

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Heights Memorial Library
 Project Address: 500 N. Dunton Avenue
 Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 17-071
 Petitioner Name: John Lucas
 Petitioner Address: Wight & Company
 211 N. Clinton Street, Suite 300N
 Chicago, IL 60661
 Meeting Date: June 13, 2017

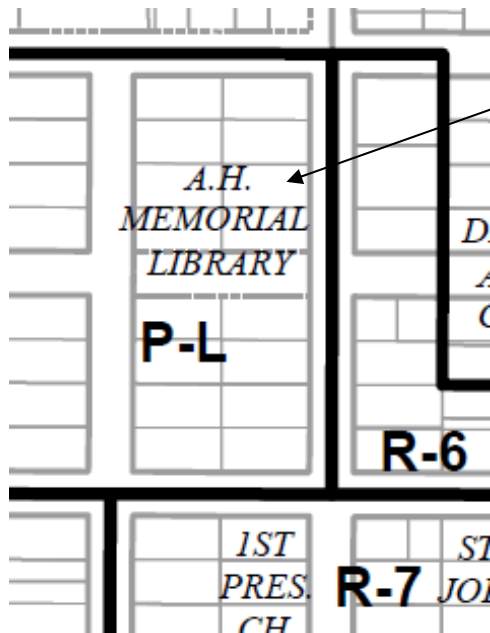
Date Prepared: June 6, 2017

Requested Action:

1. A variation from Section 30-206 to allow a new 76 sf wall sign on the south wall, where wall signs are not allowed in the P-L zoning district.
2. A variation from Section 30-206 to allow an existing 28 sf wall sign on the north wall and an existing 33 sf wall sign on the east wall, where wall signs are not allowed in the P-L zoning district.

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...to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code."



Zoning Map of Property



Aerial of Property

Summary:

The Arlington Heights Memorial Library is currently undergoing a parking lot improvement project which includes improvements to the vehicular and pedestrian flow through the parking lot. One of the goals of the project is to improve the pedestrian wayfinding from the surface parking lot to the building entrance that is located in the parking area under the building. The Library is proposing to add a white entrance gateway surround on the south façade, facing the parking area, with a new "Arlington Heights Memorial Library" illuminated sign mounted on the top. The proposed new entrance gateway will tie into the appearance of the existing main building entrance that faces Dunton Avenue.

Table 1: Wall Sign Summary:

The building currently has three wall signs as summarized below. An existing small 26 sf wall sign that is located towards the corner of the south wall is proposed to be replaced with a much more visible, new 76 sf wall sign to be centered on the south wall. Wall signs are not currently allowed in the P-L zoning district, so the requested sign variations are required.

Orientation	Frontage	Sign Size	Remarks
North	Euclid Avenue	28 sf	Existing sign to remain. No permit records.
East	Dunton Avenue	33 sf	Main Entrance. Existing sign to remain. Sign permit approved in 2005.
South	Parking Lot / St. James Street	26 sf	Existing sign to be removed. No permit records.
South	Parking Lot / St. James Street	76 sf	Proposed new wall sign.

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 above criteria, with the primary hardship identified as current conditions not adequately identifying the building entrance and building identity.

Staff agrees that the building needs better signage to indicate the location of the building's entrance from the south parking lot. The proposed sign and new entry feature are nicely designed and fit the character of the building. The proposed sign is modest in size relative to the size of the building wall.

RECOMMENDATION:

It is recommended that the Design Commission recommend **approval** of the requested sign variations for the *Arlington Heights Memorial Library* at 500 N. Dunton Avenue. This recommendation is subject to compliance with the plans dated and received on 5/12/17, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and the following:

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

June 6, 2017

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 17-071