



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
October 10, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 9/24/19

IV. REPORTS

V. OLD BUSINESS

- A. DC#19-067 - 1614 N. Chestnut Ave. - SF/Teardown
Continued from 9/24/19

VI. NEW BUSINESS

- A. DC#19-079 - 811 S. Arlington Heights Rd. - SF/Teardown
- B. DC#19-083 - 607 E. Davis St. - SF/Addition
- C. DC#19-071 - Taco Bell - 1530 W. Algonquin Rd. - Sign
Variation

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.



**Design Commission
10/10/2019**

Item: Minutes - 9/24/19

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 9/24/19

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 24, 2019

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

Members Present: John Fitzgerald, Chair
Scott Seyer
Jonathan Kubow

Members Absent: Kirsten Kingsley
Ted Eckhardt

Also Present: Peter McGovern, T.P. Carpentry for 1614 N. Chestnut Ave.
Steve Gawlik, S.G. Architects for 1614 N. Chestnut Ave.
Paul Florczak, Forma, Inc. Architects, for *Orthodontic Experts*
Katherine Sainz, Project Manager for *Orthodontic Experts*
Robert Flubacker, Robert Flubacker Architects for 511 W. Wing St.
Bob Holland, Owner of 511 W. Wing St.
Mike Kollman, Smart Haus for 631 N. Drury Ln.
Mike Baker & Amy Myers, Owners of 631 N. Drury Ln.
Robert Flubacker, Robert Flubacker Architects for 24 N. Rammer Ave.
Stephanie Greco, Fairfield Homes for 914 N. Beverly Ln.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR SEPTEMBER 10, 2019

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 10, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald stated that issues with water and drainage are not under the purview of this Design Commission and should be directed to the Engineering Department. Mr. Hautzinger added that with only 3 of the 5 commissioners here tonight, a favorable vote from all 3 commissioners is required for a project to be approved.

ITEM 1. SINGLE-FAMILY TEARDOWN RE-REVIEWDC#19-067 – 1614 N. Chestnut Ave.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and one-car attached garage to allow construction of a new two-story residence with an attached, three-car garage. With the exception of a small floor area excess that the petitioner has indicated they will correct, the project complies with all other R-3 zoning requirements.

This project was previously reviewed by the Design Commission on August 27, 2019, at which time Staff raised concerns about the scale of the house and the proposed color scheme. Four residents also raised various concerns about the proposed house, as documented in the meeting minutes. The Design Commission agreed with many of the concerns and the project was continued to allow the design to be revised in response to the concerns raised. The following is a summary of feedback from the Design Commissioners:

1. Reduce the overall height of the house and reduce the roof pitches to better fit with the scale of the neighborhood.
2. Omit the dormer on the roof to eliminate the appearance of a third floor.
3. Evaluate and coordinate the proportions of the windows throughout the design.
4. Change the stone masonry to brick to better fit with the context of the neighborhood.
5. Extend the masonry base down the side walls for a more cohesive level of detail on all sides of the house.
6. Show the locations of all downspouts so that the black versus white color can be evaluated.
7. Lower the eave height of the first floor porch and garage roof to better align with the adjacent houses.
8. Omit the exterior lights at the second floor to draw less attention to the scale of the house.
9. Change the black fascia and soffits to white to better fit with the context of the neighborhood.
10. Add a small roof above the back patio door.

The petitioner has addressed some of the Design Commission's comments by making the following changes to the design:

7. The eave height of the first floor porch and garage roof has been lowered to better align with the adjacent houses.
8. The exterior lights at the second floor have been omitted.
9. The black fascia and soffits have been changed to white.
10. A small roof has been added above the back patio door.

Staff appreciates the revisions made by the petitioner; however, the house still has a large scale and details that do not fit with the neighborhood; therefore, Staff recommends that the remaining issues previously raised by the Design Commission also be addressed, including:

1. Reduce the overall height of the house and reduce the roof pitches to better fit with the scale of the neighborhood.
2. Omit the dormer on the roof to eliminate the appearance of a third floor.
3. Evaluate and coordinate the proportions of the windows throughout the design.
4. Change the stone masonry to brick to better fit with the context of the neighborhood.
5. Extend the masonry base down the side walls for a more cohesive level of detail on all sides of the house.
6. Show the locations of all downspouts so that the black versus white color can be evaluated.

Mr. Gawlik reviewed the recommendations in the Staff report, as well as the previous comments made by the commissioners. He said that reducing the overall pitch of the roof from 12:12 to 8:12 would destroy the appeal of the new home and make it look sat on, which is why they decided against this suggestion. After researching other homes in the neighborhood, he found 4 homes in this neighborhood that are either under construction or recently approved through this commission, which have a 12:12 pitch roof almost identical to what is being proposed for this new home. They lowered the roof at the first-floor to better tie it in with the adjacent homes; however, there are homes currently under construction or recently built that have a higher first-floor than this new home, making them higher than the homes on either side of them. The stone remains on the new home as proposed because it is a prominent element that current buyers like; extending the stone down the side of the home

would do nothing to the appeal of the home and would add to the construction cost. Furthermore, current buyers do not care about stone wrapping down the sides of the home, and he pointed out that none of the new homes recently approved in this neighborhood have stone down the side elevations, they only have returns similar to what is being proposed on this new home. Mr. Gawlik also said that his client is not opposed to removing the dormer at the top of the home to eliminate some of the height; however, for the most part, they feel the new home is basically in style with what has recently been approved and built in this neighborhood, and he also pointed out a 2-story addition down the street that has one of the most awful color palettes he has ever seen. As a result, they feel the proposed new home is a good product that will add to the neighborhood and blend in with the new homes currently being built.

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

PUBLIC COMMENT

Keith Moens, 636 S. Cleveland Avenue. He encouraged the Design Commission to not approve this project until the height of the home is lowered, as recommended at the last review, because it would fit better with the character of the neighborhood. The petitioner's reasons for not doing that seem somewhat of a fallacy, based on precedence in the neighborhood. He said precedence should be on a case-by-case basis and he felt the new home should fit in with the original homes, not be compared to the new mega mansions. He referenced the petitioner's Architect who stated in their letter to the Village that altering the eave height would create an unfavorable condition architecturally as well as impact the marketability of the home, which to him, meant that the petitioner is not concerned about the residents who live in this neighborhood. Mr. Moens asked the commission to consider the issue of marketability, the precedence, and the idea that the new home fits in with other mega mansions instead of the original homes, and to not approve this project until the petitioner conforms to what the commission recommended at the last review. He does not want to stop development of the new home, but rather wants something that complies with what this commission recommends.

Jim Elgas, 1626 N. Chestnut Avenue. He lives a couple homes down from the site and has seen the changing character of the neighborhood with all the teardown, and felt the context of the existing homes are not being taken into consideration. He asked who was representing the residents of this neighborhood who are still going to be here after the petitioner builds the home and makes a lot of money when he sells it. It is frustrating to not have a voice on this because they have had to endure 8 teardowns on this street and the construction that occurs every summer. He said that their homes are their biggest investment and residents are relegated to whatever a builder will offer them because builders are the only ones interested in buying their home because of all the teardowns. Do they have to get their entire neighborhood to get together to show how frustrated they are with these teardowns? He has watched how the Virginia Terrace neighborhood has disappeared, and he is now seeing the same happen with his neighborhood, and maybe if the commissioners lived in this neighborhood, it would be as important to them as it is to the residents here. He recommended not approving the current design because the previous recommendations were not incorporated, and the petitioner should stop comparing the new home to other new homes and start thinking about the neighbors in this neighborhood.

Steve Lindstrom, 1610 N. Chestnut Avenue. He did not want to stop progress and is in support of improving the neighborhood, and he understood the tough job that the commissioners have making everyone happy. Although he is late to the ballgame with all the teardowns happening in this neighborhood, he is very concerned and understands all the sensitivity from his fellow neighbors. He felt the new home was still too big, and while he understood the factor of precedence in the neighborhood with new homes having similar features, he pointed out that the other new homes in this neighborhood do not have the tall features that this new home has; their features are more subdued and farther back, making them fit in better. He felt the new home was a beautiful design, but the roof was too high and reiterated that the top of the new home is so far forward and so much closer to the street than the other new homes appear to be, which is something he wants this commission to look at.

Commissioner Kubow said he was extremely conflicted, and pointed out the home across the street that is bigger, with a much higher gutter line, as well as the different types of architecture and material palettes in the neighborhood. For him to sit here and say that this new home, which complies with zoning, cannot be built, makes him feel contradictory of what has been previously approved for this neighborhood. Additionally, he hears and understands the neighbors concerns about change in the neighborhood and having a big home next to them; this is a tough decision. New homes like this are happening in other neighborhoods as well, resulting in different types of architecture and housing sizes, which he felt was healthy for a

neighborhood and made the neighborhood visually interesting; however he also understood how long time residents that live in the smaller, original homes in the Village could feel uncomfortable with the change in the neighborhood. He did not have an answer right now and was conflicted; he also felt for the petitioner who wants to make a big investment with building the new home and allowing new families to purchase it and move into a neighborhood.

Commissioner Seyer agreed with the comments made by Commissioner Kubow, specifically about being conflicted. He pointed out that the original ranch homes in the Scarsdale Estates neighborhood have now been taken over by the big homes being built, changing the entire character of that area; however, without a restriction on height, it is difficult for him to tell a petitioner that they cannot build a new home like this. He was not at the previous review of this project, but he strongly felt that if the roof dormer was removed, it would help the scale of the home, and he also felt it was difficult to read a 2D drawing as opposed to 3-D, because the wall is set back and porch roof sloping, it looks more imposing than it would be in reality. The context of the newer homes do have a 12:12 pitch, making it hard for him to say this petitioner has to go back and change the pitch, because there is a certain precedent of what is already there; so it is not completely out of the norm. Commissioner Seyer said that he wants to listen carefully to neighbors' concerns because this commission encourages petitioners to build in a friendly manner within a neighborhood. He agreed with Commissioner Kubow about feeling conflicted right now, because this commission cannot stop someone from building a 2-story home; however, with a couple of changes as previous stated, he felt the new home could feel less imposing, although it would always feel imposing next to a one-story home. If this project moves forward, Commissioner Seyer said he would want to see some modifications.

Chair Fitzgerald said that a petitioner can legally build a home to a certain height, but must also adhere to the Design Guidelines, which include compatibility. He was at the last review of this project and to him, it looked like the design did not change. The homes in this neighborhood are about 12-feet apart, which is very different than the homes in Scarsdale Estates where they are a minimum of 20-feet apart. He felt the proposed new home stuck out too much compared to other new homes in the neighborhood, and the petitioner did nothing to bring down the height; therefore, he could not pass the project tonight.

Chair Fitzgerald asked Staff about options at this point. Mr. Hautzinger said one option would be to continue the project to another meeting, encouraging the petitioner to make changes, and the commissioners could provide specifics about what those changes might be. Another option would be a motion for approval, including specific requirements the petitioner would be required to make, which Staff could review and confirm to be included on the building permit plans. Another option would be a motion for denial of the project.

Chair Fitzgerald asked what the ceiling heights of the first and second-floor would be. Mr. Gawlik replied that the first-floor height would be 9-feet and the second-floor height would be 8-feet, and again, lowering the gutter at the first-floor was one of the major changes that brought the gutter line more in line with the ranch homes on either side. He added that reducing the roof pitch directly affects the marketability of the new home because the home loses its curb appeal, and the balance of the roof to the body of the home starts to change. When the roof pitch is taken in, it reduces the overall ridge width and drops the ridge down slightly, and doing so, even if the dormer is removed, makes the entire top of the home disproportionately smaller than the rest of the house. It changes the overall perception of how the home looks. They are not opposed to removing the front dormer, but Mr. Gawlik pointed out that the dormer is substantially farther back than the front wall of the home as shown on the left side elevation where the dormer is dotted in above the roof, and sits back 4 or 5-feet from the front with a very low sloping roof; however, this is not how it reads in a flat drawing. Because that roof is so far back, he felt that in reality, the slope of it would not be seen.

Mr. Hautzinger understood the petitioner's comments about the appeal of the steep roof pitch, but given the comments made tonight and in the spirit of compromise, he felt the most important change would be to look at reducing the roof pitches; there could be a nice flow to the design if the upper roof pitches were reduced to 8:12 to match the garage and the entry portico, which would also bring down the overall height. He also did not understand why having a narrow ridge would matter because the whole roof fades back. He asked if the petitioner had drawn this option for review. Mr. Gawlik presented a revised drawing showing the design with the 8:12 roof pitch that he was not happy with, and added that another problem with reducing the side pitches is that the gables on either side of the ridge will flatten out, resulting in a shorter ridge and seeing less roof above. The commissioners reviewed the drawing provided by the petitioner and both Commissioner Kubow and Chair Fitzgerald felt the revision looked good.

Mr. Hautzinger added that the roof dormer should be omitted because it draws more attention to the height of the home, but otherwise he liked the revision presented tonight, which he felt would help tremendously to fit in. Chair Fitzgerald reiterated that he could support the drawing submitted tonight showing the lowered roof pitch, he supported removing the dormer, he was okay with the stone as proposed, and he was okay with the color of the home.

Mr. Lindstrom asked for clarification about how far back the second-floor roof on the new home would be, compared to the home shown in the photo at 1702 N. Verde Avenue. Chair Fitzgerald explained that the dormer is sitting on the roof that is sloped and in the middle of the home, and Mr. McGovern added that the side elevation shows this. Mr. Gawlik explained that Village code limits the height of a home to a maximum mid-point of the main roof of the home, which on this new home is the center point of the length of the gable end on the left, and although the 12:12 gables have more of a prominent appearance, in reality they are not, because the main roof height cannot change by code. Mr. Gawlik also reviewed the roof heights and gable pitches of the homes shown in the photos he provided, which are similar to the home being reviewed tonight.

Chair Fitzgerald suggested a motion to approve the revised design presented tonight with the lowered eaves and pitches, or a motion to continue the project. Mr. McGovern said that he did not want to lower the pitches and eaves because it would change the appeal of the home and make it difficult to sell in the current market. He could remove the roof dormer, but dropping the pitch of the gables would radically change the look of the home. Chair Fitzgerald said that as submitted, even if the dormer is removed, he could not support the project.

Mr. Gawlik said that realizing 3 positive votes are needed for approval and there are only 3 of the 5 commissioners here tonight, he asked when could the project be continued to. He added that after the last review, they considered dropping the main roof of the home down to an 8:12 pitch, which was reflected in the drawing he presented tonight; however, doing so reduces it in a 2D version, but when constructed, it actually looks worse because it gets too flat. Based on his experience and from a design standpoint, if the 12:12 pitch was reduced to 11:12 or even 10:12, it would reduce the mass of the gables and what is seen in the 2D drawing, while probably not affecting the overall balance between the roof; however, reducing the pitch to 8:12 would end up being so squashed with the gables that it would be too much.

Chair Fitzgerald asked the commissioners for their comments at this time. Commissioner Seyer said he was in favor of the petitioner studying alternate heights, because based on the drawings presented tonight, the roof pitches appear imposing as currently proposed, and if the petitioner is insistent on building the home in the manner being proposed, then consider providing proof, possibly in a 3D study, that the 12:12 pitch works. He suggested the project be continued, which would also allow more commissioners to be in attendance. Commissioner Kubow agreed. Mr. Gawlik pointed out that the photos he provided of similar new homes in the neighborhood with 12:12 pitches are a 3D study because those homes were approved and have already been built, and they do not have the mass of the imposing roof that a flat 2D drawing does.

Chair Fitzgerald asked Staff when the project could come back and Mr. Hautzinger said it could be continued to the next meeting on October 10th. He added a suggestion that the petitioner provide 3D drawings to show alternate roof pitch options as well.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KUBOW, TO CONTINUE THE PROJECT FOR 1614 N. CHESTNUT AVENUE (DC#19-067) TO THE DESIGN COMMISSION MEETING ON OCTOBER 10, 2019, WITH THE FOLLOWING:

1. THAT THE PETITIONER STUDY THE RECOMMENDATIONS GIVEN BY THE COMMISSIONERS TONIGHT.

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

ITEM 2. COMMERCIAL RE-REVIEWDC#19-072 – Orthodontic Experts – 1010 S. Arlington Heights Rd.

Paul Florczak, representing *Forma, Inc. Architects*, Katherine Sainz, the Project Manager, and Dr. Yaroslav Yarmolyuk, owner of *Orthodontic Experts*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing an addition and exterior modifications to an existing multi-tenant office building. The single-story front portion of the building will be demolished to allow construction of a new single-story orthodontist office addition. The two-story rear portion of the building will remain, but it will be remodeled with removal of the existing lattice masonry, installation of new windows and new corrugated metal siding to coordinate with the design of the new addition. The scope of the project includes improvements to the site with new landscaping, new landscaped parking islands, and a new trash enclosure. The subject site is approximately 14,788 square feet. The existing building is approximately 3,955 square feet. The proposed addition is approximately 1,508 square feet, for a total of approximately 5,463 square feet. The required number of parking spaces for this project is 24 spaces, where only 21 spaces are provided. The petitioner is pursuing approval of a parking variation.

This project was previously reviewed by the Design Commission on September 10, 2019, at which time the Design Commission raised concerns about the flat east wall which lacked interest facing Arlington Heights Road, as well as concerns about the landscape design. The following revisions were requested by the Design Commission:

1. Enhance the east and south elevations:
 - o Angle the southeast portion of the new addition to create a setback from the front property line.
 - o Extend the entrance canopy across the south elevation and wrap it onto the east elevation.
 - o Omit the stone base on the brick piers, and extend the brick down to the foundation.
 - o Consider making the northeast portion of the new addition more solid in appearance with more brick.
2. Provide an abundance of salt and drought tolerant shrubs, ornamental grasses, and other perennials in the planting bed along the south building wall and facing Arlington Heights Road.
3. Change the proposed Siberian Cypress and Dwarf Globe Blue Spruce to more salt and drought tolerant plantings.
4. Infill the planting bed along the south property line to provide a continuous hedge.
5. Use natural color mulch in the landscaping beds in lieu of red mulch.

The petitioner has revised the building and landscape design to address all of the Design Commissioner's comments. Staff appreciates the petitioner's cooperation in implementing all of the requested revisions, and recommends approval of the revised design as submitted.

Mr. Hautzinger also shared written comments that he received from Commissioner Kingsley in response to the revisions that were done by the petitioner. He explained that Commissioner Kingsley attended the previous review but was unable to attend tonight, and the petitioner has provided an alternate rendering to illustrate Commissioner Kingsley's suggestions.

Mr. Florczak presented larger images of the current revised design and the alternate design, and reviewed the changes that were made. He commented that although his client is more in favor of the proposed design, either option was acceptable to them.

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

Commissioner Seyer said he was not at the last review of this project, but after seeing the original design, he would have agreed with the other commissioners' suggestion to fix the soffit and clean up all the vertical banding. He felt the revised design made the original design simpler, which is an improvement, and he was in favor of moving forward with either the current revised design or the alternate design. He said that he liked that the brick being continued through at the corners on the current design. He was worried about the amount of metal siding on the alternate design, particularly the large mass of metal at the entry as compared to the western side of the south wall that has a lot of brick banding. He felt too much of one

metal material would stand out in a negative way, and he was in favor of moving forward with the current design. Commissioner Seyer had no further comments at this time.

Commissioner Kubow said this was a great example of the commissioners and the petitioner working very well together to come up with a design that everyone feels is compatible and fits in with what the vision is for Arlington Heights. He felt the opposite as Commissioner Seyer. He really liked the changes that were made to the original design, and he really liked Commissioner Kingsley's comments that were taken into account on both options, but especially on the alternate design presented tonight, which he said looked very nice and he really liked. The only change he would make to the alternate design is to recess the windows. While he appreciated Commissioner Seyer's comment about too much metal siding, he felt the vertical brick banding on the upper part of the wall felt out of place.

Chair Fitzgerald liked both design options presented tonight. With regards to the current revised design, he felt the north end of the east elevation where there is metal, looks like a vacant tenant space without a sign, and he really appreciated Commissioner Kingsley's suggestion to brick that area, which was done in the alternate design. He also preferred the brick go all the way up on the southeast corner, although he was okay with either option, and he liked the clear anodized canopy color being shown tonight. Chair Fitzgerald asked about the monument sign and whether a 6-foot tall sign would be allowed because of the closeness of the sidewalk, and Mr. Hautzinger replied that Staff worked with the petitioner on the location of the ground sign, placing it outside of the 12-foot visibility triangle, and a sign that is 6-feet or less in height is not required to be setback from the property line. Chair Fitzgerald pointed out that a wall sign on the angled front elevation, which this commission asked the petitioner to do, would limit visibility when traveling south; therefore, if necessary, he would support a variation for a second wall sign to be located on the north wall of the building, similar to what was recently approved for H&R Block located south of this site. Mr. Florczak said his client would be very happy with a second wall sign there. Mr. Hautzinger pointed out that the proposed ground sign will be highly visible being perpendicular to the road at the driveway. He asked the petitioner if the base material for the new monument sign would match the building, and Mr. Florczak said it would probably be brick. Chair Fitzgerald reiterated that he liked the brick wall going all the way up on the right side of the east elevation, and he liked the full height brick column on the southeast corner, although these are only recommendations for him because he would support either design presented tonight.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR *ORTHODONTIC EXPERTS* LOCATED AT 1010 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED PLANS DATED 9/11/19 AND RECEIVED ON 9/13/19, 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. APPROVAL OF EITHER THE SUBMITTED DESIGN OR THE ALTERNATE DESIGN PRESENTED TONIGHT DATED 9/20/19.
2. A RECOMMENDATION THAT THE BRICK CONTINUE ALL THE WAY UP AT THE NORTH END OF THE EAST ELEVATION ON THE SUBMITTED DESIGN.
3. A RECOMMENDATION THAT THE BRICK PIER CONTINUE ALL THE WAY UP AT THE SOUTHEAST CORNER ON THE ALTERNATE DESIGN.
4. A RECOMMENDATION THAT THE PETITIONER CONSIDER THE SUGGESTIONS MADE TONIGHT REGARDING THE SIGNAGE.
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, 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.

Chair Fitzgerald also wanted the motion to include Staff's comments about landscaping, as well as a requirement for brown mulch versus red, but Mr. Hautzinger replied that the landscape issues have already been addressed by the petitioner since the last review, and the landscape plan has been updated to incorporate those changes. Mr. Hautzinger asked for clarification on the motion, and Commissioner Kubow said that the submitted design is approved with a recommendation to make the north end of the east elevation all brick, and the alternate design is approved as well, with a recommendation to extend the brick pier all the way up at the southeast corner. Mr. Hautzinger said he agreed with Chair Fitzgerald's comment that the east elevation on the revised design almost looks like a separate vacant tenant space, and having it as all brick visually ties it together as one unit. Mr. Florczak was in favor of this and felt his client would consider this suggestion.

Commissioner Seyer felt strongly that the north end of the east elevation should be all brick and it should be a requirement, and Chair Fitzgerald agreed.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO AMEND THE MOTION AS FOLLOWS:

2. A REQUIREMENT THAT THE BRICK CONTINUE ALL THE WAY UP AT THE NORTH END OF THE EAST ELEVATION ON THE SUBMITTED DESIGN.

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

ITEM 3. SINGLE-FAMILY ADDITION REVIEWDC#19-018 – 511 W. Wing St.

Robert Flubacker, representing *Robert Flubacker Architects*, and Bob Holland, the homeowner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a complete renovation and expansion of an existing two-story house, including a new wrap around front porch and two-story addition. An existing detached garage will remain. The project received approval from the Zoning Board of Appeals on September 9, 2019 for the following variations:

1. A 7.5 foot variance from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with a front yard setback of 14.7 feet from the north property line instead of the minimum 22.2 feet and an additional 1.0 feet for the eave.
2. A 331 square-foot variation from Chapter 28, Section 5.1-3.4a (Maximum Building Lot Coverage) to allow building lot coverage of 3,380 square-feet where 3,049 is the maximum allowed by code.
3. A 592 square-foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 4,948 square-feet where a maximum coverage of 4,356 is allowed by code.

The home is located on a street with a unique variety of homes, including numerous similar two-story bungalow style homes with detached garages. However, the subject property happens to be located between two smaller scale mid-century single-story homes. The scale of the existing house is maintained along the street frontage, and the wrap around porch is a nice feature that fits well with the character of the existing house. The proposed addition has a large appearance that should be evaluated by the Design Commission, but it is recessed towards the back of the house which helps diminish the appearance. Overall, the proposed design is a nice update to the existing house and Staff recommends approval.

Mr. Flubacker presented larger photos of other homes on the block and a 3D rendering of the proposed design. He said the addition was originally considered adjacent to the existing home, with an attached garage to face the street; however, they chose to maintain the character of the existing home by pushing the addition to the rear of the home, and create a side courtyard with landscaping and a porch. The room located on the front of the addition, on the right, will accommodate a wheelchair bound parent that will be moving in, with the wrap around porch provided for her use and enjoyment. The majority of the variations the project received were for covered porches attached to the home. A lot was done to reduce the scale of the addition, such as matching the roof pitches with the existing roof pitch, and bringing the bearing points and the main rafters down in the rear. The area of roofline above the existing roof is very limited and very off of the street, having minimal impact to the street frontage of the home.

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

Commissioner Kubow said the home was fantastic. He liked the design and how the petitioner incorporated the context of the surrounding homes that are eclectic, and did a great job of mixing old and new with the existing home. His only comment was about the porch column base piers, which are big, and he asked what the material would be for them. Mr. Flubacker said the column piers would be limestone to match the existing limestone foundation wall on the home. Commissioner Kubow had no further comments.

Commissioner Seyer had concerns about the piers as well, especially wrapping around the entire porch, because the rendering does not do the columns any justice. Mr. Flubacker replied that the columns would not be plain white boxes as shown in the rendering. Commissioner Seyer was also concerned about the open spaces beneath the porch between the piers, and Mr. Flubacker replied that there is typically a concrete curb poured under the porch, with open lattice work added and painted white to match the trim. He added that the rendering shows the porch railing to be a grey tone; however, it will actually be a white traditional porch railing with balusters. Commissioner Seyer felt the design of the addition fit in well with the eclectic style of homes in the area.

Chair Fitzgerald said it was a great design; the addition in the back would have very little impact from the street, and would look like an old home that was completely refreshed and updated, instead of changing it. Commissioner Kubow liked the

floor plans, which he acknowledged can be difficult to work with on this type of home, and he was excited to see the addition built.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 511 W. WING STREET, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 8/22/19 AND RECEIVED ON 8/23/19, 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.

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

ITEM 4. SINGLE-FAMILY ADDITION REVIEWDC#19-052 – 631 N. Drury Ln.

Mike Kollman, representing *Smart Haus*, and Mike Baker & Amy Myers, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a second floor addition to an existing split-level house, and a new full front porch. The proposed full front porch encroaches 6.2 feet into the required front setback, so a zoning variation is required, which is currently scheduled for review by the Zoning Board of Appeals on October 15, 2019.

This house is located on a street with a mix of single-story, split-level, and two-story mid-century era homes. The proposed second floor addition fits well with the existing house and the scale of the neighborhood. The existing hipped roofs are being changed to side-to-side gable roofs to accommodate south facing roof-mounted solar panels. The proposed full front porch is not common in this neighborhood, but if the Zoning Board of Appeals approves the zoning variation, then Staff does not object to the appearance. If the Zoning Board of Appeals does not approve the variation, then the petitioner intends to build a code-compliant entry portico, which is allowed to encroach into the required front setback up to a maximum size of 5 feet deep by 10 feet wide. Staff recommends approval of the proposed design as submitted.

Mr. Kollman stated that the homeowners have lived in this home for 19 years and they are planning to stay because they love the neighborhood and want to upgrade and expand the existing home. They want to maintain the character of the existing home, while giving the family the space they need to expand, and the Single-Family Design Guidelines were used as a reference when designing the addition. They intend the home to be very energy efficient and are working with the USGBC, hoping the home will be the first LEED certified home in Arlington Heights. Hipped roofs were looked at, but would not work with the amount of roof space needed to accommodate the solar panels, and the verticality of the home was broken up with horizontal elements. The existing entrance to the home is on the north side elevation, which is not very functional or useful, and the new front entrance and porch will be on the front elevation and be welcoming to the street and allow the homeowners to feel more connected to the neighborhood.

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

Commissioner Seyer liked the design of the addition and he liked the front porch, but he needed clarification on the use of the garage roof, which was jumping out at him. He is yet to see a garage roof as a terrace be successfully used, designed, and maintained, and he did not understand why there is a need for what looks like a party deck. Mr. Kollman said the garage roof will actually be a green roof deck that will capture rain water that comes off the roof and be used to irrigate plants. It would not be seen from the street because of the horizontal railing/screen element around it. Commissioner Seyer understood. He also asked about the siding color, which appeared to look like a yellow post-it note on the sample board. Mr. Kollman confirmed that the sample board is the actual color of the siding, which is called 'Weston Flax'. Commissioner Seyer said he was interested to hear what the other commissioners think about the color, because he felt the color jumped out as a buttery yellow that did not feel nearly as successful as the current siding color. He also said that the scale of the home is nicely proportioned and he was in favor of the front porch as shown tonight, although a gutter would probably be needed, which is not shown.

Commissioner Kubow asked if Option 3 represented the existing siding color, which appears more beige than yellow, and Mr. Kollman replied that they played around with different colors for the siding, and the homeowners ultimately chose the Weston Flax color. Commissioner Kubow commended the petitioner for designing a home that is LEED certified with a green roof, and he acknowledged the difficulties with adding onto a tri-level home. He liked the home as designed, and he preferred the bigger front porch that can be used; however, if the variation is denied by the ZBA, he preferred Option 3, because although Option 2 was nice, it was a little too high for the home and for the neighbors. His only comment was about the siding color; he felt the petitioner should strongly consider trying to match the existing siding color that was warmer than the proposed yellow color.

Chair Fitzgerald said that he liked the yellow siding color being proposed because it is cheery with an earthy tone that picks up on a color in the brick, and it would look spectacular with green plants up against it. He felt the proposed addition design was spectacular on a very difficult home like this. He felt the home needed 2 entrances as proposed, and that the home looked better with the full front porch. He preferred the larger porch because it is on the front of the home and takes precedence over the side entrance; however, in Option 1, he suggested removing the bump-out in the middle of it, making the porch cleaner and simpler, and he liked the higher porch roof in Option 2 only because it gives a little more attention to it than the side entrance. Chair Fitzgerald also questioned the large size of the circular window at the top of the front elevation, and Commissioner Seyer agreed and suggested reducing the size of the window 10 to 15%, because something was needed in that space but the circular window appears large in the rendering. Commissioner Kubow agreed.

With regards to the siding color, Commissioner Seyer agreed that color is subjective, and although the yellow did not work for him, the homeowners did like the color and there are no neighbors here tonight opposing it. He could support the proposed color if the other commissioners were okay with it. Commissioner Kubow pointed out the various types of siding colors and color palettes of the surrounding homes, and although he preferred a warmer siding color, he was fine with the color being proposed. He was also okay with the front porch as proposed in Option 1, and he agreed with the previous suggestion to remove the center bump-out that was unnecessary. Commissioner Seyer agreed as well; he liked the larger front porch in Option 1, but felt the bump-out was unnecessary.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 631 N. DRURY LANE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 7/24/19, 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 STUDY THE CIRCULAR WINDOW AT THE TOP OF THE FRONT ELEVATION, POSSIBLY REDUCING THE SIZE OF IT.
2. A PREFERENCE FOR THE LARGER FRONT PORCH DESIGN, WITH CODE COMPLIANT GUTTERS ADDED, AND A REQUIREMENT TO REMOVE THE MIDDLE BUMP-OUT IF THAT FRONT PORCH DESIGN IS APPROVED BY THE ZBA.
3. OPTION 2 AND OPTION 3 FOR THE FRONT PORCH ARE ALSO ACCEPTABLE, IF THE ZBA DOES NOT APPROVE THE VARIATION FOR THE OPTION 1 PORCH DESIGN.
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; SEYER, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 5. SINGLE-FAMILY ADDITION REVIEWDC#19-077 – 24 N. Rammer Ave.

Robert Flubacker, representing *Robert Flubacker Architects*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a complete renovation and expansion of an existing split-level house. This project received approval from the Zoning Board of Appeals on September 9, 2019 for a side setback variation to allow a 6.7 foot setback where 7.3 feet is the minimum required.

This house is located on a street with all single-story homes on the east side of the street and all split-level homes on the west side of the street, with the exception of one newer larger scale two-story home located directly across the street from the subject property. Overall, the proposed design is nicely done with nice materials and detailing on all sides of the house. However, it does have a tall appearance as compared to the adjacent homes, which the Design Commission should evaluate. Consider reducing the 12:12 roof pitches of the front gables and the main roof to reduce the overall height and massing to better complement the scale and context of the adjacent homes and neighborhood.

Mr. Flubacker provided a 3D rendering of the proposed design and said he was encouraged to hear the previous petitioner reference the Village's Single-Family Design Guidelines, because in that document there is a tremendous amount of information on dealing with the issues that were brought up with the review of the first project tonight, and how the Village encourages people to deal with those issues. They tried to do that a lot with this home; the front roof line carries the baseline of the first-floors of the adjacent homes across the front of the home; the second-floor eave line carries the second-floor eave lines of the existing home as well as the adjacent homes, and they tried to keep soft shoulders on the sides of the home and step down and articulate the side elevations to make the stepping down to the neighbors as easy as possible. The only significant change to this home is the elevation of the existing roof pitch; the bearing point of that roof is the same as it is today, and it is significantly lower than it would be if this was a 2-story home. He hoped the commissioners were not saying that if a home was torn down here, it would need to go back to the size of these Mid-century split-levels.

With regards to the roof peak, Mr. Flubacker pointed out that it is shorter than the home across the street, and the actual elevation of the rafter bearing at that part of the home is at least 1 to 1-1/2-feet lower than a typical 2-story home would be. He felt the impact of the height of the roof is minimal.

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

Commissioner Kubow said that with the first project reviewed tonight, the height difference between the ranch homes was significant, regardless of the roof pitch, and it was too difficult not to overlook. However, this home has more height up front, and the way the addition is designed with the highest point being set back both at the front and at the north elevation, the overall visual impact is much less; he felt the eye would be drawn to the front gable with the stone. To him, the height would not be noticed as much on a home like this, and not having the same pitch on both front gables would dramatically change the aesthetic of the front elevation, which he was not in favor of. He liked the design as proposed; it is another example of a nicely designed addition on a home that can be difficult to renovate.

Commissioner Seyer had a different opinion; he felt the proposed addition was out place within the scale of the rest of the home, which looks nice to him and he very much liked the 3-D drawing. The area of the roof at the right side of the front elevation feels out of scale with everything else, and he wanted to see it lower. He asked if there was occupied space in that area, and Mr. Flubacker said there was not. Commissioner Seyer said that with the addition of a window in the gable, it just starts to feel like more and more space, and he did not understand the need for it. He also felt that the roof area felt much larger than the front entrance and overpowered it; he wanted to see it lowered. He said the material palette looked great.

Mr. Flubacker said that the angle of the roof is basically to match the lower gable on the front of the home for continuity, because it would be noticeable if the two were different. Secondly, a substantial footprint of the second-floor is being re-roofed, and as that roof pitch comes down, the front-to-back roof drops, and he felt the pitch of that front to back roof should not be dropped to a point that it starts to look flat.

Chair Fitzgerald felt it was a good design for a style of home that is difficult to add on to and change. He liked how all the eaves line up on both levels with the neighboring homes, and he pointed out that the home is still under the maximum height requirement. He liked that many of the walls were stepped back, and he was okay with the design because he felt it would read well. He also loved the materials being proposed, which are really nice, and he appreciated how all four sides of the home look well designed. Mr. Flubacker added that an eyebrow roof was added across the front of the gable, which scales down the mass of it.

Commissioner Seyer said he respected that the other commissioners are not bothered by the height of the second-floor roof; therefore, he was willing to accept the design as proposed. Commissioner Kubow reiterated that after looking at the street view and the 3-D rendering provided, he believed that the overall impact would not be that great.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 24 N. RAMMER AVENUE, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 8/22/19 AND RECEIVED 8/23/19, 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.

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

ITEM 6. SINGLE-FAMILY TEARDOWN REVIEWDC#19-078 – 914 N. Beverly Ln.

Stephanie Greco, representing *Fairfield Homes*, 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 one-car garage to allow construction of a new two-story residence with an attached, two-car garage. This project does comply with the R-3 zoning requirements. The proposed house is located on a street that was originally all smaller scale single-story homes. However, at this time 12 of the 24 lots on this block have been redeveloped with newer two-story homes. The subject property is located between one of the newer two-story homes and one of the original single-story homes.

Overall, the proposed design is nicely done with a scale and style that fits well with the other completed teardowns on the block, and the general traditional style of the neighborhood. The single story garage roof and the setback of the second floor helps to break down the scale of the proposed house next to the existing single-story home. 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. Details and materials from the front of the house are continued on the side walls. The only recommended revision is to continue the stone down the side of the garage approximately 14 additional feet to align with the transition in the roof line above.

The petitioner had no comments at this time.

Commissioner Seyer said it was a very nice design and he was appreciative of the 3-D rendering that was done, which helps to sell the concept of the design. He understood the need to wrap a little more stone down the side of the garage if the petitioner was agreeable, but he also felt that adding some landscaping would be enough to help mitigate that abrupt change in material. He had no further comments.

Commissioner Kubow said the design was fantastic, he loved the color palette, the detailing, it fits in with the neighborhood, and the height is set back. He was okay with adding landscaping along the side of the garage, instead of continuing the stone as suggested by Staff, and he liked the color of the front door and said that adding a pergola on the rear elevation over the patio, the same color as the front door, would be a nice detail.

Chair Fitzgerald also liked the design of the new home and agreed with the recommendations already given. He added a suggestion to carry the trim between the first and second-floor on the right side elevation, across the entire elevation, which would help break up that elevation, but then he withdrew the suggestion because of the color palette. He had no further comments.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 914 N. BEVERLY LANE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 8/27/19, 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 CONTINUE THE STONE DOWN THE RIGHT SIDE ELEVATION TO WHERE IT ALIGNS WITH THE 2-STORY ABOVE.
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.

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

DRAFT

ITEM 7. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 8:25 PM. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT



Design Commission 10/10/2019

Item: DC#19-067 - 1614 N. Chestnut Ave. - 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 evaluate revision Options 1 and 2 for the proposed new single-family residence to be located at 1614 N. Chestnut Avenue. This recommendation is based on the architectural plans received on 7/30/19, revised exterior elevation options 1 & 2 received on 10/1/19, and the following:

1. The fascia and soffits color shall be white instead of black.
2. If the Design Commission prefers Option 2, lowering the gables on the rear of the home should also be explored.
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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Type

Board or Commission Report

Exterior Elevations
Exhibits 8-27-19
8-27-19 DC Minutes
Color Scheme Examples - FOR
REFERENCE ONLY

Exhibits
Exhibits
Minutes
Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW(2)

PROJECT INFORMATION:

Project Name: 1614 N. Chestnut Ave.
Project Address: 1614 N. Chestnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: August 22, 2019
Date Revised: September 18, 2019
Date Revised: October 2, 2019

PETITION INFORMATION:

DC Number: 19-067
Petitioner Name: Peter McGovern
Petitioner Address: T.P. Carpentry Inc.
6823 W. Gunnison, Apt GA
Harwood Heights, IL 60706
Meeting Date: August 27, 2019
Re-Review Meeting Date: September 24, 2019
Re-Review (2) Meeting Date: October 10, 2019

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.

The petitioner is proposing to demolish an existing single-story residence and one-car attached garage to allow construction of a new two-story residence with an attached, three-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,250 square feet and the proposed residence will have approximately 4,178 square feet. The proposed floor area slightly exceeds the maximum allowed, so the plan will either need to be modified or a variation requested from the Zoning Board of Appeals. The project does comply with all other R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 31 feet Side: 6.7 feet Side: 6.7 feet Rear: 47.5 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,138 SF	4,178 SF
Building Lot Coverage	3,238 SF	2,664 SF
Impervious Surface Coverage Total	4,625 SF	3,924 SF

Previous Review Comments:

This project was originally reviewed by the Design Commission on August 27, 2019, at which time Staff raised concerns about the scale of the house and the proposed color scheme. Four residents also raised various concerns about the proposed house, as documented in the meeting minutes. The Design Commission agreed with many of the concerns and the project was CONTINUED to allow the design to be revised in response to the concerns raised. The following is a summary of feedback from the Design Commissioners:

1. Reduce the overall height of the house and reduce the roof pitches to better fit with the scale of the neighborhood.
2. Omit the dormer on the roof to eliminate the appearance of a third floor.
3. Evaluate and coordinate the proportions of the windows throughout the design.
4. Change the stone masonry to brick to better fit with the context of the neighborhood.
5. Extend the masonry base down the side walls for a more cohesive level of detail on all sides of the house.
6. Show the locations of all downspouts so that the black versus white color can be evaluated.
7. Lower the eave height of the first floor porch and garage roof to better align with the adjacent houses.
8. Omit the exterior lights at the second floor to draw less attention to the scale of the house.
9. Change the black fascia and soffits to white to better fit with the context of the neighborhood.
10. Add a small roof above the back patio door.

The project was re-reviewed by the Design Commission on September 24, 2019, at which time the petitioner presented revisions that addressed items 7 thru 10 listed above. However, the three Design Commissioners in attendance on September 24 still had concerns about the overall height and scale of the design, which was not revised. The Design Commissioners encouraged the petitioner to omit the roof dormer and reduce the roof pitch. Three-dimensional drawings were encouraged to help show the design in perspective. The project was CONTINUED to October 10 so the petitioner could further study the design, and to get the input from the other two commissioners.

Project Update:

The petitioner has submitted two revised design options for consideration:

- Option 1 includes removal of the roof dormer and a reduction in the roof slopes from 12:12 to 10:12.
- Option 2 includes removal of the roof dormer and lowering the original 12:12 gables to reduce the height at the front of the house.

Staff Comments:

Omitting the roof dormer and lowering the gables does a good job to help the design fit better with the scale of the neighborhood. Staff prefers Option 1 (with the 10:12 roof pitch) because it softens the overall scale of the house on all sides, but Option 2 is also a successful solution. If the Design Commission prefers Option 2, lowering the gables on the rear of the home should also be explored.

RECOMMENDATION:

It is recommended that the Design Commission evaluate revision Options 1 and 2 for the proposed new single-family residence to be located at 1614 N. Chestnut Avenue. This recommendation is based on the architectural plans received on 7/30/19, revised exterior elevation options 1 & 2 received on 10/1/19, and the following:

1. The fascia and soffits color shall be white instead of black.
2. If the Design Commission prefers Option 2, lowering the gables on the rear of the home should also be explored.
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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, October 2, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-083



1401 BRANDING, SUITE 270
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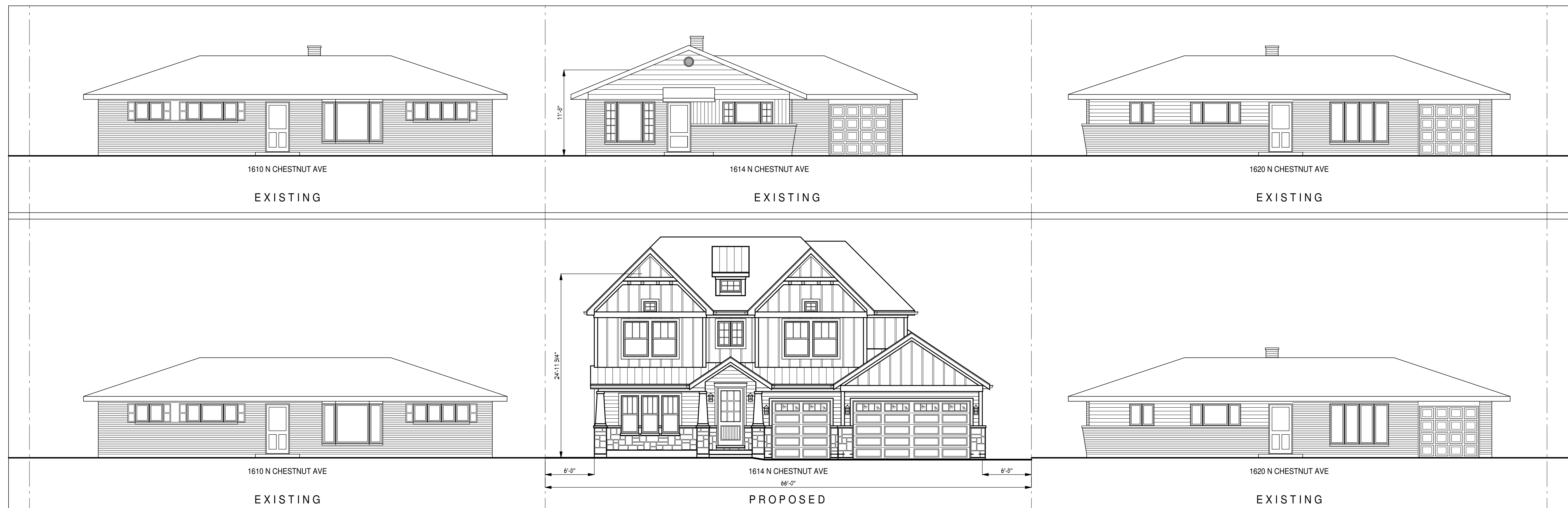
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STEPHEN L. GAWLIK - PRINCIPLE
No. 001-010162 EXP. 11-30-20
CORPORATE LICENSE
No. 184-000582 EXP. 04-30-19

CUSTOM
RESIDENCE
LOT 22
\$14 N CHESTNUT AVENUE
ARLINGTON HEIGHTS

TP Builders
6823 W. GUNNISON
BROOKWOOD HEIGHTS, IL 607
PH. 630.272.9142
FAX 708.867.6941

NO.	DATE:	BY:
ISSUES AND REVISIONS:		
	06-10-19, 06-19-19	MDS
	FINAL REVIEW	
	06-20-19	MDS
	PRE-ARB REVIEW	
	08-29-19	MDS
	ELEVATION ANALYSIS	
	09-18-19	MDS
	ARB REVISIONS	

JOB NO.		19039
DATE:		05-07-19
DRAWN BY:		MDS
SCALE:		AS NOTED
SHEET NO. >ELEVATIONS-A >STREET STUDY	1	
	OF 1	



ELEVATION STUDY MODEL

SCALE: 1/8" = 1' 0"



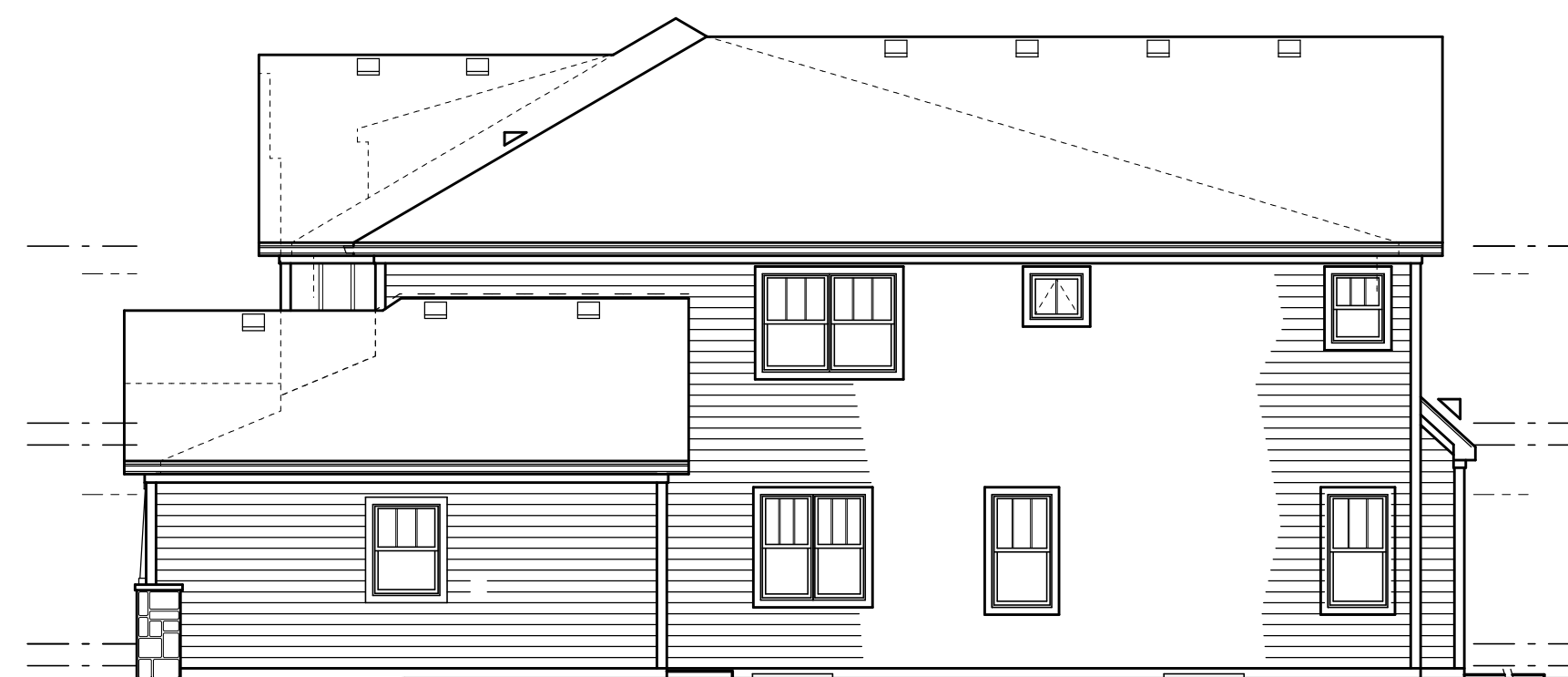
LEFT SIDE ELEVATION

SCALE: 1/8" = 1' 0"



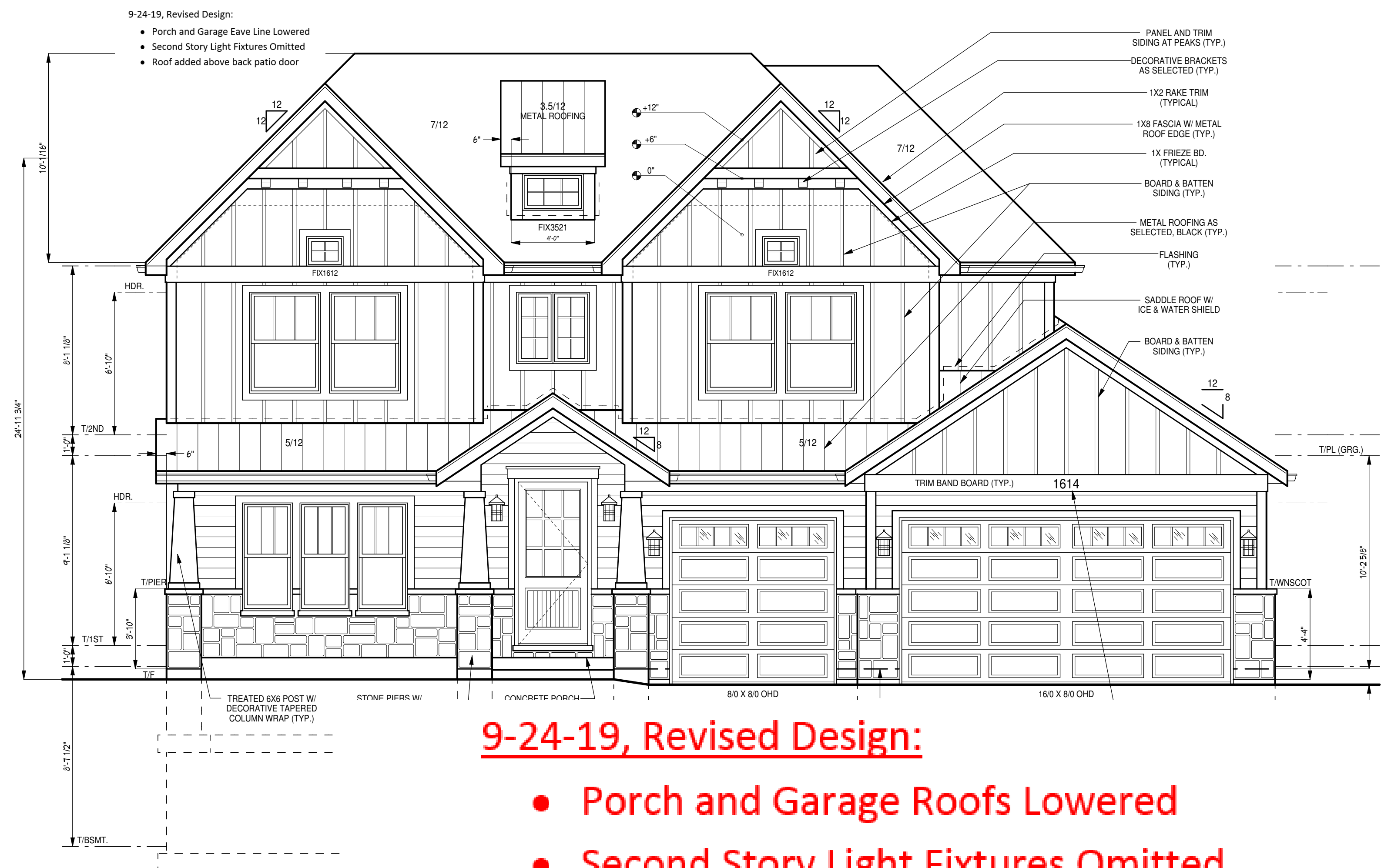
REAR ELEVATION

SCALE: 1/8" = 1' 0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1' 0"



9-24-19, Revised Design:

- Porch and Garage Roofs Lowered
- Second Story Light Fixtures Omitted
- Roof added above back patio door

S.G. Architects, Inc.
ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

BUILDING DEPARTMENT NOTE

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S.G. ARCHITECTS, INC
STEPHEN L. GAWLIK - PRINCIPLE
No. 001-010162 EXP. 11-30-20
CORPORATE LICENSE
No. 184-000582 EXP. 04-30-19

CUSTOM
RESIDENCE
LOT 22
\$14 N CHESTNUT AVENUE
ARLINGTON HEIGHTS

TP Builders
6823 W. GUNNISON
BROOKWOOD HEIGHTS, IL 60707
PH. 630.272.9142
FAX 708.867.6941

[illegible]

JOB NO.		19039
DATE:		05-07-19
DRAWN BY:		MDS
SCALE:		AS NOTED
SHEET NO. >ELEVATIONS-A >STREET STUDY	1	
	OF 2	



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S.G. ARCHITECTS, INC

STEPHEN L. GAWLIK - PRINCIPLE
No. 001-010162 EXP. 11-30-20

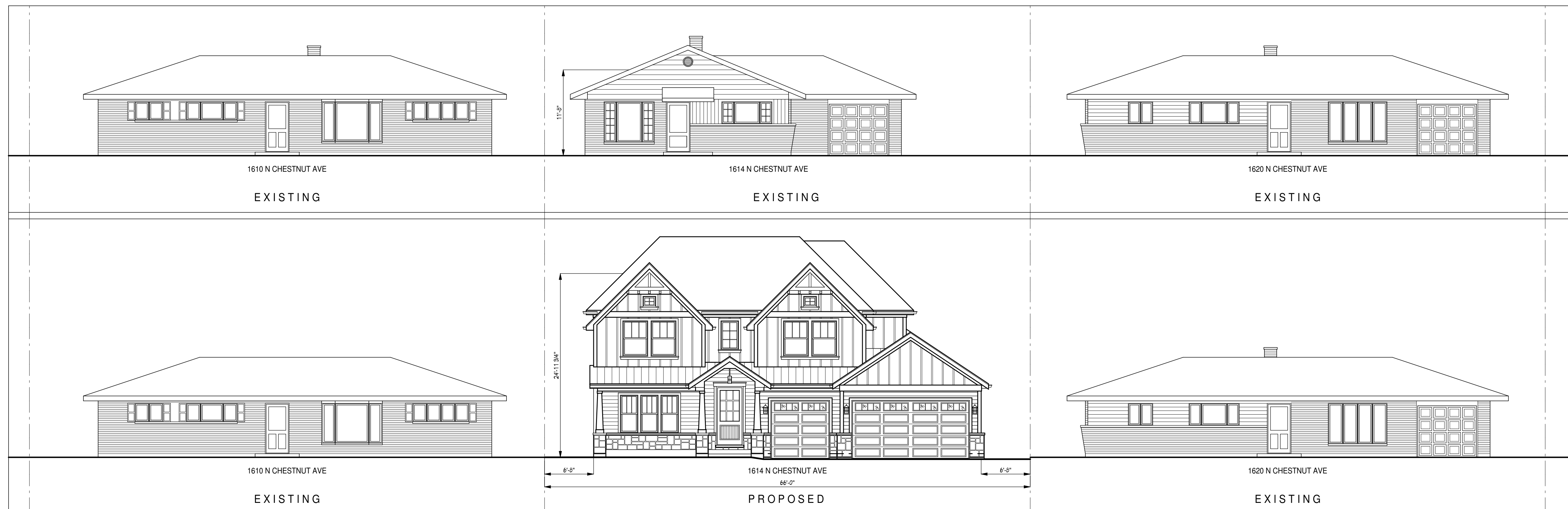
CORPORATE LICENSE

CUSTOM
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\$14 N CHESTNUT AVENUE
ARLINGTON HEIGHTS

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NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	06-10-19, 06-19-19	MDS
	FINAL REVIEW	
	06-20-19	MDS
	PRE-ARB REVIEW	
	08-29-19, 10-01-19	MDS
	ELEVATION ANALYSIS	

JOB NO.		19039
DATE:		05-07-19
DRAWN BY:		MDS
SCALE:		AS NOTED
SHEET NO. >ELEVATIONS-B >STREET STUDY	2	
	OF 2	



ELEVATION STUDY MODEL

SCALE: 1/8" = 1' 0"



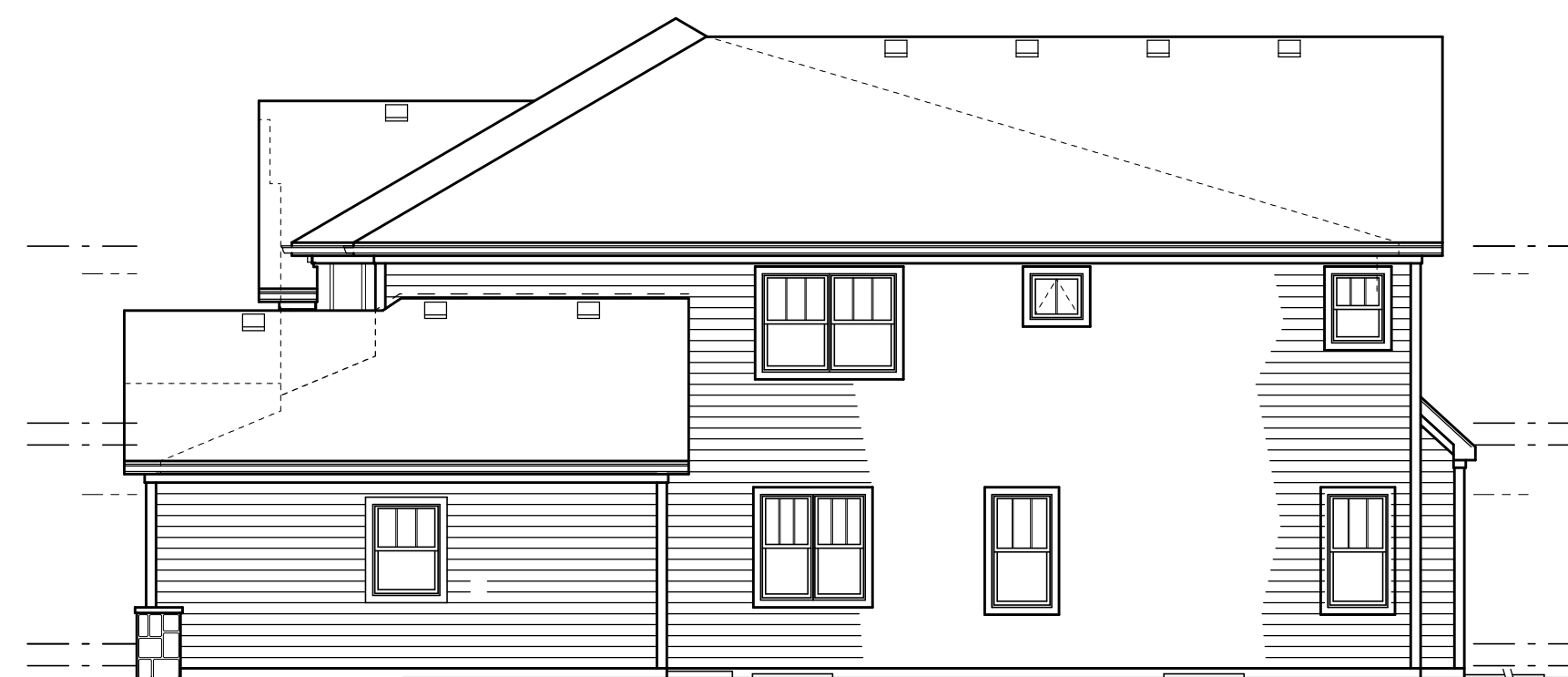
LEFT SIDE ELEVATION

SCALE: 1/8" = 1' 0"



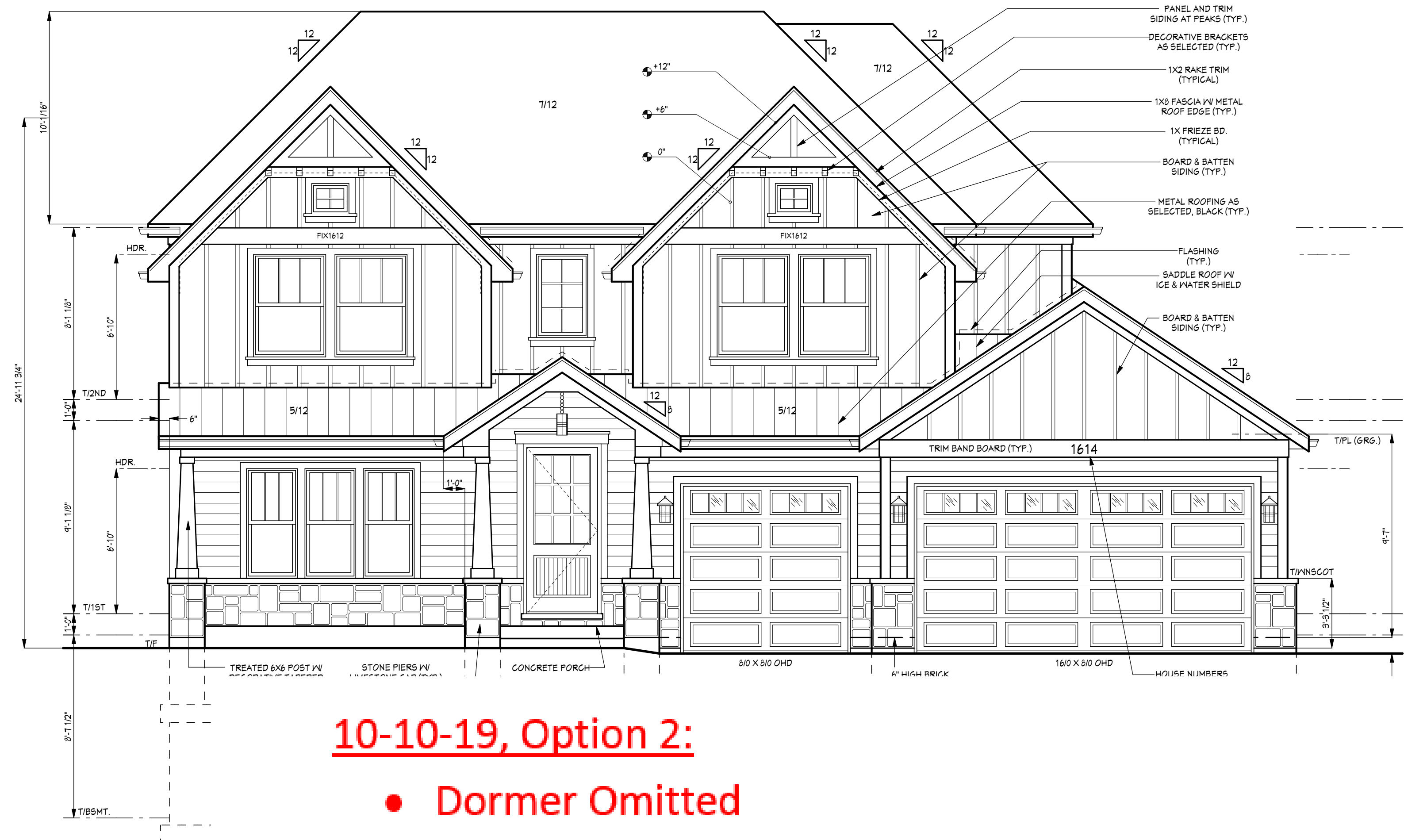
REAR ELEVATION

SCALE: 1/8" = 1' 0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1' 0"



10-10-19, Option 2:

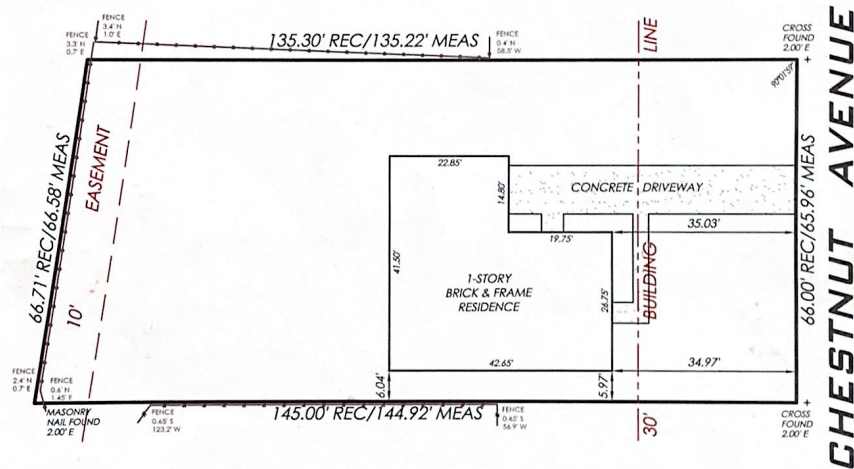
- Dormer Omitted
- 12:12 Gables Lowered Down on Front Elevation



PLAT OF SURVEY

18148 S. MARTIN AVE. HOMEWOOD, IL 60430 708-1-SURVEY (478-7839) 708-478-4076 FAX

LOT 22 IN BLOCK 2 IN HASBROOK SUBDIVISION OF UNIT NO. 2 OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1957, AS DOCUMENT NO. 17041013 IN COOK COUNTY, ILLINOIS.



LOT AREA:
9,249.9 SQ. FT.
0.21 ACRES

AS PER CLIENT/AGENT, MONUMENTS NOT RECOVERED AT THE TIME OF THIS SURVEY WERE NOT RESET.

STATE OF ILLINOIS

STATE OF ILLINOIS REG. # 184-002702

COUNTY OF COOK

ON BEHALF OF STREAMLINE SURVEY, INC. I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STREAMLINE SURVEY, INC.

BY: REGISTERED ILLINOIS LAND SURVEYOR

DATED: 04-26-19

DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2020

DATE OF FIELD WORK COMPLETION: APRIL 26, 2019

REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND.

ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.

SCALE: 1"=20'

JOB NO.: 19-0480

ADDRESS: 1614 N. CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

P.L.N.: 03-19-206-024

TOWNSHIP: WHEELING

ORDERED BY: CIBELA LAW

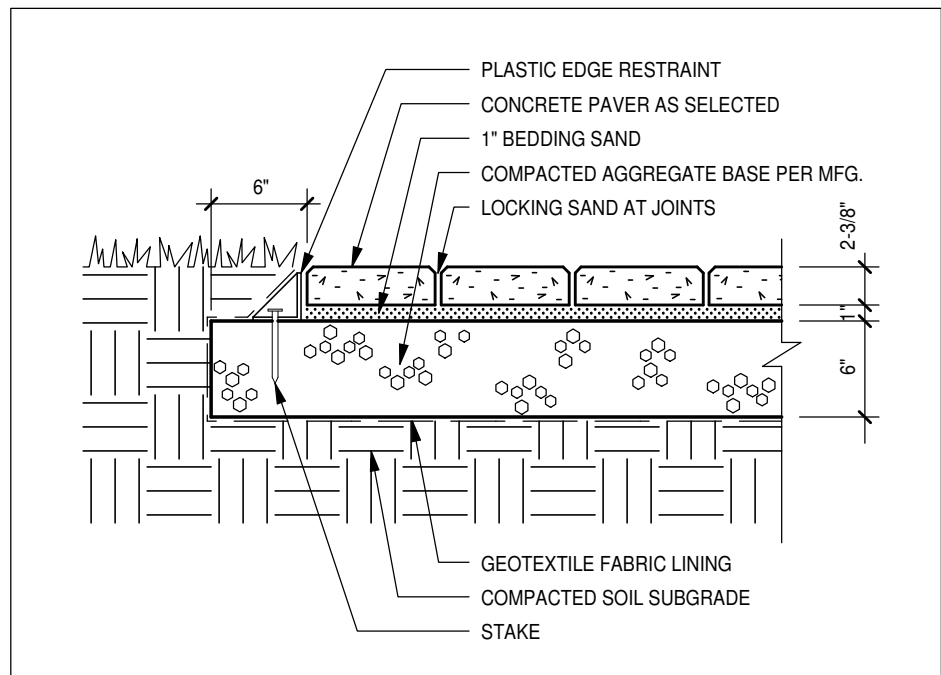


S

STREAMLINE SURVEY PRINTS EXCLUSIVELY ON 100% POST CONSUMER CONTENT PAPER

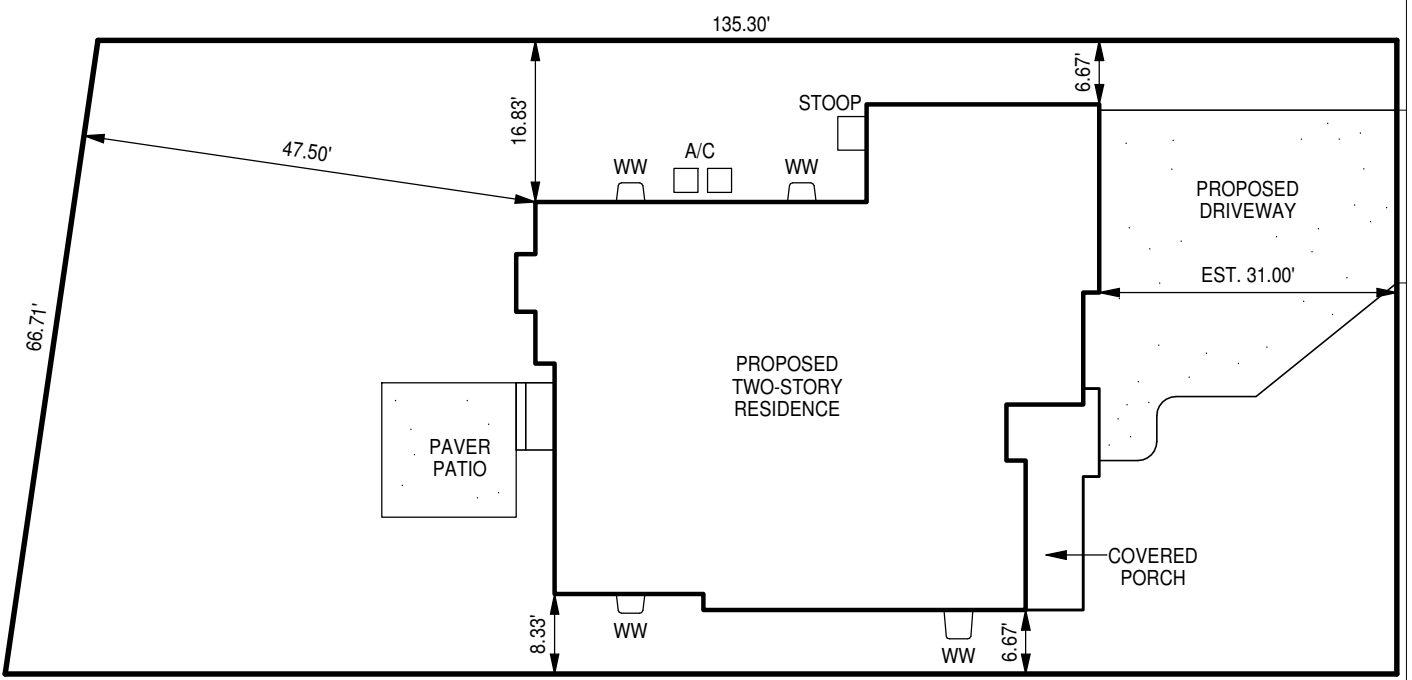
VISIT US AT STREAMLINESURVEY.COM

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PATIO SECTION

SCALE: 1" = 1' 0"



DOWNSPOUTS AND SUMP PUMP DISCHARGE
SHOULD BE DIRECTED TO FRONT OR REAR YARDS,
NOT SIDEYARDS.

F.A.R. TABULATION	
LOT AREA = 9,450.00	
3938 + ((LA-8750 X 0.40) = MAX. ALLOWABLE = 4,218.00	
FIRST FLOOR AREA:	1,755.94
SECOND FLOOR AREA:	1,955.81
BASMENT FLOOR AREA:	0.00
ATTIC OR VOLUME AREA:	150.26
(STAIR 72.50' x OPEN 77.70' NO ATTIC OVER 7' 0")	
GARAGE AREA (OVER 400 SF):	315.82
TOTAL PROPOSED:	4,177.83

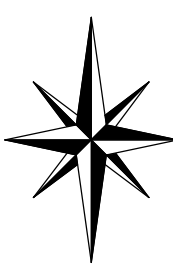
AREA TABULATION		LOT DIMENSIONS: 66.00 X 145.00 X 66.71 X 135.30	FRONT YARD: 66.00 X 31.00
R-3 F.A.R.: 3938+((LA-8750) X 0.4) = 4,218.00	ACTUAL = 4,177.83		AREA = 1,023.00
R-3 BUILDING COVERAGE: LA X 0.35 = 3,307.50	ACTUAL = 2,639.21	R-3 TOTAL ISC ENTIRE LOT: LA X .50 = 4,725.00	ACTUAL TOTAL ISC = 3923.88
		R-3 ISC FRONT YARD: FRONT LA X .50 = 1,087.10	ACTUAL TOTAL ISC = 878.06

SEE VILLAGE SINGLE FAMILY ZONING WORKSHEET FOR DETAILED FIGURES

SITE PLAN

SCALE: 1" = 20' 0"

North



RESIDENTIAL BUILDING CODES

THE DRAWINGS AND SPECIFICATIONS HEREON HAVE BEEN
PREPARED IN ACCORDANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS, IL
ADOPTED CODES WITH AMENDMENTS AS LISTED BELOW.

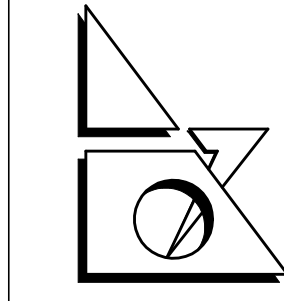
2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 INTERNATIONAL FIRE CODE (IFC)
2009 INTERNATIONAL MECHANICAL CODE (IMC)
2009 INTERNATIONAL FUEL GAS CODE (IFGC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2005 NATIONAL ELECTRIC CODE
2014 STATE OF ILLINOIS PLUMBING CODE

BUILDING DEPARTMENT NOTE:

> THIS DRAWING HAS BEEN PREPARED FOR USE ON THE PROJECT NOTED
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> SUBSTITUTION FROM LUMBER GRADES DESIGNATED HEREON MUST BE
APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
> ARCHITECT FEES INCURRED DO TO FAILURE TO COMPLY WILL BE THE
RESPONSIBILITY OF APPROPRIATE CONTRACTOR.



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

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(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)

S.G. ARCHITECTS, INC.

STEPHEN L. GAWLIK - PRINCIPLE

No. 001-010152 EXP. 11-30-20

CORPORATE LICENSE

No. 194-000582 EXP. 04-30-19

PROJECT:

CUSTOM
RESIDENCE
LOT 22
1614 N CHESTNUT AVENUE
ARLINGTON HEIGHTS

BUILDER:

TP Builders
6823 W. GUNNISON
HARWOOD HEIGHTS, IL 60706
PH. 630.272.9142
FAX 708.867.6941



MATERIAL SCHEDULE		
MATERIAL TYPE	MFG. OR TYPE	COLOR
STONE	ILLINOIS BRICK	GREY-BLUE
ROOF	OWNES CORNING	BLACK
SIDING	CEMENT BOARD	WHITE
TRIM	CEMENT BOARD	WHITE
SOFFIT/FASCIA	ALUMINUM	BLACK
GUTTERS/DOWNSPOUTS	ALUMINUM	BLACK
WINDOWS	WINDSOR, DBL. HUNG	BLACK

ELEVATION STUDY MODEL

SCALE: 1/8" = 1' 0"

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	06-10-19, 06-19-19	MDS
	FINAL REVIEW	
	06-20-19	MDS
	PRE-ARB REVIEW	

JOB NO. 19039
DATE: 05-07-19
DRAWN BY: MDS
SCALE: AS NOTED

SHEET NO.
>SITE PLAN
>ELEVATION STUDY

1
OF 9



Property to Left 2

1604 N Chestnut Ave



Property to Left 1

1610 N. Chestnut Ave



Subject Property

1614 N. Chestnut Ave



Property to Right 1

1620 N. Chestnut Ave



Property to Right 2

1626 N. Chestnut Ave



Property to Right 3

1632 N. Chestnut Ave

End of Block

Chestnut Ave.



Property Across 1

1611 N. Chestnut Ave



Property Across 2

1617 N. Chestnut Ave



Property Across 3

1625 N. Chestnut Ave



1401 BRANDING, SUITE 270
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

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S.G. ARCHITECTS, INC
STEPHEN L. GAWLIK - PRINCIPLE
No. 001-010162 EXP. 11-30-20
CORPORATE LICENSE
No. 184-000582 EXP. 04-30-19

PROJECT:

CUSTOM
RESIDENCE
LOT 22
\$14 N CHESTNUT AVENUE
ARLINGTON HEIGHTS

BUILDER:

TP Builders
6823 W. GUNNISON
BROOKWOOD HEIGHTS, IL 60701
PH. 630.272.9142
FAX 708.867.6941

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JOB NO. 19

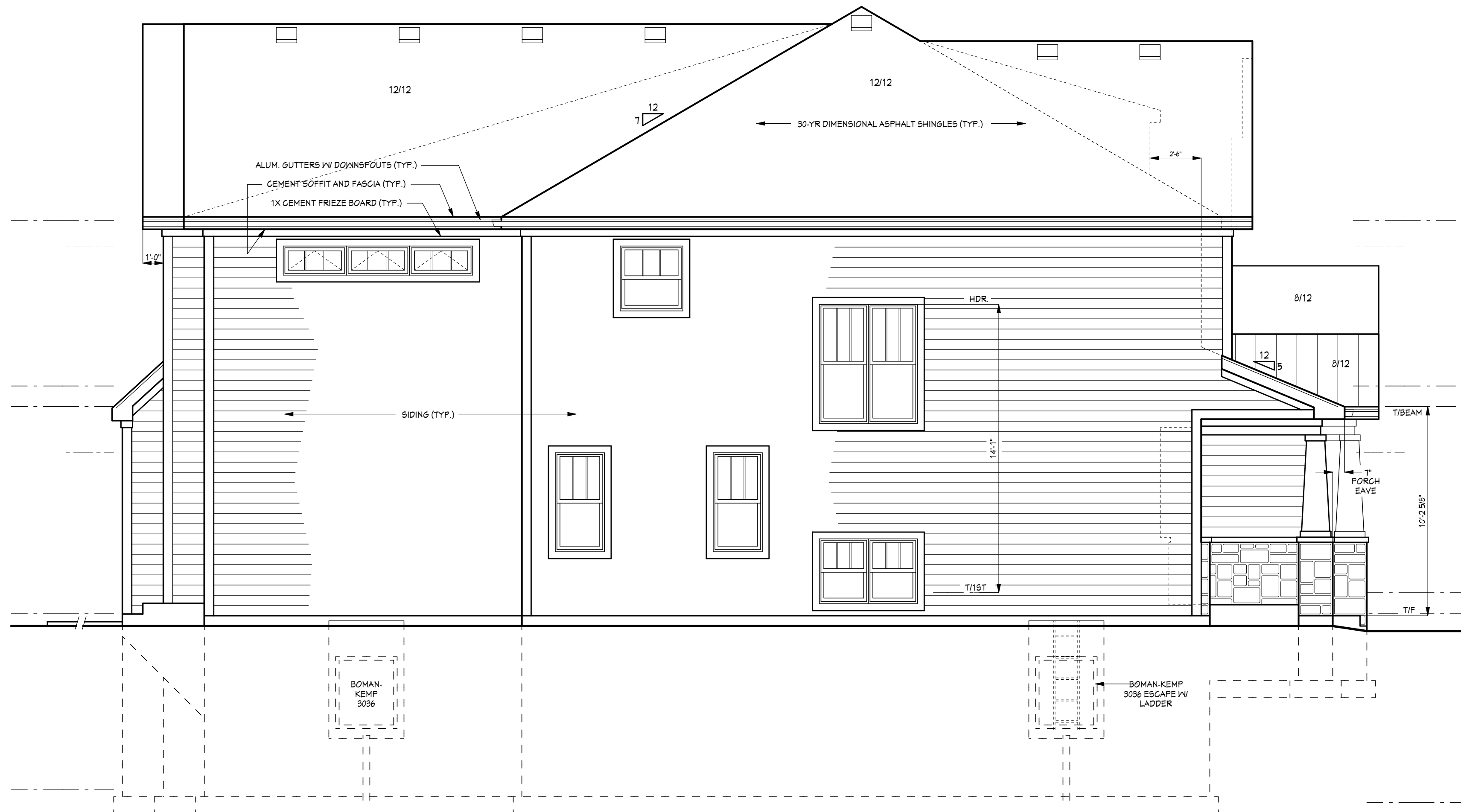
DATE: 05-07

DRAWN BY: M

SCALE: AS NOT

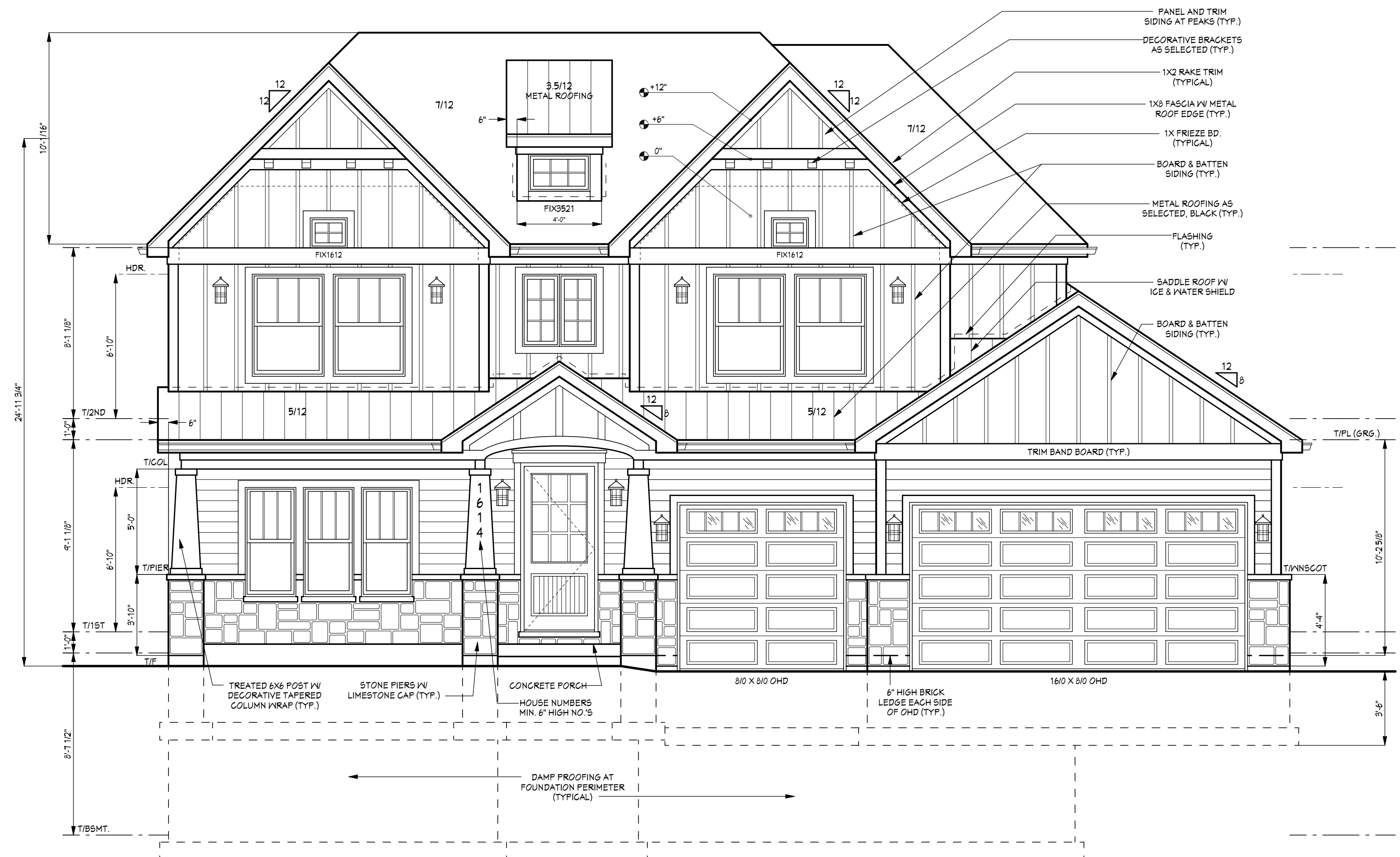
SHEET NO. 2

OF §



LEFT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



FRONT ELEVATION

SCALE: 1/4" = 1' 0"

1614 N. CHESTNUT AVE



EXTERIOR TRIM : WHITE
LP BY JAMES HARDIE



SIDING : WHITE,
CEMENT BOARD, BY -
JAMES HARDIE



STONE: NATURAL



ALUMINUM: BLACK,
WINDOWS, + DOWN SPOUTS.

SHINGLE: CHARCOAL, BY IKO



APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 27, 2019

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

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

Members Absent: Scott Seyer

Also Present: Peter McGovern, T.P. Carpentry for *1614 N. Chestnut Ave*
Steve Gawlik, S.G. Architects for *1614 N. Chestnut Ave.*
Tom Buckley, Thomas Buckley Architects for *634 S. Burton Pl.*
Dan Olson, Watermark Engineering for *McDonald's*
Joe Kerchner, Lingle Design Group for *McDonald's*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR AUGUST 13, 2019

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF AUGUST 13, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#19-067 – 1614 N. Chestnut Ave.

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

Chair Fitzgerald clarified that this commission's purview is about the appearance of the new home and how it fits into the neighborhood.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and one-car attached garage to allow construction of a new two-story residence with an attached, three-car garage. The proposed floor area slightly exceeds the maximum allowed, so the plan will either need to be modified or a variation requested from the Zoning Board of Appeals. Mr. Gawlick said that the plans will be adjusted at the time of permit to comply with code. Mr. Hautzinger said that the project does comply with all other R-3 zoning requirements.

The existing neighborhood consists of primarily single-story homes with a mix of one-car and two-car attached garages. However, there have been numerous teardowns previously completed in this neighborhood, including multiple teardowns on this block. Overall, the proposed design is nicely done and is consistent with the other newer homes approved in this neighborhood. Features such as the single story front porch and single story garage roof help the design to fit in with the adjacent single story homes, and the hipped main roof keeps the height of the side walls from being too tall. However, the Design Commission should evaluate the following design concerns:

Scale. The proposed house has a large appearance between the two adjacent single-story homes.

- o It is recommended that the first floor eave height be lowered at least one foot to better align with the existing adjacent homes.
- o Consider reducing the pitch of the upper gables and main roof from 12:12 to 8:12 to help reduce the overall mass of the roof. An 8:12 roof pitch would coordinate with the 8:12 pitch on the garage roof and the front porch entry gable.

Exterior Colors. The proposed color scheme includes white siding, black roofing, black windows, black fascia/soffits, and black gutters/downspouts. The black fascia/soffits and gutters/downspouts add a bold appearance that will not fit well with the context of the neighborhood. Mr. Hautzinger presented an exhibit for reference prepared by Staff depicting 4 color scheme options for homes with white siding and black roofs:

- Option 1: black windows, black fascia/soffits, black gutters/downspouts (proposed)
- Option 2: black windows, white fascia/soffits, black gutters/downspouts
- Option 3: black windows, white fascia/soffits, white gutters/downspouts (recommended)
- Option 4: white windows, white fascia/soffits, white gutters/downspouts

Mr. Hautzinger recommended the following:

- o It is recommended that the fascia/soffits and gutters/downspouts be changed from black to white to better fit with the context of the neighborhood.
- o The proposed garage door color is not indicated, but black garage doors would add to the bold contrast in this neighborhood. White garage doors are recommended to blend with the white siding color.

Overall, Staff recommends approval of the proposed design, with the recommendations previously stated.

Mr. Gawlick said they were not opposed to changing the color of the fascia/soffits and gutters/downspouts from black to white; however, lowering the pitch of the gables would be an issue because if the side pitches on the gables are dropped, so would the side pitch on the main roof, which would start to shorten up the ridge substantially. From an architectural standpoint, he suggested dropping that pitch to 11:12 to pull it in a little, and he agreed to dropping the front gutter on the front porch down an extra foot, which would not create any issues from a structural or architectural standpoint.

PUBLIC COMMENT

Ryan Guilfoil, 1638 N. Chestnut Avenue. He lives 4 homes north of the site and has lived there with his family for 9 years and is invested in the neighborhood. He said most of the original homes in the neighborhood were built primarily with brick and small amounts of siding used as an accent, and he was concerned about the proposed materials and how they would integrate into the neighborhood, since none of the homes were originally built with these large stone accents and none were built primarily with siding. He recommended brick be used on the new home to blend into the existing neighborhood. He also pointed out that existing homes in the neighborhood are one-story ranch homes that follow the same basic floor plan, resulting in a long flowing horizontal emphasis, as opposed to the very vertical emphasis of the new home. It is hard to see how the new home, which is more or less 3-floors tall, blends into a neighborhood of one-story homes; it just does not fit in that well. He also pointed out that the size of the back yard also does not fit in, with the original homes all being on similar size lots with generous yards, which is one of the things that brought him to this neighborhood. He said that the home directly south of him is also a teardown whose children play in the front yard, which spills into the parkway and the street, and he questioned how well this fits into the neighborhood. He also said that because of the tall height of the new home and the position of it on the site, the home will block a lot of the south sunlight that comes in the winter and keeps our homes warm, and he specifically pointed out that the home directly north has 2 bedrooms on the south exposure that would continually be shaded by the new home. He attended the design review meeting for the teardown located across the street at 1625 N. Chestnut that was completed a year ago, where the commissioners discussed an existing parkway tree that the petitioner agreed to keep; however, the tree was removed as part of the construction to allow for the new 3-car driveway. He was concerned about the lack of trees being in the parkway and how wide this new driveway will be and how much it will impact the foliage in the neighborhood and the character of the neighborhood. He felt that a home that would fit in with the neighborhood should be less vertically oriented and more horizontal, more smooth, and it flows more. He vehemently disagreed that the proposed design fits in with the neighborhood, having lived here for 9 years. He felt the new home was nicely designed, but it did not belong where it is being proposed. This is a home better suited on a double lot.

Keith Moens, 636 S. Cleveland Avenue. He agreed with the previous resident and felt the new home clearly did not fit in this neighborhood. The home is way too big and about 4 times the size of some of the other homes on the block. Staff's recommendation that the new home conforms to other teardowns is a false comparison; the new home should be compared to the other original homes. He also agreed that the design of the new home was nice, but it does not fit in this neighborhood.

Jim Elgas, 1626 N. Chestnut Avenue. He lives 2 homes north of the site and said there have been numerous teardowns in this neighborhood that have been very inconvenient to the residents living here. If anyone thinks that this new home fits in this neighborhood, then something is wrong with their eyesight. The residents have had to put up with these teardowns and they cannot invest any more in their own homes because they will never get anything back because the only interested buyer is a teardown person. This is a small neighborhood, and what the Village has done with Virginia Terrace is a crime; they tore out the whole neighborhood and they are doing it now in this neighborhood. He has been watching this stuff go on for the last 15 to 20 years and it is terrible. This new home does not fit all, and with the basement it adds up to a home that is 5,200 square feet next to a home that is 1,100 square feet, so please don't say that the new home fits in with this neighborhood.

Steve Lindstrom, 1610 N. Chestnut Avenue. He lives directly south of the site and although he understands that this is not the purview to talk about drainage, this is the first time he has attended one of these meetings and felt the need to comment about it. He has lived in this neighborhood for 20 years and it seems as though that whenever there is a teardown in this neighborhood, there is always a side effect of it, which is drainage issues. Every new home that goes up, the homes next to it become flood planes, and the only reason he is here tonight is to make sure something is put into the minutes to say that he pointed this out, so that they can have the proper inspection or the proper folks come out and make sure they watch how the new home is built so the proper swales are put in so that his backyard does not become a pond.

Commissioner Eckhardt asked the resident where the existing flooding occurs on his property and Mr. Lindstrom replied that his backyard began flooding after the 2 new homes behind him on Mitchell were built, with the water coming from the northwest. He added that other neighbors have the same problem, and he just wants to make sure that someone at the Village is aware of this and that it is considered when this new home is being built. Commissioner Eckhardt encouraged the resident to be pro-active and determine the area of flooding in his yard prior to construction of the new home, and meet

with Village engineers to discuss further. He added that the new home is not required to fix an existing flooding problem; however, the new home cannot make the problem worse.

Mr. Elgas reiterated that his backyard now floods after the teardown that was built next to him, and when he told the current owners of that home about these issues (not the original owners), they installed a giant pipe in between the homes, dug a swale, and got a variation from the Village to connect to the storm sewer at the street. He said that he bought the home south of him that he rents out because he did not want another giant home next to him that would box him in, and after the new home was built behind it, the backyard and patio flooded. He contacted the Village Engineers who came out and evaluated the property and told him that it is higher than the teardown built behind him, and that the water issue was his problem to fix. He obtained 2 estimates to fix the issue, but declined because of the enormous cost. He also found out that the Hasbrook neighborhood has clay underneath, with little dirt on top of the clay, and once that dirt gets saturated, the water runs over the top and comes down into other properties. The Village finally got the resident behind him to put a pipe in that goes out to the street into the storm sewer, which alleviated the water from flooding the backyard of the home he owns to the south. He was also concerned about the residents on Maude who are in direct line of water run-off from the new home being reviewed tonight. Mr. Elgas felt the Village should have something in place that requires a new home to install a pipe or something that goes out to the storm sewer, and get it taken care of before the problems start. This is not the neighbors' problem who already live here; this problem is created because of the teardowns, and the residents have the right to enjoy their neighborhood.

Commissioner Eckhardt encouraged the residents to attend a Village Board meeting to voice these concerns about drainage.

Chair Fitzgerald closed the public portion of the meeting.

Commissioner Kubow said that in terms of the architecture of the new home, he felt it was well designed and he liked the finish and materials a lot. He felt that Staff's recommendations were on point; dropping the first level down 1-foot to get a little closer to the existing eave of the adjacent homes was a great start. He felt that Color Scheme Option 3 presented by Staff was a well designed option; the black has way too much pop in the other options. In terms of context, he felt the 2D elevation was massive compared to what is happening around it; however, he pointed out that there are other homes that have been built, and not just teardowns, that do not necessarily take the one-story homes into account. This neighborhood has a lot of different architecture. He felt that dropping the home as suggested by Staff would help; however, he felt that changing the eaves would not make much of a difference. In terms of zoning, he said that the new home will be compliant after the F.A.R. change is made.

Commissioner Kingsley said it was a nicely designed home, but felt there were things that could help the design by itself, and help it fit the neighborhood. This included eliminating the exterior lights on the second-floor of the home and lowering the eaves to be more in keeping with the homes on either side. She also pointed out that the photos of surrounding homes show only two, 2-story homes, which should be kept in mind when talking about context. Because of the adjacent one-story homes, she suggested lowering the roof pitch of the new home to a minimum 8:12, if not lower, which Staff could review, and also consider eliminating the dormer on the third-floor. She also pointed out that the proportions of the windows are all different and she wanted to see the windows changed to be more in keeping with each other. She suggested the petitioner look at the functionality of the front porch as currently proposed, and consider increasing the size of it to be more usable. She pointed out that the back door has no covering over it and would benefit from one, and the stoop is basic and miniscule, and she suggested returning the stone on the front elevation around to the sides, up to the end of the garage on the right side elevation. With regards to colors, Commissioner Kingsley was in favor of the black and white colors being proposed and she really liked Option 1 presented by Staff, although she pointed out that the options presented by Staff did not include as many downspouts as the home being presented tonight, and she wanted to see the locations of all downspouts if the home is brought back. With so many downspouts, Option 3 would be better. She also recommended using smooth trim on the home.

With regards to context, Commissioner Kingsley acknowledged the comments made by the residents tonight, although she reiterated that the new home would meet all zoning requirements once the change in F.A.R. is made. She wanted to see the design come back with a different solution that is more in keeping with the homes on either side, and she suggested

changing the proposed stone to brick, to be more in keeping with the homes on either side.

Commissioner Eckhardt agreed with the comments made by the other commissioners. He felt that 9 lights on the front of the home was too much, especially given the large size of the new home, and he agreed with the suggestion to eliminate the lights on the second-story. He supported the comments about the brick versus stone, and he agreed with the suggestion to modify the design to lower the home. He acknowledged that 75% of this neighborhood consists of one-story homes, and while the proposed new home fits in with the trend of development, it does not fit in. He also acknowledged that the new home is code compliant and the petitioner has the right to build their dream home the way they want, just like anyone else; however, he felt as much as possible should be done to be sympathetic to the surrounding homes, without hurting the aesthetics or marketability of the new home. He wanted to see some inches come out of the first-floor, as well as the second-floor if possible to try to lower the home, along with lowering the roof pitches. Commissioner Eckhardt did not understand the little windows over the front gable ends that are sitting on top of the fascia board, or why details from the front elevation were not carried on to the sides of the home. He was in support of the suggestion to return the stone from the front around to the sides of the home, and change the stone to brick. He also agreed with the suggestion to add some type of canopy over the back door.

Chair Fitzgerald said that most of his comments were already given by the other commissioners. He agreed with the suggestion to lower the eaves because to him, the new home looks like a 3-story home, even if the roof dormer was removed. He was okay with the black soffits and downspouts because he felt the black actually brought the roof down a little; however, he agreed with Commissioner Kingsley's comment about showing the location of all the downspouts on the new home. He also asked about the future of the existing tree in the front yard, and the petitioner replied that the tree would need to be removed. Chair Fitzgerald also agreed that there are too many lights being proposed on the front of the home, and he strongly agreed that the sides and back of the home need to be detailed more to match the front elevation because right now it looked like 2 different homes. He asked what the ceiling height of the second-floor is and the petitioner said it would be 8-feet plus the tray ceiling, which Chair Fitzgerald replied should allow for room to bring the home down. Chair Fitzgerald also liked the idea of brick instead of the stone, even if it is painted. He added that he usually did not have a problem with teardowns that meet code, but in this neighborhood and this context, he felt the new home was enormous and he would have a hard time supporting it tonight.

Given the drainage concerns stated by the neighbors, Commissioner Kingsley wanted to make sure that the amount of the top of foundation being proposed was correctly shown. Mr. Gawlik replied that high grade is typically taken and 6-inches is added to that for the top of foundation amount, although it will depend on the topography and final engineering drawings. Commissioner Kingsley also said that if the existing tree in the front yard is removed as stated by the petitioner, then she wanted the project to come back with a landscape plan to show that the tree will be replaced.

Chair Fitzgerald wanted to see the project come back, with the comments given by the commissioners. Commissioner Kubow felt there were too many revisions needed on the current design to make a motion tonight.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF 1614 N. CHESTNUT AVENUE (DC#19-067), TO ALLOW THE PETITIONER TO CONSIDER THE DESIGN COMMENTS GIVEN BY THE COMMISSIONERS, AND RETURN WITH A RESPONSE TO THE DESIGN COMMISSION, BECAUSE IT WILL GREATLY AFFECT THE APPEARANCE OF THE NEW HOME AND ITS COMPATIBILITY WITH THE NEIGHBORHOOD.

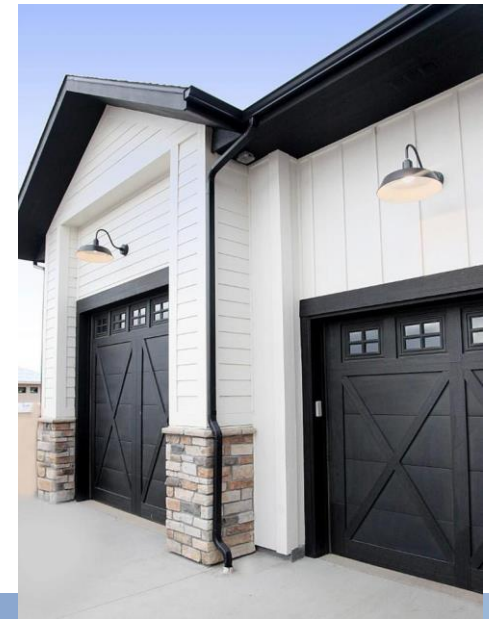
Options given to the petitioner included taking a vote tonight, which did not sound favorable based on the comments made by the commissioners, or continuing the project to a specific date so that public notification is not required. The next available review date to continue the review would be September 24th. Mr. Hautzinger encouraged the petitioner to consider the comments made tonight and come back with a revised design. Mr. Gawlik agreed and said that September 24 was good for them.

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

1. THAT THE PROJECT BE CONTINUED TO THE SEPTEMBER 24, 2019 DESIGN COMMISSION MEETING.

COMMISSIONER KINGSLEY SECONDED THE AMENDED MOTION.

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



COLOR SCHEME 1:

- Black Windows
- Black Fascia/Soffits
- Black Gutters/Downspouts





COLOR SCHEME 2:

- Black Windows
- White Fascia/Soffits
- Black Gutters/Downspouts





COLOR SCHEME 3:

- Black Windows
- White Fascia/Soffits
- White Gutters/Downspouts





COLOR SCHEME 4:

- **White Windows**
- **White Fascia/Soffits**
- **White Gutters/Downspouts**



**Design Commission
10/10/2019**

Item: DC#19-079 - 811 S. Arlington Heights Rd. - 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 the proposed new single-family residence to be located at 811 S. Arlington Heights Road. This recommendation is subject to compliance with the architectural plans received on 8/29/19, and the following:

1. Consider adding decorative brackets under the cantilevered gables on the front elevation.
2. Consider adding a window on the second floor of each side elevation to break up the blank wall areas.
3. Consider adding a portico roof above the back patio door to break up the long flat wall.
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 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.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Supporting Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Jamroz Residence
Project Address: 811 S. Arlington Heights Road
Prepared By: Steve Hautzinger

Date Prepared: October 2, 2019

PETITION INFORMATION:

DC Number: 19-079
Petitioner Name: Mariusz Jamroz
Petitioner Address: 4011 Wagner Avenue
Schiller Park, IL 60176
Meeting Date: October 10, 2019

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.

The petitioner is proposing to demolish an existing single-story residence and one-car attached garage to allow construction of a new two-story residence with an attached, two-car garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 19,924 square feet and the proposed residence will have approximately 3,994 square feet. The project does comply with all R-E zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet max Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 95 feet Side: 10 feet Side: 15.5 feet Rear: 66.2 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	5,967 SF	3,994 SF
Building Lot Coverage	5,977 SF	2,337 SF
Impervious Surface Coverage Total	9,962 SF	4,775 SF

The subject property is in an R-E Zoning District where the lots are typically 20,000 sf or greater. The property faces Arlington Heights Road, and all of the homes on this block are setback from the street curb approximately 130 feet. There is a mix of single-story, one-and-a-half story, and two-story homes on this block. The proposed new house will re-use the existing foundation and some of the first floor walls.

Overall, the proposed design is nicely done with a traditional style that will fit well in this location. The proposed colors and materials are nicely coordinated with the existing brick color. The single-story front porch helps relate to the adjacent single-story home, and the 8:12 roof pitch on the main hipped roof and gables fits well with the context.

Minor recommendations to enhance the design include:

- Consider adding decorative brackets under the cantilevered gables on the front elevation.
- Consider adding a window on the second floor of each side elevation to break up the blank wall areas.
- Consider adding a portico roof above the back patio door to break up the long flat wall.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 811 S. Arlington Heights Road. This recommendation is subject to compliance with the architectural plans received on 8/29/19, and the following:

1. Consider adding decorative brackets under the cantilevered gables on the front elevation.
2. Consider adding a window on the second floor of each side elevation to break up the blank wall areas.
3. Consider adding a portico roof above the back patio door to break up the long flat wall.

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 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.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

October 2, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-079

PLAT OF SURVEY

of

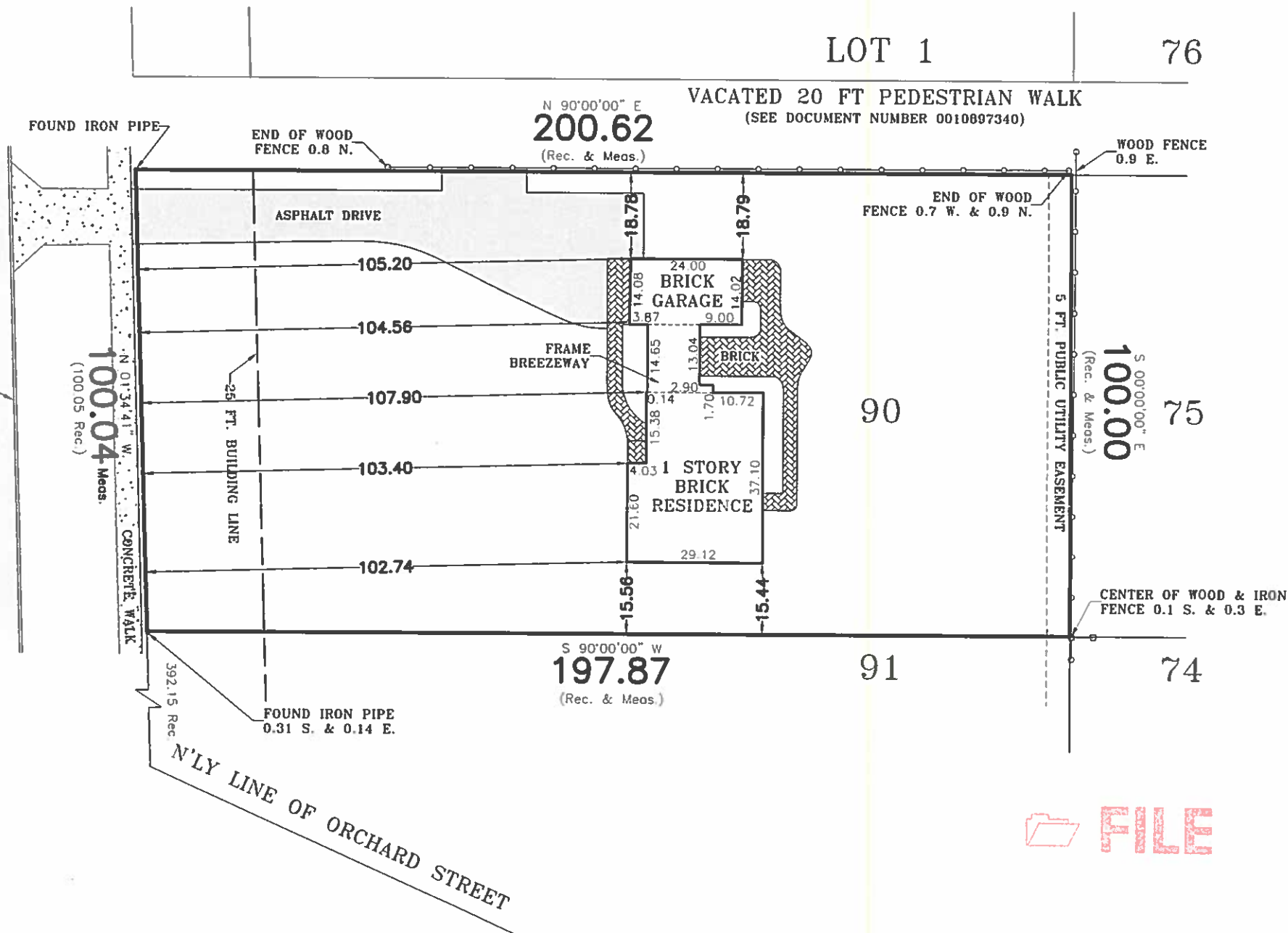
LOT 90 IN SCARSDALE ESTATES BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 685.4 FEET THEREOF ALSO EXCEPT THE EAST 40 ACRES OF THAT PART OF THE WEST HALF OF SAID SOUTHEAST QUARTER LYING SOUTH OF THE NORTH 685.4 FEET THEREOF AND ALSO EXCEPT THAT PART OF THE EAST HALF OF SAID SOUTHWEST QUARTER LYING WESTERLY OF THE CENTER LINE OF ARLINGTON HEIGHTS ROAD (CALLED STATE ROAD) AND SOUTH OF THE NORTH 685.4 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

ADDRESS: 811 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS
P.I.N. 03-32-327-001



SCALE: 1"=30'

S. ARLINGTON HEIGHTS ROAD
(83 FT. R.O.W.)



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) MONUMENTS; WERE NOT SET, AT THE CLIENTS REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

RECEIVED
OCT 03 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE



STATE OF ILLINOIS)
COUNTY OF COOK)

SURVEY ORDERED BY: DISILVESTRO AND ASSOCIATES

I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
29TH DAY OF MAY A.D. 2019

MY LICENSE EXPIRES ON 11/30/20

P.S.I. NO. 191239

Professional Design Registration #184-002795

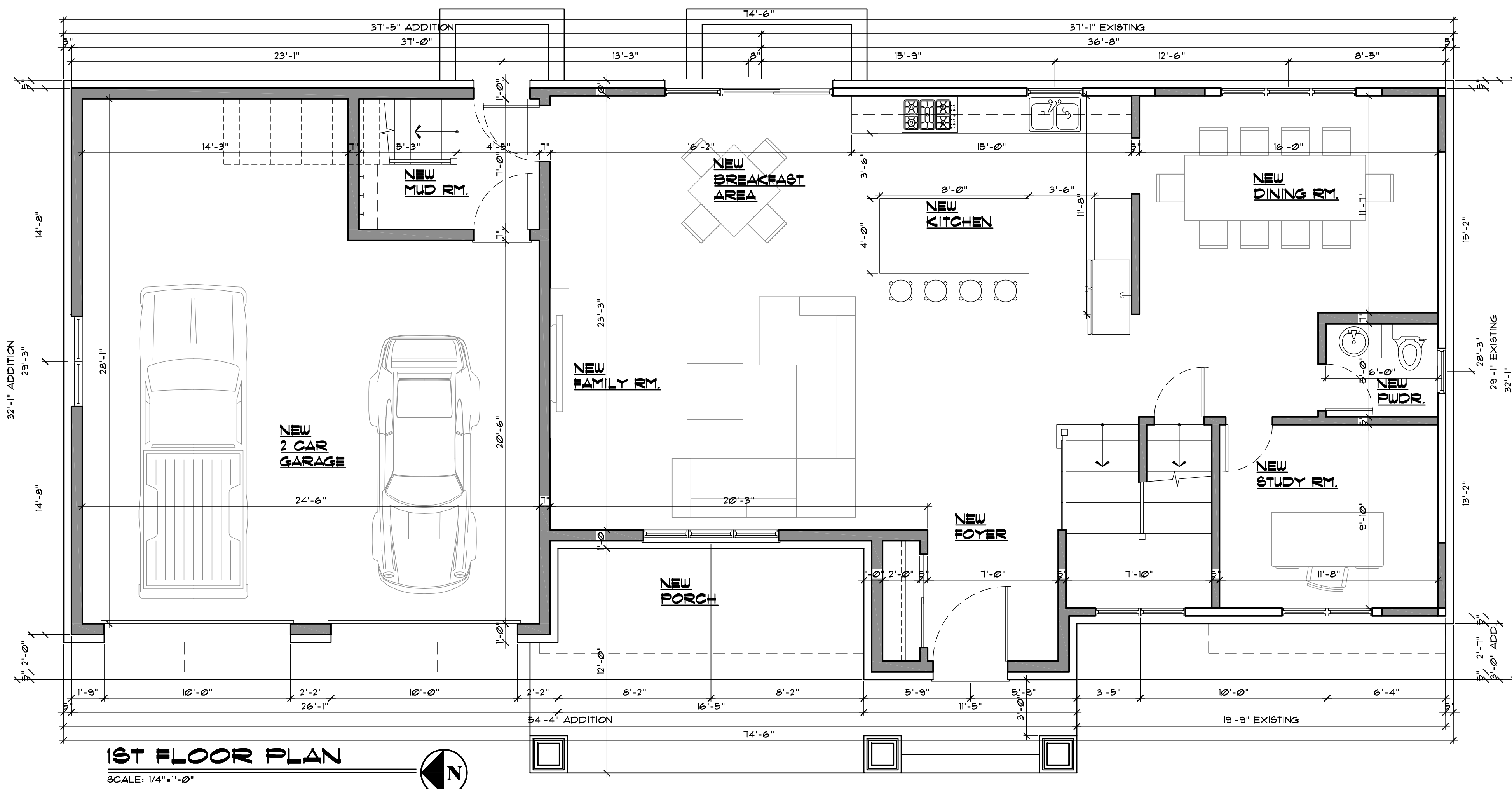
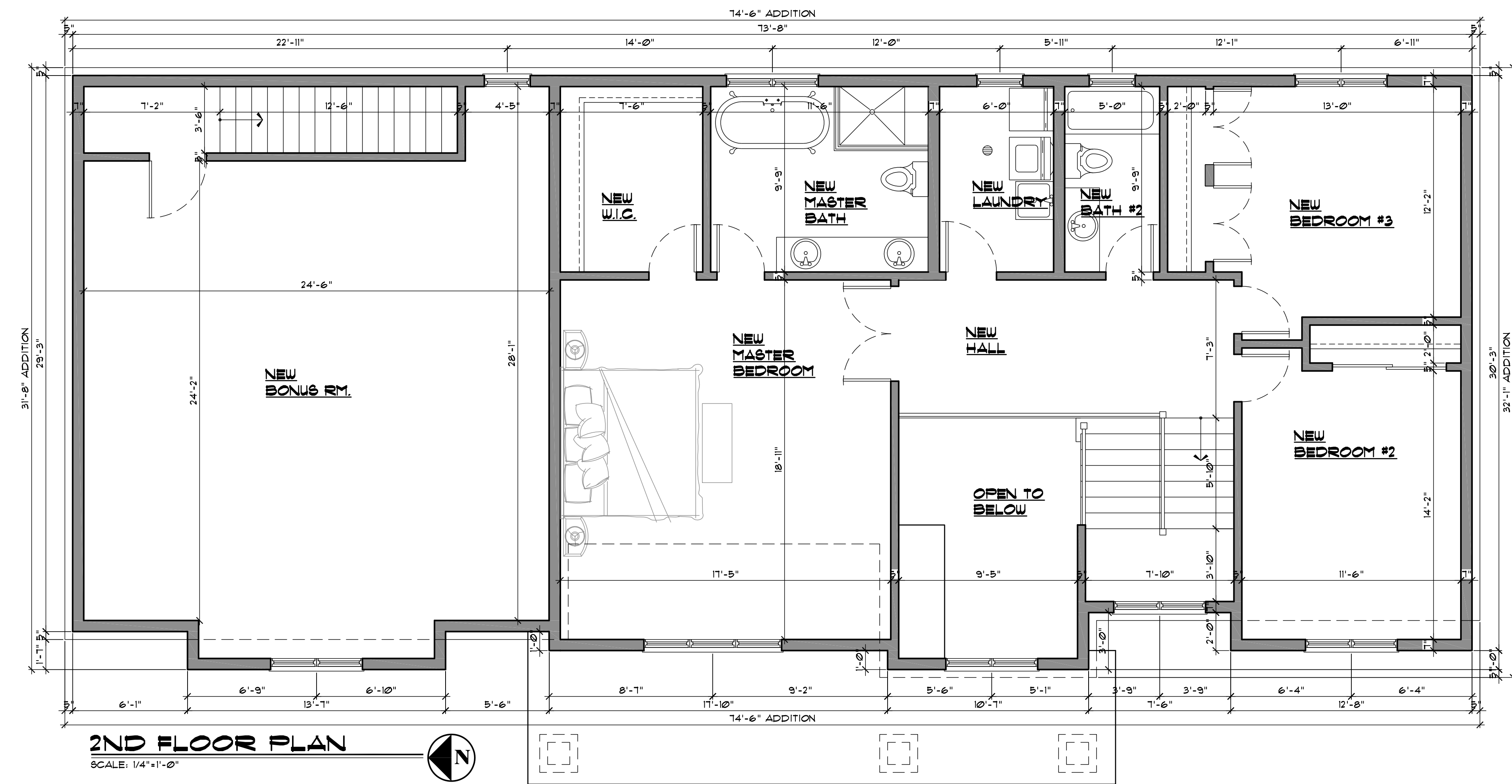


Preferred
SURVEY, INC

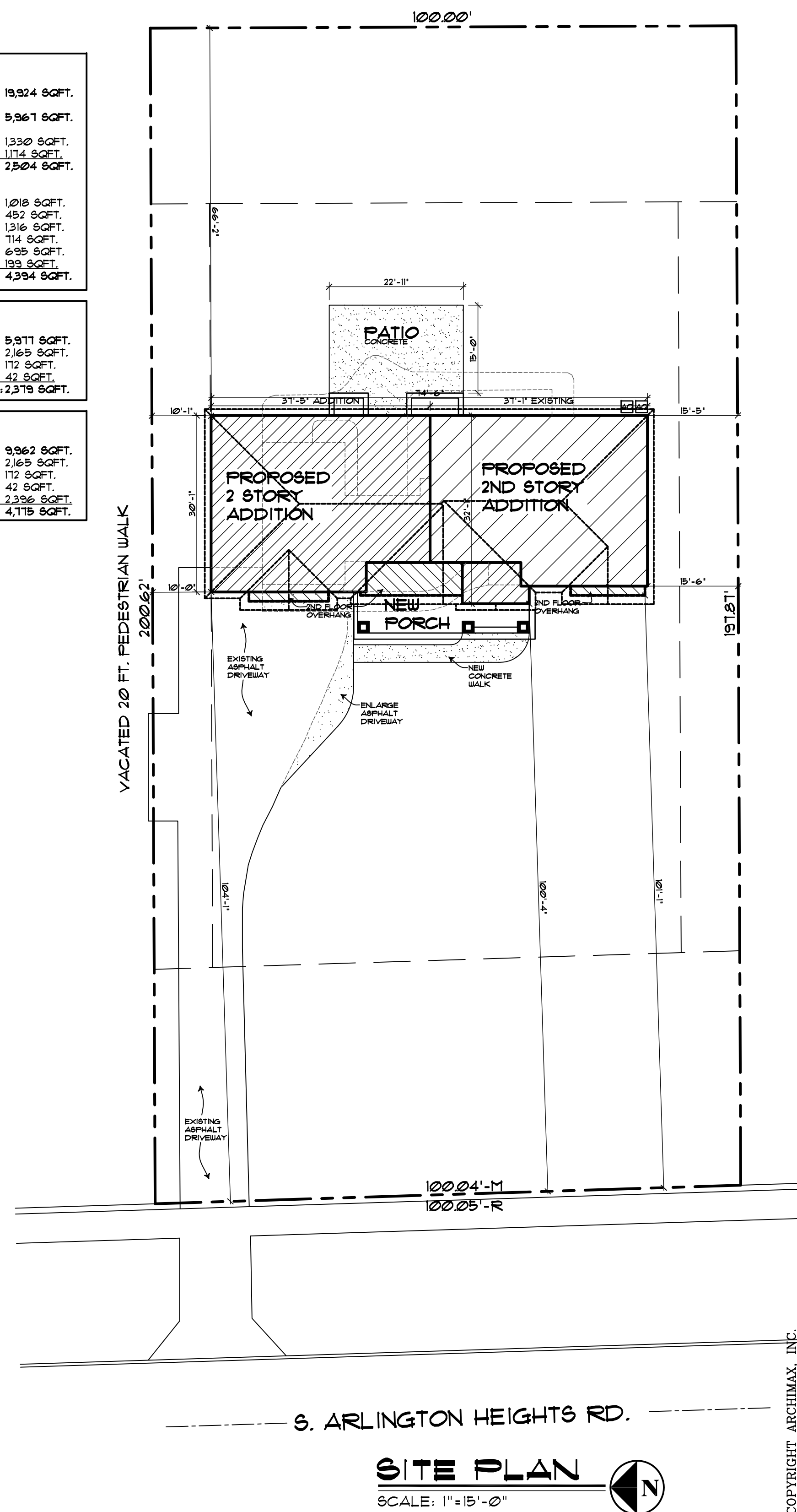
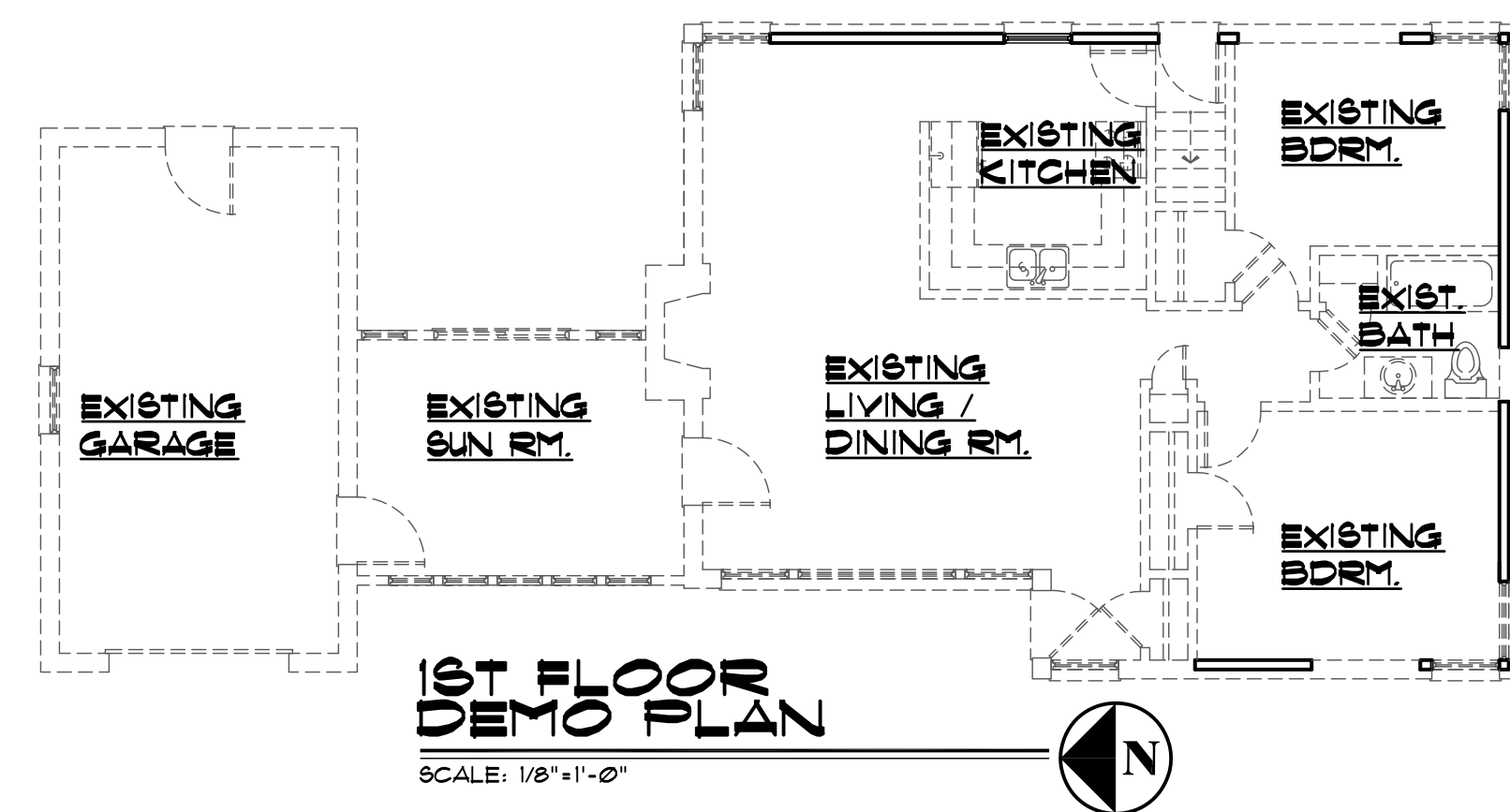
7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com



Field Work Completed	05/23/19	FLD CREW:	AM2/TS
Land Area Surveyed	19,924.3 Sq. Ft.	CAD:	SH
Drawing Revised			



ZONING: R-E	
LOT AREA:	19,924 SQFT.
ALLOWABLE FAR:	5,967 SQFT.
NET AREA:	1330 SQFT.
1ST FLOOR:	1174 SQFT.
2ND FLOOR:	154 SQFT.
TOTAL NET LIVING AREA:	2,504 SQFT.
GROSS AREA:	
1ST FLOOR EXISTING:	1,018 SQFT.
1ST FLOOR ADDITION:	452 SQFT.
2ND FLOOR ADDITION:	1,316 SQFT.
BONUS RM.:	114 SQFT.
2 CAR GARAGE:	695 SQFT.
2 STORY SPACE:	199 SQFT.
TOTAL GROSS BUILDING AREA:	4,394 SQFT.
BUILDING LOT COVERAGE:	
ALLOWABLE COVERAGE (30%):	5,971 SQFT.
1ST FLOOR FOOTPRINT:	2,165 SQFT.
COVERED PORCH:	172 SQFT.
2ND FLOOR OVERHANGS:	42 SQFT.
TOTAL BUILDING LOT COVERAGE:	2,379 SQFT.
IMPERVIOUS COVERAGE:	
ALLOWABLE COVERAGE (50%):	9,962 SQFT.
1ST FLOOR FOOTPRINT:	2,165 SQFT.
COVERED PORCH:	172 SQFT.
2ND FLOOR OVERHANGS:	42 SQFT.
WALKS, DRIVEWAYS & PATIO:	2,336 SQFT.
TOTAL IMPERVIOUS COVERAGE:	4,715 SQFT.





PROPERTY TO LEFT 3
701 S. ARLINGTON HTS. RD.



PROPERTY TO LEFT 2
727 S. ARLINGTON HTS. RD.



PROPERTY TO LEFT 1
747 S. ARLINGTON HTS. RD.

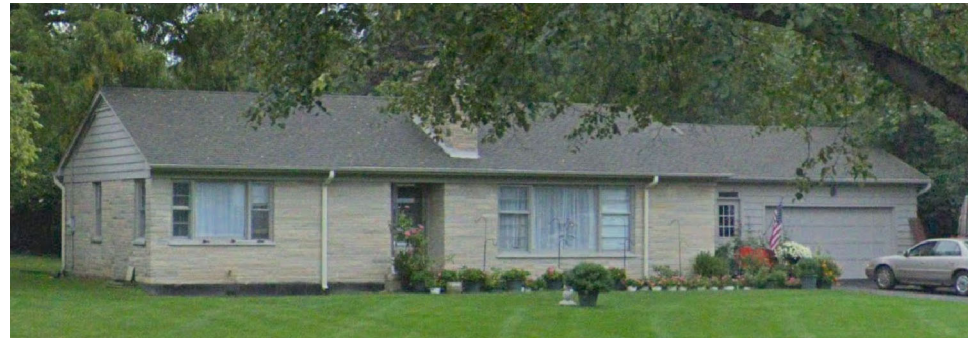
PEDESTRIAN WALK



SUBJECT PROPERTY
811 S. ARLINGTON HTS. RD.



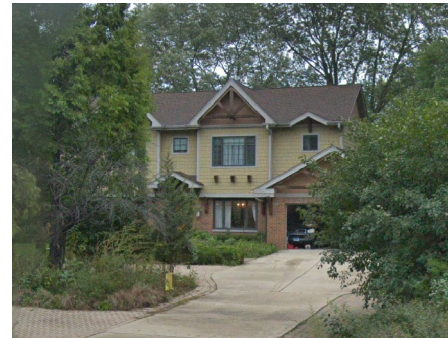
SUBJECT PROPERTY
811 S. ARLINGTON HTS. RD.



PROPERTY TO RIGHT 1
817 S. ARLINGTON HTS. RD.



PROPERTY TO RIGHT 2
823 S. ARLINGTON HTS. RD.



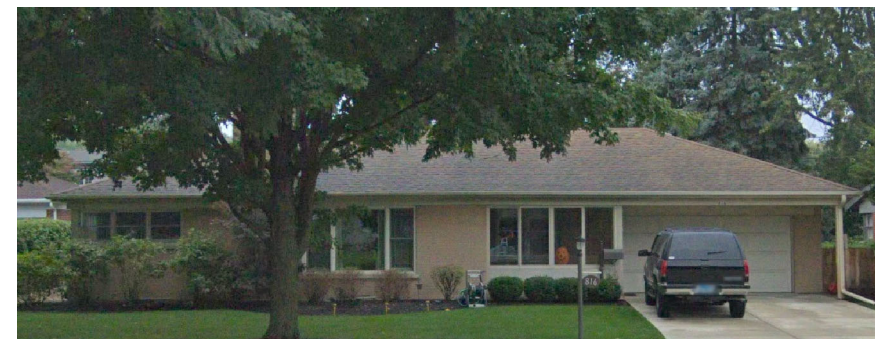
PROPERTY TO RIGHT 3
827 S. ARLINGTON HTS. RD.



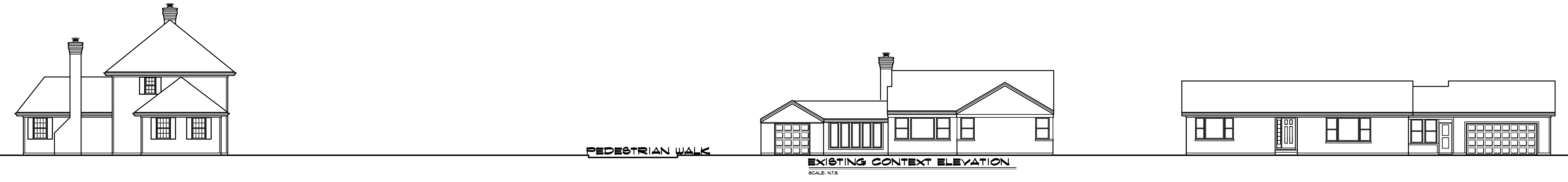
PROPERTY ACROSS 1
123 E. MAPLE ST.

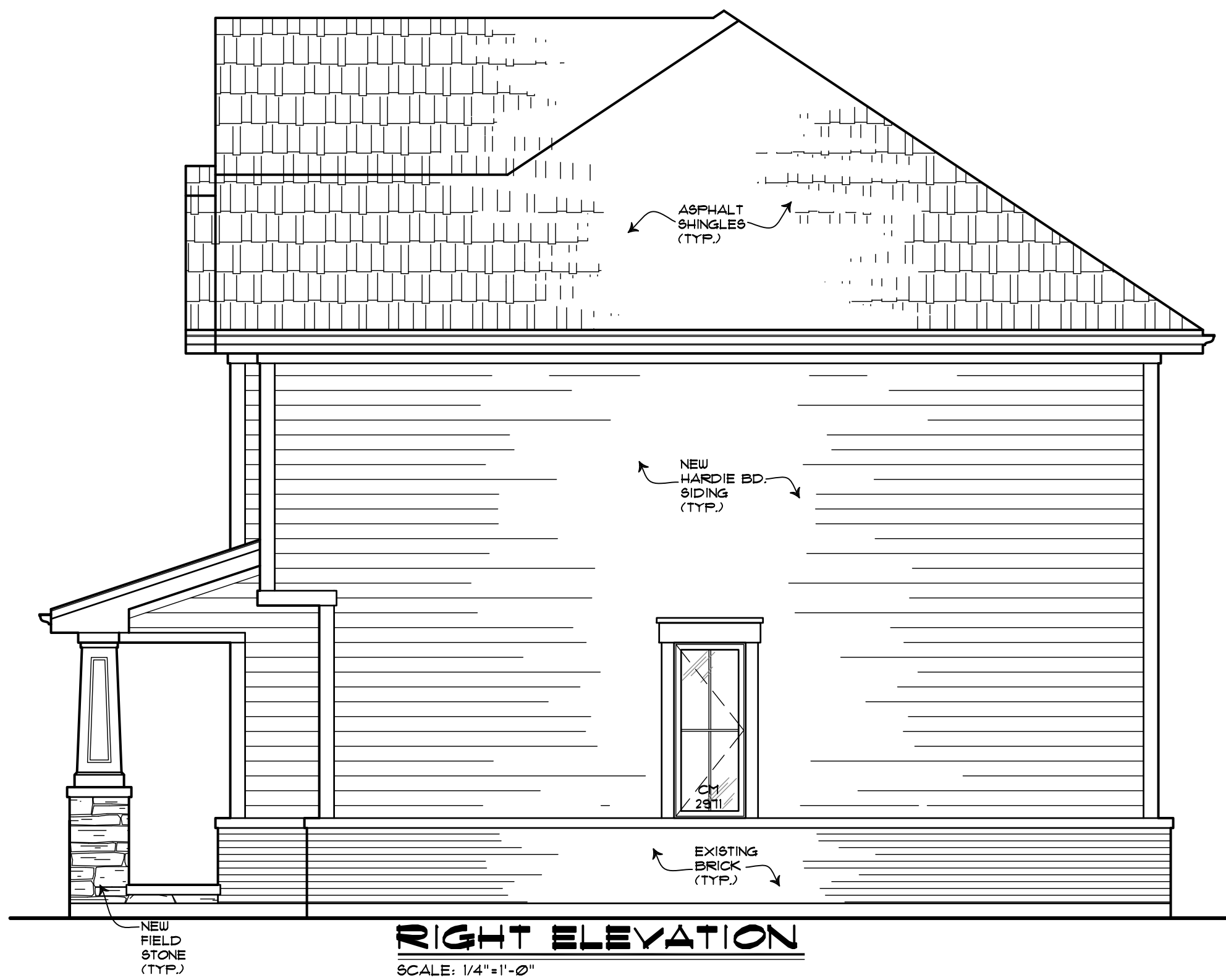
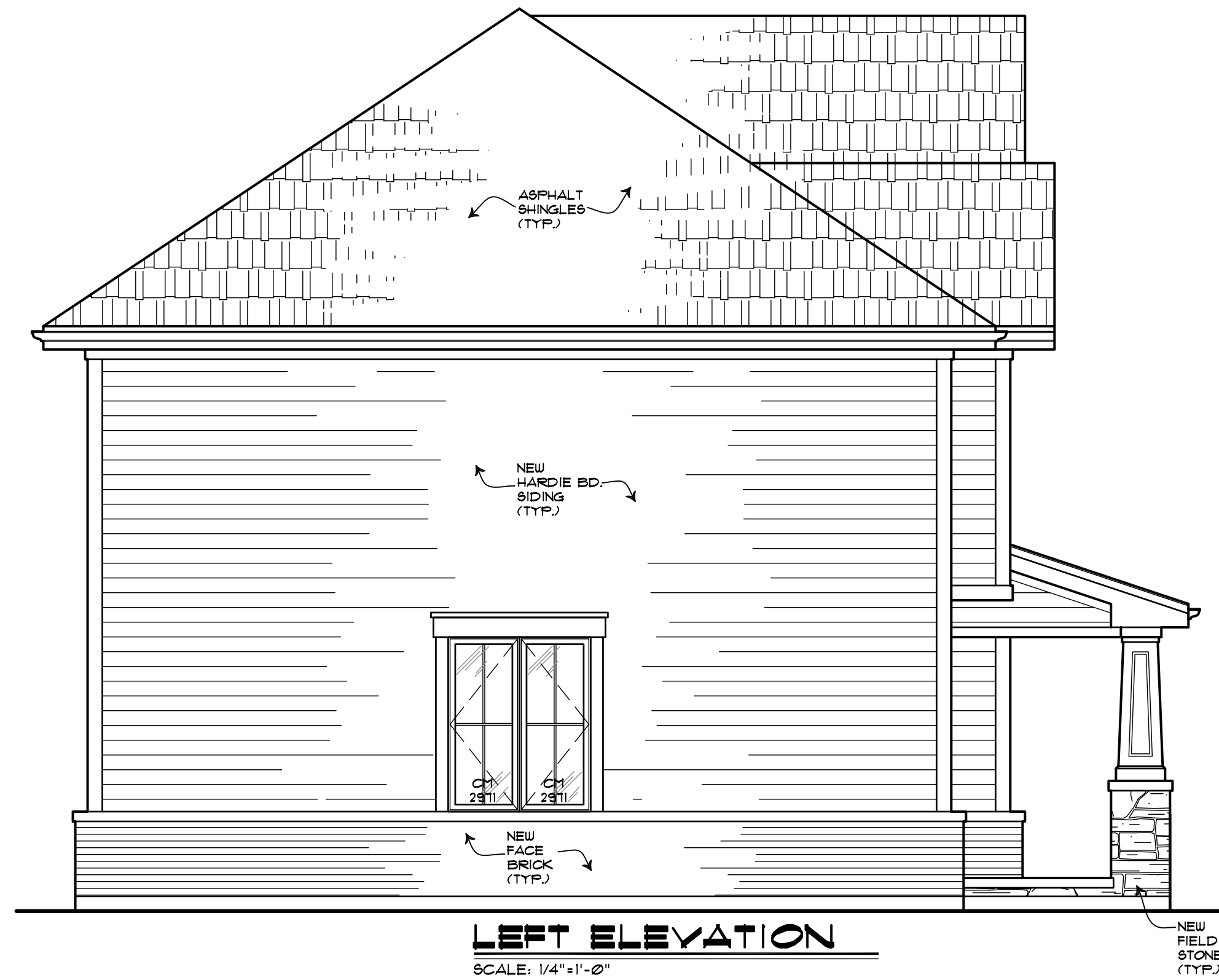


PROPERTY ACROSS 2
810 S. ARLINGTON HTS. RD.



PROPERTY ACROSS 3
816 S. ARLINGTON HTS. RD.

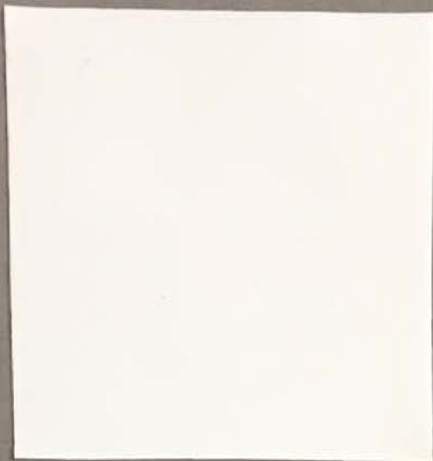




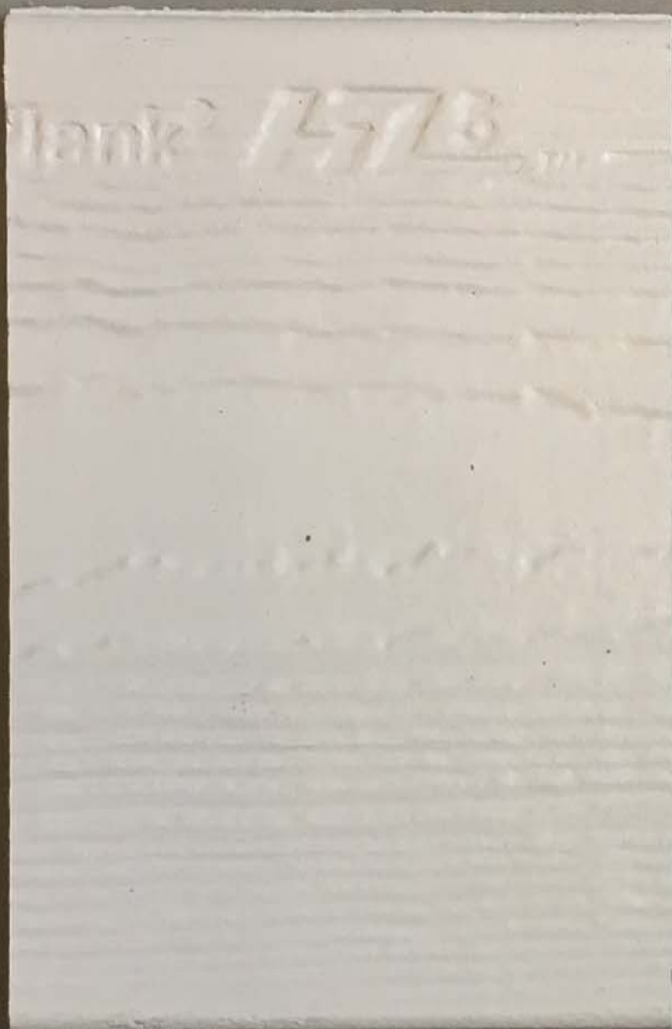
**SAMPLE
MATERIAL SCHEDULE**

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	Cley	Re-use existing	natural
Roof	Asphalt Shingles	IKO Cambride AR Architectual Shingles	Harvard Slate
Siding	Fiber Cement	James Hardie	Pearl Gray
Gutters/Trim/Fascia	Aluminum	ABC Supply	White
Windows	Vinyl	Advance Windows	White
Garage Door	Insulated steel doors	Horman	White
Stone	Limestone	Indiana Limestone	Light Gray

801 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS



ALUMINUM
SOFFIT, FASCIA, GUTTERS (6")
"WHITE"



JAMES HARDIE FIBER-CEMENT
"PEARL GRAY" 6" EXPOSURE

EXISTING BRICK



IKO ARCHITECTURAL/LIMITED LIFETIME
"HARVARD SLATE" SHINGLES
CAMBRIDGE AR



JAMES HARDIE "WHITE"
W. TRIMS, DOOR TRIMS



Design Commission 10/10/2019

Item: DC#19-083 - 607 E. Davis St. - SF/Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the design for the proposed addition at 607 E. Davis Street. This recommendation is based on the architectural plans dated 8/12/19 and received 9/11/19, and the following:

1. Extend the first floor roof eave above the garage door across the garage wall terminating into the entry porch gable to create a visual break between the first and second floor, thereby eliminating the "L" shaped wall.
2. Add another second-story gable bump-out window to add rhythm to the design and to fill in the blank wall area on the upper left of the front elevation. Re-space the porch columns to align with the bump-outs above.
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 Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
4. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Type

Board or Commission Report

Supporting Documents

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Ericksen Residence
Project Address: 607 E. Davis Street
Prepared By: Steve Hautzinger

Date Prepared: October 2, 2019

PETITION INFORMATION:

DC Number: 19-083
Petitioner Name: Thomas Budzik
Petitioner Address: Thomas Architects
2800 S. River Road, Suite 105
Des Plaines, IL 60018
Meeting Date: October 10, 2019

Requested Action(s): Approval of the proposed architectural design for an addition to an existing single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing a complete renovation and expansion of an existing two-story house, including an enlarged attached garage, a two-story addition, and a new front porch. The subject site is zoned R-3, Single Family Dwelling District. The property has a total land area of 8,125 square feet and the proposed residence with addition will be approximately 3,440 square feet. This project is currently scheduled for review by the Zoning Board of Appeals on October 15, 2019 for the following zoning variations:

- A 3.2 foot variation, to allow a side yard setback of 3.1 feet where 6.3 feet is required.
- A 7.4 foot variation, to allow a front yard setback of 21.6 feet where 29 feet is required.

	ALLOWED	PROPOSED
Setbacks	Front: 29 feet Side: 6.25 feet Side: 6.25 feet Rear: 30 feet	Front: 21.6 feet Side: 3.1 feet Side: 10 feet Rear: 56 feet
Building Height	25 feet to the midpoint	23 feet to the midpoint
FAR	3,656 SF	3,440 SF
Building Lot Coverage	2,843 SF	2,174 SF
Impervious Surface Coverage Total	4,062 SF	2,962 SF

The subject house is located on a street with similarly scaled two-story houses with attached front load garages. The overall scale of the proposed two-story design fits well with the context in this location. However, the Design Commission should evaluate the composition of the proposed front elevation, which lacks balance and rhythm. Specifically, the "L" shaped garage wall and the single second-story gable bump-out look out of balance. Consider the following revisions to improve the composition:

1. Extend the first floor roof eave above the garage door across the garage wall terminating into the entry porch gable to create a visual break between the first and second floor, thereby eliminating the "L" shaped wall.
2. Add another second-story gable bump-out window to add rhythm to the design and to fill in the blank wall area on the upper left of the front elevation. Re-space the porch columns to align with the bump-outs above.

RECOMMENDATION:

It is recommended that the Design Commission approve the design for the proposed addition at 607 E. Davis Street. This recommendation is based on the architectural plans dated 8/12/19 and received 9/11/19, and the following:

1. Extend the first floor roof eave above the garage door across the garage wall terminating into the entry porch gable to create a visual break between the first and second floor, thereby eliminating the "L" shaped wall.
2. Add another second-story gable bump-out window to add rhythm to the design and to fill in the blank wall area on the upper left of the front elevation. Re-space the porch columns to align with the bump-outs above.

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 Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
4. Compliance with all Federal, State, and Village codes, regulations and policies.

October 2, 2019

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-083

NORTH

PLAT OF SURVEY MARCHESE SURVEYING, INC. RESIDENTIAL - COMMERCIAL SURVEYS

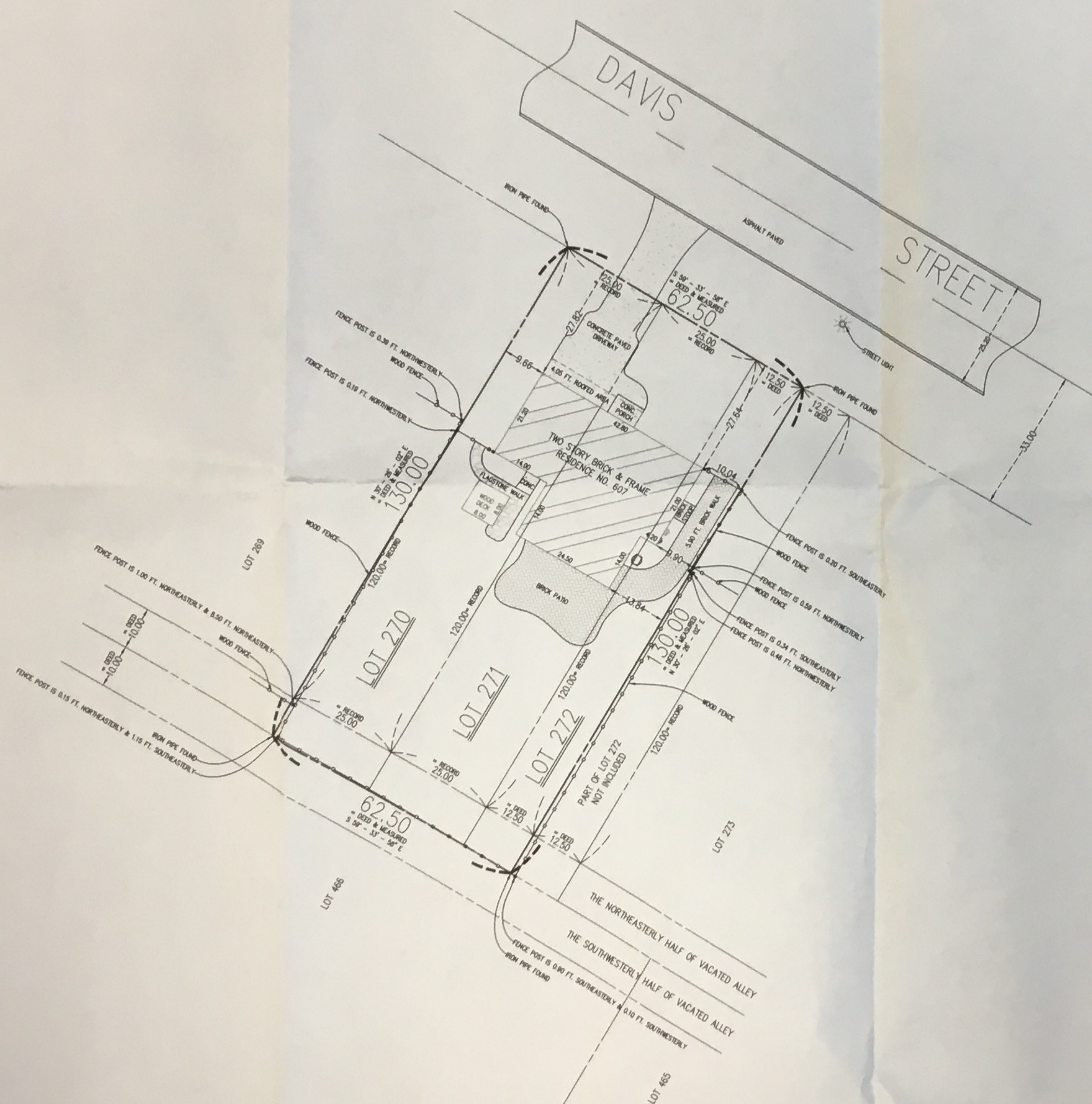
714 Fairview Lane
Bartlett, Illinois 60103

Phone: (630) 830-1570
Fax: (630) 830-1844
E-Mail: marcheseurveying@gmail.com

PROPERTY DESCRIPTION

LOTS 270, 271 AND THE NORTHWESTERLY HALF OF LOT 272 AND THE NORTHEASTERLY HALF OF VACATED ALLEY LYING SOUTHWESTERLY OF AND ADJOINING SAID LOTS 270, 271 AND THE NORTHWESTERLY HALF OF LOT 272 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE EAST HALF OF THE WEST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1929 AS DOCUMENT NUMBER 440137 IN BOOK 24 OF PLATS, PAGE 36, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: 607 EAST DAVIS STREET IN ARLINGTON HEIGHTS, ILLINOIS.
CONTAINING 8,125.00 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.



RECEIVED
SEP 11 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE

SCALE: ONE INCH = FIFTEEN FEET
ORDER NO.: 18-19103
ORDERED BY: MR. DENNIS J.G. HENNESSY
ATTORNEY AT LAW

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE
REPORT ANY DIFFERENCE FOR BUILDING LINE AND OTHER
RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR CONTRACT,
DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE.

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, ROCCO J. MARCHESE, HEREBY CERTIFY THAT I HAVE SURVEYED THE
ABOVE DESCRIBED PROPERTY AND THAT THE PLAT DRAWN HEREON IS
A CORRECT REPRESENTATION OF SAID SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY LINE SURVEY.

DATED AT BARTLETT, SEPTEMBER 2, 2018



NOT VALID UNLESS SEAL IS IN RED INK.

Rocco J. Marchese
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3039
MY LICENSE EXPIRES ON NOVEMBER 30, 2018

ANY REPRODUCTION OF THIS PLAT IS STRICTLY PROHIBITED WITHOUT
WRITTEN CONSENT FROM MARCHESE SURVEYING, INC.

PROJECT DATA

PROJECT LOCATION: 607 E DAVIS ST. ARLINGTON HEIGHTS, IL
ZONING DISTRICT: R-3
LOT AREA: 8,125 SF
PIN: 03-32-211-039-0000

MAX BLDG COVERAGE: 2,843 SF (35%)
PROPOSED BLDG COVERAGE: 2,010 SF
MAX IMPERVIOUS SURFACE: 4,062 SF (50%)
BUILDING FOOTPRINT: 610 SF
ADDITION: 1,400 SF
FRONT PORCH: 171 SF
DRIVEWAY / WALK: 380 SF
PATIO: 431 SF
TOTAL PROP. IMPERVIOUS: 2,962 SF

MAX BUILDING SIZE: 3,656 SF (45%)
ACTUAL BUILDING SIZE:
1ST FLOOR: 2,010 SF
2ND FLOOR: 1,430 SF
TOTAL BUILDING SIZE: 3,440 SF
MAX BUILDING HEIGHT: 25 FEET
PROP. BUILDING HEIGHT: 22.8 FEET

APPLICABLE BUILDING CODES:

2009 INTERNATIONAL RESIDENTIAL CODE
2005 NATIONAL ELECTRICAL CODE
2014 ILLINOIS STATE PLUMBING CODE
2015 INTERNATIONAL ENERGY CONS. CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL FUEL GAS CODE
ALL AS AMENDED
ARLINGTON HEIGHTS MUNICIPAL CODE
ARLINGTON HEIGHTS ZONING ORDINANCE



1 SITE PLAN - EXISTING
1" = 10'-0"

2 SITE PLAN - PROPOSED
1" = 10'-0"

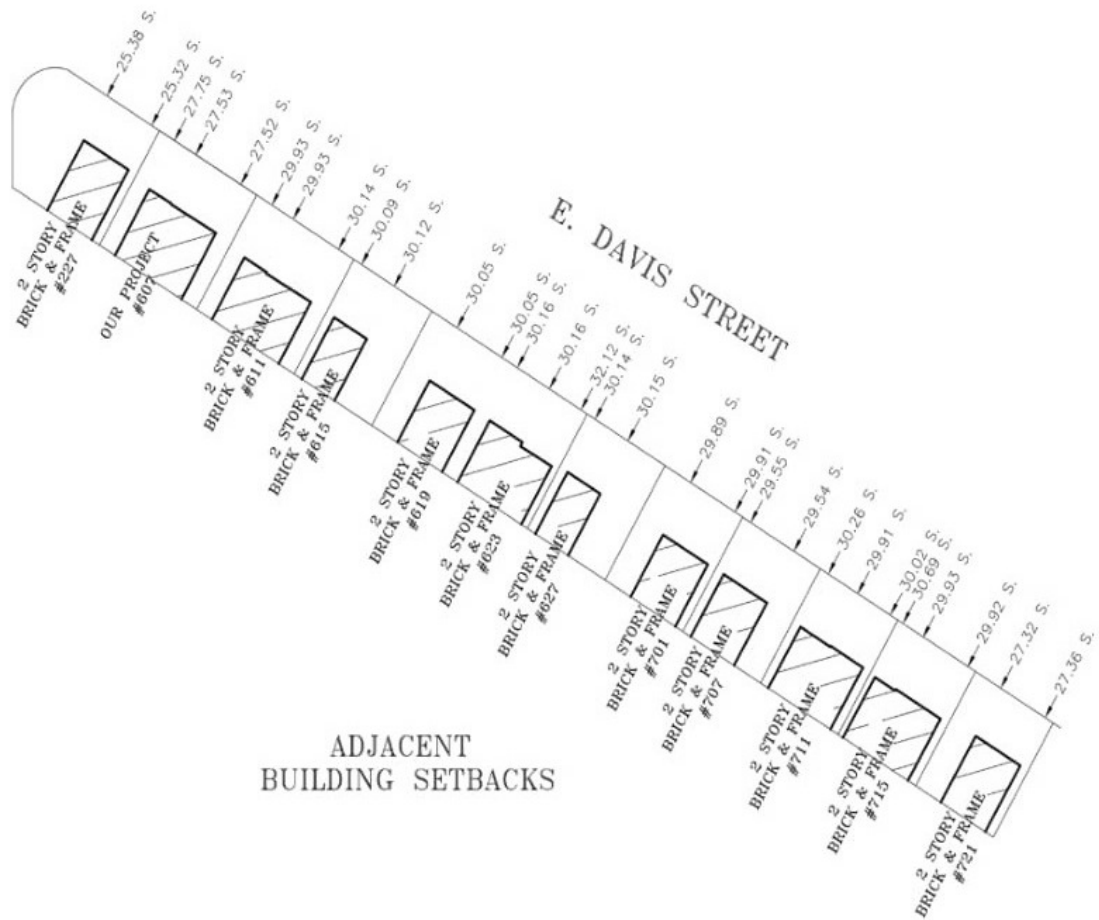
Avg Front Setback

House # Measurement

#227	25.32
#607	27.52
#611	29.93
#615	30.09
#619	30.05
#623	30.16
#627	30.14
#701	29.89
#707	29.54
#711	29.91
#715	29.92
#721	27.32

total= 349.79 feet

349.79/12 properties=29.15 feet



No.	Description	Date
1	ISSUE FOR DESIGN COMMISSION & VARIANCE	9/16/19

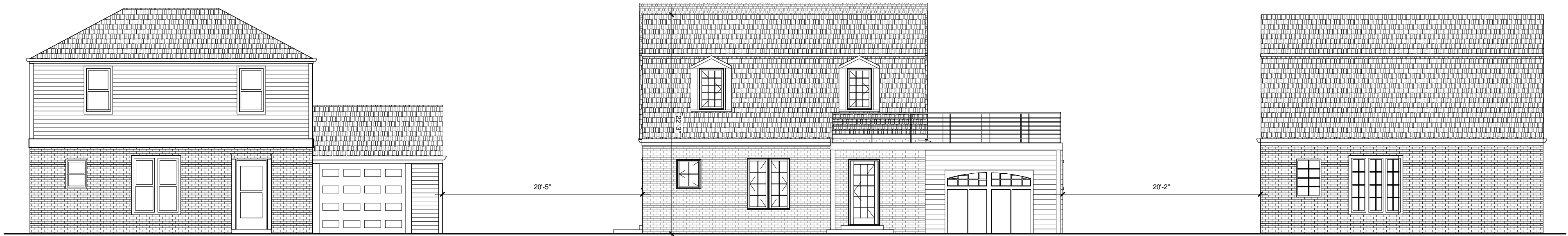
Project Name and Address

ERICKSEN RESIDENCE
ADDITION / INTERIOR
REMODEL
607 E DAVIS ST
ARLINGTON HEIGHTS, IL

Project No. 18132

Description SITE PLAN

Sheet DC-1



① CONTEXT ELEV - EXISTING
1/8" = 1'-0"



② CONTEXT ELEV - PROPOSED
1/8" = 1'-0"



PROPERTY TO LEFT - 3
619 E DAVIS ST



PROPERTY TO LEFT - 2
615 E DAVIS ST



PROPERTY TO LEFT - 1
611 E DAVIS ST



SUBJECT PROPERTY
607 E DAVIS ST



PROPERTY TO RIGHT - 1
227 S BRISTOL LN

S BRISTOL LN



PROPERTY TO RIGHT - 2
230 S BRISTOL LN

E DAVIS ST

E DAVIS ST

No.	Description	Date
1	ISSUE FOR DESIGN COMMISSION & VARIANCE	8/12/19

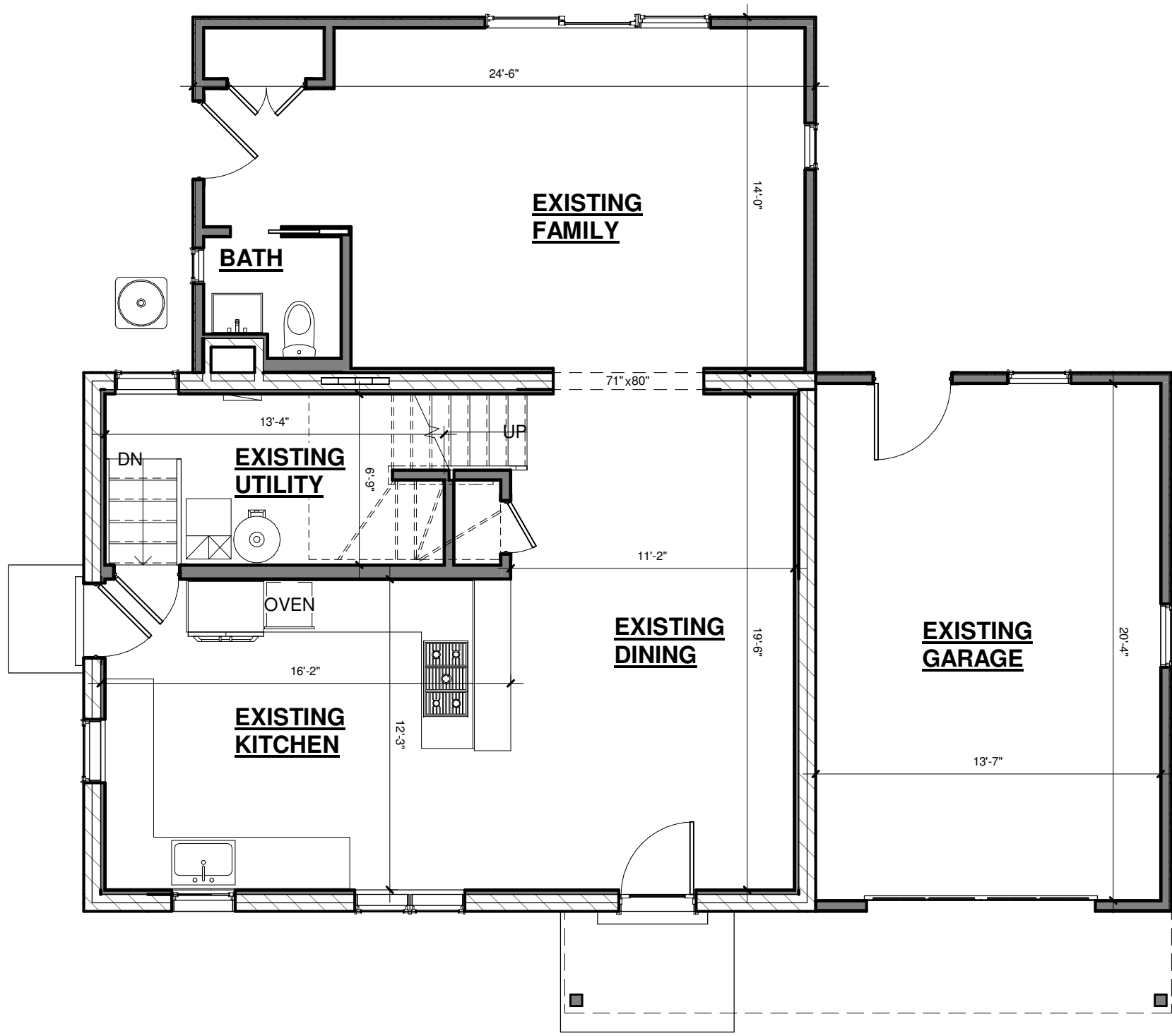
Project Name and Address

ERICKSEN RESIDENCE
ADDITION / INTERIOR
REMODEL

607 E DAVIS ST
ARLINGTON HEIGHTS, IL

Project No. 18132
Description CONTEXT ELEV

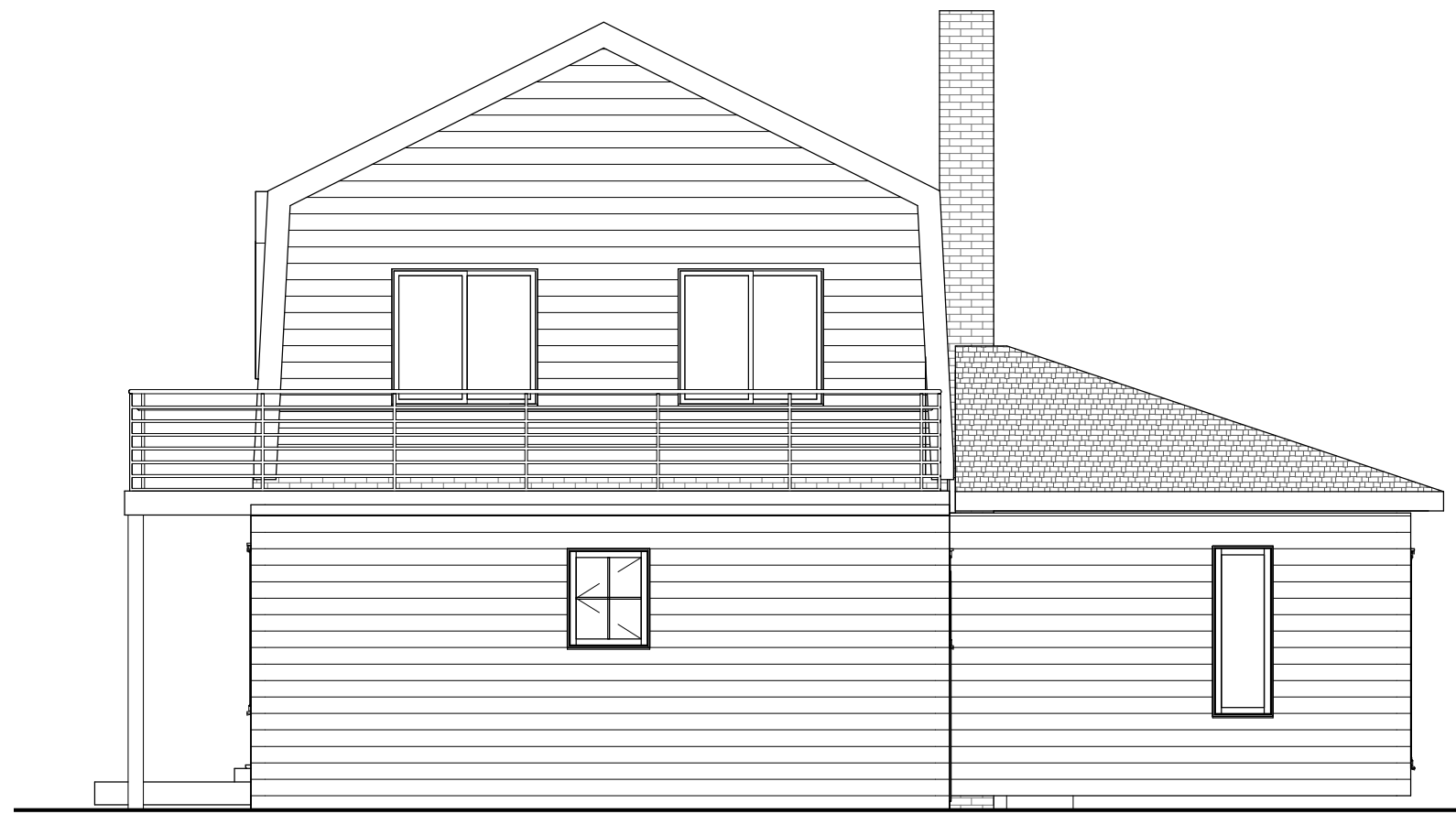
Sheet DC-5



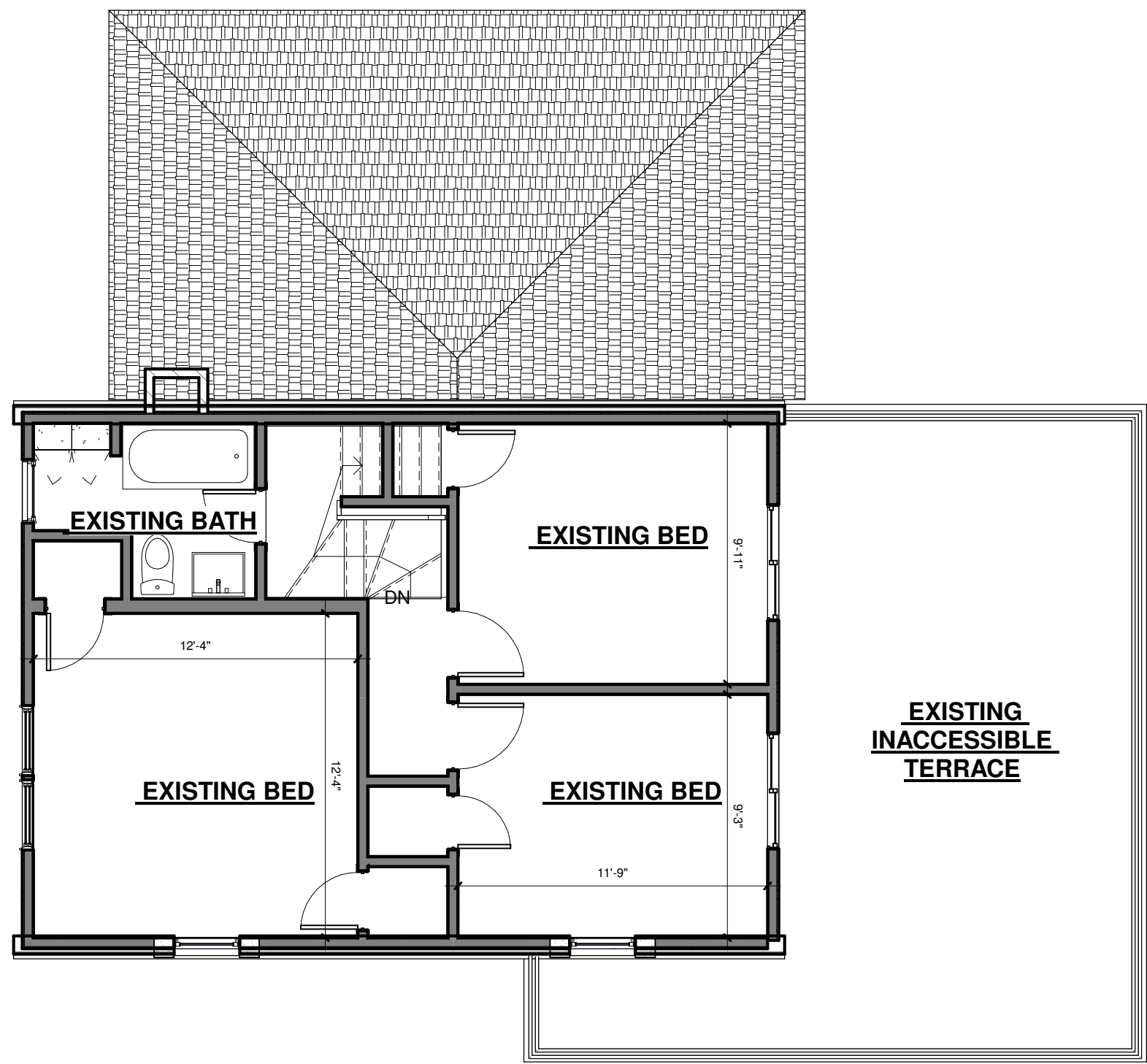
5 1st FLOOR - EXISTING
3/16" = 1'-0"



2 FRONT ELEVATION - EXISTING
3/16" = 1'-0"



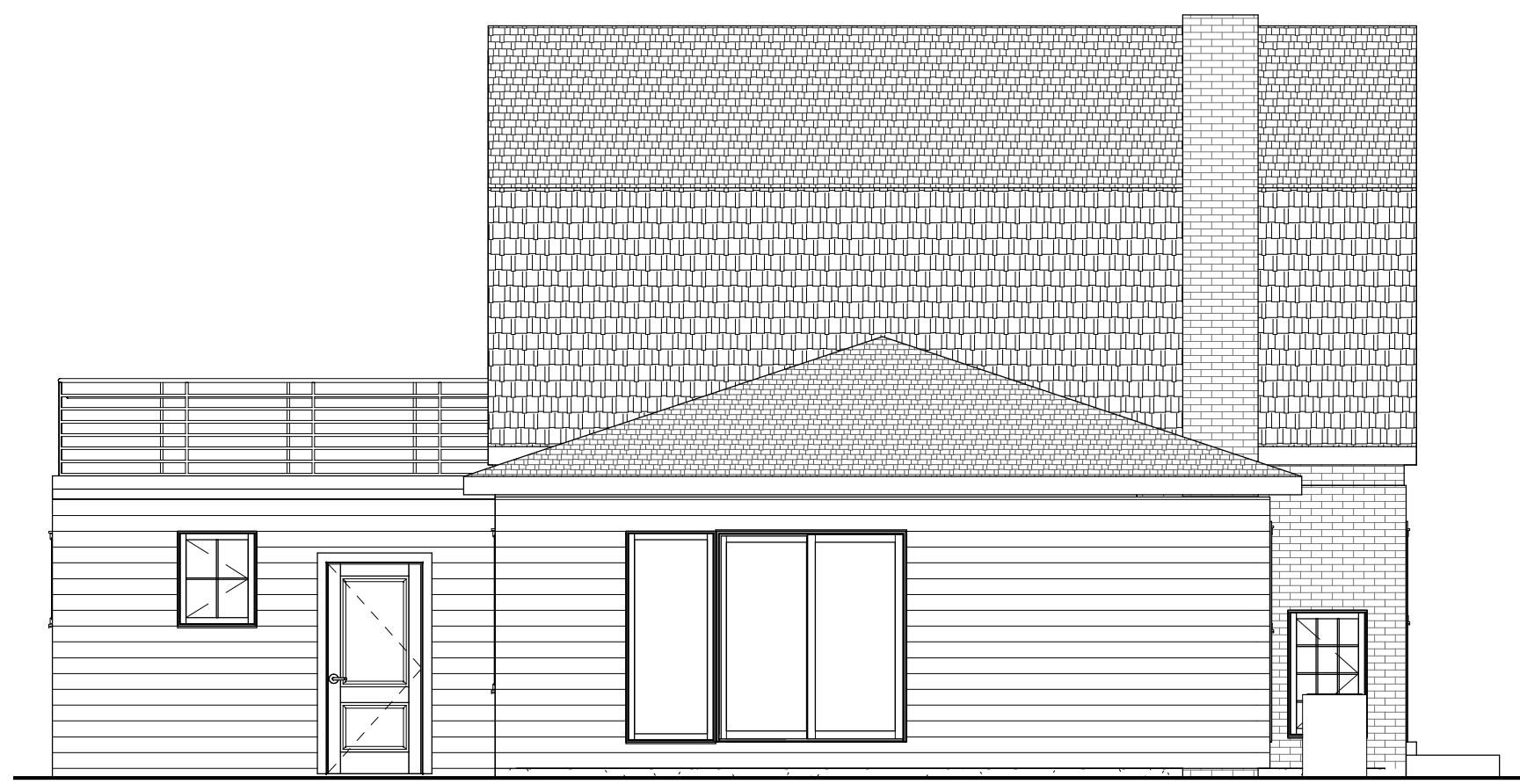
1 EAST ELEVATION - EXISTING
3/16" = 1'-0"



6 2nd FLOOR - EXISTING
3/16" = 1'-0"



4 WEST ELEVATION - EXISTING
3/16" = 1'-0"



3 REAR ELEVATION - EXISTING
3/16" = 1'-0"

No.	Description	Date
1	ISSUE FOR DESIGN COMMISSION & VARIANCE	8/12/19

Project Name and Address

ERICKSEN RESIDENCE
ADDITION / INTERIOR
REMODEL

607 E DAVIS ST
ARLINGTON HEIGHTS, IL

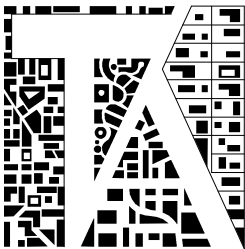
Project No. 18132

Description EXISTING PLANS

Sheet DC-4



1 FRONT ELEV - RENDERED
3/16" = 1'-0"



THOMAS
ARCHITECTS
2800 S RIVER RD #105
DES PLAINES, IL 60018
O: 877.205.3799
F: 877.260.7209
THOMAS@THOMASARCH.COM

No.	Description	Date

Project Name and Address

ERICKSEN RESIDENCE
ADDITION / INTERIOR
REMODEL
607 E DAVIS ST
ARLINGTON HEIGHTS, IL

Certification Stamp

LICENSED ARCHITECT

THOMAS
BUDZIK

001-019213

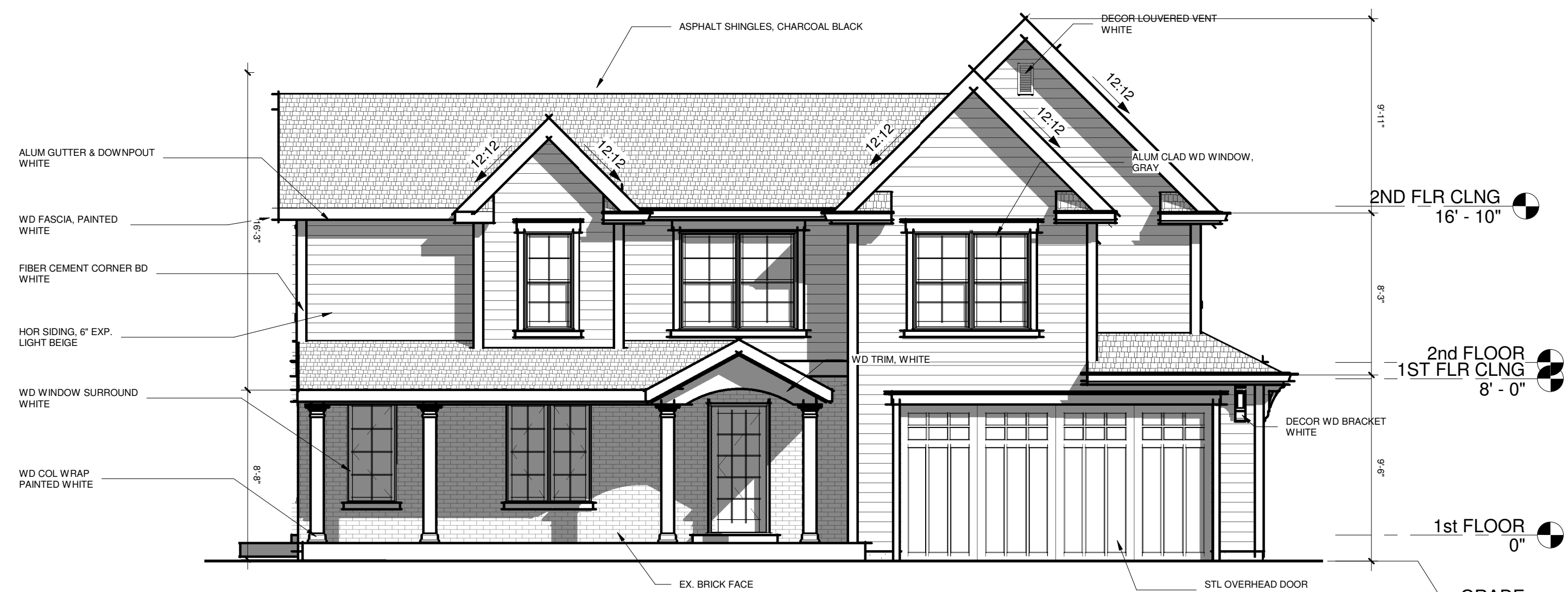
STATE OF ILLINOIS

EXP 11/20

Project No.	18132
Description	RENDERED ELEV
Sheet	DC-8

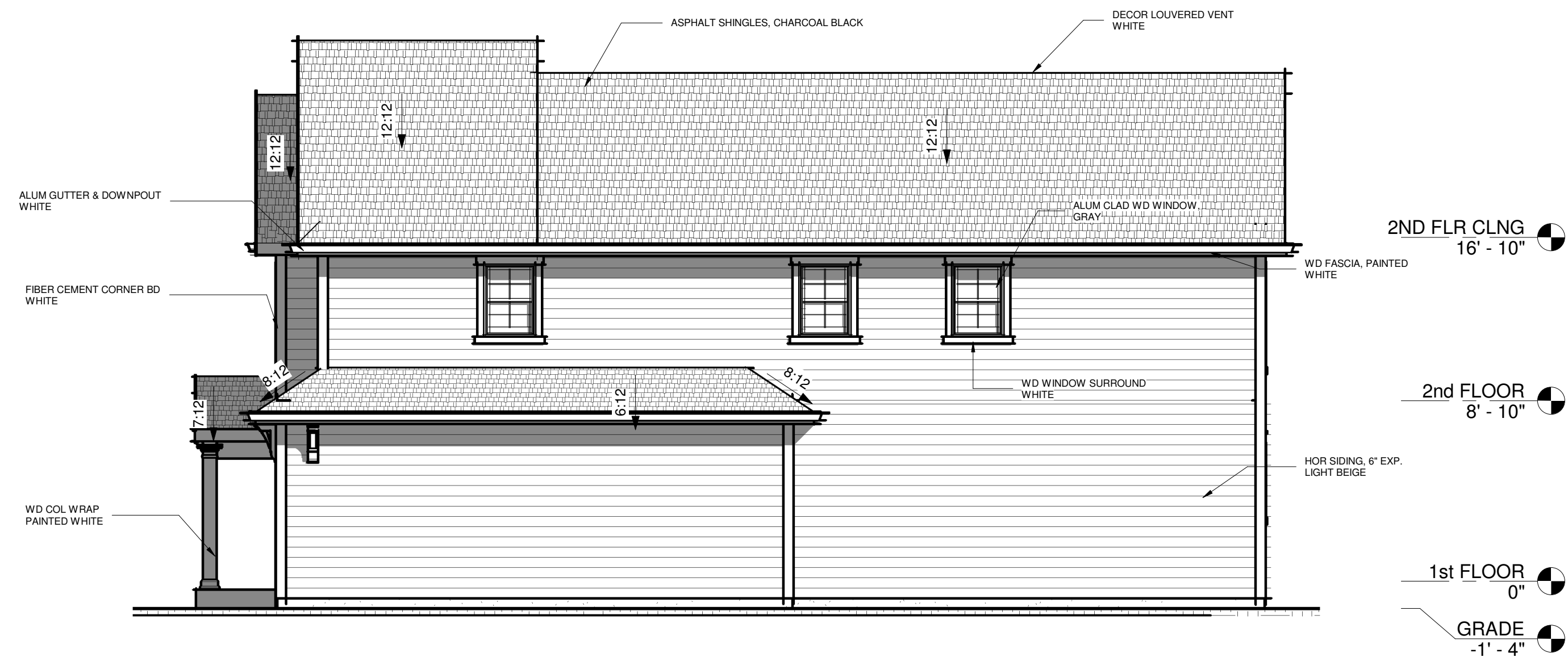


② WEST ELEVATION PRE
3/16" = 1'-0"



① FRONT ELEVATION PRE
3/16" = 1'-0"

MATERIAL SCHEDULE		
MATERIAL TYPE	MANUFACTURER / MATERIAL	COLOR
ROOFING	GAF, ASPHALT SHINGLES	MISSION BROWN
FASCIA, SOFFIT, GUTTER, DOWNSPOUT	ALUMINUM	WHITE
SIDING - HOR. LAP	JAMES HARDIE HOR LAP - 6" EXPOSURE	NAVAJO BEIGE
SIDING - TRIM	LP SMARTSIDE, ENG. WOOD FLAT TRIM	WHITE
CORNER BOARD	JAMES HARDIE	WHITE
WINDOW - ALUM CLAD WD DOUBLE HUNG	PELLA	GRAY
COLUMN WRAP	LP SMARTSIDE, ENG. WOOD FLAT TRIM	WHITE



⑤ EAST ELEVATION PRE
3/16" = 1'-0"



④ REAR ELEVATION PRE
3/16" = 1'-0"

No.	Description	Date
1	ISSUE FOR DESIGN COMMISSION & VARIANCE	8/12/19

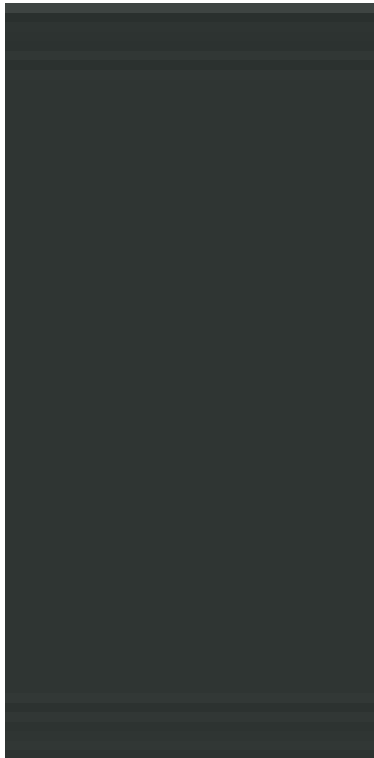
Project Name and Address

ERICKSEN RESIDENCE
ADDITION / INTERIOR
REMODEL
607 E DAVIS ST
ARLINGTON HEIGHTS, IL

Project No. 18132

Description ELEVATIONS

Sheet DC-3



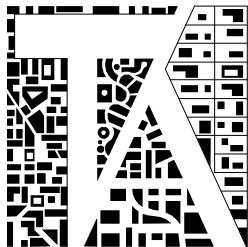
WINDOW - ALUM CLAD
GRAY



FIBER CEMENT HOR LAP SIDING
NAVAJO BEIGE



ARCH ASPHALT SHINGLE
GAF, MISSION BROWN



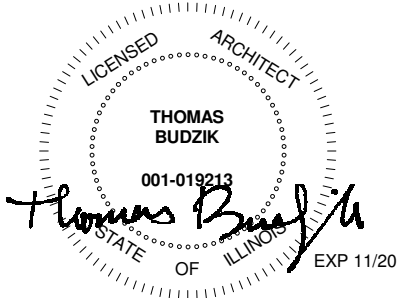
**THOMAS
ARCHITECTS**
2800 S RIVER RD #105
DES PLAINES, IL 60018
O: 877.205.3799
F: 877.260.7209
THOMAS@THOMASARCH.COM

No.	Description	Date
1	ISSUE FOR DESIGN COMMISTON & VARIANCE	8/12/19

Project Name and Address

ERICKSEN RESIDENCE
ADDITION / INTERIOR
REMODEL
607 E DAVIS ST
ARLINGTON HEIGHTS, IL

Certification Stamp



Project No.

18132

Description

MATERIAL BOARD

Sheet

DC-7



Design Commission 10/10/2019

Item: DC#19-071 - Taco Bell - 1530 W. Algonquin Rd. - Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-402.a, to allow a 27.7 sf wall sign on the east wall of the building facing the parking area where none is permitted.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for Taco Bell at 1530 W. Algonquin Road:

1. A variation from Chapter 30, section 30-402.a, to allow a 27.7 sf wall sign on the east wall of the building facing the parking area where none is permitted.

This recommendation is subject to compliance with the plans received 9/5/19, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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.

ATTACHMENTS:

Description

Staff Report
Exhibits
Hardship Letter

Type

Board or Commission Report
Exhibits
Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Taco Bell
Project Address: 1530 W. Algonquin Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 19-071
Petitioner Name: Carmela Menna
Petitioner Address: Omega Sign & Lighting
100 W. Fay
Addison, IL 60101
Meeting Date: October 10, 2019

Date Prepared: October 1, 2019

Requested Action(s):

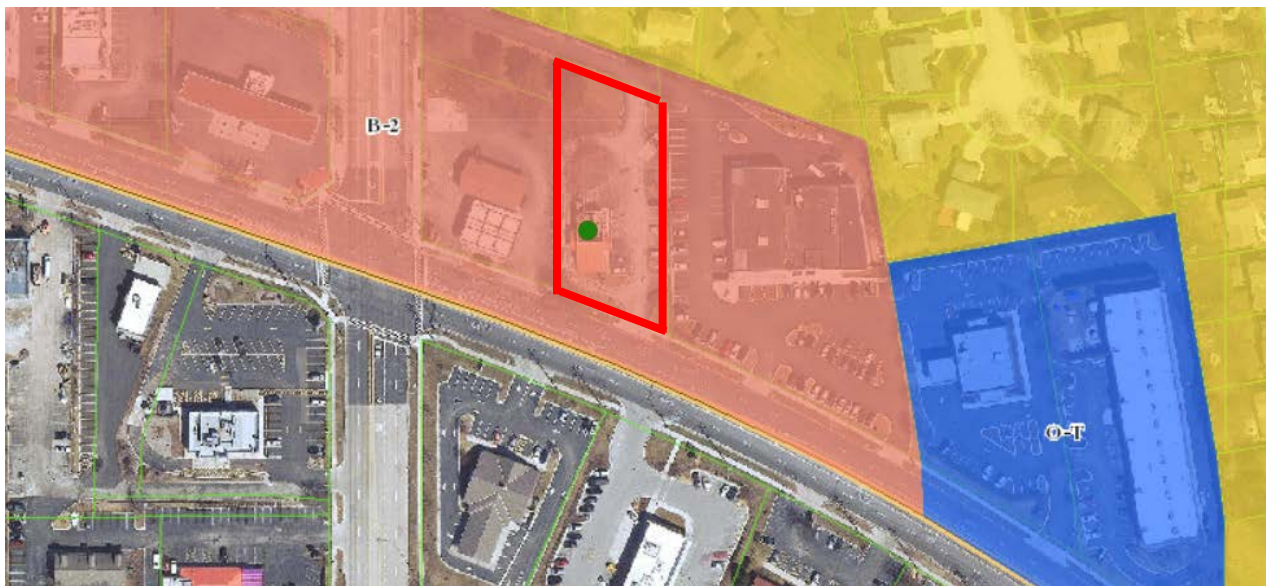
1. A variation from Chapter 30, section 30-402.a, to allow a 27.7 sf wall sign on the east wall of the building facing the parking area where none is permitted.

ANALYSIS:

Summary

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

Taco Bell recently completed a complete redevelopment of their existing property at 1530 W. Algonquin Road including the construction of a new building, a new parking area and new landscaping. The scope of the project includes all new signage including a new code-compliant ground sign, a code-compliant wall sign on the front (south) façade facing Algonquin Road, and the proposed wall sign on the east wall of the building above the main entrance facing the parking area, which requires a variation because the property only has one street frontage and only one wall sign is allowed per street frontage.



Zoning Map of Property

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
Subject Property	B-2, General Business District	Taco Bell
North	R-3, One Family Dwelling District	single-family homes
South	Outside of Village boundary (Rolling Meadows)	Fifth Third Bank McDonald's
East	B-2, General Business District	El Barrio Fresh grocery store
West	B-2, General Business District	7-Eleven gas station

Table 1: Wall Sign Summary

SIGN	ELEVATION / FRONTAGE	SIGNABLE AREA	25% OF SIGNABLE AREA	SIGN SIZE	REMARKS
"TACO BELL" with bell logo	South / Algonquin	190 sf	47.5 sf	27.7 sf	Complies with code.
"TACO BELL" with bell logo	East / Parking Area (No Frontage)	168 sf	42 sf	27.7 sf	Variation required. No sign allowed.
TOTAL				55.4 sf	

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

- a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- d. *That the variation will not alter the essential character of the locality;*
- e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter stating that the east facing sign is necessary for identifying the main entrance for their customers.

Staff agrees that the proposed wall sign is useful to draw attention to the main entrance. The requested variation is similar to recently approved variations for other similar restaurant businesses with the main entrances located on the side of the building, such as the McDonald's restaurant at 45 E. Golf Road, McDonald's restaurant at 15 E. Dundee Road, and Popeyes restaurant at 7 W. Dundee Road.

RECOMMENDATION

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for *Taco Bell* at 1530 W. Algonquin Road:

1. A variation from Chapter 30, section 30-402.a, to allow a 27.7 sf wall sign on the east wall of the building facing the parking area where none is permitted.

This recommendation is subject to compliance with the plans received 9/5/19, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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.

October 1, 2019

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 19-071

RECEIVED

AUG 12 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Photos of three properties to the right/East of subject property



R1 - El Barrio Fresh



R2 - Parkway Bank



R3 - Parkway Office Plaza

Photos of three properties to the left/West of subject property



L1 – vacant lot (formerly a Citgo gas station)



L2 – Mobil Gas Station



L3 – Penang Restaurant

Photos of three properties across from/South subject property



ATS 1 – McDonalds Restaurant



ATS 2 – Fifth Third Bank



ATS 3 – Burger King Restaurant (Rolling Meadows)

	B-2 District Code Required	Proposed
Setbacks		
North (side)		109'-8"
South (side)		41'-3"
East (rear)		60'-11/16"
West (front)		27'-5 5/16"
F.A.R.	250%	130%
Building Lot Coverage	No Zoning Requirement	2,112 SF
Impervious Surface Coverage	N/A	20,659 SF
Building Height	No Zoning Requirement	24'-0"
Off-street Parking Spaces	15 Spaces	23 Spaces

ZONING DATA

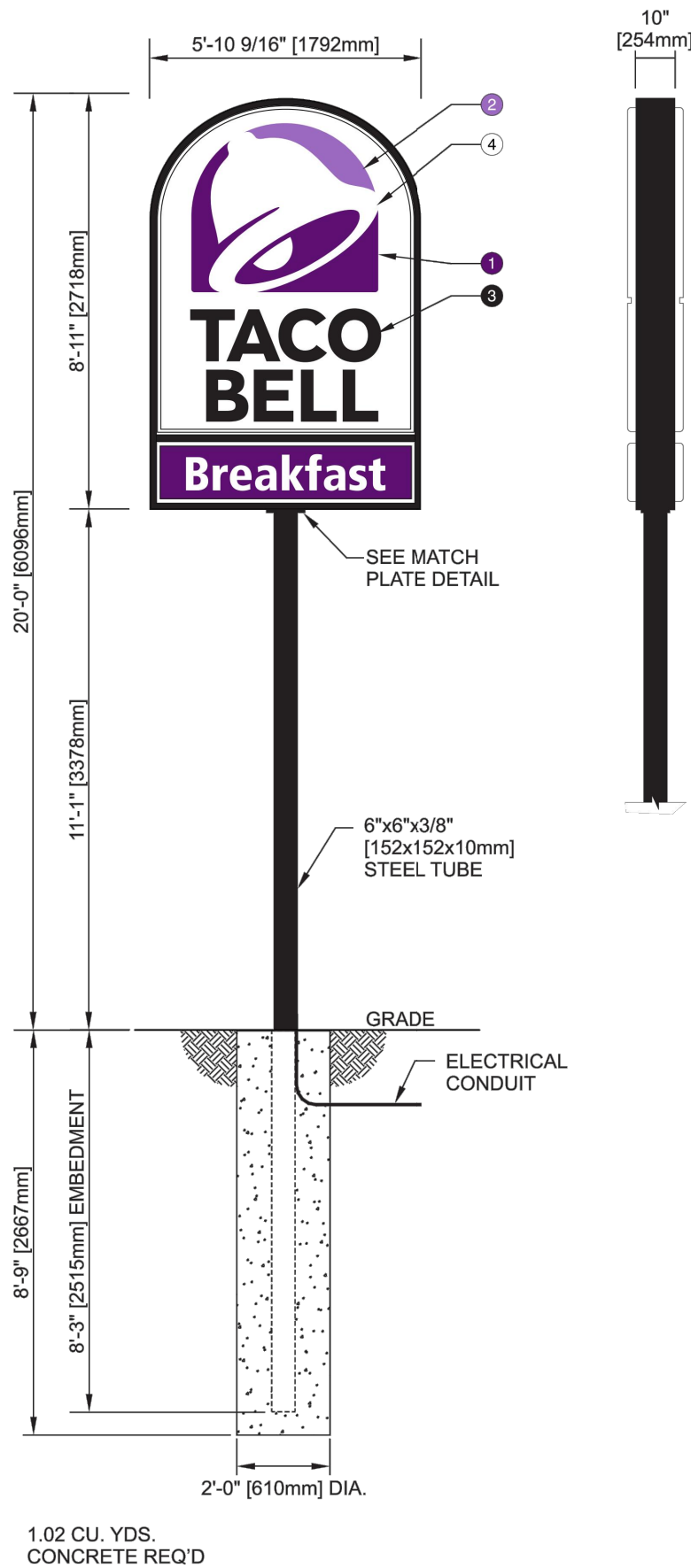
4



LOCATION MAP

NTS

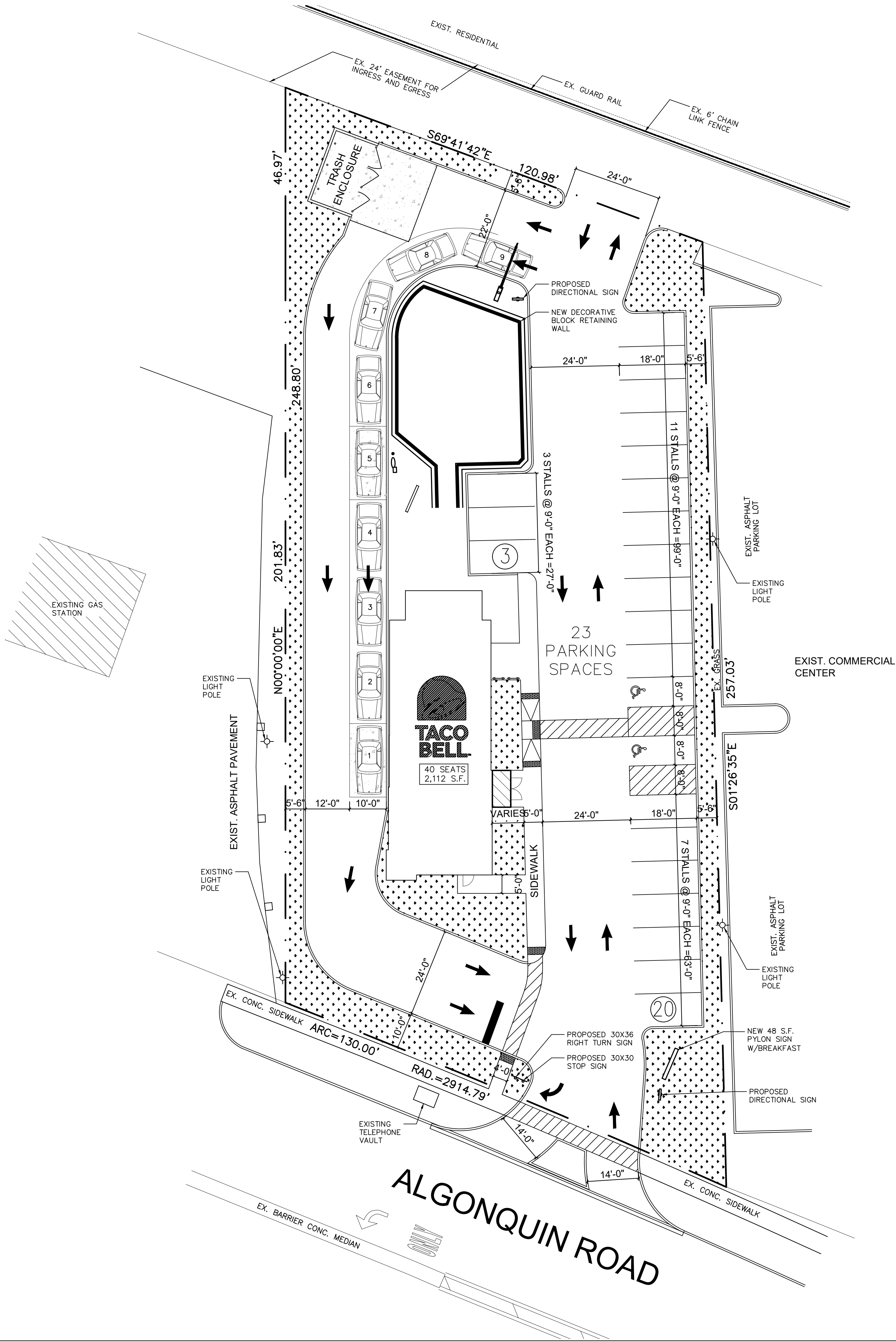
3



PYLON SIGN

NTS

2



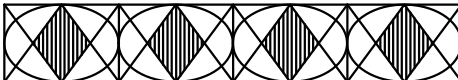
SITE PLAN

1/16" = 1'-0"

1

MRV

ARCHITECTS, INC.



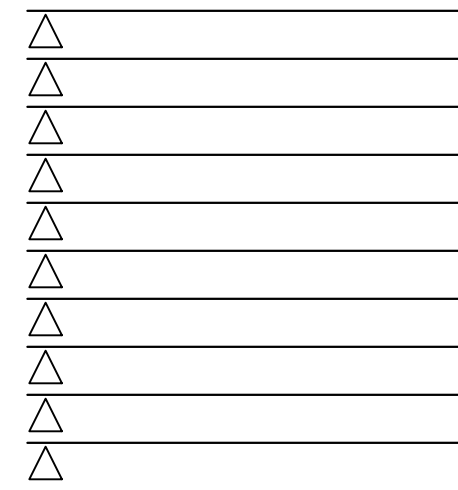
409 N. WILLE ST., MT. PROSPECT, IL 60056
TEL: 847-373-5005 FAX: 224-735-3514

MRV ARCHITECTS, INC. 2017

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EXPLORER
MEDIUM - 40



CONTRACT DATE: XX.XX.XXXX
BUILDING TYPE: EXP40
PLAN VERSION: MAY, 2018
SITE NUMBER: XXX-XXX
STORE NUMBER: XX

TACO BELL

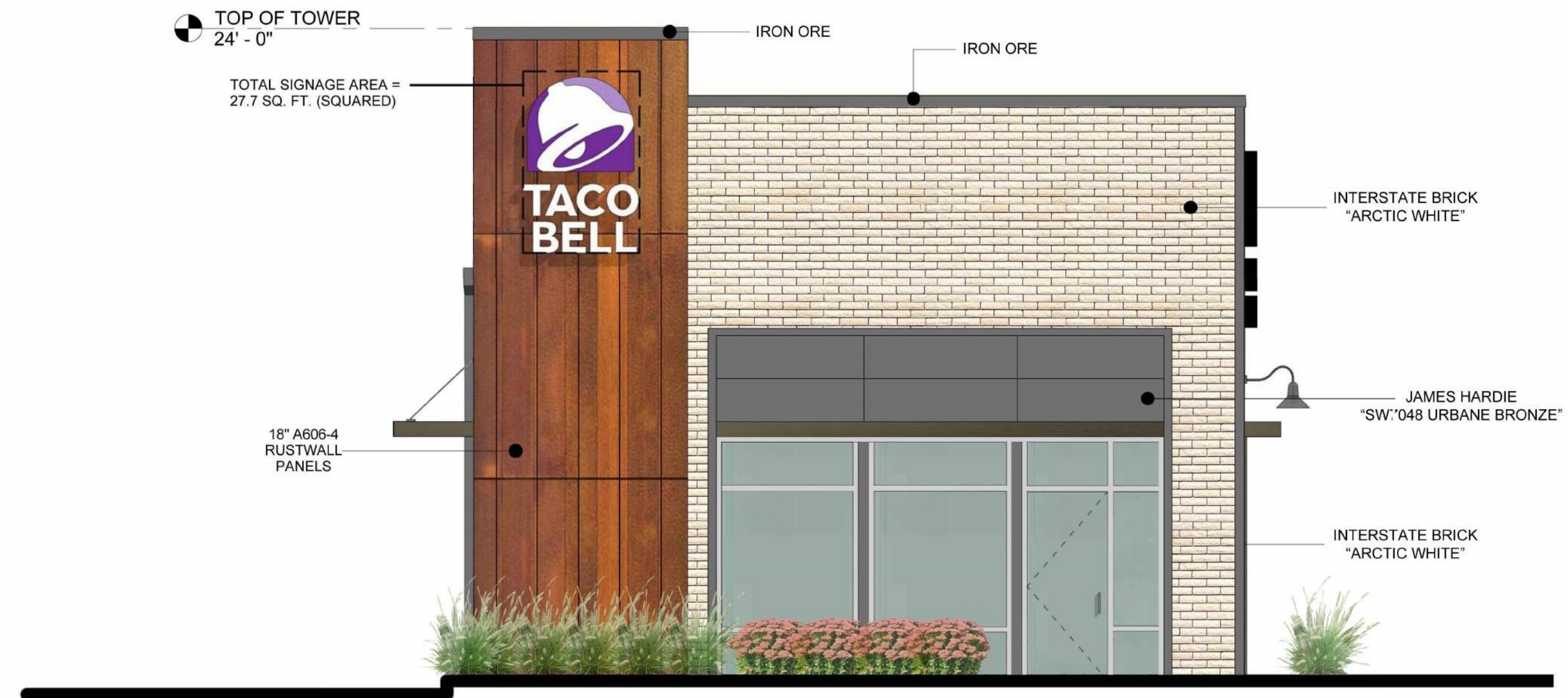
1530 W. ALGONQUIN RD.
ARLINGTON HEIGHTS, IL

PROPOSED
SITE PLAN

SP1.0



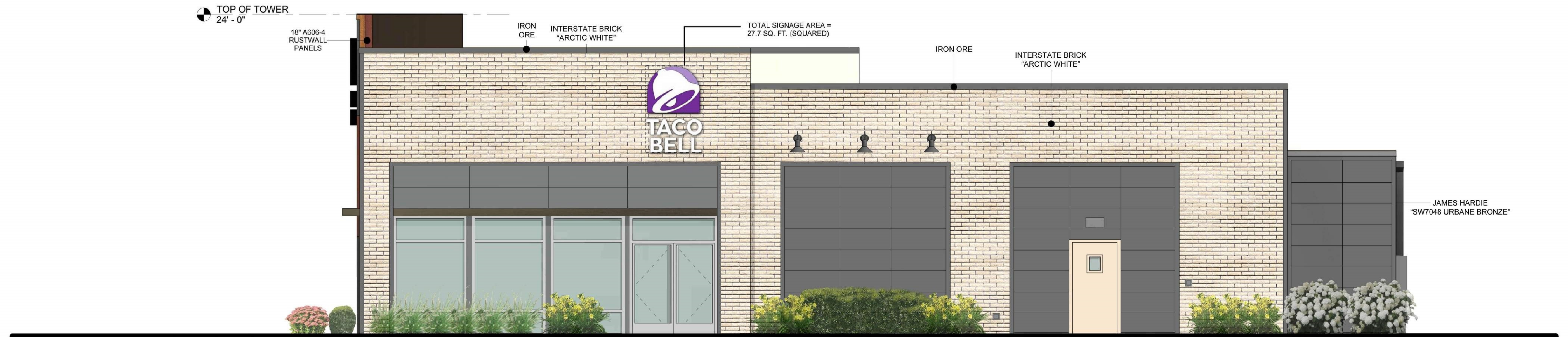
③ 1/4" = 1'-0"



④ 1/4" = 1'-0"



② 1/4" = 1'-0"



① 1/4" = 1'-0"

MRV

ARCHITECTS, INC.



409 N. WILLE ST., MT. PROSPECT, IL 60056
TEL: 847-373-9005 FAX: 224-735-3514

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EXPLORER
MEDIUM - 40

△	
△	
△	
△	
△	
△	
△	
△	
△	

CONTRACT DATE: XXXX.XXXX
BUILDING TYPE: EXP40
PLAN VERSION: MAY, 2018
SITE NUMBER: XXX-XXX
STORE NUMBER: XX

TACO BELL

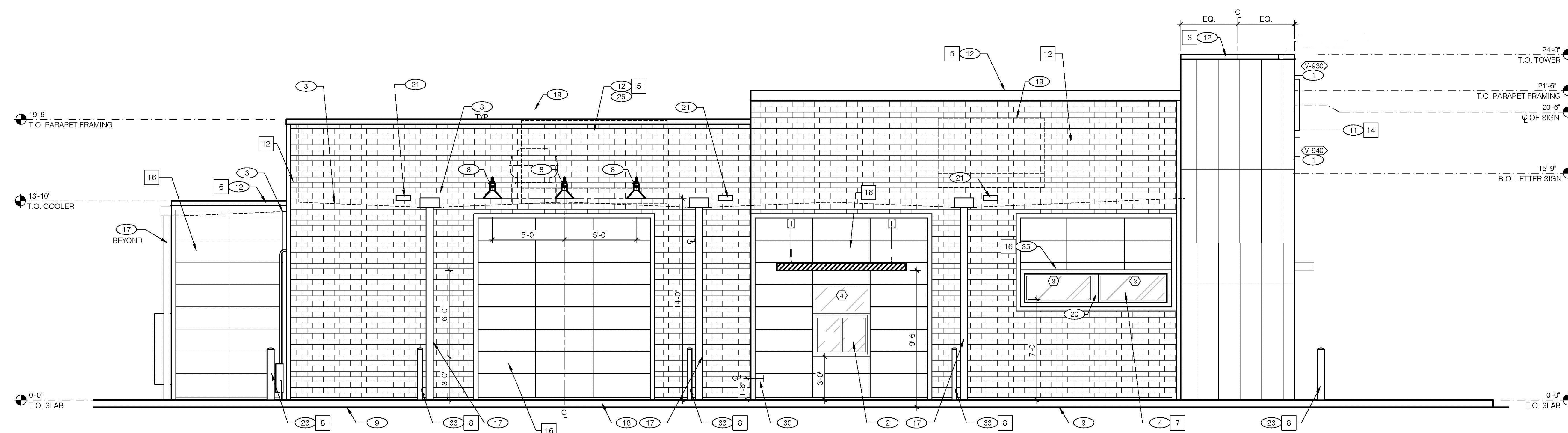
1530 W. ALGONQUIN RD.
ARLINGTON HEIGHTS, IL

RENDERED
EXTERIOR
ELEVATIONS

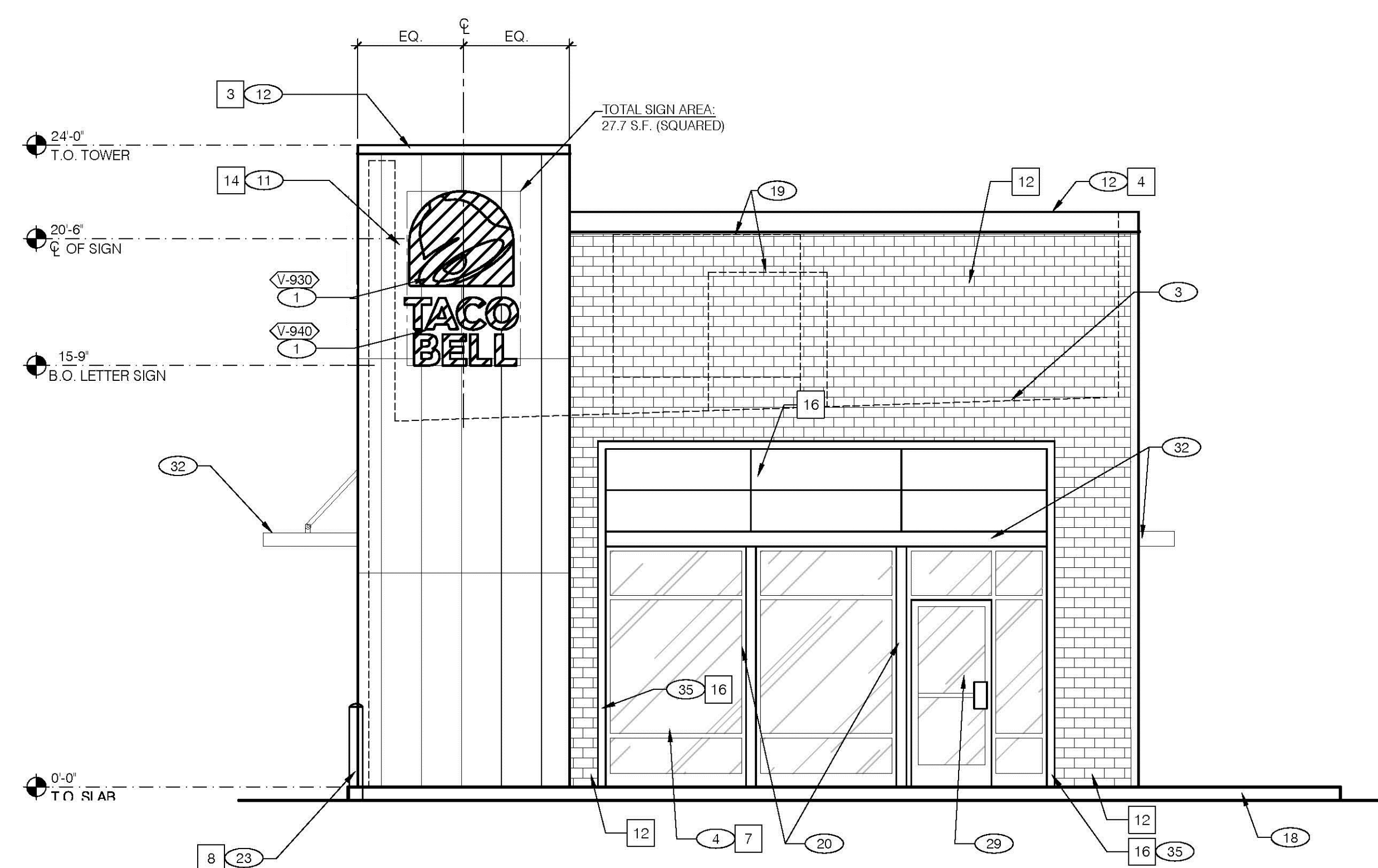
A4.2



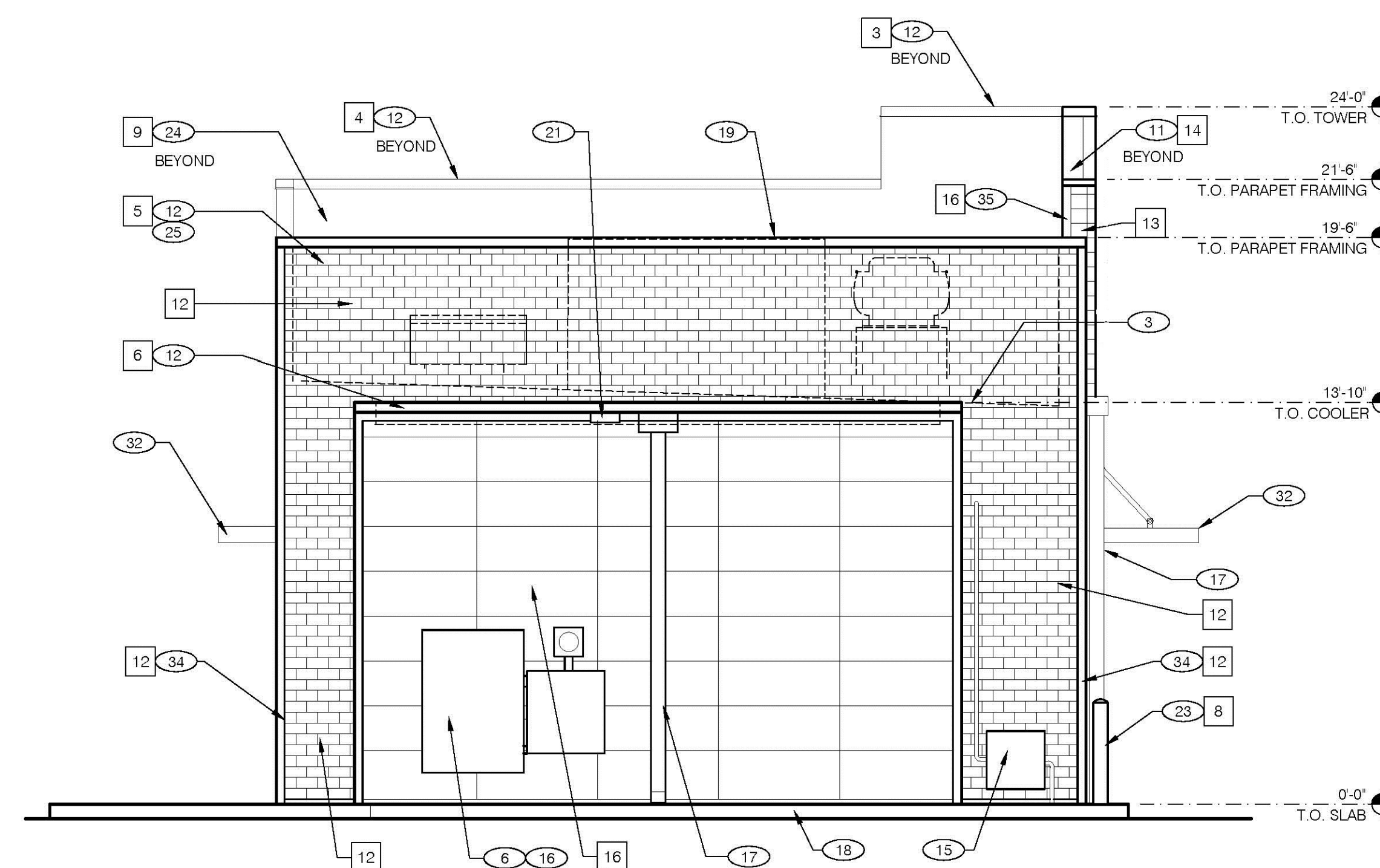
EXPLORER
MEDIUM - 40



LEFT SIDE ELEVATION	$1/4" = 1'-0"$	A
----------------------------	----------------	----------



FRONT ELEVATION $1/4" = 1'-0"$ **C**



REAR ELEVATION $1/4" = 1'-0"$

△
△
△
△
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△
△
△
△
△

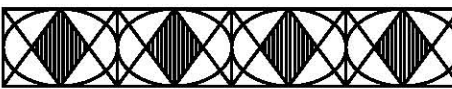
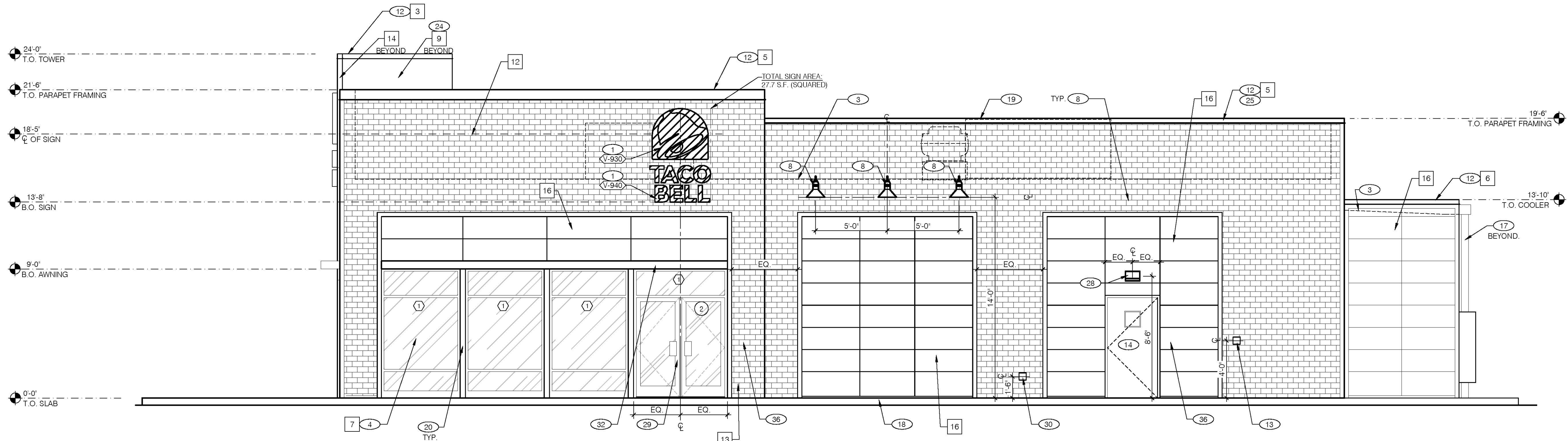
CONTRACT DATE:	XX.XX.XXXX
BUILDING TYPE:	EXP4
PLAN VERSION:	MAY, 201
SITE NUMBER:	XXX-XX
STORE NUMBER:	X

TACO BELL

1530 W. ALGONQUIN RD
ARLINGTON HEIGHTS, IL

EXTERIOR ELEVATIONS

A4.1

EXPLORER
MEDIUM - 40

RIGHT SIDE ELEVATION 1/4"=1'-0"

A

NOT USED

N.T.S.

B

NOTE: SIGNAGE UNDER SEPARATE PERMIT

QTY	ITEM DESCRIPTION	ELEC
3	TB 3'-6" x 4'-0" LOGO BELL - FACE LIT	X
3	TB 14" CHANNEL LETTER WHITE	X
1	9'-0" TALL MONUMENT SIGN	X

CONTRACT DATE: XX.XX.XXXX

BUILDING TYPE: EXP40

PLAN VERSION: MAY, 2018

SITE NUMBER: XXX-XXX

STORE NUMBER: XX

TACO BELL

1530 W. ALGONQUIN RD.
ARLINGTON HEIGHTS, ILEXTERIOR
ELEVATIONS

A4.0

MISCELLANEOUS
A. SEE SHT A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS):

- A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY.

"CRITICAL" DIMENSIONS:

- A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/ BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES

F

NOT USED

N.T.S.

E

SIGN SCHEDULE

N.T.S.

C

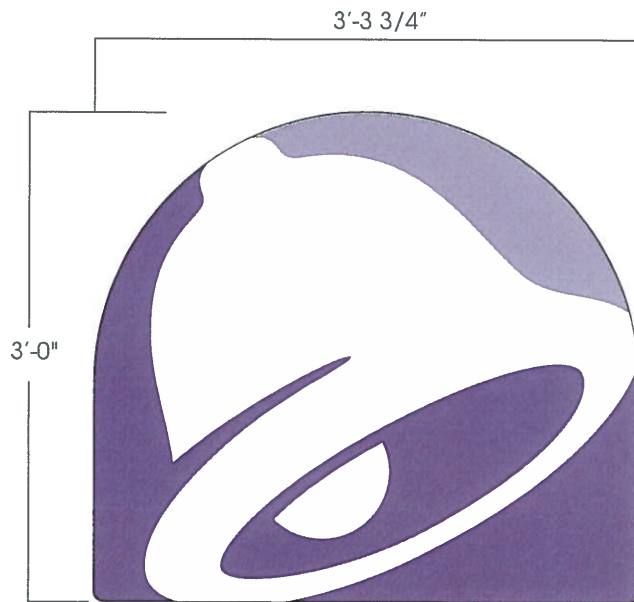
KEY NOTES

D

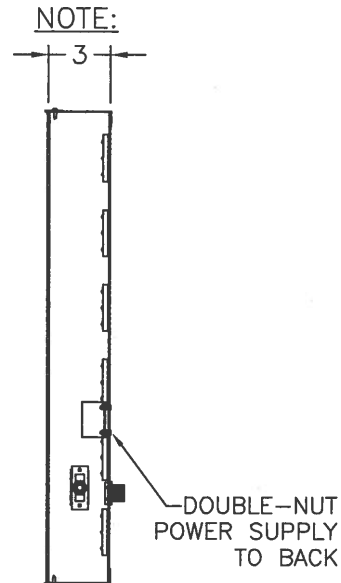
EXTERIOR FINISH SCHEDULE

H

NOT USED	N.T.S.	I	NOT USED	N.T.S.	G	GENERAL NOTES	F
SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	ALTERNATE COLOR	CONTACT INFORMATION	
						SHERWIN WILLIAMS: BRAD HARRINGTON, 216-228-54888 (PHONE), BRAD.E.HARRINGTON@SHERWIN.COM (EMAIL)	
3	PARAPET CAP (TOWER)	SHERWIN WILLIAMS	SW 7069 'IRON ORE'				
4	PARAPET CAP (FRONT)	SHERWIN WILLIAMS	SW 7069 'IRON ORE'				
5	PARAPET CAP (SIDES)	SHERWIN WILLIAMS	SW 7069 'IRON ORE'				
6	PARAPET CAP (COOLER)	SHERWIN WILLIAMS	SW 7069 'IRON ORE'				
7	STOREFRONT WINDOWS	TBD	CLEAR ANODIZED				
8	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL				
9	PARAPET BACK ROOFING	DUROLAST	THE COLOR SHALL BE FACTORY COLORED "TAN." EQUAL ALTERNATE ALLOWED.			DURO-LAST; LEE COBB, 800-434-3876 (PHONE)	
12	BRICK	INTERSTATE BRICK COMPANY	ARCTIC WHITE				
14	METAL PANELS	WESTERN STATES METAL ROOFING	18" A606-4 RUSTWALL PANELS			WESTERN METAL DECK; RUSTY FAILS - RUSTY@METALDECK.COM - WWW.METALDECK.COM	
16	EXTERIOR FIBER CEMENT PANELS	JAMES HARDIE	PAINT SW7048 URBANE BRONZE				



Sign Area: 9.93 Sq. Ft. (Squared)



GENERAL SPECIFICATIONS:

3" aluminum returns & trim cap w/ black finish
 .150 White Polycarbonate face w/ vinyl applied to first surface

ELECTRICAL SPECIFICATIONS:

• LED: LS-PRO160-50K-2B1

Power Supply: One (1) 60 watt

.9 amps @ 100-277 VAC

• One (1) 20 amp circuit

COLORS:

Dark Purple: 3630-9327; PMS 2603
 Light Purple: 3630-9141; PMS 2577
 Black
 White

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Everbrite

Everbrite LLC
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 Phone: 414-529-3500 • Fax: 414-529-7191
 Website: www.everbrite.com

Part No: E032880

V-04.3034

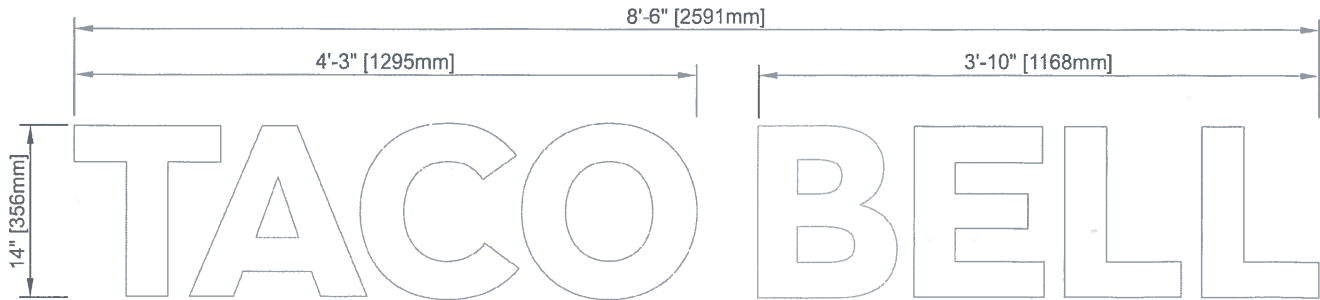
Project No: 38541-33

Description:
 3'x3'3 BELL LOGO SF

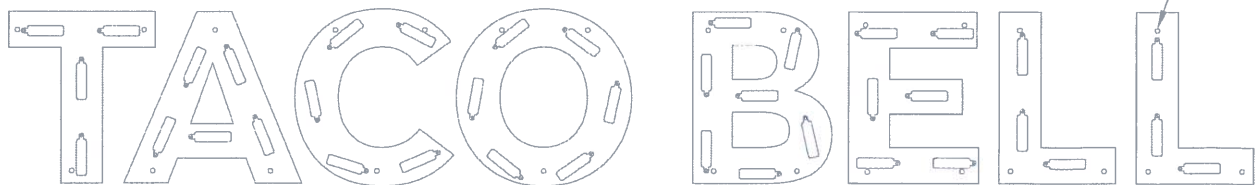
Date: 10/25/18

Drawn By: RB



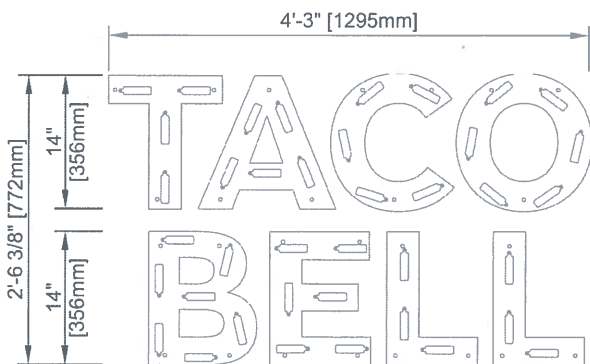


FRONT VIEW



ILLUMINATION LAYOUT

LED quantities and spacing may vary based on system used.



ALTERNATE LAYOUT CONFIGURATION

SPECIFICATIONS

DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
 - 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C. Components & Cladding, Zone 5.
 - Attachment may vary based on wall conditions.
 - Compliant with national building codes and standards (IBC 2009, IBC 2012, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
 - Refer to written documentation for material specifications.

Materials

- Cabinet: .040 [1mm] aluminum returns w/ black finish and .063 aluminum back
- 3/4" [19mm] black trim cap
- Face: .150 [4mm] 7328 white acrylic
- Removable face

Area

- Squared: 9.92 sf • Actual: 5.17 sf

ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- UL & NEC approval required
- 12V, Class II UL approved system
- If alternate LED's are used:
 - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours
 - Thermally managed surface mount devices (SMD)

LED(s): (39) AgiLight LS-PRO160-65K-2B1 White (6500K)

LEDs (20 ft) or equivalent - pre-approval required

Power Supply: (1) 12V/60W LED Power Supply @ 0.9 amps

- Remotely Located

Total Load: 0.9 amps

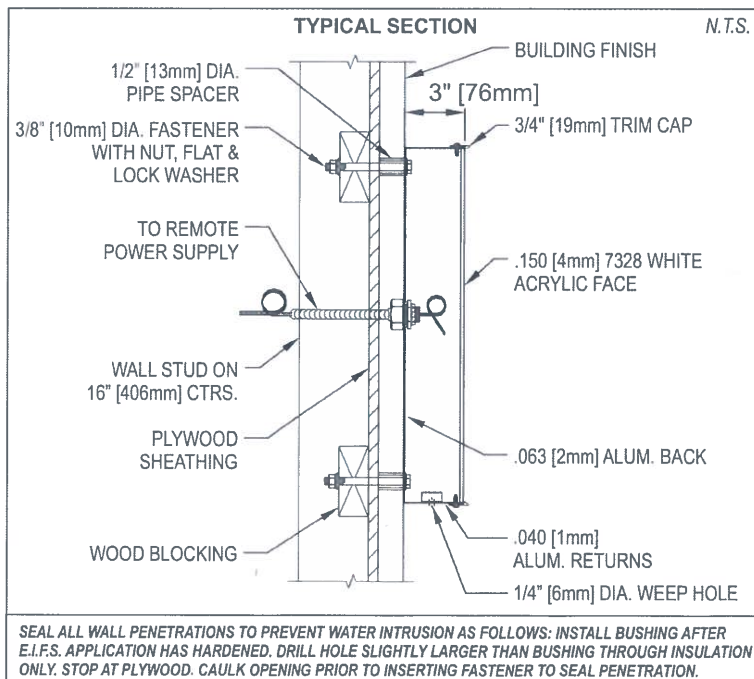
Circuits(s): (1) 20 amp-120V

AUG 12 2019

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GRAPHIC & COLOR SPECIFICATIONS:

COLOR	PANTONE	PAINT
① Dark Purple	PMS 2603C	
② Light Purple	PMS 2577C	
③ Black	Pantone Black	
④ White	Pantone White 3M 3630-20	SW2123
⑤ TB Bronze Tiger Drylac	49-66230 C33	



NOT FOR CONSTRUCTION
DECEMBER 2016

EXAMPLE OF THE SAME SIGNS AT A
SIMILAR TACO BELL RESTUARANT



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SEP - 5 2019
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DEVELOPMENT DEPARTMENT

Village of Arlington Heights
33 S. Arlington Rd
Arlington Heights, IL 60005

RE: Variance Hardship
Taco Bell
1530 W. Algonquin Rd

We are looking for a variance on one set of channel letters and bell to be consider as ONE SIGN over the main entrance on the right side or east elevation.

- 1) The particular difficulty or peculiar hardship is to identify the building entrance with the business name.
- 2) The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare. It is only for Identification of business and front entrance.
- 3) The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship: and not merely serve to provide the applicant with identification of business at the main entrance.
- 4) The variance will not alter the essential character of the locality.
- 5) The applicant's business cannot reasonably function under the standards of this chapter, as this will show point of entry.

Thank you,



Corinne Kacprzak
Procurement Officer