

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Goddard School
Project Address: 1316 N. Arlington Heights Rd.
Prepared By: Steve Hautzinger

Date Prepared: November 16, 2018

PETITIONER INFORMATION:

DC Number: 18-097
Petitioner Name: Amir Khowaja
Petitioner Address: 701 Forum Square, Unit 608
Glenview, IL 60025
Meeting Date: November 27, 2018

Requested Action(s):

Approval of the proposed architectural design for exterior modifications to an existing commercial building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

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

This project requires Plan Commission review and Village Board approval for Rezoning, PUD, Land Use Variation, and other variations to allow redevelopment of the site as a new day care facility. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:

There are two buildings on the subject property, a two-story single-family residence and a commercial building, formerly Sylvia's Flower Shop. The petitioner is proposing to demolish the former residence in its entirety, and renovate the commercial building with a complete interior and exterior makeover to convert it into a day care facility.

The scope of the exterior building improvements include the following:

- Replacement of all exterior materials with new stone base, thin-brick veneer, and fiber cement siding and trim.
- New windows throughout.
- A small classroom addition at the southeast corner.
- New covered porches/porch columns at the front and rear classrooms.
- New canopy above the new main entrance on the south end of the building.

Architectural Design:

The existing vacant single-family residence (to be demolished) is located in front of the existing commercial building, which blocks the view of the commercial building and creates an odd appearance from the street. The existing commercial building has an overall nice massing and composition, and the proposed exterior improvements will create an excellent fresh appearance for this building. The proposed exterior materials and details have a rich appearance and they are very nicely coordinated.

Signage:

The petitioner is proposing one new 28 sf ground sign facing Arlington Heights Road. The proposed sign is a simple design supported by two 4x4 aluminum posts. Per Chapter 30 sign code, the maximum allowed size is 24 sf. In general, the sign is nicely designed, but it is recommended that the sign panel be reduced to 24 sf to comply with code, and that the base of the sign be enhanced with stone to match the building.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design for exterior modifications for Goddard School at 1316 N. Arlington Heights Road. This recommendation is based on the plans dated and received 10/23/18, 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. Reduce the size of the ground sign panel to 24 sf to comply with code.
2. Enhance the base of the ground sign with stone to match the building.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. All signage must meet code, Chapter 30.

November 16, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-097