



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 29, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 9/8/15

IV. REPORTS

V. OLD BUSINESS

A. DC#15-106 - 1216 E. Mayfair Rd. - SF/Addition

VI. NEW BUSINESS

A. DC#15-112 - 920 N. Mitchell Ave. - SF/Teardown

B. DC#15-116 - 210 S. Chestnut Ave. - SF/Teardown

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Minutes - 9/8/15

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 9/8/15

Type

Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 8, 2015**

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

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

Members Absent: Alan Bombick

Also Present: Brian Hyde, Greenscape Homes for *1013 N. Beverly Ln.*
Linda & Martin O'Brien, Owners of *903 E. Crabtree Dr.*
Tiana Brazzale & Paul Balga, Owners of *905 S. Evergreen Ave.*
Keith Ginnodo, Kingsley Ginnodo Architects for *905 S. Evergreen Ave.*
Kirsten Kingsley, Kingsley Ginnodo Architects for *905 S. Evergreen Ave.*
Katie & Chris Karsten, Owners of *1216 E. Mayfair Rd.*
Jereme Smith, Design First for *1216 E. Mayfair Rd.*
Jeff Funke, Spring Bank Real Estate Group and Funk Architects for
Arlington Downs
Ryan Kettelkamp, Landscape Architect for *Arlington Downs*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM AUGUST 25, 2015

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF AUGUST 25, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#15-107 – 1013 N. Beverly Ln.**

Mr. Brian Hyde, representing *Greenscape Homes*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story home with a detached one car garage to allow construction of a new two story home with an attached, two car garage. This project does comply with the R-3 zoning requirements. The existing neighborhood consists primarily of single-story homes with a mix of attached and detached garages. However, there have been numerous teardowns completed on this block, which indicates that this neighborhood is transitioning to newer two story homes with attached garages. Overall, the proposed design is consistent in scale and design as the other completed teardowns on the block, and the traditional style fits in well in this neighborhood. The front elevation is very nicely designed, although the proposed dormer above the front porch has a tall appearance, so it is recommended to omit the transom windows and reduce the height of the dormer, especially considering the scale of the existing neighborhood. The single story porch and garage roofs do help the proposed design relate to the adjacent single story homes. The front porch projects out in front of the proposed two car garage, which helps keep the focus of the design on the house instead of the garage door, and there is a good amount of detail wrapped onto the side and rear elevations. Staff recommends approval of the proposed new home, with the recommendation to omit the transom windows on the front dormer and reduce the dormer height.

Mr. Hyde responded to the Staff comment to omit the transom windows on the front dormer, by explaining that the new home was designed with a coastal, shingle-style, Craftsman flavor, which many times include a tower element in the facade. He preferred to keep the transom windows as currently proposed on the front dormer, although he was open to discussion.

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

PUBLIC COMMENT

David Frank, 1014 N. Beverly Lane. He lives directly across the street and asked about the color of the home, which he hoped would be a different color than his. He had no other comments or concerns. The petitioner stated that the new home would be grey.

Commissioner Kubow pointed out that the commissioners often see projects from Greenscape Homes, and he appreciated that suggestions made by the commissioners in the past have been implemented into the design being reviewed tonight. His only comment was that the transom windows in the front gable do not make sense and do not fit with the elevation; he recommended removing the windows, which would allow the dormer to fit into place a little nicer on the home.

Commissioner Fasolo generally agreed with Commissioner Kubow. He felt the new home was nicely designed and detailed, and he was not bothered by the front dormer, although he could see how it conflicts with the other side of the home. He was fine with the design being proposed.

Commissioner Fitzgerald also agreed that all four sides of the home were nicely designed, he liked the colors, and he was okay with the scale of the home and the height of the front dormer and the transom windows; however, he felt the dormer was a little wide and felt heavy.

Chair Eckhart had no issue with the transom element on the front dormer, and he understood Commissioner Fitzgerald's concerns that the dormer was wide and heavy; however, he felt that 3 windows were appropriate in the space. He did feel that the scale of the front dormer should be further studied; however, he encouraged the interior volume space that the dormer provides. He had no further comments.

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

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1013 N. BEVERLY LANE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 8/05/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A RECOMMENDATION TO FURTHER STUDY THE SCALE OF THE FRONT DORMER.**
- 2. THIS REVIEW REPRESENTS DESIGN APPROVAL ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.**
- 3. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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.**

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

ITEM 2. SINGLE-FAMILY ADDITION REVIEW

DC#15-074 – 903 E. Crabtree Dr.

Linda & Martin O'Brien, the homeowners, were present on behalf of the project. **Ms. O'Brien** stated that they are in the process of a variance request for an addition to their home, which resulted in her receiving approximately 4 e-mails from neighbors about their dislike for the existing green color of their home. Although they are amenable to changing the color, they like the color, which has been a similar shade of green since her parents originally bought the home and she and her family currently live there. She spoke with the neighbor down the street about the yellow color of their home, which they like and want to paint their home the same color. She talked with and showed some of the neighbors a sample of the yellow color, and received positive comments from them.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing a rear yard addition to an existing split level home. The project does require a zoning variation to allow a Floor Area Ratio (FAR) of 4,400 sf, where 3,938 sf is the maximum allowed. This project was reviewed by the Zoning Board of Appeals on July 13, 2015, at which time the variation request was continued to allow the petitioner time to study alternatives to the proposed design. The variation request is currently scheduled for re-review by the Zoning Board of Appeals on September 21, 2015.

The proposed addition on the back of the home is intended to match the existing house in form, materials, and color. The massing of the addition is nicely designed, and will blend in well with the existing house. However, the concern with the proposed addition is the color of the siding. The addition is proposed to match the color of the existing house, which is currently a vibrant mint green color that is not in context with the neighborhood. The proposed addition will increase the size and amount of the bright green siding on the rear wall of the home, which will intensify the impact on the adjacent properties. Written and verbal complaints have been received from the neighbors regarding the color of the home and the proposed addition.

Per Section 1 of the Village of Arlington Heights Single-Family Design Guidelines, the criteria for evaluating single-family designs include: architectural character as it relates to the neighborhood, material selections, and harmony and compatibility to adjacent structures. Based on these criteria, it is recommended that the siding color be changed to an earth tone color that is compatible with the neighborhood.

The petitioner has proposed four possible color options as follows:

- Option 1. Paint the new addition to match the existing “mint green” paint color, and leave the existing siding color as is.
- Option 2. Paint the new addition and the existing siding to match James Hardie

“Parkside Pine”.

- Option 3. Paint the new addition and the existing siding “Springtime Rain Lily, #10435.
- Option 4. Paint the new addition and the existing siding to match the yellow color used on 802 E. Crabtree.

Staff recommends approval of the design of the proposed addition, and is in support of the yellow color being proposed by the homeowner as used on 802 E. Crabtree; however, the Design Commission should determine the most appropriate color for the existing home and the addition.

Ms. O’Brien reiterated that they are amenable to either keeping the existing green color or changing it to the yellow color being proposed, although they prefer the yellow color since many of the neighbors are in support of it. She presented photos of green homes, blue homes, a peach home down the street, a lavender home, and a pink brick home, all of which are within 2 blocks of her home. She explained that her family is young, happy and vibrant, and they want their home to reflect that. It makes her happy that in the winter and on a dismal day, her brightly colored green home is warm and welcoming on the block, although she recognizes that it is not well received by some of the neighbors. They want to make folks happy and do not want people to hold onto angst; it’s just a color of a home. She reiterated that they like the yellow, the neighbors seem to like the color, and if the commissioners agree, it will be the color. She added that this was difficult for her to grasp because she grew up in this home and nobody ever complained about the color, which has always been a similar shade of green. Because of the variation they are seeking, there is now a forum and neighbors are suddenly complaining. If someone would have rung her doorbell, they could have talked about it.

Commissioner Fasolo preferred the yellow color over the existing green; however, since the home has always been a shade of green, he was unsure if it needed to be changed now because of the proposed addition. He asked if the diamond designs on the garage door, front door and second-floor windows would remain, and **Ms. O’Brien** replied that these details are original to the home and she wants to keep them and really likes them. **Commissioner Fasolo** was fine with either the green or the yellow color.

Commissioner Fitzgerald preferred the yellow color for the siding, and felt the addition was very nice on the rear of the home, which is difficult to do on a home like this.

Commissioner Kubow was fine with the addition as proposed, and although the siding colors are unusual and different, he felt the homeowners should do what makes them happy. He pointed out that the neighborhood has a lot of different colors and he appreciated the interesting color being proposed.

Chair Eckhardt felt that the green color was a little bold, and the yellow was a wonderful color, which he supported.

PUBLIC COMMENT

Ellen Pecson, 2315 N. Burke Drive, said that she lives directly behind the subject property and has lived there for 40 years. She said that the petitioner's home has not always been a green color; it is a relatively new color in the last few years. She said that it is more than a few neighbors that dislike the existing green color; it is the neighborhood that has been unhappy with the color. She felt that talking to the neighbors is a tricky issue because she has never spoken to Linda in the 40 years she has lived in her home. A massive addition was previously put on the existing home, and now the petitioner wants to put another addition on, which she felt would result in a big green home. The yellow color being shown tonight is very acceptable to her and what she is hoping will be approved. She wanted to make sure the commissioners understood that the existing green color has not been there forever.

Chair Eckhardt pointed out that 4 e-mails were received from neighbors that indicate their opinions on the color of the home. Ms. Pecson added that more neighbors attended the ZBA hearing last month to complain about the color.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 903 E. CRABTREE DRIVE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 5/28/15 AND RECEIVED 6/15/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT THAT THE PAINT COLOR FOR THE SIDING ON THE ADDITION AND THE EXISTING HOME BE THE SAME CUSTOM YELLOW COLOR TO MATCH THE HOME AT 802 E. CRABTREE DRIVE.**
- 2. THIS REVIEW REPRESENTS DESIGN APPROVAL ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.**
- 3. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**

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

ITEM 3. SINGLE-FAMILY ADDITION REVIEW

DC#15-102 – 905 S. Evergreen Ave.

Paul Balga & Tiana Brazzale, the homeowners, and **Keith Ginnodo & Kirsten Kingsley**, representing *Kingsley Ginnodo Architects*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing a small rear yard addition, a new expanded roof form, and a new exterior material palette for the existing single story home. This project does require zoning variations to allow side yard setbacks of 5.9 feet, where 7 feet is required, and to allow a 22.7 foot front yard setback, where 28.4 feet is required. The Zoning Board of Appeals hearing is currently scheduled for September 21, 2015.

The proposed design is intended to be a modern transformation of an existing traditional style ranch home, and it is apparent that the proposed design is incorporating many sustainable features such as a white roof to reflect solar heat, capturing rain water for irrigation, and solar panels for sustainable power. Sustainable design is commendable and encouraged. However, the design needs to be evaluated in the context of the existing traditional neighborhood. Section 1 of the Village of Arlington Heights Single-Family Design Guidelines outlines the criteria for evaluating single-family designs as follows:

1. Architectural character as it relates to the neighborhood.
2. Overall composition and balance of the elevation.
3. Material Selection.
4. Harmony and compatibility to adjacent structures.

With regards to the Design Guideline criteria, Staff has the following concerns with the proposed design:

1. Architectural character as it relates to the neighborhood:
 - a. The proposed new roof form and exterior materials/colors are bold, and they do not relate to the existing neighborhood.
2. Overall composition and balance of the elevation:
 - a. The mass of the proposed new roof looks large and out of scale with the single story home.
 - b. The triangular wall area above the windows on the front elevation is large and lacks detail.
3. Material Selection:
 - a. The corrugated galvanized metal siding is bold and not appropriate for the neighborhood. Additionally, the proposed two-tone color scheme for the corrugated metal siding accentuates this issue.
 - b. The proposed yellow paint color for the existing brick walls is bold and out of context

- with the neighborhood.
 - c. The proposed white TPO membrane roof will be highly visible and will have a bright plastic appearance. This type of roofing is typically used on low-slope roof applications where it is not visible. The use of this type of roofing in a visible application is questionable. Staff referred to an image included in the Staff Report.
 - d. The fascia at the edge of the roof is illustrated in dark bronze on the front elevation, and white on the rear elevation. The design intent needs to be clarified.
4. Harmony and compatibility to adjacent structures:
- a. The proposed design is bold in both form and color. A modern design can be successful in this location, but it is recommended that the scale of the roof be reduced, and the overall exterior material palette be revised to be more compatible with the existing neighborhood.

Staff referred to an example of a modern house in the Staff Report (1409 E. Eastman Street) that has received a modern makeover. The design includes a clean modern color palette, a small horizontal metal canopy above the main entrance, a bright orange entry door, modern landscaping features, and a couple of bright orange chairs to accent the design. This home clearly has a modern aesthetic, but in a subtle way that blends in very nicely in the existing neighborhood. The original brick was apparently stained in varied shades of gray earth tone colors to create a natural look. This technique is recommended instead of a monochromatic opaque paint to update the look of a brick wall.

The following revisions are recommended to address compliance with the Design Guideline criteria:

1. Consider reducing the mass of the roof.
2. Consider changing the two-tone corrugated metal siding to a more conventional siding material in a single color.
3. Consider leaving the brick natural or selecting a more subtle new color. A varied brick stain palette, similar to 1409 E. Eastman is encouraged, rather than an opaque paint.
4. Consider limiting the use of Yellow as an accent color only, such as on the front door.
5. Consider changing the white TPO roofing to a more conventional roofing material and color, and coordinate the roof color with the fascia color.

Staff recommends the Design Commission evaluate Staff's concerns and recommendations, and consider requiring revisions and a re-review of the project at a future date.

Mr. Ginnodo presented a 3-D model of the proposed addition and provided samples of the proposed materials. He pointed out that the homeowners are here tonight, as well as a neighbor who does not want to speak at this time. He also presented letters from the neighbors at 908 S. Evergreen, 103 E. Orchard, 915 E. Evergreen, and 19 S. Evergreen, all voicing support of the project after seeing the drawings.

Chair Eckhardt asked for clarification on where the 2 siding colors and 3 metal colors were being proposed on the house. **Mr. Ginnodo** explained that one Hardi-board siding color is

being proposed for the addition on the back of the home; however, 2 color options are being presented tonight. 2 metal colors are also being proposed, a combination of darker grey and lighter grey, the fascia color will be the darker grey, and 2 shades of yellow paint color for the brick is being shown tonight.

Mr. Ginnodo responded to the 4 points of criteria for evaluating single-family design. Beginning with the architectural character as it relates to the neighborhood, he pointed out that the surrounding homes consist of 1945, 1953 and 1972-era styles, resulting in plenty of contextual variation in the immediate environment. There is plenty of color variation in the neighborhood, with colors going from red, to blue, to white, to orange, to light blue, to yellow, to orange, to yellow. With regards to the overall composition and balance of the elevation, they feel that the triangular area on the front elevation fits in comfortably and about the same massing as its neighbors, although the new home is different. Solar panels on the roof require a certain pitch, and the ideal roof pitch for maximum solar consumption was lowered to the lowest pitch acceptable to get a good return on the solar panel investment. The white TPO roof will be significantly covered by the solar panels, in the same plane as the roof, and the installation of the roof will be done to the highest standard. **Mr. Balga** stated that the white TPO roof shown in the Staff report was a poor example of installation and appears to be PVC, which is not recommended and has a different character than TPO. They do not want a look that appears 'unfinished' and they are happy to work with any adjustments. **Mr. Ginnodo** added that the TPO roof will be fully adhered and not mechanically fastened. **Chair Eckhardt** asked for clarification as to which of the 3 sloped roof areas the solar panels would be located on, and **Mr. Ginnodo** replied that the panels would be located on the upper half of the main middle roof.

Commissioner Fitzgerald appreciated the model that was brought in tonight, which helps a great deal. He said that the materials were fine, he liked the lighter of the 2 yellow colors ("Yellow Ground"), and he felt the drawings did not accurately represent the real color, which will be more muted than what is shown. He was not opposed to the different colors of the metal or the roof line; however, the proposed white TPO roof made him nervous. Overall, he felt the design was great.

Commissioner Kubow felt the home was fantastically designed. His only concern was that the detail and fenestration of the front elevation had too much focus on the corrugated metal, as opposed to the rear elevation that uses both corrugated metal and fiber cement panels for a dynamic and interesting appearance, and downplays the severity of the roof. He questioned if the front elevation should be revised to look more like the rear elevation. He felt the solar panels would help mitigate the look of the TPO roof from the street. Overall, he felt the home was really cool looking.

Commissioner Fasolo was in favor of the design and agreed with the petitioner that the neighborhood is a combination of different styles. He was fine with the roof pitches, but agreed with Commissioner Kubow's concern about the amount of corrugated metal on the front elevation. He suggested using the details of the Hardi-board siding from the rear

elevation on the front elevation, which would help break up the front elevation. He was not fond of the proposed yellow color and felt that the varied gray stain as shown on 1409 E. Eastman would be a better option, but of the 2 yellow colors presented he preferred the muted yellow color. He had never seen a white TPO roof on a house before and asked if a standing seam metal roof was considered instead. He suggested using a standing seam metal roof instead of the corrugated metal wall siding.

Chair Eckhardt concurred with the comments made by the other commissioners. He felt that the center wing of the roof on the front elevation was very heavy, especially with the dark metal siding color; whereas the design complexity of the rear elevation was really light, and he liked the smooth fiber cement panels going up into the roof structure. He felt that the front elevation had a very strong horizontal line that separates the upper wall from the lower wall, and he felt that one material should extend across that line. Overall, he preferred the design on the rear of the home over the front, and he preferred the muted yellow color over the stronger yellow color. With regards to the TPO roof, he is familiar with this product and in order to obtain a warranty for it, the roof must be mechanically fastened, and there are required details for installation that include overlapping with diamond shaped patches at intersections. It is very difficult to install a TPO roof to look slick and smooth, and the white color will stain from tree sap. He encouraged the petitioner to create a mock-up of a TPO roof to determine whether or not the finished looked would be smooth and slick.

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

Mr. Ginnodo presented 2 photos of a well done TPO roof, one being on an outlot building and one being on a ranch home. He said they considered a standing seam roof; however, it was significantly more money than a membrane roof and not within their budget. In response to the suggestion to bring the Hardi-board panels from the rear of the home around to the front, he felt the front elevation will have more depth than as shown on the flat drawing, and he pointed out that the existing stone below the front windows will be removed and replaced with pre-cast panels or limestone.

Chair Eckhardt said that the 3-D model appeared to be built with a lower roof pitch than as shown on the drawings, which he preferred. **Mr. Ginnodo** stated that the 3-D model accurately reflected the roof pitch being proposed, and then agreed that it did look lower and that he accepts the slope of the roof as represented on the model. He also reiterated that Hardi-panels were considered on the front elevation; however, cost was an issue. He was comfortable with the current design and wanted to move forward as proposed. He added that they are committed to finding the right roofing material for the home by proposing TPO, and if they are unable to obtain satisfaction with the quality of the installation in advance, then they will change it. Mr. Ginnodo provided a photo of a home that was the inspiration for the proposed color palette.

Chair Eckhardt asked if the commissioners were opposed to the softer yellow color and/or the TPO roof as presented, and the commissioners were not opposed to these. He also asked if the commissioners were opposed to using all metal panels on the front elevation as proposed, and **Commissioner Kubow** said that it should be a recommendation that the petitioner consider using Hardi-board panels on the front elevation as well. **Commissioner Fasolo** reiterated that the commissioners all like the rear elevation and how the rear door is framed by Hardi-board, which he felt could be done around the front door on the front elevation as well, resulting in the same language on the front and rear elevation. **Chair Eckhardt** also asked if the commissioners had issues with the height of the roofline that appeared taller in the drawings than on the model, which he needed to see resolved. He added that he was unsure if the roofline should be as low as in the model, or as high as on the drawing. **Commissioner Kubow** said that lowering the roofline on the front elevation to match the model would resolve his concerns and this should be a requirement, although **Chair Eckhardt** felt this should be done without compromising the elegance of the roof.

Mr. Ginnodo clarified that the front door color will be dark blue, the pergola structure over the front porch will be “ebony”, and the fascia trim along the edges of the roof will be “dark ebony”. He reiterated that they wanted to obtain approval tonight with any conditions or recommendations the commission deem necessary.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 905 S. EVERGREEN AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 7/27/15 AND RECEIVED 7/31/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

1. **A REQUIREMENT THAT THE ‘YELLOW GROUND (#218)’ COLOR BE APPROVED FOR THE PAINTED BRICK.**
2. **A REQUIREMENT THAT THE ROOF PITCH ON THE FRONT ELEVATION BE CONSISTENT WITH THE 3-D MODEL SUBMITTED BY THE PETITIONER TONIGHT.**
3. **A REQUIREMENT THAT THE DETAILING OF THE TPO ROOF MATCH THE IMAGES OF THE CLEAN AND CRISP TPO ROOF EXAMPLES SUBMITTED BY THE PETITIONER TONIGHT**
4. **A RECOMMENDATION TO INCORPORATE HARDI-BOARD PANELS ON THE FRONT ELEVATION, CONSISTENT WITH THE REAR ELEVATION.**
5. **THIS REVIEW REPRESENTS DESIGN APPROVAL ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.**
6. **IT IS THE PETITIONER’S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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 Eckhardt said that the color palette, including the paint color for the door and clarification of the color/material of the horizontal trellis, should be submitted to Staff. He added that for the record, personally this is a likable home and he was anxious to approve the home with most of the proposed design intact.

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

ITEM 4. SINGLE-FAMILY ADDITION REVIEW**DC#15-106 – 1216 E. Mayfair Rd.**

Chris & Katie Karsten, the homeowners, and **Mr. Jereme Smith**, representing *Design Insight*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to add a second floor addition above the existing attached garage on the rear of an existing split level home. The project does require zoning variations to allow a rear yard setback of 26.5 feet, where 30 feet is required, and to allow a 4.9 foot side setback, where 5 feet is required. The Zoning Board of Appeals hearing is currently scheduled for September 21, 2015.

The existing neighborhood, commonly known as “Stonegate”, consists primarily of historic, traditional style homes. The subject property is located on a street of historic, Tudor style homes. The existing home fits in well in the context of the neighborhood. The layout of the subject house is unique because it is narrow and extends to the back of the property with an attached side loaded garage on the back of the house. The proposed second floor addition above the garage will be taller than the existing house, and since the existing garage is set back so far on the site, the addition will be visible from the neighboring properties’ back yards. Additionally, the addition will be partially visible from the street.

The proposed addition is intended to be a modern interpretation of the Tudor style, using materials and colors to match the existing house. Although the proposed modern design borrows some forms and material from the existing Tudor style home, it does not blend in with the existing home and it clearly stands out as an addition. One of the goals of the Village’s Design Guidelines is that “Building (additions) will reflect and improve the character of the site and the neighborhood upon which they are located. New additions will look like they belong and not dominate or change the character of the original building”. The proposed design does a nice job of borrowing materials and colors from the existing house, but the overall massing and form of the proposed addition is not nicely integrated with the existing home, it does not look like it belongs, and it dominates and changes the character of the original house.

Other evaluation criteria of the Design Guidelines are to review the architectural character as it relates to the neighborhood, and review the harmony and compatibility to adjacent structures. This particular location has a very consistent aesthetic of traditional Tudor style homes. The proposed addition will be visible from the neighboring properties and it is not in harmony with them. It is recommended that the rooflines of the proposed addition be reworked to blend with the existing home, and that the design be revised to have more traditional Tudor detailing to harmonize with the existing house and surrounding context. Staff provided a sketch of how

the revised rooflines and traditional detailing could look. Staff recommends that this proposal be denied and revised.

Mr. Smith presented a letter of approval from the adjacent neighbor to the west, as well as material samples. He explained that the same brown and white tudor colors on the existing home are being proposed on the addition, and the existing roof slopes were extended on the rear (north) elevation. He added that this was a long site and they were trying to stretch the home with the proposed addition to be located at the south end of the home, which will not be very visible from the street. Although the addition is an updated Tudor style, it will pick up on the Tudor elements on the existing home and have a warm modern feel with a clean, straightforward design.

Commissioner Kubow said that originally he was unsure about the proposed design; however, now he was in favor of what is being proposed, which is very interesting. He really liked the west elevation that was a lot more contemporary, and he was fine with it not continuing the classic architecture of the existing home. However, he felt that the east elevation of the addition looks plopped on and resembles a second home, and that more thought was taken with the west elevation. Overall he felt the proposed addition was very interesting and the site was very unusual.

Commissioner Fasolo said that his first reaction was that the roof appeared disjointed and should be more of a traditional hip roof. He felt the addition looked like it just landed on top of the home and did not really relate to anything else. He liked the sketches proposed by Staff, which fit more of the character of the neighborhood and the character of the existing home, and he wanted to see something more similar to the sketches.

Commissioner Fitzgerald agreed with Staff's comments and said he was not be able to support what is being presented tonight. He felt there was no relationship to the original home.

Chair Eckhardt explained the difficulties of adding on to a Tudor home, and felt that the proposed design looks like two different houses. He supports modern architecture; however, he was having trouble with half a modern home and half a traditional home, and the east elevation looked like a home laying on top of the existing home. The massing was fine and worked well, but the exterior fenestration was too out of character with the existing home as well as all the surrounding homes, which is the guiding principle of the commission.

Mr. Smith explained that they were not trying to do an exact copy of the existing home and felt that would not necessarily be the best design. He said that although the existing home is a Tudor design, it is not very ornate in its styling and not an extremely traditional Tudor style. They picked up on the essence of the simple Tudor trim boards with the fenestration and the clerestory trim to help pull the vertical trim boards throughout to be consistent with the existing home.

Chair Eckhardt asked about the variation and **Mr. Smith** explained that the new master bedroom addition projects 3-½-feet into the rear yard. **Chair Eckhardt** reiterated that the massing of the home was fine; however, he had concerns about the way the addition is detailed. He felt the petitioner needed to be more convincing that the addition would not offend the Tudor purists in the neighborhood, and he asked how visible the addition would be from the street. **Mr. Smith** presented both an elevation and a perspective that showed how the addition becomes completely unseen from the street. **Chair Eckhardt** suggested finding a way to better connect the addition on the east elevation, as it appears to be floating.

Commissioner Fitzgerald preferred the addition to be more traditional and more fluid with the existing home. He felt the petitioner should choose to better relate to the existing home or be completely different; choose one way or the other. He agreed that the addition felt like it just sat on top of the existing home.

Mr. Karsten thanked Staff and the commissioners for their sketches and comments. He felt the architect did a great job of meeting their two big constraints: try as best as possible to respect the character of the neighborhood, and to respect their budget. He understood the concerns stated tonight about the east elevation, which he agreed with when he first saw the design; however, since then the design has completely grown on him, and it fits their budget. Prior to a motion, he asked the commissioners to make recommendations specific to the east elevation that would make the elevation fit better; however, this may or may not fit their budget and their family's needs and could result in a decision to sell their home instead. He asked the commissioners for specific suggestions to soften the east elevation to make it acceptable to this commission.

Chair Eckhardt suggested adding a dormer on the east elevation that picks up on the vocabulary of the dormer to the left. He also felt the expanse of white coloration on the east elevation should be evaluated. **Commissioner Fitzgerald** suggested either eliminating all the white color on the addition or reducing it a lot. He also asked if the underside of the balcony roof on the back of the home was white. **Mr. Smith** stated that the balcony roof was shown as white; however it would actually be brown to match the existing Tudor brown color. **Mr. Karsten** felt the colors being proposed on the addition did not accentuate the design at all, and he was fine with any color or possibly using brick as an option. **Chair Eckhardt** felt that a dark color tone would enhance the east elevation, and he was unsure that it had to be brick. He reiterated his concerns about the amount of white on the east elevation and how it looked like a home on top of a home. He encouraged the petitioner to play around with the design on the white portion of the addition, while not giving up on the modern design they want.

Chair Eckhardt said that unless the commissioners could give direction for Staff approval, he preferred to see the fenestration changes and the commissioners giving a vote of confidence if these goals are met. **Mr. Hautzinger** suggested the option of continuing the project to a future meeting date to allow further development of the design based on the comments made tonight. **Commissioner Fitzgerald** wanted to see the project come back to the commissioners.

Commissioner Fasolo said that he was fine with the white coloration being proposed but felt the areas needed vertical batons added to match the existing Tudor style and be similar to the home at 221 S. Derbyshire. He also felt the roofs should be better joined together. **Chair Eckhardt** encouraged the commissioners to visit the site to determine how sheltered the addition would be from the street and from surrounding neighbors. He also suggested the petitioner communicate with the neighbors behind the site and to the east to hear any feedback they might have. **Mrs. Karsten** clarified that they bought the home in May and have not moved into the home yet and are therefore not yet familiar with the neighbors.

Chair Eckhardt encouraged a motion to continue the project to a date specific to allow the petitioner to make changes to the design based on the comments and concerns made tonight. He explained that the commissioners need to be cautious and do due diligence to get the petitioner to the point where they want to be with the design. **Mr. Hautzinger** stated that continuing to a date specific would not require a new sign posting, and revisions for the next meeting on September 29th would need to be submitted by the end of next week, otherwise the following meeting would be October 13th. **Mr. Smith** said they would push for the next meeting on September 29th. Chair Eckhardt requested a photo rendering to illustrate the proposed addition as viewed from the street.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO CONTINUE THE REVIEW OF THE PROPOSED ADDITION AT 1216 E. MAYFAIR ROAD (DC#15-106) TO THE NEXT MEETING ON SEPTEMBER 29, 2015, WITH FOLLOWING SUGGESTIONS:

1. **SOFTEN THE EAST ELEVATION OF THE ADDITION, AS WELL AS MAKE IT APPEAR LESS 'DROPPED-ON'.**
2. **WORK WITH THE ROOFLINES TO MAKE THEM APPEAR MORE JOINED TOGETHER.**
3. **SOFTEN THE EXPANSE OF THE AREAS OF WHITE BY ADDING BOARDS, CHANGING TO A DARK COLOR, OR INTRODUCING MORE VERTICAL BATONS.**
4. **COMMUNICATE WITH SURROUNDING NEIGHBORS ABOUT THE PROPOSED DESIGN, SPECIFICALLY THE ADJACENT HOME TO THE EAST.**

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

ITEM 5. COMMERCIAL REVIEW

DC#15-110 – Arlington Downs – 3400 W. Euclid Ave. – Retail Development

Commissioner Fasolo recused himself from the discussion because of his previous involvement with the project, and left the meeting.

Mr. Jeff Funke, representing *Spring Bank Real Estate Group* and *Funke Architects*, **Mr. Ryan Kettelkamp**, the landscape architect, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The Arlington Downs mixed use development received Design Commission approval on December 13, 2011 with subsequent amendments. At this time, the petitioner is proposing to move forward with the development of the retail portion of the project located in Zones D & E. The scope of this proposal includes six new retail buildings and all corresponding site development within Zones D & E. The petitioner is seeking approval for the architectural designs, as well as the corresponding landscape design, hardscape design, site lighting design, and site furnishings. This proposal also requires Plan Commission approval for an amendment to the previously approved PUD.

The Arlington Downs Design Guidelines were presented to the commissioners, which were required as part of the original PUD approval to establish the overall architectural style, theme, and character for the development. The Design Guidelines dated 8/5/13 were approved by the Design Commission on August 13, 2013. The retail portion of the approved Design Guidelines illustrates an architectural theme based on the Arlington Park International Racecourse. Bright white buildings with pitched roofs, cupolas, and shed dormers established an aesthetic similar to Arlington Park. The retail buildings had staggered facades and they wrapped the corners of the site. The design included a gazebo pavilion structure in the plaza across from Tower One. Other requirements of the Design Guidelines were also reviewed. The current proposal appears to comply with the spirit of these requirements; however, the overall theme has been changed from the Arlington park aesthetic to a much more modern style and character.

With regards to the architectural design, **Mr. Hautzinger** stated that the renderings really tell the story. A modern theme for the retail portion is appropriate and consistent with the modern aesthetic of Tower One and the approved Sheraton Hotel building. However, the commissioners should evaluate the overall material palette proposed, which has an industrial feel. All six retail buildings share the same basic design concept, with slight changes in overall building length and CMU color. It is recommended that the design of the CMU walls be further developed with additional detailing such as horizontal banding of a contrasting color, and due to the dark color of the proposed charcoal CMU, it is recommended that this color be considered as an accent color only.

Mr. Hautzinger pointed out that portions of the architectural renderings inaccurately depict the proposed colors and they should be adjusted to more accurately represent the design intent. Items to clarify include:

1. The clear anodized storefronts and roof copings are shown as tan, where they are proposed to be silver.
2. The galvanized steel mesh wall is shown as tan on building D3, and a dark bronze color on buildings D2 & E1. The actual material sample is polished silver. The design intent needs to be clarified. It is recommended that a mock up sample of the mesh wall be provided for review.
3. The drawings are unclear regarding which buildings are proposed to be “charcoal” CMU versus “gray” CMU.
4. The drawings need to clarify where the rust colored corten steel will be used.
5. Building D1 includes a large canopy on the east. The petitioner should clarify the reason for the proposed canopy.

In regards to the site design, the site design elements of this proposal need to be further developed and documented to clarify the design intent, such as the following:

Site Design:

1. The aerial rendering of the overall site illustrated on page H1 depicts lively pedestrian plazas with outdoor dining on the south side of the retail buildings facing Euclid Avenue. This suggests lively retail storefronts facing the street. However, the site and landscape plans do not include pedestrian areas on the south side of the buildings which suggests that this will be the back side of the retail buildings. This could result in dead, blacked out storefronts. The view of the development from Euclid and Rohlwing will be the primary view corridors for this development, so it is important to evaluate this detail to ensure that all sides of the retail buildings will look like fronts.
2. The proposed pedestrian walkways range from 12.7-14.2 feet in front of the retail buildings. The retail site plan in the Design Guidelines included generous pedestrian walkways ranging from 25–60 feet. The required setback along Euclid and Rohlwing is 15 feet. Consider reducing the building setback to enlarge the pedestrian walkways.
3. The site plan indicates a row of dead end parking along the main entry drive from Euclid Avenue. Per the Design Guidelines, the main entry drives are required to have enhanced landscape features. The proposed dead end parking should be omitted in this area to allow more open space for an abundance of landscaping.

Landscape, Site Furnishings, and Signage:

1. The “Site Planting” and “Furniture-Finishes” character images represent some interesting landscaping schemes; however, detailed landscape and site furnishings plans are required to show where and how these various options will be used.
 - a. Detailed landscape plans are required with actual plant materials specified.
 - Along Euclid and Rohlwing ‘Long Grass’ is proposed. Incorporate additional landscaping that consists of a mix of trees, shrubs and perennials. Per the Design Guidelines, ‘the foundation areas around the buildings will be planted with a mixture of trees, shrubs and perennials to complement the architecture.’
 - b. Site furnishings are required on the parking side of all retail buildings. Site furnishing

plans are required with manufacturer cut sheets for all proposed site furnishings.

2. The service areas and drive aisles along Euclid are required to be fully screened with walls and/or landscaping.
3. The steel mesh building walls are illustrated with vegetation growing on them. Planters need to be shown to support the vegetation. Vines may be difficult to establish. The appearance of the mesh walls needs to be considered without any vegetation.
4. Shade trees are recommended along the widened pedestrian storefront walks.
5. The proposed horse sculptures to be located along the Euclid parkway are a fun landscape feature to help give this development a unique identity. However, more detail is required for review, such as the size and material proposed for the sculptures. In the past, the Design Commission has reviewed requests for public art, such as horse sculptures, so it is recommended that this item return to the Design Commission at a future date for a more detailed review.
6. The gabion basket features are proposed to be filled with crushed concrete. It is recommended that a stone with a variety of warmer colors to complement the building material palette be used.
7. A crushed concrete filled gabion basket wall is proposed to face the street intersection at Euclid and Rohlwing. This feature lacks interest and requires further design development. The proposed "Arlington Downs" signage is unremarkable and requires further design development. "Village of Arlington Heights" signage should be incorporated into this feature. The proposed electronic LED sign is not allowed. Separate review is required for all signage.

Hardscape:

1. The Civil site plans indicate concrete sidewalks and striped crosswalks. The renderings show various colored pavements and pavers. Detailed hardscape plans are required to clarify the design intent. Specialty paving is required at major building entries, pedestrian crosswalks, and to unify the retail uses. The crosswalks installed as part of Tower One are just painted stripes, which does not comply with this requirement.
 - a. The checkerboard crosswalk pattern shown in the photo on page I-12 is discouraged.
2. The renderings indicate detailed plazas with intricate paving patterns, planters, and fountains. Detailed site plans are required to clarify the design intent for the plazas.

Site Lighting:

1. Per the approved Design Guidelines, pedestrian poles and bollard lighting is required along the retail building storefronts. Additional pedestrian poles and bollard lights must be added to the proposed plans.
2. The proposed banners on the pedestrian light poles are a nice feature to add interest to the overall retail center. However, per the sign code, the lower banner arm is required to be at least 8 feet above pedestrian areas, and light poles with banners are required to have a 100 foot separation. A sign variation may be required to allow the quantity of banners proposed.
3. More detail is required regarding the proposed architectural building accent lighting.

Sustainability:

The extensive amount of sustainable design features outlined are encouraged and appreciated.

Mr. Hautzinger concluded by stating that Staff recommends the project be continued until some of the previous items can be further clarified. He also pointed out that the petitioner has an updated presentation for tonight, which may respond to some of the comments in the Staff report.

Mr. Funke gave an overhead presentation and said that they have been working on the 30-acre site for the last year and a half, trying to find a way to connect people and bring people closer together with the buildings, sidewalks and landscaping. The prominent corner at Euclid and Rohlwing is critical to how they set the stage for the retail development. Focal points were created to connect the tower to the corner at Euclid and Rohlwing with a pedestrian friendly plaza in front of the tower, a water feature, outdoor pavilion, and simple building architecture that creates and emphasizes the plazas and the landscape to bring people through to the retail landscape. Buildings E1 and D3 activate the corner with an entrance road created off Euclid, and screen walls were designed that create a trellis/canopy system that activates during the day as well as at night, and screen not only the trash enclosure area but also allow for outdoor space. The proposed retail building design is a simple rectangular design with trash and electrical rooms brought inside, which allows for more excitement for the screen walls and the end caps of the buildings. The two smaller buildings in front of the tower are also a simple design, with trash enclosures inside and an exciting glass wall/terrace feature.

Mr. Funke said that from an elevation perspective, the buildings are designed to be four-sided. However, they do anticipate retailers to focus their tenant space entrances on the north side of the buildings. They are not opposed to increasing the width of the sidewalks on the north side of the buildings along Euclid Avenue

Mr. Kettelkamp gave an overhead presentation of the proposed landscaping, plaza spaces, entry signage, site lighting, and site furnishings being proposed in each zone of the overall site. This includes enhanced paving in the pedestrian crosswalks, expanded green zones on the south side along Euclid and on the west side along Rohlwing Road, and a linear bike path that continues along Euclid with designated nodes for bike parking upon entry into the site. Trees will be planted in a grid "orchard" pattern to reinforce the architecture and allow the tree plantings to speak to the architecture. The lighting plan was also presented which introduces a pedestrian level of lighting, which is a continuation of the types and fixtures that exist on the site, as well as lighting on the screen walls. A series of mesh fencing with vines will help screen the parking, and a slight berm along Euclid Avenue will screen the restaurant drive thru lane. Proposed planting images were also shown that included a variety of vines for the screen walls, a hierarchy of tall grasses, tree hedging, ornamental trees that replicate the look of an orchard, and a layering of plantings to complement the existing plants on the site. The front corner of the site will be transformed to create a very memorable experience with a combination of signage, grasses, flowering perennials, lighting, site furnishings and sculptural elements. **Mr.**

Funke also presented and reviewed the material samples and colors being proposed. He clarified that the mesh building walls will be galvanized steel, not stainless steel as shown on the sample board, and the corten steel shown on the sample board has been omitted.

Mr. Hautzinger reiterated that the commissioners should decide if they feel there is enough information provided tonight to make a motion to approve the retail portion of this development. Staff felt that landscape and site design were not quite at a level of detail for approval, and he added that previous portions of this development were approved at a higher level of design development with specific details called out such as specific plantings. Staff felt the commissioners should provide feedback tonight as to whether or not there were any large areas that were heading in the wrong direction, both architecturally and site design.

Commissioner Fitzgerald liked the overall plan being proposed, although it was quite a departure from what was originally presented. He was in favor of the layout, the outdoor areas for people to gather, the screen walls with plantings, the different colors within the buildings, and the gabion walls that are very cool. He felt the landscaping looked preliminary at this level, although the basics look good, and he was not opposed to Staff approving the final details. He also liked the pedestrian paving treatments.

Commissioner Kubow liked the architecture being proposed and how the petitioner focused on the main entrance that was being accentuated at the prominent corner at Rohlwing and Euclid. He also liked how the mesh screen walls extend past the buildings. He understood the reason for no parking on the south side of the buildings along Euclid and he asked if efforts would be made to activate the south side of the retail buildings, such as with outdoor seating as shown in the rendering. **Mr. Funke** replied that the glass storefronts facing south will not be spandrel glass but might be used as storefront display areas. Outdoor seating would depend on each tenant; however, they intend on being as adaptive to each tenant as possible. In terms of the landscaping, **Commissioner Kubow** liked the concept of the long grass and the introduction of a berm along Euclid, which creates some intrigue within the development to draw people in. He felt the prominent corner was going in a good direction and he hoped to see the concept taken further, although he wondered about the gabion wall. **Mr. Funke** explained that the gabion wall will have a three dimensional quality with the different rocks creating shadows, which will then be lit at night.

Chair Eckhardt felt the development was very monumental, completely different than the white cupola design of the racetrack, which he felt was wise to move away from. He felt the 6 end cap pavilions were fantastic; however, he questioned if there were too many and whether the development was big enough to create sub-areas. He also referred to the proposed screen walls with plantings that were made into major elements of the facades and he felt the proposed vegetation was not realistic. Because the building architecture is well designed and so strong, he was concerned about the appropriateness of the end caps all being the same and how a tenant might want to modify it for their specific space. In terms of the proposed materials, **Chair Eckhardt** had no issue with the big blank walls, which help the signable area.

He felt the project was going in the right direction, although he wondered about the repetitiveness of the building design instead of each building having its own unique design.

Chair Eckhardt asked Staff for clarification regarding approval tonight and whether or not the individual buildings would return for another review. **Mr. Hautzinger** explained that the petitioner is seeking approval tonight for the architectural designs for all six retail buildings, as well as for all of the site design elements, and if approved, the individual buildings would not return for another review. **Chair Eckhardt** asked if there was enough detail being presented tonight. **Mr. Hautzinger** felt the petitioner answered and clarified many questions tonight, and there was adequate architectural details being shown tonight for an approval; however, he was not as comfortable with the amount of site design details presented tonight, which is a huge component of this development.

Chair Eckhardt asked about any Plan Commission review process for this portion of the project and **Mr. Hautzinger** explained that the petitioner will need to amend the PUD that was previously approved for the project because the layout of the buildings, overall square footage of the buildings, and parking has changed; however, the changes are mostly consistent with the original PUD approval.

Mr. Hautzinger also said that Staff shares the same concerns stated by Chair Eckhardt about the repetition of the building design, and he referred to the small, modern Esplanade Center located directly east of the site that has a lot of variety. He added that architectural lighting is a key component for the development, which he felt needed to be further clarified with regards to the mesh walls that are a huge feature within the development and depicted in different ways in the renderings. Staff suggested that a larger scale mock-up sample of the mesh wall be considered. **Mr. Funke** clarified that the mesh walls are intended to all be the same. In response to the reference made to the Esplanade, he said that they want to create simplicity with the buildings, and changing colors, shapes, and parapet height will lose its sense of place and take away from the cleanness of the building.

Chair Eckhardt stated that all 3 commissioners must vote in favor for the project for it to be approved tonight, since one commissioner is not here and another commissioner recused himself.

Mr. Funke also clarified that the mesh panels were revised to be a tighter weave and will consist of galvanized steel with a galvanized 1 x 1 mesh panel; and the vines have been omitted from the proposal. **Chair Eckhardt** cautioned the petitioner about wind noise with the mesh panels.

Mr. Hautzinger asked the commissioners if they were comfortable with the charcoal grey CMU color being proposed for the entire wall, which Staff felt was too dark and more appropriate as an accent color. Staff also asked for clarification on the alternating grey colors being proposed for the buildings. **Mr. Funke** replied that the building colors would be switched up with every other one being light grey and the other being dark grey, and some are larger, some are smaller, and the mesh panels slide in different ways to screen certain elements. **Mr. Hautzinger**

reiterated that there was still confusion about many of site design items and that the site plans need to be further developed before final approval can be given.

Chair Eckhardt asked Commissioner Fitzgerald for feedback on the current status of the landscape architecture. **Commissioner Fitzgerald** said there was nothing in the entire presentation that he did not like and he was fine with Staff approving the final details; however, if anything substantially changes from what is being shown tonight, then it should be brought back to the commissioners. **Commissioner Kubow** agreed.

Mr. Hautzinger asked for clarification from the commissioners that they felt the building design and site design for the development should be in substantial compliance with the renderings shown tonight, and the commissioners confirmed this. **Mr. Funke** clarified that from a plaza perspective, some of the details in the renderings vary slightly from what is actually being proposed; however, overall, the elements shown in the rendering will be incorporated into the final design. There will be more green space than what is shown in the rendering and a different paving pattern.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE ARCHITECTURAL DESIGNS FOR SIX NEW RETAIL BUILDINGS, LANDSCAPING, AND SITE DESIGN ELEMENTS WITHIN ZONES D & E OF THE ARLINGTON DOWNS MIXED USE DEVELOPMENT LOCATED AT 3400 W. EUCLID AVENUE, AS SUBMITTED, AND WITH REVISIONS SUBMITTED ON 9/8/15. THIS RECOMMENDATION IS BASED ON THE PLANS DATED 8/12/15 AND RECEIVED 9/3/15, REVISED PLANS RECEIVED 9/8/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. APPROVAL OF THE OVERALL ARCHITECTURAL THEME AND SITE DESIGN CONCEPTS PRESENTED TONIGHT, WITH A REQUIREMENT THAT STAFF REVIEW AND APPROVE THE FINAL DETAILS WHEN THEY ARE DEVELOPED, WITH ANY DRAMATIC CHANGES OR INCORRECT IMPLEMENTATION TO BE BROUGHT BACK TO THE DESIGN COMMISSION.**
- 2. THIS REVIEW REPRESENTS DESIGN APPROVAL ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.**
- 3. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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 Eckhardt was okay with the very broad motion tonight; however, he encouraged the petitioner to not lose any of the charm that was presented tonight through the renderings when the final details are submitted to Staff for final approval. Staff needs to be convinced that the renderings being shown tonight are the true direction of the final design.

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

ITEM 6. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 9:50 P.M.

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



Item: DC#15-106 - 1216 E. Mayfair Rd. - SF/Addition

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission deny the proposed design and require revisions to the proposed addition to the existing single-family residence located at 1216 E. Mayfair Road. This recommendation is based upon the architectural plans dated and received 8-28-15, revisions received on 9-17-15, and the following conditions:

1. Rework the roof lines to blend with the existing home.
2. Revise the design to have more traditional tudor detailing.
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	Type
Staff Report	Board or Commission Report
Drawings & Documents - Original 9-8-15	Exhibits
Drawings & Documents - Revised 9-29-15	Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Karsten Residence
Project Address: 1216 E. Mayfair Rd.
Prepared By: Steve Hautzinger

Date Prepared: September 2, 2015
Date Revised: September 23, 2015

PETITION INFORMATION:

DC Number: 15-106
Petitioner Name: Jereme Smith
Petitioner Address: 507 W. Marion Street
Prospect Heights, IL 60070
Meeting Date: September 8, 2015
Re-Review Meeting Date: September 29, 2015

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

ANALYSIS:

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code. Per Section 6-501.e.3. of the Municipal Code, the powers, duties, and responsibilities of the Design Commission include working towards the aesthetic growth and preservation of the community by studying exterior design drawings, sign plans, landscape and site plans to determine how the proposed development will relate to exterior architectural design, arrangement, height and appearance, color and texture of the materials of the exterior construction, landscaping, entrance ways, lighting, off-street parking facilities and similar matters as set forth in the Design Guidelines.

The petitioner is proposing to add a second floor addition above the existing attached garage on the rear of an existing split level home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet and the residence with the proposed addition will have approximately 2,902 square feet. This project received ZBA approval on Sep. 21, 2015 for a zoning variation to allow a rear yard setback of 26.5 feet, where 30 feet is required, and to allow a 4.9 foot side setback, where 5 feet is required.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25.1 feet Side: 22 feet Side: 4.9 feet Rear: 26.5 feet
Building Height	25 feet to the midpoint	21.1 feet to the midpoint
FAR	2,970 SF	2,902 SF
Building Lot Coverage	2,310 SF	1,775 SF
Impervious Surface Coverage Total	3,630 SF	3,595 SF

Project Update:

This request was previously reviewed by the Design Commission on September 8, 2015. At that time, the Design Commission required that revisions be made to the design and the project return to the Design Commission for re-review. Refer to pages 2 & 3 of this report for a more detailed update and recommendations.

Summary:

The existing neighborhood, commonly known as "Stonegate", consists primarily of historic, traditional style homes. The subject property is located on a street of historic, tudor style homes. The existing tudor style home fits in well in the context of the neighborhood. The layout of the subject house is unique because it is narrow and it extends to the back of the property with an attached side loaded garage on the back of the house. The proposed second floor addition above the garage will be taller than the existing house, and since the existing garage is

set back so far on the site, the addition will be visible from the neighboring properties' back yards. Additionally, the addition will be partially visible from the street as shown in Photo 1 below.

The proposed addition is intended to be a modern interpretation of the tudor style, using materials and colors to match the existing house. Although the proposed modern design borrows some forms and material from the existing tudor style home, it does not blend in with the existing home and it clearly stands out as an addition. One of the goals of the Village's Design Guidelines is that "Building (additions) will reflect and improve the character of the site and the neighborhood upon which they are located. New additions will look like they belong and not dominate or change the character of the original building". The proposed design does a nice job of borrowing materials and colors from the existing house, but the overall massing and form of the proposed addition is not nicely integrated with the existing home, it does not look like it belongs, and it dominates and changes the character of the original house.

Other evaluation criteria of the Design Guidelines are to review the architectural character as it relates to the neighborhood, and review the harmony and compatibility to adjacent structures. This particular location has a very consistent aesthetic of traditional tudor style homes. The proposed addition will be visible from the neighboring properties and it is not in harmony with them.



Photo 1. View of existing house from the street.

9-29-15 Update:

This request was reviewed by the Design Commission on September 8, 2015. Highlights from the Design Commission's feedback is as follows:

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

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

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

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

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

RECOMMENDATION:

It is recommended that the Design Commission **deny the proposed design and require revisions** to the proposed addition to the existing single-family residence located at 1216 E. Mayfair Road. This recommendation is based upon the architectural plans dated and received 8-28-15, revisions received on 9-17-15, and the following conditions:

1. Rework the roof lines to blend with the existing home.
2. Revise the design to have more traditional tudor detailing.
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.

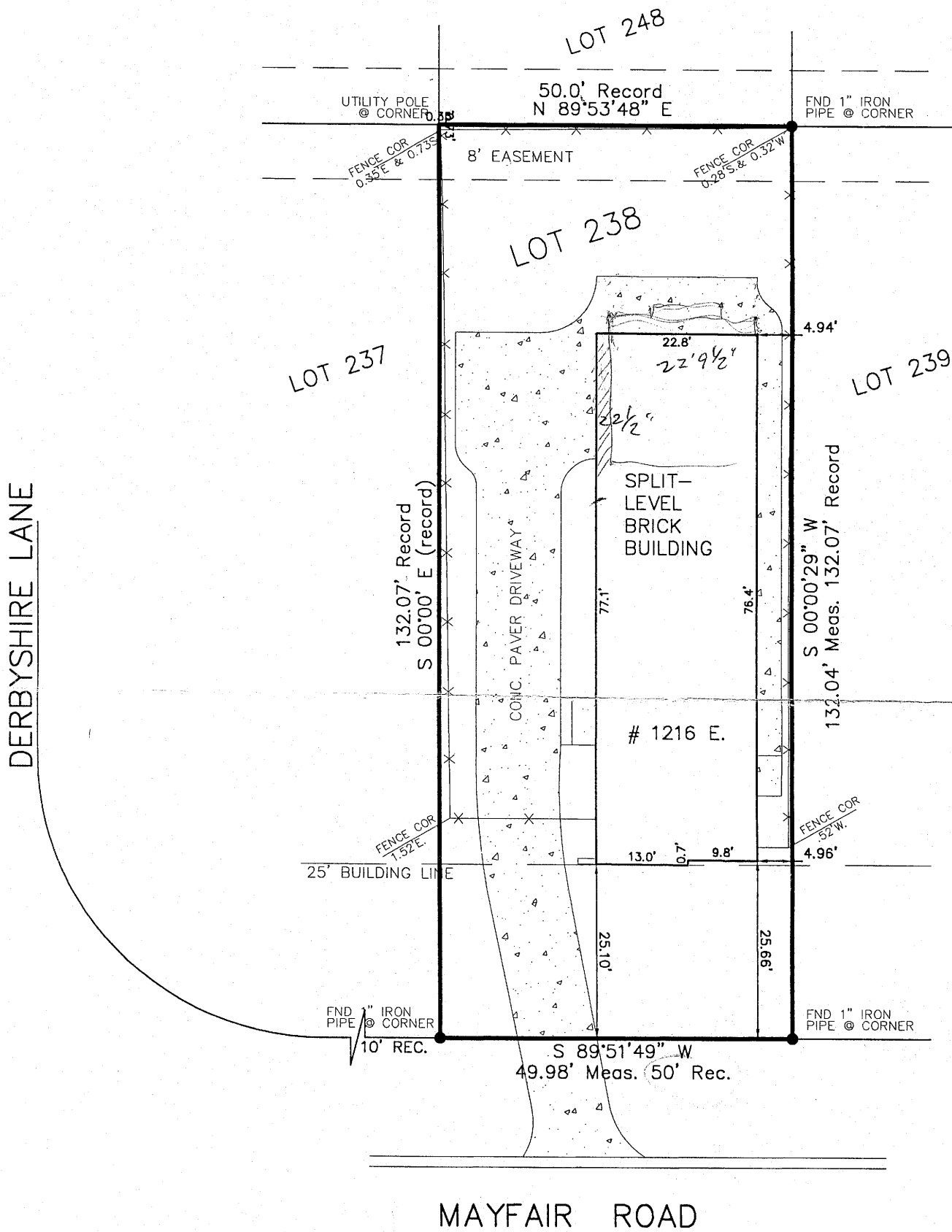
September 23, 2015

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-106

Plat of Survey

LEGAL DESCRIPTION: LOT 238 IN STONEGATE, BEING A RESUBDIVISION OF H. ROY BERRY COMPANY'S EAST MORELAND, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33 AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, LYING NORTHEAST OF CHICAGO AND NORTHWESTERN RAILROAD COMPANY, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

- Set IP
- Fnd IP
- x Fnd "X"
- FENCE
- Concrete
- Wood Deck
- Brick

STATE OF ILLINOIS
COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE PLAT HEREON CORRECTLY REPRESENTS SAID SURVEY.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

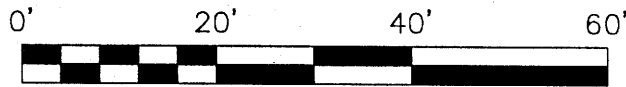
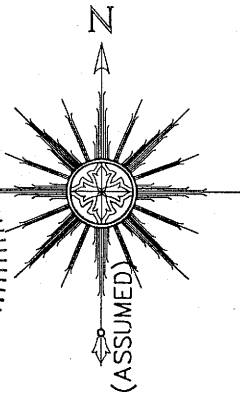
I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

11-30-16
C.T. AMELSE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

COMPARE THE DESCRIPTION OF THE PLAT WITH DEED. REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN. NOTED UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

VOID WITHOUT RAISED SEAL OR RED STAMP.



5/5/15 - CORRECTED STREET NAME

LUCO CONSTRUCTION CO.

PROFESSIONAL DESIGN FIRM NO. 184.004829

CLIENT NAME: 54 Lou Avenue
CLARK Crystal Lake, IL 60014
CLIENT REFERENCE: 815.526.3974
PETERSON 815.526.3984 fax

FIELD WORK COMPLETED: 4/22/15
SURVEY COMPLETED: 4/29/15
DRAWN BY: JAC
PROJECT NO. 15-36142



221 S. Derbyshire



1212 E. Mayfair



1216 E. Mayfair
SUBJECT PROPERTY



1218 E. Mayfair



1300 E. Mayfair



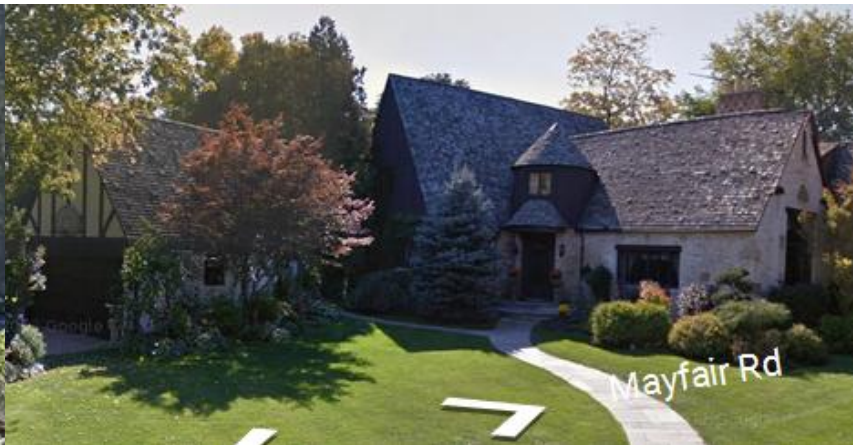
1306 E. Mayfair

EAST MAYFAIR ROAD

1207 E. Mayfair



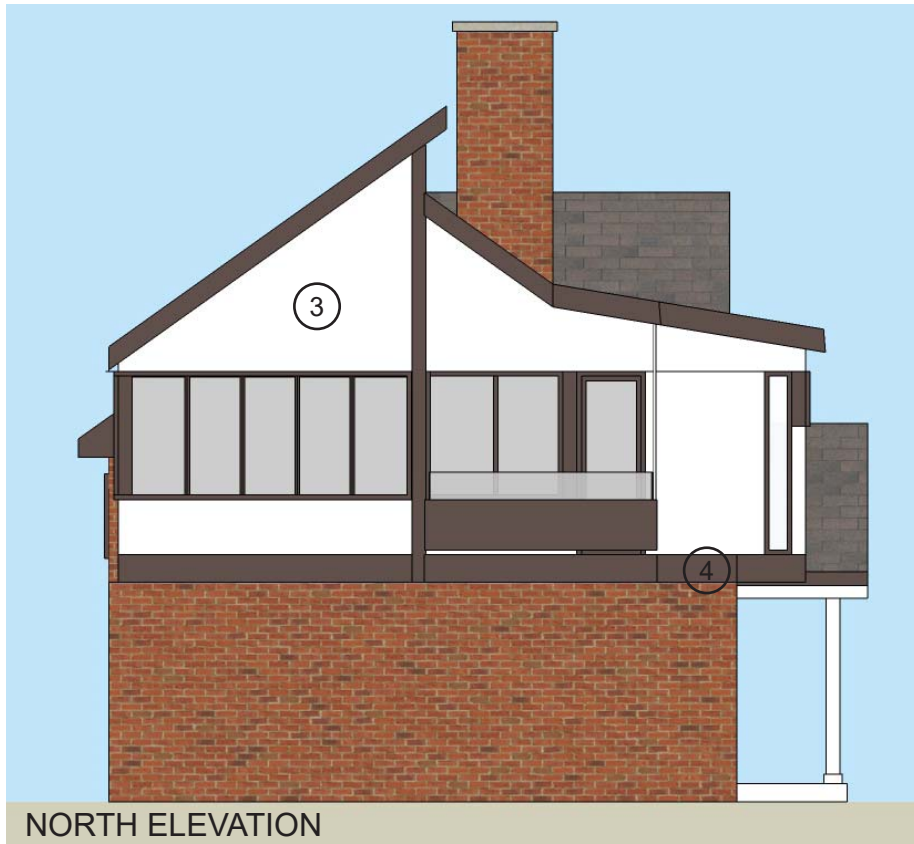
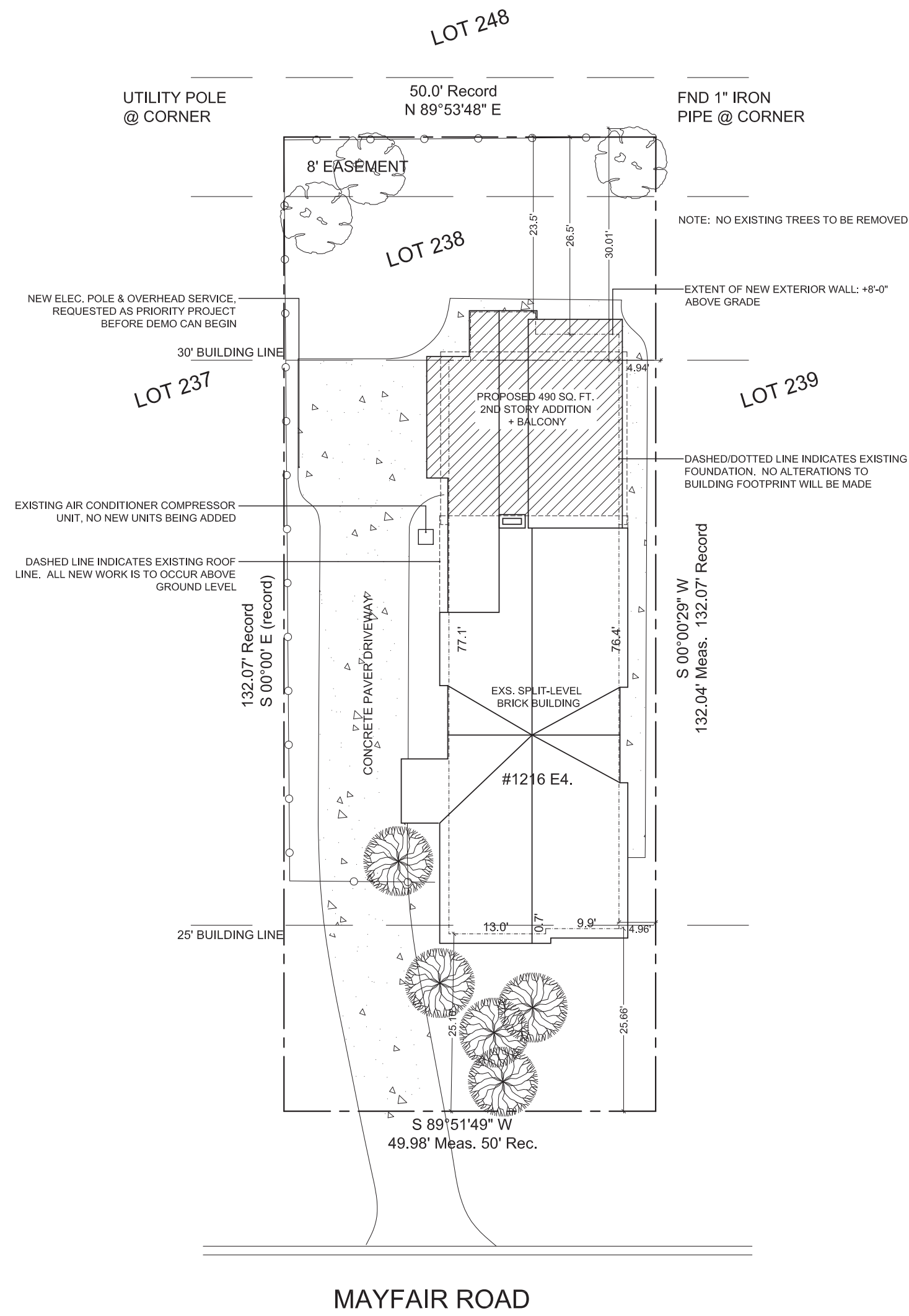
1223 E. Mayfair



I, Jereme Smith, license
#001-020542; expiring 11-30-16
maintain that these drawings were
prepared under my supervision and,
to the best of my knowledge, meet all
building codes and other applicable
ordinances.

SHEET INDEX:

- A-G: COVER PAGE & MATERIALS STUDY
A1.1: EXISTING PLANS
A1.2: PROPOSED PLANS
A2.1: ELEVATIONS
A2.2: ELEVATIONS & PHOTOGRAPHIC
COMPARISON



NORTH ELEVATION



NW PERSPECTIVE



WEST ELEVATION



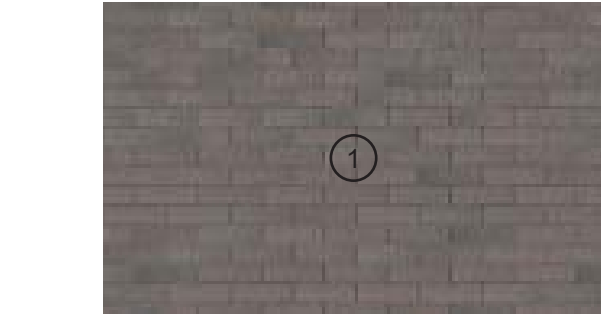
EAST ELEVATION



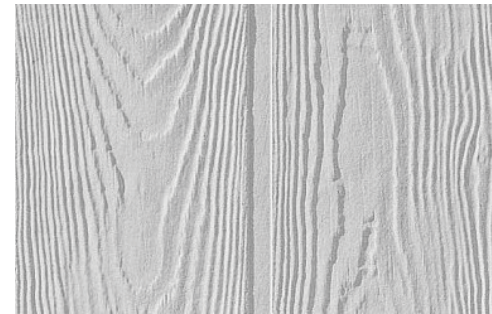
NE PERSPECTIVE



SOUTH ELEVATION



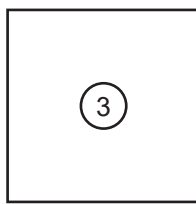
Shingles to match existing house



HardiePanel® Vertical Siding
SELECT CEDARMILL or SIERRA 8



TUDOR BROWN



WHITE



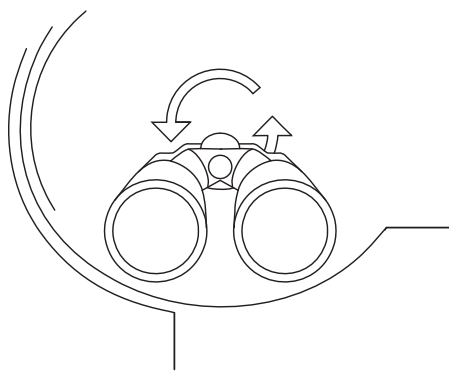
1/4 HardieTrim® NT3™ Boards Smooth



TUDOR BROWN



STREET SIDE PERSPECTIVE ELEVATION



ARCHITECT

DII ARCHITECTURE

JEREME SMITH, AIA

507 W. MARION ST.
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RYAN SARROS

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workus.studio@gmail.com

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CONSTRUCTION PEOPLE CORP.

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CLIENT

KATIE & CHRIS KARSTEN

1216 MAYFAIR
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(847) 507.9024
katie.j.hastie@gmail.com

PROJECT

KARSTEN'S ADDITION

1216 MAYFAIR
ARLINGTON HEIGHTS, IL 60004

LOT # 238
PIN # 03-32-206-012

PROJECT # 2015-005

REVISION TYPE

1 DESIGN COMMISSION REVIEW

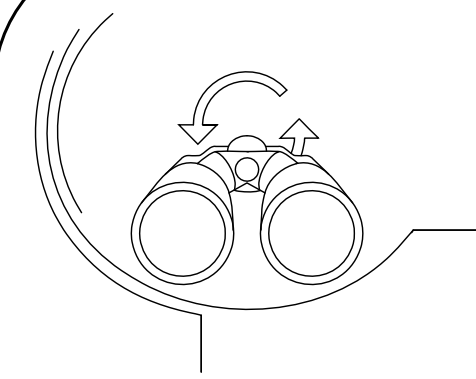
SHEET INFO

COVER PAGE & MATERIAL
STUDY

DRAWN BY: JJH
ISSUE DATE: 8.26.15
REVISION DATE: 8.28.15

AG

I, Jereme Smith, license #001-020542; expiring 11-30-16 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.



ARCHITECT

DII ARCHITECTURE

JEREME SMITH, AIA

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PROJECT

KARSTEN'S ADDITION

1216 MAYFAIR
ARLINGTON HEIGHTS, IL 60004

LOT # 238
PIN # 03-32-206-012

PROJECT # 2015-005

REVISION TYPE

2 DESIGN COMMISSION REVIEW

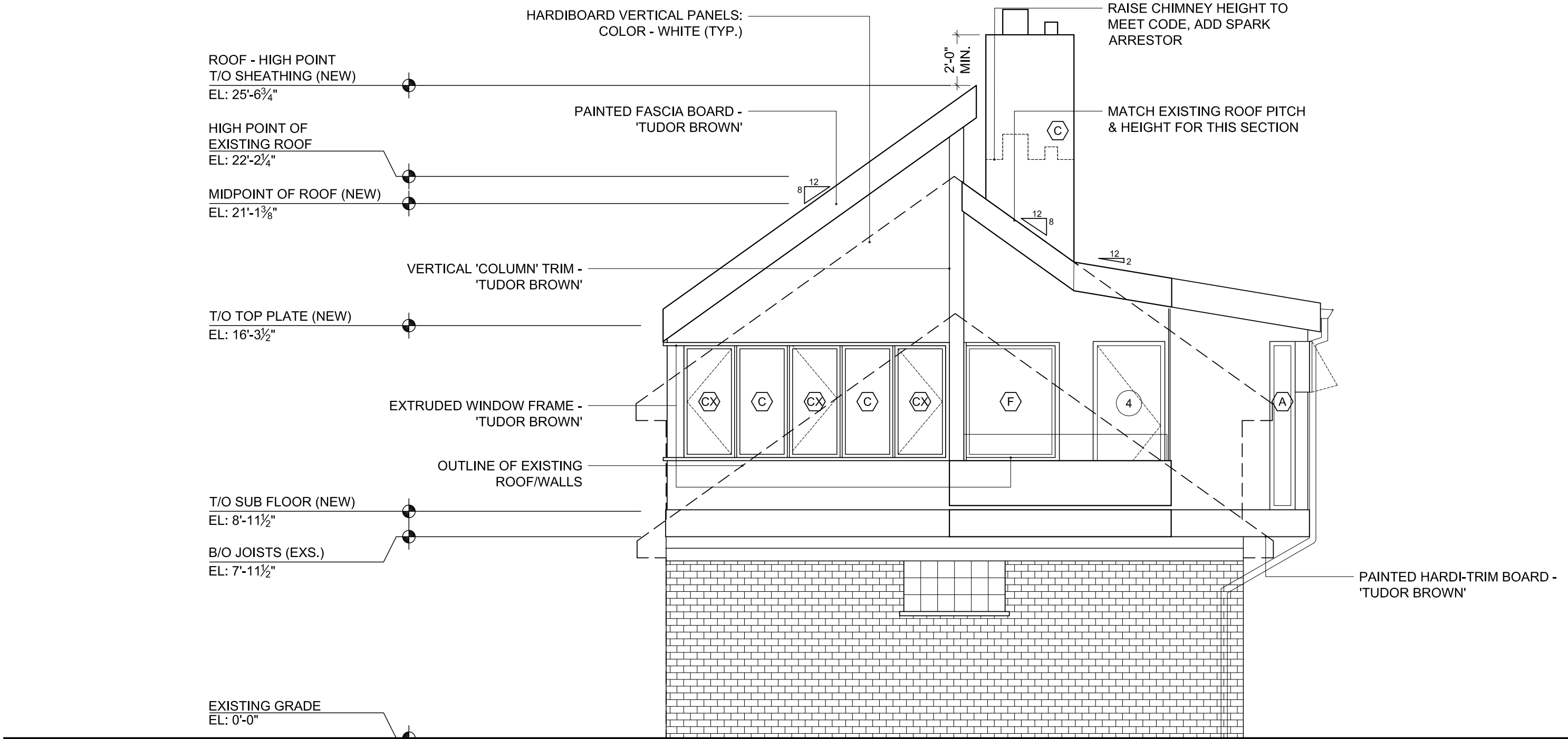
1 ZONING REVIEW SET

SHEET INFO

ELEVATIONS

DRAWN BY: JH
ISSUE DATE: 8.26.15
REVISION DATE: 8.26.15

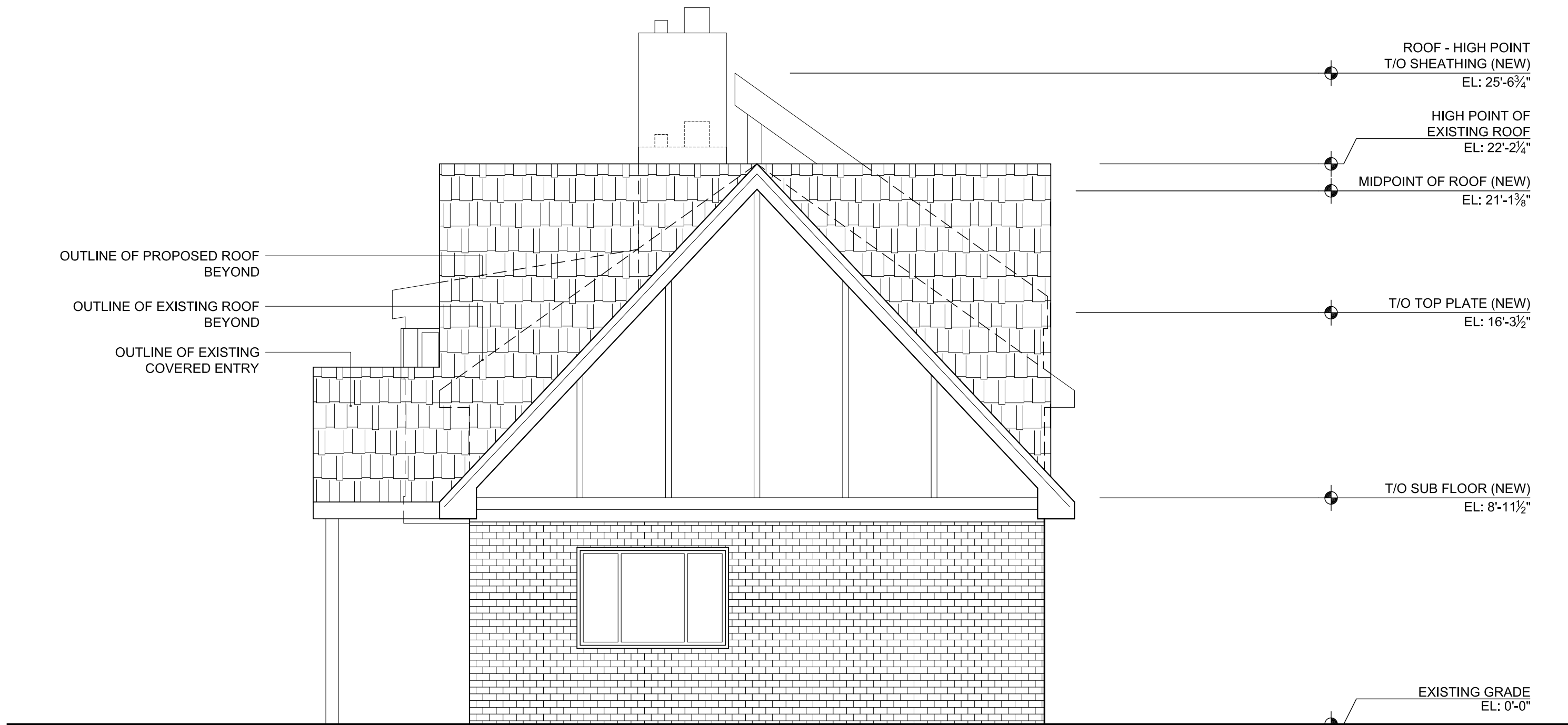
A2.1



2 PROPOSED NORTH ELEVATION

Scale: 1/4" = 1'

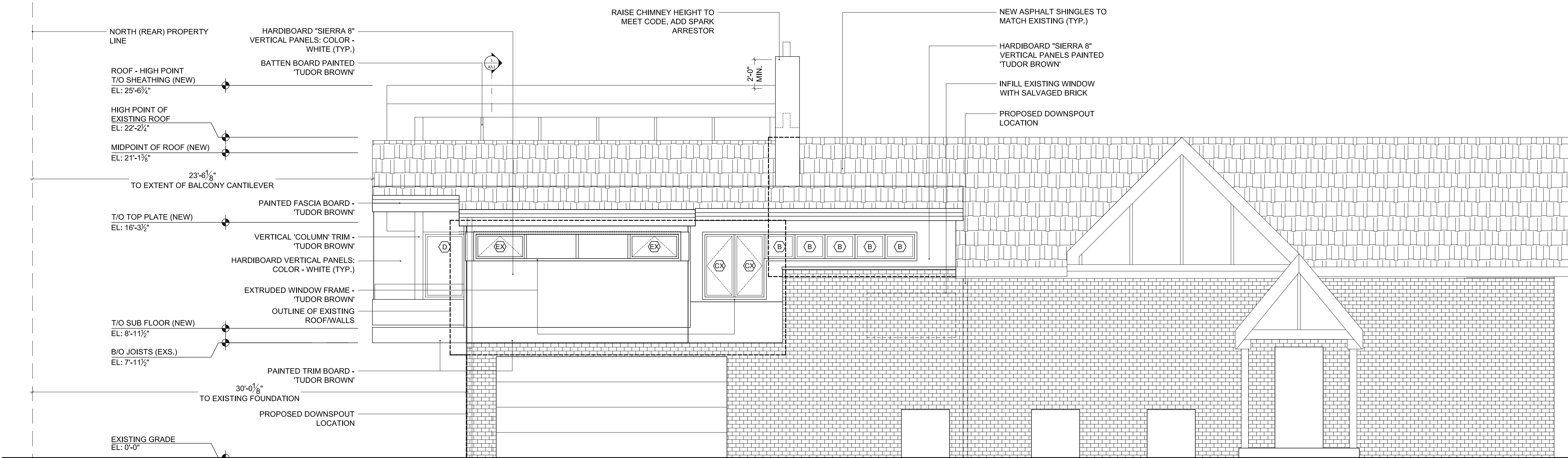
0' 1' 2' 4' 8'



3 PROPOSED SOUTH (STREET SIDE) ELEVATION

Scale: 1/4" = 1'

0' 1' 2' 4' 8'

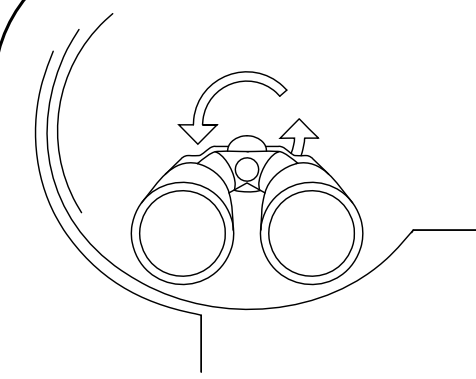


1 PROPOSED WEST ELEVATION

Scale: 1/4" = 1'

0' 1' 2' 4' 8'

I, Jereme Smith, license #001-020542; expiring 11-30-16 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.



ARCHITECT

DII ARCHITECTURE

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katie.j.hastie@gmail.com

PROJECT

KARSTEN'S ADDITION

1216 MAYFAIR
ARLINGTON HEIGHTS, IL 60004
LOT # 238
PIN # 03-32-206-012

PROJECT # 2015-005

REVISION TYPE

- 2 DESIGN COMMISSION REVIEW
1 ZONING REVIEW SET

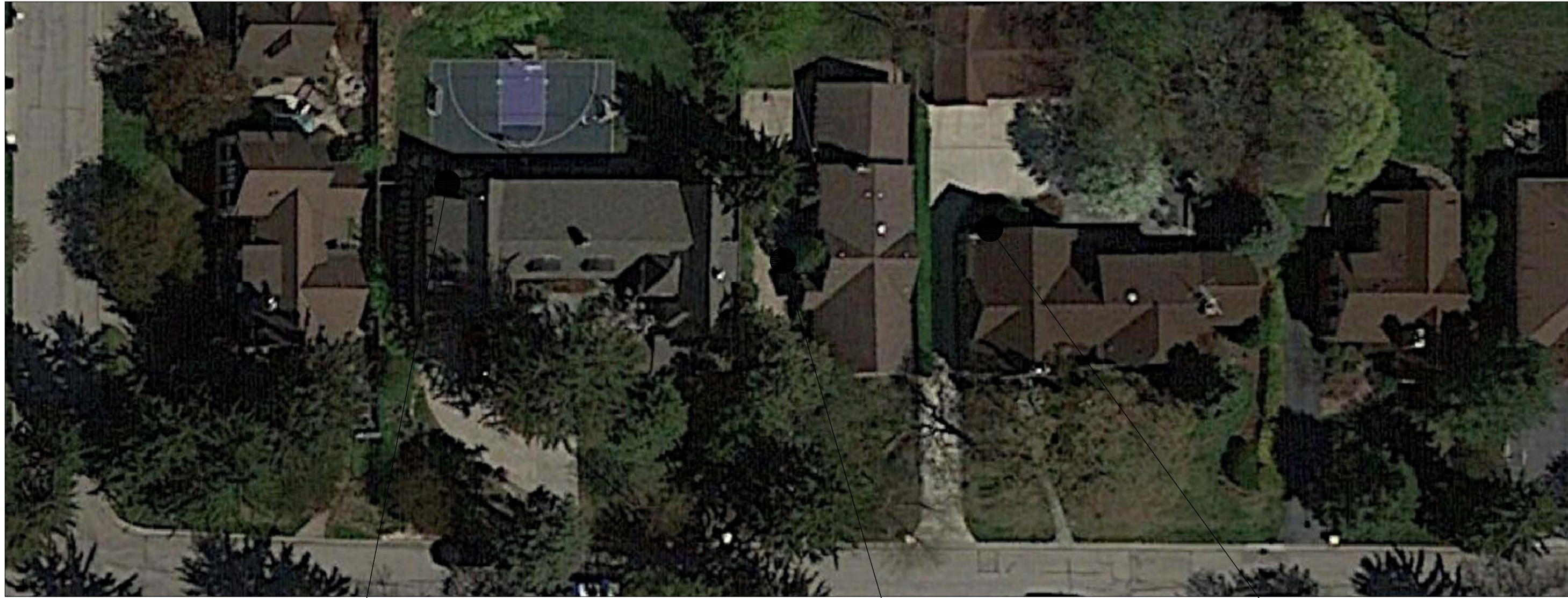
SHEET INFO

ELEVATIONS

DRAWN BY: JJH
ISSUE DATE: 8.28.15
REVISION DATE: 8.28.15

A2.2

LOCATION MAP



1212 MAYFAIR RD



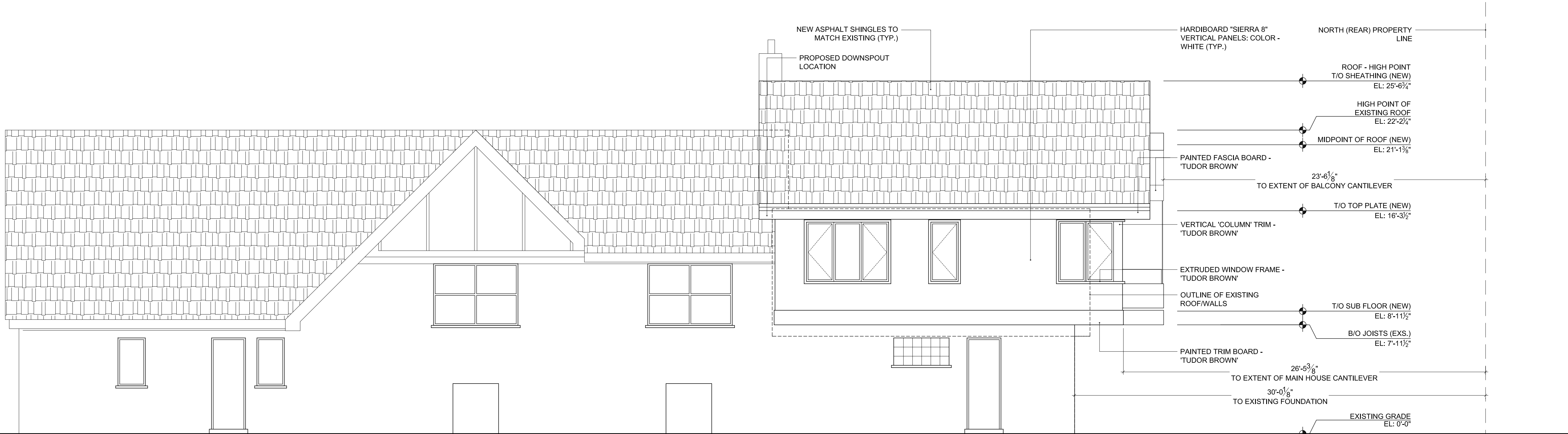
1216 MAYFAIR RD (SUBJECT PROPERTY)



1218 MAYFAIR RD

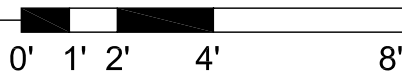


2 PHOTOGRAPHIC COMPARISON



1 PROPOSED WEST ELEVATION

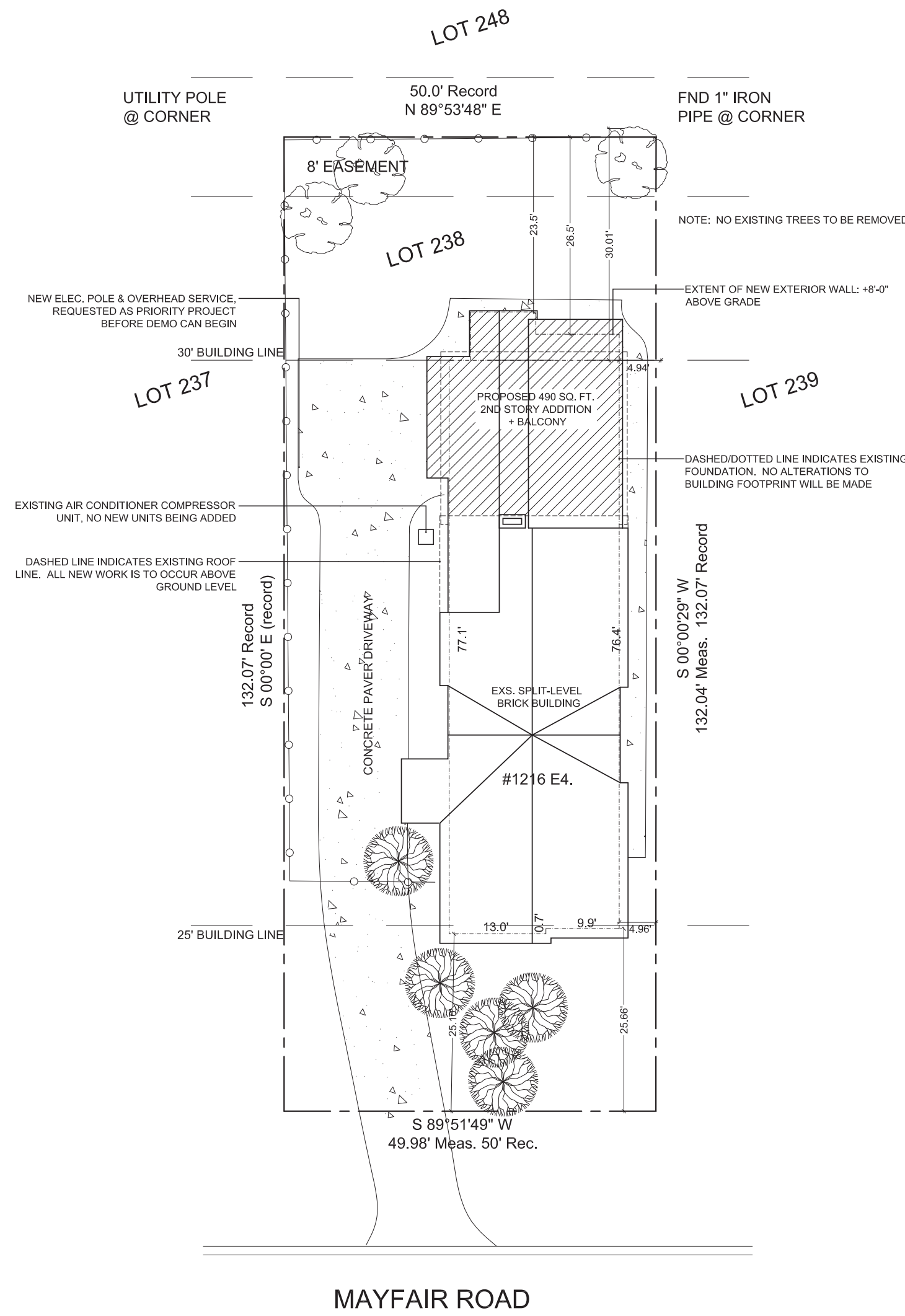
Scale: 1/4" = 1'



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SHEET INDEX:

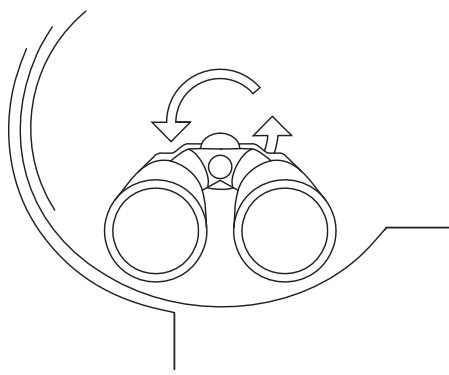
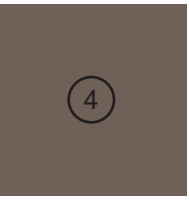
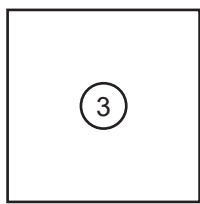
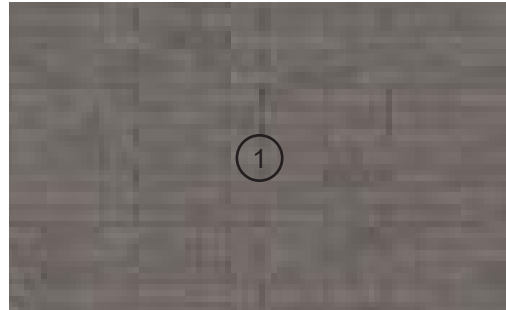
- A-G: COVER PAGE & MATERIALS STUDY
- A1.1: EXISTING PLANS
- A1.2: PROPOSED PLANS
- A2.1: ELEVATIONS
- A2.2: ELEVATIONS & PHOTOGRAPHIC COMPARISON



1 SITE PLAN
Scale: 1/16" = 1'



3 MATERIALS & ELEVATION STUDY



ARCHITECT

DII ARCHITECTURE

JEREME SMITH, AIA

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CLIENT

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PROJECT

KARSTEN'S ADDITION

1216 MAYFAIR
ARLINGTON HEIGHTS, IL 60004

LOT # 238
PIN # 03-32-206-012

PROJECT # 2015-005

REVISION TYPE

2 DSR - REVISIONS

1 DESIGN COMMISSION REVIEW

SHEET INFO

COVER PAGE & MATERIAL
STUDY

DRAWN BY: JJH
ISSUE DATE: 8.26.15
REVISION DATE: 9.16.15

AG



Item: DC#15-112 - 920 N. Mitchell Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 920 N. Mitchell Avenue. This recommendation is based on the plans dated 7/30/15 and received on 8/17/15, and the following:

1. Consider a detached garage design in lieu of the proposed attached garage design.
2. To reduce the overall height, it is recommended that the pitch of the front gables be reduced from 14:12 to approximately 10:12.
3. It is recommended to hip the sides of the main roof to reduce the height of the side walls, and hip the side of the garage roof to match.
4. Add a double hung window to the side of the garage.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 920 N. Mitchell Ave.
Project Address: 920 N. Mitchell Ave.
Prepared By: Steve Hautzinger

Date Prepared: September 22, 2015

PETITION INFORMATION:

DC Number: 15-112
Petitioner Name: John Haran
Petitioner Address: 346 Ferndale
Elmhurst, IL 60126
Meeting Date: September 29, 2015

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

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to demolish an existing single story residence with a detached one car garage to allow construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,250 square feet and the proposed residence will have approximately 2,831 square feet. The proposed floor area does exceed the allowable floor area, and the front setback needs to be adjusted. The petitioner will either need to make the required corrections, or seek zoning variations from the Zoning Board of Appeals. This project does comply with all other R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 32 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 30 feet Side: 5.33 feet Side: 5.33 feet Rear: 43 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	2,812 SF	2,831 SF
Building Lot Coverage	2,188 SF	1,863 SF
Impervious Surface Coverage Total	3,438 SF	2,649 SF

The existing neighborhood consists of a mix of single-story, one and a half-story, and two-story homes with a mix of attached and detached garages. There are four previous teardowns of similar scale completed on this block, with two of them having attached, front loading garages. The majority of homes on this block do have detached garages, so the Design Commission should evaluate the appropriateness of the proposed front loaded garage with the context of the neighborhood. This petitioner did receive Design Commission approval in 2012 for one of the new homes on this block that has a front loading attached garage at 915 N. Mitchell.

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

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

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 920 N. Mitchell Avenue. This recommendation is based on the plans dated 7/30/15 and received on 8/17/15, and the following:

1. Consider a detached garage design in lieu of the proposed attached garage design.
2. To reduce the overall height, it is recommended that the pitch of the front gables be reduced from 14:12 to approximately 10:12.
3. It is recommended to hip the sides of the main roof to reduce the height of the side walls, and hip the side of the garage roof to match.
4. Add a double hung window to the side of the garage.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

September 22, 2015

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

c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-112

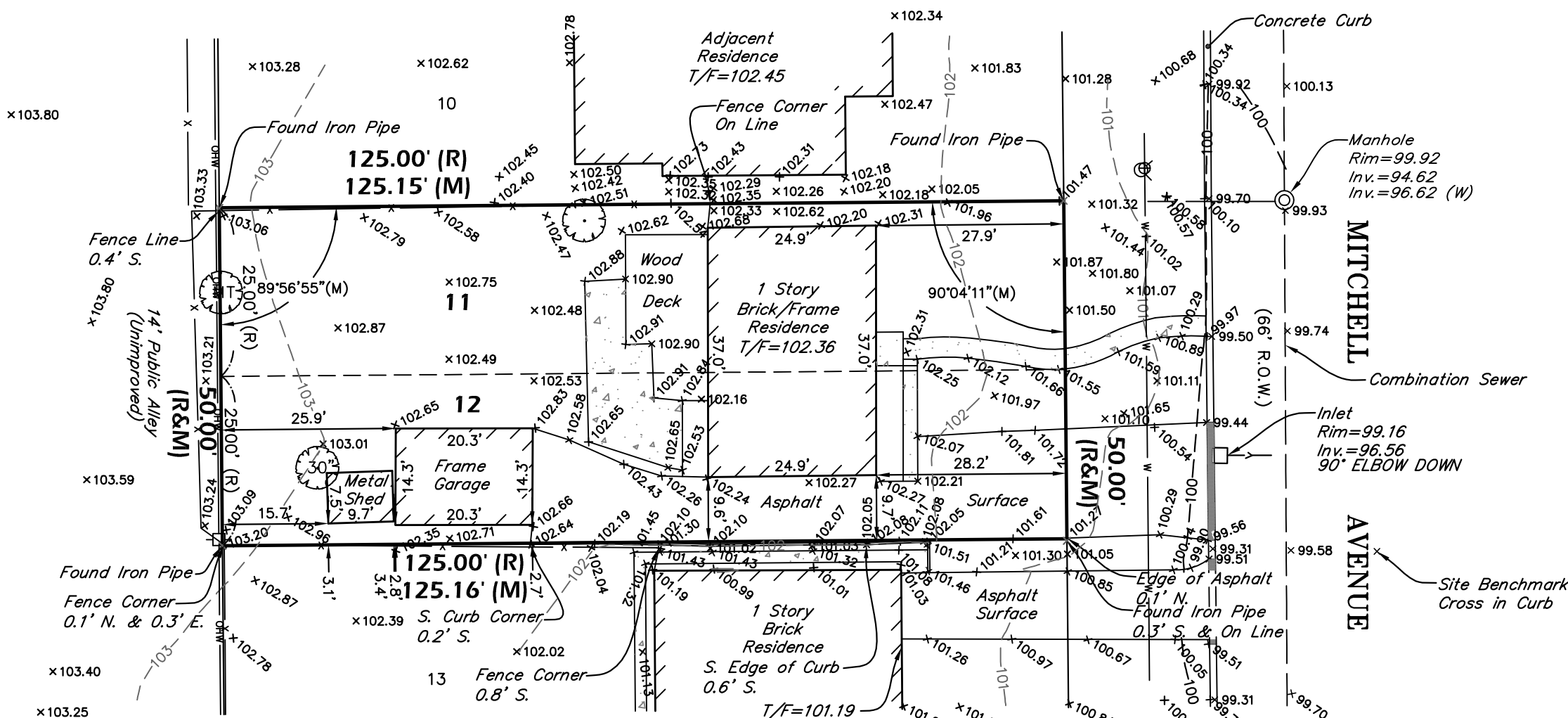
BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOTS 11 AND 12 IN BLOCK 11 IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE: 1"=20'



AVERAGE SETBACK OF BLOCK

INCLUDING SUBJECT PROPERTY = 32.0'

SITE BENCHMARK

CROSS CUT IN CURB AS SHOWN ON THE FACE OF THIS PLAT

ELEVATION =99.70 (ASSUMED)

SURVEYOR'S NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

AREA OF SURVEY:

CONTAINING 6,267± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF RECORD NOT SHOWN.

STATE OF ILLINOIS) ss
COUNTY OF DUPAGE)

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
THIS 15TH DAY OF JUNE, 2015.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/16

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

PROFESSIONAL DESIGN FIRM NO. 184-004196



SYMBOL LEGEND

- | | |
|---|---|
| ⊙ - MANHOLE | (R) - RECORD DATA |
| □ - INLET | (M) - MEASURED DATA |
| ⊗ - WATER VALVE
(UNLESS OTHERWISE NOTED) | — - SANITARY SEWER |
| ⊕ - HYDRANT | -OHW- - OVERHEAD WIRES |
| ⊡ - POWER POLE | ⊙ - DECIDUOUS TREE, LESS THAN 6"
DIA. UNLESS OTHERWISE NOTED |
| *** - FENCE LINE | — - DEPRESSED CURB |
| T/F - TOP OF FOUNDATION | ▨ - CONCRETE SURFACE |



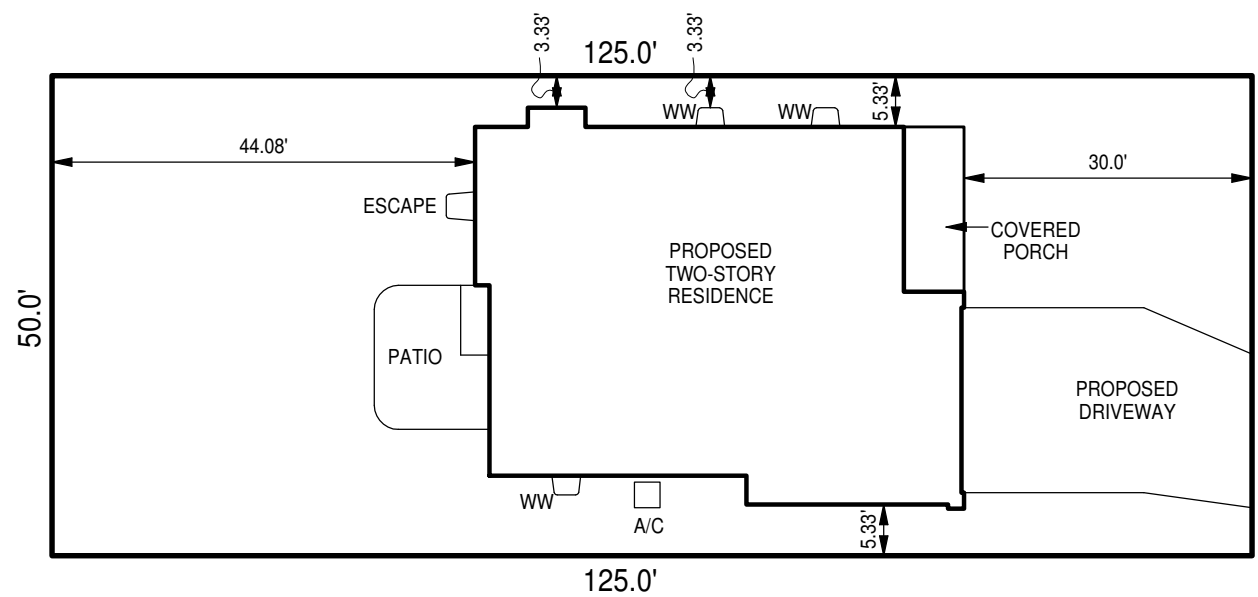
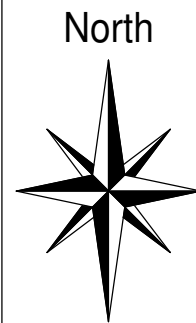
JOINT
UTILITY
LOCATING
INFORMATION FOR
EXCAVATORS

Call 48 hours before you dig
(Excluding Sat., Sun., & Holidays)
1-800-892-0123

PREPARED FOR: E & J BUILDERS
JOB ADDRESS: 920 N. MITCHELL AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532
Phone 630.778.1757 Fax 630.778.7757
www.PLSLisle.com info@plslisle.com

DRAWN BY: JLK FLD. BK./PG. NO.: 134/12
COMPLETION DATE: 06/17/15 JOB NO.: 1511021
REVISED:



N. MITCHELL AVE.

AREA TABULATION		LOT DIMENSIONS: 50.0' X 125.0' SQ. FT. LOT AREA = 6,250.00	EST. FRONT YARD: 50.0' X 30.0' AREA = 1,500.00
R-3 F.A.R.: 8.750 X 0.45 = 2,812.50		R-3 TOTAL ISC ENTIRE LOT: LA X .50 = 3,125.00	
R-3 BUILDING COVERAGE: LA X 0.35 = 2,187.50		R-3 ISC FRONT YARD: FRONT LA X .50 = 750.00	
SEE WORKSHEETS FOR ADDITIONAL INFO			

SITE PLAN

SCALE: 1" = 20' 0"

ENERGY CONSERVATION NOTES:

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE ILLINOIS STATE PUBLIC ACT 086-0778 AND THE ADOPTED 2012 IECC CODE. THE VALUES LISTED IN THIS BOX ARE THE MINIMUM 2012 IECC RESIDENTIAL PRESCRIPTIVE REQUIREMENTS. FOLLOW PLANS AND SECTIONS FOR EXACT SPECIFICATIONS THAT MEET OR EXCEED THE 2012 IECC REQUIREMENTS.

CEILING R-VALUE	40
WOOD FRAME WALL R-VALUE	20 OR 13+5
MASS WALL R-VALUE	13/17
FLOOR R-VALUE	30
BASEMENT WALL R-VALUE	15/19
SLAB R-VALUE, DEPTH	10, 2 FT.
CRAWLSPACE WALL R-VALUE	15/19
FENESTRATION U-FACTOR	0.32
SKYLIGHT U-FACTOR	0.55
GLAZED FENESTRATION SHGC	N6

ADDITIONALLY THE FOLLOWING ITEMS SHALL BE REQUIRED

- THE FOLLOWING LOCATIONS MUST BE SEALED:
 - ATTIC ACCESS OPENINGS
- RIM JOIST JUNCTURES
- BUILDING AIR TIGHTNESS MUST BE DEMONSTRATED BY A BLOWER DOOR TEST. PROVIDE COPY OF RESULTS TO THE BUILDING DEPT. PRIOR TO SCHEDULING ANY FINAL INSPECTIONS.
- WHERE THE PRIMARY HEATING SYSTEM IS FORCED AIR, A DAILY PROGRAMMABLE THERMOSTAT IS REQUIRED
- ALL DUCTS AREA REQUIRED TO BE PRESSURE TESTED. EXCEPTION: DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.
- A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LAMPS SHALL BE HIGH-EFFICIENCY LAMPS. (R404.1)
- ALL GAS FIRED FURNACES SHALL BE 80% AFUE MINIMUM
- ALL AIR CONDITIONING UNITS SHALL BE 13 SEER RATE MINIMUM
- DWELLING UNIT SHALL BE TESTED AND VERIFIED TO HAVE AIR LEAKAGE RATE NOT TO EXCEED 5 AIR CHANGES PER HOUR. PROVIDE WRITTEN REPORT OF RESULTS INCLUDING THE ACH SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO VILLAGE. (2012 IECC R402.4.1.2 AND STATE OF ILLINOIS AMENDMENT)
- ALL HEATING AND COOLING EQUIPMENT SHALL BE SIZED ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. PROVIDE WRITTEN COPY TO THE VILLAGE.
- 2012 IECC R403.6
- BUILDING THERMAL ENVELOPE SHALL BE SEALED AS INSTALLED IN ACCORDANCE WITH THE MFG. INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE R402.4.1.1 OF THE 2012 IECC.

H.V.A.C. NOTE:

MECHANICAL SYSTEM TO BE SOLID DUCTED SUPPLIES AND RETURNS, DUCTS SEALED, INSULATED WHERE REQUIRED AND HI/LOW RETURNS PROVIDED IN EACH ROOM WHICH REQUIRES RETURN PROVISION- NO UNDER CUT DOORS OR SIMILAR.

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.

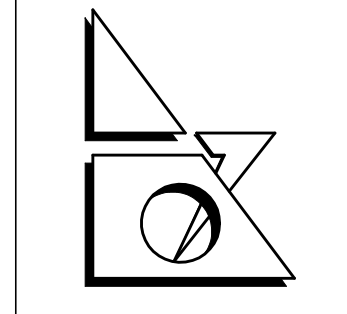
2008 INTERNATIONAL RESIDENTIAL CODE (IRC)
2008 INTERNATIONAL BUILDING CODE (IBC)
2009 INTERNATIONAL FIRE CODE (IFC)
2009 INTERNATIONAL MECHANICAL CODE (IMC)
2009 INTERNATIONAL FUEL GAS CODE (IFGC)
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2005 NATIONAL ELECTRIC CODE
2014 STATE OF ILLINOIS PLUMBING CODE

BUILDING DEPARTMENT NOTE:

- > THIS DRAWING HAS BEEN PREPARED FOR USE ON THE PROJECT NOTED AND REPRODUCTION IN PART OR WHOLE IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY S.G. ARCHITECTS, INC.
- > OWNER/CONTRACTOR ASSUME ALL LIABILITY IN CONJUNCTION WITH THE USE OF THESE DOCUMENTS AND THE INFORMATION CONTAINED HEREON
- > S.G. ARCHITECTS, INC. IS NOT RESPONSIBLE FOR METHODS OF CONSTRUCTION OR INADVERTENT ERRORS OR OMISSIONS.
- > THIS DRAWING IS VALID FOR PERMIT ONLY WHEN SEAL IS AFFIXED AND IS INTENDED FOR CONSTRUCTION OF ONE BUILDING ONLY.

GENERAL NOTE:

- > SUBSTITUTION FROM LUMBER GRADES DESIGNATED HEREON MUST BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- > ARCHITECT FEES INCURRED DUE 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

BUILDING DEPARTMENT NOTE

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(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)
S.G. ARCHITECTS, INC.
STEPHEN L. GAWLIK - PRINCIPLE
CORPORATE LICENSE NO. 184-000265 EXP. 04-30-17
001-010162 EXP. 11-30-16

PROJECT:

CUSTOM RESIDENCE

920 N MITCHELL AVE.
ARLINGTON HEIGHTS, IL

E & J BUILDERS
346 FERNDALE AVE.
ELMHURST, IL
PH. 630-479-4556

MATERIAL SCHEDULE		
MATERIAL TYPE	MANUFACTURER	COLOR
BRICK	DENVER BRICK CO.	ANTIQUE CHARLSTON
ROOF	OWNES CORNING	DRIFTWOOD
SIDING	LP BUILDING PRODUCTS	HEATHERED MOSS
SIDING TRIM	LP BUILDING PRODUCTS	WOODLAND CREAM
GUTTERS/FASCIA	ROLLEX	ALMOND
WINDOWS	PELLA	CREAM
BRICK:	ANTIQUE CHARLSTON	
ROOF:	ASPHALT SHINGLES "DRIFTWOOD"	
SIDING:	CEMENT BOARD IN "SLATE GREEN" COLOR	
SIDING TRIM:	CEMENT BOARD IN "CREAM" COLOR	
GUTTER/FASCIA:	ALUMINUM IN "ALMOND" COLOR	
WINDOWS:	ALUMINUM IN "CREAM" COLOR	



ELEVATION STUDY MODEL

SCALE: 1/8" = 1' 0"

PRELIMINARY
REVIEW PLANS

ACCEPTED: _____ DATE: _____

NO.	DATE:	BY:
ISSUES AND REVISIONS:		
	08-05-15	MDS
	PRELIM. REVIEW	
	08-07-15	MDS
	PRELIM. REVIEW	
	08-10-15	MDS
	ISSUE A.R.B. REVIEW	

JOB NO.	15059
DATE:	07-30-15
DRAWN BY:	MDS
SCALE:	AS NOTED

SHEET NO.	1
>SITE PLAN >STREET STUDY	OF 5

920 n Mitchell



Property to left 3
910 n Mitchell



Property to left 2
912 n Mitchell



Property to left 1
918 n Mitchell



Subject property
920 n Mitchell



Property to right 1
926 n Mitchell



Property to right 2
930 n Mitchell



Property to right 3
936 n Mitchell



Property across 1
915 n Mitchell



Property across 2
919 n Mitchell



Property across 3
925 n Mitchell



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

BUILDING DEPARTMENT NOTE

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VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)
S.G. ARCHITECTS, INC
STEPHEN L. GAWLIK - PRINCIPLE
CORPORATE LICENSE No. 184-000582 EXP. 04-30-17
001-010162 EXP. 11-30-16

SUBJECT:

CUSTOM
RESIDENCE
920 N MITCHELL AVE.
ARLINGTON HEIGHTS, IL

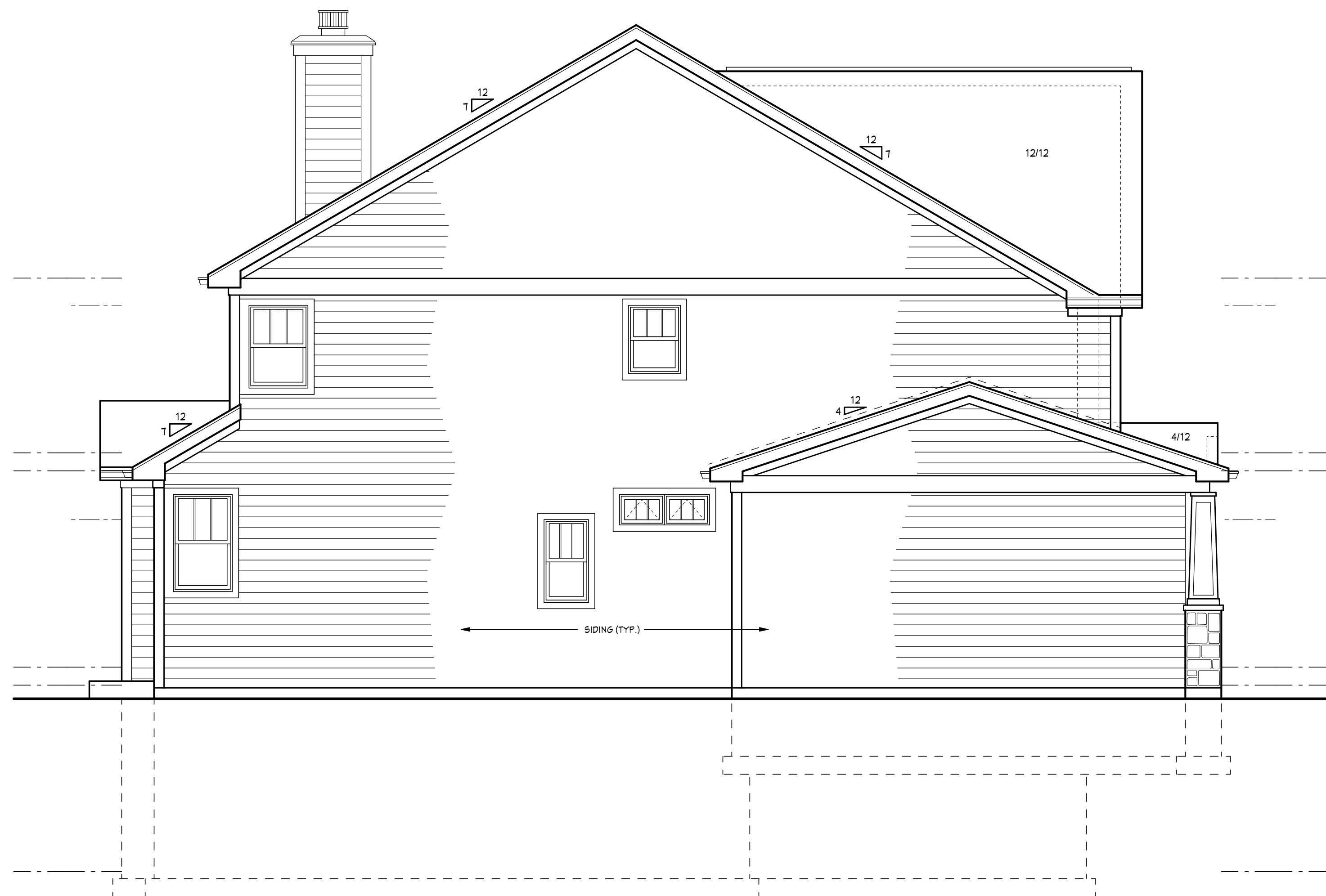
E & J BUILDERS
346 FERNDALE AVE.
ELMHURST, IL
PH. 630-479-4556

[illegible]

LAB NO.	1505
DATE:	07-30-1
DRAWN BY:	MD
SCALE:	AS NOTED

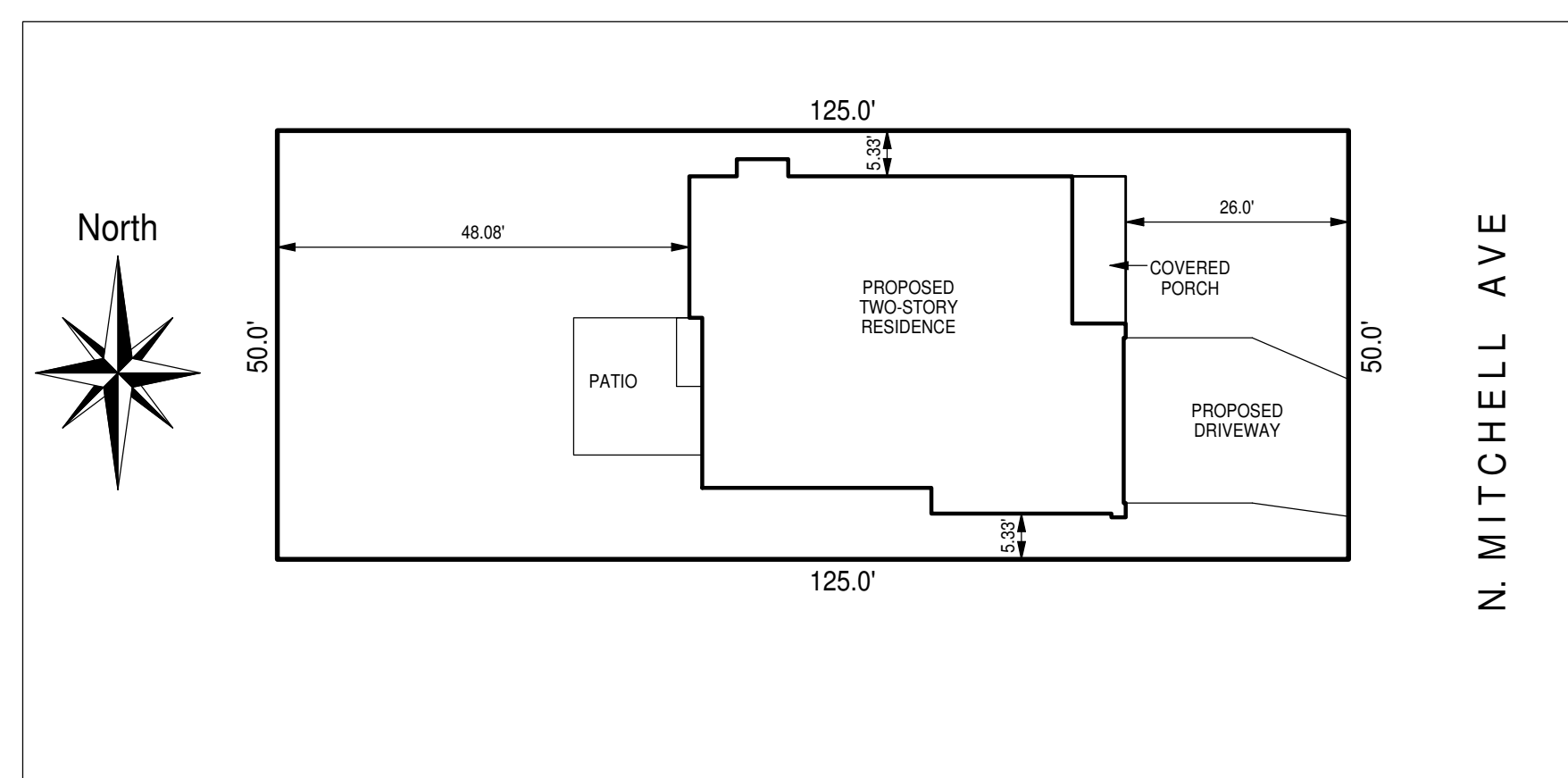
SHEET NO.	1
POINT ELEVATION T SIDE ELEV.	

OF 3



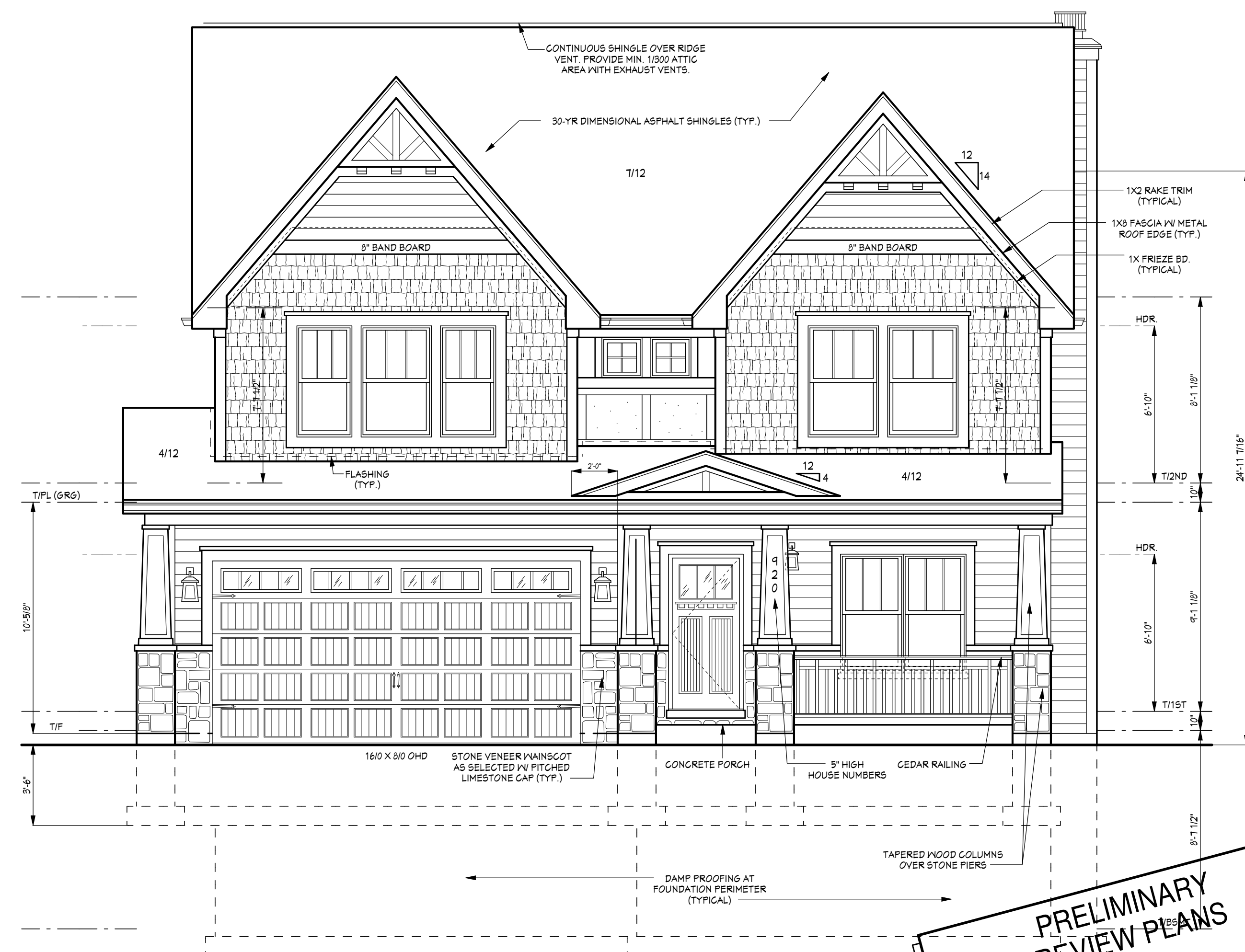
LEFT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



SITE PLAN

SCALE: 1" = 20' 0"

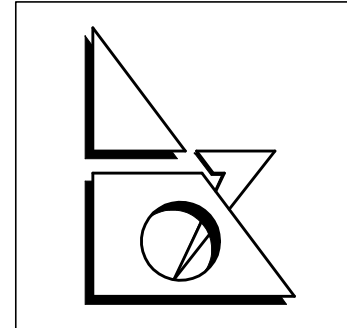


FRONT ELEVATION

SCALE: 1/4" = 1' 0"

PRELIMINARY
REVIEW PLANS

ACCEPTED



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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(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)
S.G. ARCHITECTS, INC.
STEPHEN L. GAWLIK - PRINCIPLE
CORPORATE LICENSE NO. 184-000255 EXP. 04-30-17
001-010162 EXP. 11-30-16

PROJECT:

CUSTOM
RESIDENCE

920 N MITCHELL AVE.
ARLINGTON HEIGHTS, IL

E & J BUILDERS
346 FERNDALE AVE.
ELMHURST, IL
PH. 630-479-4556

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	08-05-15	MDS
	PRELIM. REVIEW	
	08-07-15	MDS
	PRELIM. REVIEW	

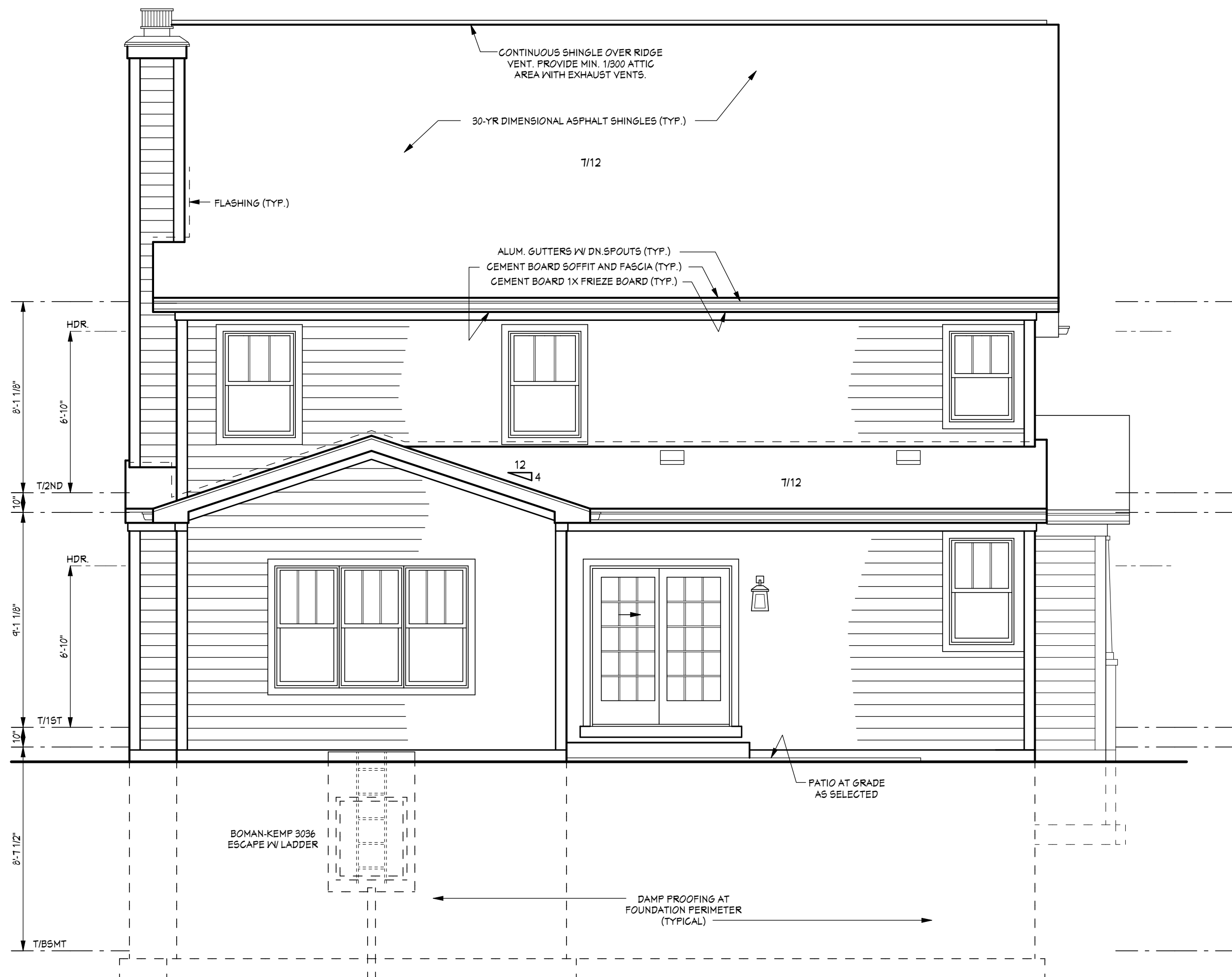
JOB NO.	15059
DATE:	07-30-15
DRAWN BY:	MDS
SCALE:	AS NOTED
SHEET NO.	2
-REAR ELEVATION -RIGHT SIDE ELEV.	

OF 3



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



REAR ELEVATION

SCALE: 1/4" = 1' 0"





Item: DC#15-116 - 210 S. Chestnut Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 210 S. Chestnut Avenue. This recommendation is subject to compliance with the plans dated 8/25/15 and received on 8/27/15, and the following:

1. A recommendation that the two existing mature trees in the front yard be preserved.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 210 S. Chestnut Ave.
Project Address: 210 S. Chestnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: September 22, 2015

PETITION INFORMATION:

DC Number: 15-116
Petitioner Name: Bruce Miller
Petitioner Address: Trademark Builders
32 W. Sherman St.
Palatine, IL 60067
Meeting Date: September 29, 2015

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

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to demolish an existing single story residence and detached garage to allow the construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,032 square feet and the proposed residence will have 3,003 square feet. This project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 28 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 28 feet Side: 5.1 feet Side: 5.1 feet Rear: 49 feet
Building Height	25 feet to the midpoint	22 feet to the midpoint
FAR	3,164 SF	3,003 SF
Building Lot Coverage	2,461 SF	2,148 SF
Impervious Surface Coverage Total	3,516 SF	2,996 SF

The existing neighborhood includes many historic bungalow style homes mixed with a variety of one and two story traditional style homes. There is a mix of front loading and detached garages, with the majority being detached.

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

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

RECOMMENDATION:

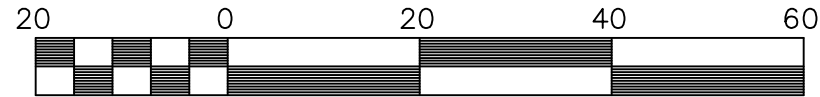
It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 210 S. Chestnut Avenue. This recommendation is subject to compliance with the plans dated 8/25/15 and received on 8/27/15, and the following:

1. A recommendation that the two existing mature trees in the front yard be preserved.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, September 22, 2015

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

c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-116



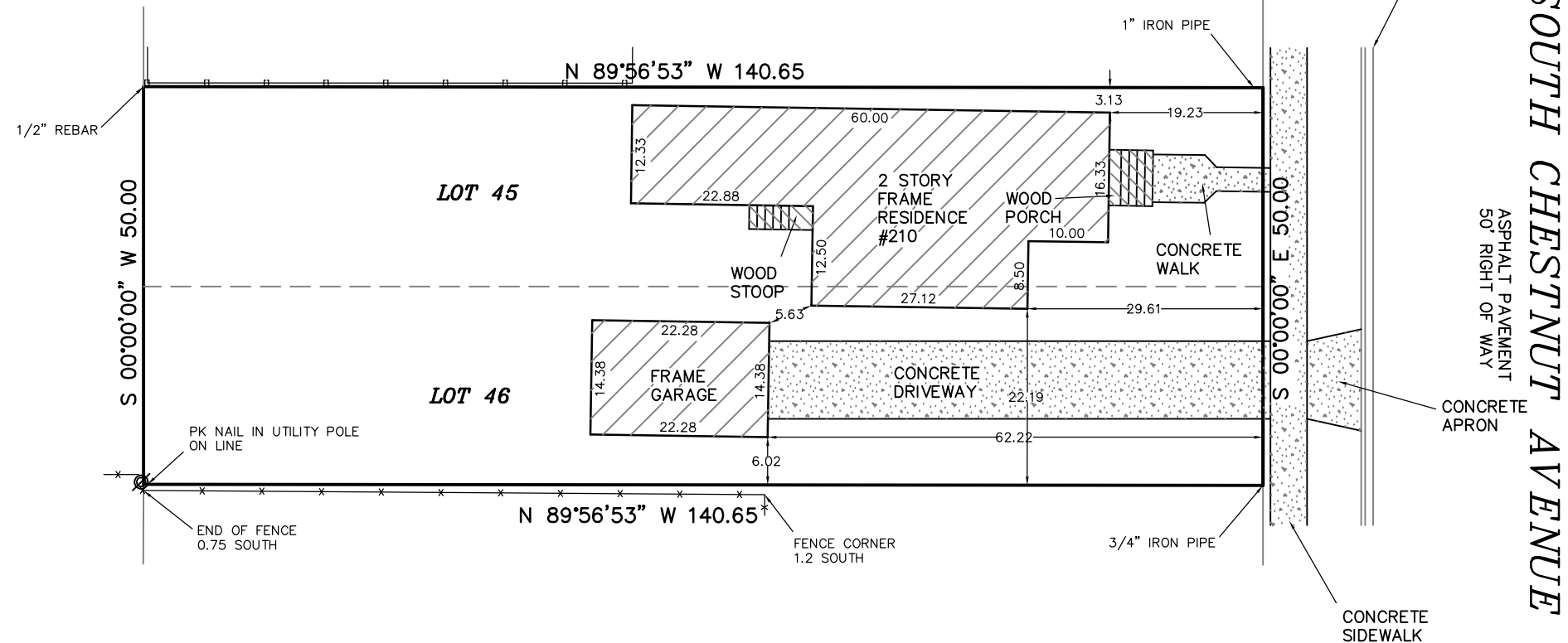
Scale 1" = 20'

T.K.D. Land Surveyors, Inc.

P.O. BOX 1463, Arlington Heights, IL 60006
Phone: (847) 702-1845 (847) 997-9292
tkdlandsurveyors@att.net

PLAT OF SURVEY OF

LOTS 45 AND 46 IN CAROLYN FIENE'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST 18.4 ACRES OF THE NORTH 30.1 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 108.9 FEET OF THE NORTH 405 FEET OF SAID NORTHEAST QUARTER OF SECTION 31, IN COOK COUNTY, ILLINOIS.



LEGEND

- x—x—x CHAIN LINK FENCE
- WOOD FENCE

MEASURED LOT AREA = 7,032 SQ. FT. (0.16 ACRES)

- * All dimensions shown are given in feet & decimal parts thereof
- * No angles or distances are to be assumed by scaling
- * Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

Scale: 1"=20'
Job # 15-447
Address: 210 S. Chestnut Ave.
Arlington Heights, IL 60005
P.I.N. 03-31-212-020
Ordered by: Trademark Builders

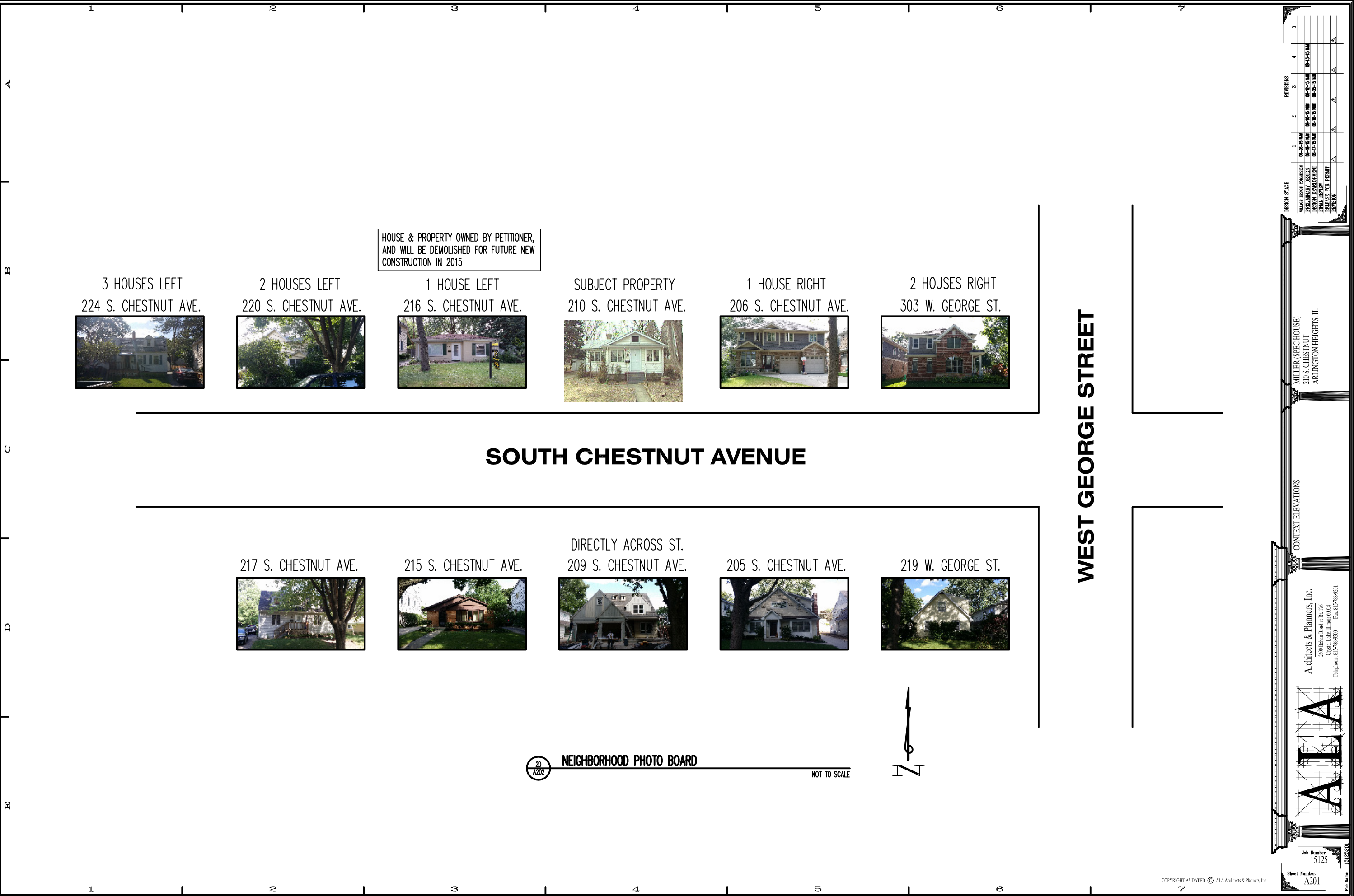


STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, Thomas R. Knauber, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Lic. Exp. 11-30-16
Thomas R. Knauber Illinois P.L.S. #035-003405
Dated: August 13, 2015
Field work completed: August 13, 2015
Professional Design Firm Lic. No. 184.005204
This professional service conforms to the current Illinois minimum standards for a boundary survey.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL





DESIGN STAGE		1	2	3	4	5
VILLAGE DESIGN COMMISSION	08-26-15 N.M.	08-10-15 N.M.	08-10-15 N.M.	08-12-15 N.M.	08-13-15 N.M.	08-13-15 N.M.
PRELIMINARY DESIGN	08-18-15 N.M.	08-17-15 N.M.	08-18-15 N.M.	08-18-15 N.M.	08-25-15 N.M.	
DESIGN DEVELOPMENT						
PERMITTING						
REVISION						

MILLER (SPEC HOUSE)
210 S. CHESTNUT
ARLINGTON HEIGHTS, IL

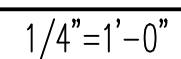
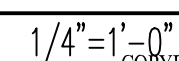
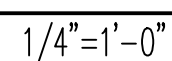
CONTEXT ELEVATIONS

ALA

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Job Number: 15125
Sheet Number: A201
File Name: 15125201

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$$1/4'' = 1' - 0''$$


DESIGN STAGE		REVISIONS				
		1	2	3	4	5
VILLAGE DESIGN COMMISSION	08-25-15 NM					
PRELIMINARY DESIGN	08-18-15 NM		08-16-15 NM	08-12-15 NM	08-13-15 NM	
DESIGN DEVELOPMENT	08-17-15 NM		08-16-15 NM	08-25-15 NM		
FINAL REVIEW						
RELEASE FOR PERMIT						
REVISION		△	△	△	△	△

Sheet Number: **A200**

File Name: 15125200