



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 13, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 9/29/15

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#15-120 - 902 N. Douglas 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 - 9/29/15

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 9/29/15

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.
SEPTEMBER 29, 2015**

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

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

Members Absent: None

Also Present: Chris Karsten, Owner of *1216 E. Mayfair Rd.*
Jereme Smith, Design Insight for *1216 E. Mayfair Rd.*
John Haran, E & J Builders for *920 N. Mitchell Ave.*
Bruce Miller, Trademark Builders for *210 S. Chestnut Ave.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM SEPTEMBER 8, 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER BOMBICK, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 8, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

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ITEM 1. SINGLE-FAMILY ADDITION REVIEW (continued from 9/8/15)

DC#15-106 – 1216 E. Mayfair Rd.

Mr. Jereme Smith, representing *Design Insight*, and **Mr. Chris Karsten**, the homeowner, 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 project was reviewed by the Design Commission at the last meeting on September 8, 2015, at which time the commissioners requested revisions and that the project return for a re-review. The petitioner is proposing to add a second floor addition above the existing attached garage on the rear of an existing split level home. Since the last meeting, the project received ZBA approval on Sep. 21, 2015 for a zoning variation to allow a rear yard setback of 26.5 feet, where 30 feet is required, and to allow a 4.9 foot side setback, where 5 feet is required.

A summary of comments from the commissioners at the last meeting are as follows:

1. The proposed addition has no relationship to the existing home and it is out of character.
2. Concern that the addition might offend the traditional Tudor homeowners in the neighborhood.
3. The rooflines appear disjointed and need to be better integrated with the existing home.
4. The east elevation appears “plopped on” and has the appearance of a second house.
5. The addition needs to be more integrated with the existing house.
6. Consider softening the expanse of white wall areas by changing to a darker color and adding more vertical trim boards.
7. Review the project with the surrounding neighbors, specifically the adjacent home to the east.

In response to the feedback from the Design Commission, the petitioner has changed some of the white wall areas to be brown. However, concerns regarding the lack of relationship between the proposed addition and the existing home as well as improvements to the disjointed roof lines have not been addressed. The petitioner has not provided any feedback from the neighbors.

Staff maintains the position that the proposed addition is not in compliance with the following Single Family Design Guidelines criteria:

1. Building additions shall reflect and improve the character of the site and the neighborhood upon which they are located. New additions will look like they belong and not dominate or change the character of the original building.
2. The architectural character shall relate to the neighborhood with harmony and compatibility to adjacent structures.

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The overall massing and form of the proposed addition is not nicely integrated with the existing home, it does not look like it belongs, and it dominates and changes the character of the original house. The proposed addition will be visible from the neighboring properties and it is not in harmony with them. It is recommended that the rooflines of the proposed addition be reworked to blend with the existing home, and that the design be revised to have more traditional tudor detailing to harmonize with the existing house and surrounding context. Staff recommends denial of the proposed design and that revisions be required.

Mr. Smith presented material samples for the proposed addition that included Hardi-board with the traditional white and Tudor brown, as well as a photo-merge view of the proposed addition from the street, as requested by the commissioners at the last meeting. He said that the homeowners received approval letters from the neighbor to the west and to the north, and they also spoke with the neighbor to the east that is amenable to the design, although they were not able to catch them at home to obtain an approval letter.

Mr. Smith explained the revisions that were made since the last meeting that included adjusting every elevation; however, the primary focus was on the east elevation where Tudor brown Hardi panels were introduced that stretch to the south through the entire home in an attempt to connect the existing home with the new addition. A base trim and top trim were also added around the panels on all four elevations. He presented a photo-merge of the revised east and west elevations as seen from the street, which they feel are subdued and more integrated than previously. He also pointed out that the neighbor to the east has an all brown sided home, which they took into account as well.

With regards to the roofline, **Mr. Smith** said that they are still in favor of what was originally proposed, which is the exact same angle as the front of the home, and an attempt to give the master suite some height; however, the overhangs were brought in 6-inches and all the fascia and soffits are now brown, which they feel is an effective way to bring the rooflines together. The roof shingles and coloration on the existing home will be used on the addition, and he reiterated that they still favor the clerestory look.

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

Chair Eckhardt asked for clarification regarding the dotted lines shown on the drawings for the proposed north elevation, which **Mr. Smith** explained were the existing rooflines beyond. It was explained that the volume inside the proposed Master Bedroom is open to allow for the possibility of clerestory windows to be added in the future on the east elevation. **Chair Eckhardt** also asked about the material and vertical members on the proposed west elevation clerestory. **Mr. Smith** replied that these are the Hardi panels, white and Tudor brown in color, which pick up on the gable baton boards as well. Below that, a chimney is being used as a pivot point for the 2 roof angles.

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Commissioner Bombick was confused by the discrepancies shown in the drawings regarding the existing picture window on the front (south) of the home. **Mr. Smith** clarified that no changes were being made to the existing window on the south elevation or to the front of the home and that the drawings of the front are inaccurate. **Commissioner Kubow** said that previously he liked the west and north elevations that were a bit disjointed and inconsistent, which was interesting to him. He pointed out that the west and north elevations were the side and rear of the home and he was concerned about how the neighbors felt; however, it appeared as though there were no concerns from the neighbors; therefore, he was fine with both the west and north elevations. With regards to the east elevation, he felt it still appeared a bit funky in 2-D elevation; however, the 3-D representation being shown made sense and the addition really did fit in. He thanked the petitioner for providing a 3-D drawing as suggested by the commissioners at the last meeting because it really helped tell the story.

Commissioner Fitzgerald appreciated the changes that the petitioner made. He felt the brown banding worked very well and he agreed that the addition looks a lot better in the 3-D image. He was happy with the changes and also happy to see the letters of approval from the neighbors. He asked why the railing color on the back balcony was changed from brown to white, and **Mr. Smith** explained that continuing the brown banding around the other 3 facades resulted in a decision to change the porch color from brown to white to get some relief from all the brown.

Commissioner Bombick pointed out that the addition is located in the backyard and the existing home was not changing in the front. He felt the long east elevation fit in very well with the existing home and the changes to the home were not visible until the north elevation, which he felt the petitioner did a nice job of blending in. His only concern was more for the use of the backyard; he suggested adding a seating area with landscaping underneath the covered area being created with the addition in the backyard. If the proposed addition was on the front or more visible, he would worry a lot about what is on the ground floor where the garage wall is. He was fine with the design of the addition.

Commissioner Fasolo felt that the street view presented tonight of the east elevation really helped to show that the addition fits in well, although he still felt the north and west elevations did not fit in with the tudor style; however, since it is the backyard and the neighbors are fine with it, then it was okay.

Chair Eckhardt appreciated that the petitioner took to heart the commissioners' previous recommendations about showing what the east elevation would really look like, which really sold it for him. He suggested adding vertical pieces above the roof line on the south elevation of the new addition in the large expanse of white panels, as well as better tie in the panels on the west elevation with additional vertical pieces. He had no other comments or concerns.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER BOMBICK, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION AT 1216 E. MAYFAIR ROAD. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE PLANS DATED AND

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RECEIVED 8/28/15, REVISIONS RECEIVED 9/17/15, 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. A RECOMMENDATION TO ADD VERTICAL TRIM PIECES IN THE EXPANSE OF WHITE ON THE SOUTH AND WEST WALLS OF THE ADDITION AS SKETCHED ON EXHIBIT A & EXHIBIT B, DATED 9-25-15.**
- 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, 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.**

Mr. Hautzinger clarified that what is generally represented in Exhibit A and Exhibit B are the addition of brown trim boards on the larger expanse of white panels on the south and west elevations, but not on the north elevation.

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

Commissioner Bombick reiterated that because of the context in the backyard and some of the difficulties of fitting the addition on top of the existing garage, he felt it received fair consideration but he also wanted to point out that we should encourage a looser, more contemporary thought approach to some of the buildings; however, if this were on the front of the building or highly visible, we would really expect a lot more development on the ground floor, which currently is the garage, for future reference.

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ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#15-112 – 920 N. Mitchell Ave.

Mr. John Haran, representing *E & J Builders* was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story home with a detached one car garage to allow construction of a new two story home with an attached, two car garage. The proposed floor area does slightly exceed the allowable floor area, and the front setback needs to be adjusted. The petitioner will either need to make the required corrections, or seek zoning variations from the Zoning Board of Appeals. This project does comply with all other R-3 zoning requirements.

The existing neighborhood consists of a mix of single-story, one and a half-story, and two-story homes with a mix of attached and detached garages. There are four previous teardowns of similar scale completed on this block, with two of them having attached, front loading garages. The majority of homes on this block do have detached garages, so the Design Commission should evaluate the appropriateness of the proposed front loaded garage with the context of the neighborhood.

The traditional style of the proposed home is nicely designed to fit the character of the neighborhood, and the single story front porch roof helps the design relate to the existing adjacent single story homes. The front porch does project slightly in front of the proposed two car garage, which helps keep the focus of the design on the house instead of on the garage.

Due to the smaller scale of the two adjacent houses, it is recommended that the roof pitch on the front gables be reduced from 14:12 to approximately 10:12, and it is recommended that the sides of the main roof be hipped to reduce the height of the side walls. Additionally, it is recommended that a double hung window be added to the side of the garage to break up the blank wall of siding.

The Design Commission should evaluate the proposed new single-family home and the following:

1. Consider a detached garage design in lieu of the proposed attached garage design
2. To reduce the overall height, it is recommended that the pitch of the front gables be reduced from 14:12 to approximately 10:12
3. A recommendation to hip the sides of the main roof to reduce the height of the side walls, and hip the side of the garage roof to match
4. Add a double hung window to the side of the garage.

Mr. Haran felt that the proposed design was nice as currently shown, and added that there are

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enough frontloading garages on the street that the new home would not change the character of the street. He was not in favor of reducing the pitch of the front gables because he felt it would change the character of the front of the home; he felt the proportions were nice as currently proposed, and he also preferred not to hip the sides of the main roof and side of the garage roof, although these were easy changes to make if necessary.

Commissioner Bombick felt the petitioner did a nice job of integrating the garage and the home with the roof as currently proposed, and he was good with it. He was however, having difficulty understanding the actual roof pitch on the exhibits being shown tonight because the image appears stretched on the projection screen, and he preferred the roof pitch to be 12:12. He felt that sloping the sides of the main roof and hiping it would not work with this type of home, and he was concerned about the home being so deep front-to-back and the pitch on the side gables being flat, which had the potential to look like a big box. He absolutely disagreed with the suggestion to hip those because it would ruin the character of the home; however, anything to make the side gables look a little less flat and the roof pitch look a little steeper would help. He agreed with the suggestion to add a window in the garage, and he felt the windows were distributed nicely on the north and rear elevations; however, the gable on the south elevation looked flat, which he felt was because the windows were smaller in scale than on the north elevation. He questioned whether this was a drafting error. **Mr. Haran** clarified that the height of the windows on the south elevation would be the same height as the windows on the front elevation. **Commissioner Bombick** liked the rest of the home.

Commissioner Fitzgerald agreed with the comments made by Commissioner Bombick and he appreciated the detailing on the back of the home.

Commissioner Fasolo generally agreed with the other commissioners, and he asked for clarification regarding the roof pitch being proposed on the front elevation. **Mr. Haran** clarified that the 2 main roofs on the front elevation are proposed at 14:12. **Commissioner Fasolo** reiterated Commissioner Bombick's suggestion to standardize the windows on the side elevations, and add a window in the garage as well as in the bedroom on the north elevation.

Commissioner Kubow agreed with Commissioner Bombick that it is unnecessary to hip the sides of the main roof and side of the garage roof to match because it would not add any value and not help the transition between the ranch homes on either side of the new home. In terms of the slope on the front elevation, he was fine with what was being proposed; he liked a more severe pitch. He was also fine with the attached garage, which the market demands. He pointed out that the windows on the north elevation are different in size than the other elevations, especially on the second-floor, which makes sense based on the floor plan, and he was fine with the windows as proposed, with a requirement to add a window in the garage. **Commissioner Bombick** pointed out that the north elevation was tucked behind the garage so it was not as obvious.

Chair Eckhardt had no problem with the home as currently proposed, in light of hearing the other commissioner's comments, and he would require that a window be added to the garage.

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A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE ARCHITECTURAL DESIGNS FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 920 N. MITCHELL AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE PLANS DATED 7/30/15 AND RECEIVED 8/17/15, 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. A REQUIREMENT TO ADD A WINDOW IN THE GARAGE ON THE SOUTH ELEVATION.**
- 2. A RECOMMENDATION TO LOOK AT STANDARDIZING THE WINDOWS ON THE LEFT AND RIGHT SIDE ELEVATIONS.**
- 3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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.**

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

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ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW

DC#15-116 – 210 S. Chestnut Ave.

Mr. Bruce Miller, representing *Trademark Builders* was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story home and detached garage to allow the construction of a new two story home with an attached, two car garage. This project does comply with all R-3 zoning requirements. The existing neighborhood includes many historic bungalow style homes mixed with a variety of one and two story traditional style homes. There is a mix of front loading and detached garages, with the majority being detached.

The proposed design has a traditional style and massing with steep sloping roofs that will fit in very well in this neighborhood. This project is appearing before the Design Commission due to the front loading attached garage which projects in front of the main house wall. A similar project with a front loading garage is located directly across the street at 209 S. Chestnut which was approved by the Design Commission in October 2014. The review of 209 S. Chestnut resulted in a requirement by the Design Commission to extend the front porch closer to the front wall of the garage to help offset the prominence of the attached front loading garage. The current proposal at 210 S. Chestnut has a much smaller garage roof than the home across the street which keeps the focus of the design on the main body of the house instead of on the garage. Ideally, the design would include a detached garage, but if an attached garage is determined to be appropriate in this location, then this design is nicely done.

In regards to landscaping, this property includes two large mature trees at the front corners of the site. This location has a small parkway that is lacking trees, so it is recommended that the two existing large trees be preserved.

Commissioner Bombick asked about the required and proposed width of the garage. **Mr. Miller** said that the garage would be just under 22-feet wide. **Mr. Hautzinger** added that the minimum interior width for a garage is 21-feet.

Commissioner Fasolo liked the design and details of the proposed new home, and had no further comments. **Commissioner Kubow** liked the new home as well and felt it was well designed and had a lot of dynamic elevations to it. His only comment was about the large amount of roof on the right side of the front elevation, which he suggested minimizing if possible. **Commissioner Fitzgerald** liked all four elevations of the new home, the colors being proposed, and felt the home would fit in well.

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Commissioner Bombick felt this was a well designed home that would be beautiful, and although the immediate neighbors are much smaller, it sits in a neighborhood that has a lot of larger and medium style bungalows and a few Tudors; therefore, it fits the character of this part of town very well. His only concern was with the edge of the garage by the front door where it appears squished in. He also felt it would be difficult to build the proposed roof where it comes into the second story window right on the edge of the frame. **Mr. Miller** replied that calculations have been made and the roof will miss the window by 3 or 4-inches.

Commissioner Bombick strongly suggested that the arch element above the front door have some depth, approximately 12-18 inches, to provide some protection from the weather and offset the crowding of the front door and the garage. **Mr. Miller** clarified that the arch will project out approximately 1-foot. **Commissioner Bombick** reiterated that this is a really nice home that will fit in really well with similar type homes located 1 block north along Sigwalt as well as on Campbell Street.

Chair Eckhardt concurred with the other commissioners. He felt the home was beautifully designed and he particularly liked how the petitioner visually enhanced the front elevation to tuck the garage underneath the large roof structure above, making it appear as though there is no garage, with nicely detailed edges coming down. He noted that Tudor style homes have funny details such as those seen on the proposed new home, and he felt the rear and side elevations have a lot of charm.

Commissioner Bombick felt the new home needed a real chimney/fireplace and he asked if there was a buyer for the home. **Mr. Miller** replied that there is a buyer for the new home, and if a chimney were added it would not be seen because of how the new home will be buried behind another new home going up next door. **Mr. Miller** also responded to Staff's comments about keeping the 2 existing mature trees in the front yard by presenting photographs of the trees. He said that neither of the 2 trees are in good shape; the tree to the south is a mess and the tree to the north has broken limbs up high and 8 to 10 sections hacked off. They do not want to build the new home around the 2 trees that are in poor shape and want to remove them. It was noted that there is no tree ordinance for single-family homes.

Commissioner Fitzgerald said that although he has not visited the site, the size of these 2 existing trees cannot be replaced in our lifetime, and the trees would complement the style of home being proposed. He preferred the 2 trees be saved and he suggested Staff visit the site to assess and determine the condition of these 2 trees. **Mr. Hautzinger** explained that the Staff Landscape Planner made the recommendation to preserve these 2 trees; however, the Village Forester could visit the site to assess their condition. **Mr. Miller** noted that the existing tree to the north would encroach somewhat into the driveway of the new home, because Staff is asking for 8-feet between the driveway and the tree.

Chair Eckhardt felt that efforts should be made to study the condition of the 2 trees because of their size and beauty, and he appreciated Commissioner Fitzgerald's comments about the authenticity of the new home with the trees. He also acknowledged that the trees have not

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been well maintained in terms of trimming, with large pieces missing from the trees. He suggested the motion include language pertaining to the Village assessing the condition of the 2 trees, although he questioned how the Village could make the petitioner keep the trees if they are determined to be worth saving when there is no tree ordinance for single-family homes.

Commissioner Bombick reiterated that the street views up and down Chestnut show that much of the value of these neighborhoods around the downtown are in the trees. Many homes are unattractive, old, and not well maintained; however, the character of the street is defined by the trees. It was already noted that replacing these 2 trees would result in much smaller twig size trees that would look nothing like the existing trees in 25 years. He added that given the size of the 2 existing trees, the expense of removing them would be substantial and he suggested weighing the cost of repairing the 2 trees against the cost of removing and replacing them.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGNS FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 210 S. CHESTNUT AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE PLANS DATED 8/25/15 AND RECEIVED 8/27/15, 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. A REQUIREMENT THAT THE ARCHED CANOPY OVER THE FRONT DOOR HAVE AN EXTENSION OF NOT LESS THAN 1-FOOT, PREFERABLY CLOSER TO 18-INCHES OR MORE, TO SHELTER THE FRONT DOOR AND GIVE SOME BALANCE WITH THE GARAGE PROJECTION NEXT TO IT.**
- 2. A REQUIREMENT THAT THE VILLAGE FORESTER VISIT THE SITE AND EVALUATE THE CONDITION AND USEFUL LIFE OF THE 2 EXISTING MATURE TREES IN THE FRONT YARD, IN THE LIKELIHOOD THAT A PROPER TRIMMING AND POSSIBLE CABLING BY AN ARBORIST TO RESTORE THE AESTHETIC APPEAL OF THE TREES FOR A PERIOD OF TIME BE CONSIDERED, AND IF THE TREES SHOW A SUBSTANTIAL LIFETIME THEN THEY SHOULD BE KEPT AND EFFORTS MADE TO MINIMIZE THE IMPACT ON THE NEW DRIVEWAY LOCATION WITH RESPECT TO THE TREE.**
- 3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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.**

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Mr. Hautzinger clarified that the motion states that the Village Forester visit the site to evaluate the trees, determine their remaining life span and recommend whether they should be maintained instead of removed, which would then be a requirement that the 2 trees remain. **Commissioner Bombick** confirmed.

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

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ITEM 4. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FASOLO, TO ADJOURN THE MEETING AT 7:35 P.M.

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



Item: DC#15-120 - 902 N. Douglas Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 902 N. Douglas Avenue. This recommendation is based on the plans dated and received on 9/4/15, and the following:

1. A recommendation to relocate the garage to the rear yard, either attached or detached.
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, 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.
3. Compliance with all applicable 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: 902 N. Douglas Ave.
Project Address: 902 N. Douglas Ave.
Prepared By: Steve Hautzinger

Date Prepared: October 5, 2015

PETITION INFORMATION:

DC Number: 15-120
Petitioner Name: Preston Fawcett
Petitioner Address: Design First
1201 Norwood Ave.
Itasca, IL 60143
Meeting Date: October 13, 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 with an attached one car garage to allow construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 5,776 square feet and the proposed residence will have 2,590 square feet. This project requires the following zoning variations and is currently scheduled for review by the Zoning Board of Appeals on October 12, 2015:

- A variation to allow a 43.5 foot wide, 5,776 sf lot to be buildable, where 70 feet wide, 8,750 sf is required.
- A 0.6 foot variation to allow a side yard setback of 4.4 feet, where 5.0 feet is required.
- A variation to allow an air conditioning unit within the required side yard setback, where 5 feet is required.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Ext. Side: 12.5 feet Rear: 30 feet	Front: 25.5 feet Side: 4.5 feet Ext. Side: 12.5 feet Rear: 39 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	2,599 SF	2,590 SF
Building Lot Coverage	2,310 SF	1,660 SF
Impervious Surface Coverage Total	3,177 SF	2,123 SF

The existing neighborhood consists of a blend of single story, one and a half story, and two story homes with a mix of attached and detached garages. However, this block is primarily smaller scale single-story homes with predominantly detached garages. This project is appearing before the Design Commission due to previous concerns in this neighborhood regarding teardowns, and due to concerns regarding the proposed design.

The subject property is a corner lot. The proposed design includes an attached garage on the front side of the home facing the corner. It is recommended that the design be revised to locate the garage on the rear (west) end of the house so that the main part of the home can be the focal point of the design from the corner. The majority of corner houses in this neighborhood have the garage located in the rear yard with many of them having detached garages. However, there are many corner houses with the garage located facing the corner, similar to the proposed design. Image 1 (below) shows a newer two-story home located one block east of the subject property with the garage facing the corner in a similar configuration as proposed. Images 2 & 3 (below) are located at the same intersection as Image 1, but these two homes are designed to face the corner, with detached garages set back in the rear of the homes.



Image 1. 845 N. Hickory Avenue, teardown 2004. Attached garage facing the corner.



Image 2. 846 N. Hickory Avenue, teardown 2005. Main part of house faces the corner with detached garage in rear.



Image 3. 901 N. Hickory Avenue, teardown 2014. Main part of house faces the corner with detached garage in rear.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 902 N. Douglas Avenue. This recommendation is based on the plans dated and received on 9/4/15, and the following:

1. A recommendation to relocate the garage to the rear yard, either attached or detached.
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, 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.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

October 5, 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 15-120



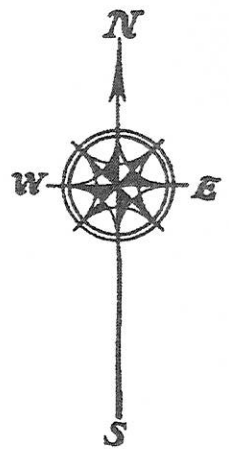
MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 048-000087

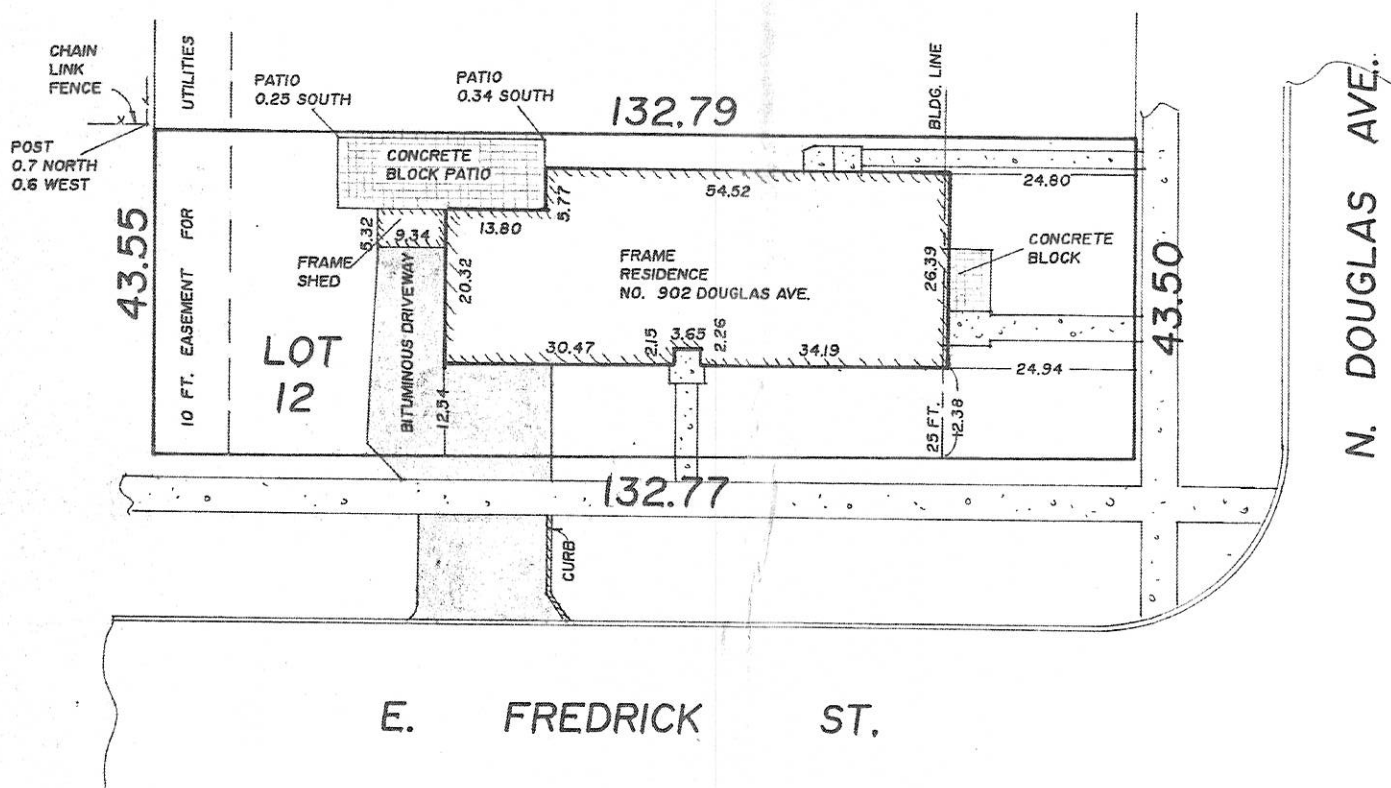
933 S. Plum Grove Road Suite 101 Palatine, Illinois 60067

Phone: (847) 358-5960



PLAT OF SURVEY OF

LOT 12 IN GOELZ'S SUBDIVISION OF BLOCK 1 IN D.W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED AS DOCUMENT NUMBER 1354091, IN COOK COUNTY, ILLINOIS.



LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90° 00' 00" indicate degrees, minutes and seconds.

50.25 / N 90° 00' 00" E indicates measure dimension / bearing.
(50.25) / (N 90° 00' 00" E) indicates record dimension / bearing.
(50.25 d) / (N 90° 00' 00" E d) indicates deed call dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

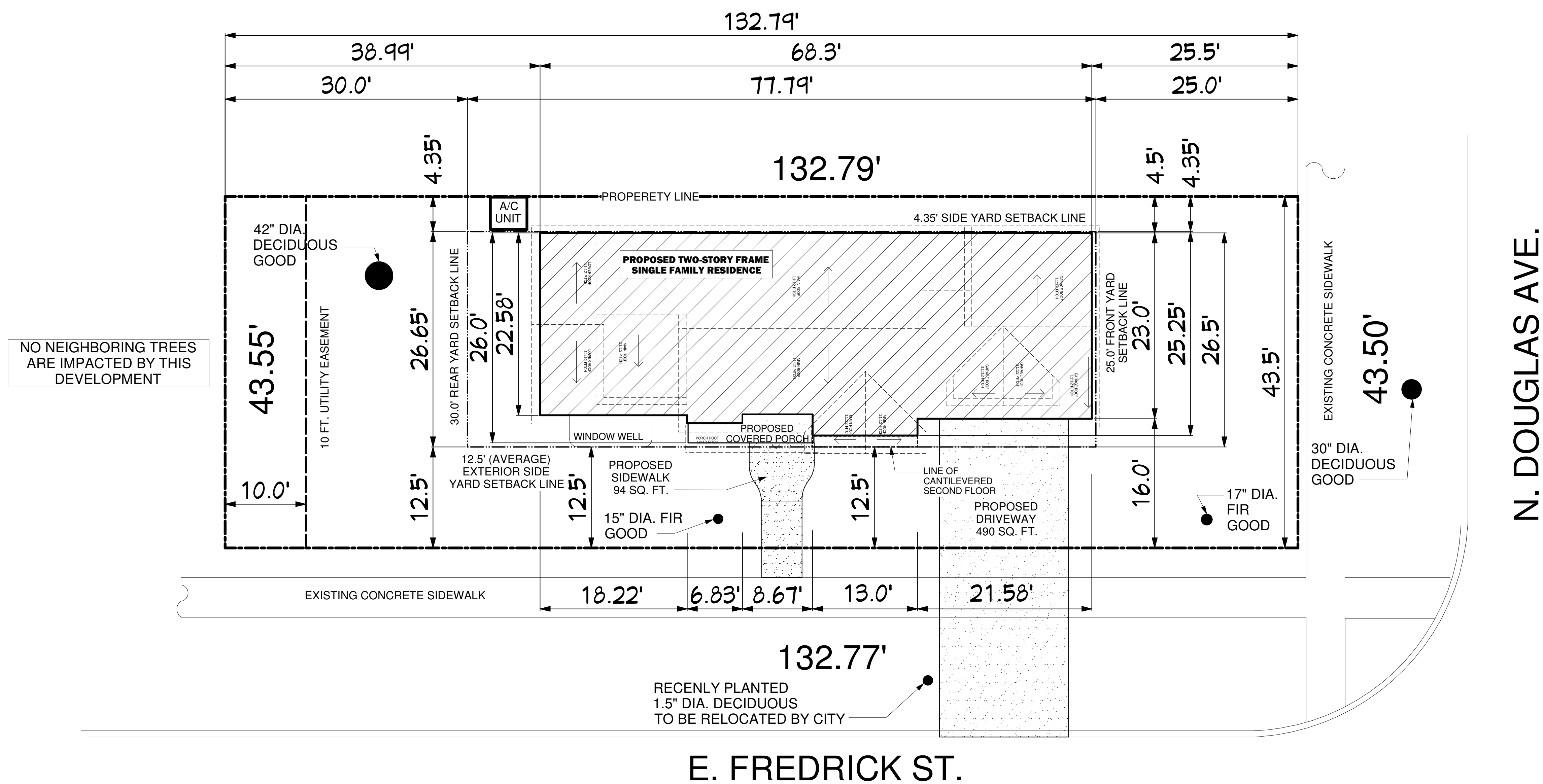
I, James C. Colbourne II, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Palatine, Illinois AUGUST 20, 2002

James C. Colbourne II
Illinois Professional Land Surveyor

ORDER No. 02-1454 207L35 SURVEY MADE FOR LAW OFFICE OF STEVEN G. EVANS SCALE 1" = 20'

A CUSTOM SINGLE FAMILY RESIDENCE
FOR THE COMENDULEY FAMILY



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

902 N. DOUGLAS AVENUE
ARLINGTON HEIGHTS, IL. 60004

LOT SIZE	5777 SF
ZONE	R3
FAR	.45
FAR ALLOWED	2599.0 SF
TOT. 1ST GARAGE	+ 1660.0 SF
1ST FLOOR	- 400.0 SF
2ND	= 1260.0 SF
TOTAL PROPOSED	+ 1330.0 SF
	= 2590.0 SF
LOT COVERAGE ALLOWED	2310
TOT. 1ST W/ GARAGE PROPOSED	.40
	1660.0 SF
ALLOWED HEIGHT	25.0' & 2.5 STORIES
PROPOSED BUILDING HEIGHT	25'-0" - 2.0 STORIES
ATTACHED GARAGE	500.00 SF
IMPERVIOUS COVERAGE	
PROPERTY ALLOWED	3177.00 SF
CORNER LOT FRONT YARD ALLOWED	1217.00 SF
PROPOSED PROPERTY	2123.00 SF
PROPOSED FRONT YARD	363.00 SF
REQUIRED SETBACKS	
FRONT	25.00'
SIDE	4.35'
EXT SIDE	12.5'
REAR	30.0'
PROPOSED	
FRONT	25.5'
SIDE	4.5'
EXT SID	12.5'
REAR	38.99'

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Milwaukee262 412 8385

DESIGNfirst Bldg1201 Norwood AveItasca, IL 60143

1901 Douglas AveRacine, WI 53402

ArchitectureCraftsmanshipRemodelingResidentialBusiness

PROJECT DESCRIPTION

A NEW SINGLE FAMILY RESIDENCE ON EXISTING LOT

PROJECT OWNER

247.291.4.5168

PROJECT ADDRESS

902 N. DOUGLAS AVE.

ARLINGTON HEIGHTS, IL

60004

DESIGN REVIEW SUBMITTAL

DESCRIPTION

DRAWING ISSUE DATES

DATE

DESIGN SET

09.04.15

TAG

#

TITLE

CS

1

COVER SHEET / SITE PLAN

FP

2

FLOOR PLANS

EE

3

EXTERIOR ELEVATIONS

FILE LOCATION: P:\02 Project Development\Comenduley\3_ARCH\3.1 CAD\3.1.2 DGN\4\3.1.2.2 Design Commission

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PRINT DATE:

9/4/2015

10:43:20

TAG

CS

SHEET

1

OF

3

SHEET TITLE

COVER SHEET

SITE PLAN

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927 HADDOW



902 DOUGLAS



1 EXISTING CONTEXT ELEVATION
SCALE: 1/8" = 1'-0"



902 DOUGLAS



906 DOUGLAS



927 HADDOW



902 DOUGLAS



2 PROPOSED CONTEXT ELEVATION
SCALE: 1/8" = 1'-0"



902 DOUGLAS



906 DOUGLAS

MATERIAL SCHEDULE			
ITEM	MATERIAL	MANUFACTURER	COLOR
Siding	Vinyl	Mastic	Desert Sand
Accent Siding	Vinyl	Mastic	Pebblestone Clay
Gutters/Trim/Fascia	Vinyl	Mastic	White
Roofing	Asphalt Shingles	IKO	Weather Wood
Windows	Vinyl	Alside	White
Garage Door	Steel	Clopay	White
Entry Door	Fiberglass	Therma Tru	White
Shutters	Vinyl	Alside	White

DESIGNfirst

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DESIGNfirst Building

1201 Norwood Ave.

Itasca, IL 60143

(630) 250-7777

contact@d1builders.com

BLUELINESarchitect.com

Imagine the Possibilities: Preston Clay Fawcett, LA

Chicago

773 382 8848

Milwaukee

262 412 8385

DESIGNfirst Bldg

1201 Norwood Ave

Itasca, IL 60143

1981 Douglas Ave

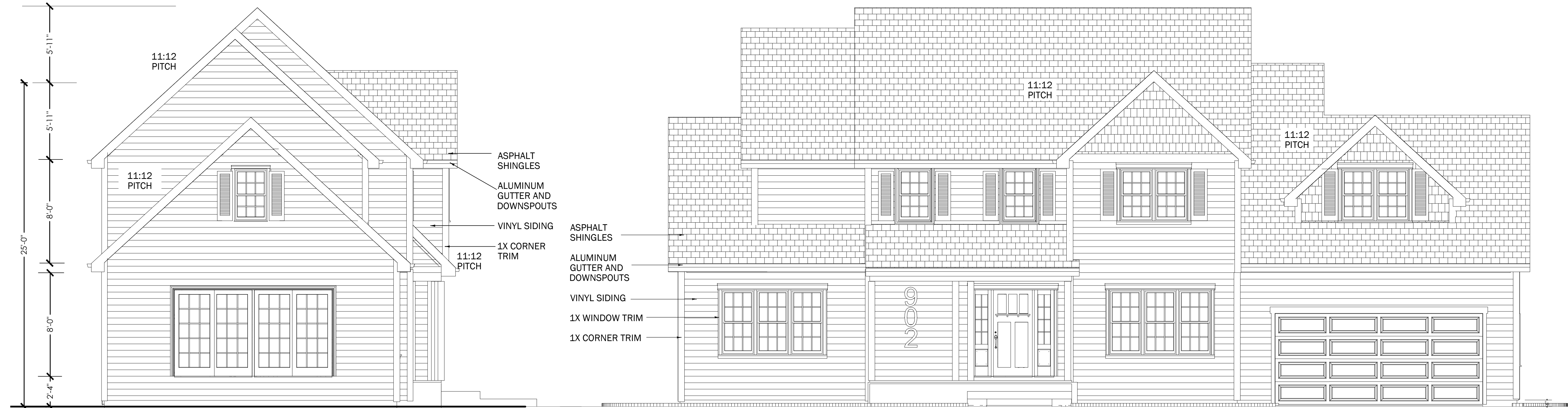
Racine, WI 53402

Architecture Craftsmanship Remodeling Residential Business

PROJECT DESCRIPTION
A NEW SINGLE FAMILY RESIDENCE ON EXISTING LOT

PROJECT OWNER
Nani and Matthew COMENDULEY

PROJECT ADDRESS
**902 N. DOUGLAS AVE.
ARLINGTON HEIGHTS, IL
60004**



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

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



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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

DESIGN REVIEW SUBMITTAL

DRAWING ISSUE DATES		DATE
DESCRIPTION	DESIGN SET	09.04.15

SHEET LEGEND		
TAG	#	TITLE
CS	1	COVER SHEET / SITE PLAN
FP	2	FLOOR PLANS
EE	3	EXTERIOR ELEVATIONS

FILE LOCATION: P:\02 Project Development\Comenduley\3_ARCH\3.1 CAD\3.1.2 DGN\4\3.1.2.2 Design Commission and Construction\2015\09\04\001.dgn

PRINT DATE: 9/4/2015 10:43:20	TAG EE	SHEET # 3	OF 3
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EXTERIOR ELEVATIONS

COMENDULEY RESIDENCE

902 N. DOUGLAS AVENUE

SAMPLE MATERIAL SCHEDULE

ITEM	MATERIAL	MANUFACTURER	COLOR
Siding	Vinyl	Mastic	Desert Sand
Accent Siding	Vinyl	Mastic	Pebblestone Clay
Gutters/Trim/Fascia	Vinyl	Mastic	White
Roofing	Asphalt Shingles	IKO	Weather Wood
Windows	Vinyl	Alside	White
Garage Door	Steel	Clopay	White
Entry Door	Fiberglass	Therma Tru	White
Shutters	Vinyl	Alside	White