



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 24, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 2/10/15

IV. REPORTS

V. OLD BUSINESS

- A. DC#09-025 - Sign Code Modifications - Village Wide Electronic Signs
- B. DC#15-001 - Patton Elementary School - 1616 N. Patton Ave. / Sign Variation (Continued from 1/27/15)

VI. NEW BUSINESS

- A. DC#15-008 - 737 S. Chestnut Ave. - SF/Addition
- B. DC#15-006 - 206 S. Evergreen Ave. - SF/Teardown
- C. DC#15-011 - Cortland's Garage - 1 N. Vail Ave. - CBD Commercial

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 2/10/15

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
DC Minutes 2/10/15	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 10, 2015

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Jonathan Kubow

Members Absent: Anthony Fasolo
Alan Bombick

Also Present: C.T. Chang, C.T. Chang & Associates for *Chuck E. Cheese's*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JANUARY 27, 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF JANUARY 27, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

1. COMMERCIAL REVIEW

DC#15-005 – Chuck E. Cheese’s – 41 W. Rand Rd.

Mr. C.T. Chang, representing *C.T. Chang & Associates*, was present on behalf of the project.

Chair Eckhardt pointed out there was no one present in the audience other than the petitioner.

Mr. Hautzinger presented Staff comments. The petitioner is proposing exterior improvements to an existing multi-tenant retail building to create a new storefront for Chuck E. Cheese’s family fun and entertainment center. The proposed business will occupy a vacant space within the Annex of Arlington retail center. The scope of the project includes interior tenant improvements and a new exterior storefront entry. No site or landscaping improvements are being proposed. This project does require Plan Commission review and Village Board approval as a Special Use for a restaurant and amusement device arcade.

The proposed new storefront design is consistent with Chuck E. Cheese’s national prototype brand. Overall, the materials, colors, design composition, and scale of the proposed new storefront are nicely done and will work well in this location. The storefront design has a fun and whimsical appearance that caters towards Chuck E. Cheese’s unique business, but still retains a nice appearance that fits in with the overall retail center. Staff’s only comment on the design is that adding more storefront windows to the right side of the main entrance would balance out the composition and provide greater visibility for the business as well as add more liveliness to the retail center; however, the proposed layout of the kitchen abuts the front wall of the building preventing additional windows. A revised kitchen layout to accommodate the additional storefront windows, or false spandrel glass storefront windows (black color to match the appearance of the vision glass) should be considered to the right of the main entrance.

All dumpsters and loading are located at the rear service area for the retail center, which is screened from public view with a continuous fence. Rooftop mechanical units are located away from the front wall of the building and will be screened from public view by the building parapet walls. The petitioner has provided a sightline diagram to illustrate compliance. Signage is not included in this review, but will be required to comply with the Chapter 30 sign code.

Staff recommends approval of the proposed architectural design with a suggestion to consider a revised kitchen layout to allow additional storefront windows to the right of the main entry or consider adding the storefront windows with false spandrel glass (black color to match the appearance of the vision glass).

Mr. Chang stated that Chuck E. Cheese’s has been in the Village a long time and wants to continue their business at this new location. He commented that the existing windows located to the left of the entrance are actually false windows, as well as being the only area without the ribbed panels. They are considering covering up the false windows with ribbed panels or take advantage of the existing windows and open them up, which is the reason for not proposing

changes to the right of the entrance. **Chair Eckhardt** pointed out that a storefront could be applied to the area right of the entrance, making it completely fake and balancing off the entrance, although he felt it was not worth the expense.

Commissioner Fitzgerald felt the proposed improvements were nice and in scale with the building, and the colors were fun but not over the top. He could see the balance of adding windows on the right side of the entrance; however, it was not a requirement for him.

Commissioner Kubow agreed with Commissioner Fitzgerald. He felt the design looked great, he liked the playful colors, and he liked that the petitioner was moving into a vacant storefront. He felt the interior floor plan worked well, and the suggestion to balance the front elevation by adding windows to the right of the entrance was unnecessary. He was fine with the design as proposed.

Chair Eckhardt agreed with the other commissioners and felt the proposed design was great. He would only recommend and not require that the petitioner consider revising the kitchen layout to allow windows to be added to the right of the main entrance.

Mr. Hautzinger commented that he was not aware that the existing windows shown to the left of the main entrance were false, and the petitioner should be encouraged to consider real storefront windows instead.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED ARCHITECTURAL DESIGN FOR CHUCK E. CHEESE'S TO BE LOCATED AT 41 W. RAND ROAD, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED AND RECEIVED 1/26/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A RECOMMENDATION TO ADD SOME TYPE OF FENESTRATION ON THE RIGHT SIDE OF THE MAIN ENTRANCE, TO BE MORE SYMMETRICAL.**
- 2. A RECOMMENDATION THAT THE FALSE STOREFONT FENESTRATION ON THE LEFT SIDE OF THE MAIN ENTRANCE BE PUNCHED THROUGH TO CREATE REAL GLASS FOR VISIBILITY.**
- 3. THIS REVIEW REPRESENTS DESIGN APPROVAL ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.**
- 4. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE**

CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 2. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 6:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



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

Department: Planning & Community Development

Background

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

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

Recommendation

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

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

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

ATTACHMENTS:

Description	Type
--------------------	-------------

Staff Memo 2-24-15
Map 2-12-15
Electronic Signs 4-14-09
DC Minutes 4-14-09

Report
Exhibits
Report
Minutes

MEMO

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

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

Electronic signs of the following types were discussed:

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

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

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

UPDATE:

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

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

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

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

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

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

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

ANALYSIS:

Alternatives to Electronic LED Signs:

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

1. Flip disc signs

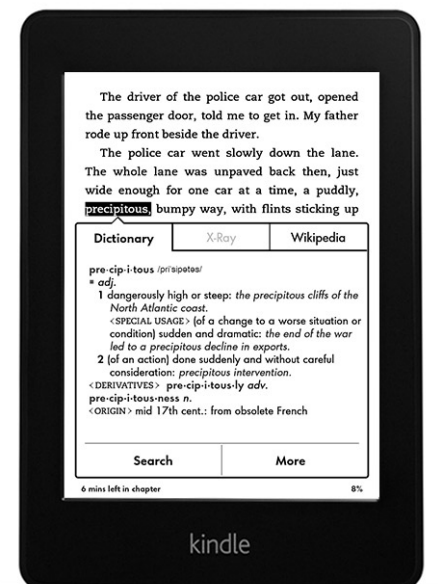
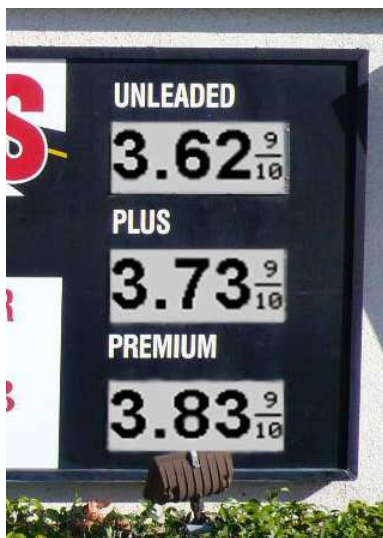
- a. Flip disc displays are an older technology comprised of a series of small discs that flip from a white or black side based on an electromagnetic signal.
- b. Flip disc signs have the appearance of a manual change bulletin board, but with the electronic capability to automatically change the message.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



Examples of flip disc signs.

2. Electronic Ink signs

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



Examples of electronic ink displays.

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

Previous Requests:

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

Visual Impact:

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

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

Distraction to Drivers:

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

Code Enforcement:

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

Options for Code Modifications:

The 2009 report listed the following options to consider:

A. Residential Zoning Districts

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

B. Business, Manufacturing, and/or Institutional

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

Possible Restrictions:

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

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

RECOMMENDATION:

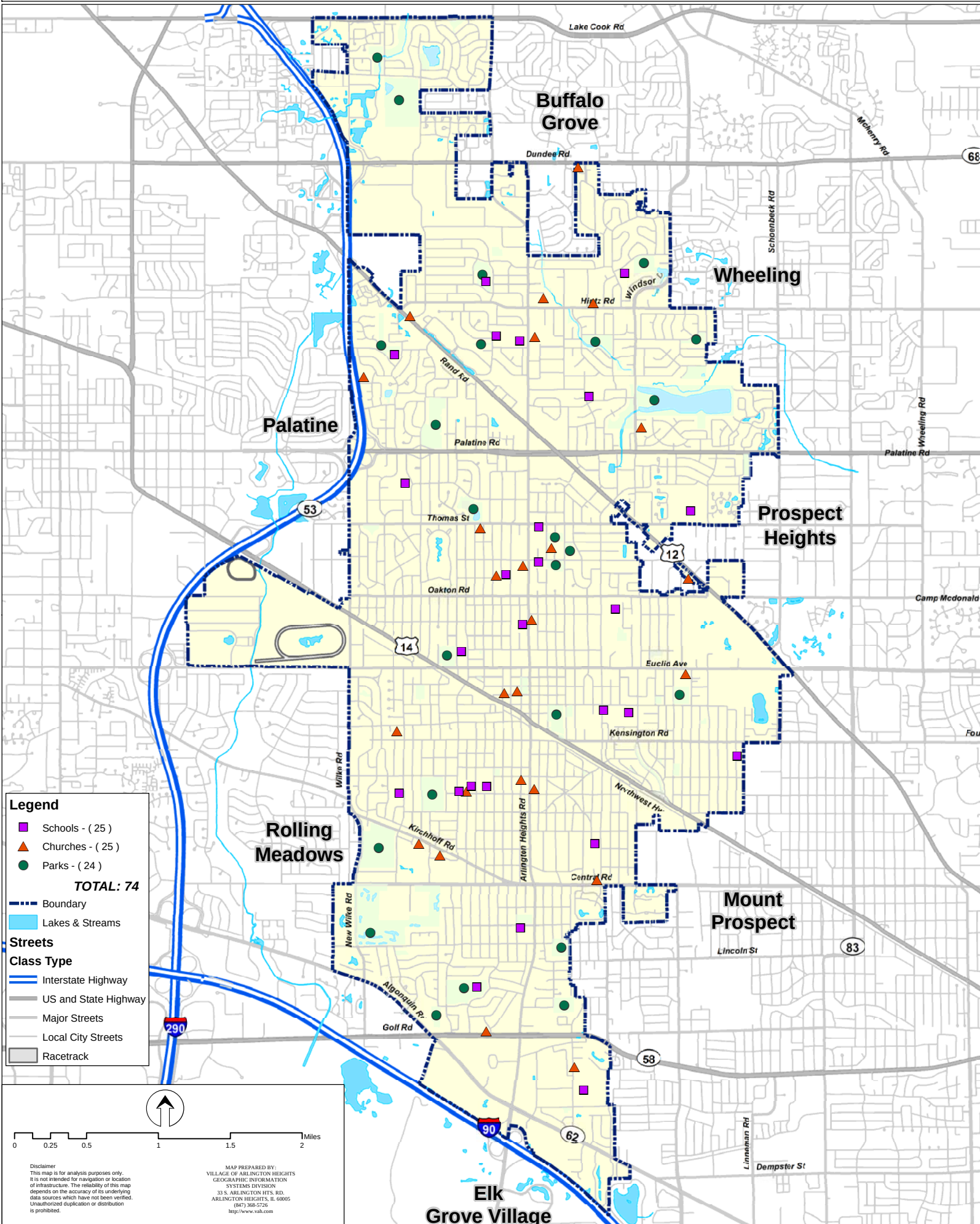
Although there are options to consider, Staff maintains the position that electronic LED signs are unattractive and allowing them would result in a negative impact on the appearance of Arlington Heights. Daytime illumination of LED signs is unattractive, and additionally is a waste of power. LED signs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

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

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

Schools, Churches, and Parks

Village of Arlington Heights





REPORT: Electronic Signs

Sign Code Modifications

Prepared by The Department of Planning & Community Development

Nora Boyer & Afshan Hamid

Design Commission April 14, 2009

PART I:	TABLE OF CONTENTS	
PART II:	BACKGROUND	
	Introduction & Brief Overview	
	Current Code / Bulletin Boards.....	page 1
	Electronic Changeable Sign Types.....	page 2
PART III:	ISSUES	
	Visual Impact - Commercial Corridors.....	page 3
	Visual Impact - Residentail Districts.....	page 4
	Visual Impact - Design Considerations.....	page 5
	Distraction to Drivers.....	page 6 - 7
	Enforcement.....	page 8
	Fairness / Level Playing Field.....	page 9
	Other Considerations.....	page 10
	Comments from Legal Department.....	page 11
	Current Code Discussion.....	page 12
PART IV:	OPTIONS	
	Manual Change Bulletin Boards.....	page 13
	Electronic Bulletin Board / Changeable Message Board.....	page 13
PART V:	REGULATORY CONSIDERATIONS.....	page 14
PART VI:	SURVEY OF OTHER COMMUNITIES / OTHER RESEARCH	
	Local Communities.....	page 15
	Communities That Recently Modified Codes.....	page 16
	PAS Report Summary.....	page 17
PART VII:	RECOMMENDATIONS	
PART VIII:	NEXT STEPS	
PART iV:	REFERENCE MATERIAL	

INTRODUCTION & BRIEF OVERVIEW

Bulletin Boards

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

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

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

Electronic Bulletin Boards/Message Boards

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

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

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



PART II: BACKGROUND

Electronic Changeable Sign Types

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

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



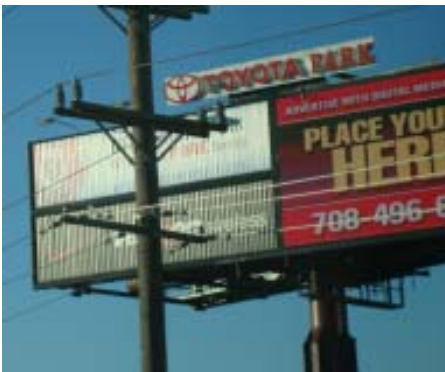
1. Electronic Changeable Sign,
City of Chicago



2. Electronic Graphic Display Sign,
Sears Center



3. Video Display Sign,
City of Chicago



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



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

Visual Impact

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

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

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



75th street in Woodridge with multiple electronic signs



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



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

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

Visual Impact

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

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



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



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



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

Visual Impact

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

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

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



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



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



Free standing electronic sign at a service station

Distraction to Drivers

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

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

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

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

Message Duration & Transition:

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

Impact of Electronic Messages or Video Signs:

Drivers make twice as many glances at active (i.e. video signs) than they do at passive (i.e. static) signs. Signs that were a part of the study were video signs, scrolling text signs and tri-vision signs. These types of signs attracted more than twice as many glances as static signs. ^{2. Zoning Practice, Marya Morris, April 2008} Glances at active signs were longer in duration, 88% were at least .75 seconds long. This is important because that is the amount of time required for a driver to react to a vehicle that is slowing down ahead. Video and scrolling text signs received the longest average maximum glance duration. ^{3. Zoning Practice, Marya Morris, April 2008}

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

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

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

Brightness Standards & Enforcement

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

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

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

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



Image of Portillo's Restaurant electronic sign in Chicago



Image of Sonic Restaurant electronic sign in Bartlett, Illinois

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

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

Enforcement Issues to Consider:

Number of Times a Message Can Change:

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

Illumination Standards:

Based upon research, it is difficult to measure light once a sign has been installed in the field. A photometer is used to measure the luminance level, which is a costly investment. Marya Morris, Zonig Practice April 2008
Additional concerns are that staffing is not available during evening hours.

Ambient Light Levels:

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

Spacing Standards:

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

Fairness / Level Playing Field

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

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

Similar Use Different Zoning:

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

Similar Zoning Different Use:

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



Southminster Presbyterian Church on Central Road



Wellington Banquet Hall on South Arlington Heights Road



Walgreens on South Arlington Heights Road

Other Considerations

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

Energy Consumption & Heat:

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

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



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



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

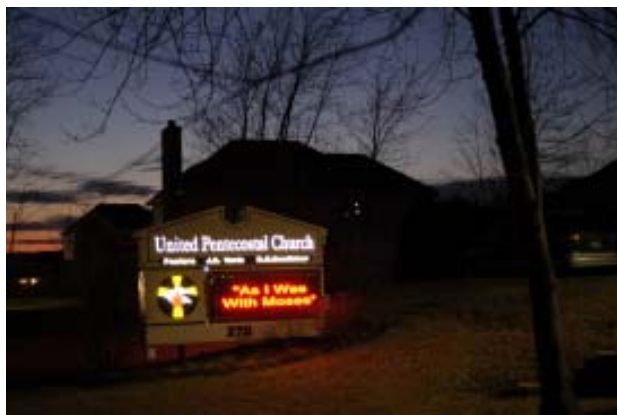
Comments from Legal Department

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

RLUIPA Discussion

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

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



Church sign in Bartlett, Illinois



Church sign in Mt. Prospect, Illinois

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

Code Sections Under Chapter 30:

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

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

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

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

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

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

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

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

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

Code Sections Under Chapter 30:

Definitions

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

Illuminated Sign.

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

Manual Change Bulletin Boards

Electronic Bulletin Board / Changeable Message Board

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

I. Manual Change Bulletin Board

A. Residential

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

B. Business, Manufacturing, and Institutional

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

II. Electronic Bulletin Board / Changeable Message Board

A. Residential Zoning Districts

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

B. Business, manufacturing and/or institutional

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

PART V: REGULATORY CONSIDERATIONS IF ELECTRONIC SIGNS ARE ALLOWED

Summary of Surveys (supplemented by staff)

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

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

PART VI: SURVEY OF OTHER COMMUNITIES / OTHER RESEARCH

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

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

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

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

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

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

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

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

Are there restrictions on brightness and illumination?

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

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

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

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

Are animation or moving images allowed on the sign?

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

Are there concerns over community character and Dynamic Display Signs?

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

Arlington Heights: concern over multiple signs
Elmhurst: limits number of colors, and black background
Evanston: concerned, does not allow
Glencoe: allowed only for commercial signs
Naperville: concerned over multiple signs
Mt. Prospect: minimum of 600 feet separation
Palatine: limit to 4 corridors, minimum of 300 feet of frontage, 500 feet of separation
Prospect Heights: minimum of 500 feet of separation
Schaumburg: restricted to I-90 corridor for convention center only

PART VI: COMMUNITIES THAT RECENTLY MODIFIED CODES

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

Naperville, Illinois

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

Message Change: No more than once every 10 seconds

Limits: Cannot exceed 50 % area of a monument sign

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

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

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

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

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

Sign Height: No greater than 10 feet.

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

Oak Park, Illinois

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

Message Change: No more than once every 8 seconds

Limits: Cannot exceed 6 square feet

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

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

Sound: no audio or sound

Monument Sign: Not allowed on monument sign.

Sign Height: No greater than 7 feet.

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

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

On-Premise Signs

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



On-premise sign for restaurant in Addison, IL



Electronic sign for fast food restaurant, Carol Stream, IL

RECOMMENDATIONS:

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

MANUAL CHANGE BULLETIN BOARD

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

ELECTRONIC CHANGEABLE SIGNS

Residential

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

Business, Manufacturing, and Institutional Districts

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

REGULATIONS FOR ELECTRONIC CHANGEABLE SIGNS

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

NEXT STEPS:

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

REFERENCE MATERIAL:

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

Staff Material:

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

Planning Advisory Service Research Material through American Planning Association:

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

APPROVED

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

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

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

Members Absent: None

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

REVIEW OF MEETING MINUTES FROM MARCH 31, 2009

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

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

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

ITEM 1. SIGN CODE MODIFICATIONS/ELECTRONIC SIGNS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Other regulations for electronic changeable signs include the following:

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

tie into the monument sign.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ITEM 6. GENERAL MEETING

There was no further discussion.

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



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

Department: Planning & Community Development

Background

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

Recommendation

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

Option 1.

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

Option 2.

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

ATTACHMENTS:

Description

Staff Memo 2-24-15
Staff Report 1-27-15
DC Minutes 1-27-15
Exhibits

Type

Report
Report
Minutes
Exhibits

MEMO

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

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

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

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

RECOMMENDATIONS:

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

Option 1.

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

Option 2.

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

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

Date Prepared: January 16, 2015

PETITIONER INFORMATION:

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

Requested Action:

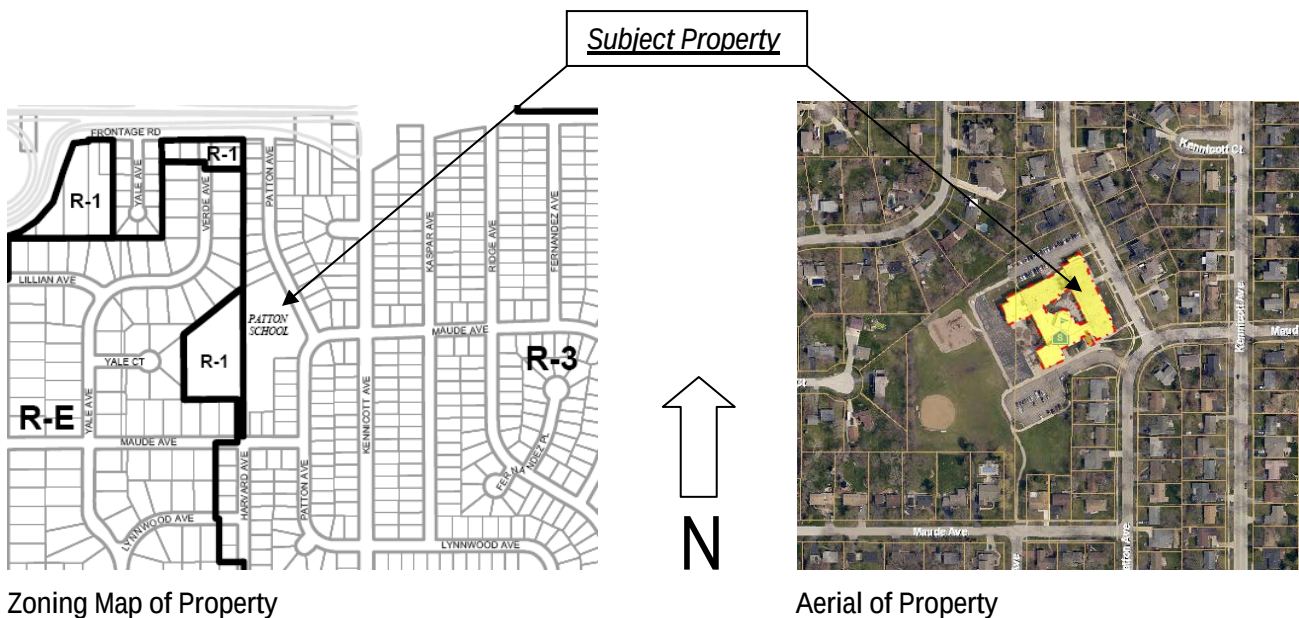
1. A variation from Chapter 30, section 30-121.a, Prohibited Signs, to allow an electronic changeable LED wall sign.
2. A variation from Chapter 30, section 30-203.b, to allow a 24 square foot electronic changeable LED wall sign in a Residential District, where only a 12 square foot manual change bulletin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

ANALYSIS:

Summary

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

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



Background:

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

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



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



Image 2. Arlington Heights' Civic Events sign.

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

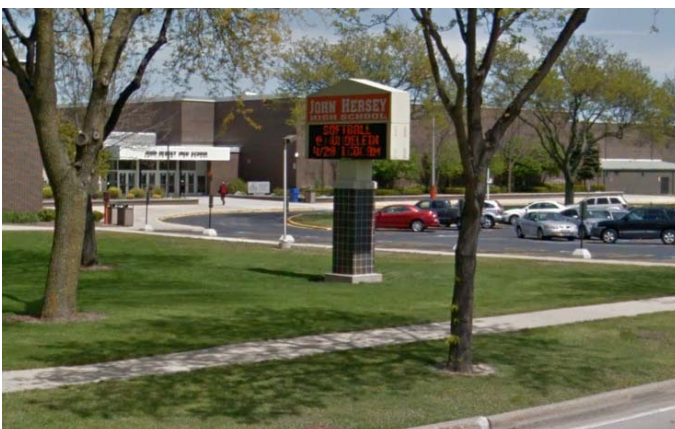


Image 3. Hersey High School electronic message sign.

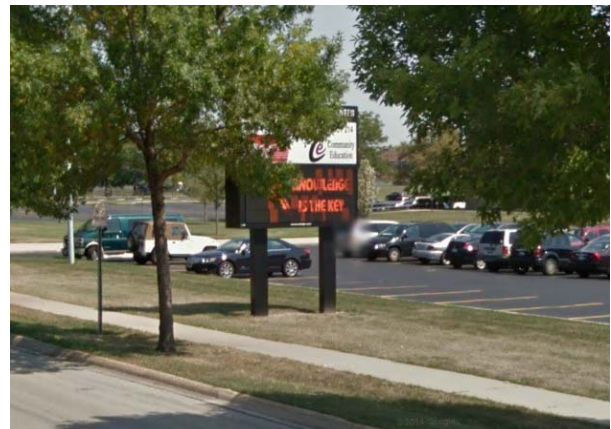


Image 4. Forest View School electronic message sign.

Other electronic sign requests:

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

Electronic Sign Code Evaluation:

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

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

A. Residential Zoning Districts

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

B. Business, Manufacturing, and/or Institutional

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

At the outcome of the review, the Design Commission decided to continue to not allow electronic message board signs throughout Arlington Heights. Instead, Sign Code amendments were subsequently drafted and approved to more specifically define the use of manual change bulletin board signs throughout Arlington Heights.

(Reference attachment: 4/14/09 Design Commission Meeting Minutes).

Current Request:

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



Image 5. Subject Property, Patton Elementary School



Image 6. Dryden Elementary School

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



Image 7. Greenbrier Elementary School



Image 8. Thomas Middle School



Image 9. Ivy Hill Elementary School



Image 10. Olive-Mary Stitt Elementary School



Image 11. Westgate Elementary School



Image 12. Windsor Elementary School

Sign Variation Criteria:

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

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

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

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

Possible Restrictions:

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

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

RECOMMENDATION:

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

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

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

Steve Hautzinger, Design Planner
Department of Planning & Community Development

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

APPROVED

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

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

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

Members Absent: None

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

REVIEW OF MEETING MINUTES FROM MARCH 31, 2009

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

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

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

ITEM 1. SIGN CODE MODIFICATIONS/ELECTRONIC SIGNS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Other regulations for electronic changeable signs include the following:

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

tie into the monument sign.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ITEM 6. GENERAL MEETING

There was no further discussion.

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

APPROVED

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

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

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

Members Absent: None

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

REVIEW OF MEETING MINUTES FROM JANUARY 13, 2015

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

ITEM 3. SIGN VARIATION REVIEW

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Site and Surrounding Properties





Hardship Request

To Whom It May Concern:

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

Patton School Proposed Sign Replacement



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

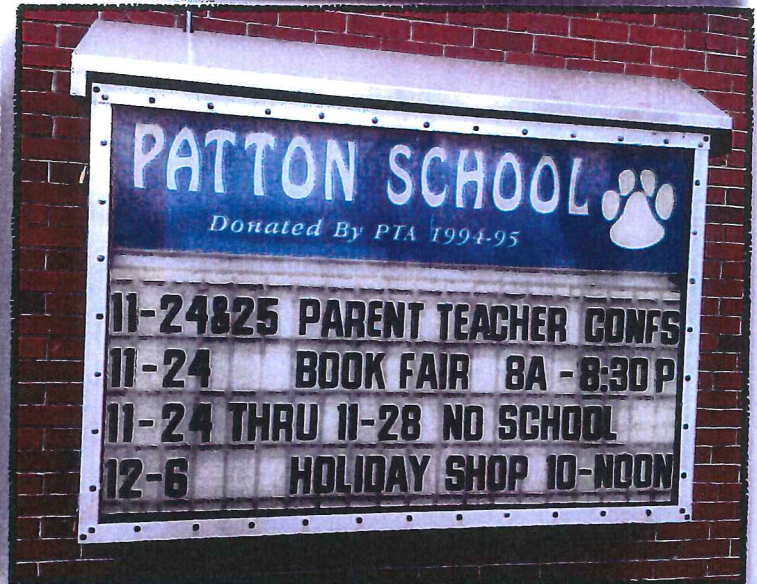
Patton School Proposed Sign Replacement



Building Facade

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

Patton Elementary School



Dear Patton School Neighbors,

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

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

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

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

Sincerely,

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

Patton School Proposed Sign Replacement



Existing Sign

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

Patton School Proposed Sign Replacement



Proposed Sign

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

Patton School Proposed Sign Replacement



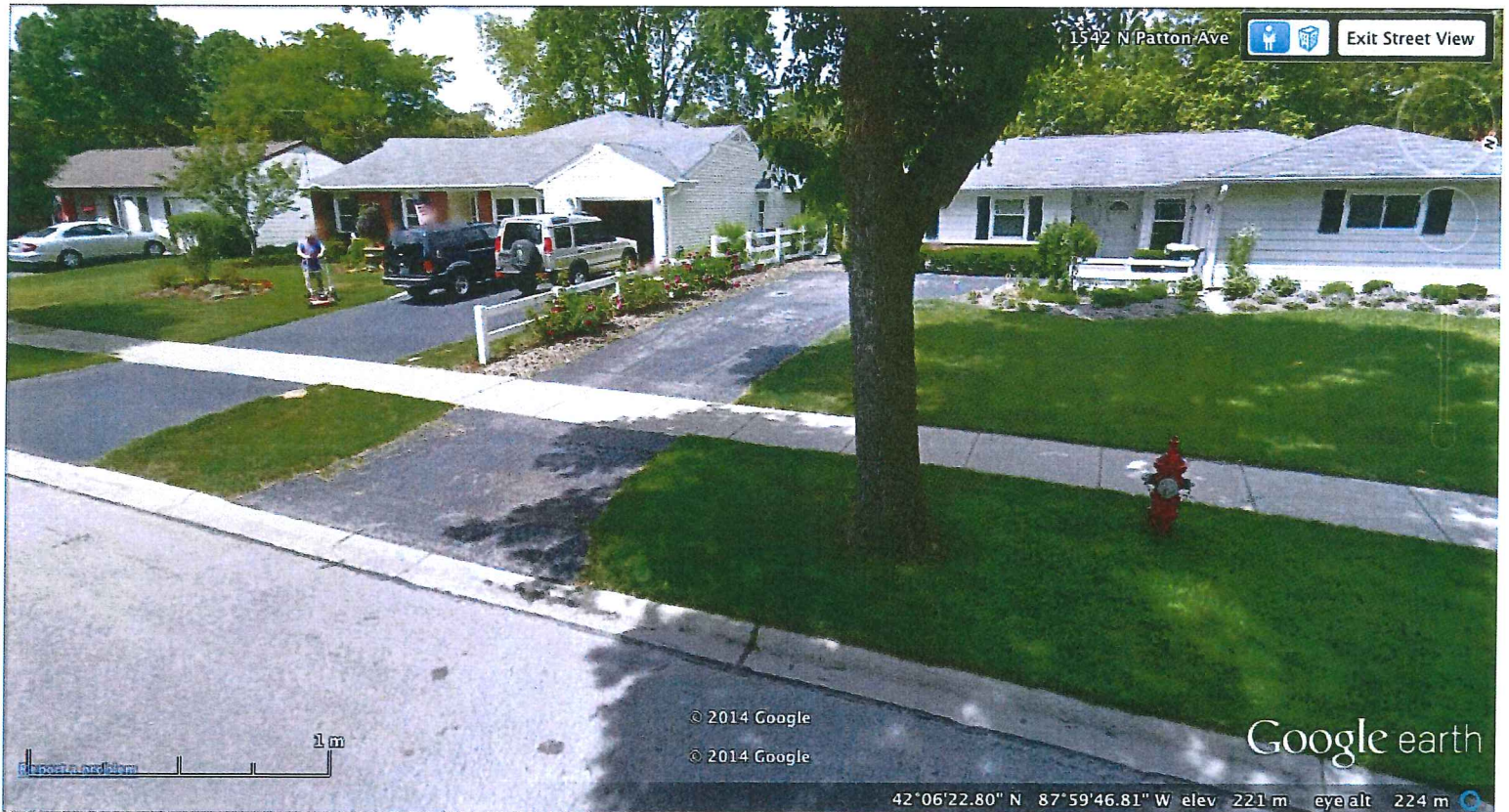
Proposed Sign

Patton School Proposed Sign Replacement



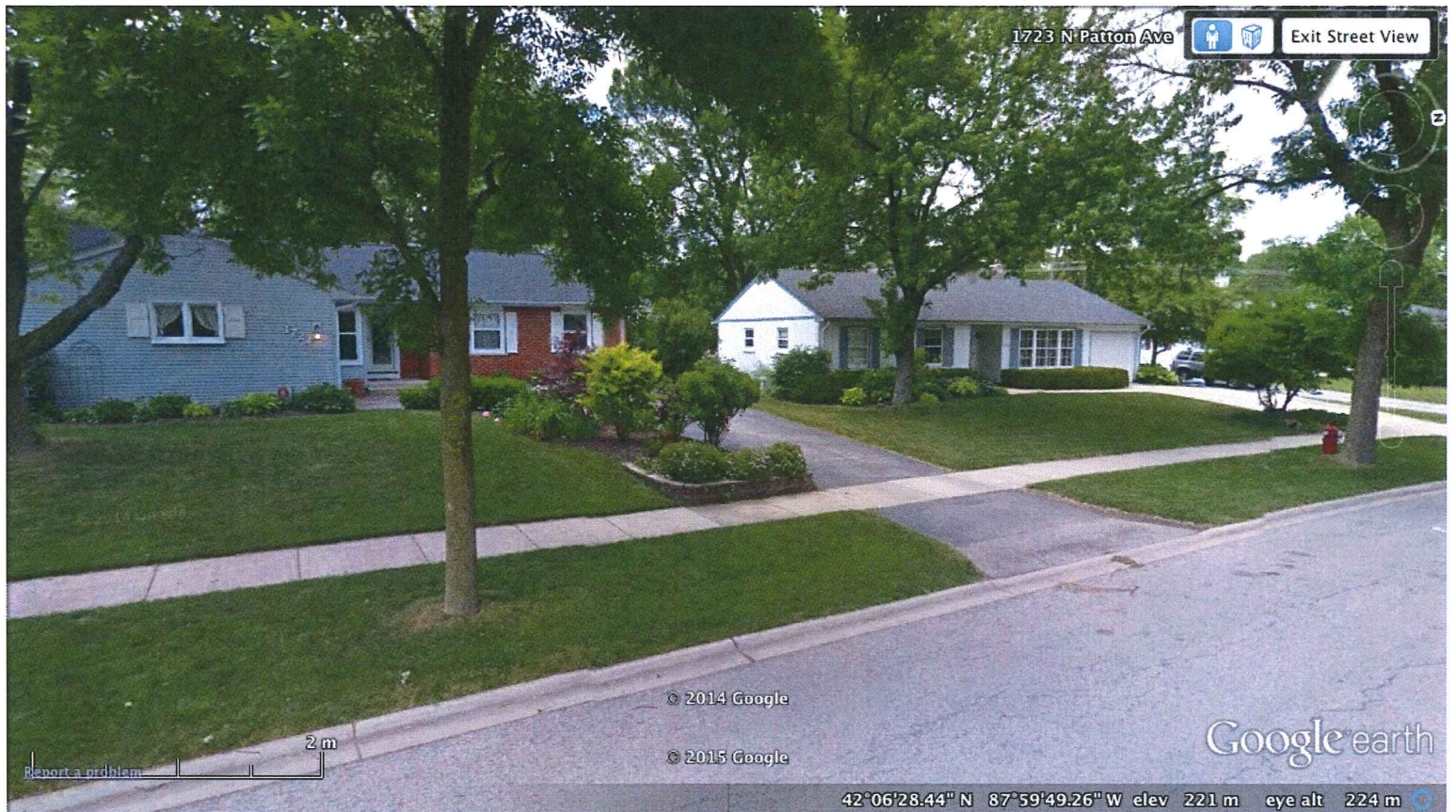
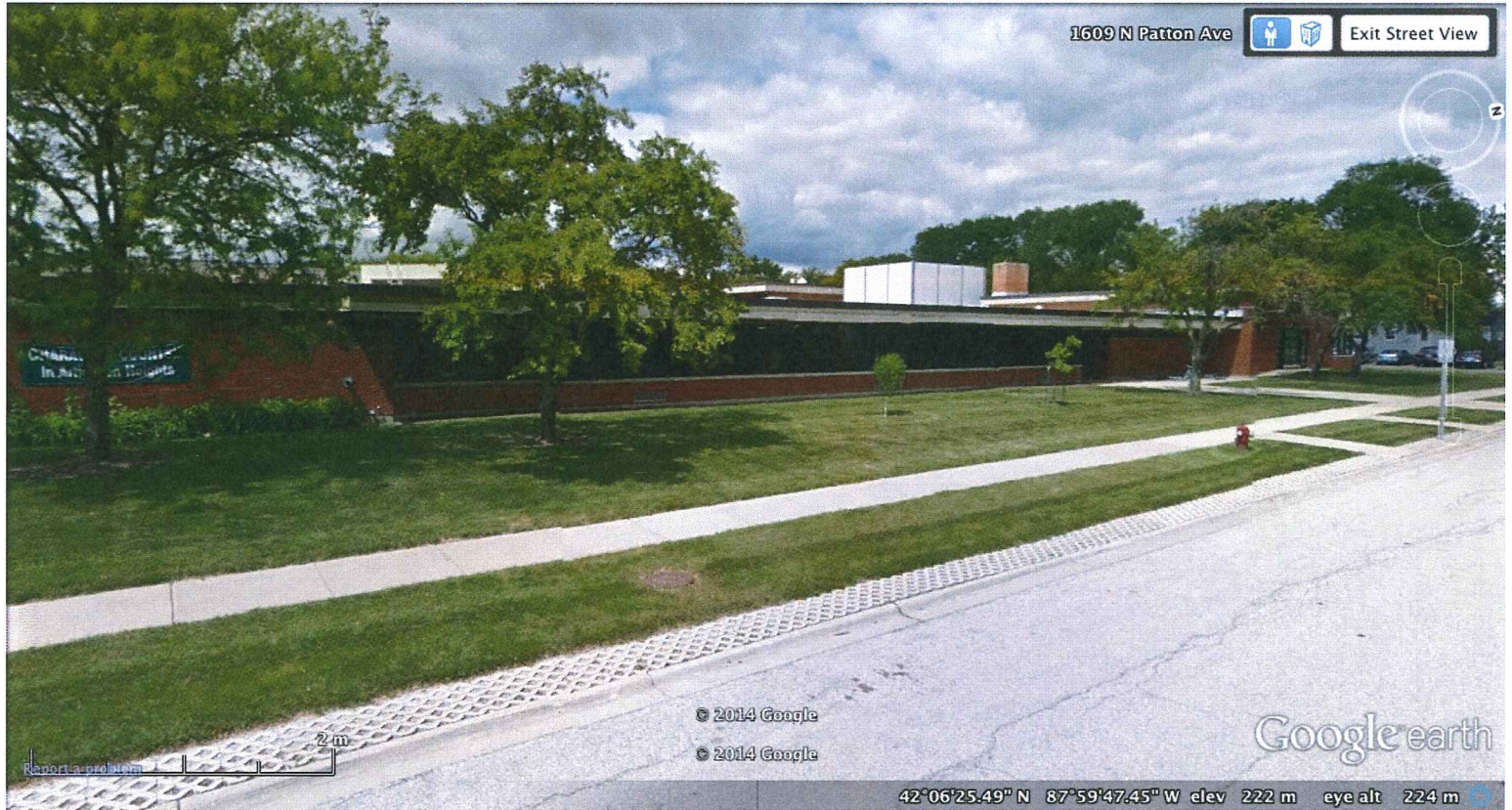
Houses in front

Patton School Proposed Sign Replacement



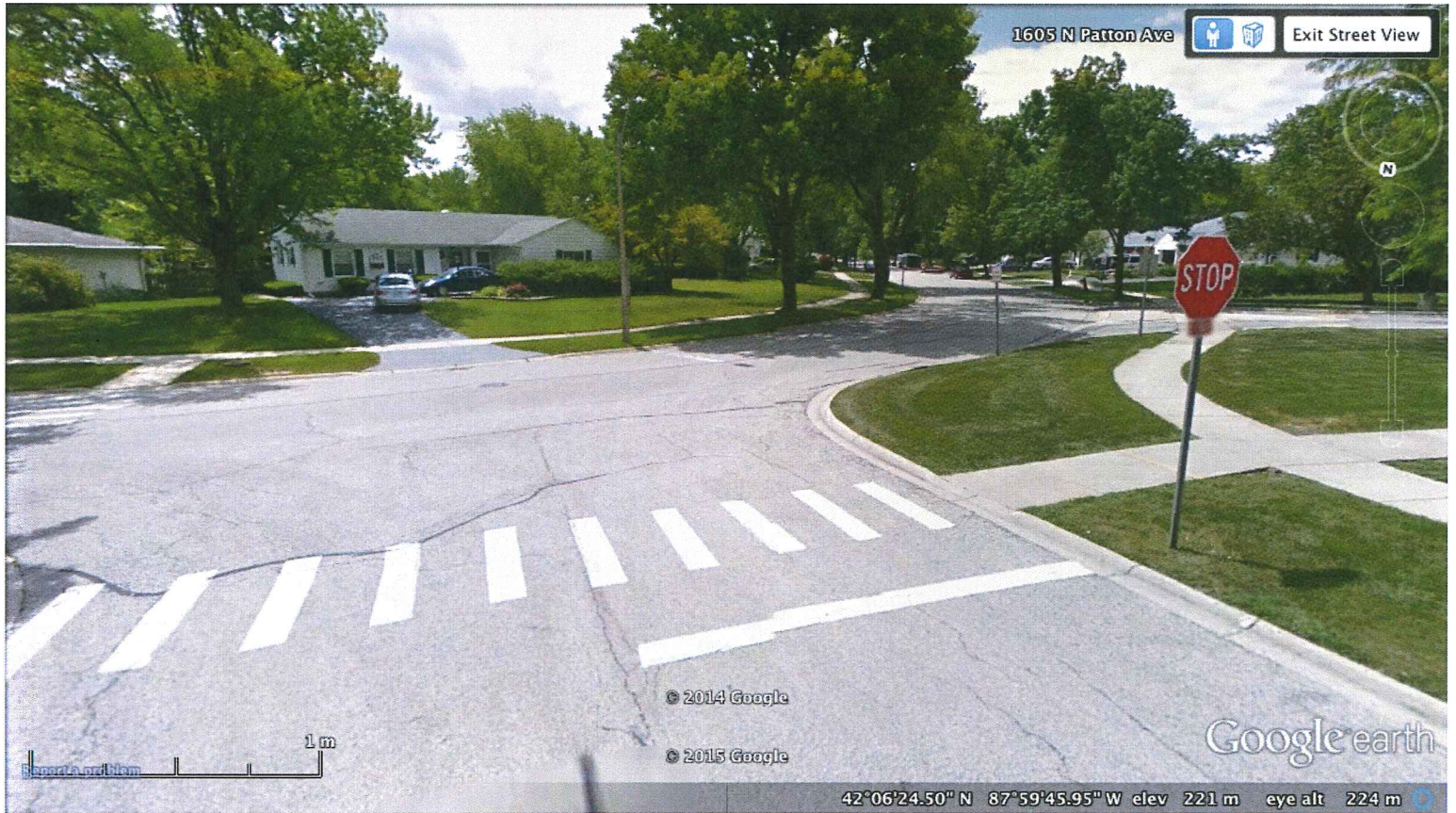
Three houses to the right

Patton School Proposed Sign Replacement



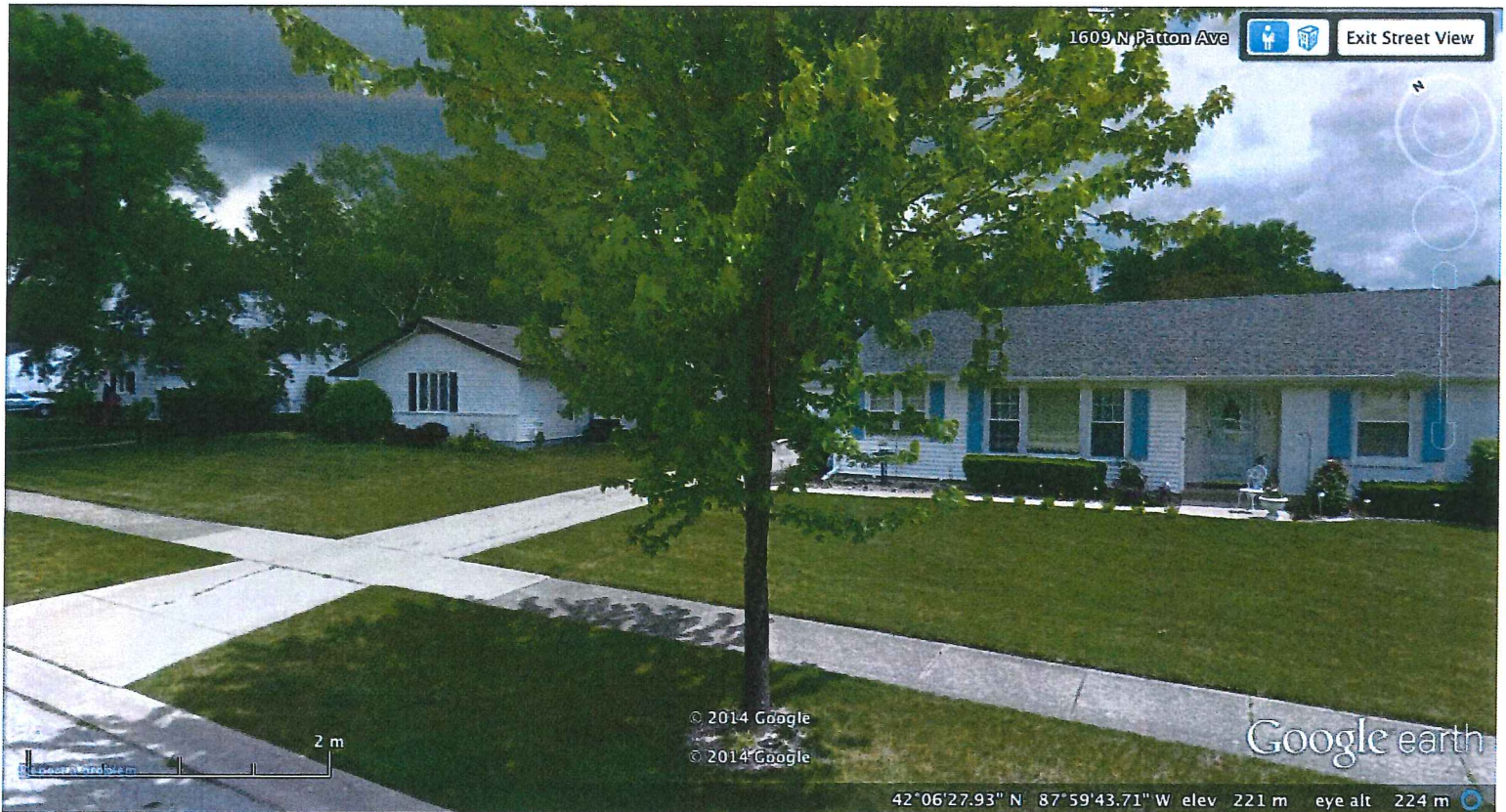
Houses to left

Patton School Proposed Sign Replacement



Houses across the street and to the right

Patton School Proposed Sign Replacement



Three houses across the street and to the left



Item: DC#15-008 - 737 S. Chestnut Ave. - SF/Addition

Department: Planning & Community Development

Background

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

Recommendation

It is recommended that the Design Commission approve the design with the suggested revision for the proposed addition to the existing single-family residence located at 737 S. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans received 1/30/15, and the following:

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Thomas Residence
Project Address: 737 S. Chestnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: February 12, 2015

PETITION INFORMATION:

DC Number: 15-008
Petitioner Name: Keith Ginnodo
Petitioner Address: Kingsley-Ginnodo Architects
33 N. Hickory Ave.
Arlington Heights, IL 60004
Meeting Date: February 24, 2015

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

ANALYSIS

Summary

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

The petitioner is proposing a new second story and front porch addition to an existing single story home. There is an existing one car detached garage in the rear yard that will remain. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet and the proposed residence will have 2,237 square feet. This project does require zoning variations for a side yard setback encroachment on the north (2.79 feet is proposed, where 5 feet is required), and a front yard setback encroachment (23 feet is proposed, where 30.8 feet is required). These issues will be reviewed by the Zoning Board of Appeals.

	ALLOWED	PROPOSED
Setbacks	Front: 30.8 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 23 feet Side: 2.79 feet Side: 7 feet Rear: 73 feet
Building Height	25 feet to the midpoint	24 feet to the midpoint
FAR	2,970 SF	2,237 SF
Building Lot Coverage	2,310 SF	1,497 SF
Impervious Surface Coverage Total	3,630 SF	3,285 SF

Architectural Design

The proposed addition and renovation of the existing single story home includes a complete exterior makeover. Overall, the proposed design looks nice and will be a very nice improvement to the existing residence. However, this project is appearing before the Design Commission due to the second story addition, where the existing adjacent homes are primarily single story and one and a half story homes. The proposed single story front porch is nicely detailed and it does help the design to relate to the scale of the adjacent homes. Reuse of the existing detached garage also helps to retain the character of the neighborhood.

The only concern about the proposed design is the "iron gray" color of the siding. The "iron gray" color is very dark and bold, and is not in character with the rest of the block. Considering that all four sides of the proposed design are full siding with no other materials to break up the wall, a much lighter shade of gray or tan siding is recommended to better complement the existing neighborhood.

RECOMMENDATION:

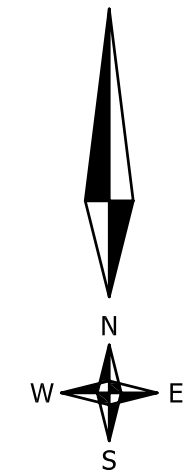
It is recommended that the Design Commission **approve the design with the suggested revision** for the proposed addition to the existing single-family residence located at 737 S. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans received 1/30/15, and the following:

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

_____, February 12, 2015

Steve Hautzinger, Design Planner
Department of Planning and Community Development

C: Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charley Craig, Building Services, Petitioner,
DC File 15-008



S. CHESTNUT AVENUE

ORDER NUMBER: 150023

SCALE: 1 INCH = 15 FEET

ORDERED BY: BRAD AND JOANIE THOMAS

PLAT OF SURVEY

BY

JOHN M. HENRIKSEN

576 E. NORTHWEST HIGHWAY DES PLAINES, ILLINOIS 60016
TEL. 847-795-0301 FAX. 847-795-0302
WWW.HENRIKSENSURVEY.COM

OF

LOT 17 IN H. ROY BERRY COMPANY'S LAUDYMONT TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 12, 1926 AS DOCUMENT NUMBER 298099, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 737 S. CHESTNUT AVENUE
ARLINGTON HEIGHTS, IL

FRACTIONAL INCH EQUIVALENTS OF HUNDREDTHS OF A FOOT

0.01=1/8"	0.25=3"
0.02=1/4"	0.33=4"
0.03=3/8"	0.37=4-1/2"
0.04=1/2"	0.38=4-1/2"
0.05=5/8"	0.42=5"
0.06=3/4"	0.50=6"
0.07=7/8"	0.58=7"
0.08=1"	0.62=7-1/2"
0.09=1-1/8"	0.63=7-1/2"
0.10=1-1/4"	0.67=8"
0.11=1-3/8"	0.75=9"
0.12=1-1/2"	0.83=10"
0.13=1-1/2"	0.87=10-1/2"
0.14=1-5/8"	0.88=10-1/2"
0.15=1-3/4"	0.92=11"
0.16=1-7/8"	1.00=12"
0.17=2"	

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

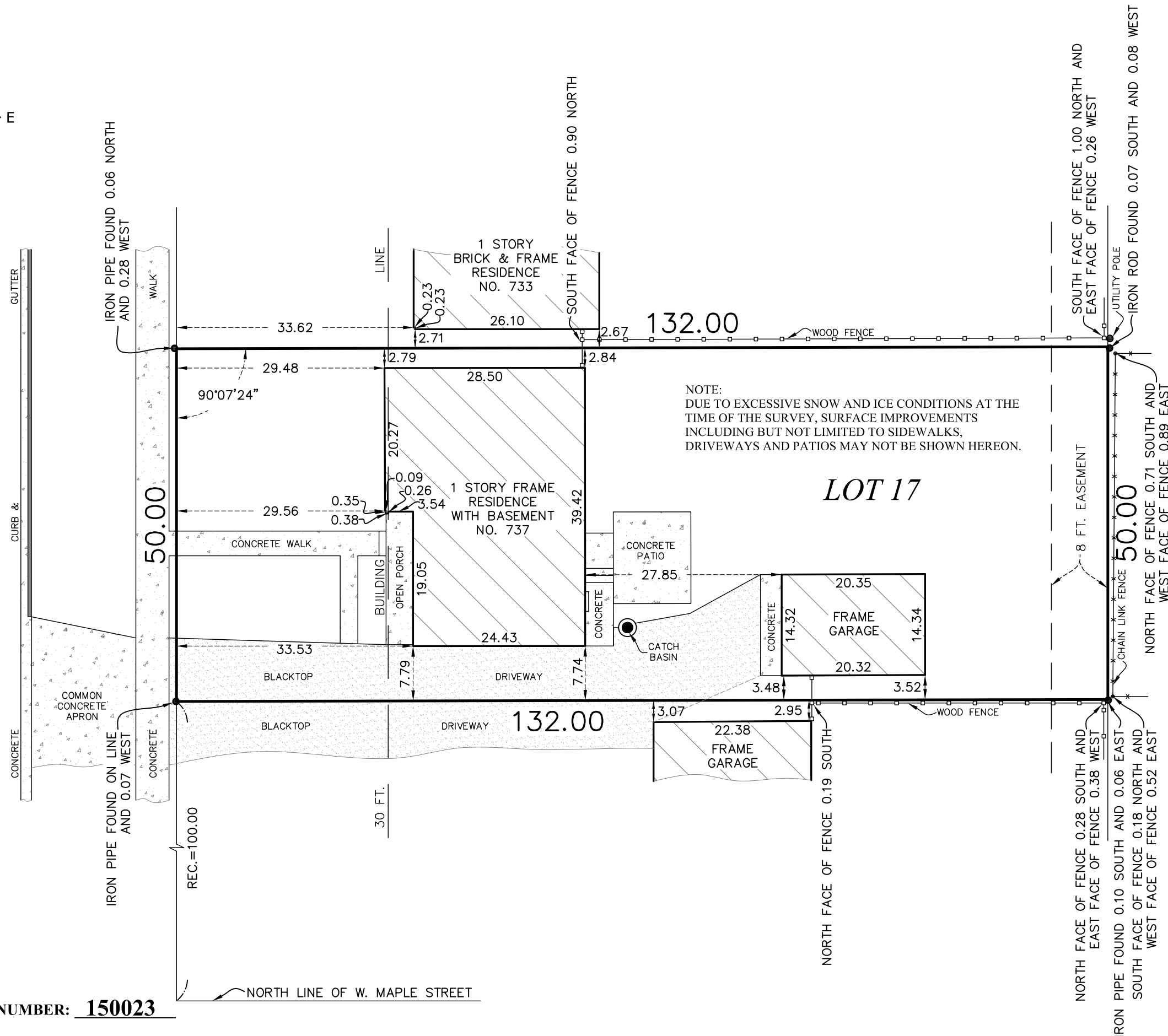
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS;
COUNTY OF COOK;

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.

DES PLAINES, ILLINOIS FEBRUARY 16, 2015.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2016.





PROPERTY TO NORTH 3
725 S. Chestnut Ave.



PROPERTY TO NORTH 2
729 S. Chestnut Ave.



PROPERTY TO NORTH 1
733 S. Chestnut Ave.



SUBJECT PROPERTY
737 S. Chestnut Ave.



PROPERTY TO SOUTH 1
741 S. Chestnut Ave.



PROPERTY TO SOUTH 2
745 S. Chestnut Ave.



PROPERTY TO SOUTH 3
801 S. Chestnut Ave.

South Chestnut Avenue

PROPERTY ACROSS NORTH 1
732 S. Chestnut Ave.



PROPERTY ACROSS
738 S. Chestnut Ave.



PROPERTY ACROSS SOUTH 1
742 S. Chestnut Ave.



West Maple Street

1 1/2 1/4



733 S.CHESTNUT AVE.

737 S.CHESTNUT AVE.

741 S.CHESTNUT AVE.

1 EXISTING CONTEXT ELEVATIONS
1" = 10'-0"



733 S.CHESTNUT AVE.

737 S.CHESTNUT AVE.

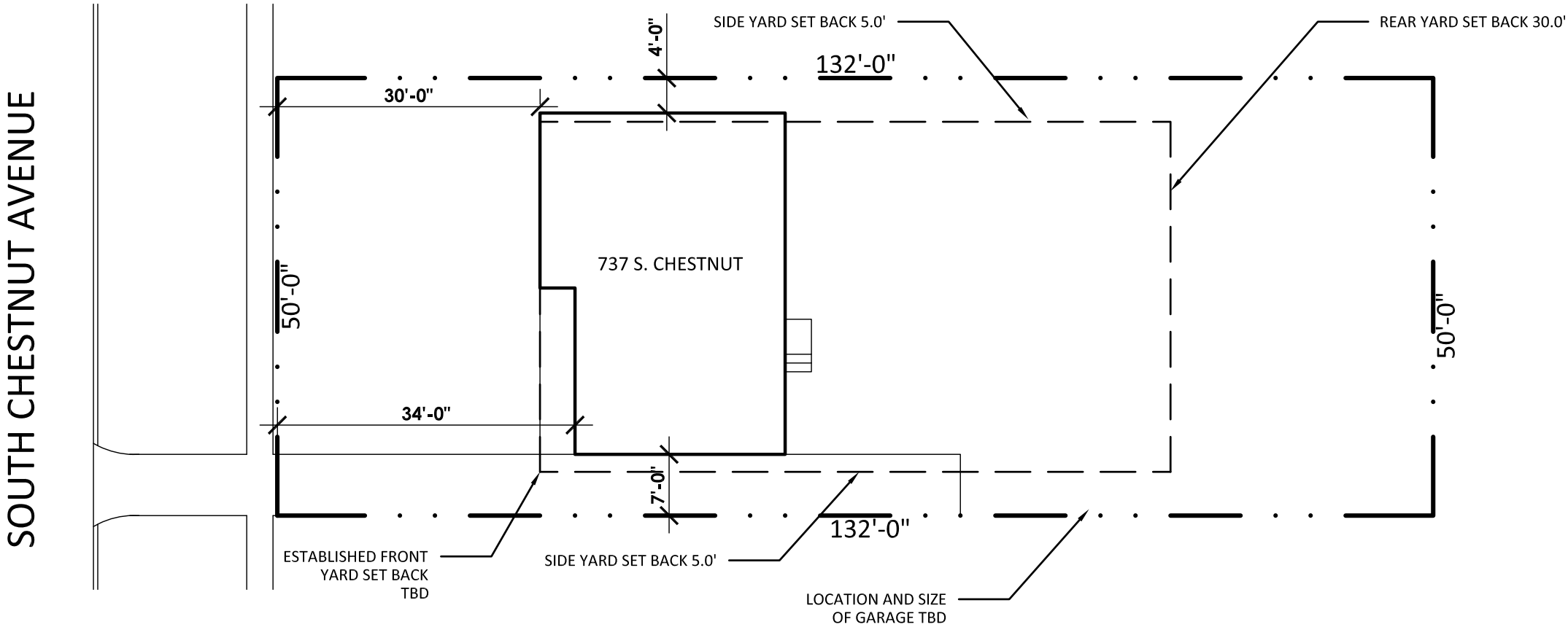
741 S.CHESTNUT AVE.

2 PROPOSED CONTEXT ELEVATIONS
1" = 10'-0"



DRAWING LIST

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



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

KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV ARLINGTON HTS ILLINOIS 60004

7.7.13

EX0

BRAD AND JOANNIE THOMAS
737 SOUTH CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005

DRAWING INDEX

- A0

SITE PLAN
- EX1

EXISTING BASEMENT PLAN
- EX2

EXISTING FIRST FLOOR PLAN
- EX3

EXISTING ROOF PLAN
- EX4

EXISTING WEST ELEVATION
- EX5

EXISTING SOUTH ELEVATION
- EX6

EXISTING EAST ELEVATION
- EX7

EXISTING NORTH ELEVATION
- A1

BASEMENT PLAN
- A2

FIRST FLOOR PLAN
- A3

SECOND FLOOR PLAN
- A4

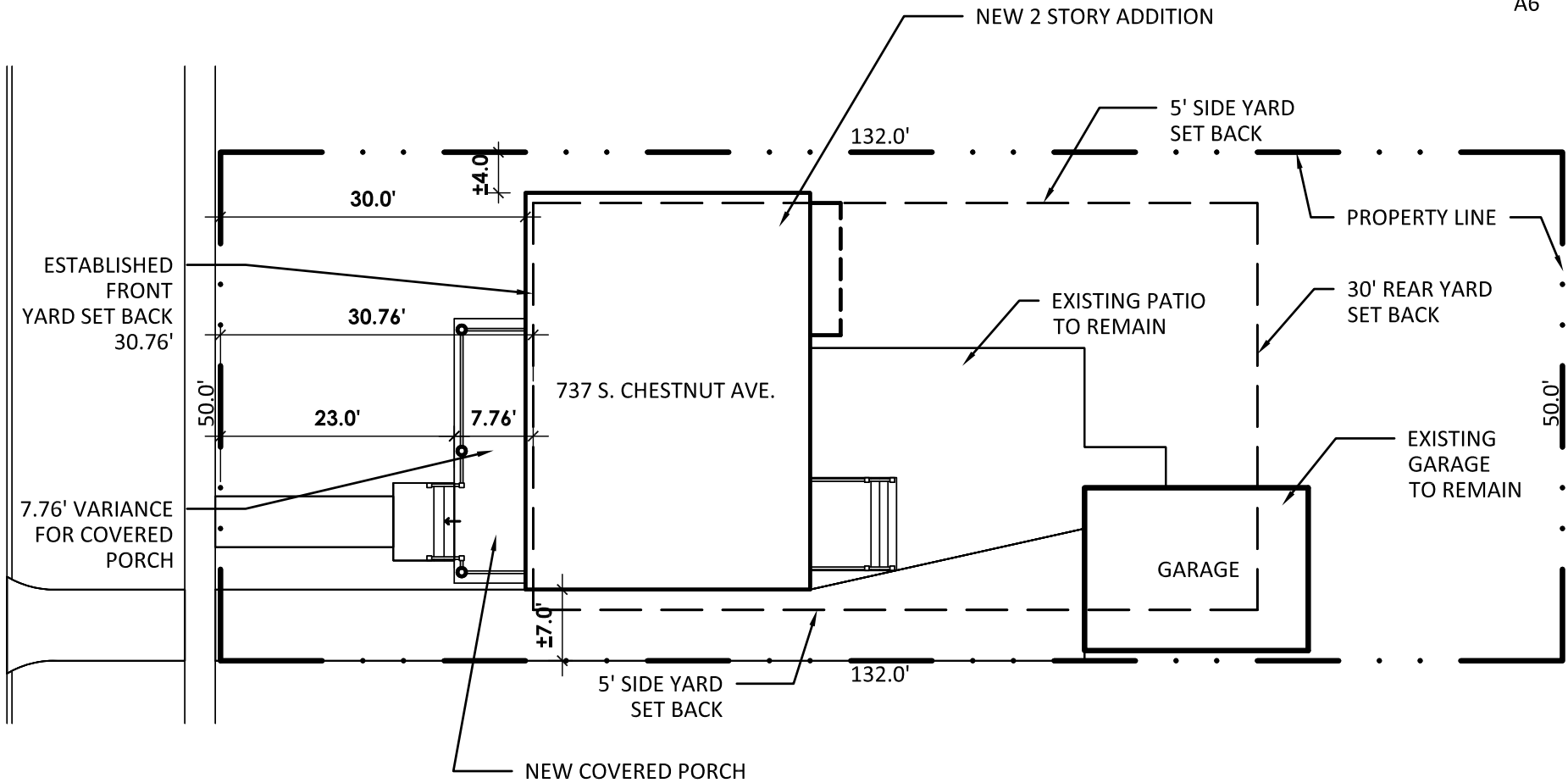
ROOF PLAN
- A5

WEST ELEVATION
- A6

SOUTH ELEVATION
- A7

EAST ELEVATION
- A6

NORTH ELEVATION



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



KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV ARLINGTON HTS ILLINOIS 60004

BRAD AND JOANNIE THOMAS

737 SOUTH CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005

A0

1-30.15

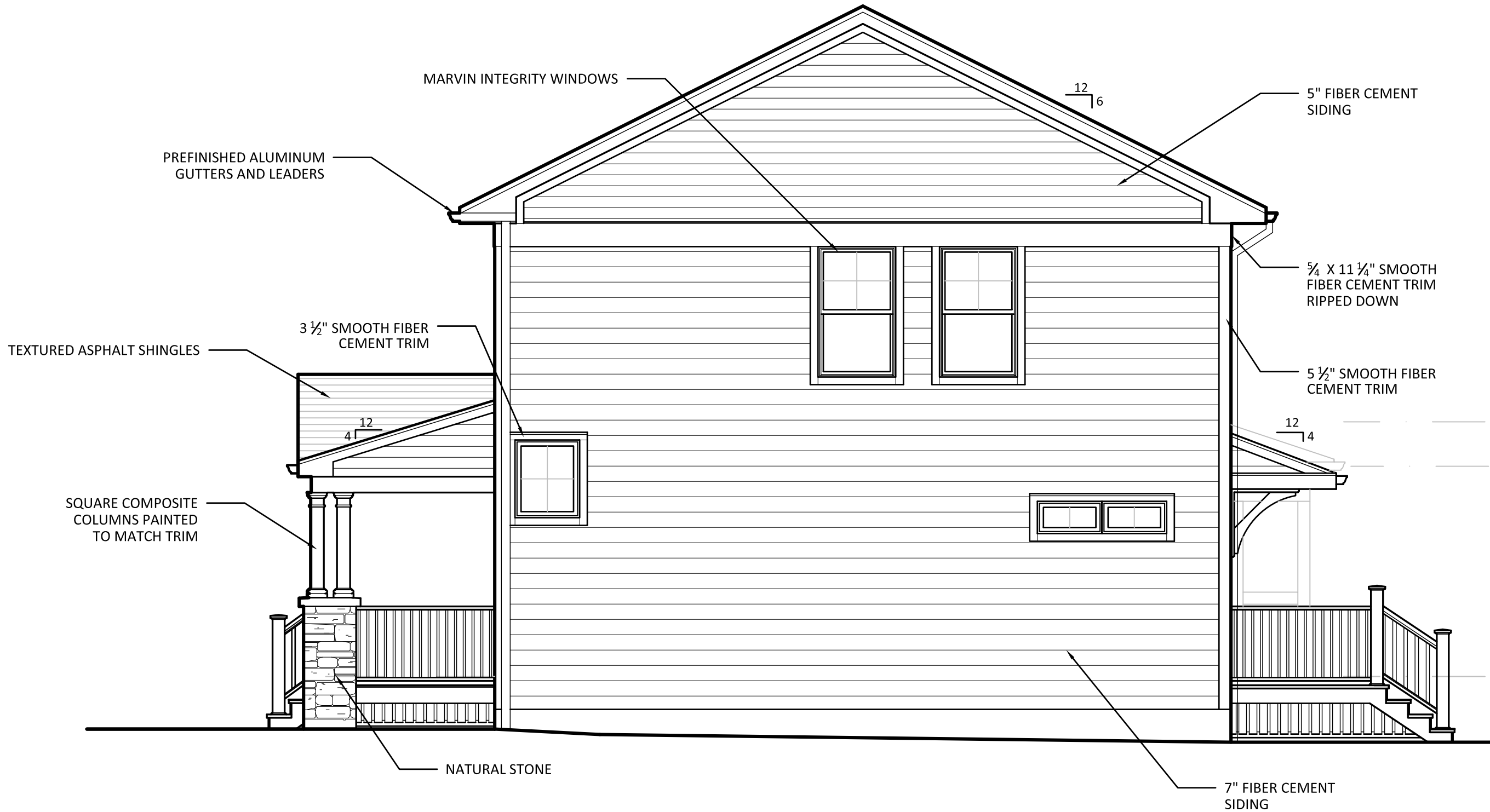


1 WEST ELEVATION
1/4" = 1'-0"



BRAD AND JOANNIE THOMAS
737 SOUTH CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005

1 1/2 1/4



1 SOUTH ELEVATION
1/4" = 1'-0"

KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV ARLINGTON HTS ILLINOIS 60004



A6

1-30-15

BRAD AND JOANNIE THOMAS
737 SOUTH CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005

1 1/2 1/4

PREFINISHED ALUMINUM
GUTTERS AND LEADERS

5/4 X 11 1/4" SMOOTH
FIBER CEMENT TRIM
RIPPED DOWN

3 1/2" SMOOTH FIBER
CEMENT TRIM

5 1/2" SMOOTH FIBER
CEMENT TRIM

TEXTURED ASPHALT
SHINGLES

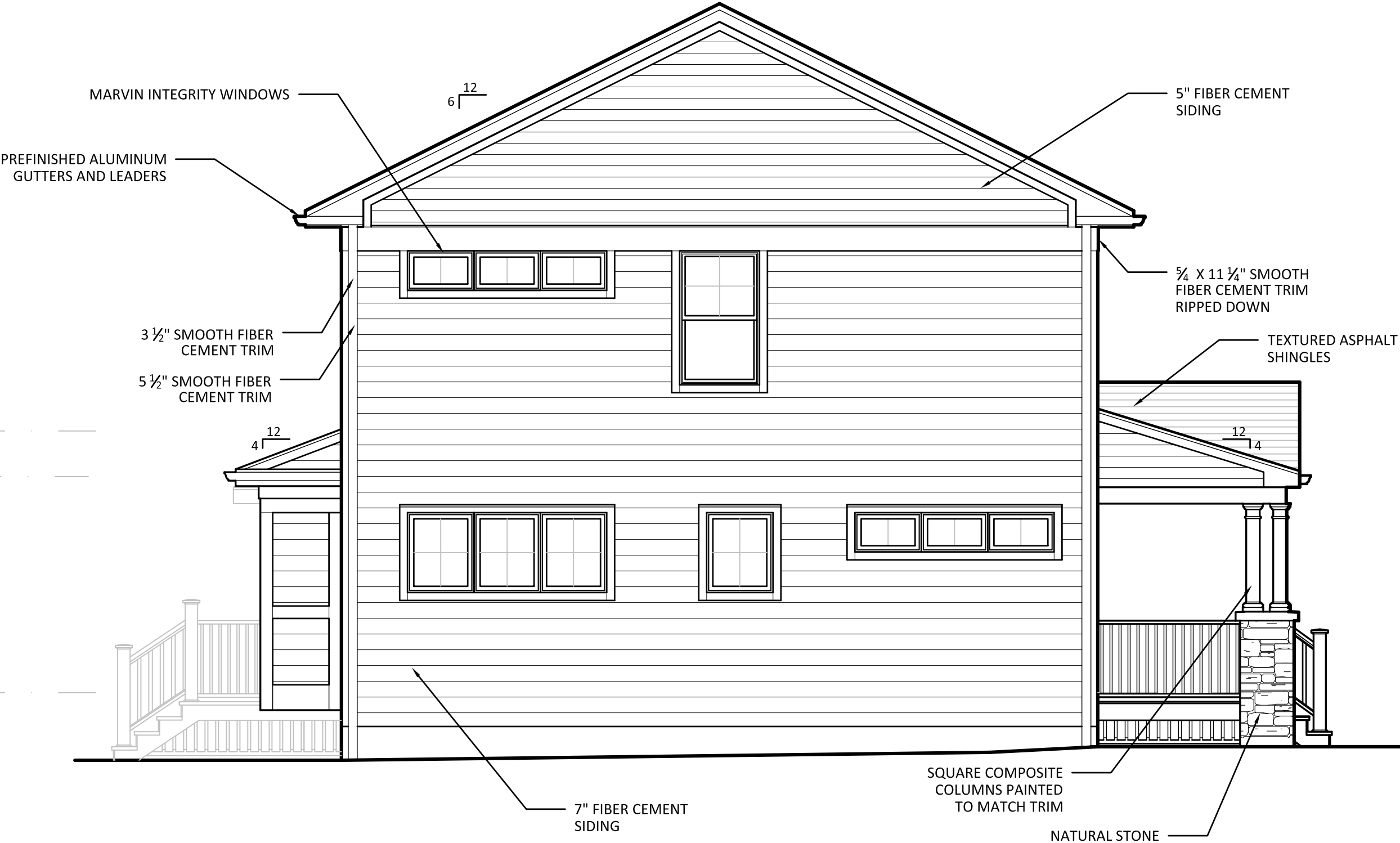
7" FIBER CEMENT
SIDING

MARVIN INTEGRITY WINDOWS

1 EAST ELEVATION
1/4" = 1'-0"



BRAD AND JOANNIE THOMAS
737 SOUTH CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005



1 NORTH ELEVATION
1/4" = 1'-0"



THOMAS RESIDENCE: 737 SOUTH CHESTNUT AVE
MATERIAL LIST

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

1. Petitioner Name: Kingsley + Ginnodo Architects
2. Date: January 30, 2015
3. Project: Thomas Residence
4. Location: 737 S. Chestnut Ave.

Addition:

Siding :

Cement Fiber, "Iron Gray"
by James Hardie – or similar
by another company



Trim:

Cement Fiber, "Arctic White"
by James Hardie - or similar
by another company

Gutters/Leaders:

Prefinished aluminum, white
to match trim

Windows:

"Stone White" by Marvin - or
similar by another company



Columns:

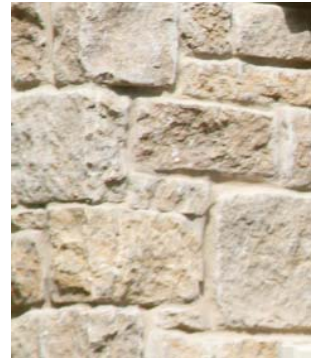
Composite, painted white
match trim

Roof shingles:

Textured asphalt, "Slate"
by Owens Corning - or
similar by another company

Stone:

Veneer natural stone



1 1/2 1/4



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

BRAD AND JOANNIE THOMAS
737 SOUTH CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005



KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV ARLINGTON HTS ILLINOIS 60004

EX4

7.7.13

1 1/2 1/4



1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

BRAD AND JOANNIE THOMAS
737 SOUTH CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005



KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV ARLINGTON HTS ILLINOIS 60004

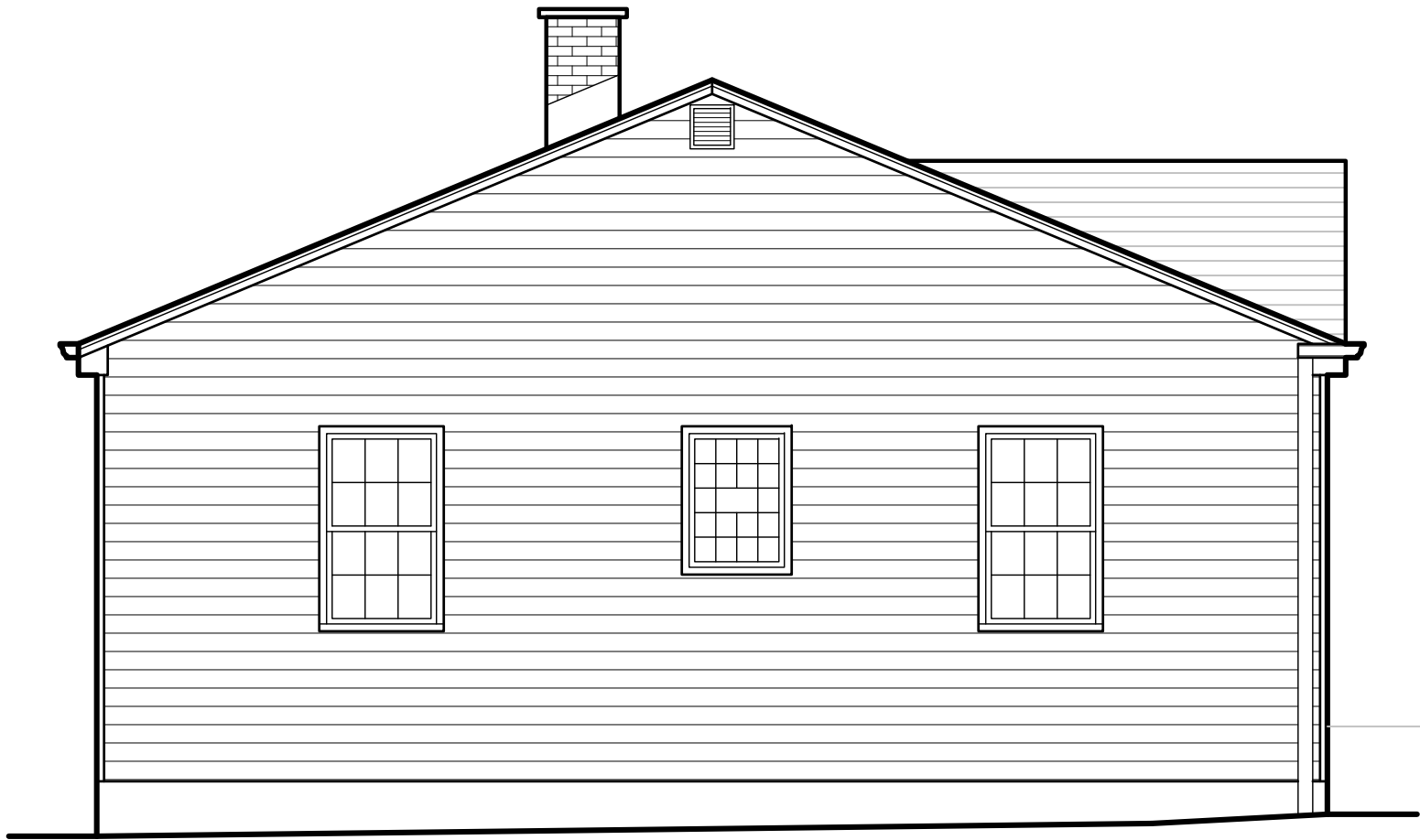
EX5

7.7.13



1 EXISTING EAST ELEVATION
1/4" = 1'-0"

1 1/2 1/4



1 EXISTING NORTH ELEVATION
1/4" = 1'-0"

BRAD AND JOANNIE THOMAS
737 SOUTH CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005



KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV ARLINGTON HTS ILLINOIS 60004

EX7

7.7.13



Item: DC#15-006 - 206 S. Evergreen Ave. - SF/Teardown

Department: Planning & Community Development

Background

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 206 S. Evergreen Avenue. This recommendation is subject to compliance with the architectural plans received 1/27/15, and the following:

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Rabe Residence
Project Address: 206 S. Evergreen Ave.
Prepared By: Steve Hautzinger

Date Prepared: February 12, 2015

PETITION INFORMATION:

DC Number: 15-006
Petitioner Name: Denise Rabe
Petitioner Address: 122 S. Evergreen Ave. Unit 1
Arlington Heights, IL 60005
Meeting Date: February 24, 2015

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

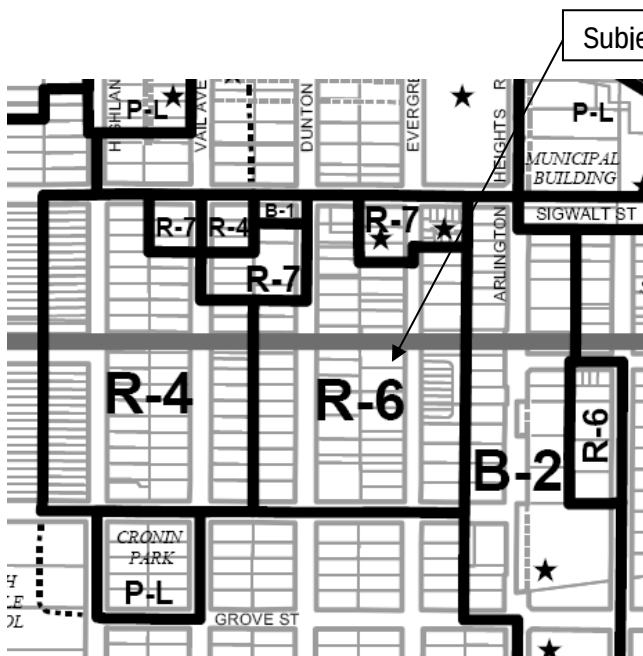
ANALYSIS:

Summary

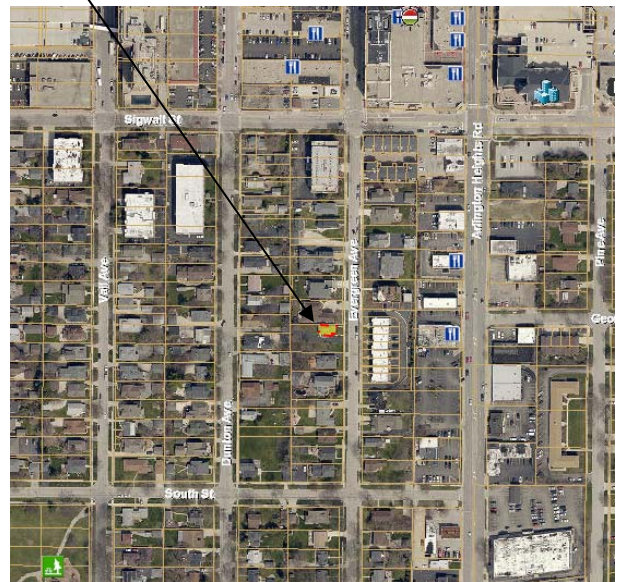
The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to demolish an existing single story residence and detached garage to allow construction of a new two story residence, with an attached two car garage. The subject site is zoned R-6, Multiple Family Dwelling District. The property has a total land area of 10,368 square feet and the proposed residence will have 4,574 square feet. The project does comply with all R-6 zoning requirements for single family residences as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 21.03 feet Side: 7.5 feet Side: 7.5 feet Rear: 30 feet	Front: 25 feet Side: 7.5 feet Side: 8.6 feet Rear: 35.5 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	4,585 SF	4,574 SF
Building Lot Coverage	3,629 SF	3,604 SF
Impervious Surface Coverage Total	5,184 SF	5,038 SF



Zoning Map of Subject Property



Aerial of Subject Property

Individually, the proposed house is very nicely designed with traditional details, varying roof forms, nice massing, and high quality materials. However, this block is zoned R-6, multiple family dwelling district, and is comprised of a mix of housing types, and the context of the proposed home needs to be evaluated against the overall context of the block. The block currently has a mix of existing and newer single family homes, as well as newer multi-family residences, row homes, and multi-story residential buildings (refer to the attached "Existing Block Survey" dated 2-24-15 for photos of all existing buildings on the block).

Single Family dwellings are allowed in an R-6 zoning district, but the Design Commission should evaluate the appropriateness of the proposed design within the existing block taking into consideration the possibility of future multi-family residential developments. The Village's Comprehensive Plan envisions this R-6 zone to be redeveloped with moderate density multi-family buildings.

The proposed circular driveway is not in context with the block and is recommended to be omitted. Typically, a minimum 100 foot wide lot is required to accommodate two curb cuts.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 206 S. Evergreen Avenue. This recommendation is subject to compliance with the architectural plans received 1/27/15, and the following:

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

_____, February 12, 2015

Steve Hautzinger, Design Planner
Department of Planning and Community Development

C: Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charley Craig, Building Services, Petitioner, DC File 15-006

206 S. Evergreen Existing Block Survey

February 24, 2015



220 S. Evergreen

218 S. Evergreen



216 S. Evergreen

214 S. Evergreen

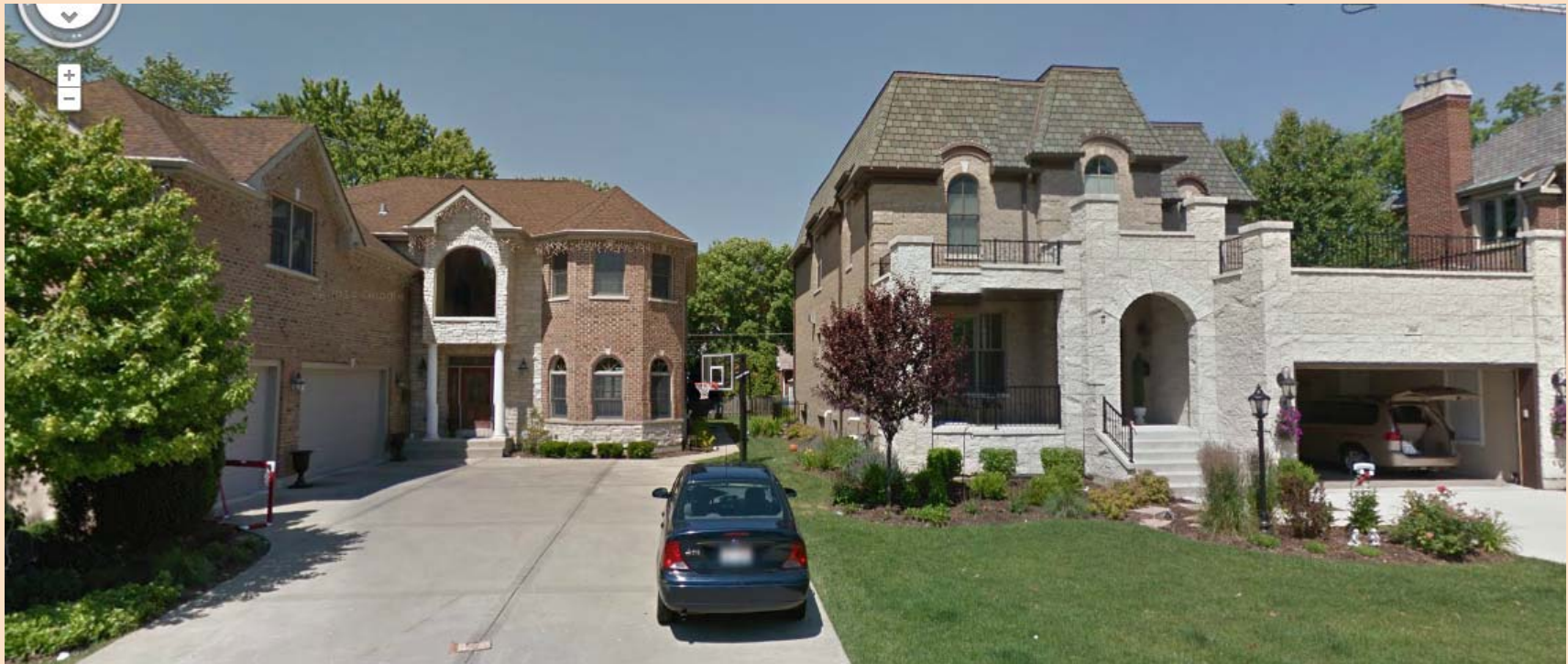


212 S. Evergreen

208 S. Evergreen



SUBJECT PROPERTY 206 S. Evergreen



204 S. Evergreen

200 S. Evergreen



122 S. Evergreen



118 S. Evergreen



116 S. Evergreen



110 S. Evergreen



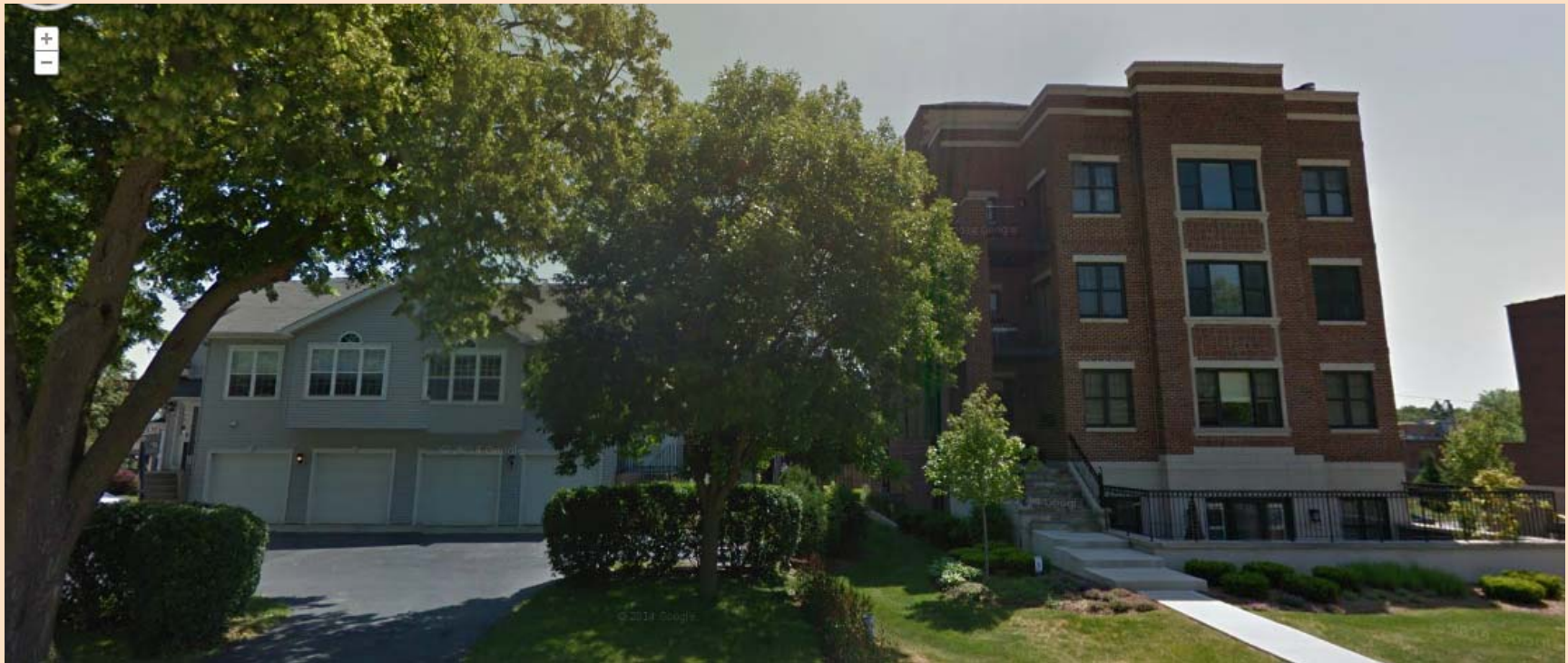
101-125 S. Evergreen

113 S. Evergreen



117 S. Evergreen

119 S. Evergreen



131-161 S. Evergreen

193 S. Evergreen



Across from Subject Property, 195-209 S. Evergreen



211 S. Evergreen

215 S. Evergreen

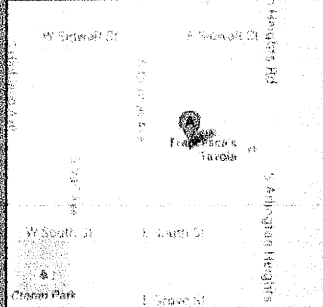


219 S. Evergreen

221 S. Evergreen

EXACTA

ILLINOIS SURVEYORS, INC.



PROPERTY ADDRESS: 206 S EVERGREEN AVENUE ARLINGTON HEIGHTS, ILLINOIS 60005

SURVEY NUMBER: 1405.0419

FIELD WORK DATE: 5/7/2014

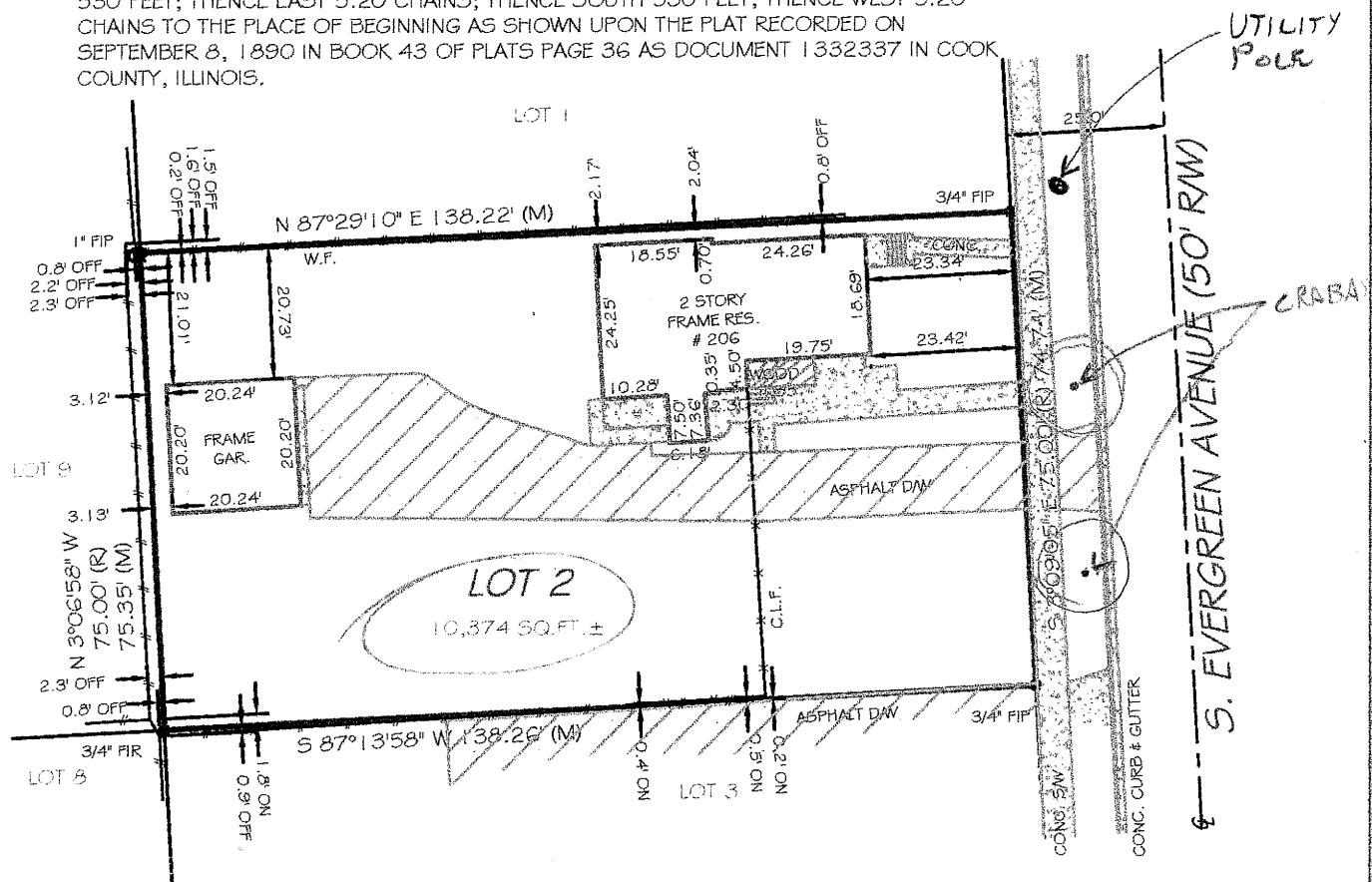
REVISION DATE(S): (REV.0 5/9/2014)

1405.0419

BOUNDARY SURVEY

COOK COUNTY

LOT 2 IN FLENTIES SUBDIVISION, BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED TRACT NAMELY; COMMENCING AT THE SOUTH WEST CORNER OF THE EAST HALF OF THE NORTH 30 ACRES OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTH 530 FEET; THENCE EAST 5.20 CHAINS; THENCE SOUTH 530 FEET; THENCE WEST 5.20 CHAINS TO THE PLACE OF BEGINNING AS SHOWN UPON THE PLAT RECORDED ON SEPTEMBER 8, 1890 IN BOOK 43 OF PLATS PAGE 36 AS DOCUMENT 1332337 IN COOK COUNTY, ILLINOIS.



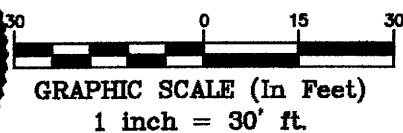
NOTE:
NO POINTS OF INTEREST OBSERVED AT THE TIME OF SURVEY

STATE OF ILLINOIS } 55
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF MAY, 2014 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2014
EXACTA LAND SURVEYORS LB# 5763



THE RABE RESIDENCE

An aerial photograph of a two-story Victorian-style house with blue siding and white trim. The house features a prominent front porch with white railings and a gabled roof. It is surrounded by lush green trees and a well-maintained lawn. A concrete sidewalk leads from the foreground to the porch. The image is watermarked with 'Google' and '© 2005 Google'.

An aerial photograph of a residential street. On the left, a large green tree stands in front of a house with a green roof. A paved driveway leads from the street to a white garage. To the right of the driveway is a house with a colorful, multi-colored facade. Further right is a yellow house with a red roof. A dark-colored car is parked on the street in front of the yellow house. The street is paved with light-colored concrete. In the bottom right corner, there is a small logo that says "Google Earth".

A large, multi-story house with a stone and brick exterior, a prominent arched entrance, and a two-car garage. The house is surrounded by a well-manicured lawn and landscaping. The image is a wide-angle shot of the front of the property, showing the driveway, lawn, and surrounding trees. The house has a complex roofline with multiple gables and dormers. The main entrance is a large archway, and there is a balcony above it. The garage is attached to the right side of the house. The landscaping includes a large lawn, shrubs, and a small tree in the front yard. The overall style is traditional and elegant.

S. EVERGREEN AVE

STREETSCAPE

TEST SPECIFICATIONS AND

OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW PATENT, AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

ARCHITECTURE • PLANNING • DESIGN • BUILD
148 WEST STATION STREET, BARRINGTON, IL 60010
FAX 847/756-4701 TELEPHONE 847/756-4700



DRAWN BY:	PAP
-----------	-----

DRAWN BY:	PAP
-----------	-----

DRAWN BY:	PAP
-----------	-----

— 100 —

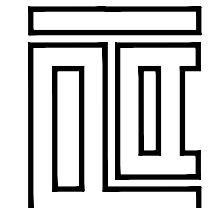
EET NO.

A-12

COPYRIGHT

THE DRAWING, SPECIFICATIONS AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF PSENKA ARCHITECTS INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS INC. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS INC. ALL RIGHTS ARE RESERVED. PSENKA ARCHITECTS INC. 148 WEST STATION STREET, BARRINGTON, IL 60010 TEL: 847/756-4700 FAX: 847/756-4701

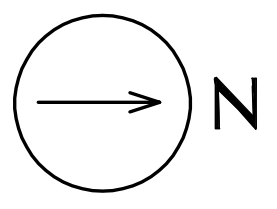
PSENKA ARCHITECTS Inc.
ARCHITECTURE • PLANNING • DESIGN • BUILD
148 WEST STATION STREET, BARRINGTON, IL 60010
TEL: 847/756-4700 FAX: 847/756-4701



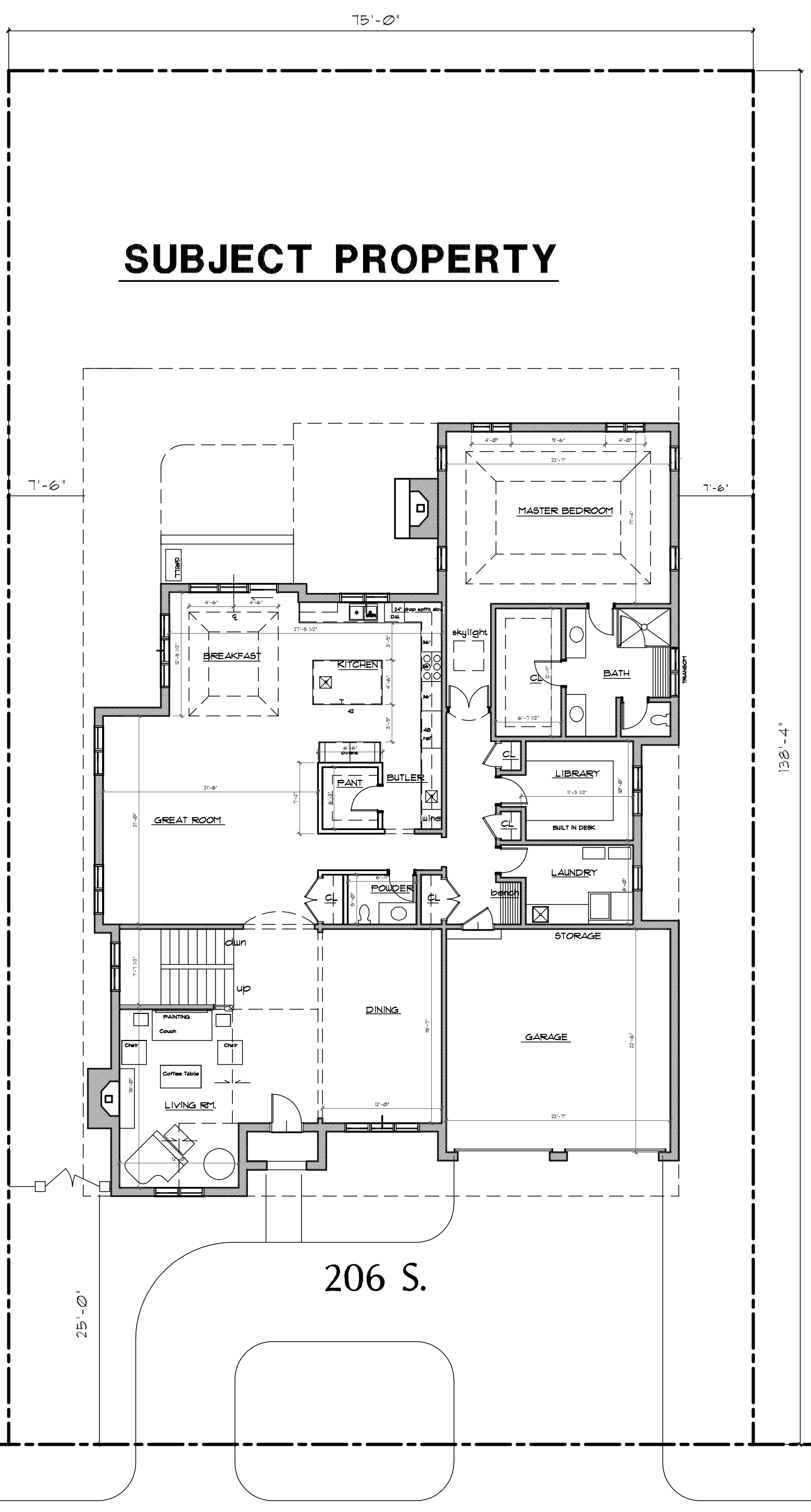
THE RABE RESIDENCE
206 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, ILLINOIS

STREETSCAPE
ELEVATION

1" = 10'



SUBJECT PROPERTY



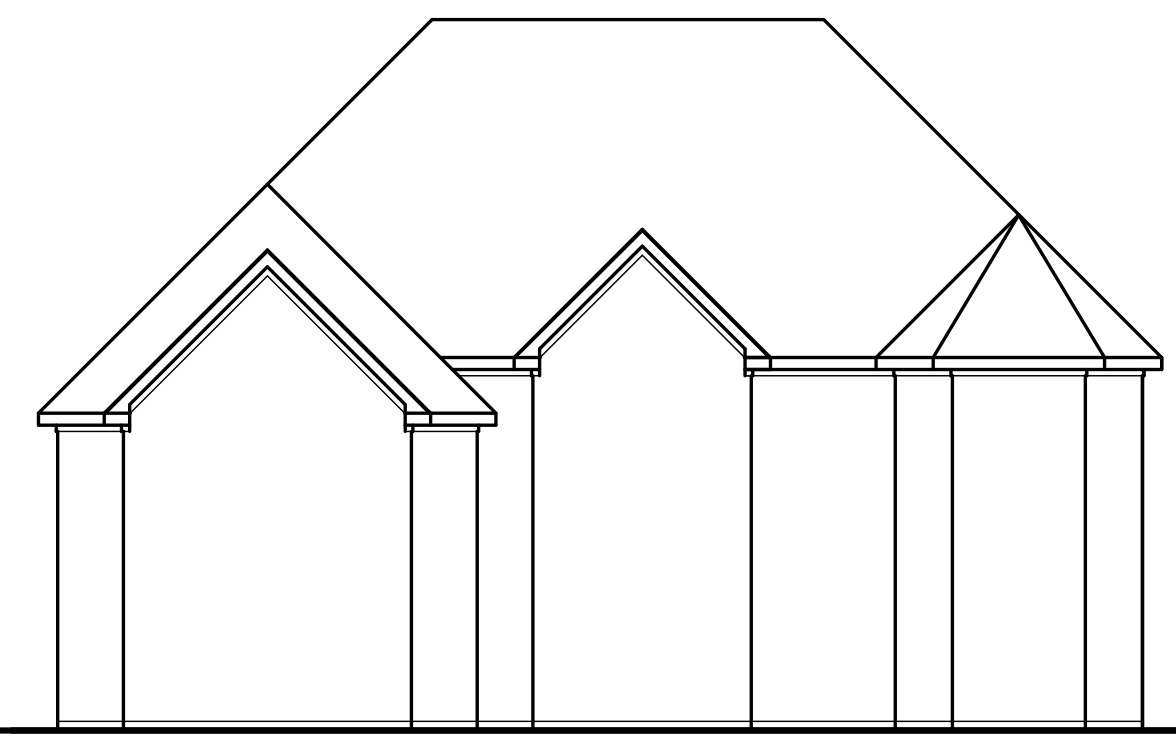
S. EVERGREEN AVE.

PROPERTY LINE



SUBJECT PROPERTY

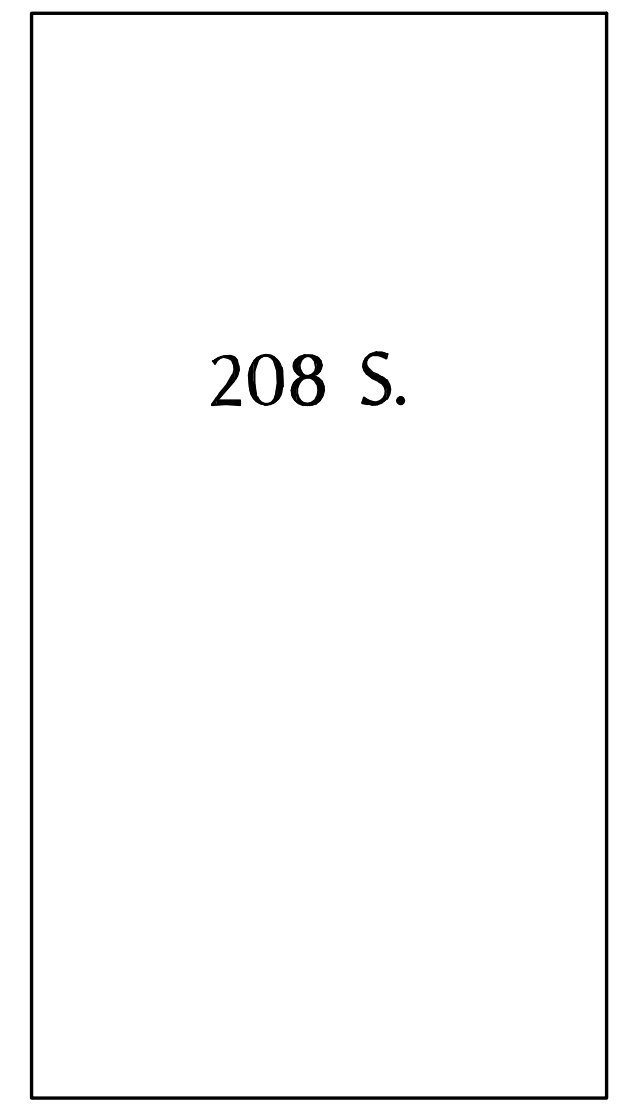
PROPERTY LINE



ADJACENT PROPERTY

PROPERTY LINE

ADJACENT PROPERTY



ADJACENT PROPERTY

PROPERTY LINE

2012 S.

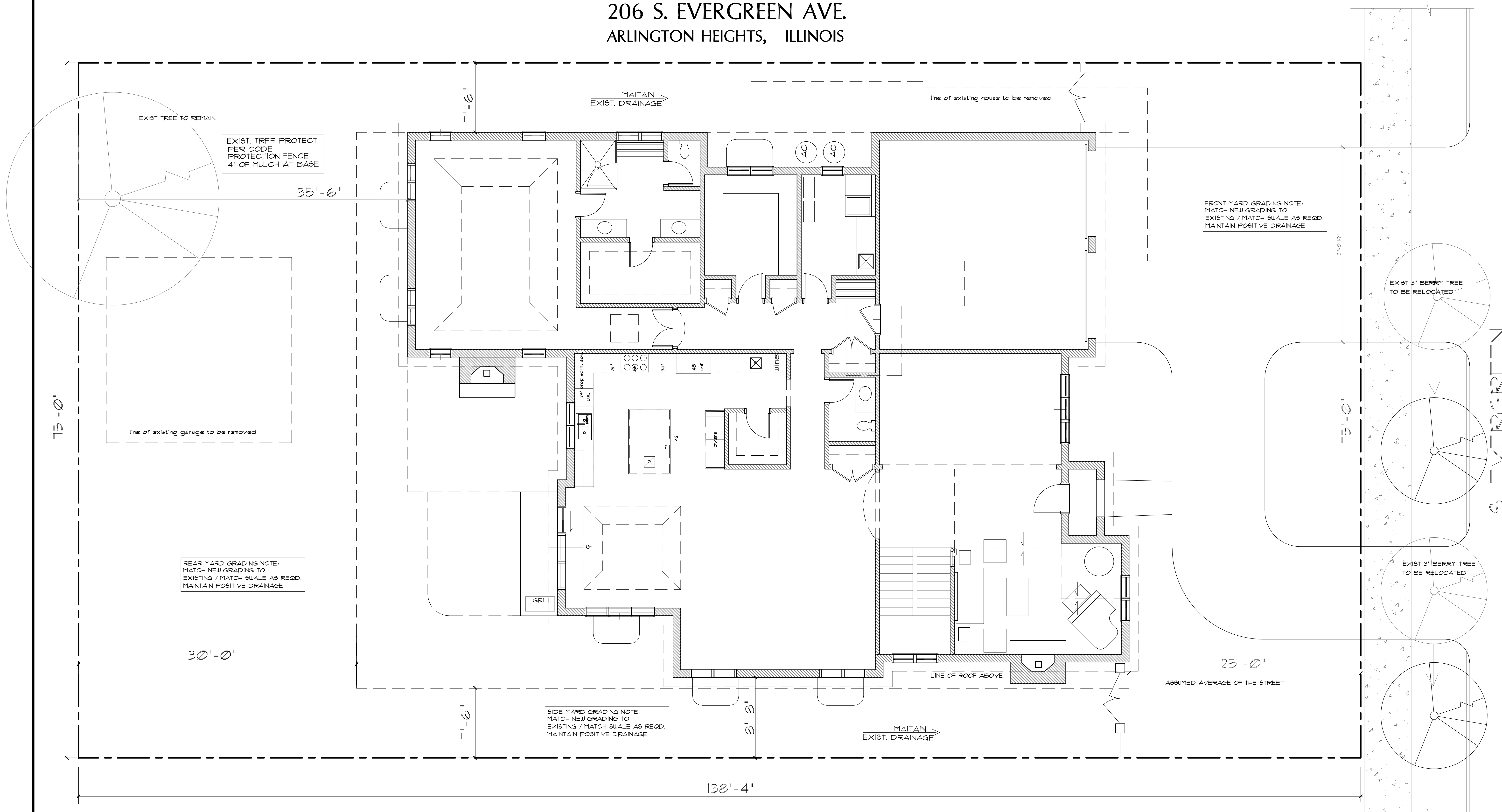
208 S.

204 S.

200 S.

206 S.

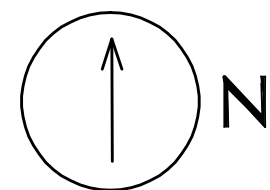
THE RABE RESIDENCE
206 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, ILLINOIS



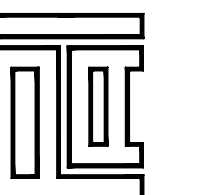
STREET SETBACK AVERAGE FROM NORTH TO SOUTH	
–	16.26'
–	18.62'
–	13.33'
–	25.00'
–	28.32'
–	25.00'
–	23.32'
–	19.43'
–	21.63'
–	24.13'
–	18.08'
–	17.90'
–	22.36'
AVERAGE SETBACK = 21.03'	

BUILDING INFORMATION	
ZONING = R-6	
LOT AREA = 10,374 S.F.	
MAX F.A.R. = 4,587 S.F. (INCLUDES TWO STORY SPACE 7'-6" OR GREATER ATTIC SPACE - 400 S.F. FOR G.R.G. CREDIT).	4,574 S.F. ACTUAL
MAX LOT COVERAGE (ROOFED STRUCTURES) 35% = 3,630.9 S.F.	3,604 S.F. ACTUAL
MAX IMPERVIOUS 50% = 5,187 S.F.	5,038 S.F. ACTUAL
MAX HEIGHT = 25'-0" TO MEAN OF ROOF	23'-2" ACTUAL

SITE PLAN

$$1'' = 5'$$
[illegible]

SPENKA ARCHITECTS INC.
 美国芝加哥建筑事务所 · 平面设计 · 室内设计
 148 WEST STATION STREET, BARRINGTON, IL 60010
 FAX 847-756-4701 TELEPHONE 847-756-4700



JOB NO.	
DRAWN BY:	PAP
CHECKED BY:	PAP
APPROVED	PAP

11

SHEET NO.

A-1

THE RABE RESIDENCE
206 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, ILLINOIS



FRONT ELEVATION

SHEET NO. A-2	PRELIM	JOB NO.			PSENKA ARCHITECTS Inc. ARCHITECTURE • PLANNING • DESIGN • BUILD 148 WEST STATION STREET, BARRINGTON, IL 60010 TELEPHONE 847-756-4701 FAX 847-756-4701			COPYRIGHT THE DRAWING SPECIFICATIONS AND REVISIONS ARE THE PROPERTY OF PSENKA ARCHITECTS INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS INC. © 2005 PSENKA ARCHITECTS	ISSUE DATES:		REMARKS
		DRAWN BY: PJP			DATE						
		CHECKED BY: PJP									
		APPROVED PJP									

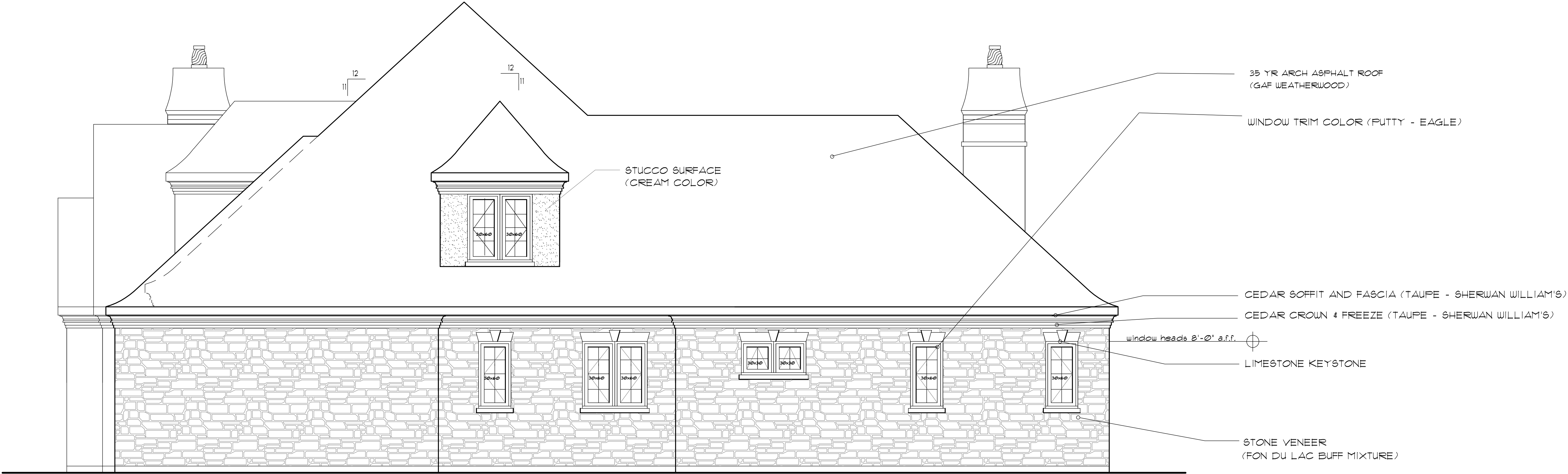
ARLINGTON HEIGHTS, ILLINOIS



LEFT SIDE ELEVATION

SHEET NO.

A-5

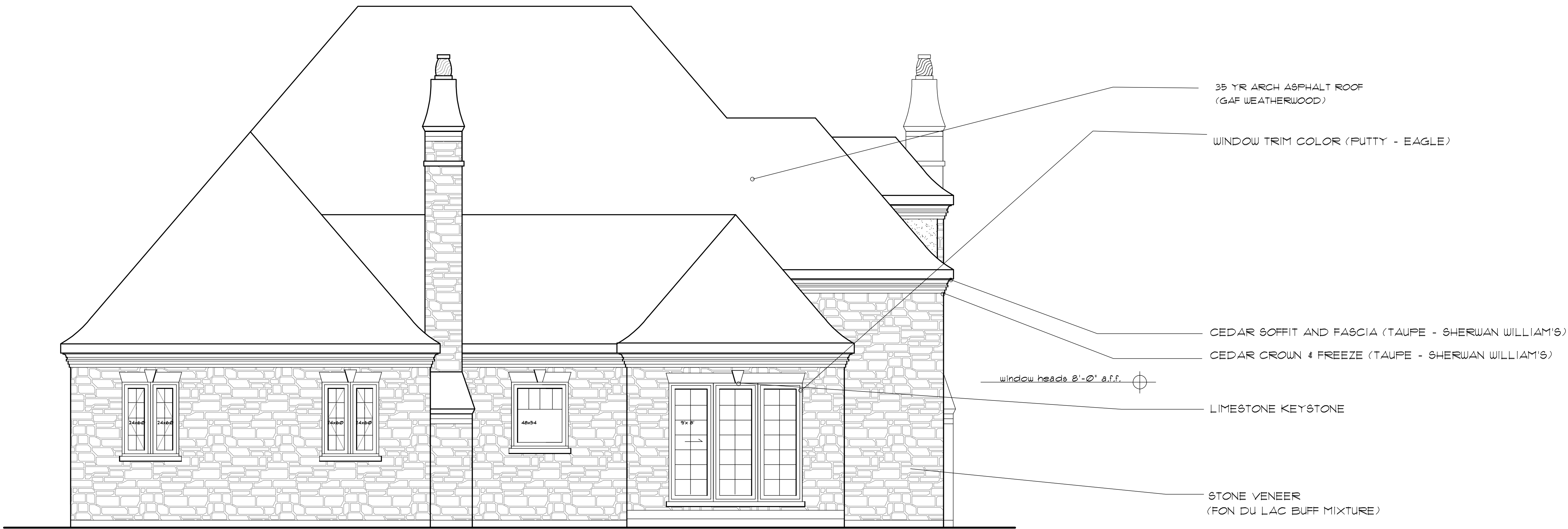


RIGHT SIDE ELEVATION

THE RABE RESIDENCE
206 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, ILLINOIS

PRELIM	JOB NO.	DRAWN BY: PJP	CHECKED BY: PJP	APPROVED PJP	SHEET NO. A-3	PSENKA ARCHITECTS Inc. ARCHITECTURE • PLANNING • DESIGN • BUILD 140 WEST STATION STREET, BARRINGTON, IL 60010 TEL 847.796.4701 FAX 847.796.4701	COPYRIGHT THE DRAWING SPECIFICATIONS ARE THE PROPERTY OF PSENKA ARCHITECTS INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS INC. © 2005 PSENKA ARCHITECTS	ISSUE DATES:	REMARKS:
								DATE	

THE RABE RESIDENCE
206 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, ILLINOIS



REAR ELEVATION

PRELIM				 PSENKA ARCHITECTS Inc. ARCHITECTURE • PLANNING • DESIGN • BUILD 148 WEST STATION STREET, BARRINGTON IL 60010 TEL 847.756.4701 FAX 847.756.4700		ISSUE DATES:	
JOB NO.		PAP		COPYRIGHT		REMARKS	
DRAWN BY:		PAP		THE DRAWING INFORMATION ARE FOR THE PROJECT ONLY. ANY CHANGES TO THE PROJECT MUST BE MADE IN WRITING. THE PROJECT IS NOT TO BE USED FOR ANY OTHER PROJECTS. THE PROJECT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS. ALL RIGHTS ARE RESERVED. © 2005 PSENKA ARCHITECTS		DATE	
CHECKED BY:		PAP					
APPROVED		PAP					

SHEET NO.

A-4



STONE SELECTION

Rustic Manor



ROOF COLOR

Owens Corning Oakridge Shingle in Estate Gray

THE RABE RESIDENCE
206 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, ILLINOIS

STUCCO / LIMESTONE COLOR



WINDOW / TRIM & GUTTER COLOR

Rollex Clay

MATERIAL SELECTIONS



Item: DC#15-011 - Cortland's Garage - 1 N. Vail Ave. - CBD Commercial

Department: Planning & Community Development

Background

Approval of the architectural design for exterior modifications to an existing restaurant building in the Downtown, B-5 Zoning District.

Recommendation

It is recommended that the Design Commission consider the recommendation noted below, but approve the proposed architectural design for Cortland's Garage located at 1 N. Vail Avenue. This recommendation is subject to compliance with the plans received on 2/5/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Consider a more historic style feature window on the south elevation.
2. This review represents design approval only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews.
3. It is the petitioner's responsibility to submit the appropriate permit application (s) to the Building Department for review and approval prior to proceeding with any work. In addition to the normal technical review, permit drawings will be reviewed for consistency with 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.

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Cortland's Garage
Project Address: 1 N. Vail Ave.
Prepared By: Steve Hautzinger

Date Prepared: February 13, 2015

PETITIONER INFORMATION:

DC Number: 15-011
Petitioner Name: Brian Roginski
Petitioner Address: 1 N. Vail Avenue
Arlington Heights, IL 60005
Meeting Date: February 24, 2015

Requested Action(s):

1. Approval of the architectural design for exterior modifications to an existing restaurant building in the Downtown, B-5 Zoning District.

ANALYSIS:

Summary

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

The existing "Harry's" restaurant building in Downtown Arlington Heights is under new ownership and is being changed to "Cortland's Garage". The petitioner is proposing exterior and interior modifications with highlights as follows:

1. The existing red awning will be removed, revealing the existing steel lintels and decorative iron column at the entry.
2. The large windows facing Vail Avenue will be replaced with glazed operable garage doors.
3. A new large window will be added to the south façade, facing Harmony Park.
4. The existing entry stair will be rebuilt with a decorative planter wall, and will be wrapped around the corner towards the proposed outdoor seating area along Campbell Street.
5. A new exterior stairway will be added on the north side of the building to provide more direct access to the existing outdoor dining area.
6. On the interior, the existing vestibule and stage will be removed to allow more dining space, and the second floor "wings" will be removed.
7. Outdoor dining is conceptually proposed along Campbell Street. A separate outdoor dining application is required.

SITE:



Aerial of Property



Zoning Map of Property

History:

The existing building was originally built as Redecker's General Store in the late 1800s. It is one of the oldest buildings in the Downtown, and Staff is very pleased to see that it is being preserved and improved.



Image 1. Historic photo of 1 N. Vail Avenue

Architectural Design:

Overall, the proposed exterior modifications will be a nice refreshing for the building. The operable garage doors facing Vail Avenue will be a fun detail, and will add liveliness to the streetscape when opened. Reconstruction of the main entry steps is a much needed improvement, although the petitioner will need to confirm a code compliant handrail layout.

The addition of windows on the south elevation is a great proposal that will not only add to the appearance of the building, but will provide more light and views for the dining room. However, the proposed large grouping of windows has a modern appearance that is not in keeping with the historic character of the existing building. A more historically accurate feature window could be considered, such as a cantilevered bay with a large picture window. A bay window has the added benefit of adding depth to the large flat wall, although impact on the proposed outdoor dining area will need to be considered.

Another concern is the proposed removal of the interior vestibule. Although it does not have an impact on the exterior appearance, it is recommended that a vestibule be provided due to the cold weather climate.

Dumpster Screening:

The existing dumpster area will remain.

Mechanical Screening:

The petitioner has not indicated any changes to the existing mechanical equipment, but any new grade or roof mounted equipment will be required to be screened from public view.

Signage:

Signage is not included in this review, but will be required to comply with the Chapter 30 sign code.

RECOMMENDATION:

It is recommended that the Design Commission **consider the recommendation noted below, but approve** the proposed architectural design for *Cortland's Garage* located at 1 N. Vail Avenue. This recommendation is subject to compliance with the plans received on 2/5/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Consider a more historic style feature window on the south elevation.
2. This review represents design approval only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews.
3. It is the petitioner's responsibility to submit the appropriate permit application(s) to the Building Department for review and approval prior to proceeding with any work. In addition to the normal technical review, permit drawings will be reviewed for consistency with 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.

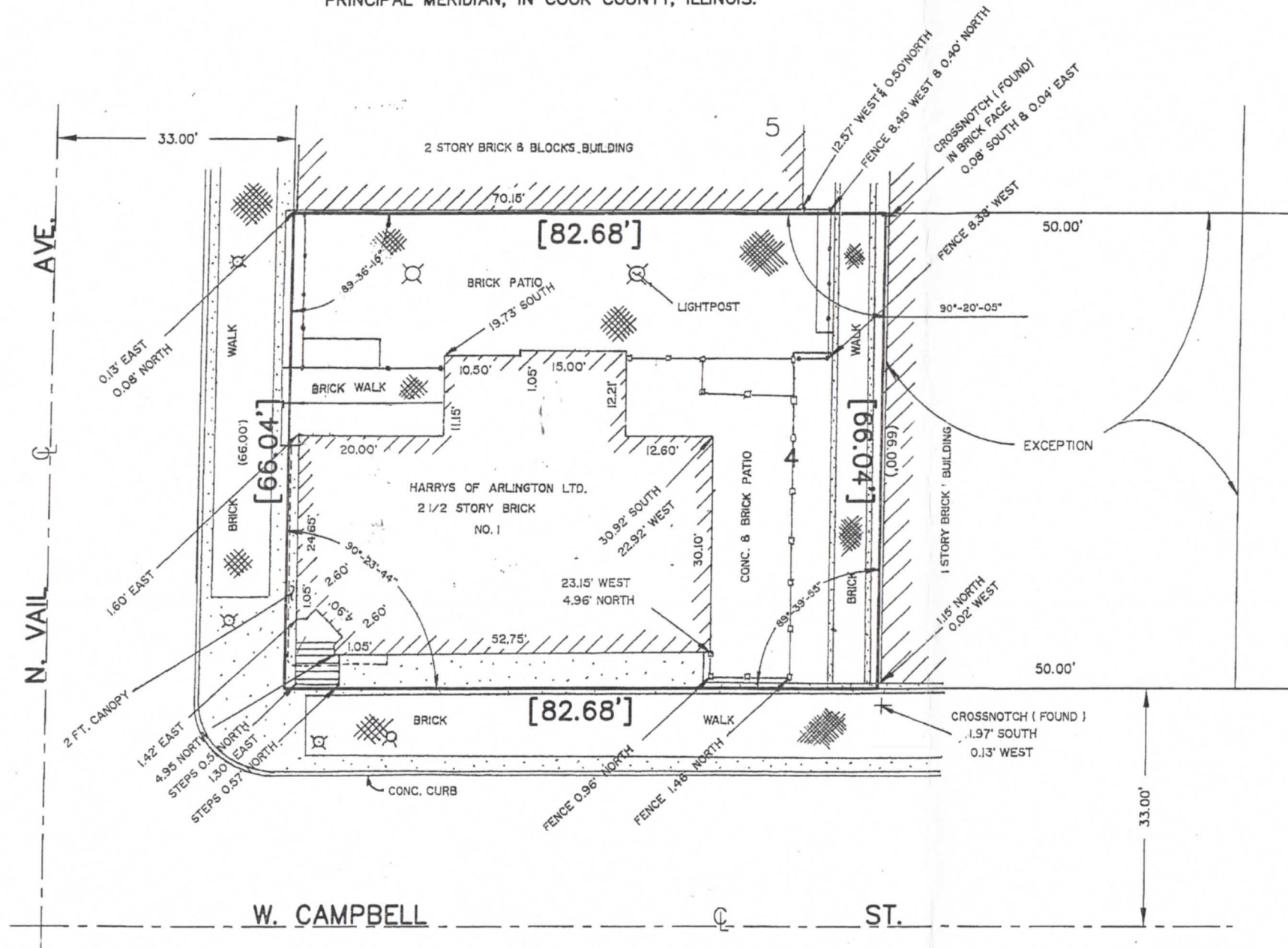
February 13, 2015

Steve Hautzinger, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charley Craig, Building Services, Petitioner, DC File 15-011

PLAT OF ALTA/ACSM LAND TITLE SURVEY

FOR
LOT 4 (EXCEPT THE EAST 50 FEET THEREOF) IN BLOCK 23 IN THE TOWN OF DUNTON (NOW
VILLAGE OF ARLINGTON HEIGHTS), BEING A SUBDIVISION OF THE WEST HALF OF THE
SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

	Indicates Water valve/meter
	Indicates Fire hydrant
	Indicates Tree with caliper
	Indicates Sewer manhole
	Indicates light/traffic pole
	Indicates Building limits
	Indicates Chain Link fence
	Indicates Wood fence
	Indicates barbed wire fence
	Indicates Concrete Pavement
	Indicates Radius of Curve
	Indicates Length of Curve
	Indicates Record distance
	Indicates Iron Pipe and/or Iron Rod
	Indicates Utility pole

IMPORTANT

- ALL DIMENSIONS ARE IN FEET AND DECIMAL PART THEREOF CORRECT AT 68 DEGREES FAHRENHEIT.
- REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENTS ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR, BEFORE ANY DAMAGE IS DONE AND COMPARE ALL POINTS BEFORE BUILDING BY SAME.
- NO MEASUREMENT ARE TO BE ASSUMED BY SCALING.
- REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT REFLECTED HEREON.
- TO ENSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.

TO: GARAGE TAVERN GROUP, LLC;
FIRST CAPITAL BANK OF SCHAMBURG;
PREMIER TITLE INSURANCE CO.

State of Illinois } ss.
County of Cook }

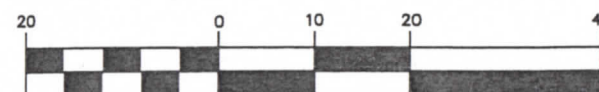
PI SURVEYING GROUP, P.C., LICENSED AS AN ILLINOIS PROFESSIONAL DESIGN FIRM HEREBY CERTIFIES THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND DOES NOT INCLUDE ANY ITEM OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 16, 2002.

DATED AT CHICAGO, ILLINOIS THIS 30th DAY OF JULY 2014.

BY:
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-002969



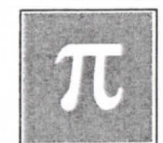
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



EXPIRES: 11/30/2014



Pi Surveying Group, PC
LAND SURVEYORS

8770 W. BRYN MAWR AVE., SUITE 1300, CHICAGO, IL 60631 (773) 444-0445
www.pisurveying.com

COMMON ADDRESS: 1 N. VAIL AVE., ARLINGTON HEIGHTS, IL

DRAWN BY: BS CATEGORY: ALTA/ACSM

FILE NO.: 14-9987 SCALE: 1" = 20'

ORDERED BY: MARTIN, CRAIG, CHESTER & SONNENSCHIN, LLP

T I N A G L I A

A R C H I T E C T S

MATERIAL LIST

PETITIONER NAME: CORTLAND'S GARAGE OF ARLINGTON HEIGHTS
DATE: FEBRUARY 4, 2015
PROJECT: INTERIOR RENOVATION
LOCATION: 1 N. VAIL AVENUE

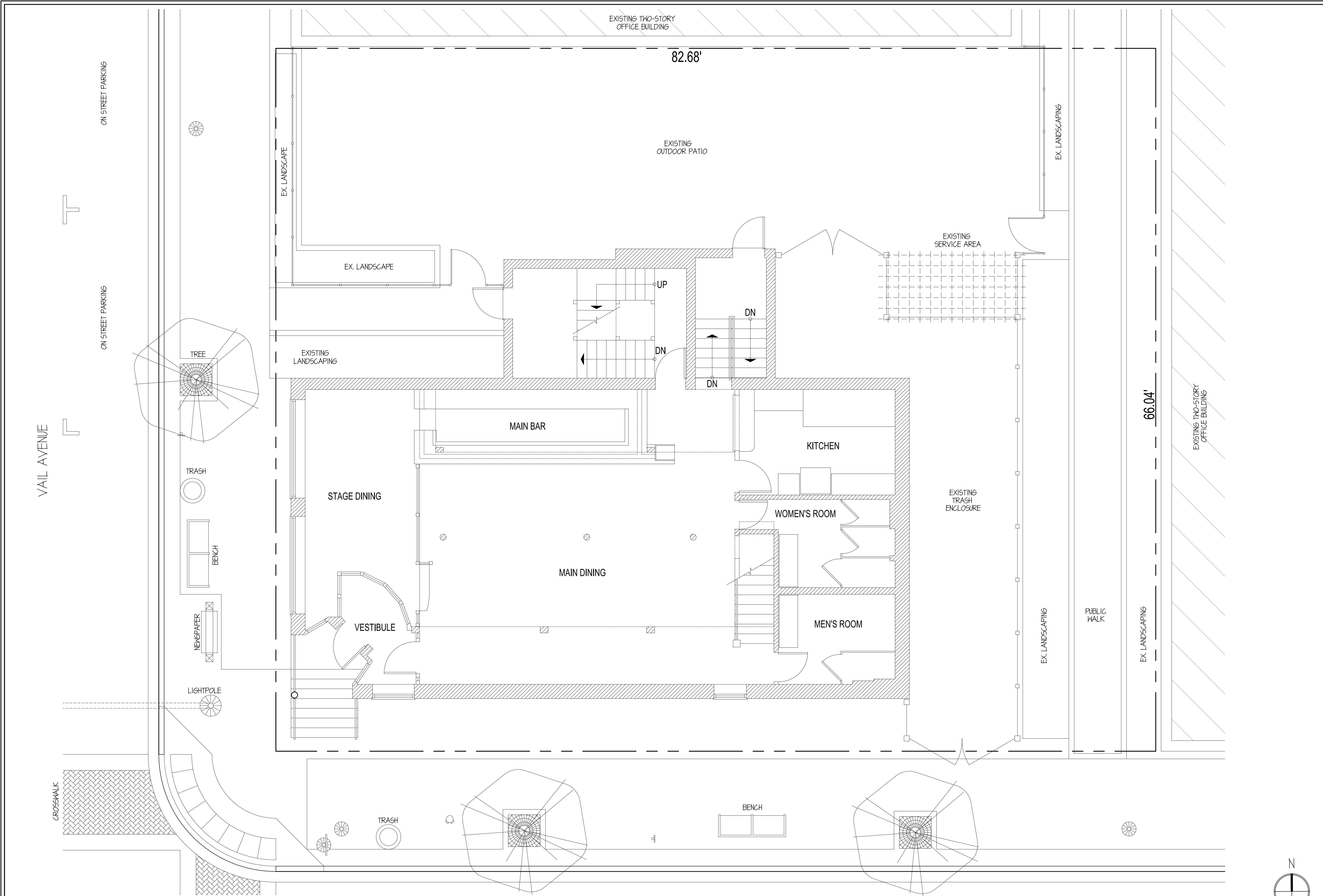
STONE: TO MATCH EXISTING

BRICK: TO MATCH EXISTING

WINDOWS: KAWNEER ALUMINUM STOREFRONT
COLOR: TO MATCH EXISTING

GARAGE DOORS: ALUMINUM GARAGE DOORS w/ GLAZING
COLOR: TO MATCH EXISTING WINDOWS





EXISTING FIRST FLOOR PLAN & ARCHITECTURAL SITE PLAN

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

© COPYRIGHT 2014 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS+INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT

THE GARAGE
TAVERN GROUP
1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT

CORTLAND'S GARAGE
OF ARLINGTON HEIGHTS
1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL

DRAWING TITLE

EXISTING FIRST
FLOOR/SITE PLAN

FILE NAME 3675-1P
DRAWN BY KQB DATE 9.4.14

NO.	REVISED PER	DATE	BY

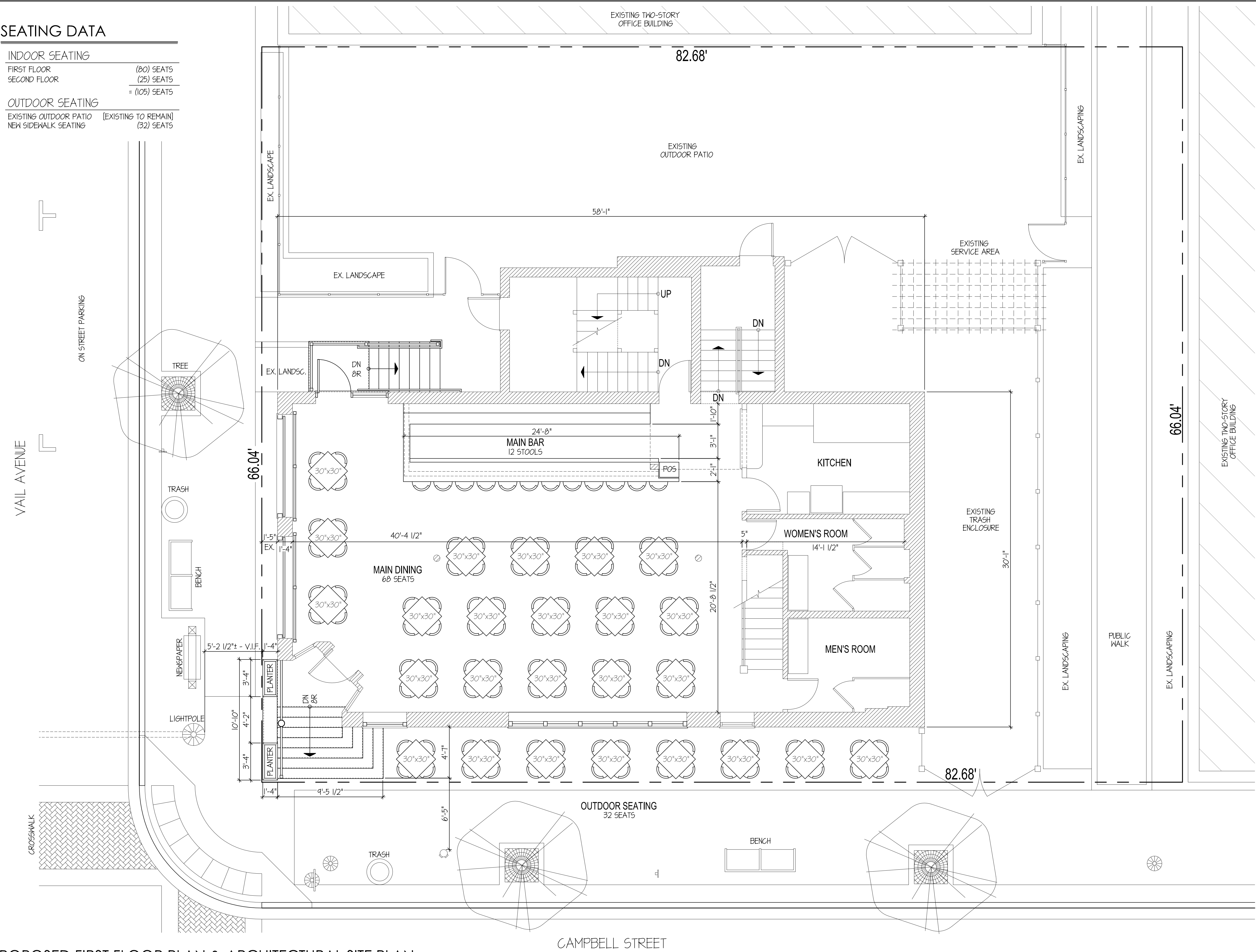
JOB NO. 382514

SHEET NO. OF EX.1

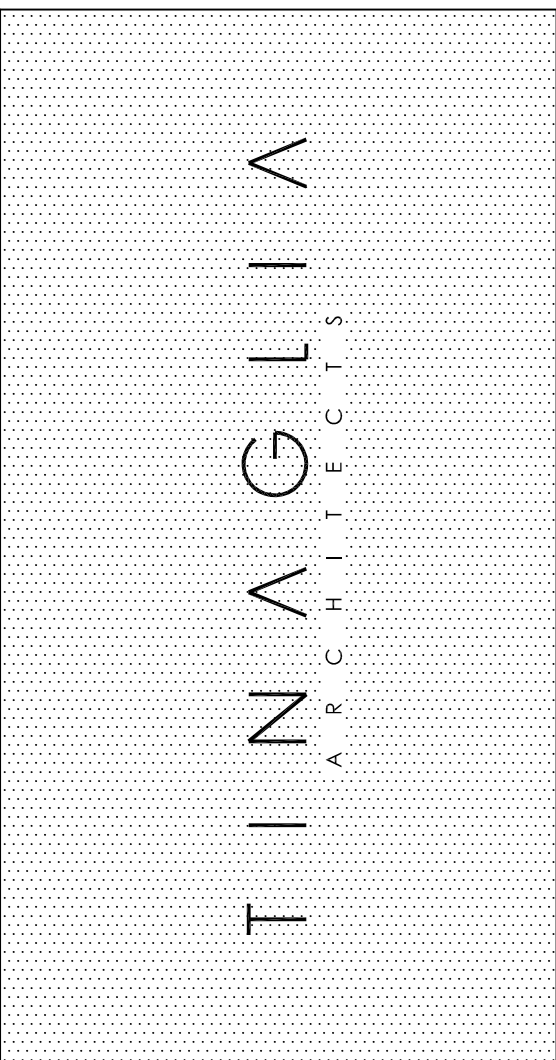
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

SEATING DATA

INDOOR SEATING	
FIRST FLOOR	(80) SEATS
SECOND FLOOR	(25) SEATS
= (105) SEATS	
OUTDOOR SEATING	
EXISTING OUTDOOR PATIO	[EXISTING TO REMAIN]
NEW SIDEWALK SEATING	(32) SEATS



TINAGLIA ARCHITECTS+INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com



CLIENT

THE GARAGE TAVERN GROUP
1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT

CORTLAND'S GARAGE OF ARLINGTON HEIGHTS
1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL

DRAWING TITLE

PROPOSED FIRST FLOOR/SITE PLAN

FILE NAME	3675-1P		
DRAWN BY	KQB	DATE	9.4.14
NO.	REVISED PER	DATE	BY
1	CLIENT REVISIONS	12.18.14	KQB
2	DESIGN COMMISSION	2.4.15	KQB

JOB NO. **382514**

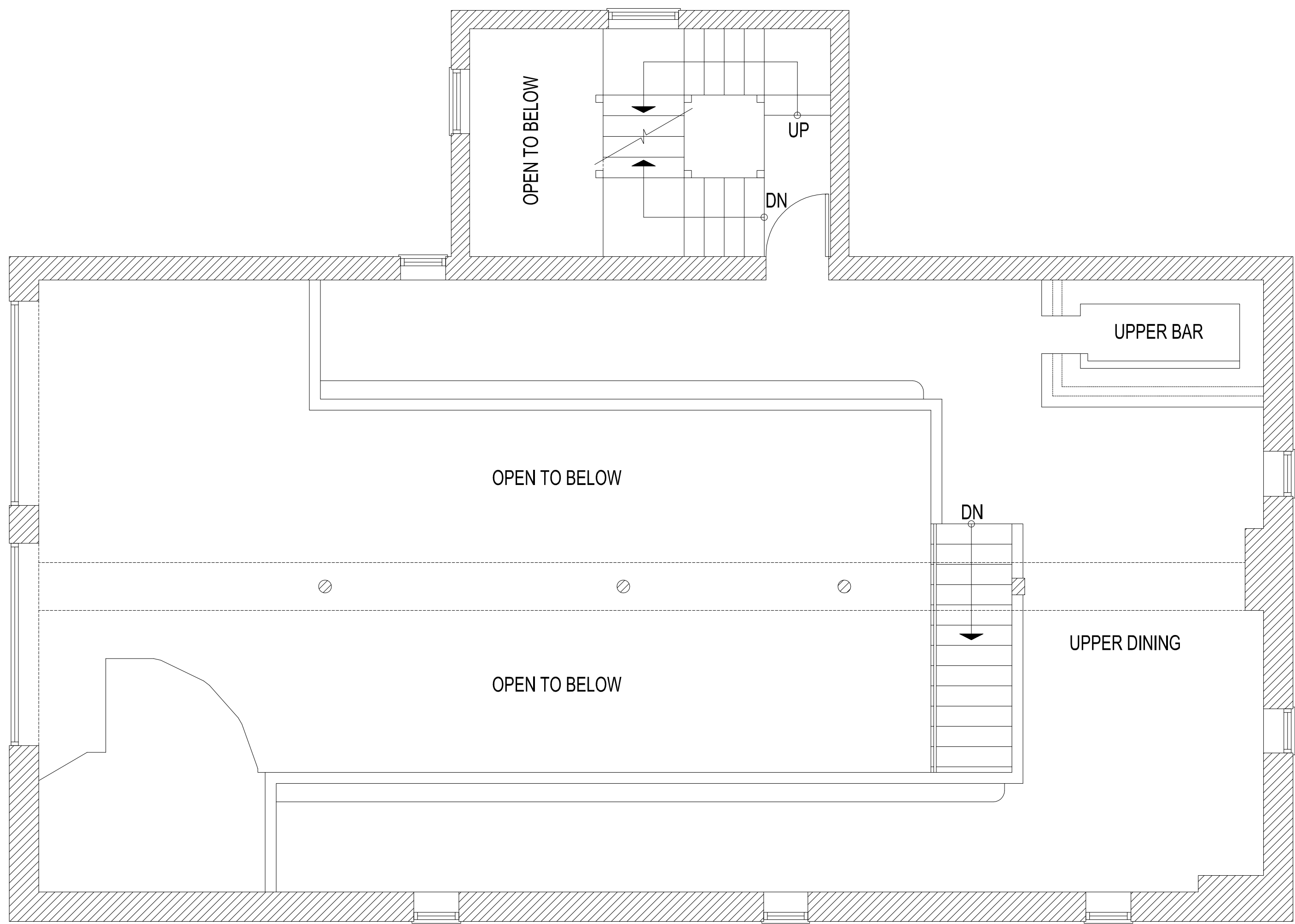
SHEET NO. **1.P**

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

PROPOSED FIRST FLOOR PLAN & ARCHITECTURAL SITE PLAN

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

© COPYRIGHT 2014 TINAGLIA ARCHITECTS, INC.



EXISTING SECOND FLOOR PLAN

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

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT

THE GARAGE
TAVERN GROUP
1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT

CORTLAND'S GARAGE
OF ARLINGTON HEIGHTS
1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL

DRAWING TITLE

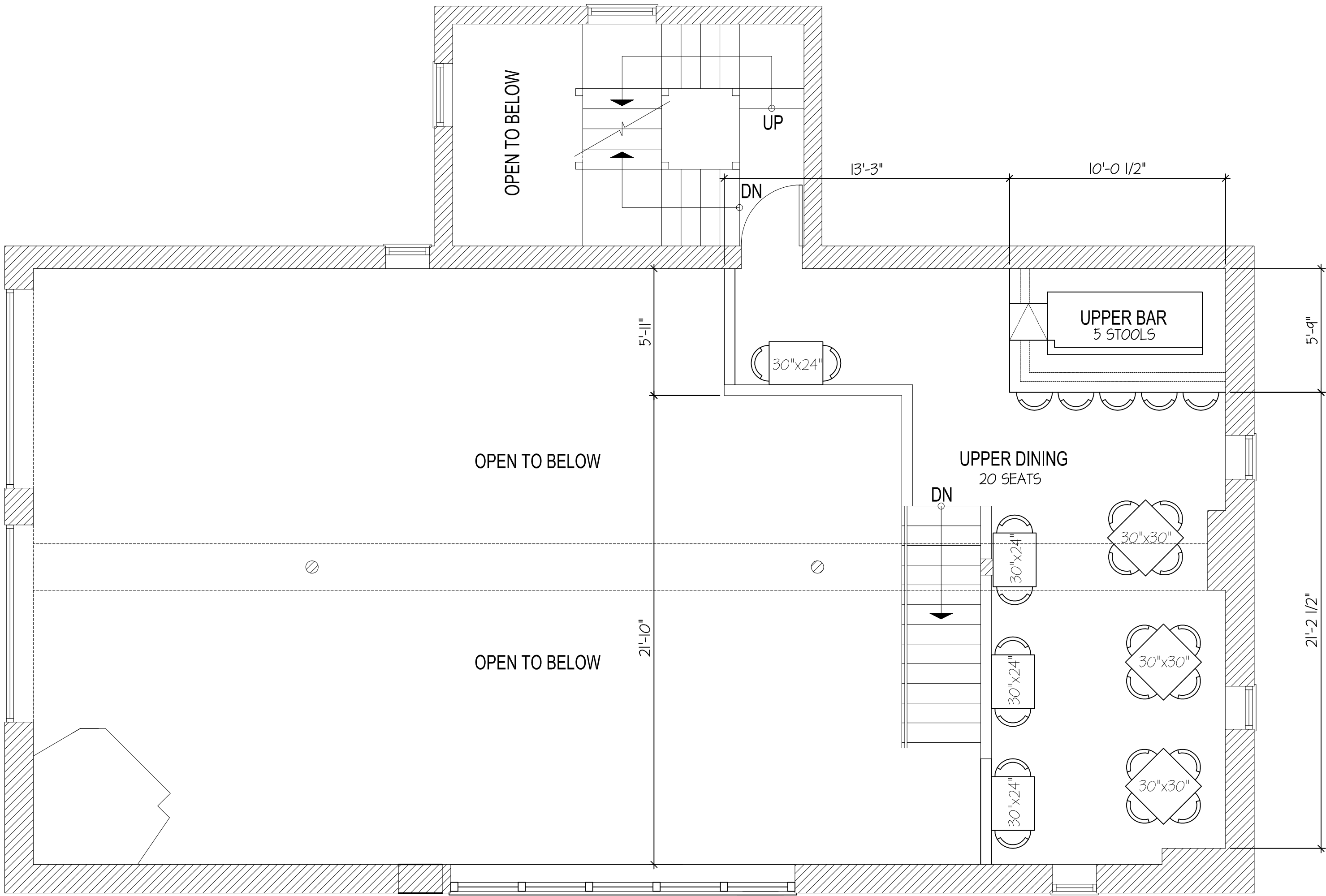
EXISTING SECOND
FLOOR PLAN

FILE NAME 3675-1P
DRAWN BY KQB DATE 9.4.14

NO.	REVISED PER	DATE	BY

JOB NO. 382514

SHEET NO. EX.2
OF



PROPOSED SECOND FLOOR PLAN

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

TINAGLIA ARCHITECTS, INC.
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT

THE GARAGE
TAVERN GROUP
1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT

CORTLAND'S GARAGE
OF ARLINGTON HEIGHTS
1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL

DRAWING TITLE

PROP. SECOND
FLOOR PLAN

FILE NAME 3675-1P
DRAWN BY KQB DATE 9.4.14

NO.	REVISED PER	DATE	BY
1	CLIENT REVISIONS	12.18.14	KQB
2	DESIGN COMMISSION	2.4.15	KQB

JOB NO. 382514

SHEET NO. 2.P
OF

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



EXISTING WEST / VAIL AVENUE ELEVATION

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



EXISTING SOUTH / CAMPBELL STREET ELEVATION

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

TINAGLIA ARCHITECTS+INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS-IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT

THE GARAGE
TAVERN GROUP

1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT

CORTLAND'S GARAGE
OF ARLINGTON HEIGHTS

1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL

DRAWING TITLE

EXISTING
ELEVATIONS

FILE NAME 3675-1P

DRAWN BY RDL DATE 9.4.14

NO.	REVISED PER	DATE	BY

JOB NO. 382514

SHEET NO.
OF

EX.3

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

© COPYRIGHT 2014 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT

THE GARAGE
TAVERN GROUP
1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT

CORTLAND'S GARAGE
OF ARLINGTON HEIGHTS
1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL

DRAWING TITLE

PROPOSED
ELEVATIONS

E NAME		3675-1P	
DRAWN BY		RDL	DATE 9.4.14
NO.	REVISED PER	DATE	BY
	CLIENT REVISIONS	12.18.14	KQB
	DESIGN COMMISSION	2.4.15	KQB

JOB NO. 382514

SHEET NO. 3.P
OF

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



PROPOSED WEST / VAIL AVENUE ELEVATION

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



PROPOSED SOUTH / CAMPBELL STREET ELEVATION

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

© COPYRIGHT 2014 TINAGLIA ARCHITECTS, INC.



PROPOSED FRONT (EAST) ELEVATION

NOT TO SCALE



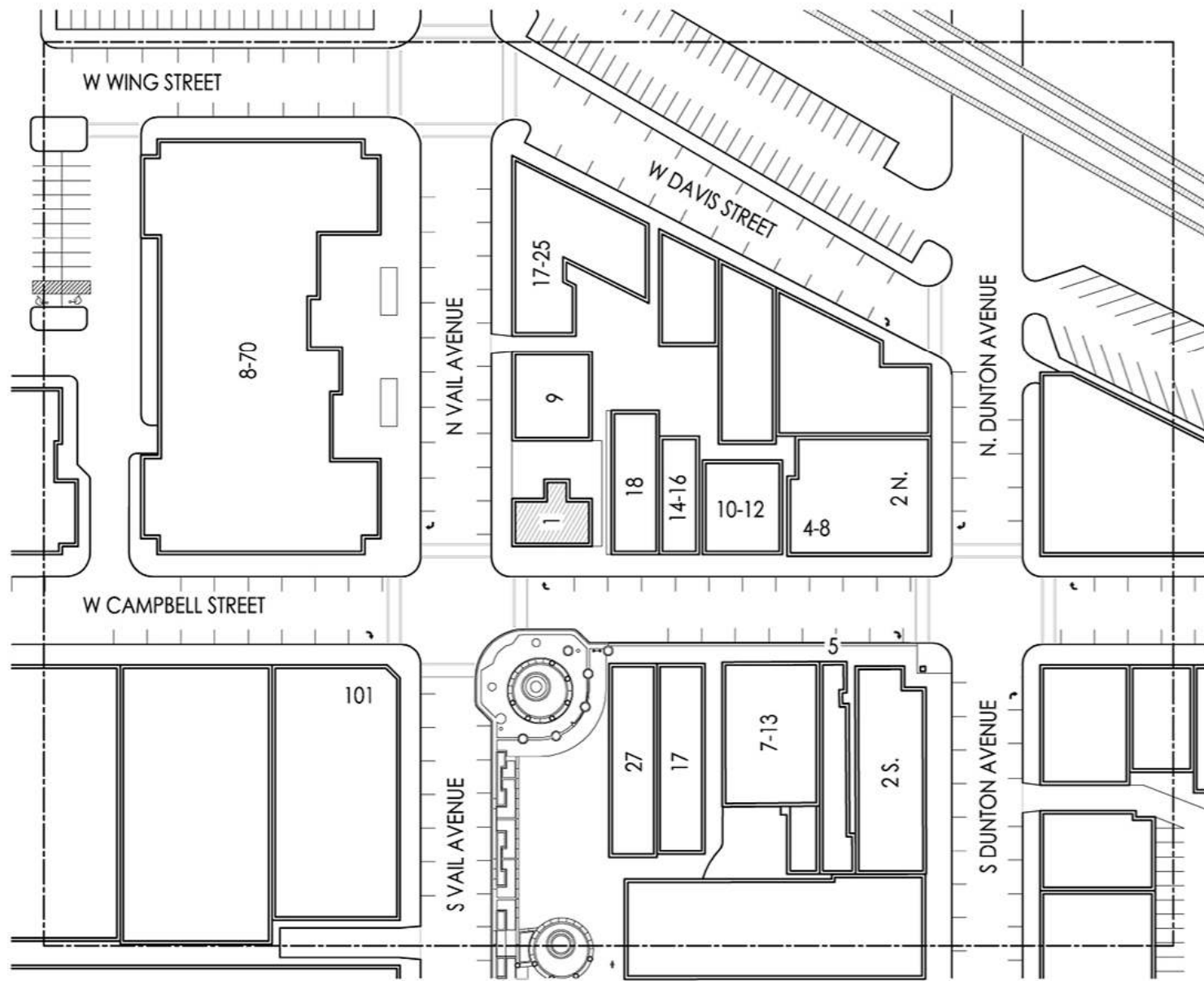
PROPOSED SIDE (SOUTH) ELEVATION

NOT TO SCALE

CONTEXT PHOTOS

TINAGLIA

ARCHITECTS



CONTEXT MAP



TINAGLIA

ARCHITECTS



SUBJECT PROPERTY
1 NORTH VAIL AVENUE



101 WEST CAMPBELL STREET



8-70 NORTH VAIL AVENUE



9 NORTH VAIL AVENUE

TINAGLIA

ARCHITECTS



17 NORTH VAIL - 25 WEST DAVIS STREET



HARMONY PARK



27 WEST CAMPBELL STREET



17 WEST CAMPBELL STREET

TINAGLIA

ARCHITECTS



7-13 WEST CAMPBELL STREET



5 WEST CAMPBELL STREET



2 SOUTH DUNTUN AVENUE



18 WEST CAMPBELL STREET

TINAGLIA

ARCHITECTS



14-16 WEST CAMPBELL STREET



10-12 WEST CAMPBELL STREET



4-8 WEST CAMPBELL STREET



2 NORTH DUNTUN AVENUE