



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 23, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 9/25/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#18-092 - 1141 S. Arlington Heights Rd. / Commercial

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 - 9/25/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 9/25/18

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.
SEPTEMBER 25, 2018**

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

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Jonathan Kubow
Ted Eckhardt
Scott Seyer

Members Absent: None

Also Present: Joe Labelle, Rize Properties for 1006 N. Beverly Ln. & 1711 N. Verde Ave.
Curt Bullock, Owner of 1006 N. Beverly Ln.
Peter McGovern, T.P. Carpentry for 1702 N. Verde Ave.
Steve Gawlick, S.G. Architects for 1702 N. Verde Ave.
Steve Pattermann for 508 S. Mitchell Ave.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM SEPTEMBER 13, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 13, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#18-084 – 1006 N. Beverly Ln.**

Joe Labelle, representing *Rize Properties*, and **Curt Bullock**, the homeowner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and detached one-car garage to allow construction of a new two-story residence with an attached, two-car garage. The project does comply with the R-3 zoning requirements. The existing neighborhood consists primarily of single-story homes with one-car attached garages. However, there have been numerous other teardowns completed on this block, one of which is directly north of the subject property.

Overall, the proposed design is consistent in scale and design to many of the other completed teardowns on the block, and the traditional style fits in this neighborhood. The single story porch roof helps the design to relate to the existing adjacent single story home, and the front porch projects out in front of the proposed two-car garage, which keeps the focus of the design on the house instead of the garage. Staff recommended approval with the only recommended revision to add some additional windows to the side elevations to help break up the areas of blank walls.

Mr. Labelle was concerned about impacts on the floor plan if windows are added on the side elevations. He pointed out that both vertical and horizontal siding were used to help break up the elevations and provide detail.

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

Commissioner Kingsley said it was a nicely designed home. She agreed with Staff's suggestion to add windows on the side elevations, and she suggested adding a window in the flex room and in the kitchen to bring in more natural light. She also suggested adding a covering over the doors on the rear elevation, to at least cover the stairs. Because both the siding and trim are white, she suggested one of them be smooth, and she preferred it to be the trim. She also commented that this is a large home in a primarily one-story area, and she was interested to hear if anyone in the audience had concerns about the context of the new home in this neighborhood. She pointed out that the adjacent one-story home will now have a two-story home on either side of it.

Commissioner Eckhardt had no issues with the home as proposed, with the exception of the suggestion to add windows over the kitchen sink. He was not concerned about the lack of windows on the sides of the home from the outside, but felt that additional windows in the kitchen would make a big difference from the inside. He also agreed with the suggestion to add a covering over the back door.

Commissioner Kubow said it was a wonderfully designed home, and he really liked it. His only recommendation would be on the left elevation to either add landscaping or windows. He agreed with adding windows in the kitchen, similar to the transom windows on the second-floor.

Commissioner Seyer agreed with the comments already made; he felt it was a nice design. He asked about the color of the metal roof, and **Mr. Labelle** said it would be black, to be consistent with the rest of the home. **Commissioner Seyer** felt the massing of the new home was nicely broken up, and he had no further comments.

Chair Fitzgerald agreed with the comments already made.

Commissioner Kubow asked the homeowner if he would consider adding windows to the left side elevation, whether it was in the kitchen or the flex room, and the homeowner was agreeable to adding windows in the kitchen.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1006 N. BEVERLY LANE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE SITE PLAN DATED 7/24/18

AND RECEIVED 8/27/18, ARCHITECTURAL PLANS DATED 8/27/18 AND RECEIVED 9/14/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD WINDOWS TO THE LEFT SIDE ELEVATION AT THE KITCHEN.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Eckhardt suggested a recommendation to add a cover over the back door. **Chair Fitzgerald** suggested a recommendation to add a window in the side of the garage to help break up the area. **Commissioner Kingsley** suggested a recommendation to use smooth trim, and asked for comments about landscaping since this is a large home next to a one-story home. **Commissioner Kubow** pointed out that the context shows the majority of the homes are teardowns and 2-story homes.

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

3. A RECOMMENDATION TO ADD A WINDOW ON THE RIGHT ELEVATION AT THE GARAGE.
4. A RECOMMENDATION TO ADD SOME TYPE OF ROOF STRUCTURE OVER THE DOUBLE DOOR ON THE REAR ELEVATION.
5. A RECOMMENDATION TO INTRODUCE SMOOTH FACE TRIM TO THE OVERALL FINISH PACKAGE.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW**DC#18-085 – 1711 N. Verde Ave.**

Joe Labelle, representing *Rize Properties*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and detached two-car garage to allow construction of a new two-story residence with an attached, three-car garage. The subject site complies with all of the R-E zoning requirements, where the minimum lot size is 20,000 sf. The original homes in this neighborhood are predominantly smaller scale single-story homes. There have been numerous teardowns previously completed in this neighborhood, but there have only been two previous teardowns on this street.

Overall, the proposed design is very nicely done, with varying roof forms, nice materials and details. The overall massing of the house steps down in scale on each side, and the house is buffered from the adjacent homes by detached garages on both sides. Staff recommends approval as submitted.

Mr. Labelle said that they intentionally kept the bulk of the new home down as much as possible in relation to the neighboring homes. This particular property is a blighted property that has needed to be removed for some time. He was pleased with the comments made by Staff about the project.

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

PUBLIC COMMENT

John Kordecki, 1707 N. Verde Avenue, lives 2 homes west of the site. He asked about the dimensions of the new home, and **Mr. Labelle** replied that the home is 72-feet at the rear, with the front of the home being approximately 14-feet less than that.

Commissioner Eckhardt had no issues with the new home. **Commissioner Kubow** agreed and said that this is a big home in a transitional neighborhood of small ranches on both sides, and the petitioner did a good job of minimizing the over impact of the new home with the sloped roofs and the setback of the garage on the other side. He approved of the design as proposed.

Commissioner Seyer agreed, and felt that the massing was well proportioned for a large home, making it less imposing.

Commissioner Kingsley agreed with the comments already made, and asked if this was a spec home. **Mr. Labelle** said that the home is for a client who could not be here tonight, and they were involved in the design process. **Commissioner Kingsley** suggested adding a covering over both the dinette door and the mudroom door on the rear elevation, and felt that smooth trim was a better choice and would give a cleaner look to the home. She asked about the color of the metal roof, and **Mr. Labelle** said the roof would be consistent with the Driftwood color. **Commissioner Kingsley** also recommended straight edge shingles in the gable ends.

Chair Fitzgerald agreed with the comments already made. This is a nicely designed home and he very much liked the colors being proposed. He felt that the back of the home could be dressed up to have some of the elements on the front elevation, and he suggested a metal roof over the area above the double doors.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1711 N. VERDE AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE SITE PLAN DATED 8/24/18 AND RECEIVED 8/28/18, ARCHITECTURAL PLANS DATED 7/3/18 AND RECEIVED 9/14/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL,

STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO ADD SOME TYPE OF COVERING/CANOPY OVER BOTH BACK DOORS, AND TO CONSIDER A METAL ROOF ABOVE THE DINETTE AREA.
2. A RECOMMENDATION TO CONSIDER SMOOTH TRIM IN THE OVERALL MATERIAL PACKAGE.
3. A RECOMMENDATION TO CONSIDER STRAIGHT EDGE SHINGLES IN THE GABLE ENDS.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW**DC#18-086 – 1702 N. Verde Ave.**

Peter McGovern, representing *T.P. Carpentry*, and **Steve Gawlick**, representing *S.G. Architects* were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing split-level residence with attached two-car garage to allow construction of a new two-story residence with an attached, three-car garage. The front setback for the proposed house needs to be corrected to comply with code and the driveway width needs to taper within 18 feet of the garage, but otherwise this project complies with the R-E zoning requirements. The subject property is located in an R-E zoning district, where the minimum lot size is 20,000 sf. The original homes in this neighborhood are predominantly smaller scale single-story homes. There have been numerous teardowns previously completed in this neighborhood, but there have only been two previous teardowns on this street. This site is located across the street and two homes over from the teardown that was just reviewed tonight.

Overall, the proposed design is nicely done with a nice level of detailing on all sides of the house. The house is tall and large, but it fits comfortably on the large lot, and there is abundant space between the adjacent homes. The garage is prominent, but it is nicely designed and detailed. The only comments on the design are that additional windows are recommended on the left side elevation second floor to break up the blank wall, and the stone base should wrap the corner two feet on the left side (to match the detail on the right side). Staff recommends approval with the suggestions previously stated.

In response to Staff's comments, **Mr. Gawlick** said that the brick could be extended around the front corner of the porch onto the left side of the home. The left side of the new home abuts a very heavily wooded lot with a small ranch home that is not even visible from the street because of the amount of trees, and he questioned how much of the left side of the new home would actually be seen from the street. A transom window could be added in each of the 2 bedrooms on the left side elevation because of furniture placement.

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

PUBLIC COMMENT

Mike Bayless, 1708 N. Verde Avenue, lives directly east of the site. He said the new home looked beautiful; his concerns are with the large amount of water his garage retains from the pitch coming west to east, and he asked if something would be put in between the new home and his garage. **Mr. Gawlick** replied that there would be an engineering grade cut between the garage and the lot line, and the pitch should probably drop down below the neighbor's lot line. The retaining wall shown on the site plan was pointed out, and **Mr. Gawlick** explained that a slight 1-foot tall retaining wall will be located along the east side of the property because the grade is being lowered at that side of the home.

Chair Fitzgerald explained that engineering and grading are not under the purview of this commission; however, these comments and concerns will be forwarded appropriately, and he encouraged the resident to contact the Village Engineering Department as well. **Mr. McGovern** understood the grading concerns and said he would take care of it.

Commissioner Eckhardt commented that the drawing shows some new grade elevations that are higher than the existing driveway next door, and he felt the area needed more engineering attention from the petitioner.

Commissioner Kubow said that overall, the new home is nicely designed and nicely detailed. He commented about the pitch of the roof above the front door that appeared flat compared to everything else, and took away from the grand entrance of it. He was in favor of the design as proposed.

Commissioner Seyer agreed with the comments already made, and wanted to confirm the color of the metal roof. **Mr. Gawlick** said that the metal roof would be black to match the gutters. **Commissioner Seyer** had no further comments.

Commissioner Kingsley said it was a nicely designed home, and she had the same recommendation about using smooth trim instead of textured, as the previous project. She liked that a railing design that is not typical is being proposed. Although she would typically suggest bringing down the height of the garage, she was okay with it as proposed because of the neighborhood. She loved the exposed rafter ends, which are not seen very often, and she suggested a smaller window in the walk-in closet above the front door, so the entry portico roof pitch could be raised.

Commissioner Eckhardt agreed with the comments about raising the roof pitch above the front entry, and he liked the idea of changing the window in the walk-in closet to a clerestory window to match the others being proposed. He felt the low roof pitch above the front door was out of character with the steep roof pitches on the rest of the home, and needed to be further studied. He also suggested adding a cover over the back door. He liked the rest of the home.

Chair Fitzgerald liked the home and agreed with the comments already made. He suggested adding another light fixture on the rear elevation on each side of the patio door, consistent with the amount of lights on the front of the home. He also cautioned the petitioner on the brightness of the lights.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1702 E. VERDE AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE SITE PLAN RECEIVED 8/30/18, ARCHITECTURAL PLANS DATED 8/24/18 AND RECEIVED ON 8/30/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE PETITIONER FURTHER STUDY OPTIONS FOR THE FRONT ENTRY ROOF TO BE TALLER, AND SUBMIT TO STAFF FOR REVIEW.
2. A RECOMMENDATION TO CONSIDER SMOOTH TRIM IN LIEU OF TEXTURED TRIM.
3. A RECOMMENDATION TO CONSIDER ADDING A SMALL ROOF COVER OR ARCHITECTURAL ELEMENT TO PROTECT THE SLIDING DOORS ON THE REAR ELEVATION.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 4. SINGLE-FAMILY NEW REVIEW**DC#18-087 – 508 S. Mitchell Ave.**

Steve Pattermann was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached, two-car garage on a vacant lot. The subject site is zoned R-3 and the following zoning issues will need to be resolved before building permit approval:

- Building Lot Coverage: The maximum allowed building lot coverage is 2,951 sf. The proposed lot coverage is 3,200 which includes the covered outdoor spaces.
- Chimney Encroachment: Chimneys are allowed to encroach into the required side setback up to 20 inches maximum. The proposed chimney encroaches 24 inches.
- Parkway Tree: The proposed driveway is too close to the existing parkway tree. A minimum 8 feet of clearance needs to be provided to maintain the health of the existing tree. The driveway layout will need to be adjusted to provide the required clearance.

Otherwise, the proposed design complies with the R-3 zoning requirements. The subject property is part of a new four-lot subdivision that received final approval in April 2017. The new subdivision consists of lots for three new single-family homes, and one lot for storm water detention. As part of the subdivision approval, two existing trees along the south property line on the subject property, and one existing parkway tree are required to be preserved.

This neighborhood, and this street, consist of a wide variety of houses including single-story, two-story, historic, newer, attached garages, and detached garages. However, the subject site is adjacent to three charming vintage cottage style homes that have a very consistent appearance.

Overall, the proposed design is very nicely done with a traditional style and excellent detailing that will fit well in this location. The one-and-a-half-story massing and steep roof lines complement the adjacent cottage style homes. The garage does project forward and is prominent, but it is very nicely detailed as an integral part of the design. **Mr. Hautzinger** also presented photos of a completed home in another community that is the same design and floor plan as the proposed new home, although the materials are not identical. Staff recommends approval of the new home as submitted.

Mr. Pattermann said that he previously spoke with Staff and agreed to make the zoning modifications stated in the report, which will be done at the time of permit.

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

PUBLIC COMMENT

Peter Long, 516 S. Mitchell Avenue, lives directly south of the site. He said that there is wood fence located directly north of his driveway that was maintained by the previous neighbor, and a big tree on the edge of the property that has grown to the extent that boards on the fence have popped off and the fence discolored. He asked that the fence either get repaired and painted, or removed. He said the new home looks beautiful, but the footprint of it will displace a lot of water, and he hopes that proper landscaping along with drain tiles will be done so drainage will go where it can and should. The site has many old trees that contribute to the character of the area that he does not want to see destroyed and contribute to drainage problems. Lastly, the new home is very large going back on the lot, and he hoped the design took into consideration the amount of light that will be lost on his home.

Commissioner Kubow commented that with the majority of sunlight comes from the south, so the adjacent neighbor's home should be relatively unaffected by loss of sunlight. He also asked about the timeline for the new detention on

Lot 4, and **Mr. Pattermann** said that the property has already been subdivided, and a detention pond already exists on the site. He intends on creating swales in between this new home and the adjacent home to the south. **Commissioner Kubow** commented that whatever the water situation is now, it will be improved because of the new detention pond. **Mr. Pattermann** also commented that the existing fence between the properties could be removed if necessary.

Rebecca Boykin, 546 S. Mitchell Avenue. She had concerns about detention water because this property previously had only one home and will now have three homes. She asked if the existing detention pond would be further landscaped, and **Mr. Pattermann** said that he believed there was an existing landscape plan for the entire site; however, he only purchased this lot (Lot 2). **Mr. Hautzinger** added that there is an approved landscape plan for the subdivision that the developer of the subdivision is responsible to install. She is welcome to get in touch with the Planning Department to review it. **Ms. Boykin** added that she was concerned because she has a small child and the existing detention pond is located near the street and is not fenced and she spent the summer keeping her child away from going in the pond. She was curious if there will be any fencing during the construction process because right now it is unsightly. She wanted to understand what code allows and what will be done. **Chair Fitzgerald** said that during construction, fencing is required around the new home. **Commissioner Eckhardt** asked the petitioner if his purchase of Lot 2 for the proposed new home included covenants and restrictions about the maintenance of the detention pond on Lot 4, and **Mr. Pattermann** said he did not recall anything about that. **Commissioner Eckhardt** asked the petitioner if the Village owns the retention pond and if they will maintain it. **Mr. Patterman** said it was his understanding that the Village is responsible for maintenance of the pond, not the residents. **Commissioner Eckhardt** explained that the detention pond is required, and Ms. Boykin should contact the Village Planning Department regarding the approved plans. **Mr. Hautzinger** provided Ms. Boykin with his contact information.

Commissioner Seyer said it was a nice design and he had no issues with it.

Commissioner Kingsley said it was a really nice design and asked if the Hardie shingles in the dormers would be mitered at the corners, as shown in the drawings, or would there be corner boards. **Mr. Pattermann** replied that there would be corner boards, and **Commissioner Kingsley** said that corner boards would alter the look of the home, and she preferred to see the corner mitered. If this was not possible, then she suggested the petitioner consider a different material such as cedar, which can be mitered at the corners. **Mr. Pattermann** was not opposed to considering this.

Commissioner Kingsley appreciated all the details that went into the proposed design, which help the home appear to be smaller than it really is, but was disappointed that the new home has to be as big as it is, and that some of the character elements of the neighborhood are not portrayed on the new home, such as a porch or a porch that goes across the front of the home, or a garage that is not as prominent. Although the home is beautiful, she felt the scale of the home was much bigger than homes on this side of the street, and commented that reducing the first-floor ceiling height from 10' to 9' would help with the overall massing of the home. She felt the home was nicely design, but she felt that in general, that should have been looked at and the petitioner should consider lowering it.

Commissioner Eckhardt said it was a great home and he would love to sit on the porch on the rear elevation. He asked about the brick mortar and whether it would be similar to the photo presented where it was exposed and squished out, which he felt had wonderful character. He acknowledged that the home was big, but felt the scale was appropriate and he appreciated the steep pitches being proposed, which fit in with the other homes with steep pitches. The symmetry was wonderful and the entrance has a lot of classic, old cottage detailing. He felt the home was great and he would not change anything.

Commissioner Kubow felt it was one of the better homes the commission has seen in terms of design in a long time. **Mr. Pattermann** said that the credit should go to the future homeowner who picked out the design. **Commissioner Kubow** said the design was amazing and he really liked the hand drawn elevations and floor plans that are not seen very often either. He had no further comments.

Chair Fitzgerald also really appreciated the design and agreed that the home is big; however, he pointed out the big home across the street and one lot to the north, and the big home next to that, so he felt the new home would fit in nicely, especially after landscaping and the trees start growing.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 508 S. MITCHELL AVENUE, AS SUBMITTED. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 8/30/18 AND RECEIVED ON 9/14/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley wanted to be sure that the materials submitted are actually used, specifically the Hardie shake on the dormers. She felt that Staff should review this to ensure that the essence of the design is kept. **Mr. Pattermann** reviewed the material sample board and location of materials on the new home. **Commissioner Kingsley** clarified that she is not opposed to using the Hardie shake shingles shown on the drawings, and preferred that the corners be mitered as shown in the drawings, which is rarely done. She reiterated that the dormers will look completely different with a corner board. **Commissioner Eckhardt** asked the petitioner if the home would be built with the mitered corners as shown in the photograph and in the drawings, and **Mr. Pattermann** said that it would.

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

2. A REQUIREMENT THAT THE DORMERS THAT FEATURE SHAKE SIDING HAVE MITERED CORNERS AND NO CORNER BOARDS, AS SHOWN IN THE ELEVATIONS SUBMITTED.

Commissioner Seyer complimented the petitioner on the dark bronze windows, and felt that the darker windows will help create a more luxurious aesthetic on the new home.

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

ITEM 5. GENERAL MEETING

Commissioner Kingsley asked about the timeline for review of the Design Guidelines, and **Mr. Hautzinger** stated that a discussion about the guidelines will be scheduled as soon as possible, but Staff is currently focusing on finalizing sign code amendments, which still require Village Board approval.

The commissioners discussed their attendance at the upcoming October meetings. **Mr. Hautzinger** reported that there is a previously approved project that Staff was intending to schedule for re-review, which Commissioner Kingsley and Chairman Fitzgerald would be recusing themselves from. However, in light of the attendance conflicts, it will be difficult to achieve a quorum, so the Commissioners encouraged Staff to work with the petitioner towards an administrative approval. If necessary, the commissioners were open to rescheduling to another date in October in order to achieve a quorum for that project.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 7:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#18-092 - 1141 S. Arlington Heights Rd. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for exterior modifications to two existing retail buildings.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for exterior modifications at 1141 S. Arlington Heights Road. This recommendation is based on the plans dated 10/10/18 and received 10/9/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate if the design could benefit from further design development, such as varying the height and profile of the cornice or incorporating decorative awnings or canopies above the storefronts or entry doors.
2. Evaluate if the proposed design is too similar to the petitioner's recently completed project at 1005-1015 S. Arlington Heights Road.
3. Acknowledgment that the design does not include a continuous LED accent light strip.
4. A recommendation to replace the existing ground signs with new modern ground signage designed to complement and enhance the overall design of the property.
5. Drought and salt-tolerant deciduous shrubs and ornamental grasses are required to be installed in the planting beds along Arlington Heights Road. The plants shall be limited to 18 inches in height within 12 feet of the driveways, and shall be 36 inches elsewhere.
6. A four-inch caliper shade tree is required to be planted in the existing parking island at the southwest corner of the site.
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. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1141 S. Arlington Heights Rd.
Project Address: 1141 S. Arlington Heights Rd.
Prepared By: Steve Hautzinger

Date Prepared: October 16, 2018

PETITIONER INFORMATION:

DC Number: 18-092
Petitioner Name: Joe Zivoli
Petitioner Address: 1005 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Meeting Date: October 23, 2018

Requested Action(s):

Approval of the proposed architectural design for exterior modifications to two existing retail buildings.

Design Commission Responsibility for Projects Not Being Reviewed by Plan Commission:

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

This project does not require Plan Commission review. Therefore, the Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-2, which states:

*"Developments that do not require a public hearing by the Plan Commission shall be reviewed by the Design Commission or by administrative design review **for all elements** under the Commission's responsibility."*

Summary:

The petitioner is proposing exterior improvements to two existing multi-tenant retail buildings facing Arlington Heights Road. The scope of the project is a complete makeover of the front and side elevations including:

- Complete removal of the existing mansard canopy roof.
- Adding a new taller parapet wall with EIFS cornice. The wall will return down the side walls approximately 8 feet.
- Replacement of the existing dark brown brick with new red brick (the existing rock face stone will remain).
- Replacement of the existing dark bronze doors and windows with new clear anodized doors and floor-to-ceiling windows.

There are no site or landscaping improvements being proposed. The subject site is approximately 26,841 square feet, and the existing buildings are approximately 8,560 square feet in total area.

Architectural Design:

One of the Village's goals is to improve the appearance along this section of Arlington Heights Road, and this project will be a nice contribution towards realizing this goal.

The existing building is generally in good condition, but the standing seam faux copper mansard canopy has a dated and unexciting appearance. The proposed design and materials will provide a brighter and fresher appearance that will enhance the properties' image. The petitioner has indicated his preference for keeping the design clean, simple, and modern, but the Design Commission should evaluate if the design could benefit from further design development, such as varying the height and profile of the cornice or incorporating decorative awnings or canopies above the storefronts or entry doors. Furthermore, the Design Commission should evaluate if the proposed design is too similar to the petitioner's recently completed project at 1005-1015 S. Arlington Heights Road.

The drawings indicate a "continuous LED accent light strip", but the petitioner has clarified that this is an error and will not be part of the design.

Signage:

The drawings indicate that all tenant wall signage will use white aluminum back-lit channel letters for a consistent signage appearance. In addition to wall signage, there are two existing ground signs on the site that were originally approved in 1994 and they do not comply with current code requirements. The signs are dated with a dull appearance that does not complement the

new building design. It is recommended that the petitioner consider replacement of the ground signs with new modern ground signage designed to complement and enhance the overall design of the property. All new signage is required to comply with the signage code, Chapter 30.

Landscaping:

There is an existing landscape bed along Arlington Heights Road that currently only has grass. Per Chapter 28, Section 6.15, all off-street parking areas are required to be screened along the public way. Such screening is generally accomplished with three-foot tall densely planted shrubs. It is recommended that the petitioner install drought and salt-tolerant deciduous shrubs and ornamental grasses in the existing planting bed. The plants are required to be limited to 18 inches in height within 12 feet of the driveways to avoid obstructing visibility, but shall be 36 inches elsewhere. Additionally, code requires shade trees within parking islands at the end of all parking rows. It is recommended that a four-inch caliper shade tree be planted in the existing parking island at the southwest corner of the site.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for exterior modifications at 1141 S. Arlington Heights Road. This recommendation is based on the plans dated 10/10/18 and received 10/9/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate if the design could benefit from further design development, such as varying the height and profile of the cornice or incorporating decorative awnings or canopies above the storefronts or entry doors.
2. Evaluate if the proposed design is too similar to the petitioner's recently completed project at 1005-1015 S. Arlington Heights Road.
3. Acknowledgment that the design does not include a continuous LED accent light strip.
4. A recommendation to replace the existing ground signs with new modern ground signage designed to complement and enhance the overall design of the property.
5. Drought and salt-tolerant deciduous shrubs and ornamental grasses are required to be installed in the planting beds along Arlington Heights Road. The plants shall be limited to 18 inches in height within 12 feet of the driveways, and shall be 36 inches elsewhere.
6. A four-inch caliper shade tree is required to be planted in the existing parking island at the southwest corner of the site.
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. All signage must meet code, Chapter 30.

October 16, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-092



E Magnolia St

S Arlington Heights Rd

Alley

S Pine Ave

E Cypress St



LOCATION MAP
1141 S. Arlington Heights Road



S Arlington Heights Rd

S Arlington Heights Rd



RECEIVED
OCT 09 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[illegible]

UPDATE: JULY 6, 1994.
ORDERED BY: ELIAS R. TYRBOSS
UPDATE: OCTOBER 19, 1989.
ORDERED BY: JAMES STAYER

REG. IL. LAND SURVEYOR No. 2819

REG. ILL. Land Surveyor

Ordered by BAIRD & WARNER, INC.

WE, PROFESSIONALS ASSOCIATED, c
we have surveyed the above described prop
hereon drawn is a correct representation of a

REG. ILL. Land Surveyor

1141 S. Arlington Heights Road



Subject Property – Looking South

1141 S. Arlington Heights Road



Subject Property – Looking North

1141 S. Arlington Heights Road



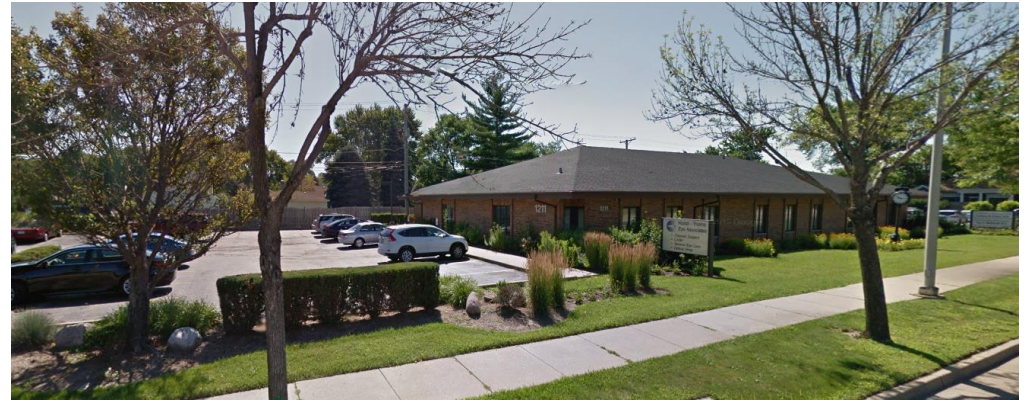
Existing Masonry



Existing Landscape Bed



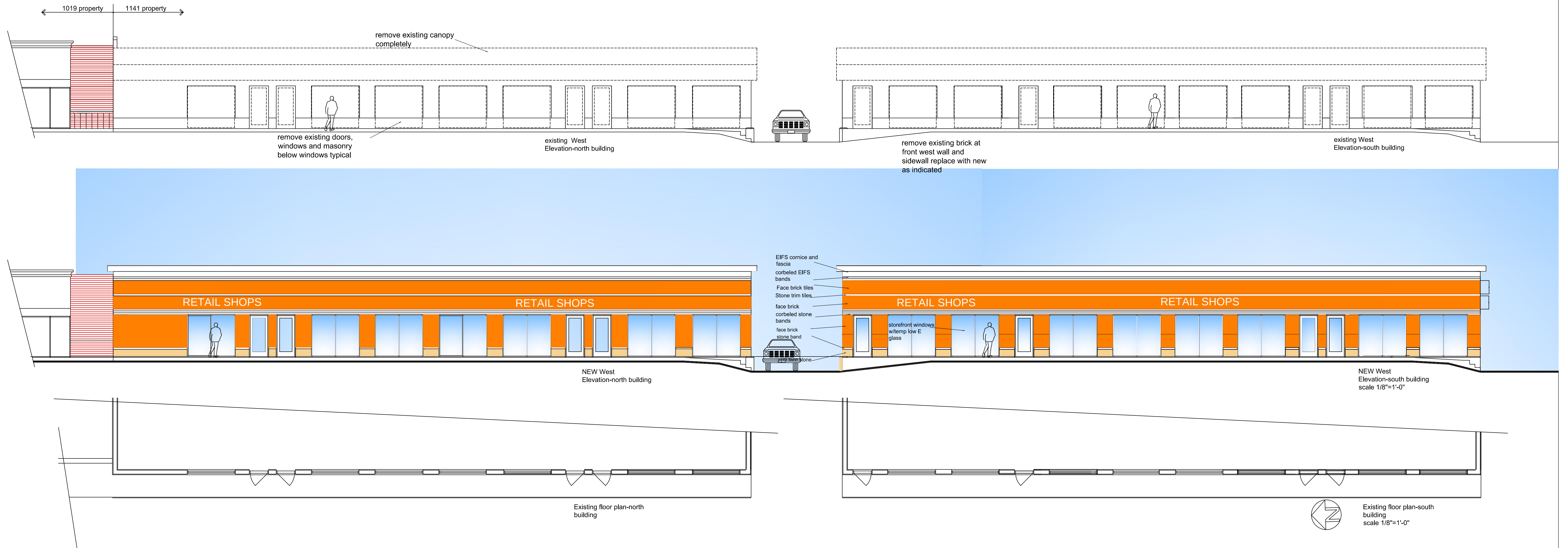
Properties to North



Properties to South

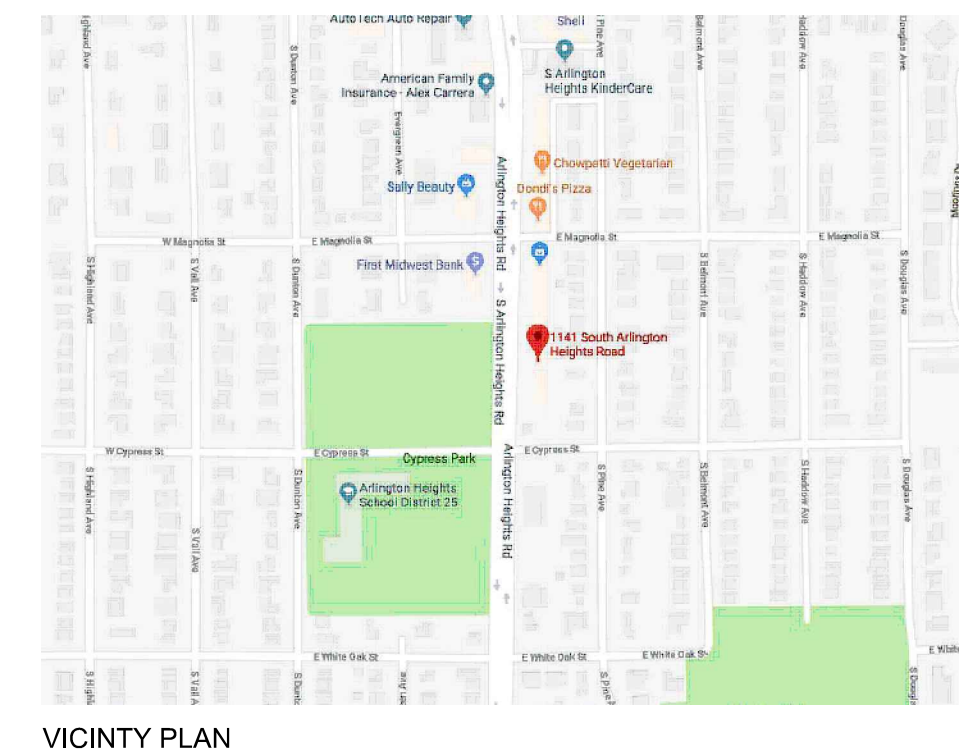
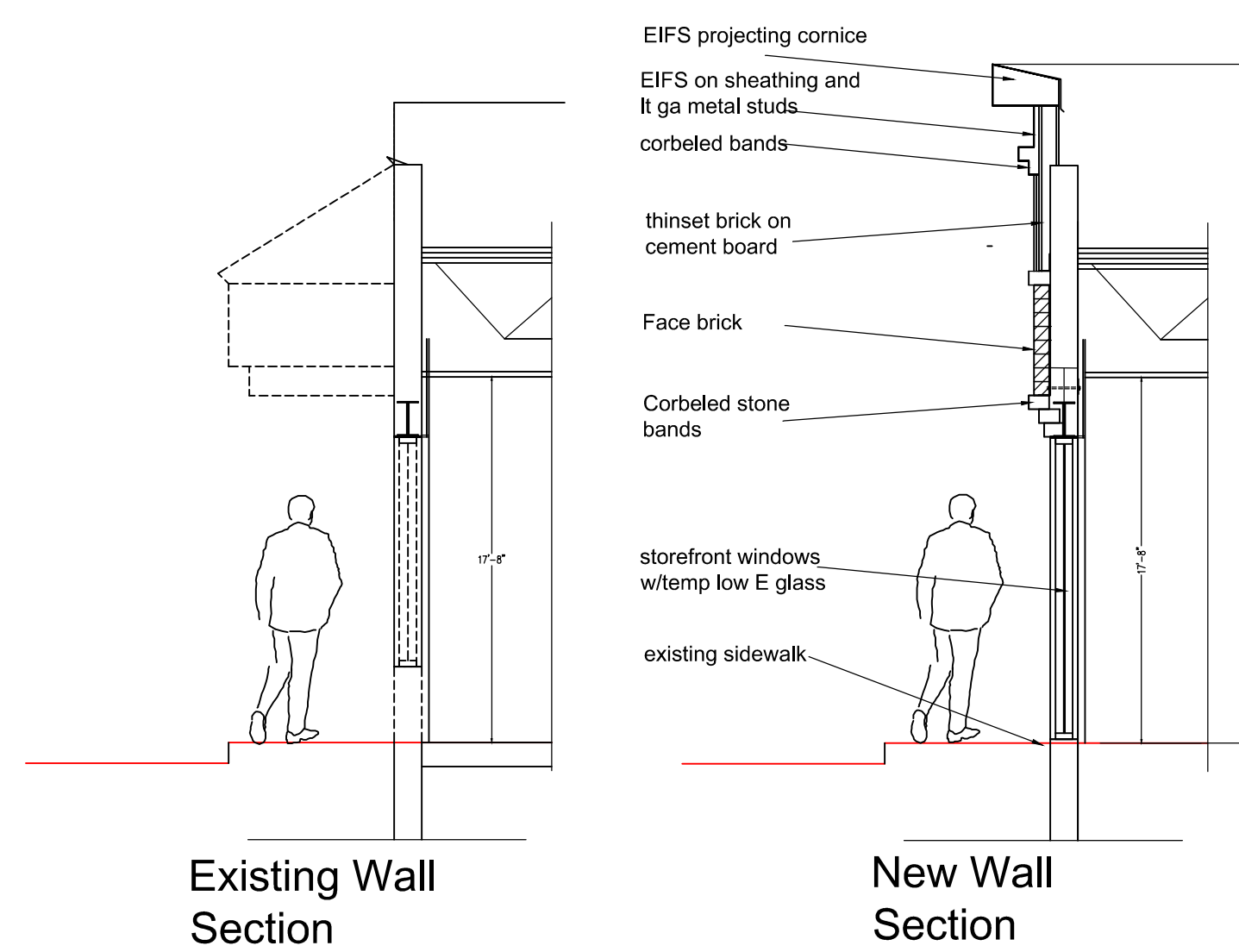


Properties Across the Street



NEW MATERIALS LIST

- Brick - Bowerston Shale Co. Santa Fe W/C no darks utility bond and mortar joints to match 1015 building
- Stone- Indiana buff limestone/alternate cast stone
- Fascia- Brick tiles to match and EIFS panels
- Cornice- Preformed EIFS 8' length minimum
- Signage- preformed aluminum internally LED lit letters
- Lighting 1- LED wall sconce or approved equal
Lighting 2- continuous LED accent light strip
- Storefront - anodized clear aluminum storefront system
1" insulated clear glass tempered where required by code.
Alternate low E insulated. contractor shall field verify all dimensions and conditions and submit 3 sets of complete detailed shop drawings and submittals US aluminum
- Roof - where required 60 mil EPDM fully adhered membrane and flashings Firestone, Carlisle or approved equal.



NEW FACADE REMODELING
1141 South Arlington Heights Rd.
Arlington Heights, Illinois

10-10-2018- issued for
Design Commission Review

dwg.

A1

JULIO RUFO ARCHITECT
804 South Chester Park Ridge, Illinois 60068
phone 847 257 6598



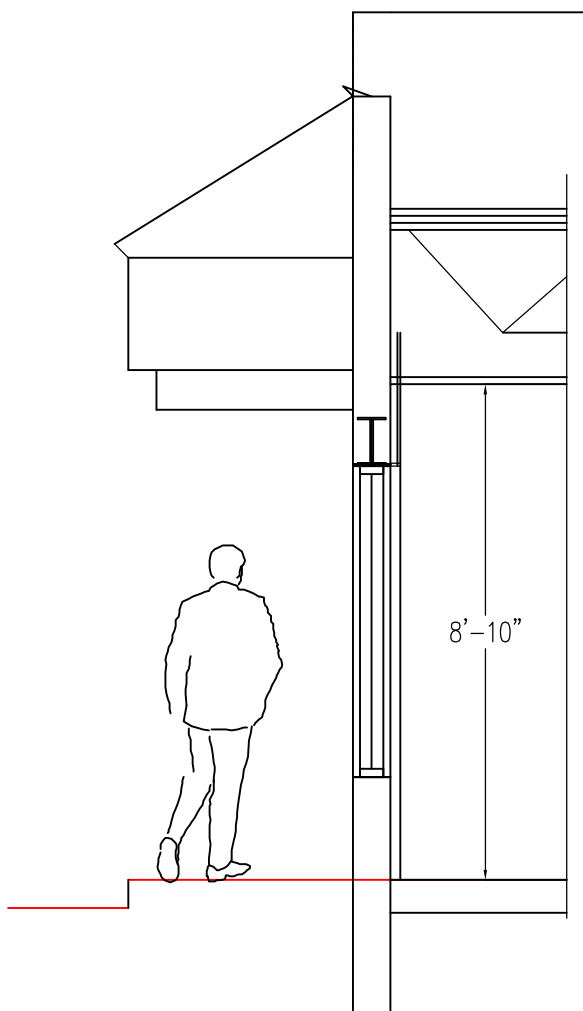
1141 FACADE OPTION G IV
Julio Rufo

9/12/2018
Architect

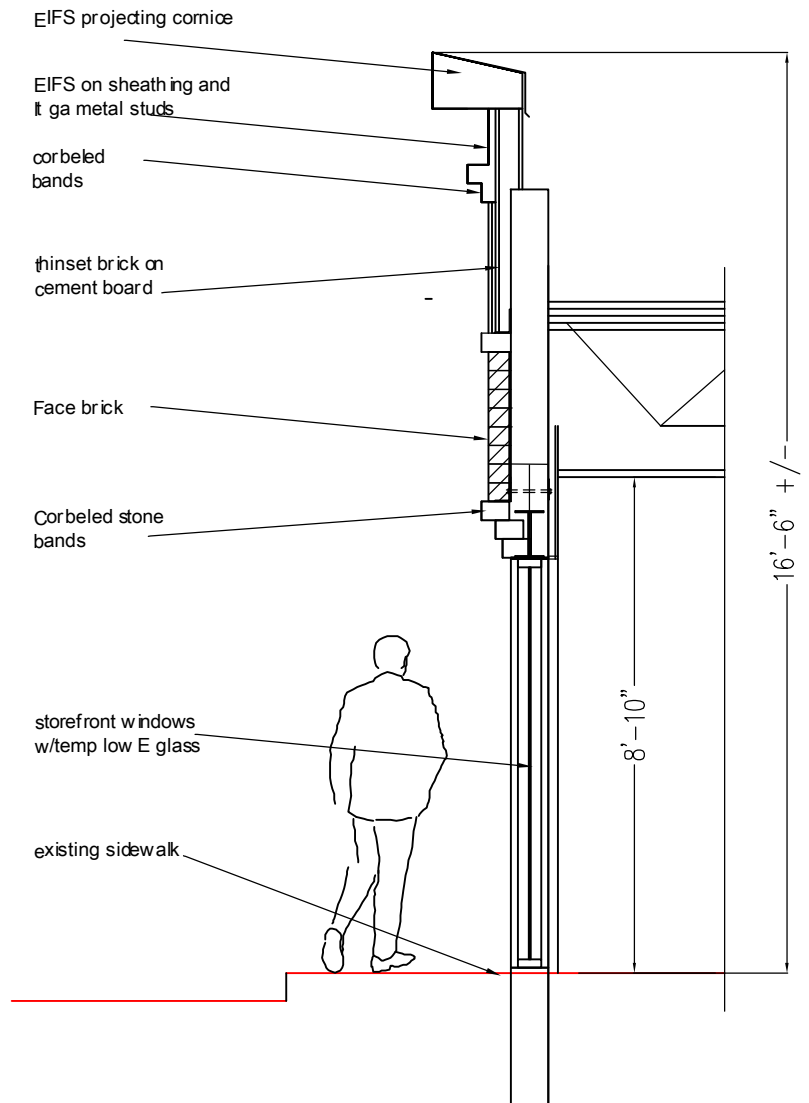
1005-1015 S. Arlington Heights Road



Similar Facade Renovation Recently Completed by Same Petitioner



Existing Wall
Section



New Wall Section

1141 S. Arlington Hts Rd.
preliminary section

8/26/2018

1141 S.
ARLINGTON HTS RD

NEW MATERIALS LIST

- a. Brick - Bowerston Shale Co. Santa Fe W/C no darks utility bond and mortar joints to match 1015 building
- b. Stone- Indiana buff limestone/alternate cast stone
- c. Fascia- Brick tiles to match and EIFS panels
- d. Cornice- Preformed EIFS 8' length minimum
- e. Signage- preformed aluminum internally LED lit letters
- f. Lighting 1- LED wall sconce or approved equal
Lighting 2- continuous LED accent light strip
- g. Storefront - anodized clear aluminum storefront system
1" insulated clear glass tempered where required by code.
Alternate low E insulated. contractor shall field verify all dimensions and conditions and submit 3 sets of complete detailed shop drawings and submittals US aluminum
- h. Roof - where required 60 mil EPDM fully adhered membrane and flashings Firestone, Carlisle or approved equal.