Agenda
Village of Arlington Heights
Design Commission
Virtual Meeting

September 22, 2020
6:30 PM

I. CALL TO ORDER

A. In response to the COVID-19 pandemic, this meeting is closed to in-person, public attendance. The meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: **https://bit.ly/3hzuV1K**

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at shautzinger@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on September 22, 2020.

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 8/25/20

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#20-053 - The Goddard School - 1316 N. Arlington Heights Rd. / Sign Variation

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible

formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.

Design Commission
9/22/2020

Item: Minutes - 8/25/20

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 8/25/20	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING
AUGUST 25, 2020

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

Members Present:	John Fitzgerald, Chair Ted Eckhardt Kirsten Kingsley Scott Seyer Jonathan Kubow
Members Absent:	None
Also Present:	Katarzyna Kwiatkowski, Owner of *2227 N. Champlain St.* Vince & Cathleen Deligio, Owner & Builder of *710 N. Dunton Ave.* Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement as requested by the Village: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

Chair Fitzgerald also asked the petitioners and anyone speaking from the public, to state their name before speaking. Mr. Hautzinger added instructions for muting when not speaking and how to raise hand when someone wants to speak.

REVIEW OF MEETING MINUTES FOR AUGUST 11, 2020

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF AUGUST 11, 2020.

ECKHARDT, AYE; KINGSLEY, AYE; SEYER, AYE; FITZGERALD, AYE; KUBOW, ABSTAIN.
MOTION CARRIED.

DRAFT

ITEM 1. SINGLE-FAMILY ADDITION REVIEW

DC#20-017 – 2227 N. Champlain St.

Katarzyna Kwiatkowski, the owner, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a second floor addition and exterior makeover to an existing split-level house. An existing detached two-car garage will remain. The project does comply with all R-3 zoning requirements, with no variations required.

The existing neighborhood consists of primarily traditional style single-story and split-level houses, whereas the proposed design has a distinctively modern aesthetic that will be unique in this location. However, despite the unique modern appearance, the design is nicely done and will fit in well in this location. The massing of the second floor addition is very nicely integrated with the existing house, and the low hipped roofs fit very well with the context of the neighborhood. The proposed front elevation is a creative refreshing of the existing house, with a nicely balanced composition of varying earth tone materials. The overall color palette is well coordinated. It is a unique design that is not overly bold, and should work well in this location.

Staff's only concern with the proposed design is that the large format paneling on the right side and rear elevations of the proposed second floor addition looks too large and out of scale. It is recommended that the design of those elevations be further developed with a combination of varying panel sizes and lap siding in a similar manner as the front elevation. With that recommendation, Staff recommends approval.

Ms. Kwiatkowski asked for clarification on the comments made about the side of the home, and whether they had to make changes to the design. Chair Fitzgerald said the comments were made by Staff, and the commissioners will give their comments tonight as well.

Chair Fitzgerald asked if there was any public comment on the project and Mr. Hautzinger said their were none at this time.

Mr. Hautzinger said that he received an email today from a resident with comments about this project. It was submitted anonymously with the following comment: We are happy to see this addition on the street, it will add visual style and value to the street. The concern though is the multiple materials that are being used on the facade of the home. It appears to be four materials; a wood panel, grey stone, red brick, and a grey flat surface panel. Nearby homes have only brick and siding on the façade. Four materials may be too visually distracting and not in keeping with the other homes nearby. The west side of the home also has a driveway and a detached garage so there is no green space on the right side to offset or accent the materials.

The commissioners summarized their comments. Commissioner Seyer said the proposed massing is a great improvement over the existing home; he always likes to see an existing home being improved instead of torn down. He completely agreed with the comment about too many materials being proposed, which was his first instinct when he saw the proposal. He was open to hearing if there was a strong architectural reason for all the different materials, but he wanted to see the home cleaned up with all the different materials being proposed, because it starts to look like multiple additions. That is where he felt there is a certain value to this commission to help the massing combined with a clean materiality, to make it fit in with the context of the neighborhood. He also felt that stucco was fine for the home, even though there was probably not a lot of stucco homes in the neighborhood; however, he felt there was too much going on with the four different materials on the front elevation, and only 2 materials on the side. He wanted to see the front elevation calmed down by removing one of the materials and combining it with another.

Commissioner Kubow agreed with Commissioner Seyer. He loved to see improvements to split-level homes like this, and from a massing standpoint, he felt the design was a cool and refreshing take on a split-level home. However, he had concerns about the amount of different materials being proposed, although he was unsure what should be done on the front elevation to try to soften it. He also pointed out the 2 different widths of the stone columns at the front door; he preferred the column

on the right be the same width as the column on the left.

Commissioner Kingsley concurred with the comments made by the other commissioners. This is a nicely balanced addition, and she liked that it is still a low sloped roof that has overhangs so it blends. She agreed that reducing the number of materials would help the home immensely, whether it was changing the wood siding to stucco, or whether the stone in the front changes to wood siding; maybe the columns are wood sided columns instead. She was in support of the nice colors being proposed, and she agreed with Staff's suggestion that the stucco on the side and rear elevations be simpler and more similar to the front elevation. She also suggested changing the existing window on the front elevation to the left of the front door to a casement window instead of a double hung, since there are no other double hung windows on the front elevation. Commissioner Kingsley had no other comments.

Chair Fitzgerald acknowledged the concerns about the different materials being proposed. He liked the design and scale of the home and felt that it would not look like an addition. He liked the wood panel material being proposed and he agreed with the suggestion to change the columns from stone to wood; however, he did not want to lose the wood siding being proposed. He also agreed with Staff's comments about the panel sizes on the side and rear elevations needing some adjustment, which he said could be approved by Staff. He also asked if the driveway that meets the addition on the right side of the front elevation is code compliant, and he suggested cutting out 2 to 3' of that concrete to allow for plantings. Chair Fitzgerald had no further comments.

Mr. Hautzinger clarified that the home previously had a one-car attached garage, which is where the driveway ends on the front elevation that is allowed by code. A detached garage was added in the rear of the site. Chair Fitzgerald said it was a strong recommendation for him, if not a requirement, to add a minimum of 2 to 3' of plantings in that area so it did not look like it used to be a garage.

Commissioner Eckhardt clarified that Hardie board siding, not stucco, was being proposed for the home. These are pre-finished panels that come with various strips that join them together for a panelized appearance. He pointed out that the panel joints on the left side of the front elevation are keying off of the windows there, as opposed to the right side of the front elevation under the triple window, and he suggested the panel joints come off the triple windows instead. The system should become modular and tie into the major windows. He agreed with the concerns about the number of materials being proposed, but he felt that the 2 Hardie board siding materials should remain. He was also concerned about the existing brick on the front of the home that he wanted to see somehow covered, and the stone columns changed to the wood siding material. He liked the asymmetrical entrance of the columns as proposed. He also agreed with Chair Fitzgerald's comment about adding landscaping on the front elevation where the driveway meets the home.

Commissioner Seyer pointed out the siding on the existing detached garage at the rear of the site, which has a visual impact, and he asked if there was any relation of siding materials with the addition and the existing garage, or if the garage would add a fifth material to the mix. Ms. Kwiatkowski replied that the detached garage was built 2 years ago and they are proposing the same siding on the addition that is currently on the garage. Commissioner Seyer was in support of that because it helps to tie the home and garage together.

Mr. Hautzinger presented the material sample board and asked the petitioner to indicate which sample of siding is on the existing garage. Ms. Kwiatkowski said the garage siding is the same color as the lighter grey color on the sample board. The lighter siding color is the Hardie board panel and the darker siding is the siding that goes above the windows on the addition and on the side of the home where the garage was. The existing garage is vinyl siding and the same color as the lighter grey color of Hardie board shown on the sample board.

Commissioner Seyer questioned how the petitioner felt about the suggestion to eliminate one of the four materials being proposed, and changing the stone piers to siding. Ms. Kwiatkowski replied that although they prefer to keep the stone, they were willing to change it to the Hardie board siding material if necessary. Chair Fitzgerald said that now that clarification was given that the material that looked like wood is actually siding, he was okay with the four materials as proposed; he did not want to see the columns on the front of the home changed to siding. Commissioner Kubow agreed.

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Ms. Kwiatkowski said their original proposal was to paint the existing brick a grey color to match the other materials being proposed, and they were not opposed to doing that if it would make a difference. Commissioner Seyer was in favor of doing that because it would help clean up the front of the home; he was okay with keeping 4 materials on the home, but felt that painting the brick a color to match one of the other material colors would help the home feel more coherent, and Commissioner Eckhardt agreed. Commissioner Kubow agreed as well, although he was hesitant to paint the brick because it gets away from the overall context and consistency in the neighborhood. Commissioner Kingsley questioned what color the brick should be painted, the lighter grey or the darker grey, and Ms. Kwiatkowski said the lighter grey color. Chair Fitzgerald suggested the darker grey color. Commissioner Kubow asked if Staff would be comfortable approving this change.

Commissioner Kingsley suggested changing the stone columns to the dark grey siding color, making it a base for the upper light grey on the home to sit on. Commissioner Kubow agreed that the base of the home needs to be something bolder, and the dark grey color would achieve that. Commissioner Eckhardt agreed that the columns should be the dark grey color to create a base, and the lighter grey color floats better over the dark color. Commissioner Kingsley said that since the color palette has been changed to all grey, she would suggest a roof color that is more cool in nature. Commissioner Eckhardt asked about the roof color of the existing garage, and Ms. Kwiatkowski said it is the same brown color being proposed for the home. Chair Fitzgerald reiterated that he was okay with the four materials as proposed, and leaving the existing red brick, now that clarification was given that what looks like natural wood in the rendering is actually siding.

Commissioner Eckhardt said he was ready to make a motion if there were no other comments.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN FOR AN ADDITOIN TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 2227 N. CHAMPLAIN STREET. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 6/30/20, MATERIAL LIST AND SAMPLES RECEIVED 7/24/20, 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 REQUIREMENT THAT THE EXISTING BRICK BE PAINTED A COLOR TO MATCH THE DARKER GREY SIDING COLOR.
2. A RECOMMENDATON THE PETITIONER REVIEW THE JOINTS OF THE LARGE HARDIE BOARD PANELS SO THAT THEY MIGHT ALIGN WITH THE LARGER WINDOW OPENINGS ON THE FRONT ELEVATION, FOR STAFF TO REVIEW AND APPROVE.
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 PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley suggested a requirement to add a 3 to 4' planting bed on the front elevation where the driveway meets the home.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO AMEND THE MOTION TO ADD THE FOLLOWING:

4. A REQUIREMENT TO ADD A 3' TO 4' PLANTING BED ON THE FRONT ELEVATION WHERE THE DRIVEWAY MEETS THE HOME.

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

DRAFT

ITEM 2. SINGLE-FAMILY NEW REVIEW

DC#20-037 – 710 N. Dunton Ave.

Vince and Cathleen Deligio, owner and builder of the home, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story home with an attached, three-car rear loading garage on an existing vacant lot. The project does comply with all of the R-3 zoning requirements. The subject property is locate in the 'Historic Arlington Neighborhood Association' (HANA) area, where the surrounding context is primarily historic character with a traditional style. The site is located on a block with an alley, so all of the existing homes have detached garages in the rear, and there are no driveways facing Dunton Avenue.

Overall, Staff feels the proposed new home is nicely designed with a traditional style and wrap around front porch that will fit in well in this location. The design includes a rear-facing, three-car attached garage that will be accessed from the alley, which is a nice solution to provide the modern convenience of an attached garage while keeping with the character of the neighborhood. The proposed material palette, with the all white siding exterior with black roofing and stone accents, will fit in well in this location.

Staff made the following suggestions to enhance the proposed design:

1. The windowless shed dormer on the right side of the front left gable has the appearance of an afterthought or an addition. The dormer throws off the balance of the nicely composed front elevation, and it is recommended to be omitted.
2. The change in roofing materials from standing seam to asphalt shingles above the front door has an unbalanced appearance. For a more balanced appearance, it is recommended to continue the standing seam metal porch roofing across the entire front elevation.
3. The main roof is hipped on the front but gabled on the back. For a more cohesive appearance, it is recommended to hip the back of the main roof.

Staff recommends the Design Commission approve the proposed design of the new home, with the recommendations previously given.

Ms. Deligio said that they met with their architect prior to tonight's meeting to discuss the recommendations from Staff. They are not opposed to omitting the shed dormer on the right side of the front left gable, and continuing the standing seam metal porch roofing across the entire front elevation; however, they are having a difficult time with hipping the back of the main roof. The architect feels that it will be very hard to do that with the bedroom over the garage and tie it into a gable.

Chair Fitzgerald asked if there were any comments from the public at this time and Mr. Hautzinger said there were none.

The commissioners summarized their comments. Commissioner Kubow said the new home was fantastic, with his favorite part of the home being the front porch, which is similar to the porch on the home directly north. He felt this was very thoughtful and consistent with the context of the neighborhood. With regards to Staff's other comments, especially the comment about the front elevation, Commissioner Kubow felt they were good comments and very detailed; however, he was okay with the design with or without these revisions. He was in support of the design as proposed.

Commissioner Kingsley said it was a nicely designed home. She agreed with Staff that the front of the elevation appears to have a lot more emphasis on it than the back of the home, and she appreciated Staff's concerns that the rear elevation have more of the flavor of the front. She felt that Staff's suggestion to continue the standing seam metal porch roofing across the entire front elevation was a great idea and would help enhance the front of the home; however, she felt that the shed dormer on the front of the home adds to the character of the home and should remain. Commissioner Kingsley also suggested adding a covering over the patio doors on the north elevation.

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Commissioner Eckhardt agreed with Staff's recommendation to continue the standing seam metal porch roofing across the entire front elevation, and he agreed with Commissioner Kingsley that the windowless shed dormer on the right side of the front left gable is very important; it brackets the window above the entrance, it has charm and asymmetry that these homes typically have. He would not change the rear of the home, and he supported a recommendation to add a cover above the sliding patio doors. Commissioner Eckhardt said this is a wonderfully designed home.

Commissioner Seyer agreed with the other commissioners about the massing, particularly along the front elevation, and he agreed with the suggestion to continue the standing seam metal porch roofing across the entire front elevation. He was in support of keeping the shed dormer on the right side of the front left gable because it is one material and massing that relates from the front to the back, otherwise they are two completely different homes. He preferred to see more cohesiveness between the front and back of the home, but he understood the importance of usable interior space for the homeowners. He would only suggest to hip the back of the main roof, and he agreed with Commissioner Kingsley's suggestion to add a canopy over the sliding doors on the north elevation.

Chair Fitzgerald liked the standing seam metal porch roof on the front elevation as proposed because the shape of the roof on the left side of the home is different; he likes where it starts and stops. He liked the windowless shed dormer on the front left gable as proposed, quite a bit, and he liked the rooflines on the rear of the home as shown because it looks like the original home in front added a modern addition. He hoped that the garage doors are a nice quality because of their visibility, and he asked about the colors of the windows, which Ms. Deligio said would be white. Chair Fitzgerald said it was a beautifully designed home and would fit in well on this block.

Commissioner Seyer said he could appreciate Chair Fitzgerald's support for the standing seam metal roof as proposed, and he asked the other commissioners for their thoughts about it. Commissioner Kingsley saw Chair Fitzgerald's point about not extending the standing seam metal roof, which she could go along with. Her reason to extend it on either side is more for buildability or for how it will wear over time. It might be easier to make the transition between the gable end coming in at the end of the barrel vault out of one material and be a smoother transition if it were metal to metal versus metal to asphalt shingle. Commissioner Seyer thanked Commissioner Kingsley for her comments which were the kind of interaction he was hoping to hear about how strongly the commissioners felt about continuing the standing seam metal roof.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN FOR A NEW SINGLE-FAMILY HOME TO BE LOCATED AT *710 N. DUNTON AVENUE*. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 7/27/20, 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 CONTINUE THE STANDING SEAM METAL PORCH ROOFING ACROSS THE ENTIRE FRONT ELEVATION.
2. A RECOMMENDATION TO ADD SOME TYPE OF COVER OR CANOPY OVER THE SLIDING DOORS ON THE NORTH ELEVATION.
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 PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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Commissioner Kubow clarified for the petitioner that a recommendation is not a requirement.

Commissioner Kingsley commented about continuing the standing seam metal roof. Looking at where the roof turns the corner at the south end of the east elevation, if this area was changed to the standing metal seam roof, and it turns on a 45 degree there, she was unsure if that could be done so well. She asked the other commissioners for their thoughts. Mr. Deligio said that they gave this detail some thought, and one of the reasons why they stopped the standing seam metal roof where it is, is because of the difficulty of how to continue it down the left side of the home. It was just easier to terminate the roof into the wall as proposed, versus bringing it across the garage. He has a sketch that puts the roof across the front elevation, which does look aesthetically pleasing, but when looking at it from the side angle, you have the same problem as you have on the front elevation now.

Chair Fitzgerald said that since this is a recommendation and not a requirement, the petitioner could consider it and go either way. Commissioner Kingsley apologized for not realizing it was just a recommendation. Commissioner Kubow commented that this detail should be studied further by the petitioner, from both a visual perspective and a wear and tear perspective.

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

DRAFT

ITEM 3. GENERAL MEETING

Mr. Hautzinger said that the next Design Commission meeting on September 8 has been canceled, and the next meeting will be on September 22, 2020.

Commissioner Kubow asked for an update on the presentation of the Alan Bombick award this year. Mr. Hautzinger replied that he is currently working on the logistics of when and how the award will be presented virtually this year.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 7:30 PM.

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

DRAFT

Design Commission
9/22/2020

Item: DC#20-053 - The Goddard School - 1316 N Arlington Heights Rd / Sign Variation

Department: Planning & Community Development

REQUESTED ACTION

A variation from Chapter 30, section 30-202, to allow three wall signs totaling 47.4 sf, where wall signs are not allowed in the O-T Zoning District.

RECOMMENDATION

It is recommended that the Design Commission recommend denial to the Village Board for the following sign variation for The Goddard School at 1316 N. Arlington Heights Road:

1. A variation from Chapter 30, section 30-202, to allow three wall signs totaling 47.4 sf, where wall signs are not allowed in the O-T Zoning District.

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variation for The Goddard School at 1316 N. Arlington Heights Road:

1. A variation from Chapter 30, section 30-202, to allow two wall signs (signs #1 & 3) totaling 45.1 sf, where wall signs are not allowed in the O-T Zoning District.

This recommendation is subject to compliance with the plans received 8/11/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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

responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits
Photos	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: The Goddard School - Sign Variation
Project Address: 1316 N. Arlington Heights Road
Prepared By: Steve Hautzinger
Date Prepared: September 11, 2020

PETITION INFORMATION:

DC Number: 20-053
Petitioner Name: Gerald Becker
Petitioner Address: Fastsigns
1814 N. Arlington Heights Road
Arlington Heights, IL 60004
Meeting Date: September 22, 2020

Requested Action(s):

1. A variation from Chapter 30, section 30-202, to allow three wall signs totaling 47.4 sf, where wall signs are not allowed in the O-T Zoning District.

ANALYSIS:

Summary:

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

The Goddard School is currently completing an extensive renovation of an existing building to create a new day care facility. This project received approval as a Land Use Variation to allow a day care facility in an O-T Office Transitional Zoning District, where typically only office uses are allowed. Since O-T Zoning Districts are intended to be light commercial uses adjacent to Residential Zoning Districts, signage is limited. Chapter 30 sign code only allows one freestanding monument sign per development, and walls signs are prohibited.

The petitioner is requesting variations to allow three wall signs on the building. The main wall sign #1 indicates the name of the business and is proposed to be located on the front (east) elevation facing Arlington Heights Road. A second small round logo sign is proposed on the front elevation, and the third wall sign is proposed to be located above the main building entrance, which is located at the southwest corner of the building. In addition to the wall signs, one code-compliant ground sign has been approved facing Arlington Heights Road.

Aerial Image of Property

Surrounding Land Uses:

Direction	*Existing Zoning*	*Existing Use*
Subject Property	O-T, Office Transitional District	The Goddard School
North	R-3, One-Family Dwelling District	Kinder Care Day Care (Land Use Variation approved in 1977)
South	R-3, One-Family Dwelling District	Single-Family Residence
East	R-3, One-Family Dwelling District	Single-Family Residences Thomas Middle School
West	R-3, One-Family Dwelling District	Single-Family Residences

Wall Signs:

Table 1: Proposed Wall Signs

SIGN	ELEVATION / FRONTAGE One wall sign allowed per street frontage.	SIGNABLE AREA	25% OF SIGNABLE AREA	PROPOSED SIZE
Sign #1: "THE GODDARD SCHOOL" with round logo	East / Arlington Heights Road	92 sf	23 sf	38.2 sf
Sign #2: round logo	East / Arlington Heights Road	163 sf	41 sf	2.3 sf
Sign #3: "THE GODDARD SCHOOL" with round logo	South / Parking Lot	79 sf	20 sf	6.9 sf
TOTAL				47.4 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, stating that the primary need for the wall signs is to identify the business, and to identify the location of the main entrance towards the rear of the building. The petitioner states that the signs will not be illuminated, so there will be no impact on the adjacent residences. The design of the signs are based on corporate guidelines, and they feel there will be no competitive advantage over the neighboring Kinder Care day care, which has a similar wall sign and ground sign.

Staff Comments:

Staff agrees that some wall signage is necessary to identify the business. If this business was located in a commercial zoning district, they would be allowed one wall sign facing Arlington Heights Road, but the two additional wall signs would not be allowed. However, Staff does not object to the proposed additional wall sign located above the main entrance, which will help with wayfinding on the site. In regards to the third small round wall sign on the front of the building, it is located above a classroom exit door, so Staff does not understand the need for, or purpose of this sign, so it is recommended to be omitted.

Overall, the signs are nicely designed and Staff agrees that since the proposed wall signs are not illuminated, there will be no negative impact on the adjacent residences.

RECOMMENDATION

It is recommended that the Design Commission recommend denial to the Village Board for the following sign variation for *The Goddard Shool* at 1316 N. Arlington Heights Road:

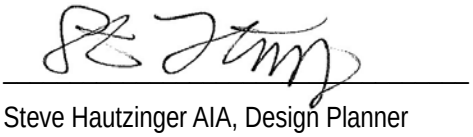
1. A variation from Chapter 30, section 30-202, to allow three wall signs totaling 47.4 sf, where wall signs are not allowed in the O-T Zoning District.

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variation for *The Goddard Shool* at 1316 N. Arlington Heights Road:

1. A variation from Chapter 30, section 30-202, to allow two wall signs (signs #1 & 3) totaling 45.1 sf, where wall signs are not allowed in the O-T Zoning District.

This recommendation is subject to compliance with the plans received 8/11/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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



September 11, 2020

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 20-053

FASTSIGNS of Arlington Heights
1814 N. Arlington Heights Rd.
Arlington Heights, IL 60004
847-577-8200 447@fastsigns.com

Village of Arlington Heights
Design Commission
August 11, 2020
Re: The Goddard School, 1316 N. Arlington Heights Rd.

The following five items address the issues presented in **Section 30-902 Standards** for our request for a variance in the sign code.

A. The purpose of this letter is to present our request on behalf of our client, The Goddard School, for a variance in the OT Zoning District for three visual sign elements on their building. None of these signs are illuminated. They are all fabricated in HDU, high density urethane 1.5" thick and stud mounted to the fascia. The attached proofs show these signs:

- The building fronts Arlington Heights Rd. where we have our main text sign with logo mounted on the fascia. The corporate marketing strategy uses this as one of the primary identification sources for this business. The building is adjacent to a residential area so it will be a major source for identifying the school.
- There is another exit door at the south end on the front of the building. An 18" diameter logo of the horsehead would be positioned above this door.
- The main entrance to the school is located on the south side of the building off the driveway. This covered entrance includes a similarly designed fascia where the name/logo would also appear so parents or anyone dropping off children would know where to enter the building.

B. The variation request would not present any traffic hazards or impact the health and safety of nearby properties. In fact, it enhances traffic by forcing vehicles to the back of the property to allow children to enter the building. There is also parking in this area should families need to enter the building. Vehicles also have a turn around so they can easily exit the building. There is no negative impact to the surrounding businesses and residences.

C. Since the school is adjacent to residential properties, the only nearby business is Kinder Care, a day care business north of Goddard. They have similar signage as to what we are requesting. Goddard would have no competitive advantage.

D. The design of the building is similar to a colonial house so it blends into the neighborhood. The front dimensional, non-illuminated letters follow their corporate guidelines for size and tasteful color.

E. The primary purpose of this sign request is to identify the business and build awareness for families that they provide a safe and productive environment for early childhood education. Without these sign elements, it would make it much harder for this business to be successful.

PROPERTY LINE (279.76')

PROPERTY LINE (179.96')

PROPERTY LINE (160.04')

PROPERTY LINE (279.83')

ARLINGTON HEIGHTS ROAD

PRESCHOOL PLAYGROUND EQUIPMENT PROVIDED BY GODDARD.

6' HIGH METAL FENCE AROUND PERIMETER OF PLAYGROUND, TYP

20' - 0" SIDEYARD SETBACK

LANDSCAPE BLOCK RETAINING WALL

NEW 4' HIGH METAL SEPARATOR FENCE, GATE TO 4' SWINGING WITH PANIC BAR, NO ALARM, HARDWARE TO BE "GATE 2" REFER TO HARDWARE SCHEDULE ON SHEET A-600.

PROPOSED MECHANICAL UNITS

BOLLARD AROUND PERIMETER TYP.

NEW 4' HIGH METAL SEPARATOR FENCE, GATE TO 4' SWINGING WITH PANIC BAR, NO ALARM, HARDWARE TO BE "GATE 2" REFER TO HARDWARE SCHEDULE ON SHEET A-600.

NEW 4' HIGH METAL SEPARATOR FENCE

6' HIGH VINYL FENCE AROUND SIDEYARD ABUTTING RESIDENTIAL ZONING. REFER TO DETAIL 4/AS-200 TYP

TODDLER PLAYGROUND EQUIPMENT PROVIDED BY GODDARD

PROPOSED LIGHT BOLLARD TO ILLUMINATE PATHWAY, TYP OF 4

BOLLARD AROUND PERIMETER, TYP.

TERMINATION OF VINYL FENCE AT INTERSECTION OF 6 FOOT HIGH METAL FENCE

SINGLE 4'-0" WIDE SWINGING GATE WITH PANIC DEVICE, KEYED ENTRANCE, AND ALARM. HARDWARE TO BE "GATE 1" REFER TO HARDWARE SCHEDULE ON SHEET A-600.

8' HIGH METAL FENCE AROUND PERIMETER OF PLAYGROUND, TYP

NEW CONCRETE WALK

POUR IN PLACE SURFACING

TALL EVERGREEN SHRUBS FOR SOUND DAMPENING.

PRESCHOOL PLAYGROUND 3180 SQFT

SINGLE 4'-0" WIDE SWINGING GATE UNDER PORCH WITH PANIC DEVICE, KEYED ENTRANCE, AND ALARM. HARDWARE TO BE "GATE 1" REFER TO HARDWARE SCHEDULE ON SHEET A-600.

DOUBLE SWINGING SERVICE GATE W/ 3'-0" GATES

LINE OF EXTERIOR WALL

LINE OF OUTSIDE FACE OF PORCH COLUMNS

NEW SOD

ADA PARKING SIGNAGE

TODDLER PLAYGROUND 2300 SQFT

DOUBLE SWINGING SERVICE GATE W/ 3'-0" GATES

LINE OF EXTERIOR WALL

LINE OF OUTSIDE FACE OF PORCH COLUMNS

CONC. APRON

FRONT YARD SETBACK

NEW LIGHT POLE

SINGLE 4'-0" WIDE SWINGING GATE WITH PANIC DEVICE, KEYED ENTRANCE, AND ALARM. HARDWARE TO BE "GATE 1" REFER TO HARDWARE SCHEDULE ON SHEET A-600.

10' - 0" UTILITY EASEMENT

30' - 0" REAR SETBACK

NEW LIGHT POLE

DROP OFF/ PICK UP

BOLLARD AROUND PERIMETER, TYP.

NEW BIKE RACK

"NO PARKING FIRE LANE" SIGN

EXTG CATCH BASIN LOCATION

KNOX BOX LOCATED UNDER CANOPY ON FACE OF EXTERIOR WALL

NEW TRANSFORMER PAD. GC TO REFER TO CIVIL DRAWINGS FOR PAD DETAILS. GC TO CONSULT WITH COMED. TRANSFORMER TO BE SCREENED WITH LANDSCAPING PER VILLAGE CODE.

NEW LANDSCAPING, REFER TO LANDSCAPE PLANS SOD

"ONE WAY" SIGN

"RIGHT TURN ONLY" SIGN

"TWO WAY TRAFFIC" SIGN

"PEDESTRIAN CROSSING" SIGN

"DO NOT ENTER" SIGN

"NO PARKING FIRE LANE" SIGN

EXTG FIRE HYDRANT

"DO NOT ENTER" SIGN

NEW LIGHT POLE

NEW TRASH ENCLOSURE

CONCRETE PAD

"ONE WAY" SIGN

LANDSCAPE BLOCK RETAINING WALL

MONUMENT SIGN WITH STONE BASE

VISABILITY TRIANGLE

"STOP" SIGN

LOCATION OF CODE-COMPLIANT GROUND SIGN

6' HIGH VINYL FENCE AROUND SIDEYARD ABUTTING RESIDENTIAL ZONING. REFER TO DETAIL 4/AS-200 TYP

TERMINATION OF VINYL FENCE TO BE INLINE WITH THE FRONT PLANE OF THE HOUSE TO THE SOUTH.

1 AS-101 PROPOSED SITE PLAN 1" = 10'-0"

STATE OF ILLINOIS ATUL P. KARKHANIS 001-012860 LICENSED ARCHITECT

aka

Civil Consultant of Record
BONO CONSULTING, INC.
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
847-823-3300

Structural Consultant of Record
VIRGILIO & ASSOCIATES
24069 NORTH ECHO LAKE ROAD
LAKE ZURICH, IL 60047
847-550-8411

MEP Consultant of Record
MEPIS
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CHICAGO, IL 60603
312-279-1185

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2514 WEST PETERSON AVE
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ARCHITECTURAL SITE PLAN

THE GODDARD SCHOOL OF ARLINGTON HEIGHTS
1310 N Arlington Heights Rd
Arlington Heights, IL 60004

PROJECT NO. 45554-18

#	DESCRIPTION	DATE
	100% REVIEW SET	09/09/19
	ISSUE FOR PERMIT	09/29/19
	ISSUE FOR BID	10/03/19
1	CSI COMMENTS	10/9/19
3	CSI COMMENTS	11/09/19
4	REVISED PERMIT	12/18/20

DRAWN BY: AQ CK'D BY: AF

SCALE: AS NOTED
DATE: 02/18/20

SHEET NO
AS-101

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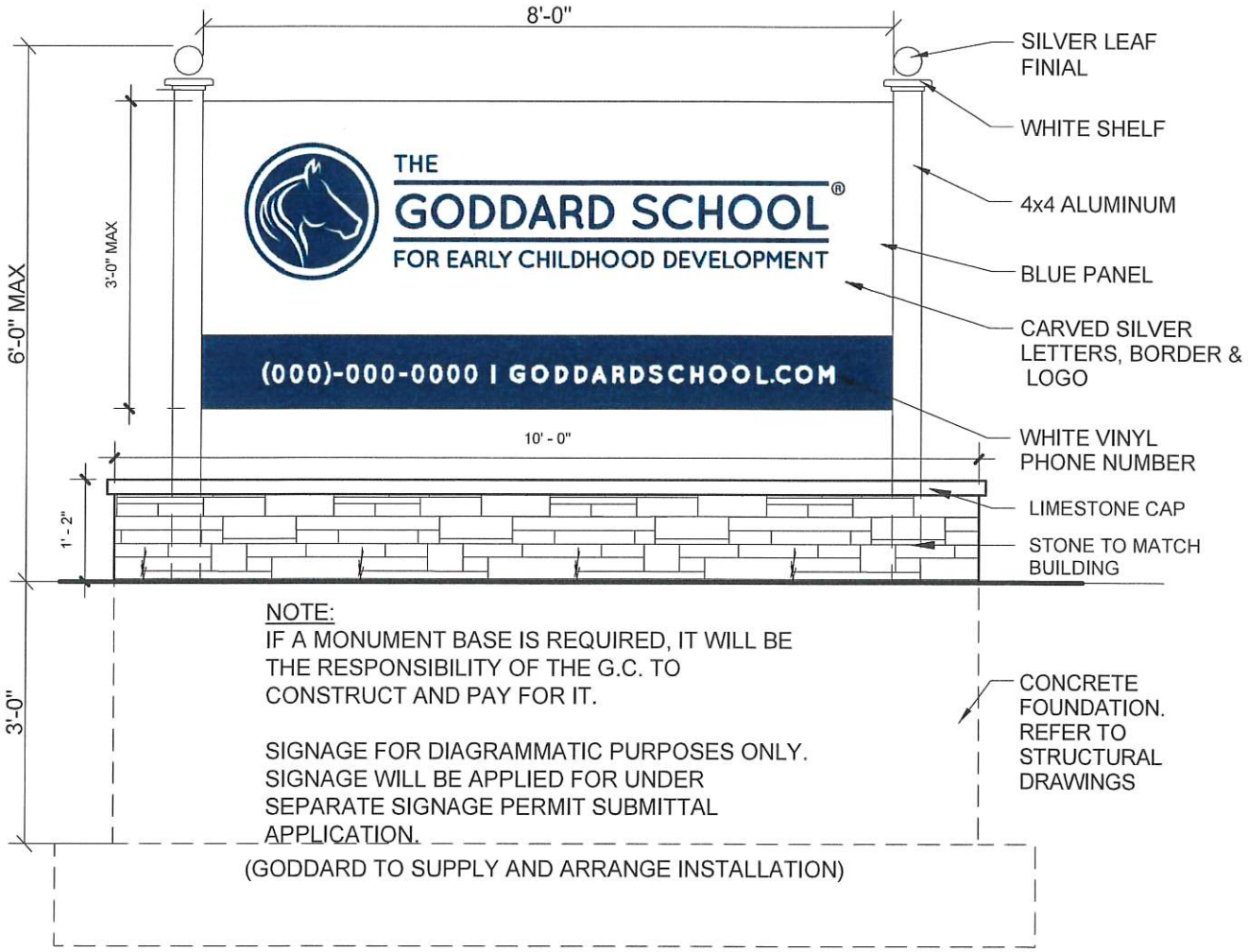
MONUMENT SIGN DETAIL

AD-10

45554-18



1 / AD-10 MONUMENT SIGN DETAIL
1/2" = 1'-0"

CODE-COMPLIANT GROUND SIGN

THE GODDARD SCHOOL OF ARLINGTON HEIGHTS
1316 N Arlington Heights Rd
Arlington Heights, IL 60004
MONUMENT SIGN DETAIL
1/2" = 1'-0"
6/23/20

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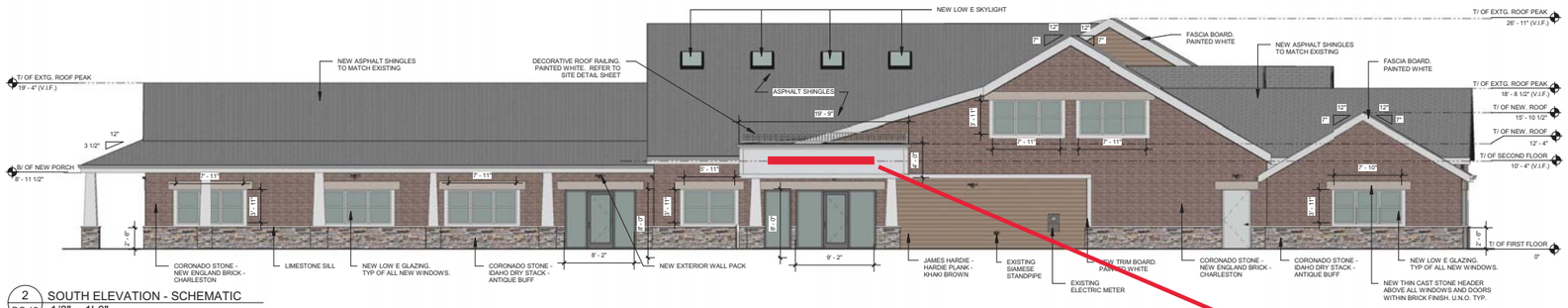
THE GODDARD SCHOOL℠
FOR EARLY CHILDHOOD DEVELOPMENT

aka atul karkhanis architects, ltd.
Commercial • Educational • Residential • Healthcare
2514 WEST PETERSON AVENUE
CHICAGO, IL 60659
PHONE: 773.508.5533 FAX: 773.508.5757
www.akarchitects.com

1 DC-12 NORTH ELEVATION - SCHEMATIC
1/8" = 1'-0"



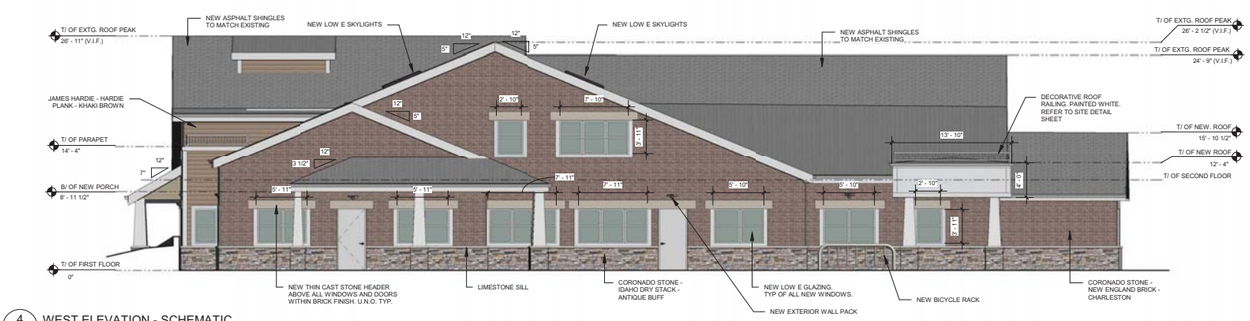
2 DC-12 SOUTH ELEVATION - SCHEMATIC
1/8" = 1'-0"

LOCATION OF WALL SIGN #3

LOCATION OF WALL SIGN #2

LOCATION OF WALL SIGN #1

3 DC-12 EAST ELEVATION - SCHEMATIC
1/8" = 1'-0"



4 DC-12 WEST ELEVATION - SCHEMATIC
1/8" = 1'-0"

FINISH LEGEND

- JAMES HARDIE - HARDIE PLANK - LAP SIDING - KHAKI BROWN
- CORONADO - THIN BRICK - NEW ENGLAND BRICK - CHARLESTON
- CORONADO - STONE - IDAHO DRY STACK - ANTIQUE BUFF

NOTE:
ALL EXISTING WINDOWS TO BE REPLACED WITH DOUBLE PANE LOW E.

THE GODDARD SCHOOL SM
FOR EARLY CHILDHOOD DEVELOPMENT

THE GODDARD SCHOOL OF ARLINGTON HEIGHTS
1316 Arlington Heights Rd
Arlington Heights, IL 60004
SCHEMATIC ELEVATIONS
As indicated
10/23/18

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CHICAGO, IL 60659
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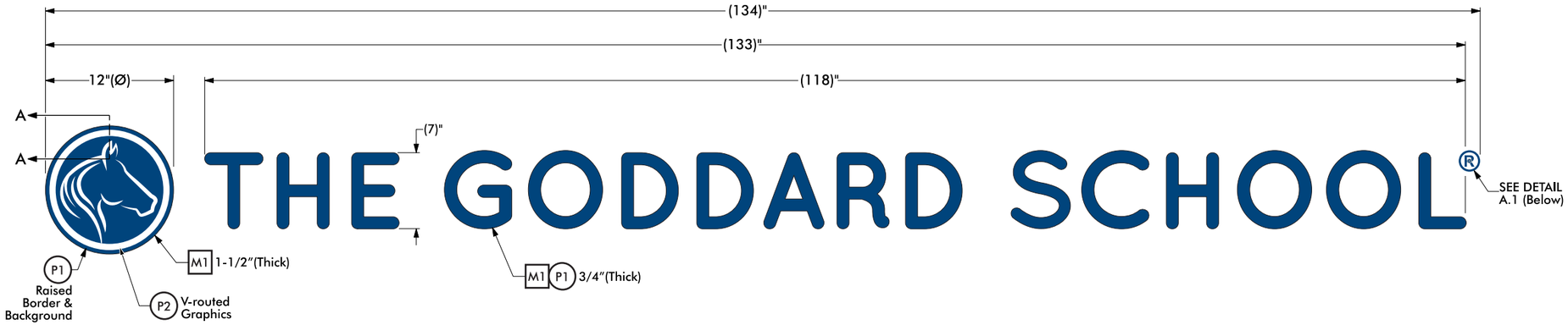
Dimensional Letters 1.5”d HDU

Dimensional Letters 1.5”d HDU

Dimensional Letters 1.5"d HDU

Side of building sign/logo specs—1.5”(d) HDU. Attached photo shows sign in position on fascia at driveway overhang by main entrance. Color specs are shown on separate page.



ELEVATION VIEW

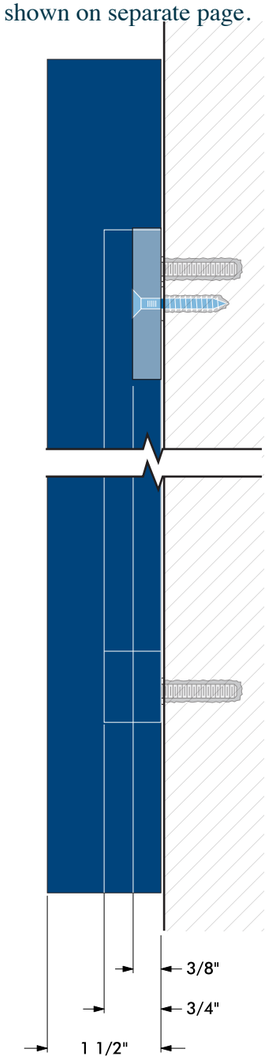
1” = 1’ 0”

(ALL HDU GRAPHICS TO HAVE 1/2”(Deep) PILOT-HOLES FOR STUDS)

T COMPREHENSIVE MOUNTING TEMPLATE

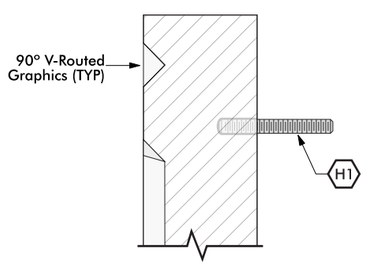
(BACK VIEW)

1” = 1’ 0”



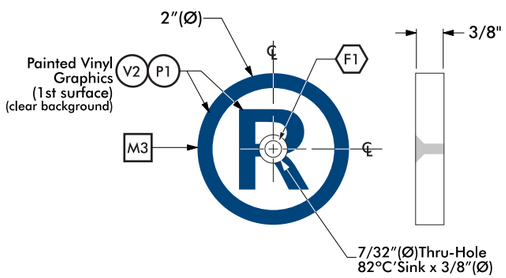
(PROFILE VIEW)

1:2 (Half Actual Size)



SECTION A - A

1:2 (Half Actual Size)



CLEAR ACRYLIC PANEL

DETAIL A.1

1:2 (Half Actual Size)

SINGLE LINE LOGO/COPY SET (B)

1" = 1' 0"

NOTE:

SEE APPENDIX PAGE FOR MATERIALS, COLORS SPECS, HARDWARE AND TYPOGRAPHY DETAILS.

GODDARD SYSTEMS, INC.

REVISION: #2

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Sign Type: Single Line (B)

Date: 07-03-14

COLORS

PMS	PAINT	VINYL
	Actual color finishes on signs are to be satin or low luster (not shiny or glossy) and sprayed with Matthews Paint.	
C1 **DARK BLUE** PMS 295C	P1 **DARK BLUE** Matthews Paint MAP54848 (to Match PMS 295C)	V1 **DARK BLUE** Avery Graphics SC900-695-O Dark Blue
	P2 **WHITE** Matthews Paint MAP42202	V2 **WHITE** Avery Graphics SC900-101-O White
	P3 **RED** Matthews Paint MAP00643	

TYPOGRAPHY, ARROWS, SYMBOLS

FONT

QUICKSAND BOLD (for all logo/panel copy)

Aa Bb Cc Dd Ee
1234567890

ARIAL BLACK (for "SM" & "R" Trademark Symbols)

SMR

MATERIALS

PANELS/LOGOS

- M1 15lb Density HDU
- M2 .040" Aluminum Plate
- M3 3/8" Clear Acrylic
- M4 3/4" x 1" Alum. Channel
- M5 3/4" x 1-1/4" Alum. Channel
- M6 3/4" x 1-1/2" Alum. Tubing

LOCKING READERBOARD COMPONENTS

- R1 1" x 2" Aluminum (Extruded) Channel
- R2 3/4"(D) PVC Composite
- R3 Clear Plastic Copy Track
- R4 1" x 1" Aluminum Piano Hinge
- R5 1/8"(D)Polycarbonate Door/Window
- R6 (Keyed) Locking Mechanism

CONNECTOR ANGLES/SUPPORTS/POSTS

- L1 6" x 6" Aluminum Tubing
- L2 1-1/2" x 1-1/2" Aluminum Angle
- L3 1-1/2" x 1-1/2" (3/16") Alum. T-Bar
- L4 1/8" Aluminum Flat Bar
- L5 3"(Ø) Aluminum Pipe

HARDWARE

MOUNTING STUDS

- H1 #10-24 x 3" Aluminum
- H2 1/4" x 3" (SS) Hanger Bolt

ALUMINUM HEX NUTS

- E1 #10-24 Hex Nut

STAINLESS STEEL FASTENERS (SCREWS/BOLTS)

- F1 3/16" x 1-1/4" Flat Head Tapcon Screw
- F2 1/4" x 1" Flat Head Self Drilling Screw
- F3 1/4"-20 x 1-37/64" Joint Connector Bolt (Stafast #BA142040UHD)
- F4 1/4"-20 x 11/16" Joint Connector Bolt (Stafast #BA142018UHD)
- F5 1/4"-20 x 17mm Joint Connector Nut (Stafast #JCN142017HDT)
- F6 #10 x 1-1/2" Flat Head Deck Screw
- F7 #10 x 3-1/2" Flat Head Deck Screw
- F8 #10 x 1" Flat Head Wood Screw
- F9 #10 x 1/2" Flat Head Sheet Metal Screw
- F10 Blind Pop-Rivets
- F11 #10 x 2" Pan Head Wood Screw

ADHESIVES

- A1 3M VHB DF Tape
- A2 100% Silicone

TEMPLATES

- T Hole Pattern Template

REFERENCE KEY

GODDARD SYSTEMS, INC.

REVISION: #1

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Sign Type: Reference Key

Date: 07-03-14

ONLY
TWO WAY TRAFFIC
SUBJECT PROPERTY - FACING ARLINGTON HEIGHTS ROAD

SUBJECT PROPERTY -
ENTRANCE ON SOUTH WALL

ONE
WAY
SUBJECT PROPERTY -
REAR (WEST) PROPERTY LINE

SUBJECT PROPERTY -
SIDE (SOUTH) PROPERTY LINE

1312
FIRST PROPERTY TO THE SOUTH

SECOND PROPERTY
TO THE SOUTH

THIRD PROPERTY TO THE SOUTH

KinderCare
LEARNING CENTER
FIRST PROPERTY TO
THE NORTH

NCH Breast Center
1410
SECOND PROPERTY
TO THE NORTH

THIRD PROPERTY TO
THE NORTH

ACROSS ARLINGTON
HEIGHTS ROAD

ACROSS ARLINGTON
HEIGHTS ROAD