



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
August 12, 2025
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Minutes 7/22/25
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. Dunkin - 1010 E. Rand Rd. / Sign Variation - DC#25-019
 - B. Village Bank & Trust - 234 W. Northwest Hwy. / Sign Variation - DC#25-048
- VI. OTHER BUSINESS
 - A. 2025 Alan F. Bombick Award Nominations Review
- VII. PUBLIC COMMENT

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

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

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DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JULY 22, 2025

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

Members Present: Kirsten Kingsley, Chair
Ted Eckhardt
John Fitzgerald
Scott Seyer
Jonathan Kubow

Members Absent: None

Also Present: Kevin Purdom, JRC Design Build for *1523 N. Fernandez Pl.*
Thomas & Didi Manetti, Owners of *Metropolis Ballroom*
Valentin Marian, Hunzinger Williams for *Metropolis Ballroom*
Rick Cavanaugh, Stoneleigh Companies for *One Arlington Pavilion*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR JUNE 24, 2025

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF JUNE 24, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

REVIEW OF MEETING MINUTES FOR JULY 8, 2025

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF JULY 8, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#25-046 – 1523 N. Fernandez Pl.**

Kevin Purdom, representing *JRC Design Build*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence with one-car attached garage to allow construction of a new two-story residence with an attached, two-car garage. This project complies with the R-3 zoning requirements. The existing neighborhood consists of primarily single-story homes with one car attached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, as well as to evaluate the proposed architectural design against the context of the neighborhood. Although the neighborhood is predominantly single-story homes, it should be noted that there are numerous other similar teardowns previously completed throughout the neighborhood, including three on this block, and a fourth teardown three lots away at 1515 N. Fernandez that was recently approved by the Design Commission on May 27, 2025.

Overall, the proposed architectural design is nicely done with a traditional style and scale that is generally consistent with other newer homes in the neighborhood. The one-and-a-half story garage wing along with the single-story front porch work well to help fit with the context of the adjacent single-story homes. Normally, a prominent garage projecting out in front of the main entrance is discouraged, however in this case, it works well to fit with the unique lot shape. The natural wood garage doors and natural wood accent details work well to give the color scheme a warm feeling.

The only comments on the design are a recommendation to return the brick down the south side of the garage, and consider a dark bronze standing seam metal roof color instead of black for a slightly softer appearance. With these comments, Staff recommends approval of the proposed design.

Kevin Purdom said the proposed design is a spec home and they are open to the recommendations from Staff. Wrapping the brick to at least the edge around the garage makes sense, and they are open to either exploring a lighter metal roofing, or a dark bronze. The garage projection is due to the site context; most of the garages are on the right side as well, and they trying to match that condition and not have two garages next to each other. The lower massing on the right and at the front were done to accommodate the single-stories that are still there, while also providing the second story for the future owner.

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

The commissioners summarized their comments. **Commissioner Seyer** said the home looks nice and he agreed with Staff's comments; the brick should continue around to the south side along the two windows, otherwise there is a lot of gray and darkness. The design is refreshing from the typical home this commission sees, and he liked the combination of materials being proposed. He was in support of the project.

Commissioner Kubow loved the home, it is one of the better homes the commissioners have seen recently. The board and batten on the right-side elevation is a nice enough material that he would not change it; it is very attractive as is. He liked the dark standing seam roof being proposed, it helps draw more attention to the white brick and wood. He was fine with the design as is. **Commissioner Kubow** asked for clarification about the white brick, which is called out as painted white, but the rendering shows more variation. **Mr. Purdom** said they

are still determining how to treat the brick and are open to other options as well; something like a whitewash with a little more variation than just flat painted white, and **Commissioner Kubow** agreed. **Commissioner Kubow** was in support as proposed.

Commissioner Eckhardt liked the home and the colors being proposed. He supports and appreciates the petitioner agreeing to take the brick around the side of the garage, which will be valuable to that elevation. He asked Staff to clarify the lot width of the front yard, and **Mr. Hautzinger** confirmed that the lot width is 69-feet, and explained that the lot is essentially a rectangular property with the front corner clipped out.

Commissioner Fitzgerald liked the home which is very well designed, and he appreciates that it looks good on all four sides. He liked the option to wrap the brick around the side of the garage, he was okay with the color of the roof, and he was open to either a whitewash brick or an off-white color. He was concerned about the garages being lit better than the front door, and he suggested very low wattage for the 4 lights being shown across the garages.

Chair Kingsley said it is a nicely designed home and she agreed that brick should be carried down the south side of the garage, especially since that portion of the garage is prominent. She reviewed the materials and colors: the sample board includes Aged Pewter or a grey color, which should be a warm grey and not charcoal. Both the vertical siding and the soffit and fascia that match will be Slate Grey or a grey color, and she asked if the gutters and downspouts will match that. **Mr. Purdom** said yes. **Chair Kingsley** commented that the only true black on the home is the standing seam metal and the windows, and she is okay with the black roof. She liked the color palette, which is a little different than the list shown on the Drawing Sheet A5. She also agreed that the brick should be either whitewash or a warmer white color.

Chair Kingsley asked about the three small slit details over the garage; are they recessed in the masonry, or are they vents. **Mr. Purdom** said they are recessed. **Chair Kingsley** asked if the previously approved home referenced by Staff is adjacent to this home, and **Mr. Hautzinger** said it is located 3 lots away to the south at 1515 S. Fernandez. **Chair Kingsley** said that this is a new two-story home, and the Design Guidelines state that the density/height of a new home/addition should be kept down when there are homes on either side of it that are one-story, which is the situation here. She likes to see homes that are more in scale with the existing, if possible.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE DESIGN OF THE PROPOSED NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 1523 N. FERNANDEZ PLACE. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 6/12/25, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE BRICK BE RETURNED DOWN THE SOUTH SIDE OF THE WALL OF THE GARAGE, TO A DISTANCE AS APPROVED BY STAFF.
2. A REQUIREMENT THAT THE WHITE COLOR FOR THE BRICK BE EITHER A WHITE WASH, AN OFF-WHITE OR SOMETHING THAT IS MODULATED AND WARM.
3. A RECOMMENDATION TO USE LOW WATTAGE LIGHTING IN THE FOUR LIGHTS ABOVE THE GARAGE DOOR, OR CONSIDER REDUCING THE QUANTITY OF LIGHTS.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE

OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

5. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Chair Kingsley wanted to see the masonry continued down the entire length of the garage to the recessed doorway, past the two windows.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO AMEND THE MOTION AS FOLLOWS:

1. A REQUIREMENT THAT THE BRICK CONTINUE DOWN THE ENTIRE LENGTH OF THE SOUTH SIDE OF THE GARAGE WALL TO THE RECESSED DOORWAY.

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

ITEM 2. CBD AWNING REVIEW**DC#25-027 – 6 S. Vail Ave. – Metropolis Ballroom**

Tom & Didi Manetti, Owners of *Metropolis Ballroom*, and **Valentin Marian**, representing *Hunzinger Williams*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the proposed design for new exterior awnings at the Metropolis Ballroom main entrance, outdoor terrace, and second-floor windows. The Metropolis Ballroom occupies the entire second floor of the building located at the southwest corner of Vail Avenue and Campbell Street in the Downtown. The main ballroom is located on the south end of the building, above Hey Nonny, which includes an outdoor roof terrace facing Vail Avenue. The north end, located above Armand's Pizzeria, includes three smaller banquet rooms and a kitchen.

At this time, the petitioner is proposing to add three types of awnings to the building: retractable awnings above the outdoor roof terrace, an update to the existing main entrance canopy, and new awnings on the remainder of the second-floor windows. This building is a condominium, so the petitioner is required to obtain condo board approval for the proposed awnings from the other business owners in the association.

Chapter 30, Section 30-201.h.2 outlines Design Standards, which state that the major consideration in selecting sign materials is compatibility with the architecture of the building, and awnings should be compatible with the architecture of the building.

Retractable Awnings:

The proposed retractable awnings are intended to be mounted on the wall above the outdoor roof terrace at the main ballroom. They are proposed to be mounted with a staggered height and overlapped to provide continuous coverage over the roof terrace. It is unclear based on the plans received if the existing fixed awnings are intended to remain or be removed. Either way, Staff objects to the appearance of the proposed retractable awnings in this prominent downtown location.

This type of retractable awning is more appropriate for a backyard patio, and it does not fit with the architecture of the existing building or the character of the Downtown. Additionally, the proposed staggered height and overlapping layout will have a poor makeshift appearance. The ballroom has five window openings with five existing fixed awnings centered above each window. The proposal for four retractable awnings that are not aligned with the windows is not compatible with the architecture of the building. If coverage above the outdoor terrace is desired for weather protection, then a custom designed permanent decorative canopy is recommended. The canopy should be designed to be architecturally compatible with the existing building using permanent building materials such as glass, brick, stone, wood and/or metal.

Mr. Hautzinger noted that upon reviewing this proposal, a new CMU wall extension above the existing brick wall at the roof terrace was observed. The CMU wall is unfinished and has a poor appearance. This wall was constructed without a permit. The petitioner should clarify why this wall was built and how it will be finished. A permit application showing how the wall was built, and how the wall will be architecturally finished needs to be submitted for approval.

Entrance Canopy:

The existing entrance canopy above the sidewalk along Vail Avenue was approved by sign variation back in 2001. At this time, the petitioner is proposing to simply replace the existing black fabric with new blue fabric. The existing signage on the front and sides of the canopy

will be replicated on the new fabric.

Staff encouraged the petitioner to consider a more permanent new entrance canopy to better highlight the entrance to the Metropolis Ballroom, but Staff does not object to maintaining the existing fabric entrance canopy. The only comment is that the proposed new blue color is very close to the blue awnings of Hey Nonny, which could be confusing.

Fixed Awnings:

The petitioner is proposing to add individual fixed awnings to all of the second-floor windows located above Armand's Pizzeria. It is unclear based on the plans received if the awnings will be inset mounted to the window frames, or outside mounted to the brick wall. Either way, Staff has concerns about the appearance of the awnings. The proposed blue awnings combined with the existing black awnings below and green mansard roof above looks quite busy with too many colors. The three different colors do not work well together. Additionally, it is odd that the proposed awnings cover the majority of the windows that they are mounted on, blocking the view.

Staff recommends that alternative options for signage be explored such as small vertical banners mounted to the brick wall between the windows, similar to the existing vertical banners at the Metropolis Theater building next door. This would require a variation, but it would be a better and more creative design solution that Staff would support.

In summary, Staff recommends denial of the retractable awnings, with the comments provided tonight, and that the Design Commission evaluate the design proposal for the entrance canopy and fixed awnings.

Didi Manetti said one of the reasons for their current proposal is for functionality to provide some coverage of the outdoor veranda space to protect it from the elements and for increased visual street presence for the Ballroom, which is being swallowed by everything around it, especially during the outdoor dining season. This will help clarify that the second-floor space belongs to the Metropolis Ballroom and not Hey Nonny. They are trying to improve their identity without being a distraction to the existing street. She presented handouts to the commissioners and Staff, which included photos of the existing Ralph Lauren store on Michigan Avenue that has similar blue awnings with gold accents. The idea for the retractable awning was found during their travels to Europe where many 5-star hotels and outdoor cafes and verandas have retractable awnings. She disagreed that this type of awning is for a residential backyard; it is something widely used in Downtown Chicago Gold Coast by a lot of restaurants with outdoor dining. The existing fixed awnings will be removed and the new retractable awnings will be located in almost the exact same location. Staggering the awnings will provide continuous coverage across the entire veranda, with only a couple of inches overlapping between the awnings. The reason for the new CMU wall is because the veranda extends all the way to the corner, but the wall height is different. They intend to paint this wall a lighter color consistent with the surrounding wall once they receive approval for the new awnings. The blue awning color is different than the green/greyish blue color of the Hey Nonny awnings, and the blue color is consistent with the awnings at their headquarters building on S. Clearbrook drive, as well as their logo for the parent company to the Metropolis Ballroom, Elegant Cuisine and Corky's Catering, businesses that they brought to Arlington Heights from other communities. **Ms. Manetti** said they deserve a fair chance to update their outdoor look to have a better street appearance and not be swallowed by other restaurants. They bring in a lot of business to the other businesses. She welcomed any questions from the commissioners.

Tom Manetti said the original entrance of the ballroom was blue and the existing black was installed temporarily to cover holes in the original awning. He started this process thinking approval was not needed because he was just replacing and expanding, but the work was stopped once they were told it needed approval, which put them behind schedule 4 months. He was not trying to do anything to detract from the existing ballroom or the Downtown area. They looked at many options to cover the veranda, from doing a permanent structure or a glass structure, and he listened to feedback from his customers who said they like the open experience of the balcony during events. That is why they are proposing retractable awnings across the veranda space. He said that he does events all over Chicago and the Metropolis Ballroom is a very unique venue that people look at for ideas, and the concepts being proposed tonight are really good concepts. **Ms. Manetti** added that the small window awnings do not cover that much of the window as shown in the rendering, they are mostly for decoration.

Valentin Marian said the new awnings will be the exact same material as the awnings on the other side, and the frame color will match as well. He apologized for the poor design renderings that are not to scale. The retractable awnings are commercial grade, fully enclosed, no front valance, with remote-control flexibility to control them one at a time, more than one at a time, or all at the same time. The fixed awnings are intended to be open to allow the valance to have the Ballroom name and allows for a lot of natural light, and go about half way down on the windows. **Mr. Manetti** added that morning and afternoon events would now have some shade from the sun.

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

PUBLIC COMMENT

Rick Cavanaugh said he supports the Ballroom and the new awnings to help improve the image and presentation of the Ballroom that is limited on the streetscape.

The commissioners summarized their comments. **Commissioner Eckhardt** asked for clarification on the color of the front edge of the awning; it is shown in white and in blue. **Mr. Marian** said the white is intended to blend in with the existing wall color. **Mr. Manetti** added that when the awning is against the wall, the awnings will blend with the coloring of the building. **Commissioner Eckhardt** had concerns with the white edge color and preferred that it be blue. He appreciated the clarification about the awning offset, which is very important for complete coverage, but he preferred there be 5 awnings instead of 4. The rhythm of the existing awnings align with the rhythm of the columns on the building, which makes sense, as opposed to the up and down of the proposed new awnings. He also had concerns about the 13'2" span of the retractable awning. He had no concerns with the blue color of the entrance canopy, or the blue awnings on the second-floor above Armand's.

Commissioner Fitzgerald understood the reason for retractable awnings over the balcony, but preferred 5 awnings instead of 4, which is more architecturally consistent with the building. He was okay with the canopy at the Ballroom entrance on the east elevation, but felt the blue awnings on the second-floor and the existing black awnings for Armand's and the green roof, look very busy. The Ralph Lauren example provided by the petitioner shows all the awnings matching and symmetrical, which looks fantastic on that building; however, that is not the case with this building. He was really struggling with all that is being proposed for this building and was opposed to the awnings being blue on the Armand's side of the building. **Mr. Manetti** clarified that when they extend the building to build over the dock area to the south, there will be a fifth retractable awning above that space.

Commissioner Fitzgerald said his issue is with the architecture of the existing building and the 5 banks of windows, with the proposed awnings randomly placed above them. He wanted it to look more purposeful and make sense with the architecture of the building. **Mr. Hautzinger** asked if there will be awning coverage from the edge of the ballroom all the way into the corner of the veranda, and **Mr. Manetti** said yes. **Mr. Hautzinger** agreed with the commissioners' comments that the awnings need to align with the architecture of the building, which could mean a sixth awning above the inside corner.

Commissioner Seyer said the confusion is that there is no plan. There needs to be a plan to show how the awnings align with the existing openings because right now it looks haphazard because it does not show how short of the wall the awnings will be. He could not support this because the awnings appear too up and down, and the further the awnings go out they will need space to move up and down with the wind. He has never seen awnings overlap and he questioned what the manufacturer's recommendations are for doing that. He wants to do everything he can to give the Ballroom all the signage they need for success, but he does not want to do something that will look not look nice. The awnings should relate to the piers, the posts, and the module of the building wall; it will look much cleaner if they align with the vertical posts in that wall. **Commissioner Seyer** was okay with the blue entrance canopy on the east elevation, and agreed with the concerns that the blue awnings on the north elevation with the existing black awnings and green roof detract from the beautiful building. He had concerns that the awnings on the north elevation will limit the amount of natural light and feel dark. He felt this was a mistake and the petitioner will not be happy with the results. He encouraged the petitioner to re-think this design and change the module on the retractable awnings and either change the color and/or change the size; they are too big on the second-floor at the main ballroom.

Commissioner Kubow appreciated the presentation and exhibits provided, as well as the passion from the owners, which is important to him because this is a prominent corner in the Downtown and the Ballroom is a huge amenity for the Village. He wants to work with the petitioner to try and get more visibility for the Ballroom, but he agreed with the commissioners' concerns. The existing east elevation is very clean and simple, and the staggered awnings throw things off, and it is hard to visualize with the renderings presented. He suggested replacing the 5 existing fixed awnings with what is being proposed, but staying with the modular style this is already in place with the existing awnings, and then adding a sixth awning in the corner. **Commissioner Kubow** understood there will be a gap between the awnings, but said the manufacturer had to have a way to introduce a flap or something to cover the gap. He felt the staggered awnings add chaos to the elevation, which right now is very clean and attractive. The existing unfinished CMU wall extension that was done without a permit should be painted to match a component of the brick, and he was fine with the entrance canopy as proposed.

Commissioner Kubow asked the petitioner if signage and exposure are the reasons why the awnings are being added above Armand's, and **Mr. Manetti** replied that it is really about identifying the Ballroom when people look up to the second-floor, and he wants about half of what is shown in the cut/paste renderings. **Commissioner Kubow** said he could not get on board with that because there is just too much going on with all the awnings, and it will not look good. If more signage is needed, he would suggest a variation to add tasteful signage to the second-floor to identify that it is part of the Metropolis Ballroom.

Chair Kingsley concurred with the comments from the commissioners. In essence, these are two different buildings with one function, which she felt is the disconnect. The newer building with the Ballroom and Hey Nonny has blonde brick, and the historic old Hagenbrung building at the corner has red brick and a green tile roof. She was not opposed to the awnings at the veranda being retractable, but felt more information was needed, such as how far apart

the housing will be. The awnings need to fit architecturally with the buildings, and providing examples of overlapped awnings would help. She suggested that the awnings over the outdoor balcony space be a cream color instead of blue, which will match the wall and make the awning disappear on the wall, become part of the wall when extended, and the edge will disappear. **Chair Kingsley** was okay with the entrance canopy being proposed, but felt that signage was really needed there, and the height of the sign letters on the entrance canopy is limited by the size of the canopy. She suggested adding signage above the entrance canopy as well. She also felt that signage was needed at the corner above the Armand's sign. She was opposed to the blue awnings on the north elevation. The blue color on the bronze windows and the green roof do not go together. If signage is needed there, then signage should be proposed, maybe a blade sign.

Commissioner Eckhardt asked about rain run-off from the retractable canopies if the 13'2" extends out over the edge of the balcony. **Mr. Manetti** said the 13'2" projection is at an angle and will still cover the balcony space, with the water run-off being collected by the deck drains.

Mr. Marian said that wind can create service issues and potential hazards with the retractable awnings, so they are trying to reduce those issues by overlapping them. He has worked with overlapping awnings in a residential setting, with a 6-inch offset between awnings. **Chair Kingsley** asked how high above the windows the awnings will be mounted and **Mr. Marian** said they will be at the same location as the existing awnings. He did not have the exact measurements tonight. **Mr. Manetti** said the existing awnings are approximately 8-inches below the gutter line, with room to go a little higher and a little lower for the offset that is needed; they will be mounted as high as possible. **Commissioner Eckhardt** said it would be helpful to see photographic images of the overlapping application of these awnings, from a few different angles.

Mr. Hautzinger asked for clarification on the intended mounting height of the awnings; will they be the same height as the bottom of the existing awnings, which is just above the window, or will they be as high as possible on the wall? He pointed out that the bottom of the existing awning frames are aligned with the top of the window. **Mr. Manetti** clarified that the awnings are proposed to be mounted at the top of the existing awnings, and the angle of the awning can be adjusted.

Chair Kingsley asked that the petitioner to take into consideration the commissioner's comments and if they want to move forward, then come back with more information about the awnings, such as size, angle, etc. **Commissioner Fitzgerald** wanted to know exactly where the awnings will be attached to the building, with scale drawings provided to show exactly what is being proposed. **Commissioner Eckhardt** asked for a wall section showing in/out and where the awning is in relation to the front of the parapet wall. **Commissioner Kubow** said the project can be tabled tonight and the commissioner can review the comments made tonight and come back at a later date.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO CONTINUE THE REVIEW OF THE METROPOLIS BALLROOM AWNINGS LOCATED AT 6 N. VAIL AVE. (DC25-027) TO A DATE ACCEPTABLE TO PETITIONER IN THE FUTURE.

Commissioner Kubow said there is a lot to take in here and some real work needs to be done by the petitioner in order for the commissioners to approve the project. He encouraged the petitioner not rush to come back and to make sure everything is right before returning for another review. **Mr. Hautzinger** said an architectural drawing of the building elevation that shows the exact awning placement on the building wall, with dimensions, is needed for

the next review. Also, a building section view showing the mounting height and how far the angle comes down and projects out across the terrace. **Chair Kingsley** said that the finish of the concrete block wall will also help the commissioners make their decision. **Mr. Hautzinger** added that most of the commissioners expressed concerns about the individual awnings above Armand's, and that they are not the right solution for signage. There was a suggestion to take advantage of the corner of the building by adding signage in lieu of signage in all the windows. **Mr. Hautzinger** wanted the petitioner to understand that it is not just a matter of providing scale drawings for those awnings, but instead, totally different options need to be studied and proposed.

Didi Manetti said they considered many options for the building but the length of the building and the scale of turning the corner is very difficult to find signage for. They are asking for the same opportunity as Armand's and Hey Nonny to create a footprint for the Ballroom with awnings and signage, and what was presented tonight is the only thing they came up with that will stay consistent with the building and other awnings. Their choices are very limited, and they are behind the mark because everyone has already marked their territory and they are being forgotten. They cannot agree to a different color because blue is their brand color, and a different color will not make a difference because either going with black awnings or doing no awnings will look like the space belongs to Armand's or Hey Nonny. They have been a good player for the community and they have lost a lot of business because of supporting other businesses in the community, and they are asking for identity so everyone knows that the second-floor space belongs to the Ballroom. She is okay with providing more accurate drawings, and the individual awnings can be mounted higher to cover less of the windows.

Chair Kingsley said the commissioners are here to review the design of the project, they heard the comments made and they want to support the project; however, they feel that what is being presented tonight is not quite it and can be better. The minutes from this meeting will be provided to the petitioner for their review. She reiterated that if signage is the problem, then signage should be proposed, because the commissioners want the business to succeed. **Ms. Manetti** understood and said they feel the new awnings are consistent with the awnings being used by other businesses, and they are kind of having trouble finding solutions for signage that will cover the perimeter of the building, but that is something they can think more about. This is not something they take lightly and have thought about a lot of options to come up with what is being proposed. She asked the commissioners to reconsider and be more openminded with the individual awnings. **Chair Kingsley** encouraged the petitioner to work with Staff on any changes they are considering.

Mr. Hautzinger said that Staff encouraged the petitioner to consider a more permanent new entrance canopy to better highlight the main entrance of the Ballroom. In light of the feedback given tonight, he suggested the petitioner consider a new canopy with prominent signage at the front door. He encouraged the petitioner to find the right creative design solution and then Staff can evaluate how it relates to code.

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

ITEM 3. MULTI-FAMILY PERGOLA REVIEW**DC#25-040 – One Arlington Pavilion – 3400 W. Stonegate Blvd.**

Rick Cavanaugh representing *Stoneleigh Companies* was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the proposed architectural design for two new pergola structures as part of an existing multi-family apartment building within the Arlington Downs PUD. Since this development was reviewed by the Plan Commission, the role of the Design Commission is limited to building and signage only.

The existing One Arlington apartment building is part of the Arlington Downs PUD (Planned Unit Development). As part of the original PUD approval, Design Guidelines were prepared to establish a cohesive design theme for the development. As stated in the Design Guidelines, *“The focal point of the site is a gathering place at the midpoint of the arterial road in front of the Zone A residential tower including a covered pavilion, landscaped lawn, and benches for residents, shoppers, and guests to the site.”* The Design Guidelines also include a conceptual pavilion design with a solid standing seam metal roof, decorative cupola, decorative steel support columns, and stone column bases. Foundations for the pavilion were constructed at the time of the apartment building renovation, but the pavilion was never constructed. At this time, the petitioner is proposing to use the existing foundations to construct two separate wood pergolas, instead of the single larger pavilion as envisioned in the Design Guidelines.

Overall, Staff feels the current proposal for traditional style simple wood pergolas has a random appearance that is not consistent with the intent of the Design Guidelines. Understanding that the original theme of the overall development has changed a few times since the Design Guidelines were approved in 2013, and also considering that the final retail portion of the development is unknown at this time, it is Staff’s recommendation that the proposed pergolas be redesigned with a more contemporary and substantial appearance to complement the existing One Arlington apartment building. Staff is not opposed to having two separate pergolas instead of one larger roofed pavilion, however Staff recommends that the pergola structures be redesigned with a steel frame inspired by the steel frame entry canopy feature at the One Arlington apartment building. A steel frame pergola would provide a more cohesive design them, and it may also allow the added benefit to eliminate the midspan columns, thereby allowing a more flexible and usable space under each pergola. The rafters and purlins within the steel frame could still be stained wood or a composite wood product, similar to the steel/wood pergola structures at the adjacent Payton Place apartment building. Staff feels that pergolas redesigned with a combination of steel and wood will result in a pavilion design that will complement both of the existing apartment buildings, fit with the overall development once completed, and will meet the intent of the Design Guidelines.

Staff recommends the Design Commission require revisions to the pergola design, with a recommendation to redesign the proposed traditional wood pergolas using a more contemporary steel frame to complement the entry canopy feature on the existing One Arlington apartment building as well the pergola feature on the existing adjacent Payton Place apartment building.

Mr. Cavanaugh said he was part of the team that did the original renovation of the One Arlington project, and he is the last remaining member of that team. He understood Staff’s comments on the proposed structure. The original Design Guidelines were all about the adjacent racetrack and the intent to play off the track, with the original pavilion concept to come off the center of the tower with a wide landscape plaza that would go to the corner, and the two retail buildings to the side. However, the racetrack is now gone and the future

development on the site has changed. The new concept includes a new hotel, gas station/retail building, and a couple of outlot buildings. He explained that Cook County standards for stormwater detention has also changed and the access points of where these come in are different than what was shown on the original plan. The site has gone from two owners to eight owners of the different lots, and the site plan for the project has changed. The retail buildings at the front of the site are intended to be two 5,000 to 6,000 square foot restaurants with outdoor dining that will include wooden pergolas in front of the restaurants as well as pergolas through to the plaza.

Mr. Cavanaugh said the wood pergolas proposed for the One Arlington building are 14 to 15 feet tall and are residential in nature because this is a residential building. He builds apartments in different parts of the country and one of the most popular things they have done in the last few years is build these wooden pergolas with swingolas, which are swings that hang inside the pergolas. These can be used by residents, and once the retail buildings at the front of the site are built, this plaza will no longer be a focal point on the site. Having a consistent theme with how these pergolas will work together with those of the future development on site is intended; however, he did not know when the remaining buildings would be built. **Mr. Cavanaugh** said there are currently very few outdoor amenities at the One Arlington building and he wants to give the residents more outdoor space. Residents love the wood pergolas they have added to their other properties. Cost is an issue with the pergolas, with preliminary pricing for steel about \$8000 more than wood. He reiterated that this area of the site will no longer be a focal point in the overall development once the remaining site is developed. He acknowledged the steel at the front of the building as well as at the front of the Peyton Place building, but steel is not as comfortable and warm as wood. At the end of the day, he wants to provide something for the existing residents to use outdoors and to energize this space in the near term and eventually in the long term. This space has been neglected for long enough and he can do the wood structures now; however, if a steel structure is going to be required, he will most likely let this project go until the retail component of the site gets developed, whenever that might be.

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

The commissioners summarized their comments. **Commissioner Kubow** said that the steel pergolas at the adjacent Peyton Place apartments are a nice potential compromise for this project, but they are not consistent with the more modern, contemporary, white and grey One Arlington building. The wood material of the pergolas is softer and more comfortable, but feels out of place and unfinished.

Commissioner Seyer agreed that wood pergolas do not feel appropriate for the One Arlington building, although he understood the cost issues of using steel. This proposal feels very wrong to him, in scale and design, but if everyone wants to move forward with this, he would not stand in the way of there being something here for the residents to have.

Commissioner Fitzgerald asked about the distance between the two pergolas, and **Mr. Cavanaugh** said the columns are evenly spaced on the deck 23' center to center. **Commissioner Fitzgerald** was not opposed to the pergolas being wood, especially since the future development of this site is unknown. He said the 'Smoke' stain color of the pergola posts looks cold, and he suggested a darker color pulled from the building, like the railing color. He suggested connecting the two pergolas and having one large pergola, which would look more dramatic and appropriate for this large deck space.

Commissioner Eckhardt was torn on the colors and said the details of the wood pergolas are wimpy, both visually and with the major members being very small in scale. The

construction drawings show 2 x 6 beams, which are much smaller than what is being shown in the perspective rendering. These structures are successful when they have some beef to them in terms of the structural design, and he pointed out that the earlier design presented for this space was a pavilion with a roof. **Commissioner Eckhardt** said he could support the project if it is not natural wood and if it had some structural integrity to the design; it needs to be heavier.

Chair Kingsley said that having this outdoor space is important and she understands why it is being proposed. This outdoor space and pergolas could help set the tone for the future buildings at the corner of the site. She agreed with the other commissioners that it needs to fit with the rest of the site. The wood pergolas being proposed look pre-made and just put there; they do not go with the surrounding buildings. She preferred the pergolas be steel to match the other buildings and be more in keeping with the scale of the building. She agreed with the suggestion of one large pergola structure in steel, which would be more in keeping with the large One Arlington building behind it. She did not like that four of the columns are clad in stone, and 5 of the columns are not. At a minimum, all the columns should match, and there might not be enough room for all the columns to have a stone base. **Chair Kingsley** felt that some of the details on the pergolas had to change, and if wood is used, then a darker stain is preferred, and the stone base should be more a natural stone that is the size of a brick or larger, rather than thin stone.

Commissioner Fitzgerald said if the pergolas are heading in this direction, would it be better to remove the pillars that are there and just cut the concrete and put in fittings so it looks like the wood goes all the way to the ground, so they are not different. **Mr. Cavanaugh** wished that could be done, but said that it is a structural concrete deck 14 to 16-inches thick with a parking garage below. **Commissioner Kubow** was okay with a color that was not a wood tone, a color that still feels warm. **Commissioner Fitzgerald** preferred a grey tone or a blacker tone; white will look too traditional. It was noted that the existing concrete planter wall beyond the deck space is painted gray.

Mr. Cavanaugh agreed with the comments for a darker color and he agreed that the size of the structure members need to be larger than what is shown on the construction drawings. He also felt the pergolas should relate to the residents that will be using them, and to what is seen from the corner or driving down Euclid Avenue. **Commissioner Eckhardt** asked what the long-term plan is for the wood pergolas with regards to the possible future development on the site. **Mr. Cavanaugh** said that he wants this to be a long-term structure, with 7 to 10 years before a refinish is needed. **Commissioner Seyer** said the structure should be able to span 20-feet, and right now there is a column every 10-feet. **Mr. Cavanaugh** appreciated the feedback and said he could come back with something that fits with the comments given.

Commissioner Eckhardt said he is okay with a wood structure, but it needs to be looked at to make sure it has the structural integrity needed. He supports either painting or staining the wood, with darker columns to contrast the grey building, and the concrete piers remaining bare concrete or painted to match the adjacent planters. The other commissioners felt the project should come back for another review after the petitioner reviews the comments given tonight, and the drawings are looked at for accuracy with regards to the structural integrity of the pergolas.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO CONTINUE THE REVIEW OF ONE ARLINGTON PAVILION AT 3400 W. STONEGATE BLVD. (DC25-040) TO A FUTURE DATE TO BE DETERMINED BY THE PETITIONER AND STAFF.

SEYER, AYE; KUBOW, AYE; ECKHARDT, AYE; FITZGERALD, AYE; KINGSLEY, AYE.

ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 5. OTHER BUSINESS

2025 Alan F. Bombick Award Nominations Discussion

Staff presented and reviewed possible residential and commercial projects to be considered for the award this year. **Commissioner Eckhardt** asked that the new Chase Bank project at Rand/Palatine Road be added to the nominations. The commissioners said they will visit these project sites and provide discussion at the next meeting.

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 9:00 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
8/12/2025

Item: Dunkin - 1010 E. Rand Rd. / Sign Variation - DC#25-019

Department: Planning & Community Development

Item Description:

Requested Action

1. A variation from Chapter 30, Section 30-208.b, to allow a 20 sf fully digital drive-through menu board, where fully electronic menu board signage is not allowed.
2. A variation from Chapter 30, Section 30-208.a.4.c, to allow a drive-through menu board to be located in front of the building, where they are required to be located in the side or rear yard away from the primary street frontage.
3. A variation from Chapter 30, Section 30-208.a.4.d, to allow a menu board to be oriented towards the public right-of-way, where they are not allowed to face the street.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for Dunkin at 1010 E. Rand Road:

1. A variation from Chapter 30, Section 30-208.b, to allow a 20 sf fully digital drive-through menu board, where fully electronic menu board signage is not allowed.
2. A variation from Chapter 30, Section 30-208.a.4.c, to allow a drive-through menu board to be located in front of the building, where they are required to be located in the side or rear yard away from the primary street frontage.
3. A variation from Chapter 30, Section 30-208.a.4.d, to allow a menu board to be oriented towards the public right-of-way, where they are not allowed to face the street.

This recommendation is subject to compliance with the site plan, electronic menu board drawing and manufacturer specifications received on 5/14/25,

Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Provide new/additional landscaping to be approved prior to issuance of a permit to improve screening of the electronic menu boards from the street.
2. The electronic menu boards will display drive-through menu signage only, and will not be used to display any other advertisements.
3. Use of the electronic displays shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

1. Staff Report - Dunkin - 1010 E Rand Rd
2. Exhibits - Dunkin - 1010 E Rand Rd

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Dunkin - Sign Variation
Project Address: 1010 E. Rand Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 25-019
Petitioner Name: Chad Garcia
Petitioner Address: FBS Signs
650 Warrenville Road
Lisle, IL 60532
Meeting Date: August 12, 2025

Date Prepared: August 6, 2025

Requested Action(s):

1. A variation from Chapter 30, Section 30-208.b, to allow a 20 sf fully digital drive-through menu board, where fully electronic menu board signage is not allowed.
2. A variation from Chapter 30, Section 30-208.a.4.c, to allow a drive-through menu board to be located in front of the building, where they are required to be located in the side or rear yard away from the primary street frontage.
3. A variation from Chapter 30, Section 30-208.a.4.d, to allow a menu board to be oriented towards the public right-of-way, where they are not allowed to face the street.

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 Dunkin restaurant located at 1010 E. Rand Road is proposing to replace their existing conventional printed drive-through menu board with a new fully electronic menu board display along their existing drive-through lane. The electronic menu board is proposed to be installed in the same location as the existing menu board, which faces Jane Avenue, and is visible from both Jane Avenue and Rand Road. A new code-compliant order canopy will replace an existing speaker bollard.

Table 1: Drive-Through Menu Boards Summary

SIGN	QUANTITY	MAX. SIZE PER CODE	SIZE	HEIGHT (7' MAX. PER CODE)	REMARKS
Existing Conventional Printed Menu Board	1	49 sf	48 sf (approx.)	7' (approx.)	To be removed.
Proposed Fully Electronic Menu Board	1	49 sf	20 sf	6'-6"	Variation required for fully digital display. Variations required since located in front of the building, facing the street. Required to comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h.

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 sign variation criteria, which states that the proposed fully electronic menu board is necessary for both customer experience and operational efficiency, allowing the ability to quickly update prices and promotions. The petitioner states that the electronic menu board will not be a hazard or have a negative impact, but instead will be a modern and appealing enhancement. Having an electronic menu board will not provide a competitive advantage because many of their competitors already have them.

The business owner has confirmed through a written acknowledgement that their use of the electronic menu board will comply with the operational standards set forth in Chapter 30, Section 30-705(h), which states that the electronic signs will display static images only (without scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.

Staff Comments:

Overall, Staff does not object to the use of fully electronic menu boards since they allow for easier menu updates and they are generally smaller than conventional menu boards. Similar fully electronic menu boards have been previously approved in Arlington Heights for McDonald's and Burger King. However, the McDonald's and Burger King electronic menu boards are located at the rear of the building as required by code. Staff acknowledges the unique site configuration with street frontages on three sides of the property, but since Dunkin's electronic menu board signs will be in front of the building and visible from Jane Avenue and Rand Road, it is important that the operation of the electronic signs comply with the code requirements requiring that only drive-through menu information is displayed and that the signs will not be used to display other advertisements, such as video commercials, when the drive-through is not in use. Additionally, Staff recommends that new/additional landscaping be provided to improve screening of the electronic menu boards from the street.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *Dunkin* at 1010 E. Rand Road:

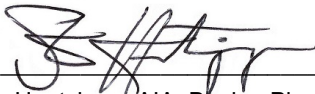
1. A variation from Chapter 30, Section 30-208.b, to allow a 20 sf fully digital drive-through menu board, where fully electronic menu board signage is not allowed.
2. A variation from Chapter 30, Section 30-208.a.4.c, to allow a drive-through menu board to be located in front of the building, where they are required to be located in the side or rear yard away from the primary street frontage.
3. A variation from Chapter 30, Section 30-208.a.4.d, to allow a menu board to be oriented towards the public right-of-way, where they are not allowed to face the street.

This recommendation is subject to compliance with the site plan, electronic menu board drawing and manufacturer specifications received on 5/14/25, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Provide new/additional landscaping to be approved prior to issuance of a permit to improve screening of the electronic menu

boards from the street.

2. The electronic menu boards will display drive-through menu signage only, and will not be used to display any other advertisements.
3. Use of the electronic displays shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.



August 6, 2025

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

c: Emily Rodman, Director of Planning and Community Development, Petitioner, DC File 25-019

VARIATION LETTER

To Whom It May Concern,

I am writing to respectfully request a variance to install a digital menu board at our location, 1010 E Rand Road.

Digital menu boards have become a standard feature across our industry, and many of our competitors—as well as other locations under the same brand—have already implemented this technology. Unfortunately, not having a digital menu board places us at a disadvantage in both customer experience and operational efficiency.

We would like to emphasize that the proposed digital menu board will not pose any risks to public health, safety, or welfare. On the contrary, it will enhance the overall appearance of the property, making it more modern and appealing, which may positively impact its value.

From a functional standpoint, a digital board will allow us to clearly display our menu offerings with visually engaging content. This improves the customer experience by making it easier to read and more enticing, potentially increasing sales.

Additionally, having the ability to quickly update prices and promotions in response to market changes is vital in today's economic climate. At present, we are limited in this capability, which has resulted in financial setbacks.

Please note that while the board will be digital, its display will remain static in appearance, changing only as needed for promotional or pricing updates. It will not feature flashing or distracting animations.

We sincerely hope you will consider this request. Allowing this variance would enable us to meet industry standards and better serve our community.

Thank you for your time and consideration.

DUNKIN VARIATION LETTER

Syam Thotakuru

Dunkin

1010 e. rand road

Arlington Heights, IL

To whom it may concern,

The hardship or unique difficulty faced by the petitioner has not been self-imposed. Approval of the variance will not result in a traffic hazard, diminish the value of surrounding properties, or otherwise negatively impact public health, safety, morals, or general welfare. The variance is intended to alleviate a challenge stemming from the property's location, topography, neighboring conditions, or other exceptional circumstances, and is not sought merely to gain a competitive edge over similar enterprises. Furthermore, the variance will not significantly alter the character of the surrounding area, and the applicant's business cannot reasonably operate in compliance with the existing provisions of this Chapter.

As a business owner I will be responsible for the following standards per city code.

1. The sign shall have static display only. No scrolling, fading, flashing, animation, or video is permitted, nor is any sound permitted.
2. Messages must be displayed for a minimum of 10 seconds.
3. The sign must use auto-dimming photocell technology so that the display brightness automatically adjusts based on ambient lighting conditions. Brightness shall be limited to .3 footcandles maximum above ambient lighting conditions at the established measurement distance based on the size of the sign.
4. Verification of compliance with the brightness standard will be accomplished using a footcandle illuminance meter based on procedures as established by the International Sign Association.
5. Off-premises advertising will not allow.
6. All Electronic Message Signs are only permitted to be illuminated the same hours that the business the sign represents is open.

Sincerely,

T. Syam Chandra date 6/11/2025



REVISION	DESCRIPTION	ISSUE DATES	DATE	PROJECT NO.
1	EXTENSIVE ELEVATION REVISIONS	10/25/23	MM	23005
2	VILLAGE RESUBMISSION	10/27/23	MV	
3	VILLAGE RESUBMISSION #2	11/16/23	CHECKED	
4	ELECTRICAL REVISIONS	02/07/24	DATE	
5	BUILDING SIGNAGE REVISION	02/13/24		

SITE PLAN	DUNKIN'/BASKIN' ROBBINS 1010 E. RAND ROAD., ARLINGTON HEIGHTS, IL 60004 PC#301361
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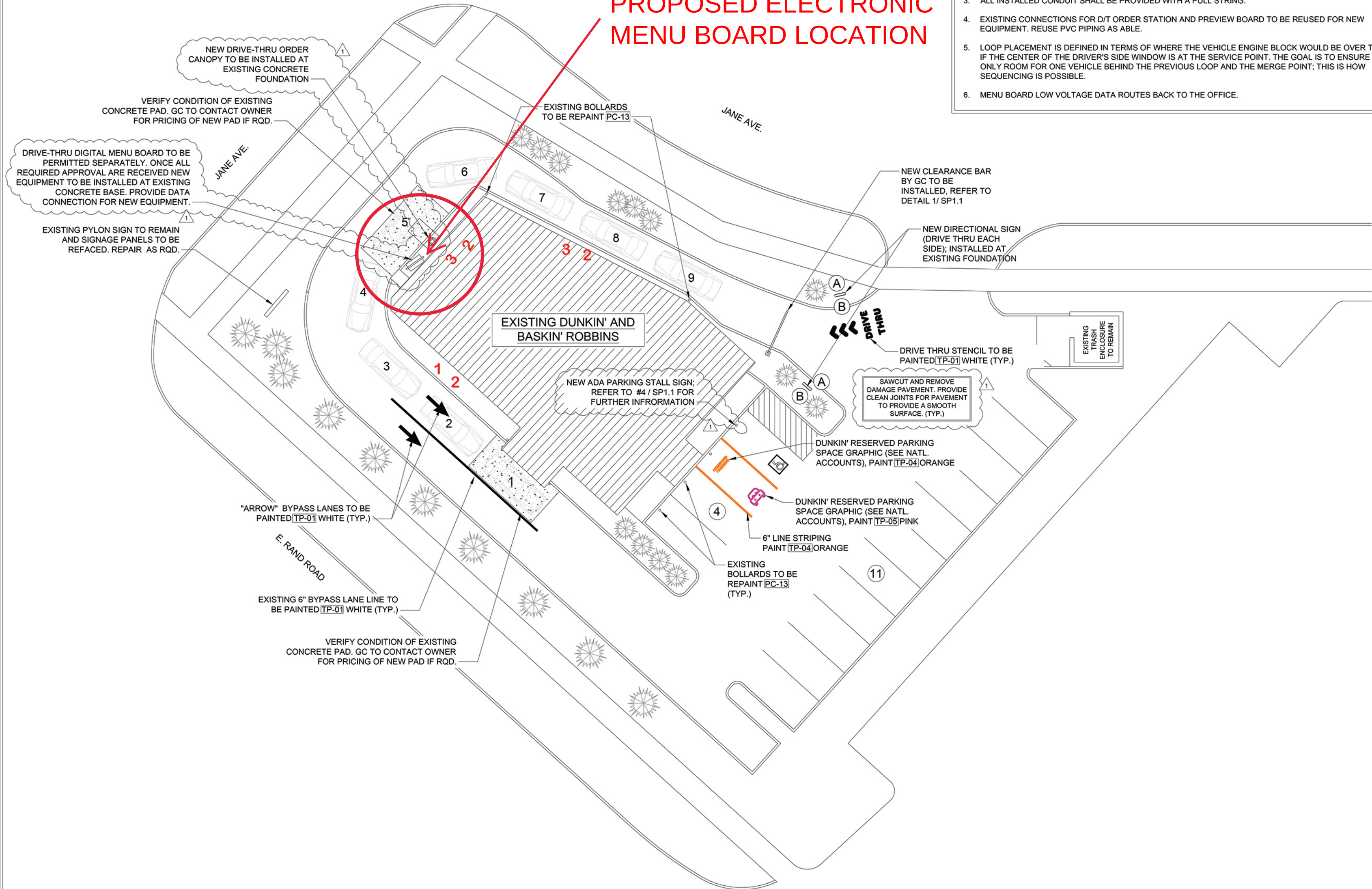
SHEET

SP-1.0

signage:
1. cup
2. br baskin
3. dunkin

- GENERAL NOTES
1. ALL UNDERGROUND CONDUIT SHALL BE PVC. PROVIDE GALVANIZED STEEL SLEEVE WHEN PASSING THROUGH THE FOUNDATION WALL, CONCRETE FLOOR. EXTEND CONDUIT 6" ABOVE THE FINISHED FLOOR AND PROVIDED WITH PROTECTIVE GROMMET.
 2. ALL CONDUIT SHALL BURIED AT LEAST 18" BELOW FINISHED GRADE.
 3. ALL INSTALLED CONDUIT SHALL BE PROVIDED WITH A PULL STRING.
 4. EXISTING CONNECTIONS FOR D/T ORDER STATION AND PREVIEW BOARD TO BE REUSED FOR NEW EQUIPMENT. REUSE PVC PIPING AS ABLE.
 5. LOOP PLACEMENT IS DEFINED IN TERMS OF WHERE THE VEHICLE ENGINE BLOCK WOULD BE OVER THE LOOP IF THE CENTER OF THE DRIVER'S SIDE WINDOW IS AT THE SERVICE POINT. THE GOAL IS TO ENSURE THERE IS ONLY ROOM FOR ONE VEHICLE BEHIND THE PREVIOUS LOOP AND THE MERGE POINT; THIS IS HOW SEQUENCING IS POSSIBLE.
 6. MENU BOARD LOW VOLTAGE DATA ROUTES BACK TO THE OFFICE.

PROPOSED ELECTRONIC MENU BOARD LOCATION



surrounding pictures



current menu board picture





VIEW OF DRIVE-THROUGH
FROM JANE AVENUE

EXAMPLE MENU DISPLAY

MADE FOR THE SEASON



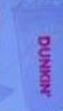
Pumpkin Spice Latte
Pumpkin Spice Latte with Caramel Sauce
\$3.99 (100% OFF)



Maple Pecan Latte
Maple Pecan Latte with Caramel Sauce
\$3.99 (100% OFF)



Caramel Apple Latte
Caramel Apple Latte with Caramel Sauce
\$3.99 (100% OFF)



Caramel Apple Latte
Caramel Apple Latte with Caramel Sauce
\$3.99 (100% OFF)

COFFEE & MORE



Caramel Apple Latte
Caramel Apple Latte with Caramel Sauce
\$3.99 (100% OFF)



Caramel Apple Latte
Caramel Apple Latte with Caramel Sauce
\$3.99 (100% OFF)

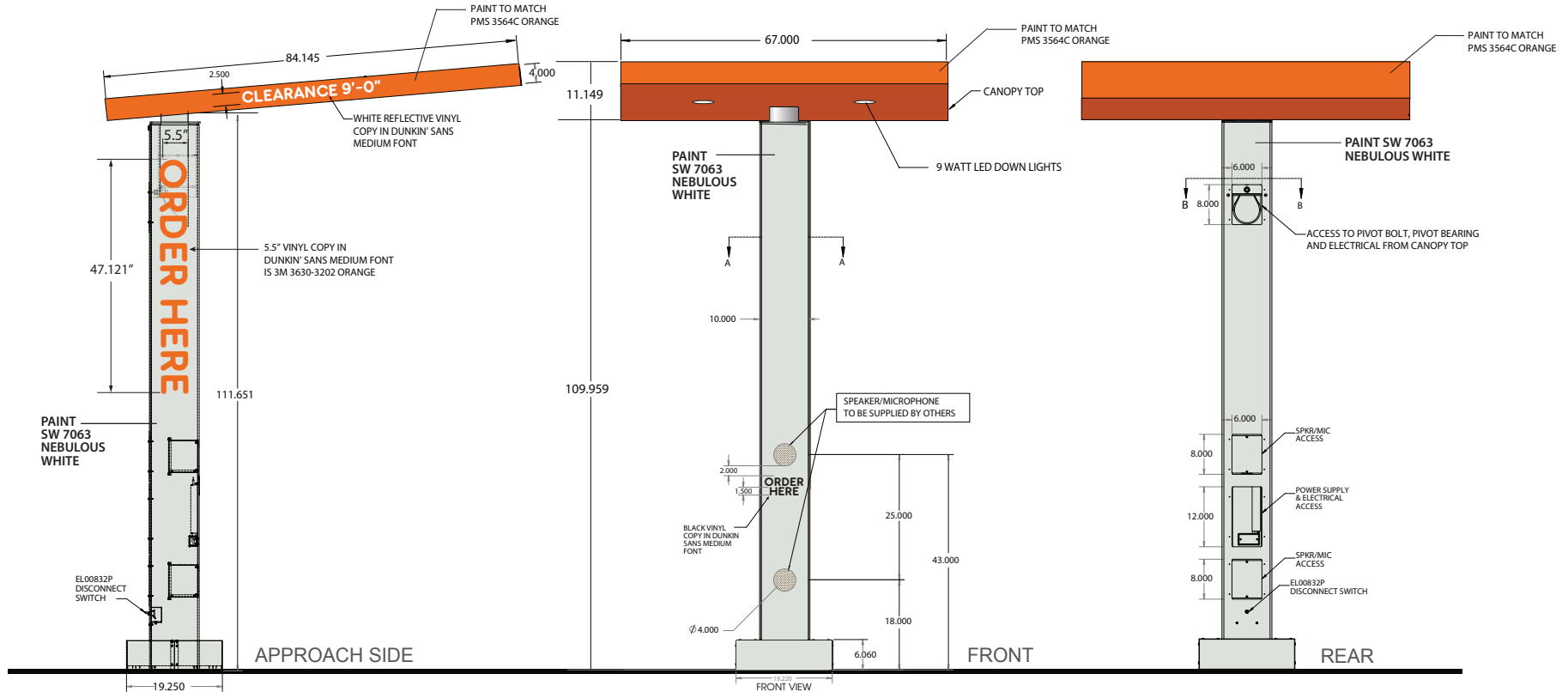
YOUR ORDER

11 Munchkins 90.40

TAX \$0.02

TOTAL \$0.42

PROPOSED CODE-COMPLIANT DRIVE-THROUGH CANOPY



GENERAL NOTES:

APPROX. WEIGHT: 715 LBS.

ELECTRICAL SPECS:

- QTY. (1) 12 VDC 60 WATT POWER SUPPLY
- TOTAL CONNECTED LOAD: 0.9 AMPS @ 120VAC 50/60HZ

LIGHTING:

- QTY. (2) 12VDC 9W DOWNLIGHTS (3000K WARM WHITE)

MATERIALS:

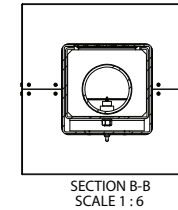
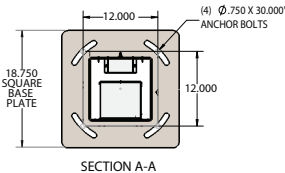
- 3003-H14 ALUMINUM SHEET
- ASATM A36 STEEL SHAPES

FINISH:

- EXPOSED SURFACES OF CANOPY TOP POWDER COATED TO MATCH PMS165C
- EXPOSED SURFACES OF COLUMN POWDER COATED 303-00293 PWDCT.NEB WHITE AAMA 2604
- APPROVED LOGOS AND COLORS

SERVICE:

- REMOVE ACCESS COVERS ON BACK OF UNIT



DD NEXT GEN SPEAKER/MIC W/ CANOPY- NEW 2022

INSPIRE
Brands

Dunkin' Reference: DD-VIS22-SS-DT-01

Description: Canopy w/audio

Date:
06/14/2023

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWINGS.

DUNKIN'

SAMSUNG

Stand out, outside. Night and day, rain or shine.

A sleek all-in-one display that's built for the outdoors.

Communicate clearly at all times. The Samsung OH Series outdoor solution features exceptional brightness and a slim yet rugged design. It'll get your message out 24/7, whether it's pouring rain at midnight or scorching sun at noon.



A true all-weather display

With certified IP56-rated protection, Samsung OH Series full outdoor signage is designed specifically to withstand the elements and fully perform in heat, cold, rain, snow and dust.¹



Humidity prevention

With hidden four fans in the downside of the signage, external humidity issues such as condensation are greatly reduced.



Attract attention anywhere, anytime

Samsung full outdoor signage is UL-verified for outdoor visibility, with peak brightness of up to 4,000 nits. Combined with a built-in auto brightness sensor, it'll deliver vivid content in all types of lighting, 24/7.



Bright, vivid, accurate communication

OH series signage delivers enhanced red, green and blue shades, for incredible color accuracy.



Outstanding visibility in direct sun

Samsung Magic Protection Glass features advanced anti-reflection technology, for exceptional visibility even in direct sunlight. And Samsung's circular polarizing technology means content can still be easily seen even while wearing polarized sunglasses.



Robust durability for screen safety

The Magic Protection Glass is tempered, with IK10-rated durability for advanced safety and protection against external impact and damage.² That helps protect against vandalism, and adds peace of mind.



Reliable and advanced software for effective management

The embedded MagicINFO Player S7, backed by the powerful TIZEN operating system, boosts overall performance and offers painless content management.³ Promotions and content throughout a network of signage can be easily changed. Transitions and playback are seamless, for a better experience for both customers and store managers.



Powerful, protective security

Powered by Samsung's proprietary Knox technology, the OH series employs comprehensive three-layer security protection. The secured platform helps minimize security attacks and supports application development.



3-year warranty

A 3-year warranty means extended protection and peace of mind.

OH Full Outdoor Signage

OH46B 46" | OH55A-S 55" | OH75A 75"



samsung.com/display

OH Full Outdoor Signage

Model			OH46B	OH55A-S	OH75A
Panel	Diagonal Size	Class	46"	55"	75"
	Type	Measured	45.9" / 116.8cm	54.6" / 138.7cm	74.5" / 189.2cm
	Resolution		1920 x 1080 (16:9)	120Hz E-LED BLU	60Hz D-LED Local Dim. BLU
	Brightness (Typ.)		3,500 nit (Peak 4,000 nit)	1920 x 1080 (16:9)	3840 x 2160 (16:9)
	Contrast Ratio		6000:1	3,500 nit (peak 4,000 nit)	3,500 nit (peak 4,000 nit)
	Viewing Angle (H/V)		178/178	6,000:1	1,200:1
	Color Gamut		72%	178/178	178/178
	Operation Hour		24/7	72%	24/7
Sound	Speaker Type		N/A	24/7	24/7
Connectivity	INPUT	RGB	N/A	N/A	N/A
		Video	HDMI 2.0 (2), HDBaseT	HDMI 2.0 (2), HDBaseT (LAN Common)	HDMI 2.0 (2)
		HDCP	HDCP 2.2	HDCP 2.2	HDCP 2.2
		Audio	N/A	N/A	N/A
		USB	USB 2.0 x 1	USB (1)	USB (1)
	OUTPUT	RGB	N/A	N/A	N/A
		Video	N/A	N/A	N/A
		Audio	Stereo Mini Jack	Stereo Mini Jack	Stereo Mini Jack
		USB	N/A	N/A	N/A
	External Control		RS232C(in/out), RJ45 (in/out), HDBaseT	RS232C (in/out), RJ45(in/out), HDBaseT	RS232C (in), RJ45(in)
Power	External Sensor		N/A	N/A	N/A
	Tuner		N/A	N/A	N/A
	Type		Internal	Internal	Internal
	Power Supply		AC 100 – 240 V, 50/60 Hz	AC 100 – 240 V, 50/60 Hz	AC 100 – 240 V, 50/60 Hz
	Power Consumption	Max [W/h]	460	530	1,200
		Typical [W/h]	205W	274	471
		BTU (Max)	≧ IEC 62087 measurement standard	≧ IEC 62087 measurement standard	≧ IEC 62087 measurement standard
		Sleep mode	0.5	1,809	4,095
		Off mode	N/A	Less than 0.5W	Less than 0.5W
Mechanical Spec	Dimension (mm/in)	Set	1,069 x 623.6 x 85 mm / 42 x 24.5 x 3.3 in	1,260.6 x 731.4 x 85.0 mm / 49.6 x 28.7 x 3.3 in	1,774.8 x 1,053.4 x 130 mm / 69.8 x 41.4 x 5.1 in
		Package	1156 x 713 x 200 mm / 45.5 x 28 x 7.8 in	1,358 x 845 x 230 mm / 53.4 x 33.2 x 9 in	1,932 x 1,251 x 367 mm / 76 x 49.2 x 14.4 in
		Set	36 kg / 79.3 lbs	46.1 kg / 101.6 lbs	134 kg / 295.4 lbs
	Weight (kg/lbs)	Package	40.5 kg / 89.2 lbs	52.6 kg / 115.9 lbs	150 kg / 330.6 lbs
		Mounting Hole	995 x 500	1186 x 560 (Basic)	870 x 1118.4 (M8 x 4Hole)
		Protection Glass	1000 x 400 (VESA Bracket Option)	1200 x 400 (VESA Bracket Option)	260 x 1118.4 (M8 x 4Hole)
	Bezel Width (mm)	M8, 9-11	Yes (5T Tempered Glass)	Yes (5T Tempered Glass)	Yes (5T Tempered Glass)
		Operating Temperature	24.9 / 24.9 / 24.9 / 24.9 mm	59.8 / 59.8 / 59.8 / 59.8 mm	59.8 / 59.8 / 59.8 / 59.8 mm
Operation	Humidity		-30°C ~ 50°C	-30°C ~ 50°C	-30°C ~ 50°C
	IP Rating		10~100%	10~100% (Non-condensing)	10~80% (Non-condensing)
Special	Key		IP56	IP56	IP56
	Orientation		Power-box Integrated, IP56 Outdoor,Built-in MagicInfo Player S7,SSSP 7.0	Power-box Integrated, IP56 Outdoor,Built-in MagicInfo Player S7,SSSP 7.0	Power-box Integrated, IP56 Outdoor,Built-in MagicInfo Player S7,SSSP 7.0
	IP56 Rated Simple Enclosure Outdoor, Protection Glass (IK-10 Level, Anti Graffiti, Infrared Reduce), Polarized Sun Glasses Viewable in any direction, HD Base T for Long Distance Installing, Auto Brightness Control with Ambient Brightness Sensor, Temperature Sensor, Clock Battery (80hrs Clock Keeping), Auto Source Switching & Recovery, RJ45 MDC, Kensington Lock	Processor	Cortex A72 1.7GHz Quad-Core CPU	Cortex A72 1.7GHz Quad-Core CPU	Cortex A72 1.7GHz Quad-Core CPU
		On-Chip Cache Memory	L1 Instruction Cache: 48KB L1 Data Cache: 32KB L2 Cache: 2MB	L1 Instruction Cache: 48KB L1 Data Cache: 32KB L2 Cache: 2MB	L1 Instruction Cache: 48KB L1 Data Cache: 32KB L2 Cache: 2MB
		Clock Speed	1.7GHz	1.7GHz	1.7GHz
		Main Memory Interface	2.5GB LPDDR4 1.6GHz 64bit	2.5GB LPDDR4 1.5GHz 64bit	2.5GB LPDDR4 1.6GHz 64bit
		Graphics	Graphic resolution: 1920 x 1080 Output resolution: up to 3840 x 2160 (Scale up from graphic processing result) – Supports OpenGL ES	Graphic resolution: 1920 x 1080 Output resolution: 1920 x 1080 – Supports OpenGL ES	Graphic resolution: 1920 x 1080 Output resolution: up to 3840 x 2160 (Scale up from graphic processing result) – Supports OpenGL ES
	Internal Player (Embedded H/W)	Storage (FDM)	8GB (3.88GB Occupied by O/S, 4.12GB Available)	8GB (3.88GB Occupied by O/S, 4.12GB Available)	8GB (3.88GB Occupied by O/S, 4.12GB Available)
		Video Decoder	Video Decoder	Video Decoder	Video Decoder
		FHD MFD : VP8, H.264, AVS+(60Hz)UHD MFD : HEVC, H.264, VP95K HEVC Decoder, SHVC(ATSC3.0)AVS2.0 HEVC / AVS2.0 1xUHD120p (DP, NR off, FRC bypass)	FHD MFD : VP8, H.264, AVS+(60Hz)UHD MFD : HEVC, H.264, VP95K HEVC Decoder, SHVC(ATSC3.0)AVS2.0 HEVC / AVS2.0 1xUHD120p (DP, NR off, FRC bypass)	FHD MFD : VP8, H.264, AVS+(60Hz)UHD MFD : HEVC, H.264, VP95K HEVC Decoder, SHVC(ATSC3.0)AVS2.0 HEVC / AVS2.0 1xUHD120p (DP, NR off, FRC bypass)	FHD MFD : VP8, H.264, AVS+(60Hz)UHD MFD : HEVC, H.264, VP95K HEVC Decoder, SHVC(ATSC3.0)AVS2.0 HEVC / AVS2.0 1xUHD120p (DP, NR off, FRC bypass)
		Audio Decoder	Audio Decoder – AC3 (DD), MPEG	Audio Decoder – AC3 (DD), MPEG	Audio Decoder – AC3 (DD), MPEG
		IO Ports	USB 2.0	USB 2.0	USB 2.0
Certification	Safety		Tizen 5.0 (VDLinux)	Tizen 5.0 (VDLinux)	Tizen 5.0 (VDLinux)
	EMC		60950-1	60950-1	60950-1
	Environment		Class A	Class A	Class A
Accessories	Included		N/A	N/A	N/A
			Quick Setup Guide, Regulatory Guide, Warranty Card, Power Cord, Remote Controller, Batteries	Quick Setup Guide, Regulatory Guide, Warranty Card, Power Cord, Remote Controller, Batteries	Quick Setup Guide, Regulatory Guide, Warranty Card, Power Cord, Remote Controller, Batteries

Connectivity

- RS232C IN / Out
- Audio Out
- USB
- RJ45 (LAN Out)
- HDBT (LAN In)
- HDMI In 1
- HDMI In 2
- DP In (UHD 60Hz)

OH46B



OH55A-S



OH75A



OH55A-S - Front



OH55A-S - Back



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¹IP56 (Ingress Protection Rating): Degrees of protection provided by enclosures (IEC 60529). ²The IK European strength test rating uses a 0-10 scale (where 10 indicates the highest possible protection) to measure the degree of resistance against external impact. ³MagicINFO license must be purchased separately.

Brightness Control Methods

Samsung Smart Signage

OH46B, OH46B-S, OH55A, OH55A-S, OH46DX, OH55DX-S

Eco Sensor

Eco Solution

MENU  → System → Eco Solution → ENTER 

Eco Solution	
Power Saving Mode	Off
Eco Sensor	Off
· Minimum Backlight	0
Screen Lamp Schedule	Off
No Signal Power Off	15 minutes
Auto Power Off	Off (Recommended)

— The displayed image may differ depending on the model.

Power Saving Mode

Reduce the power consumption by adjusting the screen brightness.

- Off / Low / Medium / High

Eco Sensor

Automatically adjust the picture brightness based on the ambient light level.

- Off / On

— If the screen contrast is not sufficient, set the **Eco Sensor** to **Off**. If the **Eco Sensor** is **Off**, it may not comply with energy standards.

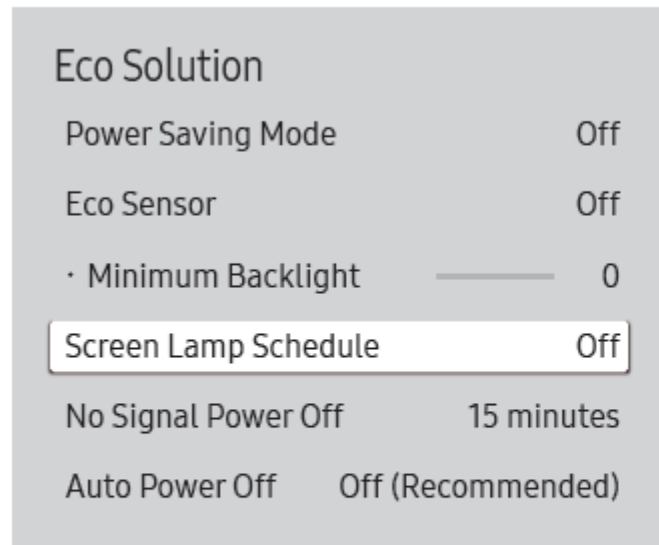
Minimum Backlight

Set the minimum brightness for the signage screen. This function only works if its value is lower than the value set in the **Picture** menu's **Backlight** setting.

— If **Eco Sensor** is **On**, the display brightness may change (become slightly darker or brighter) depending on the surrounding light intensity.

— Available only when **Eco Sensor** is set to **On**.

Screen Lamp Schedule



— The displayed image may differ depending on the model.

Screen Lamp Schedule

Screen Lamp Schedule

Enable or disable the lamp schedule.

- Off / On

Schedule1, Schedule2

Time

The panel brightness will change to the brightness set in **Lamp** at a specified time.

Lamp

Adjust the panel brightness. A value closer to 100 makes the panel brighter.

- 0 ~ 100

Samsung MDC Unified Program

Screen Burn Protection

Pixel Shift

Move the screen slightly at specified time intervals to prevent screen burn-in.

Screen Saver

This function prevents screen burn-in when the screen of the selected display device is left idle for an extended period of time.

- **Timer:** You can set the timer for **Screen Saver**.
 - **Off**
 - **Repeat:** Display the image retention-preventive pattern set in **Mode** at specified time intervals (**Period (Hour)**).
 - **Period (Hour)** and **Time (Sec)** can be configured when **Repeat** is selected.
 - **Interval:** Display the image retention-preventive pattern set in **Mode** for a specified period of time (from **Start Time** to **End Time**).
 - **Start Time** and **End Time** can be configured when **Interval** is selected.
- **Mode:** Select a screen protective pattern to display.
- **Period (Hour):** Specify the time interval to activate the **Screen Saver** function.
 - The option is enabled when **Repeat** is selected for **Off**.
- **Time (Sec):** Specify the duration to keep the **Screen Saver** function on.
 - The option is enabled when **Repeat** is selected for **Off**.
- **Start Time:** Set start time to display screen saver.
 - The option is enabled when **Interval** is selected for **Off**.
- **End Time:** Set end time to display screen saver.
 - The option is enabled when **Interval** is selected for **Off**.

Safety Screen

The **Safety Screen** function can be used to prevent screen burn-in when a stationary image displays on the screen of a display device for an extended period of time.

Lamp Control

Lamp Control

Lamp Control is used to adjust the backlight to reduce power consumption.

- **Manual Lamp:** Automatically adjust the backlight of the selected display device at a specified time.
- **Lamp Schedule:** Switch the screen to the specified brightness at the time set either in **Setting1** or **Setting2**.
- **Ambient Light:** **Ambient Light** detects ambient light intensity and automatically adjusts the screen brightness of all the LFDs in the same serial chain.

Ticker

Ticker

Input text while a video or image is displayed and display the text on the screen.

- **Ticker:** Enable or disable **Ticker**.
 - **Off / On**
- **Message:** Enter a message to display on the screen.
- **Time:** Set the **Start Time** and **End Time** to display a message (**Message**).
- **Position:** Select an orientation to display a message (**Message**) from **Horizontal** and **Vertical**.
- **Motion:** Specify the **Direction** and **Speed** to display a message (**Message**).
- **Font Options:** Specify the message **Font Size**, **Font Color**, **Opacity / Flash Effect**, **Background Color** and **Background Opacity**.
- **Reset:** Reset **Font Options**.

Options

Color Tone

- Adjust the background color tone for the selected display device.

Color Temp (K)

- Adjust the color temperature for the selected display device.

— This option is enabled if **Color Tone** is set to **Off**.

HDMI Black Level

- Adjust the **HDMI Black Level** for the selected display device.

Auto Motion Plus

This option is used to view dynamic images.

- **Off**: Disable the **Auto Motion Plus** function.
- **Clear**: Set the level of **Auto Motion Plus** to clear. This mode is suitable to display vivid images.
- **Standard**: Set the level of **Auto Motion Plus** to standard.
- **Smooth**: Set the level of **Auto Motion Plus** to smooth. This mode is suitable to display smooth images.
- **Custom**: Customize the level of screen burn-in or flickering.
- **Demo**: This function demonstrates the technology of **Auto Motion Plus**. The result when the mode is changed can be previewed on the left side of the window.

— **Auto Motion Plus** may not be available depending on the product.

- **Detail**: View detailed information about the selected display device.

Brightness Sensor

- Enable or disable the **Brightness Sensor** for the selected display device.
- The **Brightness Sensor** detects the ambient light intensity and automatically adjusts the screen brightness.

— **Brightness Sensor** may not be available depending on the product.

MPEG Noise Filter

Reduces MPEG noise to provide improved picture quality.

- **Off / Low / Medium / High / Auto**

Smart LED

Controls the LED backlight to maximize picture clarity.

- **Off / Low / Standard / High / Demo**

Cinema Black

In Movie mode, this feature dims the top and bottom areas of the video image to provide a more immersive viewing experience.

- **Off**: Turns off the **Cinema Black** feature.
- **On**: Adjusts the dimming of the top and bottom areas of the screen according to the video.

Picture Size

Picture Size

- Adjust the screen size for the selected display device.
- The **Detail** item will be disabled if **Picture Size** is set to a mode that does not support detailed configuration.
- The -/+ buttons can be used to adjust **Zoom**.
- The screen can be relocated using the up/down/left/right buttons.

Detail

- You can view details of the selected screen size.

PC Screen Adjustment

- Frequency adjustment or fine-tuning is available by using the -/+ buttons in **Coarse** or **Fine**.
- To relocate the screen, click one of the four images below **Position**.
- To automatically adjust the frequency, fine-tune or relocate the screen, click **Auto Adjustment**.



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
8/12/2025

Item: Village Bank & Trust - 234 W. Northwest Hwy. / Sign
Variation - DC#25-048

Department: Planning & Community Development

Item Description:

Requested Action

1. A variation from Chapter 30, Section 30-201.h.5.d, to allow a 66-square foot ground sign, where 35 square feet is the maximum allowed size.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variation for Village Bank & Trust located at 234 W. Northwest Highway:

1. A variation from Chapter 30, Section 30-201.h.5.d, to allow a 66-square foot ground sign, where 35 square feet is the maximum allowed size.

This recommendation is subject to compliance with the plans received 6/20/25, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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

ATTACHMENTS:

1. Staff Report - Village Bank & Trust - 234 W Northwest Hwy
2. Exhibits - Village Bank & Trust - 234 W Northwest Hwy

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Village Bank & Trust - Sign Variation
Project Address: 234 W. Northwest Highway
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 25-048
Petitioner Name: Carmela Menna
Petitioner Address: Omega Sign & Lighting
 1401 W. Jeffrey Drive
 Addison, IL 60101
Meeting Date: August 12, 2025

Date Prepared: August 5, 2025

Requested Action(s):

1. A variation from Chapter 30, Section 30-201.h.5.d, to allow a 66 square foot ground sign, where 35 square feet is the maximum allowed size.

ANALYSIS:

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

Background & Summary:

Village Bank & Trust is located at 234 W. Northwest Highway in the Downtown (B-5) Zoning District. The subject building is a multi-tenant building, with Village Bank on the west end of the building and Baird & Warner occupying the east end. Currently, Baird & Warner has a 40 sf pole-mounted ground sign facing Northwest Highway, and Village Bank & Trust has a 24 sf low monument style ground sign adjacent to the entrance driveway from Highland Avenue. The existing signs were approved by a sign variation in 1995 to allow two signs at the southwest corner of the site, where 800 feet of separation is required by code. The 1995 variation approval included a requirement that the pole mounted sign be removed at the end of the tenant's lease in 7 years. However, in 2002, a subsequent variation was approved to allow both of the ground signs to remain indefinitely.

At this time, the petitioner is requesting to remove both of the existing signs, and install one new multi-tenant ground sign. A new variation is required due to the size of the proposed sign which is 66 sf, where 35 sf is the maximum allowed. The proposed new sign does comply with all other applicable sign code requirements.

Table 1 below includes a complete code summary.

Table 1: Summary of Downtown Ground Sign Requirements per Section 30-201.h.5:

	Item	Code Requirement	Proposed	Remarks / Recommendations
a.	Lot Size	A ground sign is allowed only where the parcel size is 25,000 square feet or greater.	The subject property is approximately 86,000 square feet.	Complies with code.
b.	Parcel Setback	The parcel must have an area with a 20-foot setback for ground sign placement.	The existing building is setback approximately 70-feet.	Complies with code.

(Table 1 continued on next page)

c.	Landscaping	The area under the sign must be landscaped two feet out from the sign face, or proportional amounts of landscaping on site, as may be approved by the Director of Planning and Community Development.	The sign will be placed in a new curbed landscaped island with landscaping on both sides of the sign.	Complies with code.
d.	Size	For parcels located on Northwest Highway, the ground sign shall not be taller than 10-feet and greater than 35 square feet.	The proposed sign is 10-feet tall and 66 square feet.	Variation Required for Size.
e.	Automobile Service Station Signs	Not applicable	Not applicable	Not applicable
f.	Design	A ground sign in the downtown is encouraged to be designed to match the architecture and detailing of the development or be in keeping with the character of the downtown. A ground sign with a base of high quality durable material is encouraged. Landscaping around the base of the sign is encouraged to have year round color to be comprised of evergreens, drought tolerant perennials and annuals	The sign is nicely designed with a brick base to match the existing building.	Complies with code.
	Sign Setback (Section 30-301.b)	Downtown B-5, 3-feet minimum setback required.	7-foot setback proposed.	Complies with code.
	Sign Quantity (Section 30-302.a)	No more than one ground sign shall be installed per street frontage.	One sign proposed.	Complies with code.

Sign Variation Criteria:

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

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

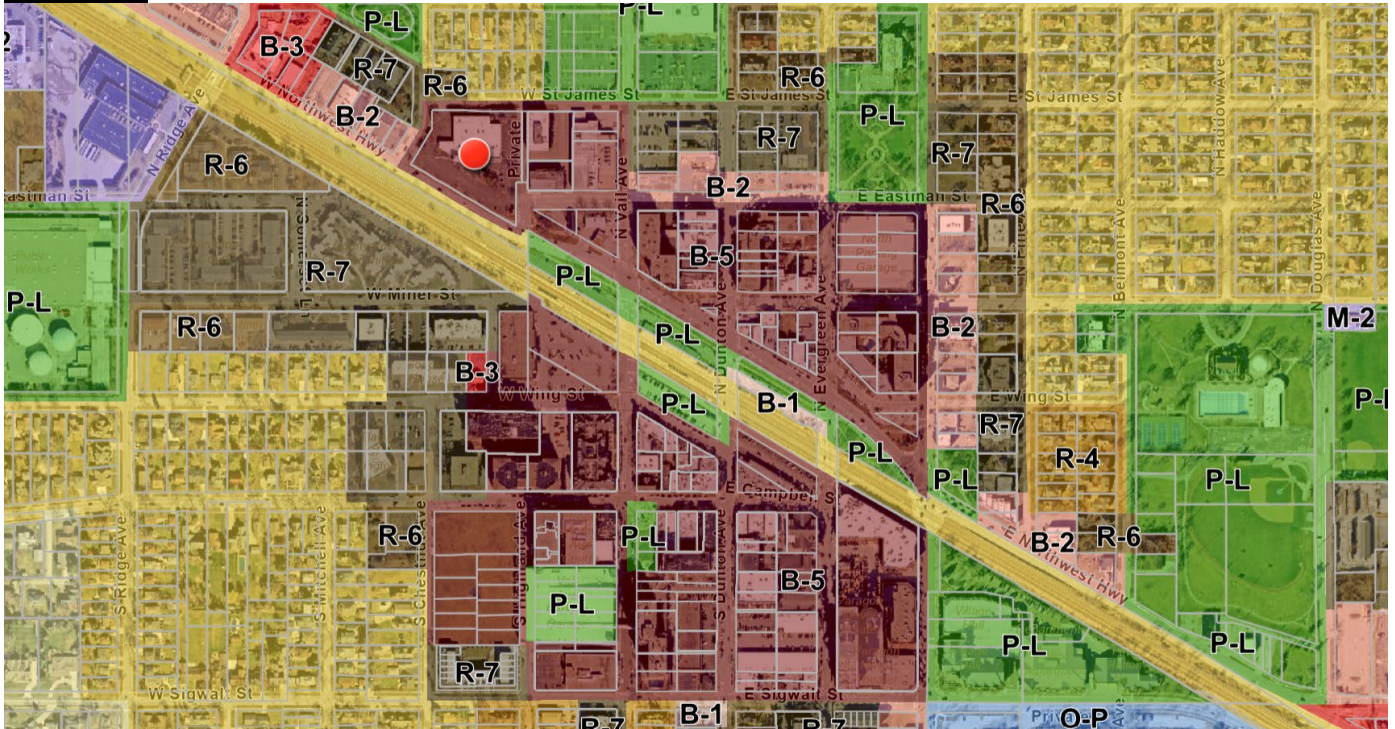
The petitioner has submitted a letter addressing the hardship criteria, stating that the proposed large ground sign is needed to adequately identify the businesses and provide safe guidance for customers on Northwest Highway to the entrance driveways on each end of the property. The petitioner also states that the sign will not create any hazard, and it's modern and modest design will fit with the existing architecture as well as the character of the surroundings.

Staff Comments:

The current Village Bank & Trust sign has very limited visibility from Northwest Highway, and it is only visible when traveling westbound. The current Baird & Warner sign has good visibility, but the pole mounted design does not fit the character of the Downtown. Therefore, Staff does support the proposal to replace the two existing signs with a new single multi-tenant sign, which will provide good visibility for both businesses from eastbound and westbound traffic on Northwest Highway. Combining the two tenants on one sign reduces the total number of signs on the site, and the proposed monument style is a nice design improvement compared to the existing pole mounted sign. The height of the proposed sign does comply with the maximum allowed 10-foot height limit.

In regards to the size variation, the 35 sf size limitation is due to this property being located in the Downtown (B-5) Zoning District. While the property is located in the Downtown, it is on the edge of the zoning district, and most of the adjacent businesses along Northwest Highway are allowed 16'-6" tall, 66 sf ground signs. Also, the proposed size of the new sign is roughly the same as the two existing signs combined. Therefore, Staff does not object to the proposed sign size.

Zoning Map:



RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variation for Village Bank & Trust located at 234 W. Northwest Highway:

1. A variation from Chapter 30, Section 30-201.h.5.d, to allow a 66 square foot ground sign, where 35 square feet is the maximum allowed size.

This recommendation is subject to compliance with the plans received 6/20/25, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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



August 5, 2025

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

c: Emily Rodman, Director of Planning and Community Development, Petitioner, DC File 25-048

Statement of Variance
Chapter 30 Article IX Variations
Section 30-902 Standards

June 20, 2025

Planning and Zoning Commission
Department of Planning and Community Development
Village of Arlington Heights
33 S Arlington Heights Rd
Arlington Heights, IL 60005

Re: Wintrust Bank, 234 W Northwest Hwy Arlington Heights, IL

Proposed: Install one sign at 66 sf, in excess: 31sf. Ft. located in the B-5 Downtown Zoning District. Variation to the Arlington Heights Zoning ordinance and Arlington Heights Sign Ordinance.

A. The Particular Difficulty or peculiar hardship is not self-created by the petitioner; and,

Response: The hardship isn't caused by anyone currently involved with the property, but by the property's inherent limitations. Our sign request simply aims to provide helpful information to drivers on the main road, complementing the property's central location between towns, as it is situated off a main road that bridges two towns.

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

Response: The granting of this variation approval will align with the use of the property, focusing on directing its clients in a safe and non-distracting way. The public well-being or possible injury to the public will not be influenced by the granting of approval to the requested sign variation. In the granting of these variations, road traffic confusion would be less likely, equally improving the surrounding businesses and other establishments in the Village of Arlington Heights.

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

Response: The building's current placement, nestled among a cluster of other bustling downtown establishments, presents a distinctive set of challenges concerning both its visibility and ease of access. Situated just off a heavily trafficked main road that serves as a primary entry and exit point for Arlington Heights, given this, the necessity for signage that is more prominent and discernible is undeniably clear.

The location benefits from two distinct points of entry, facilitating effortless access from both W Northwest Highway and Highland Avenue, which surround two sides of the property. Given that each of these streets offers an entry point to the bank, it is important to install a significantly larger sign. This enhanced signage would ensure that the bank's location is apparently clear from both access points, thereby mitigating the risk of driver confusion, hesitation, or potential accidents on these busy roads. Furthermore, such a prominent sign would serve to unequivocally differentiate the bank from the surrounding downtown businesses, significantly enhancing its identification and improving overall accessibility for patrons.

D. The variation will not alter the essential character of the locality and,

Response: The region's character is favorable to this particular sign use, not altering the essential quality of its surroundings. The proposed sign will seamlessly integrate with the existing architecture and the surrounding area, enhancing the community's sense of pride. Its modern and modest design will naturally complement the village's character.

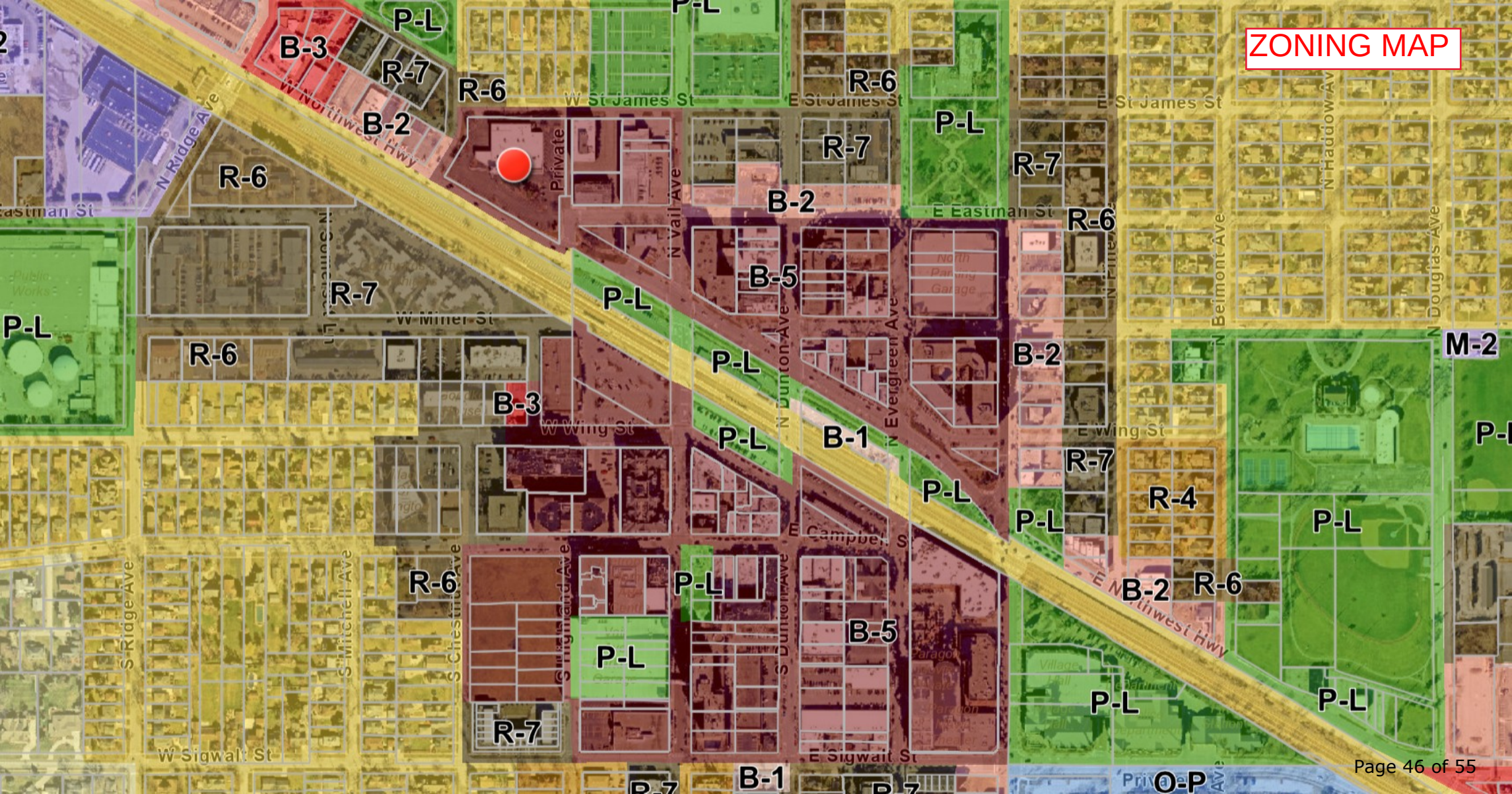
E. The applicant's business cannot reasonably function under the standards of this chapter.

Response: The request for the additional square footage for signage is crucial for the bank's safe and smooth operation due to the high volume of daily clients. Located on a busy four-lane street near the village's train station, the business is easily missed, leading to potential traffic congestion and accidents. Larger, clearer signage will serve as vital identification for those navigating the Arlington Heights area.

The increased sign size will also help new or unfamiliar clients avoid missing the bank's entrance, reducing unnecessary turns and street congestion. Ensuring the signage is clearly visible from the street is essential not only to capture the attention of drivers but, more importantly, to safely highlight the building's entrance.



ZONING MAP



PROPERTY AND SURROUNDING PHOTOS



VILLAGE BANK & TRUST / BAIRD & WARNER



VILLAGE BANK & TRUST / BAIRD & WARNER



VILLAGE BANK & TRUST / BAIRD & WARNER



WEST OF SITE



EAST OF SITE

OMEGA
Sign & Lighting Inc.
630.237.4397
OMEGASIGNCHICAGO.COM

**Arlington Hts.
Village Bank & Trust
Wintrust Bank**
234 W. NW Hwy.
Arlington Hts., IL.

Date D. Savage 5/31/23

Acct. Executive S. Menna

Page No. 0011

Revision Number Date

(Rev. 1)

(Rev. 2)

(Rev. 3)

(Rev. 4)

(Rev. 5)

(Rev. 6)

Drawn By DT - 06/10/25

Drawing Scale

PERMIT INFO

Sign Sq. Ft.

No. of Lamps/LEDs

Total Wattage

No. of Power Supplies

Total Amperage

Ext. 20 Amp Toggle
Switch w/Rubber Boot

Signature

Cust. Approval Date

Signature

Landlord Approval Date

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ELECTRICAL NOTES

Sign company DOES NOT provide
Primary Electrical to Sign.
Power to the Sign must be done
by a licensed electrical contractor
or licensed electrician.

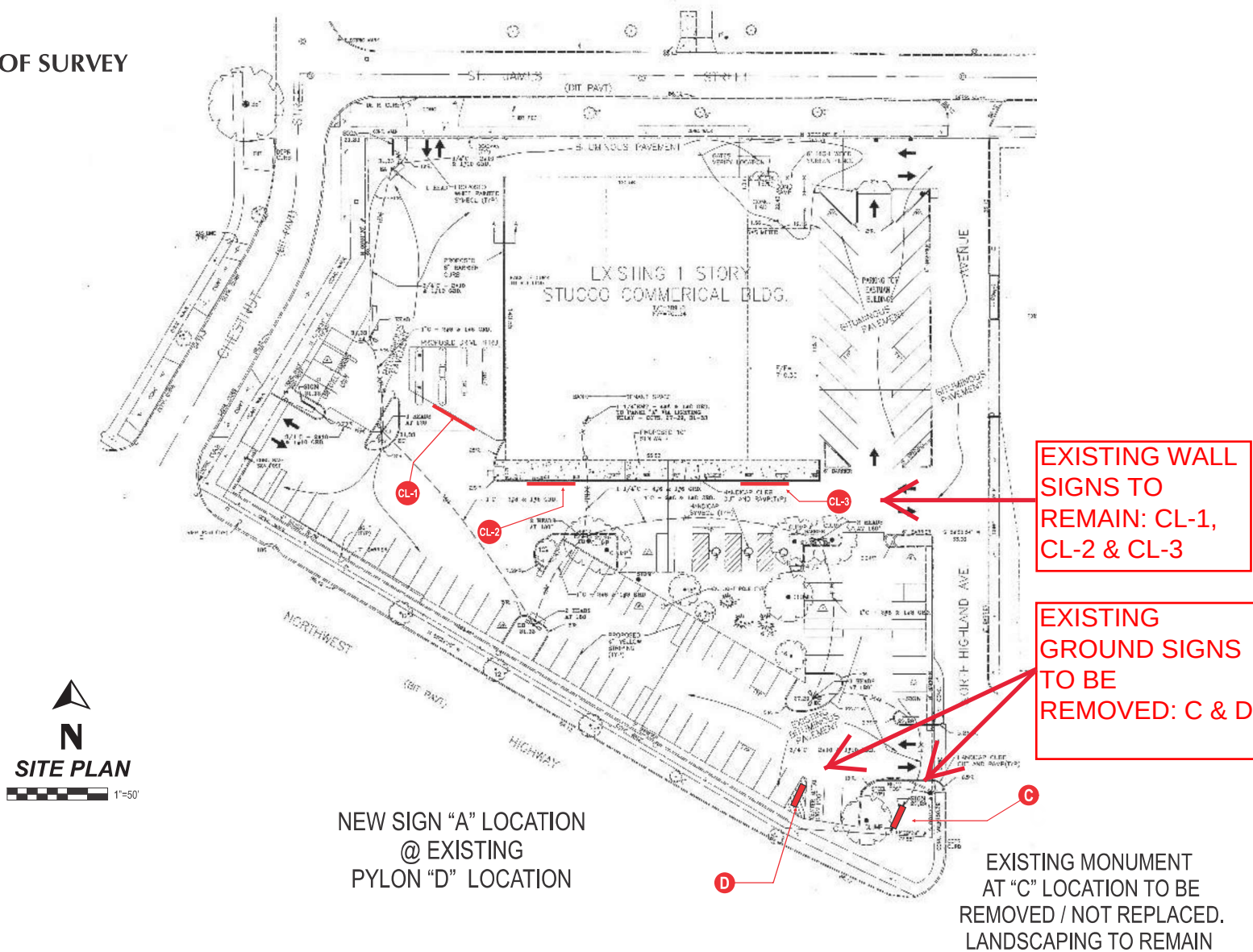
Each Sign Must Have:

1. A minimum of One(1) dedicated 120V 20A circuit.
2. Junction box installed within Six(6) feet of Sign.
3. Three Wire: Line, Ground, and Neutral.



VIEW OF EXISTING GROUND SIGNS LOOKING WEST FROM NORTHWEST HIGHWAY

PLAT ' OF SURVEY



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Wintrust Bank**

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Date D. Savage 5/31/23

Acct. Executive S. Menna

Page No. 003

Revision Number	Date
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(Rev. 1)

(Rev. 2)

(Rev. 3)

(Rev. 4)

(Rev. 5)

(Rev. 6)

Drawn By DT - 06/10/25

Drawing Scale

PERMIT INFO

Sign Sq. Ft.

No. of Lamps/LEDs

Total Wattage

No. of Power Supplies

Total Amperage

**Ext. 20 Amp Toggle
Switch w/Rubber Boot**

Signature _____ mm/dd/yy

Cust. Approval	Date
----------------	------

Signature _____ mm/dd/yy

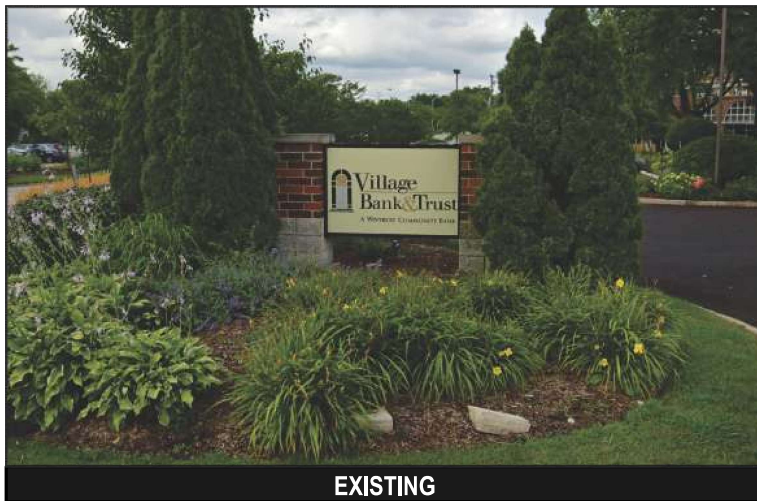
Landlord Approval _____ Date _____

EXISTING GROUND SIGNS TO BE REMOVED



REMOVE EXISTING MONUMENT SIGN

MONUMENT SIGN "C"
REMOVED - NOT REPLACED



EXISTING



REMOVE EXISTING PYLON SIGN

PYLON SIGN REMOVED
REPLACED WITH GROUND MONUMENT "A"



EXISTING

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Revision Number Date

(Rev. 1)

(Rev. 2)

(Rev. 3)

(Rev. 4)

(Rev. 5)

(Rev. 6)

Drawn By DT - 06/10/25

Drawing Scale

PERMIT INFO

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No. of Lamps/LEDs

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Signature Date

Cust. Approval Date

Signature Date

Landlord Approval Date

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EXISTING WALL SIGNS TO REMAIN

EXISTING CHANNEL LETTERS ON BUILDING



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Page No. 009
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Drawing Scale

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No. of Lamps/LEDs
Total Wattage
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Signature
Cust. Approval Date
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ELECTRICAL NOTES

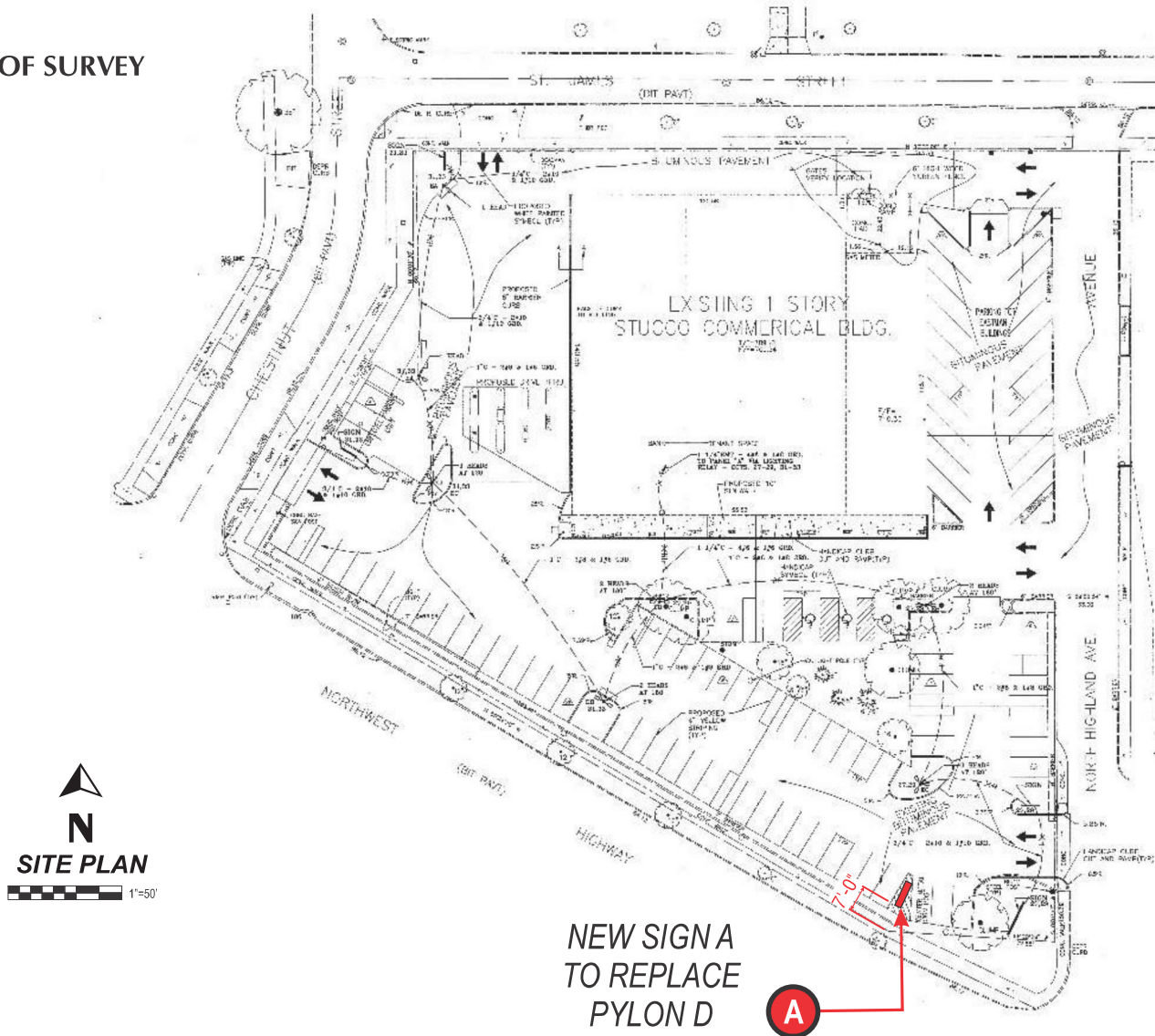
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PROPOSED NEW GROUND SIGN

PLAT OF SURVEY



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Page No. 002

Revision Number Date

(Rev. 1)

(Rev. 2)

(Rev. 3)

(Rev. 4)

(Rev. 5)

(Rev. 6)

Drawn By DT - 06/10/25

Drawing Scale

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No. of Lamps/LEDs

Total Wattage

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Ext. 20 Amp Toggle
Switch w/Rubber Boot

Signature

Cust. Approval Date

Signature

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PROPOSED NEW GROUND SIGN



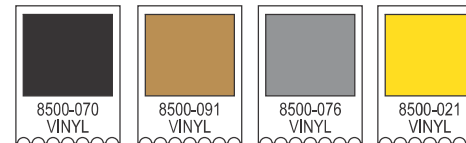
QTY(1) 10'-0"H x 9'-0"W D.F. LED ILLUM. MONUMENT SIGN

Total Sq.Ft.: 90 / 66 Sq. Ft. of Sign Area
Face: White Polycarbonate
Returns & Retainers: Painted Alum, Black

Vinyl: 8500-070 Black, 8500-076 Grey and 8500-091 Gold. "B&W" Logo To Match #021 Yellow

Illumination: White LED

Notes: New Foundation Required. Pole Cover to be Thin Brick
Sioux City Cambridge Style.
Decorative Topper, Brick Sill & Bump Out Ptd. Gold.



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Page No. 005

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(Rev. 1)

(Rev. 2)

(Rev. 3)

(Rev. 4)

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(Rev. 6)

Drawn By DT - 06/10/25

Drawing Scale 3/8"=1'-0"

PERMIT INFO

Sign Sq. Ft.

No. of Lamps/LEDs

Total Wattage

No. of Power Supplies

Total Amperage

Ext. 20 Amp Toggle Switch w/Rubber Boot Yes

Signature Date

Cust. Approval Date

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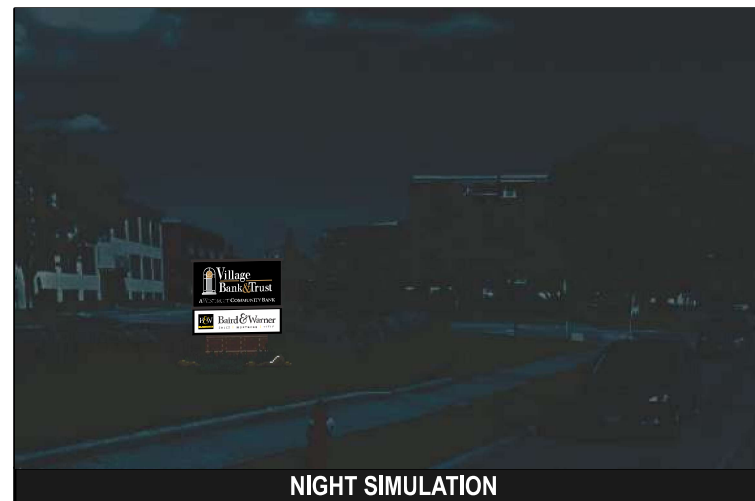
D.F. LED ILLUM. MONUMENT SIGN



PROPOSED



EXISTING



NIGHT SIMULATION

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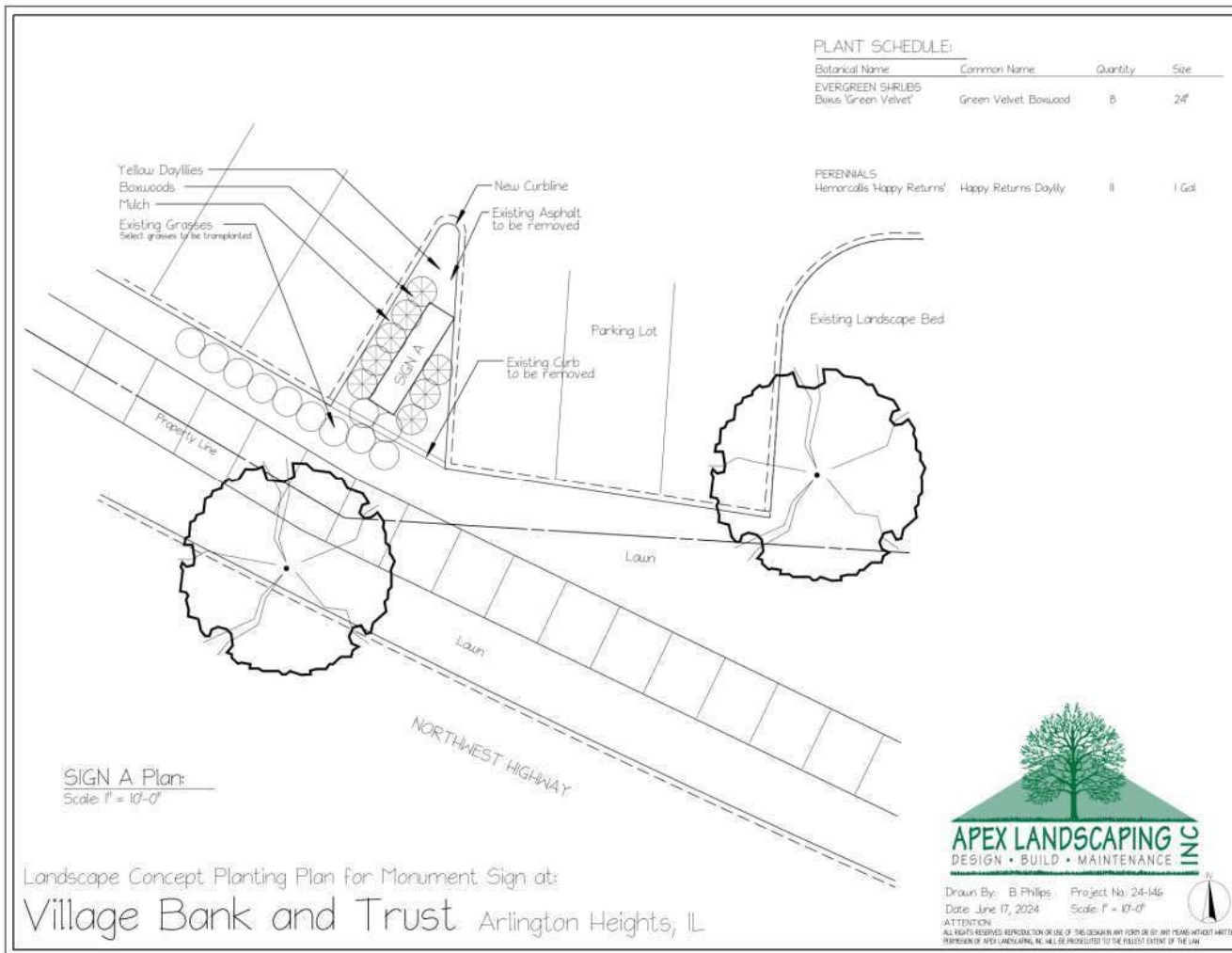
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NEW LANDSCAPE ISLAND FOR THE NEW GROUND SIGN



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