



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
March 8, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 2/22/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#21-091 - 739 N. Belmont Ave. - SF/New
- B. DC#22-001 - Forbici Salon - 7 S. Highland Ave. / 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
3/8/2022

Item: Minutes - 2/22/22

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 2/22/22

Type

Minutes

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 22, 2022

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

Members Present: Jonathan Kubow, Chair
Ted Eckhardt
John Fitzgerald

Members Absent: Kirsten Kingsley
Scott Seyer

Also Present: Tom Seibert, Soos & Associates for *Guidepost Montessori*
Diane Menza, LFI Real Estate for *Guidepost Montessori*
Jake Schmidt, Planning Staff

REVIEW OF MEETING MINUTES FOR FEBRUARY 8, 2022

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF FEBRUARY 8, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. COMMERCIAL RE-REVIEW**DC#21-079 – Guidepost Montessori – 1000 W. Northwest Highway**

Tom Seibert, representing *Soos & Associates*, and **Diane Menza**, representing *LFI Real Estate*, were present on behalf of the project.

Mr. Schmidt stated that the petitioner is seeking approval of the architectural design for exterior modifications and an addition to an existing vacant commercial building for a new day care/private school. This project requires Plan Commission review and Village Board approval for a Special Use and a Land Use Variation to allow a day care/private school. Because this project requires Plan Commission review, the role of the Design Commission is limited to building and signage only.

This project was previously reviewed by the Design Commission on February 8, 2022, where Staff reported that the proposed exterior improvements were minimal, and additional design development was encouraged to enhance the design. The commissioners agreed that additional design development was required, and the project was continued for re-review tonight. **Mr. Schmidt** provided a summary of the primary issues and feedback from the commissioners.

In response to the Design Commission's comments on February 8th, the petitioner has made the following changes to the design:

- The mansard roof shingle color was changed from Charcoal to Weathered Wood.
- The existing dark brown brick on the front of the building will be painted a dark gray color.
- Fiber cement column covers have been added to the mansard roof support columns.
- The EIFS wall above the entry vestibule was slightly enlarged to create a small overhang above the doors.

Mr. Schmidt summarized Staff comments to the revised design. Overall, the petitioner's response to previous comments is minimal and further design development is still required. The new color scheme is an improvement, but it is still dull and uninviting. The dark gray paint color on the existing dark brown brick does very little to brighten up the building, and the entry canopy design is weak and understated.

Staff researched other Guidepost Montessori facilities and found numerous examples of bright and welcoming designs. Taking inspiration from some of those designs, Staff recommends the following:

- Select a new lighter and brighter paint color, such as a light creamy tan color, to be used on all of the existing and new CMU and brick exterior walls.
- Change the color of the fabric awnings from Charcoal to light blue, to match Guidepost Montessori's brand.
- Add light blue fabric awnings above all of the windows on the east side of the building.
- Consider painting the entry canopy soffit and mansard roof soffits light blue to match the awnings.
- Extend the entrance canopy further towards the parking lot to create a more substantial covered entrance feature with support columns to match the front of the building.
- Use a contrasting color, such as medium gray, for the EIFS entrance canopy, column covers, trim, coping, gutters and downspouts.
- Lower the wall sign on the front elevation, and add decorative gooseneck lighting, as seen at many other Guidepost Montessori buildings.

Inspiration photos of other Guidepost Montessori facilities and illustrations of the recommended design revisions were also presented by Staff.

Mr. Schmidt also said that multiple new rooftop mechanical units will be located on the west side of the existing roof. The units will be screened from view by the existing barrel roof on the east, the existing parapet walls on the south, and the parapet walls on the new addition. With regards to signage, only conceptual signage has been provided, with

one wall sign facing Northwest Highway and one canopy sign facing the parking area above the main entrance. All signs should be designed to comply with Chapter 30 Sign Code. A new small trash storage area is proposed to be built with vinyl fencing to match the new playground fencing around the north end of the site.

Staff recommends the Design Commission evaluate the proposed architectural design based on the revisions submitted, with the recommendations listed in the Staff report.

In response to Staff's comments on the revised design, **Mr. Seibert** said that further revisions were made. He presented revised elevations, renderings, and color palette (Color Board #2), which the commissioners and Staff were seeing for the first time. The first revision that included the 'Essential Gray' color, is now being changed to 'Camelback Tan'. This color will be used for the block, the brick, the column covers, and over the entrance. The variation in this color on the renderings is because of the different material textures, and the color will be the same for the block, the brick, the eaves, and the column covers. The roof shingle color is being changed to 'Weathered Wood', and the fence color is being changed from white to 'Almond Smooth'. 'Brainstorm Bronze' was chosen for the awning color to match the range of colors on the roof shingle, instead of the suggestion for a light blue color, which they found that no manufacturer makes, probably because it would not hold up to sunlight. **Mr. Seibert** also stated that extending the entrance canopy adjacent to the parking lot is not feasible because it would conflict with a code required tree in the landscape island located close to the building, and Planning Staff has indicated they would not support a variation to eliminate that tree. **Mr. Seibert** also pointed out that there will be about 3-1/2' of overhead shelter at the front entrance. Awnings were not added on the Kennicott side of the building because it would involve extending canopies out into the public right-of-way.

The commissioners summarized their comments. **Commissioner Eckhardt** thanked the petitioner for their efforts in making revisions to both the original design and to the revisions. He said that he is warming up to the second revised scheme being presented tonight, as opposed to the first revision that was included in the packet for tonight. The new revisions somewhat parallel Staff's suggestion to use a lighter color for the building, in lieu of using two colors. He was okay with the revised color scheme presented tonight, and he was sympathetic to the color of the awnings, which match the roof and is a nice contrast to the building color; however, he felt the revised fence color was not in the same family as the other 2 colors being proposed. Overall, he felt the changes that were made are good. He acknowledged that the columns were made thicker; however, he felt the columns could be even thicker, and additional detailing could be done with the existing column at the southeast corner of the building. He had no further comments at this time.

Commissioner Fitzgerald appreciated the changes that were made and he agreed with Commissioner Eckhardt that the columns still appear a bit small; however, he was okay with how they are currently proposed. He loved the idea of the light blue canopies as suggested by Staff, but he also understood why the petitioner chose not to do that. He really liked the idea of adding gooseneck lighting, which would really dress up the front of the building. He pointed out that the drawings show a multi-stem tree in the landscape island near the front entrance; however, he would suggest a single-stem tree instead, and he suggested the petitioner work with Derek Mach, the Village Landscape Architect for other recommendations in that location. **Commissioner Fitzgerald** said that although he was okay with the revised colors presented tonight, he really liked the colors proposed in the first revision, which included 'Essential Gray'. He was open to the petitioner going back to those colors.

Chair Kubow said he could really appreciate the progress that was made with the first revised design, although he felt it was not quite there yet. He wondered if introducing new colors was trying too hard, and he preferred the gray color to be continuous around the building, utilize the roof shingles as a more contrasting color element, and add a third color for pop.

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

Carol Theesfeld, 712 N. Kennicott Avenue. She liked the new colors, but did not see the back end of the building facing north towards the playground included in the revised drawings. **Mr. Seibert** presented her with Sheet A3. Ms. Theesfeld liked the windows but said the glass appears to be grey. **Mr. Seibert** replied that the glass will be an un-

tinted glazing or Low-E glass that might give a very slight reflection. Ms. Theesfeld asked if flower plantings would be located on the front of the building facing Northwest Highway under the wall signage, to make it attractive for the children. **Mr. Seibert** said that landscaping will be addressed during the Plan Commission review of the project. Ms. Theesfeld agreed with the comment made by Commissioner Eckhardt at the last meeting to create a picture frame on the front elevation that might include elements that make the building look like a fun place to be. She said the building still looks like a roller rink with new paint, and she suggested painting a mural inside the bottom of the windows, or something to make the building aesthetically pretty for the children. **Ms. Menza** said the classrooms inside the building will be highly designed and beautiful for the children. Ms. Theesfeld referred to the roof plan and asked how the rooftop equipment would be screened from Kennicott and from the playground. **Mr. Seibert** clarified that rooftop mechanical equipment will only be located behind the parapet wall on the north side and it will not be visible from any side of the building. Ms. Theesfeld also asked for an update about the existing utility pole at the back door of the building, which the petitioner previously said they were working with the utility company about relocating. **Mr. Seibert** said they will continue to work with the utility company throughout the construction process. Ms. Theesfeld thanked the commissioners and petitioner.

Chair Kubow said that he still did not see a school when he looks at the building; the building looks cold, dark, and does not have even one primary color on it. He liked the suggestions put together by Staff to try to brighten up the building and make it feel more welcoming, similar to other Guidepost Montessori buildings. He asked the commissioners for any recommendations or requirements to try to get there.

Commissioner Eckhardt said that some of the more current models of pre-schools have been extremely bright and a bit clownish, which he could understand, and he appreciated the comment made by the resident to create some fun and interest on the building to better reflect a school. He liked the sketches created by Staff that include gooseneck lighting and light blue canopies because it adds a little something on the front elevation. His comments from the last meeting about having a boxed-out area on the front elevation to house a different coloration or a mural theme, was an effort to try to squeeze out some 'children-esque' on the front of the building; however, the revisions presented tonight are rather sophisticated, although he felt the signage being shown appears understated and could be larger. With landscaping on the front of the building as suggested, he felt the colors now being proposed would be really fun. **Commissioner Eckhardt** also pointed out that there are a lot of windows on the front of the building and the clear glass will allow some of the fun going on inside the building to be visible. He explained that clear glass on a building appears black during the daytime, and clear glass is very difficult to render in a drawing. In summary, **Commissioner Eckhardt** was okay with the second revision of colors now being proposed for the building, as well as the sophisticated and quiet sign package. Because the building could be more playful, approval could include a recommendation to add the boxed-area on the front elevation. He also encouraged the petitioner to find an awning company that provides metal awnings that do not fade, so a color can be used if the petitioner chooses.

Commissioner Fitzgerald really liked the change in the roof color. He also liked the light blue awning color that was suggested, and he was open to anything the petitioner wanted to introduce with regards to that, which could then be approved by Staff. He felt that adding gooseneck lighting would totally transform the entire wall and was well worth the low cost to do so. He reiterated that he really liked the colors that were presented in the first revision, which include the 'Mink Grey' and 'Essential Grey'; he was open to the petitioner reconsidering those colors as well. He preferred that the planter in front of the building be simpler and cleaner, because if it is not properly maintained, it will only look worse.

Chair Kubow agreed with Commissioner Fitzgerald's preference for the colors in the first revision; he really liked the gray colors. He said that a robust landscape package will go a long way with the design of the building, and he agreed with the comments that the building does not have to have primary colors all over. The building is simple but it has a classic look to it, which he is warming up to.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR *GUIDEPOST MONTESSORI* LOCATED AT 1000 W. NORTHWEST HIGHWAY. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED PLANS RECEIVED 2/22/22, 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 GO BACK TO THE COLORS PROPOSED IN THE FIRST REVISION THAT INCLUDE 'ESSENTIAL GRAY' AND 'MINK GRAY'.
2. A RECOMMENDATION TO ADD GOOSENECK LIGHTING ON THE SOUTH WALL OVER THE SIGNAGE.
3. A RECOMMENDATION TO ADD A LIGHT BLUE COLOR TO MATCH THE SIGNAGE, WHICH COULD BE APPROVED BY STAFF.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF 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.

Chair Kubow felt the gooseneck lighting was incredibly important and would really tie the building together; he felt it should be a requirement. He asked the petitioner how they felt about adding this lighting to the front of the building, and **Ms. Menza** said that the examples shown of other Guidepost Montessori locations all have that type of lighting. She also said that the signage shown tonight is not the exact signage being proposed, and once the building design has been approved, the tenant will come back with a sign package that will most likely include the blue circle logo at the front entrance, and the name of the school with the logo somewhere within that name on the front elevation, which will provide a punch of color on the front elevation. She added that the tenant has never attempted to have any type of awning or other element that tries to take away from their blue logo, such as blue awnings. **Commissioner Eckhardt** clarified that the only signage that this commission reviews is sign variation requests, but otherwise does not typically review signs outside the downtown area. He was glad to hear that the signage package will be similar to what is shown tonight, which he felt will add some color to the building. He supported Chair Kubow's comment that adding gooseneck lighting be a requirement on the front of the building, which he pointed out there was more than enough space to allow for and would be an important element to help soften the elevation.

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

2. A REQUIREMENT TO ADD GOOSENECK LIGHTING ON THE FRONT (SOUTH) OF THE BUILDING, TO BE REVIEWED AND APPROVED BY STAFF.

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

ITEM 2. GENERAL MEETING

**A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO
ADJOURN THE MEETING AT 7:15 P.M.**

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

DRAFT



Design Commission 3/8/2022

Item: DC#21-091 - 739 N. Belmont Ave. - SF/New

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new single-family residence.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the new single-family home to be located at 739 N. Belmont Avenue. This recommendation is based on the architectural plans received 2/16/22, 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. 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.
2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 739 N Belmont Ave
Project Address: 739 N Belmont Ave
Prepared By: Steve Hautzinger

Date Prepared: March 3, 2022

PETITION INFORMATION:

DC Number: 21-091
Petitioner Name: Robert Lisk
Petitioner Address: 914 Valley Road
Lake Forest, IL 60045
Meeting Date: March 8, 2022

Requested Action(s): Approval of the proposed architectural design for a new single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing to build a new two-story residence with an attached, two-car garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,231 square feet and the proposed residence will have 4,112 square feet. The project does comply with the R-3 zoning requirements as summarized below.

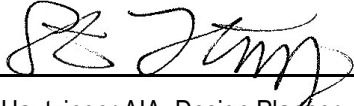
	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 7 feet Side: 7 feet Rear: 30 feet	Front: 25.7 feet Side: 7.9 feet Side: 7.9 feet Rear: 46 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,130 SF	4,112 SF
Building Lot Coverage	3,231 SF	2,711 SF
Impervious Surface Coverage Total	4,616 SF	3,752 SF

The surrounding context is primarily traditional style two-story houses with attached garages. Therefore, the scale, massing and style of the proposed home fits in well in this location. The garage is nicely set back from the front of the house, placing the focal point of the design on the main part of the house and the front entry porch. Overall, the proposed design is nicely done with a nice level of detailing on the front and rear elevations, although the side elevations are a bit plain.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the new single-family home to be located at 739 N. Belmont Avenue. This recommendation is based on the architectural plans received 2/16/22, 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. 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.
2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



March 3, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 21-091

PLAT OF SURVEY

BY

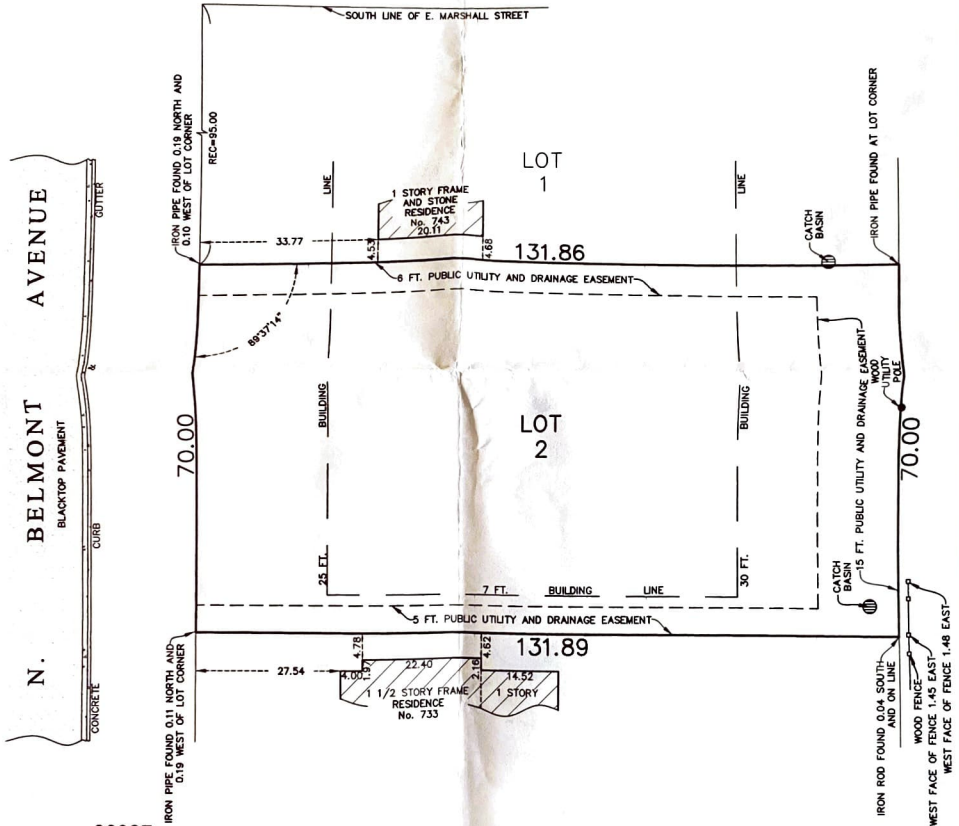
JOHN M. HENRIKSEN

415 E. GOLF ROAD - SUITE 103 ARLINGTON HEIGHTS, ILLINOIS 60005
TEL. 224-875-7633 FAX. 224-875-7634
WWW.HENRIKSENSURVEY.COM

OF

LOT 2 IN THE T & J ANDERSON PLAT OF RESUBDIVISION, BEING A RESUBDIVISION OF THE NORTH 1/4 OF THE WEST 1/2 OF BLOCK 8, IN D.W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 2008 AS DOCUMENT NO. 0805622857, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 739 N. BELMONT AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004



ORDER NUMBER: **20287**

SCALE: 1 INCH = 15 FEET

ORDERED BY: **LAW OFFICE OF NEIL J. KAISER, LTD.**

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FRACTIONAL INCH EQUIVALENTS
OF HUNDREDTHS OF A FOOT

0.01-1/8"	0.25-1"
0.02-1/4"	0.33-1/2"
0.03-3/8"	0.37-3/4"
0.04-1/2"	0.42-3/4"
0.05-5/8"	0.46-3/4"
0.06-3/4"	0.50-3/4"
0.07-7/8"	0.54-3/4"
0.08-1"	0.58-3/4"
0.09-1 1/8"	0.62-3/4"
0.10-1 1/4"	0.67-3/4"
0.11-1 3/8"	0.71-3/4"
0.12-1 1/2"	0.75-3/4"
0.13-1 5/8"	0.79-3/4"
0.14-1 3/4"	0.83-3/4"
0.15-1 7/8"	0.87-3/4"
0.16-1 7/8"	0.91-3/4"
0.17-2"	0.95-3/4"



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS
COUNTY OF COOK

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.

ARLINGTON HEIGHTS, ILLINOIS OCTOBER 27, 2020

John M. Henriksen
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2020.

A **B** **C** **D** **E**



FE

SURROUNDING PROPERTIES

739 N Belmont Ave.



811 N Belmont



404 E Marshall



743 N Belmont



739 N Belmont
Subject Property



733 N Belmont



725 N Belmont



719 N Belmont

N BELMONT AVE.



738 N Belmont



740 N Belmont



746 N Belmont



DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN						
PRELIMINARY DESIGN						
DESIGN DEVELOPMENT						
RELEASE FOR BID						
FINAL REVIEW						
RELEASE FOR PERMIT						
REVISION						

CONTEXT ELEVATIONS

LISK HOMES
739 N. BELMONT AVE.
ARLINGTON HEIGHTS, IL

ALA
Architects & Planners, Inc.
2000 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

Job Number:
21333

Sheet Number:
A202

Pin Name: 21333202



1C
A200

REAR ELEVATION

1/4"=1'-0"



1E
A200

FRONT ELEVATION

1/4"=1'-0"

MATERIAL SCHEDULE

- SIDING:**
- MANUFACTURER: LP SMART SDE
 - COLOR: WHITE
- TRIM:**
- MANUFACTURER: LP SMART SDE
 - COLOR: WHITE
- SCOTT/FACIA:**
- MANUFACTURER: T.B.D. (ALUMINUM)
 - COLOR: WHITE
- GUTTERS AND DOWNSPOUTS:**
- MANUFACTURER: T.B.D. (ALUMINUM)
 - COLOR: CHARCOAL
- WINDOWS:**
- MANUFACTURER: T.B.D.
 - COLOR: WHITE
- COLUMNS / PORCH TRIM:**
- MANUFACTURER: T.B.D.
 - COLOR: WHITE
- GARAGE DOOR:**
- MANUFACTURER: T.B.D.
 - COLOR: CHARCOAL STAIN
- FRONT DOOR:**
- MANUFACTURER: T.B.D.
 - COLOR: CHARCOAL STAIN
- ROOF:**
- MANUFACTURER: T.B.D.
 - COLOR: ARCHITECTURAL - MORE BLACK
- METAL ROOF:**
- MANUFACTURER: PAC-CLAD
 - COLOR: ARCHITECTURAL - CHARCOAL

DESIGN STAGE	REVISIONS
CONCEPTUAL DESIGN	1
PRELIMINARY DESIGN	2
DESIGN DEVELOPMENT	3
RELEASE FOR BID	4
FINAL REVIEW	5
RELEASE FOR PERMIT	

FRONT ELEVATION
REAR ELEVATION

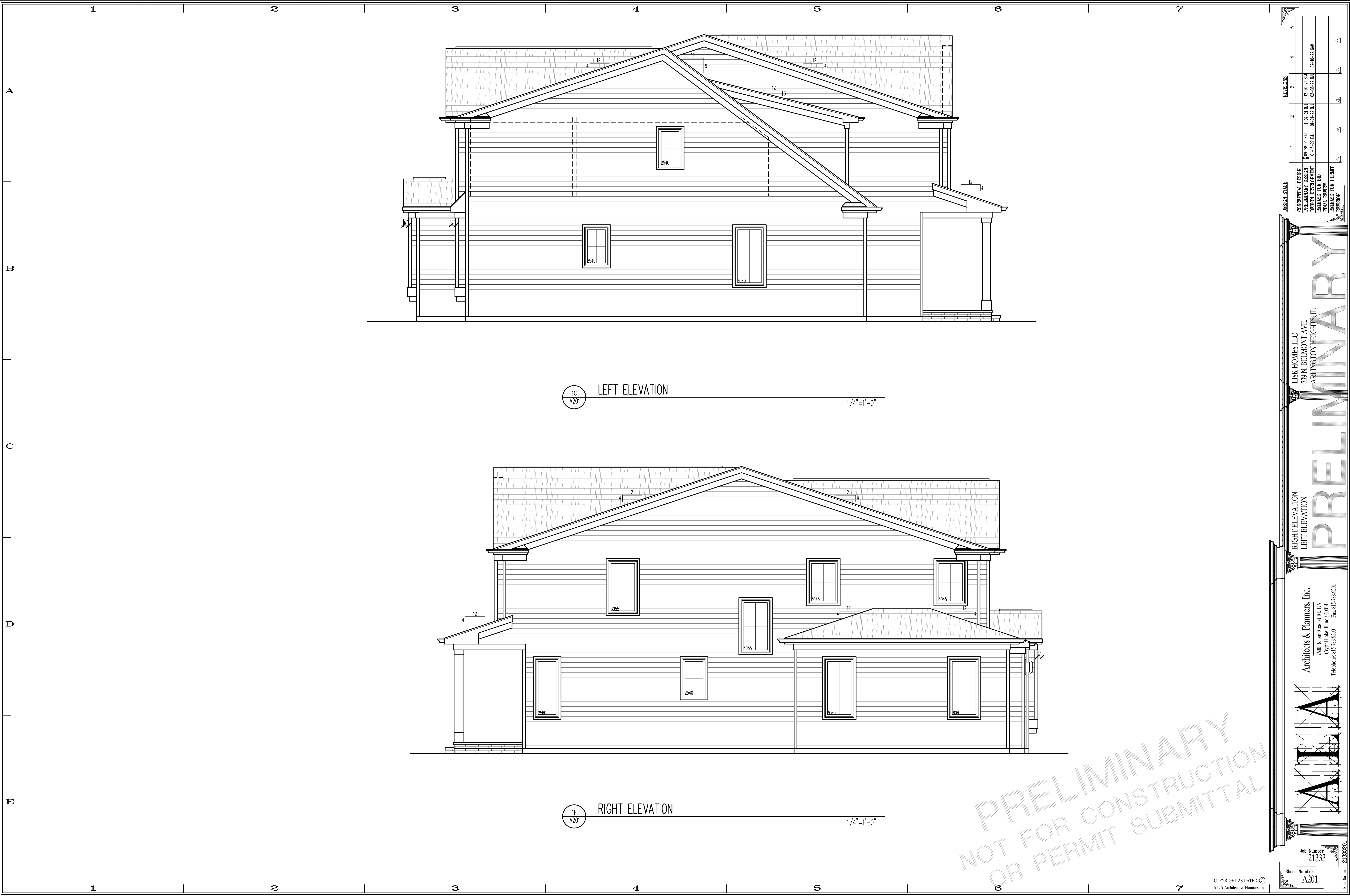
PRELIMINARY

Architects & Planners, Inc.
2000 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

Job Number:
21333

Sheet Number:
A200

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1C
A201

LEFT ELEVATION

1/4"=1'-0"

1E
A201

RIGHT ELEVATION

1/4"=1'-0"

DESIGN STAGE

DESIGN STAGE	1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN					
DESIGN DEVELOPMENT					
RELEASE FOR BID					
FINAL REVIEW					
RELEASE FOR PERMIT					

LISS HOMES LLC
739 N. BELMONT AVE.
ARLINGTON HEIGHTS, IL

RIGHT ELEVATION
LEFT ELEVATION

Architects & Planners, Inc.
2000 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

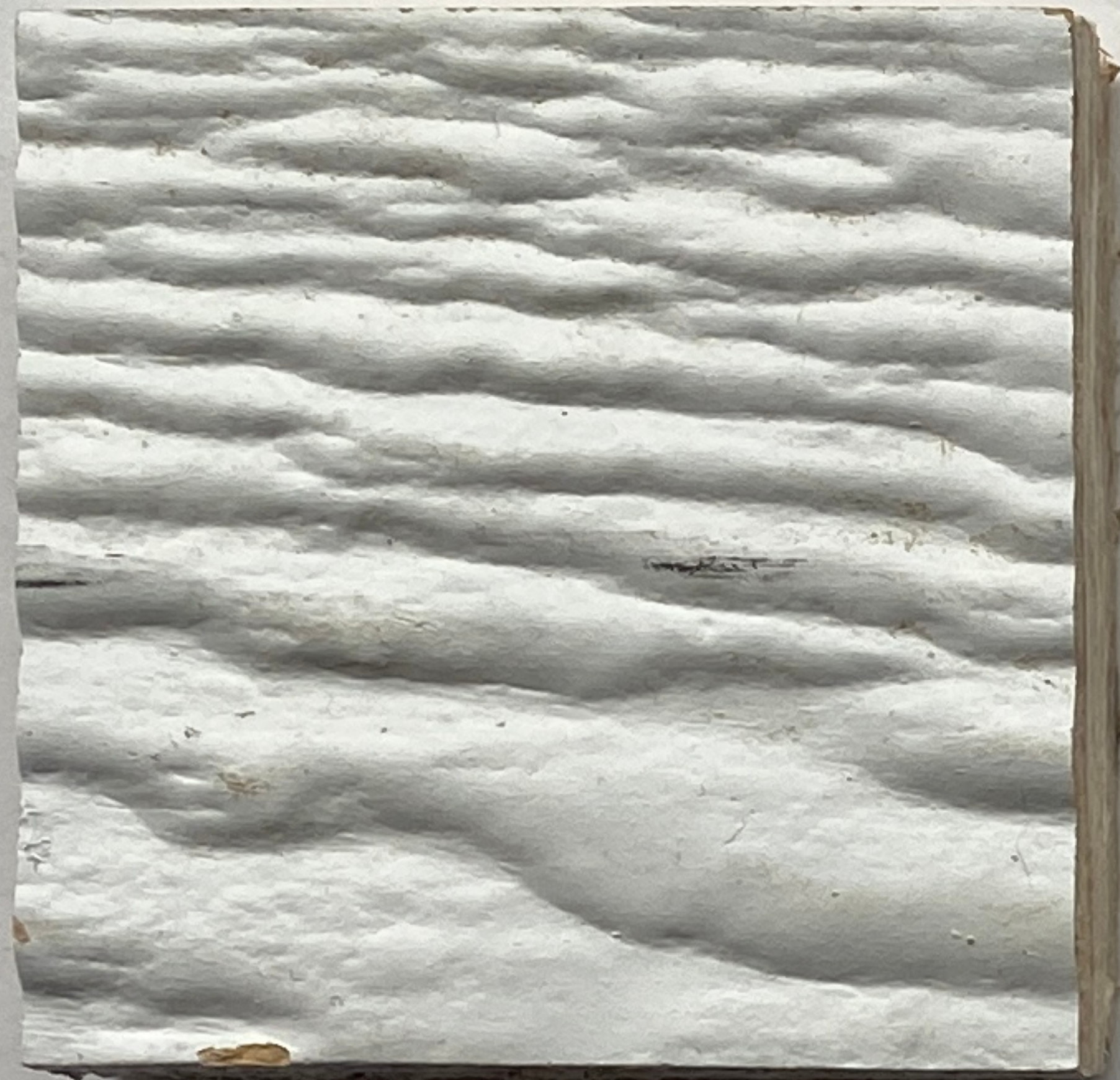
ALLA

Job Number:
21333
Sheet Number:
A201
Plot Name:
21333A201

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A.L.A. Architects & Planners, Inc.

739 N Belmont Ave.

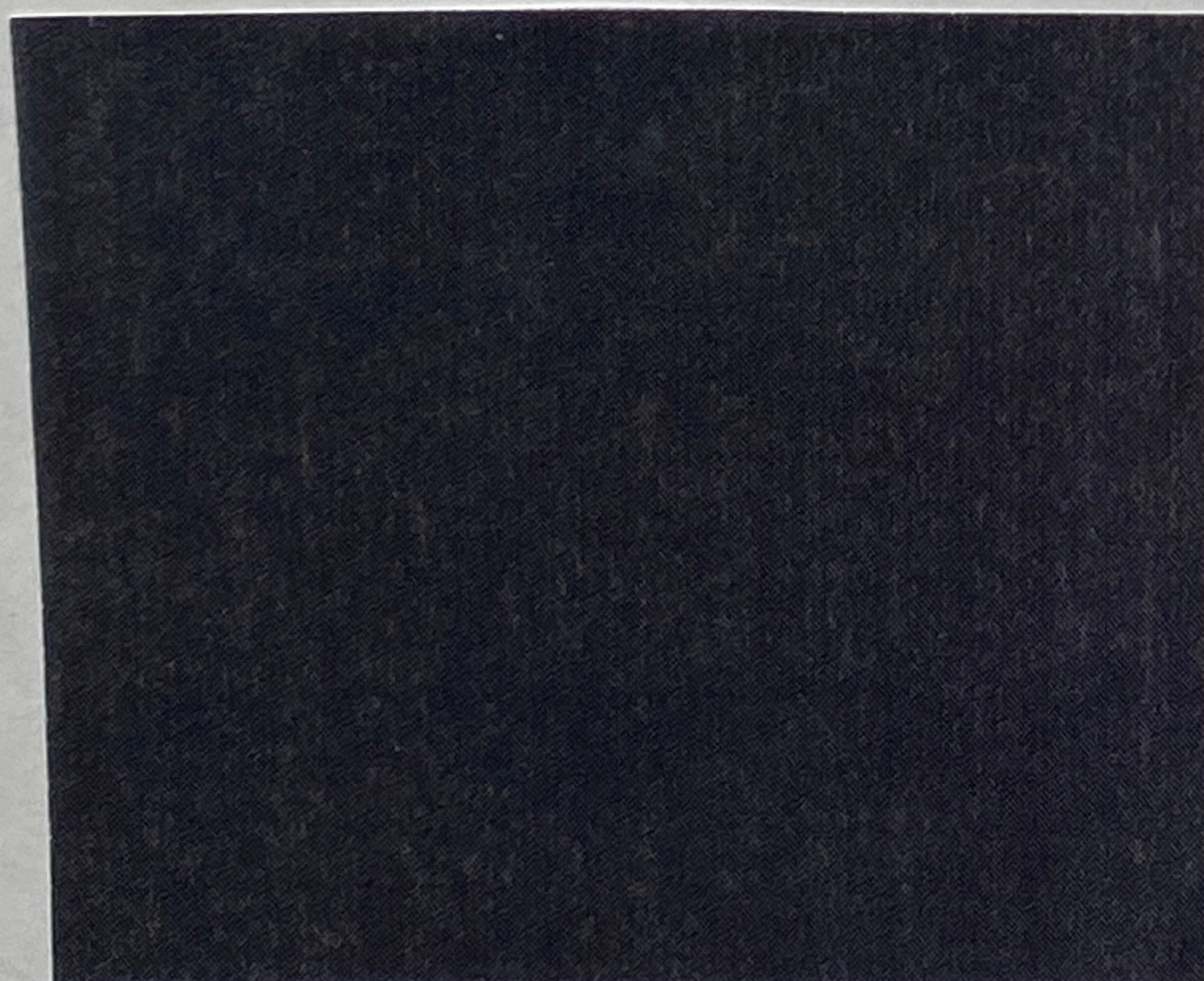
Exterior Color Package



Siding, Soffit, Fascia, and Trims
SW7005 – Pure White



Roofing
Moiré Black



▲★ Charcoal

Metal Roof, Gutters, and Front Door
Charcoal

Windows, and Garage Door
White

Exterior Materials
739 N Belmont Ave.

ITEM	MATERIAL	MANUFACTURER	COLOR
Siding	Treated engineered wood	LP	White
Trim	Treated engineered wood	LP	White
Roof	Asphalt shingles	IKO	Moire Black
Metal Roof	Enameled Steel	Pac-Clad	Charcoal
Gutters	Aluminum		Charcoal
Garage door	Steel	Wayne Dalton	White
Windows	Vinyl	Anderson	White
Front Door			Charcoal



Design Commission 3/8/2022

Item: DC#22-001 - Forbici Salon - 7 S. Highland Ave / Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, Section 30-201.h.6.a, to allow two blade signs, where each business shall be permitted no more than one blade sign for each street it fronts on.
2. A variation from Chapter 30, Section 30-201.h.6.b, to allow blade signs with 7'-6" of clearance above the public sidewalk, where blade signs are required to maintain a minimum clearance of eight feet above a pedestrian thoroughfare.
3. A variation from Chapter 30, Section 30-201.h.9, to allow a business with three types of signage, where only two of the following four types of signs are allowed: wall sign, awning sign, blade sign, and plaque sign.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for Forbici Salon at 7 S. Highland Avenue:

1. A variation from Chapter 30, Section 30-201.h.6.a, to allow two blade signs, where each business shall be permitted no more than one blade sign for each street it fronts on.
2. A variation from Chapter 30, Section 30-201.h.6.b, to allow blade signs with 7'-6" of clearance above the public sidewalk, where blade signs are required to maintain a minimum clearance of eight feet above a pedestrian thoroughfare.
3. A variation from Chapter 30, Section 30-201.h.9, to allow a business with three types of signage, where only two of the following four types of signs are allowed: wall sign, awning sign, blade sign, and plaque sign.

This recommendation is subject to compliance with the plans received 1/12/22,

awning measurements received 2-10-22, 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

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Forbici Salon - Sign Variation
Project Address: 7 S. Highland Avenue
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 22-001
Petitioner Name: Jackie Lewis
Petitioner Address: Forbici Salon
7 S. Highland Avenue
Arlington Heights, IL 60005
Meeting Date: March 8, 2022

Date Prepared: February 25, 2022

Requested Action(s):

1. A variation from Chapter 30, Section 30-201.h.6.a, to allow two blade signs, where each business shall be permitted no more than one blade sign for each street it fronts on.
2. A variation from Chapter 30, Section 30-201.h.6.b, to allow blade signs with 7'-6" of clearance above the public sidewalk, where blade signs are required to maintain a minimum clearance of eight feet above a pedestrian thoroughfare.
3. A variation from Chapter 30, Section 30-201.h.9, to allow a business with three types of signage, where only two of the following four types of signs are allowed: wall sign, awning sign, blade sign, and plaque sign.

ANALYSIS:

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

Summary:

Forbici Salon in an existing business in Downtown Arlington Heights. They are proposing to install two small blade signs to the bottom of the existing awning frames above the storefront windows on each side of the entrance to their salon. The business currently has a small 9 sf wall sign next to their entrance doors as well as signage on the awnings above their storefront. Per Chapter 30 sign code, each business in the Downtown is allowed only two of the following four types of signs: wall sign, awning sign, blade sign, and plaque sign. Since Forbici already has a wall sign and awning signs, a variation is required to also allow the use of blade signs. Additionally, per code, only one blade sign is allowed per street frontage, so a variation is required to allow two blade signs. Finally, a variation is required to allow blade signs with 7'-6" of clearance above the public sidewalk, where blade signs are required to maintain a minimum clearance of eight feet above a pedestrian thoroughfare.

Table 1: Summary of Blade Sign Requirements per Section 30-201.h.6:

	Item	Code Requirement	Proposed	Remarks / Recommendations
a.	Number	Each business shall be permitted no more than one blade sign for each street it fronts on.	Two blade signs are proposed.	Variation Required.
b.	Location	Minimum clearance of 8 feet required above pedestrian thoroughfare.	7'-6" clearance to the bottom of the signs is proposed.	Variation Required.
c.	Message	Only the name and/or logo of the business and/or type of business is permitted.	Business name and logo proposed.	Complies with code.

d.	Projection	Blade signs shall not project more than 40 inches maximum from the building 4" minimum clearance between the inside face of the sign and the building.	38.5" maximum projection proposed. 4" minimum clearance provided.	Complies with code. Complies with code.
e.	Square Footage	6 sf maximum allowed.	1.5 sf x 2 signs = 3 sf total.	Complies with code
f.	Brackets	Blade signs may be attached to the building wall, or suspended from an awning or building overhang.	Proposed to be suspended from an awning.	Complies with code.
g.	Design Considerations	Blade signs shall be a minimum of 1/8 inch thickness.	1/4" thick aluminum composite material proposed.	Complies with code.

Sign Variation Criteria:

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

- 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 hardship criteria, stating that due to the undeveloped site across the street and the parking garage to the south, their existing awning and wall signage receives limited visibility. They are requesting the proposed blade signs to improve their visibility to foot traffic and passing vehicles. They also state that 7'-6" is enough clearance from the sidewalk for pedestrians, which is minimal due to the existing benches located beneath their awnings.

Staff Comments:

Staff agrees that the location of this business does have less visibility than other businesses that are located in the middle of the Downtown. Staff also agrees that 7'-6" of clearance to the proposed blade signs is adequate for pedestrians, noting that only 7 feet of clearance is required for awnings. Also, since the existing Forbici wall sign, the existing awning signage, and the proposed blade signs are all quite small and understated, in this unique case, Staff does not object to the use of three types of signage, where only two are allowed. Finally, Staff does not object to the use of two blade signs instead of one since it works well to frame out the entry doors, and the combined 3 sf size of the two blade signs is still less than the allowed 6 sf size for a single blade sign.

RECOMMENDATION

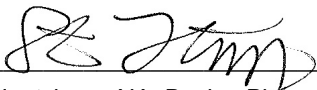
It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *Forbici Salon* at 7 S. Highland Avenue:

1. A variation from Chapter 30, Section 30-201.h.6.a, to allow two blade signs, where each business shall be permitted no more than one blade sign for each street it fronts on.
2. A variation from Chapter 30, Section 30-201.h.6.b, to allow blade signs with 7'-6" of clearance above the public sidewalk, where blade signs are required to maintain a minimum clearance of eight feet above a pedestrian thoroughfare.

3. A variation from Chapter 30, Section 30-201.h.9, to allow a business with three types of signage, where only two of the following four types of signs are allowed: wall sign, awning sign, blade sign, and plaque sign.

This recommendation is subject to compliance with the plans received 1/12/22, awning measurements received 2-10-22, 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.



February 25, 2022

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 22-001

Section 30-902 Standards:

- a. Forbici Salon and Spa is requesting to hang two blade signs from the existing awnings of our storefront. We're requesting this variance because our location isn't highly visible to passing cars or foot traffic. We have an open field directly across from our storefront with no sidewalk and a parking garage directly to the south. Both limit the amount of visibility we receive. Furthermore, our business location on 7 South Highland Ave., Arlington Heights is not a throughfare. People walking or driving by the storefront are unable to see our location or current LED sign which is flush against the building wall. Based on the direction and flow of traffic, we would like the perpendicular blade signs which would be much more visible to foot traffic and passing vehicles and,
- b. If granted this variance, the blade signs will not create a traffic hazard since they will be hung perpendicularly under the metal support beams of the existing awnings with enough clearance for foot traffic on the sidewalk below. The distance of the existing awning beams hang 38.5" from the building storefront wall and 100" in height from the sidewalk to lowest part of the awning framework. When the width of the proposed blade signs is added to the existing distance of the awning framework, a clearance of 90" to the sidewalk is still available. This is only .5" inch short of the 8' requirement. Further, the existing awnings are recessed slightly into the storefront windows and away from the sidewalk and foot traffic. An existing bench is also located directly under one of the proposed blade sign locations (see previously submitted storefront photos), so the blade sign will not interfere with pedestrian travel since it will hang over the bench and away from foot traffic and,
- c. This variation will serve to relieve Forbici Salon and Spa from the difficulty of limited visibility due to our location as previously stated in (a) above and,
- d. The variation will not alter the essential character of the locality as they are small thin 22" x 10" white blade signs with the business logo only with matching black hardware and,
- e. The applicant's business cannot reasonably function under the standards of this Chapter.



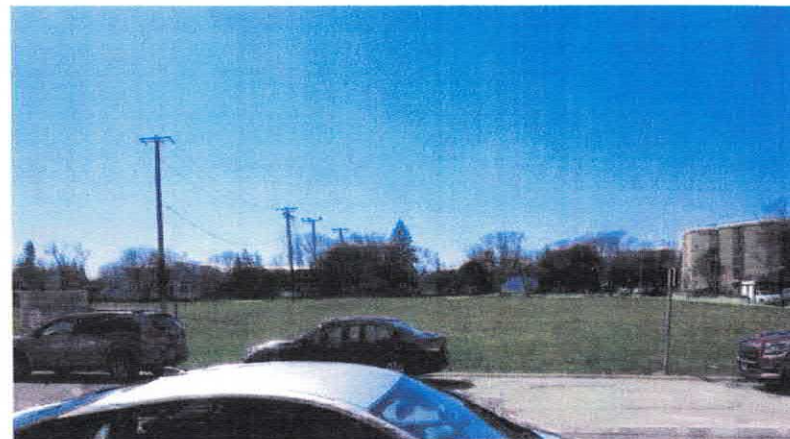
SURROUNDING CONTEXT



right



left



across
street

Scale 1:10

Reviewed For Code Compliance
Village of Arlington Heights
Digital Stamp

Jobs\A\Forbici



SUBJECT PROPERTY



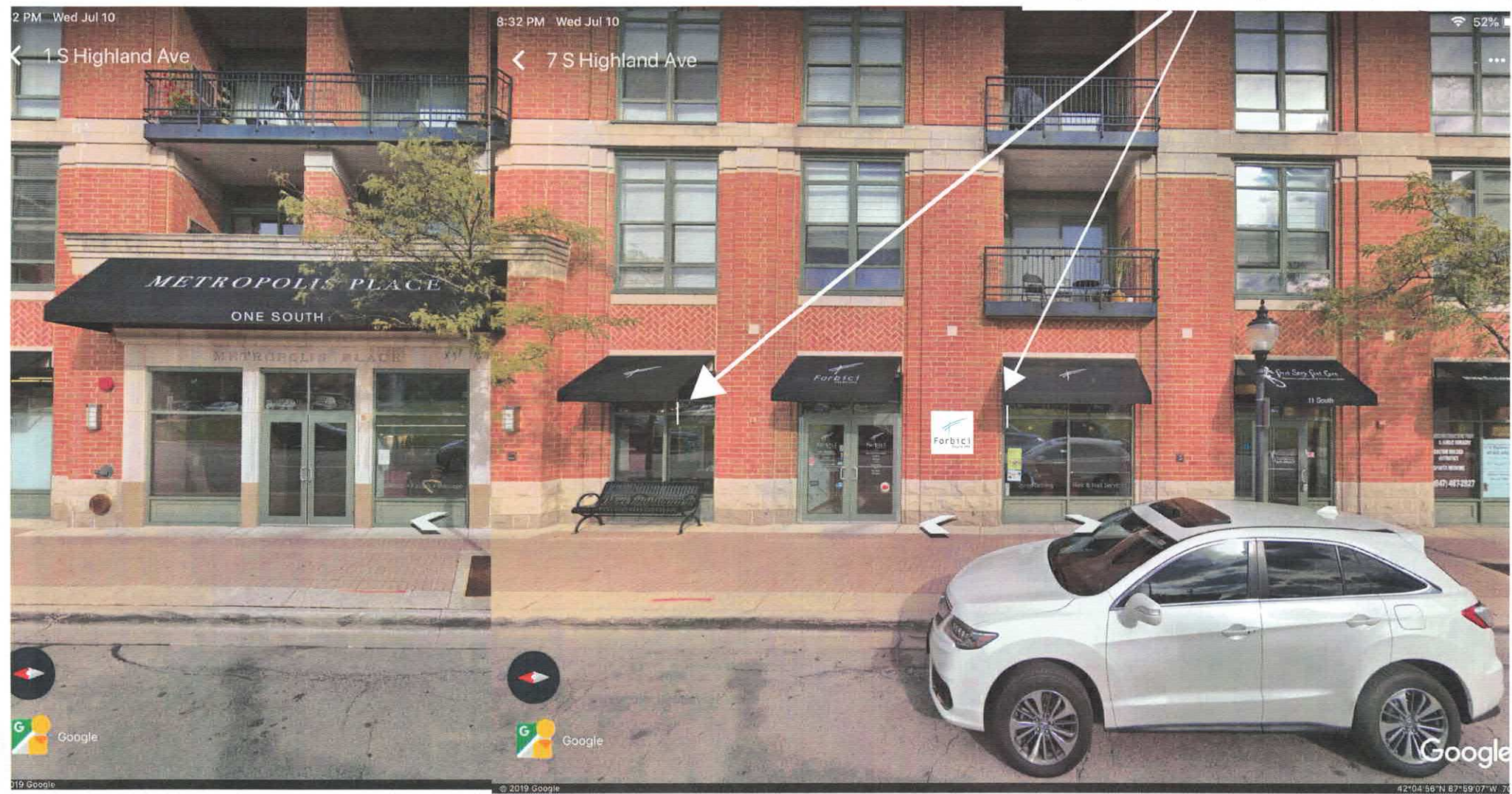
LOOKING NORTH
ALONG HIGHLAND
AVENUE



LOOKING SOUTH
ALONG HIGHLAND
AVENUE

orbici Frontage 4, rev 8/14/2021

Two small (22" x 10") 2-sided horizontal signs to hang from awning structure for pedestrian viewing



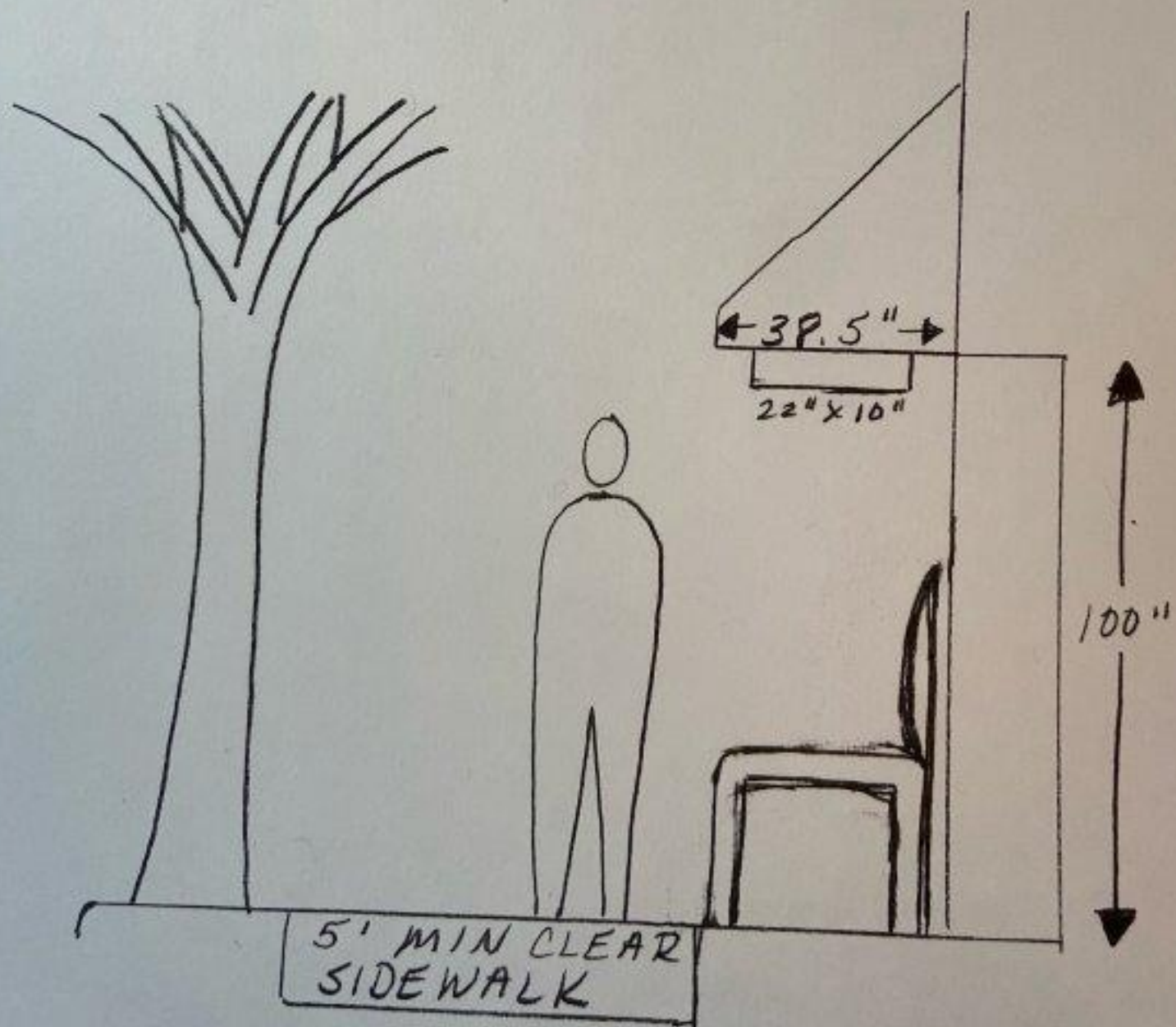
PROPOSED BLADE
SIGN LOCATIONS

B

Suggested Forbici 2-sided sign hanging from awning structure. No drilling in awning structure. Black metal hangers rest around awning tubing. 22" x 10". 1/4" thick MaxMetal/Dibond material. Quantity 2 signs, one for each awning either side of entrance door.



The drawing below depicts the dimensions of the existing awning with proposed blade sign and clearance dimensions.



D



Forbicí

SALON • SPA

Sign
Dimensions: 21.47" x 10"

E

Item # 669533 Model # N422-581

**National Hardware 1 Count 1.12-in W x 3.29-in L x
1/4-in Dia Stainless Steel U-Bolt**

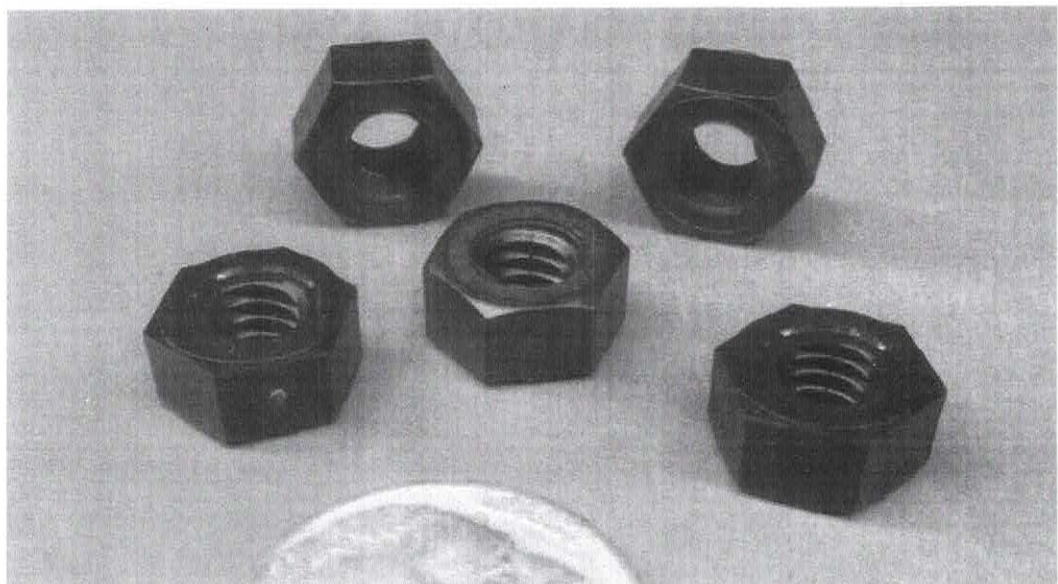
No Reviews



Have an opinion?
Help others decide.
Write a Review



Community Q&A
View Now



Hi Jackie, awning sign specs:

F

22" x 10" signs

.25" thick MaxMetal

MaxMetal description: MAXMETAL 6mm is an aluminum composite material, engineered with two pre-painted sheets of .21mm aluminum bonded to a solid polyethylene core. What sets MAXMETAL 6mm apart from other MAXMETAL products is the .21mm thickness of the aluminum face and the thicker polyethylene core. Despite the increased thickness, MAXMETAL 6mm is still light in weight and is more durable than MDO and aluminum.

Digitally printed two sides

.75" radius corners, two 5/16" holes top edge

Stainless Steel u-bolt hanging hardware to freely fit the awning crossbar with no drilling. See screen shot.

U-bolts have been powder coated matte black.

Black nylon exterior quality nuts purchased for use with u-bolts. See screen shots.

Thank you

Kathy Skobel

Arts & Letters Ltd.

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Glenview, IL 60025

Phone: 847-998-8004

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