



**VILLAGE OF SCHAUMBURG
Zoning Board of Appeals
Russ Parker Hall**

**Wednesday, January 24, 2024
7:00 PM**

AGENDA

MINUTES TO BE APPROVED:

1. General Minutes (1/10)
2. Z2312-01 / Veterinary Emergency Group (1/10)

CASES TO BE HEARD:

1. Z2312-04 / DAVE & BUSTER'S / 601 N. Martingale Road, Suite 115/
Sign Variations

COMMENTS FROM THE PUBLIC:

ADJOURNMENT

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Community Development Department at 847.923.4420, preferably no later than five days before the meeting.



General Minutes (1/10)
1/24/2024
Zoning Board of Appeals

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

Description	Type
▣ Minutes	Minutes

ZONING BOARD OF APPEALS
GENERAL MINUTES
January 10, 2024

CALL TO ORDER

The meeting was called to order by Chairman Harry Raimondi at 7pm.

ROLL CALL

Members Present: Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Pat Riley,
Mike LaRosa, Glenn Szurgot, Patty Errera and Rob Morreale

Member(s) Absent: Sunil Shah

A quorum was present.

Also Present: Chidochashe Baker
Community Planner

CONSIDERATION OF MINUTES

Mr. Dolbeare made a motion, seconded by Mr. Morreale, to approve the following minutes:

<u>Mtg Date</u>	<u>Case Number and Name</u>
12/27	General Minutes
	Z2308-04 / Almost Home Foundation
	Z2311-03 / Centennial Center Outlot

All ayes.

MOTION CARRIED

PUBLIC HEARING(S)

1) Z2312-01 / VETERINARY EMERGENCY GROUP / 1287 E. Higgins Road - Park St. Claire Plaza / Special
Use for Animal Hospital

ADJOURNMENT

Mr. Szurgot made a motion, seconded by Mr. LaRosa, to close the meeting.

All ayes.

MOTION CARRIED

There being no further business, the meeting was adjourned at 8:01pm.

Mary Kirschbaum, Secretary
Zoning Board of Appeals



Z2312-01 / Veterinary Emergency Group (1/10)

1/24/2024

Zoning Board of Appeals

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

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CALL TO ORDER

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ROLL CALL

Members Present: Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Pat Riley,
Mike LaRosa, Glenn Szurgot, Patty Errera and Rob Morreale

Member(s) Absent: Sunil Shah

A quorum was present.

Also Present:

Sworn in for testimony:	Chidochashe Baker Community Planner	Matthew Allee Akerman, LLP 71 S. Wacker Drive 47 th Floor Chicago, IL	Jennifer Hanlon 44 S. Broadway White Plains, NY
	Lynne Park 504 Columbine Circle Schaumburg		

Chairman Raimondi asked if the public notice requirements were met and the Recording Secretary replied, yes.

Mr. Matthew Allee, Petitioner, introduced himself, the location of the proposed business and noted that they only require interior alterations. He added that to his knowledge, neither the applicant, nor the Village has received any negative comments from the public on this project. They feel the proposed use is compatible with the surrounding area and they comply with all of the special use requirements.

Ms. Jennifer Hanlon, Senior Director of Real Estate, stated that Veterinary Emergency Group is also known as “VEG.” They are a 24-hour emergency and urgent care hospital for pets and are based in White Plains, New York, just outside of Manhattan. They operate 64 locations throughout the U.S., 4 of which are in the greater Chicago area. They provide emergency and urgent-care-only services and do not do any type of general practice—e.g., spays, neuters, vaccines, etc. They do not have any outside component to their operations, as everything is contained within their four walls. They are an open-concept hospital, meaning the pet owner gets to stay with their pet for treatment every step of the way. The pet owner can watch their pet being operated on, get stitches, etc. It’s a very customer-focus-type of emergency care, and they are excited to bring their services to Schaumburg.

Ms. Chido Baker stated that the proposed tenant space is currently vacant. VEG provides emergency services for domestic animals and does not provide services to farm animals. They expect to employ 16 to 20 employees, with 5 to 8 onsite at any given time. They will be open 24 hours per day, 7 days per week and their peak hours are expected to be 6pm – 10pm. The entrance will include a set of two double doors

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and upon entering, customers will proceed to the reception desk. There will be triage areas, cages and seating for customers. The floor plan includes five exam rooms, one surgical room, a break room for staff members, a meeting room, laundry and storage rooms. There are 444 parking spaces provided and the entire shopping center has 681 parking spaces, resulting in a 196-parking surplus. The proposed use is located in a retail service shopping center, similar to other animal hospitals within the Village. This property has a future land use designation "Community Commercial" in the Comprehensive Plan and the proposed animal hospital fits within this use category. Ms. Baker said that Staff is supportive of the request and is recommending approval.

Chairman Raimondi asked if the public had any questions or concerns.

Ms. Lynne Park stated that she lives near the proposed and asked if the Village is OK with patrons sleeping at the facility overnight with their pets. She also asked if the Village is going to limit how many people would be allowed to sleep there overnight. Ms. Hanlon said that individuals have the option to stay with their pet during their treatment, and VEG is by no means facilitating people to come and use them as a hotel or anything of that nature. They are not exceptionally busy during the late, night-time hours. Patrons can stay with their pet if they are hospitalized. Most patrons go to VEG between 6pm – 10pm. Between midnight and 5am, they may get one-to-two customers per hour, if that. She added that most people choose to go home and return when it's convenient for them to check on their pet. During the day, they may have one-to-three cases per hour and during peak hours, they may have two-to-three cases. Ms. Park asked where dogs will be walked because there is no grass except across the alley behind the building. Ms. Hanlon said they operate very similar to Petco and Banfield where if a pet has to go outside, they can take them to the front where they can eliminate on landscaped islands, which their landlord has given them permission to do. They can also take the pets out the back door to find grass. Most animals are very sick when they come to VEG and typically do not need to eliminate. They typically have a handful of animals over the course of a 24-hour period that need to go outside. For this specific location, they will probably be walked on an island or may have to eliminate in the facility. Ms. Park said that the parking lot is "crazy" and usually on weekends, cars coming from Meacham Road are stopped as they try to make that turn into the plaza because of people walking into Kohl's. She said that if her pet is sick, she wants to get there quickly, and there is a lot of traffic and people walking and asked if the Village has any concerns. Ms. Hanlon said she cannot speak to exactly how people will be driving as they get to VEG, but they operate 64 animal hospitals around the country which are all in a retail center. They are in the mix with some of the highest end retailers in the U.S. They have locations next to Whole Foods, down the street from the Apple Store and it has never been an issue getting traffic in and out. With the surplus of parking, their customers can park their car and walk into VEG. Based on their current operations, they do not anticipate having an issue with people getting in and out of the parking lot. Ms. Hanlon said that their landlord has granted them some short-term parking spaces (she estimated three to five). Chairman Raimondi stated that VEG will not receive any specific parking spaces for their facility and that the plaza has shared parking.

Chairman Raimondi asked the Board for their comments.

Mr. Dolbear stated that having the dogs eliminate on the landscape islands could be a problem with the cross traffic. It is a great location and will not conflict with the other retailers. He noted that it was recently re-paved and re-graded and there is a lot of water retention in there during heavy rains. The lack of islands

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and grass space is a problem and there is nothing in the rear of the building. There are 18-wheelers that drive through there.

Ms. Veatch stated that the drive aisle is concerning because when large dogs come in and need to be put onto a gurney or a cart, there is no curb cut that is directly in front of the doors. The plans don't show a sliding or push-button door in the vestibule, and she asked how that typically works. Ms. Hanlon said that none of their facilities have automatic doors at the front entrance because of safety for the animals and the employees. When a person comes to VEG, they have to physically open the door, which is typically unlocked during the day and when they get into the vestibule, a staff member has to buzz them in. This helps prevent an animal from getting loose. Most of their facilities do not utilize gurneys but do have them on hand in case they are needed. Typically, if a large animal cannot walk, a staff member will go to the parking lot and assist the pet owner. She is unaware if any of their facilities, which do not have curb cuts in front, have had any issue with utilizing their gurney. Ms. Veatch asked if they typically provide any waste bags and waste receptacles outside. Ms. Hanlon said that with landlord approval, they will install doggie depots, which are posts that have a small sign to ask people to clean up after their pet and they have bags at the bottom. Their employees oversee the upkeep of them. Ms. Veatch asked if the freezer in the storage area is intended for deceased animals, and Ms. Hanlon said, yes and added that a crematory comes to the rear door once per week at a minimum. Ms. Veatch is pleased that VEG has a comfort station. She was concerned when she saw the rendering for Exam Rooms 1 and 2, which are full glass. She said that when pet owners are in the exam room, they are crying and don't want to be in full view of the parking lot. Ms. Hanlon said that the glass will be frosted over so that no one will be able to see directly inside.

Mr. Riley asked who will clean up the dog waste. Ms. Hanlon said there is typically a stipulation in their leases that VEG staff must ensure that the surrounding property is kept clean of animal waste. He asked if she agrees to one of the conditions on the Staff Report which states that boarding and kennel services for animals is not permitted. She replied, "We have no intentions now or ever in our operations to offer boarding."

Mr. Szurgot expressed concerns about animals relieving themselves on the parking lot islands. He does not recall other veterinary establishments in Schaumburg where animals relieve themselves in parking lots or on islands. He believes they typically have an area in the back of the unit or inside the facility. Ms. Hanlon said that their method of animals relieving themselves is no different than PetSmart, Petco or Banfield. He said he doesn't recall a business presenting that idea at a ZBA public hearing before. He feels the proposed 90 decibels is high for this type of facility and asked Ms. Hanlon to explain the sound barriers because they will have neighbors to the east and west. She said that while she is not an architect, she would do her best to explain what measures they take to soundproof their facilities. All of the four walls of their facilities are soundproof with insulation. VEG also installs sound-battling on the walls and the ceilings to absorb 95% of the noise they are getting in their hospitals. Most of the animals in their care do not make much, if any, noise. As an open-concept hospital, if it was very noisy, they wouldn't be able to provide the services that they do. VEG locations are located in retail settings across the country and in some of the largest residential buildings in Manhattan and D.C. without ever having any noise complaints. She noted that VEG is not a typical veterinary setting with healthy, happy pets and concluded, "Quite honestly, it's fairly quiet." Mr. Szurgot asked what type of ceilings they have, and she said that part of the hospital will have dropped ceilings and part of the hospital will have an open-concept ceiling and noted that their ceilings are very

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high. A majority of the hospital, on the perimeter, will have dropped ceilings. He asked how they mitigate the odor and if they have scrubbers. She said that they have a specific HVAC system that essentially pulls in new air and replaces it with the old air that it pulls out. Their facilities are cleaned consistently by their employees since they are open 24 hours per day. Sometimes, they will have an outside cleaning company provide a deeper cleaning. He asked if Staff is satisfied with VEG's proposed noise control and cleaning plans, and Ms. Baker said, yes. He asked how Staff feels about the pets relieving themselves outside. Ms. Baker said that if the Board has concerns, the Board can add a condition that may state that it stays within the facility. Ms. Hanlon said that most of their animals are not going for walks, rather, they are going outside for 1 or 2 minutes and coming directly back inside. He noted that there will be people next door eating outside and that everything needs to look nice to the east and the west of the subject tenant space.

Mr. LaRosa stated that there is work being done at the subject property with permits on the window and asked if VEG is doing the work. Ms. Baker said the property owner is currently doing renovations. He asked about signage, and she said that a signage plan has not yet been submitted. She added that there was a rendering in one of the plans that showed that the signage would be mostly proposed on the frosted glass on the front of the building. However, that has not yet been evaluated because it was not proposed with this submittal. He said it seems like a fantastic facility and that there is a need for it. He said Park St. Claire Plaza is busy and feels that putting an animal hospital in the middle of a retail area is unusual. Ms. Hanlon stated that animal urgent care facilities going into retail is a new trend. It is referred to as "medtail," and that's why many cities like Schaumburg have not yet seen this new concept. Years ago, urgent care for humans were not next to retail, but they have been popping up everywhere. VEG would like to change the way people think when it comes to emergency and urgent care animal medicine. They feel the proposed location will become familiar to those who do their day-to-day shopping at this plaza as it will blend seamlessly with other retail and service providers.

Ms. Errera asked if it's correct that VEG is strictly emergency-related and different from Golf Rose Animal Hospital which also trims nails, does vaccines, etc. Ms. Hanlon said they are emergency and urgent care. She added that the biggest difference between emergency and urgent care is that "emergency" is life or death and "urgent" care is "I probably shouldn't wait until the morning or afternoon, so let me pop into VEG to see if they can help." Ms. Errera said it makes sense.

Mr. Morreale stated that he loves the look of it, but the proposed location is kind of different. He agreed with Ms. Hanlon that there are more urgent cares going into retail spaces.

Chairman Raimondi asked why VEG chose this particular location and if they have any facilities in industrial locations or in smaller strip malls near a residential area. Ms. Hanlon said that they only locate in high-end, affluent demographic communities strictly in retail locations and have no industrial or office-type locations. Their business strategy is to locate into retail areas, as other medical-related practices are doing. They are a destination-service provider. People don't go to Kohl's and decide to run into VEG while they are there. However, every time they go to Kohl's, Target and the other retailers at this plaza, they will see VEG. Then, when their pet has a 3am emergency, they know exactly where VEG is located. Chairman Raimondi said he understands that it is for visibility, but this is not a neighborhood location. You do have people living to the south of here who, in recent times, have had to put up with truck noise. He does not want this facility added to the problems they already have. He feels there could be some impact

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on the adjacent stores and understands that VEG doesn't get many animals in a day. Even if this is happening in other parts of the country, he cares about what's happening in Schaumburg. He said that Schaumburg has some nice industrial properties that have very high visibility, too. He added that even if a dog just urinates out front, it needs to be cleaned up somehow. Ms. Hanlon said at their facilities where animals are using the concrete, VEG does have cleaning equipment for that. For a facility like this, they would likely have a hose out front if there was a hook-up for that. She added that they are very open to having a stipulation that animals can only relieve themselves in the rear of the facility, which is very common at many of their locations. He suggested that they use a spray canister to break it down and does not expect a hose to be in front of the store. She said that with some municipalities, they have a stipulation that someone from their staff must go out a certain number of times per day to check and make sure everything is clean and maintain a log on file.

Chairman Raimondi highly recommends that dogs only relieve themselves in the building on artificial grass or something similar that includes a drain. He is not against the concept but is not sold on the location unless some of the aforementioned items are taken care of. Ms. Hanlon said that the reason they don't have artificial grass, or the like, inside the building is because they are a very high-end, boutique-emergency provider. The average person walking into their facility is spending \$900 - \$1,200. If you have artificial grass inside a 5,000 to 6,000 square-foot facility, things start to smell. They have explored it a number of times but have learned that it does not make for a good customer experience. She said that they are 100% open to the stipulation that employees can only take pets out the back door. She added that most of the animals don't go outside. On average, 80% of their clients are in the facility for less than one hour. They average 80% of urgent care, which means that it is not a life-or-death situation. Even though the artificial grass sounds like a great idea, in practicality and from a customer standpoint, it doesn't make for the greatest experience to have that in there.

Mr. Szurgot asked what their floors are made of. Ms. Hanlon said ceramic tiles are in the treatment areas, but she does not know what material is used in the other areas. However, they are easy to clean up and some rooms have drains. She said that a lot of dogs don't really know how to use a patch of artificial grass inside. Chairman Raimondi said that since they propose to have six-to-eight staff members at one time, they will have enough time to make sure that the facility doesn't smell. He said he is in favor of having the area clean and smelling OK, along with a canister outside to spray and clean that. He asked if they looked at any other locations in Schaumburg and she said they have been looking in Schaumburg for the past two years. The subject location is the first opportunity they had which is the correct area of town and correct square footage.

Ms. Veatch said she agrees with spraying down the concrete and keeping it clean. She disagrees with requiring artificial grass inside the building. She has been in numerous facilities that have artificial grass, and it does "stink." It is like a germ factory area, and a lot of older dogs don't understand how to use it. She doesn't see that being beneficial. She said there must be a waste receptacle out front.

Ms. Errera asked if they can use the rear of the building if dogs need to relieve themselves. Chairman Raimondi said there is not much room and there is no grass. Mr. LaRosa said there are many semi-trucks back there and people frequently use it as a cut-through.

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Mr. Dolbeare said that he agrees with Ms. Veatch. He works in many hospitals and flooring that is not tile, is usually an epoxy-type of base. Therefore, materials can be cleaned up relatively easy. He noted that there is a human emergency care by Binny's, which is another example of this retail concept. He frequents the PetSmart at Meacham and Golf Roads where they often have special pet events, including adoptions and doesn't know how they manage animal waste. Ms. Hanlon said that there probably are more dogs going in and out of PetSmart in 3 hours than VEG gets in a 24 or 48-hour period.

Mr. LaRosa said he foresees the two proposed landscape islands in front of the store may become "poop islands."

Mr. Dolbeare recommended that the Board add a condition that VEG maintain a service log. If one of the neighboring tenants complains about waste problems, the service log can be checked.

Mr. Morreale asked if it's correct that VEG normally has a service maintenance log. Ms. Hanlon said it is not a common practice at all of their facilities, but they do it where municipalities have that concern. She said they have a service log in Texas where staff is required, every six-to-eight hours, to make sure that everything is clean, they log it and keep the logs on file for two months at a time so the municipality can check the logs if they wish.

Mr. Dolbeare said that since VEG is high end, they would not want it unclean. It would not project the image that they want.

PUBLIC HEARING CLOSED

Mr. Szurgot made a motion, seconded by Mr. Morreale, to close the hearing.

MOTION CARRIED

Mr. Dolbeare made a motion, seconded by Mr. Morreale, to recommend approval of a Special Use for Animal Hospital for Veterinary Emergency Group located at 1287 E. Higgins Road - Park St. Claire Plaza, Case No. Z2312-01, subject to the following conditions:

1. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
2. The floor plan has been accepted as preliminary. The plans will receive a much more detailed review during building permit review.
3. The business must stay in substantial conformance with the submitted business narrative. Boarding and kennel services for animals is not permitted.
4. The following plans shall be adopted as part of the governing ordinance:
 - a. Business narrative, received by the Community Development Department on December 4, 2023.
 - b. Proposed floor plan and elevation packet, received by the Community Development Department on December 4, 2023.
5. Veterinary Emergency Group staff shall maintain a water or neutralizing chemical spray bottle to clean up in case of animal waste accidents on the concrete sidewalk.

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6. Veterinary Emergency Group staff shall maintain a service log for maintenance and cleaning of the front sidewalk and animal waste station.

MOTION CARRIED: vote: 7 - 1 with one member(s) absent

A poll was taken: Mr. James Dolbeare - Yes
 Ms. Patricia Errera - Yes
 Mr. Mike LaRosa - Yes
 Mr. Rob Morreale - Yes
 Mr. Harry Raimondi - No
 Mr. Pat Riley - Yes
 Mr. Sunil Shah - Absent
 Mr. Glenn Szurgot - Yes
 Ms. Elizabeth Veatch – Yes

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 1/23/24.

ADJOURNMENT

The meeting was adjourned at 8pm.

Chidochashe Baker, AICP, Community Planner
I have reviewed the minutes, and they accurately represent the actions taken by the Zoning Board of Appeals

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals



**Z2312-04 / DAVE & BUSTER'S / 601 N. Martingale Road, Suite 115/ Sign Variations
1/24/2024
Zoning Board of Appeals**

Presenter: Chidochashe Baker, AICP, Community Planner
Lead Department: Community Development

Executive Summary:

The petitioner is requesting three variations to allow an additional canopy sign for Dave & Buster’s, to be located at 601 N. Martingale Road, Suite 115, within Streets of Woodfield. The petitioner is requesting to install a 50 square foot circular shaped canopy sign, that exceeds the allowable gross area, and projects above the canopy. The sign is proposed to be a cabinet sign of the business’s logo that is internally illuminated with 7100k white LEDs. The sign is proposed to have a steel support system affixing it on the roof of the canopy structure.

Recommended Action:

Staff has reviewed the petitioner’s request and is supportive of the request. Therefore, staff recommends approval of a variation to allow an additional canopy sign that exceeds the allowable gross area for a canopy sign, and projects above the canopy for Dave & Buster’s, to be located at 601 N. Martingale Road, Suite 115, Case No. Z2312-04, subject to the conditions listed in the PRG report.

ATTACHMENTS:

Description	Type
▣ PRG Report	Exhibit
▣ Location Map	Exhibit
▣ Application	Exhibit
▣ Project Narrative	Exhibit
▣ Sign Plans	Exhibit
▣ Elevation Rendering	Exhibit

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Chidochashe Baker, AICP
Community Planner

HEARING DATE: January 24, 2024

DATE PREPARED: January 12, 2024

CASE NUMBER: Z2312-04

TITLE: Z2312-04 / DAVE & BUSTER'S / 601 N. Martingale Road, Suite 115/ Sign Variations

BACKGROUND INFORMATION

Petitioner: Design Group Signage Corp.

Address of Petitioner: 2135 Frontage Rd
Des Plaines, IL 60018

Status of Petitioner: Sign Company

Owner of Property: Mid-America Asset management, Inc

Address of Owner: One Parkview Plaza, 9th floor,
Oakbrook Terrace, IL 60181

Existing Zoning: B-5 Planned Regional Center Business District

Existing Land Use: Commercial/Commercial Service

Requested Action:

- Variation to allow an additional canopy sign [Title 15, Chapter 155, Section 155.96(C)(1) of the Sign Ordinance]
- Variation to exceed the permitted gross area of a canopy sign [Title 15, Chapter 155, Section 155.96(C)(2) of the Sign Ordinance]
- Variation to allow the sign to project 8 feet above the canopy [Title 15, Chapter 155, Section 155.96(C)(4) of the Sign Ordinance]

ANALYSIS

The petitioner is requesting three variations to allow an additional canopy sign for Dave & Buster’s, to be located at 601 N. Martingale Road, Suite 115, within Streets of Woodfield. The petitioner is requesting to install a 50 square foot circular shaped canopy sign, that exceeds the allowable gross area, and projects above the canopy. The sign is proposed to be a cabinet sign of the business’s logo that is internally illuminated with 7100k white LEDs. The sign is proposed to have a steel support system affixing it on the roof of the canopy structure.



TO: ZONING BOARD OF APPEALS

HEARING DATE: January 24, 2024

DATE PREPARED: January 12, 2024

CASE NUMBER: Z2312-04

TITLE: Z2312-04/ DAVE & BUSTERS / 601 N. Martingale Road, Suite 115/ Sign Variations

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Variation to allow an additional canopy sign

The petitioner is requesting a variation to allow an additional canopy sign. Code section 155.96(C)(1) states, "There shall not be more than one (1) canopy sign exceeding an aggregate gross surface area of four (4) square feet for each tenant." The petitioner has already acquired permits to install two signs, a 41 square foot canopy sign that reads "Eat Drink Play Watch" on the front face of the canopy and a 76 square foot wall sign of the business name and logo on the east elevation. The proposed circular shaped cabinet sign is proposed to be affixed on top of the canopy right above the "Eat Drink Play Watch" canopy sign. Based on its location on the canopy, the proposed sign is considered a canopy sign that is additional to the approved sign on the canopy face.

The additional canopy sign is proposed to be Dave and Busters' main brand identifying signage on the front façade and main entrance of the business. The sign is proposed in place of a wall sign on the wall above the canopy. Initially a similar but larger (95.03 square foot) circular sign of the business's logo was proposed to be placed on the wall of the front façade of the tenant space, above the canopy. However, engineering and safety concerns with mounting the sign on the glass and steel wall, led the petitioner to relocate the sign to be affixed on the roof of the existing canopy. Without a variation to permit an additional canopy sign Dave and Busters' will not be able to provide main brand identifying signage on the front façade and main entrance of the business. Staff believes the proposed additional canopy sign is reasonable and essential to the identification of the proposed business.

Variation to exceed the allowable area for a canopy sign

The petitioner is also requesting a variation to exceed the allowable gross area for a canopy sign. Code section 155.96(C)(2) states, "The gross surface area of a canopy sign shall not exceed fifty percent (50%) of the gross surface area of the face of the canopy to which the sign is to be affixed, or ten percent (10%) of the wall space with a maximum of two hundred (200) square feet, whichever is smaller." The existing canopy face measures at 126.45 square feet and 50% of that is 63.23 square feet. The combined gross area of the already permitted canopy sign (41.33 square feet) and the proposed additional canopy sign (50.25 square feet) is 91.58 square feet which exceeds 50% of the gross surface area of the face of the canopy.

The total gross area of allowable signage on the front façade including wall and canopy signs is 263 square feet. Even though the combined area of the proposed canopy signs exceeds the allowable gross area of canopy signage, it is well within the total allowable signage on the front façade including wall and canopy signs. Staff is supportive of this variation since the combined gross area of the canopy signs is reasonable considering the total proposed signage on the front façade is less than 50% of the maximum allowable area of signage on the front façade.

Variation to allow the sign to project above the canopy

The petitioner is also requesting a variation to allow the height of the sign to project above the canopy. Code section 155.96(C)(4) states, "A canopy sign shall not project higher than the top of the awning or canopy to which such sign is affixed". The additional canopy sign is proposed to project 8 feet higher than the canopy. Staff is supportive of this variation because the size of the sign projection above the canopy would be permissible for an allowable sign on the wall above the canopy.

Staff has reviewed the requested sign variations and is supportive of all three variations.

TO: ZONING BOARD OF APPEALS
HEARING DATE: January 24, 2024
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Surrounding Zoning and Land Uses:

North: B-5 Planned Regional Center Business District (Woodfield Mall)
South: B-3 Planned Office Business District (Woodfield Corporate Center)
East: Frontage Road/I-290
West: B-2 General Business District (Seasons 52 Restaurant)

Design Analysis (for proposed sign):

Type of Sign:	Canopy Sign
Number of Signs:	One
Location:	On top of Canopy
Size of sign(s):	50.25 square feet
Number of Items of Information:	1
Illumination:	7100k white LED
Color(s):	Blue and Orange

The Sign Ordinance lists five justifications for variations. Those justifications and their application to the requested variation are as follows:

The literal interpretation and strict application of the provisions and requirements of this chapter would cause “undue and unnecessary hardships” to the sign owner in such a way as to prevent the owner from displaying the sign as intended by the chapter.

The petitioner has explored placing an allowable business identifying sign on the wall above the canopied entrance of the tenant space but found that mounting the sign on the steel beam of the existing glass wall would not be structurally sound or safe. The petitioner is proposing the 50square foot business logo sign projecting approximately 8 feet above the canopy in place of a wall sign above the canopied entrance of the business. The literal interpretation and strict application of this code section would cause undue hardship by not allowing the business to provide identification and visibility on the front facade of the business. Staff is supportive of an additional canopy sign to provide identification and visibility at the business’s front façade and main entrance.

The alleged hardship must be clearly exhibited and must be a result of an external influence or this chapter and not be self-imposed or created by any person having an interest in the property.

The hardship is a result of preexisting architectural features of the front facade of the subject tenant space. The material of the building façade above the canopy cannot safely support the proposed sign on the wall of the building. The top of the canopy is the safest and most supportive location for the proposed sign on the business’s front façade. Staff believes an additional wall sign projecting above the canopy is reasonable considering the hardship of mounting a sign on the steel and glass wall of the front façade.

The requested variation will not be materially detrimental to nearby property owners.

Staff believes the requested variations will not have a negative effect on surrounding properties. The previous occupant of the subject tenant space had similar canopy signage that projected above the canopy. Additionally, there are other businesses within the shopping center like the AMC theater that have signage above the canopy.

TO: ZONING BOARD OF APPEALS
HEARING DATE: January 24, 2024
DATE PREPARED: January 12, 2024
CASE NUMBER: Z2312-04
TITLE: Z2312-04/ DAVE & BUSTER'S / 601 N. Martingale Road, Suite 115/ Sign Variations
Page 4 of 4

The unique and unusual conditions applying to the specific building, parcel, or property upon which the sign is to be erected do not apply generally to other properties in the Village.

The material of the building façade above the canopy cannot safely support the proposed sign on the wall of the building, leaving the canopy the most reasonable location for signage on the front façade of the building. The previous occupant of the subject tenant space similarly located their main entrance signage on top of the existing canopy.

The granting of the variation will not be contrary to the general objectives of this chapter regarding the size, number, and placement of signs so that they are not obtrusive; and to reduce clutter along the rights-of-way.

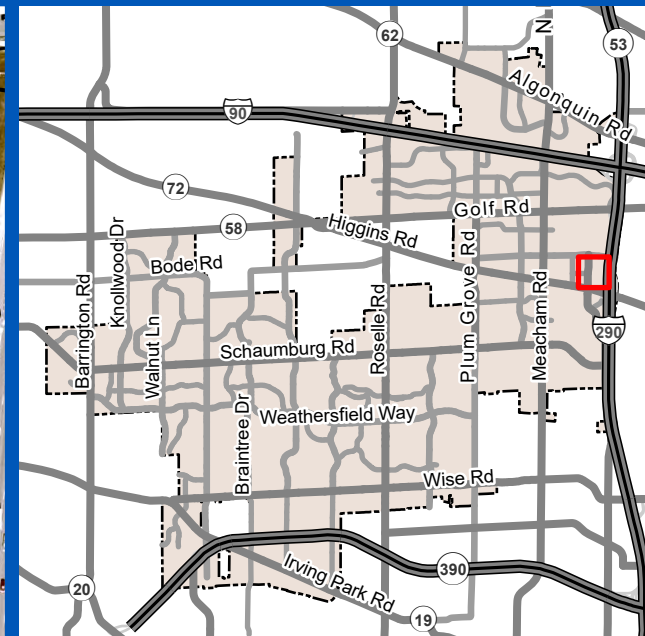
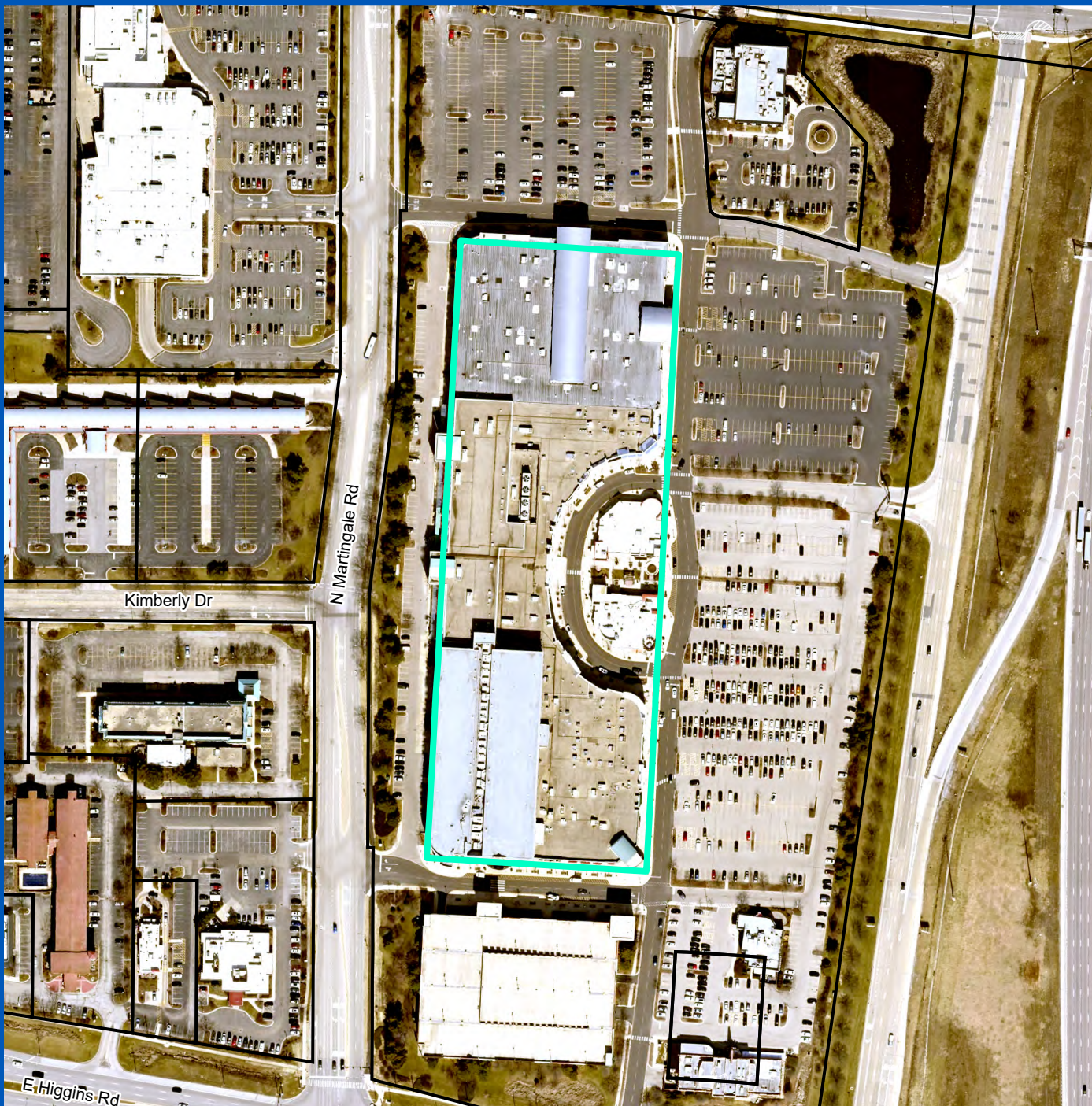
The requested variation for the additional canopy sign is consistent with the general objectives of the Sign Ordinance. The intent of the Sign Ordinance is to encourage effective signage display which also identifies businesses in an attractive manner. The proposed canopy signage is well below the total gross area of signs allowed on the front façade of the subject tenant space. A sign projecting 8 feet above the canopy would not be obtrusive. Staff believes the proposed additional canopy sign right above the already permitted “Eat Drink Play Watch” canopy sign will provide a cohesive clutter free sign plan for the front façade and main entrance of the business.

RECOMMENDATION

Staff has reviewed the petitioner’s request and is supportive of the request. Therefore, staff recommends **approval** of a variation to allow an additional canopy sign that exceeds the allowable gross area for a canopy sign, and projects 8 feet above the canopy for Dave & Buster’s, to be located at 601 N. Martingale Road, Suite 115, Case No. Z2312-04, subject to the following conditions:

1. Sign permits shall be required for installation of the canopy sign.
2. No additional wall signs shall be permitted on the wall elevation above the canopy.
3. The following plans/exhibits for the sign shall be adopted as part of the governing ordinance:
 - a. Proposed Signage Plan, prepared by Chandler Signs, dated 4/12/2023, last revised 11/30/2023, and received by the Community Development Department on December 12, 2023.

pc: Petitioner
Owner

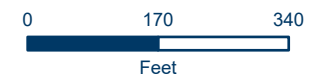


 Subject Property

Z2312-04

DAVE & BUSTER'S

Sign Variations





SECTION I: DEVELOPMENT INFORMATION

1. INDEX INFORMATION: *(To be completed by Village Staff)*

2. BACKGROUND INFORMATION: *(All correspondence will be sent to the petitioner)*

a. Petitioner: Design Group Signage Corp.
 Corporation: _____
 Address: 2135 Frontage Rd.
 City: Des Plaines State: IL Zip: 60018
 Telephone: 847-390-0350
 (Number at which petitioner can be reached during business hours)
 Fax Number: 847-390-9231
 E-mail address: agilmore@designgroupsignage.com

b. Relationship of Petitioner to Property:
Sign contractor.

c. Current Owner of Property: Mid-America Asset Management, Inc
 Address: One Parkview Plaza, 9th Floor
 City: Oakbrook Terrace State: IL Zip: 60181
 Telephone: 630-954-7228
 Fax Number: N/A

E - mail Address: dhanson@midamericagr.com / jfontaine@midamericagr.com

3. VARIATION REQUESTED

Type of sign(s): Illuminated aluminum cabinet logo sign.

Number of signs: 1

Size of sign(s):

Dimensions: 8'-0" diameter

Square Feet: 50.25 SF

Height: 8'-0" diameter

Number of items of information: 1

Location: Southeast elevation, attached to top of canopy.

Materials: Aluminum - cabinet, retainer, returns. Flex faces, paint - on all components. LEDs - internally illuminated. Steel - support system

Letter sizes: Letters to be on flex face - not individual or channel letters.

Illumination: 7100k white LEDs and self-contained power supplies - internally illuminated.

Color(s): PMS 072c Dark Blue, PMS 1505c Orange

Logo:

Dimensions: 8'-0" diameter.

Square Feet: 50.25 SF

Height: 8'-0 diameter.

Other: _____

4. DESCRIPTION OF SITE:

Common description (street address): 601 Martingale Rd, Schaumburg, IL 60173

5. DESCRIPTION OF REQUESTED VARIATION(S):

a. List and justify any requested variation(s) from the (a) Zoning Ordinance and (b) Subdivision Control Ordinance (attach additional pages if necessary):

We request a variation from Section 155.95 - Commercial Use Signs, Point (C), number (4). This part of the zoning ordinance reads "Height: An awning or canopy sign shall not project higher than the top of the awning or canopy to which such sign is affixed." Please see attached sheet for continuation of ordinances we are requesting a variance from and the justifications for those requests.

b. List how the literal interpretation and strict application of the Village’s Sign Ordinance would cause an “undue and unnecessary hardship” to the sign owner in such a way as to prevent the owner from displaying the sign as intended by the Ordinance. List what the “condition of hardship” consists of:

Please see attached additional pages.

c. List how the alleged difficulty or hardship is the result of an external influence or the Zoning Ordinance. Please note: A “hardship” may not be self-imposed or created by any person having an interest in the property.

Please see attached additional pages.

d. A sign variation may not be “materially detrimental” (i.e. endanger or cause injury to the public, damage public improvements, or impair property values). List how the requested variation will not be materially detrimental to nearby property owners.

Please see attached additional pages.

e. List the unique and unusual conditions applying to the specific building, parcel or property, upon which the sign is to be erected, which do not apply (generally) to other properties in the Village.

Please see attached additional pages.

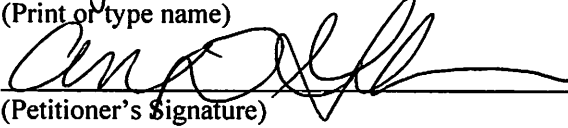
f. List how the granting of the variation will not be contrary to the general objectives of this Sign Ordinance (regarding the size, number and placement of signs so that they are not obtrusive; and to reduce clutter along Village rights-of-way).

Please see attached additional pages.

Please note that a hearing date will not be assigned until this petitioner has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals will not be accepted. It is strongly suggested that the petitioner schedule an appointment with the appropriate Village Staff so that materials can be reviewed for accuracy and completeness at the time of submittal.

In consideration of the information contained in this petition as well as all supporting documentation, it is requested that approval be given to this variation request.

Petitioner: Angeline Gilmore
(Print or type name)


(Petitioner's Signature)

Date: 1/15/24

Attest: Christine Chant

5. DESCRIPTION OF REQUESTED VARIATION(S):

a. Continued: we also request a variation from Section 155.95 – Commercial Use Signs, Point (C), number (1). “There shall not be more than one (1) canopy sign exceeding an aggregate gross surface area of four (4) square feet for each building.” We also request a variation from Section 155.95 – Commercial Use Signs, Point (C), number (2). “The gross surface area of a canopy sign shall not exceed fifty percent (50%) of the gross surface area of the face of the canopy to which the sign is to be affixed, or ten percent (10%) of the wall space with a maximum of two hundred (200) square feet, whichever is smaller.”

We are requesting to install a sign for Dave and Buster’s that will be affixed to the top of the canopy that faces southeast. This sign will project higher than the top of the canopy, it will be additional to a sign already installed on the face of the canopy, and both signs exceed the allowable maximum square footage. The reason we are requesting this variation from the three points of the zoning ordinance 155.95 (c) (1, 2, 4) is due to several factors.

One, this sign is seen as the main logo, building identification, and branding identification for Dave and Buster’s. This sign is seen as a necessity to all parties, and more specifically, it is necessary that it be right above the main entrance, which is below the canopy facing southeast. This allows passersby and possible customers to know that Dave and Buster’s is a part of the Streets of Woodfield and directs them as to where the main entrance is for ease of access.

Two, this sign was initially proposed as being mounted and affixed to a steel beam that was centered in the glass façade facing the southeast, directly above the canopy. However, there were concerns in the engineering process regarding weight distribution and wind load, that made the engineering team decide that the safer option would be to mount this sign above the canopy due to all considerations.

Three, there are no other elevations that this sign can be mounted to due to the locations of all other sign types on the various elevations.

Four, mounting the sign to the top of the canopy is the safest location for this sign. There will be a steel support system, which will be mounted to existing angle supports. The system will be reinforced with two (2) center beams, then have the 90-degree angle system that will support the logo. The framing will be covered to conceal the support system from passerby, much like putting a pole cover over a pole. This will reduce visibility of the structure.

Five, the “EAT DRINK PLAY WATCH” sign that is proposed to be mounted to the face of the canopy does not provide any brand identification. The D&B sign that is proposed to be apart of this variation request includes the standard and recognized branding that Dave & Buster’s is known for nationally. Without this sign being mounted above the canopy, this Dave & Buster’s location would be missing a sign that is a significant part of their branding.

Six, the “EAT DRINK PLAY WATCH” sign and the proposed D&B circular sign exceed the allowable gross surface area allowed for canopy signage. The current sizes of the proposed signage (for both signs) are important so that passersby in the mall, and on the surrounding streets around the mall, can accurately identify Dave & Buster’s as apart of the mall. This will be important for people who have made plans to go to Dave & Buster’s, but also, to draw in potential customers from the surrounding streets that may have not entered the mall otherwise or may not have known that Dave & Buster’s is apart of the mall

before driving by. To reduce the size of the signage would be to limit the visibility of the signage on the southeast elevation to new and returning customers.

b. The literal interpretation and strict application of the village's sign ordinance would cause an "undue and unnecessary hardship" to Dave and Buster's, as it would not allow them to have their main branding logo anywhere near or above their main entrance due to the safety concerns of mounting it on the steel beams. Since there are no other locations available for this sign, the business will not be able to accurately identify themselves, as this circular logo sign is a trademark of all Dave and Buster's locations across the country. This could have a financial impact on the business, as it makes it less apparent to passersby and possible customers that Dave and Buster's is within the mall, which can reduce the financial earnings of this location. Since the engineers and designers on this project have examined all other options or locations and found that this is the only location that would safely support a sign of this size and construction, it would effectively eliminate the sign from the scope of work.

c. The hardship is a result of the zoning ordinance, as the ordinance explicitly does not allow signage to be affixed or mounted higher than the top of the canopy to which it is affixed; it does not allow more than one sign to be affixed to a canopy; and the gross square footage is exceeded. There is no other placement for this circular sign and making it smaller would severely reduce the visibility of the entrance and the main branding signage. Since all other options were explored, these specific ordinances are what presents a hardship to the sign owner.

d. This sign variation will not be materially detrimental in any way to nearby property owners. The sign will be mounted in the safest way possible so as to not endanger or cause injury to the public. It will not damage public improvements, nor will it impair property values, it will have a positive effect on those items. The signage will not be too large where it looks out of place in the mall. Dave and Buster's is a widely known, loved, and safe business. By opening a location in Schaumburg, Dave and Buster's will have a positive effect on the local economy, as it offers a unique blend of food, drinks, games, and more that differs from a lot of other business models, which has made the company so successful. To have an addition like this in the mall and in Schaumburg should generate more revenue and provide a new place for residents and people visiting Schaumburg to visit and enjoy. The proposed sign will provide the necessary identification for Dave and Buster's to be able to have such a positive effect on the local economy, residents, and public at large.

e. The unique and unusual conditions of this specific building are as follows. For one, instead of the southeast elevation being made of precast, brick or other standard materials, the elevation is glass with steel beams. After engineering the sign, it has been determined that it is not recommended to mount the sign to the steel beams due to wind load and weight distribution concerns. Secondly, the other elevations already had specific signage planned for various spaces, none of which are facing or near the front entrance. Thirdly, this building is a corner building, which makes the shape of the building unique, making the southeast elevation 'corner' the center of the building as well as the location of the main entrance doors. Additionally, this location has a large canopy protruding quite far from the building over the top of the sidewalk.

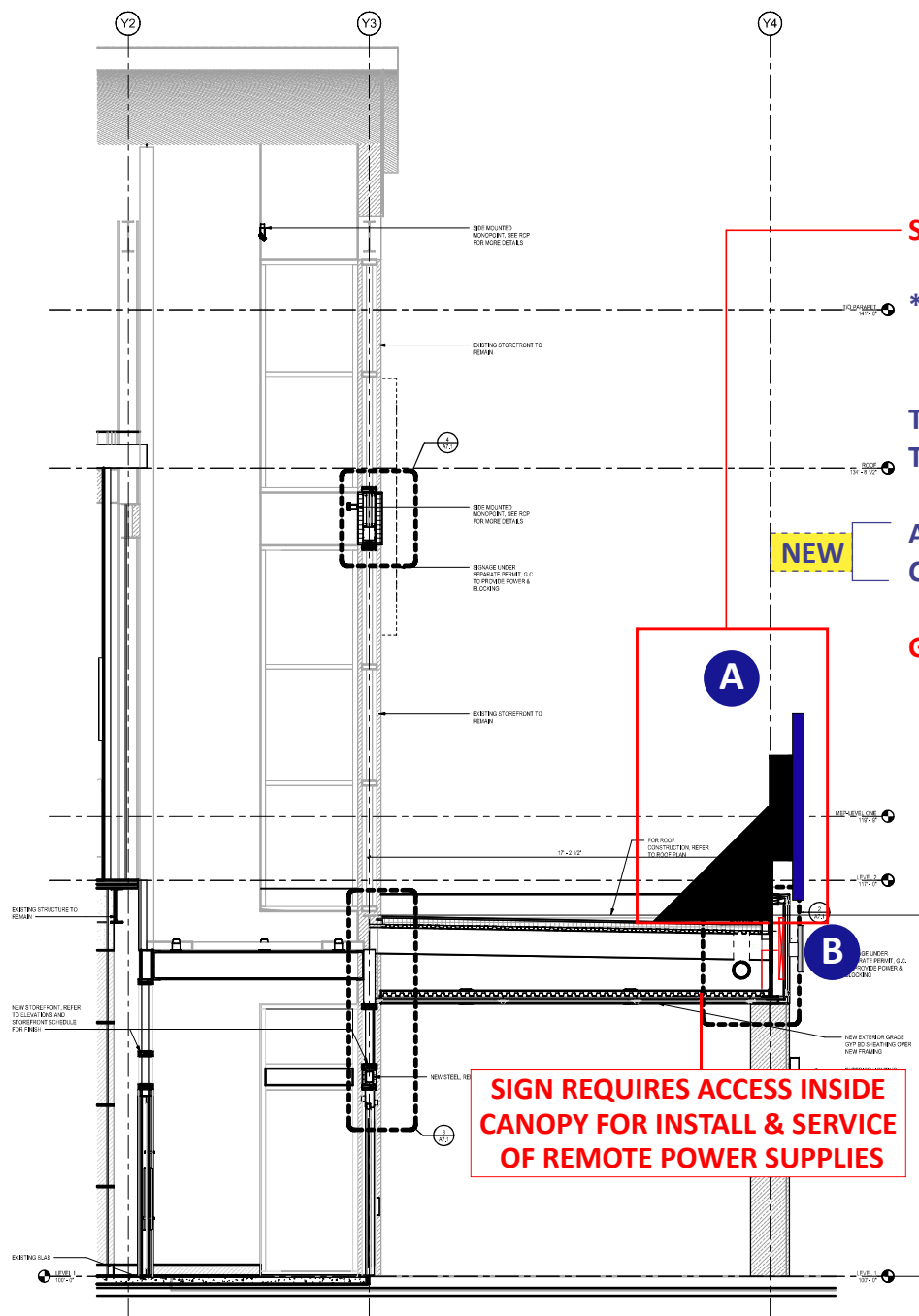
f. The granting of this variation will not be contrary to the general objectives of the sign ordinance. This sign is 8'-0" in diameter, which means it is not oversized or obtrusive, it is a reasonable size for the canopy we are requesting permission to affix it to. Additionally, it will not cause clutter along the village rights of way, as it will be within the mall and this sign will actually provide a business identification that can be seen from the surrounding areas but will not be obnoxious or look cluttered in any way. The design of this sign package, including the circular sign that the variation request is for, was reviewed and put together by teams of design professionals, architects, and engineers, who have taken careful consideration into all aspects of this project, from aesthetics and branding, to safety, respect for neighboring businesses, and positive economic impact.

PROJECT NARRATIVE

This application is for a sign variation request to mount and install one (1) new illuminated Dave and Buster's sign on top of an existing canopy, with the sign to be projecting higher than the canopy. This project is located at 601 N Martingale Rd, Schaumburg, IL 60173.

This proposed sign, as outlined in the variance application, was originally proposed to be mounted to a steel beam on the southeast elevation. Surrounding the steel beam is glass. After further consultation with the engineer and all other parties on the project, it was determined that this was not a safe way to mount this sign due to wind load concerns and weight distribution. The new proposed mounting would place the sign mounted to the top of the existing canopy that juts out over the main entrance on the southeast corner. This would be mounted using a steel support system.

The proposed sign is the main branding element of this location and is part of a larger signage package that includes awnings and other channel letter signage that has already been reviewed and approved by the village. The complete signage package of this project is apart of the larger project to convert this building into a Dave and Buster's location within the Streets of Woodfield.



SEE FOLLOWING PAGES FOR ENGINEERING ATTACHMENT METHOD

****NOTE - THE STRUCTURAL STEEL SUPPORT WILL SUPPLIED & INSTALLED BY THE CG.**

THE CONNECTING POINTS FOR INSTALL SHOULD BE DRILLED BY THE INSTALLER ON THE SUPPORT FRAME FOR INSTALL.

NEW

ACM PANEL COVER @ ENDS OF SUPPORT STRUCTURE TO MATCH CANOPY TO BE SUPPLIED & INSTALLED BY STEEL SUB & GC.

GC TO RUN ELECTRICAL TO SIGN LOCATION

SIGN REQUIRES ACCESS INSIDE CANOPY FOR INSTALL & SERVICE OF REMOTE POWER SUPPLIES

VESTIBULE SECTION - A6.2 #1 SCALE: 1/8" = 1' - 0"

Design #	
0421435Ar11	
Sheet	3 of 19
Client	
DAVE & BUSTER'S	
Address	
601 N. MARTINDALE RD. SCHAUMBURG, ILLINOIS	
Account Rep.	WLF/RAS
Designer	HG
Date	4/21/23
Revision / Date	
r1-BV-4/27/23: (G&H) Add vinyl	
r2-HG-7/06/23: Revise door vinyl to new logo - Delete other window graphics from sow	
r3-HG-7/10/23: Add back solar vinyl H - Add awnings to sow - Remove door vinyl	
r4-JH-8/9/23: Rev. Sign A to 8ft. dia. & relocate above canopy	
r5-RMS-9/12/23: Eng. Details	
r6-GD-9/26/23: Rev. Sign A per Eng. drawings - Sign B add r-way	
r7-GD-10/2/23: Awnings to new logo - Sign A support color	
r8-TS-10/3/23: Raceway Sign B	
r9-RMS-10/5/23: Eng. details	
APV-MAB-10/9/23: Awning dim's per Survey per PM (+100" J1-J3)	
r10-TS-10/17/23: Note on structural seam Sign A1	
APV-MAB-10/19/23: J1-J3 dim's per Survey per PM (Short 100")	
APVr1-MAB-10/19/23: Revert J1-J3 to 100" wider than Survey	
r11-MAB-11/10/23: Sign A support cover - Update B Eng.	

CHANDLER SIGNS
chandler signs.com

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San Antonio, TX 78232
(210) 349-3804 Fax (210) 349-8724

Georgia
111 Woodstone Place
Dawsonville, GA 30534
(678) 725-8852 Fax (210) 349-8724

South Texas
PO BOX 125 206 Daral Drive
Portland, TX 78374
(361) 563-5599 Fax (361) 643-6533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

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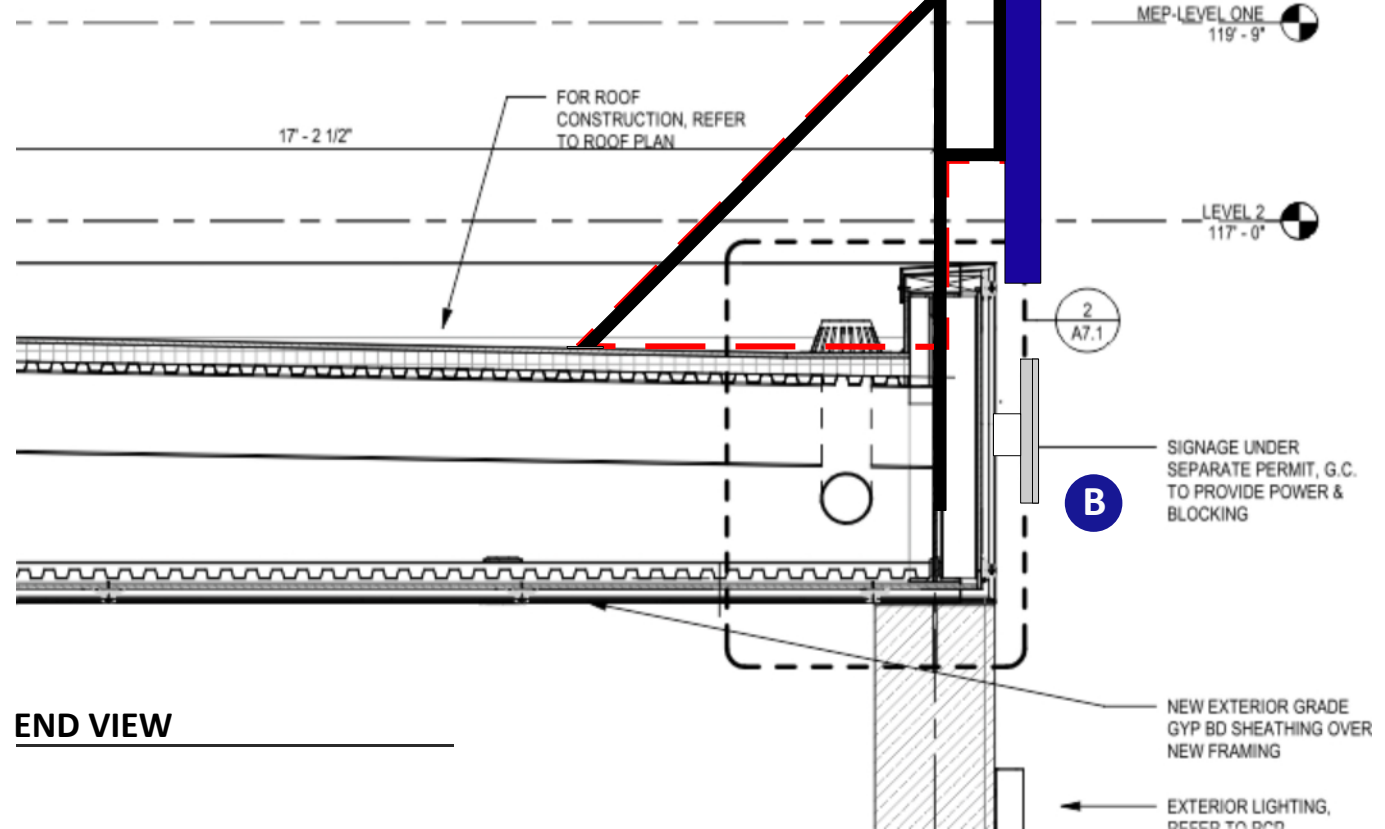
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ACM PANEL COVER @ ENDS OF SUPPORT STRUCTURE TO MATCH CANOPY TO BE SUPPLIED & INSTALLED BY STEEL SUB & GC.

SEE FOLLOWING PAGES FOR ENGINEERING ATTACHMENT METHOD

GC TO PROVIDE ELECTRICAL TO SIGN AREA & TO BE PER NEC 600 & UL48



END VIEW



NIGHT VIEW

SIGN DRAWS APPROX 2.2 AMPS @ 120VAC

A 8' EXTERIOR S/F LOGO
ONE [1] REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/8" = 1'-0"
50.25 SQ. FT.

GENERAL SPECIFICATIONS:

MANUFACTURE & INSTALL S/F ALUMINUM CABINET w/ BLEED RETAINER & RETURNS PAINTED TO MATCH PMS 072c DARK BLUE SATIN FINISH

FACES ARE WHITE FLEXIBLE SUBSTRATE w/ 1st SURFACE PMS 072c BLUE & PMS 1505c ORANGE DIGITAL PRINT - APPLY UV LAMINATE TO PREVENT FADING

INTERNALLY ILLUMINATE w/ 7100k WHITE LED's & SELF-CONTAINED POWER SUPPLIES

SEE FOLLOWING PAGE FOR SECTION DETAIL

Design #	0421435Ar11
Sheet	4 of 19
Client	DAVE & BUSTER'S
Address	601 N. MARTINDALE RD. SCHAUMBURG, ILLINOIS
Account Rep.	WLF/RAS
Designer	HG
Date	4/21/23

Revision / Date

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- r2-HG-7/06/23: Revise door vinyl to new logo - Delete other window graphics from sow
- r3-HG-7/10/23: Add back solar vinyl H - Add awnings to sow - Remove door vinyl
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Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

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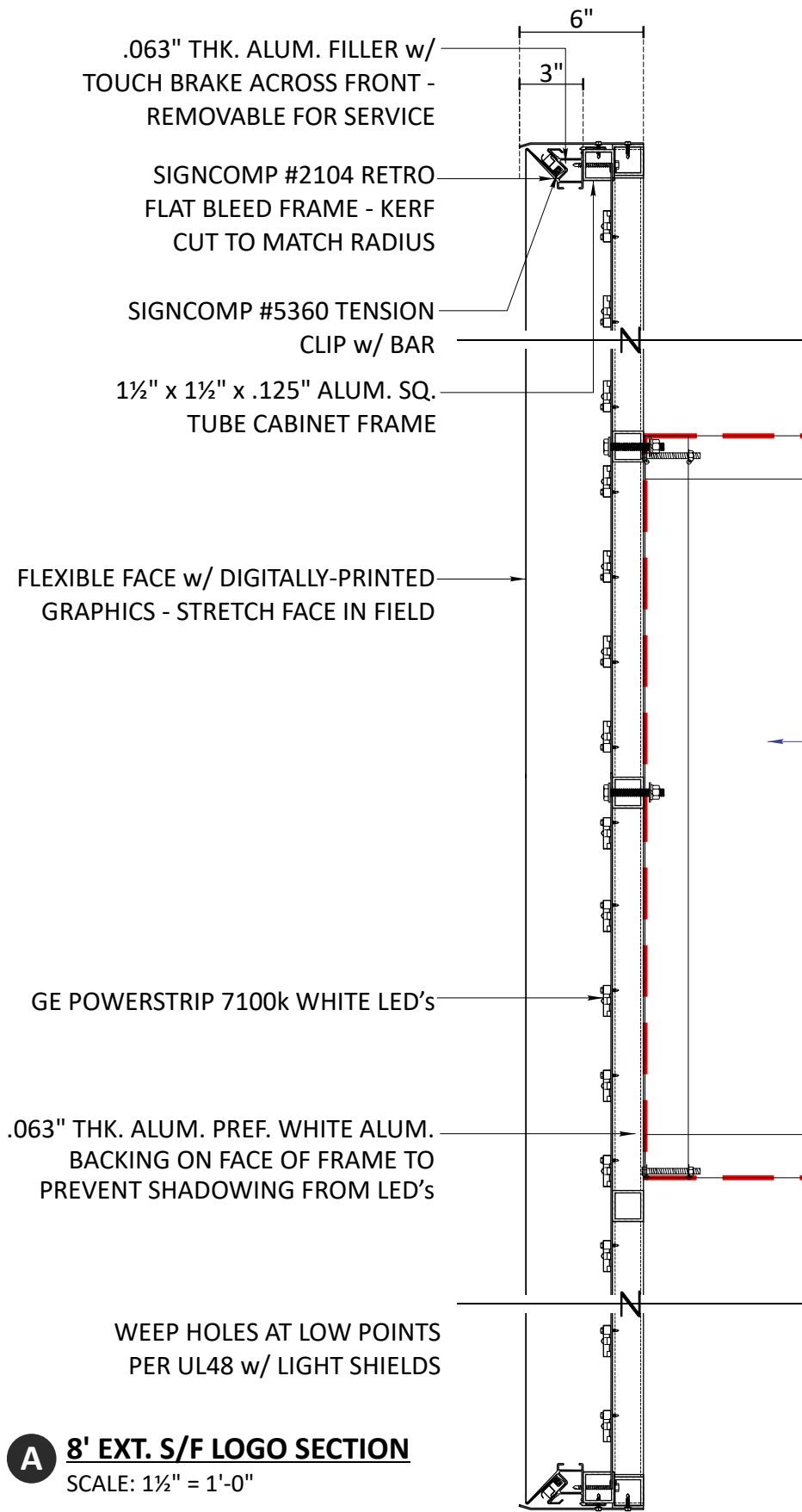
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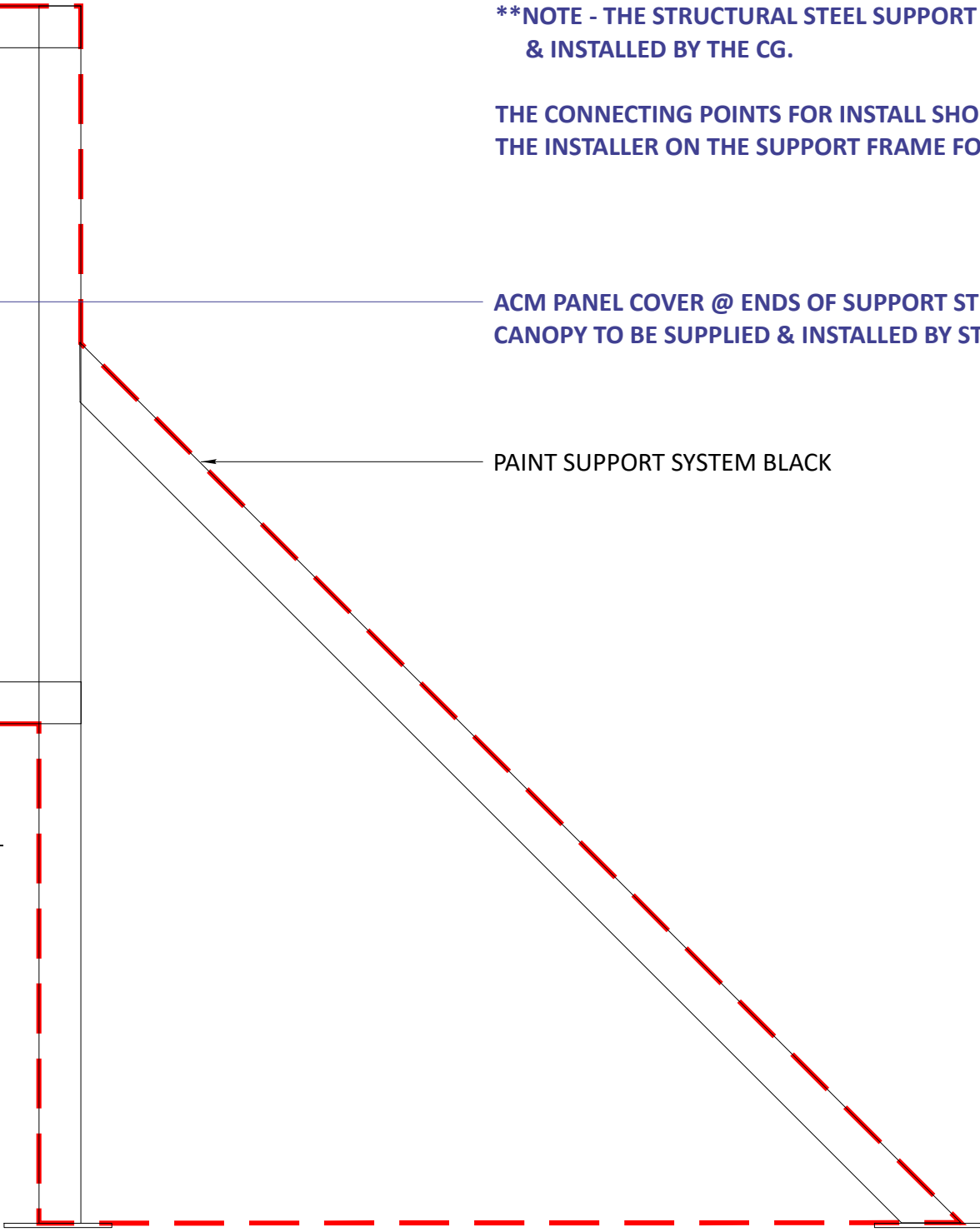
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ACM PANEL COVER @ ENDS OF SUPPORT STRUCTURE TO MATCH CANOPY TO BE SUPPLIED & INSTALLED BY STEEL SUB & GC.

PAINT SUPPORT SYSTEM BLACK



A 8' EXT. S/F LOGO SECTION
SCALE: 1 1/2" = 1'-0"



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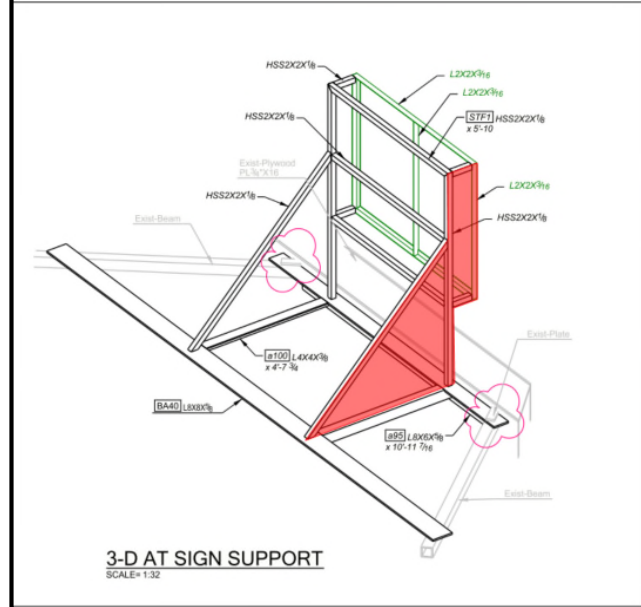
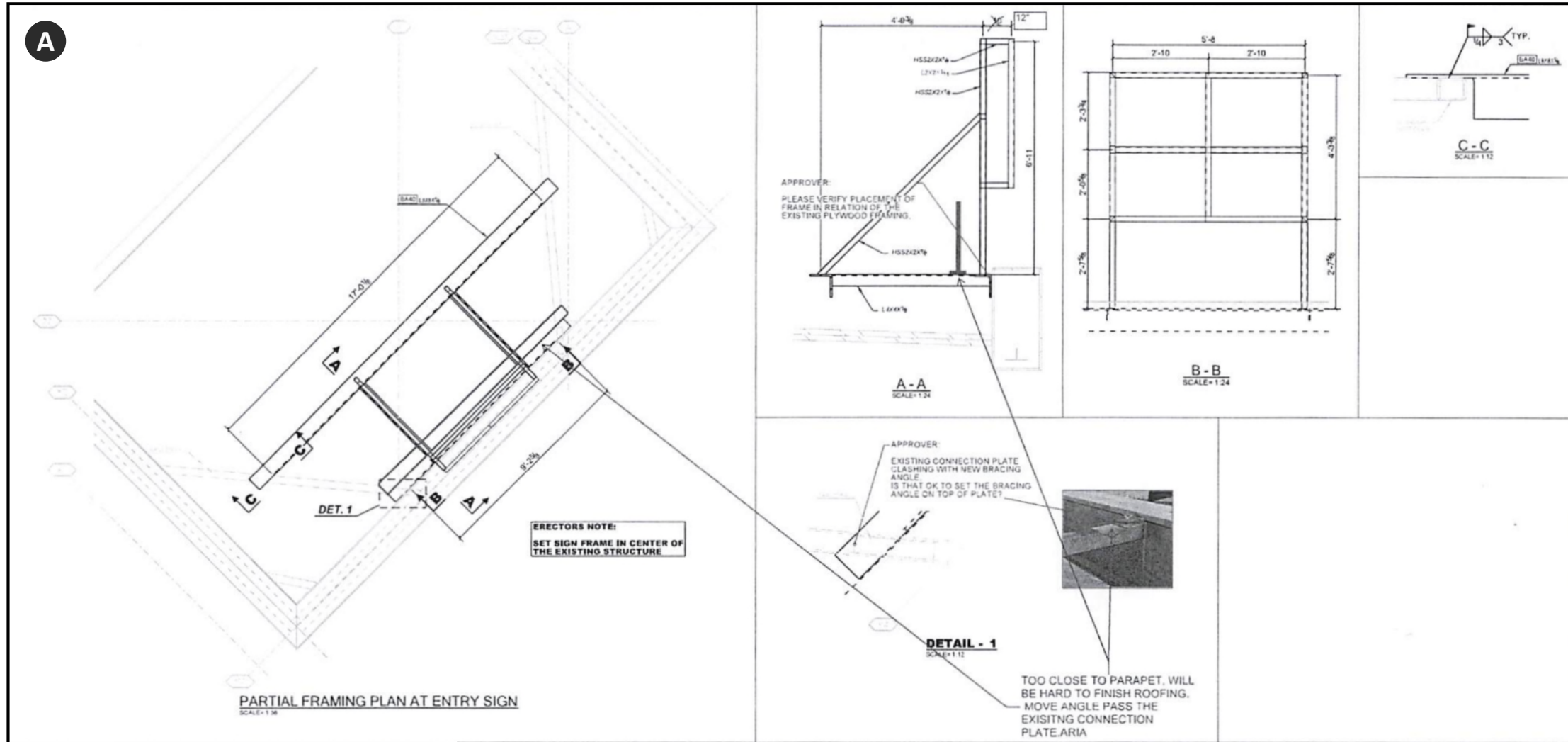


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APPROVAL/REVIEW AUTHORITY:
PLEASE REVIEW THIS DRAWING CAREFULLY. IT REPRESENTS OUR INTERPRETATION OF THE INTENT OF THE CONTRACT DOCUMENTS. HOWEVER, THE STEEL FABRICATOR AND THE STRUCTURAL STEEL DETAILER ASSUME NO RESPONSIBILITY FOR THE DESIGN OF THE INFORMATION SHOWN ON THIS DRAWING. THIS IS THE RESPONSIBILITY OF THE BUYER. UNLESS NOTED TO THE CONTRARY, ON THIS DRAWING, WHEN IT IS RETURNED FROM APPROVAL IT WILL BE ASSUMED THAT ALL INFORMATION SHOWN HEREIN HAS THE AFFIRMATION OF THE APPROVAL AUTHORITY. SUBSEQUENT CHANGES TO INFORMATION SHOWN ON THESE DRAWINGS AFTER FIRST SUBMISSION WILL BE CONSIDERED AS CONTRACT CHANGES. A.E. PAC IS NOT RESPONSIBLE FOR ANY COORDINATION BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS. IT IS THE RESPONSIBILITY OF THE ARCHITECT, ENGINEER, G.C. OR THE BUYER TO DO SO.

REV	DESCRIPTION	DATE
ADVANCE STEEL ERECTION, INC.		
2531 E. OAKTON ST. ARLINGTON HEIGHTS, IL 60004. Tel: 847-437-5370 Fax: 847-437-5376		Dino@ase2531.com Frank@ase2531.com
DESCRIPTION: FRONT FRAMING SIGN DETAILS AND 3-D		
PROJECT NAME: DAVE AND BUSTERS SCHAUMBURG		
DRAWN BY: F.H.	CHEKED BY:	JOB No.:
DATE DRAWN: 11/02/2023	MODIFIED ON: 11/02/2023	0523-25
LOCATION: 801 NORTH MARTINDALE RD., SUITE 115, SCHAUMBURG, IL - 60173		DRG No: 7.0

Design #	0421435Ar11
Sheet	6 of 19
Client	DAVE & BUSTER'S
Address	601 N. MARTINDALE RD. SCHAUMBURG, ILLINOIS
Account Rep.	WLF/RAS
Designer	HG
Date	4/21/23
Revision / Date	
r1-BV-4/27/23: (G&H) Add vinyl	
r2-HG-7/06/23: Revise door vinyl to new logo - Delete other window graphics from sow	
r3-HG-7/10/23: Add back solar vinyl H - Add awnings to sow - Remove door vinyl	
r4-JH-8/9/23: Rev. Sign A to 8ft. dia. & relocate above canopy	
r5-RMS-9/12/23: Eng. Details	
r6-GD-9/26/23: Rev. Sign A per Eng. drawings - Sign B add r-way	
r7-GD-10/2/23: Awnings to new logo - Sign A support color	
r8-TS-10/3/23: Raceway Sign B	
r9-RMS-10/5/23: Eng. details	
APV-MAB-10/9/23: Awning dim's per Survey per PM (+100" J1-J3)	
r10-TS-10/17/23: Note on structural seam Sign A1	
APV-MAB-10/19/23: J1-J3 dim's per Survey per PM (Short 100")	
APVr1-MAB-10/19/23: Revert J1-J3 to 100" wider than Survey	
r11-MAB-11/10/23: Sign A support cover - Update B Eng.	

CHANDLER SIGNS
chandersigns.com

National Headquarters
14201 Sovereign Road #101
Fort Worth, TX 76155
(214) 902-2000 Fax (214) 902-2044

San Antonio
17319 San Pedro Avenue
Suite 200
San Antonio, TX 78232
(210) 349-3804 Fax (210) 349-8724

Georgia
111 Woodstone Place
Dunwoody, GA 30334
(678) 725-8852 Fax (210) 349-8724

South Texas
PO BOX 125 206 Doral Drive
Portland, TX 78374
(361) 563-5599 Fax (361) 643-6533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



A 8' EXTERIOR S/F LOGO - PERSPECTIVE VIEWS

Design #	
0421435Ar16	
Sheet	3 of 23
Client	
DAVE & BUSTER'S	
Address	
601 N. MARTINDALE RD. SCHAUMBURG, ILLINOIS	
Account Rep.	WLF/RAS
Designer	HG
Date	4/21/23
Revision / Date	
r1-BV-4/27/23: (G&H) Add vinyl	
r2-HG-7/06/23: Revise door vinyl to new logo - Delete other window graphics from sow	
r3-HG-7/10/23: Add back solar vinyl H - Add awnings to sow - Remove door vinyl	
r4-JH-8/9/23: Rev. Sign A size/loc.	
r5-RMS-9/12/23: Eng. Details	
r6-GD-9/26/23: Rev. Sign A per Eng. drawings - Sign B add r-way	
r7-GD-10/2/23: Awnings to new logo - Sign A support color	
r8-TS-10/3/23: Raceway Sign B	
r9-RMS-10/5/23: Eng. details	
APV-MAB-10/9/23: Awning dim's per Survey per PM (+100" J1-J3)	
r10-TS-10/17/23: Sign A1 seam note	
APV-MAB-10/19/23: J1-J3 dim's per Survey per PM (Short 100")	
APV1-MAB-10/19/23: Revert J1-J3 to 100" wider than Survey	
r11-MAB-11/10/23: Sign A support cover - Update B Eng.	
r12-TS-11/16/23: Sign A Eng. Pages	
r13-MAB-12/1/23: Update Sign A engineering & rev. Art to match	
r14-MAB-12/4/23: Add updated Sign A Advanced Steel shop drawing	
r15-MAB-1/3/24: Add perspective photos for Sign A - Add canopy color-match for A & B	
r16-MAB-1/9/24: Add Banner A1	



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