



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
May 19, 2026
6:30 PM

- I. CALL TO ORDER
 - II. ROLL CALL OF MEMBERS
 - III. APPROVAL OF MINUTES
 - A. 4/28/26 Minutes
 - IV. OLD BUSINESS
 - V. NEW BUSINESS
 - A. 1900 E. Thomas St., John Hersey High School - DC26-030 - Sign Variation
 - B. 375 E. Rand Rd. - DC25-096 - Commercial
 - C. 411 E. Rand Rd., Dutch Bros Coffee - DC26-007 - Commercial
 - D. 375-425 E. Rand Rd. - DC26-029 - Sign Variation
 - VI. OTHER BUSINESS
 - VII. PUBLIC COMMENT
- Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.
- VIII. ADJOURNMENT

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DESIGN

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

COMMISSION

RE: 16 EAST EUCLID AVENUE – SF/TEARDOWN - DC #25-102
(CONTINUED FROM 4/14/25)

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Design Commission taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room,
Arlington Heights, Illinois on the 28th day of April, 2026 at the hour of
6:30 p.m.

MEMBERS PRESENT:

SCOTT SEYER, Acting Chairperson
JOHN FITZGERALD
JONATHAN KUBOW
TED ECKHARDT
KIRSTEN KINGSLEY (Not Present)

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

COMMISSIONER ECKHARDT: Okay, the bewitching hour at 6:30 has passed. Our Chairman, Kirsten Kingsley, is not here this evening. So, it's my duty to make a motion to nominate a substitute Chairman tonight. I nominate Scott Seyer.

Second?

COMMISSIONER KUBOW: I'll second the motion.

COMMISSIONER ECKHARDT: All in favor say aye?

(Chorus of ayes.)

COMMISSIONER ECKHARDT: Okay.

All right, Scott, it's your show.

ACTING CHAIRPERSON SEYER: Okay, I'd like to call the Design Commission to order. Today is Tuesday, April 28th, and we'll call the first item as the Pledge of Allegiance.

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON SEYER: Okay, thank you.

Now, I believe we take the roll call.

MR. HAUTZINGER: Yes.

Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Here.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Here.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Here.

MR. HAUTZINGER: Chairperson Kingsley.

(No response.)

MR. HAUTZINGER: And Commissioner Seyer.

ACTING CHAIRPERSON SEYER: Here.

So, next up is the approval of the minutes.

COMMISSIONER ECKHARDT: Mr. Chairman, I'd like to approve the minutes from 4/14/26.

COMMISSIONER FITZGERALD: I'll second the motion to approve the minutes.

ACTING CHAIRPERSON SEYER: We have a second. All those in favor say aye?

(Chorus of ayes.)

MR. HAUTZINGER: I guess we do a roll call.

ACTING CHAIRPERSON SEYER: Wait, wait, wait. We want to do a roll call.

MR. HAUTZINGER: Yes.

ACTING CHAIRPERSON SEYER: So, we'll do a roll call for approval of the minutes.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: And Acting Chair Seyer.

ACTING CHAIRPERSON SEYER: Yes.

Okay, so the minutes have been approved and we'll move on to the old business that we have, the first item on our agenda, which is 16 East Euclid, DC #25-102.

We'll have Staff begin the report. The Applicant, after that, will be open to make some statements, and then we'll have a discussion.

MR. HAUTZINGER: Okay, the Petitioner is here tonight, proposing to demolish an existing two-story house with a detached two-car garage to allow construction of a new two-story house with an attached three-car garage. The plans do comply with all of the R-3 zoning requirements.

This subject property, I'll pull up the aerial here, is located in the Historic Arlington Neighborhood Association, also known as the HANA neighborhood. The existing home which is proposed to be demolished, it was included in the Community Preservation Report that was prepared for the Village of Arlington Heights by the School of the Art Institute back in 2004. This was a report that was prepared to promote the preservation of historic homes and raise awareness of historic preservation. The goal is to maintain historic character in certain neighborhoods in Arlington Heights such as the HANA neighborhood. Homes in the report are rated in order of importance as contributing, notable, and exceptional. The subject house is rated as contributing.

Let me pull over an image of that house up. So, this is an older Google street view from 2019 that shows basically how the house looks in its context. Per code, prior to issuing a certificate of approval for demolition and new construction, the Design Commission does need to review the existing home to determine if it has "significant architectural, historical, aesthetic or cultural value." In Staff's assessment, as far as a historic home, Staff feels that the home has a little bit of an awkward massing to it. It even questions whether or not the right half of the home was possibly an addition to the left half of the home.

Here's another view, this clearly being a more historic older part. The right side looks a little uncharacteristic of the period for the home, hard to say for sure. But the front porch, you know, meets the bay window at the front of the house in an awkward way, these roof lines look unoriginal. Clearly, the porch design doesn't have much historic character to it. Then, the interior of the house is in pretty poor condition. Here are some images provided by the Petitioner. So, there's really almost nothing of historical significance that will be worth preserving in this home in Staff's assessment.

So, normally, we would encourage renovation and addition of a contributing historic home in lieu of a tear-down and new construction. But in this case, Staff doesn't see any significant architectural value and, so therefore, Staff is not opposed to the proposed demolition. Again, it will be up to the Design Commission to evaluate that, but that's Staff's position on the existing home.

In regards to the proposed new house which is depicted on the bottom of the screen in the center, that's the drawing of the new front elevation between the two existing neighboring homes. Overall, Staff feels this is nicely

designed. It's traditional in style that will generally fit well in this location. You can see on the plan view above, it does have this side-load garage wing out front which can work well to turn the face of the garage doors away from the street. In this case, it fits nicely with the adjacent home to the left which has a similar configuration. The driveways are not shown here, but this is also a side-load garage.

There's one more detail that's unique to this particular site which is kind of unusual. But there is a ComEd transformer, let me zoom in here, there's a ComEd transformer in the front yard and an easement running through the front yard of the house which is very unusual. So, the design of the house kind of fits nicely around it. It does push the house back a little bit further than the other homes, but again, this is an unusual condition that they had to design around.

So, all things considered, Staff is recommending approval as submitted.

ACTING CHAIRPERSON SEYER: Apologies, I was just kind of going through the drawings.

So, is the Petitioner present?

MR. HAUTZINGER: I believe so.

MR. AUGELLO: We are.

ACTING CHAIRPERSON SEYER: Would you like to speak and remark on Staff's comments?

MR. AUGELLO: Yes, I can, absolutely. So, my name is Joe Augello, President of New Construction for Icon Building Group.

ACTING CHAIRPERSON SEYER: Do you mind coming up here?
Sorry.

MR. AUGELLO: No, not at all.

ACTING CHAIRPERSON SEYER: And just state your name and your address if that's okay again?

MR. AUGELLO: Absolutely. My name is Joe Augello, President of New Construction of Icon Building Group. Tonight with me is Jeremy Murphy, Director of Business Development. We're located at 106 Roman Lane, and the address here for tonight is 16 East Euclid.

ACTING CHAIRPERSON SEYER: Okay, anything to add to Staff's report as far as comments you agree with or disagree with of any kind?

MR. AUGELLO: Yes. To be honest, Steve did a wonderful job explaining that. Our client is, you know, very eager and excited to be in Arlington Heights. I think Steve depicted the current condition of the home very well. It does look like it's kind of been, for lack of a better word, pieced together. So, I don't think that we are losing any characteristics that is part of the HANA program if you will.

I think that the new custom home that we will be bringing to that location will enlighten the area and complement the existing neighbors, especially with the side-load as Steve pointed out, an addition to the elevation that we have designed I think will complement the area very nicely.

ACTING CHAIRPERSON SEYER: Okay, thank you very much.

MR. AUGELLO: Thank you, guys.

ACTING CHAIRPERSON SEYER: Is there anybody from the public

that would like to speak on this matter?

(No response.)

ACTING CHAIRPERSON SEYER: Okay, nobody's there.

So, we'll move to discussion on the Commission. I will go to my left here.

Commissioner Eckhardt?

COMMISSIONER ECKHARDT: Thank you, Mr. Chairman.

I don't have much to say. I think it's a nicely designed elevation. The use of materials is diverse. The one thing that we usually look at and talk about are covers over exterior doors. We've got one on the right-side elevation. We look for small roofs for drip lines. I would suggest when the motion comes, that that be either a requirement or a recommendation. We'll have to see which way the wind blows on that; otherwise, I'm good with it.

ACTING CHAIRPERSON SEYER: Okay, thank you.

Commissioner Kubow?

COMMISSIONER KUBOW: I agree with Commissioner Eckhardt. I think when we evaluate homes in the HANA District, context is important. So, we have to look around to see what's happening, both east and west or north and south, and I see a lack of consistency architecturally to the homes around them. So, I'm fine with a tear-down.

Then, for the existing home, there's nothing notable about it. It lacks, just it's a mismatch of architecture. So, there should be no issue with this being a tear-down.

As for the architecture of the proposed home, I think it's wonderfully designed. I think it's going to fit in with the neighborhood considering the house to the west, and I like the material palette as well.

So, overall, I approve as proposed.

ACTING CHAIRPERSON SEYER: Okay, thank you.

And Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: I agree with what's already been said. Regarding the covers over the door, the side door and back door, I would say a recommendation would be fine. That's it.

ACTING CHAIRPERSON SEYER: Okay, thank you.

I really don't have anything much to add to it as I'm really in agreement with the other Commissioners that the house, you know, has no historic value in a sense and I think the new house is quite nicely designed. So, I'm in favor of this.

Does anybody want to make a recommendation, or I'm sorry, a motion?

COMMISSIONER ECKHARDT: I'd be happy to. Mr. Chairman, I'd like to move to approve.

A motion to approve the proposed new (tear-down) single-family residence located at 16 East Euclid Avenue based on the architectural plans received 4/15/26, site engineering plan received 2/19/26, materials/colors received 12/18/25, and a recommendation that a small roof structure over the rear four-

door elevation and the side-door single elevation be included, just a small drip line to keep water from driving into the doors when they open.

COMMISSIONER FITZGERALD: I'll second.

ACTING CHAIRPERSON SEYER: Okay, thank you.

Second is by Commissioner Fitzgerald.

I would say to the Applicant, you're familiar with recommendation versus requirement. Recommendations are something that we recommend you do, you're not required to, but it's in the best interest of our feelings that you should evaluate this and it would be a strong recommendation I would say to propose this additional element to the design, but otherwise, it looks like it's approved as noted. So, we'd like to do a roll call vote for approval.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: And Acting Chair Seyer.

ACTING CHAIRPERSON SEYER: Yes.

It's approved, thank you very much.

MR. AUGELLO: Understood. Thank you, gentlemen.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 6:44 p.m.)

DESIGN

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

COMMISSION

RE: 510 WEST SIGWALT STREET – SF/TEARDOWN - DC #26-024

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Design Commission taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room,
Arlington Heights, Illinois on the 28th day of April, 2026 at the hour of
6:44 p.m.

MEMBERS PRESENT:

SCOTT SEYER, Acting Chairperson
JOHN FITZGERALD
JONATHAN KUBOW
TED ECKHARDT
KIRSTEN KINGSLEY (Not Present)

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

ACTING CHAIRPERSON SEYER: We will now move on to new business. The first one will be 510 West Sigwalt Street. We will repeat the process, so Staff will give a report, and the Petitioner will have a chance to come up and speak on behalf of their application.

MR. HAUTZINGER: Okay, the Petitioner is proposing to demolish an existing single-story house with an attached two-car garage to allow construction of a new single-story residence with an attached three-car side-load garage. These plans also comply with all of the R-3 zoning requirements.

This property is located on a street that is made up of older, traditional style homes. Those homes have characteristics such as a raised first floor, one-and-a-half-story or a two-story massing, and detached garages. The existing house that's proposed to be demolished is actually a single-story house with an attached front-load garage which is actually, you could argue, is out of context with the existing character on the street.

Let me zoom in on these photos just a little bit. So, this is the existing home proposed to be demolished. It's really kind of the oddball on the block. The other homes along the north, at the north side of Sigwalt Street here are all, have more of a historic traditional character to them.

Ideally, a new home in this location will be designed with a traditional style and massing and, possibly, ideally, a detached garage or maybe an attached garage that's recessed back from the front of the house to be less prominent, which would complement the character of the homes on the block and could be a nice improvement replacing the existing home, again which looks out of place. The proposed new home, however, does have more of a contemporary appearance. So, it's something that we're looking for the Design Commission to evaluate the architectural design tonight.

So, up on the screen, this is the context elevation showing the existing home here in the middle with the neighboring home to the right, neighboring home to the left, and then the proposed new home on the bottom elevation in the middle, again next to the existing homes for context and scale.

Per the Arlington Heights Single-Family Design Guidelines, the Design Commission should evaluate the following concerns that Staff has outlined regarding the proposed new design.

First is the architectural style, basically just evaluating the proposed contemporary style against the surrounding more traditional character.

Second item is the garage wing. This home, too, is proposing a side-load garage, three-car side-load garage. So, the site plan up on the screen, you can see the garage wing out in front. In this case, it pushes the main body of the house back and, again in this case, it's nearly behind the adjacent home to the, north is turned on this plan, so to the east around the top of this page here, which is something that we watch for to avoid a potential negative impact on the adjacent property.

Third issue that we were looking at is the front setback. In this case, they're actually exceeding the minimum required front setback which is 17.9 feet, which is based on the average setback of the homes on the block. So, that's the dashed line that's shown here on the site plan, but the house is actually set

back to the front of the garage at 32.8 feet. So, that's allowed, that complies with code. They're exceeding the minimum requirement, but it does kind of exaggerate or add to the concern that Staff has as far as breaking the context on the street and pushing the home too far back on its lot, which again could have a negative impact on the adjacent side.

The design of the home also creates a relatively long side wall along the west side here, which, with the garage wing out in front, then the main body of the house, and then there's, I believe it's a bedroom wing on the back of the home, all those together add up to a relatively long wall. Here is the architectural elevation of that wall. That being said, the architect did do a nice job of alternating the materials. They kind of jog the floor plan in and out, changed the roof forms a bit, so, nice job to try to work with a relatively long wall and break it up so that it doesn't feel just like a big, straight, flat wall. But, again, something for the Design Commission to look at.

Finally is the color scheme. The proposed material palette for the siding is probably the most unique detail which is a stained composite, tongue-and-groove siding. So, I believe it will be a flush installation as opposed to like a more traditional lap siding. With the stained wood color combined with the darker windows and darker trim, again, it's just going to have a bit more of a contemporary appearance as compared to the more traditional homes around it for the Design Commission to consider.

So, one last comment we wanted to make is just in the Staff report, you know, we always kind of look for with, given these concerns raised by Staff, what would we recommend doing instead. So, in the Staff report, and we have a couple of images here, and I just wanted to explain these images are cut and paste, totally generic from the Internet. This is nothing in Arlington Heights. They're just random images to help illustrate a potential different arrangement for the garage. It's a little hard to put that into words, so sometimes a picture is worth a thousand words.

You know, what a scheme like this could do is to bring the front wall of the house closer to the setback line along the street for a more continuous street scape. Then, instead of having that long garage wing out in front, around the side of the house here would be two of the three cars, and then the third car could potentially be a front-load that's recessed back to minimize the impact on the neighbors to the west. So, again, this isn't intended to dictate any architectural style or design for the project, but just wanted to share those, that example as a potential other direction.

So, those are our comments and we're just recommending the Design Commission evaluate this design proposal.

ACTING CHAIRPERSON SEYER: Okay, thank you very much.

Is there anybody from the Applicant that would like to speak?

MR. LOSSELYOUNG: Yes.

ACTING CHAIRPERSON SEYER: If you don't mind, again, just state your name and address.

MR. LOSSELYOUNG: Yes.

ACTING CHAIRPERSON SEYER: Thank you very much.

Appreciate you coming up.

MR. LOSSELYOUNG: So, I'm Rob Losselyoung with Tinaglia Architects. We're here on behalf of our client, Marla and John Kopke. They are long-time Arlington Heights residents living in the north side of town. They want to, you know, raise the family and now looking to build a new home to age in place. They found this lot on Sigwalt and fell in love with it because of its size and significance near to the downtown. You know, John has a career of a residential home inspector, and so the man has more knowledge than I could ever have, how things are built and, you know, efficiencies and insulation and different systems.

So, you know, he had already had an opinion of the home he wanted to design and build, came to us with, you know, some preliminary drawings and layouts. What we've done is tried to adopt those to fit within what we felt was the appropriate design for the street scape and also try and maintain as much of their hopes and dreams and wishes for this home as they could have.

We have worked with Steve as he mentioned. Initially, there was a four-car garage that's tucked on a little bit further, we would have needed 12 feet of that, and turned it down to a three-car garage. A little bit of history, or a context I guess as to why we're placing the home on the site where we are, we're going to try and maintain and save the existing foundation of the home that's there. The reason for that is we're going to use it as a geothermal bunker to utilize, you know, the heating and cooling for the house. Again, John knows way more about that than I do.

But what we tried to do, and if I can walk up to the screen real quick, it's hard to see, but there's a dashed line in there which represents the existing home footprint. So, what we're going to try and do is take this part where the main basement of the existing home is and cover up as much of that as we can per code with our driveway in order for them to utilize that as this basin for this geothermal system. So, that forced us then and that kind of dictated where we wanted to place the home. So, the driveway sits right to the rear of that and then it comes forward and covers over that, which actually worked out perfectly for us. There is some work we need to do obviously with the new garage over that existing foundation but, you know, we'll get into that with the construction of it.

The second item I think is, being on Sigwalt, there's no parking allowed on Sigwalt. So, they wanted to be able to have a nice sized driveway, again within code, so that they can be able to park family, friends. You know, the way that the house is laid out is it's got the design of the garage and then the bedrooms along the west elevation abutting the six rear yards. We felt that was the most comfortable spot to put that which allowed the main area of the home to be centered and have direct access to the large rear yard.

Another reason for the driveway and the way we have it is there's going to be a handicap ramp. Again, they'll be aging in place and they wanted to have a handicap ramp directly accessible from the driveway. So, that's indicated on there as well.

In terms of the style, you know, we're looking at, I agree with Steve, it is a little modern, we would consider it a modern craftsman style or an arts and crafts style. You know, we worked on a color palette that we felt would work

well within the street scape, nice, warm colors, even though it is tending to be a little bit more on the modern side of the design. With a clear story section in the middle, there's a lot of homes in that area that have dormers or second floors that pop up through the roof line. So, we were just trying, again with this design, to kind of mimic some of the existing elements that are on that street scape.

ACTING CHAIRPERSON SEYER: Okay, thank you very much; appreciate that.

Is there anybody from the public that would like to speak on this application? Please come forward. Sorry to repeat myself, but if you could state your name and address; that would be great.

COMMISSIONER ECKHARDT: His name is Klondike Matisse.

MR. McCASKEY: So, my name is Kevin McCaskey, life-long resident of Arlington Heights. I own 422 Sigwalt which is two houses over. I also owned 510 Sigwalt for two years before selling it to the current owners.

I'm here in support of the request to move the setback of the new construction home farther back from the street. From my personal experience of living there, the current placement of the home creates real limitations, particularly with the driveway depth. On a street where parking isn't permitted, vehicles on the driveway often extend over the sidewalk which then raises both safety and aesthetic concerns.

Given the unusual depth of this lot, it's over 300 feet I believe compared to the standard 132 feet, moving a home back is a practical solution. It doesn't change the character of the neighborhood. It simply allows the property to function as it should.

I also wanted to share that I do trust the Kopkes. When I chose to sell this home, it mattered to me they would not only become the new owners, but also my new neighbors. I strongly believe they will contribute positively to the community, and everything I've seen since meeting them has confirmed that. They have approached this project with care and attention to detail and that's an understatement.

For that reason, as their neighbor, I fully support and hope you'll offer our new neighbors your support.

ACTING CHAIRPERSON SEYER: Thank you very much.

I'll turn to the Design Commission, and I'll start to the right now.

Commissioner Fitzgerald, please.

COMMISSIONER FITZGERALD: All right, thank you.

I like the house. Actually, interesting that I did not think of it as a contemporary house as much as I thought more of an updated prairie style house. So, I like it coming in. I also am okay with the long wall because it is broken up and has so much interest on it. I'm okay with the three-car garage, and we just passed one in the house before this, and I think that looks good.

The geothermal is cool. The colors are very nice; I like the colors. I really appreciate that you brought them in because, according to what I saw in the packet, I didn't like it. So, the real tone is very nice.

I definitely appreciate that the house looks good on all four

sides. So, I'm in favor.

ACTING CHAIRPERSON SEYER: Thank you very much.
Commissioner Kubow.

COMMISSIONER KUBOW: Okay, so I'm going to break this up into three parts, so bear with me, because I think this is a very dynamic and interesting home in an interesting location.

So, first, starting with the architecture, I think it's very cool. I think it's a little bit of a cross between a prairie style and a little bit of a contemporary pop. I think it's a very well-designed house. As Commissioner Fitzgerald mentioned, you focused on 360-degree architecture which we all appreciate, meaning you're taking design care to all four sides of the building. So, that's great to see.

But then as I evaluate, like I mentioned before in the previous petition, context, especially considering kind of what's happening around this with the other homes and, you know, when I first looked at this, like, well, it does feel a little out of place. It is really far set back and, you know, I might struggle to approve it based on a lack of design context. That's where I get to this third part.

I appreciate you coming up and explaining the design decisions, because I also want to take that into context again from my role in here, explaining the geothermal system that you are going to utilize. I commend that. I think that's a really smart approach and I love the idea behind it.

Also the parking, which I didn't realize, now I understand why the building is set back, because you have to accommodate for parking because there is none on Sigwalt. So, I mean, that makes sense.

Then, also, it's a single-story, you want to accommodate for life-long residents who want to age in place. That makes sense. But then also, with the life-long residents as well, they don't want to leave, you guys want to stay in Arlington Heights and that's appreciated.

So, when I first looked at this, I thought I was going to struggle based on, not the design, but the overall massing and how it sits. It felt a little awkward, but based on your design decisions and walking us through all of that, now I understand. So, I'm in full support now.

ACTING CHAIRPERSON SEYER: Okay, thank you very much.
Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Thank you. Full disclosure, I lived at 422 West Sigwalt 42 years ago. I think I've been gone long enough to not show any favoritism so I am not going to recuse myself.

At any rate, I love the neighborhood. This neighborhood is unique because of the depth of the lots. All of us that owned those four or five houses in a row there pick up half of the interior portion of half of the city block, and that's why they're so deep. So, I don't have any issue with the setbacks because the lots are so deep. So, I know how my family always enjoyed the depth of lot and the pool that Mr. McCaskey has maintained, thank you for that.

At any rate, the only subject which I'd be very respectful of Staff's comments is the long wall. You know, the long wall to me is okay because it backs up to six single-family homes and that's a lot of backyards. It's, you know,

the area is pretty well planted and I don't expect there to be a problem. I actually endorse the fact that they dropped the brick wainscot and, you know, at three locations and not all the way down. They've varied it and I think that's very nicely done.

So, I support the house. I think, I'm not going to try to classify the architecture other than it's an architect-designed house. It has unique characteristics that seem personal and seem intentional, and I appreciate it for that. In all of our neighborhoods with a bunch of traditional and expected house designs, there's always one or two here or there that stand out to be different, and I applaud that. So, I am all in favor.

ACTING CHAIRPERSON SEYER: Great, thank you.

I also agree that it's a nice design. Actually, seeing it placed on the site, it makes perfect sense and I appreciate how it actually responds to the site with a little deeper area on one side, and that's where the home kind of expands to. I think, yes, with respect to design, it is a bit contemporary. I don't know if I can go there, I agree with the prairie style, it's almost prairie style meets craftsman.

I think the layout is nice. I agree with the parking. Let's see. I think it's very important to have supportive neighbors. So, we've had many of these types of reviews where the neighbors may not be supportive, and so we really take that seriously, both positive and negative. So, thank you for coming today and showing your support. We love it when there's people, real residents that are going to be using the house, so that's fantastic, too. So, it's hard to really say no.

There's two comments I'd like to say. You know, it's got some modern elements to it, particularly the dark windows, which I love. I feel the siding is, that particular color is a bit dated. That's my only interpretation, that's why I would never make a requirement to change it, I just take a look at it.

The one thing I would say, I cannot believe there's not a colored elevation or any illustration of this home, especially considering who the architect is. I have made a very strong, I'm a strong advocate that there should be three-dimensional drawings or at least a colored elevation when we're talking about design. I'm disappointed that this particular architect didn't do any of that.

I could put on my phone with the programs that are out there right now and have a colored elevation and you could look at it and say do you like this or not. I think you should do that. I don't think you're going to like, at the end of the day, how this all blends together. It's going to be a bit of modern and a bit of datedness, and I implore you, please have some colored material to review this so that you can really look at the actual materiality because the tools we have right now as architects is off the charts easy and it really should be done.

I do want it noted, I'm just disappointed that there wasn't a three-dimensional drawing, because when I first saw the elevation, I thought it was actually a symmetrical home. It takes a while to look at this and go, oh, my God, there's a depth change, there's a completely different, there's, you know, 20-30 feet of one on the left side versus the right side. It's really hard to tell that from a 2D elevation for people who aren't trained architects. Please, next time, bring some three-dimensional or at least colored elevations so that you can kind of see the

materiality.

Hard for me to say anything negative considering the name on the stamp there, so I just really would implore you. It makes it so much more successful of a review when you have those kinds of exhibits, so please do that.

With that said, I have no strong objections to this. I really think wrapping stone around the sides, that long wall, perfectly understandable and reasonable. The windows, the entire shape is very homogeneous I will say, and I like the materiality as far as extending some nicer brick along all of those, or stone along all the base. So, no major issues other than what I mentioned before. So, thank you very much.

COMMISSIONER KUBOW: Let me just make one --

ACTING CHAIRPERSON SEYER: Yes.

COMMISSIONER KUBOW: Two comments. One, I agree with having the three-dimensional renderings, especially when you're proposing something like this with the setback and it really goes against kind of the existing fabric. That would have helped, but after reviewing and hearing kind of the explanation, it kind of helped me understand the why.

But two, I want to commend Steve, our design liaison, who always does a tremendous job with his Staff report, doing his own evaluation, and also referencing design guidelines and everything that he does. It's always a great job. Also, when you're kind of not necessarily accepting of a design, you come up with a proposed design, so I think that's always extremely helpful and especially for us to see. So, thank you.

MR. HAUTZINGER: Thank you.

ACTING CHAIRPERSON SEYER: I agree. Thank you very much, Steve, for your efforts on that. Again, it's kind of hard, to reiterate what Commissioner Kubow said, and now I'm just repeating myself, but it's hard to take a three-dimensional drawing of something you give us and compare it to a black and white 2D. It's a little difficult. So, I would implore as the process continues on that there is a bit more of a standard on how we can evaluate these designs so that there's a bit of apples to apples and not trying to imagine something from just a straight 2D elevation, but that's just, you know, that's in the future.

So, with that said, does anybody have a motion?

COMMISSIONER KUBOW: I'll make a motion to approve 510 West Sigwalt, DC #26-024, with no comments, approved as proposed.

A motion to approve the design of the proposed new (tear-down) single-family residence located at 510 West Sigwalt, DC #26-024, based on the architectural plans received 4/17/26.

ACTING CHAIRPERSON SEYER: Approved as proposed.

COMMISSIONER FITZGERALD: I will second.

ACTING CHAIRPERSON SEYER: Okay, we have a second from Commissioner Fitzgerald. We have a comment from Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes. I agree a 100 percent with what Commissioner Seyer is saying. Steve, I think when these things come in; I

think we need to encourage these petitioners. I don't think we want to go so far as to make it a requirement, you know. We have certain requirements that are on the drawings, but I think the strongest presentations are the ones that have three-dimensions, or models as Mr. Eckhardt does it old school. But the point is it's important, not only for us, it helps us, but for the audience to see the massing.

So, I think, we could discuss it later, but I think it's important, it's a good call on this. We do see in three-dimensions, but it's harder for us to see it sometimes until we really study the site plan, the elevations and realize there's a lot of things going on these slide elevations are illustrating, you know, because it looks like it's one big, flat piece of building when in fact it's not. It sets back and so on.

So, that's my only comment.

ACTING CHAIRPERSON SEYER: Thank you very much.

Any other discussion from anyone?

(No response.)

ACTING CHAIRPERSON SEYER: Okay, so we're there, but I believe we have a motion and we have a second. So, we can take a vote via roll call for approved as noted, or approved as submitted.

MR. HAUTZINGER: Yes.

Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: Acting Chair Seyer.

ACTING CHAIRPERSON SEYER: Yes.

Thank you very much.

MR. LOSSELYOUNG: Thank you.

ACTING CHAIRPERSON SEYER: Congrats, and appreciate you letting us speak.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:11 p.m.)

DESIGN

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

COMMISSION

RE: 6 SOUTH VAIL AVENUE – METROPOLIS BALLROOM - SIGN VARIATION
DC #25-081

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Design Commission taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room,
Arlington Heights, Illinois on the 28th day of April, 2026 at the hour of
7:11 p.m.

MEMBERS PRESENT:

SCOTT SEYER, Acting Chairperson
JOHN FITZGERALD
JONATHAN KUBOW
TED ECKHARDT
KIRSTEN KINGSLEY (Not Present)

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

ACTING CHAIRPERSON SEYER: Okay, so we now move on to the next item, which is, I just want to double check to make sure I got my order correct, but it should be the DC #25-081, Sign Variation for 6 South Vail at Metropolis Ballroom.

MR. HAUTZINGER: Correct.

ACTING CHAIRPERSON SEYER: We'll take a little time here to get the materials off from the previous submittal. Thank you.

MR. HAUTZINGER: Okay, as you mentioned, this is, the next item is regarding the Metropolis Ballroom and it's regarding signage. There's three matters for review as part of this proposal tonight. The first two are just in regards to design and obtaining design approval. Since these are signs in the downtown, Design Commission approval is required, even for code-compliant signage, but the third item is a variation for the signage that's being proposed as well. So, I'll go through each item.

First, just a quick summary and background. You can see on the aerial, the subject property is highlighted, you know, southwest corner of Vail and Campbell. The ballroom business occupies the entire second floor, and here is a floor plan showing how it's laid out. Main entrance in the center off of Vail, you come in up the stairs, turn to the left to the main ballroom, excuse me, with an outdoor veranda out front facing Vail Avenue. To the right are three smaller banquet rooms supported by a kitchen and restrooms, so, just to get everybody oriented to the business that the signage is regarding. Again, the ballroom is above Hey Nonny, the other smaller banquet rooms and kitchen are above Armand's Pizza, just from our point of reference.

Petitioner is proposing to add three new types of signage to enhance their visibility. The first is a retractable awning which would be above the outdoor terrace. Those are shown here on the floor plan, these four red rectangles. They'd be mounted to the front wall of the building in a closed position, and then when open they would extend out to cover the entire veranda.

The second signage is just an update to the existing street level canopy that goes out over the public sidewalk. Currently, it's a black fabric. They're simply looking to reface that with a new blue fabric, same signage with the business name on it. So, that's a pretty straight-forward update.

Then, the third is new wall-mounted fabric banner signs. Those are shown here on the floor plan as well. There's three on the east wall facing Vail, and three on the north wall facing Campbell Street.

Taking one step back, many of you probably recall, this project was previously reviewed by the Design Commission last year in July. At that time, the Petitioner was proposing the same retractable awnings above the terrace, the same update to the entrance, but they had different signage at the north end of the building. So, let me actually just scroll forward quickly and I'd also like to show where we were and then what the updates are.

So, this was the submittal from last year, and these are just a few views of the existing ballroom and the existing awnings that are above the terrace. This was their proposal last year with the retractable awnings. They were proposing to mount those above the windows of the ballroom and they wanted to

stagger the height and overlap them to get complete coverage for weather protection, again at that time.

Here are some examples that they had included in their submittal for the retractable awnings, some different applications. Here's a view of that entrance canopy that will be updated from black to blue. Then, finally, what they had proposed last year, these are their windows across the entire second floor facing Campbell and Vail, and they were proposing individual awnings with the Metropolis Ballroom name at each window.

Staff raised concerns at that time about the appearance of the retractable awnings, raising concerns that, one, these awnings didn't align with the columns on the building or the windows, the banks of windows below where, you know, the current awnings are mounted directly above each window, which is of course very typical. You can see Hey Nonny on the first floor, they have their awnings all lined up with the window. Obviously, that's a typical application for an awning. So, that was one concern, that these four awnings did not align with the building architecture. Then, also the staggered awning height felt a little makeshift and that was definitely a concern from the standpoint of aesthetics.

There was no concern about the update to the building entrance. This is again very straight-forward.

But there was also a concern about the aesthetics of the awnings above the windows. The comments were that it just looked a little busy with the black awnings below, the blue awnings on the second floor, the green mansard roof, all the brackets, the red brick, it was just a little too busy.

Those were Staff's concerns. The Design Commission agreed with those concerns. The project was continued for a re-review, and that's what we're doing here tonight.

One suggestion that Staff had made, again last July, was looking next door to the Metropolis Ballroom building is the Metropolis Theater building, which has these very large banners that are mounted on these banner arms perpendicular on the piers of the second and third floor. The suggestion was could you do something like that maybe for the ballroom that would fit on the piers between the window, obviously, smaller scale, but maybe that will be a creative solution, kind of acknowledging the challenge with that particular building to come up with a good signage solution.

So, the update tonight is that, in response to the feedback that the Petitioner received from the Design Commission, they have made changes. They are still proposing the retractable awnings, but they have now lined them up. So, this is a new rendering and it shows the four awnings here across that front wall, and definitely a big improvement that they're no longer staggered and overlapped. They are now horizontally lined which is definitely an improvement. However, it is still a concern that they do not align with the windows below, again, kind of a default arrangement when it comes to windows and awnings. This is more about getting four equally-sized awnings to cover the entire outdoor terrace from the inside corner here all the way to the exterior side.

So, this is how it would look in the closed position, and then this is how it would look in the open position. The awnings would have a bit of

signage just on the apron out front. So, their goal with that is functional for weather protection, have flexibility depending on weather, as well as a bit of signage to enhance their appearance.

The entrance canopy, no change there. Still just proposing the blue, that's straight-forward.

So, the third item is the wall-mounted banners, and this is the one that requires a sign variation. So, this is a new application that's coming through as a sign variation. Here is their rendering showing the proposal for the banners on the building. Again, you've got three banners facing Campbell, three facing Vail, it has the Metropolis Ballroom logo, it will have the Metropolis Ballroom name on the top, and then weddings, brunch, events, some supplemental message incorporated. Again, these will be vinyl banners mounted on fixed metal banner arms.

Again, this is a unique signage proposal, a unique signage solution. Staff does feel this is, you know, a good solution. It does require a variation, unfortunately, only because code doesn't even acknowledge this type of signage. The banners that are around the Metropolis Theater next door also had variations years ago. So, a unique solution to a unique signage problem that does require a variation.

I did just want to read quickly, you know, their sign variation criteria, which is the Petitioner's opportunity to explain, you know, why they need this variation, why can't they comply with code. So, I just wanted to quickly read through what I had written in the Staff report summarized from their letter to the Village.

The Petitioner stated the need to improve their identity so that everyone knows that the second-floor space belongs to them. They're trying to improve their visual street presence which they feel is being forgotten and swallowed out by everything around them, especially during the outdoor dining season. The proposed retractable awnings and wall-mounted banners are intended to clarify that the second-floor space belongs to the Metropolis Ballroom. They feel that they deserve a fair chance to update their look and have a better street appearance. They considered many signage options for the building, but the length of the building with two street frontages is difficult to find a signage solution for with limited options to work with.

So, they are asking for the same opportunity as other businesses to create an identity for the ballroom through the use of awnings and signage. I just wanted to communicate that.

So, now, last comments that I have are Staff's comments on these updated designs. The retractable awning --

COMMISSIONER KUBOW: Steve, very sorry to interrupt.

MR. HAUTZINGER: That's okay.

COMMISSIONER KUBOW: I want to pause there. What was Staff's recommendation on the banners? You flashed an image of the vertical Metropolis banner.

MR. HAUTZINGER: Yes.

COMMISSIONER KUBOW: Was there anything, did you have a

recommendation for what you would propose here?

MR. HAUTZINGER: This is in line with what we had in mind, just a smaller version of the larger banners that are at the theater building next door. The one comment, I'll skip to that one in light of your question, is that, you know, we do support this design direction. We do support the variation. The one comment that we have is, is there really justification for six of these banners? Our recommendation would be four instead of six.

Let me rewind to the floor plan that they provided. Again, this is the Petitioner's floor plan. You can see these three rectangles here and on this side illustrate the proposed banner locations. Our recommendation is to omit the ones in the middle and just go with four.

We also have a recommendation about the awnings above the terrace. Staff just can't support the aesthetic appearance of these awnings not lining up with the architecture of the building. It's sort of a fundamental thing that we look for. It's outlined in our code and our design guidelines that signage needs to work with the architecture of the building, and having those awnings unaligned with no regard for the building design below just doesn't seem to work.

So, our recommendation when it comes to the retractable awnings, as we had recommended last year and we reiterate it again, if they really want weather protection above this entire balcony, they should really consider a more permanent structure that's designed to fit with this building. Maybe there's post signage on these piers, some sort of structure, it could be very decorative. I don't know what that design looks like, but it could be really nice.

The other option is to just stay with what they've got, do an update to the fixed awnings that are there, maybe they can be enlarged a little bit. The awnings that are there, they're only using a portion of the wall. If they were to extend these full height to the gutter line and come out, you know, you can get a little bit more coverage. I know it's not the full coverage over the terrace that they're looking for, but there is an opportunity to enlarge these a bit. It just looks much better with the architecture of the building. So, that would be our recommendation on the retractable awnings.

Again, the canopy below, no issue.

I have included two different options here. One is just to simply omit one of the banner signs on each wall, leaving the two near the corner and then one at each end. It just kind of sends the message, hey, we're from here to here and we're from here to here, this is all us. Another option, the piers in the middle, if they want it a little bit more balanced on that wall, this is another layout.

So, you know, Staff feels that these wall-mounted banners, they are similar to a blade sign, and blade signs are allowed in the downtown. But there's only one allowed per street frontage, and they're limited to six square feet in size. So, having six of these almost blade signs, you know, similar to a blade sign, seems a little, I don't know if that can be justified. But two per side for a total of four, Staff would support and recommend approval of.

So, in summary, we're recommending denial of the design for the retractable awnings, approval of the design for the new color on the street level entrance canopy, deny the variation for the six banners, but recommend approval

of a variation for these four banners. Those are our comments.

ACTING CHAIRPERSON SEYER: Okay, thank you very much.

Would the Applicant, are they here? Yes.

MRS. MANETTI: Hello. Didi Manetti from Metropolis Ballroom.

ACTING CHAIRPERSON SEYER: I'm sorry, your name?

MRS. MANETTI: Didi Manetti from Metropolis Ballroom.

ACTING CHAIRPERSON SEYER: Okay.

MRS. MANETTI: Let's start with the awnings. I always thought the question is the four awnings versus six, not no awning or with awning. The fact is that doing business around Arlington Heights and dealing with everything surrounding us, we have found that it's extremely important for us to have some optional coverage for the veranda for the clients that come through. We've explored many options, and to be honest, on the market, there are not a lot of options for us and we have exhausted all of them financially, the ones that we can afford and the things that can work with the architecture of the building.

If Steve remembers, we submitted an initial plan with something more permanent with posts on the side of the building or the walls of the building, but it was considered by the Staff to be too utility looking. That's more permanent and it's really going to break the look and the integrity of the building. So, this we believe is something that will not only look better, but it will improve the facade of the building for our, you know, in our opinion, and we really cannot find another option. So, I would say that we really ask the Committee to consider not to deny having this awning because we really need it.

Another thing, the four versus six, we have the awning company, Allison is here and will be able to explain it further. We have, the projection of the awning needs to be at least 12 feet, and when you reduce, we increased to six of them to align with the architecture of the windows, there's not the amount of width for the awning to project out enough to cover the entire veranda, so it's not going to work functionality-wise.

Also, why you'd have four instead of six, you have three gaps, since we have already changed our initial design so it's not on the same level, it's not staggered anymore, so there will be a gap between, a small gap between each awning. We've reduced the gaps from five to three and we improved the safety issues on the veranda in case it rains and it may get slippery or things like that. We had I think something like a plant box, it was something on these three areas in order to have a full coverage of the veranda.

Also, why we do six? A lot of the architecture, our entrance to the veranda from the ballroom will be right under a gap, which is extremely dangerous. It's not safe enough. So, when you put all these together, I mean also the awning when it's out, it will have about a 105-degree slope. We are on the second level, when the awning is entirely open, when you're on the street level, you are not going to see the entire window structure. So, you're really not going to see this discrepancy of something is not aligned with something.

I think, you know, nothing is perfect, but from the functionality, from the safety, from the appearance, this is the best choice for us, and at this point it's the only choice for us. So, we really want to request approval as submitted.

Really, there's no other choice for us.

To tie that in with the banner signs, actually initially before, that didn't go to the Committee. Initially, we proposed some banner flat signs on the front of the veranda wall as well, because as you can see, we look like we're the second floor of Hey Nonny. If you, you know, I'm not being mean or anything, but if you want to say if there's anything that does not go with this architecture or the appearance of the building is the Hey Nonny sign. It's an ugly sign, but I'm not going to go there.

But the thing is we have to be able to tell people we are not the second floor of Hey Nonny or Armand's. So, we proposed signs there which was shot down by the Staff, so we reduced that as well. Now, the only thing we're asking for is our retractable awning with some sort of branding on it. Around the area, around Armand's upper floor, there are a total of 12 windows, 12. Five on the Vail side, one at a corner, and six on the Campbell side. 12 windows, four signs? It's not enough.

I think we had initially more, but I think six is the perfect number for it. It will tell people what we have and also give us the opportunity to let people know what we do, like we put on there weddings and corporate, but we also do Mother's Day brunch, Easter brunch, we do veranda parties. We allow more people to be able to view the sum of the summary and it's a great place for people to have fun.

So, we want to have the opportunity to give people an overview of what we do out there as well. This is bringing in tax dollars for the Village, too. So, what's two versus three on one side? No big deal, but it gives us a huge amount of opportunity and to improve the appearance of our second floor.

So, I really, you know, we also request the approval as submitted. Really, we have reduced what we have designed tremendously, according to the Staff and the Committee's requirement or suggestions and recommendations. This has been a two-year-long project, while we are trying to book events a year and two years ahead. I think that what we have designed is only improving the look of the building, not detracting from it.

They are certainly, I think aligning with the architecture of the window is very, very minor compared to everything that we are doing there.

Also, if, Steve, if you go to the picture of the veranda?

We are not leaving the veranda wall the way it is. We've mentioned it last time that we're going to paint it. So, the brick on this side and the window area will be the same color. So, once you have that, we'll have paint in there like maybe a white paste or off-white color, when you have that with a navy-blue colored awning with the gold logo on it, that will be so beautiful and striking looking. Nobody will pay attention to those four windows, how it's lined up. The reason you can see it more right now is because the color is not the same as the window framing, right? Now, you know, you can see the difference, but once the color goes in, everything blending perfectly, you're not going to see that anymore. It's just a flight of windows, not like two or three or four of them.

So, I think that we have thought of all possibilities and have exhausted all possibilities, that we really hope the Committee can approve so we

can go forward. Summer is coming. We're trying to book; we're trying to provide a good space for the community to have a good time. Also, this is, the questions can be answered by Allison as well that we wanted to provide a projection up to 12 feet or longer. We need the size of the 12 feet long, or wide awning.

Any questions for us?

ACTING CHAIRPERSON SEYER: Okay, thank you.

Are you going to speak?

MS. HOLMES: I am with Thatcher Oaks Awning, yes.

ACTING CHAIRPERSON SEYER: Okay, if you don't mind just stating your name and so forth?

MS. HOLMES: Allison Holmes, Thatcher Oaks Awning Company.

ACTING CHAIRPERSON SEYER: And was there anything to add to that?

MS. HOLMES: Just to reiterate, the biggest issue with going within those pillar widths is that we just simply cannot get the arms to extend far enough. They only come in certain sizes. So, if we go with the smaller awnings, we can only get them to project out like 10, you know, 10 feet where it's just not going to be enough coverage for what they're looking for.

MRS. MANETTI: That defeats the purpose of providing coverage.

MS. HOLMES: Right. So, then at that point, it's a question of should they even bother doing it because you're still going to have all that space, you know, potential rain and weather.

ACTING CHAIRPERSON SEYER: Do you mind if I, Steve, can you pull up the floor plan, or the plan of that terrace? So, I don't see dimensions on there, but where, are these the new awnings, and that's the 20-foot, is that 12-foot deep or is that, what are the size of those awnings there?

MRS. MANETTI: They are 20 feet long.

MS. HOLMES: Yes, they're 20 feet wide.

MRS. MANETTI: Right.

MS. HOLMES: There's about an 80 span across the top.

ACTING CHAIRPERSON SEYER: 20 feet wide, but how deep are they?

MRS. MANETTI: About 12 feet.

ACTING CHAIRPERSON SEYER: So, that's the full depth of the --

MRS. MANETTI: Veranda.

ACTING CHAIRPERSON SEYER: Terrace, yes.

Any questions from the --

MR. MANETTI: Can I add a couple of things, too?

ACTING CHAIRPERSON SEYER: Sure. Do you mind stating your name? I understand if you don't need to, if you can't come up.

MR. MANETTI: Tom Manetti, I'm the owner as well. I've been, it's going up almost 20 years being here in this building. There is no person that knows better than myself kind of what's going to work in this space. That's all I do is space and events.

Architecturally, functionality, look, looking at what the customers are looking for, this is the best design we've come up with, unless you

guys have a better solution that's going to be within our price range. We have already exhausted all of the suggestions that you guys have made and this is the best option we've got.

ACTING CHAIRPERSON SEYER: Thank you.

MR. MANETTI: I just wanted to add that.

ACTING CHAIRPERSON SEYER: Thank you very much, appreciate your comment.

At this time, is there anybody from the public then that would like to step up?

Yes, sir, come on up, and repeat your name if you don't mind.

MR. McCASKEY: Doing this one on the fly.

ACTING CHAIRPERSON SEYER: Thanks.

MR. McCASKEY: Kevin McCaskey, Arlington resident, but I also am part owner of 111 West Campbell Street, the building next to Tom. I have to say I've known Tom for about 10 years now, and anything he does is perfect. He has a reason for what he does and how he does it.

I have the Ale House which is next door, I'm on the third floor, and I have an incredible difficult time creating marketing and advertising. I'm sure he's dealing with the same situation. It's great for Armand's, it's great for Hey Nonny, but what's upstairs, nobody knows. So, I think any bit that can help him is a great idea, and I think anything he decides to do is a great idea. He's not going to put junk up there. He's got a reputation; he's done a phenomenal job here in Arlington Heights.

As far as the awnings, I think they're incredible. I think that, I apologize, but I think retractable is the way to go because maybe there's a day you don't want that awning out there and you don't want to feel trapped underneath. But other times, I've been out on the patio and it gets real hot, then that awning would be perfect. You can crank that thing out, it starts to screen you, when you're trying to listen to Thursday music, that will be perfect. I think it looks sharp. I think a lot of times down on the street level you may not even see it or notice it.

You know, I think here is a great environment that you have because you go above and beyond what people may not even notice. But I think it looks good. I think the street looks better than the angle. The banners, unfortunately, you may like them or not like them, but we need them when you're higher up so people can see those and see what's going on up there. Because if I didn't live in Arlington Heights, I would just think the upstairs is Armand's upstairs, and the upstairs, the Metropolis, I would think that would just be an extension of Hey Nonny.

So, as the neighbor, that's my building right next door, so I have no problem with those banners. Metropolis, we do the banners there for our building, and even the theater did an extension awning out on the front to create an identity for 111 West Campbell and noted that that was a theater. I think that was a great idea to do that and it turned out to be a great idea.

So, I like what he did as a neighbor, I like what he does as a resident, and I support it.

COMMISSIONER ECKHARDT: Kevin, before you go, Mr. Chairman,

can I ask Kevin a question?

ACTING CHAIRPERSON SEYER: Of course, please.

COMMISSIONER ECKHARDT: Thank you.

So, when I'm looking at this proposal, the only thing I have issues with are the banners and the four, you know, versus six. I think if your operation, and you know that I'm very familiar with your restaurant, I designed and built it, so my question to you is you're remote from the street, and have you discussed banners for your third-floor location with somebody? Is that something, because what happens here when we make a decision to grant a variance, there's a precedent. It's logical for other owners to come in and say, gee, you gave those banners, you know, to the Metropolis Banquet, how about me? No one knows I'm up there, you know, and since we banned sandwich boards, what is your feeling about advertising yourself on the Metropolis building?

MR. McCASKEY: It's tricky because we're on the third floor and it's definitely a challenge. I don't know how, we're approaching our 10-year anniversary and we still have people that come up there and say I didn't even know you were here. Where do you live? I live in Arlington Heights. Like you live in Arlington Heights, you know, we're here, we're 10,000 square feet, we're probably the largest, I think Tom's is one of the largest as well in square footage, privately-owned commercial businesses, and people don't even know we're here. We hold 300 people and people still don't know 10 years later that we're there.

But it just has to be done a little bit of word of mouth, but it is a challenge as you can see. I respect the Village, but Metropolis puts their banners up for the second floor and they've got the awning.

COMMISSIONER ECKHARDT: Yes.

MR. McCASKEY: They have offered to let us use the awning for marketing for Ale House, but I don't know if people would notice it. They're a different angle.

COMMISSIONER ECKHARDT: I think what's fair for one operation is fair for others. That can prove for hardship and you certainly are in that category. That's why that's going to come into play with my decision about yes or no on all these banners. Next door, there's nothing on your building.

MR. McCASKEY: Well, we do have, as you can see, Metropolis has one going from the second to the third floor. They've got a few of those on there, but I think --

COMMISSIONER ECKHARDT: But there's nothing that says the Ale House, right?

MR. McCASKEY: Correct, but they were there before me so they've kept those spots, but --

COMMISSIONER ECKHARDT: Yes.

MR. McCASKEY: -- I can't see Tom doing something that, if he put those up and it didn't look right, he would take them down. I don't see him having something like that if it doesn't look good.

COMMISSIONER ECKHARDT: Okay, thank you.

MR. McCASKEY: Yes, thank you.

ACTING CHAIRPERSON SEYER: Thank you very much.

MS. HOLMES: I would like to add as a long-time Arlington Heights resident; I did not know that that was the Metropolis Ballroom there as well for a long time. I realized it later, but it took a while to recognize it and I never realized that all of the space above Armand's was this either.

MR. MANETTI: It's a unique space.

ACTING CHAIRPERSON SEYER: Yes. Thank you very much.

Any other comments from the public? If not, we'll move to the Design Commission then.

(No response.)

ACTING CHAIRPERSON SEYER: I'll go for a new start. I'll go to my right.

Commissioner Kubow.

COMMISSIONER KUBOW: Thank you.

So, Steve, can you show the proposed rendering of the awnings please? I think overall, for the awnings, I don't mind it, you know. I get why Staff is saying what they are, and I think this is a dramatic improvement from what you've proposed before.

What I would recommend, I want to ask if you've looked at this, I think the reason why it looks a little off is because you have the gaps, right? You have the gaps between the awnings. I'm wondering if, is there a way to reduce those gaps so they're much closer, so you won't even notice that it's not following the windows. If they're tight, then you'll never know.

MRS. MANETTI: Always going to be a gap between two awnings.

MS. HOLMES: So, there's going to be a, there would be a couple of inches. Renderings are tough, they're never right, but there would be, you know, a couple of inches, maybe like an inch or two. But we'll abut them up next to each other as, you know, as close as we can.

COMMISSIONER KUBOW: I think that that would be key. Even like this, and again, I respect Staff's recommendation, but I just, I really don't have an issue. I would strongly recommend that you get them as tight as possible because it will look like one seamless, seamless.

MRS. MANETTI: Right. A couple of inches for 20 feet long or wide is basically like, I think --

ACTING CHAIRPERSON SEYER: You're through talking.

COMMISSIONER KUBOW: Sorry.

ACTING CHAIRPERSON SEYER: So, it's us now. Just to be clear, it's just us.

COMMISSIONER KUBOW: But I did ask the question.

ACTING CHAIRPERSON SEYER: You were clear, your position is very clear.

COMMISSIONER KUBOW: I hear you. So, for the awning, as long as we can get it as tight as possible, I'm fine with this.

Then, the only issue I really have are the banners. Listen, I respect what you guys are doing. I think it's a great space, I've been up there. It's a challenging design, I understand that, and I want to support businesses, especially those in Arlington Heights. I think this is a great unique space, so I want

it to thrive, I want to see you guys busy and successful.

But when I look at that, it just looks too busy to me, you know. I'm sorry, it's just, it's a little too much on such a prominent corner. But I could get behind having just four, and I know that's not what you want to hear, but I really have a problem with the way that looks. I just, I'll see it a lot and it will personally annoy me. So, I think four would be the absolute max that I would go with.

Other than that, I'm fine with everything.

ACTING CHAIRPERSON SEYER: Okay, thank you.

Commissioner Fitzgerald, please.

COMMISSIONER FITZGERALD: All right, thank you.

I am coming around to the awnings. So, I think that the four even-spaced, I'm sorry, the four same-sized look fine, especially since we're putting an awning over parts that are not in front of the windows. So, I like that.

My next question is that you have the awnings, the blade signs, and the new entrance, are all of these blues exactly the same color?

MRS. MANETTI: Yes.

COMMISSIONER FITZGERALD: Okay, then, I am confused if these banners are fabric or if they're vinyl. It's been said both ways.

MR. MANETTI: Can I answer that?

MR. HAUTZINGER: Absolutely.

MR. MANETTI: We haven't really, I believe they are vinyl, but we could probably go to a material to match.

COMMISSIONER FITZGERALD: Okay, does anybody know what the material of the Metropolis banners are?

MS. HOLMES: That wasn't our scope of work, but we do banners like that, and we have used similar material which matches the awning fabric, or a vinyl fabric which is a Ferrari vinyl which may be what this sign company was linking to, but I'm not sure on that.

COMMISSIONER FITZGERALD: Okay, do we have a sample of the yellow?

MR. MANETTI: You might have it, Steve, on what we sent you. Is it listed there, what it is?

MR. HAUTZINGER: I thought these were vinyl, and I got that information off of the documentation. I'm not sure where it's on.

MR. MANETTI: It might be the Sunbrella material.

MS. HOLMES: Just from being in the industry, I do know that the Sunbrella Marine Blue does have a match, and the Ferrari vinyl does have a color match.

COMMISSIONER FITZGERALD: Can you state it a little bit louder, please?

MS. HOLMES: From being in the industry, I know that Sunbrella Marine Blue has a color match for a Ferrari vinyl.

COMMISSIONER FITZGERALD: Okay, well, I would much prefer fabric versus vinyl because vinyl scares me. It seems like it's temporary when I'm hoping that these are going to be permanent. So, a little scared of the, it looks yellow, but is it gold or is it yellow?

MRS. MANETTI: Gold.

COMMISSIONER FITZGERALD: Okay, and then I would be in favor of four total, and it would be my preference the ones in the middle would be the ones that would not be used, because I also think it's too busy.

Could you explain what you're painting? That threw me. You're painting the cinder block on the right side? Anything else other than the cinder block on the balcony? Can you bring that up again?

MR. HAUTZINGER: Yes.

MRS. MANETTI: That whole face up there.

MR. MANETTI: The whole face is getting painted.

MRS. MANETTI: The whole face of the balcony.

COMMISSIONER FITZGERALD: So, is that limestone up there, is it concrete? What is it?

MR. MANETTI: That's brick.

COMMISSIONER FITZGERALD: Wait, I guess I don't know what you're painting.

MR. HAUTZINGER: This is raw concrete block.

COMMISSIONER FITZGERALD: So, that's being painted?

MR. MANETTI: And the band below it.

MR. HAUTZINGER: You know --

COMMISSIONER FITZGERALD: Is that approved?

MR. HAUTZINGER: No, it's not, this is the first I've heard about it.

COMMISSIONER FITZGERALD: And what color is it?

MR. HAUTZINGER: I have no idea.

MR. MANETTI: The same color as the --

MRS. MANETTI: Window framing, similar to that.

COMMISSIONER ECKHARDT: I think the last time you came in here --

MRS. MANETTI: We talked about it.

COMMISSIONER ECKHARDT: -- I was in attendance, and you were going to paint kind of a yellowish color to match the brick that's there, just because it stands out like concrete block. It never occurred that you were going to paint all the way down. I don't remember that.

MR. MANETTI: Yes, the whole idea there is to make it blend and look finished all the way down.

MRS. MANETTI: Yes.

MR. MANETTI: So, it's not separate. I think that would look the best, coming again from a designer as I am, I think that would look best.

MRS. MANETTI: Right.

COMMISSIONER FITZGERALD: All right, so I'm going to take control back. So, thank you for answering my questions.

MR. MANETTI: Yes.

COMMISSIONER FITZGERALD: All right, so I think that paint, that definitely has to be approved by Staff as a minimum. So, again, four banners, the ones in the middle would be the ones I would take out would be my recommendation, and I really think they need to be fabric. I'm okay with the

awnings and I'm okay with the entrance canopy. That's all.

ACTING CHAIRPERSON SEYER: Okay, thank you.

Commissioner Eckhardt, please.

COMMISSIONER ECKHARDT: Thank you.

I concur with Commissioner Fitzgerald. I honestly think there are so many verticals in the windows below that it would be really hard sought to see where they're aligning. So, four is better, especially since anything less than four doesn't work. So, I don't think there's any testimony needed beyond that. So, I'm definitely in favor of the four.

The last time you were here discussing this a couple of years ago or whenever it was, there was discussion that, in a soft, but respectful complaint that the Hey Nonny people put such a big sign sort of in no man's land between their store and your store that it did look like the whole thing was Hey Nonny. There was some discussion about you coming up with a sign that might go on top that would identify, you know, the ballroom up there and sort of take away from the appearance of Hey Nonny being the whole user.

I didn't mean to be rude when I stopped you from talking, but generally we close the public down when we start here, but I'm going to open it up again so you can answer that question. Had you discussed the possibility of getting a sign that says, you know, the Metropolis Ballroom? Yes, go ahead.

MR. MANETTI: We did have one design that we also presented a while back, and we didn't have positive feedback from that. I've gotten to always --

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: If I could clarify?

MR. MANETTI: On the left, in the middle, on the right, you guys denied the blade sign on the corner of the building.

COMMISSIONER ECKHARDT: Refresh my memory, Steve.

MR. HAUTZINGER: No, I mean, this happened after the last meeting before this meeting. So, some plans that they had submitted with Staff we reviewed.

COMMISSIONER ECKHARDT: Okay.

MR. HAUTZINGER: They had proposed a corner-projecting blade sign coming off of this window here. You know, it's basically an arm with a big circle and, I mean, honest, I mean, Staff's feedback was that it didn't look good, it didn't fit in. We didn't see that you were going to get this positive support.

COMMISSIONER ECKHARDT: Well, I don't disagree with that, but I'm thinking something over --

MR. HAUTZINGER: That's the sign he's referring to.

COMMISSIONER ECKHARDT: -- the balcony area which is your primary, you know, point of interest.

MR. MANETTI: We had one, yes.

COMMISSIONER ECKHARDT: The fact that you took over the, what was his name? Hagenfinger, Hagenginger?

MR. HAUTZINGER: Hagenbring.

COMMISSIONER ECKHARDT: Hagenbring, you know, I mean, we bought fabric for our kids in that store.

So, at any rate, I'm in favor of the four, I'm in favor of everything else. I'm in favor of four banners, taking the center one out. I just don't want this building and its neighbors to look like a used car sale lot with a bunch of flapping banners everywhere. I mean that, I mean you've seen it up on Elmhurst Road, near Elmhurst. That guy puts up 150 American flags which I'm not against American flags, but enough is enough, you know.

So, I think if you put them on the two ends, it will bookmark and mark your territory, but the precedence of this many is not good for this Committee to grant a variance, period.

ACTING CHAIRPERSON SEYER: Okay, thank you.

Yes, I hope you can appreciate all this deliberation because I think everybody here unanimously wants this to succeed and wants to help you get more visibility. Unfortunately, whatever we agree, it's so unique it sets a precedent for others to take advantage of it in some way that, well, they did it here, so let us do it here, and we've got to be smart about what we approve.

So, please bear with us when we're reviewing this. I appreciate your patience because it's just, you know, the whole idea of the precedence is really what we have to think about. We want to do what's best for businesses, especially yours, but we just can't blatantly say yes and then suddenly turn to somebody else and say no because we don't like that. So, what we do here now enables people to put banners up and large canopies, and so I just try to take a look at what is the core issue here.

This is the most notes I'd ever taken on a subject, so I'm getting confused with all my different notes, but I'm going to say it seemed like number one was signage. You want more visibility for the second floor. I'm confused on why there isn't a sign on the second floor that is right aligned with the entry so you see it when you enter that there is the Metropolis Ballroom up on the second floor.

If you go to that view that looks to the terrace, I don't understand why there's not signage. If that's not allowed, then forgive me, but if that's been discussed and rejected, great, that's what it is. But it's just like that bare patch of CMU is to me calling for a sign that calls out the use of that second floor right above the entry, and no one is ever going to see the sign that's at the edge of those extended canopies. So, I can barely see the ones that are on Hey Nonny and they seem to be bigger, so it's never going to be legible.

So, I just don't understand. I just wish, it seems like signage if that's the number one concern up there, that would do it. So, I'm not sure where, you know, to deliberate that question if it is, but it seems like that would do it.

But with that said, I have no problem with the canopies. It's cleaner, you've done what we asked you to do. I hate going back and forth with new things. We told you to straighten it out, you straightened it up and you did your best you can with alignment.

I do have a concern, not part of our purview, but if you are extending all the way to the edge of the terrace, all that rainwater then is going off on to the street.

MR. MANETTI: It's not.

ACTING CHAIRPERSON SEYER: I don't know if that's, if you're 12 feet and your terrace is 12 --

MS. HOLMES: The terrace is longer.

MR. MANETTI: The end of it is going to be on the lot, not overlapping the wall.

ACTING CHAIRPERSON SEYER: I just want to make sure it is, because to me, I see the drawings and I go you're pouring onto the sidewalk, you can't do that.

MR. MANETTI: No, no. No, it's not.

ACTING CHAIRPERSON SEYER: So, I would just make sure before any permits are pulled, they meet code.

MR. MANETTI: I wouldn't do that to my neighbor.

ACTING CHAIRPERSON SEYER: No, it's okay. I just, I can appreciate that, but I just, I have to state it for the record that it looks like it's really close, and I just want to make sure that we're not dumping water onto the street because they're deep.

I actually think, quite honestly, instead of blue, a beige would have been something nice just to kind of create just, it's never going to be signage, so just make it pleasant. But I would only make that a recommendation and not a requirement, if you really feel like this is branding you, I still feel like it's very close to Hey Nonny, and something else with a sign would make it much more obvious of who is the user up there. That's just my own, I guess my own perception of it.

So, I do, I am okay with the banners. I want them to be code compliant with the water. I wish there was another alternative to the signage issue because that's not doing it. When it comes to the banners above Armand's, I do agree with the other Commissioners, I think the six is just too many. It's actually starting to feel a bit like a collegiate store with all these banners, like there's a sale or something. So, I just feel like it's a little too much and I would prefer it to be minimized.

I like the color scheme in a sense because, but to me just because of the fact that I'm a Marquette supporter, it looks to me like it's the Marquette store and it's just got this thing, so I can't get that out of my head because I see those things in colleges all the time. So, I know you're trying to get signage. I want to do everything I can to make it successful for you. I think six is too many, I would agree with the four.

With that, and keeping them as fabric, that's perfectly acceptable I think. I just still would like to wonder; I don't know if any of these things are getting you the signage that you really need. I feel like there's still a solution there to get you your signage.

I also think any improvements to that wall on the second floor, painting that brick, that would want to be reviewed I think. It's nice brick, but it does make it feel like it's part of the first floor. So, if you paint it, fine, but I think it's got to be reviewed because I don't know what color it is or anything. So, it's not part of this review as far as I can tell, but if there was a mention about painting it and there's a mention about improvements on the wall, that needs to be something that's reviewed. I'm sorry, we just have to because if it's not there and we say

we're going to paint it, but you don't give a color, anybody could go up and just paint it whatever color they want now. So, you know, we've got to kind of keep some controls over this process. So, to me, if there's going to be some paint, and it needs to be because exposed CMU is not a good look, so that needs to be part of a submittal, sorry.

So, with that said, I don't know if there's too much disagreement between the Commissioners, but I'm happy to deliberate some before there's a motion, unless somebody has a motion?

COMMISSIONER KUBOW: And I have a motion, unless there's things that the Commissioners want to discuss. I guess I do have one quick question.

ACTING CHAIRPERSON SEYER: We can discuss it after the motion, right?

COMMISSIONER KUBOW: The fabric, is that confirmed? That is your plan to do a fabric material?

MR. MANETTI: Yes.

COMMISSIONER KUBOW: Okay.

All right, I am prepared to make a motion.

ACTING CHAIRPERSON SEYER: Okay.

COMMISSIONER KUBOW: All right, I'd like to approve 6 South Vail, DC #25-081, with the following requirements and recommendations. Starting with the awning, I approve as proposed with the following strong recommendation that the gaps are as tight as possible. Two, I approve of the canopy as proposed at the ground floor at the main entrance. Three, I agree with Staff's recommendation to reduce the vertical banners from six to four, and require that all of those banners be fabric. Then, four, I require that the Petitioner go to Staff at the corner of the building where they're going to propose paint and that paint be reviewed by Staff. Then, finally, I strongly recommend that the Petitioner look at other potential signage opportunities, whether that's above the main entrance or it's at the corner, to help increase visibility to the public. That concludes my motion.

COMMISSIONER FITZGERALD: I'll second.

ACTING CHAIRPERSON SEYER: There's a second from Commissioner Fitzgerald.

Any discussion?

COMMISSIONER ECKHARDT: Discussion, please.

ACTING CHAIRPERSON SEYER: Yes.

COMMISSIONER ECKHARDT: Thank you, Commissioner Kubow.

I think putting a sign in line with the Hey Nonny above the canopy.

Yes, right there, thank you, Steve, is almost necessary.

The coloration of the sign on the canopy is really not strong enough; you can't see it. I mean, even from this image, I'm not, I mean I don't see well, but I can sure see Hey Nonny, but I cannot see your name.

So, I think you need to get an illuminated sign there like Nonny and put it right there, it might even be right underneath Upstairs, Come See Us Upstairs, I don't know. But the thing is putting it way in the back, you won't see it

from the sidewalk, so you'd only see it coming from way across the street where you see a sign on the second floor. It should be over that canopy. If you came to us with a sign, I would support it.

All the other things I'm fine with.

COMMISSIONER FITZGERALD: Well, then I have a comment that if we approve the four blade signs, and just so you know, if you came back with a sign over the door, part of what I would ask for is those blade signs be removed, because we're not going to have this whole building branded. That's just, I want you, fair warning, that that's how I would vote.

ACTING CHAIRPERSON SEYER: Okay, so there's been some discussion and there is a motion with a second.

MR. HAUTZINGER: One last comment.

ACTING CHAIRPERSON SEYER: Yes?

MR. HAUTZINGER: What was the last line item that you said, No. 5? I just missed it.

COMMISSIONER KUBOW: I think it was the option, to explore options for the signage. The recommendation for, or it was a requirement for the painting to be approved by Staff.

MR. HAUTZINGER: So, explore options, what do you mean by that?

COMMISSIONER KUBOW: It's pretty much what Ted was saying is that they should look at other signage, permanent signage options, like above the main entrance, maybe even the second floor.

MR. HAUTZINGER: See, I'd agree with Commissioner Fitzgerald, like I don't think that we can recommend approval of the sign variation for the banners while also recommending exploring and studying other options. I think we need to have a sign package to know what that is before a variation is approved because if some other signage is added, then your opinion on the variation may change as you stated.

COMMISSIONER KUBOW: That's a fair point. It's kind of a --

MR. HAUTZINGER: I mean, we can proceed with what's been presented here. This is what they've submitted. We've encouraged all these things, studying a more significant canopy entrance feature here with a clear sign on it, not a marquee like the theater has, but something more substantial. They didn't want to do that.

I agree, the awnings above this terrace, they're not giving any signage. I mean, I know there's a teeny tiny little sign on the edge of these, but --

MS. HOLMES: It's an eight-inch --

MR. HAUTZINGER: -- it's not going to really give you any identity. All you're getting is weather protection, which I stand by, if you want weather protection, build a roof over that and do something else to get the signage you're looking for. Because, yes, I agree with some of the comments that have been made here, I'm not sure, are we lost on what the goals are? I mean, the main goal was always, you know, for the identity, but obviously, there's a goal for weather protection above the terrace as well, but I don't think you're getting both out of this proposal.

So, it's up to the Design Commission, but I'm a little concerned

with the wording of that motion, that last item I think creates some --

COMMISSIONER KUBOW: It does, it creates confusion. I agree and I appreciate you calling that out. So, I know others can make an amendment, but I'm going to go ahead and amend my initial motion to essentially remove the further study and recommendation for permanent signage.

ACTING CHAIRPERSON SEYER: I guess if I may, we're still, and does that require a second?

COMMISSIONER KUBOW: It does.

COMMISSIONER FITZGERALD: Second.

ACTING CHAIRPERSON SEYER: Second by Commissioner Fitzgerald. We're in discussion still if I'm correct.

COMMISSIONER KUBOW: Yes.

ACTING CHAIRPERSON SEYER: I would just like to ask the Petitioner, so you've heard some support about a larger sign variance, giving you access, but likely in exchange for these banners. Is that something that you feel like you would want to pursue, or do you feel like the banners does what you need?

MR. MANETTI: We've already gotten negative feedback from your place here on doing that. I had that all designed already.

ACTING CHAIRPERSON SEYER: Okay, I'm not familiar with seeing that, but if that's it, then I mean just because I haven't seen it doesn't mean it wasn't proposed. So, if that was shot down, then there's no reason to make you go in circles.

MR. MANETTI: Right. So, what I would recommend here is to go with what we came in with.

ACTING CHAIRPERSON SEYER: You're not going to come back with a new sign variance.

MR. MANETTI: Not right now.

ACTING CHAIRPERSON SEYER: Yes, okay.

MRS. MANETTI: And another thing that I was saying, for us to have a large appearance, and a corner property occupying like this much of a space, asking us to have one signage on one side of the, like concentrated on one area and then just saying that, you know, you are not going to, cannot have other signs to mark the entire monitoring of the building is difficult for us to do, you know.

ACTING CHAIRPERSON SEYER: I can appreciate that. Thank you.

MRS. MANETTI: It is very difficult for us to say that. Then say like for example, Hey Nonny, if there's a fixed sign as Hey Nonny, why was it allowed for him to say Live Music on the awnings, right? So, for us to say Metropolis Ballroom and then put on the banners to say We do weddings, we do corporate, we do brunch, it's essentially the same thing as Hey Nonny occupying only like total four or five windows, a small space of the building to have that much signage.

ACTING CHAIRPERSON SEYER: Okay, thank you very much.

So, moving forward if I could, do we need to read or re-read or hear the final proposed --

MR. HAUZINGER: Motion?

ACTING CHAIRPERSON SEYER: Motion, thank you. Because I just want to be sure on what we're voting on, because there were a few different,

there are four items now, if I may.

MR. HAUTZINGER: Yes, and what I have is, you know, recommended for approval, that the retractable awnings are approved with a recommendation that the gaps between the awnings being as tight as possible, approval for the blue color on the entrance canopy from the street level, approval of the sign variation for the wall banners, but with a reduction from six to four, that if there's any exterior paint of the exterior walls up at the terrace, that needs to be submitted for review by Staff before proceeding with any changes. Then, the last one, I guess I'm still a little fuzzy, you retracted Item 5?

COMMISSIONER KUBOW: Yes, I took Item 5 out.

MR. HAUTZINGER: Oh, you just struck it, okay, I thought you reworded it.

COMMISSIONER KUBOW: No.

MR. HAUTZINGER: Okay.

ACTING CHAIRPERSON SEYER: I believe we also have a requirement for the banners to be fabric.

COMMISSIONER KUBOW: Yes, correct.

MR. HAUTZINGER: Yes.

ACTING CHAIRPERSON SEYER: So, the number of banners and the material was, it was a requirement to reduce them to four and a requirement for them to be fabric.

MR. HAUTZINGER: That's right, you're correct.

A motion to recommend approval to the Village Board of the proposed new sign variation for Metropolis Ballroom located at 6 South Vail, DC #25-081, based on the plans received 3/16/26, with the following requirements and recommendations:

- 1. That the design of the retractable awnings above the outdoor roof terrace be approved as proposed with the following strong recommendation that the gaps between the awnings be as tight as possible.**
- 2. That the design of the new fabric color at the Metropolis Ballroom existing entrance canopy be approved as proposed.**
- 3. That the variation from Chapter 30, Section 30-201 Downtown (B-5) District Sign Requirements be approved with the condition that the number of wall-mounted banners be reduced from six to four, and that the material of the banners be fabric.**
- 4. That any proposal to paint the exterior walls up at the terrace shall be submitted to Village Staff for review before proceeding with any changes.**

ACTING CHAIRPERSON SEYER: Okay, so that is the motion that's there, it's been seconded.

Any further discussion?
(No response.)

ACTING CHAIRPERSON SEYER: Okay, so we will go to a roll call vote then.

MR. HAUTZINGER: Yes.

Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: Acting Chair Seyer.

ACTING CHAIRPERSON SEYER: Yes.

MR. HAUTZINGER: Then, I always like to reiterate just for sign variations, I know you guys know it, but the Design Commission for sign variations is a recommending body to the Village Board. Sign variations do require Village Board approval. So, we'll get the minutes from tonight's meeting and then we'll package this up for, and I'll coordinate that meeting with the Board.

MR. MANETTI: Okay.

ACTING CHAIRPERSON SEYER: Thank you very much.

MR. MANETTI: Thank you.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 8:12 p.m.)

DESIGN

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

COMMISSION

RE: CHAPTER 30 SIGN CODE AMENDMENTS - DC #26-028

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Design Commission taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room,
Arlington Heights, Illinois on the 28th day of April, 2026 at the hour of
8:12 p.m.

MEMBERS PRESENT:

SCOTT SEYER, Acting Chairperson
JOHN FITZGERALD
JONATHAN KUBOW
TED ECKHARDT
KIRSTEN KINGSLEY (Not Present)

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

ACTING CHAIRPERSON SEYER: Okay, so we move to our last item of new business, and that's the Chapter 30 Sign Code Amendments.

Staff will begin with their comments on this.

MR. HAUTZINGER: Yes.

COMMISSIONER ECKHARDT: You won't hurt our feelings if you scoot.

ACTING CHAIRPERSON SEYER: Yes.

COMMISSIONER ECKHARDT: So, you don't have to hang around for this. If you want to listen --

MR. MCCASKEY: I've been told to stay. Yes, see you later.

MRS. MANETTI: Thank you.

MR. MANETTI: Thank you.

ACTING CHAIRPERSON SEYER: Thank you very much.

MR. HAUTZINGER: Thank you.

Okay, yes, we have some Sign Code Amendments to the Chapter 30 of the Municipal Code, just some issues that have been, you know, they come up from time to time and eventually we believe that it's time to address it and actually look at amending the code.

So, there's three items, I'll go through them pretty quickly here. The first one is for drive-through restaurant menu signage, basically to allow fully electronic drive-through signage where static printed drive-through menus are currently the only thing that's allowed. Number two is wall signage for drive-through restaurants, and that's a proposal to allow a second wall sign for all drive-through restaurants. I'll give you a little more detail in a moment. The last one is to amend the notification requirements specifically regarding the mailings when a petitioner does have a sign variation.

So, very quickly, drive-through restaurant signage, as I mentioned, currently "only allows printed, non-electric menu board signs." There is a separate small, two-square-foot digital order screen that used to be common to confirm what your order is. Now, the trend in that industry is switching to fully electronic boards. As a result, we, and you, the Design Commission, have reviewed and approved six sign variation requests to allow fully electronic menu boards for various drive-through restaurants.

Those are summarized here on this chart. McDonald's, back in 2019, McDonald's did two of their restaurants. In 2021, Burger King did theirs. Portillo's in 2023, Dunkin' in 2025, and then the most current was Popeye's. So, this was helpful to see what they were asking for, were there any negative consequences of this. We haven't had any issues or complaints, and you can see the size is very consistent to have basically fixed by the size of these screens. They typically have two of them for the main menu and one of them if they have a pre-sell menu. So, we're basing our code amendment off of that.

This is an example of a traditional menu board. This one that's shown is 39 square feet; 49 square feet is what's allowed by code. That's going to remain. If somebody wants to do traditional still, they can. Raising Cane's

came in a brand-new building, they didn't want electronic menu boards. So, the code does allow a larger size for printed because obviously they can't change it as easily.

This is an example; this one happens to be a McDonald's. This is 20 square feet. We're proposing 23 for code, that's just to allow for slight variations in the framing and whatever that we've seen in the past proposals, but these are generally smaller, which is good. They can update and change the menu so they don't need as much space.

Our recommendation is to amend the code to allow fully electronic menu boards not to exceed 23 square feet, allow fully electronic pre-sell menu boards not to exceed 10 square feet, and then these should include a condition to require that they follow operational standards when it comes to electronic displays which is no scrolling, fading, flashing, animation or video, that it will be just static displays only. Obviously, they can change and update for breakfast to lunch and whatever and make daily changes, but it's not going to be something that's going to be constantly animating. Auto-dimming is another requirement. These are kind of standard requirements with any other electronic signs that we've had. So, that would be our recommendation.

Do you want me to go through all three and then we can make motions, or should we do one at a time?

COMMISSIONER KUBOW: Can I just ask a quick question?

ACTING CHAIRPERSON SEYER: Go ahead, please.

COMMISSIONER KUBOW: Thank you.

Initially, I was going to ask about the square footages, but I see you came up with those in the precedents, which makes perfect sense.

MR. HAUTZINGER: Correct.

COMMISSIONER KUBOW: Item No. 2, Modify code to allow additional wall sign on an additional wall which fronts on the privately-owned parking area for the restaurant, can you just provide a little context of why?

MR. HAUTZINGER: Yes, that's the next one.

COMMISSIONER KUBOW: Oh, next, got it.

MR. HAUTZINGER: Does anybody have any questions about this one?

(No response.)

MR. HAUTZINGER: Do you want to make a motion for this one? I would recommend we just make a motion for each section.

COMMISSIONER FITZGERALD: Sure, okay. I'd like to make a motion to approve No. 1 with Staff's comments included.

A motion to recommend approval to the Village Board of Sign Code Amendment Item No. 1, Drive-through Restaurant Menu Signage, as follows:

- 1. Modify the current code to allow fully electronic menu boards for drive-through restaurants as follows:**
 - **Fully electronic menu boards shall not exceed 23 square feet in size.**

- **Fully electronic pre-sell menu boards shall not exceed 10 square feet in size.**
- **Fully electronic menus shall be required to follow operational standards:**
 - **The menu board shall have a static display only. No scrolling, fading, flashing, animation, or video is permitted.**
 - **The menu board must use auto-dimming photocell technology to adjust the display brightness automatically based on ambient lighting conditions.**
 - **Off-premises advertising is not allowed.**
 - **Shall only be illuminated the same hours that the business is open.**

COMMISSIONER KUBOW: Second.

ACTING CHAIRPERSON SEYER: There's a second by Commissioner Kubow.

Any discussion required?

COMMISSIONER KUBOW: We didn't open it up for public comment. Is this subject to public comment?

ACTING CHAIRPERSON SEYER: Yes.

Is there anybody in the public that would like to speak on the --

MR. MCCASKEY: I'm good. Good point.

ACTING CHAIRPERSON SEYER: Yes, thank you very much.

So, okay, we have a second, so we want to do a roll call vote for Item 1.

MR. HAUTZINGER: Yes.

Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: And Acting Chair Seyer.

ACTING CHAIRPERSON SEYER: Yes.

MR. HAUTZINGER: Okay, moving on then, Item No. 2, this is drive-through restaurant wall signage. Currently, per code, one wall sign is allowed per street frontage. That's just sort of a blanket requirement that applies to any business in Arlington Heights. Drive-through restaurants are kind of unique since they have the drive-through that rings around the front that generally pushes the main entrance on the side, and they always want a sign by their entrance and a sign on the front.

This is what we've been seeing. As a result, we have seen numerous sign variation requests from drive-through restaurants. Similar to the past one, here's a summary of what's been requested. You can see all these businesses, McDonald's, Arby's, Burger King, Taco Bell, Popeye's, all these

different drive-through restaurants, they happen to all have a single street frontage, so none of these were a corner property, which meant they were all allowed one wall sign. Every single one of these businesses came in and said we need more signs. Up to four was approved for McDonald's back, I guess I don't know, back in 2006, that's kind of going back. But three, two, two is very common. Sometimes they want more, sometimes they get more.

Staff's recommendation is to amend code to allow a second wall sign by right for these fast-food restaurants. If they want anything more than that, they'll have to come through the variation process and we'll evaluate those on a case-by-case basis, but the recommendation is to amend code to allow an additional wall sign on an additional wall which fronts on the privately-owned parking area for that restaurant.

Here is just one example of how that looks. This is very typical, one wall sign. This is a past sign variation, they got their wall sign on the front per code, and then they got a variation for this one which is above their entrance.

I'm happy to take any questions or comments.

COMMISSIONER FITZGERALD: Do they have to stay within the same square footage as the front?

MR. HAUTZINGER: The square footage is based on the size of the wall that it's mounted on per code. In fact, let me just look at my actual code language for that.

Yes, we didn't get specific about that. Generally speaking, per code, wall signs are limited to 25 percent of the area of the wall that they're mounted on up to a certain maximum that's defined by code. So, they would basically be allowed to have a sign of a size that's appropriate. That 25 percent rule comes in just making sure that a sign is not crammed in on a wall, filling it edge to edge, top to bottom, limiting that to 25 percent of the wall.

In this case, it looks like they were well under 25 percent of this, this would be the signable wall area would be the brick up here. Just eyeballing it, they were under 25 percent. But that's what they wanted, they didn't ask for more than that. If we amended code to allow it by right, they could have done a larger wall sign, but I suspect they would have proposed the same thing anyways based on their brand's standards.

COMMISSIONER ECKHARDT: I'd like to make a motion to the Chairman.

COMMISSIONER FITZGERALD: Do we have to open it up to the audience?

MR. HAUTZINGER: Yes.

COMMISSIONER ECKHARDT: Did you want to make a motion?

COMMISSIONER FITZGERALD: No, I was going to say do we have to ask if there's any comments.

COMMISSIONER ECKHARDT: Oh.

ACTING CHAIRPERSON SEYER: Yes, are there any comments from the public on this matter?

(No response.)

ACTING CHAIRPERSON SEYER: Okay, Commissioner Eckhardt has a motion.

COMMISSIONER ECKHARDT: Thank you.
I'd like to make a motion.

A motion to recommend approval to the Village Board of Sign Code Amendment Item No. 2, Drive-through Restaurant Wall Signage, to modify the code to allow an additional wall sign on an additional wall which fronts on the privately-owned parking area for the restaurant.

COMMISSIONER KUBOW: Second.

ACTING CHAIRPERSON SEYER: Okay, there's a second by Commissioner Kubow.

Any discussion from amongst us?

(No response.)

ACTING CHAIRPERSON SEYER: There is not, so roll call.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: And Acting Chair Seyer.

ACTING CHAIRPERSON SEYER: Yes.

MR. HAUTZINGER: Okay, the last item is regarding the sign variation notification requirements. Per code, currently, if a petitioner is seeking a sign variation, they're required to provide public notification in the form of (1) posting a sign or signs at the property notifying the public of the meeting time and date and what the request is, and (2) they are required to send mailed-out notices to surrounding property owners.

Currently, code requires for sign variations that the mailing be sent out via certified mail and it has to be done seven days before the meeting. This is something that's inconsistent with the Village's notification requirement for zoning issues. So, if somebody was going to the Zoning Board of Appeals or Plan Commission for some sort of zoning-related request, their mailing requirement only requires first class mail. To put that in perspective, certified mail is like \$6 to \$10 per letter, where for first class mail is like 0.78 cents. That can become substantial depending on how many they're sending out.

Similarly, the zoning-related mailings are required to be done 15 days before the meeting, which is the same requirement for when the sign is posted. I don't know why for sign variations it's only seven days before the meeting, and Staff has concerns that that's not enough time. You put a letter in the mail seven days before a meeting, hopefully it gets in the hands of the person you're sending it to in time. Ironically, it actually might be delayed by certified mail because if they're not there to sign for it, it goes to the post office and they have to pick it up.

So, our recommendation is to amend the code so that the mailing requirement for a sign variation would be the same as what we require for other boards and commissions for zoning variations, which is to mail out via first class mail 15 days before the meeting.

ACTING CHAIRPERSON SEYER: Understood.

Is there anybody from the public that would like to speak on this matter?

(No response.)

ACTING CHAIRPERSON SEYER: No, okay.

COMMISSIONER KUBOW: I'd like to make a motion.

ACTING CHAIRPERSON SEYER: So, motion by Commissioner Kubow.

COMMISSIONER KUBOW: I'd like to make a motion.

A motion to recommend approval to the Village Board of Sign Code Amendment Item No. 3, Sign Variation Notification Requirements, to modify code to change the requirement for written notifications for sign variations to be sent by first class mail (instead of certified mail) due 15 days before the meeting date (instead of seven days).

COMMISSIONER FITZGERALD: Second.

ACTING CHAIRPERSON SEYER: We have a second by Commissioner Fitzgerald.

Any discussion required?

(No response.)

ACTING CHAIRPERSON SEYER: No, okay.

Go to a vote.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: And Acting Chair Seyer.

ACTING CHAIRPERSON SEYER: Yes.

MR. HAUTZINGER: That's all I had.

ACTING CHAIRPERSON SEYER: Okay, thank you very much.

MR. HAUTZINGER: And these, for the Design Commission's understanding, will advance now to the Village Board. Similar to a sign variation, you know, your recommendation goes to the Village Board who has the final word on amending the code. So, I'll be setting that up and seeing that through with them. Pretty straight-forward though.

ACTING CHAIRPERSON SEYER: I don't believe we have any other business?

MR. HAUTZINGER: Just general public comment.

ACTING CHAIRPERSON SEYER: Just general public comment.

Is there anybody from the public who'd like to talk?

MR. MOENS: I just want to thank the Design Commission for asking for public comment before the vote was taken on the motion. We appreciate that, and I assume this may be the last meeting for the Chair?

ACTING CHAIRPERSON SEYER: For the Acting Chair, yes.

MR. MOENS: For the Acting Chair.

ACTING CHAIRPERSON SEYER: Is it possible I can give a closing statement as an Acting Chair with my last meeting?

MR. HAUTZINGER: Sure.

ACTING CHAIRPERSON SEYER: Okay, I just want to say, thanks for this opportunity to say, I wrote it down, sorry, but thank you for the opportunity to serve this community on this Commission for the past several years. It's been an honor to contribute my time and experience in the service of the Village. As an architect that's worked more than 30 years, working on projects both large and small, I've always believed that thoughtful design matters. It shapes how people live, work, gather and take pride in what they call home. I've tried to bring that perspective here with professionalism, fairness and respect for the residents and applicants and fellow Commissioners.

I'm proud of what we have accomplished together, helping guide development, preserving the character for our Village, and encouraging quality design that will serve future generations. While I'm disappointed not to continue, I respect the Mayor's prerogative to appoint new members, and I sincerely wish the next Commission success. I hope that the decisions will always be guided by integrity, sound judgment, and a long-term commitment to the community.

So, thank you again for the privilege of being part of this Commission. I have enjoyed my time. Hopefully, I've given some value. Thank you.

(Applause.)

MR. HAUTZINGER: As Staff Liaison, I thank you for your service.

ACTING CHAIRPERSON SEYER: Thank you very much.

MR. HAUTZINGER: You've been a super valuable person for this Commission and you'll certainly be missed.

ACTING CHAIRPERSON SEYER: Thank you very much.

COMMISSIONER KUBOW: Agree.

COMMISSIONER ECKHARDT: Scott, I forgot to bring the slide machine.

ACTING CHAIRPERSON SEYER: Well, on that note, do we have a motion to adjourn?

COMMISSIONER KUBOW: Sure, I'll make a motion to adjourn tonight's Design Commission dated April 28th, 2026.

COMMISSIONER ECKHARDT: I'll second.

ACTING CHAIRPERSON SEYER: Second by Commissioner Eckhardt.

All those in favor? You want to a roll call?

MR. HAUTZINGER: One last time.

ACTING CHAIRPERSON SEYER: One last time.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: And Acting Chair Seyer.

ACTING CHAIRPERSON SEYER: Yes.

Okay, thank you very much. Meeting is adjourned.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 8:29 p.m.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RONALD LeGRAND, JR., depose and say that I am a digital court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

RONALD LeGRAND, JR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2026.

NOTARY PUBLIC



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Design Commission
5/19/2026**

Item: 1900 E. Thomas St., John Hersey High School - DC26-030 -
Sign Variation

Department: Planning & Community Development

Item Description:

Requested Action(s):

1. A variation from Chapter 30, Section 30-203 Residential (R) Districts Signage Provisions, to allow a 528.3 sf, 31'-2" tall electronic video scoreboard, where scoreboards are not a permitted type of signage.
2. A variation from Chapter 30, Section 30-102.f. Prohibited Signs, to allow off-premise sponsor advertisements on the video scoreboard.

RECOMMENDATION:

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for John Hersey High School at 1900 E. Thomas Street:

1. A variation from Chapter 30, Section 30-203 Residential (R) Districts Signage Provisions, to allow a 528.3 sf, 31'-2" tall electronic video scoreboard, where scoreboards are not a permitted type of signage.
2. A variation from Chapter 30, Section 30-102.f. Prohibited Signs, to allow off-premise sponsor advertisements on the video scoreboard.

This recommendation is based on the plans received 4/20/26, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following:

1. The operation and use of the videoboard portion of the scoreboard shall be restricted to IHSA-sanctioned home games for varsity-only athletic events, including football, soccer, lacrosse, and track meets. Freshman and JV sports will use the bottom portion scoreboard only.
2. The video scoreboard shall be turned off at the end of the sporting event, no later than 10:00pm, and will be turned off at all times when not in use for a school event.
3. Off-premise sponsorship advertisements shall only be displayed during sponsored events.
4. Per Chapter 30, Section 30-705.h.3, the videoboard display shall have auto-dimming technology to automatically adjust the brightness to .3 footcandles maximum above ambient lighting conditions.
5. There shall be no sound emitted from the video scoreboard.

- 6. A recommendation to enclose the back of the scoreboard with a smooth finished cabinet in a brown color to match the school's color.
- 7. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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. DC26-030, Staff Report
- 2. DC26-030, Hersey - Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: John Hersey High School - Sign Variation
Project Address: 1900 E. Thomas Street
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 26-030
Petitioner Name: Michael Sauer
Petitioner Address: ARCON Associates, Inc.
 2050 S. Finley Rd, Suite 40
 Lombard, IL 60148
Meeting Date: May 19, 2026

Date Prepared: May 6, 2026

Requested Action(s):

1. A variation from Chapter 30, Section 30-203 Residential (R) Districts Signage Provisions, to allow a 528.3 sf, 31'-2" tall electronic video scoreboard, where scoreboards are not a permitted type of signage.
2. A variation from Chapter 30, Section 30-102.f. Prohibited Signs, to allow off-premise sponsor advertisements on the video scoreboard.

ANALYSIS:

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

Summary:

John Hersey High School is seeking approval to replace their existing scoreboard, which is located in the north end zone of their football field, with a new electronic video scoreboard in the same location. The existing scoreboard is 400 sf with an overall height of 22 feet. The proposed new video scoreboard is 528.3 sf with an overall height of 31'-2". The ground clearance of the existing scoreboard is 6-feet, but the new scoreboard will have a 10-foot clearance. According to the manufacturer, the 10-foot clearance is required for multiple reasons: safety (to avoid collisions), protection (to avoid damage), and visibility.

John Hersey High School is located in a Residential (R-1) Zoning District. The proposed video scoreboard is a unique signage request which is not covered in the sign code regulations. Therefore, a sign variation is required. The proposed scoreboard is larger and taller than the existing scoreboard, as summarized in Table 1 below.

Table 1: Scoreboard Summary

SIGN	SIZE	GROUND CLEARANCE	OVERALL HEIGHT	REMARKS
Existing Scoreboard	400 sf	6'	22'	To be removed.
Proposed Video Scoreboard	528.3 sf	10'	31'-2"	Variation required.

The petitioner has explained that the proposed new video scoreboard is part of a district-wide initiative across all District 214 high schools. New video scoreboards of similar size and height have already been installed at Buffalo Grove and Wheeling High Schools. Installations at the remaining schools (Hersey HS, Prospect HS, Elk Grove HS, and Rolling Meadows HS) are planned to be completed over the next two summers.

Aside from athletic field modernization, the petitioner has explained that the new video scoreboard will be a key component of the school's Career and Technical Education curriculum. The scoreboard will be student-operated, providing hands-on learning opportunities in journalism, multimedia production, and broadcast technology. Students will gain real-world experience conducting sideline interviews, producing live event video coverage, utilizing instant video replay technology, and managing digital content in a format that mirrors professional broadcast journalism.

The petitioner has stated that the video portion of the scoreboard will only be used during IHSA-sanctioned home games for varsity athletic events, including football, soccer, lacrosse, and track meets, which do not run past 10:00 pm. The video display will remain off at all other times, and Freshman and JV sports will use the bottom scoreboard portion only.

The petitioner has also confirmed that the new videoboard will have auto-dimming functionality to control the brightness based on ambient light level, and the new scoreboard will not have sound. Audio will continue to be provided by the existing athletic field speakers located near the press box.

During events, the use of the videoboard will include advertisements from local sponsors. These advertisements will only be visible during events and will not operate outside of scheduled activities. Per code, advertising a business or service that is not located on the same property as the sign is prohibited. Therefore, a variation is required to allow sponsor advertisements.

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 in summary outlines that this is not a business seeking a competitive advantage, but instead the proposed video scoreboard is part of a broader district-wide upgrade and standardization. The new scoreboard will be located in the exact same location as the existing scoreboard and therefore will not be changing the existing essential character of the existing sports facility, which has been of the same use for the last 60 years. It will not create any traffic hazard, nor have a negative impact on nearby properties, nor be a safety issue.

Staff Comments:

Staff does not object to the proposed new video scoreboard based on the fact that it is replacing an existing scoreboard in the same location at an existing football field. Use of the videoboard for displaying scores, video replays of exciting plays, as well as sponsor advertisements is appropriate for an athletic field. Staff feels that the impact of the new scoreboard will be minimal since the use of the videoboard will be restricted to varsity only sporting events, and visibility of the proposed new scoreboard from adjacent residences is limited.

The design of the scoreboard is nicely done, and it will be a nice enhancement to the dated appearance of the existing scoreboard. However, the unfinished back of the new scoreboard has a poor appearance which may be visible from the adjacent residences to the north. To minimize the impact of the new scoreboard, Staff recommends that the back of the scoreboard be enclosed with a smooth finished cabinet in a brown color to match the school's color.

It should be noted that the new scoreboard is 32% larger and approximately 10-feet taller than the existing scoreboard, which the Design Commission should evaluate. The increased height is partially due to the increased 10-foot ground clearance which Staff does not object to based on the manufacturer's recommendation for the safety of student athletes, protection of the scoreboard from damage, and improved visibility.

Staff also has no objection to the proposed off-premise sponsor ads in this unique situation of supporting student athletics.

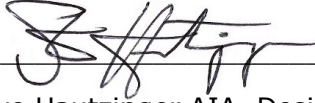
RECOMMENDATION:

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *John Hersey High School* at 1900 E. Thomas Street:

1. A variation from Chapter 30, Section 30-203 Residential (R) Districts Signage Provisions, to allow a 528.3 sf, 31'-2" tall electronic video scoreboard, where scoreboards are not a permitted type of signage.
2. A variation from Chapter 30, Section 30-102.f. Prohibited Signs, to allow off-premise sponsor advertisements on the video scoreboard.

This recommendation is based on the plans received 4/20/26, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following:

1. The operation and use of the videoboard portion of the scoreboard shall be restricted to IHSA-sanctioned home games for varsity-only athletic events, including football, soccer, lacrosse, and track meets. Freshman and JV sports will use the bottom portion scoreboard only.
2. The video scoreboard shall be turned off at the end of the sporting event, no later than 10:00pm, and will be turned off at all times when not in use for a school event.
3. Off-premise sponsorship advertisements shall only be displayed during sponsored events.
4. Per Chapter 30, Section 30-705.h.3, the videoboard display shall have auto-dimming technology to automatically adjust the brightness to .3 footcandles maximum above ambient lighting conditions.
5. There shall be no sound emitted from the video scoreboard.
6. A recommendation to enclose the back of the scoreboard with a smooth finished cabinet in a brown color to match the school's color.
7. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.



May 6, 2026

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

c: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Rachel Hitzemann, Development Planner, Petitioner, DC File 26-030



April 8, 2026

Steve Hautzinger
Design Planner
Department of Planning and Community Development
Village of Arlington Heights IL 60004

RE: **Design Commission Application
New Digital Scoreboard at John Hersey High School**

Dear Mr. Hautzinger:

I am writing to provide information and request your consideration regarding the installation of a new digital scoreboard at John Hersey High School in Arlington Heights. The project is part of a district-wide initiative to enhance both athletic facilities and educational programming across High School District 214.

The proposed digital scoreboard is a key component of the school's Career and Technical Education (CTE) curriculum. The system will be student-led and student-operated, providing hands-on learning opportunities in journalism, multimedia production, and broadcast technology. Students will gain real-world experience conducting sideline interviews, producing live event coverage, utilizing instant replay technology, and managing digital content in a format that mirrors professional broadcast journalism environments. The initiative directly supports workforce readiness by equipping students with practical, in-demand skills.

Modern career preparation increasingly depends on experiential learning; opportunities where students move beyond theory and actively practice skills in real situations. Facilities and technology that support these experiences play a critical role in helping schools deliver meaningful career-connected learning. The scoreboard will help increase those opportunities and provide a necessary learning platform that supports student career development. It will allow Hersey students to gain practical experience in media production, technology management, and live event operations while serving the broader school community.

The operational use of the digital portion of the scoreboard will be limited and carefully controlled. It will be utilized during IHSA-sanctioned home games for varsity-only athletic events, including football, soccer, lacrosse, and track meets. The display will remain off at all other times. Lower-level usage for Freshmen and JV will be limited to the standard scoreboard portion along the bottom panel. Additionally, there will be no audio component associated with the digital board.

During events, the scoreboard will display game-related content as well as Power Ad messaging, which includes advertisements from local sponsors. These advertisements will only be visible during events and will not operate outside of scheduled activities.

The installation is part of a broader district standardization effort. Similar digital scoreboards are already in place at Wheeling High School and Buffalo Grove High School, with Prospect High School and Hersey High School currently in the implementation phase. The remaining district schools are scheduled to receive installations next year. As such, the project represents a consistent, district-wide approach that integrates technology into both athletics and academic programming.



We understand and respect the importance of maintaining community standards and minimizing impact on surrounding areas. The scoreboard has been designed with these considerations in mind, including limited hours of operation, absence of sound, and event-only usage. Its location matches the existing conditions at the north end of the field as depicted in the attached material.

In summary, the project represents a thoughtful investment in student education, community engagement, and facility modernization, while maintaining clear operational boundaries that align with local expectations.

Thank you for your time and consideration of our request. We welcome any questions and appreciate your support in providing enhanced educational opportunities for our students.

Sincerely,
ARCON Associates, Inc.

A handwritten signature in black ink, appearing to read "George Demarakis", is written over a faint, light-colored signature line.

George Demarakis
Principal

GDD\dll



April 20, 2026

Steve Hautzinger
Design Planner
Department of Planning and Community Development
Village of Arlington Heights, IL 60004

**RE: Letter for Variation and Hardship Request
2026 Scoreboard Replacement at John Hersey High School for THSD 214**

Responses to the VAH - Sign Variation Application and Procedures / Criteria and Electronic Message Sign Criteria:
We would like to emphasize that the proposed replacement, (New) Daktronics Digital Video-Scoreboard Unit, does not fit into the definition of 'Electronic Message Signs' referenced in the application and procedures, under 'Section 30-701 Electronic Message Signs'.

VAH: IV. DESIGN COMMISSION REVIEW SUBMITTAL

a.-i. Please see the information submitted via the VAH Portal, in response to the Items listed in a. thru I.

"j. Landscape plan indicating the proposed landscaping located a minimum of two feet out from the sign base. The plan must be drawn to scale and list the species, quantity, and size of the proposed plant materials."

Response: The John Hersey High School, Main Field, Scoreboard is located within the existing track oval, in what is called the North- D'- Zone. It sits within the artificial turf area. There is no existing landscaping, and it will not have any landscaping after this project.

VAH: ARTICLE VII ELECTRONIC MESSAGE SIGNS

"Section 30-701 Electronic Message Signs.

a. Electronic Message Signs may be permitted but only in designated major arterial commercial corridors as identified in the maps attached at the end of this Article (See pages 6 & 7) and in accordance with the regulations set forth in this Article."

1. **Response:** We would like to emphasize that the proposed replacement, (New) Daktronics Video-Scoreboard Unit,

a. does not serve a Business; it is not a Billboard; and it is not a 24/7 Advertisement sign.

b. does not serve such a purpose, so the JHHS Video and Scoreboard is not located in the 'designated major arterial commercial corridors identified in Article VII.

c. simply takes care of the replacement with an improved Scoreboard for a long standing, local high school. As such, it is not needed for, nor is a part of the commercial corridors identified.

d. The new scoreboard does not fit the definition of an "Electronic Message Sign. It is a scoreboard with a video screen.

"Section 30-702 Conditional Review Process and Criteria.

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

1. **Response:** As the proposed New Replacement Video-Scoreboard will be located in the exact same location as the existing scoreboard, already serving the JHHS Athletic 100-yard field area, it will not create any traffic hazard, nor have a negative impact on nearby properties, nor be a safety issue. The Scoreboard will exist in the same North-end, D'-Zone of the main field, facing South, again.

Letter for Variation and Hardship Request

2026 Scoreboard Replacement at John Hersey High School for THSD 214

Page 2

- b. "The Electronic Message Sign will serve the best interests of the Village, and will be desirable for the public convenience;"
 2. **Response:** *As the proposed New Replacement Video-Scoreboard will be located in the exact same location as the existing scoreboard, it will have no effect on the Village interests, nor address any 'public convenience.'. (This is not a sign for business, etc.)*
- c. "The design of the Electronic Message Sign is compatible with the essential character of the locality, such as the sign enclosure, materials and scale;"
 3. **Response:** *The proposed New Replacement Video-Scoreboard will be located in the exact same location, with the same materials, in a slightly larger size, as the existing scoreboard. So, it is staying with the existing essential character of the existing John Hersey High School sports facility, which has been of the same use for the last 60 years, in this locality.*
- d. "The business demonstrates a valid need for an Electronic Message Sign. The business must explain how the sign will be used, and why their business needs an Electronic Message Sign."
 4. **Response:** *This is where we will highlight that the proposed new JHHS Video-Scoreboard is not for 'a business'. It is an upgraded high school scoreboard with video capabilities, for high school sports. The new board will provide all the typical team names, scores, game-clock, time-outs, possession notes, plus video images (possibly replays of scoring moments & great plays), static images, etc.*
 - a. *(This same video-scoreboard unit has already been installed at other D214 Schools, including at Wheeling High School and Buffalo Grove High School.*
 - b. *The other remaining D214 schools (Prospect HS, Elk Grove HS and Rolling Meadows HS) are slated to get the same model, new video-scoreboard installed over the next two summers.*

"Section 30-705.h Operational Standards for Electronic Message Signs.

The following operational standards apply to all Electronic Message Signs."

1. "The sign shall have static display only. No scrolling, fading, flashing, animation, or video is permitted, nor is any sound permitted."
 - a. **Response:** *This is not a 'business draw', electronic message sign.*
 - i. *The new scoreboard is not planned to have scrolling, flashing, or sound.*
 - ii. *Sound will be provided by the existing athletic field speakers near the Press Box.*
 - iii. *Video replays are likely for any scoring &/or great plays.*
2. "Messages must be displayed for a minimum of 10 seconds."
 - a. **Response:** *The new JHHS scoreboard is not a 'business draw', electronic message sign.*
 - i. *Such programming of the scoreboard will occur upon installation.*
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, using the following formula:
(Measurement Distance = the square-root of the 'Area of the Sign Sq. Ft. x 100)."
For example, for a ground sign that measures a total of 40 square feet, of which 13.2 square feet is an Electronic Message Sign, the lighting conditions will be measured at 36 feet from the sign.
 - a. **Response:** *The new JHHS video-scoreboard does have auto-dimming capability and programming.*
 - i. **Measurement Distance:** *The Square Root of [13.13' x 23.63'] x 100] = 176 feet.*

Written certification from the manufacturer must be provided with the application which verifies the auto-dimming function in accordance with the requirements in this paragraph. 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.”

- a. **Response:** *Daktronics has provided the following statement:*
 - i. *Daktronics, the sign manufacturer, has stated that: “the videoboard/scoreboard has an automated dimming option, as well as manual dimming capabilities.”*
 - ii. *Agreed; the 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.*
4. “Off-premises advertising is not allowed.”
- a. **Response:** *This is not a ‘business draw’, electronic message sign.*
 - i. *The new JHHS video-scoreboard may have some local sponsors or businesses that will have their name and logos appear on the video-scoreboard, only during varsity events.*
 - ii. **Clarification Request:** *Please clarify what qualifies as “off-premises advertising”.*
5. “All Electronic Message Signs are only permitted to be illuminated the same hours that the business the sign represents is open.”
- a. **Response:** *This is not a ‘business draw’, electronic message sign.*
 - i. *However, the new JHHS video-scoreboard will not be left on when events are not occurring. (The video-scoreboard will only be on during HS events.)*

Miscellaneous items communicated from you via email messages.

1. “Hours of operation, and for what events throughout the year.”
 - a. **Response:** *The new JHHS Videoboard portion will only be turned on and used during Main Field Events for JHHS. Varsity Events, such as Friday Night Football games (5 to 6 times in the Fall), Varsity Soccer Matches and Varsity Lacrosse matches in the Fall and Spring. Track Meets in the Spring.*
 - i. *HS Sports Fall Season happens August through November, (matches happen after 4 pm and end many times by 7 to 10 pm.). (3 to 4 months +/-)*
 - ii. *HS Sports Spring Season happens March through May/June, (matches happen after 4 pm and end many times by 7 to 10 pm.) (3 months +/-)*
 - iii. *The Main Field and Video/Scoreboard are not used from Mid/End of November to end of February, or so. (3 to 3.5 months +/-)*
2. “Will the sign be fully shut off when not in use (recommended).”
 - a. **Response:** *Yes. The Video/Scoreboard will be ‘OFF’ when not in use.*

Please let me know if you have any other questions regarding this project.

Sincerely,



Michael D. Sauer, AIA
Senior Associate / Senior Architect
mdsauer@arconasssoc.com
630-881-1743 m

MDS/mmi

J:\1 D214\26033 2026 Miscellaneous Projects\26033.2 - JHHS - Scoreboard Replacement for Stadium\VAH - DESIGN COMMISSION 2026\DC-IV-f - Ltr for Variation and Harship Req - Ch30 P5\Ltr about Signs and Variances for D214 - JHHS Scoreboard 04-20-2026 b.docx

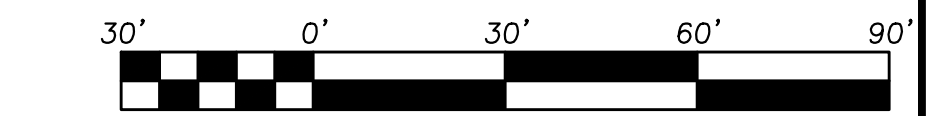
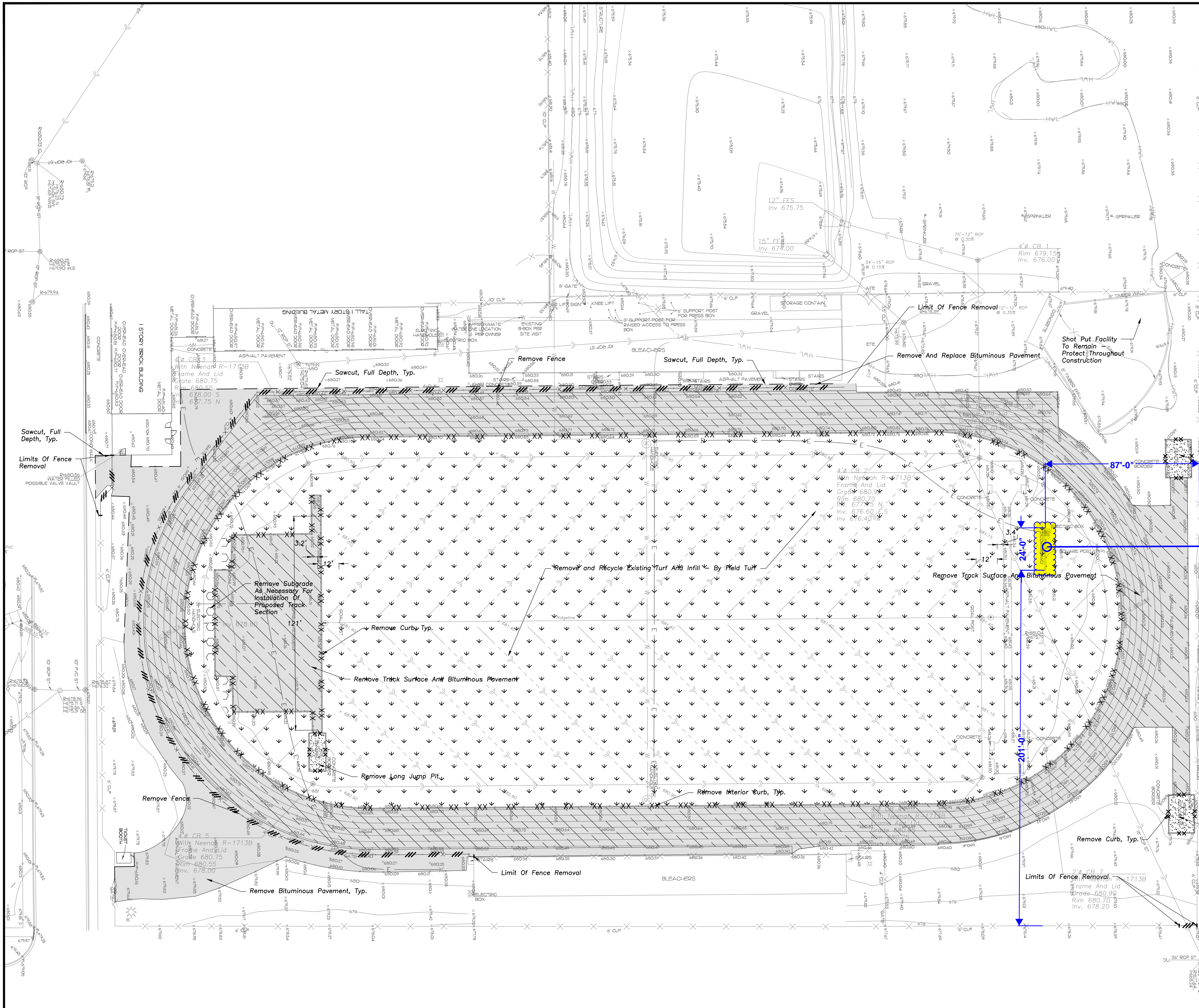


SCOREBOARD

SUBJECT PROPERTY

Private

John Heiser High School



Scale: 1" = 30'
LEGEND

- | EXISTING | PROPOSED |
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DEMOLITION LEGEND

- Fence Removal
- Utility Line Removal
- Synthetic Track Surface & Bituminous Pavement Removal (Full Depth)
- Bituminous Pavement Removal (Full Depth)
- Subgrade Removal (Depth As Needed)
- Synthetic Turf Removal (By Field Turf)
- Sand Pit Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

ERIKSSON ENGINEERING ASSOCIATES, LTD.
 145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, ILLINOIS 60030
 PHONE: (847) 223-4804
 FAX: (847) 223-4864
 EMAIL: INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-003220
 EXPIRES: 04/30/2027

**TOWNSHIP HIGH SCHOOL DISTRICT 214
 JOHN HERSEY HIGH SCHOOL
 2025 TRACK IMPROVEMENTS**
 1900 E. Thomas Street
 Arlington Heights, Illinois

Reserved for Seal:

No.	Date	Description
1	11/05/25	Issue For Pricing
2	12/23/25	Issue For Revised Pricing
3	03/03/26	Bulletin No. 1 - Owner Directed Changes
4	03/06/26	Bulletin No. 2 - Owner Directed Changes

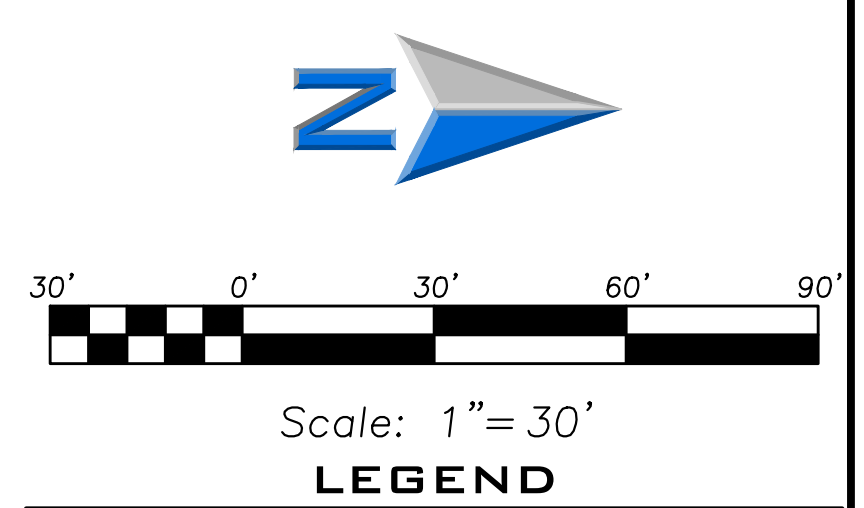
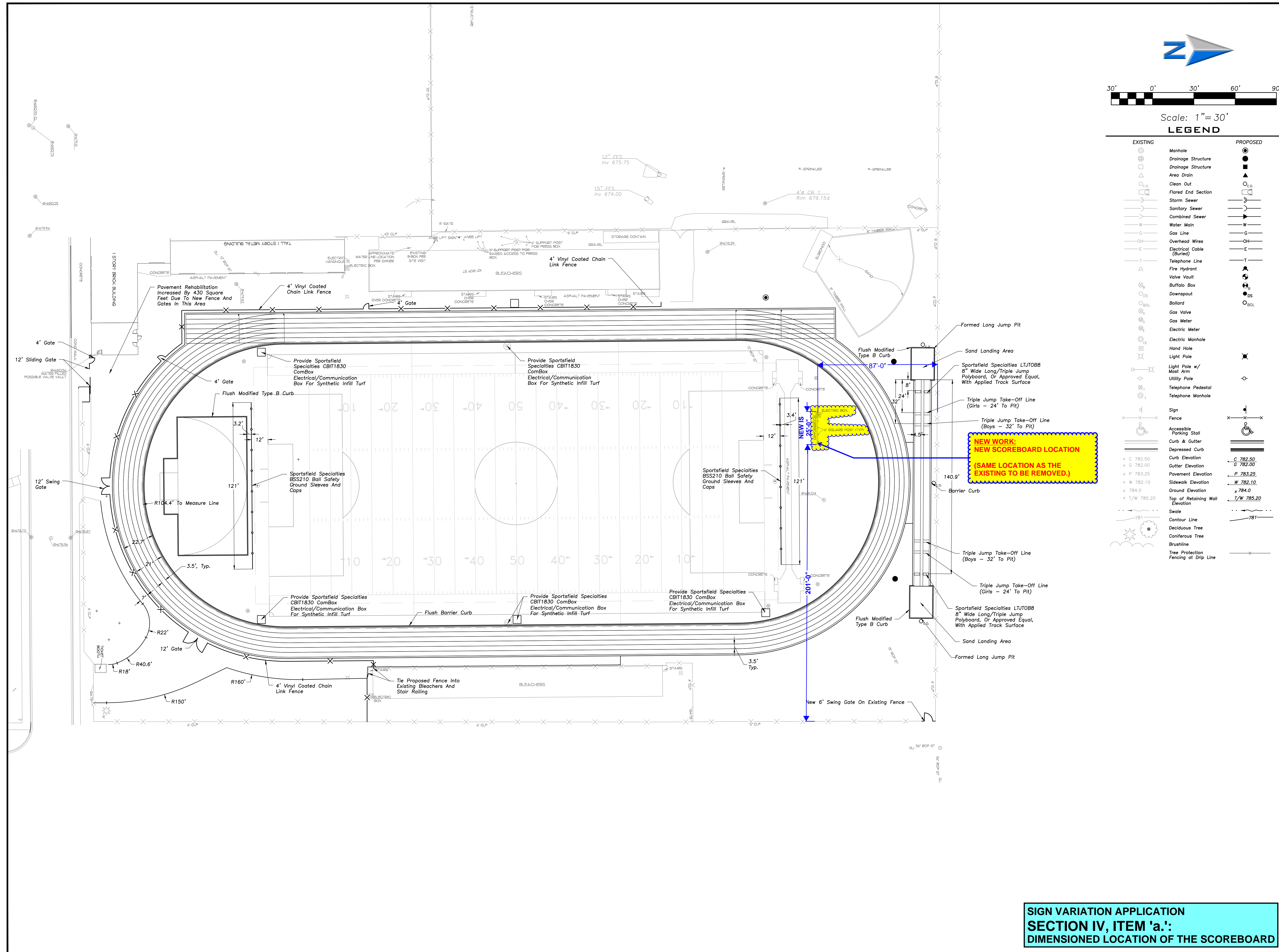
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Design By: DN Approved By: KC Date: 03/06/2026

Sheet Title:
SITE DEMOLITION PLAN

Sheet No:
C100

**SIGN VARIATION APPLICATION
 SECTION IV, ITEM 'a':
 DIMENSIONED LOCATION OF THE SCOREBOARD**



EXISTING	PROPOSED
Manhole	Manhole
Drainage Structure	Drainage Structure
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Bollard	Bollard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
Electric Manhole	Electric Manhole
Hand Hole	Hand Hole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection Fencing at Drip Line	Tree Protection Fencing at Drip Line

NEW WORK:
NEW SCOREBOARD LOCATION
 (SAME LOCATION AS THE EXISTING TO BE REMOVED.)

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 145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, ILLINOIS 60030
 PHONE: (847) 223-4804
 FAX: (847) 223-4864
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TOWNSHIP HIGH SCHOOL DISTRICT 214
JOHN HERSEY HIGH SCHOOL
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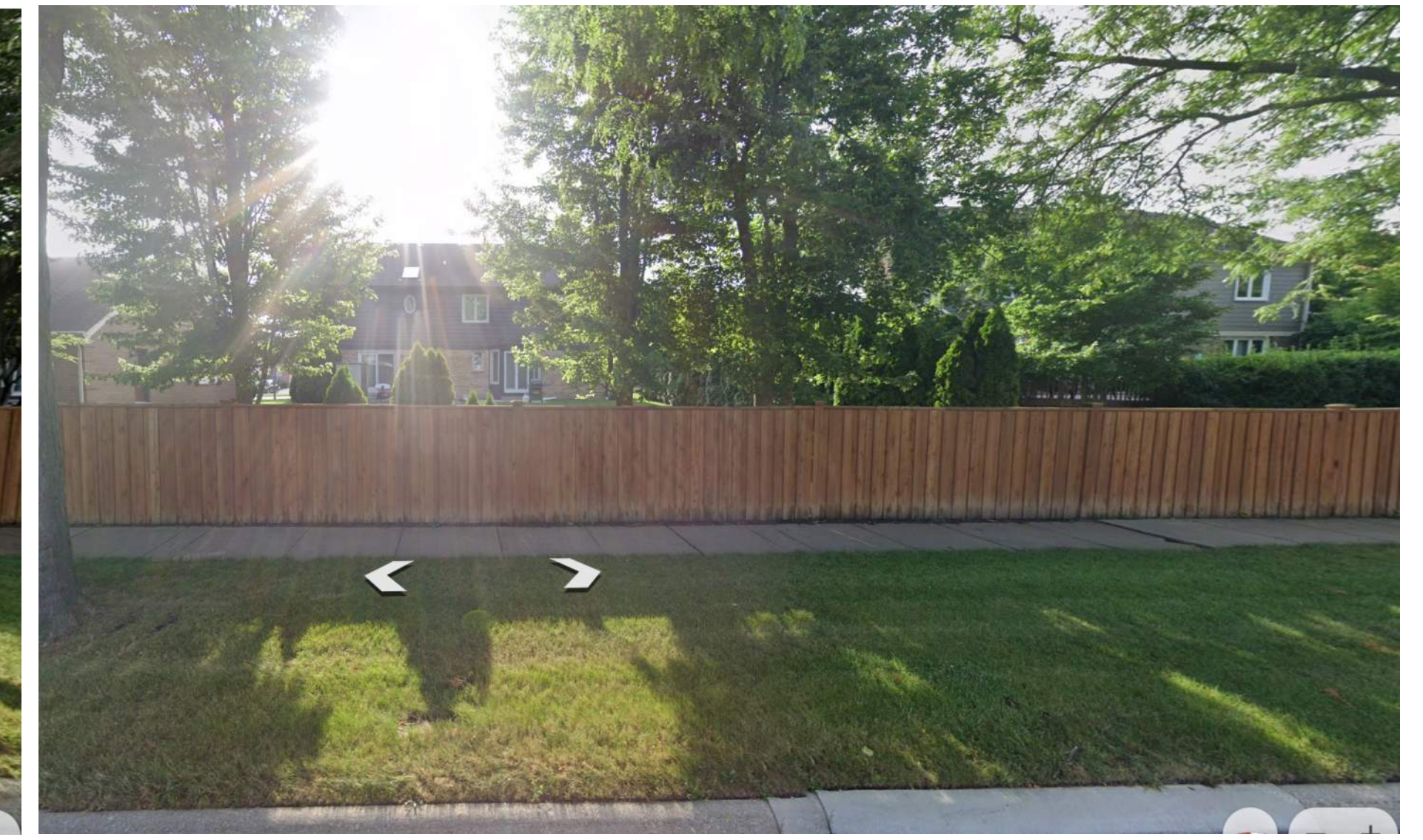
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Design By: DN Approved By: KC Date: 03/06/2026

Sheet Title:
SITE GEOMETRY PLAN

Sheet No:
C200

SIGN VARIATION APPLICATION
SECTION IV, ITEM 'a':
DIMENSIONED LOCATION OF THE SCOREBOARD

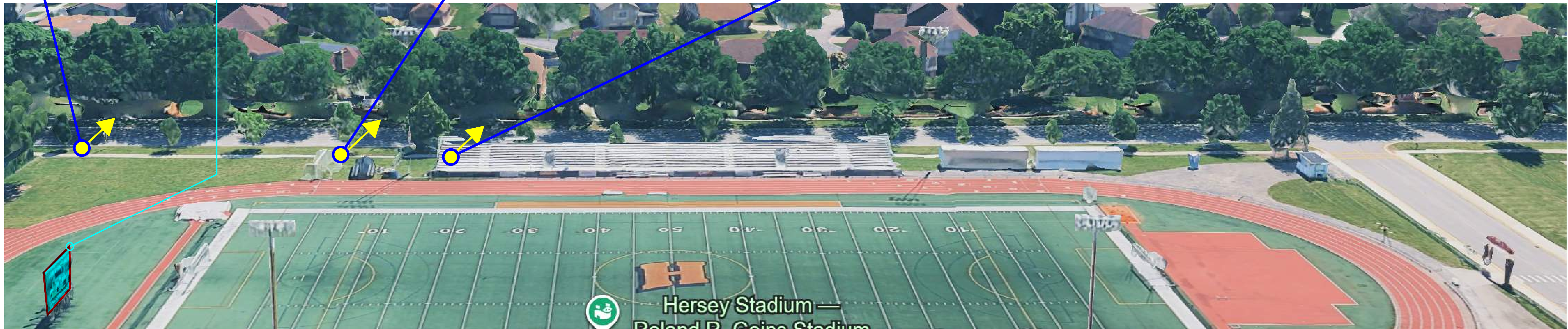


VIEW FROM NE END TO THE WEST RESIDENTIAL PROPERTIES

VIEW FROM JUST SOUTH OF THE SCOREBOARD TO THE WEST RESIDENTIAL PROPERTIES

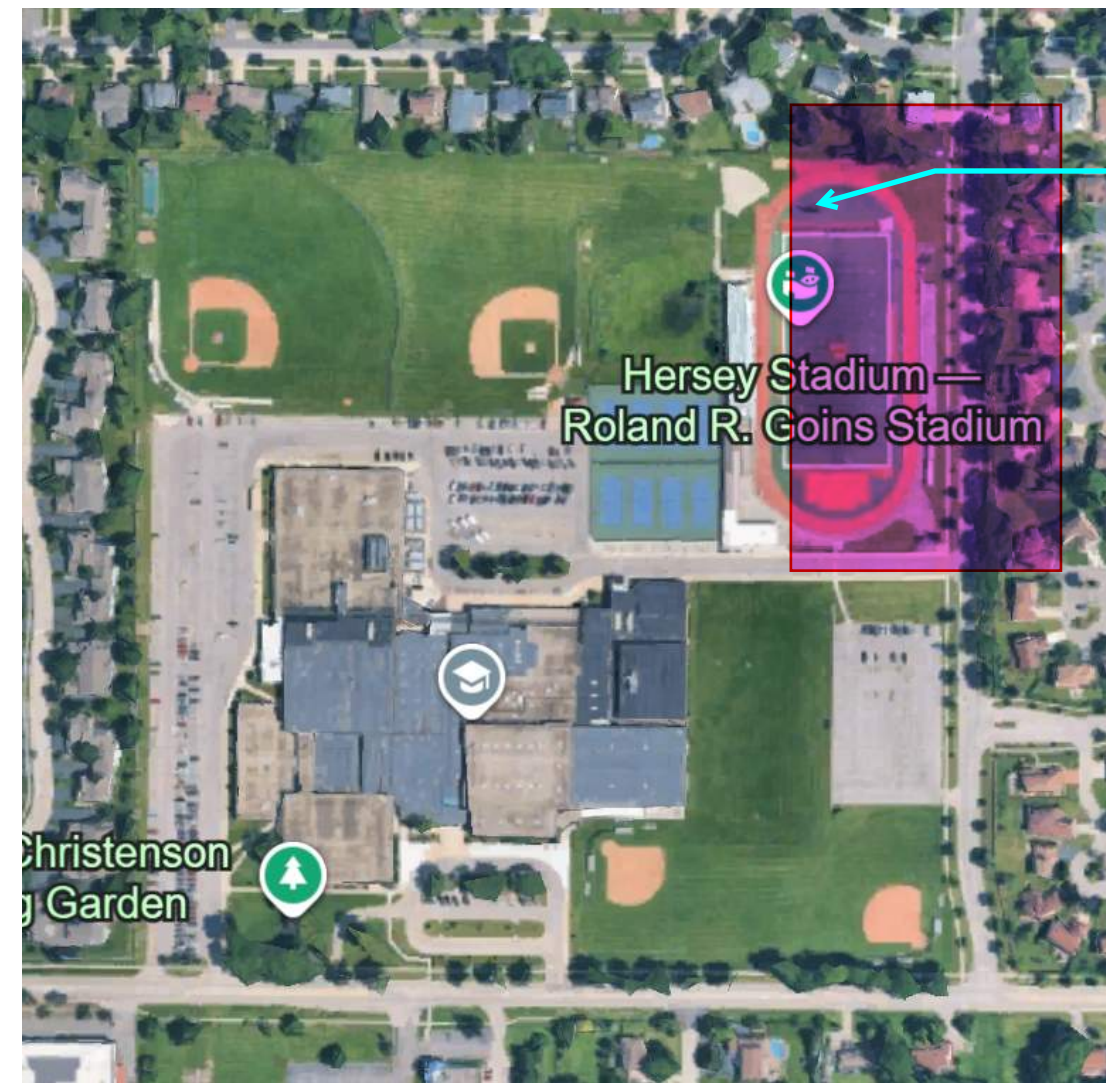
VIEW FROM JUST SOUTH AND EAST OF THE VISITOR'S BLEACHERS TO THE WEST RESIDENTIAL PROPERTIES

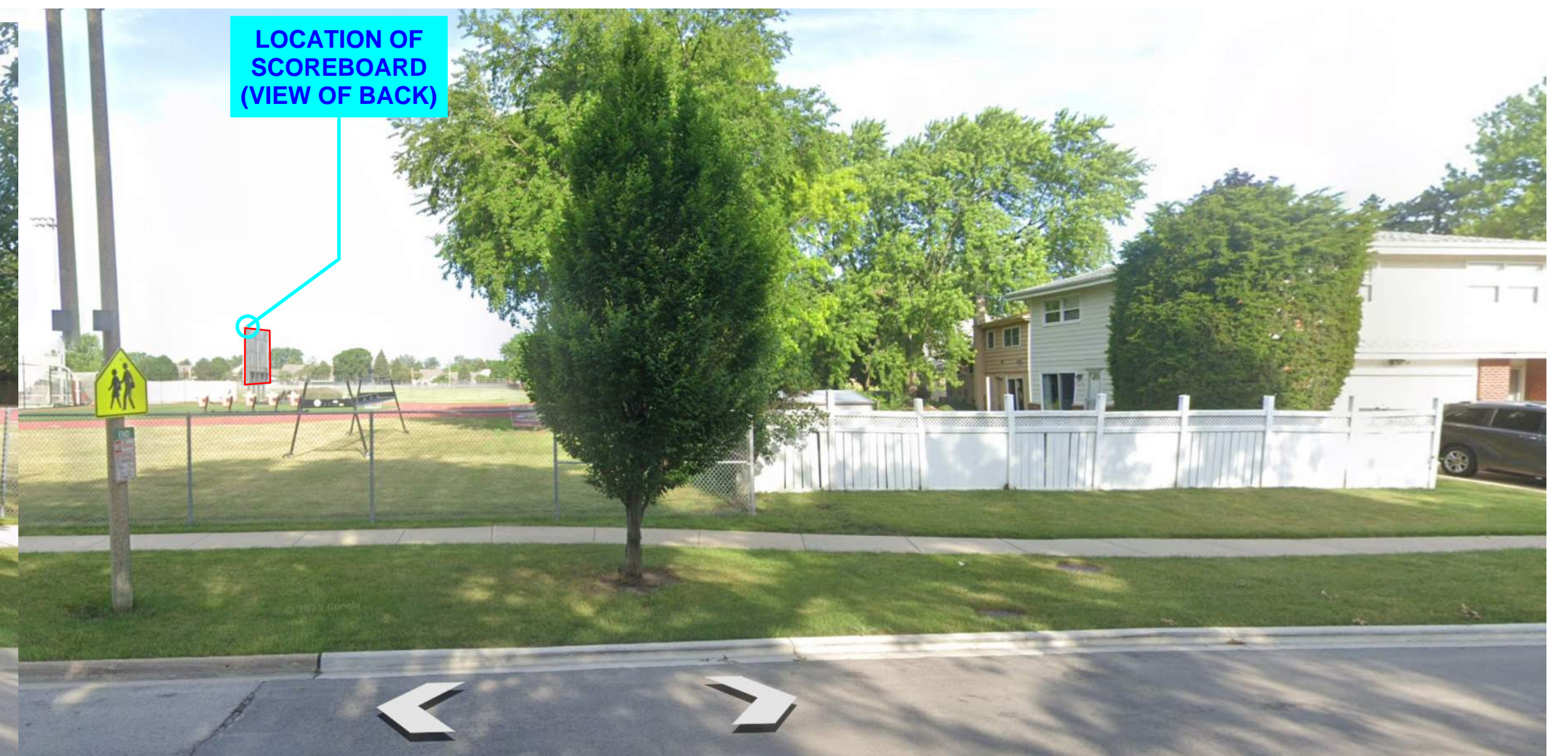
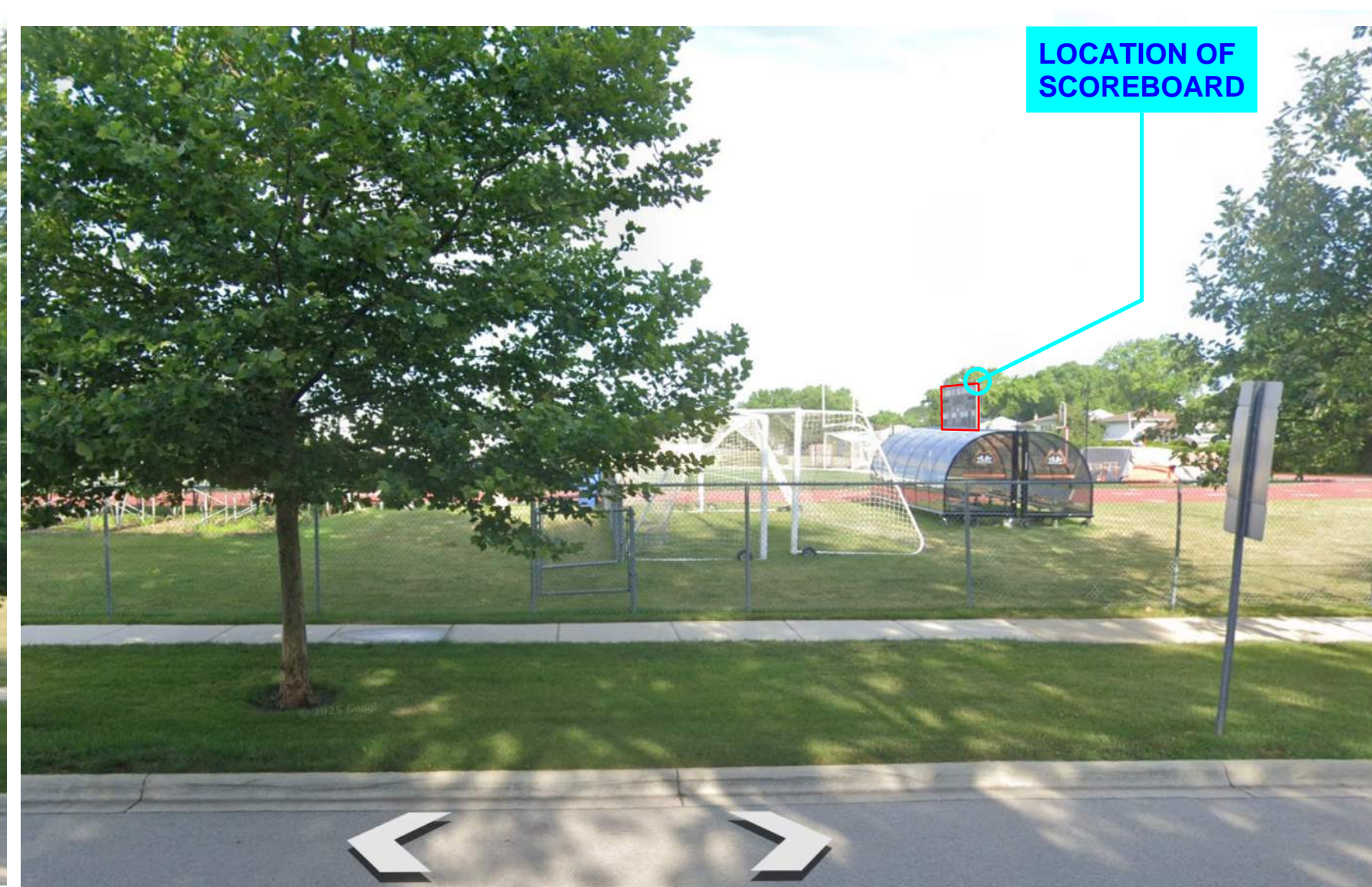
LOCATION OF SCOREBOARD



AERIAL REFERENCE FROM ABOVE THE JHHS FOOTBALL HOME SIDE TO THE RESIDENCES TO THE EAST

LOCATION OF SCOREBOARD

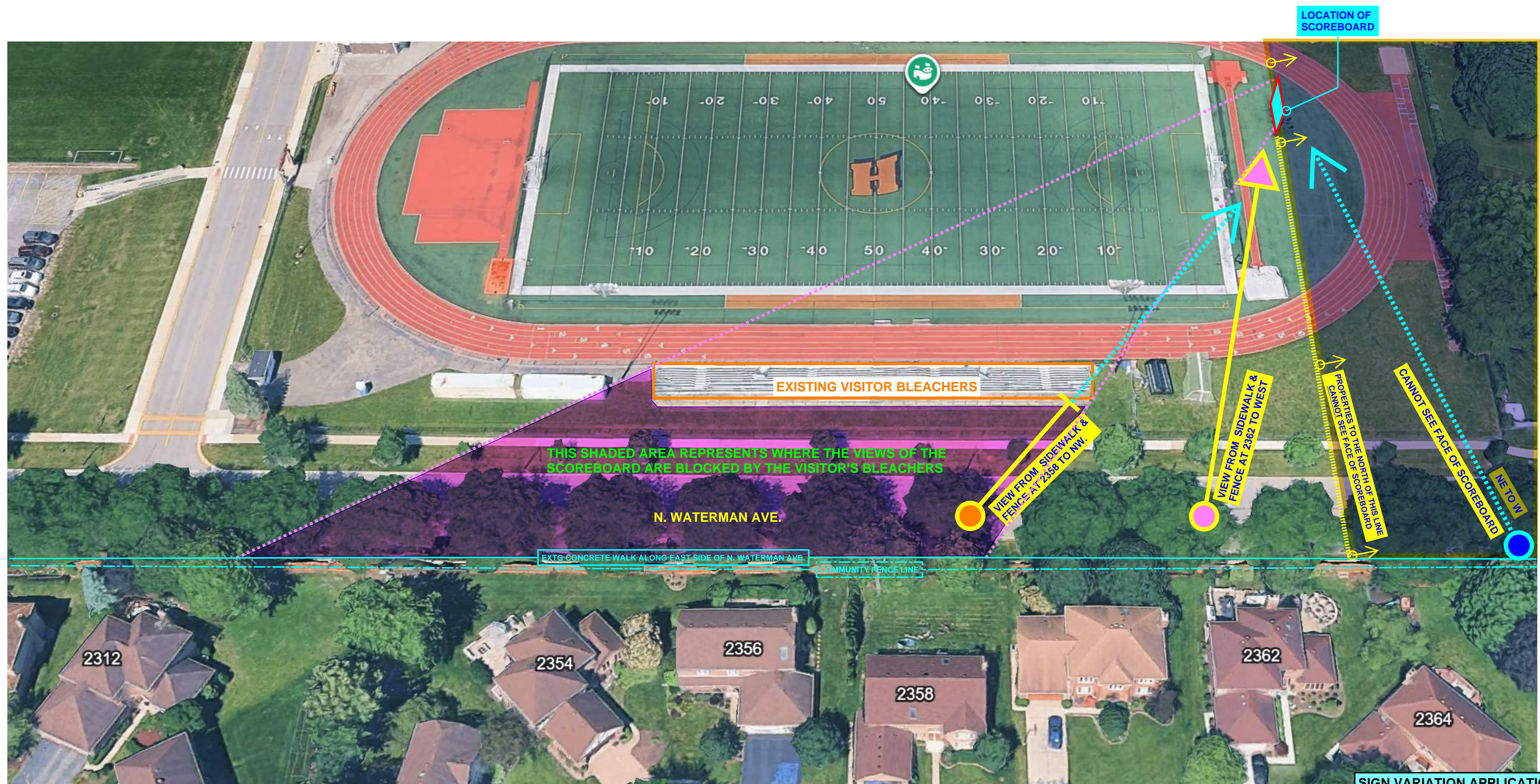




● **VIEW FROM SIDEWALK & FENCE AT 2358 TO NW.**

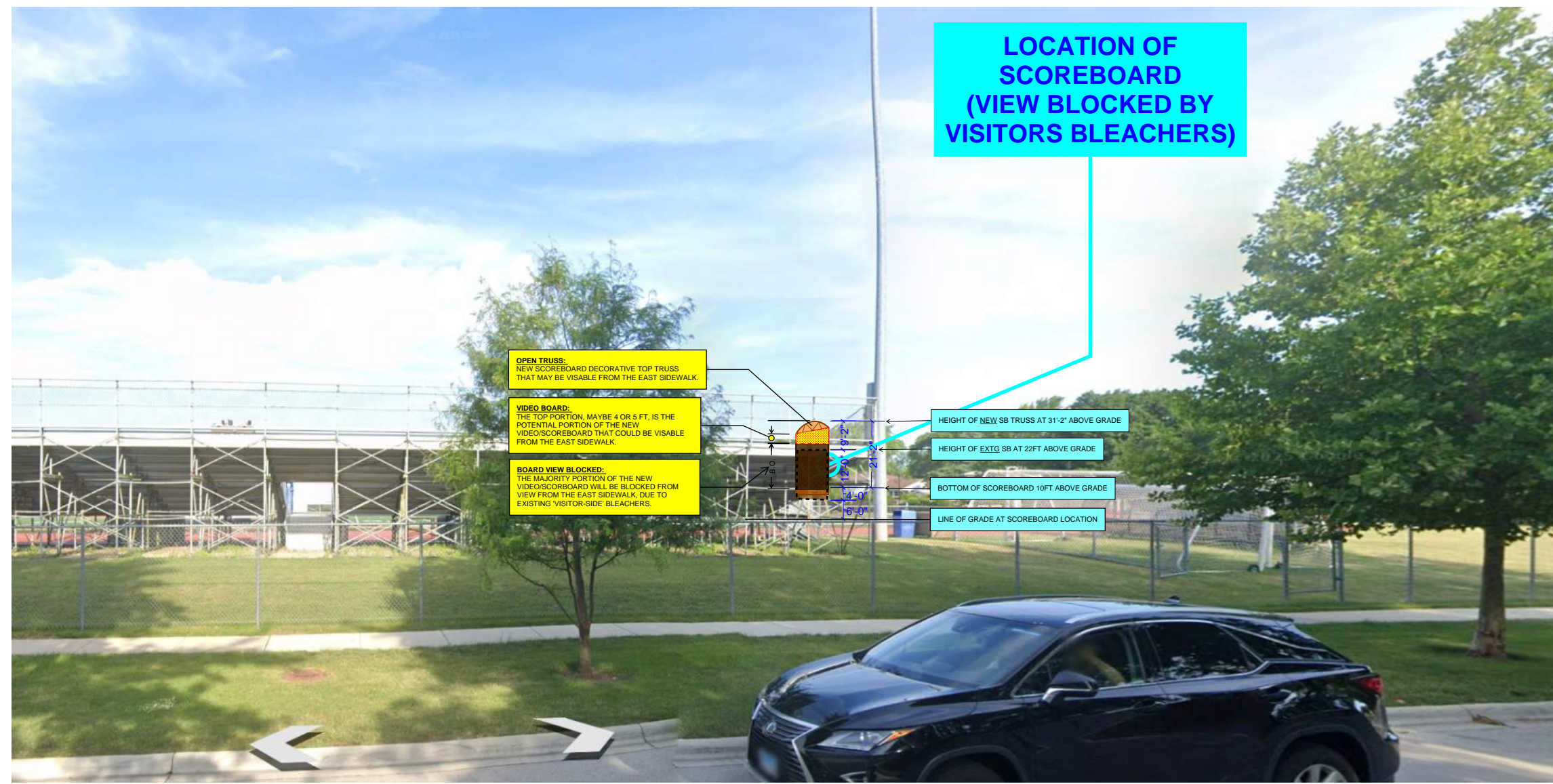
● **VIEW FROM SIDEWALK & FENCE AT 2362 TO WEST**

● **VIEW FROM NE TO WEST**

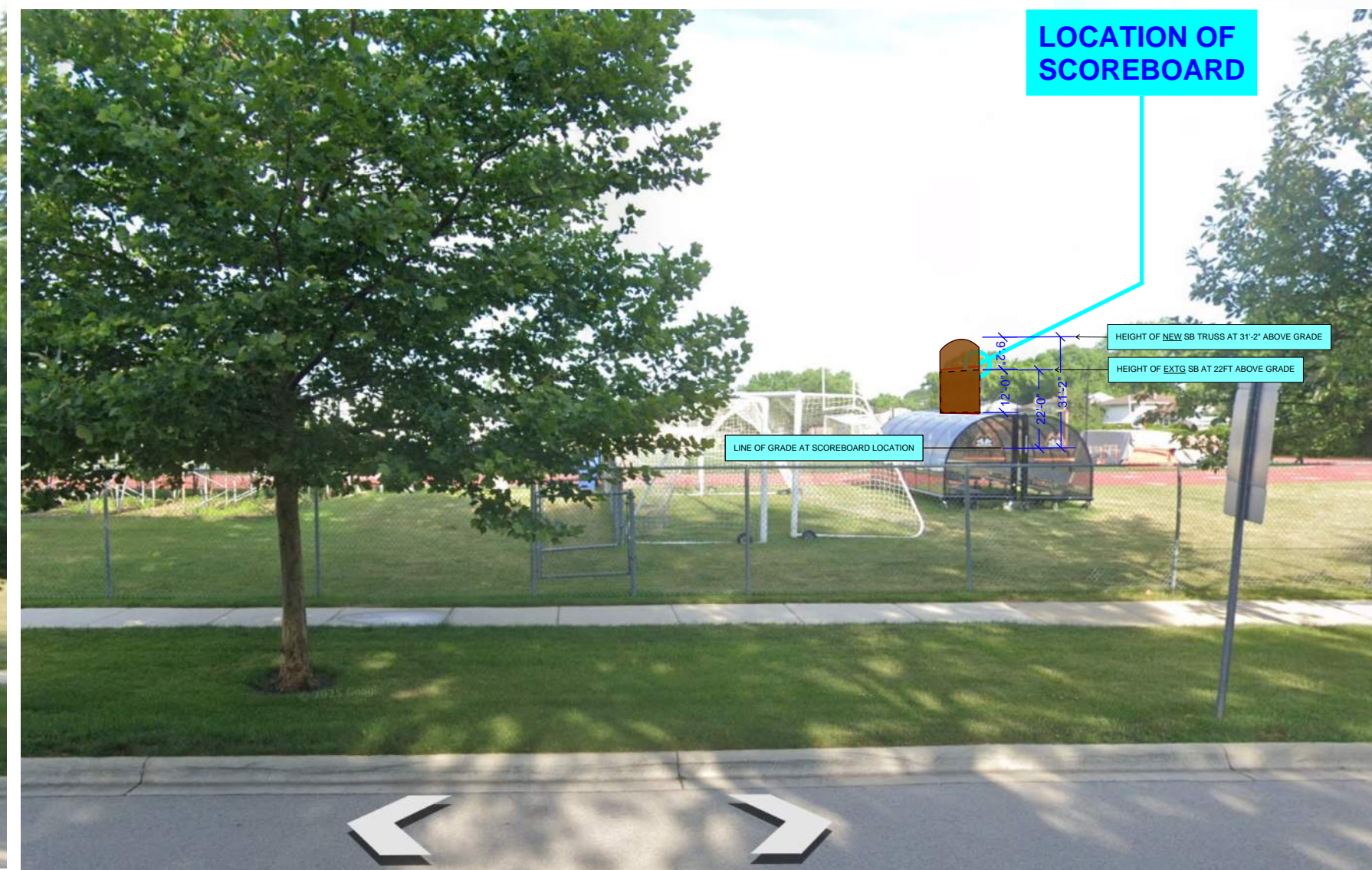


AERIAL REFERENCE FROM ABOVE THE RESIDENCES TO THE WEST OF JHHS TO THE JHHS FOOTBALL FIELD

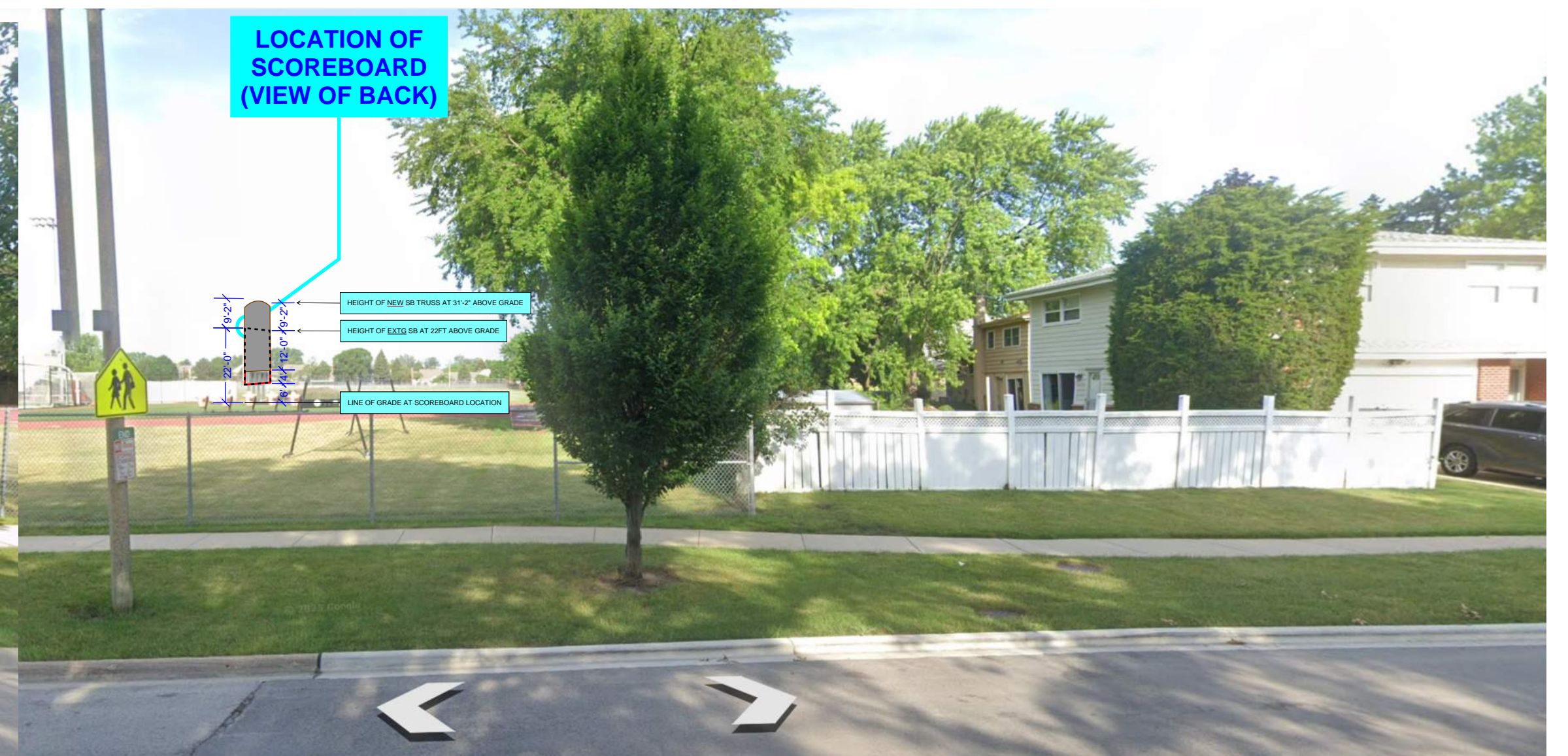
SIGN VARIATION APPLICATION
SECTION IV, ITEM 'd.':
IMAGES OF THE PROPERTIES AND EXISTING SIGN
(SHEET 2)



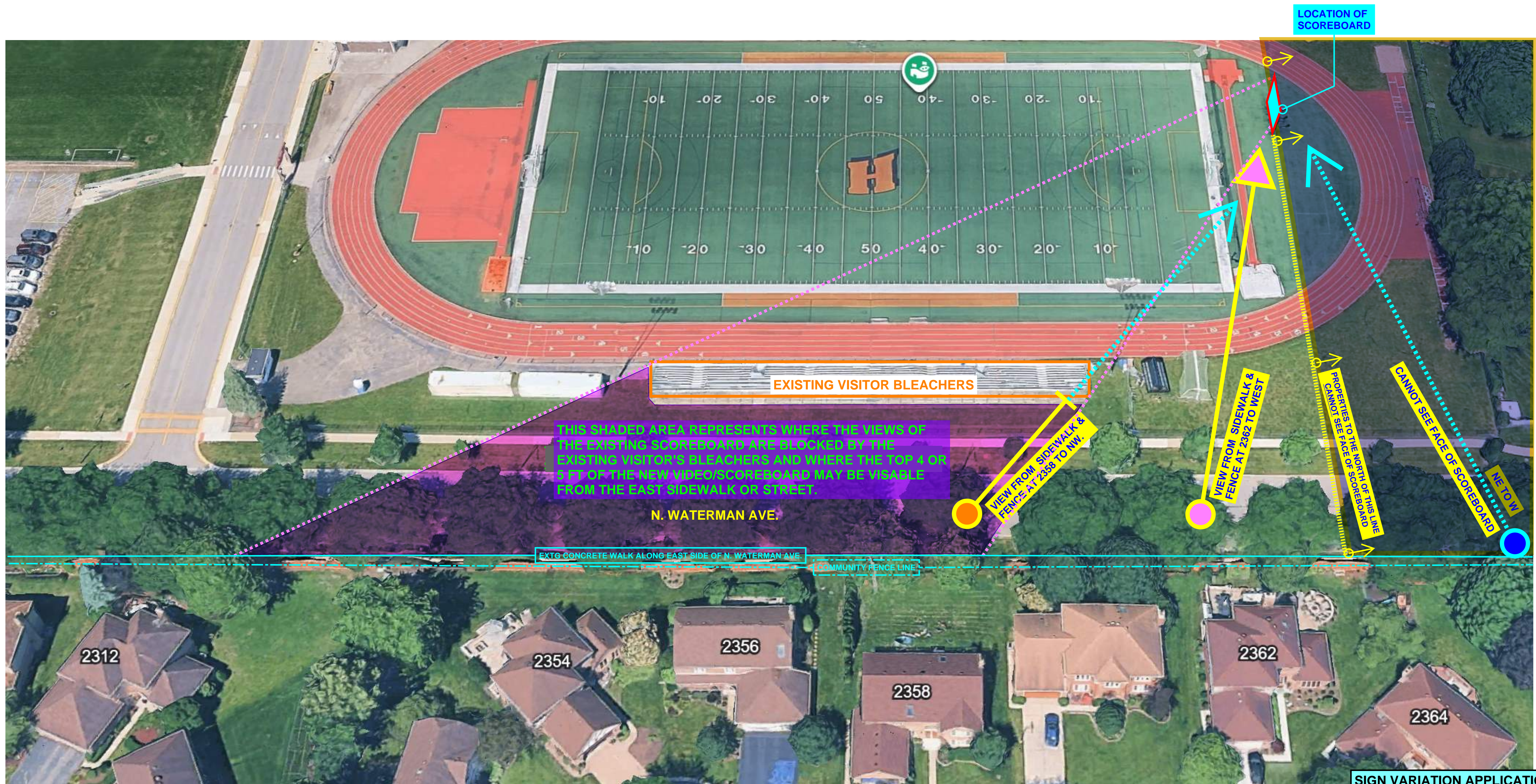
VIEW FROM SIDEWALK & FENCE AT 2358 TO NW.



VIEW FROM SIDEWALK & FENCE AT 2362 TO WEST



VIEW FROM NE TO WEST



AERIAL REFERENCE FROM ABOVE THE RESIDENCES TO THE WEST OF JHHS TO THE JHHS FOOTBALL FIELD

SIGN VARIATION APPLICATION
 SECTION IV, ITEM 'd.':
 IMAGES OF THE PROPERTIES AND EXISTING SIGN
 (SHEET 2)

Roland R. Goins Stadium
HOME OF THE HUSKIES

00:00	00:00	00:00	00:00
T.O.L.		T.O.L.	
BALL ON	DOWN	YDS TO GO	QTR
00	00	00	00

Donated by Athletic Boosters 2007

2011 SYNTHETIC TURF COOPERATIVE 2011

HERSEY HUSKIES

HUSKIES	3	T.O.L.	7:23	T.O.L.	3	KNIGHTS
21	<	DOWN	1	TO GO	10	40
				BALL ON	3	QTR
						14







EXISTING JHHS SCOREBOARD - NORTH FACE
IMAGE AND DIMENSIONS - AS OF APRIL 20, 2026





- Arch Truss w/ NBacklit Routed Logo & Letters DA-1001-25
4' high x 25' wide
- LED Display LVX-10SMD-400x720 or LVX-16MT-240x432
13.13' high x 25' wide
Active: 13.13' x 23.63'
Display Borders: 8.28" wide @2
- Scoreboard FB-2036-W w/ TNMCs
4' high x 25' wide

FOR EXAMPLES OF HOW THE VIDEOBOARD CAN BE USED.
 (NOT ALL IMAGES ARE PLANNED FOR THIS BOARD'S USE.)

Video Examples



06/09/2025 (Rev 0) Concept John Hersey HS_IL

-10SMD-400x720 (1)

JOHN HERSEY HIGH SCHOOL ARLINGTON HEIGHTS, IL

Production ready artwork needed for: *Huskies logo*

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REPRESENTATIVE PHOTO
OF SIMILAR BACK OF
NEW SCOREBOARD



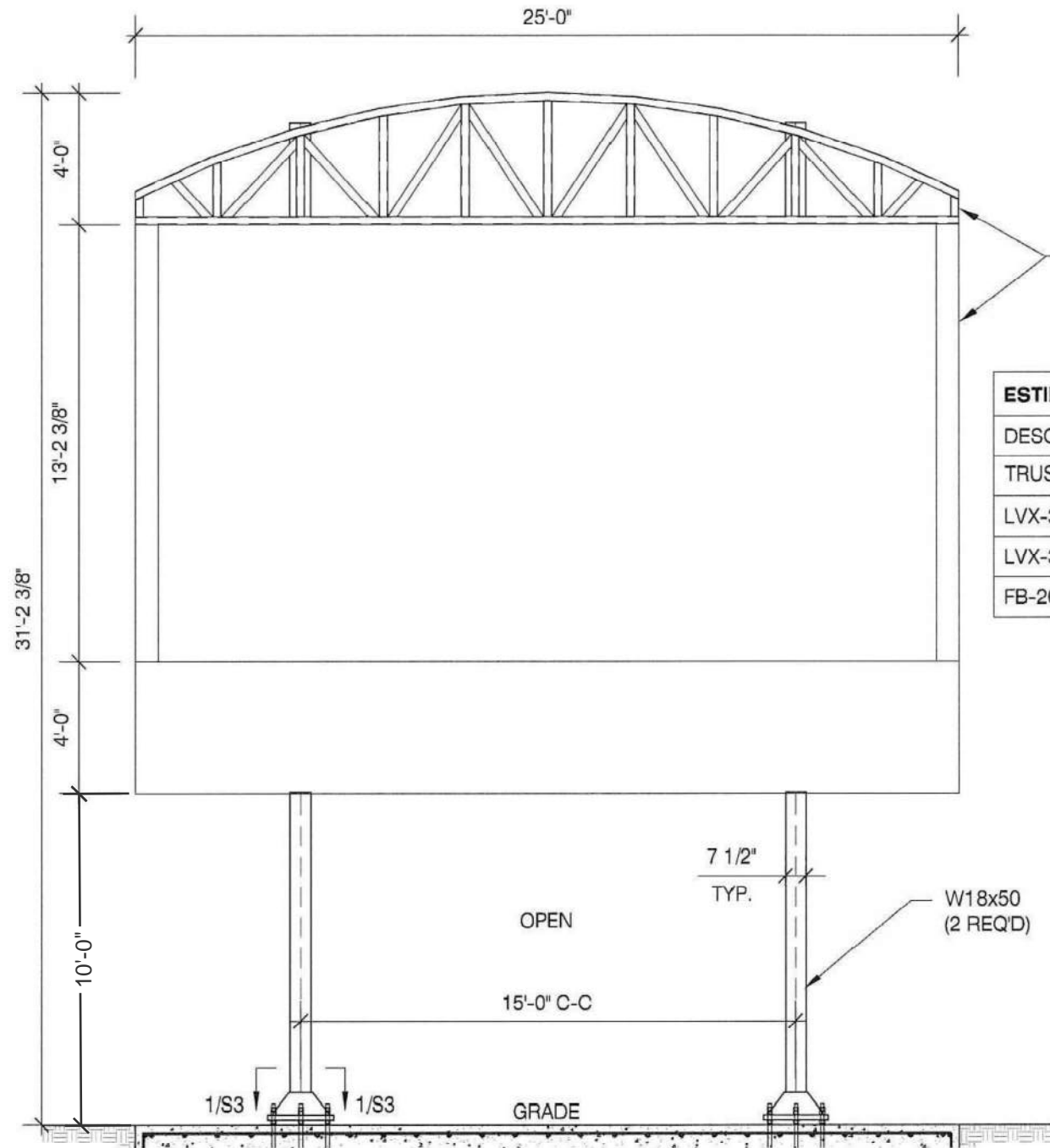
GROUND SIGN DESIGN SPECIFICATIONS:

1. REFER TO SIGN COMPANY'S DRAWINGS FOR MORE DETAILS. ALL DESIGNS, DETAILING FABRICATION AND CONSTRUCTION SHALL CONFORM TO:
2018 IBC
ACI
AISC
AMERICAN WELDING SOCIETY
LOCAL BUILDING CODES & ORDINANCES
2. CONCRETE: 2500 PSI @ 28 DAYS
3. STD. STEEL PIPE SECTION: ASTM A53 GRADE B (Fy=35 KSI), U.N.O.
4. STEEL PIPE SECTION (> 20" Ø): ASTM A252 GRADE 3 (Fy=42 KSI MIN.) U.N.O.
5. HSS ROUND SECTION: ASTM A500 GRADE C (Fy=46 KSI) U.N.O.
6. HSS SQUARE/RECTANGULAR SECTION: ASTM A500 GRADE C (Fy=50 KSI)
7. W SHAPES: ASTM A992 (Fy = 50 KSI)
8. ANCHOR BOLTS: ASTM F1554 GRADE 36 U.N.O. (ALTERNATES GRADE 55 & 105)
9. CONNECTION BOLTS: ASTM A325 (GALVANIZED)
10. THREADED RODS: ASTM A193 GRADE B7
11. STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES & PLATES ASTM A36
12. REINFORCING: GRADE 60 ASTM A615
13. PROVIDE A MINIMUM OF THREE INCHES OF CONCRETE COVER OVER EMBEDDED STEEL.
14. THE CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS & METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
15. NO FIELD HEATING FOR BENDING OR CUTTING OF STEEL SHALL BE ALLOWED WITHOUT THE ENGINEER'S APPROVAL.
16. WELDING ELECTRODES: E70XX
17. ALLOWABLE SOIL BEARING PRESSURE ASSUMED: 1500 PSF
18. ASSUMED HORIZONTAL (PASSIVE PRESSURE) ASSUMED AT 100 PSF/FT OF DEPTH. ISOLATED LATERAL BEARING FOUNDATIONS FOR SIGNS NOT ADVERSELY AFFECTED A 1/2" MOTION AT THE GROUND SURFACE DUE TO SHORT TERM LATERAL LOADS SHALL BE PERMITTED TO BE DESIGNED USING TWO TIMES THE TABULATED CODE VALUES.
19. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH.
20. EXCAVATION SHALL BE FREE OF LOOSE SOIL BEFORE POURING CONCRETE.
21. WELDERS SHALL BE CERTIFIED FOR THE TYPE OF WELDING.
22. ADEQUATELY BRACE POLE(S) UNTIL CONCRETE HAS SET UP FOR 7 DAYS.
23. THIS ENGINEER DOES NOT WARRANT THE ACCURACY OF DIMENSIONS FURNISHED BY OTHERS.
24. ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
25. THIS DESIGN IS FOR THE INDICATED ADDRESS ONLY, AND SHOULD NOT BE USED AT OTHER LOCATIONS WITHOUT WRITTEN PERMISSION OF THE ENGINEER.
26. DESIGN OF DETAILS AND STRUCTURAL MEMBERS NOT SHOWN, BY OTHERS.

NOTE:
ALL OPEN-ENDED STEEL TO BE CAPPED.

- NOTES**
- 1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
 - 2.) SIGN CABINET AND CONNECTION BY DAKTRONICS.

- * CLIENT - DAKTRONICS
- * 2018 IBC
- * RISK CATEGORY II
- * 107 MPH WIND SPEED, EXP. C
- * (2) POLES, (1) FOOTING



TRUSS, VIDEO DISPLAY, FILLER PANELS, SCOREBOARD, AND ATTACHMENTS TO SUPPORT COLUMNS BY DAKTRONICS

ESTIMATED DISPLAY COMPONENT WEIGHT		
DESCRIPTION	QTY	WEIGHT (EA.) LBS
TRUSS	1	345
LVX-3000 SECTION 100	1	1825
LVX-3000 SECTION 200	1	1750
FB-2036	1	584

FRONT ELEVATION @ SCOREBOARD
SCALE: N.T.S.

SIGN VARIATION APPLICATION
SECTION IV, ITEM 'C':
DIMENSIONED DRAWINGS OF
PROPOSED SIGN / SCOREBOARD

MBI
MBI COMPANIES INC.
299 N. WEISGARBER RD.
KNOXVILLE, TN 37919
PHONE 865.584.0999
SIGN-ENGINEER.COM

PROJECT:
1900 E THOMAS ST, ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE:
JOHN HERSEY HIGH SCHOOL

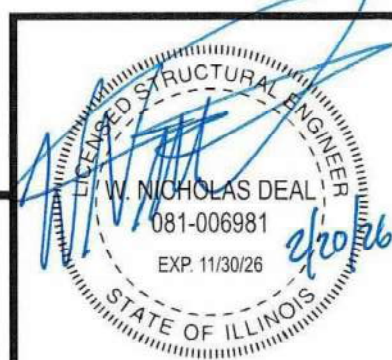
DRAWN BY: CTP
CHECKED BY: MAH
COMM. NO.: 260674-012-00

COA #: 184.004879

DATE:
02/29/26

REV #	DATE	DRAWN BY

DRAWING NO.
DWG.
S1



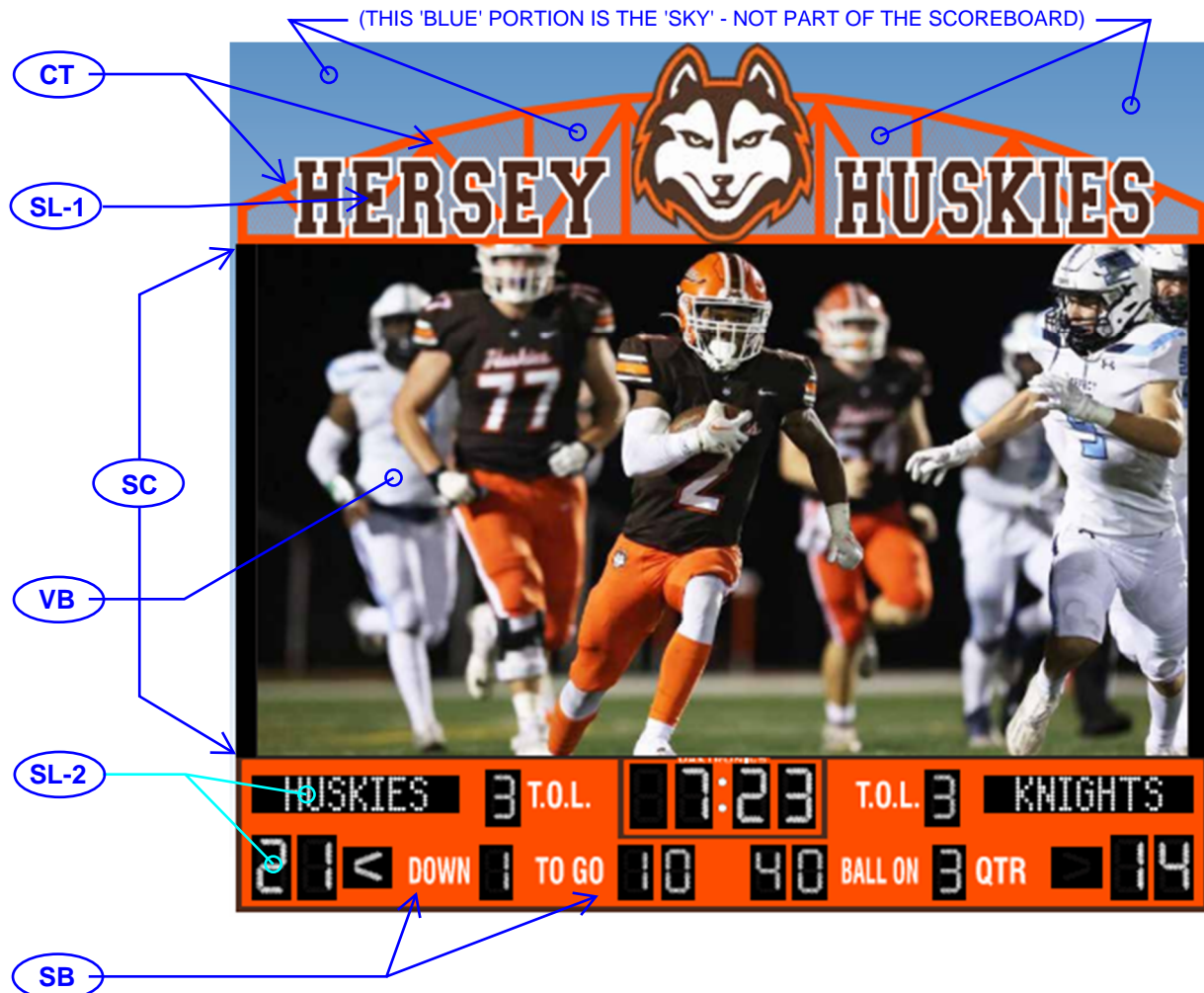
MATERIALS BOARD

(FOR DESIGN COMMISSION: SIGN/ELECTRONIC SIGN VARIATION REVIEW)

1. Petitioner Name: **Township High School District 214**
2. Date: **April 20, 2026**
3. Project: **2025/26 Track Improvements ~ Video/Scoreboard Replacement**
 (SCORE/VIDEOBOARD REPLACEMENT (at Main Field):
4. Location: **John Hersey High School, at 1900 E. Thomas St., Arlington Heights, IL 60004**

MATERIALS:

- Sign Structure Body: The videoboard / scoreboard is supported by two (2) steel I-beams.
 Sign Structure Base: The I-Beams are bolted into two (2) concrete foundations.
 Sign Cabinet: (SC) The videoboard / scoreboard cabinets are Painted Aluminum, ('BLACK').
 Signage: (SL-1) The cap-truss is aluminum and has aluminum routed lettering with 30" letters.
 (SL-2) The videoboard / scoreboard is aluminum and has 15-18" digits.
 Cap-Truss: (CT) Painted Aluminum.
 Scoreboard: (SB) Painted Aluminum.
 Videoboard: (VB) A 10mm full color display (various images, text, photos, replays.)



MATERIALS LIST

(FOR DESIGN COMMISSION: SIGN/ELECTRONIC SIGN VARIATION REVIEW)

1. Petitioner Name: **Township High School District 214**
2. Date: **April 20, 2026**
3. Project: **2025/26 Track Improvements ~ Video/Scoreboard Replacement**
(SCORE/VIDEOBOARD REPLACEMENT (at Main Field):
4. Location: **John Hersey High School, at 1900 E. Thomas St., Arlington Heights, IL 60004**

Signage Materials:

- Sign Manufacturer: The new videoboard / scoreboard is made by DAKTRONICS.
- Sign Structure Body: The videoboard / scoreboard is supported by two (2) steel I-beams.
- Sign Structure Base: The I-Beams are bolted into two (2) concrete foundations.
- Sign Cabinet: The videoboard / scoreboard cabinets are Painted Aluminum, ('BLACK').
- Signage: The cap-truss is aluminum and has aluminum routed lettering with 30" letters.
The videoboard / scoreboard is aluminum and has 15-18" digits.
- Electronic Message Sign: (This is not an 'electronic message sign', by definition.)
The Scoreboard is a videoboard combined with a typical scoreboard.
- Videoboard: The Videoboard portion is a 10mm full color display (no message center).
- Colors:
- Cap-truss color: "Orange" (a Hersey School Color).
 - Truss Lettering: "Brown" Letters with "White" outlines, (Font: 'Varsity / Athletic Block').
 - Logo Color: "Brown", "Orange", and "White". (Husky Head is of the School Colors).
 - Video Board: Has Full Color Display capabilities.
 - Scoreboard: "Orange" background, with "BLACK" infills, populated with "White" lights for scores, names, game clock. Color).

Location(s): (1) at North end of Main Field property, in the North-'D' zone, inside the track oval; facing South.

*** End of JHHS Materials List ***



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
5/19/2026

Item: 375 E. Rand Rd. - DC25-096 - Commercial
Department: Planning & Community Development

Item Description:

Requested Action(s):

Approval of the proposed architectural design for a renovation of an existing commercial building to create a new multi-tenant retail building.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed commercial remodel design located at 375 E. Rand Road. This recommendation is subject to compliance with the plans received 11/25/25, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate if a painted brick wall on the North Elevation is acceptable or not for a cohesive looking building design.
2. The color of the rooftop mechanical screens shall be selected to either match the brick wall or the metal coping.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. All signage must meet code, Chapter 30.

ATTACHMENTS:

1. DC25-096 - Staff Report
2. DC25-096, 375 E Rand - Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Commercial Remodel
Project Address: 375 E. Rand Road
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 25-096
Petitioner Name: Ben Barad
Petitioner Address: Core Acquisitions
10 Parkway North Blvd
Suite 120
Deerfield, IL 60015
Meeting Date: May 19, 2026

Date Prepared: May 13, 2026

Requested Action(s):

Approval of the proposed architectural design for a renovation of an existing commercial building to create a new multi-tenant retail building.

Design Commission Responsibility for Projects Reviewed by the Plan Commission:

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

This project requires Plan Commission review and Village Board approval for Rezoning, Lot Consolidation, PUD, and Special Uses for all of the drive-throughs. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:

The subject property is approximately 2.8 acres in size. The western side of the site is zoned B-2 'General Business District', and includes the former Pep Boys building and associated parking area. The eastern side of the site is currently zoned R-1 'One Family Dwelling District', and includes the former Suburban Trim & Glass building as well as several accessory structures. The proposed redevelopment includes rezoning the entire site to B-2. The site has access from Rand Road on the north and Palatine Road from the south.

The petitioner is proposing to demolish the former Suburban Trim & Glass building and all accessory structures to allow redevelopment of the north end of the property with two new free-standing drive-through restaurants facing Rand Road. One of the two proposed new free-standing drive-through restaurants will be Dutch Bros Coffee, and the other restaurant will be determined in a future phase. The petitioner is also proposing renovation of the existing Pep Boys building to create a new multi-tenant retail building along Palatine Road. This review is focused on the architectural design of the Pep Boys building renovation.

Architectural Design:

The existing Pep Boys building is 20,480 sf. The proposed renovation includes partial demolition of the north, east, and south sides of the building, leaving a reduced 10,942 sf for the new renovated building. As a result of the partial demolition, the new building will have a completely new storefront façade. The new façade design incorporates a nice mix of materials including brick, stone, EIFS, and faux wood siding, which all work very well together. The design also includes varied parapet wall heights and jogs in the front wall, which together create a nice massing for the building.

One concern with the proposed design is that some of the exterior brick walls will be constructed with new face brick, while other exterior walls are specified to paint the existing brick wall. Staff does not object to painting the rear brick wall to match the color of the new face brick, but Staff does have concerns about painting the North (side) Elevation, since the South (side) elevation will be a new brick wall. A painted brick wall and a new brick wall will look quite different, so the Design Commission should evaluate if a painted brick wall on the North Elevation is acceptable or not for a cohesive looking building design.

Signage:

The proposed design currently includes placeholders for future tenant wall signs, but the building is thoughtfully designed with abundant signable wall area to accommodate those signs. Per code, each business is allowed one wall, with two wall signs permitted for the end/corner spaces. Each sign is limited in size to 25% of the signable wall area that it is mounted on. Separate permits will be required for each wall sign.

Rooftop Mechanical Screening:

All rooftop mechanical equipment is required to be screened from view. The height of the building's parapet walls on the sides and rear will be insufficient to screen the new rooftop mechanical units, so the petitioner is proposing separate equipment screens to be constructed with ribbed panels. The layout of the screens is nicely done to be mostly continuous along the sides and rear of the building, which is a much nicer solution than individual unit screens which can look bulky and haphazard. The color of the screens is not specified, but it should be selected to either match the new brick wall or the metal coping.

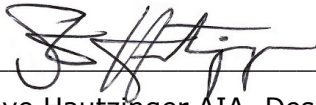
Trash Screening:

A free-standing trash enclosure is located next to the building to the north. The enclosure is very nicely designed with brick and stone to match the new building design.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed commercial remodel design located at 375 E. Rand Road. This recommendation is subject to compliance with the plans received 11/25/25, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate if a painted brick wall on the North Elevation is acceptable or not for a cohesive looking building design.
2. The color of the rooftop mechanical screens shall be selected to either match the brick wall or the metal coping.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. All signage must meet code, Chapter 30.



May 13, 2026

Steve Hautzinger AIA, Design Planner

C: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Dan Osoba, Planner II, Petitioner, DC File 25-096



N Evergreen Ave

2037 2033 2021

2010

2009 2003 1945 1939 1933 1927 1921 1915 1909 1903

25

1960-1990
The Annex
Of Arlington

1930
1920

1912
1902

E Palatine Rd

Country Club
Apartment
Shopping Center

N Arlington Heights Rd

2113

349

305-347

1901

200

N Arlington Heights Rd

375-407
411
425
427
455

E Rand Rd

Private

Private

12

E Palatine Rd

E Rand Rd

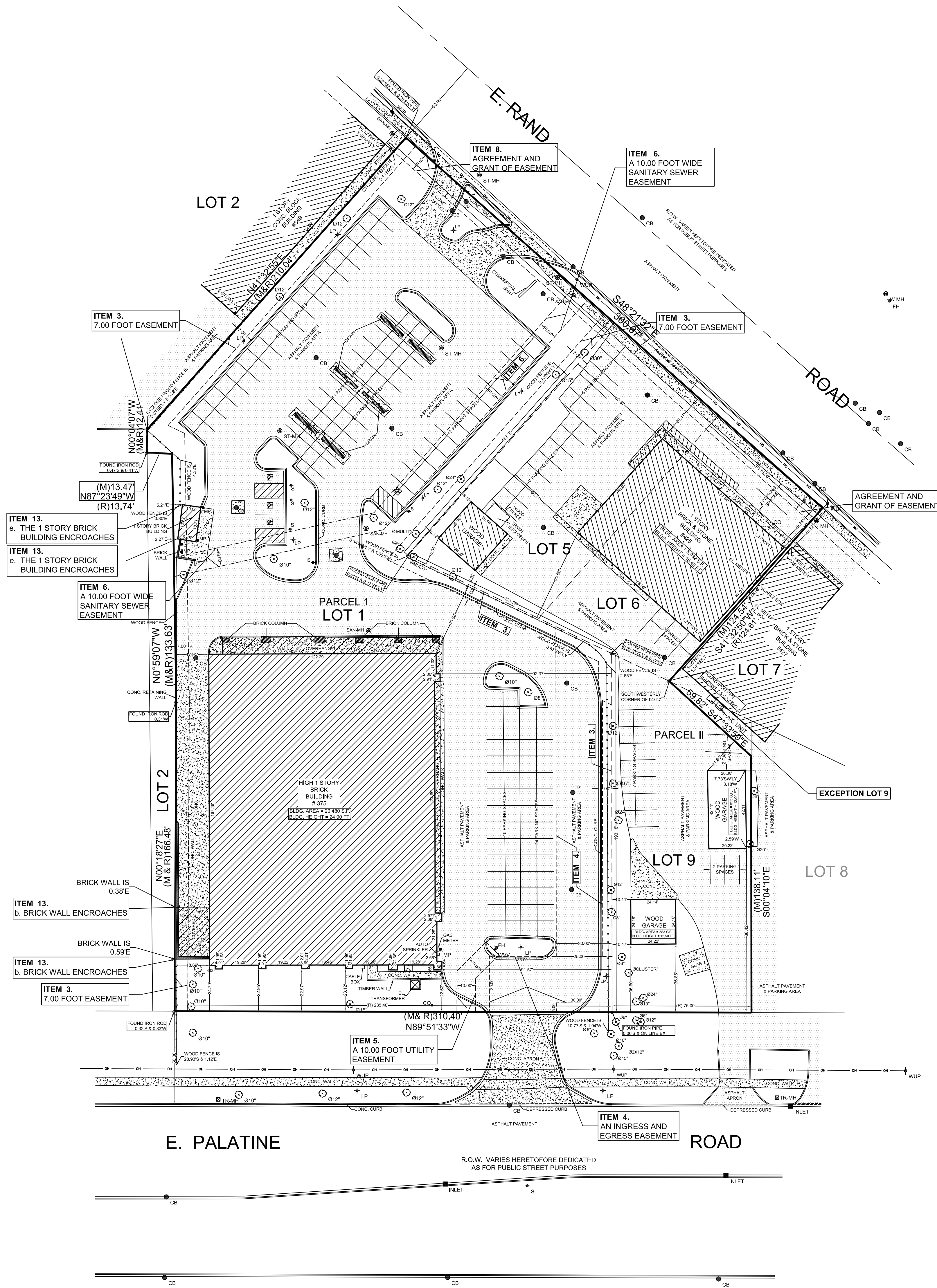
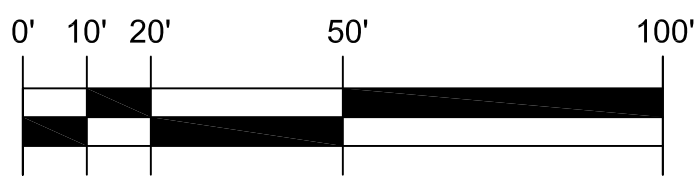
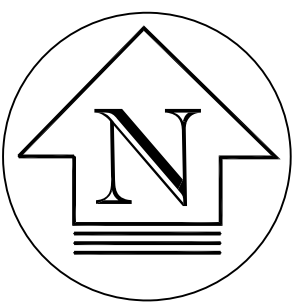
E Palatine Rd

Private

North Point
Shopping Center

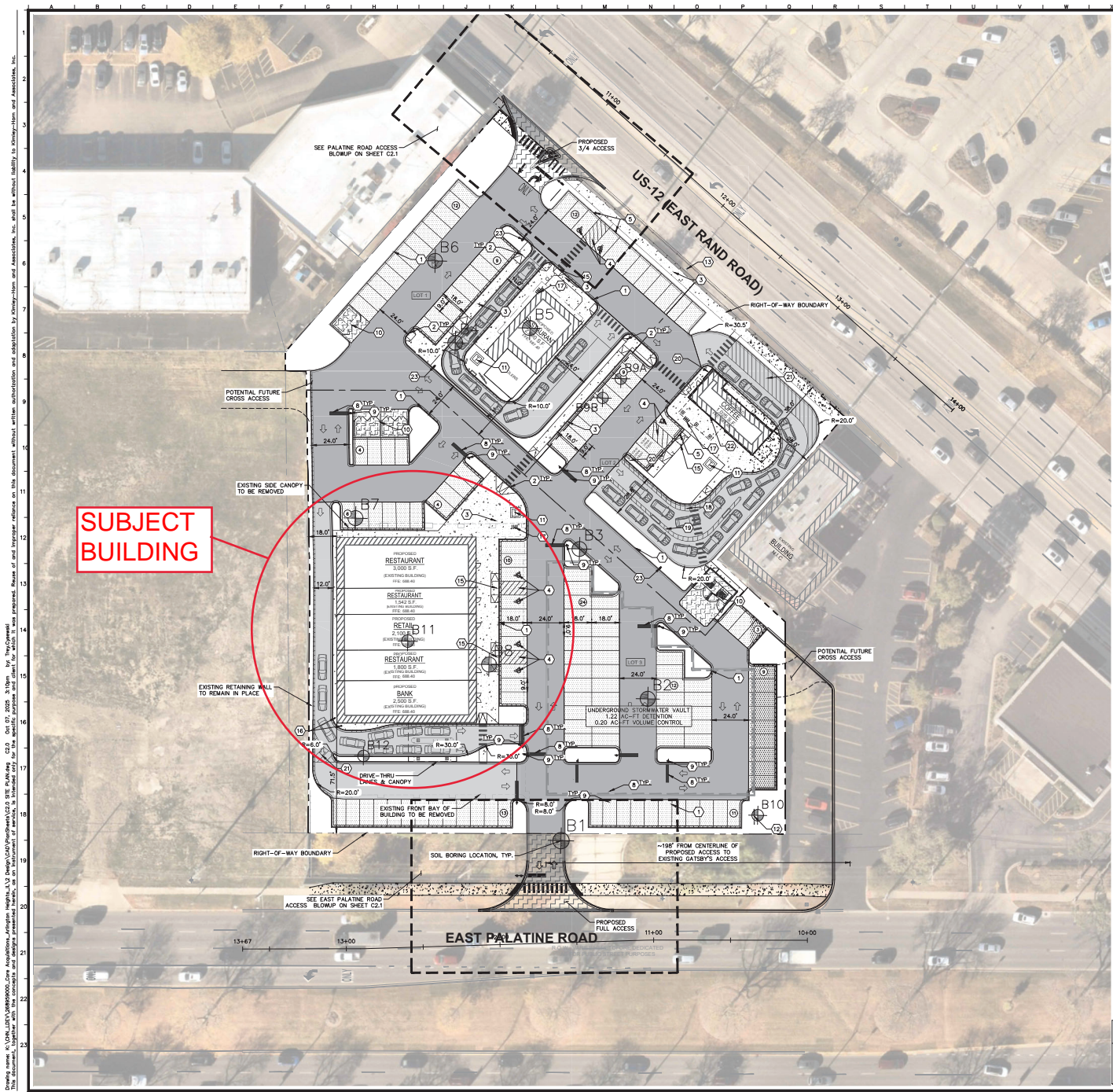
North Point
Shopping Center

12

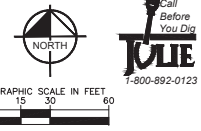


LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	ST-MH STORM MANHOLE
	CB CATCH BASIN
	INLET INLET
	WVV WATER VALVE VAULT
	FH FIRE HYDRANT
	LP LIGHT POLE
	WUP WOOD UTILITY POLE
	TR TREE
	TR-S-MH TRAFFIC SIGNAL MANHOLE
	MH MANHOLE
	SIGN SIGN
	MP METAL GUARD POST
	HANDICAPPED PARKING SPACE
	(R) RECORD DATA
	(M) MEASURED DATA

ORDERED BY: G.W. PROPERTIES	
SCALE : 1" = 30'	
DATE : JANUARY 31, 2023	01-30-24 ALTA UPDATE
FILE No.:	05-03-23 RE-CERTIFIED
2023 - 30742-1	DATE REVISION



FEMA NOTE
 PER FLOOD INSURANCE RATE MAP PANEL NO. 1703102021L, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.



- GENERAL NOTES**
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 4. RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
 5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
 6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

- KEY NOTES**
1. R6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
 2. DEPRESSED CURB AND GUTTER
 3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
 4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
 5. ACCESSIBLE PARKING SIGN, TYP. (MUTED R7-8, SEE DETAILS)
 6. 4" WIDE PAINTED SOLID LINE, TYP.
 7. CONNECT TO EXISTING PAVEMENT, SEWELK, CURB, TYP.
 8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
 9. STOP SIGN, TYP. (MUTED R1-1, SEE DETAILS)
 10. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
 11. TRANSFORMER PAD (FOR REFERENCE ONLY)
 12. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
 13. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
 14. 5'-FT DEPRESSED CURB OPENING (SEE GRADING PLAN & DETAILS)
 15. ACCESSIBLE RAMP (SEE DETAILS)
 16. BOLLARD, TYP. (SEE DETAILS)
 17. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
 18. "RUNNERS" WALKWAY, MIN. 2'-6" WIDE ON DRIVER'S SIDE OF DRIVE AISLE
 19. STRIPED MEDIAN, MIN 2'-6" WIDE
 20. POLE MOUNTED DIRECTIONAL SIGNAGE, BY OTHERS
 21. EXIT LANE W/STRIPING, STRIPES 4" WIDE, 24" O.C.C, SAFETY WHITE
 22. WALK-UP SERVICE WINDOW
 23. NO PARKING FIRE LANE SIGNAGE
 24. DO NOT ENTER SIGN (MUTED R5-1)
 25. RIGHT-TURN ONLY SIGN (MUTED R3-5R)
 26. NO LEFT TURN SIGN (MUTED R3-2)

- PAVING AND CURB LEGEND**
- STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
 - HEAVY DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
 - HEAVY DUTY ASPHALT PAVEMENT - FIRE LANE
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
 - CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
 - HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
 - HEAVY DUTY CONCRETE ASPHON - JDOT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
 - STANDARD PITCH CONCRETE CURB AND GUTTER
 - REVERSE PITCH CONCRETE CURB AND GUTTER
 - CONCRETE DEPRESSED CURB AND GUTTER

SITE DATA

TOTAL SITE AREA:	= 2.79 AC
LOT 1 AREA:	= 0.71 AC
LOT 2 AREA:	= 0.53 AC
LOT 3 AREA:	= 1.55 AC
PARKING SPACES	
STANDARD PARKING SPACES PROVIDED	= 124 SPACES
STANDARD PARKING SPACES REQUIRED	= 49 SPACES
*ONE SPACE FOR EACH 300 SF OF FLOOR SPACE (RESTAURANT - CARRY-OUT)	
ACCESSIBLE PARKING SPACES PROVIDED	= 7 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 6 SPACES
*PER ILLINOIS ACCESSIBILITY CODE	
TOTAL PARKING SPACES PROVIDED	= 131 SPACES
BIKE PARKING SPACES	
BIKE PARKING PROVIDED	= 15 SPACES
BIKE PARKING REQUIREMENTS	= 6 SPACES
*ONE BP SPACE FOR EACH 6,000 SF OF FLOOR SPACE, MINIMUM OF 2 BIKE PARKING SPACES	

NO.	REVISED PER	VALUAGE	COMMENTS	DATE	BY
1				10/27/25	UN

Kimley-Horn
 CONSULTING ENGINEERS, INC.
 300 N. STATE STREET, SUITE 200
 CHICAGO, ILLINOIS 60610
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
 DESIGNED BY: JVA
 DRAWN BY: TNC
 CHECKED BY: HEG

CORE ACQUISITIONS

SITE PLAN

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
 375 - 425 E. RAND RD
 ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
 KHA PROJECT NO: 268959000
 SHEET NUMBER: C2.0

Drawing name: \\USP1\DEV\268959000_001_Arlington_Highlands_IL2_Dwg\CAD\Proposed\SitePlan\C2.0_SitePlan.dwg, C2.0 Oct 07, 2025, 3:10pm, by: TNC\cmad
 This document, together with the concepts and design parameters herein, is intended only for the specific project and site for which it was prepared. It is not to be used for any other project or site without the written authorization and signature of Kimley-Horn and Associates, Inc. and its liability to Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ARLINGTON HEIGHTS

375-425 East Rand Rd Arlington
Heights IL. 60004



ARLINGTON HEIGHTS

375-425 East Rand Rd Arlington
Heights IL. 60004



ARLINGTON HEIGHTS

375-425 East Rand Rd Arlington
Heights IL. 60004



ARLINGTON HEIGHTS

375-425 East Rand Rd Arlington
Heights IL. 60004

PROJECT:



CORE
ACQUISITIONS
200 S. WACKER DR.
SUITE 1325
OAK BROOK, IL 60606

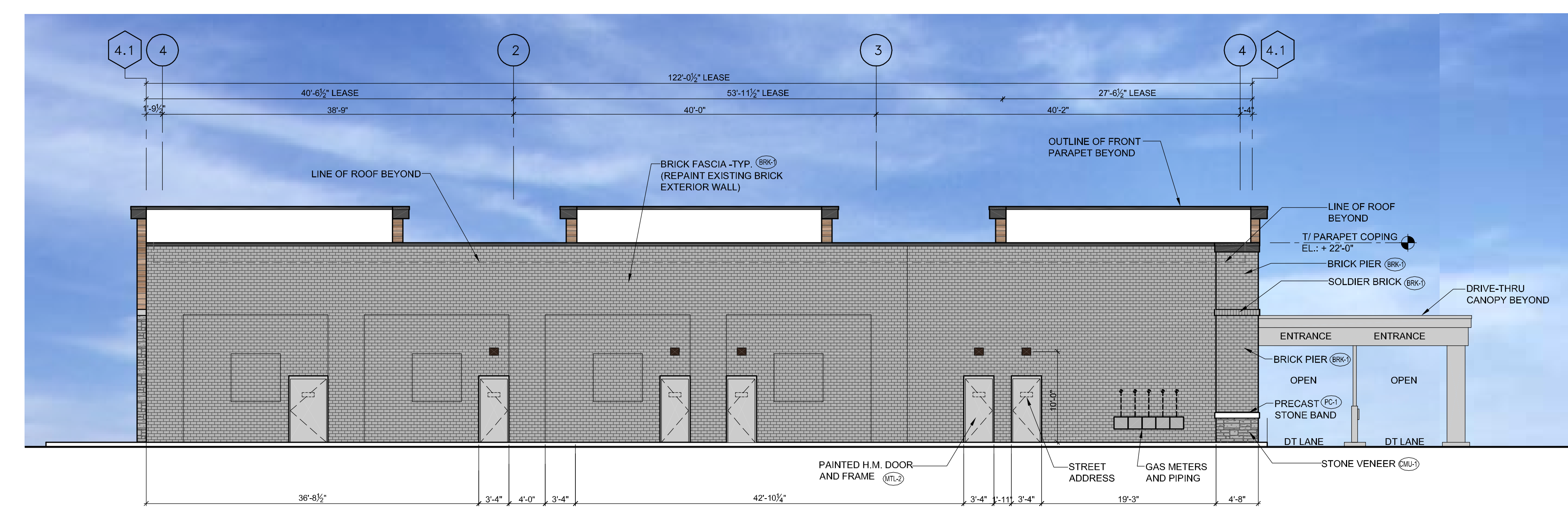
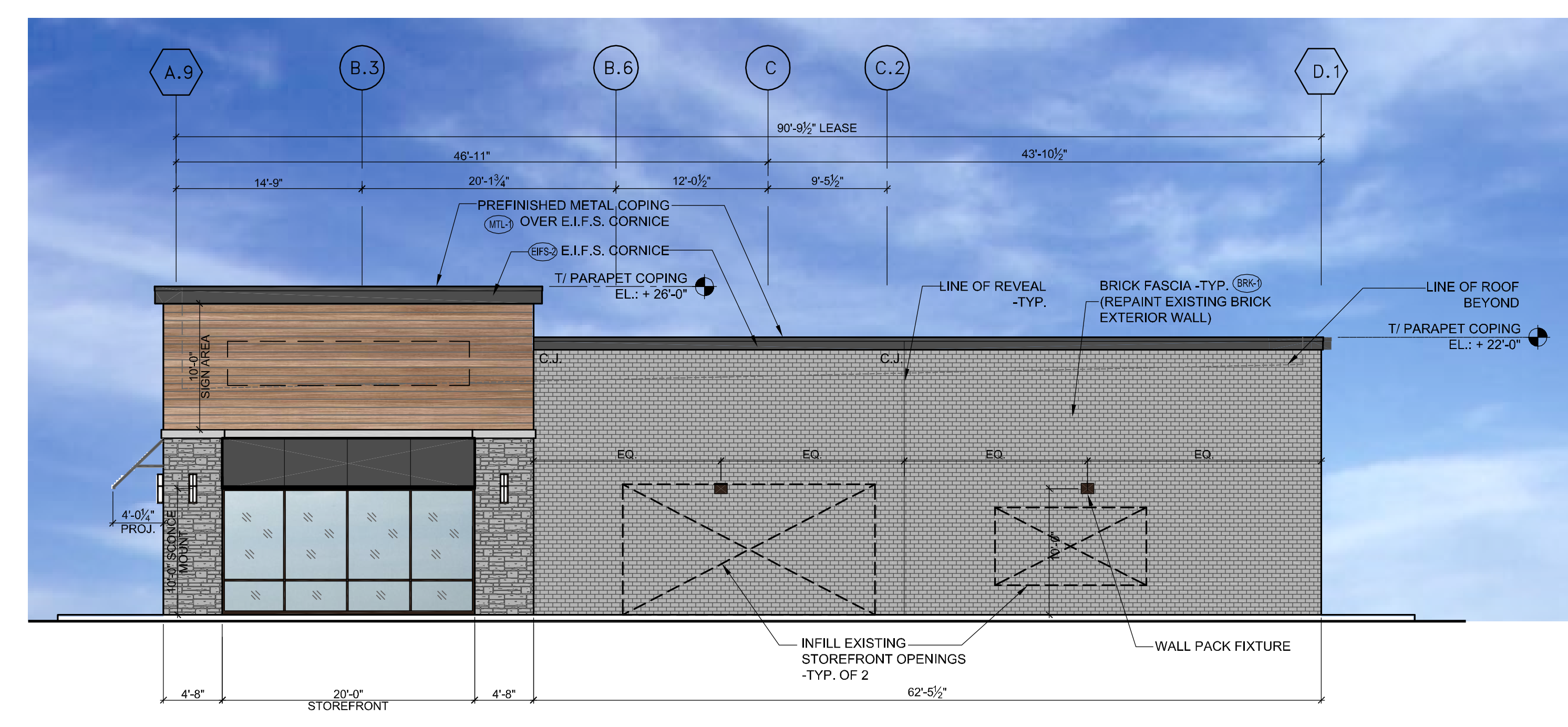
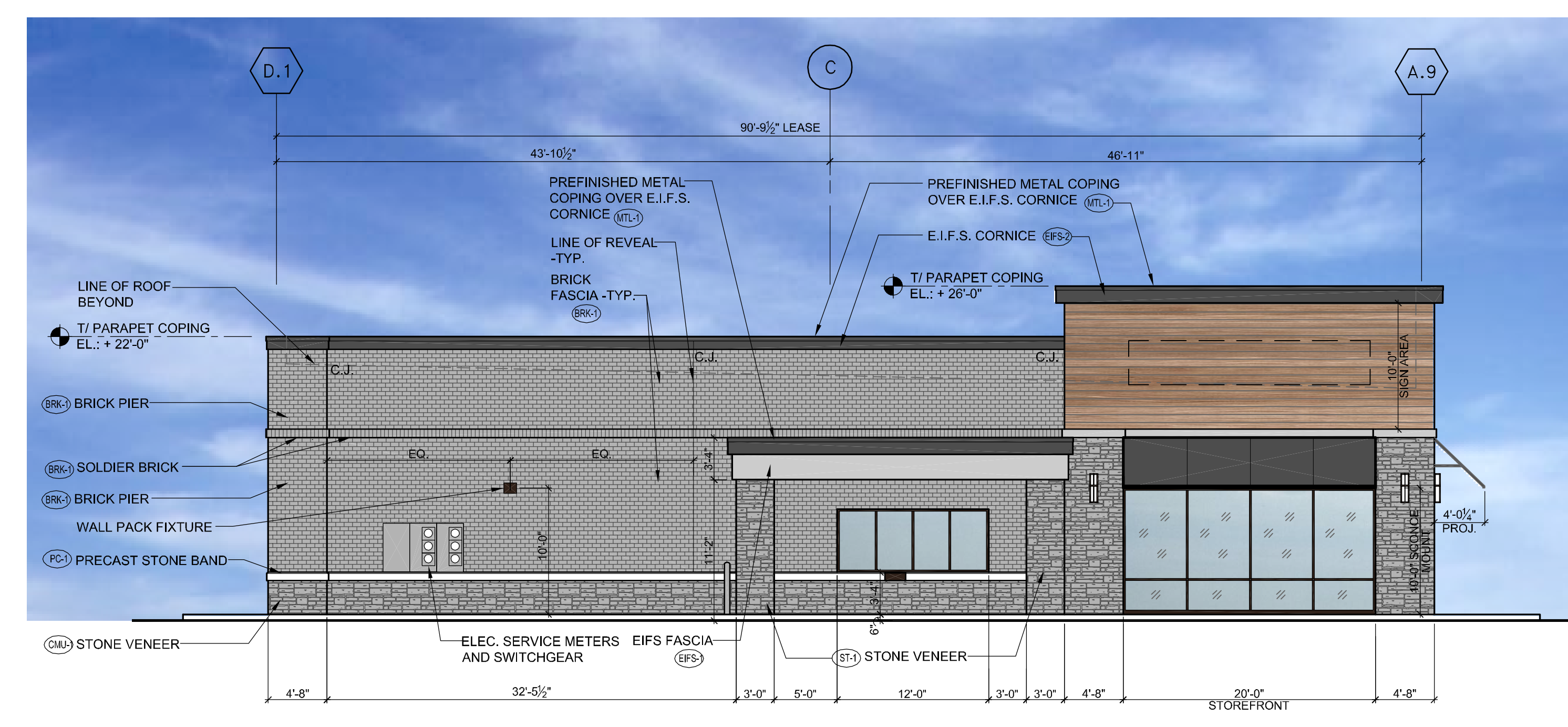
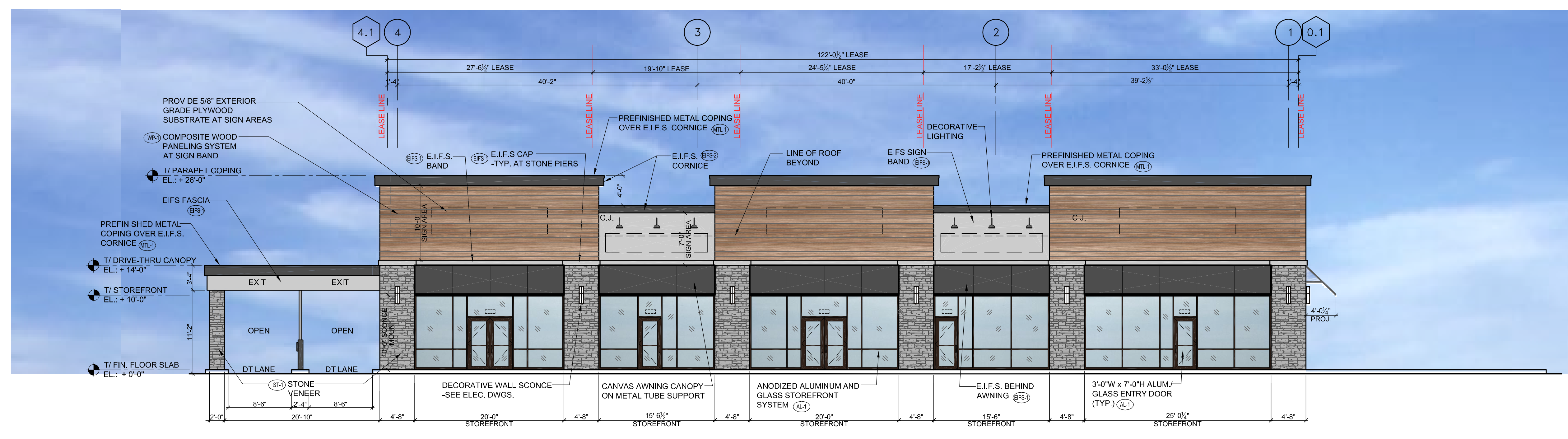
PROJECT:

PROPOSED
BUILDING
REMODEL

375-425 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

SHEET TITLE:

EXTERIOR
ELEVATIONS



MATERIAL LEGEND		
DESIGNATION	MATERIAL/COLOR/TEXTURE	MANUFACTURER
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM COLOR: 7646 FIRST STAR NOTE: FIELD COLOR	DRYVIT OR APPROVED EQUAL
EIFS-2	EXTERIOR INSULATION AND FINISH SYSTEM COLOR: 7069 IRON ORE NOTE: FIELD COLOR	DRYVIT OR APPROVED EQUAL
BRK-1	UTILITY SIZE FACE BRICK NOTE: THIN BRICK TO BE USED ABOVE ALL STOREFRONT LOCATIONS COLOR: ALPINE RIDGE (SMOOTH FINISH) - PROVIDE INTEGRAL WATER REPELLENT	ENDICOTT CLAY PRODUCTS OR APPROVED EQUAL
ST-1	STRIP STONE VENEER (LIGHT GRAY VARIATION) COLOR: BLACK FOREST - PROVIDE INTEGRAL WATER REPELLENT IN BLOCK AND MORTAR (DRY-BLOCK)	CORONADO STONE PRODUCTS OR APPROVED EQUAL
MTL-1	PREFINISHED METAL COPING COLOR: CHARCOAL GREY	BERRIDGE ALUM CORP. OR APPROVED EQUAL
MTL-2	INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: PRIME AND PAINTED TO MATCH ADJACENT MATERIAL COLOR	BENJAMIN MOORE OR APPROVED EQUAL
S-1	STEEL CANOPY SYSTEM COLOR: DARK GRAY TEXTURE: POWDERCOAT	BENJAMIN MOORE OR APPROVED EQUAL
WP-1	ARCHITECTURAL WALL PANELING SYSTEM COLOR: WILDWOOD TEXTURE: BAMBOO	FIBERON COMPOSITE CLADDING OR APPROVED EQUAL
AL-1	"DARK BRONZE" ANODIZED ALUMINUM STOREFRONT SYSTEM WITH LOW E DOUBLE INSULATED CLEAR GLASS (NON-TINTED) - WIDE STILE TEMPERS AS REQUIRED NOTE: NO TEMPORARY HARDWARE	KAWNEER COMPANY, INC. OR APPROVED EQUAL

GENERAL NOTE:
GENERAL CONTRACTOR TO VERIFY W/ OWNER FOR ALL FINISHES, COLORS & MANUFACTURERS
TO BE SUBMITTED FOR FINAL APPROVAL PRIOR TO ORDERING PRODUCT & WORK COMMENCING.

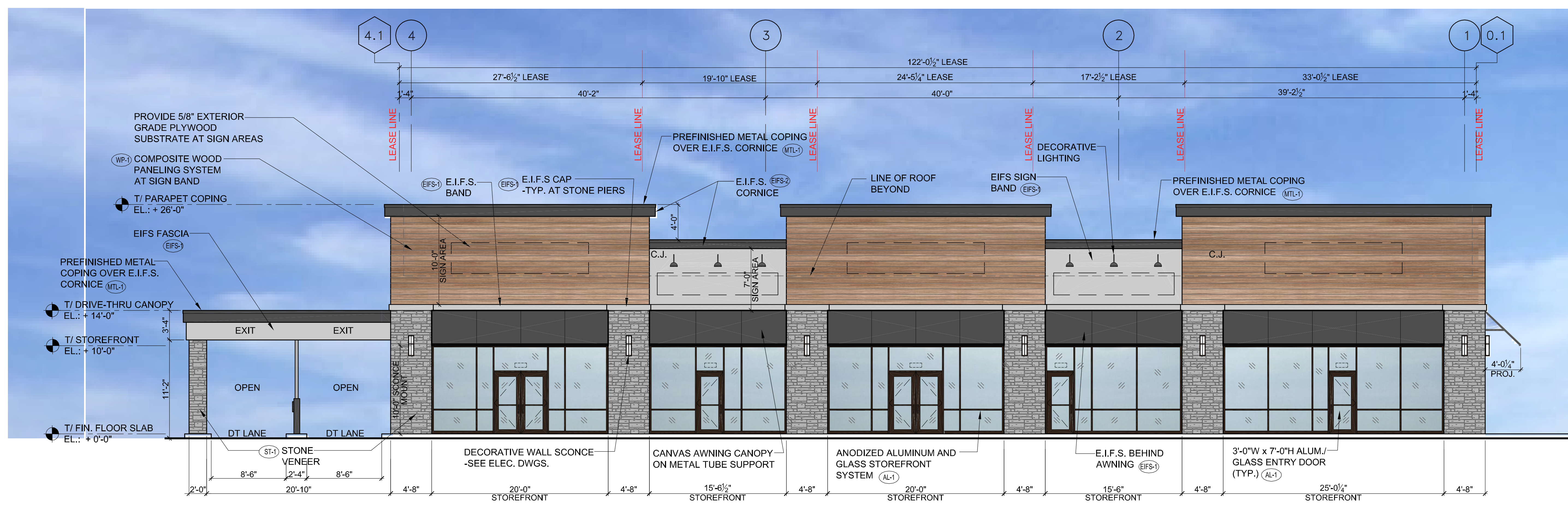
NO.	DATE	DESCRIPTION
11.26.25		DESIGN REVIEW
10.28.25		PLAN / ELEVATION UPDATE
10.08.25		FOR REVIEW

DRAWN BY: _____ CHECKED BY: _____

SHEET:

EL-1

JOB NO. _____ XXXXX



1 FRONT ELEVATION (EAST)
EXH-1 SCALE: N.T.S.

MATERIAL LEGEND		
DESIGNATION	MATERIAL/COLOR/TEXTURE	MANUFACTURER
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM COLOR: 7648 'FIRST STAR' NOTE: FIELD COLOR	DRYVIT OR APPROVED EQUAL
EIFS-2	EXTERIOR INSULATION AND FINISH SYSTEM COLOR: 7069 'IRON ORE' NOTE: FIELD COLOR	DRYVIT OR APPROVED EQUAL
BRK-1	UTILITY SIZE FACE BRICK NOTE: THIN BRICK TO BE USED ABOVE ALL STOREFRONT LOCATIONS COLOR: ALPINE RIDGE (SMOOTH FINISH) - PROVIDE INTEGRAL WATER REPELLENT	ENDICOTT CLAY PRODUCTS OR APPROVED EQUAL
ST-1	STRIP STONE VENEER (LIGHT GRAY VARIATION) COLOR: BLACK FOREST - PROVIDE INTEGRAL WATER REPELLENT IN BLOCK AND MORTAR (DRY-BLOCK)	CORONADO STONE PRODUCTS OR APPROVED EQUAL
MTL-1	PREFINISHED METAL COPING COLOR: CHARCOAL GREY	BERRIDGE ALUM CORP OR APPROVED EQUAL
MTL-2	INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: PRIME AND PAINTED TO MATCH ADJACENT MATERIAL COLOR	BENJAMIN MOORE OR APPROVED EQUAL
S-1	STEEL CANOPY SYSTEM COLOR: DARK GRAY TEXTURE: POWDERCOAT	BENJAMIN MOORE OR APPROVED EQUAL
WP-1	ARCHITECTURAL WALL PANELING SYSTEM COLOR: WILLOWOOD TEXTURE: BAMBOO	FIBERON COMPOSITE CLADDING OR APPROVED EQUAL
AL-1	'DARK BRONZE' ANODIZED ALUMINUM STOREFRONT SYSTEM WITH LOW E DOUBLE INSULATED CLEAR GLASS (NON-TINTED) - WIDE STILE, TEMPERED AS REQUIRED NOTE: NO TEMPORARY HARDWARE	KAWNEER COMPANY, INC. OR APPROVED EQUAL

GENERAL NOTE:
GENERAL CONTRACTOR TO VERIFY W/ OWNER FOR ALL FINISHES, COLORS & MANUFACTURERS
TO BE SUBMITTED FOR FINAL APPROVAL PRIOR TO ORDERING PRODUCT & WORK COMMENCING.



2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

PROJECT:



CORE ACQUISITIONS
200 S. WACKER DR.
SUITE 1325
OAK BROOK, IL 60606

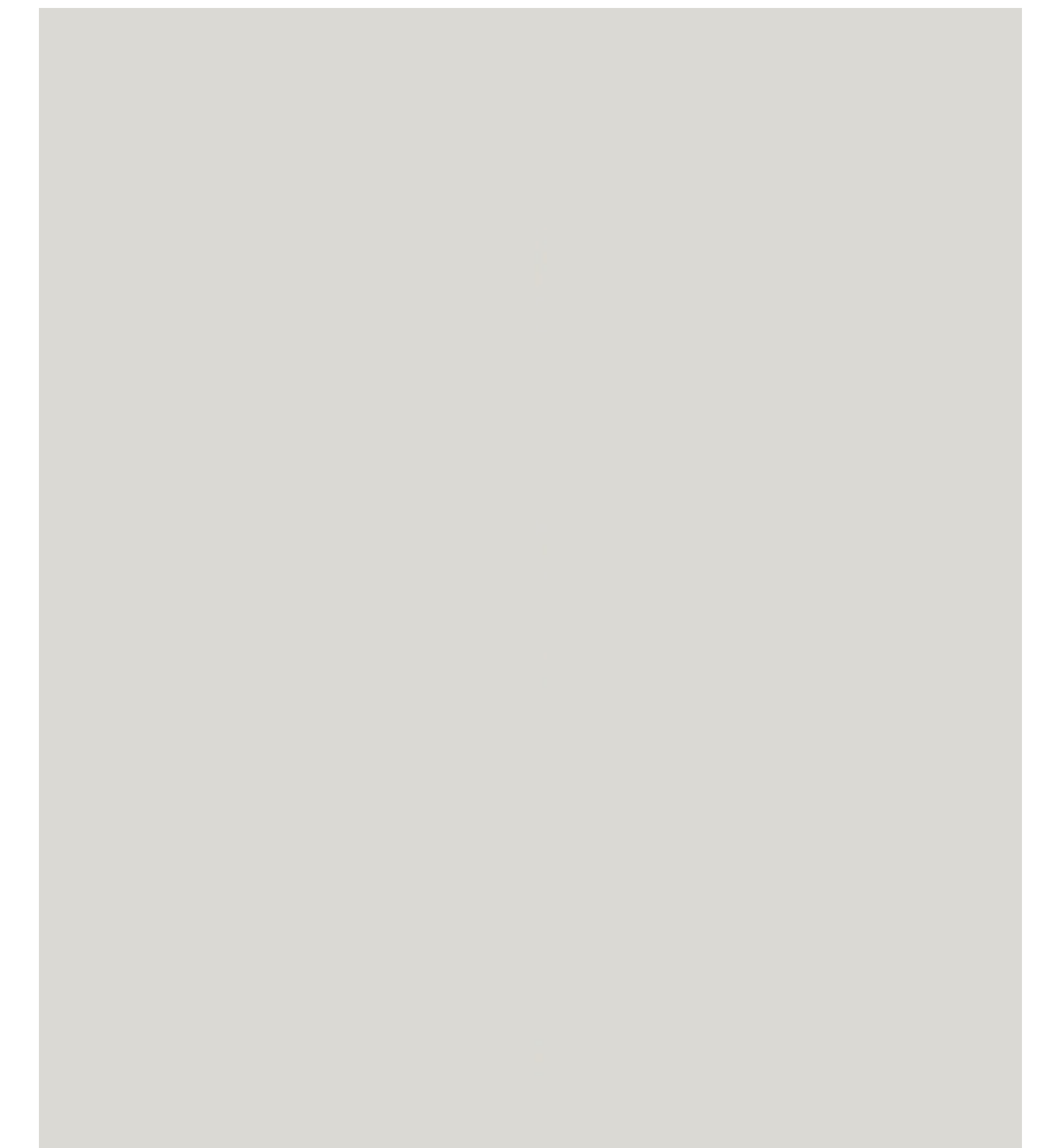
PROJECT:

PROPOSED BUILDING REMODEL

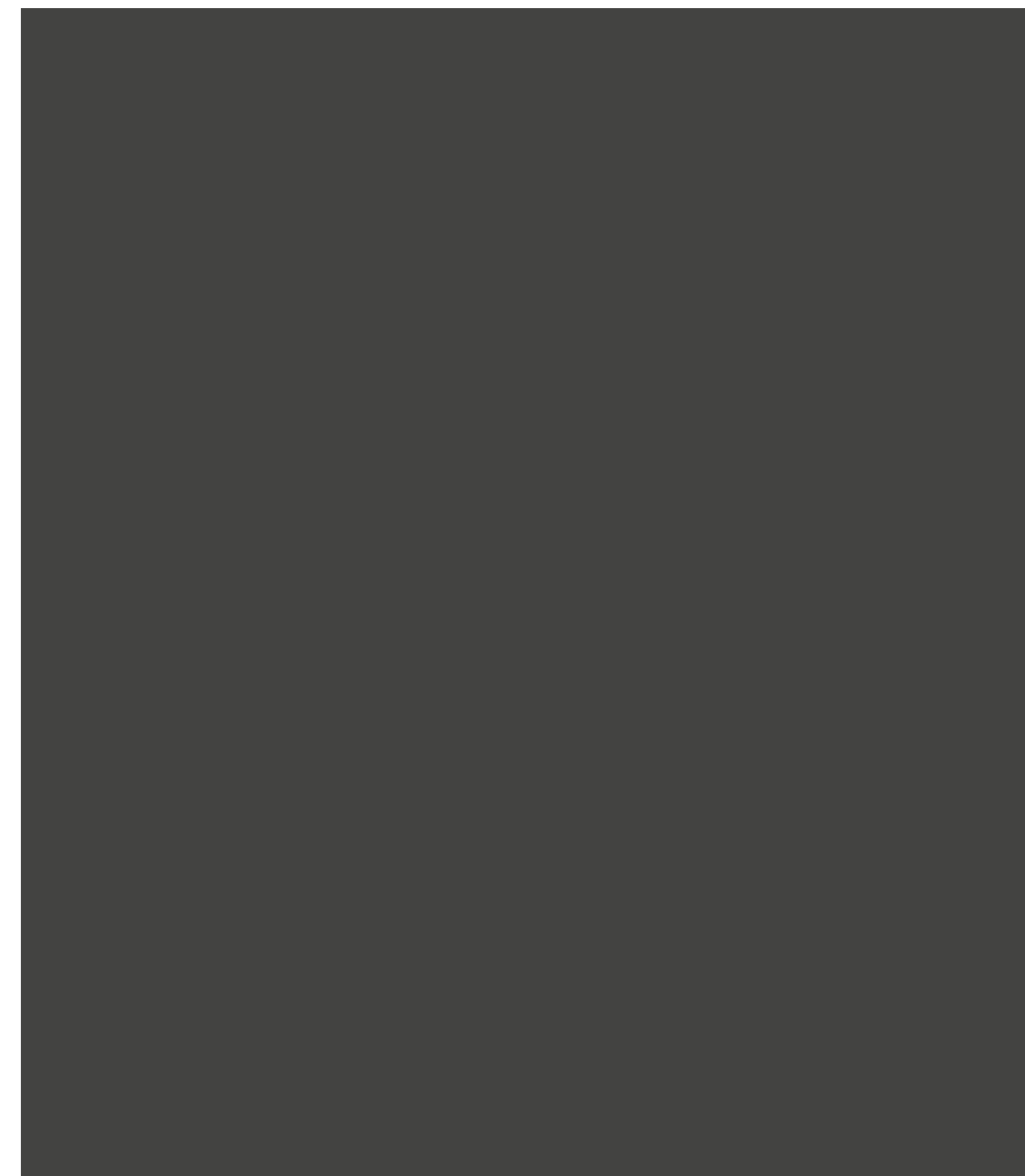
375-425 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

SHEET TITLE:

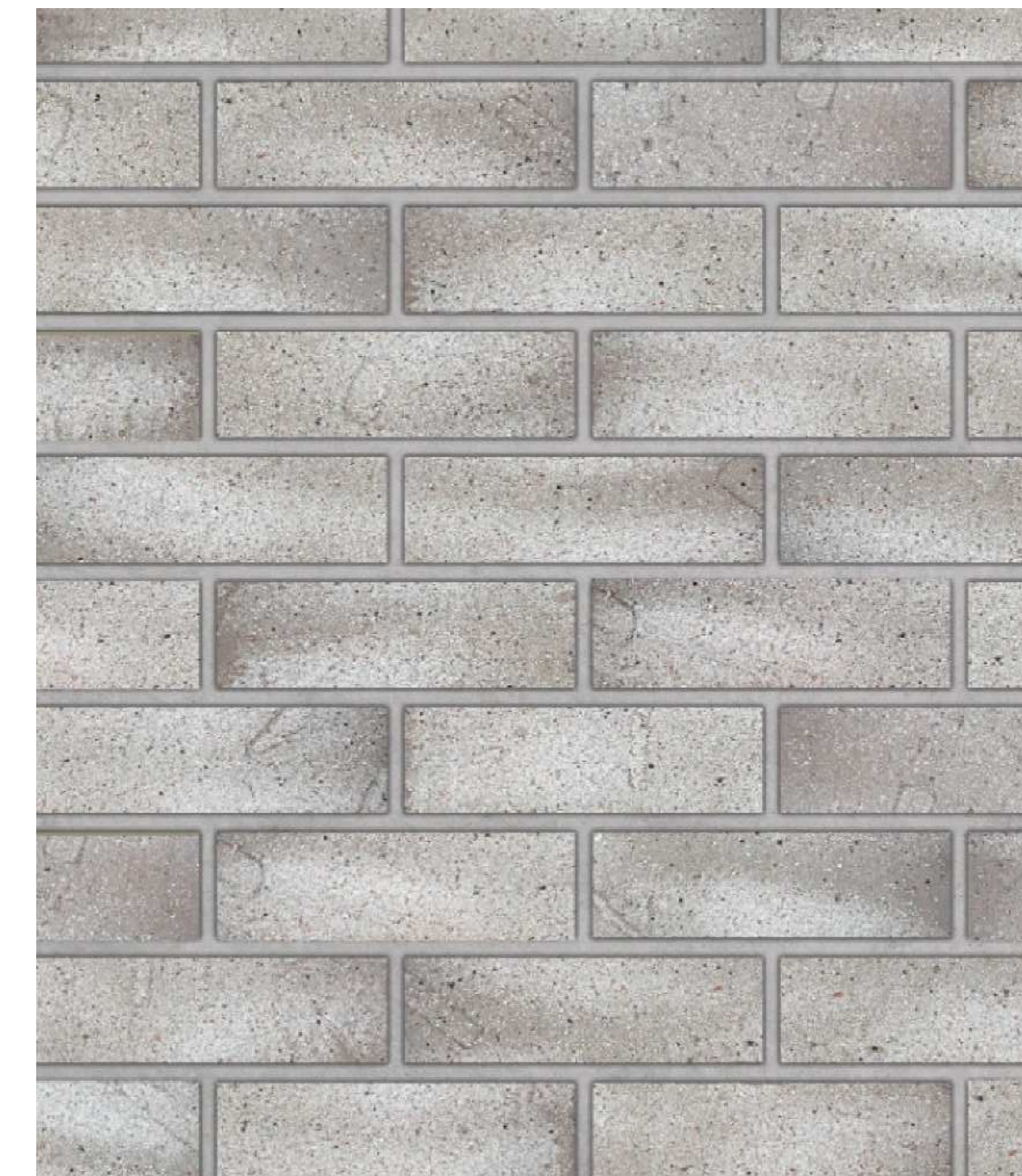
SAMPLE BOARD



EIFS-1 (SIGN BAND AREAS)
(TO MATCH SW7646 'FIRST STAR')



EIFS-2 (CORNICES)
(TO MATCH SW7069 'IRON ORE')



BRK-1 (BRICK WALLS)
(ALPINE RIDGE)



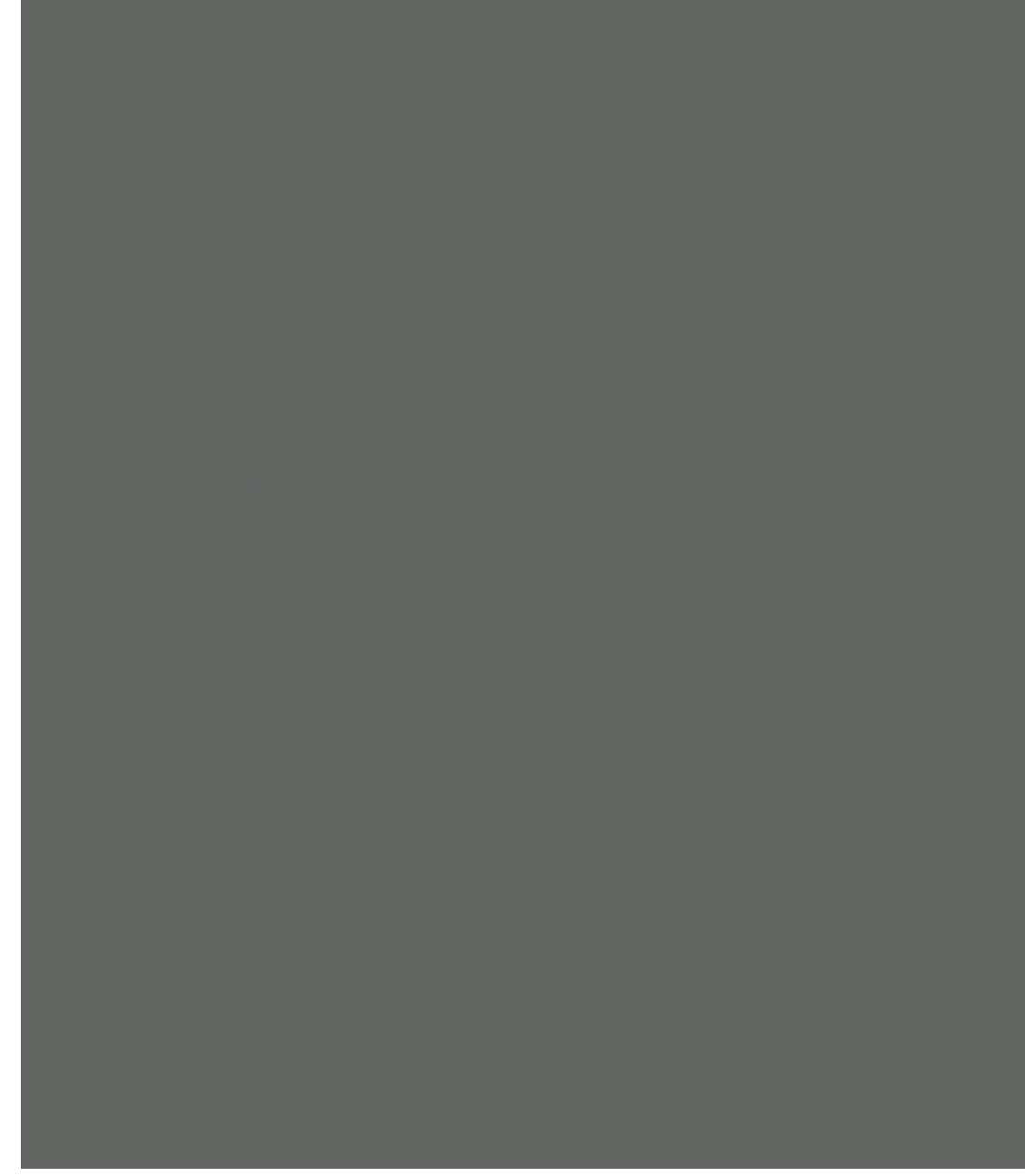
ST-1 (PIERS)
(BLACK FOREST)



MTL-1 (METAL COPING)
(CHARCOAL GREY)



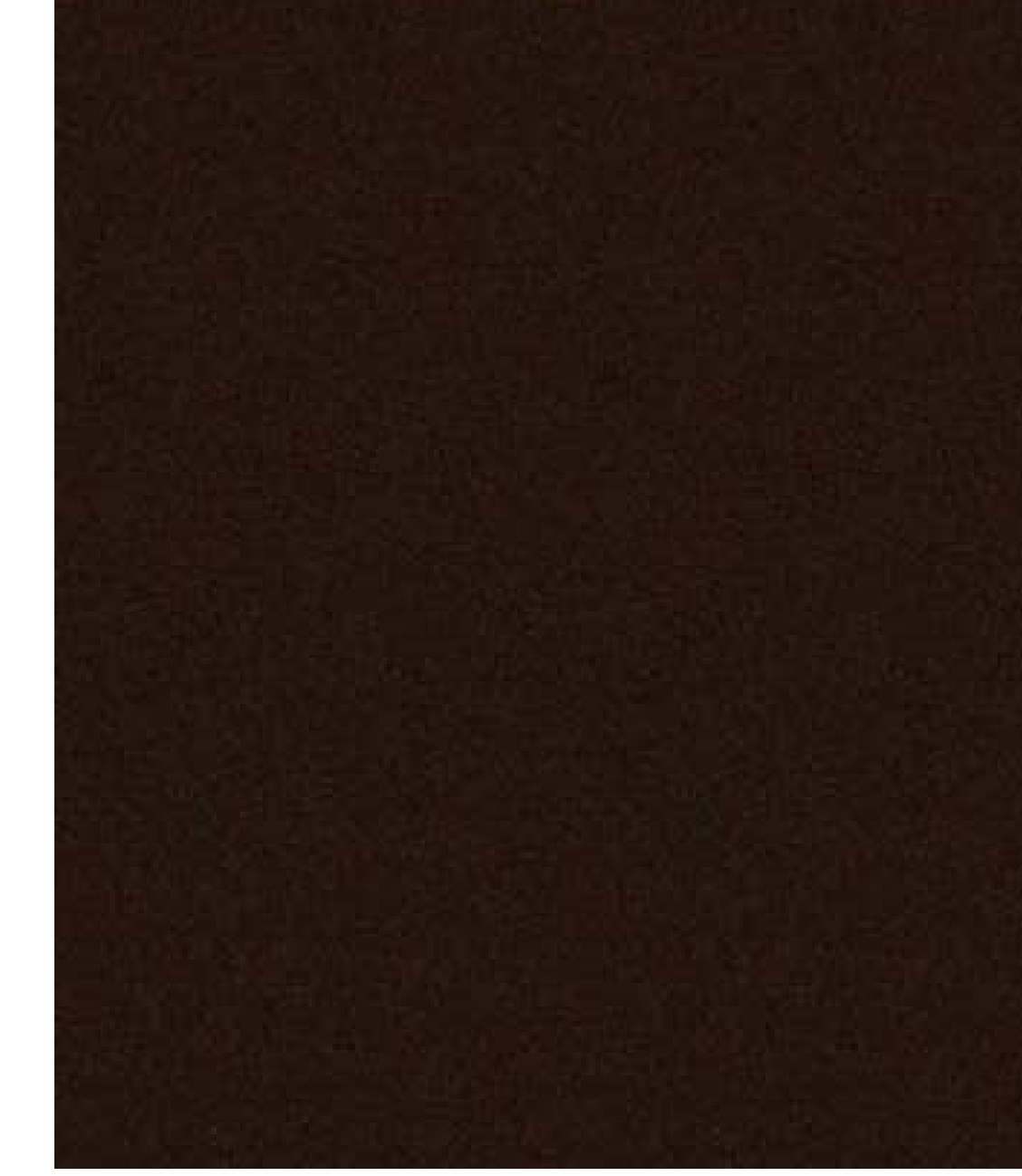
MTL-2 (SERVICE DOORS)
(TO MATCH ADJACENT MATERIAL)



S-1 (STEEL CANOPY SYSTEM)
(DARK GRAY)



WP-1 (WALL PANELS)
(BAMBOO)



AL-1 (STOREFRONT SYSTEM)
(DARK BRONZE ANODIZED)

NO.	DATE	DESCRIPTION
11.26.25		DESIGN REVIEW
10.28.25		PLAN / ELEVATION UPDATE
10.08.25		FOR REVIEW

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DRAWN BY: _____ CHECKED BY: _____

SHEET:

EXH-1

JOB NO. _____ XXXXX

MATERIAL LEGEND

DESIGNATION	MATERIAL/COLOR/TEXTURE	MANUFACTURER
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM COLOR : 7646 'FIRST STAR' NOTE : FIELD COLOR	DRYVIT OR APPROVED EQUAL
EIFS-2	EXTERIOR INSULATION AND FINISH SYSTEM COLOR : 7069 'IRON ORE' NOTE : FIELD COLOR	DRYVIT OR APPROVED EQUAL
BRK-1	UTILITY SIZE FACE BRICK <u>NOTE:</u> THIN BRICK TO BE USED ABOVE ALL STOREFRONT LOCATIONS COLOR ; ALPINE RIDGE (SMOOTH FINISH) - PROVIDE INTEGRAL WATER REPELLENT	ENDICOTT CLAY PRODUCTS OR APPROVED EQUAL
ST-1	STRIP STONE VENEER (LIGHT GRAY VARIATION) COLOR: BLACK FOREST ▪ PROVIDE INTEGRAL WATER REPELLENT IN BLOCK AND MORTAR ("DRY-BLOCK")	CORONADO STONE PRODUCTS OR APPROVED EQUAL
MTL-1	PREFINISHED METAL COPING COLOR: CHARCOAL GREY	BERRIDGE ALUM CORP OR APPROVED EQUAL
MTL-2	INSULATED HOLLOW METAL DOOR AND FRAME ▪ COLOR : PRIMED AND PAINTED TO MATCH ADJACENT MATERIAL COLOR	BENJAMIN MOORE OR APPROVED EQUAL
S-1	STEEL CANOPY SYSTEM COLOR: 'DARK GRAY' TEXTURE: POWDERCOAT	BENJAMIN MOORE OR APPROVED EQUAL
WP-1	ARCHITECTURAL WALL PANELING SYSTEM COLOR: WILDWOOD TEXTURE: BAMBOO	FIBERON COMPOSITE CLADDING OR APPROVED EQUAL
AL-1	'DARK BRONZE' ANODIZED ALUMINUM STOREFRONT SYSTEM WITH LOW E DOUBLE INSULATED CLEAR GLASS (NON-TINTED) - WIDE STILE, TEMPERED AS REQUIRED NOTE: NO TEMPORARY HARDWARE	KAWNEER COMPANY, INC. OR APPROVED EQUAL

GENERAL NOTE:

GENERAL CONTRACTOR TO VERIFY W/ OWNER FOR ALL FINISHES, COLORS & MANUFACTURERS
TO BE SUBMITTED FOR FINAL APPROVAL PRIOR TO ORDERING PRODUCT & WORK COMMENCING.

PROJECT:



CORE
ACQUISITIONS
200 S. WACKER DR.
SUITE 1325
OAK BROOK, IL 60606

PROJECT:

PROPOSED
BUILDING
REMODEL

375-425 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

SHEET TITLE:
SITE DETAILS

NO.	DATE	DESCRIPTION
11.26.25	DESIGN REVIEW	
10.28.25	PLAN / ELEVATION UPDATE	
10.08.25	FOR REVIEW	

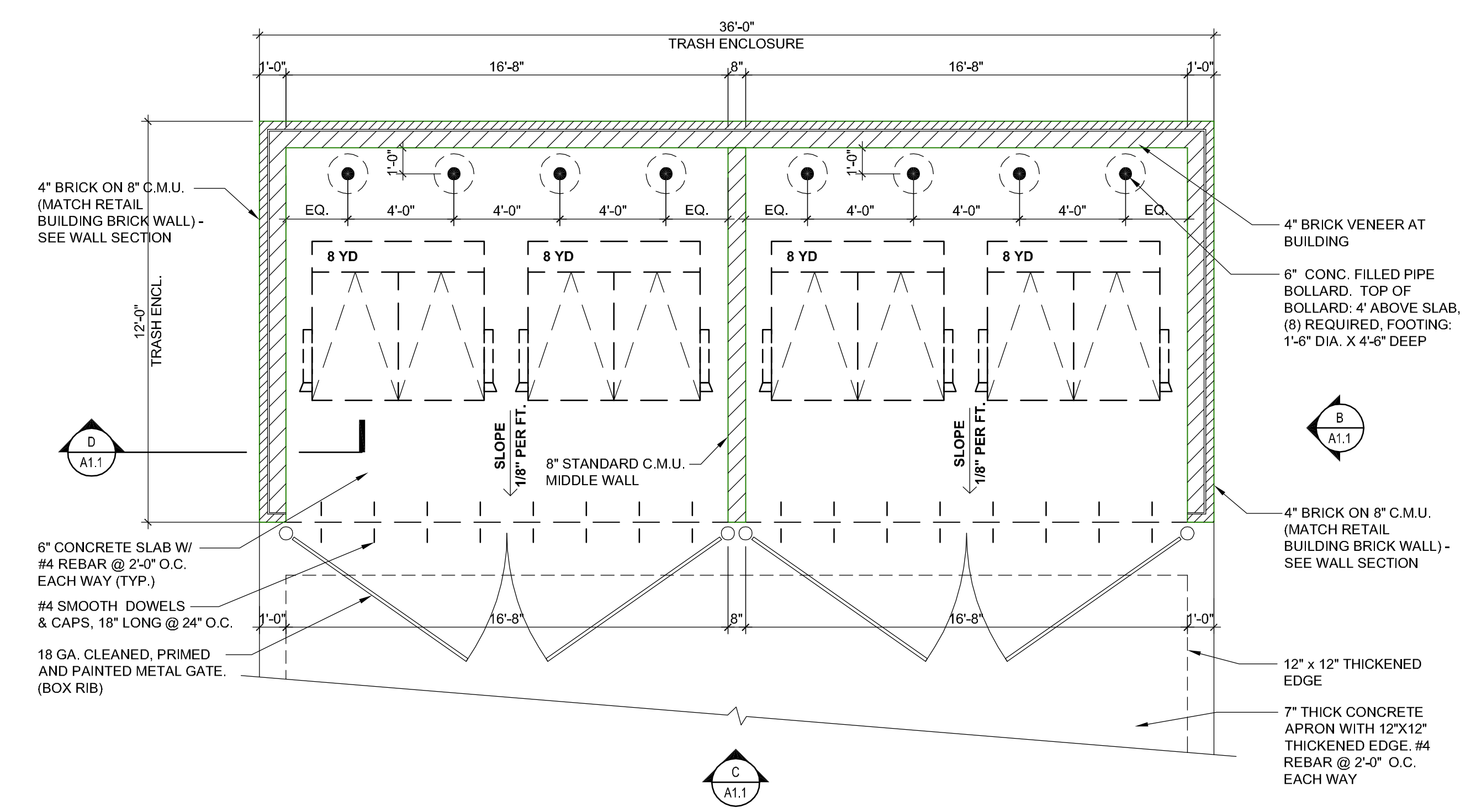
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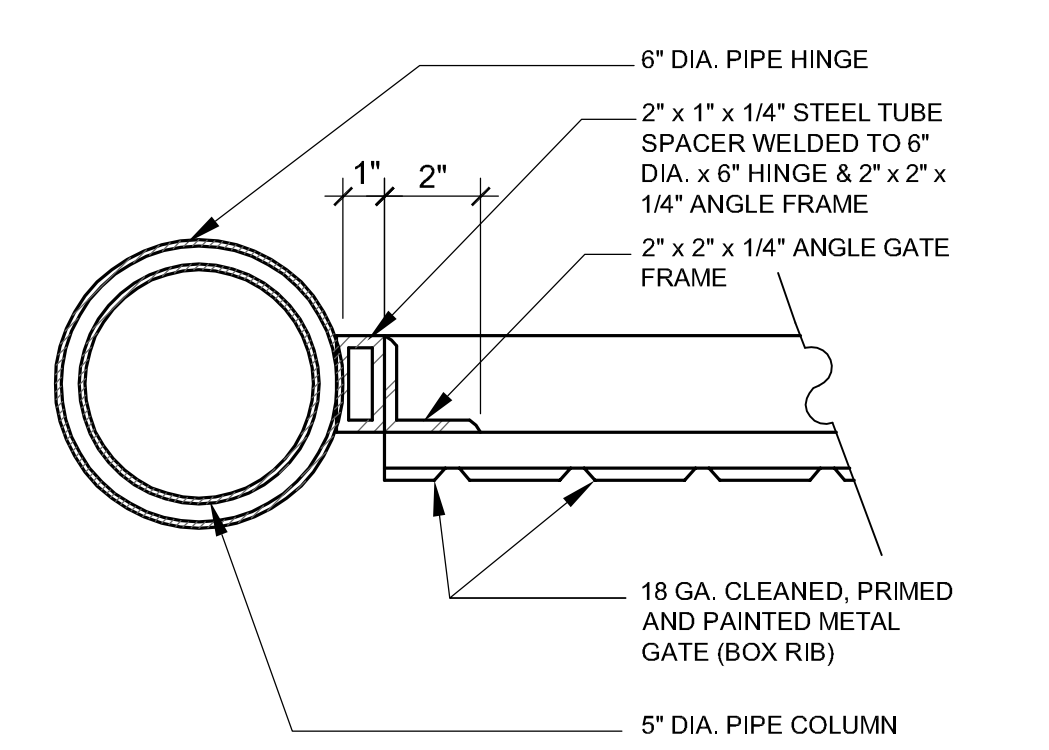
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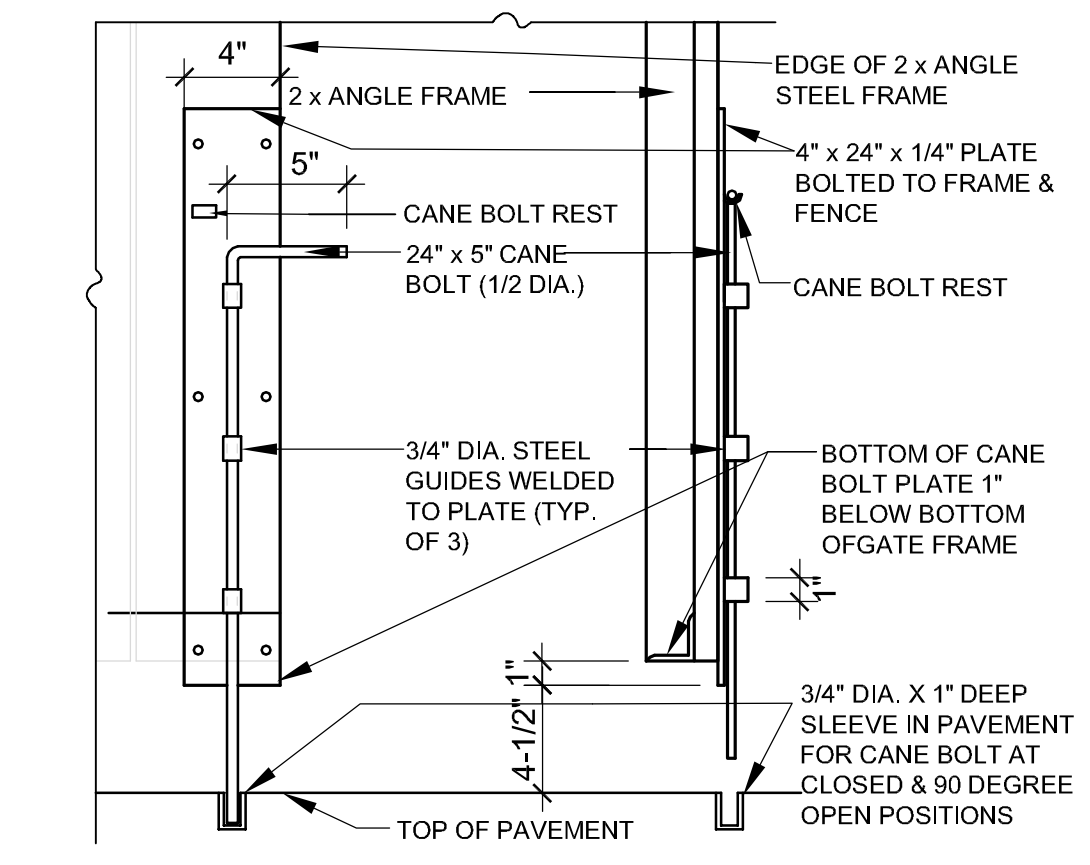
JOB NO. _____ XXXXX



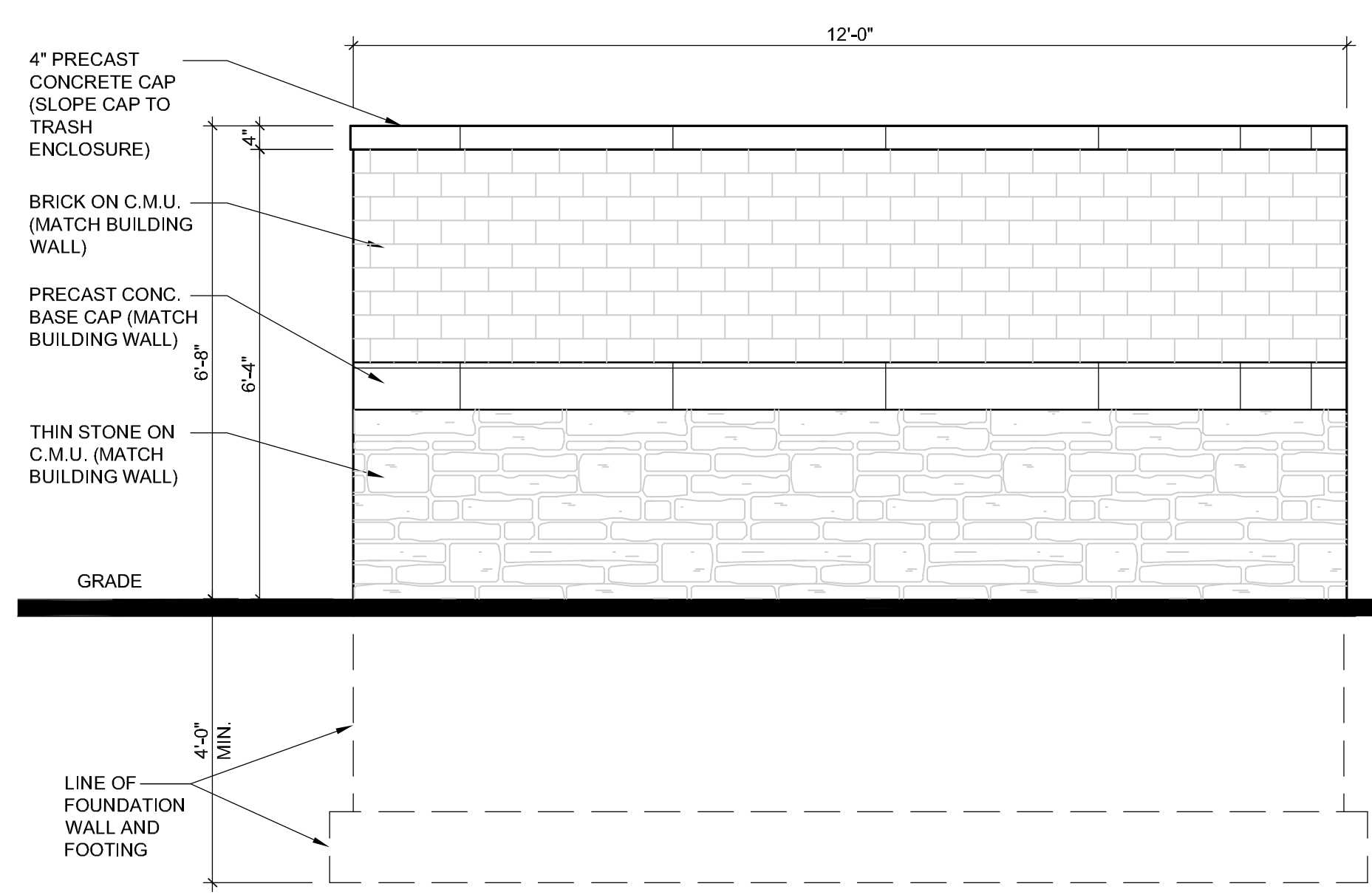
(A) ENLARGED TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



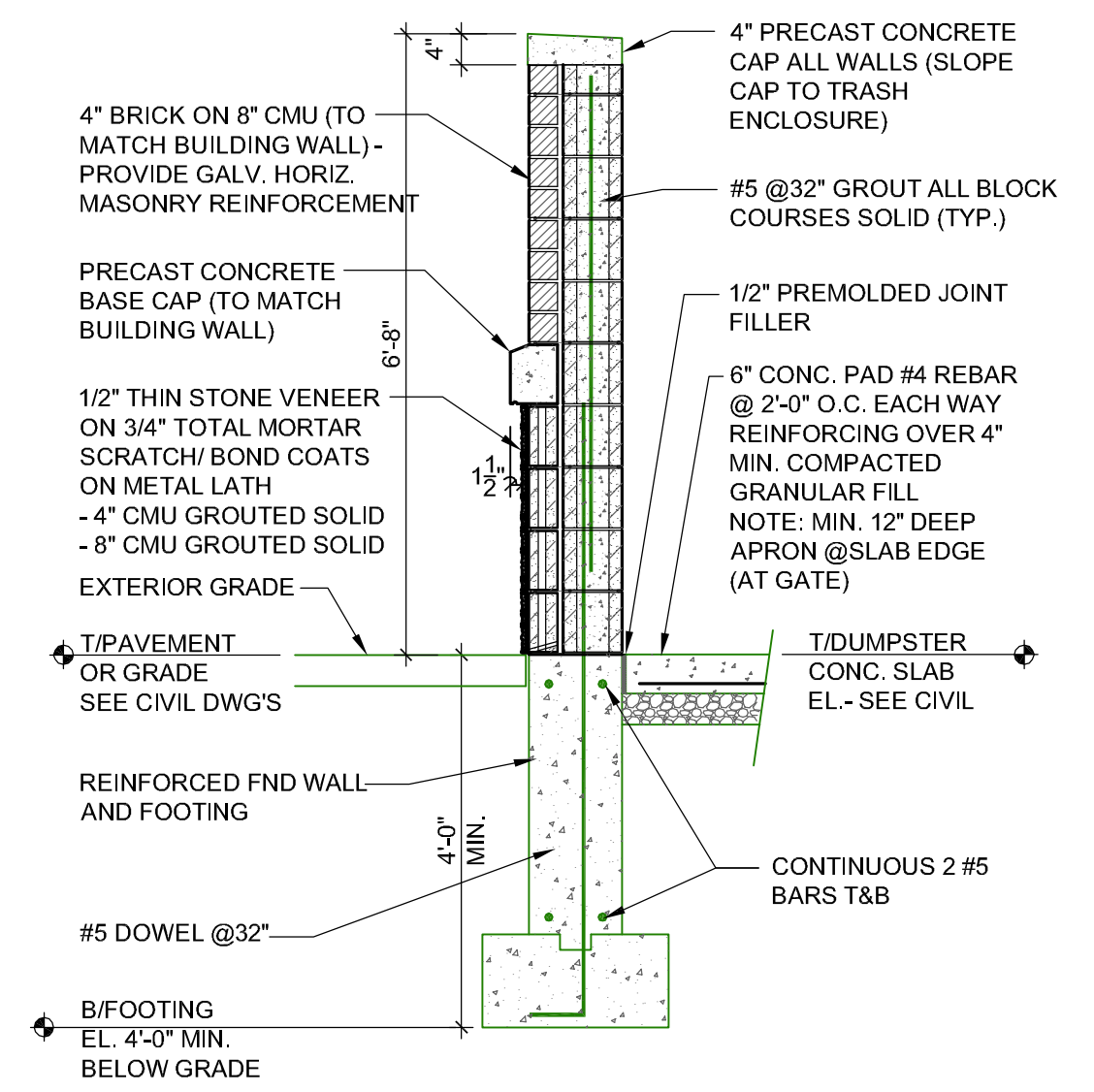
(E) GATE HINGE DETAIL
SCALE: N.T.S.



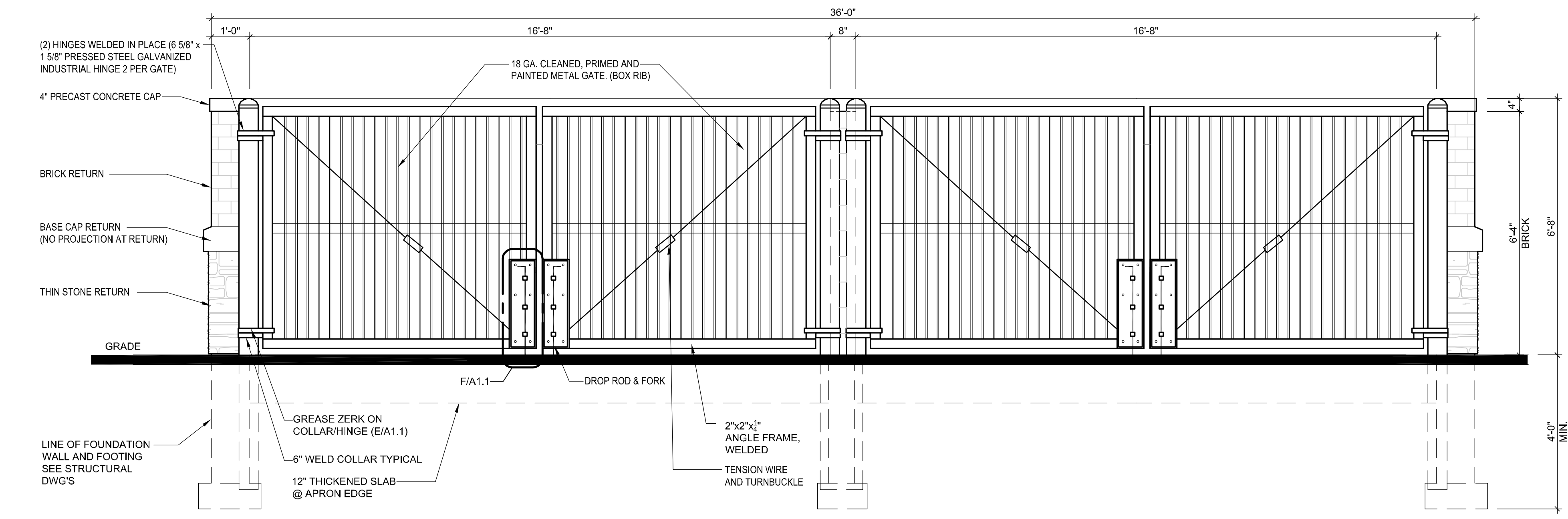
(F) CANE BOLT DETAIL
SCALE: N.T.S.



(B) TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



(D) TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



(C) TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"

PROJECT:



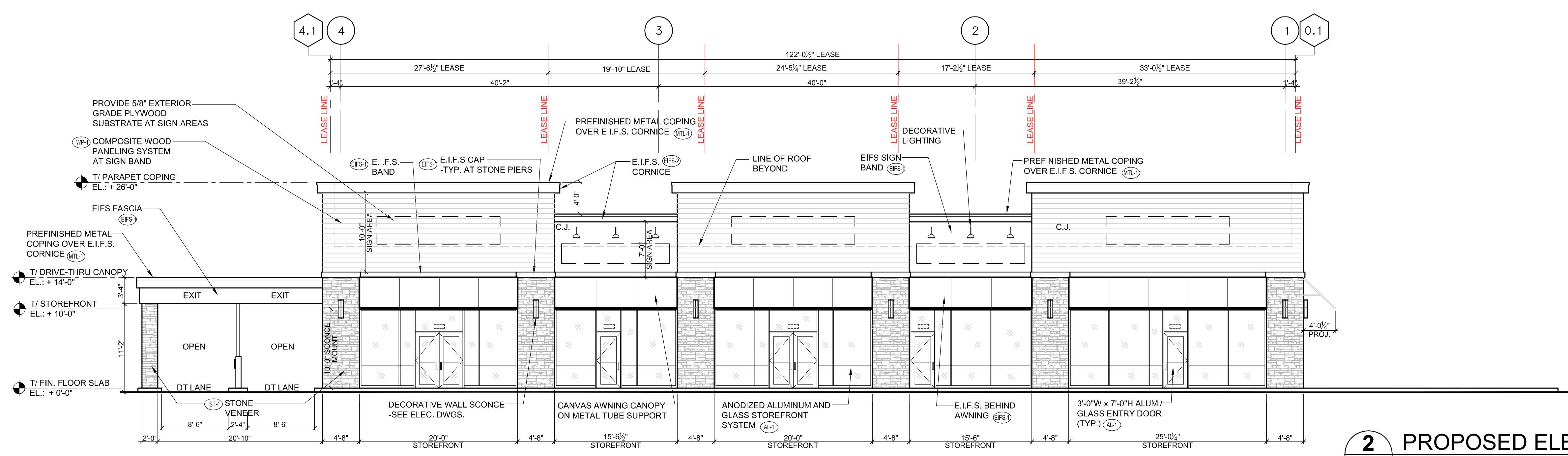
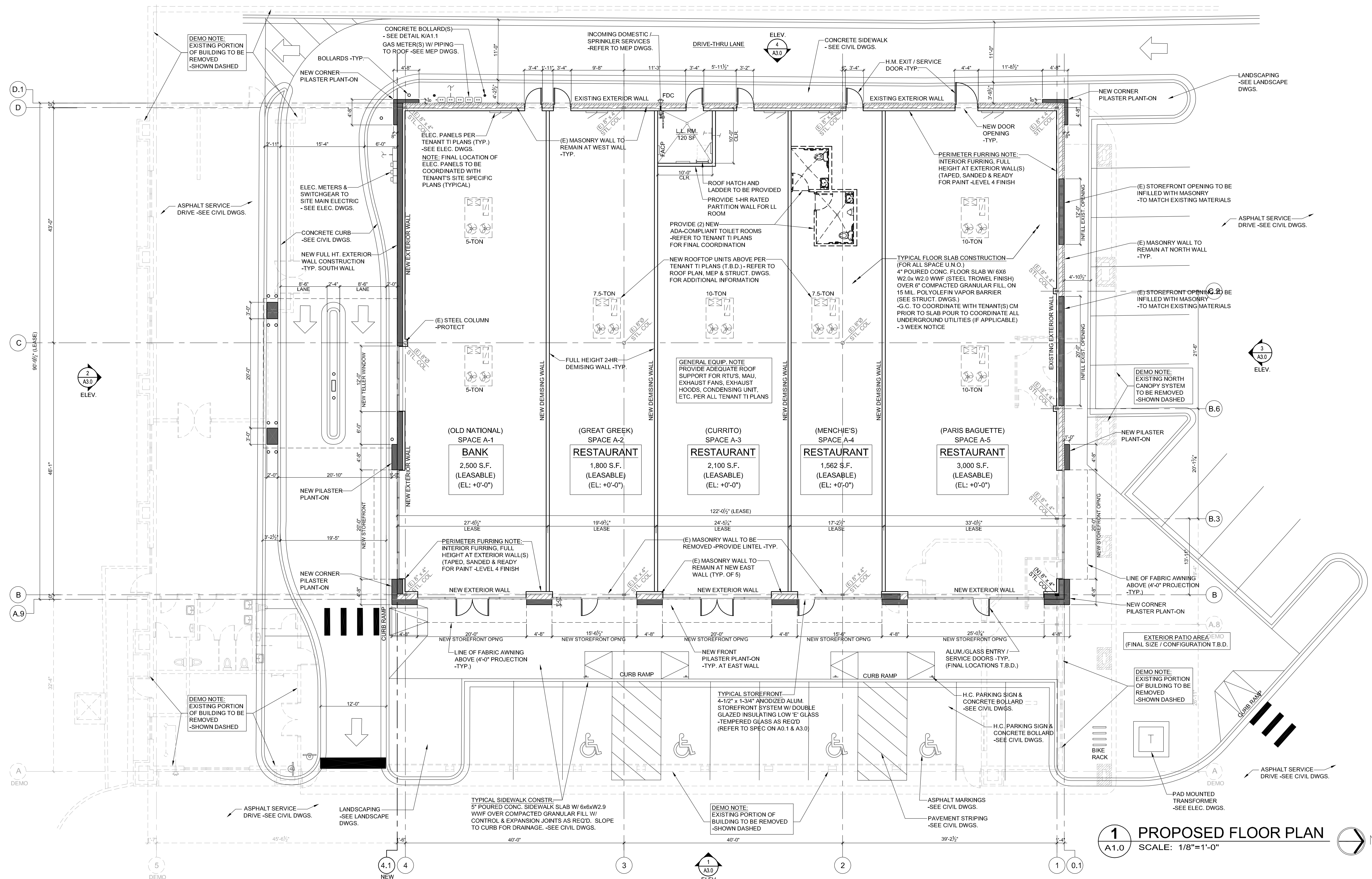
CORE
ACQUISITIONS
200 S. WACKER DR.
SUITE 1325
OAK BROOK, IL 60606

PROJECT:

PROPOSED
BUILDING
REMODEL

375-425 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

SHEET TITLE:
DEMO / PROPOSED
FLOOR PLAN



NO.	DATE	DESCRIPTION
11.26.25		DESIGN REVIEW
10.28.25		PLAN / ELEVATION UPDATE
10.08.25		FOR REVIEW

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DRAWN BY: _____ CHECKED BY: _____

SHEET:

A1.0

JOB NO. _____ XXXXX

PROJECT:



CORE
ACQUISITIONS
200 S. WACKER DR.
SUITE 1325
OAK BROOK, IL 60606

PROJECT:

PROPOSED
BUILDING
REMODEL

375-425 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

SHEET TITLE:
ROOF PLAN
AND DETAILS

NO.	DATE	DESCRIPTION
11.26.25		DESIGN REVIEW
10.28.25		PLAN / ELEVATION UPDATE
10.08.25		FOR REVIEW

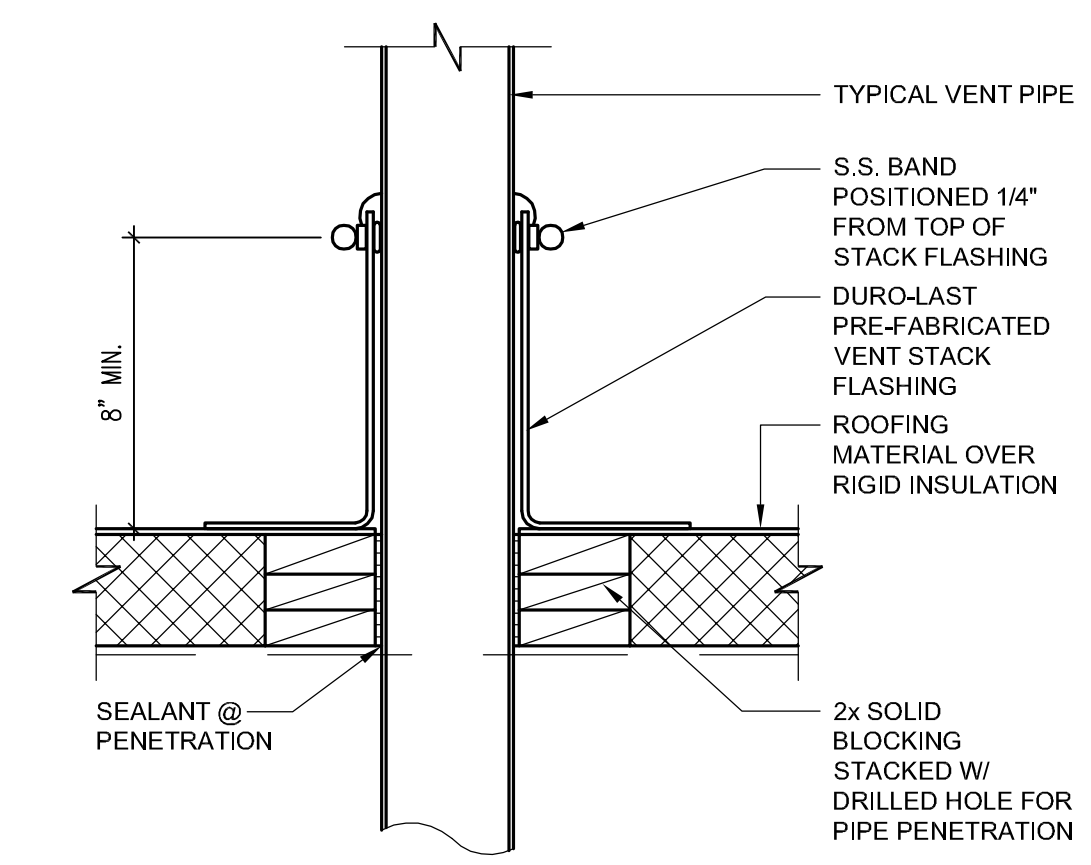
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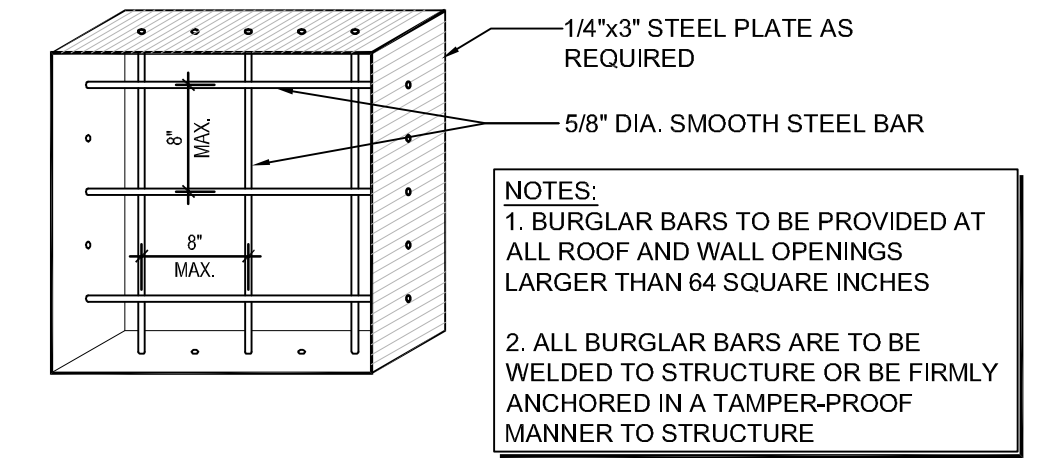
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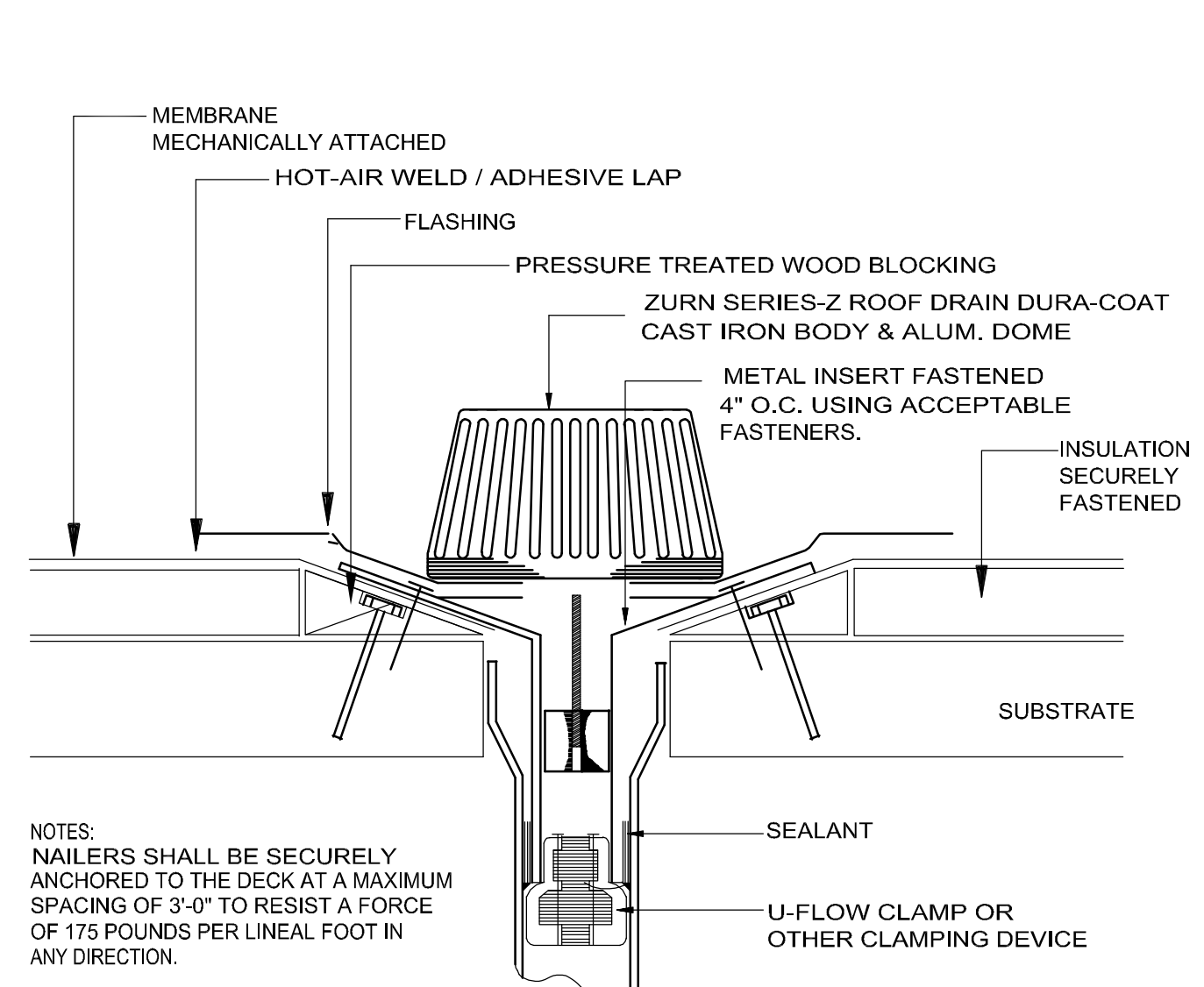
JOB NO. _____ XXXXX



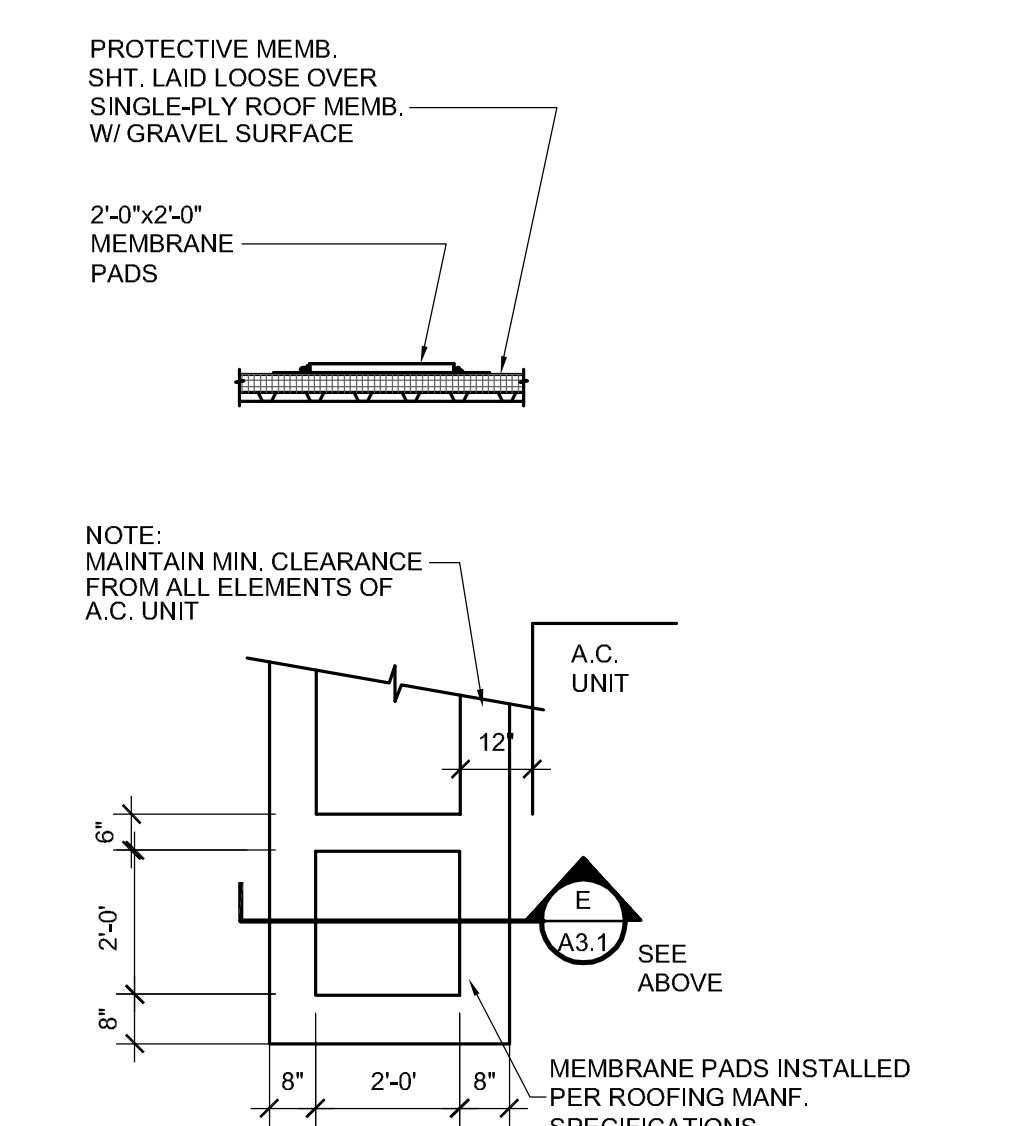
E DETAIL @ PLUMBING VENT
SCALE: N.T.S.



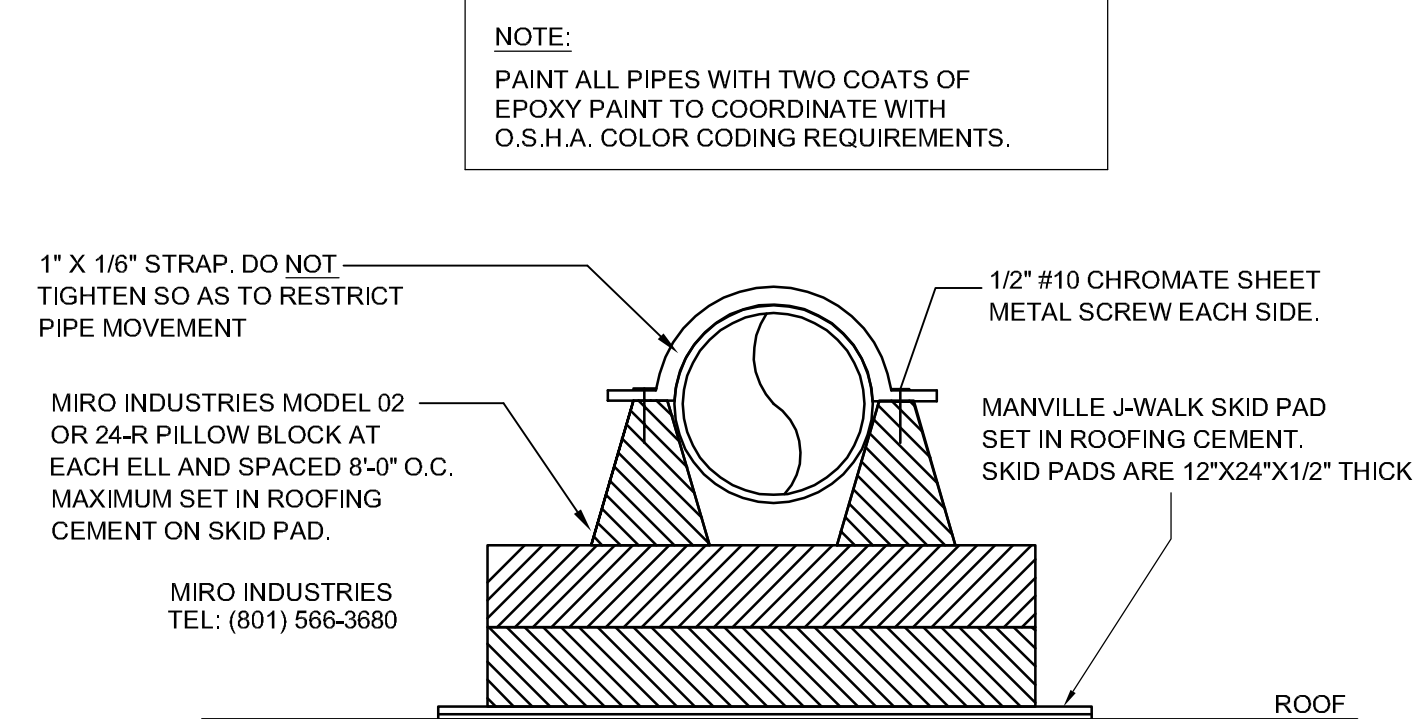
F BURGLAR BAR DETAIL
SCALE: N.T.S.



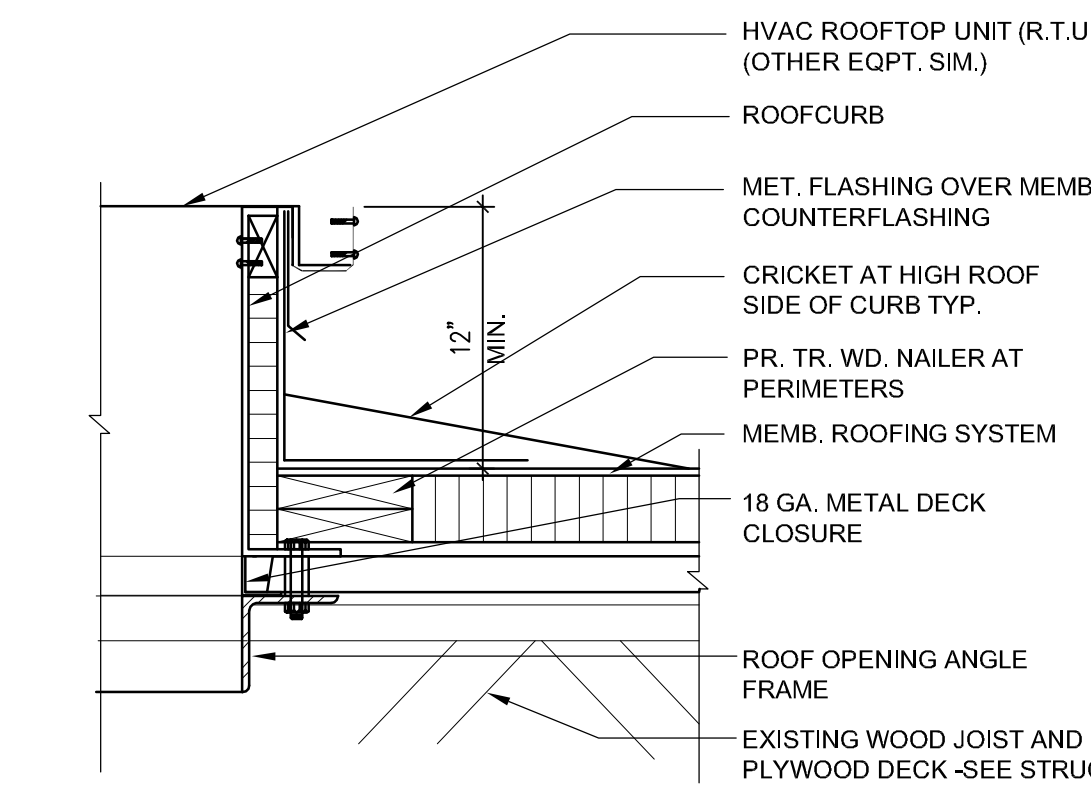
G SCUPPER DRAIN DETAIL
SCALE: N.T.S.
SIMILAR @ OVERFLOW DRAIN
(OVERFLOW OPENING ADJACENT TO SCUPPER)



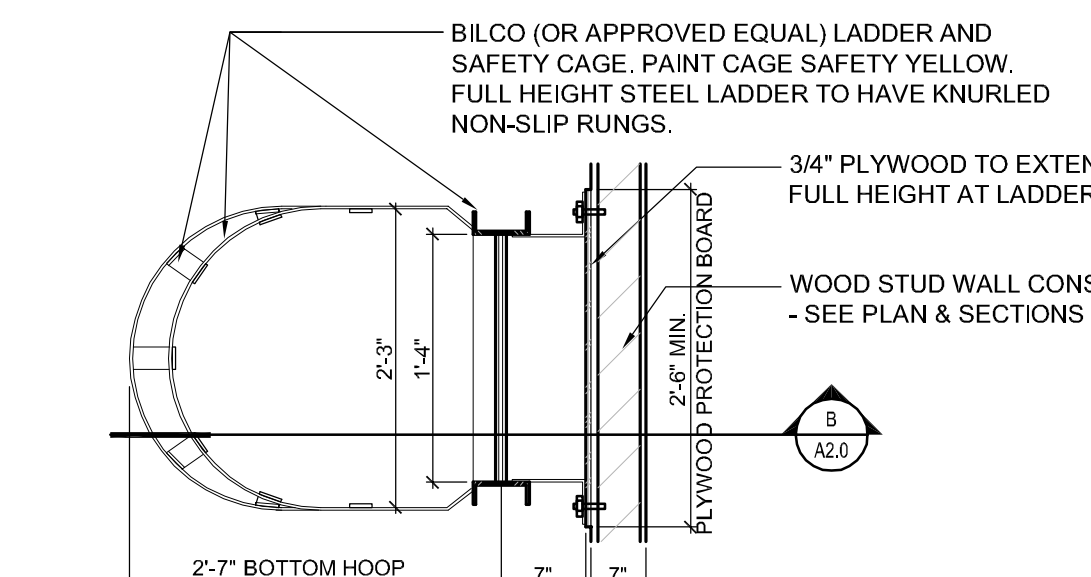
H DETAIL @ ROOF PAVERS
SCALE: N.T.S.



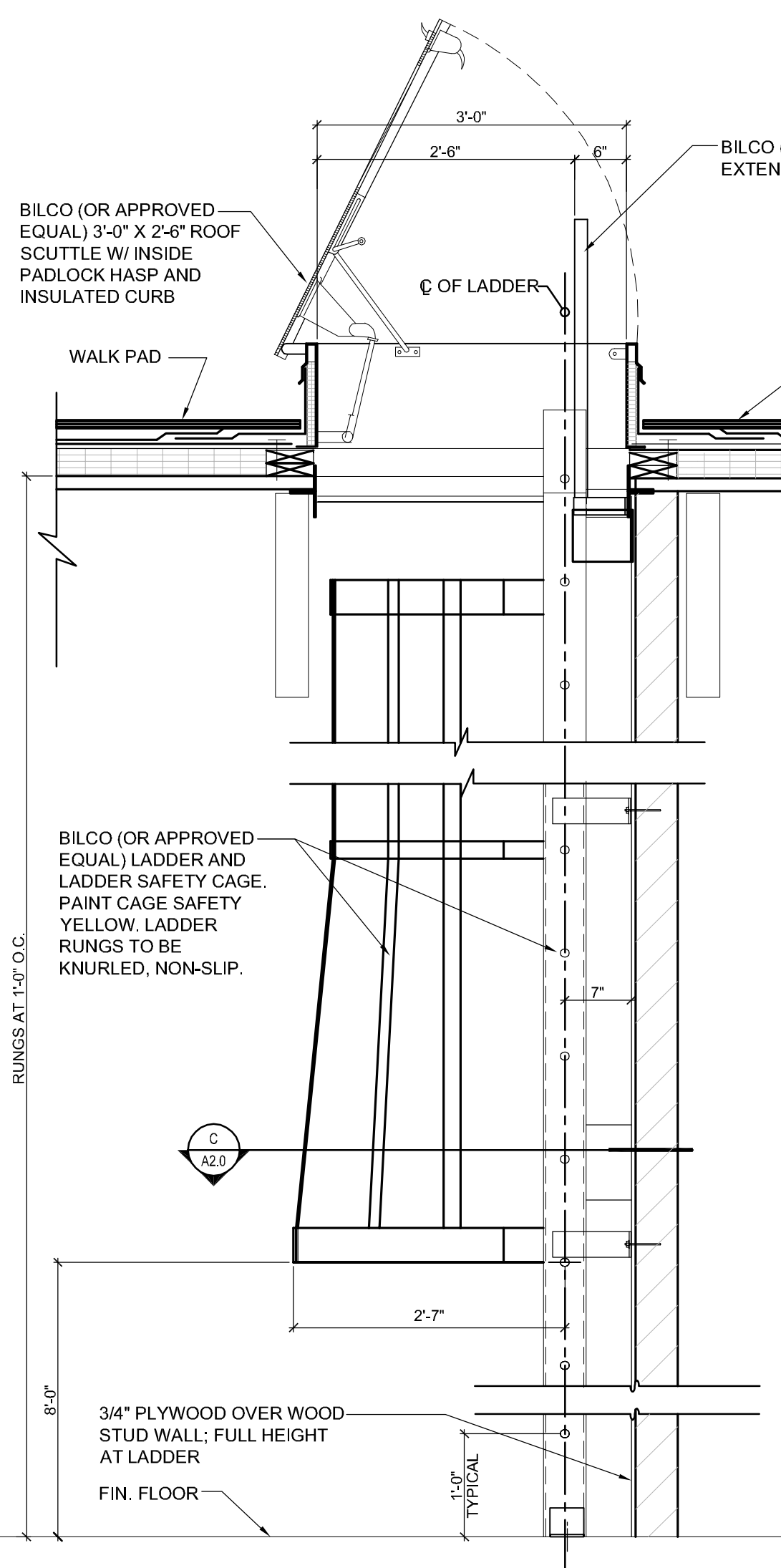
J DETAIL GAS PIPING DETAIL
SCALE: N.T.S.



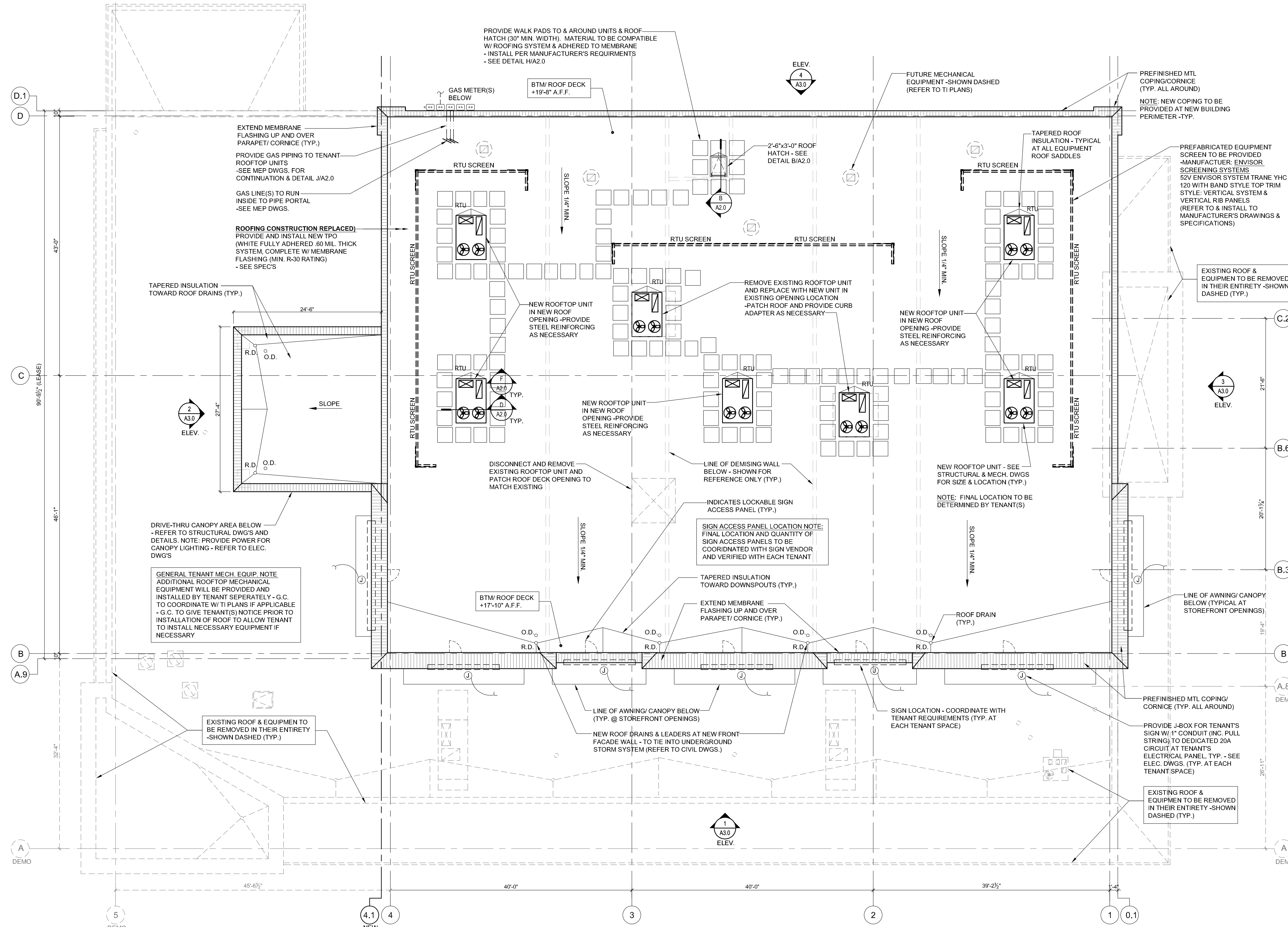
D DETAIL @ ROOF CURB
SCALE: N.T.S.



C ROOF ACCESS LADDER PLAN
SCALE: 3/4" = 1'-0"



B ROOF ACCESS LADDER SECTION
SCALE: 3/4" = 1'-0"



A ROOF PLAN
SCALE: 1/8" = 1'-0"



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
5/19/2026

Item: 411 E. Rand Rd., Dutch Bros Coffee - DC26-007 - Commercial
Department: Planning & Community Development

Item Description:

Requested Action(s):

Approval of the proposed architectural design for a new free-standing Dutch Bros Coffee restaurant building.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for Dutch Bros Coffee to be located at 411 E. Rand Road. This recommendation is subject to compliance with the plans received 1/15/26, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to enhance the blank wall areas on the side elevations with additional architectural detailing such as decorative brick coursing/banding, faux windows, and/or decorative wall mounted light fixtures
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. All signage must meet code, Chapter 30.

ATTACHMENTS:

1. DC26-007 - Staff Report
2. DC26-007, Dutch Bros - Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Dutch Bros Coffee
Project Address: 411 E. Rand Road
Prepared By: Steve Hautzinger

Date Prepared: May 13, 2026

PETITIONER INFORMATION:

DC Number: 26-007
Petitioner Name: Ben Barad
Petitioner Address: Core Acquisitions
10 Parkway North Blvd
Suite 120
Deerfield, IL 60015
Meeting Date: May 19, 2026

Requested Action(s):

Approval of the proposed architectural design for a new free-standing Dutch Bros Coffee restaurant building.

Design Commission Responsibility for Projects Reviewed by the Plan Commission:

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

This project requires Plan Commission review and Village Board approval for Rezoning, Lot Consolidation, PUD, and Special Uses for all of the drive-throughs. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:

The subject property is approximately 2.8 acres in size. The western side of the site is zoned B-2 'General Business District', and includes the former Pep Boys building and associated parking area. The eastern side of the site is currently zoned R-1 'One Family Dwelling District', and includes the former Suburban Trim & Glass building as well as several accessory structures. The proposed redevelopment includes rezoning the entire site to B-2. The site has access from Rand Road on the north and Palatine Road from the south.

The petitioner is proposing to demolish the former Suburban Trim & Glass building and all accessory structures to allow redevelopment of the north end of the property with two new free-standing drive-through restaurants facing Rand Road. One of the two proposed new free-standing drive-through restaurants will be Dutch Bros Coffee, and the other restaurant will be determined in a future phase. The petitioner is also proposing renovation of the existing Pep Boys building to create a new multi-tenant retail building along Palatine Road. This review is focused on the architectural design of the new Dutch Bros Coffee building.

Architectural Design:

The proposed new building is based on Dutch Bros Coffee's standard brand prototype design. The design includes gray brick walls on all four sides with a corner tower feature that is made of blue fiber cement siding panels. It should be noted that the walls of the tower return above the roof to form a continuous four-sided tower. This is a very nice detail, which is often excluded. Dark gray canopies add interest along the drive-through pick-up area, the storefront window, and above the walk-up order window. Staff appreciates the all brick exterior, however the rear portion of the side elevations

are relatively large and lacking detail. To further enhance the design, Staff recommends that some additional architectural detailing be added, such as decorative brick coursing/banding, faux windows, and/or decorative wall mounted light fixtures.

Signage:

The proposed design includes six wall signs as well as numerous drive-through menu signs. The proposed package of exterior signage exceeds code allowances. The petitioner is seeking variations for the signage, which will be reviewed in detail under a separate sign variation application.

Rooftop Mechanical Screening:

All rooftop mechanical equipment is required to be screened from view. The building is designed with continuous parapet walls to fully screen all rooftop equipment, which is ideal and nicely done.

Trash Screening:

A free-standing trash enclosure is located behind the building to the south. The trash enclosure is nicely designed with brick to match the new building design.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for *Dutch Bros Coffee* to be located at 411 E. Rand Road. This recommendation is subject to compliance with the plans received 1/15/26, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to enhance the blank wall areas on the side elevations with additional architectural detailing such as decorative brick coursing/banding, faux windows, and/or decorative wall mounted light fixtures
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. All signage must meet code, Chapter 30.



May 13, 2026

Steve Hautzinger AIA, Design Planner

C: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Dan Osoba, Planner II, Petitioner, DC File 25-096





N Evergreen Ave

N Arlington Heights Rd

N Arlington Heights Rd

E Palatine Rd

E Palatine Rd

E Palatine Rd

E Rand Rd

E Rand Rd

2037 2033

1960-1990

1930

2113

305-347

375-407

411

425

427

455

204-470

1912

1902

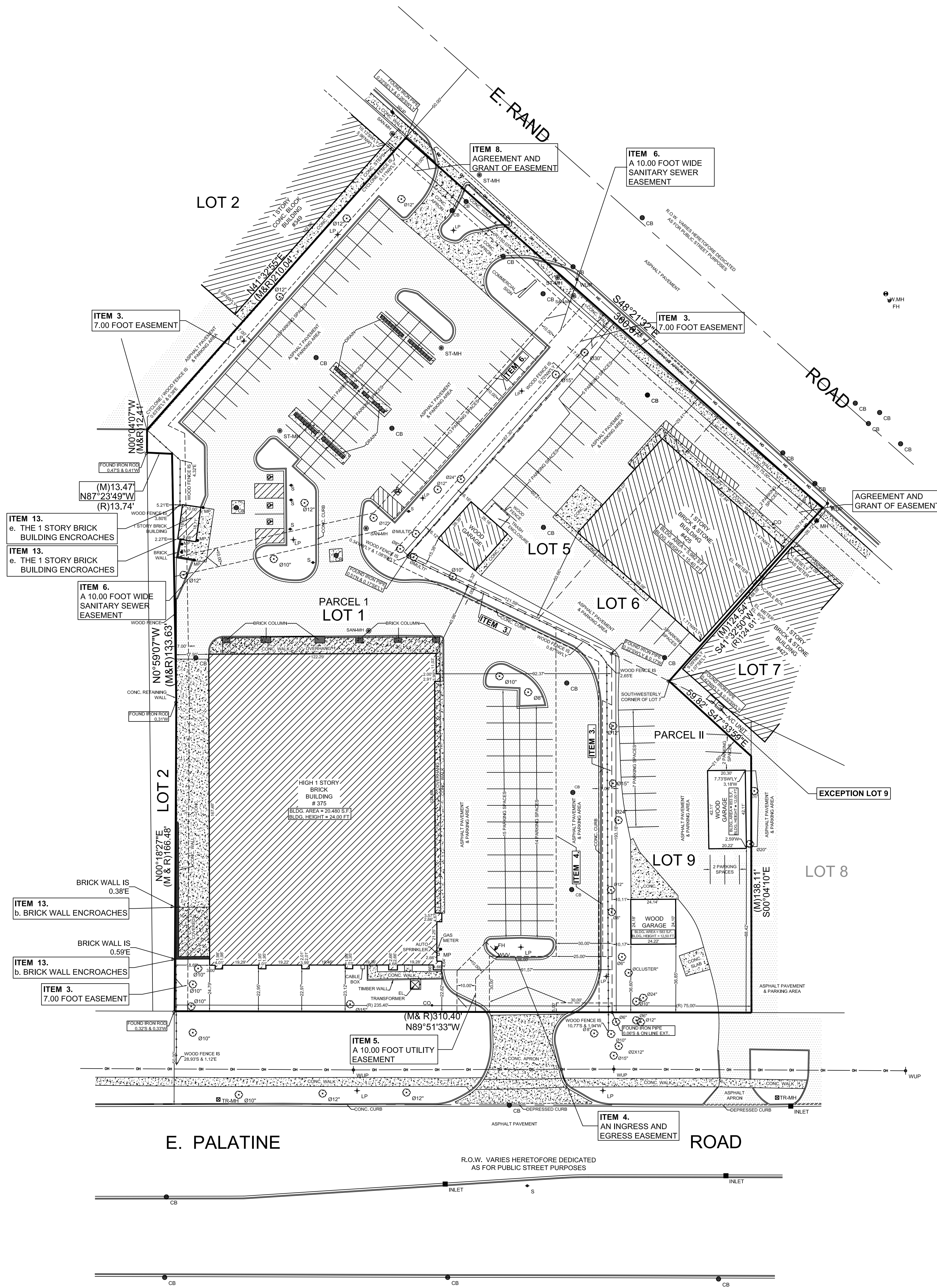
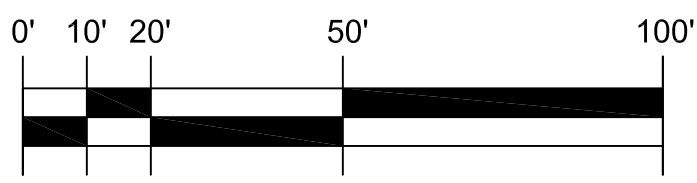
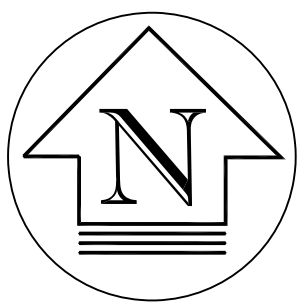
1901

200

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585

12



LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	ST-MH STORM MANHOLE
	CB CATCH BASIN
	INLET INLET
	WVV WATER VALVE VAULT
	FH FIRE HYDRANT
	LP LIGHT POLE
	WUP WOOD UTILITY POLE
	TR TREE
	TR-S-MH TRAFFIC SIGNAL MANHOLE
	MH MANHOLE
	SIGN SIGN
	MP METAL GUARD POST
	HANDICAPPED PARKING SPACE
	(R) RECORD DATA
	(M) MEASURED DATA

ORDERED BY: G.W. PROPERTIES	
SCALE : 1" = 30'	
DATE : JANUARY 31, 2023	01-30-24 ALTA UPDATE
FILE No.:	05-03-23 RE-CERTIFIED
2023 - 30742-1	DATE REVISION

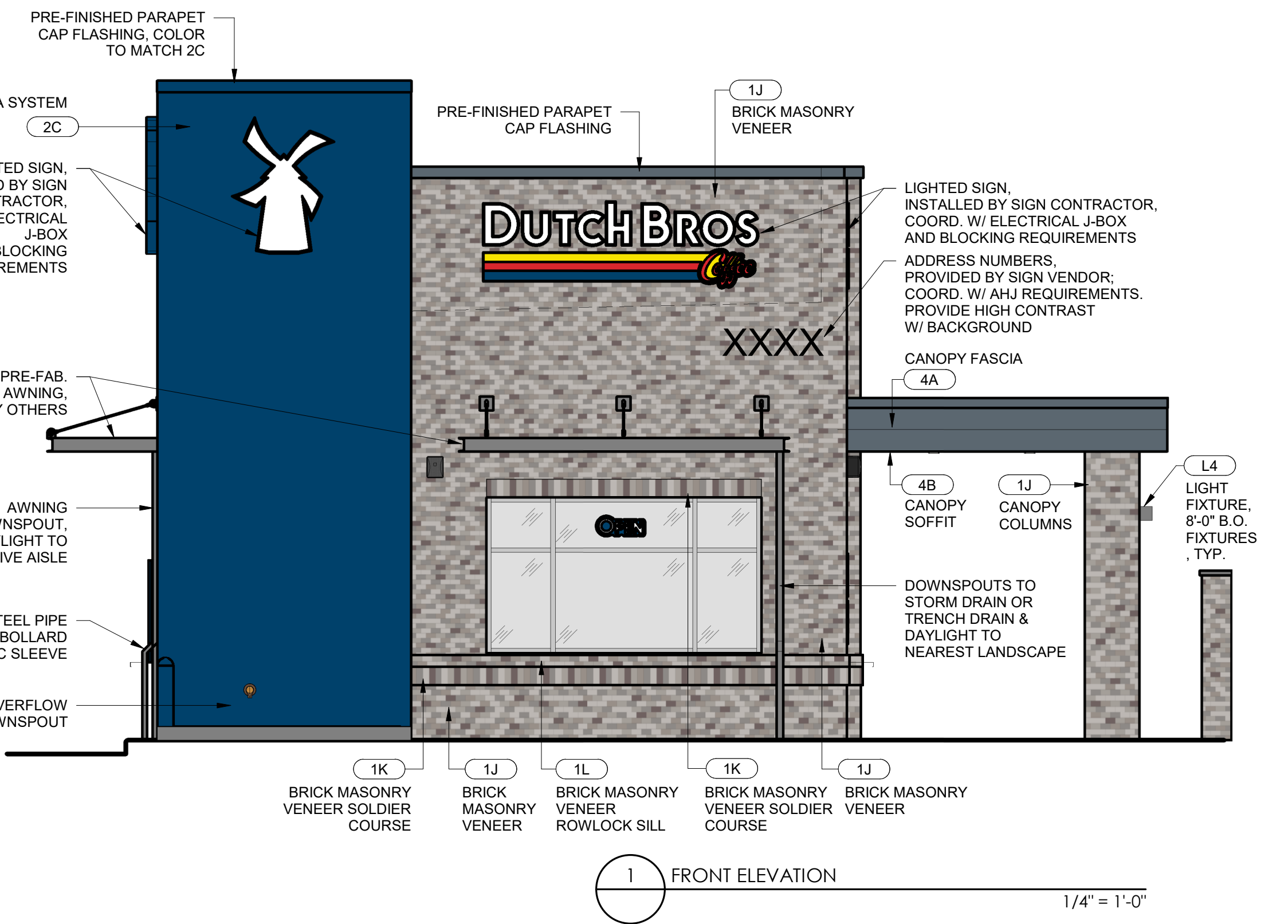
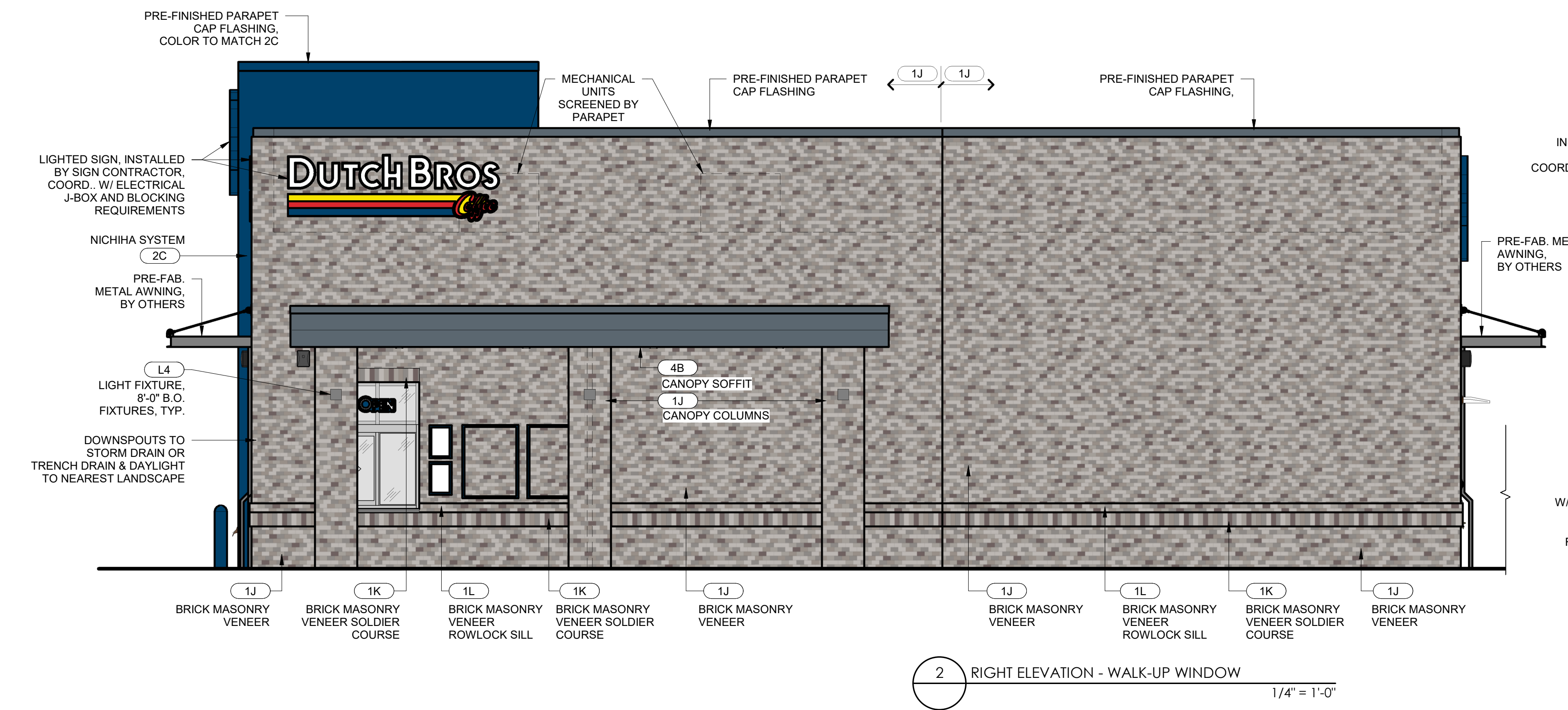
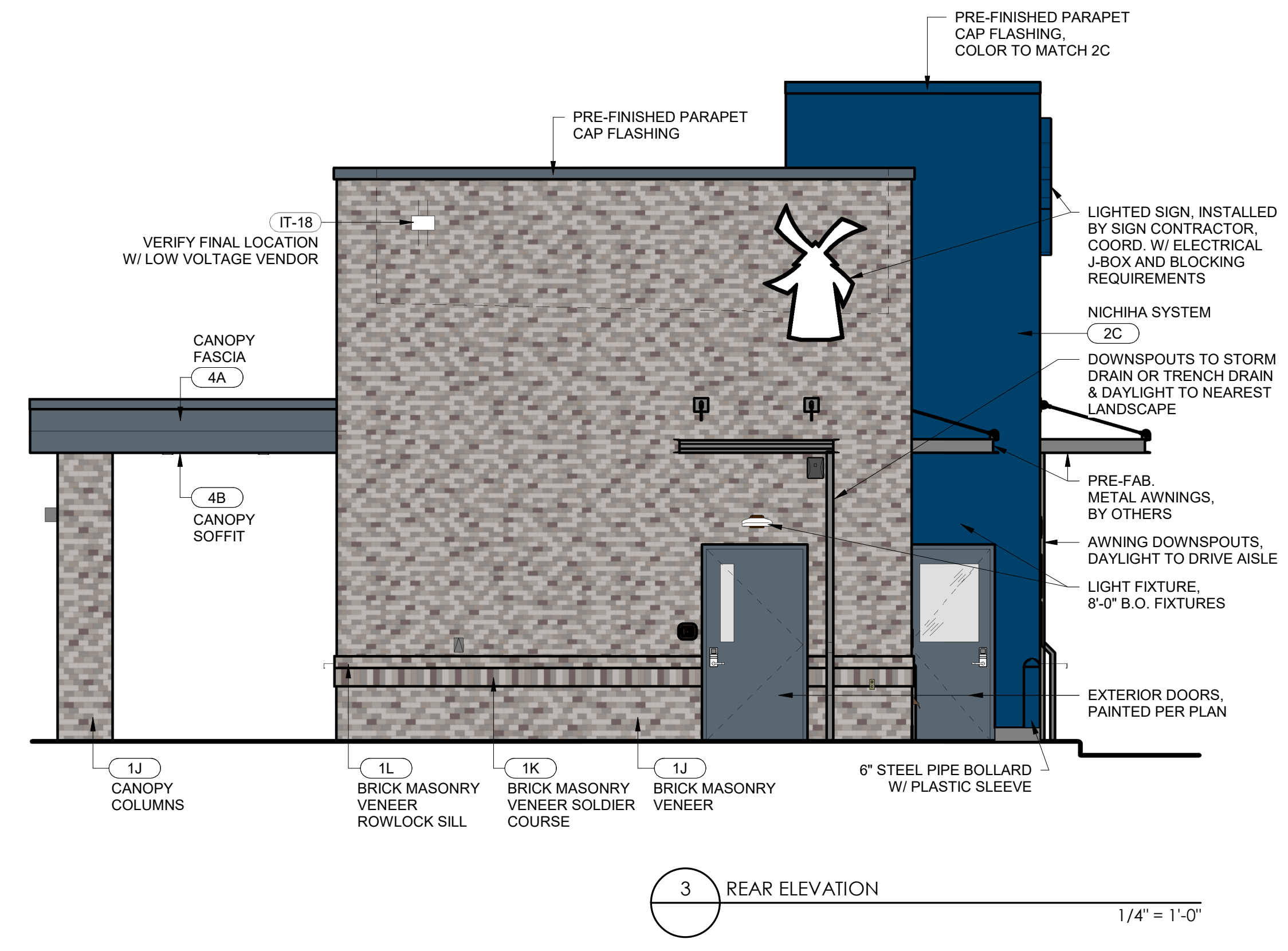
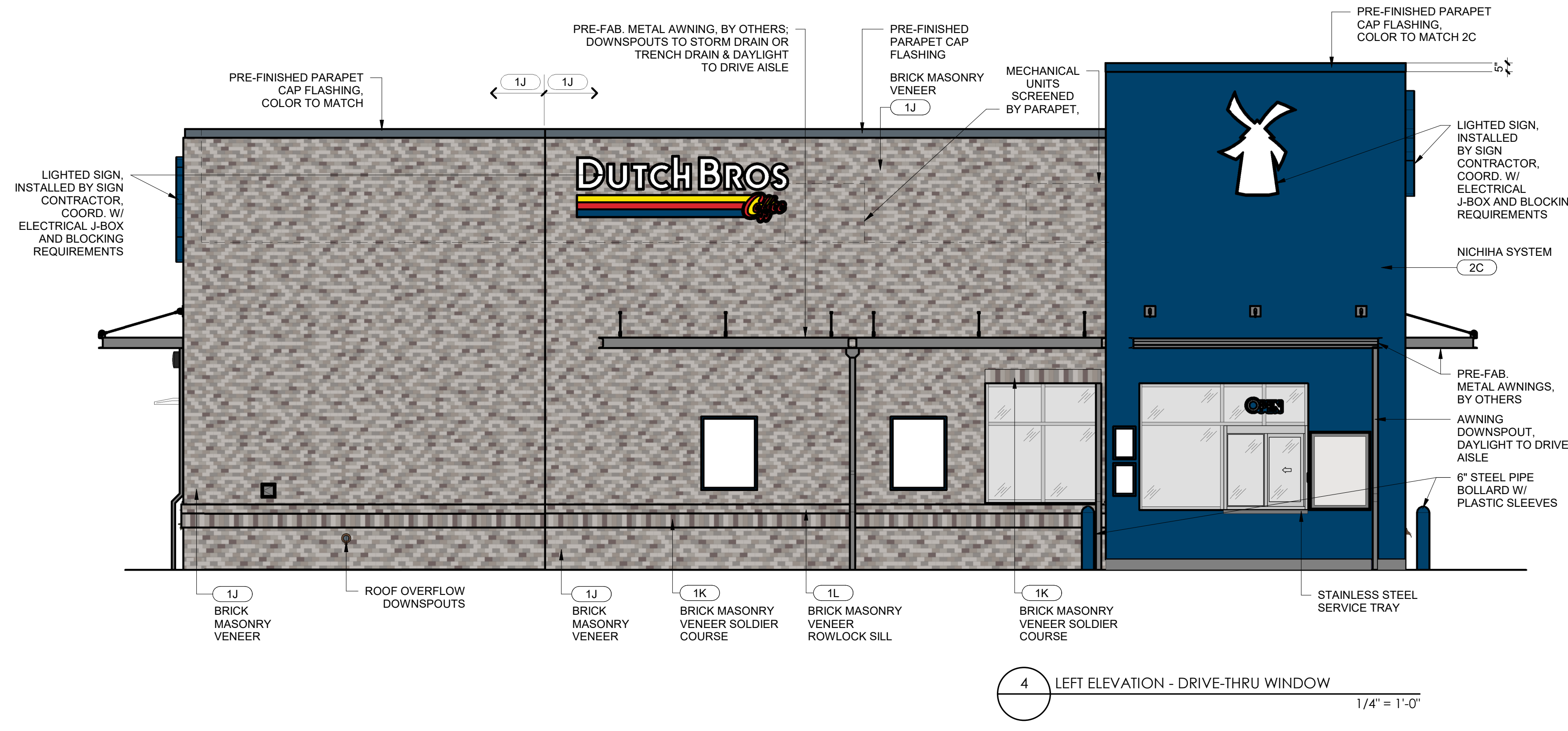
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EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY					
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS	Material: Exterior Finish Zone
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION; COLOR: BLDG DB DARK GRAY					
ZONE 1 (BODY)					
1J	BRICK VENEER	GENERAL SHALE BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8" W X 7-5/8" L)	COLOR: NIAGRA MIST INSTALL: RUNNING BOND PATTERN	ZONE 1 (BODY)
1K	BRICK VENEER	GENERAL SHALE BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8" W X 7-5/8" L)	COLOR: NIAGRA MIST INSTALL: SOLDIER COURSE	ZONE 1 (BODY)
1L	BRICK VENEER	GENERAL SHALE BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8" W X 7-5/8" L)	COLOR: NIAGRA MIST INSTALL: ROWLOCK SILL	ZONE 1 (BODY)
ZONE 2 (TOWER)					
2C	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 W/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE	ZONE 2 (TOWER)
ZONE 4 (FRAMED CANOPY)					
4A	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY	ZONE 4 (FRAMED CANOPY)
4B	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED	ZONE 4 (FRAMED CANOPY)



CD
CHIPMAN DESIGN ARCHITECTURE INC
 1350 E TOUHY AVE
 FIRST FLOOR EAST
 DES PLAINES, IL 60018
 TEL: 847.298.6900

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY TO APPLICABLE LAWS, RULES, REGULATIONS, AND ORDINANCES OF ARLINGTON HEIGHTS, IL RELATING TO STRUCTURES AND BUILDINGS.



Project No: IL0402
 Dutch Bros Coffee - New Freestanding Store
 411 E. Rand Rd. Arlington Heights, IL 60004
 For: Dutch Bros Coffee
 1930 W. Rio Salado Parkway
 Tempe, AZ 85281

A1 PROTOTYPE 6/27/25
 ISSUED FOR REVIEW
 10.01.2025
 REV: DATE: DESCRIPTION:
 SHEET NAME:
 BUILDING ELEVATIONS - COLOR
 DRAWN BY: CB CHECKED BY: EK
 SHEET NUMBER:







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CHIPMAN DESIGN ARCHITECTURE INC
 1350 E TOUHY AVE
 FIRST FLOOR EAST
 DES PLAINES, IL 60018
 TEL: 847.298.6900

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH APPLICABLE LAWS, RULES, REGULATIONS, AND ORDINANCES OF ARLINGTON HEIGHTS, IL RELATING TO STRUCTURES AND BUILDINGS.

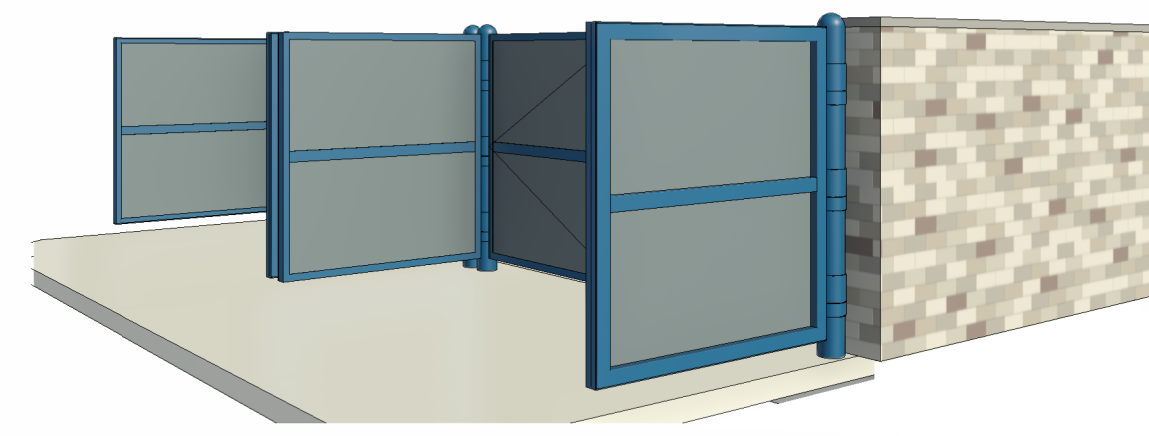
TRASH ENCLOSURE GENERAL NOTES:

- REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
- PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN GATE.
- PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
- GATES TO BE BUILT WITH 3"x2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.

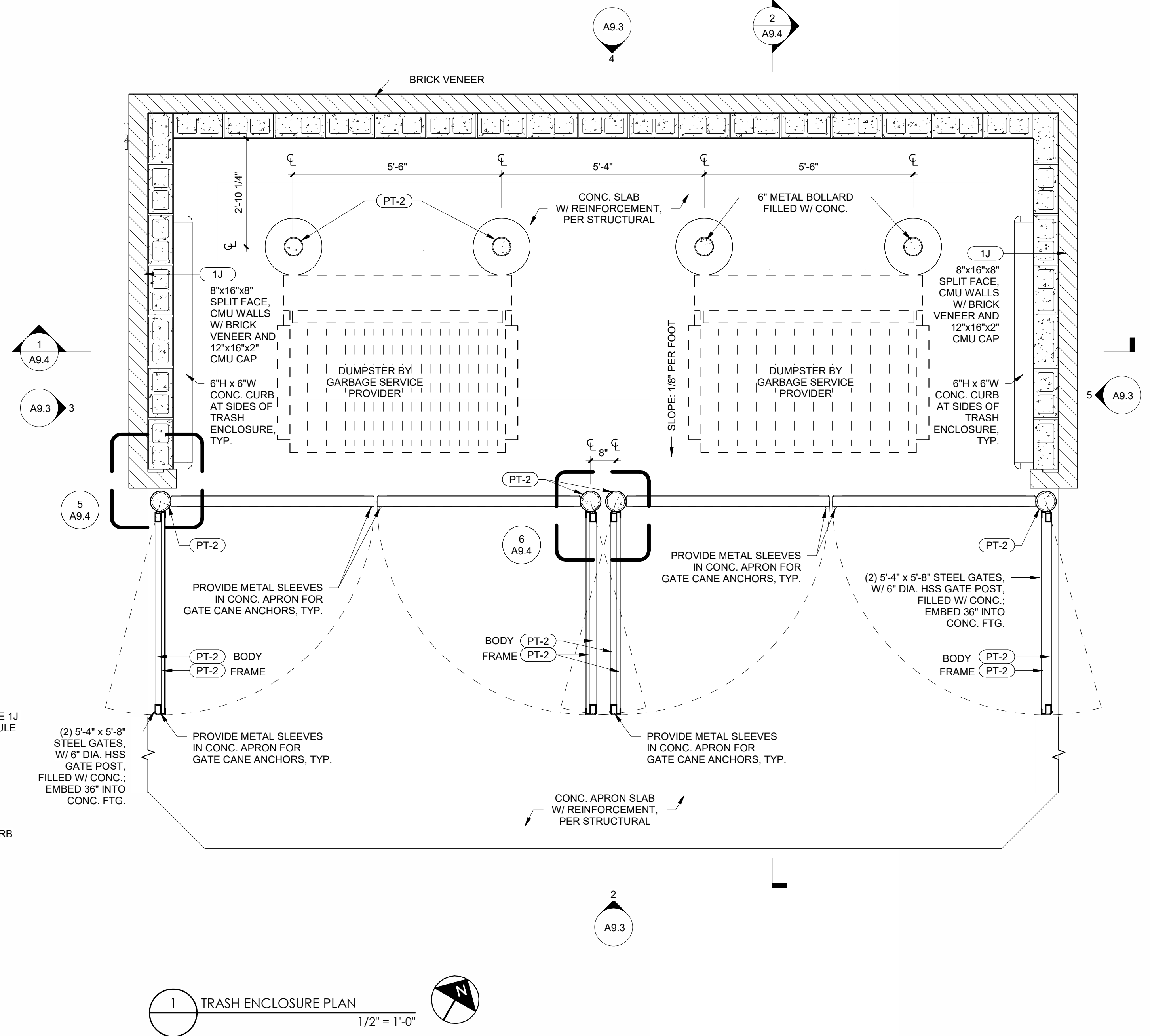
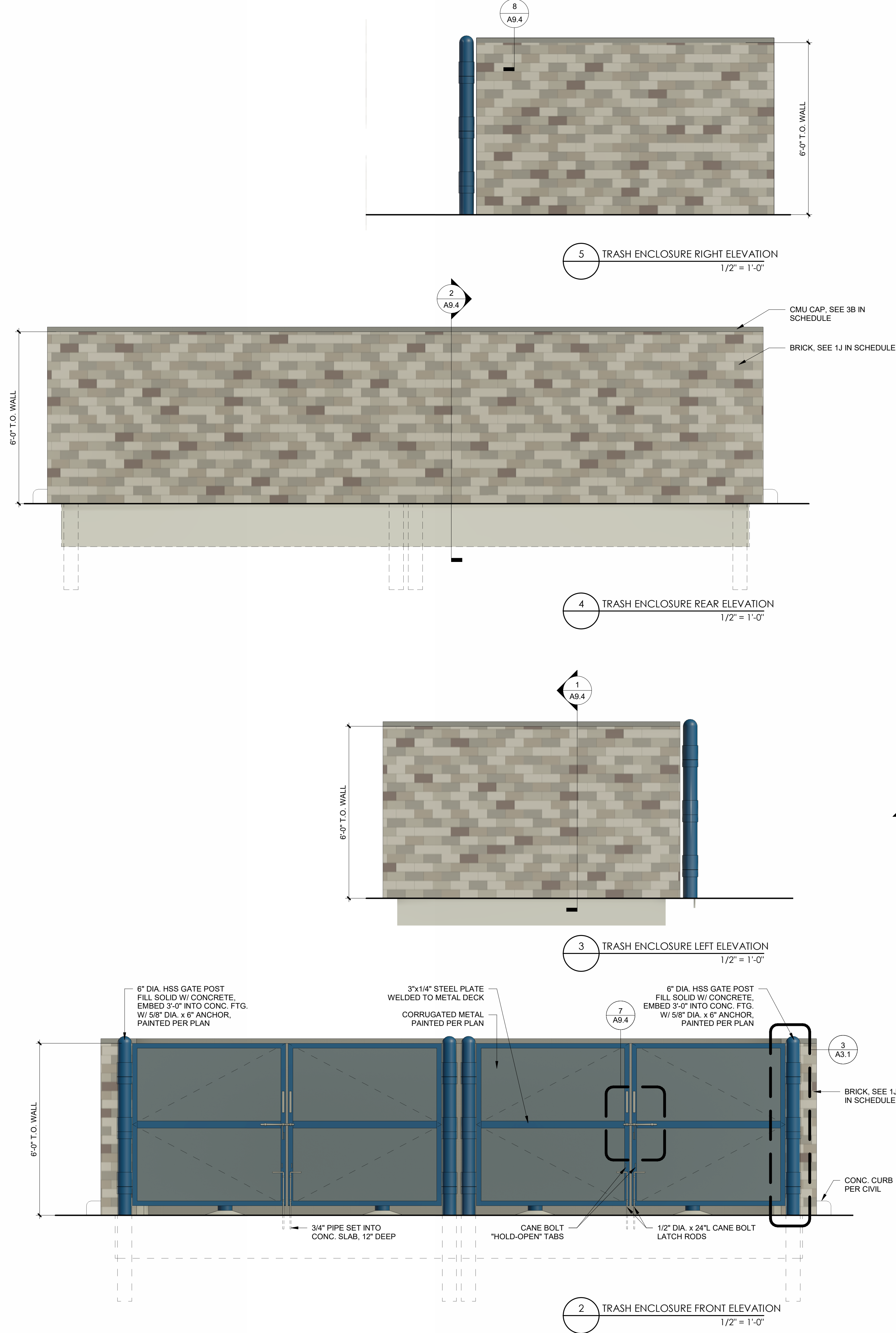
TRASH ENCLOSURE MATERIALS

ID	MATERIAL	MANUFACTURER	COLOR	NOTES
1J	BRICK VENEER	GENERAL SHALE BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8" W X 7-5/8" L)	COLOR: NIAGRA MIST INSTALL: RUNNING BOND
3A	CMU BLOCK	BASALITE	490	SPLIT FACE, 8x16x8; 8x8x8 AS NECESSARY
PT-1	PAINT	SHERWIN-WILLIAMS	GP-0624	DUTCH BROS GRAY, GATES BODY
PT-2	PAINT	SHERWIN-WILLIAMS	GP-0642	DUTCH BROS BLUE, GATE FRAMES & POSTS
3B	CAST CONCRETE WALL CAP	N/A		WASH COLOR TO MATCH BASALITE 490 BLOCK

NOTE:
APPLY CLEAR PENETRATING BREATHABLE SEALER TO EXPOSED CMU.



REFUSE - 3D



Project No: IL0402
 Dutch Bros Coffee - New Free-standing Store
 411 E. RAND RD.
 ARLINGTON HEIGHTS, IL 60004
 For: Dutch Bros Coffee
 1930 W. Rio Salado Parkway
 Tempe, AZ 85281

A1 PROTOTYPE 6/27/25

FOR REVIEW ONLY

01/12/2026

REV.	DATE	DESCRIPTION

SHEET NAME:
 TRASH ENCLOSURE PLAN/ ELEVATIONS

DRAWN BY: MCS

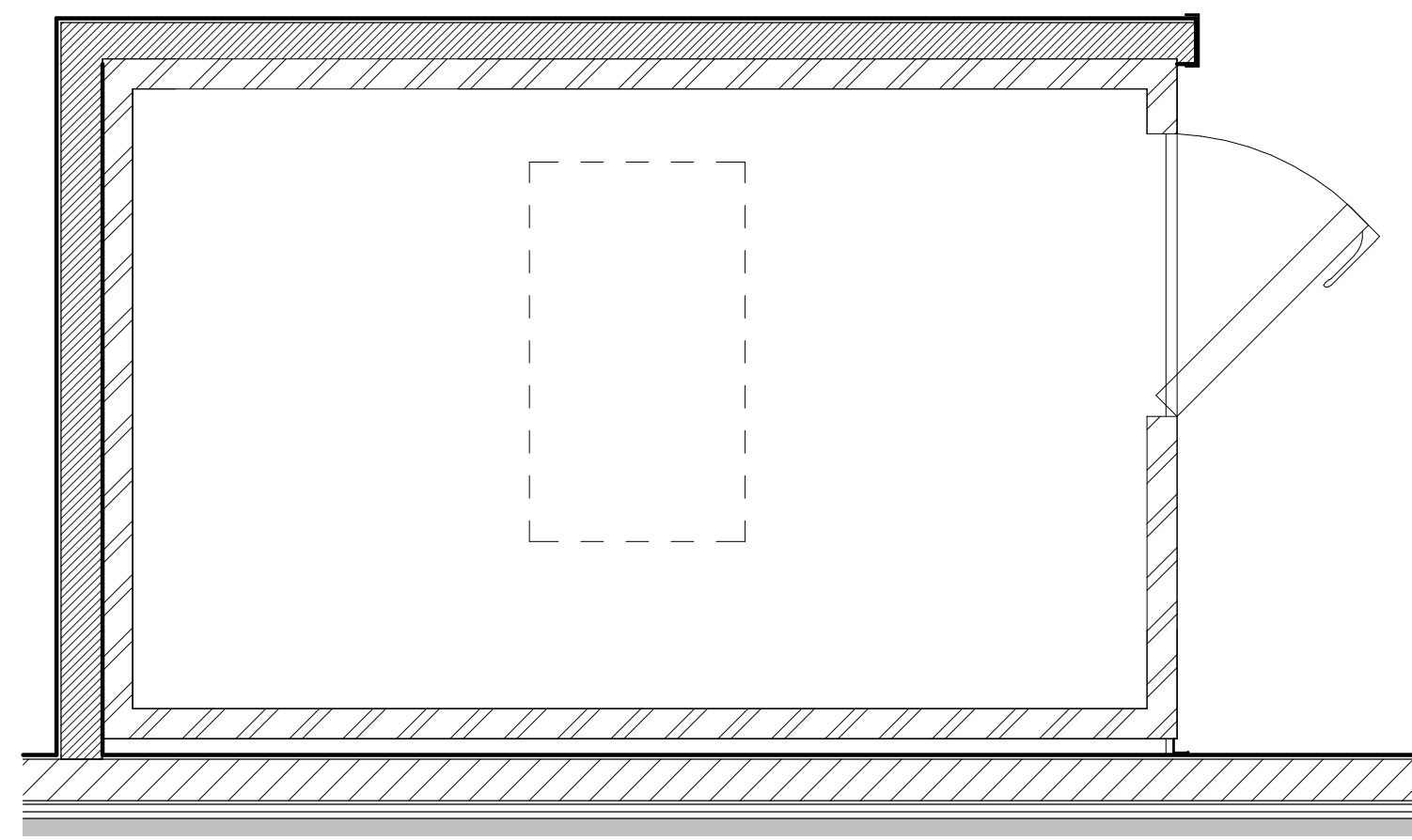
CHECKED BY: MS / EK

SHEET NUMBER:

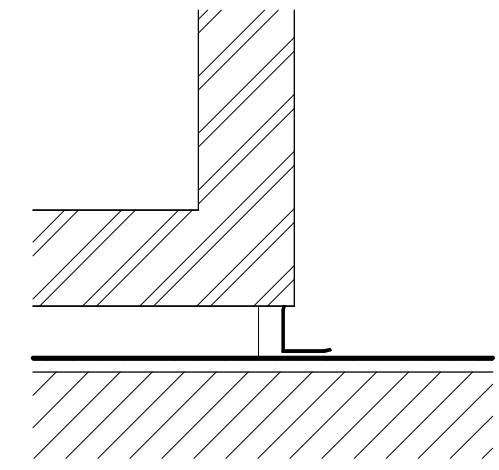
A9.3

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The name DUTCHBROS and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros, including but not limited to, the "hook and leaf" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and under competition laws under the United States and foreign laws.



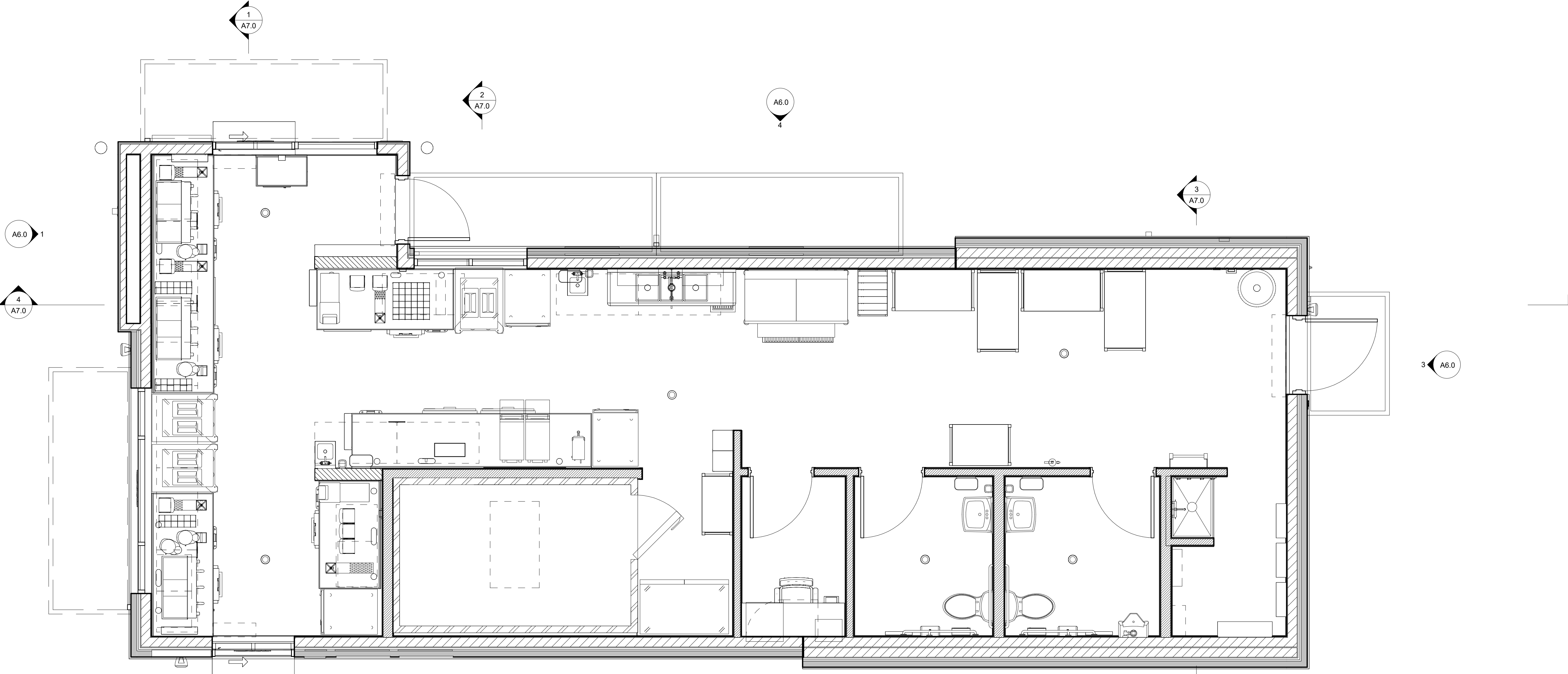
2 ENLARGED COOLER PLAN Copy 1
1/2" = 1'-0"



3 WALK-IN COOLER CORNER GUARD DETAIL Copy 1
1 1/2" = 1'-0"

COOLER GENERAL NOTES:

1. COOLER INSULATION VALUES FOR WALLS, CEILING, AND DOORS SHALL BE MIN. R-25
2. AUTOMATIC DOOR CLOSERS SHALL BE PROVIDED THAT FULLY CLOSE WALK-IN DOORS THAT HAVE BEEN CLOSED TO WITHIN 1 INCH OF FULL CLOSURE
3. DOORWAYS SHALL HAVE STRIP DOORS, CURTAINS, SPRING-HINGED DOORS OR OTHER METHOD OF MINIMIZING INFILTRATION WHEN DOORS ARE OPEN



A6.0 1

A7.0 4

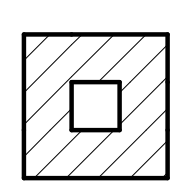
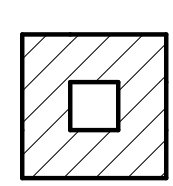
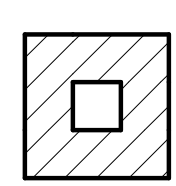
A7.0 1

A7.0 2

A6.0 4

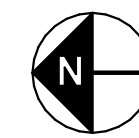
A7.0 3

A6.0 3



A6.0 2

1 EQUIPMENT PLAN
3/8" = 1'-0"



CD
CHIPMAN DESIGN ARCHITECTURE INC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL: 847.298.6900

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY TO APPLICABLE LAWS, RULES, REGULATIONS, AND ORDINANCES OF ARLINGTON HEIGHTS, IL RELATING TO STRUCTURES AND BUILDINGS.

NOT FOR CONSTRUCTION

Project No: IL0402
Dutch Bros Coffee - New Freestanding Store
411 E. Rand Rd. Arlington Heights, IL 60004
For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281
DB2550-A1

A1 PROTOTYPE 6/27/25

ISSUED FOR REVIEW

10.01.2025

REV.	DATE:	DESCRIPTION:
T	09/11/25	Building Comments

SHEET NAME:
EQUIPMENT & ENLARGED COOLER

DRAWN BY: CB CHECKED BY: EK

SHEET NUMBER:

A1.0

The name DUTCHBROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.

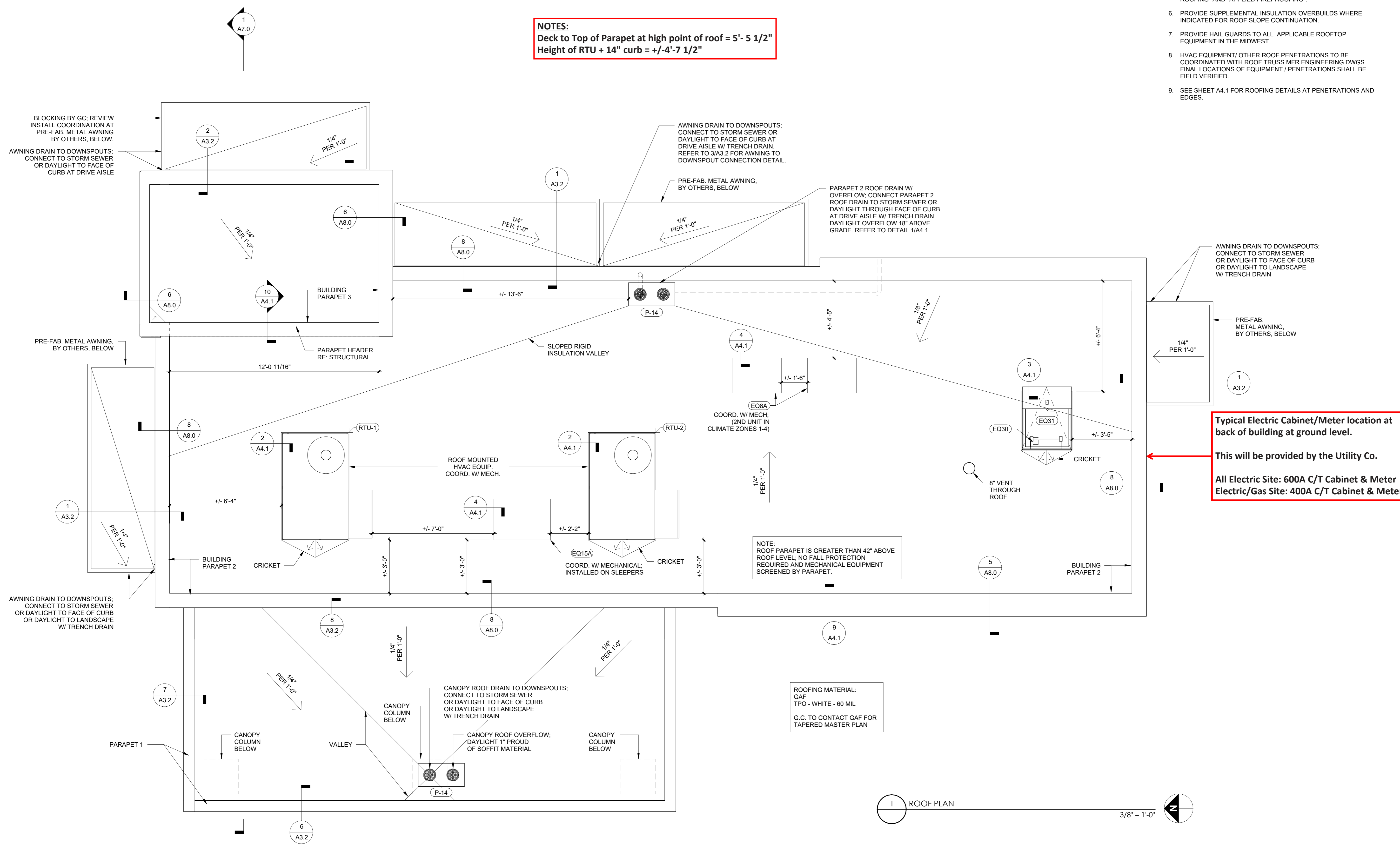


I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY TO APPLICABLE LAWS, RULES, REGULATIONS, AND ORDINANCES OF ARLINGTON HEIGHTS, IL RELATING TO STRUCTURES AND BUILDINGS.

GENERAL NOTES:

- COORDINATE WITH PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR LOCATION AND NUMBER OF OTHER ROOF PENETRATIONS (E.I. VENT STACKS, VENT PIPES, CONDUIT PENETRATIONS, ETC.). FLASH ALL PENETRATIONS WEATHER TIGHT.
- SLOPE ALL CRICKETS AS SHOWN AT A MINIMUM SLOPE OF 1/4" PER FOOT FROM HORIZ. PLANE, UNLESS NOTED OTHERWISE.
- PROVIDE BUILT-UP INSULATION ROOF CRICKETS AT ALL CURB LOCATIONS TO ALLOW POSITIVE DRAINAGE AND PREVENT PONDING.
- ALL METAL ROOF FLASHING DETAILS SHALL BE PER SMACNA AND MANUFACTURERS RECOMMENDATIONS AND REVIEWED BY THE ARCHITECT FOR DESIGN INTENT.
- PROVIDE ROOF INSULATION SYSTEM BELOW ROOFING MEMBRANE, PER THE ROOFING ASSEMBLIES SPECIFIED IN DIVISION 07 SECTIONS "THERMOPLASTIC POLYOLEFIN ROOFING" AND "APPLIED FIREPROOFING".
- PROVIDE SUPPLEMENTAL INSULATION OVERBUILDS WHERE INDICATED FOR ROOF SLOPE CONTINUATION.
- PROVIDE HAIL GUARDS TO ALL APPLICABLE ROOFTOP EQUIPMENT IN THE MIDWEST.
- HVAC EQUIPMENT / OTHER ROOF PENETRATIONS TO BE COORDINATED WITH ROOF TRUSS MFR ENGINEERING DWGS. FINAL LOCATIONS OF EQUIPMENT / PENETRATIONS SHALL BE FIELD VERIFIED.
- SEE SHEET A4.1 FOR ROOFING DETAILS AT PENETRATIONS AND EDGES.

NOTES:
Deck to Top of Parapet at high point of roof = 5'- 5 1/2"
Height of RTU + 14" curb = +/- 4'-7 1/2"



Typical Electric Cabinet/Meter location at back of building at ground level.
This will be provided by the Utility Co.
All Electric Site: 600A C/T Cabinet & Meter
Electric/Gas Site: 400A C/T Cabinet & Meter

ROOFING MATERIAL:
GAF
TPO - WHITE - 60 MIL
G.C. TO CONTACT GAF FOR TAPERED MASTER PLAN

NOTE:
ROOF PARAPET IS GREATER THAN 42" ABOVE ROOF LEVEL. NO FALL PROTECTION REQUIRED AND MECHANICAL EQUIPMENT SCREENED BY PARAPET.

1 ROOF PLAN
3/8" = 1'-0"

Project No: IL0402

Dutch Bros Coffee - New Free-standing Store
411 E. Rand Rd. Arlington Heights, IL 60004
For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

A1 PROTOTYPE 6/27/25

ISSUED FOR REVIEW

10.01.2025

REV.	DATE	DESCRIPTION
1	09/11/25	Building Comments

SHEET NAME:
ROOF PLAN

DRAWN BY: CB CHECKED BY: EK

SHEET NUMBER:

A4.0

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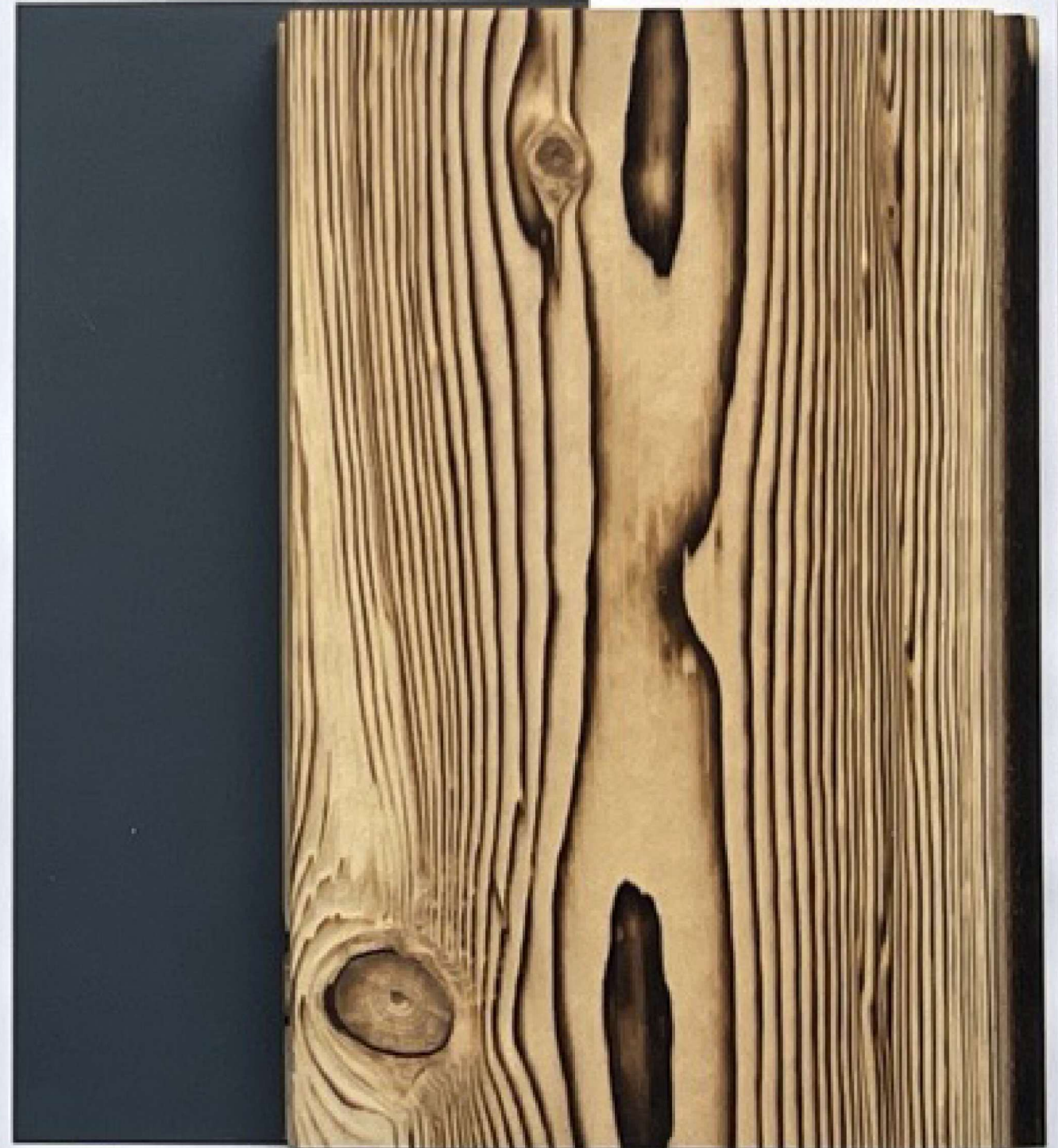
1J 1K 1L

Type: Brick Veneer
MFR: General Shale Brick
Model: Full Bed Face Brick
Size: 2-1/4" x 3-5/8"W x 7-5/8"L
Color: Niagara Mist



2C

Type: Fiber Cement Siding
MFR: Nichiha
Model: Illumination, AWP 1818 w/ Factory Panel Corners
Color: Bldg DB Blue
Cap Flashing: Color to Match Bldg DB Blue



4A

Type: Fascia
MFR: Western States Metal Roofing
Model: T-Groove, 10"
Color: Bldg DB Dark Gray

4B

Type: Soffit
MFR: Hewn Elements
Model: Northwestern Spruce
Color: Natural



Dutch Bros - IL0402
411 E Rand Rd.
Arlington Heights, IL 60004

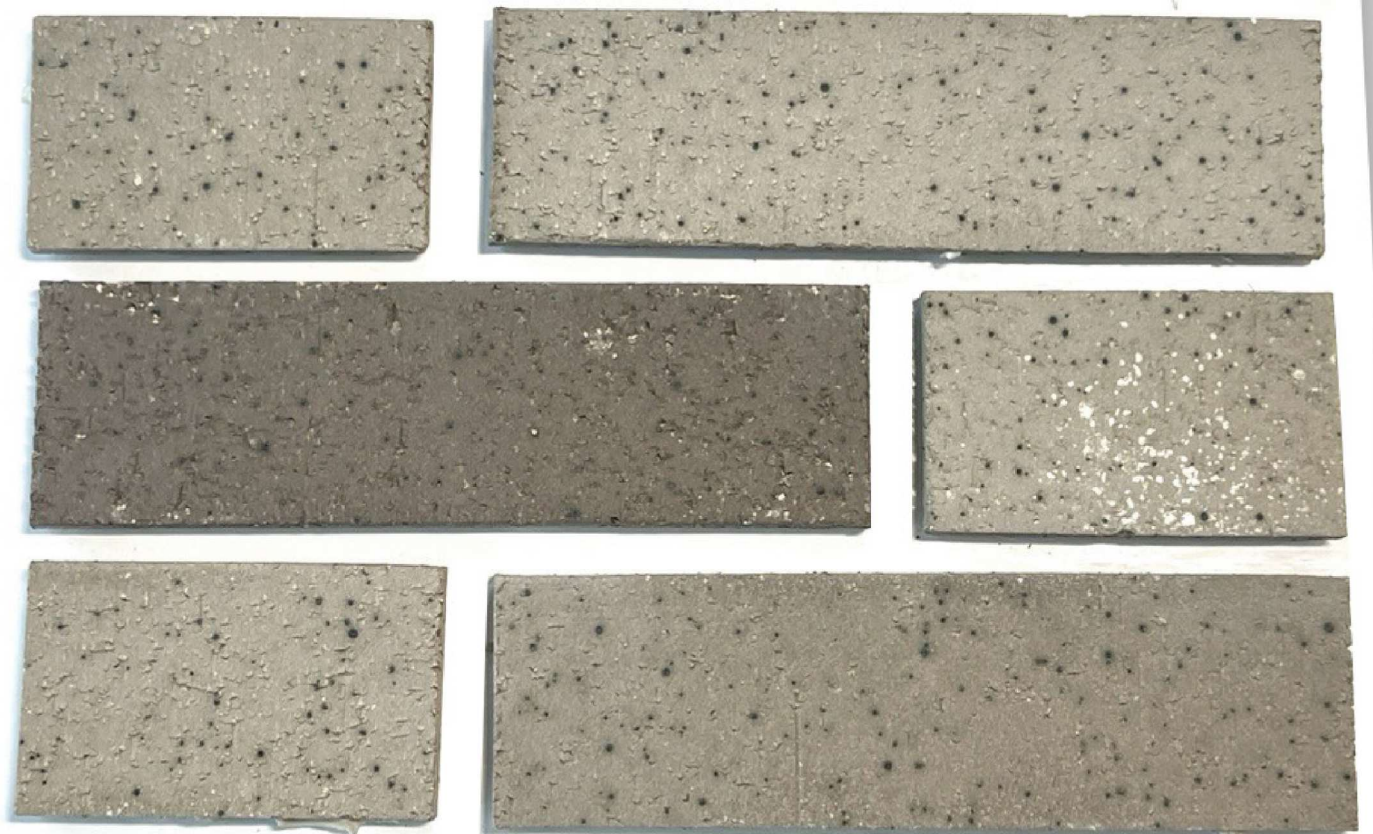


General Shale
Arriscraft
Karl Brinkmann
OUTSIDE SALES REP
18109 E. 109th Avenue
Overland Park, KS 66217
Cell: (316) 254-0906 / Phone: (785) 480-4581
E-Mail: Karl.Brinkmann@generalshale.com

watsontownbrick.com
f @ t i n p

CLEVELAND COUNTY LEGACY
SERIES
NIAGARA MIST MATT CLEAR
MODULAR CORED - WATSONTOWN, PA

WatsonTown Brick®



1J 1K 1L

Type: Brick Veneer
MFR: General Shale Brick
Model: Full Bed Face Brick
Size: 2-1/4" x 3-5/8"W x 7-5/8"L
Color: Niagara Mist

EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY

NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION; COLOR: BLDG DB DARK GRAY

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS	Material: Exterior Finish Zone
ZONE 1 (BODY)					
1J	BRICK VENEER	GENERAL SHALE BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: NIAGRA MIST INSTALL: RUNNING BOND PATTERN	ZONE 1 (BODY)
1K	BRICK VENEER	GENERAL SHALE BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: NIAGRA MIST INSTALL: SOLDIER COURSE	ZONE 1 (BODY)
1L	BRICK VENEER	GENERAL SHALE BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: NIAGRA MIST INSTALL: ROWLOCK SILL	ZONE 1 (BODY)
ZONE 2 (TOWER)					
2C	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 W/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE	ZONE 2 (TOWER)
ZONE 4 (FRAMED CANOPY)					
4A	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY	ZONE 4 (FRAMED CANOPY)
4B	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED	ZONE 4 (FRAMED CANOPY)



**Design Commission
5/19/2026**

Item: 375-425 E. Rand Rd. - DC26-029 - Sign Variation
Department: Planning & Community Development

Item Description:

Requested Action(s):

Ground Signs:

1. A variation from Chapter 30, Section 30-303.c Dimensions, to allow two 116 sf ground signs, where 66 sf is the maximum allowed size.

Wall Signs:

2. A variation from Chapter 30, Section 30-402.a Number, to allow six wall signs for Dutch Bros Coffee, where only one wall sign is allowed.

Drive-Through Signs:

3. A variation from Chapter 30, Section 30-208.b to allow four menu board signs for Dutch Bros Coffee, where only two menu board signs are allowed.

4. A variation from Chapter 30, Section 30-208.a.4.c to allow one wall-mounted menu board to face Rand Road for Dutch Bros Coffee, where menu boards are required to be located in the side or rear yards, away from the primary street frontage.

5. A variation from Chapter 30, Section 30-208.a.3 to allow eight supplemental "snap frame" menu advertisement signs totaling 38.52 sf for Dutch Bros Coffee, where additional advertising signage is not allowed.

RECOMMENDATION

It is recommended that the Design Commission **deny** the following sign variations for 375-425 E. Rand Road:

Ground Signs:

1. A variation from Chapter 30, Section 30-303.c Dimensions, to allow two 116 sf ground signs, where 66 sf is the maximum allowed size.

Wall Signs:

2. A variation from Chapter 30, Section 30-402.a Number, to allow six wall signs for Dutch Bros Coffee, where only one wall sign is allowed.

Drive-Through Signs:

3. A variation from Chapter 30, Section 30-208.b to allow four menu board signs for Dutch Bros Coffee, where only two menu board signs are allowed.

4. A variation from Chapter 30, Section 30-208.a.4.c to allow one wall-mounted menu board to face Rand Road for Dutch Bros Coffee, where menu

boards are required to be located in the side or rear yards, away from the primary street frontage.

5. A variation from Chapter 30, Section 30-208.a.3 to allow eight supplemental "snap frame" menu advertisement signs totaling 38.52 sf for Dutch Bros Coffee, where additional advertising signage is not allowed.

It is recommended that the Design Commission recommend **approval** to the Village Board for the following revised sign variations for 375-425 E.

Rand Road:

Wall Signs:

2. A variation from Chapter 30, Section 30-402.a Number, to allow four wall signs for Dutch Bros Coffee, where only one wall sign is allowed.

Drive-Through Signs:

3. A variation from Chapter 30, Section 30-208.b to allow three menu board signs for Dutch Bros Coffee (one free-standing menu board in each drive-through lane and one wall-mounted menu board at the walk up window on the South Elevation), where only two menu board signs are allowed.

5. A variation from Chapter 30, Section 30-208.a.3 to allow four supplemental "snap frame" menu advertisement signs (on the South Elevation) totaling 38.52 sf for Dutch Bros Coffee, where additional advertising signage is not allowed.

These recommendations are based on the plans received 4/27/26, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. All signage approvals are contingent upon obtaining the corresponding zoning approvals for the proposed development, including rezoning the entire property to B-2 'General Business District'.

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

ATTACHMENTS:

1. DC26-029 Staff Report
2. DC26-029, 375-425 E Rand - Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Sign Variation
Project Address: 375-425 E. Rand Road
Prepared By: Steve Hautzinger

Date Prepared: May 12, 2026

PETITION INFORMATION:

DC Number: 26-029
Petitioner Name: Ben Barad
Petitioner Address: Core Acquisitions
10 Parkway North Blvd
Suite 120
Deerfield, IL 60015
Meeting Date: May 19, 2026

Requested Action(s):

Ground Signs:

1. A variation from Chapter 30, Section 30-303.c Dimensions, to allow two 116 sf ground signs, where 66 sf is the maximum allowed size.

Wall Signs:

2. A variation from Chapter 30, Section 30-402.a Number, to allow six wall signs for Dutch Bros Coffee, where only one wall sign is allowed.

Drive-Through Signs:

3. A variation from Chapter 30, Section 30-208.b to allow four menu board signs for Dutch Bros Coffee, where only two menu board signs are allowed.
4. A variation from Chapter 30, Section 30-208.a.4.c to allow one wall-mounted menu board to face Rand Road for Dutch Bros Coffee, where menu boards are required to be located in the side or rear yards, away from the primary street frontage.
5. A variation from Chapter 30, Section 30-208.a.3 to allow eight supplemental "snap frame" menu advertisement signs totaling 38.52 sf for Dutch Bros Coffee, where additional advertising signage is not allowed.

ANALYSIS:

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

Summary:

The subject property is approximately 2.8 acres in size. The western side of the site is zoned B-2 'General Business District', and includes the former Pep Boys building and associated parking area. The eastern side of the site is currently zoned R-1 'One Family Dwelling District', and includes the former Suburban Trim & Glass building as well as several accessory structures. The proposed redevelopment includes rezoning the entire site to B-2. The site has access from Rand Road on the north and Palatine Road from the south.

The petitioner is proposing to demolish the former Suburban Trim & Glass building and all accessory structures to allow redevelopment of the north end of the property with two new free-standing drive-through restaurants facing Rand Road. One of the two proposed new free-standing drive-through restaurants will be Dutch Bros Coffee, and the other restaurant will be determined in a future phase. The

petitioner is also proposing partial demolition and renovation of the existing Pep Boys building to create a new multi-tenant retail building along Palatine Road.

Two new multi-tenant ground signs are being proposed for the overall development. Per code, one ground sign is allowed per building, so two ground signs are allowed. One of the signs will face Rand Road on the north, and the other sign will face Palatine Road on the south. All businesses within the development will be listed on the ground signs, so there will be no other separate individual ground signs. Per code, the maximum allowed size for each ground sign is based on the width of the road and the speed limit, which in this case is 66 sf maximum. The petitioner is seeking a variation to allow each of the ground signs to be 116 sf, where 66 sf is the maximum allowed. Table 1 below summarizes the proposed ground signs.

Dutch Bros Coffee is proposing six wall signs on their new building: two on the north wall, two on the west wall, one on the east wall, and one on the south wall. Per code, only one wall sign is allowed per street frontage. With just one frontage on Rand Road, only one wall sign is allowed. A sign variation is required for the five additional signs. Table 2 below summarizes the proposed wall signs.

Dutch Bros is also proposing extensive drive-through signage including two free-standing pre-sell menu boards, two free-standing menu boards, two wall-mounted menu boards, and eight supplemental “snap frame” menu advertisement signs. Variations are required due to the quantity of drive-through signs proposed. A variation is also required for one of the wall-mounted menu boards which is facing Rand Road, which is not allowed. Tables 3 & 4 below summarize the proposed menu board signs.

Table 1: Proposed Ground Signs Summary:

GROUND SIGN #	SIGN DESCRIPTION SIGN LOCATION/ STREET FRONTAGE	SIZE 66 SF MAX ALLOWED	HEIGHT 16’-6” MAX ALLOWED	REMARKS
1	Multi-tenant ground sign with seven tenant panels Facing Rand Road	116 sf	16’-6”	Variation Required for Size
2	Multi-tenant ground sign with seven tenant panels Facing Palatine Road	116 sf	16’-6”	Variation Required for Size
TOTAL		232 sf		

Table 2: Proposed Dutch Bros Wall Signs Summary:

WALL SIGN # DESCRIPTION	ELEVATION / FRONTAGE	SIGNABLE AREA	25% OF SIGNABLE AREA	SIGN SIZE	REMARKS
N-02 "DUTCH BROS"	West Elevation / no street frontage	156 sf	39 sf	32.24 sf	Variation Required for Number of Signs
N-03 "DUTCH BROS"	South Elevation / No street frontage	272 sf	68 sf	32.24 sf	Variation Required for Number of Signs
N-04 "DUTCH BROS"	North Elevation / Rand Road	250 sf	63 sf	32.24 sf	Complies with code
N-05 Windmill logo	West Elevation / no street frontage	224 sf	56 sf	18.4 sf	Variation Required for Number of Signs
N-06 Windmill logo	North Elevation / Rand Road	190 sf	48 sf	18.4 sf	Variation Required for Number of Signs
N-07 Windmill logo	East Elevation / no street frontage	439 sf	66 sf (15%)	18.4 sf	Variation Required for Number of Signs
TOTAL				151.92 sf	

Table 3: Proposed Menu Board Signs Summary:

MENU BOARD SIGN # DESCRIPTION	ELEVATION/ FRONTAGE	MAX ALLOWED SIZE	SIGN SIZE	REMARKS
N-08 Wall-Mounted Menu Board at walk-up window	South Elevation / no street frontage	49 sf	10.70 sf	Variation Required for Number of Menu Board Signs
N-09 Wall-Mounted Menu Board at drive-through pick-up window	North Elevation / Rand Road	49 sf	10.70 sf	Variation Required for Number of Menu Board Signs Variation Required for facing Rand Road
N-10 Free-standing Pre-Sell Menu Board in drive-through lane	Not Applicable	24 sf	21.70 sf	Complies with code
N-11 Free-standing Pre-Sell Menu Board in drive-through lane	Not Applicable	24 sf	21.70 sf	Complies with code
N-12 Free-standing Menu Board in drive-through lane	Not Applicable	49 sf	21.70 sf	Complies with code
N-13 Free-standing Menu Board in drive-through lane	Not Applicable	49 sf	21.70 sf	Complies with code

Table 4: Proposed Snap Frame Menu Advertisement Signs Summary:

SNAP FRAME SIGN #	ELEVATION/ FRONTAGE	SIGN SIZE	REMARKS
N-14	South Elevation / no street frontage	1.3 sf	Variation Required for Supplemental Advertising Sign
N-15	South Elevation / no street frontage	1.3 sf	Variation Required for Supplemental Advertising Sign
N-16	North Elevation / Rand Road	1.3 sf	Variation Required for Supplemental Advertising Sign
N-17	North Elevation / Rand Road	1.3 sf	Variation Required for Supplemental Advertising Sign
N-18	South Elevation / no street frontage	8.33 sf	Variation Required for Supplemental Advertising Sign
N-19	South Elevation / no street frontage	8.33 sf	Variation Required for Supplemental Advertising Sign
N-20	North Elevation / Rand Road	8.33 sf	Variation Required for Supplemental Advertising Sign
N-21	North Elevation / Rand Road	8.33 sf	Variation Required for Supplemental Advertising Sign
TOTAL		38.52 sf	

Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the sign variation criteria for each of the variations, which is summarized as follows:

Ground Signs:

The petitioner feels that the additional ground sign size is necessary to effectively serve all seven of their prospective tenants across the development.

Wall Signs:

The petitioner feels that the six proposed wall signs for Dutch Bros is necessary to be consistent with their national prototype requirements. Also, the petitioner feels that enhanced visibility is critical,

particularly for southbound traffic to the primary point of access to the site, and additional signage also ensures visibility for customers approaching from Palatine Road. The petitioner states that the requested signage package is necessary to maintain brand consistency and ensure adequate visibility within a high-traffic corridor.

Drive-through Menu Signs:

The petitioner reports that the proposed drive-through menu signs are Dutch Bros standard prototype menu board signage. The menu boards are pre-manufactured, non-order-taking displays and are strictly informational in nature. The menu boards are a key component of Dutch Bros’ national prototype and are designed to streamline the customer experience by improving menu visibility and expediting ordering decisions which helps improve traffic flow and operational efficiency within the drive-through.

Staff Comments/Analysis:

Ground Signs:

Staff does not agree with the variation for the oversized multi-tenant ground signs. Table 5 below provides a comparison to ground signs at adjacent surrounding retail centers. The subject property is significantly smaller than the three adjacent major retail centers, yet the size of the proposed signs is the largest. All of the surrounding retail centers’ ground signs are code complaint in regards to size. Staff does not feel that there is a hardship necessitating larger signs. Staff recommends that the proposed ground signs be redesigned to comply with code.

Table 5: Ground Sign Comparison to Adjacent Retail Centers:

Adjacent Retail Centers	Approximate Total Building Area	Approximate Site Area	Ground Sign Number / Size / Total
Town & Country, 325-615 E. Palatine Rd.	325,603 sf	30.8 acres	3 signs: 66 sf each Total: 198 sf
Arlington Plaza, 134-278 W. Rand Rd.	276,800 sf	27.3 acres	1 sign: 80 sf
Northpoint, 304-470 E. Rand Rd.	264,206 sf	19.7 acres	3 signs: 64 sf, 80 sf, & 58 sf Total: 202 sf
Arlington Heights Promenade, 305-349 E. Rand Rd.	24,000 sf	1.7 acres	2 signs: 48.3 sf each Total: 96.6 sf requested
Subject Property, 375-425 E. Rand Rd.	14,587 sf	2.8 acres	2 signs proposed: 116 sf each Total: 232 sf proposed

Wall Signs:

Six wall signs totaling 151.92 sf for Dutch Bros is excessive as compared to other drive-through restaurants’ wall signs in Arlington Heights (see Table 6 below). However, Staff does acknowledge that this is partially due to a few unique circumstances. It is not uncommon for businesses to have a logo combined with their business name to create one sign. However, Dutch Bros brand standard is unique with the windmill logo separated from the business name, essentially creating two signs out of one. The signs also work well with the building design, and they are all appropriately sized being less than 25% of the signable wall area. For these reasons, Staff does not strongly object to two wall signs on the main north and west facades. Additionally, in this unique situation, customers will also be entering the site from Palatine Road and approaching the building from the back, and Staff does not strongly object to one wall sign on the south wall for wayfinding.

However, Staff does object to six wall signs, which is excessive. Staff feels that no more than four wall signs should be allowed to avoid an unfair competitive advantage. It is recommended that the Design Commission and the petitioner evaluate which two wall signs should be omitted.

Table 6: Summary of Wall Signs at Existing Drive-Through Restaurants:

BUSINESS NAME, ADDRESS	STREET FRONTAGES / NUMBER OF WALL SIGNS PERMITTED	NUMBER OF WALL SIGNS APPROVED	TOTAL SQUARE FOOTAGE OF WALL SIGNAGE	REMARKS
McDonald’s, 1920 N Arlington Heights Rd	1	4	82.8 sf	Variations Approved in 2006
McDonald’s, 45 E Golf Rd	1	3	60.8 sf	Variations Approved in 2019
McDonald’s, 15 E Dundee Rd	1	3	58.8 sf	Variations Approved in 2006
Arby’s, 100 W. Rand Rd	1	2	51.6 sf	Variations Approved in 1984
Burger King, 675 E. Rand Rd	1	3	99.8 sf	Variations Approved in 2012
Taco Bell, 1530 W Algonquin Rd	1	2	55.4 sf	Variations Approved in 2019
Popeye’s, 7 W Dundee Rd	1	2	85.2 sf	Variations Approved in 2017
Culver’s, 2060 E. Northwest Hwy	1	3	85.5 sf	Variations Approved in 2012
Raising Cane’s, 225 E Rand Rd	1	3	212.1 sf	Variations Approved in 2022
Chipotle, 711 E. Palatine Rd	1	2	76 sf	Variations Approved in 2023
Subject Property	1	6 proposed	151.92 sf proposed	Variations Required for Number of Signs

https://vah0.sharepoint.com/sites/PlanningTeam/Shared Documents/General/BOARDS_COMMISSIONS/SIGN VARIATIONS/2026/DC26-029 - 375-425 E. Rand Rd/2. Minutes-Reports-COA/DC26-029 Staff Report.doc

Drive-Through Menu Signage:

Staff does not object to the Wall-Mounted Menu Board and the four Snap Frame signs located adjacent to the walk-up order window. These signs are for customers already on site, and they are necessary in this unique situation where there is no interior dining room for customers to view menus and place their order. The menu signs are laid out on the building wall in a neat and organized manner, which is much nicer than adding supplemental signage as an afterthought in a haphazard way.

However, Staff does not agree with the need for the Wall-Mounted Menu Board and the four Snap Frame signs on the north wall along the drive-thru lane. These signs are visible from Rand Road, which is not allowed, and Staff feels that they are unnecessary and add visual clutter. Each drive-through lane already has two drive-through menus which each have two Snap Frames, for a total of four menu boards and eight Snap Frames. Staff feels that this is sufficient signage to accommodate customers, who may also pre-order their drinks using the company app.

RECOMMENDATION

It is recommended that the Design Commission **deny** the following sign variations for 375-425 E. Rand Road:

Ground Signs:

1. A variation from Chapter 30, Section 30-303.c Dimensions, to allow two 116 sf ground signs, where 66 sf is the maximum allowed size.

Wall Signs:

2. A variation from Chapter 30, Section 30-402.a Number, to allow six wall signs for Dutch Bros Coffee, where only one wall sign is allowed.

Drive-Through Signs:

3. A variation from Chapter 30, Section 30-208.b to allow four menu board signs for Dutch Bros Coffee, where only two menu board signs are allowed.
4. A variation from Chapter 30, Section 30-208.a.4.c to allow one wall-mounted menu board to face Rand Road for Dutch Bros Coffee, where menu boards are required to be located in the side or rear yards, away from the primary street frontage.
5. A variation from Chapter 30, Section 30-208.a.3 to allow eight supplemental "snap frame" menu advertisement signs totaling 38.52 sf for Dutch Bros Coffee, where additional advertising signage is not allowed.

It is recommended that the Design Commission recommend **approval** to the Village Board for the following revised sign variations for 375-425 E. Rand Road:

Wall Signs:

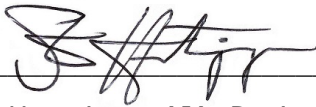
2. A variation from Chapter 30, Section 30-402.a Number, to allow four wall signs for Dutch Bros Coffee, where only one wall sign is allowed.

Drive-Through Signs:

3. A variation from Chapter 30, Section 30-208.b to allow three menu board signs for Dutch Bros Coffee (one free-standing menu board in each drive-through lane and one wall-mounted menu board at the walk up window on the South Elevation), where only two menu board signs are allowed.
5. A variation from Chapter 30, Section 30-208.a.3 to allow four supplemental "snap frame" menu advertisement signs (on the South Elevation) totaling 38.52 sf for Dutch Bros Coffee, where additional advertising signage is not allowed.

These recommendations are based on the plans received 4/27/26, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. All signage approvals are contingent upon obtaining the corresponding zoning approvals for the proposed development, including rezoning the entire property to B-2 'General Business District'.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.



May 12, 2026

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

c: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Dan Osoba, Planner II, Petitioner, DC File 26-029



April 27th, 2026

Attn: Steve Hautzinger

Re: Sign Variance Request – 375-425 E Rand Road, Arlington Heights, IL

Steve:

This letter is in reference to the Sign Variance Requests for the site located at 375-425 E Rand Road, Arlington Heights, IL.

Applicant: CW Arlington Holdings, LLC

Adam Firsell, its Manager
10 Parkway North Blvd, Suite 120
Deerfield, Illinois 60015

Property: 375-425 E Rand Road, Arlington Heights, IL

Tax Parcels: 03-17-303-017-0000
03-17-303-007-0000
03-17-303-008-0000
03-17-303-020-0000

Legal Description: **PARCEL 1:**
LOT 1 IN PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 10 AND 11 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

PARCEL 2:
PARCEL I: LOTS 5 AND 6 (EXCEPT THEREFROM THAT PART THEREOF TAKEN FOR HIGHWAY PER DOCUMENT RECORDED DECEMBER 10, 1940 AS DOCUMENT NO. 12592035), IN SMITH AND DAWSON'S ARLINGTON HEIGHTS ACRES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF RAND ROAD, IN COOK COUNTY, ILLINOIS.

PARCEL II: LOT 9, IN SMITH AND DAWSON'S ARLINGTON HEIGHTS ACRES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH,

RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF RAND ROAD, EXCEPTING THEREFROM THAT PART OF LOT 9 DESCRIBED AS LYING NORTHEASTERLY OF A LINE OR A WN FROM THE SOUTHWESTERLY CORNER OF LOT 7, IN SAID SUBDIVISION AND BEING PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID LOT 7 AND EXTENDED SOUTHEASTERLY TO THE EAST LINE OF SAID LOT 9, IN COOK COUNTY, ILLINOIS.

Variation Requests: Chapter 30-303:

We are requesting an increase in the total permitted sign area to accommodate the overall development program. The project consists of three buildings; however, we are proposing only two monument signs rather than one per building. The proposed monument sign includes 126 square feet of total sign area, where 66 square feet is permitted by code. This increase is necessary to accommodate all tenant panels within a single, cohesive signage structure. In order to effectively serve all seven prospective tenants across the development, additional sign area is necessary to provide adequate panel space and visibility. Signage is a critical component for tenant viability, particularly for the multi-tenant building, where individual users rely on panel placement for identification and customer awareness. Neither Wendy's nor Dutch Bros will have dedicated freestanding signs. Instead, both tenants will be incorporated into the shared shopping center monument signage.

1. The particular difficulty or peculiar hardship is not self-created by the petitioner.
 - a. The hardship results from the project's multi-tenant configuration. The development includes three buildings with up to seven tenants, while only providing two monument signs rather than one per building. This design approach reduces the number of freestanding signs but necessitates additional sign area within each monument to accommodate all tenant panels while maintaining arterial visibility.
2. 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.
 - a. The proposed increase in sign area will not create a traffic hazard or negatively impact surrounding property values. The signage improves visibility and wayfinding for customers, reducing confusion and supporting safe access into the site.
3. 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.
 - a. The requested increase from 66 square feet permitted to 126 square feet is necessary to accommodate all tenant panels within a single cohesive monument structure. Without the additional area, not all tenants could be reasonably represented. This request is driven by site layout and tenant mix, not to create a competitive advantage.
4. The variation will not alter the essential character of the locality.
 - a. The proposed monument signage is consistent with the surrounding commercial corridor along Rand Road, which includes national

retailers with prominent, high-quality signage. The reduction in the number of monument signs further minimizes visual clutter.

5. The applicant's business cannot reasonably function under the standards of this Chapter.
 - a. Without the increased sign area, the multi-tenant development cannot adequately provide identification for all tenants, particularly those within the multi-tenant building that rely on monument signage for visibility and customer awareness.

Chapter 30-208:

Dutch Bros is requesting approval for its standard prototype menu board signage. These menu boards are pre-manufactured, non-order-taking displays and are strictly informational in nature. The boards are a key component of Dutch Bros' national prototype and are designed to streamline the customer experience by improving menu visibility and expediting ordering decisions. This, in turn, helps improve traffic flow and operational efficiency within the drive-thru.

1. The particular difficulty or peculiar hardship is not self-created by the petitioner.
 - a. The request is not self-created, as the menu boards are a standard component of Dutch Bros' national prototype and are required for operational functionality.
2. 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.
 - a. The menu boards are non-order-taking and strictly informational. They improve traffic flow by helping customers make decisions earlier in the queue, reducing congestion and enhancing on-site circulation.
3. 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.
 - a. The menu boards are necessary for the efficient operation of a high-volume drive-thru and are not intended to provide a competitive advantage, but rather to ensure safe and efficient customer processing.
4. The variation will not alter the essential character of the locality.
 - a. The signage is consistent with modern drive-thru restaurant operations and will not alter the essential character of the commercial corridor.
5. The applicant's business cannot reasonably function under the standards of this Chapter.
 - a. Without the menu boards, Dutch Bros' drive-thru operations would be less efficient, leading to slower service times and potential stacking issues, which would negatively impact site circulation.

Chapter 30-402:

Dutch Bros is requesting approval for six total wall signs, inclusive of its signature windmill elements, consistent with its national prototype requirements. Given that the building is oriented parallel to Rand Road, enhanced visibility is critical, particularly for southbound traffic, which represents the primary point of access to

the site. Additional signage also ensures visibility for customers approaching from Palatine Road. The requested signage package is necessary to maintain brand consistency and ensure adequate visibility within a high-traffic corridor.

1. The particular difficulty or peculiar hardship is not self-created by the petitioner.
 - a. The request is driven by Dutch Bros' standardized prototype, including its windmill signage elements, which are consistent across all locations and required for brand identity and visibility.
2. 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.
 - a. The additional wall signage will not create traffic hazards or negatively impact surrounding properties. Instead, it enhances visibility for vehicles traveling at higher speeds along Rand Road, improving recognition and reducing last-minute turning movements.
3. 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.
 - a. Due to the building's orientation parallel to Rand Road, additional signage is necessary to ensure visibility from multiple approaches, including southbound traffic and vehicles approaching from Palatine Road. This is a functional visibility requirement, not a competitive advantage.
4. The variation will not alter the essential character of the locality.
 - a. The signage is consistent with other national retailers in the corridor that utilize multiple wall signs for visibility along high-traffic roadways.
5. The applicant's business cannot reasonably function under the standards of this Chapter.
 - a. Without the additional wall signage, the building would have limited visibility from key approaches, reducing brand recognition and negatively impacting the functionality of the tenant in a high-traffic corridor.

Accompanying

Exhibits:

Exhibit A – Monument Sign Elevations

Exhibit B – Material List

Sincerely,

Adam Firsell - Manager
CW Arlington Holdings, LLC





N Evergreen Ave

N Arlington Heights Rd

N Arlington Heights Rd

E Palatine Rd

E Palatine Rd

E Palatine Rd

E Rand Rd

E Rand Rd

1901

1916

1920

1930

2037

2033

2021

2010

2015

2009

2003

1945

1939

1933

1927

1921

1915

1909

1903

1960-1990

1912

1902

2113

305-347

375-407

411

425

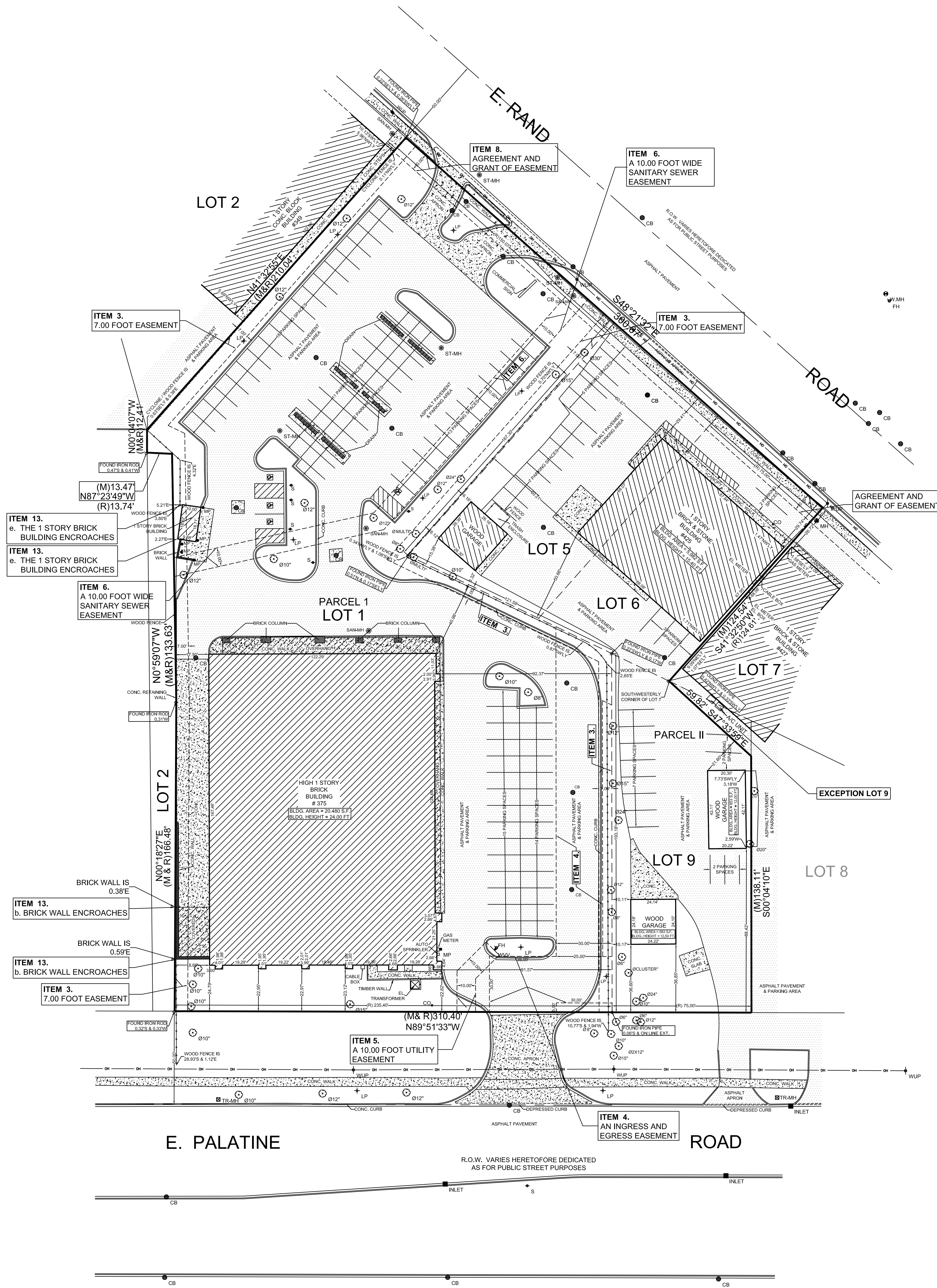
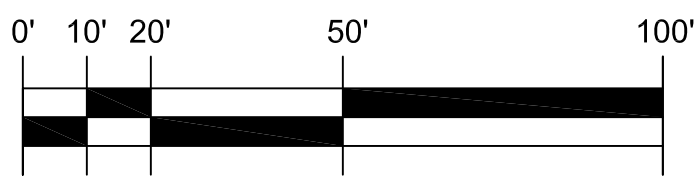
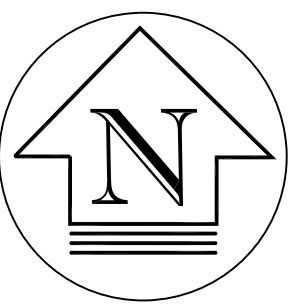
427

455

204-470

200

12



ITEM 13.
e. THE 1 STORY BRICK BUILDING ENCOACHES
ITEM 13.
e. THE 1 STORY BRICK BUILDING ENCOACHES

ITEM 6.
A 10.00 FOOT WIDE SANITARY SEWER EASEMENT

ITEM 13.
b. BRICK WALL ENCOACHES

ITEM 13.
b. BRICK WALL ENCOACHES

ITEM 3.
7.00 FOOT EASEMENT

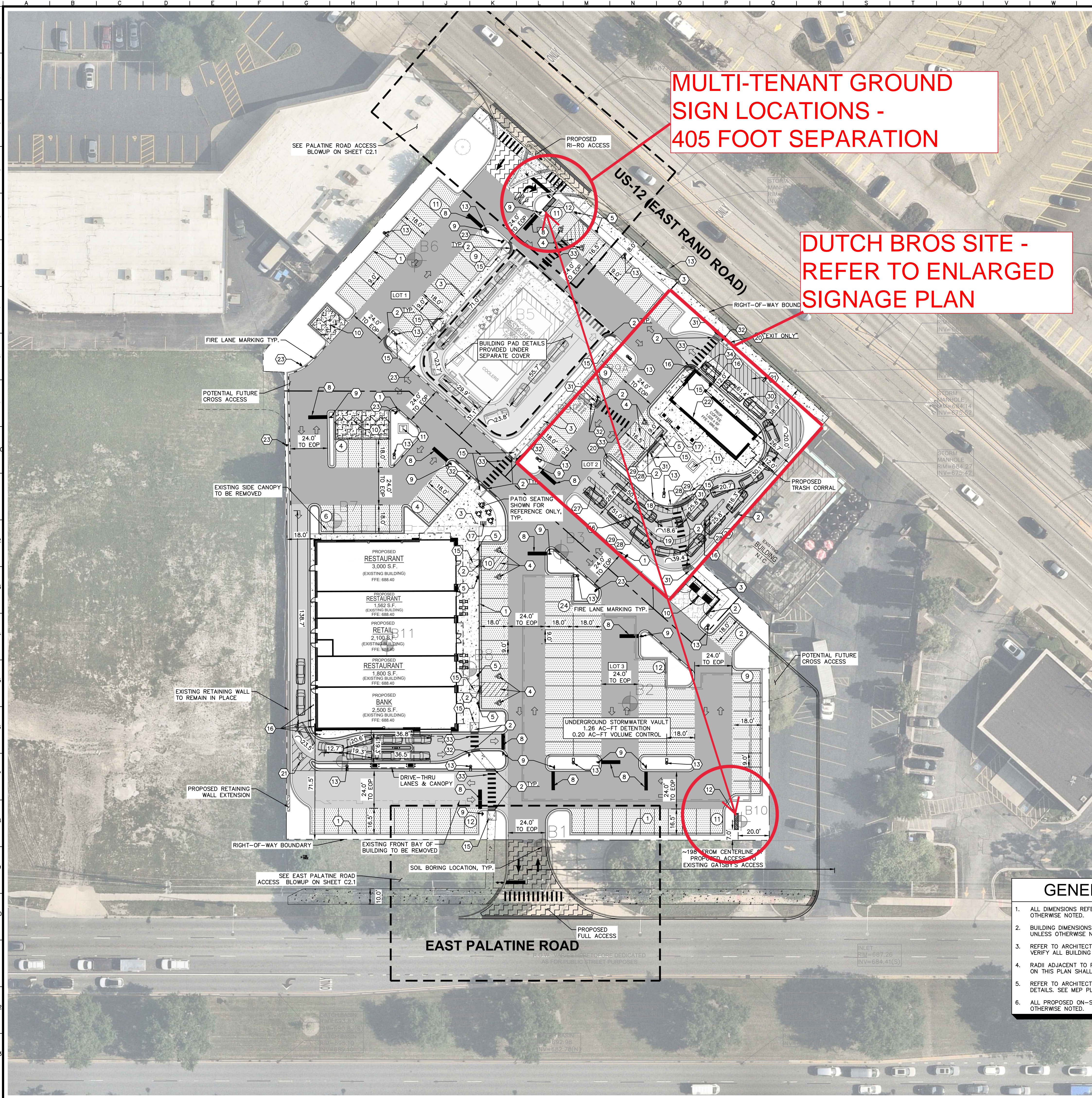
ITEM 5.
A 10.00 FOOT UTILITY EASEMENT

ITEM 4.
AN INGRESS AND EGRESS EASEMENT

ORDERED BY: G.W. PROPERTIES	
SCALE : 1" = 30'	
DATE : JANUARY 31, 2023	01-30-24 ALTA UPDATE
FILE No.:	05-03-23 RE-CERTIFIED
2023 - 30742-1	DATE REVISION

LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	ST-MH STORM MANHOLE
	CB CATCH BASIN
	INLET INLET
	WVV WATER VALVE VAULT
	FH FIRE HYDRANT
	LP LIGHT POLE
	WUP WOOD UTILITY POLE
	TR TREE
	TR-S-MH TRAFFIC SIGNAL MANHOLE
	MH MANHOLE
	SIGN SIGN
	MP METAL GUARD POST
	HANDICAPPED PARKING SPACE
	(R) RECORD DATA
	(M) MEASURED DATA

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C2.0 SITE PLAN.dwg C2.0 Apr 22, 2026 3:36pm By: Ian Spence
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig

 1-800-892-0123

MULTI-TENANT GROUND SIGN LOCATIONS - 405 FOOT SEPARATION

DUTCH BROS SITE - REFER TO ENLARGED SIGNAGE PLAN

KEY NOTES

- 1 B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
- 2 DEPRESSED CURB AND GUTTER
- 3 CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- 4 ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- 5 ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
- 6 4" WIDE PAINTED SOLID LINE, TYP.
- 7 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 8 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- 9 STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- 10 TRASH ENCLOSURE, 24'X8' MIN. OR AS REQUIRED BY LOCAL JURISDICTION, W/LOCKING GATES, AND TRASH LOADING ZONE WITH CONCRETE APRON, COORDINATE APPROACH AND ORIENTATION OF TRASH ENCLOSURE W/LOCAL REFUSE SERVICE PROVIDER
- 11 TRANSFORMER PAD (FOR REFERENCE ONLY)
- 12 MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 13 LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
- 14 5'-FT DEPRESSED CURB OPENING (SEE GRADING PLAN & DETAILS)
- 15 ACCESSIBLE RAMP (SEE DETAILS)
- 16 6" BOLLARD W/DB BOLLARD COVERS (SEE DETAILS)
- 17 BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
- 18 "RUNNERS" WALKWAY, MIN. 2' WIDE ON DRIVER'S SIDE OF DRIVE AISLE
- 19 STRIPED MEDIAN, MIN 2' WIDE
- 20 POLE MOUNTED DIRECTIONAL SIGNAGE, BY OTHERS
- 21 EXIT LANE W/STRIPING, STRIPES 4" WIDE, 24" O.C.C, SAFETY WHITE
- 22 WALK-UP SERVICE WINDOW
- 23 NO PARKING FIRE LANE SIGNAGE (12" X 18" WITH RED LETTERS ON WHITE REFLECTIVE BACKGROUND)
- 24 DO NOT ENTER SIGN (MUTCD R5-1)
- 25 RIGHT-TURN ONLY SIGN (MUTCD R3-5R)
- 26 NO LEFT TURN SIGN (MUTCD R3-2)
- 27 PROVIDE 2" CONDUIT W/PULL STRING TO CHRISTY BOX FOR FUTURE DRIVE-THRU SENSORS
- 28 POLE MOUNTED STATIC BACKLIT LED MENU BOARD, BY OTHERS, PROVIDE POWER AND DATA IN WEATHERPROOF J-BOX
- 29 PROVIDE 2" CONDUIT W/PULL STRING TO CHRISTY BOX, FOR FUTURE DIGITAL MENU BOARD UPGRADE
- 30 CONCRETE PAD AT DRIVE-THRU WINDOW; DRIVE-THRU CONC. PAD
- 31 ADA ACCESSIBLE WARNING STRIP (SEE DETAILS)
- 32 PEDESTRIAN CROSSING SIGNAGE (MUTCD W-11)
- 33 CROSSWALK STRIPING, 12" WIDE, 3' C-C, THERMOPLASTIC PAVEMENT MARKING FOR HMA & MODIFIED URETHANE PAVEMENT MARKING FOR PCC
- 34 SIGN FOR AWNING CLEARANCE HEIGHT AT DRIVE-THRU WINDOW

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17031C02014, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT - FIRE LANE
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE APRON - IDOT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

SITE DATA

TOTAL SITE AREA:	= 2.79 AC
LOT 1 AREA:	= 0.71 AC
LOT 2 AREA:	= 0.53 AC
LOT 3 AREA:	= 1.55 AC
PARKING SPACES REQUIRED	
LOT 1	= 22 SPACES
LOT 2	= 4 SPACES
LOT 3	= 71 SPACES
TOTAL	= 97 SPACES
TOTAL PLUS OUTDOOR SEATING	= 107 SPACES
ACCESSIBLE PARKING SPACES REQUIRED = 5 SPACES *PER ILLINOIS ACCESSIBILITY CODE	
ACCESSIBLE PARKING SPACES PROVIDED = 7 SPACES TOTAL PARKING SPACES PROVIDED = 136 SPACES	
BIKE PARKING PROVIDED = 15 SPACES BIKE PARKING REQUIREMENTS = 6 SPACES *ONE BP SPACE FOR EACH 6,000 SF OF FLOOR SPACE	
SEE CW ARLINGTON HOLDINGS, LLC - PARKING SUMMARY FOR COMPLETE BREAKDOWN OF PARKING COUNTS AND ASSUMPTIONS.	

	REVISED PER VILLAGE COMMENTS	03/13/26	INS	BY
	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS	
	ISSUED FOR PERMIT - LOT 2	01/28/26	INS	
	REVISED PER VILLAGE COMMENTS	12/17/25	INS	
	REVISED PER VILLAGE COMMENTS	10/17/25	INS	
	REVISIONS	DATE		

Kimley»Horn

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 576 LAKE COOK ROAD, SUITE 200
 ARLINGTON HEIGHTS, IL 60004
 PHONE: 847-260-7804
 WWW.KIMLEY-HORN.COM

CORE ACQUISITIONS

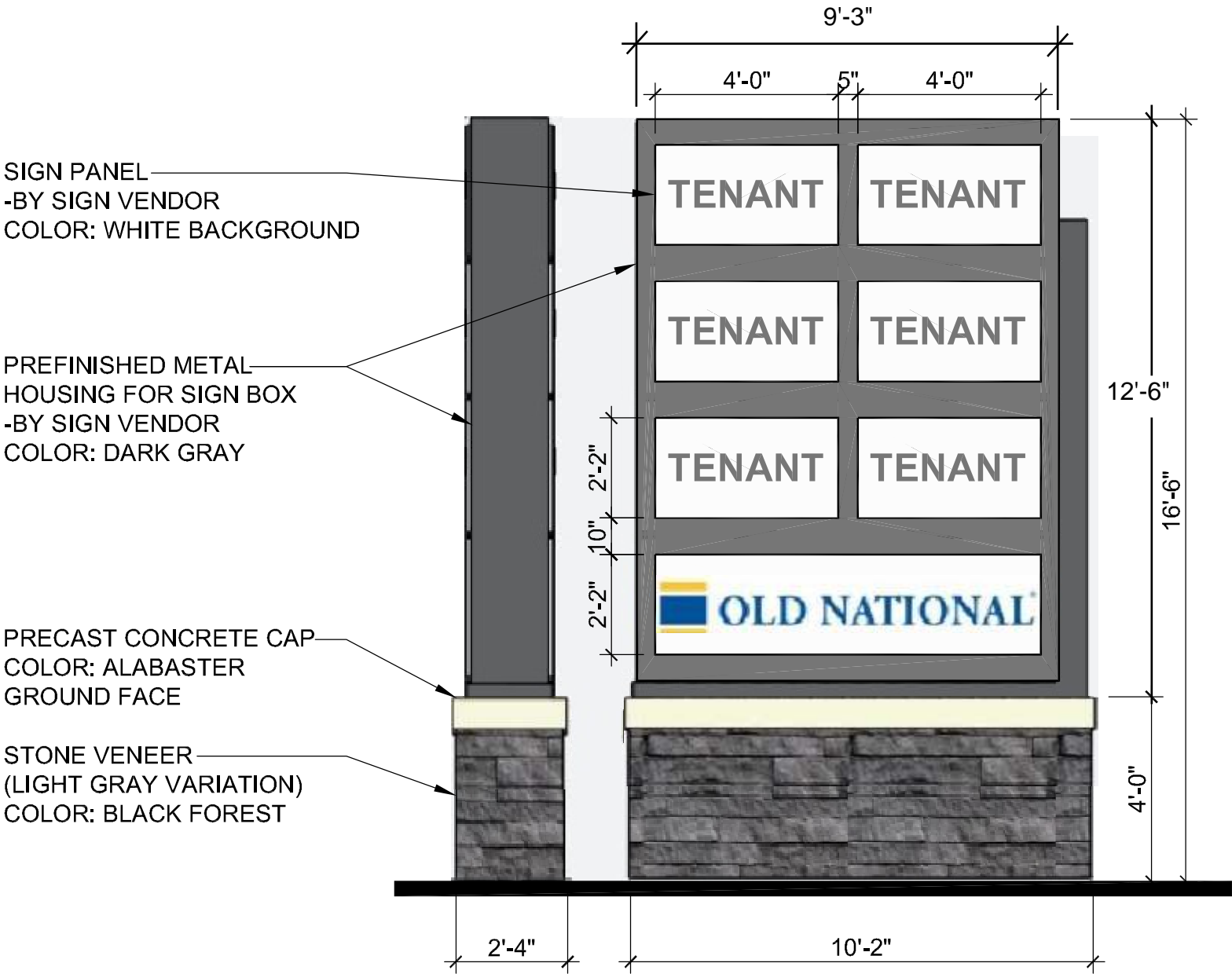
SITE PLAN

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS

375 - 425 E. RAND RD
 ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE:
 04/30/25
 KHA PROJECT NO.
 268959000
 SHEET NUMBER
C2.0

**PROPOSED MULTI-TENANT
GROUND SIGN -
QUANTITY 2**



**ARLINGTON
HEIGHTS**

375-425 East Rand Rd
Arlington Heights IL. 60004





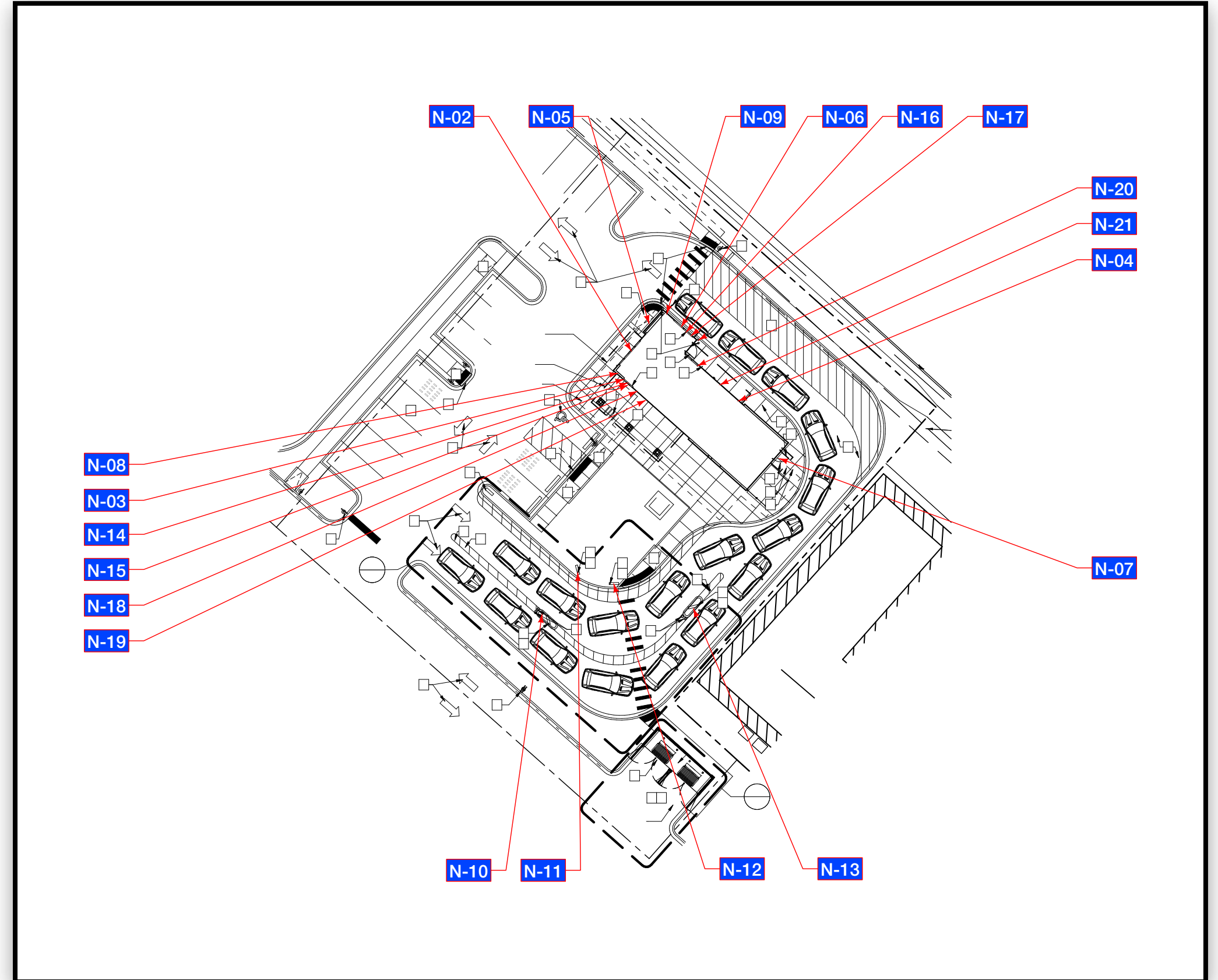
RENDERING OF MULTI-TENANT BUILDING - FOR REFERENCE ONLY

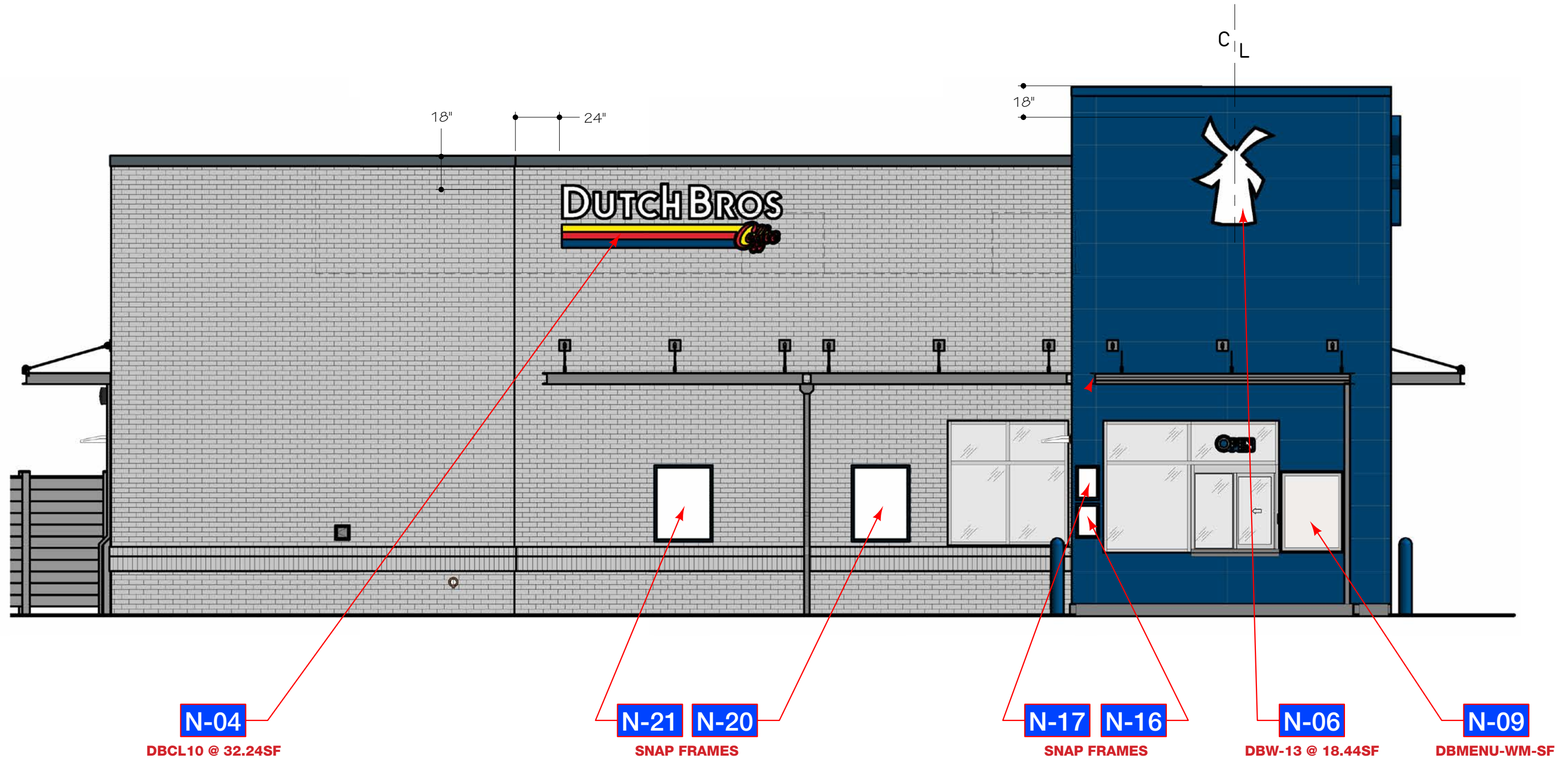
SIGN GUIDE

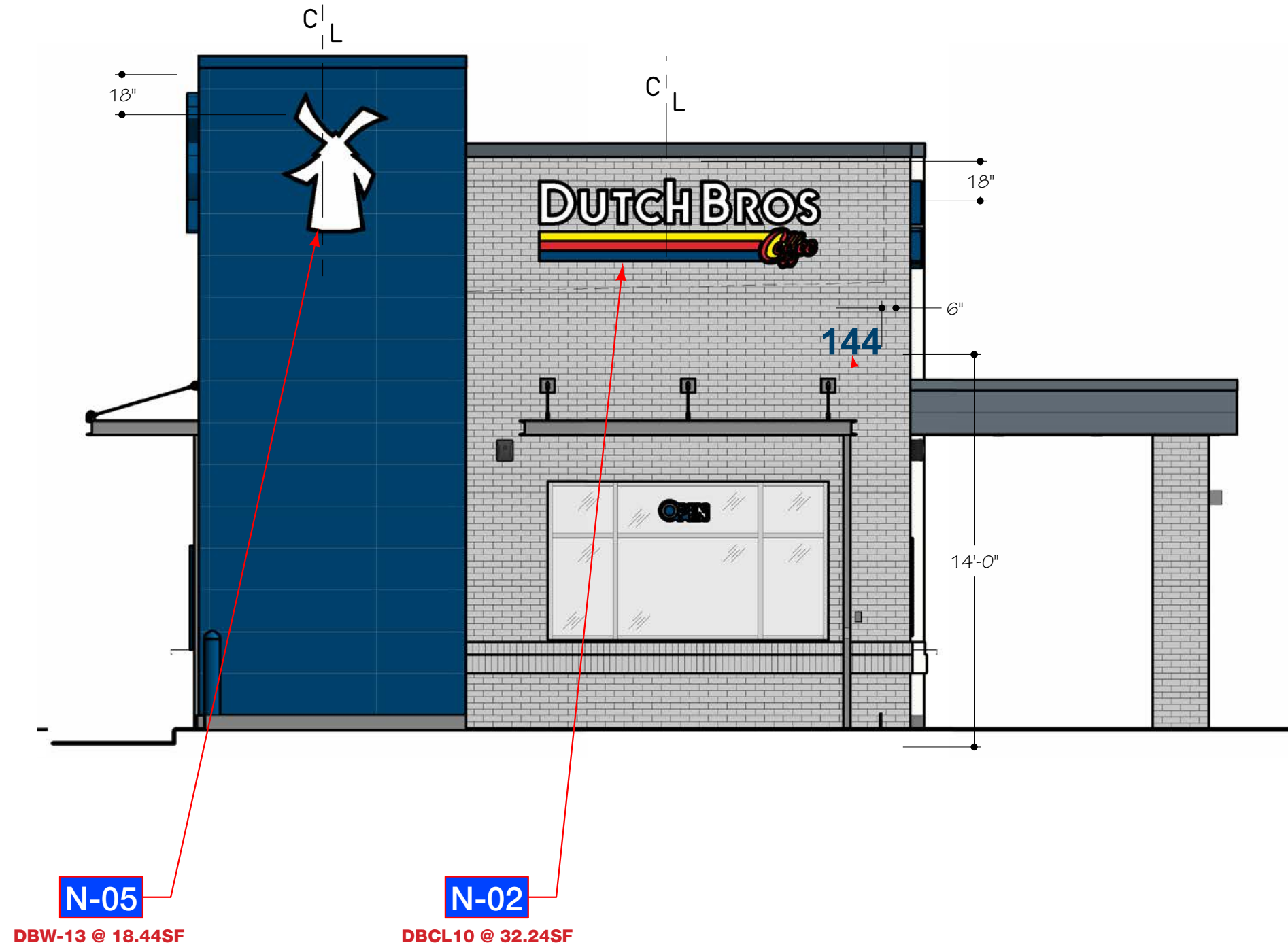
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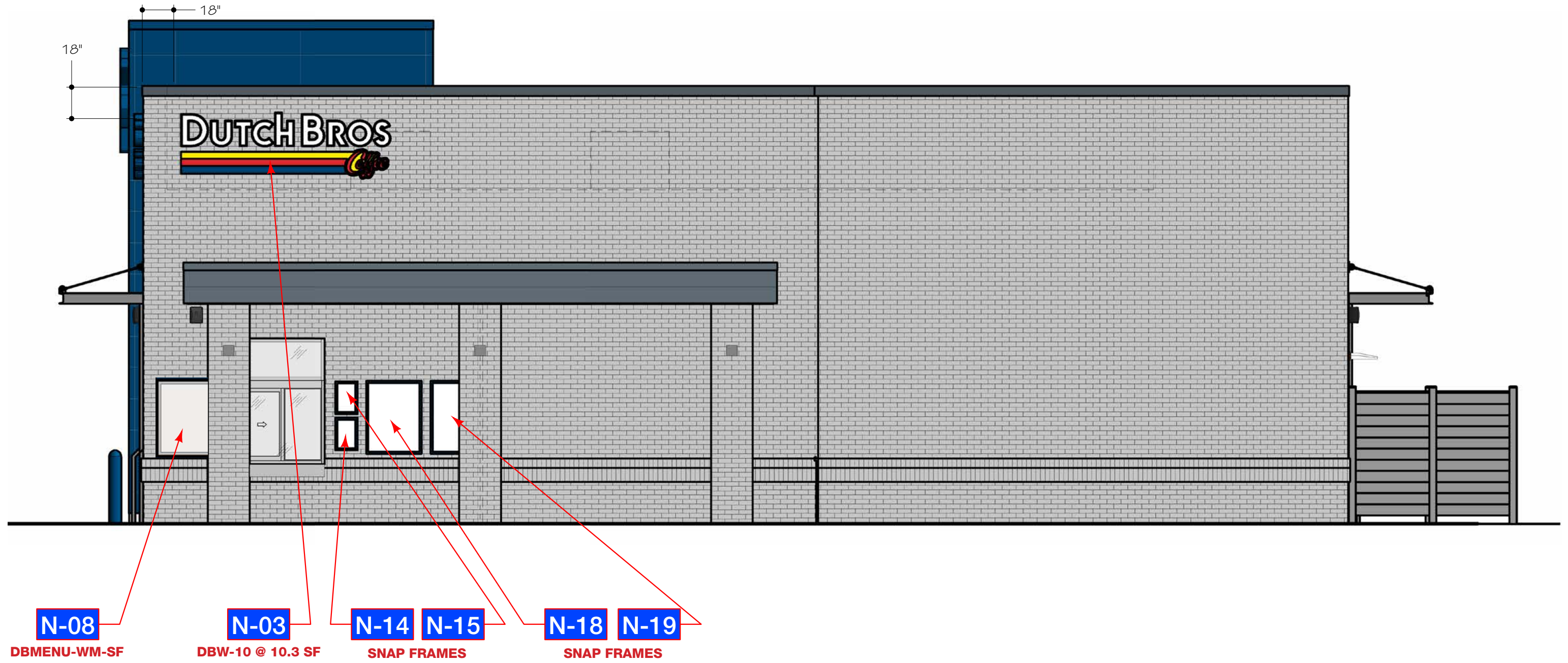
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N-03	DBCL10	32.24
N-04	DBCL10	32.24
N-05	DBW13	18.4
N-06	DBW13	18.4
N-07	DBW13	18.4
N-08	DBMENU-WM	10.70
N-09	DBMENU-WM	10.70
N-10	DBMENU-PM-SF	21.70
N-11	DBMENU-PM-SF	21.70
N-12	DBMENU-PM-SF	21.70
N-13	DBMENU-PM-SF	21.70
N-14	SNAP FRAMES - SMALL	1.3
N-15	SNAP FRAMES - SMALL	1.3
N-16	SNAP FRAMES - SMALL	1.3
N-17	SNAP FRAMES - SMALL	1.3
N-18	SNAP FRAMES - LARGE	8.33
N-19	SNAP FRAMES - LARGE	8.33
N-20	SNAP FRAMES - LARGE	8.33
N-21	SNAP FRAMES - LARGE	8.33

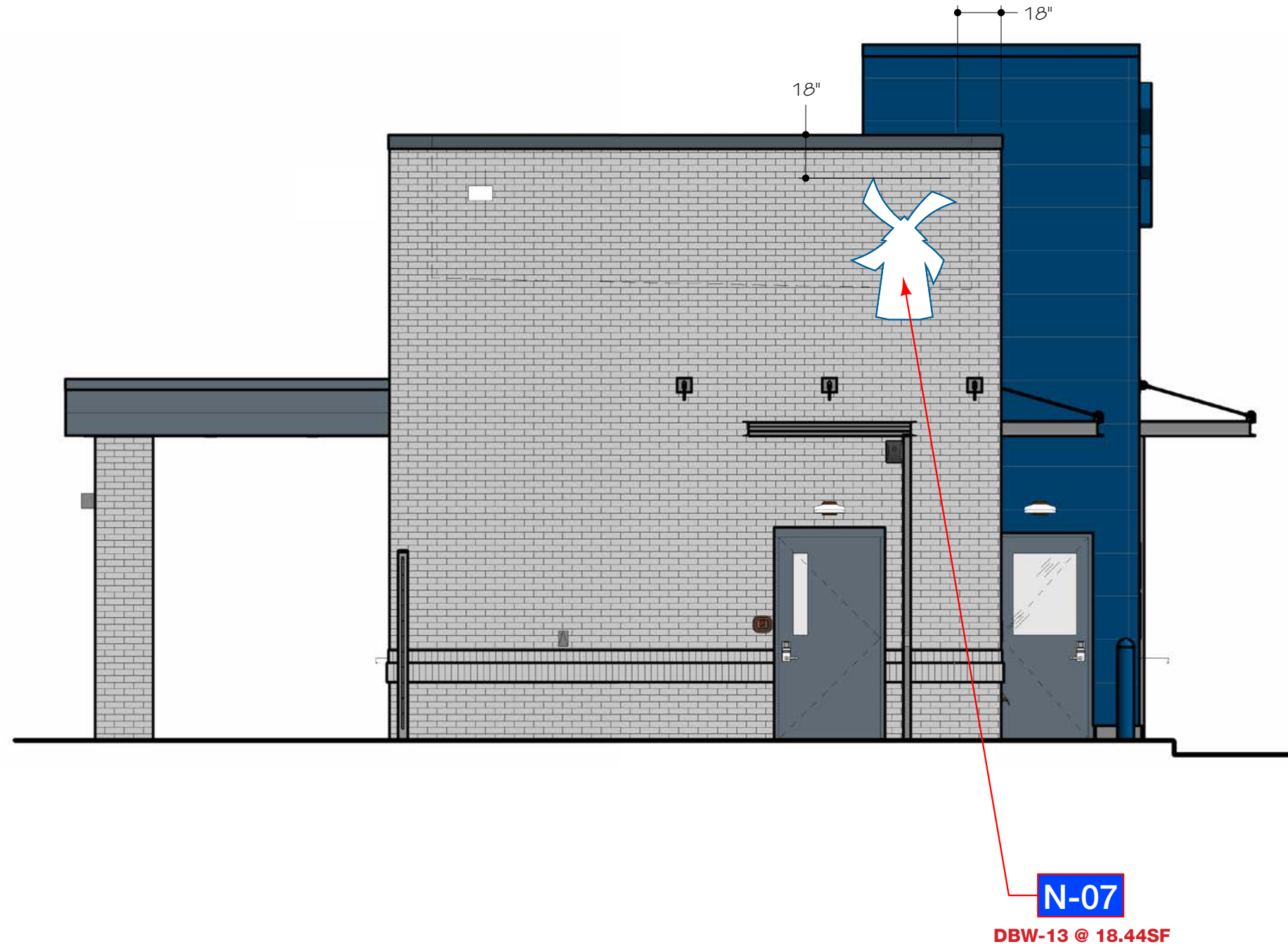
SITE PLAN

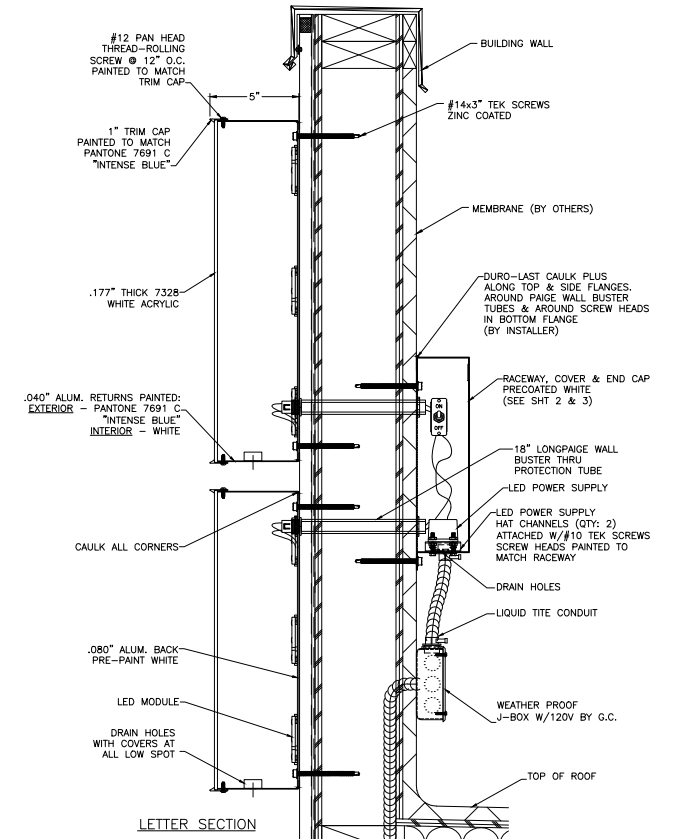
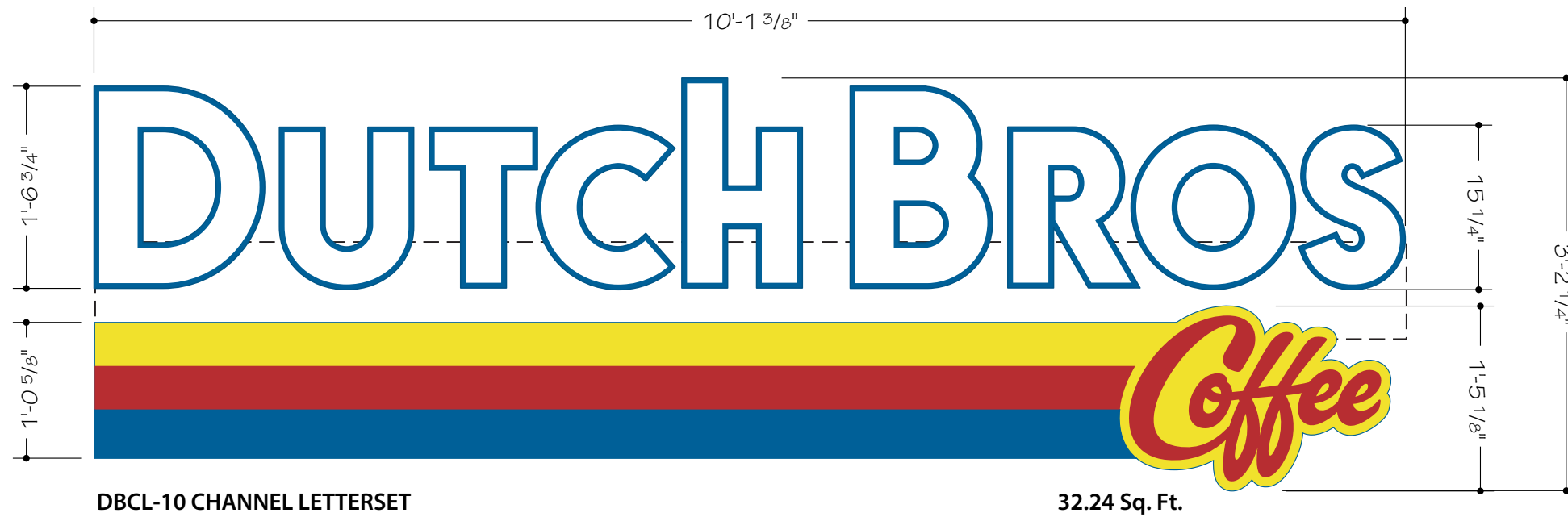












- Face Lit Flush Mount Channel Letters Returns & Trimcap painted to match Pantone 7691 C "Intense Blue"
- Letter 7328 White Acrylic Faces w/ 230-127 Intense Blue Outline
- Coffee Logo 7328 White Acrylic Faces w/ 230-127 Intense Blue / PSV 230-015 Yellow PSV, 230-33 Red PSV Vinyls
- LED illumination

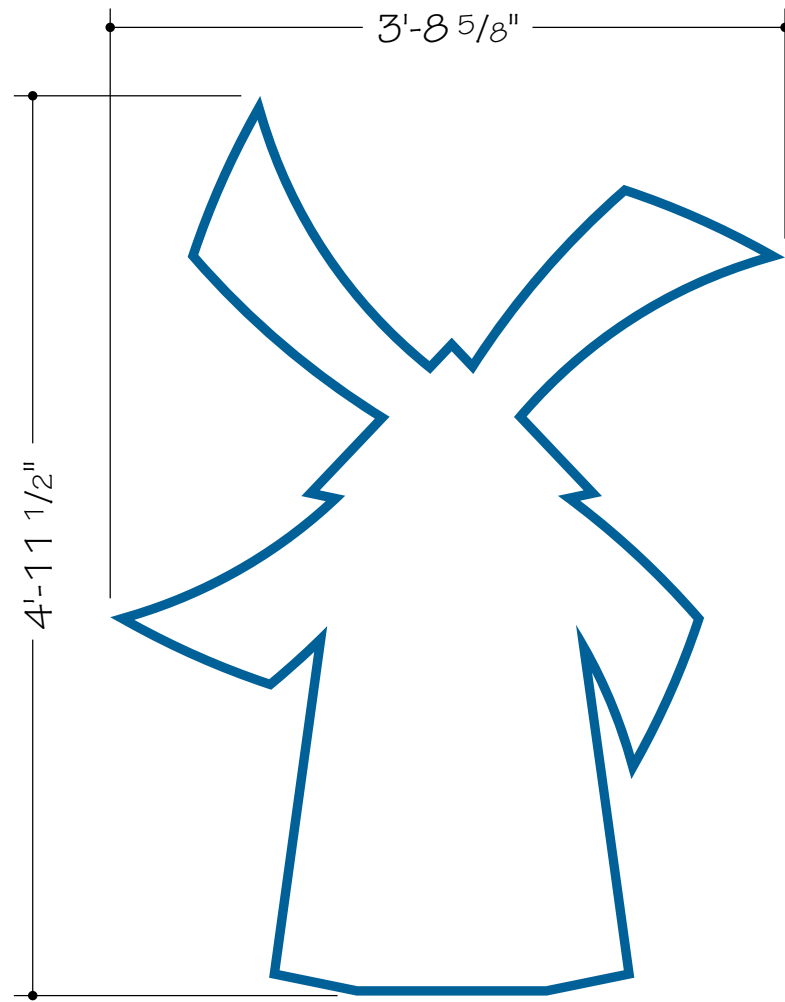
COLOR CODE

- 230-015 YELLOW PSV
- 230-33 RED PSV
- 230-127 INTENSE BLUE PSV
- WHITE



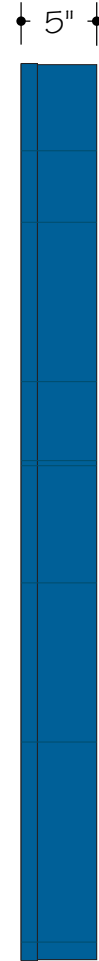
Typical

NOTE: GC is responsible for providing power for all building signs. MUST use the provided Duralast branded caulk for sealing raceways and penetrations or warranties are voided.



DBW-13 WINDMILL

18.4 Sq. Ft

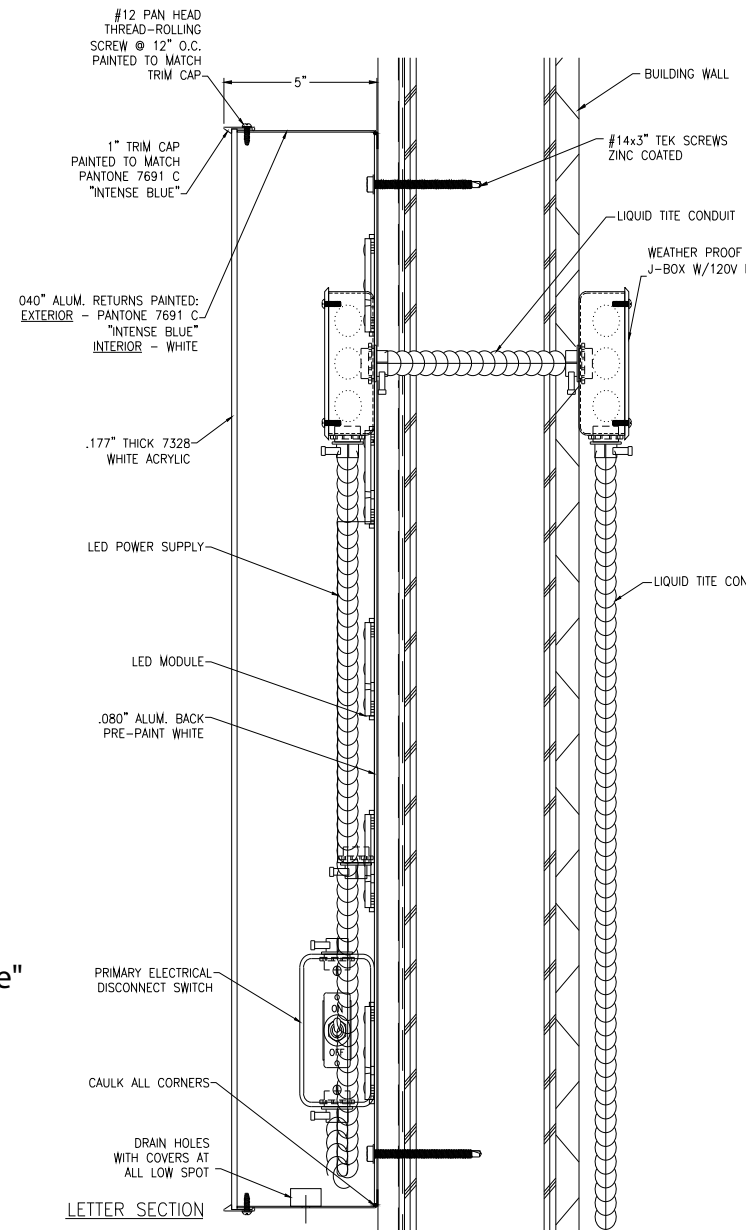


Side View

- Face Lit Flush Mount Channel Logo Returns & Trimcap painted to match pantone 7691 C "Intense Blue"
- Letter 7328 White Acrylic Faces w/ 230-127 Intense Blue Outline
- LED illumination

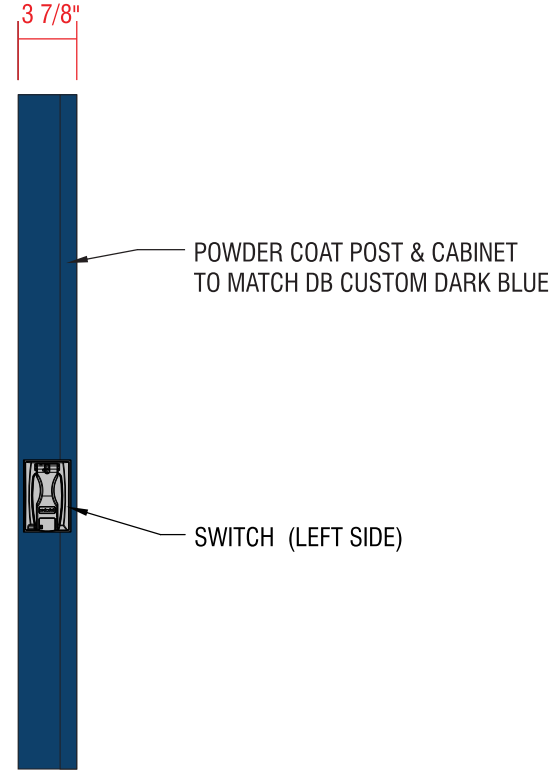
COLOR CODE

 230-127 INTENSE BLUE PSV



Typical

NOTE: GC is responsible for providing power for all building signs. MUST use the provided Duralast branded caulk for sealing raceways and penetrations or warranties are voided.



SIDE VIEW
COLOR CODE

- DIGITAL PRINT
- POWDER COATED DB CUSTOM DARK BLUE

DBMENU-WM

WALL-MOUNTED BACK-LIT MENU SIGN

- Printed menu panel not included
- LED outdoor light box
- Lockable hinged door
- Aluminum construction

ELECTRICAL INFORMATION

(QTY: 25) PRINCIPAL LED QWIK MOD 4 7100K MODULES (M-QMOXO-71)
LED POWER SUPPLY: (1) 60W 12V 1.1A/100-277VAC (P-OH060-12-HE)
TOTAL CONNECTION LOAD: 1.1 AMPS @ 115V
CIRCUITS REQUIRED: (1) 20 AMP.
ALL ELECTRICAL COMPONENTS TO BE UL LISTED
GROUNDING PER UL AND NEC SPECIFICATIONS
MAXIMUM (38) MODULES ALLOWED ON A 60W POWER



Typical

NOTE: Note: GC is responsible for providing power, as ground signs are illuminated.

SNAP FRAMES WITH FOLDED BACKER EXTENSION PANEL

.090" ALUMINUM PANEL FOLDED WITH (2) WELDED INSIDE CORNERS.

NOTCH FOR OUTLET AVOIDANCE. PAINT DB DARK BLUE.

SNAP FRAME RIVET MOUNTED TO FACE. PAINT RIVET HEAD ON BACK DB DARK BLUE.

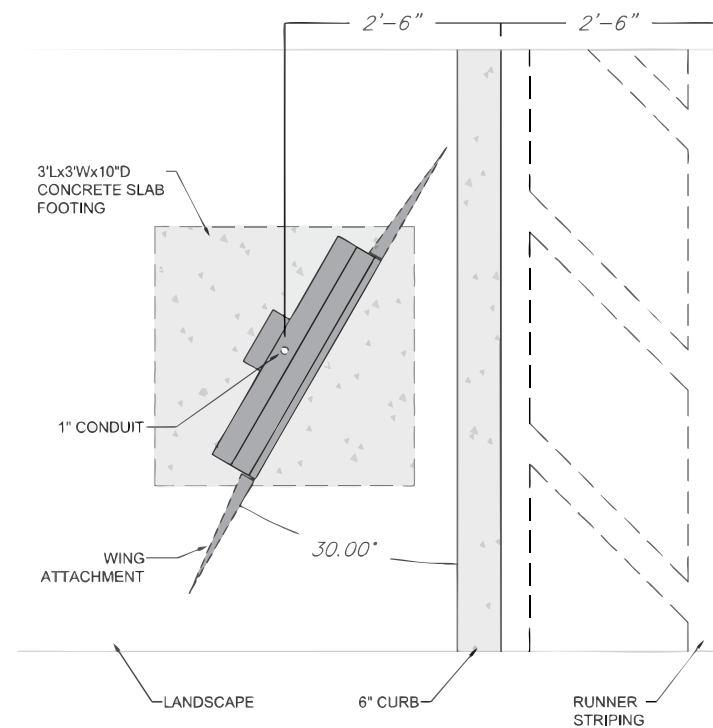
ATTACH TO EXISTING MENU CABINET WITH #14" TEK SCREWS & 1/4-20 BOLTS. PAINT DB DARK BLUE. BY INSTALL PARTNER

ELECTRICAL INFORMATION

(QTY: 25) PRINCIPAL LED QWIK MOD 4 7100K MODULES (M-QMOXO-71)
LED POWER SUPPLY: (1) 60W 12V 1.1A/100-277VAC (P-OH060-12-HE)
TOTAL CONNECTION LOAD: 1.1 AMPS @ 115V
CIRCUITS REQUIRED: (1) 20 AMP.
ALL ELECTRICAL COMPONENTS TO BE UL LISTED
GROUNDING PER UL AND NEC SPECIFICATIONS
MAXIMUM (38) MODULES ALLOWED ON A 60W POWER

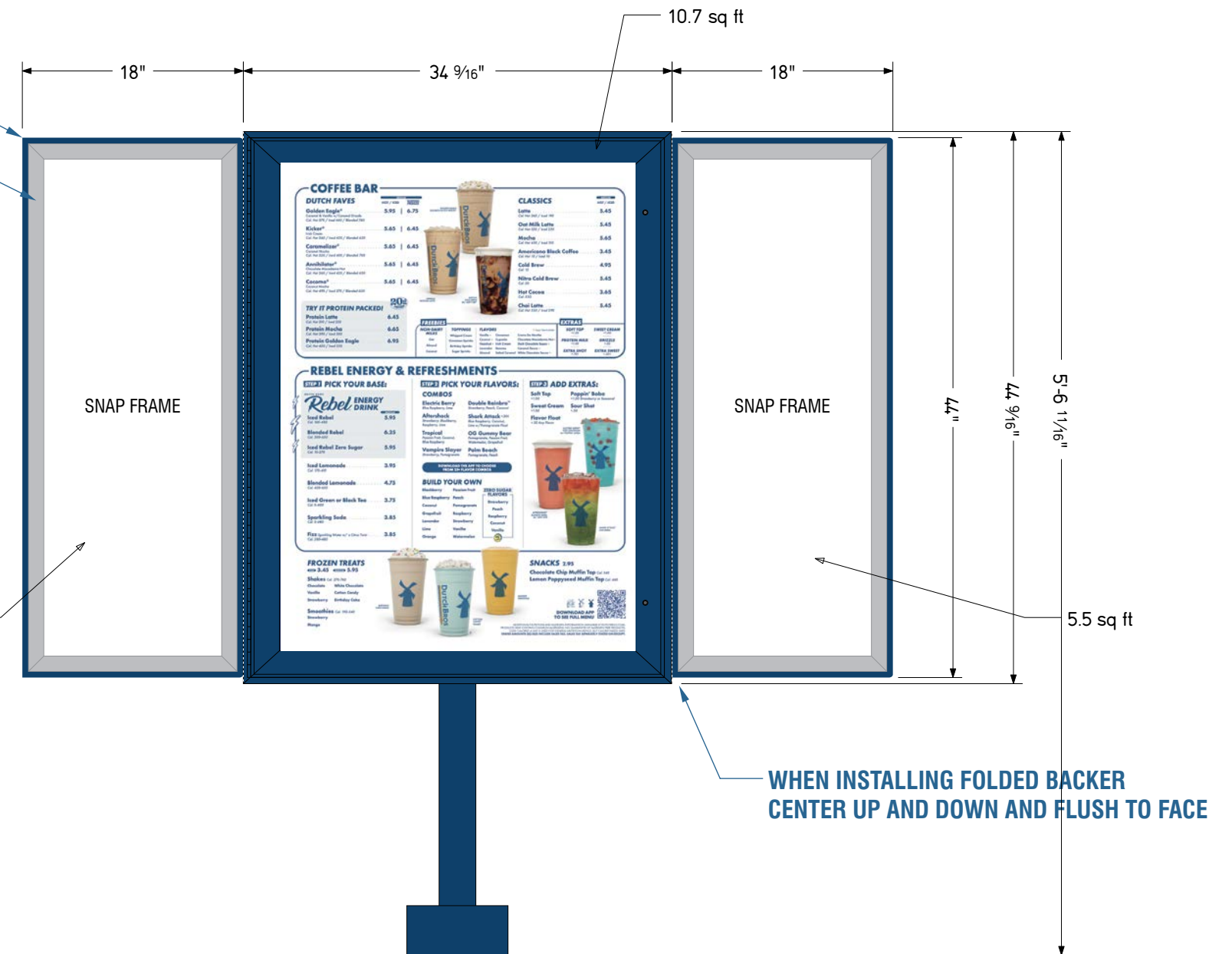
FOLDED .090 ALUM BACKER PANEL

SNAP FRAMES
17" X 43" OD
FRAME INSERT
15.25" X 41.25"
VISIBLE OPENING
14.5" X 40.5"



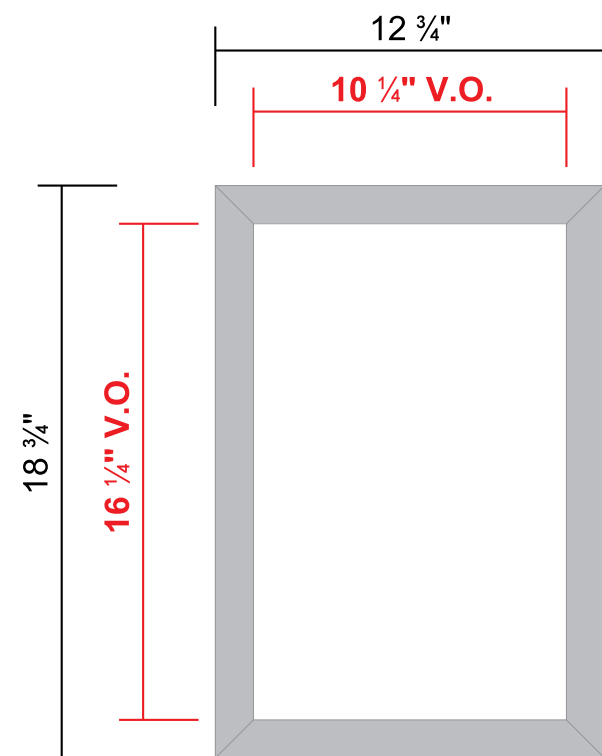
DRIVE-THRU LANE
↑

NOTE: This drawing is for the inner lane only. The outer lane needs to be installed parallel to the driving lane.

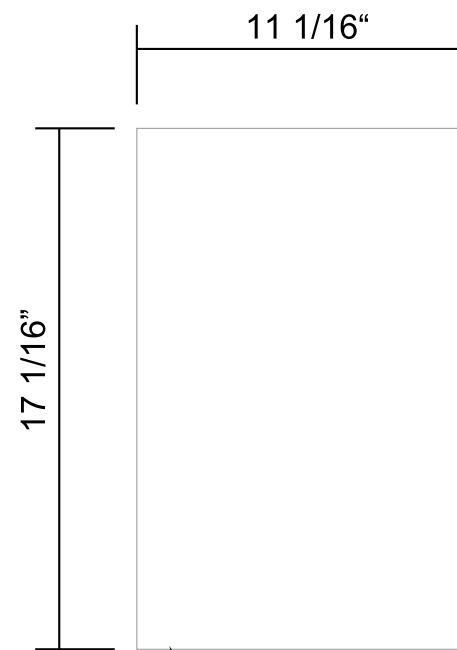


GC is responsible for pouring the concrete pads and setting the anchor bolts with template for the menu boards and providing power, as the sign is illuminated. Install vendor is responsible for installation onto preset anchor bolts and connecting to existing power.

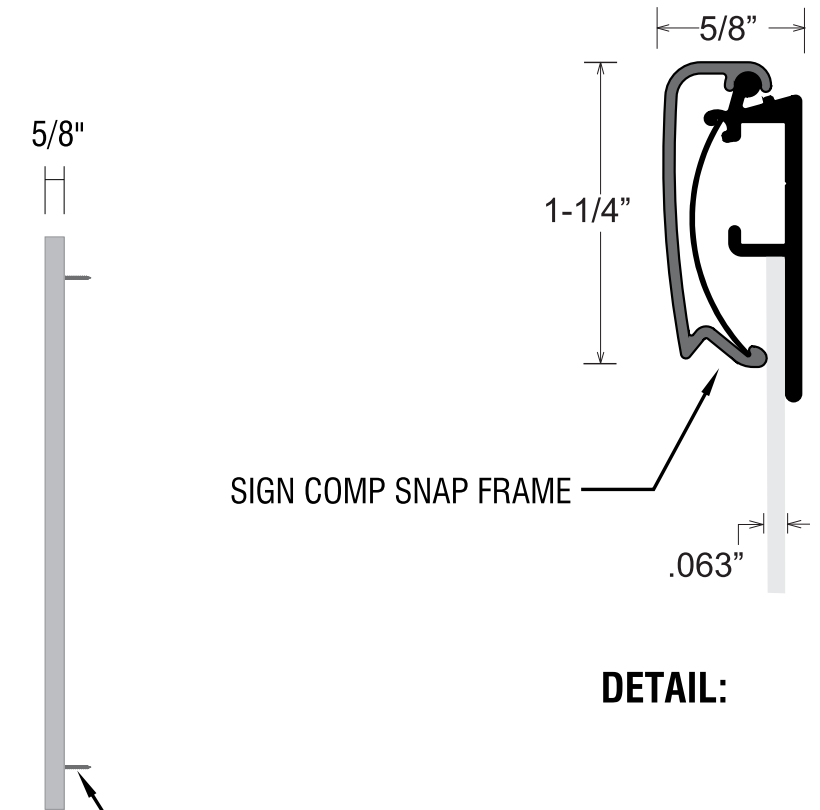
SNAP FRAMES – 12" X 18"



SIGN COMP CLEAR ANODIZED ALUMINUM
SNAP FRAME FOR A 11" X 17" POSTER



.063 PRE-COAT WHITE ALUMINUM INSERT/BACK

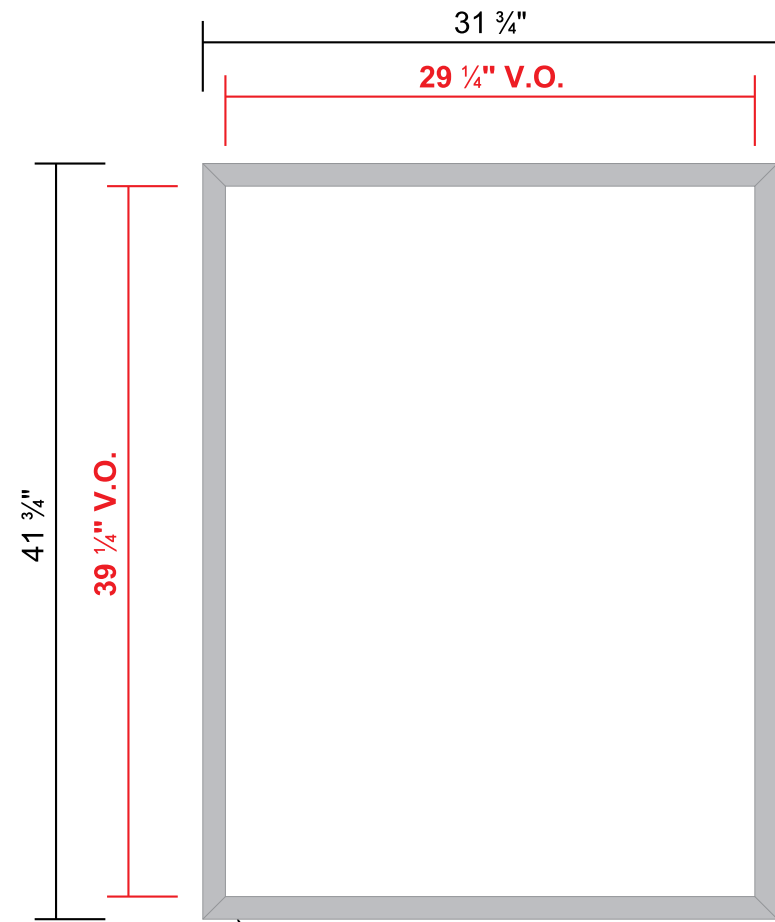


SIGN COMP SNAP FRAME

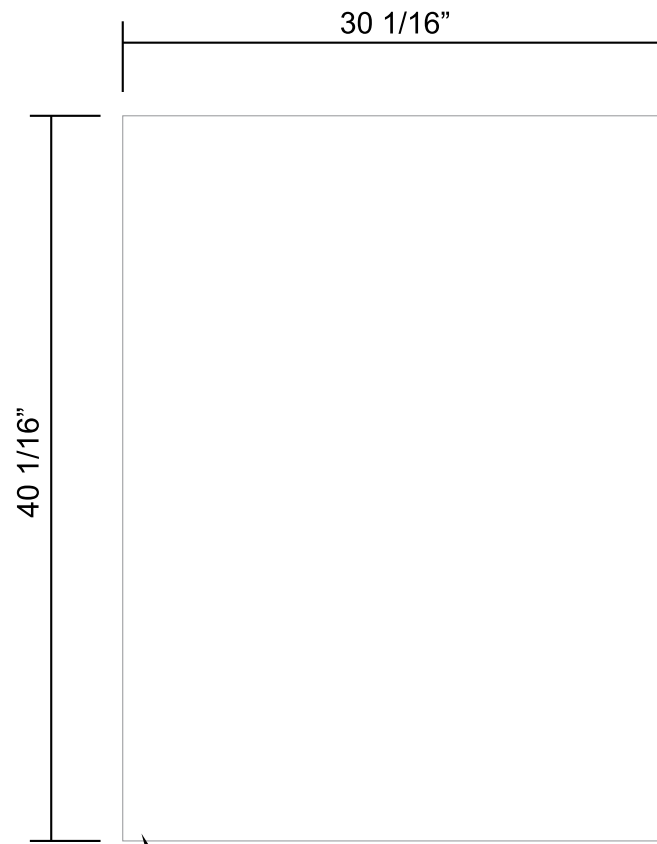
DETAIL:

SCREW TO EXTERIOR WALL OF BUILDING

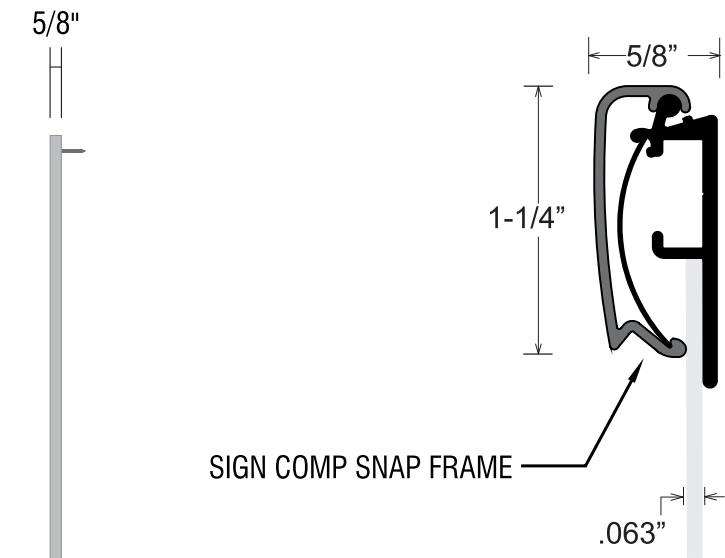
SNAP FRAMES – 30" X 40"



SIGN COMP CLEAR ANODIZED ALUMINUM SNAP FRAME FOR A 30" X 40" POSTER



.063 PRE-COAT WHITE ALUMINUM BACK



SIGN COMP SNAP FRAME

DETAIL:

SCREW TO EXTERIOR WALL OF BUILDING



ELEVATION:
WALK-UP WINDOW
(UNLESS OTHERWISE DIRECTED)
2" INSET FROM MULLION
2" ABOVE STONE CAP
6" BETWEEN MENUS



EXAMPLE OF WALL-MOUNTED "SNAP FRAME" MENU ADVERTISEMENT SIGNS - FOR REFERENCE ONLY



MATERIAL LIST

1. Petitioner Name: Adam Bell
2. Date: 4/27/2026
3. Project: Pep Boys Building Redevelopment
4. Location: 375-425 E Rand Rd, Arlington Heights, IL 60004

Monument Sign:

- Sign Panel: Tenant Signage with “White” Background
- Housing for Sign Box: “Dark Gray” Prefinished Metal
- Precast Concrete Cap: “Alabaster Ground Face”
- Stone Veneer: “Black Forest” Stone (Light Gray Variation)

Dutch Bros Coffee Wall Logo:

- Face Lit Flush Mount Channel Letters Returns & Trimcap painted to match Pantone 7691 C "Intense Blue"
- Letter 7328 White Acrylic Faces w/ 230-127 Intense Blue Outline
- Coffee Logo 7328 White Acrylic Faces w/ 230-127 Intense Blue / PSV 230-015 Yellow PSV, 230-33 Red PSV Vinyls
- LED illumination

Dutch Bros Windmill Wall Logo:

- Face Lit Flush Mount Channel Logo Returns & Trimcap painted to match pantone 7691 C "Intense Blue"
- Letter 7328 White Acrylic Faces w/ 230-127 Intense Blue Outline
- LED illumination

Dutch Bros Wall Mounted Menu Boards:

- Printed menu panel not included
- LED outdoor light box
- Lockable hinged door
- Aluminum construction
- Color: Powder Coated DB Custom Dark Blue

Dutch Bros Pole Mounted Menu Boards:

- Printed menu panel not included
- LED outdoor light box
- Lockable hinged door
- Aluminum construction
- Color: Powder Coated DB Custom Dark Blue
- .090" Aluminum Panel Folded with (2) Welded Inside Corners
- Notch for Outlet Avoidance. Paint DB Dark Blue.
- Snap Frame Rivet Mounted to Face. Paint Rivet Head on Back DB Dark Blue.
- Attach to Existing Menu Cabinet with #14" TEK Screws & ¼-20 Bolts. Paint DB Dark Blue.