



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 25, 2014
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 10/28/14

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#14-114 - 617 N. Douglas Ave. - SF/Teardown
B. DC#14-120 - 428 S. Evanston Ave. - SF/Addition

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.



Item: Minutes - 10/28/14

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
DC Minutes 10/28/14	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 28, 2014

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Jonathan Kubow
Anthony Fasolo

Members Absent: Alan Bombick

Also Present: Tony VanDijk, Emerald Homes for *826 N. Dryden Ave. & 409 W. Maude*
Alan Curtis, Drive Architecture for *109 S. Dunton Ave.*
Steve Cashman, Cashman Stahler Group for *St. Viator High School*
Larry Dziurdzik, Allen L. Kracower & Associates for *Central Park East Apts.*
David Dykle, Village Green for *Central Park East Apts.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM OCTOBER 14, 2014

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF OCTOBER 14, 2014. ALL WERE IN FAVOR. THE MOTION CARRIED.

1. SINGLE-FAMILY TEARDOWN REVIEW

DC#14-055 – 826 N. Dryden Ave.

Mr. Tony VanDijk, representing *Emerald Homes*, was present on behalf of the project.

Chair Eckhardt asked if there was any public comment and there was a response from the audience.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one and a half story home and detached garage to allow the construction of a new two story home with an attached, three car side load garage located in the back of the home. The project does comply with all R-3 zoning requirements. The existing immediate neighborhood consists primarily of smaller scale, one and a half story homes. The subject property can accommodate a large home because it is 214 feet deep, but it is only 50 feet wide. The adjacent homes all have detached garages in the rear yards, so locating the proposed three car garage in the back of the house does help the proposed design to fit into the streetscape. However, the proposed two story design has a vertical appearance and looks quite tall in comparison to the adjacent homes, due to the narrow design. Additionally, the north wall of the proposed home is quite long and flat. Finally, some of the details shown on the front of the home are not carried around to the other sides. To help ease these concerns, the following revisions are suggested:

1. Lower the roof pitch of the three gables on the front elevation to be 10:12 pitch in lieu of 12:12 pitch.
2. Introduce a two story jog in the north wall, between the kitchen and the garage, to break up the long wall.
3. Change the stone cladding on the front wall to a partial height wainscot, and wrap the stone wainscot down the north and south side walls.
4. To minimize the verticality of the design, omit the transom windows in the Dining Room and Bedrooms on the front elevation.
5. Change the sliding patio door on the front elevation to a window that matches the Dining Room.

Mr. Hautzinger also stated that although this neighborhood is predominantly one and a half story homes, there are numerous two story homes to the south along Dryden Avenue. Staff recommends approval of the proposed design with the suggested revisions.

Mr. VanDijk said that he was not opposed to the suggestions made by Staff that include lowering the roof pitches, lowering the stone height on the front elevation and wrapping the stone around to the sides of the home, and taking out the patio door on the front elevation. However, he had concerns with removing the transom windows on the 10-foot first-floor, which would reduce the amount of natural light as well as be inconsistent with the transom windows on the sides of the home. He also asked for clarification on the suggestion to add a 2-story jog in the north wall between the kitchen and garage, which he felt was already addressed in the

floor plan.

Commissioner Kubow liked the front elevation and agreed with the suggestion to lower the stone height on the front and wrap the stone onto the right side to the garage and on the left side to the chimney. He recommended keeping the transom windows as proposed, changing the patio door on the front elevation to a window, and he was unsure if increasing the jog to 2-stories was necessary. He felt the home addressed the site well.

Commissioner Fasolo liked that the garage was set back behind the home, similar to other homes in the neighborhood; however, he felt the windows on the front elevation were too large. **Mr. VanDijk** said that the patio door could be changed to a twin window and the triple window changed to match it, which **Commissioner Fasolo** felt was a good suggestion. **Commissioner Fasolo** was unsure if recessing the second-story on the right side elevation was necessary, since there was already a bump out in the kitchen, and he was also unsure about where an appropriate breaking point would be on the left side elevation to stop the stone being wrapped from the front; therefore, he was fine with the stone on just the front elevation.

Commissioner Fitzgerald liked the design of the new home and that the garage was recessed back. He agreed with the suggestion to lower the roof pitches, and he was okay with the jog currently proposed on the right side elevation because of the existing roof lines. He agreed with changing the stone height on the front elevation; however, he suggested stopping the stone on the right side at the bump out, and bringing the stone all the way to the garage on the left side, although he acknowledged it was difficult to determine an appropriate stopping point. He also liked the transom windows on both the front and sides of the home, and he had no problem with the patio door on the front of the home.

Chair Eckhardt felt the existing jog on the north elevation was adequate, and the transom windows should remain as proposed. He also agreed with Commissioner Fitzgerald about the patio doors on the front elevation, which could easily access the outdoors. He was fine with the front elevation as proposed. With regards to the appropriate stopping point for the stone on the left side elevation, he felt it would look odd to end the stone at the chimney, versus continuing it all the way to the garage. He also asked if landscaping was being proposed to the left of the patio doors on the left side elevation and **Mr. VanDijk** replied that this area would be all patio.

PUBLIC COMMENT

Dawn Bourseau, 851 N. Beverly Lane, said that she lives behind the site and her biggest concern is about grading for the new home. Her home and the home to the north already have backyard flooding in the spring. **Chair Eckhardt** explained that grading is not under the purview of the Design Commission and he encouraged the homeowner to talk with the Village Engineering Department. **Ms. Bourseau** also asked about the location of the a/c unit, which **Mr. VanDijk** replied had to be on the rear of the home, probably next to the fireplace.

Laura Matz, 822 N. Dryden Avenue, said that she lives directly south of the site and had

concerns about the existing fence between the two driveways, which did not allow for landscaping. She asked if the petitioner would be able to put up a privacy fence on the other side of her chain link fence. **Mr. VanDijk** said he had no intentions of putting up a fence.

Ms. Bourseau also asked about snow removal for the long driveway on the new home and **Mr. VanDijk** replied it would be pushed to the rear of the home. **Ms. Matz** also questioned the practicality of the patio doors and porch on the front of the home because of all the noise an activity associated with St. Viator located across the street.

Commissioner Fitzgerald asked for clarification about the amount of a/c units being proposed, which **Mr. VanDijk** replied would be one. He also asked the commissioners' for their thoughts regarding the appropriate stopping point for the stone base on the left side elevation. **Commissioner Fasolo** preferred the stone not be wrapped onto the sides. **Commissioner Kubow** suggested carrying the stone all the way around to the garage on the left side elevation. **Commissioner Fitzgerald** pointed out the 3 window wells on the left side elevation, which will not allow room for landscaping between the wells and the driveway. **Mr. VanDijk** clarified there will be 2 window wells on the right side and 2 window wells on the left side. **Commissioner Fitzgerald** said that he preferred the stone be carried around at a minimum to the chimney on the left side elevation, and carried all the way to the garage on the right side elevation, although to the bump out would be acceptable. **Chair Eckhardt** agreed. **Commissioner Fasolo** was okay with this as well. **Commissioner Kubow** asked for clarification as to whether or not it is a requirement to carry the stone to at least the chimney, and a recommendation to go to the garage. **Commissioner Fitzgerald** clarified the requirement was to carry the stone at least to the corner before the chimney, and a recommendation to go all the way around to the garage. **Commissioner Fasolo** asked for clarification from the commissioners about the patio doors and transom windows on the front elevation. **Chair Eckhardt** reiterated that he liked the patio doors and the amount of light brought in by them. **Commissioner Kubow** felt the doors were appropriate and convenient in the library space leading to the front porch.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 826 N. DRYDEN AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 9/18/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT TO LOWER THE ROOF PITCH OF THE THREE GABLES ON THE FRONT ELEVATION TO BE 10:12 PITCH IN LIEU OF 12:12 PITCH.**
- 2. A REQUIREMENT TO PROVIDE A STONE WAINSCOT BASE (TO ALIGN IN HEIGHT WITH THE STONE BASE ON THE FRONT PORCH COLUMNS) ON THE RIGHT SIDE ELEVATION FROM THE FRONT CORNER CONTINUOUS TO KITCHEN BUMP OUT.**
- 3. A REQUIREMENT TO PROVIDE A STONE WAINSCOT BASE (TO ALIGN IN HEIGHT WITH THE STONE BASE ON THE FRONT PORCH COLUMNS) ON THE LEFT SIDE ELEVATION FROM THE**

FRONT CORNER CONTINUOUS TO THE CHIMNEY, WITH A RECOMMENDATION TO CONTINUE THE STONE BASE ALL THE WAY TO THE GARAGE.

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, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND 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 AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
5. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Fasolo asked for clarification regarding the height of the stone on the side elevations. **Commissioner Kubow** suggested a height of 36 or 42-inches, **Chair Eckhardt** suggested the same height as the windowsills, and **Commissioner Fitzgerald** suggested the same height as the front porch columns. **Chair Eckhardt** recalled Commissioner Fitzgerald's requirement to be to take the stone to the edge of the home and not turn it to the chimney, with a recommendation to take it all the way to the garage. **Commissioner Fitzgerald** replied that he did state this, although he was also okay with taking the stone to the chimney.

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

Mr. VanDijk asked for clarification about whether or not the stone height on the front elevation had to be lowered, as suggested by Staff. **Chair Eckhardt** said that the motion did not include a requirement to lower the height of the stone on the front elevation. **Mr. Hautzinger** asked if the commissioners were concerned about the appearance of the change in stone height from the front to the side elevations. **Mr. VanDijk** said that he was okay with lowering the height of the stone on the front elevation as suggested by Staff. **Mr. Hautzinger** said that he would work with the petitioner on this detail during the permit review process.

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#14-099 – 409 W. Maude Ave.

Mr. Tony VanDijk, representing *Emerald Homes*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one story home with a one car attached garage to allow the construction of a new two story residence with an attached two car garage. The project complies with all R-3 zoning requirements.

The existing neighborhood consists primarily of single story homes. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. The proposed home is large, but fits well on the 78 foot wide lot. Overall, the design of the home is nicely articulated with varied roof forms and materials, and a single story front porch. The hipped main roof form helps to diminish the mass of the home and the height of the side walls, which helps to integrate the new two story home next to the adjacent single story home. Although the neighborhood is predominantly single story homes, there are two other two story homes immediately to the east of the subject property. The proposed garage is large and a bit out of scale on the front elevation. It is recommended to provide two separate 8 foot wide garage doors and jog the front wall of the garage to break up the mass of the flat garage gable. Also, it is recommended to wrap the stone wainscot down the side wall of the garage wall and consider adding a window on the side of the garage, as well as add a window on the side wall of Bedroom #2, directly above the Study window below. Staff recommends approval of the design, with the recommendations stated.

Chair Eckhardt asked if there was any public comment on the project and there was no response from the audience.

Mr. VanDijk responded to Staff comments. He was okay with the suggestion to wrap the stone wainscot down the side wall of the garage, and add a window to the side wall of the garage and in Bedroom #2; however, he had concerns about changing to 2 separate garage doors because of the difficulty and narrowness of the door openings.

Commissioner Fitzgerald felt this was a nicely designed home. He liked the idea of wrapping the stone onto the garage on the side elevation, as well as adding a window in the garage and in Bedroom #2 on the right side elevation. He was opposed to the suggestion to split the garage door into 2 separate doors because of the amount of detail already on the front of the home, and he suggested centering the front door on the porch. He felt there was no relationship between the front elevation and the rear elevation because of the large amount of details on only the front elevation, and he encouraged the petitioner to add more details to the rear elevation.

Commissioner Fasolo felt it was a nicely designed home and he agreed with the suggestions to wrap the stone onto the garage side of the home, and add a window in the garage and in Bedroom #2. He preferred the one garage door as proposed, although he would consider lowering the roof pitch above the garage to match the pitch at the entrance. He also agreed that the rear of the home was lacking details and he suggested bringing the shake siding on to the rear elevation, perhaps at the second-floor right side area.

Commissioner Kubow agreed with the comments made by the other commissioners, and the suggestion to add details to the rear elevation. He had no further comments.

Chair Eckhardt concurred with the comments made by the other commissioners. His suggestions for the rear elevation include adding a horizontal band at the second floor line across the entire elevation, and possibly adding shake siding above it. He agreed with the petitioners' concern about changing to 2 single garage doors, which are more difficult to maneuver through, and he pointed out that there are some two-car garage doors that are manufactured to look like 2 separate doors; however, he agreed with Commissioner Fitzgerald's comment about the large amount of details and busyness already on the front elevation. He preferred to keep the single garage door, and felt that something should be done to center the front door as previously pointed out by Commissioner Fitzgerald.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 409 W. MAUDE AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 9/25/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT TO WRAP THE STONE WAINSCOT ONTO THE LEFT SIDE ELEVATION DOWN THE GARAGE TO THE SECOND-FLOOR BREAK POINT.**
- 2. A REQUIREMENT TO PROVIDE A CONTINUOUS WHITE, HORIZONTAL BELLY BOARD AT THE SECOND-FLOOR LINE, ACROSS THE SIDE AND REAR ELEVATIONS.**
- 3. A REQUIREMENT TO ADD A WINDOW IN THE GARAGE ON THE LEFT SIDE ELEVATION.**
- 4. A REQUIREMENT TO ADD A WINDOW IN THE SECOND-FLOOR BEDROOM #2.**
- 5. A RECOMMENDATION TO EITHER REMOVE THE PROPOSED LEFT SIDELIGHT AT THE FRONT DOOR OR ADD ANOTHER SIDELIGHT ON THE RIGHT SIDE OF THE FRONT DOOR, TO CREATE A SYMMETRICAL CENTERED FRONT DOOR.**
- 6. 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND 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 AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

7. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW

DC#14-101(H) – 109 S. Dunton Ave.

Mr. Alan Curtis, representing *Drive Architecture*, was present on behalf of the project.

Chair Eckhardt asked if there was any public comment on the project and there was no response from the audience.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two story home and detached garage to allow the construction of a new two story home with a new detached garage. The project does comply with the R-6 zoning requirements for single family homes. The existing home is a historic farmhouse style home that is listed in a Community Preservation Report, which was prepared by the School of the Art Institute of Chicago in 2004. The Preservation Report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as “Exceptional”, “Notable”, or “Contributing”. The subject house is rated as “Notable”.

Although the existing house is included in the Preservation Report, the petitioner has reported that the house has multiple serious deficiencies including structural problems, insufficient basement space, hazardous stairways, poor building envelope, and obsolete mechanical, electrical, and plumbing systems. Photos of the existing conditions have been provided. Due to the number of issues associated with the existing home, the petitioner is proposing to replace it with a newly constructed home.

The proposed new home with front porch and detached garage is designed to echo the style of the existing home, and will blend in seamlessly to the existing streetscape of similar style historic homes. The design of the new home has a very nice scale and is well detailed. The proposed new home will be a nice improvement to the curb appeal of the property, while preserving the historic quality of the existing streetscape. Staff has no concerns about the design of the new home and recommends approval.

Mr. Curtis said that he has lived next door to the site for 20 years and has restored his own home. He understood the concerns about tearing down a historic home and considered renovating the existing home and sent drawings out for bid a year ago. Ultimately, he decided to tear down the existing home and construct a new home that is essentially what he would have done to the existing home. Although the new home is slightly larger, he felt it fit with the character of the existing home and with the neighborhood.

Commissioner Kubow felt the design being proposed for the new home was fantastic and he applauded the petitioner for essentially almost re-creating the existing home, which will fit in perfectly, as well as the use of the solar panels being shown. He had concerns about the colors

shown in the rendering, which appeared dark. A color sample palette was provided that showed the colors to be slighter lighter than the rendering.

Commissioner Fasolo felt the new home was nicely designed to keep in touch with the rest of the block, and he acknowledged the green features being proposed on the new home. He asked if a material other than stucco was considered at the base of the new home. **Mr. Curtis** explained that he tried to find a way to bring the insulation value all the way down to grade, and he picked up on the parged brick located on the home to the south, as opposed to going with split block.

Commissioner Fitzgerald really liked the design being proposed, which looks like it has always been there and was recently updated. He loved the colors and the contrast of the solar panels; the new against the old. He was excited to see the new home.

Mr. Curtis said they are looking to de-construct the existing home, as opposed to demolishing it. The intent is to take the home apart piece by piece to be recycled and reused, as opposed to going to a landfill.

Chair Eckhardt agreed with the comments made by the other commissioners regarding the proposed design and how wonderful of a neighbor it will be to the surrounding homes. He acknowledged the use of the solar panels and commented about other possible energy saving options the petitioner can consider. **Mr. Curtis** said that he is considering every possible option.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 109 S. DUNTON AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 9/20/14 AND RECEIVED 9/29/14, REVISED SITE PLAN/EXTERIOR ELEVATIONS/ROOF PLAN/GARAGE PLANS DATED 10/19/14 AND RECEIVED 10/20/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND 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 AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 2. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES,**

REGULATIONS AND POLICIES.

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

ITEM 4. COMMERCIAL REVIEW

DC#14-109 – St. Viator High School – 1213 E. Oakton St.

Mr. Steve Cashman, representing *Cashman Stahler Group*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new Fine Arts addition to the existing St. Viator High School building. The petitioner is proposing to demolish the existing, one-story Fine Arts portion of the building to allow construction of a new, one-story Fine Arts addition in the same location on the site. The new space will include a new Choral Room, Band Room, and corresponding support spaces. The proposed scope of work complies with the required 25 foot height limit and it is substantially compliant with the existing Special Use Approval, so Plan Commission review is not required for this project. Overall, the project is very nicely designed to match the existing Boler Center and the adjacent new Cafeteria that is currently under construction. Staff recommends approval of the proposed design.

Chair Eckhardt asked if there was any public comment on the project and there was no response from the audience.

Mr. Cashman presented an overview of the site and proposed Fine Arts addition. He gave background on the existing Boler Center Multi-Purpose Room to the west built in 2005, and the new cafeteria addition to the east currently under construction. Numerous design concepts were looked at for the new one-story Fine Arts addition, with the intent being to tie in the 3 buildings, as well as fit within the previously approved Special Use. **Mr. Cashman** explained that the existing Band room space is very small for the amount of acoustic energy being generated by the band, and they looked at raising the existing roof and increasing the footprint of the existing space. However, the most cost effective solution became to demolish the existing space that currently includes the Band Room, Choral space and an office, and to re-construct the space, expanding slightly to the south and to the east, while not impacting parking. A revised landscape plan for the proposed Fine Arts addition was presented, which includes building plantings and decorative small trees around the perimeter, and the materials and colors were reviewed.

Commissioner Fasolo felt the proposed addition looked great and tied in nicely with the Boler Center. His only concern was with the small tree being proposed at the southwest corner of the addition. **Mr. Cashman** replied that this is a small area and perhaps a shrub would be more appropriate.

Commissioner Kubow felt the proposed addition was fantastic, and all around seemed as though everything was taken into account in terms of the elevations and floor plans. He felt

the addition would fit in with the existing profile of the school and be an amazing amenity for students.

Commissioner Fitzgerald agreed with the comments made by the other commissioners. The proposed addition looked great and would fit in beautifully. The proposed landscape plan is nice and the Dogwood tree in the corner will fit nicely.

Chair Eckhardt concurred with the other commissioners' comments and also wanted to comment to the leadership of St. Viator about their commitment to the continuation of the quality of design. Each of these projects should be an example for others.

Commissioner Fasolo pointed out that the site plan did not show a walkway at the south entry to the new addition, and he asked the commissioners if they had concerns about this. **Mr. Cashman** replied that this was intended as a second exit only from the band and choral rooms, with the main entrance being through the Boler Center and the new cafeteria. He added that the adjacent parking lot is for student parking only with turnover only twice daily.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR ST. VIATOR HIGH SCHOOL, FINE ARTS ADDITION LOCATED AT 1213 E. OAKTON AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 10/08/14 AND RECEIVED 10/10/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND 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 AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 2. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO MOVE THE DISCUSSION FOR THE UPTOWN CORRIDOR BEAUTIFICATION (DC#14-103) TO THE END OF THE MEETING.

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

ITEM 5. SIGN VARIATION PRELIMINARY REVIEW

Central Park East Apartments – 1551 E. Central Rd.

Mr. Larry Dziurdzik, representing *Allen L. Kracower & Associates*, and **Mr. David Dykle**, were present on behalf of the project. **Mr. Dziurdzik** presented the commissioners & Staff with a packet of information regarding the proposed new signage, as well as other improvements made to the overall site including the canopies, clubhouse, landscaping, pond, interior lobbies, hallways and individual rooms. He reviewed an aerial photo of the 12-acre property located on Central Road, which consists of 2 apartment buildings on the east and west side, and a clubhouse in the center with a pond feature. The main entrance to the property is currently on the west side off Arthur Avenue, with shared private access to the Dana Point Condos located to the south.

Mr. Dziurdzik explained that a new monument sign and new location for the sign are being proposed in the center of the property where it will be more visible when travelling on Central Road. Due to the Emerald Ash Borer, some trees along Central will be removed and replaced with new trees elsewhere on the site, creating views into the property from Central Road and providing a great opportunity to show off the recent clubhouse improvements and extensive new landscaping around the pool deck area. They feel this is a better location for the monument sign. The existing brick monument sign (6' in height) located at the west side of the property will be removed and replaced with a smaller, new directional sign, similar to the directional signs at the east side of the property. The proposed materials for the new monument sign were also reviewed.

Mr. Hautzinger said that he previously met with the petitioner regarding the sign variation request. A variation is required because the ground sign will be located away from the point of entry drive. Initially, Staff feels that this change makes sense since the property has a unique symmetrical layout. A sign in the center of the site helps to identify the overall property. However, Staff strongly recommends a sign design that has a less corporate feel and is more residential, attractive, and inviting.

Commissioner Fitzgerald felt that the new location for the sign made sense and would be less confusing; however, he liked the design of the existing monument sign at the entrance, which was unique and different. He agreed with Staff that the design of the new sign was too corporate-looking and would be easily missed when driving by the site. He also had an issue with 2 ground signs on Central, one being the main sign measuring 7' high by 15' wide, and the second being a directional sign at the entrance measuring 6' high by 3'10" wide. He did not want to set a precedent for other similar developments. He also had concerns about traffic and noise from Central to the pool deck area as a result of trees being removed.

Commissioner Fasolo agreed with Commissioner Fitzgerald that the design of the existing monument sign at the entrance tied in better with the architecture of the apartments than the new design being shown. He suggested the existing sign remain at the entrance, and a new, smaller monument sign be added in the center of the property on Central, to match the existing monument sign. He also felt the granite base of the new monument sign would get lost in the landscaping.

Commissioner Kubow agreed with Commissioner Fasolo; he liked the existing monument sign, that it blended in with the landscaping and had more of a horizontal feel and was unique. He felt a quick fix would be to cut the new monument sign in half and drop it down to be more built in to the landscaping and the environment, so the focus was not just on the sign. He felt the new sign accentuated the sign instead of the amenities beyond the sign.

Chair Eckhardt said that he was involved in the construction of this development and is very familiar with it. He had concerns about the empty space that would be left at the entrance when the existing monument sign is removed, and the petitioner's formal presentation should include this aspect. He was unsure about losing the 'old school, large, low, without being too gaudy sign at the entrance', which he felt would be a huge void at the front entrance. He suggested keeping the existing monument sign and adding a new, lower sign of the same proportion in the middle of the property. Because the property is very linear, he felt the new monument sign should be more linear and lower. He also agreed with Commissioner Fitzgerald's concerns about privacy issues near the pool deck area from Central.

Mr. Dziurdzik said that from a landscape standpoint, he was confident they could design something new and beautiful at the entrance with a small directional sign, while keeping the entry space attractive. He appreciated the comments made tonight and would talk with the owner about exploring other options as suggested.

Mr. Dykle stated that he understood and appreciated the feedback given tonight. He explained that the owners' perspective is to try to show what the property has to offer, and to tie it all together by making the sign the centerpiece and symmetrical with the property by moving it to the center of the property.

Commissioner Fitzgerald reiterated that he still liked the existing monument sign at the entrance to the site, which is very unique. He felt that if this sign were removed, the Dana Point sign adjacent to the entrance would then be out of scale, and the main entrance to the development would feel like a back door. He was more in favor of replicating the long linear look of the existing monument sign with a smaller, lower brick wall with signage in the middle of the site on Central. He reiterated that there is no other sign in Arlington Heights like the existing monument sign at the entrance and nothing like it that he could think of anywhere else.

Mr. Dziurdzik said that he liked the idea of tying in the brick for the new sign, which was suggested, and he agreed with the comments that perhaps the proposed sign is blocking too

much of the views of the property. A smaller, lower wall in the middle of the property, integrated more into the landscaping is a possibility they will consider, while trying to satisfy the owner's vision.

Chair Eckhardt said that he needed clarification about what the owners are trying to accomplish with the new sign; locate the new sign in the center of the property to represent the entire property, or attract people with the sign as well as clearly see the amenities of the clubhouse behind the sign. **Mr. Dykle** explained the thought process behind the new signage is to capture the property as a whole, with the existing directional sign at the east end, the new monument sign in the middle, and the new directional sign at the entrance at the west end.

Mr. Hautzinger asked the commissioners for their thoughts on building a brick wall with signage at the east end of the property, consistent with the brick wall and signage at the west end, as well as a new primary monument sign in the middle. Although **Commissioner Fitzgerald** felt this was a very interesting idea and he liked the thought process behind it, he felt that a third sign in the middle was too much, with two signs at each end. **Chair Eckhart** pointed out that when the brick wall at the west end of the property was originally designed, it was intended as a large monument wall, never to put a name or signage across it. He asked which entrance was used more by residents and guests, and **Mr. Dykle** replied that residents use the entrance closer to their apartment, while guests or potential tenants use the main entrance at the west end. He added that he is not opposed to the idea of lower profile signage in the center of the property.

The commissioners thanked the petitioner for their presentation tonight. There was no further discussion.

ITEM 6. UPTOWN CORRIDOR BEAUTIFICATION

DC# 14-103 – Uptown Corridor Beautification

Mr. Hautzinger explained that the Uptown Corridor Beautification project is currently under review by Village Staff, and Staff is looking for preliminary feedback from the commissioners tonight. This is a corridor study for the areas of Rand Road/Arlington Heights Road/Palatine Road, and include Southpoint Shopping Center, Town & Country Mall, Northpoint Shopping Center and Arlington Plaza. The study will look at enhancing the corridors throughout this area and create a sense of a shopping district, with the intent to call it Uptown. The Village of Arlington Heights has hired Teska Associates as the consultant to kick-off this corridor study, which will be part of a long range plan to help guide future planning for this area.

Mr. Hautzinger began a slide presentation of the project. It included an aerial of the Corridor Study Area, Proposed Overall Corridor Landscape Improvements, Corridor Gateway and Banner Locations, TIF 5 Corridor Landscape Improvements, Intersection Improvements at Palatine/Rand Road and Palatine/Arlington Heights Road, Intersection Improvements Visualization for Palatine/Rand Road, District Gateway Signage, Perimeter Landscape Character at Palatine Road, at Arlington Heights Road, and at Rand Road, Internal Pedestrian Access, Public Streetscape Materials, Landscape Materials/Trees, and Landscape Materials Shrubs and Perennials.

Chair Eckhardt questioned the appropriateness of the amount of time and money being invested in creating improved crosswalks at these 3 intersections, which in fact have very little pedestrian traffic and are actually very dangerous to cross. He was in favor of improving aesthetics, but to create the wonderful, tightly urban design elements shown in the presentation, in what is really a super highway area, seemed questionable, particularly at the Palatine/Rand Road intersection. **Mr. Hautzinger** explained that Staff is aware of the low amount of pedestrian traffic at these intersections; however, the improvements will make the areas safer as well as look nicer.

With regards to District Gateway Signage, **Chair Eckhardt** supported a gateway structure of some design; however he felt that the core 10 steel design shown in Option #2 resembled Scottsdale, Arizona, which he was not in favor of. **Commissioner Kubow** agreed with the similarity to Scottsdale, Arizona. **Chair Eckhardt** preferred the direction of Option #1 with enhancements being made such as kinetics, something moving or LED lights that change color. He referred to the cool but subtle LED sign in Park Ridge visible from I-90 for Valspar Paint. **Commissioner Fitzgerald** said his only preference was for Option #1. **Commissioner Fasolo** liked the simplicity of Option #2. **Chair Eckhardt** did not like the graphics shown in Option #2, and he also questioned the appropriateness of the 'Uptown' branding name chosen for this neighborhood. **Commissioner Fitzgerald** did not understand the need to have 6 gateway signs. He felt this was too many signs for this area, since there would also be signs on the poles and banners. **Chair Eckhardt** agreed and suggested having a pole sign to identify the area, one central gateway sign on the ground, and one gateway sign at the center of the Uptown area.

Commissioner Kubow said the only gateway sign he liked was the circular sign shown in Option #3.

The commissioners were all in support of uplighting median trees as shown in the presentation. **Commissioner Fitzgerald** felt that the uplighting would indicate a presence of arriving somewhere without having to say it on a sign. The other commissioners agreed. **Chair Eckhardt** commented that he hoped to see similar improvements in the proposed Hickory/Kensington Area redevelopment. **Commissioner Fitzgerald** had no concerns with the landscape materials (trees) being presented.

Mr. Hautzinger also presented photographs of existing conditions at the various gateways in the Uptown area, existing conditions at the intersections, and existing conditions at the Rand Road corridor. The commissioners all agreed there was plenty of opportunity for improvements in these areas and they reiterated their concerns about safety and the small amount of pedestrian traffic at these intersections. **Chair Eckhardt** was concerned about too many parkway trees blocking the view of businesses from the street. **Commissioner Fitzgerald** reiterated that he could not support 6 gateways signs in the Uptown area, and felt that one gateway sign on Arlington Heights Road near Palatine Road was enough. He preferred softer instead of more sculptural hardscape, and he referenced Deer Park as a good example of a town center concept done tastefully with signage to show you have arrived somewhere. **Chair Eckhardt** agreed and reiterated that it was a good idea to brand the neighborhood; however, it should be subtle.

There was no further discussion.

ITEM 7. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 9:15 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#14-114 - 617 N. Douglas Ave.

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission evaluate the design of the proposed new single-family residence to be located at 617 N. Douglas Avenue. This recommendation is subject to compliance with the architectural plans dated 10/22/14 and received 10/28/14, 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	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Izzo Residence
Project Address: 617 N. Douglas Ave.
Prepared By: Steve Hautzinger

Date Prepared: November 18, 2014

PETITION INFORMATION:

DC Number: 14-114
Petitioner Name: Anthony Izzo
Petitioner Address: Anthony James Builders
930 E. Northwest Hwy.
Mt. Prospect, IL 60056
Meeting Date: November 25, 2014

Requested Action(s): Approval of the proposed architectural design for a new (teardown) 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, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to demolish an existing single story residence and detached garage to allow construction of a new two story residence, with an attached two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,920 square feet and the proposed residence will have 3,555 square feet. The front yard setback is required to be revised to comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 28 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 27.22 feet Side: 6 feet Side: 6.67 feet Rear: 34 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	3,564 SF	3,555 SF
Building Lot Coverage	2,772 SF	2,766 SF
Impervious Surface Coverage Total	3,960 SF	3,501 SF

The proposed house is generally nicely designed with traditional details, varying roof forms, and nice materials. The proposed home is large compared to the smaller adjacent existing homes on the block, but there is one similar scale newer home across the street and other larger homes at the ends of the block. The proposed front loading garage is somewhat prominent on the proposed house, where many homes in the neighborhood have detached garages.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the design of the proposed new single-family residence to be located at 617 N. Douglas Avenue. This recommendation is subject to compliance with the architectural plans dated 10/22/14 and received 10/28/14, 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.

November 18, 2014

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Randy Recklaus, Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charlie Craig, Building Services, Petitioner, DC File 14-114

PLAT OF SURVEY

GEORGE D. HARKER & ASSOCIATES • Licensed Professional Land Surveyor / Consultant

1800 WOODLAND AVENUE

PARK RIDGE, ILLINOIS 60068-1904

PHONE: 847 696 2480

FAX: 847 825 1636

617 N. Douglas Avenue - Arlington Heights, Illinois - 60004

Legal Description:

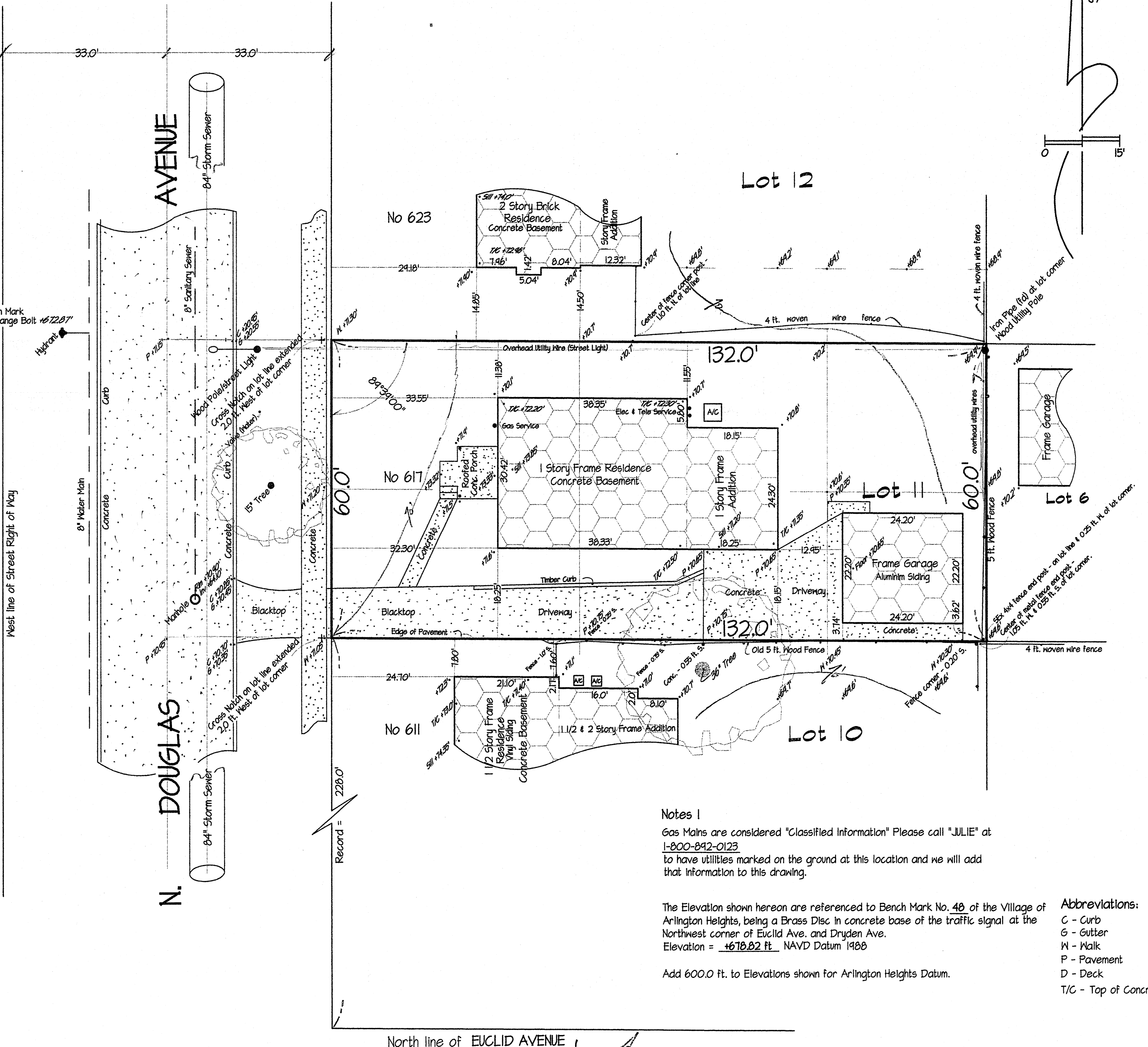
Lot 11 in CARSTEN'S SUBDIVISION of the South 1/2 of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 42 North, Range 11 East of the 3rd Principal Meridian (except the South 201.0 feet of the West 165.0 feet thereof), in Cook County, Illinois.

Area within Survey = 7920.0 sq. ft.

Notes:

The Plat of CARSTEN'S SUBDIVISION was Recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 1, 1924 as Document No. 226047

Permanent Real Estate Tax Index No. 03-29-207-006



Notes 1

Gas Mains are considered "Classified Information" Please call "JULIE" at 1-800-842-0123 to have utilities marked on the ground at this location and we will add that information to this drawing.

The Elevation shown hereon are referenced to Bench Mark No. 48 of the Village of Arlington Heights, being a Brass Disc in concrete base of the traffic signal at the Northwest corner of Euclid Ave. and Dryden Ave.
Elevation = +678.82 ft NAVD Datum 1988

Add 600.0 ft. to Elevations shown for Arlington Heights Datum.

Abbreviations:

C - Curb
G - Gutter
W - Walk
P - Pavement
D - Deck
T/C - Top of Concrete

State of Illinois
County of Cook

GEORGE D. HARKER & ASSOCIATES hereby certify that a survey has been made under its direction, by an Illinois Registered Land Surveyor, of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

This professional service conform to or exceeds the current Illinois standards for a boundary survey as per the Illinois Municipal Code. (68 Ill. Admin. Code, Sec. 1270.56)

Park Ridge, Illinois

Dated this 29 day of Sept, A.D. 2014

GEORGE D. HARKER & ASSOCIATES
Licensed Professional Land Surveyor / Consultant



SCALE: 1 inch equals 15 feet.

Distance are shown in feet and decimal parts thereof

Building lines and easements, if any, shown hereon are building lines and easements shown on the recorded subdivision plat. Consult local authorities for building lines established by local ordinance.

Please compare legal description with Deed, also compare all points before building and report ANY DISCREPANCY IMMEDIATELY!

ORDERED BY: ANTHONY JAMES BUILDERS

ORDERED FOR:

ORDER No: 130131 - Plat of Survey

Please use this Order No. in future reference to this survey.

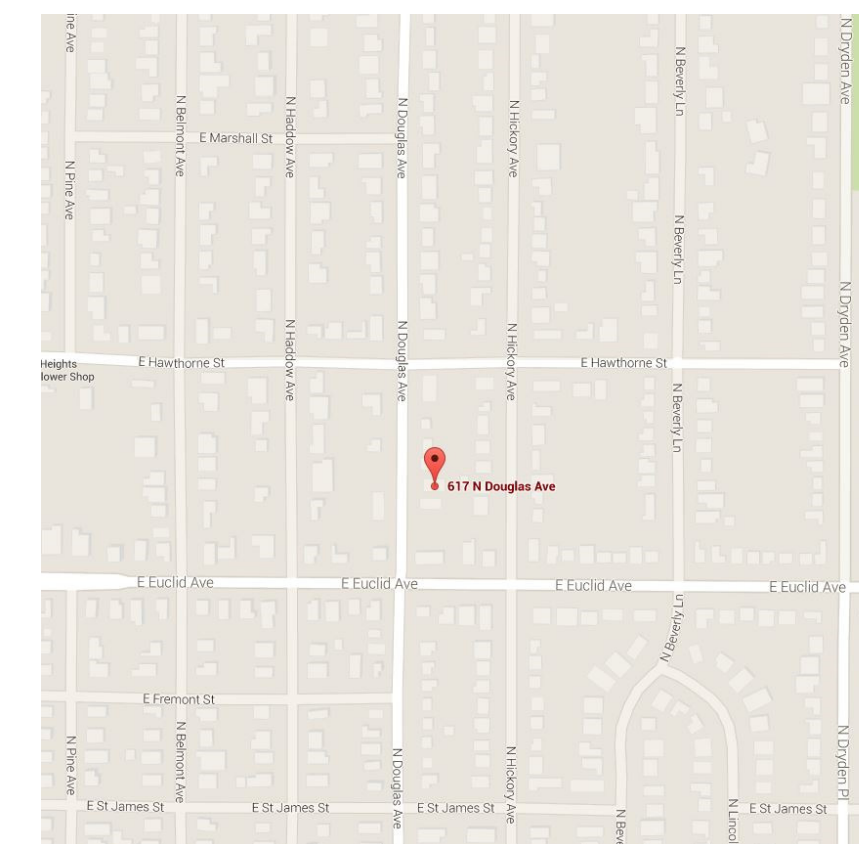
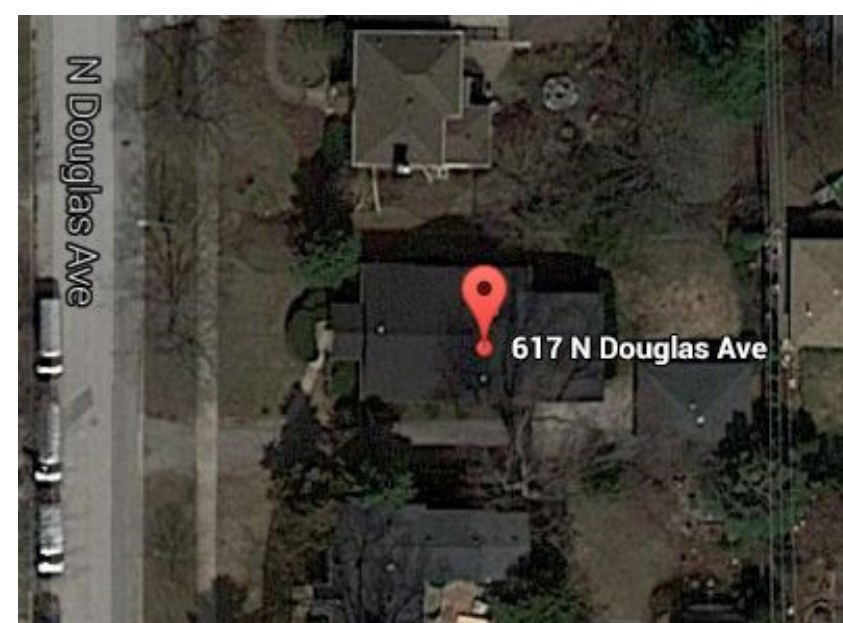
FOR

930 E Northwest Highway, Mt. Prospect, IL 60056

FLOOR AREAS	
FIRST FLOOR AREA	1679 SQ FT
SECOND FLOOR AREA	1560 SQ FT
TOTAL	3239 SQ FT

BY: _____

C



LOCATION MAP

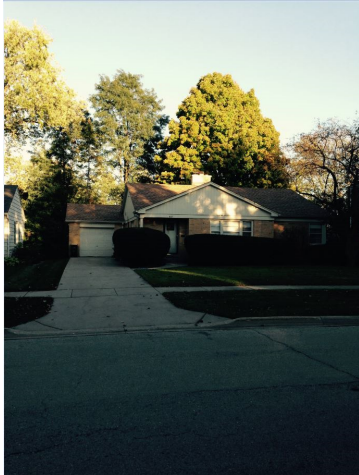
631 N. DOUGLAS

PROPERTY 3 LEFT



627 N. DOUGLAS

PROPERTY 2 LEFT



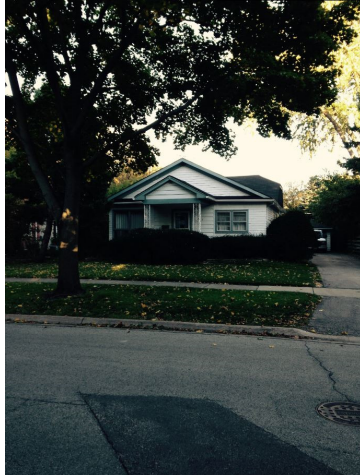
623 N. DOUGLAS

PROPERTY 1 LEFT



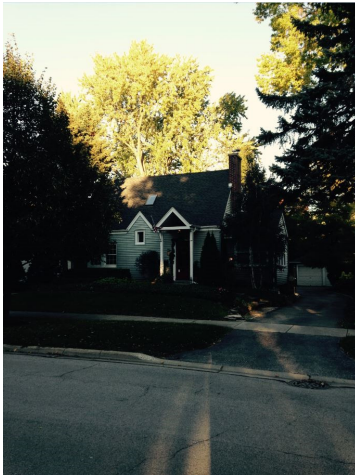
617 N. DOUGLAS

SUBJECT PROPERTY



611 N. DOUGLAS

PROPERTY 1 RIGHT



605 N. DOUGLAS

PROPERTY 2 RIGHT



N. DOUGLAS AVE.

EUCLID AVE

626 N. DOUGLAS

PROPERTY ACROSS 3



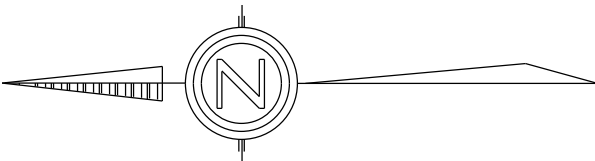
612 N. DOUGLAS

PROPERTY ACROSS 2

VACANT

610 N. DOUGLAS

PROPERTY ACROSS 1



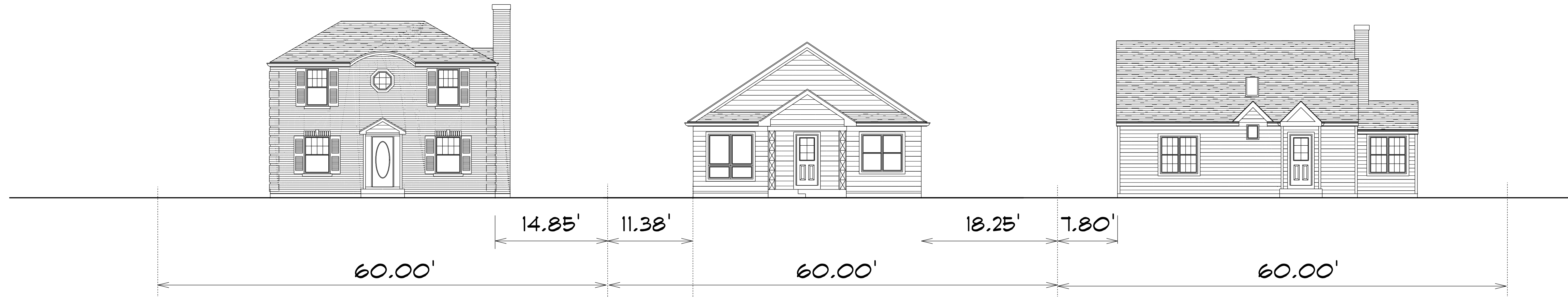
SURROUNDING PROPERTIES

617 N. DOUGLAS AVE.
ARLINGTON HEIGHTS, IL

JOSEPH A. MEYER & ASSOCIATES

■ STRUCTURAL AND PROFESSIONAL ENGINEERS ■

135 PARK AVE BARRINGTON ILLINOIS 60010 847-382-0200



EXISTING CONTEXT ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED CONTEXT ELEVATION

SCALE: 1/8" = 1'-0"

This architectural elevation drawing shows a two-story house with a stone masonry exterior. A prominent chimney is located on the left side of the main facade. The roof features a gable end with a 5:12 pitch and a lower section with a 3.75:12 pitch. The house has several windows, including a double window on the first floor, a single window on the second floor, and a large multi-paned window on the ground floor. The drawing includes vertical dimensions of 8'-0" and 9'-0" on the left, and horizontal dimensions of 1'-2" and 1'-2" at the bottom. Window labels include 2/3/4, 2/3/5/5/5, 2/3/4, 2/3/4, 5/2/4/4, and 5/2/3/5/5.

SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

1

617 N Douglas, Arlington Heights, IL

List of Major Materials:

Stone: Royal Chateau Blend by Eden Stone

Brick: San Marcos by Glen Gerry Brick

Roof: Max Def. Weathered Wood Landmark Pro by Certainteed

Siding-Shake: Cabin Cedar Heritage Perfection by Variform

Gutters/Soffit: White Aluminum

Windows: White Clad by Pella

Trim: White by LP Smartside



Item: DC#14-120 - 428 S. Evanston Ave.

Department: Planning & Community Development

BACKGROUND

Approval of the proposed architectural design for an addition to an existing single-family residence.

RECOMMENDATION

It is recommended that the Design Commission deny the proposed addition to the single-family residence located at 428 S. Evanston Avenue. This recommendation is based on the architectural plans dated 11/5/14 and received 11/6/14, 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	Type
Staff Report	Report
Supporting Documents & Drawings	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Espinal Residence
Project Address: 428 S. Evanston Ave.
Prepared By: Steve Hautzinger

Date Prepared: November 18, 2014

PETITION INFORMATION:

DC Number: 14-120
Petitioner Name: Joosung "Joe" Sohn
Petitioner Address: Sohn Architects
1122 N. Clark St. #2407
Chicago, IL 60610
Meeting Date: November 25, 2014

Requested Action(s): Approval of the proposed architectural design for an addition to an existing 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, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to add a new second floor addition to an existing single story residence, as well as add a new two story addition on the rear of the home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,977 square feet and the proposed residence will have 3,579 square feet. The project complies with the R-3 zoning requirements, with the exception of the new basement window wells on the south which encroach within three feet of the south property line.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 6.8 feet Side: 6.8 feet Rear: 30 feet	Front: 25.09 feet Side: 6.8 feet Side: 6.8 feet Rear: 57.41 feet
Building Height	25 feet to the midpoint	23.6 feet to the midpoint
FAR	4,028 SF	3,579 SF
Building Lot Coverage	3,142 SF	1,952 SF
Impervious Surface Coverage Total	4,489 SF	2,521 SF

The proposed addition and renovation of the existing single story home includes a complete makeover of the front of the house. The new front elevation has a bold geometric composition and materials that do not fit in with the context of the neighborhood. The design of the new front entry lacks a residential feel and has more of a contemporary commercial building appearance. The massing of the proposed addition is large and bulky and does not fit with the context of the predominately low, split-level homes in the neighborhood. The side and rear elevations are large walls of horizontal siding which lack detail, and have no relationship to the brick and stone front elevation. There is about two feet of wall space between the second floor windows and the roof eaves which accentuates the height of the wall and the lack of detail around the windows.

It is recommended that the design be completely revised to include varied roof lines and forms that complement the context of the neighborhood. The composition of materials should also be revised to better fit in to the residential neighborhood. The images below represent good examples of how a new two story home can blend in nicely into an existing neighborhood.



Image 1, 519 S. Donald Avenue. The hipped roof forms, single story elements, and neutral color palette help this larger scale home to blend into the neighborhood.



Image 2, 1303 W. Watling Street. This home is a wonderful example of a second story addition to an existing single story house. The gable roof forms and front porch keep the scale of the expanded home within the context of the neighborhood.



Image 3, 5 W. Fairview Street. This home is another nice example of a second story addition to an existing single story house. The gable roof forms and dormers keep the scale of the expanded home within the context of the neighborhood.

RECOMMENDATION:

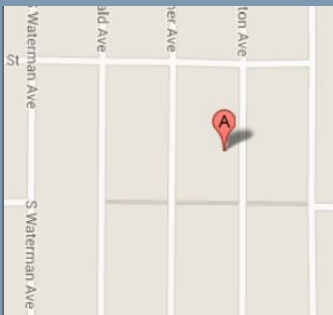
It is recommended that the Design Commission **deny** the proposed addition to the single-family residence located at 428 S. Evanston Avenue. This recommendation is based on the architectural plans dated 11/5/14 and received 11/6/14, and the following:

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.

November 18, 2014

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Randy Recklaus, Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charlie Craig, Building Services, Petitioner, DC File 14-120



PROPERTY ADDRESS: 428 S EVANSTON AVENUE ARLINGTON HEIGHTS, ILLINOIS 60004

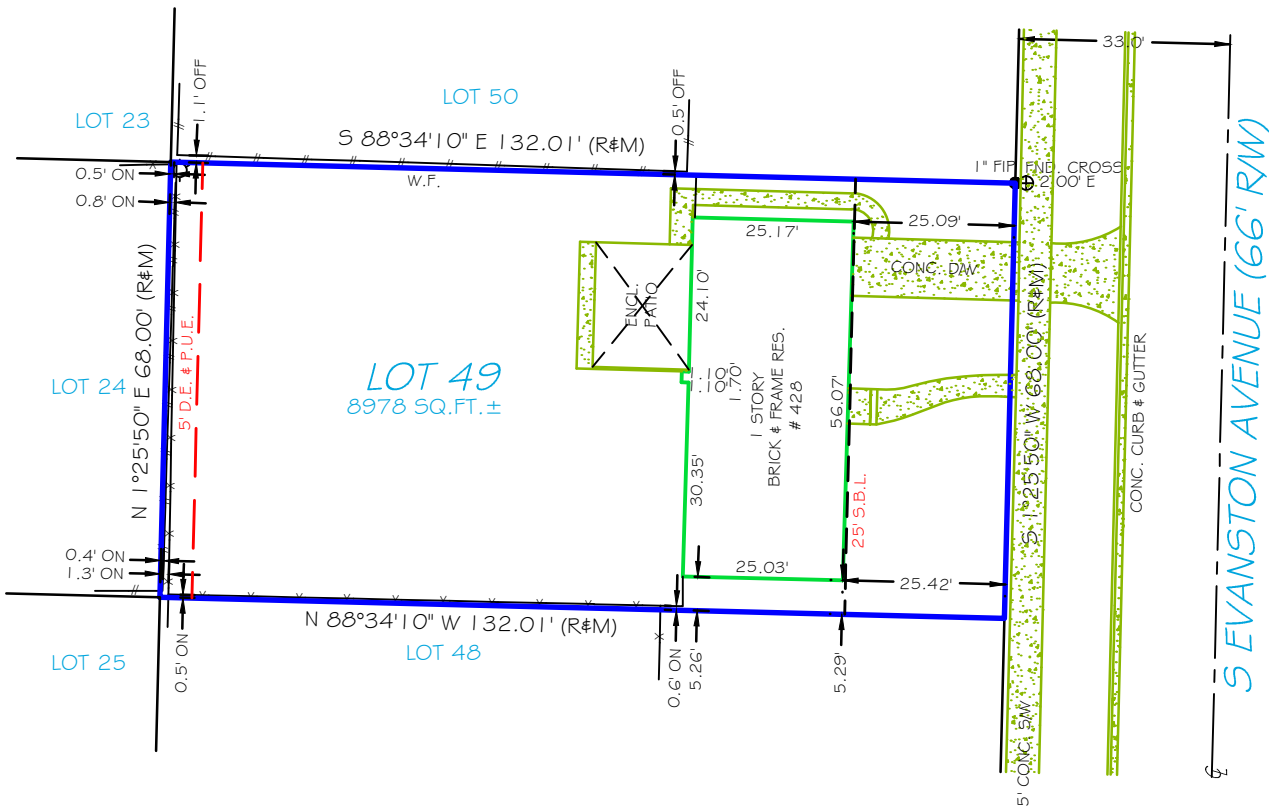
SURVEY NUMBER: 1409.3660

FIELD WORK DATE: 10/9/2014 REVISION DATE(S): (REV.0 10/10/2014)

1409.3660

BOUNDARY SURVEY
COOK COUNTY

LOT FORTY-NINE (49) IN STOLZNER'S GREENVIEW ESTATES ADDITION, BEING A SUBDIVISION OF PART OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 28, 1958 AS DOCUMENT NUMBER 1798320.

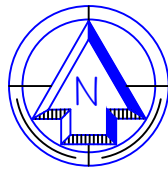
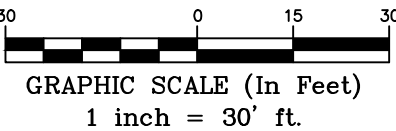


STATE OF ILLINOIS } SS
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF OCTOBER, 2014 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2014
EXACTA LAND SURVEYORS LB# 5763



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CLIENT NUMBER:

DATE: 10/10/2014

BUYER:

SELLER:

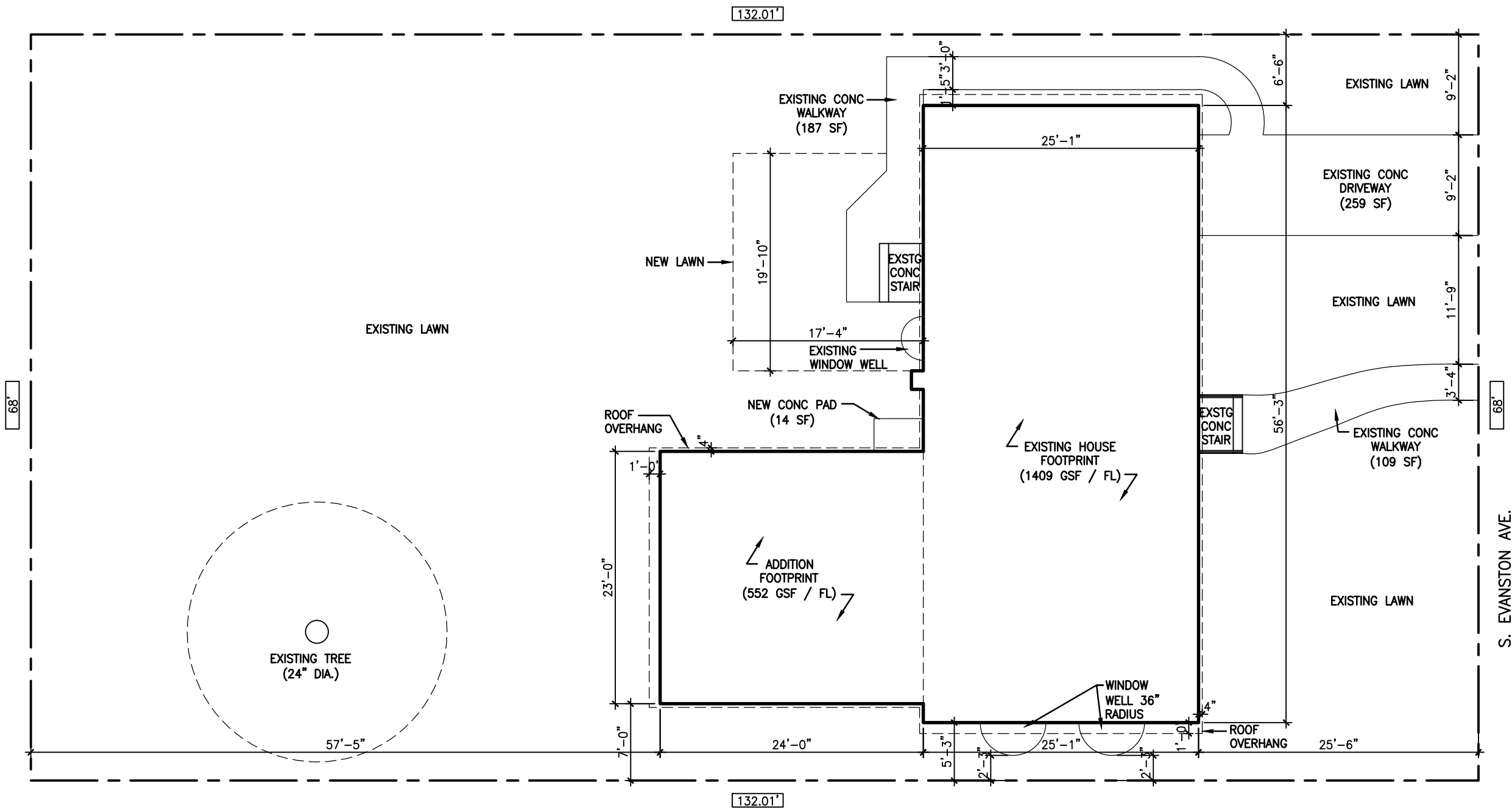
CERTIFIED TO: NATIONAL TITLE SOLUTIONS

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST
NONE VISIBLE

Exacta Illinois Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Illinois.

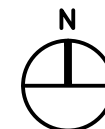




LOT = 8976 GSF

PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"



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PROJECT:
428 S. EVANSTON AVE. ARLINGTON HEIGHTS, IL 60004

1 ISSUED FOR DESIGN REVIEW, NOVEMBER 05, 2014

A1.0



PROPERTY TO LEFT 3
440 S. EVANSTON AVE.



PROPERTY TO LEFT 2
436 S. EVANSTON AVE.



PROPERTY TO LEFT 1
432 S. EVANSTON AVE.



SUBJECT PROPERTY
428 S. EVANSTON AVE.



PROPERTY TO RIGHT 1
424 S. EVANSTON AVE.



PROPERTY TO RIGHT 1
420 S. EVANSTON AVE.



PROPERTY TO RIGHT 1
416 S. EVANSTON AVE.

S. EVANSTON AVE.



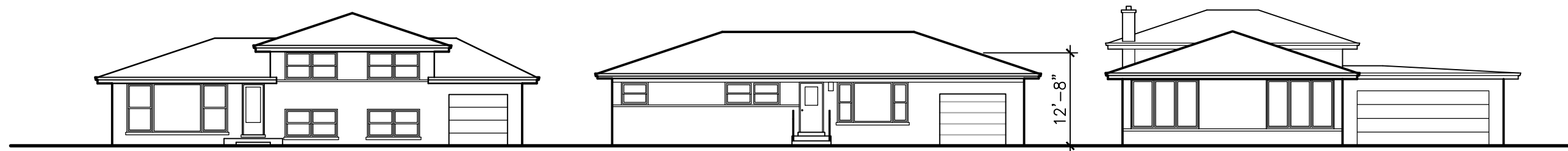
PROPERTY ACROSS 1
423 S. EVANSTON AVE.



PROPERTY ACROSS 2
427 S. EVANSTON AVE.



PROPERTY ACROSS 3
431 S. EVANSTON AVE.



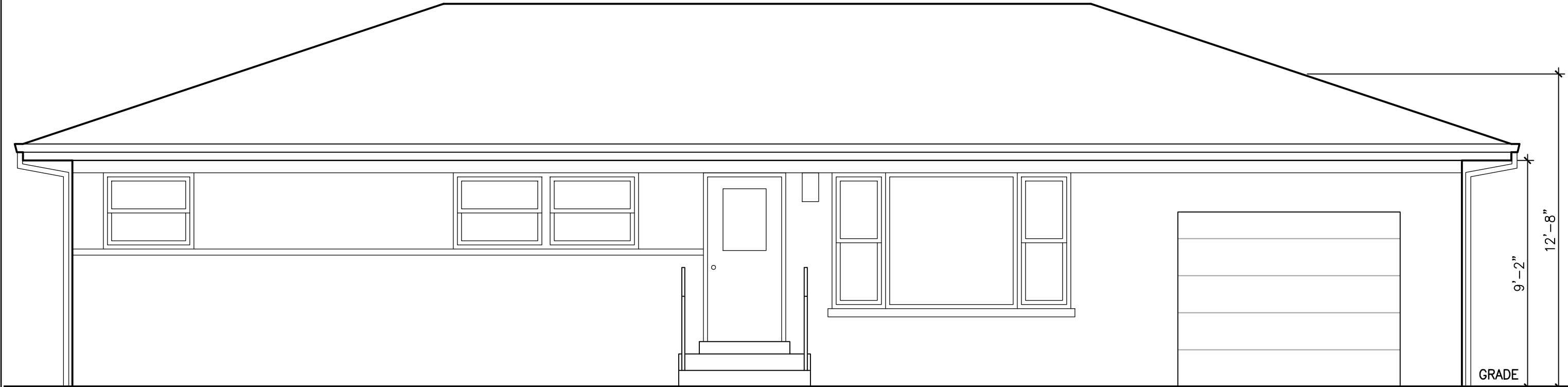
1 EXISTING CONTEXT ELEVATION
SCALE: 1/16" = 1'-0"



2 PROPOSED CONTEXT ELEVATION
SCALE: 1/16" = 1'-0"



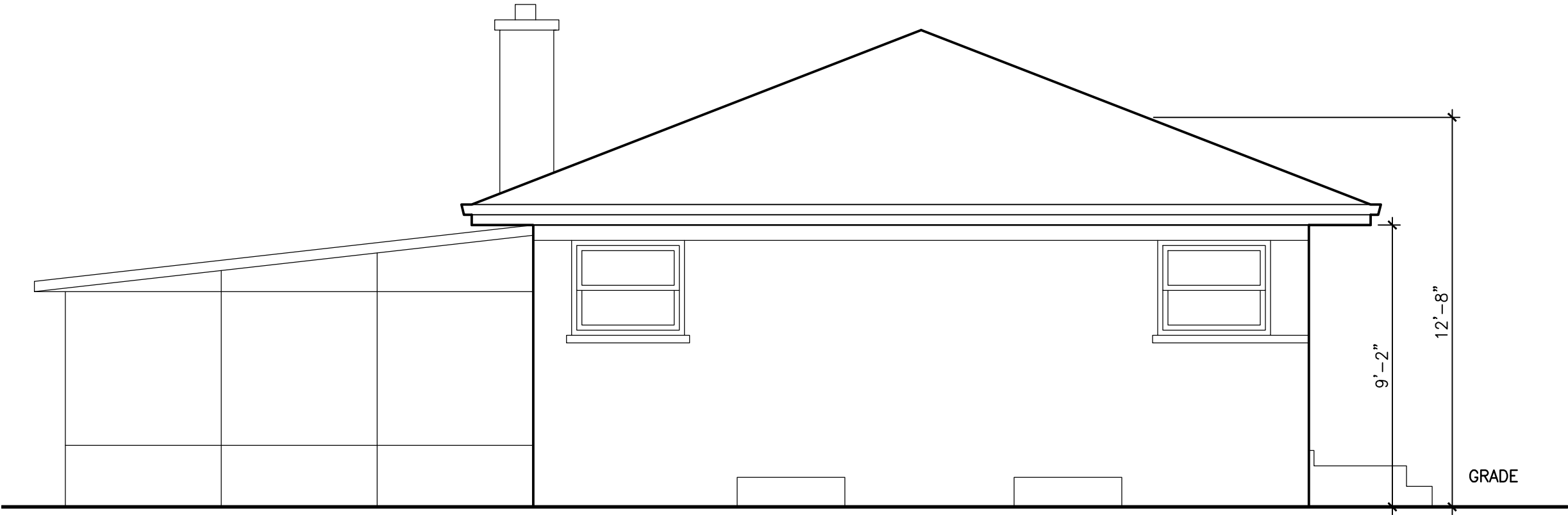
EAST VIEW



EXISTING
EAST ELEVATION
1
SCALE: 1/4" = 1'-0"



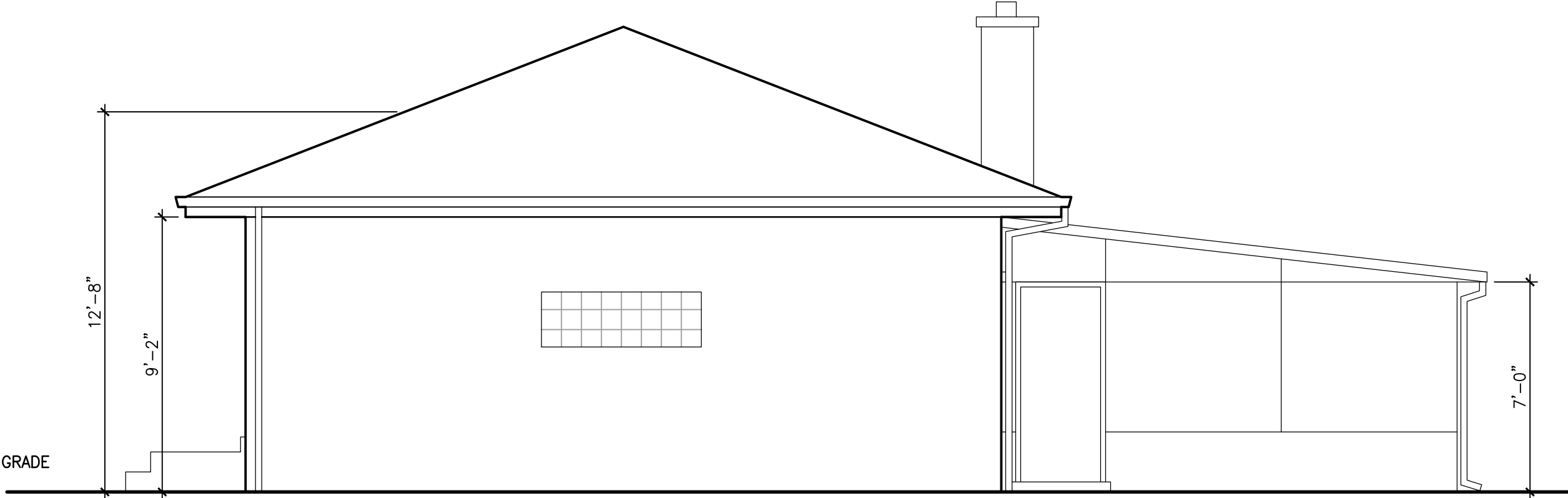
SOUTH VIEW



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



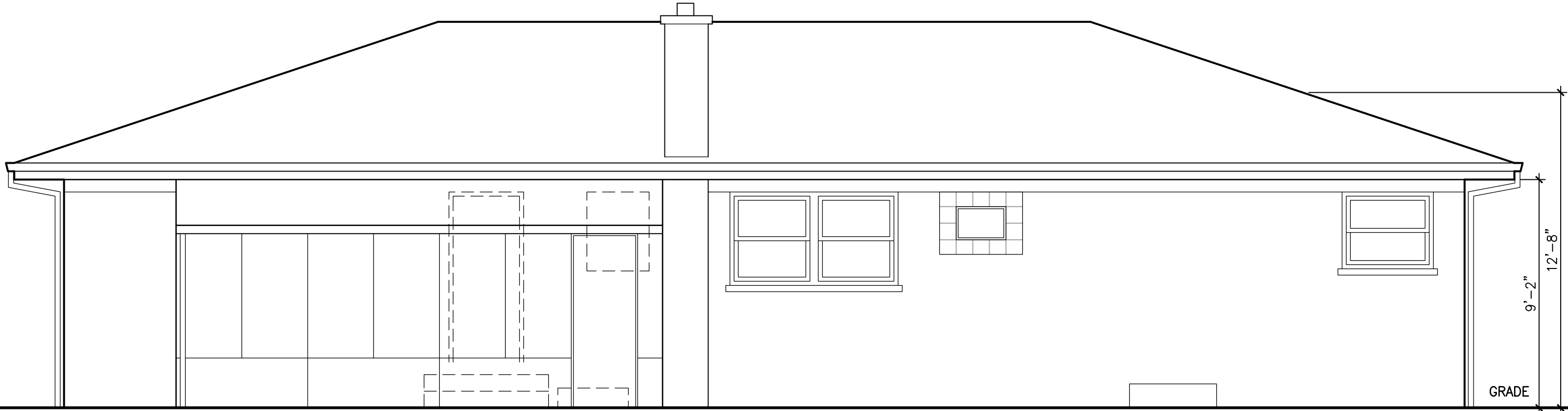
NORTH VIEW



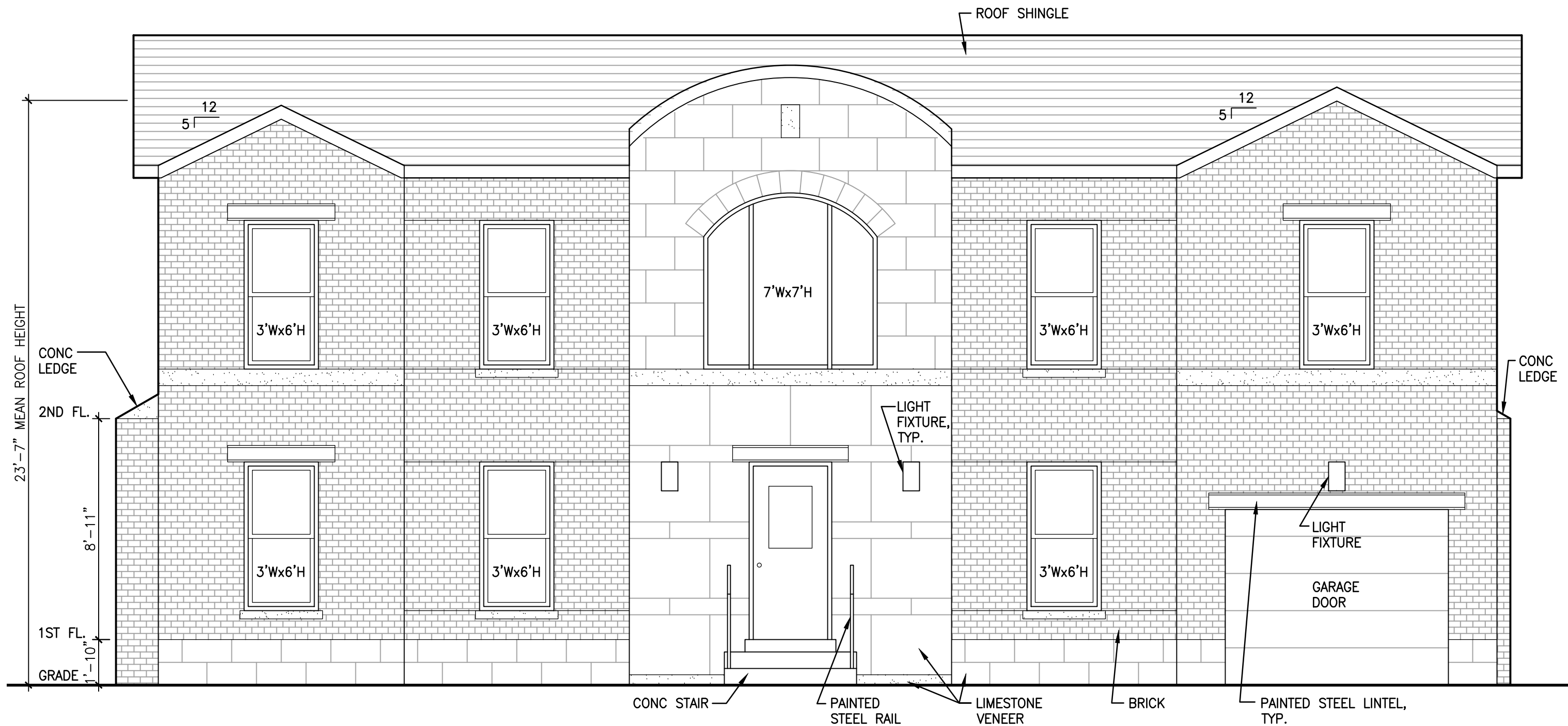
EXISTING
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST VIEW

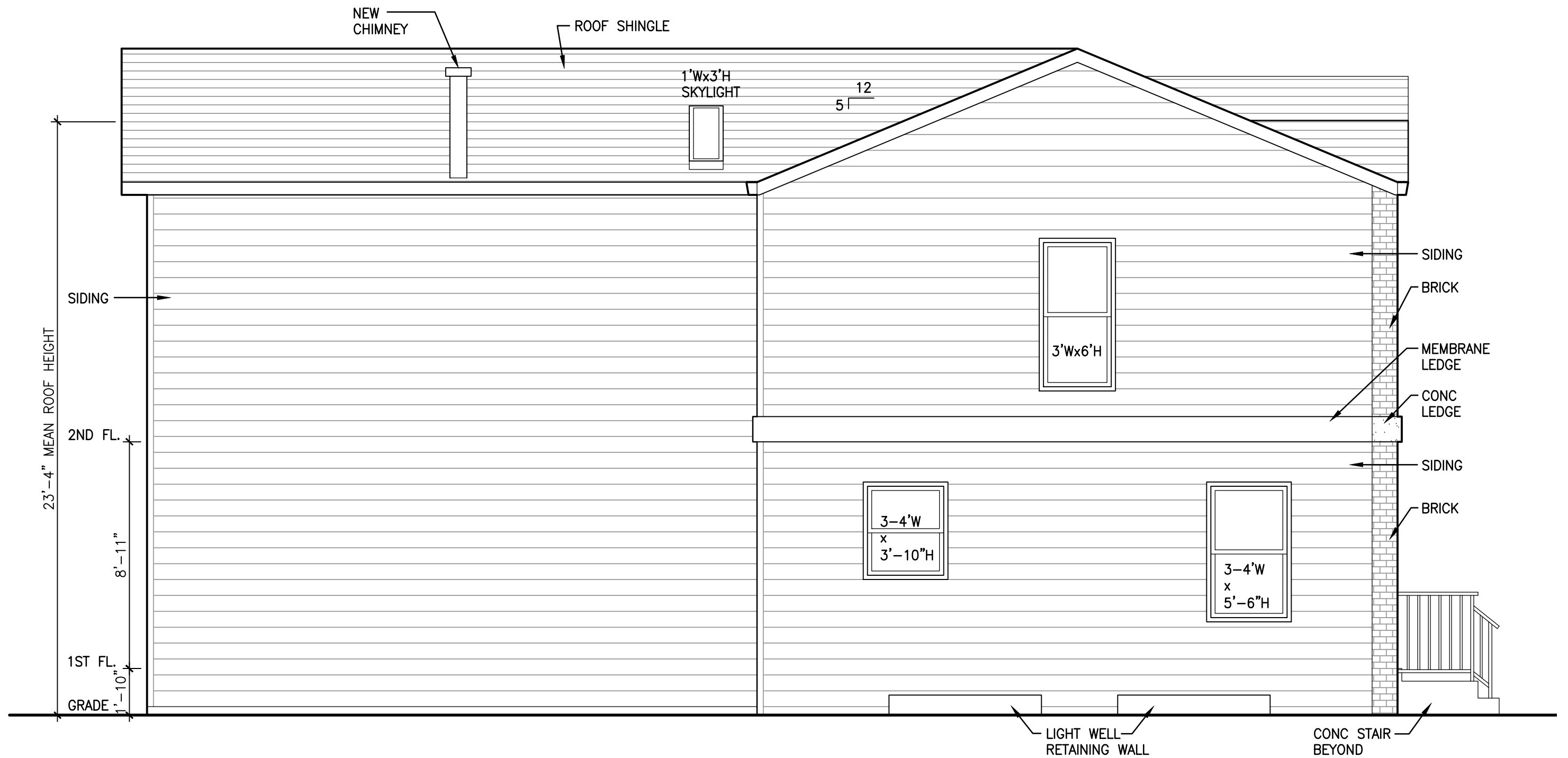


1 EXISTING
WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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PROPOSED
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

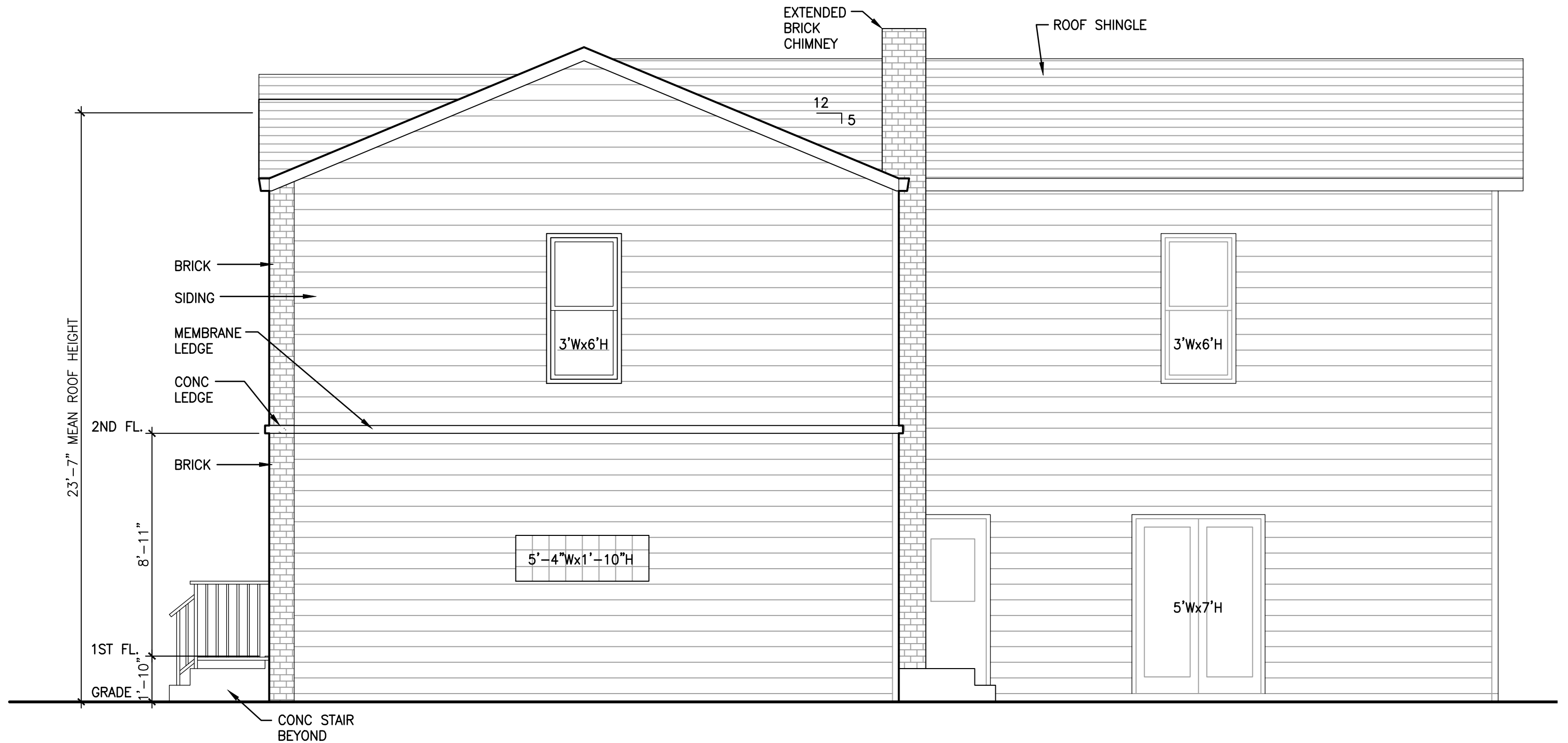
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428 S. EVANSTON AVE. ARLINGTON HEIGHTS, IL 60004

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A2.6



1 PROPOSED
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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A2.7



PROPOSED
WEST ELEVATION
1
SCALE: 1/4" = 1'-0"

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A2.8

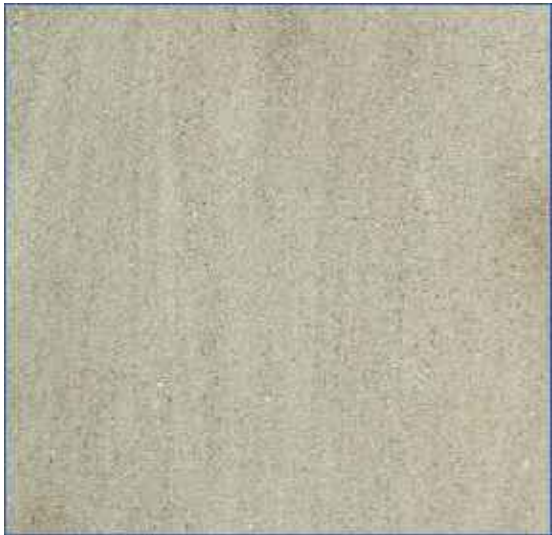
MATERIAL SAMPLE IMAGES



BRICK: GLEN-GERY BRICK, BEIGE



SIDING & TRIM: JAMESHARDIE, BEIGE



STONE: INDIANA LIMESTONE, GRAY

MATERIAL SCHEDULE

MATERIAL TYPE	MANUFACTURER	COLOR
BRICK	GLEN-GERY BRICK	BEIGE
STONE	INDIANA LIMESTONE	GRAY
SIDING	JAMESHARDIE	BEIGE
GUTTER / TRIM / FASCIA	JAMESHARDIE	BEIGE
WINDOWS	ANDERSON	BLACK FRAME

