



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 10, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes 10/27/15

IV. REPORTS

V. OLD BUSINESS

A. DC#15-130 - 926 N. Beverly Ln. - SF/Teardown

VI. NEW BUSINESS

A. DC#15-136 - 803 N. Pine Ave. - SF/Teardown

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 10/27/15

Department: Planning & Community Development

ATTACHMENTS:

Description

DC Minutes 10/27/15

Type

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 27, 2015**

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

Members Present: Ted Eckhardt, Chair
Jonathan Kubow
John Fitzgerald

Members Absent: Anthony Fasolo
Alan Bombick

Also Present: Frank Panzarino, Owner of *13 E. Miner St.*
Robert Kolososki, Prairie Tech Ltd. for *13 E. Miner St.*
Jack Boryszewski, MJ&B Construction for *926 N. Beverly Ln.*
Joe Sohn, Sohn Architects for *926 N. Beverly Ln.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM OCTOBER 13, 2015

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF OCTOBER 13, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. MULTI-FAMILY CBD REVIEW

DC#15-097 – 13 E. Miner St.

Mr. Frank Panzarino, the owner, and **Mr. Robert Kolososki**, representing *Prairie Tech Ltd*, were 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 seeking approval of the architectural design for a new four story apartment with indoor parking. The site is currently vacant and is located on the north side of the Downtown (B-5) Zoning District. The proposed development will be four stories in height with 12 residential apartment units occupying floors two through four. The first floor will contain the apartment entrance lobby as well as indoor parking for use by the apartment residents. A basement level will be used for storage. The proposed development requires approval as a Planned Unit Development through the Plan Commission process and is currently scheduled for Preliminary PUD review on November 5, 2015.

This project was previously reviewed by the Design Commission on August 11, 2015. At that time, the Design Commission continued the project to allow time for various zoning, utility conflicts, and building code issues to be resolved so that the design can be finalized. At this time, the petitioner is prepared for Preliminary PUD review by the Plan Commission, so they are returning to the Design Commission with revised plans for review.

Mr. Hautzinger reviewed Staff comments and Design Commission feedback from the August 11, 2015 Design Commission meeting. In response to the feedback from the August 11 Design Commission meeting, the petitioner has revised the design with the following highlights:

Front (north) Elevation.

1. For a more modern appearance, the small arches and keystones above the windows and balcony doors have been changed to a straight, stone lintel detail, and the window sizes have been changed to a set of three equal window sizes.
2. The arched cornice at the top of the building and arched lintel above the first floor garage door have been changed to a built-up linear stone detail.
3. The proposed railing detail at the roof deck level has been moved forward to be in line with the front wall so that it will be more visible and aligns with the balcony railings below.
4. Updated renderings have been provided showing two different color scheme options for the front elevation, with two brick colors and with just one brick color.

Side (east & west) Elevations. Two different options for the side and rear elevations with additional stone detailing have been provided. Option 1 includes stacked stone quoins at all

exterior wall corners. Option 2 includes horizontal stone banding at all floor levels.

1. The sides of the front balconies have been opened up.
2. Recessed balconies have been added to the left side elevation.
3. The balconies on the rear elevation have been moved from the center of the wall to the outside corners.

Staff Comments are as follows:

Front (north) Elevation. The revised front elevation is a nice improvement from the original proposal. The revised detailing with straight lintels has a more modern appearance than the previous arches and keystones.

1. The color scheme using just one brick color is recommended, with the lighter of the two proposed brick colors being preferred.
2. Consider changing the corner brick pier at the roof level to stone to match the stone pier below.
3. The front elevation should include retail storefronts on the first floor to add visual interest at the sidewalk level, and to enliven this area of the Downtown. Section III of the Village of Arlington Heights' Design Guidelines outlines design criteria for street level business storefronts in the Central Business District which should be followed. Retail space on the first floor is required by code, and a variation from this requirement will be reviewed by the Plan Commission and Village Board.

Side (east & west) Elevations. Both of the proposed options represent a good improvement from the original proposal with additional detailing that breaks up the large blank walls. However, the proposed horizontal banding option has very little relationship to the composition of the front elevation, so the option with vertical stacked stone quoins at the corners is preferred for a more cohesive design.

1. The rear balcony doors appear cramped. Consider changing them to individual French doors to fit more comfortably on the balcony wall.
2. The stone base on the front end of the right elevation should be raised to match the detailing on the front elevation.

Staff recommends the Design Commission approve the proposed architectural design for the new multi-family building with the following conditions:

1. Approval shall be based on Option 1 for the side and rear elevations, with stone quoins at the corners.
2. The color scheme using just one brick color is recommended.
3. Change the corner brick pier at the roof level to stone to match the stone pier below.
4. The front elevation should include retail storefronts on the first floor to add visual interest at the sidewalk level and to enliven this area of the Downtown, with storefront design to be approved by Staff.
5. Change the rear patio doors to individual French doors.
6. The stone base on the front end of the right elevation should be revised to match the

detailing on the front elevation.

7. 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.
8. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.
9. All signage must meet code, Chapter 30.

Mr. Panzarino stated that they agreed with all comments in the Staff report.

Commissioner Kubow said that he was not at the previous review of this project; however, he appreciated the petitioner taking the commissioners' previous comments into consideration with the changes that were made. He really liked the color of the darker brick above the first floor as shown in the updated rendering presented tonight, and he agreed with Staff's comments that the proposed horizontal banding option is inconsistent with the other elevations. He also agreed with Staff's recommendations to continue the stone base from the front elevation around to the right elevation, and he suggested adding more windows on the right side elevation at the bedrooms.

Commissioner Fitzgerald really liked the elevation and thanked the petitioner for the nice rendering being presented tonight. He preferred Option 1 for the side and rear elevations; he liked the color of the darker brick being proposed; he preferred to keep the brick piers at the top of the building, although he was neutral on the one in the middle; he was okay with the patio doors as is; and he liked the suggestion to continue the stone detailing on the right (west) elevation.

Chairman Eckhardt concurred with the other commissioners' comments; he liked the darker iron spot brick; he liked Option 1 for the sides and rear; he suggested adding an engaged pier detail for the railing at the top of the building and leaving the railing all the way across; and he agreed with continuing the stone base from the front elevation onto the west elevation until it hits the bump-out. He also commented for the Plan Commission review, that he could not imagine why we would want more vacant retail space in town, especially at this location, and he fully supported the project as proposed with no first-floor retail. In response to Commissioner Kubow's suggestion about adding windows on the right side elevation, he agreed that it was a large elevation and he suggested adding small clerestory windows above the bed height, which would help bring in more light.

Mr. Panzarino agreed with the suggestion to carry the stone around to the west elevation to the bump-out, which was a great idea. He also said that he would like to keep the brick on the piers at the top of the building, and he could not disagree with anything said by the commissioners tonight.

Mr. Hautzinger asked for clarification about the brick being proposed. The commissioners confirmed their approval of using only one brick and that it be the darker color.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE NEW MULTI-FAMILY BUILDING TO BE LOCATED AT 13 E. MINER STREET. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED AND RECEIVED 10/22/15, 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. APPROVAL IS BASED ON OPTION 1 FOR THE SIDE AND REAR ELEVATIONS (WITH STACKED STONE QUOINS AT THE CORNERS), AND THE STONE DETAILING AT THE BASE OF THE FRONT ELEVATION SHALL BE CARRIED AROUND TO THE RIGHT (WEST) ELEVATION TO THE BUMP OUT.**
- 2. A RECOMMENDATION TO CONSIDER ADDING WINDOWS ON THE RIGHT SIDE ELEVATION, EITHER CLERESTORY TRANSOM WINDOWS OR SOMETHING ELSE TO FIT THE FLOOR PLAN AND BUDGET.**
- 3. A RECOMMENDATION TO FURTHER STUDY THE PIERS AT THE TOP OF THE BUILDING, AND CONSIDER ELIMINATING THE CENTER PIER AT THE TOP OF THE BUILDING AND SLIDING THE PIER OVER AND ENGAGING IT ON THE SIDE.**
- 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, 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.**
- 5. THE PETITIONER IS REQUIRED TO COMPLY WITH VILLAGE STANDARDS FOR SIDEWALKS, STREET TREES, AND SITE FURNISHINGS.**
- 6. ALL SIGNAGE MUST MEET CODE, CHAPTER 30.**

Mr. Hautzinger said that if, during the Plan Commission review, a variation is not granted to eliminate the first-floor retail as proposed by the petitioner, and the petitioner is required to include retail, how did the commissioners feel about Staff reviewing the design changes that may result from this. **Commissioner Fitzgerald** felt this detail should come back to the Design

Commission for review of the storefront design. **Mr. Hautzinger** also felt the motion should reflect the decision on the brick, including the name of the brick.

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

- 7. APPROVAL OF THE COLOR SCHEME USING JUST ONE BRICK COLOR, MEDIUM IRON SPOT #46, SMOOTH MODULAR.**

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW**DC#15-130 – 926 N. Beverly Ln.**

Mr. Jack Boryszewski, representing *MJ & B Contractors*, and **Mr. Joe Sohn**, representing *Sohn Architects*, were present on behalf of the project.

Chair Eckhardt asked if there was any public comment on the project and there was nobody in the audience other than the petitioner.

Mr. Hautzinger presented Staff comments. 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, three car garage. This project does comply with the R-3 zoning requirements as summarized below. The existing neighborhood consists primarily of single-story homes with detached garages. However, there have been numerous other teardowns completed on this block indicating that this neighborhood is transitioning to new two story homes.

The proposed design includes an attached three car side load garage on the front of the house. The proposed garage pushes the main body of the house and front door away from the front of the site to the extent that the front door will be behind the back wall of the adjacent home to the north. This arrangement is not in context with the neighborhood, and is not in compliance with the Single Family Design Guidelines. Section 2 of the Design Guidelines outlines criteria for “fitting in with the neighborhood”. The character of this neighborhood has an emphasis on the front entrances with predominantly covered front porches and detached garages. Some of the newer homes have attached front loading garages combined with a covered front porch. There are no side load garages on the front of the homes.

If a three car garage is desired, then the petitioner should consider a detached garage or an attached side load garage in the rear of the home. There is a nice example of a newer home across the street with a detached garage in the rear yard, and another example of a newer home with an attached side load garage in the rear. Both of these examples keep the main body of the house and front entrance in line with the rest of the block. There are also examples of new homes on this block that have two car, front load, attached garages. This is another option, but the design should be done to prevent the garage from dominating the front elevation. The property directly to the south of the subject property was recently approved by the Design Commission for teardown and construction of a new home with an attached front loading garage and covered front porch.

Staff recommends the Design Commission deny the proposed design and require revisions to eliminate the 3-car side load garage on the front of the home to better comply with the character of the neighborhood.

Mr. Sohn said that setting the main entry further back somewhat reduces the visual impact from the street side, considering the overall size of the main body of the home. The front of the

home, which is the side of the garage, was scaled down to be smaller in overall visual impact. **Mr. Boryszewski** stated that the garage doors were turned away from the street so they are not a focal point and to give the home more curb appeal. The garage was disguised by doing an off-set on the double gable in front to make it look like a part of the home. He presented photographs of homes in the neighborhood with 2-car side load garages, as well as a home at 1839 Ridge with a 3-car side load garage. He said that locating the 3-car garage in the front yard would allow more space in the rear yard, as well as allow the home to be as wide as possible on the 50-foot wide lot. Materials being proposed include Hardi siding in a grey color, a slate color roof, cut stone along the base of the home on the front elevation and garage, and a front porch in front of the home.

Commissioner Fitzgerald felt that a 3-car garage designed liked this on a 50-foot wide lot was too much; however, he would be okay with a 2-car garage. He referred to the photograph provided by the petitioner of the home with a 3-car side load garage and pointed out that he was unsure of the lot size, but the front door was more of a focal point and not angled into the corner, and the driveway was not as wide as at the proposed new home, which helps to soften things. He added that the front door will not even be visible when driving past the new home from south to north, which was not inviting to him. He said that he is not a huge fan of detached garages and felt they just do not fit in today's world; however, he was having an issue with the third car garage being proposed as well as the porch in the corner and the pillar that is in front of the window. He liked the rear elevation and generally liked the side elevations, although he suggested adding windows in the garage on the south elevation. He also liked all of the colors being proposed. His biggest concerns are the width of the driveway, the third car garage, and the front porch in the corner.

Commissioner Kubow understood a 3-car garage on sites that are wider and not as deep; however, deep lots such as this are designed to accommodate a detached garage because of the depth. He pointed out that the front door of the new home is set behind the adjacent home to the north, which completely goes against the fabric and context of the neighborhood, and he was having a hard time accepting this. He understood the demand for a 3-car garage; however, he was having an issue with the way the new home is laid out.

Chairman Eckhardt concurred with the comments made by the other commissioners. He felt that the idea of a 3-car garage was driving the entire context of the design of the new home. The scale of the site plan shows that the majority of the north elevation is garage, which is overwhelming. He could support the new home with a 2-car side load garage; however, he was not in favor of a 3-car garage scheme on this site. He suggested that the petitioner consider a tandem garage layout to accommodate three cars. He felt the petitioner did a beautiful job with the colors being proposed.

Chair Eckhardt explained that only 3 of the 5 commissioners are here tonight, and a unanimous vote from all 3 commissioners was necessary for approval. It appeared as though the commissioners were not in favor of the current design, he suggested continuing the project to a future meeting.

Mr. Boryszewski said that he understood the concerns about the garage, which he previously discussed with Staff. He explained that he built a similar home on a 50-foot wide lot in Elmhurst that was very successful, and he repeated the design here since there were other homes in the neighborhood with side load garages. However, because of his previous discussion with Staff about this issue, he began working on another design, which he presented to the commissioners. He explained that this design includes a 3-car tandem garage on the front elevation, with a similar covered front porch and front entry as the previous design; however, this design is still being developed.

Commissioner Kubow commented that everything about this revised design made more sense; the way the front porch sits, which is more centralized instead of at an odd angle, and the good balance. **Chair Eckhardt** said his only concern was that it looked a little crowded near the front door; however, the rest of the design was fine. **Commissioner Kubow** commented that the commissioners are typically not in favor of garages that are too prominent on the front of a home, and he suggested bringing the front porch forward to line everything up. **Commissioner Fitzgerald** agreed with everything said, especially the front porch area that seemed crowded, and he also suggested garage doors with a more detailed or custom appearance. **Mr. Boryszewski** said that he was considering shortening the third car stall from 24-feet to 22 or 20-feet.

Mr. Boryszewski stated his preference to return to the next Design Commission meeting on November 10 for review of the final design, and he understood the deadline for submitting documents for that meeting.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO CONTINUE THE REVIEW OF THE PROPOSED NEW HOME AT 926 N. BEVERLY LANE (DC#15-130) TO THE NEXT DESIGN COMMISSION MEETING ON NOVEMBER 10, 2015.

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

ITEM 3. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER FITZTERALD, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 7:25 P.M.

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



Item: DC#15-130 - 926 N. Beverly Ln. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve with revisions the proposed new single-family residence to be located at 926 N. Beverly Lane. This recommendation is based on the plans dated 11/10/15 and received 11/2/15, and the following:

1. A recommendation to extend the front porch to be in front of the garage wall.
2. Consider reducing the size of the gable on the front elevation above the garage.
3. Consider revising the roof layout so that the roof slope on the front of the house is 12:12 to match the sides.
4. A recommendation to add some jogs in the walls or additional detailing to break up the long flat side elevations.
5. 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.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents 11/10/15

Drawings & Documents 10/27/15

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: 926 N. Beverly Ln.
Project Address: 926 N. Beverly Ln.
Prepared By: Steve Hautzinger

Date Prepared: October 22, 2015
Date Revised: November 4, 2015

PETITION INFORMATION:

DC Number: 15-130
Petitioner Name: Jack Boryszewski
Petitioner Address: MJ & B Contractors Inc.
7N601 Rodenberg Rd.
Roselle, IL 60172
Meeting Date: October 27, 2015
Re-Review Meeting Date: November 10, 2015

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 with tandem third car space. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,698 square feet and the proposed residence will have approximately 4,642 square feet. This project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 116 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,717 SF	4,642 SF
Building Lot Coverage	3,744 SF	2,661 SF
Impervious Surface Coverage Total	5,349 SF	3,580 SF

The existing neighborhood consists primarily of single-story homes with detached garages. However, there have been numerous other teardowns completed on this block indicating that this neighborhood is transitioning to new two story homes.

This request was previously reviewed by the Design Commission on October 27, 2015. At that time, the petitioner was proposing a design with a three-car, side-load garage on the front of the house. The Design Commission concluded that the proposed garage was not in context with the neighborhood, and required that revisions be made to the design to eliminate the three car side load garage.

At this time, the petitioner is seeking approval for a revised design that has a two-car wide, front-load garage, with a tandem third car stall. The proposed two car garage door combined with a covered front porch fits in better with the character of the neighborhood. Overall, the front elevation is consistent with other newer homes on the block, however it is recommended that the front porch be extended to be in front of the garage wall. Also, the gable above the garage doors has a large appearance that somewhat dominates the front elevation, and the 4.5:12 front-to-back roof pitch has an awkward massing. Consider revising the roof layout so that the roof slope on the front of the house is 12:12 to match the sides. Finally, the side elevations are long and flat. It is recommended that some jogs in the walls or additional detailing to break up the long flat walls.



(For Reference Only) Image 1. 922 N. Beverly Lane, teardown approved August 25, 2015. Located directly south of the subject property. The attached front load garage is nicely integrated and does not dominate the front elevation.

RECOMMENDATION:

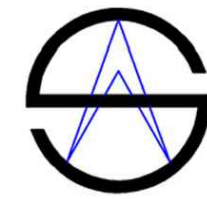
It is recommended that the Design Commission **approve with revisions** the proposed new single-family residence to be located at 926 N. Beverly Lane. This recommendation is based on the plans dated 11/10/15 and received 11/2/15, and the following:

1. A recommendation to extend the front porch to be in front of the garage wall.
2. Consider reducing the size of the gable on the front elevation above the garage.
3. Consider revising the roof layout so that the roof slope on the front of the house is 12:12 to match the sides.
4. A recommendation to add some jogs in the walls or additional detailing to break up the long flat side elevations.
5. 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.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

November 4, 2015

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

c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-130



SOHN ARCHITECTS, LTD.
1122 N. CLARK ST. #2407
CHICAGO, IL 60610
PH (312) 925-5921

PROJECT:
926 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL 60004

2	NOV-10 2015	ISSUED FOR DESIGN COMMISSION REVIEW
1	OCT-12 2015	ISSUED FOR DESIGN COMMISSION REVIEW

ISSUED

SHEET TITLE:

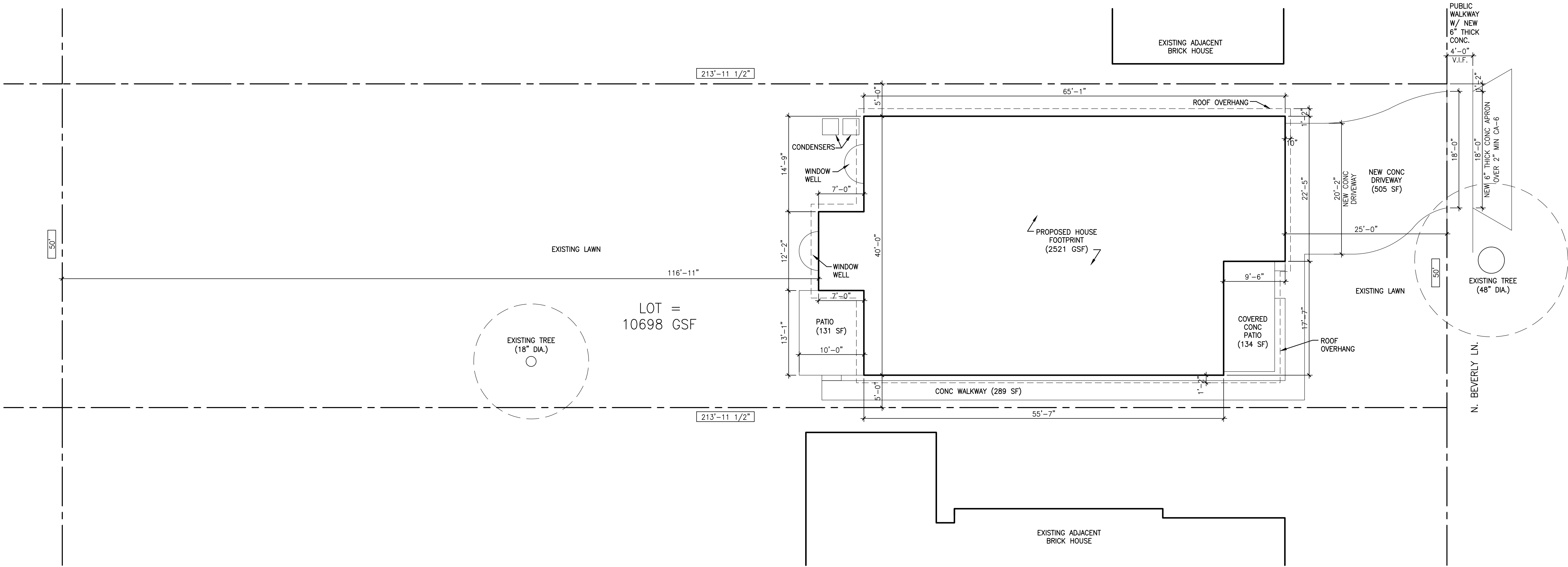
SITE PLAN

PROJECT NUMBER:

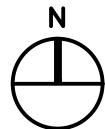
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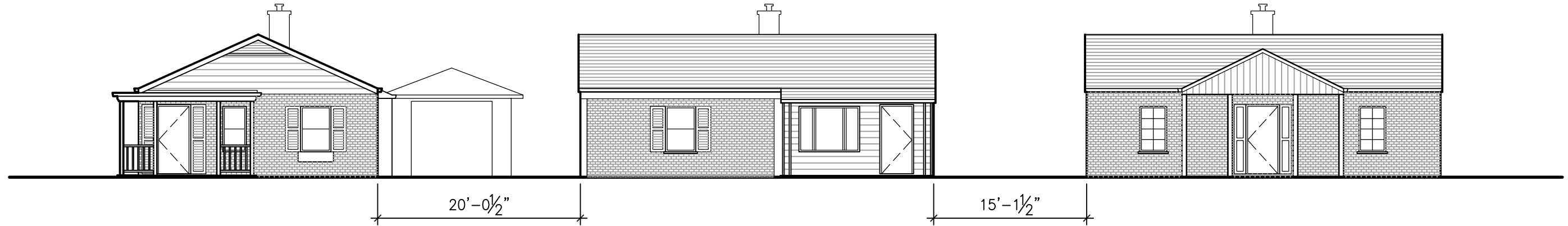
SHEET NUMBER:

A 1.0



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

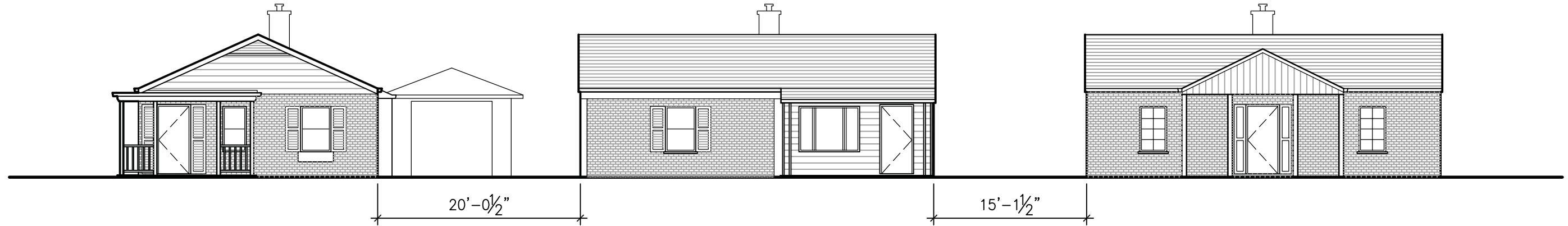




1 EXISTING CONTEXT ELEVATION
SCALE: 3/32" = 1'-0"



2 PROPOSED CONTEXT ELEVATION
SCALE: 3/32" = 1'-0"

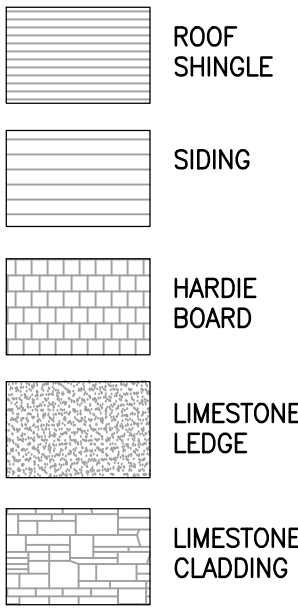


1 EXISTING CONTEXT ELEVATION
SCALE: 3/32" = 1'-0"



2 PROPOSED CONTEXT ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL
LEGEND



SOHN ARCHITECTS, LTD.
1122 N. CLARK ST. #2407
CHICAGO, IL 60610
PH (312) 925-5921

PROJECT:
926 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL 60004

2	NOV-10 2015	ISSUED FOR DESIGN COMMISSION REVIEW
1	OCT-12 2015	ISSUED FOR DESIGN COMMISSION REVIEW

ISSUED

SHEET TITLE:

ELEVATIONS

PROJECT NUMBER:

CADD FILE:

SHEET NUMBER:

A 2.1

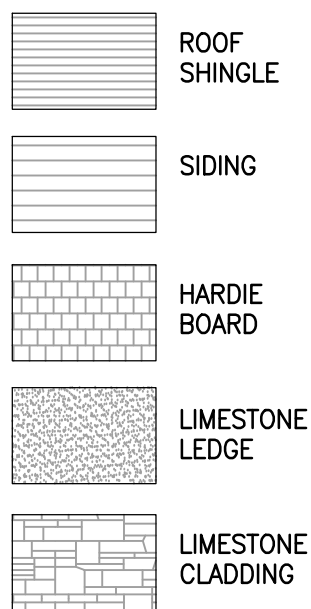


2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

MATERIAL
LEGEND



SOHN ARCHITECTS, LTD.
1122 N. CLARK ST. #2407
CHICAGO, IL 60610
PH (312) 925-5921

PROJECT:
926 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL 60004

2	NOV-10 2015	ISSUED FOR DESIGN COMMISSION REVIEW
1	OCT-12 2015	ISSUED FOR DESIGN COMMISSION REVIEW

ISSUED

SHEET TITLE:

ELEVATIONS

PROJECT NUMBER:

CADD FILE:

SHEET NUMBER:

A 2.2



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



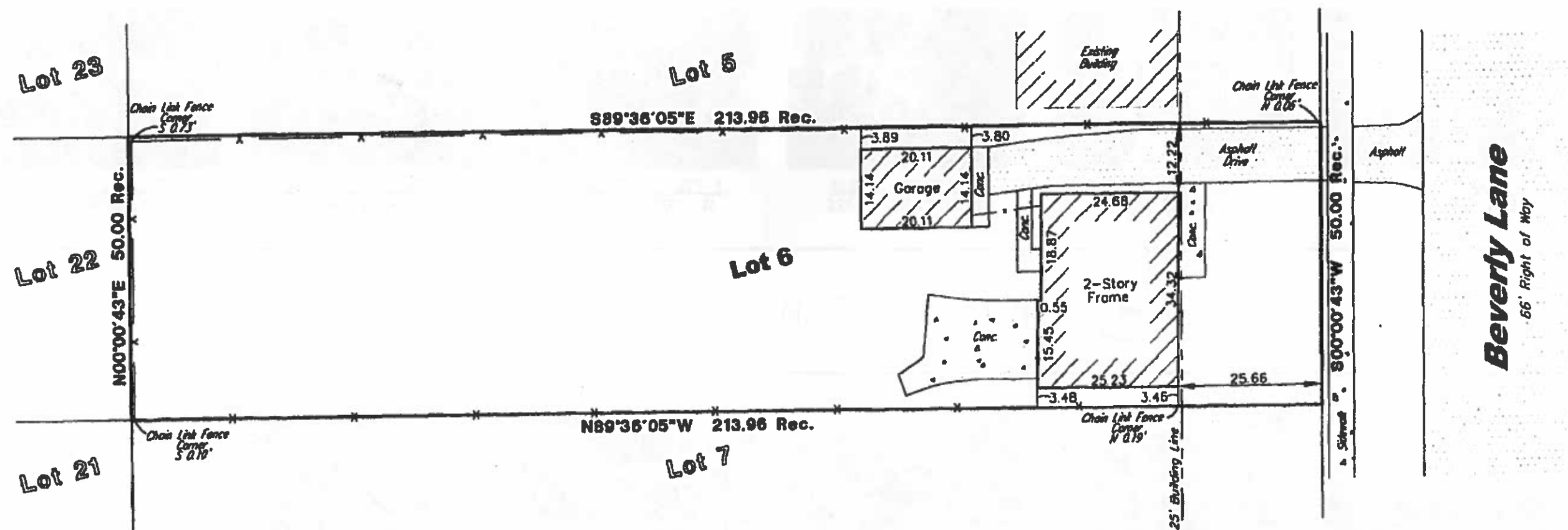
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



Scale: 1" = 20'

PLAT OF SURVEY

LOT 6 IN BLOCK 2 IN CHARLES W. JAMES' SUBDIVISION OF LOTS 1 TO 5, 7 AND 8 IN BLOCK 1 AND LOTS 1 TO 8 IN BLOCK 2, IN ARLINGTON FARMS, BEING A SUBDIVISION OF THE EAST 80 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Legend:

- - Set 1/2" Iron Pipe
- - Found Iron Pipe
- X - Found Cross

Surveyor Notes:

- Field Work Completed on 07-18-14
- Prepared for Survey Services, Inc., for real estate transaction.
- Site Address: 926 N. Beverly Lane, Arlington Heights, IL
- Pin No.: 03-29-201-024
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad Files will not be released under this contract.

RECEIVED
OCT - 9 / 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

State of Illinois) SS)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found on the ground.

Given under my hand and seal this 21st day of July, A.D. 2014 in Chicago, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3923
License Expiration Date 11-30-14

This professional service conforms to the current Illinois minimum standards for a boundary survey.

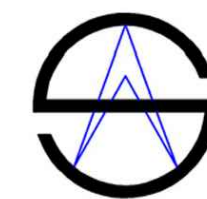


Drawn By:	ID	Checked By:	GLK
Drawing Revisions			
REVISION		Date	Drawn/Checked

Field Work Completed:	07-18-14
Scale:	1" = 20'
Date:	07-21-14
Site Address:	926 N. Beverly Lane Arlington Heights, Illinois

Land Surveying Services, Inc.
574 W. Cullum Street
Pekin, Illinois 60667
Ph. (847) 991-7700 Fax. (847) 991-7707
Professional Design Firm License No. 184-003632

Job Number	LS140538
Sheet Name	PLAT OF SURVEY
Sheet Number	SURVEY



SOHN ARCHITECTS, LTD.
1122 N. CLARK ST. #2407
CHICAGO, IL 60610
PH (312) 925-5921

PROJECT:
926 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL 60004

1	OCT-12 2015	ISSUED FOR DESIGN COMMISSION REVIEW

ISSUED

SHEET TITLE:

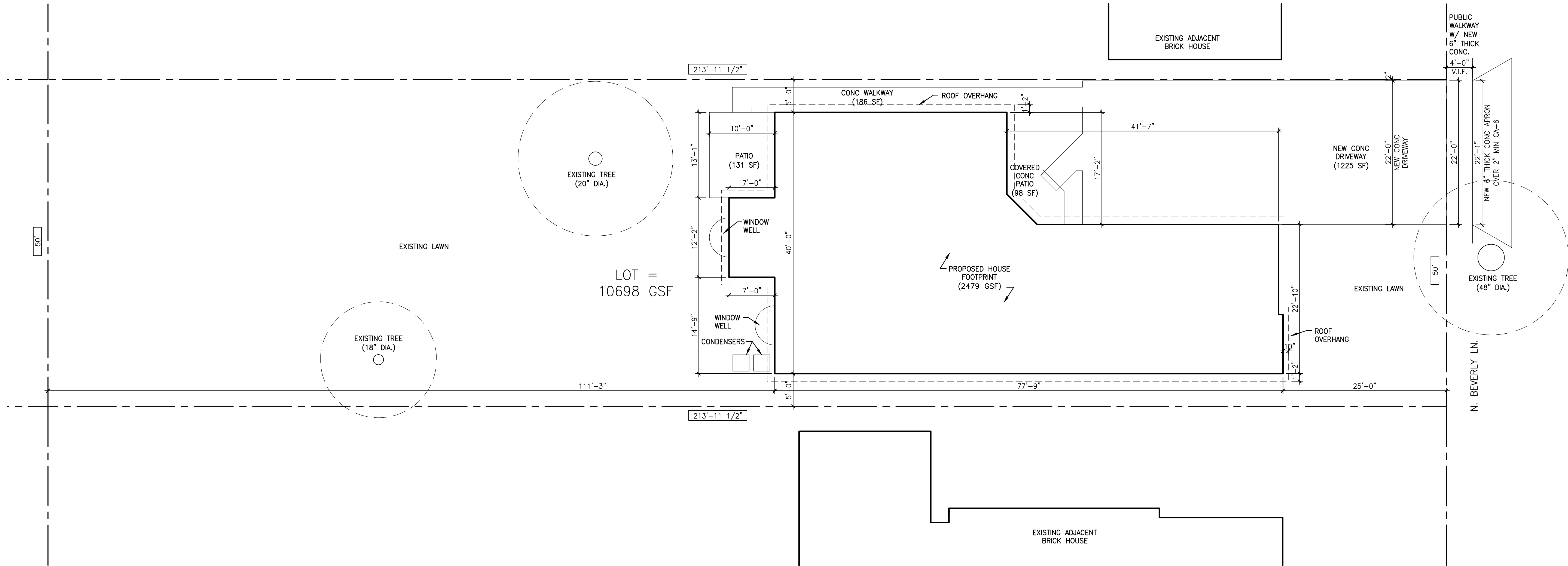
SITE PLAN

PROJECT NUMBER:

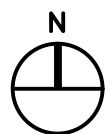
CADD FILE:

SHEET NUMBER:

A 1.0



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





PROPERTY TO LEFT 4
910 N. BEVERLY LN.



PROPERTY TO RIGHT 4
1014 N. BEVERLY LN.



PROPERTY TO LEFT 3
914 N. BEVERLY LN.



PROPERTY TO LEFT 2
918 N. BEVERLY LN.



PROPERTY TO LEFT 1
922 N. BEVERLY LN.



SUBJECT PROPERTY
926 N. BEVERLY LN.



PROPERTY TO RIGHT 1
1002 N. BEVERLY LN.



PROPERTY TO RIGHT 2
1006 N. BEVERLY LN.



PROPERTY TO RIGHT 3
1010 N. BEVERLY LN.

N. BEVERLY LN.



PROPERTY ACROSS 1
917 N. BEVERLY LN.



PROPERTY ACROSS 2
921 N. BEVERLY LN.



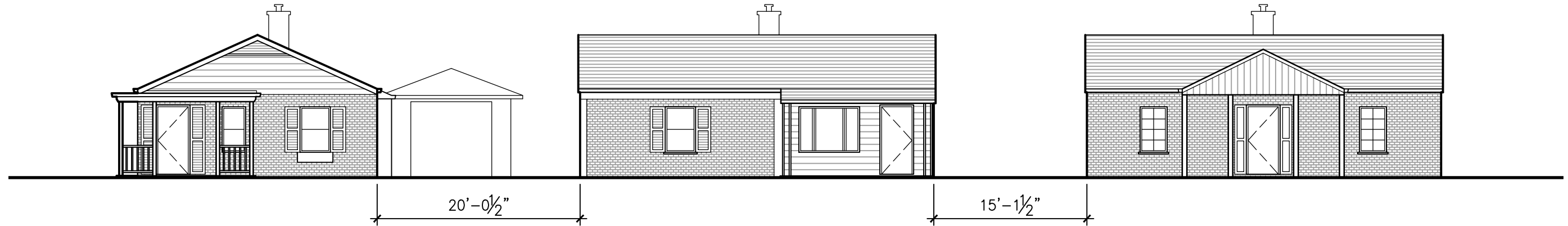
PROPERTY ACROSS 3
925 N. BEVERLY LN.



PROPERTY ACROSS 4
1001 N. BEVERLY LN.



PROPERTY ACROSS 5
1009 N. BEVERLY LN.

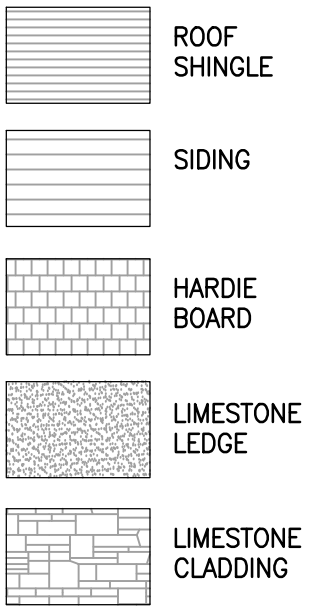


1 EXISTING CONTEXT ELEVATION
SCALE: 3/32" = 1'-0"



2 PROPOSED CONTEXT ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL
LEGEND



SOHN ARCHITECTS, LTD.
1122 N. CLARK ST. #2407
CHICAGO, IL 60610
PH (312) 925-5921

PROJECT:
926 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL 60004

1	DCT-12 2015	ISSUED FOR DESIGN COMMISSION REVIEW
ISSUED		

SHEET TITLE:

ELEVATIONS

PROJECT NUMBER:

CADD FILE:

SHEET NUMBER:

A 2.1

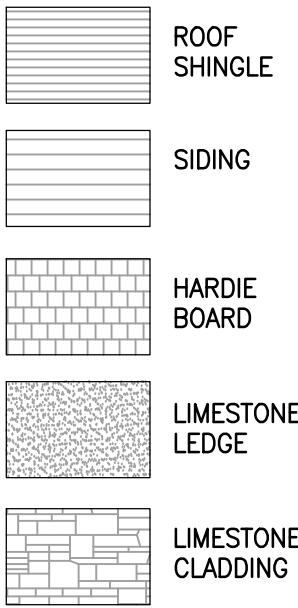


2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

MATERIAL
LEGEND



SOHN ARCHITECTS, LTD.
1122 N. CLARK ST. #2407
CHICAGO, IL 60610
PH (312) 925-5921

PROJECT:
926 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL 60004

1	DCT-12 2015	ISSUED FOR DESIGN COMMISSION REVIEW
ISSUED		

SHEET TITLE:

ELEVATIONS

PROJECT NUMBER:

CADD FILE:

SHEET NUMBER:

A 2.2



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



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

MATERIAL SCHEDULE

MATERIAL TYPE	MANUFACTURER	COLOR
STONE	INDIANA LIMESTONE	GRAY
PANEL / SIDING	JAMESHARDIE	COBBLE STONE
GUTTER / TRIM / FASCIA	JAMESHARDIE	WHITE
ROOF SHINGLE	GAF – ROYAL SOVEREIGN	CHARCOAL
WINDOWS	ANDERSON	WHITE FRAME



MATERIAL SAMPLE IMAGES



PANELS & SIDING: JAMESHARDIE, GRAY



TRIM: JAMESHARDIE, WHITE



STONE: INDIANA LIMESTONE, GRAY



Item: DC#15-136 - 803 N. Pine Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

Approval of the proposed demolition of an existing single-family residence to create an open lot.

Recommendation

It is recommended that the Design Commission evaluate the proposed demolition of the existing single-family residence and detached garage located at 803 N. Pine Avenue. This recommendation is subject to compliance with plans received 10/19/15, 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. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Bailitz Residence
Project Address: 803 N. Pine Ave.
Prepared By: Steve Hautzinger

Date Prepared: November 4, 2015

PETITION INFORMATION:

DC Number: 15-136
Petitioner Name: Ron Bailitz
Petitioner Address: 813 N. Pine Ave.
Arlington Heights, IL 60004
Meeting Date: November 10, 2015

Requested Action(s): Approval of the proposed demolition of an existing single-family residence to create an open lot.

Summary

The proposed request 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 family residence and detached garage to create an open, vacant lot adjacent to their existing home. The subject site is zoned R-3, One Family Dwelling District, and has a total land area of approximately 6,600 square feet. Per Section 14.2-3 of Chapter 28 (Zoning Regulations), a development plan is required to be approved prior to issuance of a demolition permit. In this case, the development plan proposed by the petitioner is to demolish the existing structures, restore the lot to turf, install a 5' wood fence along the south and east sides of the site, and install a 3' wood fence with landscaping along the front of the property to align with their existing adjacent home.



Aerial view of Subject Site

The existing neighborhood is in an older part of Arlington Heights with many historic homes and some newer construction. The existing bungalow style house fits in well in the neighborhood and with other similar style historic bungalows on the street. Demolition of existing residences to create vacant lots is generally not supported by the Village unless such property is deemed to be unsafe, uninhabitable, and/or dangerous. Although the existing house appears to be in need of updating and repairs, it has not been inspected by the Village to determine if it is unsafe, uninhabitable, and/or dangerous. The photos submitted by the petitioner indicate portions of the home in poor condition, but there are not enough photos to determine the overall condition of the home.

Per photos submitted by the petitioner, there are two existing vacant lots on this block adjacent to 810 & 827 N. Pine.

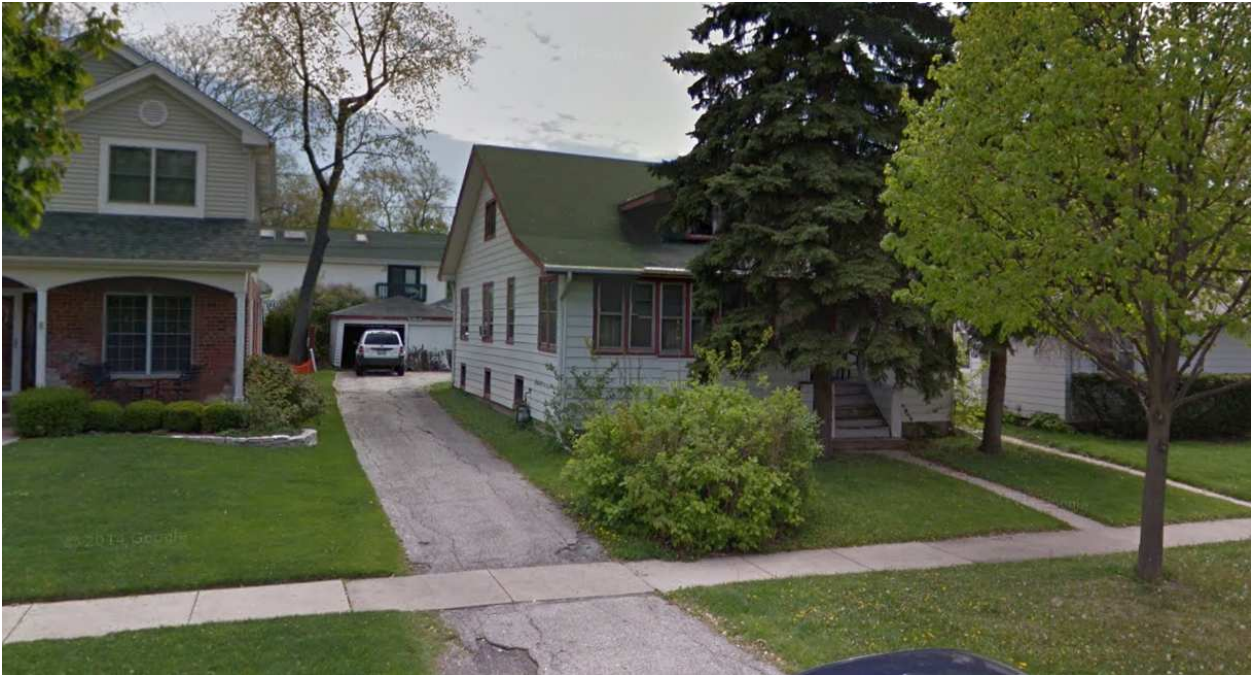


Photo 1. View of existing house looking east from Pine Avenue.



Photo 2. View of existing house looking north.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed demolition of the existing single-family residence and detached garage located at 803 N. Pine Avenue. This recommendation is subject to compliance with plans received 10/19/15, 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. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

_____, November 4, 2015

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

c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-136

Ron Bailitz

813 N Pine Ave
Arlington Heights, IL 60004
Phone: (847) 867-7649

► Mr. Steve Hautzinger, AIA, LEED AP
Design Planner
Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

Phone: (847) 368-5213

Dear Steve,

Attached is my Design Commission application for the demolition of the existing house and detached garage located at 803 N. Pine Ave. This application includes the following:

- Application Page
- Plat of Survey
- Photos of Surrounding Properties
- Photos of Nearby Properties with Adjacent Side Lots
- Photos of the Existing House (Interior and Exterior)
- Details & Results of Asbestos Testing Performed in September 2015
- Conceptual Landscape Plan Showing the Location and Type of the Proposed Landscaping and Fence After Demolition

Please let me know if you have any questions and/or concerns regarding the materials provided. I look forward to hearing when a meeting with the Design Commission can be scheduled. Both the current owner of the property and myself are eager to attend in support of this application. Our real estate sales contract for 803 N. Pine is contingent on receiving Design Commission approval by November 20, 2015. As such, any advance notice or feedback would be greatly appreciated.

Sincerely,



Ron Bailitz
Village Resident
10/16/2015

PLAT OF SURVEY

HERBERT R. SMITH
614 SOUTH DRYDEN PLACE
ARLINGTON HEIGHTS, ILLINOIS

BOOK 61 PAGE 106

ORDER NO. 61/106

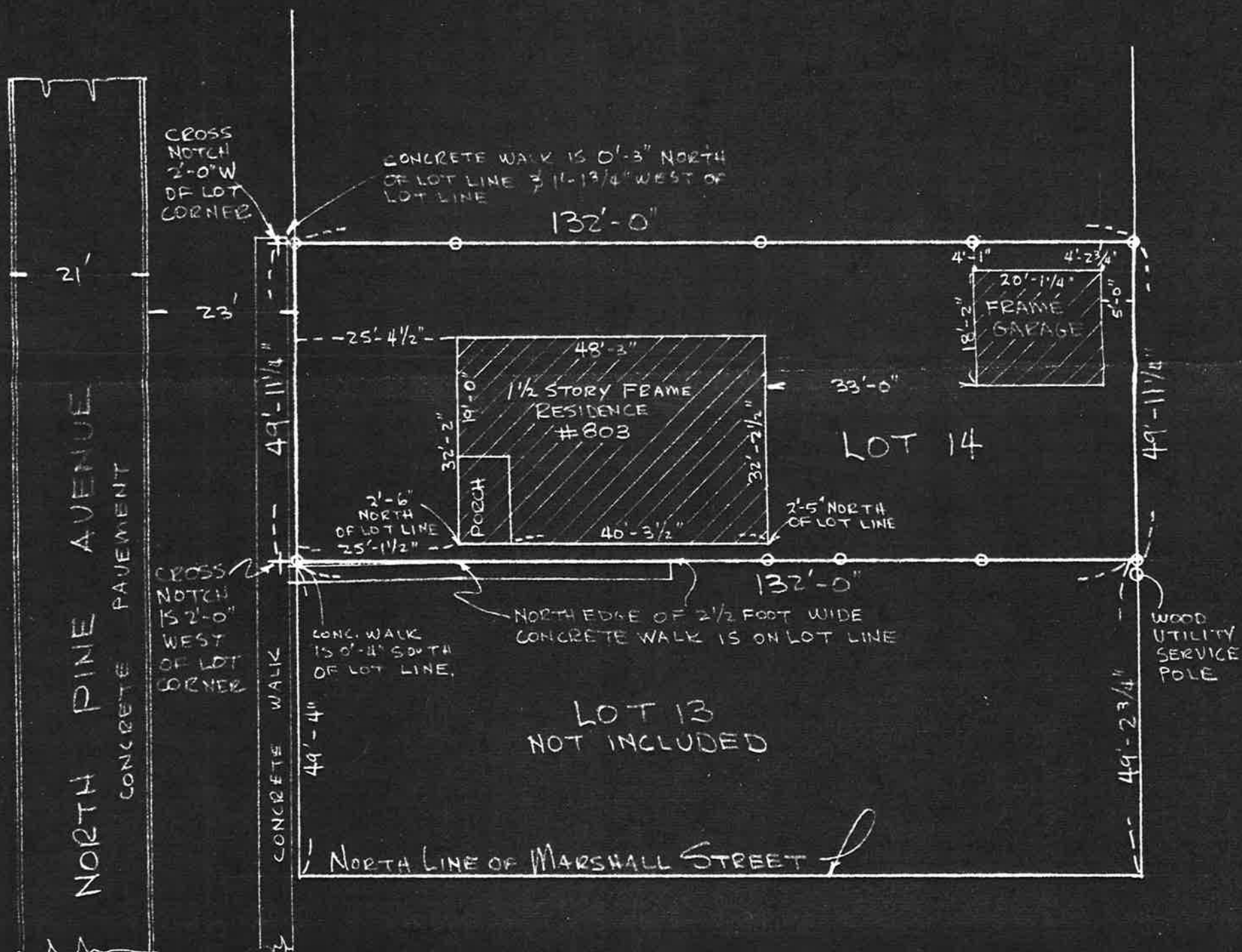
4 APRIL 1961

ORDERED BY JOHN SELGRAD

FOR _____ OWNER

LOT 13 IN THE SUBDIVISION OF BLOCK 1, IN D. W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 39, TOWNSHIP 42 NORTH, RANGE 31, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NO. 803 NORTH PINE AVENUE, ARLINGTON HEIGHTS, ILLINOIS.



○ = IRON PIPE
Scale, 1" = 20 ft.
TOP OF PLAT IS NORTH.

STATE OF ILLINOIS, } ss.
COUNTY OF COOK, }

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

Herbert R. Smith
SURVEYOR

STATE OF ILLINOIS, } ss.
COUNTY OF COOK, }

This is to certify that we have surveyed the above described property according to the Official Record, and the above plat correctly represents said survey.

By Herbert R. Smith SURVEYORS.

Compare the description in this plat with your deed, abstract or certificate of title, also compare all points before building by same and at once report any difference.

Building lines are shown only where they are so recorded in the maps. Refer to your deed or abstract.

The drawing from which this print was made will be on file at this office for 10 years from the date hereon shown. Additional signed and sealed prints bearing original date may be had on application and payment of printing and mailing charges.

~~This survey has been made for use in connection with a mortgage loan transaction and is not to be used for any other purpose.~~



PROPERTY TO LEFT 3
819 N PINE AVE



PROPERTY TO LEFT 2
815 N PINE AVE



PROPERTY TO LEFT 1
813 N PINE AVE



SUBJECT PROPERTY
803 N PINE AVE



PROPERTY TO RIGHT 1
801 N PINE AVE



PROPERTY TO RIGHT 2
743 N PINE AVE



PROPERTY TO RIGHT 3
739 N PINE AVE

N PINE AVE



PROPERTY ACROSS 1
800 N PINE AVE



PROPERTY ACROSS 2
810 N PINE AVE



PROPERTY ACROSS 3
NO CURRENT ADDRESS



PROPERTY TO LEFT 5

827 N PINE AVE



SUBJECT PROPERTY

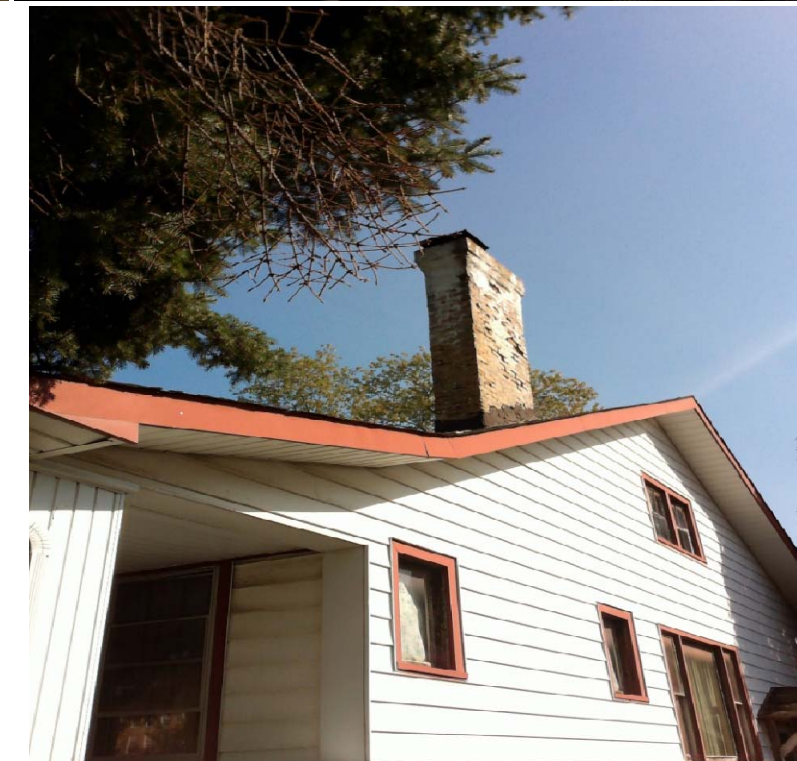
813 / 803 N PINE AVE

NEARBY PROPERTIES WITH ADJACENT SIDE LOTS

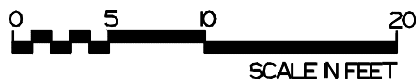
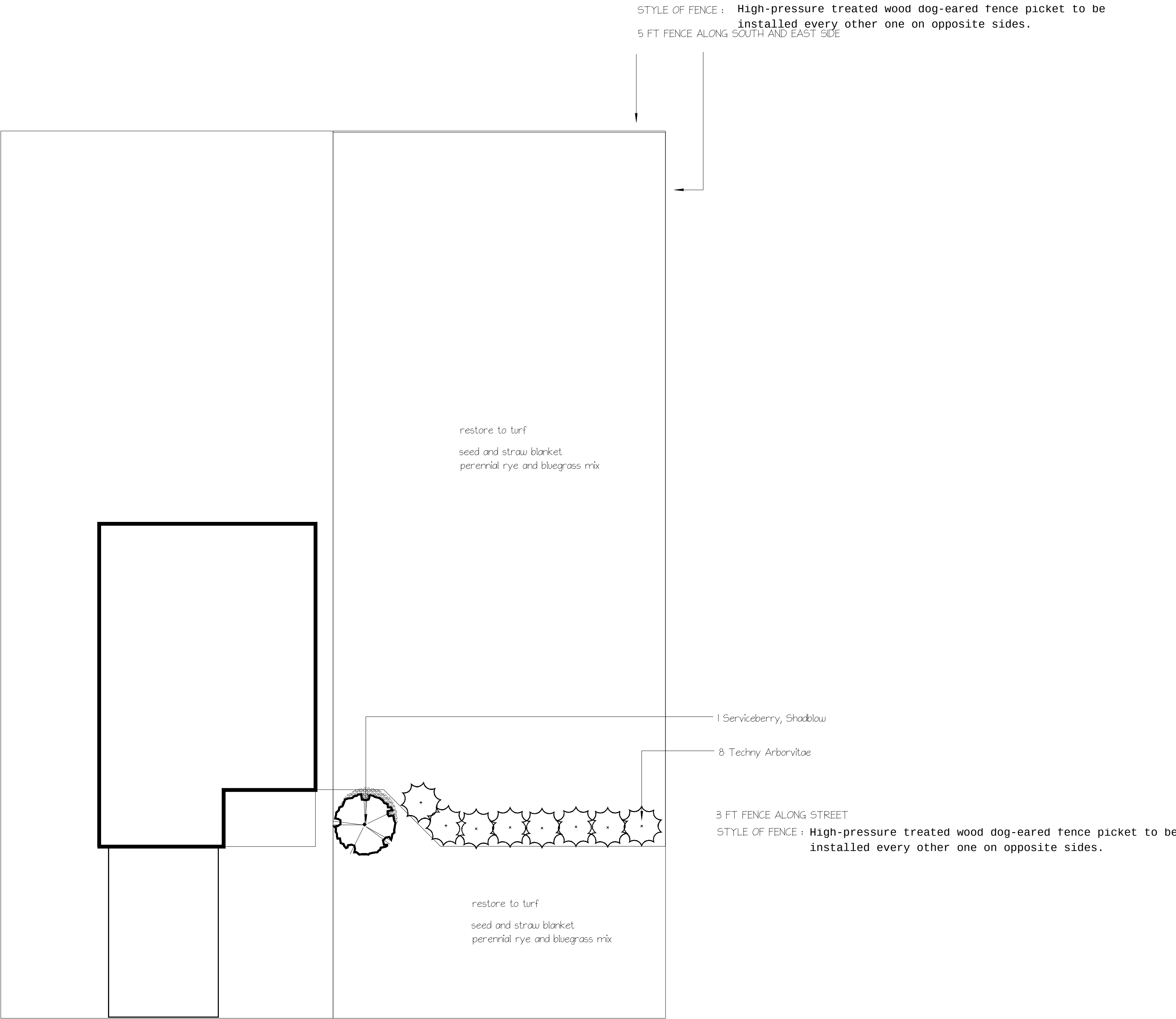


PROPERTY RIGHT ACROSS

810 N PINE AVE & SIDE LOT



BALITZ RESIDENCE



NOTES

No.	Date	Description
REVISIONS		

ROYAL
GARDENS

LANDSCAPING

8217 E Tryon Grove RD
Richmond IL 60071
815 648 1400
RGL1990@aol.com

Ron Balitz, Jr.
813 N. Pine Avenue
Arlington Heights, Illinois 60004

SCALE	PROJECT NO.
DRAWN BY	
CHECKED BY	SHEET NO.
DATE	
DATE OF PRINT	

TRF Environmental, Inc.
13607 S. Lake Drive
Plainfield, IL 60544
(815)609-2901

DATE	INVOICE #
9/5/2015	2179

Ron Bail
Property Location:
803 N. Pine Avenue
Arlington Heights, IL.

[illegible]



13607 S. Lake Drive, Plainfield, IL 60544
Office: 815-609-2901 Fax: 815-609-2902

September 5, 2015

Ron Bailit
803 N. Pine Avenue
Arlington Heights, IL.

Re: Asbestos Inspection

Dear Ron

Enclosed with this report is the asbestos sample analysis result for the samples of suspect asbestos containing materials that were taken September 3, 2015 from the residence located at 803 N. Pine Avenue, Arlington Heights, IL

The sample analysis report from Stat Analysis, Inc. indicates that there is 5-10% chrysotile asbestos in the 9" x 9" floor tile and 10-15% chrysotile asbestos in the white tape located on the ductwork seams.

Thank you for allowing TRF Environmental, Inc to serve you.

Sincerely
Roger L. Keller
Asbestos Inspector
IDPH License #100-022

ASBESTOS ANALYSIS BY POLARIZED LIGHT MICROSCOPY

Method: EPA-600/M4-82-020

TRF Inc.

13607 South Lake Dr.

Plainfield, IL 60544

Phone: 630-904-4883

Fax: 815-609-2902

Reference:

Location: 803 N Pine Av., Arlington Heights

Batch No.: 320759

Customer No.: 1218

Date Received: 09/03/2015

Date Analyzed: 09/04/2015

Date Reported: 09/04/2015

Turn Around Time: 24 Hour

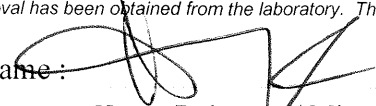
Laboratory Sample	Customer Sample Number	Asbestos Components (%)	Non-Asbestos Components (%)
320759001	#1	Chrysotile 5-10%	Binder 90-95%
320759002	#1M	ND	Binder 99-100%
320759003	#2	Chrysotile 10-15%	Binder 85-90%
320759004	#3	ND	Binder 99-100%
320759005	#4	ND	Binder 99-100%
320759006	#5	ND	Cellulose 99-100%
320759007	#6	ND	Cellulose 5-10% Binder 80-85% Glass 5-10%
320759008	#7	ND	Cellulose 99-100%
320759009	#8	ND	Cellulose 99-100%
320759010	#9	ND	Cellulose 95-99% Binder 1-5%
320759011	#10	ND	Cellulose 5-10% Binder 80-85% Glass 5-10%

ND = Asbestos Not Detected (Not Present) NA = Not Analyzed NS = Not Submitted

Components of inhomogeneous samples are analyzed per our Standard Operating Procedure, or per customer request.

The use of the NVLAP logo does not imply endorsement by NVLAP or any agency of the US Government.

The information contained in this report and any attachments is confidential information intended only for the use of the individual or entities named above. The results of this report relate only to the samples tested. If you have received this report in error, please notify us immediately by phone. This report shall not be reproduced, except in its entirety, unless written approval has been obtained from the laboratory. This report remains property of STAT Analysis until payment is received in full (see invoice).

Analyzed by Name: 

Henry Robateau / Microscopist

Date: 09/04/2015



Consulting Services

ROGER L. KELLER
ENVIRONMENTAL ENGINEER
IDPH LIC# 100-022

OFF 815-609-2901
FAX 815-609-2902

CELL 630-638-0695

INSPECTION • REMEDIATION • AIR SAMPLING
MOLD • ASBESTOS • LEAD
www.trfenv.com

Page: 1 of 1

Laboratory: STAT

320759

ASBESTOS BULK SAMPLE DATA SHEET

Date: 9/3/15

Project No: 803 N PINE AV

Job Site: CON BAIT

Client: ARUNGT

Inspector: ROGER KELLER

ANALYSIS: PLM

OTHER

Turnaround Needed:

24 HR

48 HR

72 HR

OTHER

Sample Number	Type and Location Where Sample Was Collected	Results (% Asbestos)
#1	BASEMENT FLOOR TILE 9"X9"	
#2	BASEMENT DUCTWORK TAPE	
#3	1ST KITCHEN FL LINOLEUM TOP LAYER	
#4	1ST FL KITCHEN LINOLEUM BOTTOM LAYER	
#5	ATTIC INSULATION	
#6	HOUSE ROOFING	
#7	HOUSE BOTTOM SIDING	
#8	GARAGE SIDING	
#9	GARAGE INTERIOR WALLS	
#10	GARAGE ROOFING	

CHAIN OF CUSTODY RECORD

Collected by: (Signature) ROGER KELLER	Date 9/2/15	Time	Relinquished by: (Signature) ROGER KELLER	Date 9/3/15	Time
Received by: (Signature)	Date	Time	Relinquished by: (Signature)	Date	Time
Received for Laboratory by: [Signature]	Date 9/3/15	Time 11:00	Analyzed by: (Signature)	Date	Time

2015



OCCUPATIONAL TRAINING & SUPPLY, INC.

7233 S. Adams Street ♦ Willowbrook, IL 60527 ♦ (630) 655-3900

Asbestos Building Inspector Refresher

Occupational Training & Supply, Inc. certifies that

Roger Keller



**ASBESTOS
PROFESSIONAL
LICENSE**

ID NUMBER
100 - 00022

ISSUED
4/22/2015

EXPIRES
05/15/2016

ROGER L KELLER
13607 S LAKE DRIVE
PLAINFIELD, IL 60544

Environmental Health



has successfully completed the Asbestos Building Inspector Refresher course and has passed the competency exam with a minimum score of 70%. The course is accredited by the Illinois Department of Public Health and Indiana Department of Environmental Management for purposes of accreditation in accordance with EPA 40 CFR 763, Asbestos Hazard Emergency response Act (AHERA) and TSCA Title II.

Course Date: 6/15/2015

Exam Date: 6/15/2015

Expiration Date: 6/15/2016

Certificate Number: BIR1506152433

Kathy DeSalvo
Kathy DeSalvo, Director