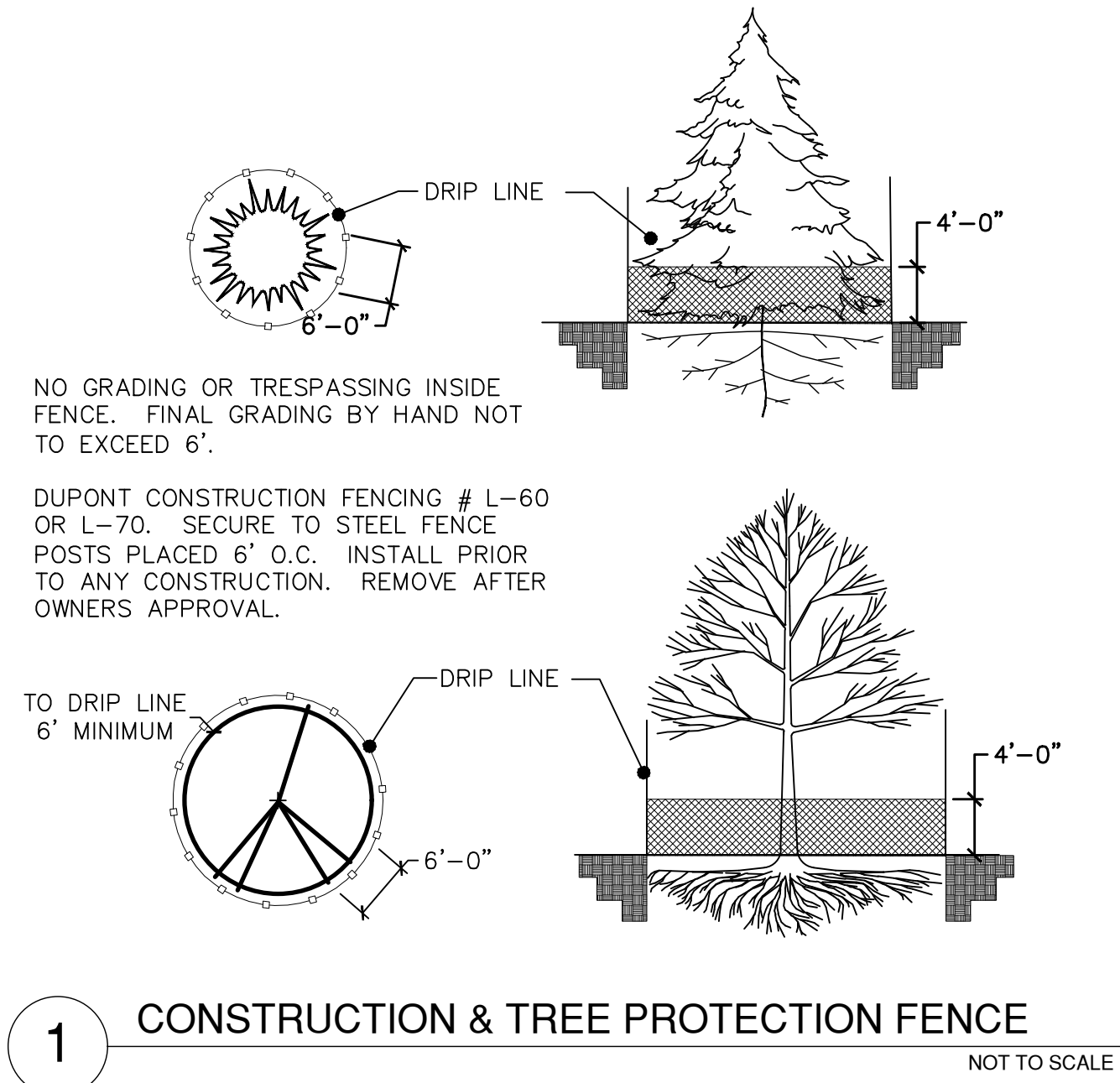
Tree Inventory & Preservation Schedule

Tag#	Condition	Botanical name	Common name	DBH (inches)	Remove/Protect	Preservation Strategy	Replacement Qty.
1	Excellent	Gleditsia triacanthos	Common Honeylocust	40"	Protect	Tree Protection & Root Prune	0
2	Excellent	Acer rubrum	Red Maple	18"	Protect	Tree Protection & Root Prune	0
3	Excellent	Acer rubrum	Red Maple	13"	Protect	Tree Protection & Root Prune	0
4	Good	Ailanthus altissima	Tree of Heaven (INVASIVE SPECIES)	4"	Remove	None	Not applicable
5	Fair	Malus species	Crabapple	7"	Protect	Tree Protection & Root Prune	0
6	Fair	Malus species	Crabapple	8"	Protect	Tree Protection & Root Prune	0

SITE PREPARATION AND REMOVALS NOTES

- CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AT THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING WORK. MAINTAIN AND ADJUST CONSTRUCTION FENCING AS NEEDED DURING PROGRESS OF CONSTRUCTION. STAGING AND CONSTRUCTION ACCESS SHALL BE APPROVED BY THE OWNER.
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS SHOWN ON THE PLANS PRIOR TO BEGINNING WORK, THEN MAINTAIN IT THROUGHOUT THE DURATION OF THE PROJECT. STORAGE OF MATERIALS, VEHICULAR ACCESS AND ALL OTHER CONSTRUCTION ACTIVITIES ARE STRICTLY PROHIBITED WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
- PLANS INDICATE GENERAL LOCATION AND LIMITS OF REMOVALS. CONTRACTOR SHALL PERFORM REMOVALS ONLY AS NECESSARY FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR REMOVALS OR RESTORATION NOT REQUIRED TO CONSTRUCT THE IMPROVEMENTS AS DRAWN AND SPECIFIED. REFER TO SITE PLAN FOR MORE SPECIFIC INFORMATION REGARDING PROPOSED IMPROVEMENTS AND TO VERIFY CONDITIONS IN THE FIELD PRIOR TO PERFORMING REMOVALS.
- SAWCUT AND REMOVE CONCRETE PAVING TO NEAREST JOINT WHERE INDICATED. ALL SAW CUTS REQUIRED FOR REMOVAL ITEMS TO BE INCLUDED IN THE UNIT COST OF THAT PARTICULAR PAY ITEM.
- TREE STUMPS SHALL BE GROUND TO A MINIMUM DEPTH OF 18 INCHES BELOW EXISTING GRADE OR AS REQUIRED TO PROPERLY PERFORM THE WORK.
- CONTRACTOR TO WALK THE SITE WITH LANDSCAPE ARCHITECT AND OWNER TO REVIEW ROOT PRUNING LIMITS PRIOR TO PERFORMING ROOT PRUNING.
- REMOVE AND DISPOSE OF TURF WHERE PLANTING BEDS ARE DESIGNATED. REFER TO PLANTING PLAN FOR LIMITS OF PROPOSED LANDSCAPE IMPROVEMENTS.
- WHERE TURF AND PLANTINGS ARE PROPOSED IN EXISTING PAVED AREAS, REMOVE ALL BASE MATERIAL.
- REMOVE ALL UTILITIES DESIGNATED FOR REMOVAL TO EXTENT REQUIRED FOR IMPROVEMENTS, UNLESS OTHERWISE NOTED. CAP ENDS OF ANY UNDERGROUND CONDUIT AND PIPING, AND PULL ALL ELECTRICAL WIRE OUT AT SOURCE.
- ITEMS INDICATED FOR REMOVAL SHALL INCLUDE COMPLETE REMOVAL OF ABOVE GRADE ITEM AND BELOW GRADE APPURTANCES (FOUNDATIONS, URBAN FILL, WIRING, PIPING, ETC.) INCLUDING DISPOSAL OFF-SITE FOLLOWING APPLICABLE CODES AND ORDINANCES, UNLESS OTHERWISE SHOWN ON THE PLANS.
- ITEMS INDICATED AS REMOVE AND SALVAGE SHALL INCLUDE CAREFUL PROTECTION, REMOVAL AND STORAGE OF ITEMS. FOR REINSTALL ITEMS, CONTRACTOR SHALL STORE DURING CONSTRUCTION. ALL OTHER SALVAGE ITEMS SHALL BE DELIVERED TO LOCATION AS INDICATED BY OWNER UNLESS OTHERWISE SHOWN ON THE PLANS.
- CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND ALL OTHER SITE FEATURES NOT DESIGNATED FOR REMOVAL. CONTRACTOR IS RESPONSIBLE FOR REPLACING/REPAIRING ANY EXISTING UTILITIES OR OTHER SIDE FEATURES DAMAGED DURING CONSTRUCTION TO THE ORIGINAL CONDITION AT NO COST TO THE OWNER.
- CONTRACTOR RESPONSIBLE FOR MAINTAINING EXISTING UTILITY SERVICES (ELECTRICAL, SANITARY, STORM) DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL WORK SO PUBLIC SIDEWALK REMAINS OPEN THROUGHOUT CONSTRUCTION.
- REFER TO UTILITY PLANS FOR ADDITIONAL UTILITY ADJUSTMENTS AND REMOVALS.
- REFER TO SPECIFICATIONS FOR ADDITIONAL CONDITIONS, STANDARDS AND NOTES, IF APPLICABLE.

TYPICAL TREE PROTECTION CONSTRUCTION DETAIL



Project

AHPD ELECTRIC SIGN PROPOSAL AND ADDITION TO LEGACY/ARC PUD

Date: 7-15-2024
License expires, 8-31-2025



Issues & Revisions

#	Date	Description



Scale: 1" = 10'



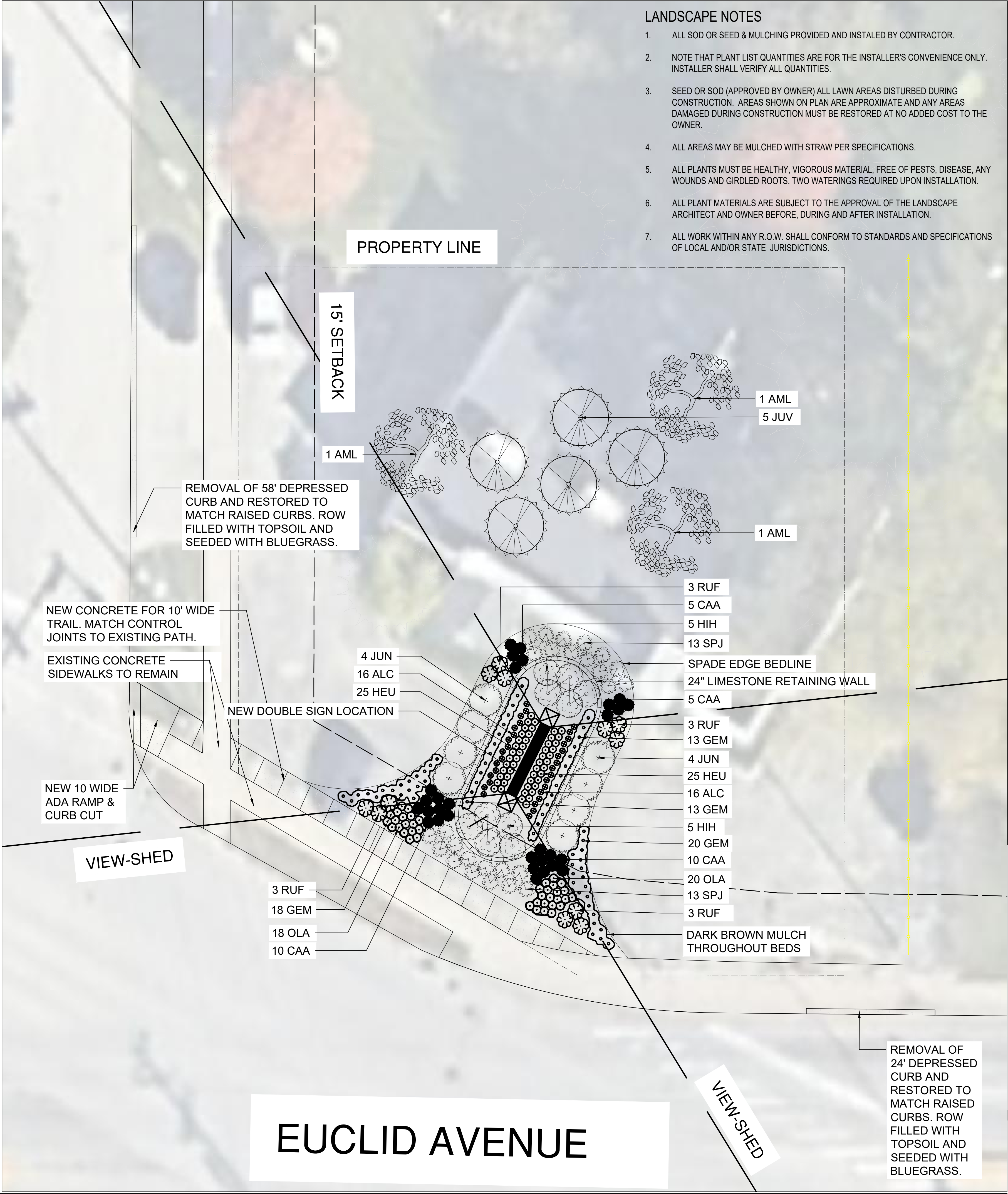
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ELECTRIC SIGN TREE PRESERVATION PLAN

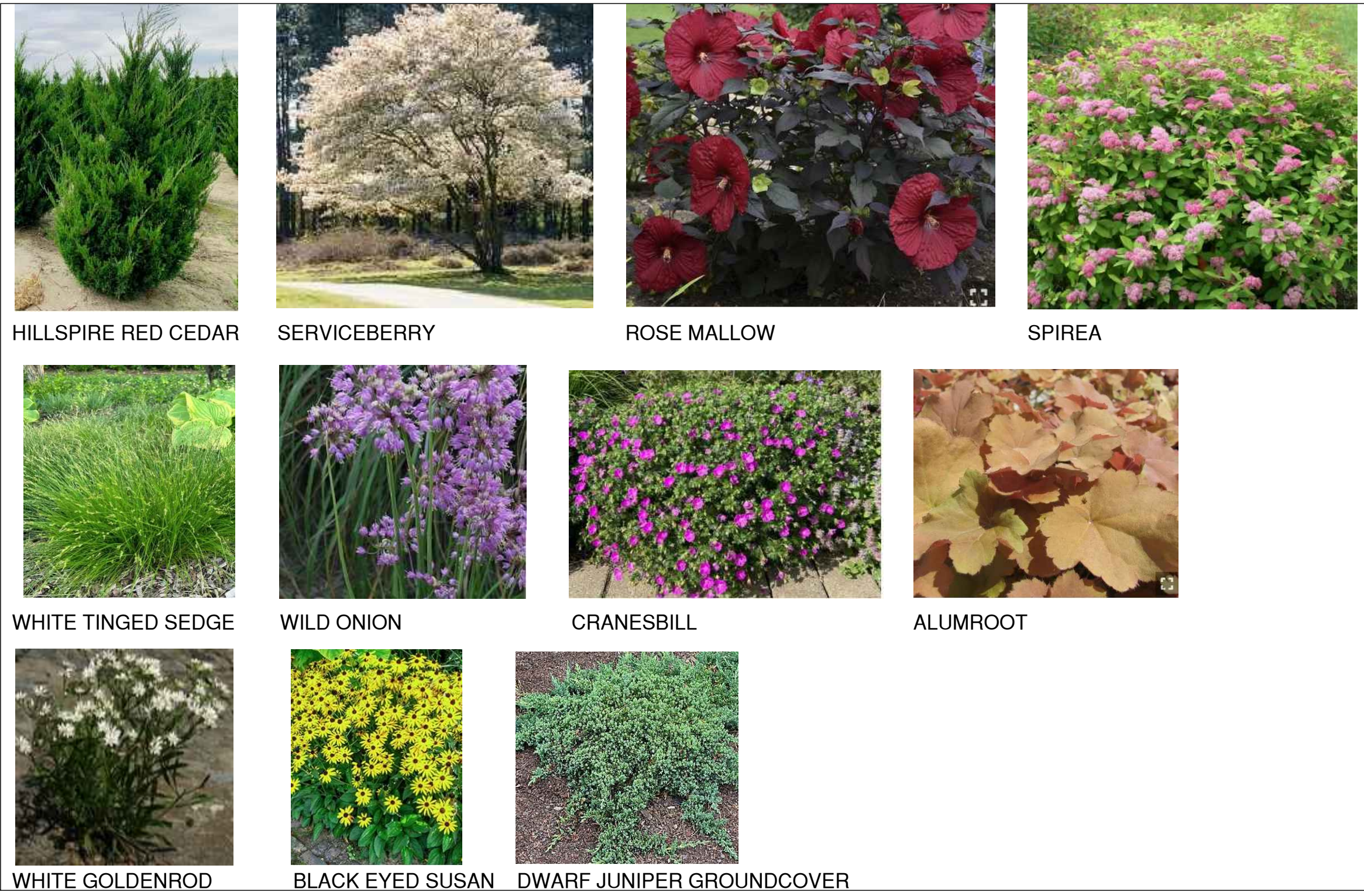
Date: November 18, 2024

ES-2

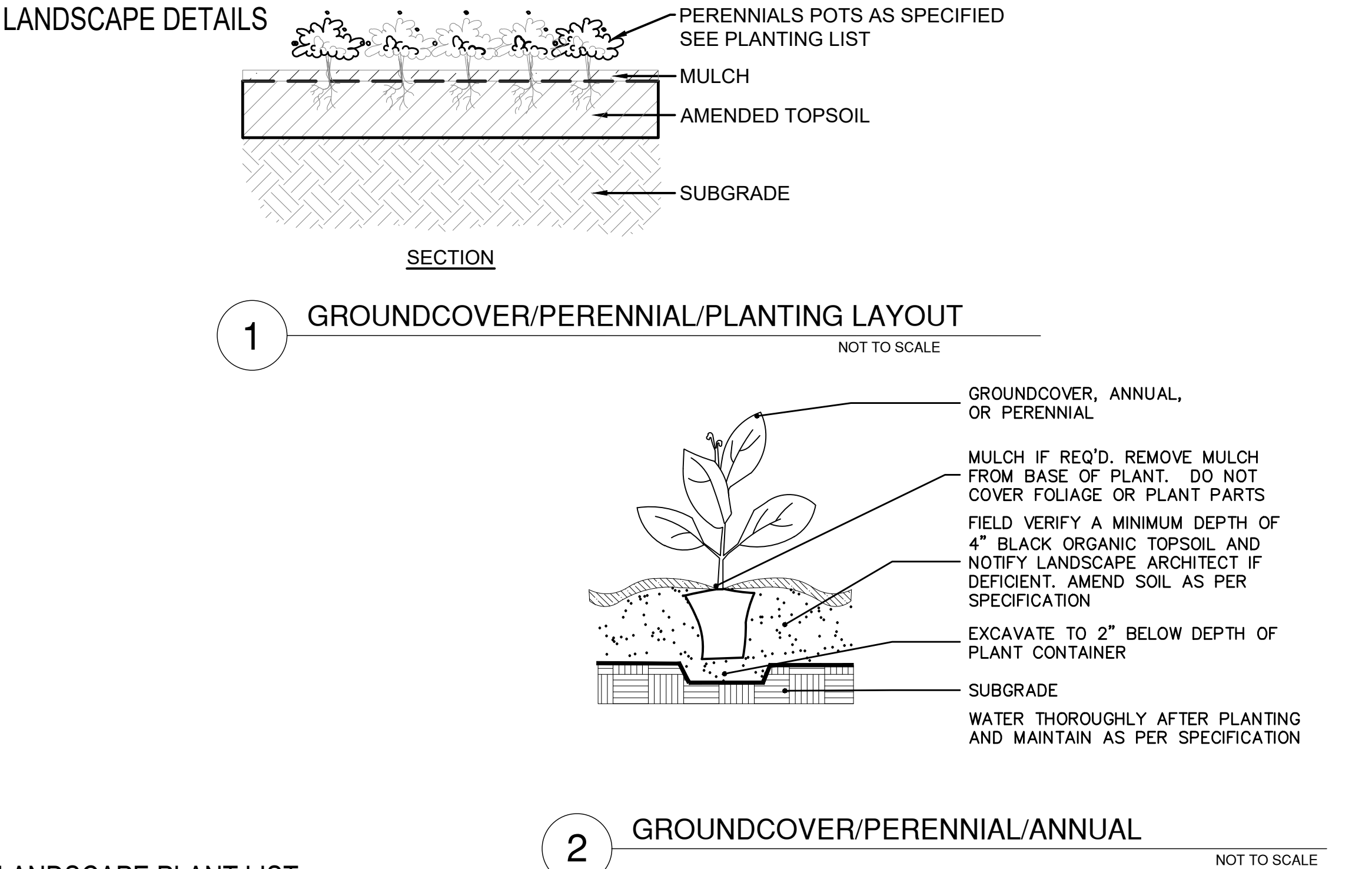
DOUBLE SIDED ELECTRIC SIGN & NEW LEGACY PARK ACQUISITION



LANDSCAPE PLANT PICTURES



LANDSCAPE DETAILS



LANDSCAPE PLANT LIST
Plant Schedule

Qty.	Symbol	Botanical name	Common name	Size	Notes
EVERGREEN TREES					
5	JUV	Juniper virginiana 'Cupressifolia'	Hillspire Eastern Red Cedar	6' Clump	B&B
ORNAMENTAL TREES					
3	AML	Am elanchier laevis	Allegheny Serviceberry	6' Clump	B&B
SHRUBS					
10	HIH	Hibiscus 'HotyGrail'	Rose Mallow	5 Gallon	#5
26	SPJ	Spirea japonica 'Tracy'	Double Play Big Bang Spirea	3 Gallon	#3
ORNAMENTAL GRASSES					
30	CAA	Carex albicans	White Tinged Sedge	10 flat	#1
PERENNIALS					
32	ALC	Allium cernuum	Nodding Wild Onion	1 Gallon	#1
64	GEM	Geranium sanguineum 'MaxFrei'	Max Frei Bloody Cranesbill	1 Gallon	#1
50	HEC	Heuchera 'Caramel'	Caramel Alumroot	1 Gallon	#1
38	OLA	Oligoneuron album	White Goldenrod	38 flat	#1
12	RUF	Rudbeckia fulgida var speciosa	Showy Black-eyed Susan	1 Gallon	#1
EVERGREEN GROUNDCOVER					
8	JUN	Juniper procumbens 'Nana'	Dwarf Japanese Garden Juniper	3 Gallon	#3
SEED AND SOD AREAS					
SEED, ALTERNATIVE BID—SOD			Quantities determined by Contractor		



Project

AHPD ELECTRIC SIGN PROPOSAL AND ADDITION TO LEGACY/ARC PUD

Date: 7-15-2024
License expires, 8-31-2025

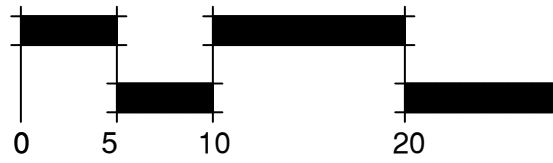


Issues & Revisions

#	Date	Description



Scale: 1" = 10'

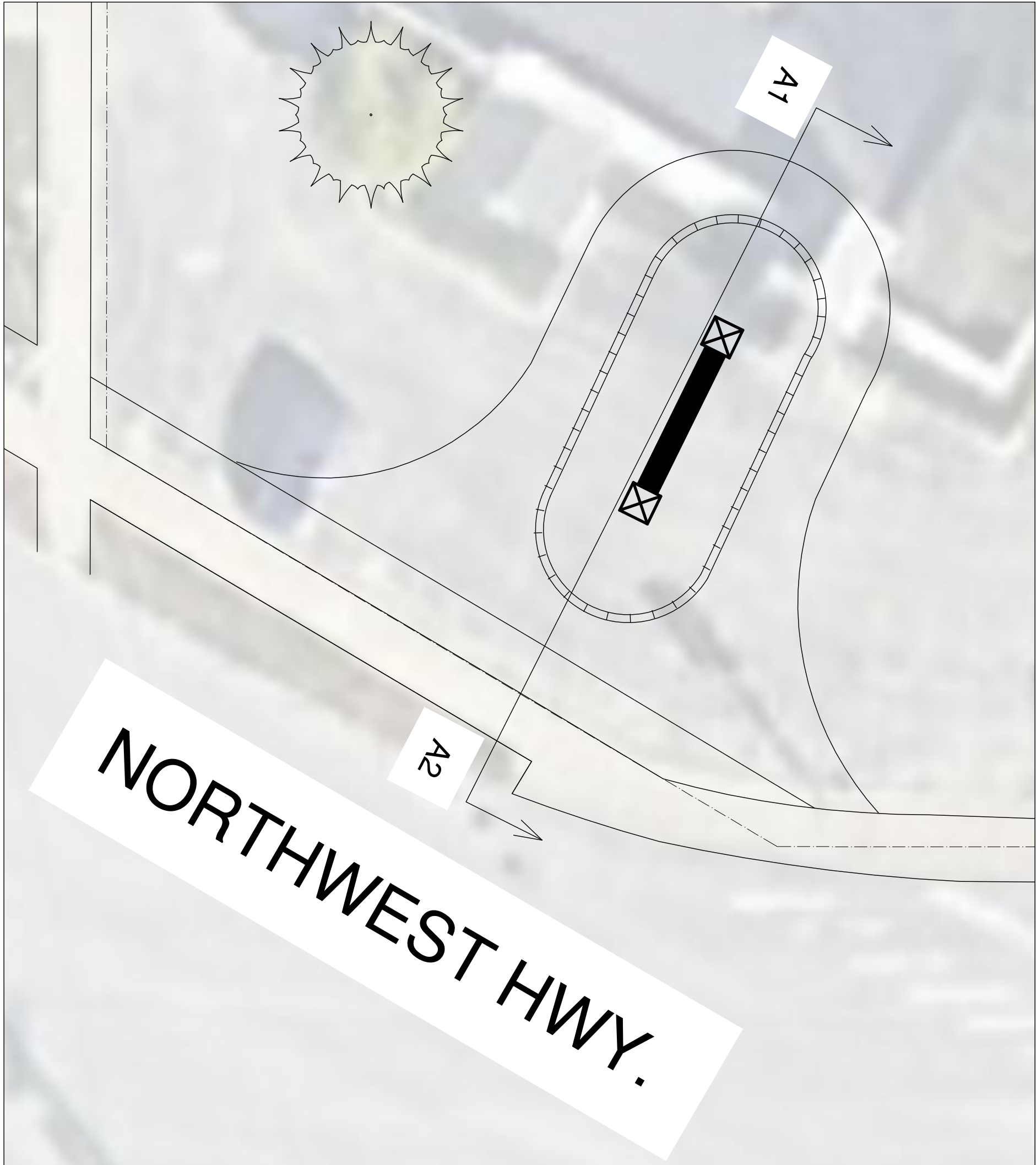


Sheet Title

ELECTRIC SIGN LANDSCAPE PLAN

Date: November 18, 2024

ES-3



ELEVATION REFERENCE



ELEVATION DRAWING WITH 10' 5 1/4" SIGN

2' flagstone wall

Project
AHPD ELECTRIC
SIGN PROPOSAL
AND ADDITION
TO LEGACY/ARC
PUD

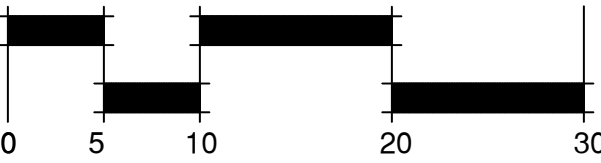
Date: 7-15-2024
License expires: 8-31-2025



Issues & Revisions		
#	Date	Description



Scale: 1" = 10'

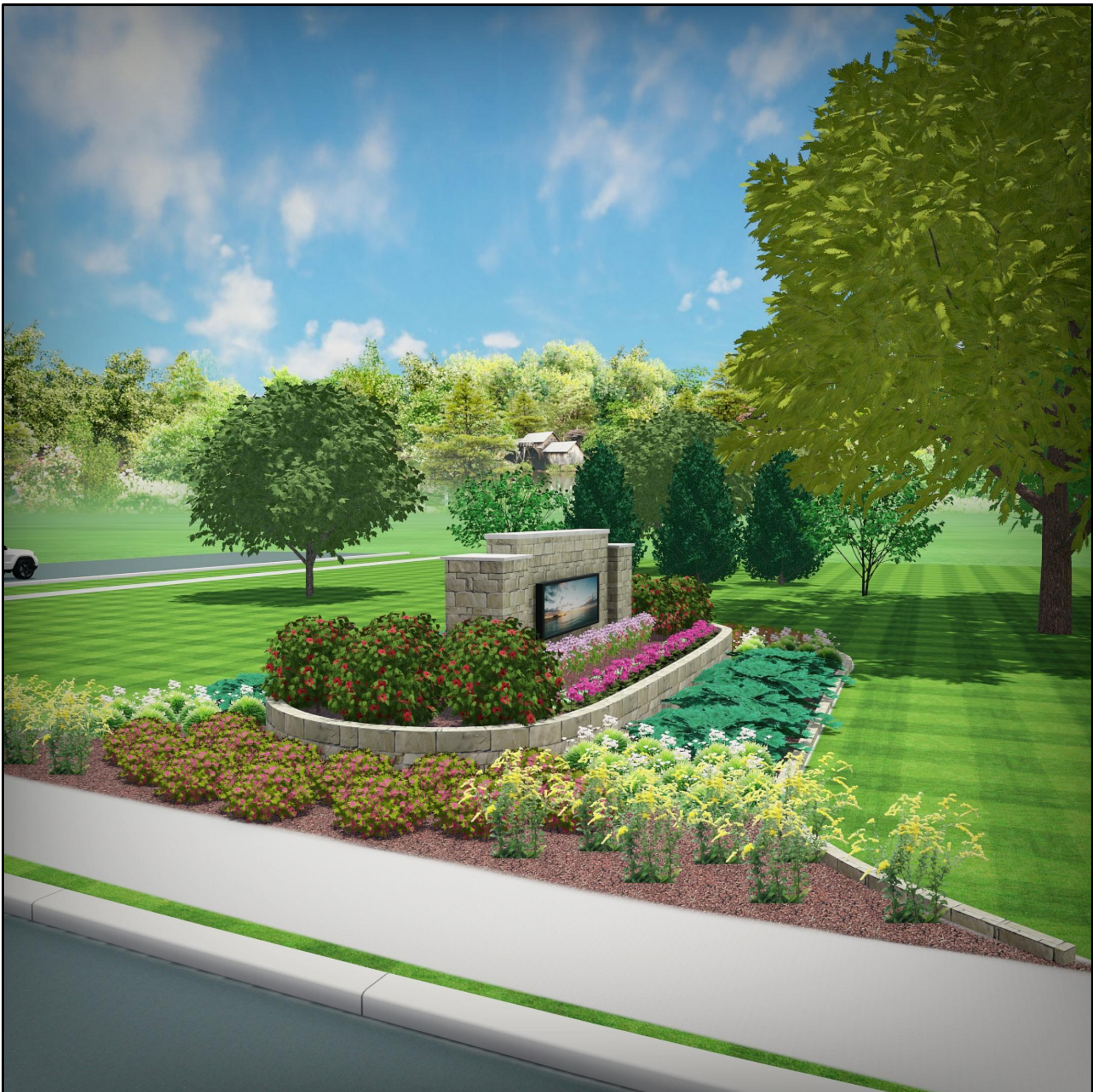


Sheet Title

ELECTRIC SIGN
ELEVATION VIEW

Date: November 18, 2024

ES-5



Project
AHPD ELECTRIC
SIGN PROPOSAL
AND ADDITION
TO LEGACY/ARC
PUD

Issues & Revisions		
#	Date	Description

Scale: NOT TO SCALE

Sheet Title
750 W. NW HWY
LAND ADDITION,
PERSPECTIVE
VIEWS

Date: November 18, 2024

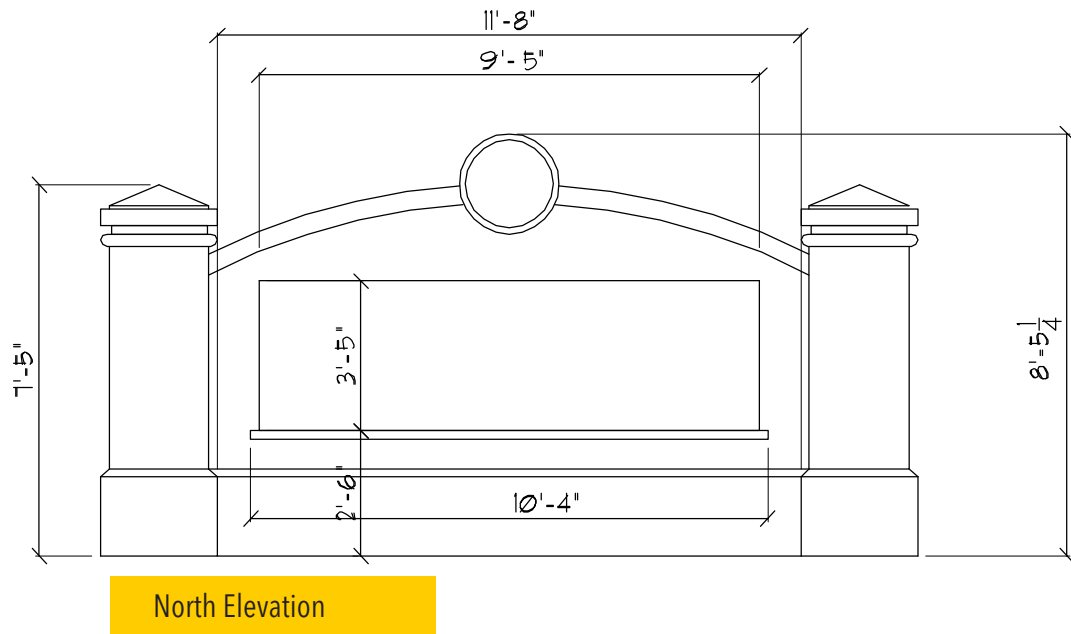
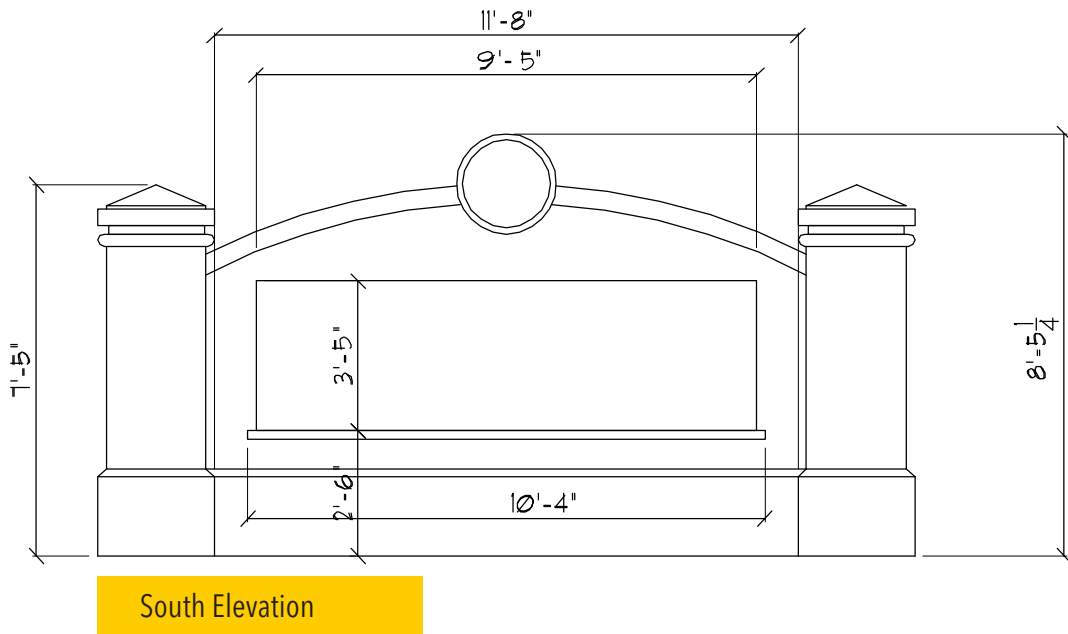
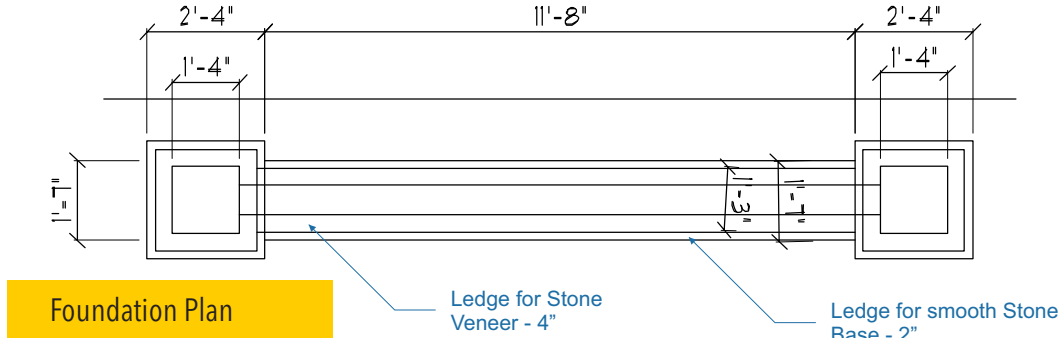
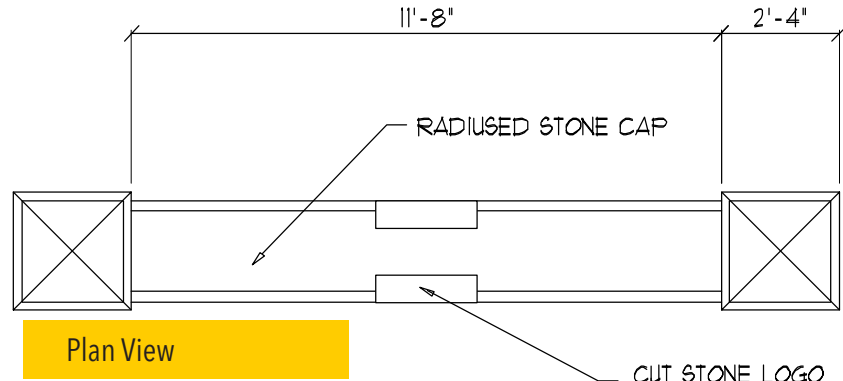
P-1



EXISTING VILLAGE OF ARLINGTON HEIGHTS
ELECTRONIC COMMUNITY CIVIC EVENTS SIGN

Monument Sign

Full masonry + EMC



Fabricate and install one (1) D/F ground sign with actual masonry and one (1) 3' x 9' Watchfire EMC

Materials: Fabricate and install sign of aluminum , masonry and EMC Unit.

EMC Cabinet Size: 41in H x 9ft 3in L x 5in D
Viewing Area: 36in H x 9ft L

Finish: All exposed metal surfaces to be coated with acrylic polyurethane.

SCALE 3/8"=1' Drawn By: PJ

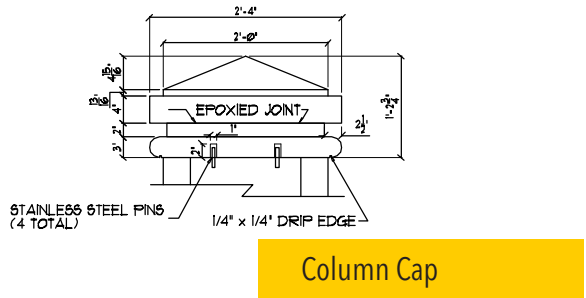
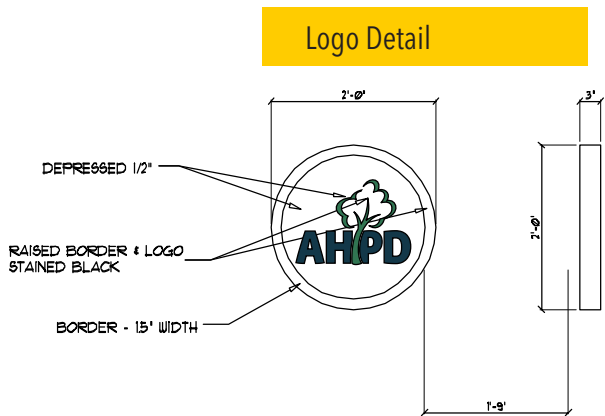
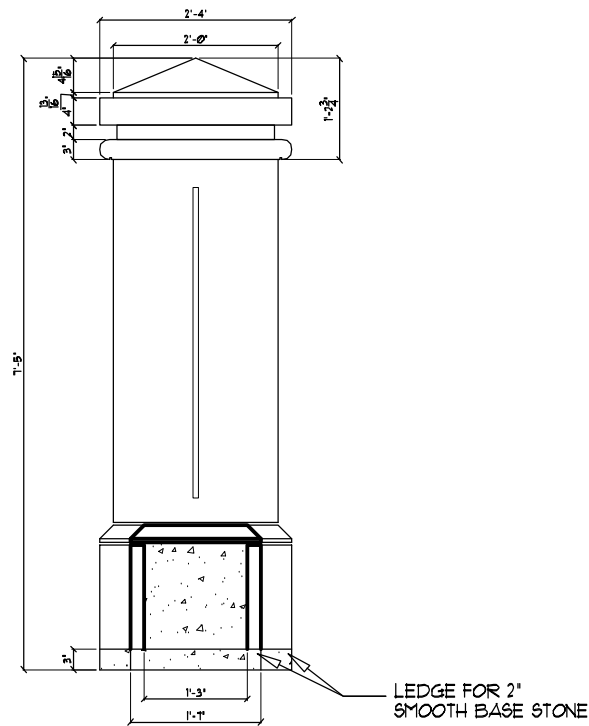
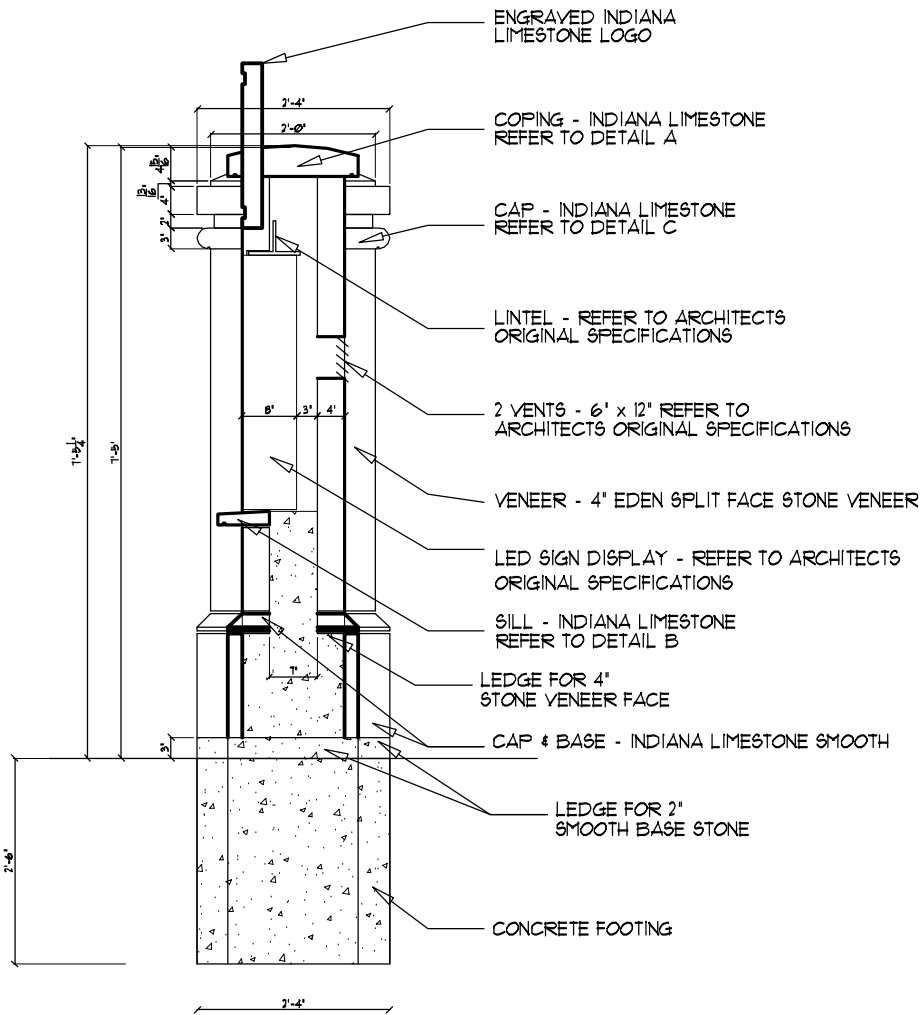
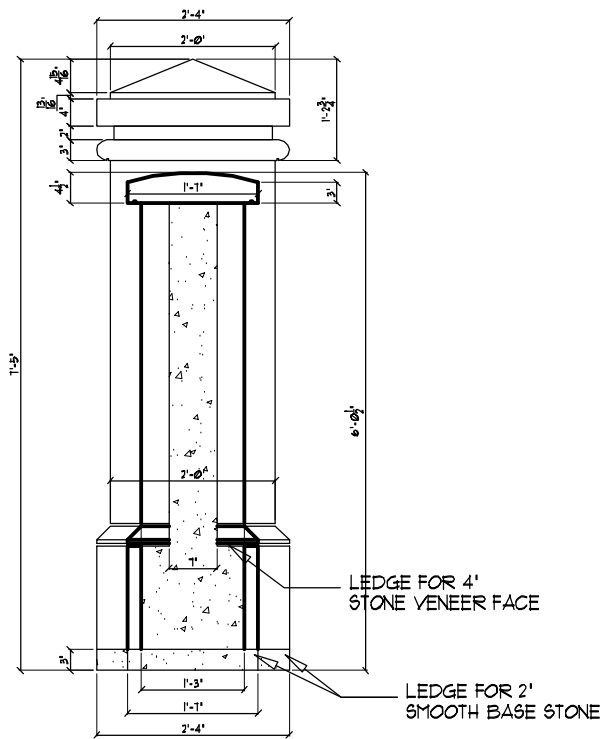
Masonry	-----
EMC Readerboard Unit	-----
Aluminum Cabinet (EMC Housing) - Black	Paint

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications
--	--

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.



Drawn By: PJ

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per
A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications
All Signs Fabricated as per
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AURORA
SIGN CO.

OFFICE: 630-898-5900 • AURORASIGN.COM
30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555

Prepared For:
Arlington Heights Park District

Address:
410 N. Arlington Heights Rd

Drwg: 240265 Sheet: 1B Design Date: 07/02/2024

LANDLORD APPROVAL SIGNATURE

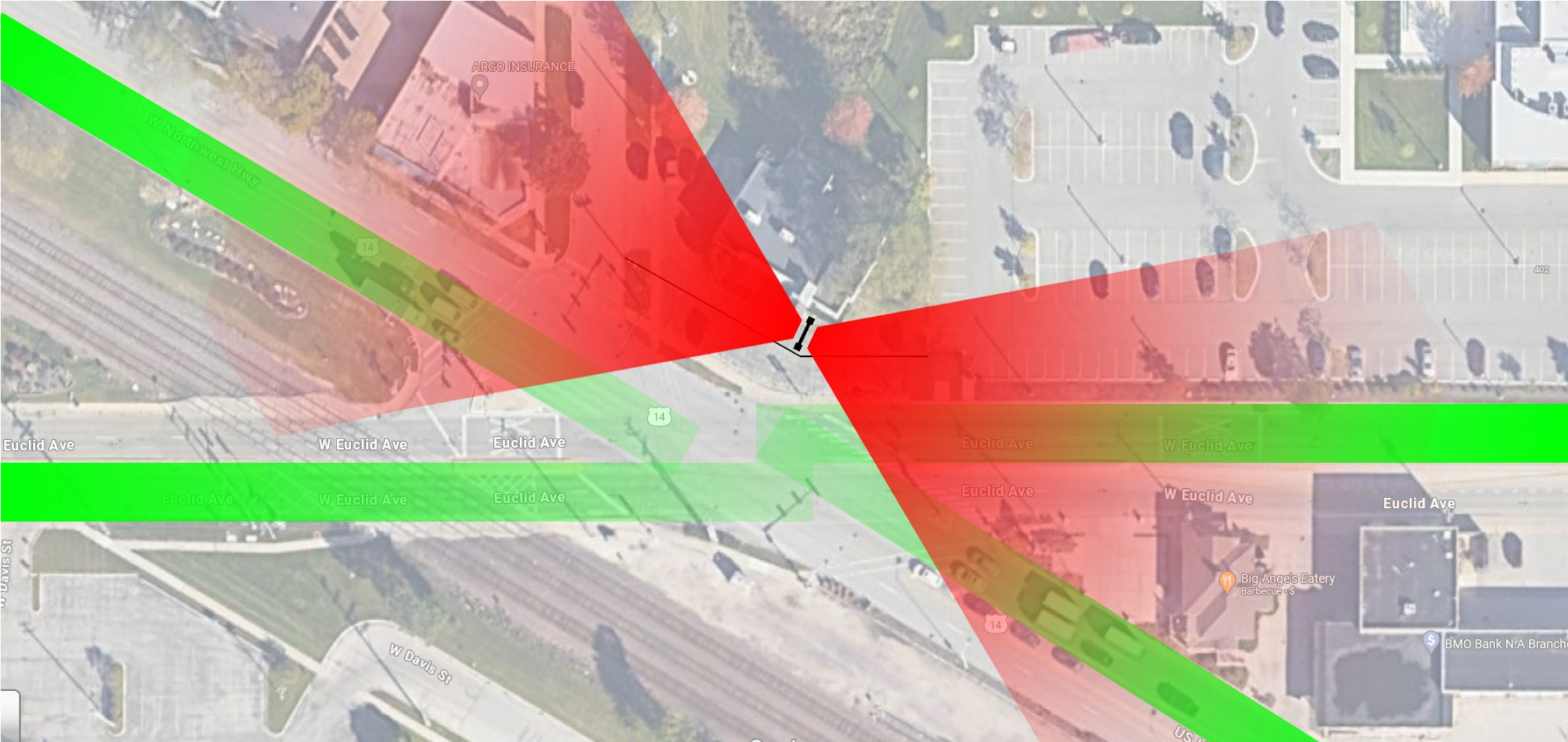
Location Name:

City/State:
Arlington Heights, IL 60004

Rev A:
Rev B:
Rev C:

Rev D:
Rev E:
Rev F:

Aerial View 1 - Location 3



	Drawn By:
	PJ

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications
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AURORA SIGN CO. OFFICE: 630-898-5900 • AURORASIGN.COM 30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555	Prepared For: Arlington Heights Park District	Address: 410 N. Arlington Heights Rd	Drwg: 240265	Sheet: 4	Design Date: 07/02/2024	LANDLORD APPROVAL SIGNATURE
	Location Name:	City/State: Arlington Heights, IL 60004	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	

A blue banner with a geometric pattern. On the right, there is a pink and purple beach umbrella. The text is white and yellow.

Splash INTO
SUMMER
with a Summer Pool Pass!
PURCHASE NOW AT AHPD.ORG

A green banner with a string of orange and green pennants on the left and a green acoustic guitar on the right. The text is white and orange.

**PICNIC
IN THE PARK**
June 13 | 5:30-8:30PM
DETAILS AT AHPD.ORG

A dark green banner with a blue abstract shape on the left. The text is white and yellow.

**REGISTER NOW FOR
WINTER & SPRING
PROGRAMS AT AHPD.ORG**

EXAMPLES OF MESSAGES TO BE
DISPLAYED ON THE ELECTRONIC SIGN

PRODUCT FACT SHEET - 10mm



10mm

Watchfire's 10mm signs are ideal for outdoor locations with pedestrian traffic, a nearby busy intersection or traffic congestion. This high-resolution display is ideal for detailed product photos and branded messages.

Our 10mm modules feature advanced surface mount LED technology designed to deliver vibrant images. For LED signs that are closer to your audience, you can improve the visual impact and flexibility of your messaging.



Watchfire 10mm Ilderton Dodge Chrysler
Jeep Ram • 5'5" x 10'3"

FEATURES

Patented front ventilation, a slim cabinet and beveled module edges offer near-seamless installation, even around curves and corners. Every XVS 10mm sign includes live video capability, whole-sign color and brightness calibration, and automated sign diagnostics.

Watchfire's 10mm SMD modules contain red, green and blue LEDs under a single lens. This produces a high-quality display that provides exceptional resolution for crisp, vivid content and wider viewing angles. High-efficiency components reduce operating costs to maximize return on investment.

Our free Ignite content management software is the industry's premiere solution for designing messages, convenient scheduling, and updating your sign.

ENGINEERED AND BUILT FOR RELIABILITY AND QUALITY

Every module is encapsulated for rugged durability in all kinds of weather. Cabinets are rated for temperatures ranging from -40°F to 140°F. Electronics are rated from -40°F to 185°F.

The average energy use equals about one-third of maximum amperage. All signs are UL 48 and CUL48 listed and UL Energy Efficiency Certified.

Displays are verified and comply with FCC regulations regarding emissions interference.

Watchfire's industry best 5-year warranty covers all Watchfire manufactured parts and factory labor. It comes standard with every LED sign we sell.

10mm Sign Features	W-Series	XVS
Pixel Pitch	10.16 mm (0.4")	10.16 mm (0.4")
Pixel Configuration	SMD 3-in-1	SMD 3-in-1
Character Height	2.8" & larger	2.8" & larger
Module Dimensions (HxW)	12" x 12"	12" x 12"
Matrix Configuration	30 x 30 pixels	30 x 30 pixels
Color Capability	1.2 quintillion	1.2 quintillion
Viewing Angle	150° horizontal, +29°/-45° vertical	150° horizontal, +29°/-45° vertical
Video Frame Rate	Up to 30 fps	Up to 60 fps
Max Brightness	7,000 nits	7,000 nits
Power	120 or 240 volt single phase 60Hz	120 or 240 volt single phase 60Hz
Communications Options	RWF, High Security Radio, 4G Wireless, High Speed Fiber	RWF, High Security Radio, 4G Wireless, High Speed Fiber

Watchfire manufactures LED signs to fit almost any application. Sign sizes are based on a module size of approximately 12" x 12".

It's time to make the most cost-effective, dynamic advertising tool on the market work for you.

For more information, contact your Watchfire representative.

10mm COLOR LED SIGN

Standard Watchfire Features

Application	Advertising and branding
Module type	Smart module, fully self contained
LED encapsulation	Fully encapsulated
Compliance information	UL 48, CUL 48; Complies with FCC Part 15 regulations for Class A devices; HDCP 2.x
Ventilation	5" cabinet, front ventilation; 8" cabinet, front ventilation up to 7' height, rear ventilation over 7' height
Power	120 or 240 volt single phase 60 Hz
Cabinet construction	Extruded aluminum, precision mitered solid weld corners
Cabinet depth	Front vent signs, 5" (101.6 mm) for signs up to 4' high; 8" (203 mm) for signs over 4' high viewable area
Service access	Front or optional rear access
Software	Proprietary Ignite®; Integrates with digital signage players via Ignite live video option
Cabinet temperature rating	-40 °F to +140 °F (-40 °C to +60 °C)
Thermal control	Automatic shut-down if temperature exceeds 140 °F (60 °C)
Color temperature	6500 K fixed (XVS and S-Series only)
Dimming	Photocell, auto-adjustment from 1% - 100% brightness; Software backup
Security	Password protected
User interface	Web and stand alone PC application
Graphics compatibility	Import capability from most AVI sources; BMP, GIF, JPG and other graphic file types
Video compatibility	Live video capable on XVS and S-Series
Video formats	Most AVI and WMV formats; Options include DVI, HDMI
Weatherproofing	Tested per ASTM B-117 to a continuous 95 °F (35 °C), 7.2 pH salt fog
Windload rating	Complies with IBC 2012/2015/2018/2021, ASCE7-16
Self-diagnostic monitoring & reporting	Advanced on-demand or automated diagnostics available

Technical Specifications	W-Series	XVS Series	S-Series
Model number	W10mm	XVS 10mm	S10mm
Pixel pitch	10.16 mm (0.4")	10.16 mm (0.4")	10.16 mm (0.4")
Optimized pixel pitch	True 10mm	True 10mm	True 10mm
Pixel density per square foot	900	900	900
Pixel density per square meter	9,687	9,687	9,687
LEDs per square foot	2,700	2,700	2,700
LEDs per square meter	29,062	29,062	29,062
Pixel configuration	SMD 3-in-1	SMD 3-in-1	SMD 3-in-1
Max brightness	7,500 nits	8,500 nits	7,000 nits
Matrix configuration	30 x 30 pixels	30 x 30 pixels	30 x 30 pixels
Module H x W	12" x 12"	12" x 12"	12" x 12"
Horizontal viewing angle	150°	150°	150°
Vertical viewing angle	+29°/-45°	+29°/-45°	+29°/-45°
Weight per square foot	9 lbs.	9 lbs.	9 lbs.
Processing (Video)	Not applicable	Available	Available
Calibration	Digit batch inspection, pixel to pixel and module to module	Whole-sign color calibration, color and brightness	Whole-sign color calibration, color and brightness
Minimum viewing distance	23'	23'	23'
Live video capable	No	Yes	Yes
Video frame rate	Up to 30 FPS	Up to 60 FPS	Up to 60 FPS
Color capability	1.2 quintillion	1.2 quintillion	1.2 quintillion
Character height	2.8" and larger	2.8" and larger	2.8" and larger

Specifications are subject to change without prior notice.

MEMO



Date: November 18, 2024
To: Village of Arlington Heights (VAH)
From: Arlington Heights Park District (AHPD)
Subject: Proposed Electric Sign on 750 W. Northwest Highway Property

Please see our plans and description below in regards to permit requirements for the Proposed Electric Sign at 750 W. Northwest Highway. We have also included site and landscape plans, plus shop drawings, indicating the scope of this project. Responses to Staff Feedback for the Sign Variation and Electric Message Sign Applications have also been provided.

Please let us know if you have any questions or need additional information from us to receive approval from the Village.

Thank you,

Susan Rohner, PLA
Park Planner II
Arlington Heights Park District

Variation Requests and Responses

1. Variance to allow an electronic message sign on a non-designated road.
 - a. **Response:** Arlington Heights Park District really needs this community sign to provide passive advertising to more people who are not on social media, particularly seniors and low-income families. Our nearby ground sign only highlights the Arc Fitness Center building. A manual message sign would be tedious to change frequently and we have too small of staff. A manual sign also would not provide a number of different advertisements in one minute's time. Having no sign at 750 W. Northwest Highway, would certainly be a missed opportunity to reach more public constituents. AHPD electric sign would allow the park district to change the message remotely and frequently. Also, we could add in other community events. We have too many events and programs to make use of a manual sign and it would be difficult to choose which ad to put on the sign daily or weekly. Based on this prime location, this sign could serve as a Western gateway community sign to downtown Arlington Heights. This variation does not provide the AHPD with a competitive advantage over another business, municipality or local park district. This sign does provide the public with more advantages to have fun and spend quality time. Therefore, we are asking for a variance to provide an electric sign at this prime location (750 W. Northwest Highway) to reach more residents with beneficial events and classes.
3. Variance to allow a ground sign with a 650-foot separation from the existing ground sign.
 - a. **Response:** The existing ARC ground sign is far from the proposed electronic sign at 650-feet, versus the 800-feet required. The 800-foot requirement would put the electronic sign out in the public roadway intersection. We do not have enough land to meet this requirement, by the configuration of the property, by being near Residential, and the angles an electronic sign could be viewed. Therefore, due to these unique circumstances, we request a variance. Also, the ARC ground sign and the electronic sign serve quite different purposes, with the former acting as a building ID sign and the electronic sign acting as a dynamic, community message sign on the Western gateway of Arlington Heights. More residents can benefit from this type of community sign at this ideal location.
4. Variance to allow a 10'-5-1/4" tall sign (upon a 24" raised retaining wall bed with limestone – actual sign is 8'-5-1/4").
 - a. **Response:** Arlington Heights Park District would be quite limited to provide readable community advertising on the electronic sign, with enough words and graphics, if we stick to the zoning height, square footage and electronic

message sign restrictions. Due to the large nearby intersection, sticking to the zoning requirements would make this sign difficult to read. In order to provide enough information to the public, beyond a few words large enough to read, we need a larger, taller and bigger electronic message board and sign, similar to the Village of Arlington Heights electronic message sign on Arlington Heights Road. Given the unique circumstances in being able to read a sign at this large intersection, a smaller sign simply would not work. Having a larger electronic message board also assists us in providing more information to the public with extra space to promote community messages. In good taste, we have mirrored our electronic message sign in the same look and feel as the Village of Arlington Heights sign with quality limestone, a large 3' x 9' electronic message display, our logo, and abundant sustainable landscaping set upon a 24" limestone retaining wall feature, similar to the Village's. AHPD admires the VAH's placemaking success through your sign, and would like to support this same iconic look through our own electronic sign as it gives Arlington Heights a distinctive identity. This new, larger sign will not only support the image of Arlington Heights, but also advertise wellness-focused programming and fun family-centered events. This proposed sign will not alter the image of the locality. Therefore, we respectfully request these variances in order to go above and beyond with getting the messages out. We are confident that by having a larger and more tasteful sign, we will spread our messages better to the public. Big enough letters, colorful messages with graphics and a reading-friendly format will support the Arlington Heights Park District in engaging messages to more hard-to-reach residents.

5. Variance to allow a 36-sf ground sign where 25 square feet is the max allowed. Also, to allow a 32-sf electronic message sign where 8.25 sf would be the maximum allowed.
 - a. **Response: See response above on #4 to also answer variance #5.**
6. Variance to allow an electronic sign approximately 265 feet from a residential use verses 300 feet.
 - a. **Response: The AHPD cannot move the sign's location any further away from Residential, based on required setbacks, landscape retaining walls, and the readable angles of the electronic sign. Therefore, we are requesting a variance. AHPD believes that our improvements could add to the value of nearby residential properties, because more deciduous and evergreen trees are being installed to block the view of the sign to nearby residential homes. Also, through these improvements, more greenspace has been added with the removal of the Law Office and parking lots. Traffic**

will now be eliminated from this intersection with the addition of more landscaping and a sign. Water run-off will be reduced as additional turf grass will be added. In addition, great lengths have been taken to ensure the new electronic sign isn't a traffic hazard or nuisance to nearby residents. Our hired Electrical Engineer has provided lighting recommendations to ensure no motorists or residents are blinded by lights at night when driving nearby. Furthermore, AHPD will abide by all rules set forth in Section 30-705.h on Operational Standards for Electric signs. The tasteful look of this electronic sign, the responsible operation of the sign's electronics, less traffic, less water run-off, additional park space, great looking landscaping and interesting messaging could enhance the nearby residents' experience of living here, compared to pre-development. Trees and landscaping have been research-proven to both make people feel less stressed and increase property values. Additionally, an attractive sign with quality natural stone could be an asset to view and be more beneficial to the health, safety and welfare of residents through newfound knowledge of more community events and classes. The new trail improvements can assist residents in getting around town easier, too.

Conditional Review Process and Criteria with AHPD Response:

- a. The Electronic Message Sign will not create a traffic hazard or demonstrable negative impact on nearby properties or be detrimental to the safety of persons residing or working in the vicinity; and,

Response: The new sign will be strategically programmed and is laid out, not to create a traffic hazard or distraction. The sign is set almost 20' in from the Right of Way and exceeds requirements. The sign sits perpendicular to Northwest Highway and is most likely to be viewed when cars are stopped at a red light. Also, we are using a modern, Watchfire Electric Sign that has auto-dimming features and other screen controls. The new community-based advertising sign is designed with top notch materials and with beautiful landscaping. The high quality of this natural stone sign, coupled with the site improvements, will increase the aesthetics of this intersection and provide more sustainable green space. Overall, the sign should improve the look of this intersection, enhance nearby real estate values and be safe as well.

- b. The Electronic Message Sign will serve the best interests of the Village, and will be desirable for the public convenience.

Response: Our community-focused sign will advertise wellness programming, classes, health facilities, and fun family-centered events for the good of all residents in Arlington Heights. This sign is needed by the Park District, as a

message board or static sign will not achieve the same effect in advertising multiple messages to the public. This electronic sign use will support the Village as a whole, in reaching more residents and providing higher engagement with the public. Passive advertisements that change on the sign from a remote location. Overall, the new sign will be much more convenient for AHPD to program and for the public to view when passing by. This sign will capture attention from residents who are not on social media. The community could benefit from our classes, facilities and events with less stress, better health, more social opportunities, higher engagement and more quality time.

- c. The design of the Electronic Message Sign is compatible with the essential character of the locality, such as the sign enclosure, materials and scale.

Response: Our community-focused sign matches the look, scale, materials and proportions of the Village of Arlington Heights sign and is highly compatible with the placemaking standards already established by the Village. Even the landscape design has been matched to replicate the look of the Village's electronic sign with a tiered 24" limestone retaining wall. This design supports the essential character of Arlington Heights.

- d. The business demonstrates a valid need for an Electronic Message Sign. The business must explain how the sign will be used, and why their business needs an Electronic Message Sign.

Response: The Arlington Heights Park District needs an electronic message sign so that we can reach more residents, particularly ones who are not on social media. If we are unable to obtain our sign, 1.) We would need to install a manual message board and be quite limited with our frequency of changing advertising, 2.) We would have to do without and miss a large number of residents who pass this intersection daily by foot and car, and/or 3.) We may continue to miss some passive advertising to Seniors and low-income populations who could greatly benefit from our offerings. The Village has a growing number of Senior citizens in the community. Given our purchase of this prime location at a major intersection, the electronic sign here would make a great Western gateway sign for downtown Arlington Heights. Advertisements would promote community focused events, our facilities and classes. Our offerings are beneficial to all ages and to people with varying income levels. The AHPD could reach more people and function at a higher, more efficient manner, with a large electronic message sign. More citizens will be able to see what AHPD is offering or all exciting events that are coming up. All passer-by's could see what is coming up at AHPD.

Arlington Heights Park District Operational Standards for Electronic Message Sign

The Arlington Heights Park District shall abide by the following operational standards in

Programming or utilizing our electronic sign:

1. The AHPD sign shall have static display only. No scrolling, fading, flashing, animation, or video will be displayed, nor is any sound will be used. The Park District will take measures to ensure motorists are not distracted, or add to noise, or light pollution.
2. Messages on the AHPD sign will be displayed for a minimum of 10 seconds or longer. This slower transition between ads will help motorists from being distracted from too much blinking.
3. The ADPH sign will use auto-dimming photocell technology so that the display brightness automatically adjusts based on ambient lighting conditions. Our sign will have the capability to control brightness and we will ensure that the public is not blinded by our sign. Brightness shall be limited to .3 footcandles maximum above ambient lighting conditions at the established measurement distance based on the size of the sign, using the following formula:
$$\text{Measurement Distance} = \sqrt{\text{Area of Sign Sq. Ft.} \times 100}$$
4. AHPD will not sell advertisements or sponsorships to be placed on this electronic sign. The ad space usage will be for AHPD business only.
5. The AHPD electronic sign will only be on and illuminated during the hours of 5am to 11pm. This time corresponds to our Park District ordinance for all public park sites.



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
12/10/2024

Item: DC#24-071 - Chase Bank - 585 E. Palatine Rd. / Sign Variation

Department: Planning & Community Development

Item Description:

Requested Action:

1. A variation from Chapter 30, Section 30-402.a, Number, to allow four wall signs where only two wall signs are allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 29.7 sf wall sign on the west wall of the building, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 29.7 sf wall sign on the south wall of the building, where 0 sf is allowed.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for Chase Bank at 585 E. Palatine Road:

1. A variation from Chapter 30, Section 30-402.a, Number, to allow four wall signs where only two wall signs are allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 29.7 sf wall sign on the west wall of the building, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 29.7 sf wall sign on the south wall of the building, where 0 sf is allowed.

This recommendation is subject to compliance with the plans dated 11/27/24 received on 12/3/24, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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

zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

1. DC Staff Report 12.10.24
2. Exhibits
3. Photos of Surrounding

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Chase Bank
Project Address: 585 E. Palatine Rd.
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 24-071
Petitioner Name: Andrew Milz
Petitioner Address: Olympik Signs
1130 Garfield St.
Lombard, IL 60148
Meeting Date: December 10, 2024

Date Prepared: December 3, 2024

Requested Action:

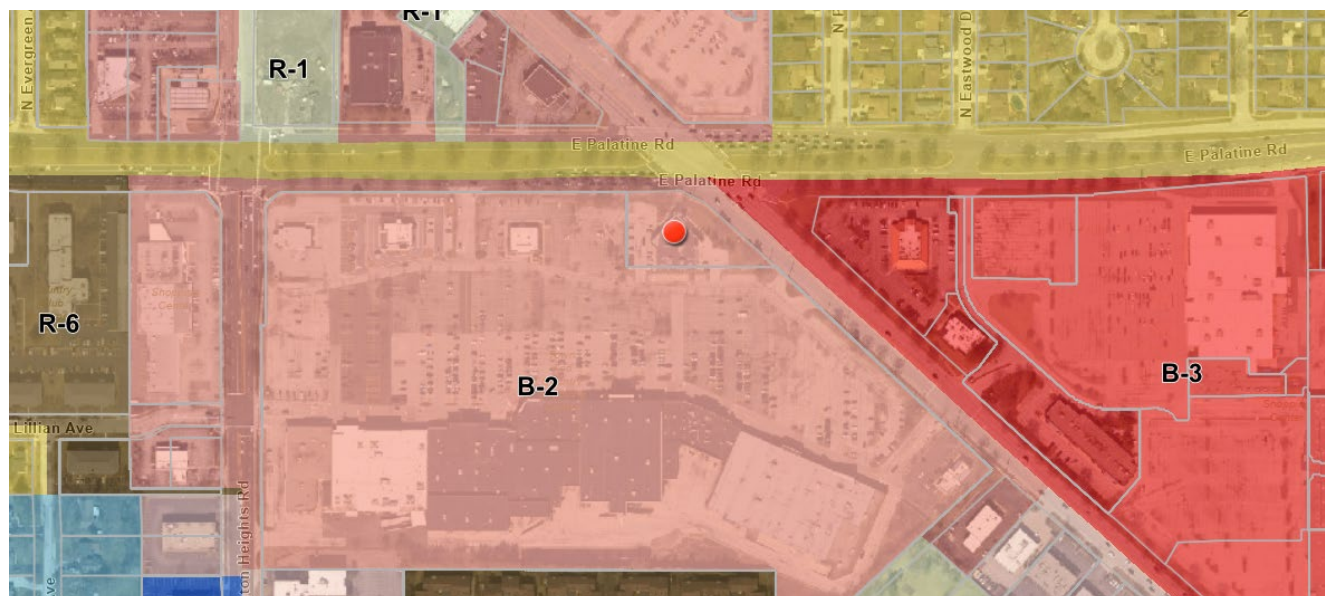
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3. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 29.7 sf wall sign on the south wall of the building, where 0 sf is allowed.

ANALYSIS:

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

Summary:

Chase Bank is planning to construct a new building at the former location of the AT&T store at the corner of Palatine Road and Rand Road at the Town & Country Shopping Center. The property is located in a B-2, General Business Zoning District. The new building is proposed to have a total of four wall signs. Per code, one wall sign is allowed per street frontage, so only two wall signs are allowed in this location. Two wall signs are proposed on the north elevation, one facing each street, and two wall signs are proposed on the building entry tower which is located on the south side of the building, facing the parking area. Chase Bank will also have one code-compliant ground sign facing Rand Road. The petitioner is seeking a sign variation to allow four wall signs where only two wall signs are allowed.



Zoning Map

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	B-2, General Business Zoning District	Chase Bank (formerly AT&T store)
North	B-2, General Business Zoning District	Bank of America Northpoint Shopping Center
South	B-2, General Business Zoning District	Town & Country Shopping Center
East	B-3, General Service, Wholesale and Motor Vehicle District	Olive Garden Restaurant Southpoint Shopping Center
West	B-2, General Business Zoning District	Verizon store

Table 1: Proposed Wall Signs Summary:

SIGN	ELEVATION / FRONTAGE	SIGNABLE AREA	25% OF SIGNABLE AREA	SIGN SIZE	REMARKS
Sign B01. "CHASE" with logo	West Elevation / no street frontage	151 sf	38 sf	29.7 sf	Variation required due to no street frontage.
Sign B02. "CHASE" with logo	North Elevation / Palatine Road	255 sf	64 sf	29.7 sf	Complies with code.
Sign B03. "CHASE" with logo	Northeast Elevation / Rand Road	546 sf	82 sf (15%)	29.7 sf	Complies with code.
Sign B05. "CHASE" with logo	South Elevation / no street frontage	143 sf	36 sf	29.7 sf	Variation required due to no street frontage.
TOTAL				118.8 sf	

Sign Variation Criteria:

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

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

The petitioner has submitted a letter stating that the proposal for four wall signs is due to the building's unique architectural design and orientation, with the main entrance on the west without street frontage, and the south entrance facing the parking lot approach to the building. The petitioner feels that the four wall signs are needed to help their customers find their location due to the outlot location within the shopping center. They also noted that the previous AT&T store in this location had a total of five wall signs.

Staff Comments:

Staff agrees that this site and the building orientation are unique, with no driveways directly into the site and all vehicular access routed through the main shopping center parking lot. The wall signs on the west and south walls of the building entrance will help to guide customers that are approaching through the parking lot from different directions.

For these same reasons, the former AT&T store in this location received variations to allow five wall signs, and the adjacent Verizon store recently received variations to allow four wall signs.

Overall, the proposed wall signs are nicely designed, they work well with the architectural design of the building. Staff does not object to the requested variations.

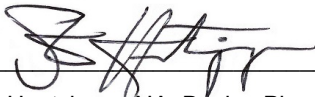
RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *Chase Bank* at 585 E. Palatine Road:

1. A variation from Chapter 30, Section 30-402.a, Number, to allow four wall signs where only two wall signs are allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 29.7 sf wall sign on the west wall of the building, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 29.7 sf wall sign on the south wall of the building, where 0 sf is allowed.

This recommendation is subject to compliance with the plans dated 11/27/24 received on 12/3/24, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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



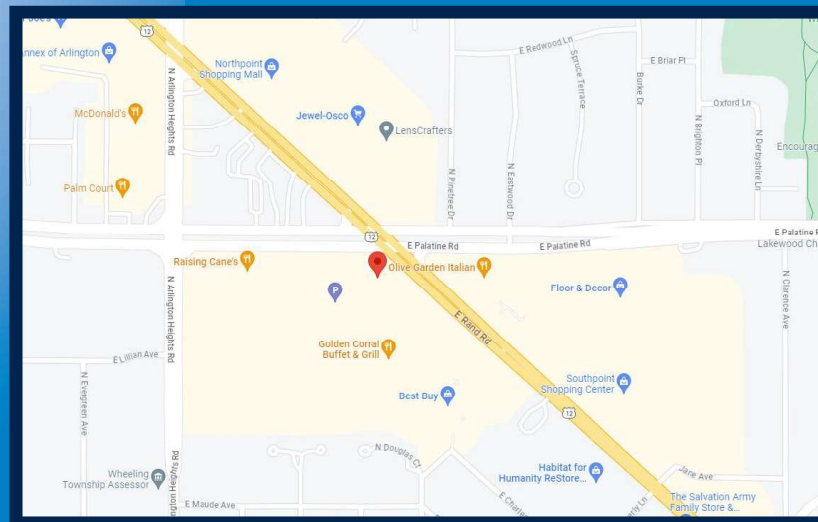
December 3, 2024

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

c: Michael Lysicatos, Assistant Director of Planning and Community Development, Petitioner, DC File 24-071



#48100R003791
Arlington Rand
585 East Palatine Rd
Arlington Heights, IL 60004



REVISION NOTES:

R6: Detail Drawing - Updated site plan and adjusted pull-in location. - AS - 11/22/23
R8: Detail Drawing - A02 removed from scope of work, Site plan updated and G02 placement adjusted. - AS - 02/21/24
R10: Detail Drawing - B04 removed from scope, A03 updated to C4H-KTM-SIG-A03 - AS - 02/28/24
R12: Detail Drawing - T01 updated to Banner and T02 Banner added back to scope of work. - AS - 08/29/24
R14: Detail Drawing - Site plan, floor plan, South and North elevations updated. - AS - 11/27/24



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JP Morgan Chase Bank
#48100R003791

Arlington Rand
585 East Palatine Rd
Arlington Heights, IL 60004

Initial Date: 11/09/23
Salesperson: Arthur Navarro
Coordinator: Tracey L Pichierri
Designer: ASena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

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RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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Drawing Number: 23-01701

Project ID: CHASE_48100R003791_1

Revision: R14 - 11.27.24

Page: 1

SECTION 30-902 Standards

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

Response: Chase Bank's particular hardship is not self-created and is due to the buildings unique architectural features & building orientation as the buildings elevations contour to the adjacent road ways and is a single tenant occupancy.

The Main Entrance is located on the West Elevation and does not have street frontage therefore per current sign code is not permitted to have a business identifying wall sign as identified as B01 on rendering site plan.

Additionally, the South Elevation is a prominent identifier for the parking lot entrance to customers locating & visiting the bank and does not have street front frontage due to the out-lot building placement within the overall shopping center.

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

Response: The proposed sign package consisting of four (4) wall signs, will not create a traffic hazard but instead will allow visibility to vehicular traffic within the mall, so drivers can easily spot Chase Bank's location without looking around for it & possibly being distracted which could cause an accident, also if allowed the four (4) signs will not cause a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare. The proposed signage location seeks to allow Chase Bank visible signage on four (4) elevations. The previous tenant AT&T had a total of five (5) wall signs – see attached supplemental photos.

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

Response: Chase Bank wants to improve their visual identify within the community so their brick-and-mortar location will continue to be successful in the Village of Arlington heights and the proposed sign package is not to have a competitive advantage over similar businesses. The hardship has to do with the building elevations and the street frontages those elevations face as well as being an out lot in a shopping mall complex.

d. The variation will not later the essential character of the locality

Response: The proposed sign package will be in harmony and scale with the architecture of the building in this development and will be consistent with other signs in the general vicinity. The sign will be constructed with the highest quality materials. The proposed signage seeks to maintain the stylistic approach that Chase Bank prides themselves on along with being consistent with the harmonious nature of the building along with the character of the locality.

e. The applicants business cannot reasonably function under the standards of this Chapter

Response: The proposed sign locations seek to allow Chase Bank a visible sign on all four (4) elevations showing where this company is located within the Arlington Heights community. The signage will comply with all other applicable requirements of the Arlington Heights sign code.



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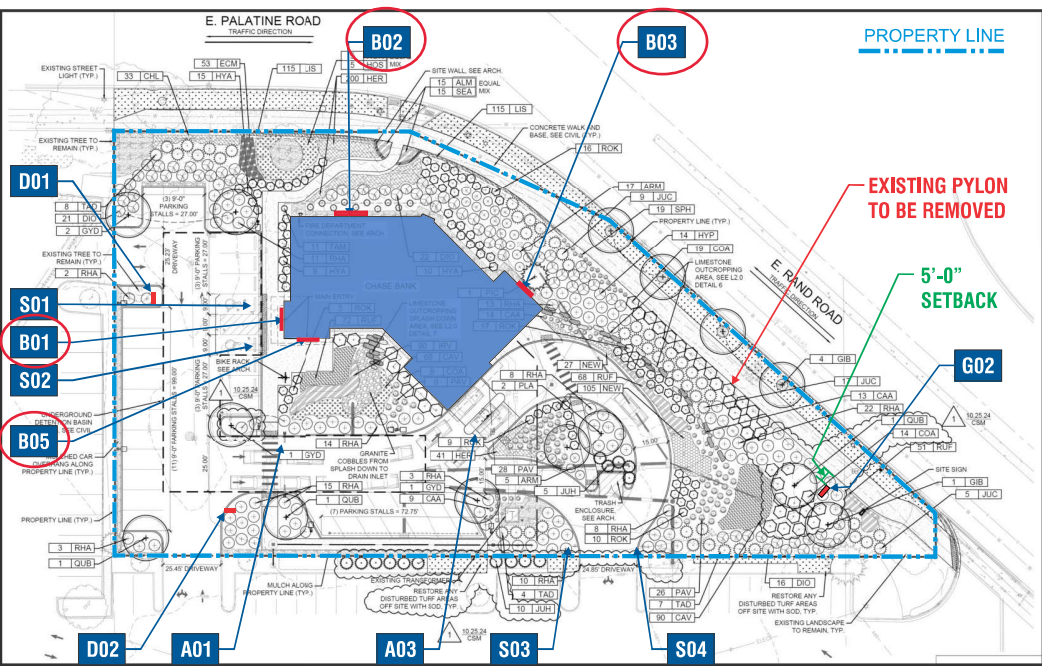
Project ID: CHASE_48100R003791_1

Revision: R14 - 11.27.24

Enlarged Aerial Site

Page: 3

SITE PLAN
SCALE: 1"=55'-0"



EXTERIOR SCOPE OF WORK				
SIGN ID	ELEVATION	SIGN TYPE	DESCRIPTION	SQFT
G01	--	NONE	REMOVED FROM SCOPE OF WORK	--
G02	--	P-32	Double-Faced Illuminated Pylon	32
B01	WEST	LIF-WBO-24	24" White Channel Letters and Logo	36.9
B02	NORTH	LIF-WBO-24	24" White Channel Letters and Logo	36.9
B03	NORTHEAST	LIF-WBO-24	24" White Channel Letters and Logo	36.9
B04	--	NONE	REMOVED FROM SCOPE OF WORK	--
B05	SOUTH	LIF-WBO-24	24" White Channel Letters and Logo	36.9
B06	--	NONE	REMOVED FROM SCOPE OF WORK	--
A01	--	HB-U-R	Headache Bar - Right	--
A02	--	NONE	Removed from scope of work	--
A03	--	CAN-ATM-SIG-NP	ATM Signature Canopy - No Pedestal	--
D01	--	D-2-RE	Non-Illuminated Directional Sign	--
D02	--	D-2-RE	Non-Illuminated Directional Sign	--
S01	--	TC-P-ADA-IL-V-RE	Post Mount Handicap Stall Sign - Van Accessible	--
S02	--	TC-P-ADA-IL-RE	Post Mount Handicap Stall Sign	--
S03	--	TC-P-DNE-DOT-RE	Post Mount - Do Not Enter Sign - DOT Standard	--
S04	--	TC-P-DNE-DOT-RE	Post Mount - Do Not Enter Sign - DOT Standard	--
T01	--	CHA-TEMP-CS-60X144-BAN	Temporary Construction Site Banner - LOCATION TBV ON SITE	--
T02	--	CHA-TEMP-CS-60X144-BAN	Temporary Construction Site Banner - LOCATION TBV ON SITE	--

← PROPOSED WALL SIGNS

SQUARE FOOTAGE	
PROPOSED SQFT:	179.6



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Sign Legend / Site Plan

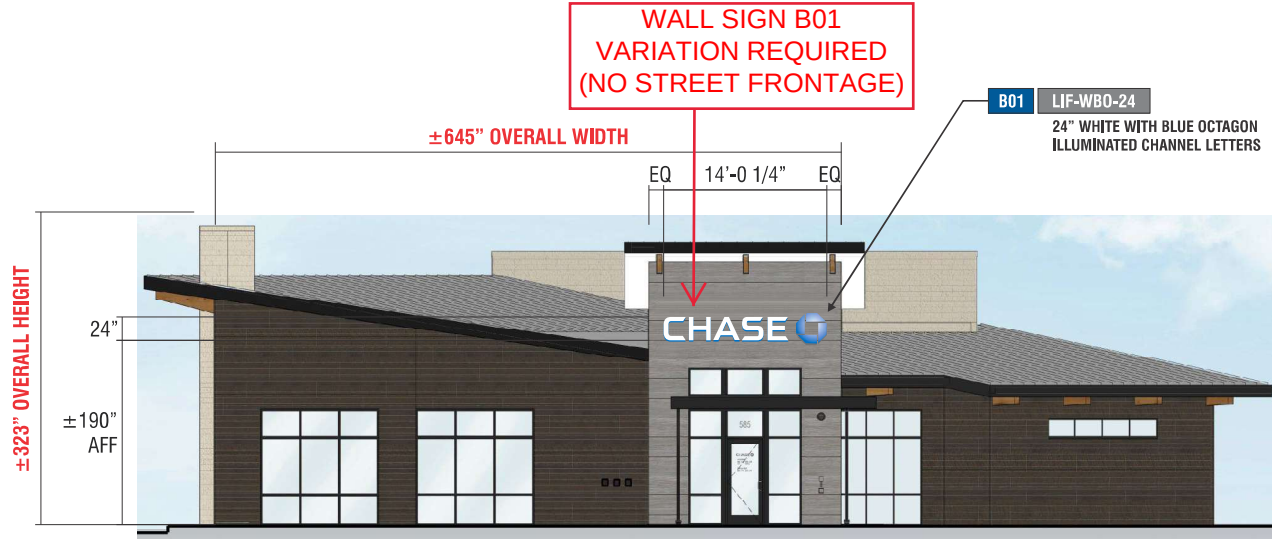
Page: 2

ELEVATION/MATERIALS - ALLOWABLE

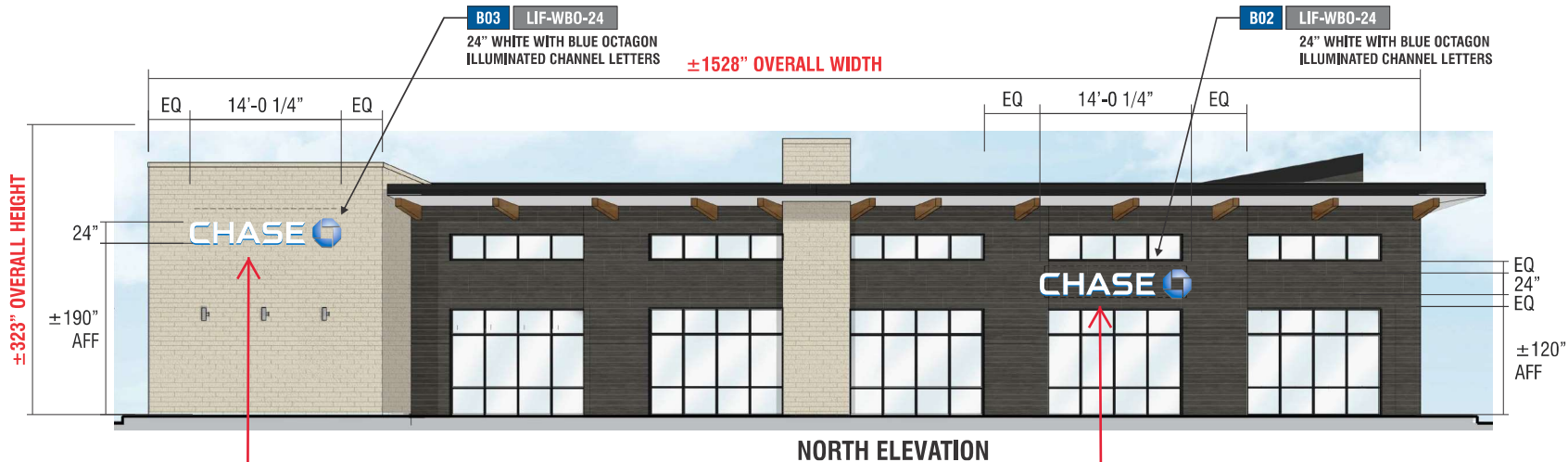
SCALE: 3/32" = 1'-0"



SIGNAGE OVERVIEW - ALLOWED



WEST ELEVATION



NORTH ELEVATION

WALL SIGN B03
ALLOWED BY CODE
(RAND ROAD FRONTAGE)

WALL SIGN B02
ALLOWED BY CODE
(PALATINE ROAD FRONTAGE)



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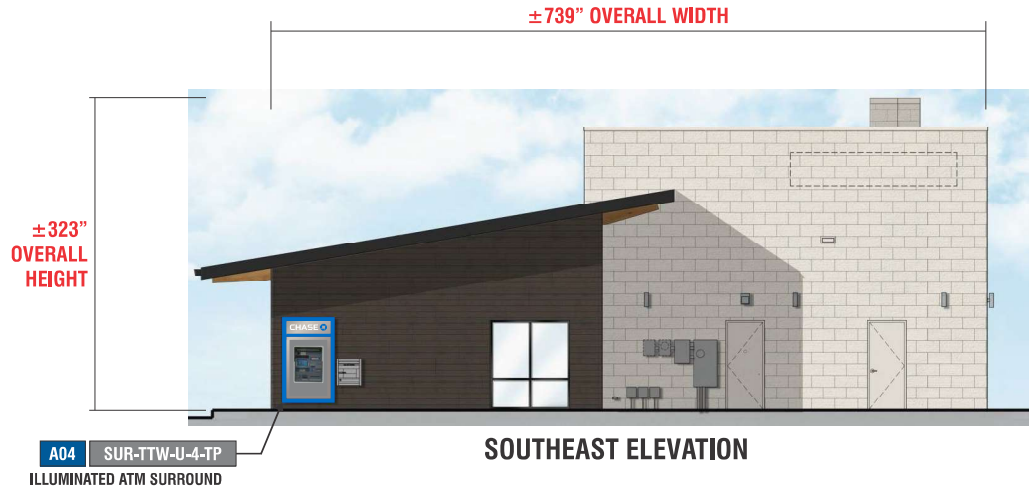
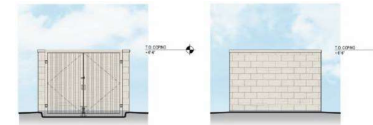
Exterior Elevations

Page: 11

ELEVATION/MATERIALS - ALLOWABLE
SCALE: 3/32" = 1'-0"



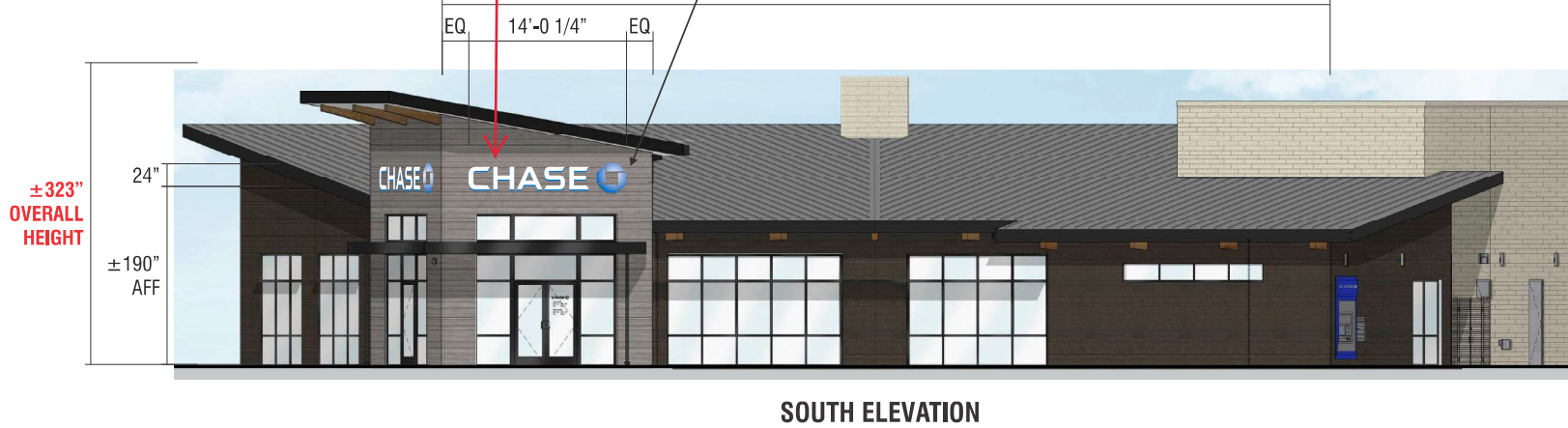
SIGNAGE OVERVIEW - ALLOWED



**WALL SIGN B05
 VARIATION REQUIRED
 (NO STREET FRONTAGE)**

B05 LIF-WB0-24 **ALIGN TO SIGN B01**
 24" WHITE WITH BLUE OCTAGON
 ILLUMINATED CHANNEL LETTERS

±1048" OVERALL WIDTH



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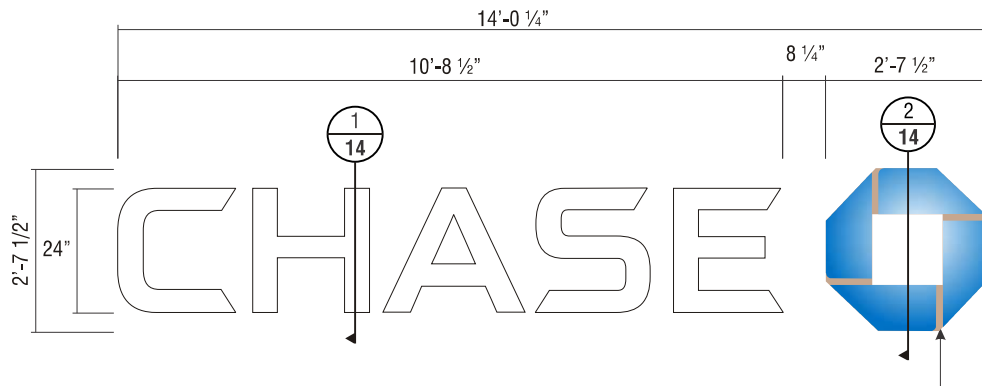
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Revision: R14 - 11.27.24

Exterior Elevations

Page: 12



FRONT VIEW SCALE : 1/2" = 1'-0"

PAINT OCTAGON BRIDGE
TO MATCH WALL COLOR
B01 - SW 7045 INTELLECTUAL GRAY
B02 - SW7020 BLACK FOX
B03 & B04 - SW 6119 ANTIQUE WHITE

B01 **B02** **B03** **B05**

SIGN TYPE LIF-WB0-24

MANUFACTURE AND INSTALL FOUR (4) SETS OF ILLUMINATED LETTERS & LOGO w/PLEX FACES & RETURNS

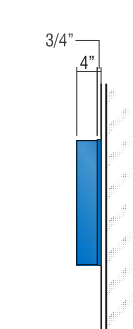
LETTERS:

FACE: .177" ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS
RETURNS: 0.118" x 4" DEEP ARISTECH #6046 BLUE WITH 3635-70 DIFFUSER VINYL ON 2ND (INTERIOR) SURFACE.
BACKS: .080" ALUM BACK WITH 3/4" x .080" OUTSIDE ALUM RETURN AND 1/2" x 1/8" ALUM ANGLE CLIPS
ON INTERIOR OF LETTER FOR FACE ATTACHMENT
PAINT: EXTERIOR PAINTED MATTHEWS MP-00366 CHASE BLUE SEMI-GLOSS FINISH (60-70 UNITS) AND INTERIOR
PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION: SLOAN PRISM #701269-7WSJ1-MB WHITE LEDs AND SLOAN POWER SUPPLY
REQUIRED FOR PROPER EVEN ILLUMINATION.

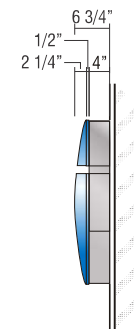
LOGO:

BACKS: .080" ALUM BACK WITH STACK WELDED 4" x .080" ALUM RETURNS.
LOGO CAN FACE: .080" ALUM BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS
PLEX FACE: .118" THERMO FORMED ARISTECH #6046 BLUE LOGO ELEMENTS CHEM WELDED TO
3/4" CLEAR PLEX 2ND SURFACE FACES.
PAINT: EXTERIOR PAINT MATTHEWS "CHASE NICKEL" #MP-19891 GLOSS FINISH AND INTERIOR PAINTED
SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION: SLOAN PRISM #701269-BLSJ1-MB BLUE LEDs AND SLOAN POWER SUPPLY AS
REQUIRED FOR PROPER EVEN ILLUMINATION

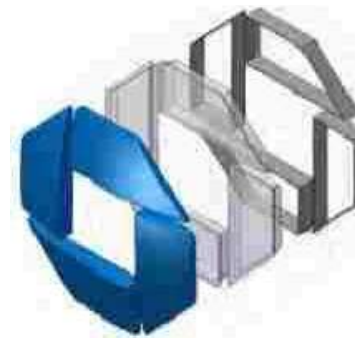
ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION
As required by standard #2161, Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.
Each Sign MUST have: - A dedicated branch circuit
- Three wires: Line, Ground, and Neutral.
- Wire Size: Min 12 GA THHN Copper Wire.
NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.
- The ground wire must be continuous & go from the sign to the panelboard ground bus.



**END VIEW
OF LETTER**
SCALE : 1/2" = 1'-0"



**END VIEW
OF LOGO**
SCALE : 1/2" = 1'-0"



3D VIEW OF OCTAGON

**ALL EXPOSED FASTENER HEADS
SHALL BE PAINTED TO MATCH
THE EXTERIOR SURFACE FINISH**



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JP Morgan Chase Bank
#48100R003791

Arlington Rand
585 East Palatine Rd
Arlington Heights, IL 60004

Initial Date: 11/09/23
Salesperson: Arthur Navarro
Coordinator: Tracey L Pichierri
Designer: ASena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

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RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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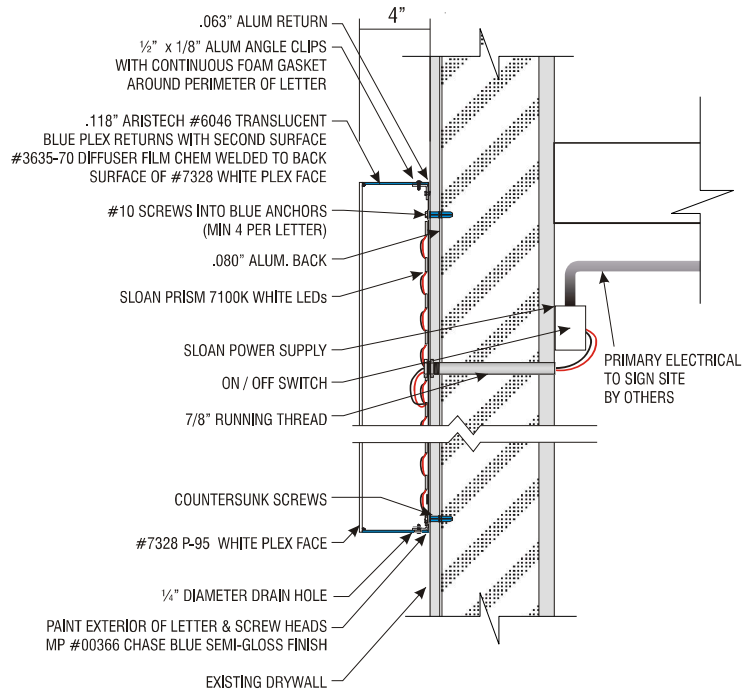
Drawing Number: 23-01701

Project ID: CHASE_48100R003791_1

Revision: R14 - 11.27.24

Page: 13

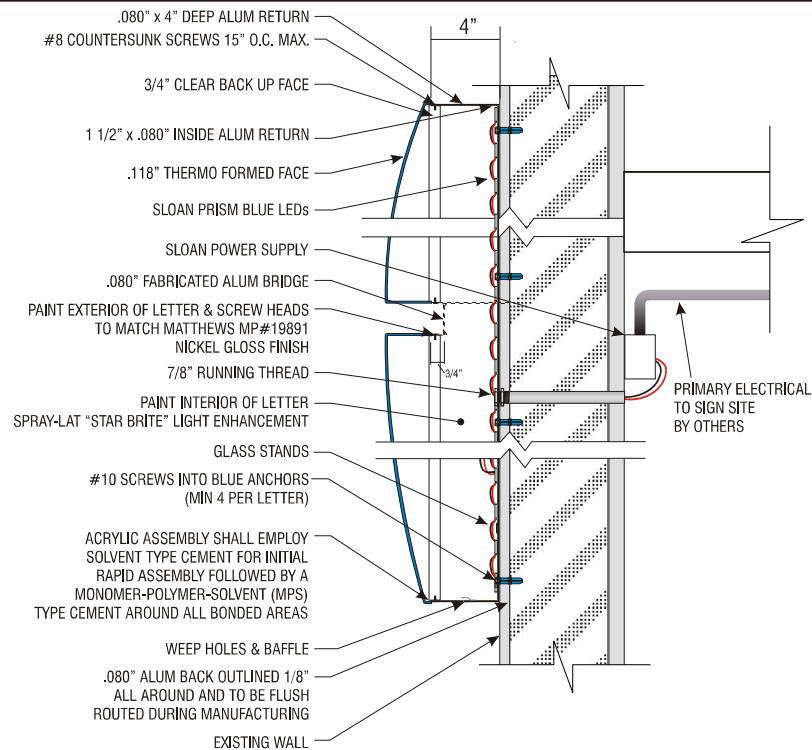
**ATTACHMENT METHOD TO BE VERIFIED BY INSTALLER
AT THE FIELD DEPENDING ON WALL TYPE AND ACCESS.**



1
14

PLEX LETTER SECTION DETAIL

SCALE: 1 1/2" = 1'-0"



2
14

LOGO SECTION DETAIL

SCALE: 1 1/2" = 1'-0"



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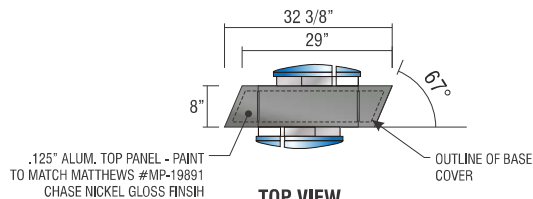
Revision: R14 - 11.27.24

Page: 14

Material List

1. **Petitioner Name:** Matt Pyter & Andrew Milz (Olympik Signs, Inc.)
2. **Date:** 9/24/24
3. **Project:** Chase Bank – Sign Variation
4. **Location:** 585 East Palatine Rd., Arlington Heights, IL 60004

Signage: Aluminum internally illuminated channel letters.
Chase Letters to consist of White plex faces with #6046 blue sides and 3635-70 diffuser vinyl on 2nd (interior surface).
Logo to consist of #6046 blue faces adhered to ¾” thick clear plex along with aluminum sides.

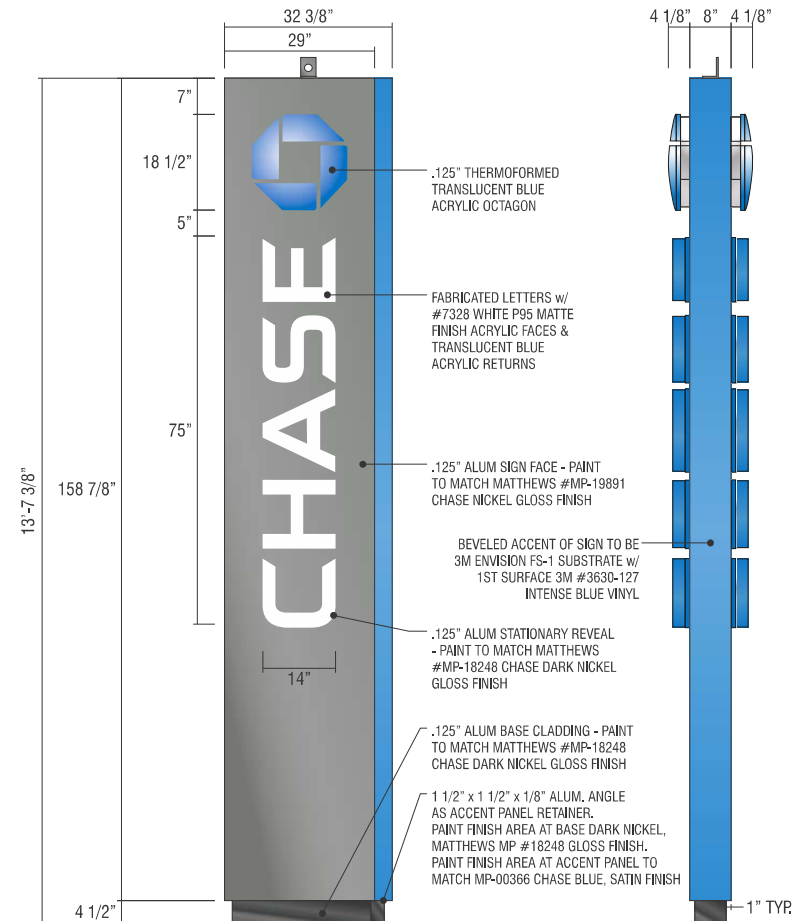


TOP VIEW

ALL EXPOSED PAINTED SURFACES SHALL BE COATED WITH MATTHEWS® 282-208SP VOC GLOSS CLEAR, WITH MINIMUM 2 MILS DRY FILM THICKNESS (DFT) PER MATTHEWS APPLICATION SPECIFICATIONS.

General Notes:

- Design is based on a 90/115 mph, 3 second gust wind design per IBC 2009/2012, Category II, Exposure C.
- Spread foundation is based on a presumptive safe vertical soil bearing pressure minimum of 2000 psf. Caisson foundation is based on a presumptive safe lateral soil bearing pressure minimum of 150 psf per foot of depth. Isolated lateral bearing footings subject to short-term lateral loads and not adversely affected by a 1/2" motion at grade are permitted to be designed using twice the tabulated value of the corresponding soil class.
- A soil report was not provided. Foundation analysis assumes Soil Classification 4. Allowable bearing pressure should be verified prior to placement of concrete. In the event that the stated requirements are not met and conditions appear deleterious, cease and secure excavation and immediately contact JP MORGAN CHASE.
- Foundation shall not be placed at the top of, or on the side of a slope exceeding 3:1, or adjacent to a fill slope unless re-evaluated by a competent Professional Engineer. Do not place foundation in fill.
- Concrete shall be mixed to attain a minimum 28 day compressive strength of 3000 psi.
- Steel reinforcing bars shall conform to ASTM A615, Grade 60 with deformations in accordance with ASTM A305. Welding of reinforcing bars is prohibited.
- All voids between column baseplate and foundation surface shall be completely filled with high-strength non-shrink grout. Anchor bolts shall meet ASTM F1554 Grade 36. Exposed surfaces shall be galvanized or coated to prevent corrosion.
- All support members shall be free from defects. Steel tube shall meet ASTM A500 Grade B with a minimum yield strength of 46,000 psi. Steel angle, channel and plate shall meet ASTM A36. Extruded aluminum shapes shall be 6061-T6 alloy. Aluminum sheet shall be 3003-H14 alloy. Aluminum plate shall be 5052-H34 alloy.
- Welds shall be made with E70xx electrodes for steel & with a 4000 series filler for aluminum by persons qualified in accordance with AWS standards within the past two years.
- All structural bolts shall conform to ASTM A325, and be zinc coated unless noted otherwise. When used with structural bolts, heavy hex nuts shall conform to ASTM A563, and washers shall conform to ASTM F436. Tighten all high strength bolts using the Turn-of-Nut method unless noted otherwise.
- JP Morgan Chase will not be responsible for the safety on this job site before, during or after installation of this structure. It is the responsibility of the contractors and installers to ensure that the installation and erection of this structure is performed using methods that are in full compliance with OSHA regulations.
- Any deviation from this design or from any part of this drawing, including the General Notes, without prior written consent from JP Morgan Chase voids this drawing in its entirety.
- This design is prototypical and should not be used for site specific applications unless reviewed and deemed suitable for use at that site by a competent Professional Engineer.



SCALE: 1/2" = 1'-0"



**NOT TO SCALE
EXISTING MONUMENT TO BE REMOVE**

G02

SIGN TYPE P-32

MANUFACTURE AND INSTALL ONE (1) INTERNALLY ILLUMINATED D/F MONUMENT SIGN

**ALL EXPOSED FASTENER HEADS
SHALL BE PAINTED TO MATCH
THE EXTERIOR CABINET FINISH**

**GRAPHICS DEPICTED ARE FOR
ILLUSTRATIVE PURPOSES ONLY!
USE ONLY APPROVED ARTWORK
FOR PRODUCTION.**



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Salesperson: Arthur Navarro
Coordinator: Tracey L Pichierri
Designer: ASena
Scale: As noted

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COPY, COLORS & SIZES

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Customer Signature _____ Date _____

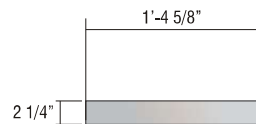
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without their prior written approval.

Drawing Number: 23-01701

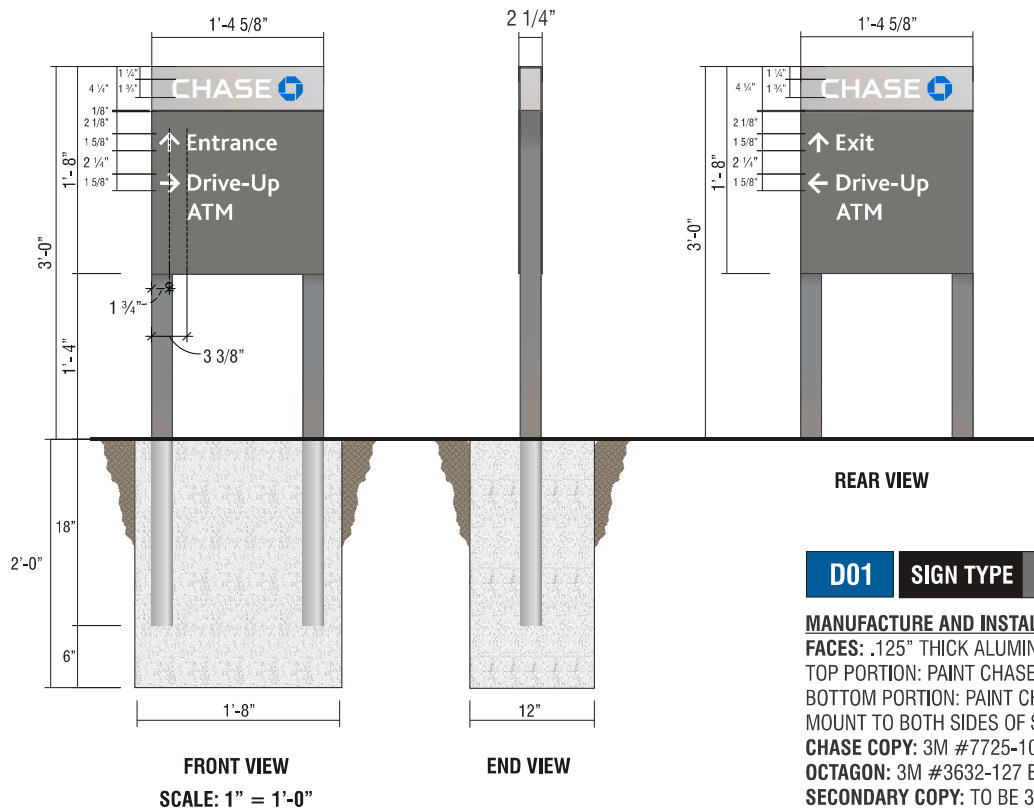
Project ID: CHASE_48100R003791_1

Revision: R14 - 11.27.24

Page: 5



TOP VIEW SCALE: 1" = 1'-0"



REAR VIEW

D01 SIGN TYPE D-2-RE

MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED DIRECTIONAL SIGN

FACES: .125" THICK ALUMINUM FACES, QUARTER ROUND EDGES.

TOP PORTION: PAINT CHASE NICKEL #19891, GLOSS FINISH.

BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.

MOUNT TO BOTH SIDES OF SQUARE TUBE POSTS.

CHASE COPY: 3M #7725-10 WHITE VINYL.

OCTAGON: 3M #3632-127 BLUE OVER #7725-10 WHITE.

SECONDARY COPY: TO BE 3M SCOTCHLITE #680-10 REFLECTIVE WHITE VINYL.

POSTS: 2" X 2" X .125" ALUMINUM RECTANGLE TUBE POSTS.

TOP PORTION: CONTINUOUS BAND TO BE PAINTED NICKEL #19891, GLOSS FINISH.

BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.

TOP CAP: .125" ALUMINUM PAINTED CHASE NICKEL #19891, GLOSS FINISH.

BASE: .125" SHEARED 1/4 ROUNDED ALL EDGES WELDED TO POST, PAINTED CHASE DARK NICKLE #18248 GLOSS FINISH.



Signtech™

4444 Federal Blvd, San Diego CA 92102

Phone: (619) 527-6100 / Fax: (619) 527-6111

signtech.com



JP Morgan Chase Bank
#48100R003791

Arlington Rand
585 East Palatine Rd
Arlington Heights, IL 60004

Initial Date: 11/09/23
Salesperson: Arthur Navarro
Coordinator: Tracey L Pichierri
Designer: ASena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

This design is the exclusive property of Signtech
and cannot be reproduced in whole or in part,
without their prior written approval.

Drawing Number: 23-01701

Project ID: CHASE_48100R003791_1

Revision: R14 - 11.27.24

Page: 28



North View (Top) 1 of 2



North View (Top) 2 of 2



North West View



West View (Left) 1 of 2



West View (Left) 2 of 2



South West View



South View (Down) 1 of 2



South View (Down) 2 of 2



South East View



East View (Right) 1 of 2



East View (Right) 2 of 2



North East View



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
12/10/2024

Item: DC#24-076 - Qargo Coffee - 4 W. Rand Rd. / Commercial
Department: Planning & Community Development

Item Description:
Requested Action

Approval of the proposed architectural design for a facade renovation to an existing retail building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural façade design for Qargo Coffee located at 4 W. Rand Road. This recommendation is subject to compliance with the plans received 10/31/24, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. All signage must meet code, Chapter 30.

ATTACHMENTS:

1. DC Staff Report
2. Exhibits - Qargo Coffee

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Qargo Coffee
Project Address: 4 W. Rand Road
Prepared By: Steve Hautzinger

Date Prepared: December 5, 2024

PETITIONER INFORMATION:

DC Number: 24-076
Petitioner Name: Jimmy Tran
Petitioner Address: HOH Group Inc
623 Cooper Court
Schaumburg, IL 60173
Meeting Date: December 10, 2024

Requested Action(s):

Approval of the proposed architectural design for a facade renovation to an existing retail building.

Design Commission Responsibility for Projects Reviewed by the Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Special Use and Planned Unit Development (PUD) amendment to allow a restaurant with a drive-through. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Summary:

The petitioner is proposing exterior modifications to an existing free-standing retail building at the Arlington Plaza Shopping Center. The building was previously occupied by Olson Rug & Flooring, but it is currently vacant. Qargo Coffee is proposing interior tenant improvements and exterior façade modifications. The property is zoned B-2, General Business District.

Architectural Design:

The scope of the proposed façade renovation is primarily a new painted color scheme on the existing upper EIFS façade on all four sides of the building. The existing tan/red brick and dark bronze storefront windows will remain. The current color scheme matches the rest of the Arlington Plaza shopping center, so the Design Commission should evaluate this change. Staff feels that the new color scheme is nicely designed and will be a nice refresh for the building. The mismatch with the rest of the shopping center is not a concern due to this being a freestanding building.

Rooftop Mechanical Screening:

All rooftop mechanical equipment is required to be screened from view. There is one existing rooftop mechanical unit that will remain which is fully screened by the existing parapet walls on all four sides of the building.

Signage:

Per code, only one wall sign is allowed per street frontage. Since this building only has frontage on Rand Road, only one wall sign is allowed. The drawings currently show three wall signs, which is not allowed. The plans will either need to be revised to comply with code, or seek sign variations. Sign variations are based on unique circumstances and hardship. Other similar freestanding restaurants in Arlington Heights have obtained a variation to allow a second wall sign, which is typically smaller and placed above the main entrance doors on the side of the building, but three wall signs would be excessive and considered a competitive advantage over similar businesses.

In regards to drive-through signage, the drawings and renderings are not fully detailed at this time, but it should be noted that fully electronic drive-through menu boards are not currently allowed in Arlington Heights. Code allows printed menu boards with a smaller electronic order screen. A variation would be required to allow fully electronic menu boards.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural façade design for *Qargo Coffee* located at 4 W. Rand Road. This recommendation is subject to compliance with the plans received 10/31/24, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. All signage must meet code, Chapter 30.



December 5, 2024

Steve Hautzinger AIA, Design Planner

Cc: Michael Lysicatos, Assistant Director of Planning and Community Development, Dan Osoba, Planner, Petitioner, DC File 24-076

SITE ACROSS



1A



1B



1C

SITES LEFT



2A



2B



2C

SITE RIGHT



3A



3B



3C

EXISTING CONDITIONS



WEST ELEVATION



SOUTH ELEVATION
(STREET FACADE)



EAST ELEVATION



NORTH ELEVATION



LOCATION MAP

JOHN D. REBIK & Associates
Land and Construction Surveys
35 W 388 Miller Road
Dundee, Illinois 60118 (847) 428-3456

LEGAL DESCRIPTION

NOTES CORRESPONDING TO
SCHEDULE "B"

ZONING

TOTAL PARKING STALLS
1107 Regular Stalls
32 Handicap Stalls

TOTAL BUILDING AREAS
348,083.55 Sq. Ft.

LOT AREAS

AREA IN PARCEL I = 731,830.44 Sq. Ft. / 16.8005
AREA IN PARCEL IIA = 212,512.74 Sq. Ft. / 4.8786 Acres
AREA IN PARCEL IIB = 241,377.56 Sq. Ft. / 5.5413 Ac.

TOTAL LOT AREA = 1,185,720.74 Sq. Ft. / 27.2204 Acres

Scale: 1 inch equals 60 feet.
Distances are marked in feet and decimal parts thereof.

Ordered by: **ROBIN CONSTRUCTION**
 Checked by: H.G. Surveyed by: R.E.M.
 Building lines, if any, shown hereon are building line shown on the recorded subdivision plat. Consult local authorities for building line established by local ordinances.

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

ORDER No. 07-2777

Revised: 12-29-06; PARKING SPACES; 1-29-07; RESTAURANT @ N.W.X.; 11-21-08: NEW ENTRANCE NEAR N.W.X

A circular professional seal for John D. Rebiak, a Professional Land Surveyor in the State of Illinois. The seal features a double-lined circular border. Between the lines, the text "JOHN D. REBIK" is at the top, "2429" is in the center, "PROFESSIONAL LAND SURVEYOR" is below the center, "STATE OF ILLINOIS" is below that, and "DUNDEE, IL" is at the bottom. Two five-pointed stars are positioned on the left and right sides of the seal, flanking the central text.

DATED THIS 20TH DAY OF NOVEMBER, A.D., 2008.
By: John D. Rebiak
JOHN D. REBIK, P.L.S. NO. 2429

Notes! P.I.N.'s: 03-17-300-005-0000
03-18-402-003-0000

Based Upon Title Report/Commitment No. 1401 DR6252061 F1
by Chicago Title Insurance Company, bearing an effective date of
June 25, 2004.

The property shown hereon falls within a Flood Zone "O" area as identified by the Federal Emergency Management Agency Flood Insurance Rate Map, Community - Panel Number 170056 0005 B, effective date: May 1, 1978, revised to March 1, 1984.

BEARING BASE: The West line of Arlington Heights Road assumed South $00^{\circ}00'00''$ West.

See Zoning Regulations of the Village of Arlington Heights for B-2 District regarding building setback requirements ("No building shall be erected within 50 feet of any street" indicated therein).

No Observable Evidence of cemeteries

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF ILLINOIS, CERTIFIED TO A) JPMORGAN CHASE BANK, ITS SUCCESSORS AND ASSIGNS, B) J.P. MORGAN MORTGAGE CAPITAL INC., C) CHICAGO TITLE INSURANCE COMPANY, AND D) AN ARINGTON PLAZA LIMITED PARTNERSHIP AND TRUST NORTHWEST BANK, AS FOLLOWS:

- 1) THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/MCA LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1989 AND MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN SURVEY, AS DEMAND THEREIN.
- 2) THE SURVEY WAS MADE ON THE GROUND ON JANUARY 3RD, 4TH, AND 5TH AND ON MARCH 3RD, 10TH AND 11TH, ALL IN 2004, BY ME OR UNDER MY SUPERVISION AND CORRECTNESS SHOWS THE LOCAL DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND THE TYPE OF ALL VISIBLE ABOVE-GROUND ENCROACHMENTS, STRUCTURES AND OTHER IMPROVEMENTS INCLUDING SIDEWALKS, CURBS, PAVING AREAS AND SPECIES AND PERIODS STATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
- 3) EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE ENCUMBRANCES OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- 4) EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO PNEY WALLS AND NO OBSERVABLE ABOVE-GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS, OR RIGHTS OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS, OR ALLEYS UPON THE SUBJECT PROPERTY.
- 5) THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SURVEILLANCE, AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. 14001 (DRAINAGE-6), DATED JUNE 14, 2004, ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDED REFERENCES. THE LOCATION MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY IS IN ACCORD WITH MICHIGAN DEEDS, SIDE WYND AND REAR LINES, PROVISIONS AND RESTRICTIONS OF RECORD FOR THE SUBJECT PROPERTY REFERENCED IN SUCH TITLE COMMITMENT.
- 6) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM A DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
- 7) EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.
- 8) THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- 9) NO PORTION OF THE SUBJECT PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATION AS BEING TRUE AND ACCURATE.



IMAGERY DATE: 06/2024

3 LANDSCAPE VIEW 1
NTS

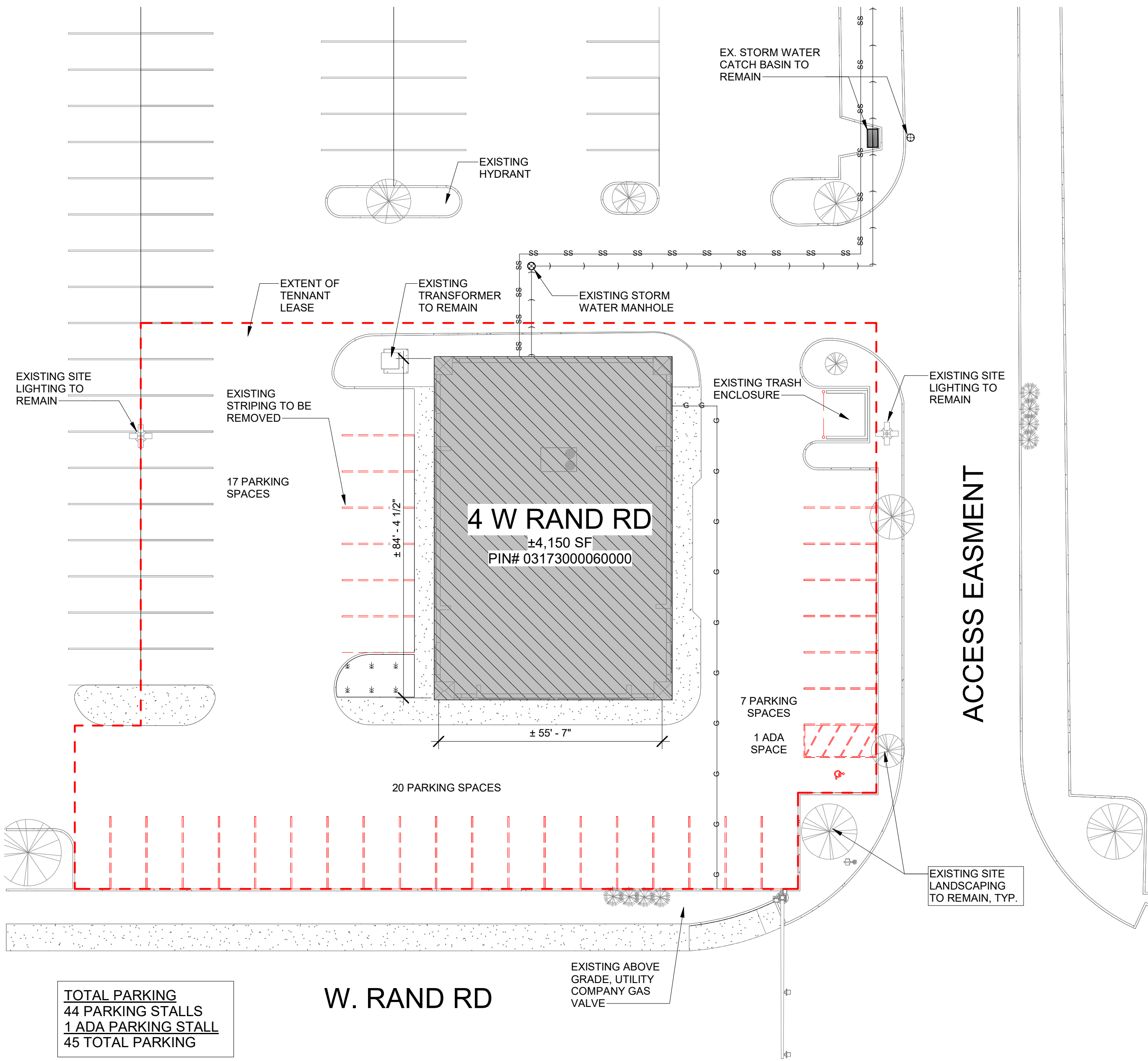


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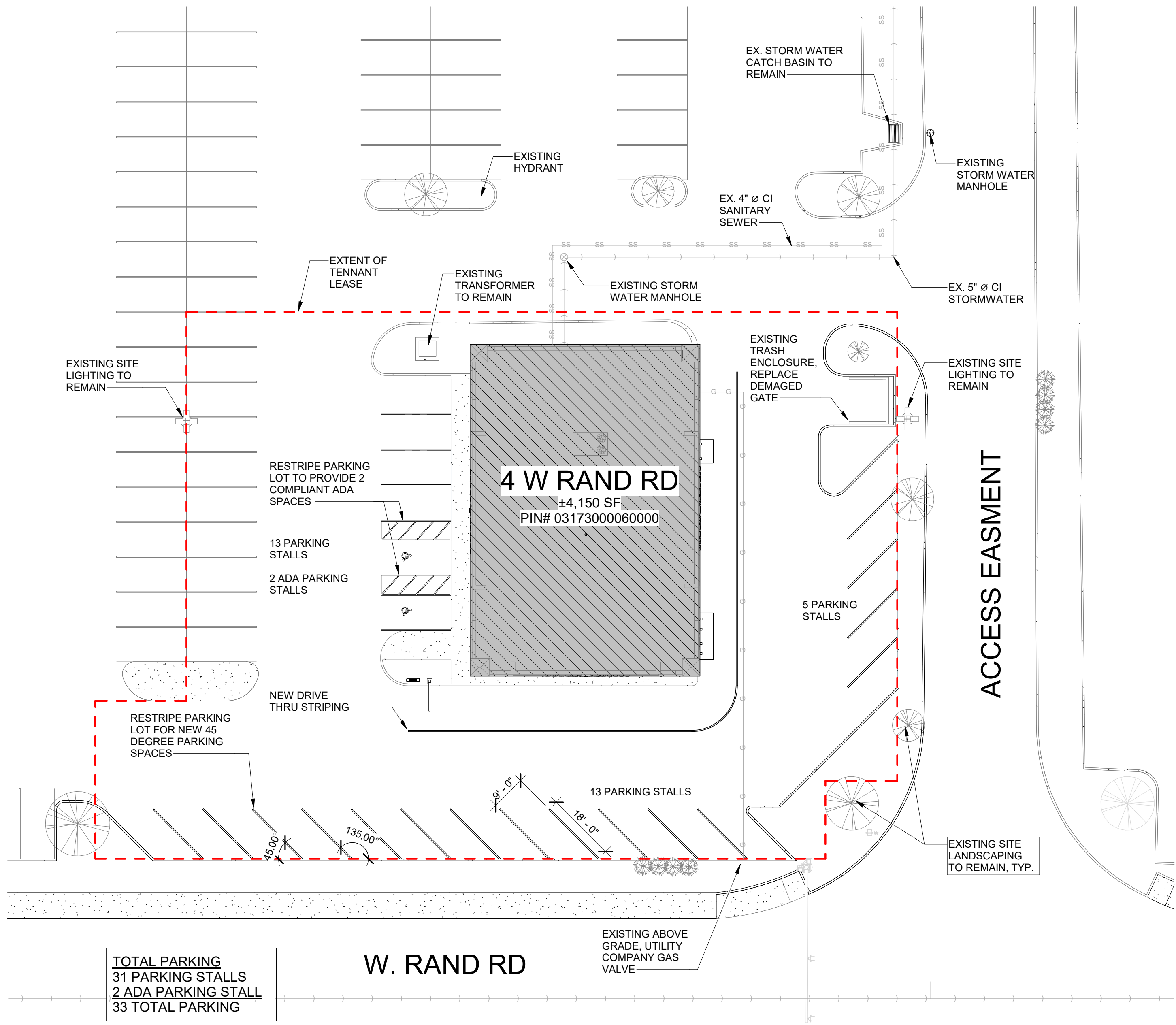
4 LANDSCAPE VIEW 2
NTS



LOCATION MAP



2 EXISTING/DEMO SITE PLAN
1" = 20'-0"



1 PROPOSED SITE PLAN
1" = 20'-0"

STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS. I STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE, MANDATED BY THE CITY OF ORLAND PARK BUILDING DEPARTMENT/CODE ENFORCEMENT AND THE ILLINOIS ACCESSIBILITY CODE, 71 ILCS 600/400.

SIGNED: _____
ARCHITECT/ENGINEER
ILLINOIS REGISTRATION NO.: _____
DATE: _____

REV. ISSUE DESCRIPTION DATE

QARGO COFFEE
INTERIOR
BUILDOUT

4 W RAND RD, ARLINGTON HEIGHTS, IL 60004

PROJECT NO. 5892

EXISTING & NEW
SITE PLANS

DESIGN BY: QARGO
DRAWN BY: JT
CHECKED BY: AS

SHEET NO.

SK1.1

STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS. I STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE, MANDATED BY THE CITY OF ORLAND PARK BUILDING DEPARTMENT/CODE ENFORCEMENT AND THE ILLINOIS ACCESSIBILITY CODE, 71 IL ADM. CODE 400.

SIGNED: _____
ARCHITECT/ENGINEER

ILLINOIS REGISTRATION NO.: _____

DATE: _____

REV. ISSUE DESCRIPTION DATE

QARGO COFFEE
INTERIOR
BUILDOUT

4 W RAND RD, ARLINGTON HEIGHTS, IL 60004

PROJECT NO. 5892

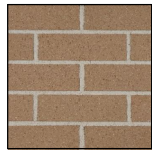
EXISTING
ELEVATIONS

DESIGN BY: Designer
DRAWN BY: Author
CHECKED BY: Checker

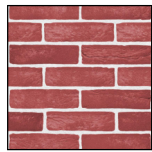
SHEET NO.

SK4.00

EXISTING WALL FINISH



PRODUCT TYPE: UTILITY BRICK
COLOR: TAN

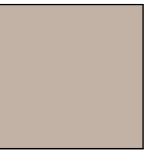


PRODUCT TYPE: UTILITY BRICK
COLOR: RED

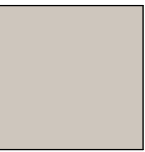


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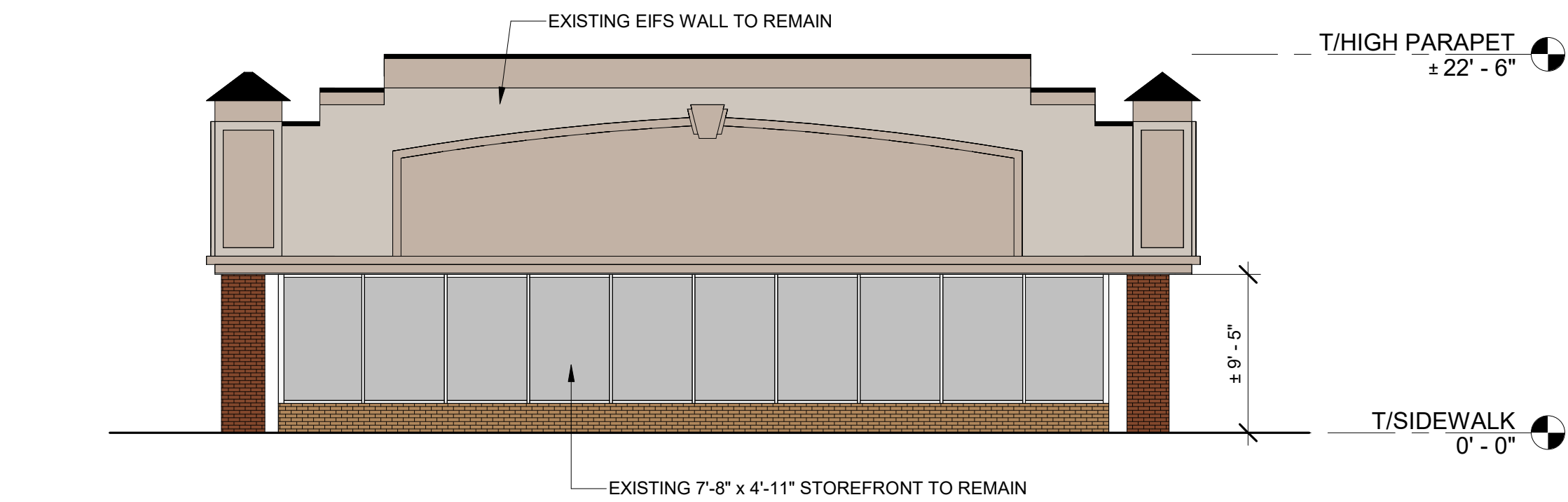
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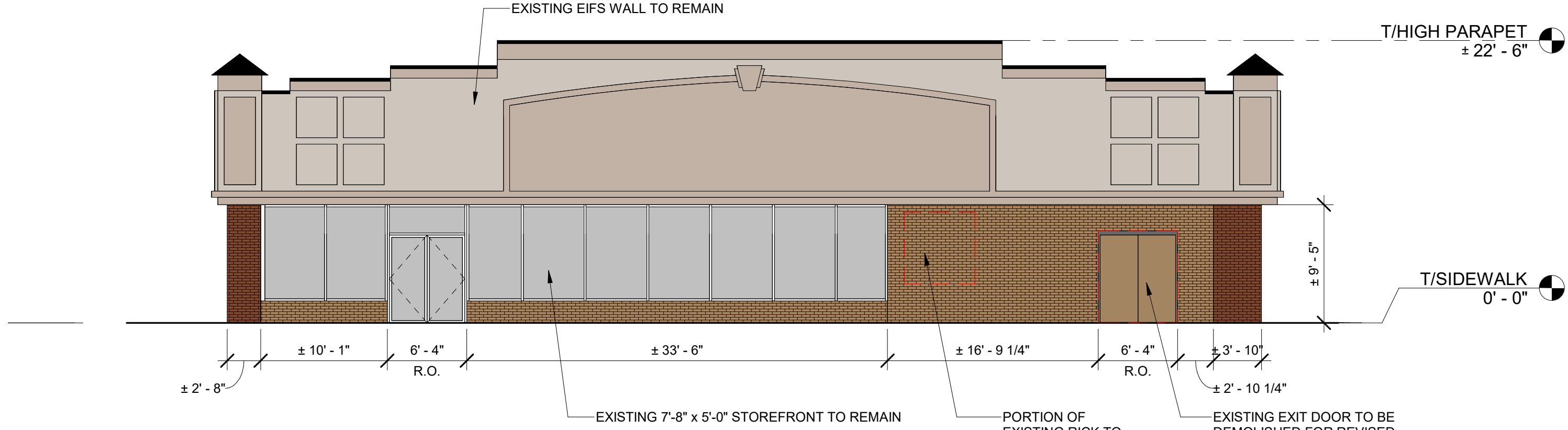
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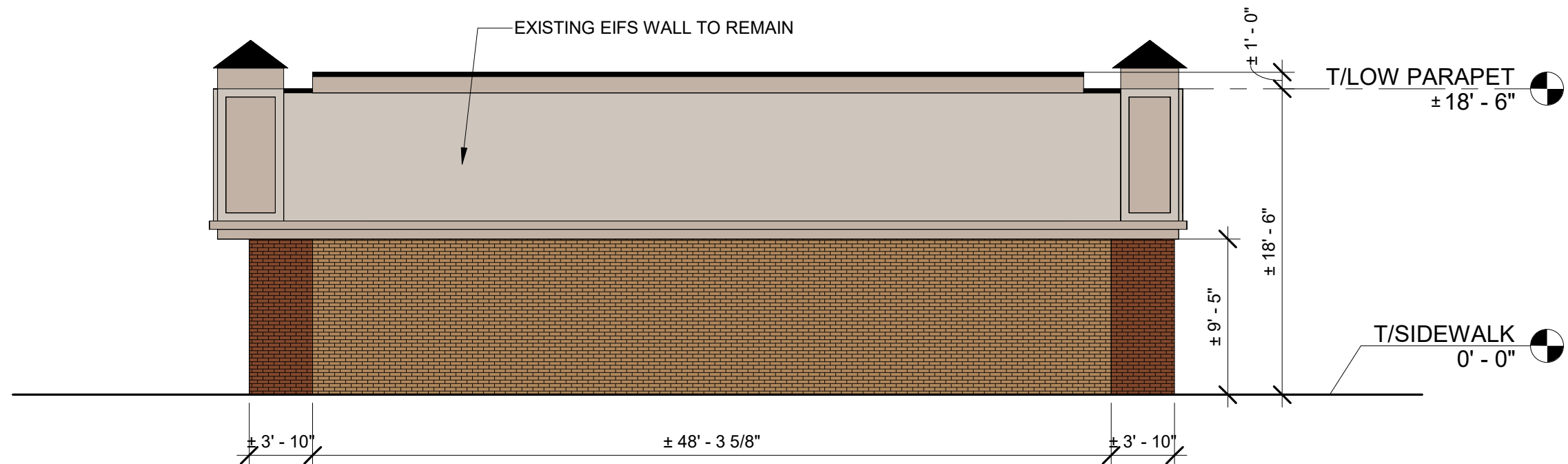
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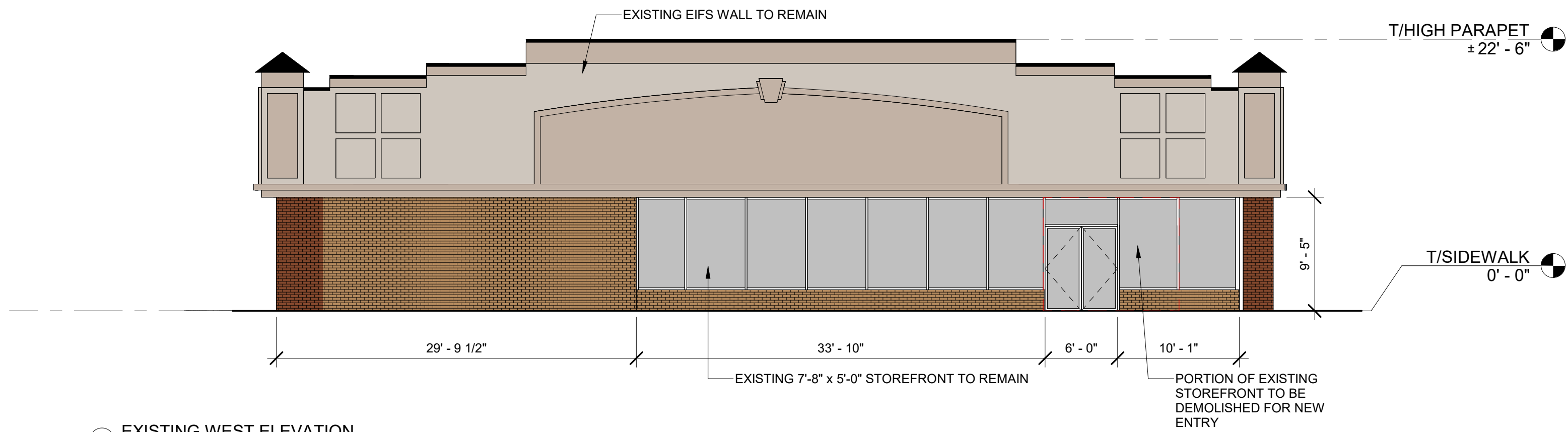
① EXISTING SOUTH ELEVATION
1/8" = 1'-0"



② EXISTING EAST ELEVATION
1/8" = 1'-0"



③ EXISTING NORTH ELEVATION
1/8" = 1'-0"

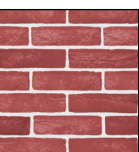


④ EXISTING WEST ELEVATION
1/8" = 1'-0"

EXISTING WALL FINISH



PRODUCT TYPE: UTILITY BRICK
COLOR: TAN



PRODUCT TYPE: UTILITY BRICK
COLOR: RED



PRODUCT TYPE: ALUMINUM STOREFRONT

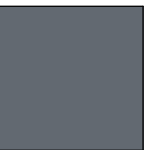
NEW WALL FINISH



MANUFACTURER: SHERWIN WILLIAMS
PRODUCT TYPE: EXTERIOR PAINT
FINISH: EPOXY
COLOR: SW6231- ROCK CANDY



MANUFACTURER: SHERWIN WILLIAMS
PRODUCT TYPE: EXTERIOR PAINT
FINISH: EPOXY
COLOR: SW7659 - GRIS



MANUFACTURER: SHERWIN WILLIAMS
PRODUCT TYPE: EXTERIOR PAINT
FINISH: EPOXY
COLOR: SW6257 - GIBALTAR



MANUFACTURER: VARIOUS MANUFACTURERS
PRODUCT TYPE: POWDER COATED STAINLESS STEEL
COLOR: TO MATCH PANTONE 534C



THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS

623 COOPER COURT
SCHAUMBURG, IL 60173
(312) 346-8181

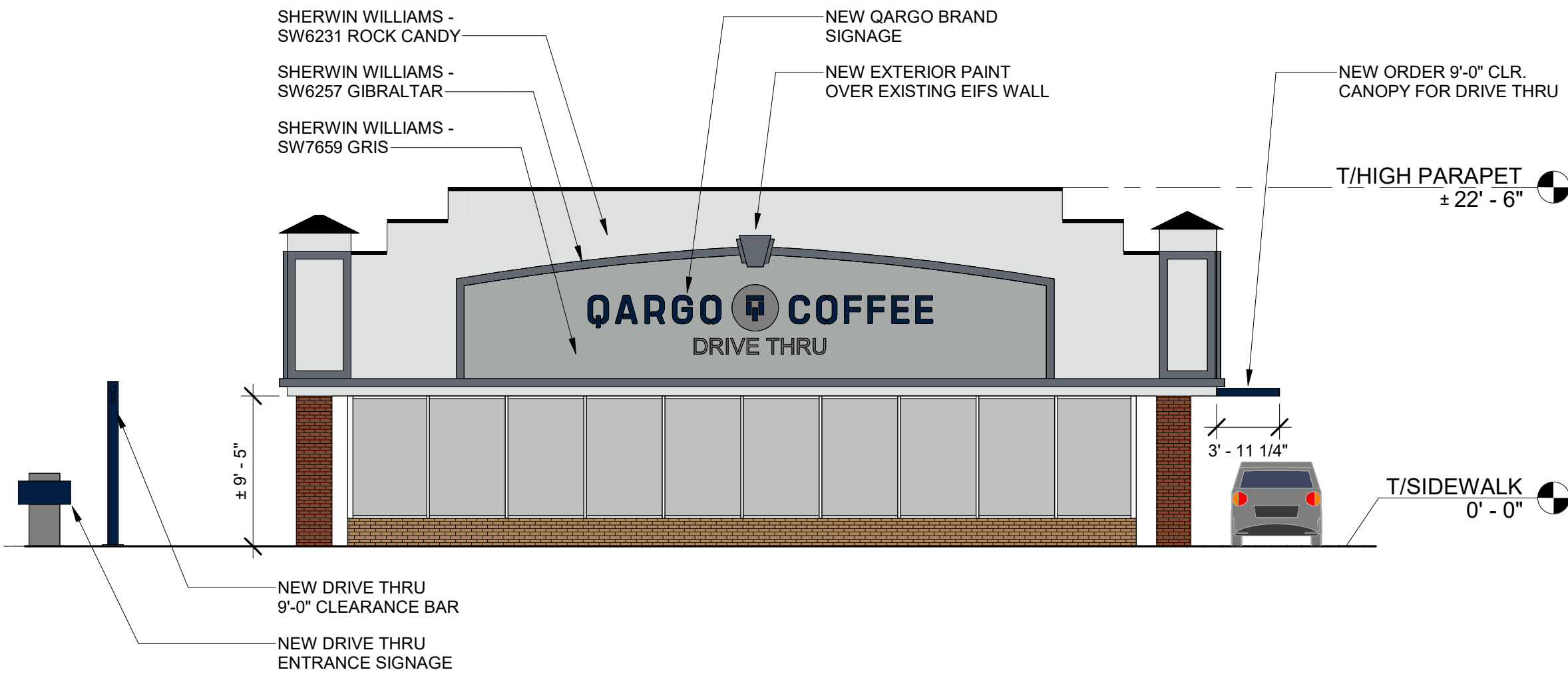
STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS. I STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE, MANDATED BY THE CITY OF ORLAND PARK BUILDING DEPARTMENT/CODE ENFORCEMENT AND THE ILLINOIS ACCESSIBILITY CODE, 71 IL ADM. CODE 400.

SIGNED: _____ ARCHITECT/ENGINEER

ILLINOIS REGISTRATION NO.: _____

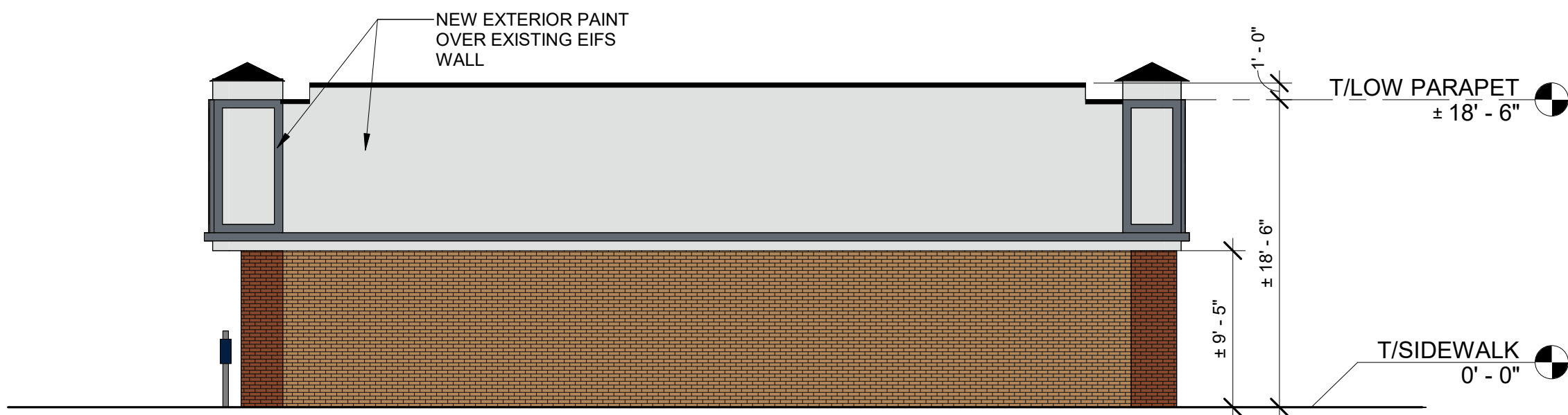
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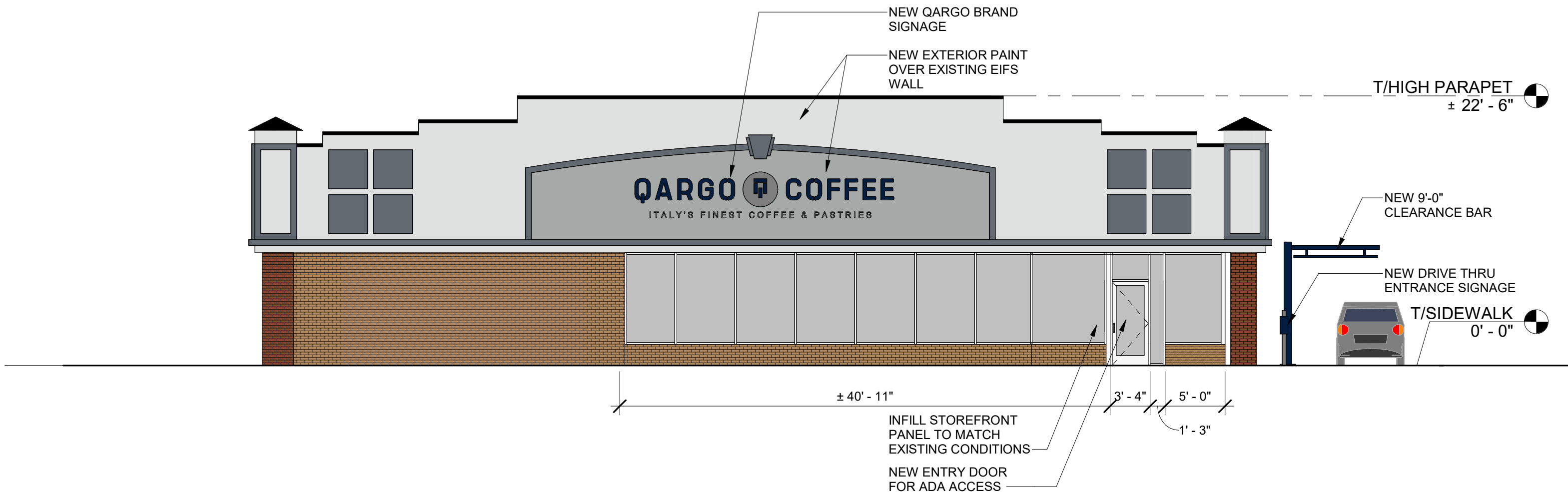
① PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



② PROPOSED EAST ELEVATION
1/8" = 1'-0"



③ NORTH ELEVATION Copy 1
1/8" = 1'-0"



④ PROPOSED WEST ELEVATION
1/8" = 1'-0"

REV. ISSUE DESCRIPTION DATE

QARGO COFFEE
INTERIOR
BUILDOUT

4 W RAND RD, ARLINGTON HEIGHTS, IL 60004

PROJECT NO. 5892

PROPOSED
ELEVATIONS

DESIGN BY: QARGO
DRAWN BY: JT
CHECKED BY: AS

SHEET NO.

SK4.1





QARGO COFFEE

ITALY'S FINEST COFFEE & PASTRIES

QARGO COFFEE

DRIVE THRU

CLEARANCE 9 FT.

DRIVE
THRU →





PARGO COFFEE

ITALY'S FINEST COFFEE & PASTRIES



MATERIAL BOARD

INTERIOR WALL FINISH



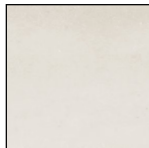
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT TYPE: INTERIOR PAINT
FINISH: EGGSHELL
COLOR: SW6231- ROCK CANDY



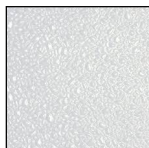
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT TYPE: INTERIOR PAINT
FINISH: EGGSHELL
COLOR: SW7652 - MINERAL DEPOSIT



MANUFACTURER: SHERWIN WILLIAMS
PRODUCT TYPE: INTERIOR PAINT
FINISH: EGGSHELL
COLOR: SW9176 - DRESS BLUES



MANUFACTURER: DALTILE
PRODUCT TYPE: CERAMIC TILE
FINISH: SCRAPBOOK KEEPSAKE
COLOR: WHITE VINTAGE



MANUFACTURER: TBD
PRODUCT TYPE: FIBER REINFORCED PANEL
FINISH: TBD
COLOR: TBD

METAL COPING



MANUFACTURER: SHERWIN WILLIAMS
PRODUCT TYPE: EXTERIOR PAINT
FINISH: EGGSHELL
COLOR: SW6258 - TRICORN BLACK

INTERIOR FLOOR FINISH



MANUFACTURER: TBD
PRODUCT TYPE: STONE POLYMER COMPOSITE
FINISH: WOOD FINISH
COLOR: HD827



MANUFACTURER: TBD
PRODUCT TYPE: COMMERCIAL CERAMIC TILE
FINISH: TBD
COLOR: D202-1



MANUFACTURER: TBD
PRODUCT TYPE: PORCELAIN TILE
FINISH: TBD
COLOR: LIGHT GRAY

EXTERIOR WALL FINISH



MANUFACTURER: SHERWIN WILLIAMS
PRODUCT TYPE: EXTERIOR PAINT
FINISH: EGGSHELL
COLOR: SW6231- ROCK CANDY



MANUFACTURER: SHERWIN WILLIAMS
PRODUCT TYPE: EXTERIOR PAINT
FINISH: EGGSHELL
COLOR: SW7659 - GRIS



MANUFACTURER: SHERWIN WILLIAMS
PRODUCT TYPE: EXTERIOR PAINT
FINISH: EGGSHELL
COLOR: SW6257 - GIBRALTER

1. Petitioner Name: Tamkeen LLC
2. Date: 10/28/2024
3. Project: Qargo Coffee
4. Location: 4 W Rand Rd., Arlington Heights, IL

Commercial/Retail/Coffee Shop:

Brick: To match existing
EFIS: Paint - Sherwin Williams

- Exterior Rock Candy
- Exterior Gris
- Exterior Gibraltar

Storefront: To match existing
Coping: Paint - Sherwin Williams Tricorn Black
Interior Paint: Paint – Sherwin Williams

- Interior: Rock Candy
- Interior: Mineral Deposit
- Interior: Dress Blues