



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 23, 2014
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes 9/09/14

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#14-084 - 407 S. Beverly Ln. - 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 - 9/09/14

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
DC Minutes 9/09/14	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 9, 2014

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

Members Present: Ted Eckhardt, Chair
Anthony Fasolo
John Fitzgerald

Members Absent: Jonathan Kubow
Alan Bombick

Also Present: Ania Keller, DenDorBres LLC for 924 N. Salem Ave.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM AUGUST 26, 2014

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF AUGUST 26, 2014. ALL WERE IN FAVOR. THE MOTION CARRIED.

1. SINGLE-FAMILY TEARDOWN REVIEW (CONTINUED FROM 8/12/14)

DC#14-042 – 1805 N. Fernandez Ave.

Mr. Hautzinger explained that the petitioner contacted Staff on September 5, 2014 to request that the project be continued to the October 14, 2014 Design Commission meeting.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO CONTINUE PROJECT DC#14-042, 1805 N. FERNANDEZ AVENUE, TO THE OCTOBER 14, 2014 DESIGN COMMISSION MEETING, PER THE PETITIONER'S REQUEST.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW (CONTINUED FROM 8/12/14)**DC#14-057 – 924 N. Salem Ave.**

Ms. Ania Keller, representing *DenDorBres LLC*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story home with one car detached garage to allow construction of a new two-story home with an attached, 2-car garage. The project complies with the R-3 zoning requirements. The existing neighborhood consists primarily of one, and one and a half story homes with detached garages. This project was reviewed by the Design Commission on August 12, 2014 due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design for compatibility with the context of the neighborhood. At that time, concerns were raised regarding the prominent front loading, two car garage not being in character with the neighborhood. It was noted that a better design would have the two car garage recessed from the front of the home or detached in the rear yard. Aside from one other newer home on the north end of the block, the proposed home will be the only two-story residence on the block with a front loading, two car garage.

The Design Commission requested revisions to the design to recess the garage from the front of the house in order to make the porch and the front of the house more prominent than the garage. Hipping the sides of the main roof was also suggested to help diminish the overall height of the side elevations.

The petitioner is returning to the Design Commission with revised plans that now have the garage wall behind the front of the porch. The roof lines have also been revised to be a low sloping hipped roof which flows very nicely with the adjacent single story homes. The revised design is an improvement to the original proposal; however, recessing the garage further or having a detached garage would still be more appropriate in this neighborhood. One minor suggestion on the design is to add shingle style siding in the gable on the rear elevation, to match the front of the house. Staff recommends the Design Commission evaluate the revised design for the context of the neighborhood.

Ms. Ania Keller, representing the owners of the new home, stated that they have been working with Staff since the last review, which resulted in the front porch being pushed forward and the garage pushed back. **Mr. Hautzinger** added that although the front elevation appears similar to the previous design reviewed, the garage was actually moved back approximately 7-feet and the front porch was pushed forward approximately 3-feet.

Commissioner Fasolo felt the revisions that were made were an improvement and the home was nicely designed. **Commissioner Fitzgerald** agreed and felt the front elevation fit in well, the sides of the home have appropriate interest, and the rear elevation is fine. He also felt that the deck being proposed on the rear elevation up against the middle window was unusual, and he encouraged the petitioner to consider how this deck space would be used. **Ms. Keller** pointed

out the sliding glass door adjacent to the deck. **Chair Eckhardt** agreed with the comments made by the other commissioners, and commented that he was curious as to why the rear deck stairs are as wide as the deck.

Chair Eckhardt noted that there was nobody in the audience other than the petitioner for public comment on the project.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 924 N. SALEM AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED ARCHITECTURAL PLANS DATED 8/20/14 AND RECEIVED 9/2/14, 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. 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND 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 AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 2. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Mr. Hautzinger pointed out Staff's suggestion to add shingle style siding to the gable on the rear elevation to be consistent with the feature gable on the front elevation.

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

- 3. A RECOMMENDATION TO ADD SHINGLE STYLE SIDING TO THE GABLE ON THE REAR ELEVATION.**

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

ITEM 3. SIGN CODE MODIFICATIONS (continued from 8/26/14)**DC#14-078 – Sandwich Board Signs – Community Wide**

The commissioners stated their preference to wait until all 5 commissioners were present to discuss the project, as long as it is not an urgent matter. **Mr. Hautzinger** explained that the language being proposed for sandwich board signs community wide is based on the language recently approved for sandwich board signs in the Downtown, with the exception of Item C-Location.

Chair Eckhardt asked how the proposed language addressed white plastic sandwich board signs in the Village. **Mr. Hautzinger** referred to the Proposed Text Amendments, Item E2–Construction, which states ‘pre-engineered plastic sandwich board signs are discouraged’. He explained that this language was consistent with the approved language for sandwich board signs in the Downtown. **Mr. Hautzinger** explained that this language was established by the Design Commission in response to public comments made at the previous Design Commission meeting on April 8, 2014.

Commissioner Fitzgerald did not recall the commissioners previously stating that they were allowing the choice of plastic sandwich board signs, and he would vote ‘no’ to plastic signs. He felt the language ‘discourage’ should not even be included because it meant nothing.

Chair Eckhardt was not opposed to the material of plastic, because plastic could be made to look like real wood and is more durable; however, he did not like the smooth, white plastic signs with the handle molded into the top. He asked if a photo of this type of sign could be included in the text amendments as an example of a prohibited plastic sign.

Commissioner Fitzgerald recalled the commissioners’ previous comments that plastic signs only be allowed if they are black or dark in color, but **Mr. Hautzinger** clarified that comments about dark color signs actually pertained to chalkboard signs, not plastic signs. The commissioners’ previous concerns regarding composite plastic/wood signs was taken into consideration in Item 1 - Construction, where the language ‘or similar appropriate material as approved by Village Staff’ was added. **Mr. Hautzinger** also clarified that Staff’s position has always been to prohibit pre-engineered plastic sandwich board signs, and the current language being proposed is a result of public comments made during the previous Design Commission meeting on April 8, 2014.

Chair Eckhardt said that he would be very descriptive with the language about the type of plastic sandwich board signs that should not be allowed, and the other commissioners agreed. **Chair Eckhardt** also said that he was not in favor of the current language under “Construction”, and felt that the two missing commissioners should be included in this discussion. **Commissioner Fitzgerald** added that the commissioners are very particular about every other type of sign in the Village, especially in the Downtown, and since sandwich board signs are signs as well, why should this be allowed. **Commissioner Eckhardt** felt that businesses outside the

Downtown were more likely to have cheaper, less attractive sandwich board signs than businesses in the Downtown.

The commissioners asked Staff to revise the language under "Construction" to prohibit plastic sandwich board signs, to be reviewed at a future meeting when all 5 commissioners were present to comment.

Mr. Hautzinger commented that permits are currently required for sandwich board signs in the Downtown; however, the intent is not to require permits for sandwich board signs for businesses outside the Downtown, which will be monitored through code enforcement.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO TABLE THE DISCUSSION REGARDING DC#14-078, SANDWICH BOARD SIGNAGE COMMUNITY-WIDE, UNTIL 4 OF THE 5 COMMISSIONERS ARE PRESENT, AND THE FOLLOWING:

- 1. THAT STAFF PROVIDE REVISED LANGUAGE UNDER E. CONSTRUCTION THAT WOULD CONSIDER ELIMINATING ALL WHITE, PRE-ENGINEERED PLASTIC SANDWICH BOARD SIGNS**

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

ITEM 4. HICKORY / KENSINGTON DESIGN GUIDELINES(continued from 8/26/14)**DC#14-058 – Hickory / Kensington Design Guidelines**

Chair Eckhardt felt that 4 of the 5, or all 5 commissioners should be present to discuss this project, although he was not opposed to brief update from Staff tonight regarding the commissioners' previous concerns. It was noted that Commissioner Kubow would be recusing himself from the discussion. **Commissioner Fitzgerald** felt that a presentation of the project should be given when a vote could also be taken. **Commissioner Fasolo** and **Chair Eckhardt** agreed. **Chair Eckhardt** added that in the interest of moving the project along, a special meeting could be held to discuss this project, in the event that a quorum could not be obtained for the next meeting on September 23, 2014. Commissioners Fitzgerald and Fasolo and Chair Eckhardt confirmed their attendance for September 23rd.

ITEM 5. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO ADJOURN THE MEETING AT 7:05 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#14-084 - 407 S. Beverly Ln. - 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 consider the recommended revisions, but approve the proposed new single-family residence to be located at 407 S. Beverly Lane. This recommendation is subject to compliance with the architectural plans dated and received on 9/03/14, and the following:

1. A recommendation to omit the two story entry portico.
2. A recommendation to increase the side setback of the driveway, and reduce the overall amount of driveway pavement.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Reizer Residence
Project Address: 407 S. Beverly Ln.
Prepared By: Steve Hautzinger

Date Prepared: September 15, 2014

PETITION INFORMATION:

DC Number: 14-084
Petitioner Name: David Szafarz
Petitioner Address: 13705 W. Irma Lee Ct. Suite 100
Lake Forest, IL 60045
Meeting Date: September 23, 2014

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 two story residence with an attached one car garage to allow the construction of a new two story residence with an attached, three car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 12,317 square feet and the proposed residence will have 4,680 square feet. This project does require a zoning variation for the exterior side setback, but otherwise complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 9.16 feet Exterior Side: 31.24 feet Rear: 30 feet	Front: 34 feet Side: 11.02 feet Exterior Side: 13 feet Rear: 37.79 feet
Building Height	25 feet to the midpoint	24.91 feet to the midpoint
FAR	5,365 SF	4,680 SF
Building Lot Coverage	4,311 SF	3,205 SF
Impervious Surface Coverage Total	6,159 SF	5,644 SF

Overall, the proposed new residence is very nicely designed and it will be a nice focal point located adjacent to Shagg Park and when viewed upon approach from Mayfair Road. It is a large home, but it is not out of character with many other large homes in the neighborhood, and it fits well on the large corner lot. The massing of the home steps down nicely towards the existing adjacent home to the south. It is a great example of applying full architectural detail on all sides of the home.

However, Staff does have concern regarding the proposed two story entry portico. The style of the two story portico has a dated feel that is not in character with the Scarsdale neighborhood. As shown on the side elevation, the proposed two story portico is not in scale with the rest of the design and it projects out too far from the main hipped roof. Staff recommends omitting the two story entry portico feature, or redesigning it as a one story portico.

Another concern is the amount of driveway pavement being proposed. The side load configuration of the garage is good to reduce the prominence of the proposed 3 car garage, but combined with a circular drive, it results in a large amount of paving. The pavement setback from the south property line is only 3 feet, which is the minimum to comply with code, but it is recommended to provide a greater driveway setback to provide more relief to the adjacent property.

RECOMMENDATION:

It is recommended that the Design Commission **consider the recommended revisions, but approve** the proposed new single-family residence to be located at 407 S. Beverly Lane. This recommendation is subject to compliance with the architectural plans dated and received on 9/03/14, and the following:

1. A recommendation to omit the two story entry portico.
2. A recommendation to increase the side setback of the driveway, and reduce the overall amount of driveway pavement.
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4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

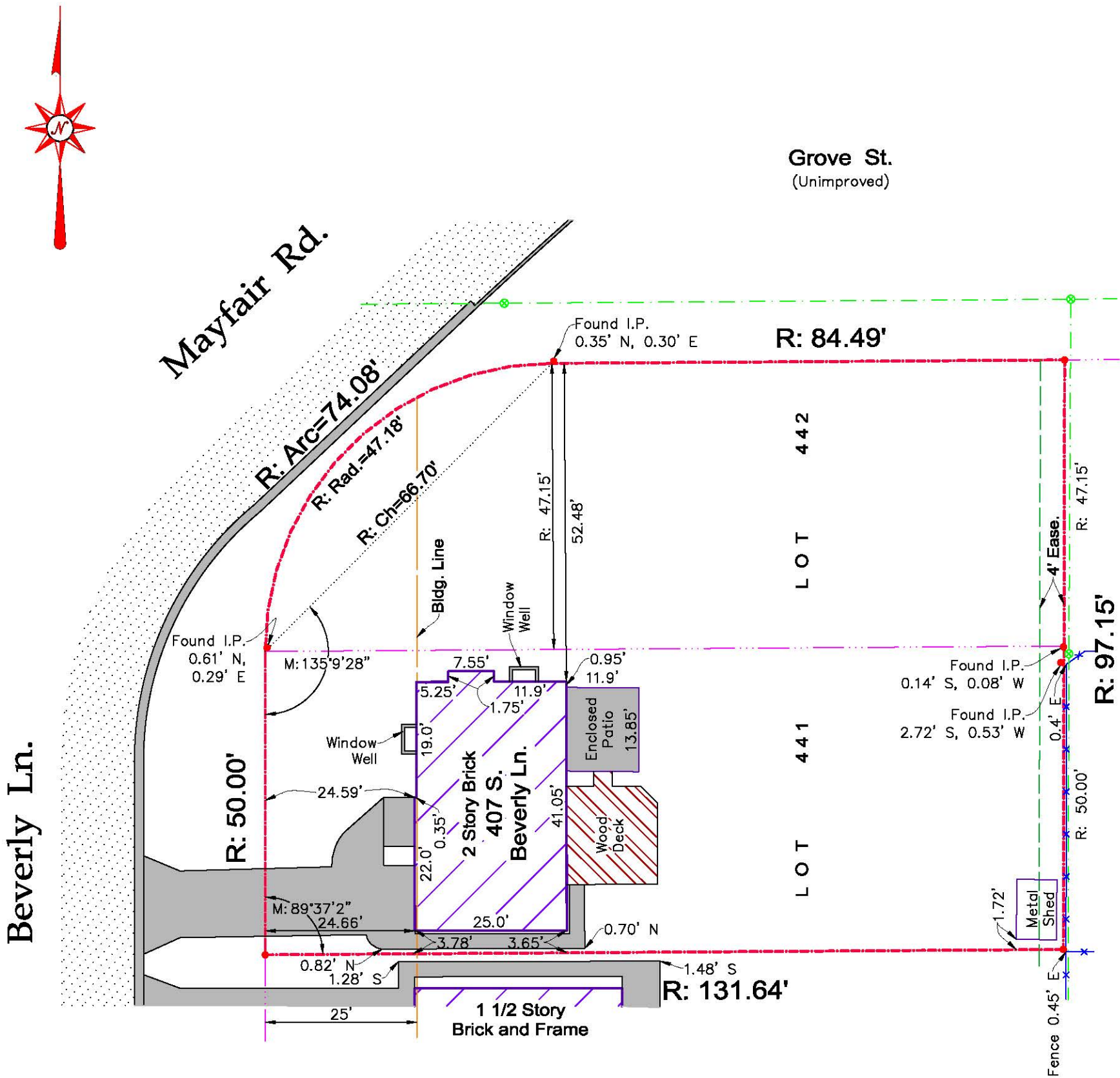
_____, September 15, 2014

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Diana Mikula, Interim Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charley Craig, Building Services, Petitioner, DC File 14-084

PLAT OF SURVEY

Of Lot 441 and Lot 442 in "Scarsdale", being a Subdivision of part of the West ½ of the East ½ and part of the East ½ of the West ½ of Section 32, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.



PROPERTY AREA: 12317.6 SQ. FT.

CLIENT: ATTY. BELDEN

JN 140349

LEGEND

R - RECORD DISTANCE

M - MEASURED DISTANCE

PROPERTY LINE

FENCE LINE

UTILITY POLE W/ OVHD. WIRES

CONCRETE

ASPHALT

CH - CHORD

FOUND IRON

SCALE 1" = 20'

DATE OF SURVEY: JUNE 12, 2014

STATE OF ILLINOIS

COUNTY OF KANE

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS 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 ABOVE DESCRIBED PROPERTY.

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

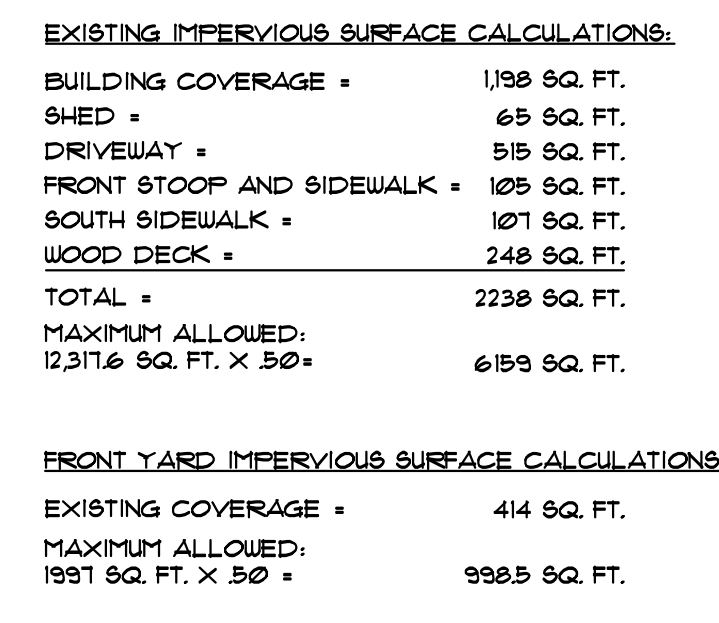
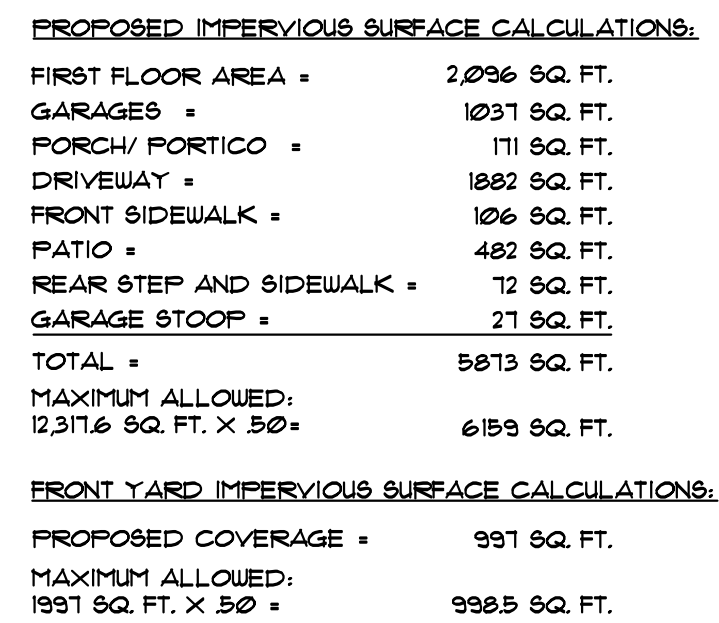
SCHLAF-SEDIG
& ASSOCIATES, INC.

130 GATES STREET
ELBURN, ILLINOIS 60119
(630) 365-9831

MY LICENSE EXPIRES 11-30-2014

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

ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION NO. 4183



14052.00
09/03/14



SUBJECT PROPERTY
407 S. Beverly Lane



PROPERTY RIGHT 1
411 S. Beverly Lane



PROPERTY RIGHT 2
415 S. Beverly Lane



PROPERTY RIGHT 3
423 S. Beverly Lane

SOUTH BEVERLY LANE



PROPERTY LEFT 1
722 E. Mayfair Road

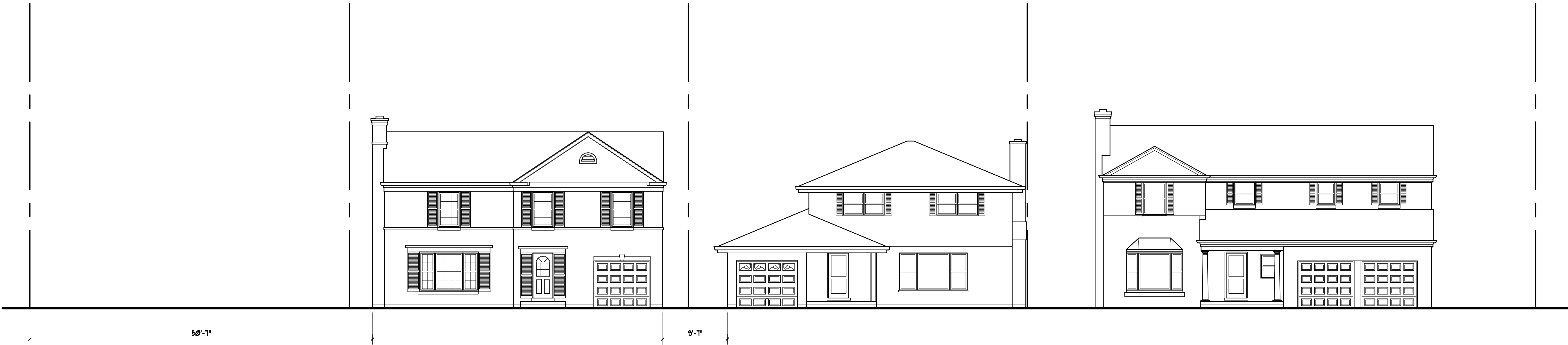


PROPERTY ACROSS 1
717 E. Mayfair Road



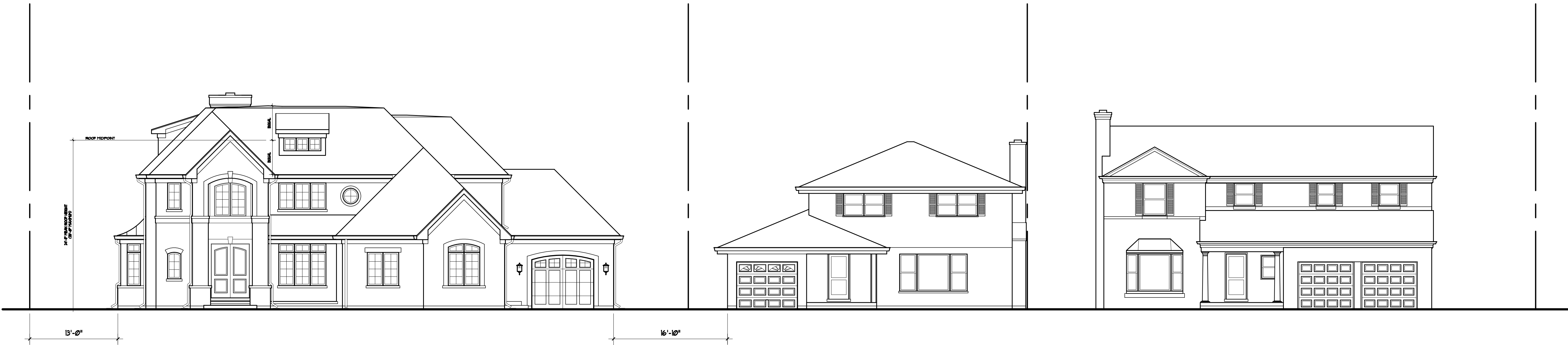
PROPERTY LEFT 2
714 E. Mayfair Road

EAST MAYFAIR ROAD



EXISTING CONTEXT ELEVATION

1/8"=1'-0"



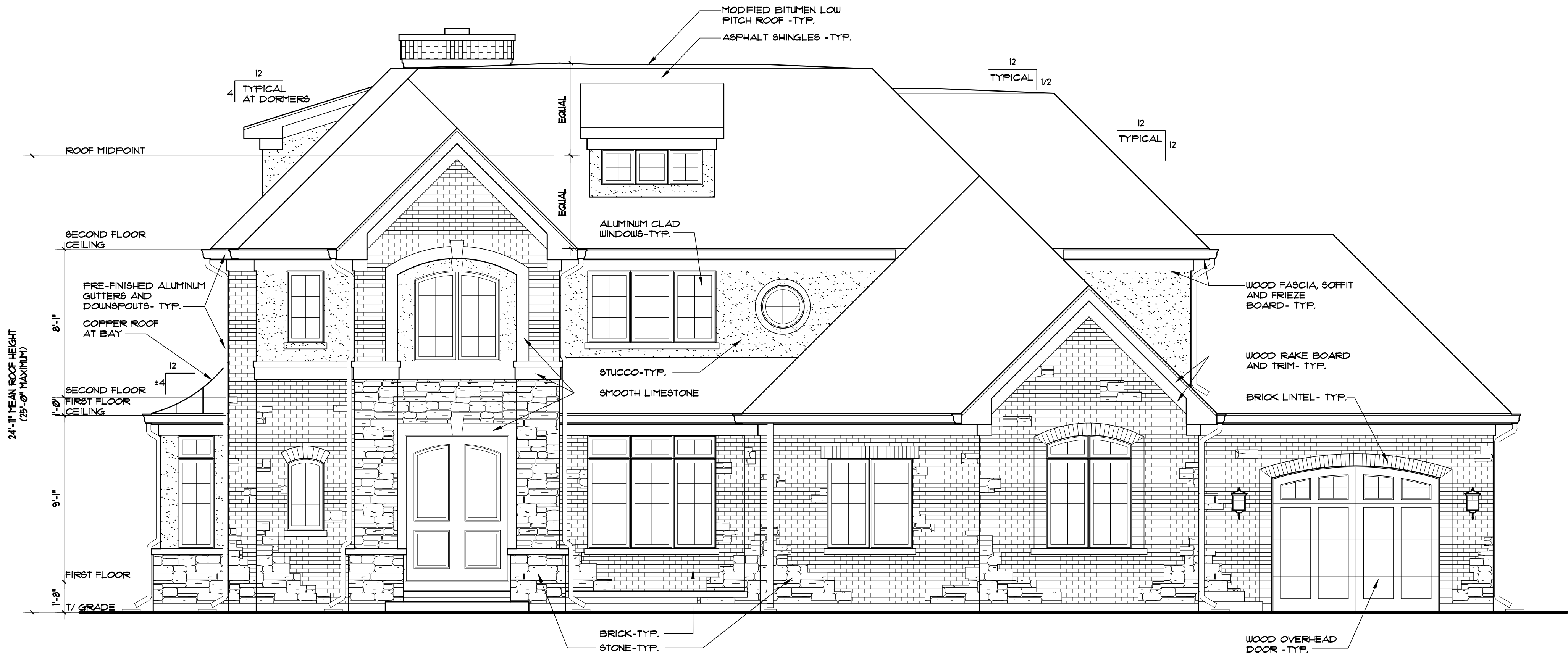
PROPOSED CONTEXT ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/4"=1'-0"



WEST ELEVATION

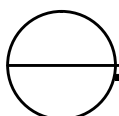
1/4"=1'-0"

DOWNEY
SZAFARZ
ARCHITECTS

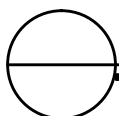
13705 W. Irma Lee Ct. Suite 100
Lake Forest, IL 60045
T: 847.295.5777 F: 847.295.5810
www.DS-Arch-Inc.com

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 SOUTH ELEVATION
1/4"=1'-0"



 EAST ELEVATION
1/4"=1'-0"

CUSTOM RESIDENCE FOR
**ADAM AND MIA
REIZER**
401 S. BEVERLY LANE
ARLINGTON HEIGHTS, ILLINOIS

14052.00
03/03/14

MATERIAL SCHEDULE

MATERIAL TYPE	MANUFACTURER	COLOR
BRICK	HANSON HEIDELBERG CEMENT GROUP	CAROLINA COLLECTION
STONE	BUECHEL STONE CORP.	FOND DU LAC TAILORED BLEND
STUCCO		CUSTOM COLOR TO MATCH BENJAMIN MOORE DOVE WHITE
ROOF	CERTAINTED LANDMARK	WEATHERED WOOD
GUTTERS / TRIM / FASCIA	REYNOLDS ALUMINUM	SANDSTONE 37
WINDOWS	MARVIN	CASHMERE