



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
August 13, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 7/9/24
- B. Minutes - 7/23/24

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#24-028(H) - 702 N. Dunton Ave. - SF/Addition
- B. DC#24-052 - 900 S. Evergreen Ave. - SF/Addition

VII. OTHER BUSINESS

- A. 2024 Alan F. Bombick Award Nominations Review
- B. 2025 DC Budget

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



Design Commission
8/13/2024

Item: Minutes - 7/9/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description

Minutes - 7/9/24

Type

Minutes

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JULY 9, 2024

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

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

Members Absent: Kirsten Kingsley

Also Present: John Anstadt, JMB Architects for *101 S. Fernandez Ave.*
Sean Thompson, Owner of *101 S. Fernandez Ave.*
Lisa Vandermark, Executive Director for *The Moorings*
Drew Roskos, Perkins/Eastman for *The Moorings*
Scott Freres, Lakota Group for *The Moorings*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR JUNE 25, 2024

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF JUNE 25, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#24-038 – 101 S. Fernandez Ave.

John Anstadt, representing *JMB Architects*, and Sean Thompson, the homeowner, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single-story house with attached two-car garage to build a new two-story residence with an attached two-car garage. The proposed design complies with the R-2 zoning requirements. The proposed new house is very nicely designed in a traditional style with quality materials and a tasteful neutral color palette that will fit very well in this location. However, the Design Commission should evaluate the proposed two-story massing in this location which is surrounded predominantly by single-story homes. Also, this property has an existing pool house which is proposed to remain. The pool house has visible frontage along Sigwalt Street on the north. The pool house is built with red brick, which matches the existing house being demolished, but it does not match the new house which is primarily tan. The Design Commission should evaluate the mismatched color scheme between the existing pool house and the proposed new house. With these items, Staff recommends approval.

Sean Thompson said he has been a resident for over 55 years, raised his family here, and is now looking to make a significant investment in the neighborhood to continue the tradition. They talked to many of their neighbors and everyone is generally supportive of the project, and they are committed to making the project a good project. He previously went before the ZBA for the pool house, which at that time was to make the pool house look like it fit with the house; that is their commitment here. They will make sure that the pool house and the color scheme matches the new home and fits in the neighborhood.

Mr. Anstadt said they spent quite a lot of time on the site, trying to incorporate the new plan to the existing and how it fits within the context of the neighborhood. They specifically designed the one-story element facing Fernandez to provide less impact on what they consider the busier of the two streets. They feel the one-story element also complements the one-story cabana next to it. They purposely designed a 2-car garage versus 3-car, and the existing driveway will remain. With regards to colors, their biggest challenge is that they are not in favor of the existing brick on the cabana, which matches the existing home that is now being torn down. They are hoping to build the new house with a different color palette. The proposed color palette is stone and shingle siding in a very traditional sense, and their goal is to match the existing stone on the cabana to the new home. He presented a sample of what they feel is the closest to that stone, whether it is this blend or a mixture of blends; their goal is to match the existing stone on the cabana. The roofing, window color, fascia, trim, will all match the cabana, where it differs is with the brick. They are proposing to dye the brick on the cabana a permanent color to match and blend in with the siding on the proposed new home so it all blends. He brought additional photos of the existing cabana to see how much foliage exists and how it is hidden.

Commissioner Eckhardt asked if the cabana is a monolithic stucco or face brick, and Mr. Anstadt said it is face brick, and Mr. Thompson added that it is almost the exact same brick that is on the existing home, and it has texture.

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

The commissioners summarized their comments. Commissioner Seyer said the new home looks great; it feels more contextual now, and he is in favor of it. If the goal is to match the existing materials of the pool house and do something to blend in and make it look like the new house, he is in support of that. Commissioner Eckhardt agreed with Commissioner Seyer's comments and had nothing more to add. Commissioner Fitzgerald agreed as well, and said the new home looks better than the existing one-story home because it looks like it could have been here a long time and was added onto over the years. He said this is a great project. Chair Kubow also agreed and said this is a unique property that the owner is just doing more with a long-term investment; he fully supports the project.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 101 S. FERNANDEZ AVENUE. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 5/8/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

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

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

ITEM 2. INSTITUTIONAL REVIEW

DC#24-041 – The Moorings/Independent Living Expansion – 811 E. Central Rd.

Lisa Vandermark, Executive Director for *The Moorings*, Drew Roskos, representing *Perkins/Eastman*, and Scott Freres, representing *Lakota Group*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. This project requires Plan Commission review and Village Board approval for amendment of an existing Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only. The Moorings is an existing 41-acre senior living community that was originally approved as a Planned Unit Development in 1985. At this time, the Moorings is proposing to build a new 5-story independent living building within the existing campus, with a total of 70 dwelling units on floors one through five, and 73 parking spaces below grade in the basement level.

This project received a preliminary Design Commission review on May 14, 2024. During the preliminary review, the petitioner presented three exterior design options. All of the options were received favorably by the Design Commission with mixed feedback regarding preferences and detailing. The petitioner has provided a detailed written response to the feedback received at the preliminary review, noting that they have incorporated many of the Design Commission's suggestions by modifying Option 1 with elements from Option 2.

As noted above, the current design being presented tonight is a revised version of Option 1, incorporating some of the elements from Option 2. The result is a highly detailed and thoughtful modern design which will bring a fresh look to the Mooring's campus, while still complementing the existing buildings with similar massing, materials, and colors.

Overall, Staff feels the proposed design is very nicely done, with only a couple of comments that the Design Commission should evaluate:

- The red brick portion of the building at the north corner has a somewhat massive and heavy appearance as compared to the rest of the design. Consider breaking up the amount of brick with more accent material, possibly grouping some of the windows horizontally, vertically, or both.
- The design of the west wall is a large, flat, and blank wall of the metal panel or fiber cement accent material. This large blank wall looks out of place with the rest of the highly detailed design. The west wall will be visible from other buildings on the campus, and it is recommended that the design of the west wall be revised to include a mix of materials and colors to break up the blank wall to add interest to the appearance.

All mechanical equipment and utility meters are required to be screened from view. The proposed design includes numerous rooftop mechanical units. The plans include a continuous louver screen to fully enclose all of the mechanical equipment. The proposed screen looks quite tall, but it is setback from the perimeter, so the appearance should be diminished.

The petitioner is proposing numerous new ground signs as follows:

- a new main entrance sign facing Central Road.
- an internal "identity signage element" located at the fork in the main entry drive.
- approximately three internal Wayfinding signs.

Per code, one 80 sf ground sign is allowed to face Central Road, and all internal directional ground signs are limited to 6 sf maximum size and three feet maximum height. At this time, the signage plans are being considered conceptual due to a lack of detailed information, but there appears to be a number of code issues with the proposed signage in regards to size and quantity. The Design Commission can provide general feedback on the aesthetics of the conceptual signage, but Staff will need to work with the petitioner on revisions to comply with code. The Moorings currently has three ground signs at the main entrance facing Central Road. The petitioner needs to clarify if the existing signs are intended to remain or be removed.

Commissioner Eckhardt asked if Staff did an analysis of code compliant signage versus a potential sign variation, and Mr. Hautzinger reiterated that code allows one 80 sf ground sign facing Central Road and all internal signage is limited to only 6 sf in size and 3-feet in height. Chair Kubow asked about the location of the wayfinding signs being shown, which Mr. Hautzinger indicated and added that the petitioner can elaborate on those locations.

Mr. Hautzinger said that overall, Staff recommends approval of the proposed design of the new Independent Living expansion with the following:

1. Consider breaking up the red brick portion of the design at the north corner of the building with more accent material, possibly grouping some of the windows horizontally, vertically, or both.
2. A recommendation to revise the design of the west wall to include a mix of materials and colors to break up the blank wall and add interest to the appearance.

Ms. Vandermark said she has been Executive Director at The Moorings since May 2016, and she introduced the team here tonight on behalf of the project.

Mr. Roskos said the revisions that were made after the preliminary review in May were based on feedback from the commissioners as well as their own internal feedback. They brought together all the elements of Option 2 into Option 1, making Option 1 their preferred option. The materials were balanced, both in terms of their usage and proportions, and different size windows were introduced to suggest a more residential quality. He presented three different versions of how to address the blank west wall, looking at how the materials might wrap around. He explained that the west wall is a service wall consisting of an elevator, a fire stair, a trash chute, and there are no apartments that abut this wall. He said they agreed with Staff that the west wall needs some attention, and he reviewed each of the 3 options presented, reiterating their preference for Option 1.

Chair Kubow asked about the vehicular circulation in the area of the west wall and Mr. Roskos replied that it is primarily back-of-house service, with parking on the left and storage and maintenance on the right. He also indicated where pedestrian traffic will occur with people entering and exiting the building.

Mr. Roskos referred to the northeast corner of the building with regards to the change of materials. He explained that they feel this area has a good design and they like that the front feels like an anchor and that there is a mix of materials that come off of that; however, they are open to doing more there if necessary. The west end of the building is where the main loading dock is located and it faces the healthcare building, so even if units were put there, they could not market them, which is why that area became a service area of the building.

Commissioner Eckhardt asked about the accuracy of colors being shown in the image of the existing single-story service areas, and Mr. Roskos clarified that the one-story area is a white brick material.

Mr. Freres commented on signage stating that it is currently difficult to locate the Moorings site based on the existing signage which runs parallel to the road, which is why they chose to address the signage at the main entrance at this time. Since they are making a change to the building, they feel now is the time to re-invent their signage, re-think the lettering, and re-work how they are going to package their brand. The site is currently very cluttered in terms of signage, and the existing signs are not really needed. One new perpendicular sign with 2 sign faces will be more effective and easier to read when traveling in either direction. They recognize that the scale, the height, and the materials chosen for signage needs to reflect the architectural character and style of the new building, and they put together three different signs as part of tonight's review, although they will probably re-think all signage on the campus at some point to have more of a holistic wayfinding signage program. The three signs being shown tonight include one monument sign at the main entrance measuring 18-feet in length with a 2-sided sign face of about 30 sf on each side. The other two signs being presented are to provide clear identifiers for people to maneuver throughout the site. They anticipate lighting the sign at the main entrance and the sign at the main intersection, as well as possibly lighting the wayfinding signs.

Chair Kubow asked if there was any public comment on the project and there was no response from those in the

audience.

The commissioners summarized their comments. Commissioner Fitzgerald liked the project a lot, he found all sides of the building interesting, he liked the colors and how all the materials work together. He felt the area at the north end was fine as shown, but something more needed to be done on the west wall to encourage people to walk the property. He liked Option 1, with Option 2 being his second choice. With regards to signage, he supported the direction and style of the signs being presented tonight; he agreed that the existing signage needs to be updated, and he liked that the signs are being located where people will notice them.

With regards to the blank end of the building, Commissioner Eckhardt commented that the white brick accent pieces are small, light, and framing in nature on the other rendered elevations; he did not see big, solid portions of the lighter color; however, Option 1 has a big, heavy white element on the corner of the building. Although he felt that Option 1 is the best design of the 3 options presented, in terms of breaking down a big wall and the geometry and the massing of the end of the building, he questioned the design motif of Option 1 with the bracketing details at the corner. Commissioner Eckhardt asked if the coloration of the light-colored brick is similar to the color of the barn, and Mr. Roskos replied that the barn is bright white and the brick color will be a white that is not as bright. Commissioner Eckhardt concluded that this is a great project, and he agreed with Commissioner Fitzgerald's comments.

Commissioner Seyer was in favor of the project, it looks great. With respect to the west end of the building that is clearly a concern, he felt that Option 1 is by far the best design because it breaks down the heavy massing of it all. However, he had concerns about the windows in the stairwell at the end of the building, with regards to the lighting in the stairwell that might have different emergency lighting (cool temperate light) that will be on all the time, which could be problematic from the outside. Commissioner Seyer also liked the materials wrapped on the corner. He reiterated that he liked Option 1, but was unsure about the windows in the stairwell; even though he wants windows there, what will the end result be with the lighting? That is his only concern about the project. The rest of the project is really nice, the massing and the materiality is very well proportioned. He agreed that the proposed new signage will look vastly improved and he would be in favor of it, assuming the 3 existing signs that are set back from the road will be removed, which the petitioner confirmed. Commissioner Seyer asked the other commissioners for their opinion about the windows in the stairwell with regards to lighting, as well as the petitioner.

Chair Kubow said it is a wonderfully designed project, he loved the contemporary architecture being proposed and he supports Option 1 for the west wall. He was in favor of the northwest corner of the building and would not change anything, it is very modern and he loved the punched openings and the very small cornice that gives a sense of pop and differentiation from the other sides of the building. He was not opposed to removing the windows in the stairwell at the west end of the building, and he agreed that the current signage needs a refresh. Chair Kubow asked if the existing tree at the front entry will be removed, and Mr. Freres replied that some landscape improvements are proposed for the site to open up the visibility at the entrance; however, their intent is to not remove any big trees if possible. Chair Kubow was in favor of everything presented, with Option 1 being his preferred option, and he appreciated the summary that the petitioner provided regarding previous comments from the commissioners.

The commissioners responded to Commissioner Seyer's concerns about lighting from the stairwell windows at the end of the building. Commissioner Fitzgerald agreed with the concerns about the lighting from these windows; it should not stand out in a bad way. Commissioner Eckhardt agreed as well and suggested adding something to the windows to make them look like the residential windows, in color and in temperature. Super bright white lighting will be a disappointment. Mr. Roskos presented two solutions with regards to the windows on the west facade; changing the color and temperature of the light itself, which will be around 2,700 kelvin, or putting a film on the windows that will allow daylight in but soften the glow out. Commissioner Seyer was unsure how that would look, but he reiterated that he does like the windows there. Chair Kubow added that it is nice having natural light in the stairwell. Commissioner Eckhardt said that a combination of changing the temperature of the lights and adding either blinds or film to the windows is the way to go.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN OF THE NEW INDEPENDENT LIVING EXPANSION AT *THE MOORINGS* LOCATED AT 811 E. CENTRAL ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 6/27/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. APPROVAL OF OPTION 1, PRESENTED TONIGHT, FOR THE WEST WALL.
2. A REQUIREMENT THAT THE PETITIONER STUDY AND RESOLVE THE POTENTIAL DIFFERENTIATION OF LIGHTING COLOR FROM THE WEST WALL STAIRWELL WINDOWS, AS COMPARED TO THE RESIDENTIAL UNITS, SO THAT THE OVERALL EXTERIOR APPEARANCE IS SIMILAR.
3. THAT THE NEW SIGNAGE PRESENTED TONIGHT IS FOR PRELIMINARY REVIEW ONLY, AND AN ACKNOWLEDGEMENT THAT NEW SIGNAGE WILL BE RESUBMITTED BY THE PETITIONER IN THE FUTURE.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Seyer said it is hard to mandate the color temperature of lights in a stairwell that he believed are an emergency path that requires a bolder, brighter light. He encouraged the petitioner to make it look nice from the outside with the appropriate color temperature and film. He suggested eliminating the window on the top floor in the metal panel area, and add blinds in the other 3 windows so it is not so bright.

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

ITEM 3. OTHER BUSINESS

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 7:20 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Design Commission
8/13/2024

Item: Minutes - 7/23/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description

Minutes 7/23/24

Type

Minutes

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JULY 23, 2024

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

Members Present: Ted Eckhardt, Acting Chair
John Fitzgerald
Kirsten Kingsley

Members Absent: Jonathan Kubow, Chair
Scott Seyer

Also Present: John Anstadt, JMB Architects for *812 N. Mitchell Ave.*
Danielle & Blair McLaughlin, Owners of *812 N. Mitchell Ave.*
Steve Hautzinger, Planning Staff

Acting Chair Eckhardt said that with only 3 of the 5 commissioners here tonight, a unanimous vote is required for a vote to pass. The petitioner has the option to continue their project to a future meeting where more commissioners are present.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#24-045 – 812 N. Mitchell Ave.

John Anstadt, representing *JMB Architects*, and Danielle & Blair McLaughlin, the owners, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single-story house with attached two-car garage to build a new two-story residence with an attached three-car garage. The proposed design complies with the R-3 zoning requirements. He clarified that the Staff report shows an incorrect amount for the maximum FAR allowed; it is actually 5,619 sf instead of 5,475 sf; however, either way the new home is in compliance. The subject property is located in a neighborhood with a mix of older historic homes with detached garages, as well as newer homes with attached garages. Overall, the neighborhood has a predominantly traditional style. The existing single-story house being proposed to be demolished, is approximately 76 years old, however upon an initial review, it does not appear to be architecturally or historically significant, and it was not included in the 2004 School of the Art Institute Historic Preservation Report.

The proposed design for the new home includes many traditional features and massing such as gable roof forms, pitched roofs, and punched window openings. However, the use of materials and colors gives the home a modern appearance. The house is large, but the massing is nicely scaled and broken down with many smaller components. Overall, the proposed design is very high quality, but the modern aesthetic should be evaluated by the Design Commission against the context of the traditional neighborhood.

The design includes one small section of black standing seam metal roofing above the side load garage. This small amount of black metal roofing feels out of place with the rest of the color palette which is primarily light gray, dark gray, and bronze. It is recommended to either change the metal roofing color to a dark gray, or replace it with asphalt shingles. With these comments, Staff recommends approval of the project.

Danielle McLaughlin said that they have met many of the neighbors who have expressed excitement to see a new home being built here. Mr. Anstadt said they were unable to obtain an exact stone sample; however, the sample presented tonight is similar. They are proposing more of a transitional style home, with peaked roofs and other elements that are done on purpose to tie into that traditional sense. There are some flat roofs, with one over the front door and one over the powder room, but everything else will be a pitched roof with a modern element at the front corner window. The homeowners are looking for a modern design, and they feel this design incorporates the modern with the traditional style being proposed.

Acting Chair Eckhardt asked the petitioner to respond to Staff's comment about the black standing seam metal roof, and Mr. Anstadt said he agreed with the comment; it should be a bronze color to match the windows.

The commissioners summarized their comments. Commissioner Kingsley appreciated the color renderings and 3D drawings provided by the petitioner. With regards to colors and materials, she felt the soffit and fascia color appear darker in the rendering than the sample provided, and she asked about the material for the vertical siding. Mr. Anstadt said the siding will be either a fiber cement material or an ash siding product; the goal is to have the look of verticality, with a preference not to use board and batten. Commissioner Kingsley asked if corner boards are being used and the color of them. Mr. Anstadt said their intent is to use corner boards in the darker color shown. He added that they are looking for some contrast at the corners with the window trim and the corner boards. Commissioner Kingsley was in favor of that being the same color, although not a requirement; it is more modern this way and also more traditional. She also suggested adding a window in the tall gable end over the garage, or a plain faux shutter, which will break up the massing. The same could happen on the back porch.

Commissioner Fitzgerald liked the home, which appears somewhat transitional, and he liked the metal roof, although he preferred to leave the color of the metal roof open; he liked both the idea of bronze and the idea of black to match the color to the roof shingles. He liked the color of the stone and the colors of the home, and liked Commissioner Kingsley's idea of adding something above the garage. He referred to the side of the covered porch on the back of the home and suggested adding a solid wall to help with noise from the two a/c units located there. Mr. Anstadt said they considered locating the two a/c units in front of the family room, and they go back and forth between there and the proposed location; however, they feel the current location is best. They are currently discussing how to reduce the noise in this area, and he asked Staff if a solid wall there will count towards FAR. Mr. Hautzinger replied that it would not count towards FAR if the end wall remains open.

Acting Chair Eckhardt concurred with the other commissioners' comments. He asked about the large space above the garage, and Mr. Anstadt said the space is not planned for storage or living, and access is only as required by code. Acting Chair Eckhardt also asked about the 3 small boxes shown on the drawing above the windows on the west elevation, and Mr. Anstadt replied that these are transom windows which they are still in budget discussions about. Acting Chair Eckhardt was in favor of adding the transom windows, the more natural light the better. He liked the home as proposed, the aesthetic is great and the colors are fine.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 812 N. MITCHELL AVENUE. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 6/12/24, REVISED SAMPLE BOARD AND RENDERINGS RECEIVED 7/11/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO KEEP THE PROPOSED METAL ROOFING AND TO CHANGE THE COLOR, TO BE APPROVED BY STAFF.
2. A RECOMMENDATION TO CHANGE THE COLOR OF THE CORNER TRIM BOARDS TO MATCH THE SIDING COLOR, TO BE APPROVED BY STAFF.
3. A RECOMMENDATION TO ADD SOME TYPE OF DETAIL ABOVE THE GARAGE DOOR AT THE SINGLE GARAGE, AND AN OPTION TO DO SOMETHING SIMILAR ON THE BACK AT THE FAMILY ROOM, TO BE APPROVED BY STAFF.
4. A RECOMMENDATION TO ADD A SOLID WALL ON THE SIDE OF THE COVERED PATIO, TO HIDE THE A/C UNITS, TO BE APPROVED BY STAFF.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Acting Chair Eckhardt explained to the petitioner that a recommendation is not the same as a requirement. Commissioner Kingsley asked for clarification about the color presented tonight for the standing seam metal roof, and Commissioner Fitzgerald said it is black, which he is not opposed to; however, he wanted the petitioner to have the option to change the color, and have it approved by Staff. Acting Chair Eckhardt said that the rendering makes the metal roof appear greyer than the sample presented.

FITZGERALD, AYE; KINGSLEY, AYE; ECKHARDT, AYE.

ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 2. OTHER BUSINESS

Public Comment

There was no one in the audience for public comment.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 6:55 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Design Commission 8/13/2024

Item: DC#24-028(H) - 702 N. Dunton Ave. - SF/Addition

Department: Planning & Community Development Department

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the design of the proposed addition at 702 N. Dunton Avenue. This recommendation is subject to compliance with the architectural plans received on 8/7/24, material list and sample board received on 7/2/24 and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.
2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Supporting Documents
Public Comment

Type

Board or Commission Report
Exhibits
Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 702 N. Dunton Ave.
Project Address: 702 N. Dunton Ave.
Prepared By: Steve Hautzinger

Date Prepared: August 6, 2024

PETITION INFORMATION:

DC Number: 24-028(H)
Petitioner Name: Cathy Deligio
Petitioner Address: Mastercraft Builders & Carpentry Inc.
1000 George Street
Barrington, IL 60010
Meeting Date: August 13, 2024

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

ANALYSIS:

Summary

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

The petitioner is proposing a small second floor addition to an existing two-story house. An existing detached garage is being replaced with a new detached garage under a separate previously approved permit. The property has a total land area of 6,257 square feet and the proposed residence with addition will be 2,366 square feet. The project does comply with the R-3 single-family zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 24.9 feet Exterior Side: 12.6 feet Side: 5 feet Rear: 30 feet	Front: 25.8 feet (to new addition) Exterior Side: 9.4 feet (existing) Side: 11.02 feet (to new addition) Rear: 50.9 feet (existing)
Building Height	25 feet to the midpoint	24 feet to the midpoint
FAR	2,816 SF	2,366 SF
Building Lot Coverage	2,190 SF	1,991 SF
Impervious Surface Coverage Total	3,441 SF	3,056 SF

The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area, and the existing house was included in the 2004 Community Preservation Report that was prepared by the School of the Art Institute of Chicago to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Exceptional".

The existing house is currently being renovated by the petitioner under a separate interior remodel permit, including the replacement of all windows with new white vinyl windows. Staff commends the petitioner for preserving and renovating this important historical house in lieu of teardown/new construction.

The proposed addition is a small, 144 sf second floor bathroom and walk-in closet addition along the front of the house. The massing of the design is a simple gable roof framed into the side of the existing main gable roof. Overall, the proposed design is nicely done to match the style, character, color and materials of the existing house.

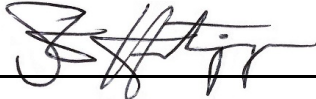
RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the proposed addition at 702 N. Dunton Avenue. This recommendation is subject to compliance with the architectural plans received on 8/7/24, material list and sample board received on 7/2/24 and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.

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



August 6, 2024

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 24-028



N Highland Ave

N Vail Ave

N Dunton Ave

N Evergreen Ave

W Vine St

W Hawthorne St

E Hawthorne St

N Highland Ave

N Dunton Ave

704
710
718
724
728
736
202
707
711
715
719
721
723
725
706
708
710
714
718
724
108
105

701
705
709
717
721
727
735
702
706
710
716
720
722
726
728

6
711
717
723
727
735
803
706
708
714
718
720
722
728
740
744

104
711
713
717
727
733
735
737

624
628
638
642
631
633
635
23
107
11
630
636
648

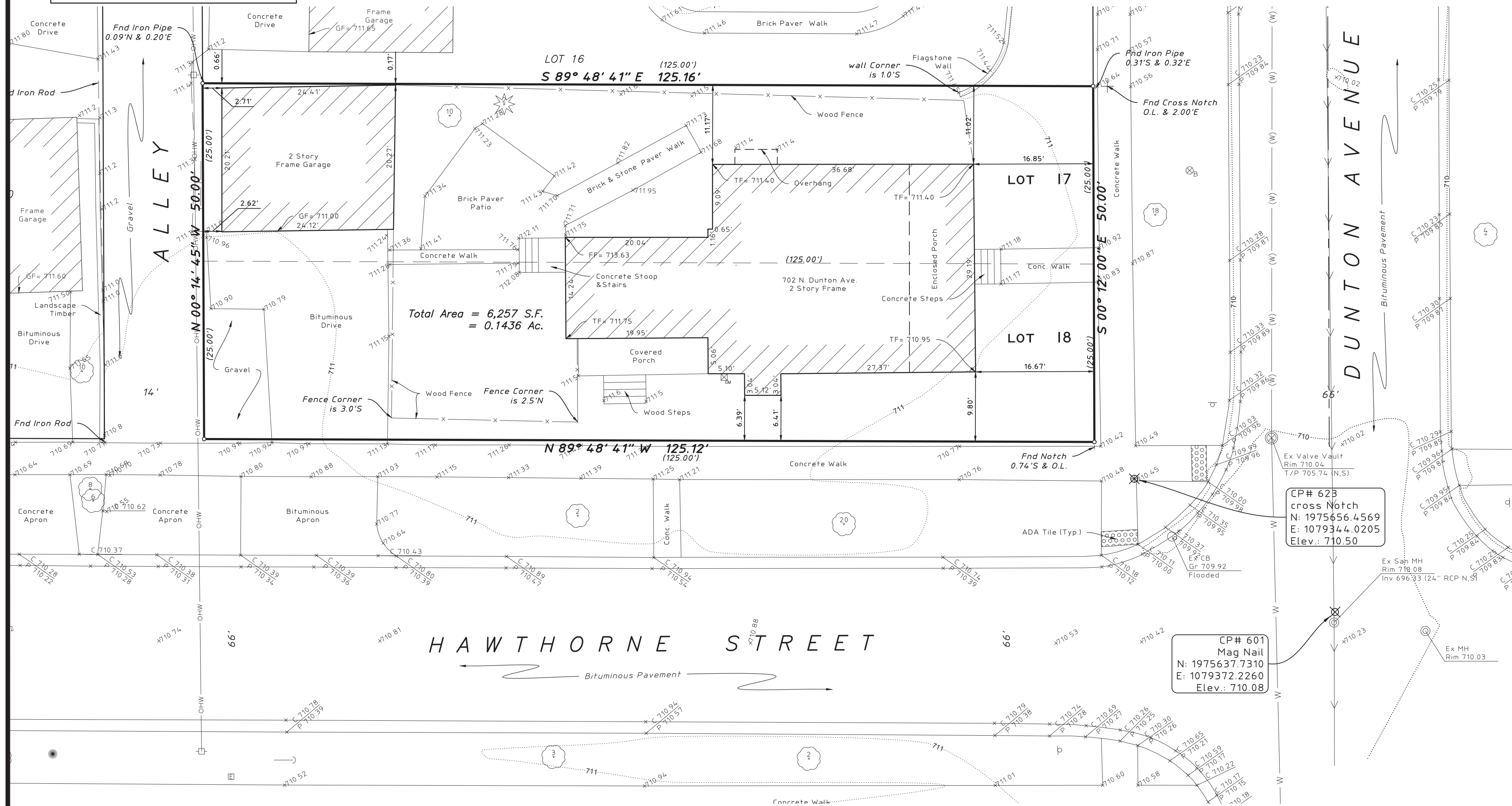
623
627
631
635
3
5
9
11
101
103
105

Benchmark
CP # 617 (see survey)
Description: Maze Nail
Elevation: 713.29 NAVD 88 (Geoid 12A)

CP # 600
Description: Cross Notch on Fire Hydrant Bolt
Elevation: 712.66 NAVD 88 (Geoid 12A)

LEGAL DESCRIPTION

LOTS 17 AND 18 IN BLOCK 6 IN W. H. & J. DUNTON & OTHERS SUBDIVISION OF LOTS 4, 5, AND 6 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOTS 1, 2, 8, AND 9 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 21, 1874 AS DOCUMENT NUMBER 152778, IN COOK COUNTY, ILLINOIS.

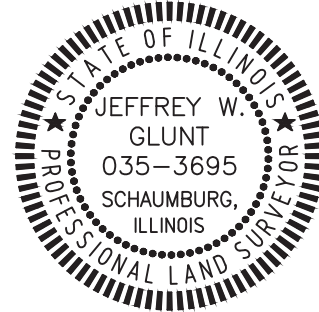


Surveyor's Notes:

- Field work was completed on August 30, 2023.
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12a) as referenced from Kara Company's RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-0123).

LEGEND

	Manhole		Curb & Gutter
	Catch Basin		Curb Elevation and Pavement Elevation
	Clean Out		Pavement Elevation
	Storm Sewer		Sidewalk Elevation
	Combined Sewer		Ground Elevation
	Atlas Water Main		Contour Line
	Light Pole		Deciduous Tree
	Fence		Coniferous Tree
	Sign		Record On Line
	Gas Meter		
	Overhead Utility Line		
	Utility Pole		



State of Illinois)
County of Cook) SS:

This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Schaumburg, Illinois September 14, 2023

By: Illinois Professional Land Surveyor No. 3695

Ordered By: MASTERCRAFT
Order No.: 23161 Lots 17-18

EXPIRES 11-30-24

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

BOUNDARY & TOPOGRAPHIC SURVEY
716 N. DUNTON AVENUE
ARLINGTON HEIGHTS, IL.

Project Manager: MLA
Drafter: TSK
Date: 2023-09-14
Project No. 23161
Sheet 1

PROPOSED 2nd FLR. ADDITION

for
702 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL 60005

SCOPE OF WORK
WITHIN THIS AREA

CODE AUTHORITY / REQUIREMENTS

AUTHORITY: VILLAGE OF ARLINGTON HEIGHTS, IL
BUILDING DEPARTMENT
33 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005
(847) 368-5000

TYPE OF CONSTR.: 5B COMBUSTIBLE (NEW RESIDENTIAL DET. GARAGE)

VILLAGE OF ARLINGTON HEIGHTS, IL BLDG. CODES:
2018 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS
2018 INTERNATIONAL BUILDING CODE w/ AMENDMENTS
2018 INTERNATIONAL MECH. CODE w/ AMENDMENTS
2018 INTERNATIONAL FIRE CODE w/ AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE w/ AMENDMENTS
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE w/ AMENDMENTS
NFPA 2017 NATIONAL ELECTRICAL CODE w/ AMENDMENTS
2014 ILLINOIS STATE PLUMBING CODE w/ AMENDMENTS
2021 ILLINOIS ENERGY CONSERVATION CODE w/
STATE OF ILLINOIS AMENDMENTS

NOTE TO BUILDING DEPARTMENT:
THIS PERMIT IS VALID FOR PERMIT ONLY WHEN THE ARCHITECT'S SEAL IS AFFIXED TO
THE DRAWINGS AND APPROPRIATELY SIGNED BY THIS ARCHITECT. THE SIGNED AND
SEALED DRAWINGS ARE INTENDED FOR PERMIT ON BEHALF OF ONE BUILDING ONLY.

REFER TO KITCHEN PLANS AS PREPARED BY 'KITCHEN VILLAGE'
FOR ALL KITCHEN RELATED DETAILS.

DEMOLITION NOTES

- The Contractor shall coordinate demolition and new construction work shown on the drawings for all trades.
- The Contractor shall design and provide all necessary shoring, bracing and scaffolding required for both demolition and new construction.
- The Contractor shall provide all dust partitions and screens as required to contain dust and debris resulting from and during demolition.
- The Architect is not responsible for presence, identification, abatement or removal of asbestos or other toxic materials that may or may not be located in the existing structure. If asbestos or other toxic materials is suspected or identified, the Contractor shall respond appropriately and notify the Owner, Architect & Building Dept. of any and all actions taken.
- Where items of construction are shown or noted to be removed, it shall be complete for that item of construction including all hangers, anchors, fasteners, pipe, conduit, wiring, ducts, etc. and be removed from the area prepared for new construction.
- Disconnect and / or removed existing materials, construction and other items which are rendered obsolete or are required to be removed by these alterations and new construction. Salvageable materials and equipment shall be returned to the owner for storage and debris waste materials and equipment shall be returned to the Owner for storage and debris waste materials and equipment shall be transported out of the building and legally disposed.
- Protect all existing construction and finishes to remain. Restore, repair or replace any such item damaged during work to new construction. Materials used for patching and finishing of existing construction shall match materials and finishes of the original construction.

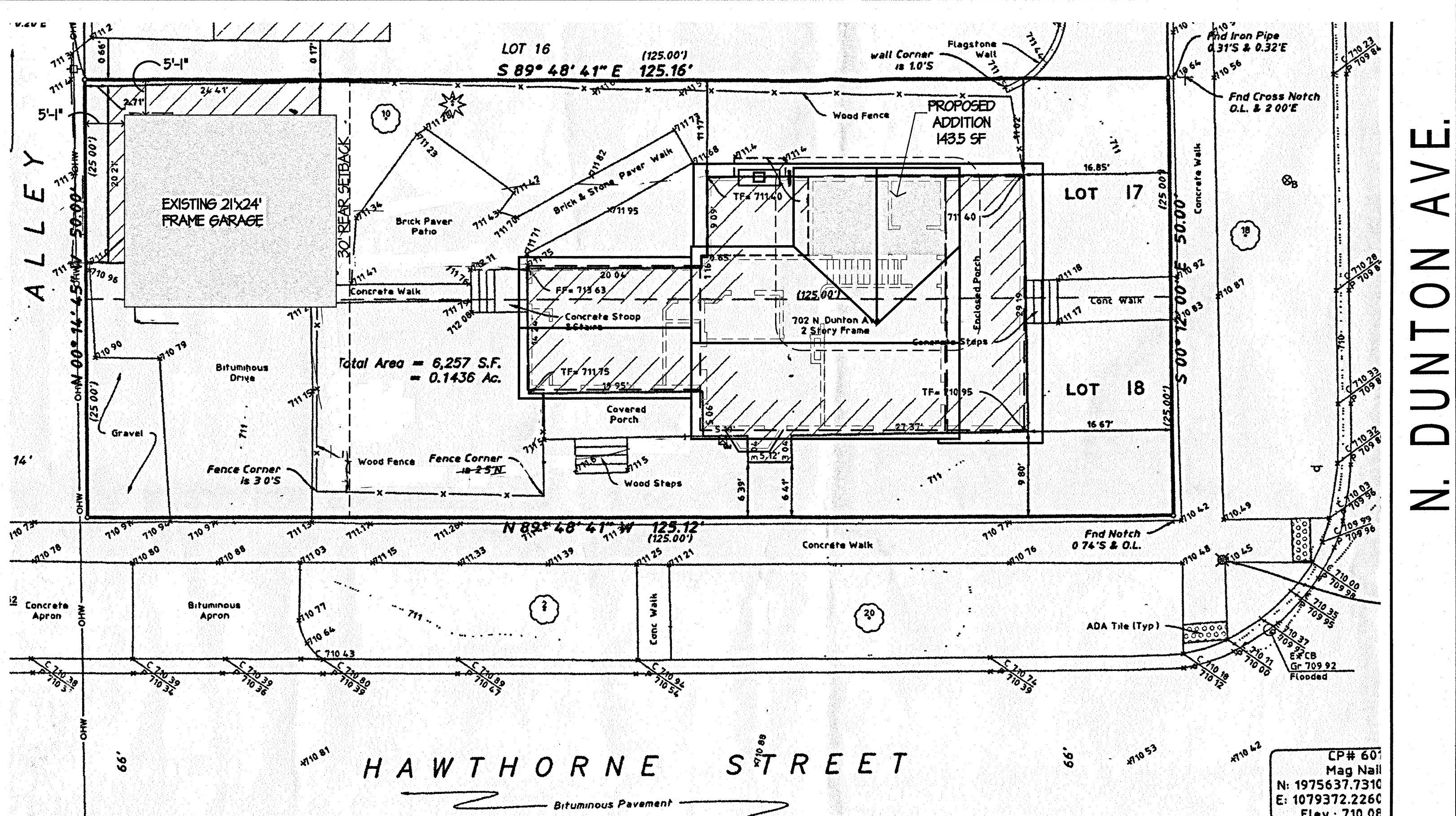
INSURANCE REQUIREMENTS

- The Contr. shall submit, prior to commencement of work, certificates of insurance naming the Owner, the Architect and their Agents as additionally insured, for the following coverage.
Public liability of not less than \$1,000,000 (including) contractor's protective liability, covering explosion and collapse, completed operations coverage (covering a period of at least 2 years after the date of acceptance of the work by the Owner), and broad form blanket contractual liability coverage and shall insure against any and all claims for bodily injury including death resulting thence from and damage to the property of others and arising from its operations under the contract whether such operations are performed by such contractors, or by anyone directly or indirectly employed by any of them.
- Workman's compensation and employers liability insurance as required by any employee benefit acts or other statutes applicable where the work is to be performed as will protect owner's contractors from liability under aforementioned acts.
- Comprehensive automobile liability insurance, including the ownership, maintenance and operation of any automobile equipment owned, hired and non-owned \$500,000 / \$1,000,000 limits..

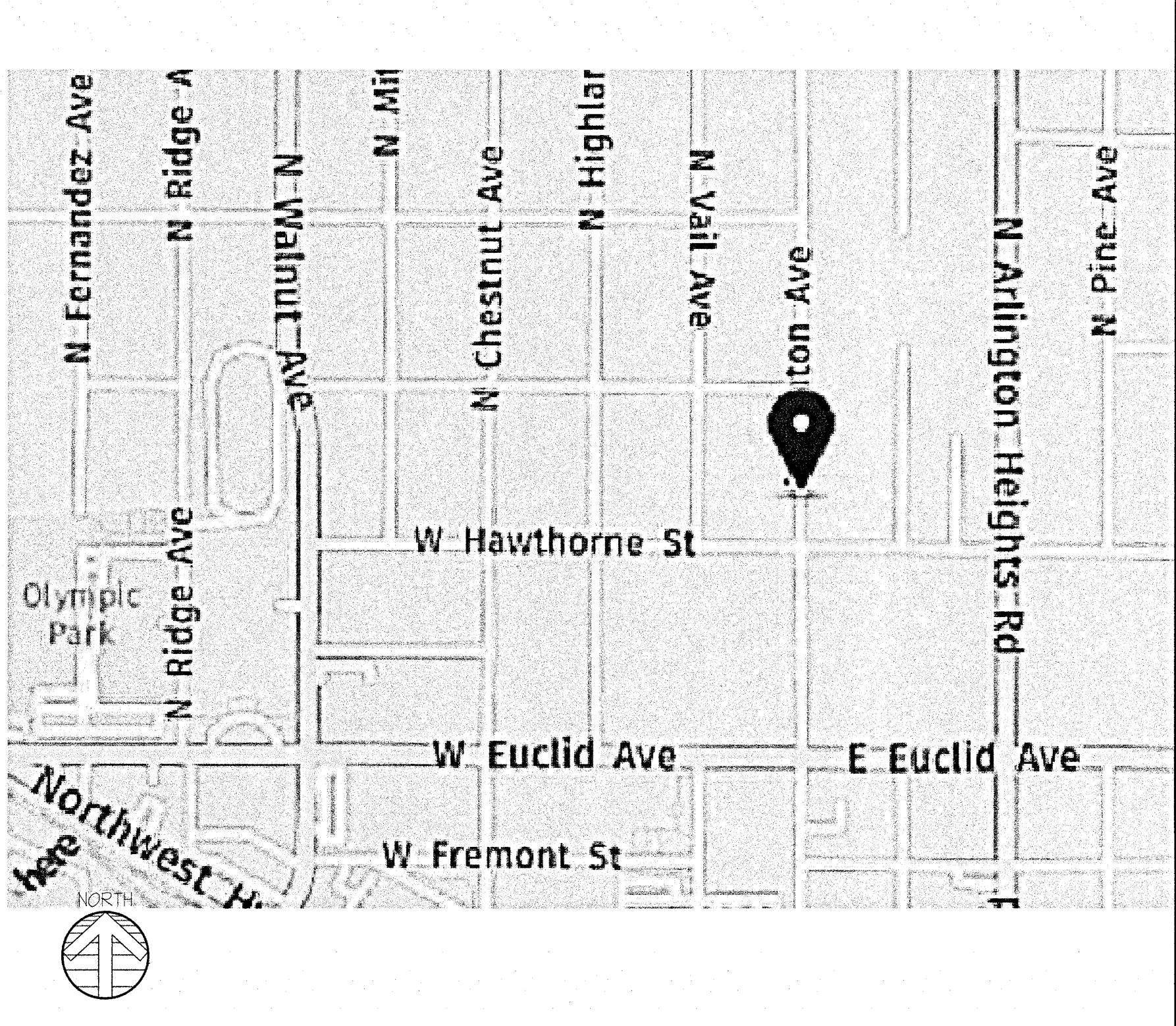
GENERAL NOTES

- The General Contractor shall verify all dimensions and existing conditions in the field prior to start of work and to notify the Architect in writing of any and all discrepancies.
- The General Contractor and all sub trades shall conform to all applicable codes, ordinances and manufacturer's specifications.
- All claims and disputes arising out of this project shall be decided by Arbitration in accordance with rules under the American Arbitration Associations and their decisions shall be final.
- As these drawings are an instrument of limited service, the need for additional professional services, consultants, and site visits by the Architect are advised with respect to construction or modification of the construction. Safety techniques are solely the responsibility of the General Contractor and the sub trades.
- Each contractor by accepting a contract to work on this project agrees to assume the sole and entire responsibility, risk and liability for and agrees to indemnify, hold harmless, and defend the Architect John Anthony Nelson, his employees, heirs, and agents and estates for any and all claims, legal fees, etc., arising out of the performance of this work.
- The General Contractor is responsible for meeting all code requirements during construction, including all applicable safety regulations and required inspections.
- The General Contractor is responsible for coordinating the work of all sub-contractors and the Contractor shall verify all existing conditions in field and report any problems or discrepancies to the Owner prior to continuing with work.
- Mechanical, electrical and plumbing contracts will be design-build. All sub-contractors shall be responsible for meeting all building code requirements and shall provide all materials, labor and equipment for a complete and professional installation.
- All gutters and downspouts shall discharge to existing splashblocks and away from any adjacent properties-Verify existing locations in field.
- Line voltage smoke detectors shall be 110v with battery backup & wired in series and located in the basement, on each level of the house and within every bedroom & within 15' of every bedroom.
- Carbon monoxide detectors shall be located on every floor, outside of furnace closets & within 15' of any sleeping room.
- HVAC Contractor shall modify existing ductwork to provide new supply registers as shown on plans. Verify all condition in field.
- Provide firestopping; firestop all mechanical penetrations, stud, joist & rafter spaces to meet code requirements.
- Electrical outlets shall be spaced and located in compliance with 2000 N.E.C Art 210-52.
- Closest light fixtures shall have fluorescent bulbs.

SITE PLAN



LOCATION MAP



SITE DATA

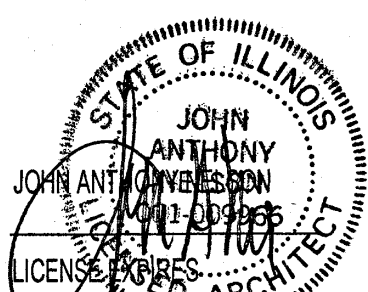
LOT AREA: 6,256 SF
ZONING: R-3 RESID.
1st FLOOR AREA: 1,369.6 SF
2nd FLOOR AREA: 853.7 SF
PROP. ADDITION: 143.5 SF
GARAGE OVER 400 SF: 104.0 SF
PROP. TOTAL FAR: 2,470.8 SF (39.5%)
ALLOW. TOTAL FAR: 2,815.2 SF (45.0%)
PROP. BUILDING LOT COVERAGE: 1,959.0 SF (31.3%)
ALLOWED BUILDING LOT COVERAGE: 2,189.6 SF (35.0%)
PROP. IMPERVIOUS LOT COVERAGE: 2,704.2 SF (43.2%)
ALLOWED IMPERVIOUS LOT COVERAGE: 3,440.8 SF (55.0%)
PROP. REAR YARD: 504.0 SF (33.6%)
ALLOWED REAR YARD: 600.0 SF (40.0%)
40 x 50 x 30 = (40.0%)

SHT. # DESCRIPTION

T1	COVER SHEET w/ SITE PLAN
A3	1st & 2nd FLOOR PLANS
A4	PROPOSED EXTERIOR ELEVATIONS

CERTIFICATION

I DO HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL APPLICABLE CODES AND ORDINANCES WITHIN THE VILLAGE OF ARLINGTON HEIGHTS, IL.



LICENSE NO.
001-009966
11/30/24

WARNING:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER THESE DRAWINGS OR SPECIFICATIONS IN ANY WAY.

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074

PROPOSED 2nd FLOOR ADDITION
702 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL
MASTER CRAFT BUILDERS & CARPENTRY
(847) 875-6249

DATE: 2/24/24
ADDITION PLANS

DATE:

DRAWN BY:

CHECKED BY:

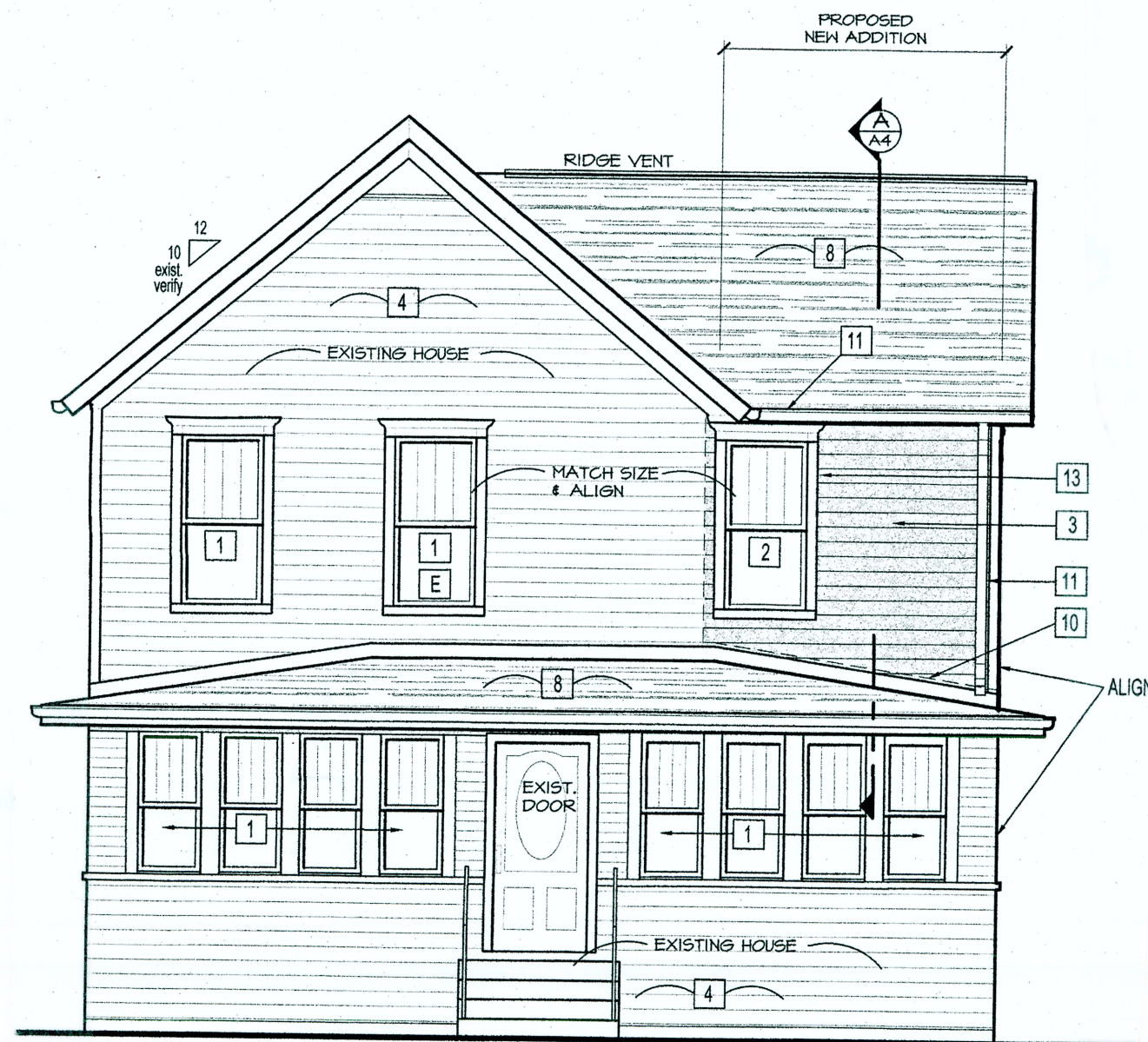
SCALE:

SHEET TITLE:

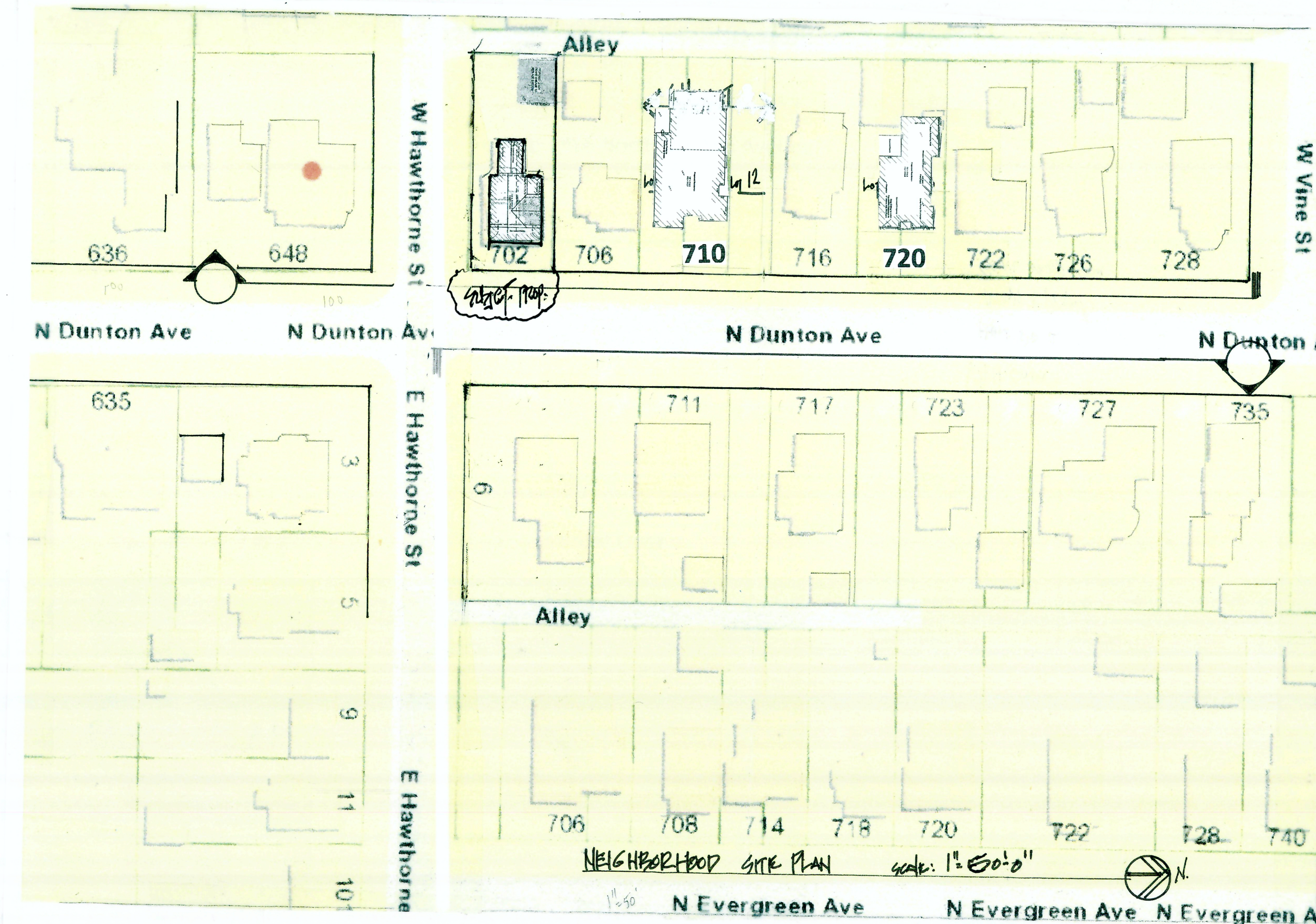
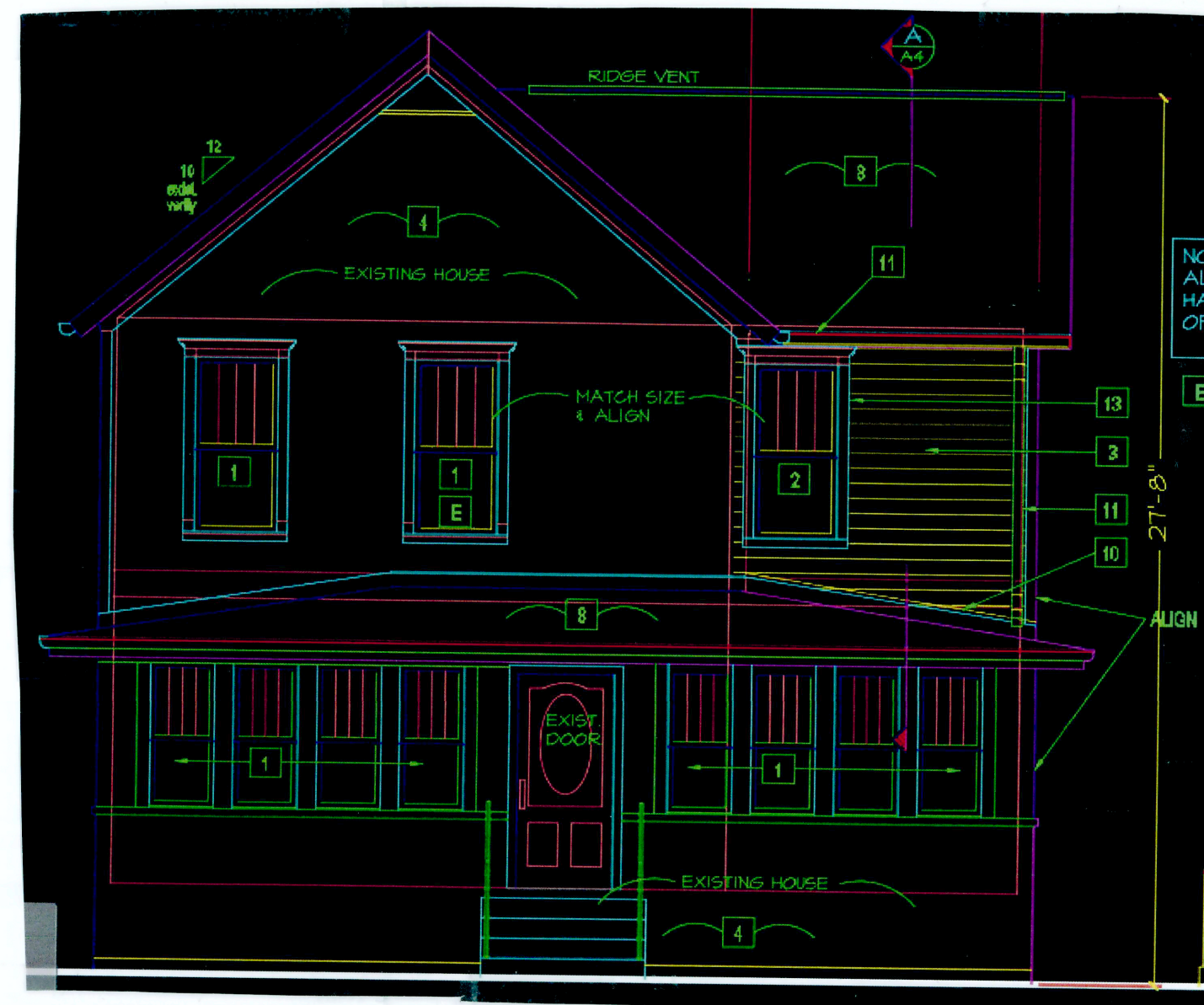
TITLE SHEET

SHEET NUMBER:
OF: TOTAL SHEETS

T1



PROPOSED EAST ELEVATION



VIEW WEST ON NORTH DUNTON AVENUE

WARNING:
IT IS A VIOLATION OF THE LAW FOR
ANY PERSON, UNLESS ACTING UNDER
THE DIRECTION OF THE ARCHITECT OF
RECORD, TO ALTER THESE DRAWINGS
OR SPECIFICATIONS IN ANY WAY.

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

DATE:	12-16-23	Lot 8 & 9
DRAWN BY:	11-23	Lot 10 & 11 (City of Palatine)
CHECKED BY:	11-24	702 N Dunton Avenue
SCALE:		
SHEET TITLE:		

© COPYRIGHT 2024





WARNING:
IT IS A VIOLATION OF THE LAW FOR
ANY PERSON, UNLESS ACTING UNDER
THE DIRECTION OF THE ARCHITECT OF
RECORD, TO ALTER THESE DRAWINGS
OR SPECIFICATIONS IN ANY WAY.

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074

PROPOSED 2nd FLOOR ADDITION
702 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL
MASTER CRAFT BUILDERS & CARPENTRY
(847) 875-6249

DATE: 8/6/24

DATE:

DRAWN BY:

CHECKED BY:

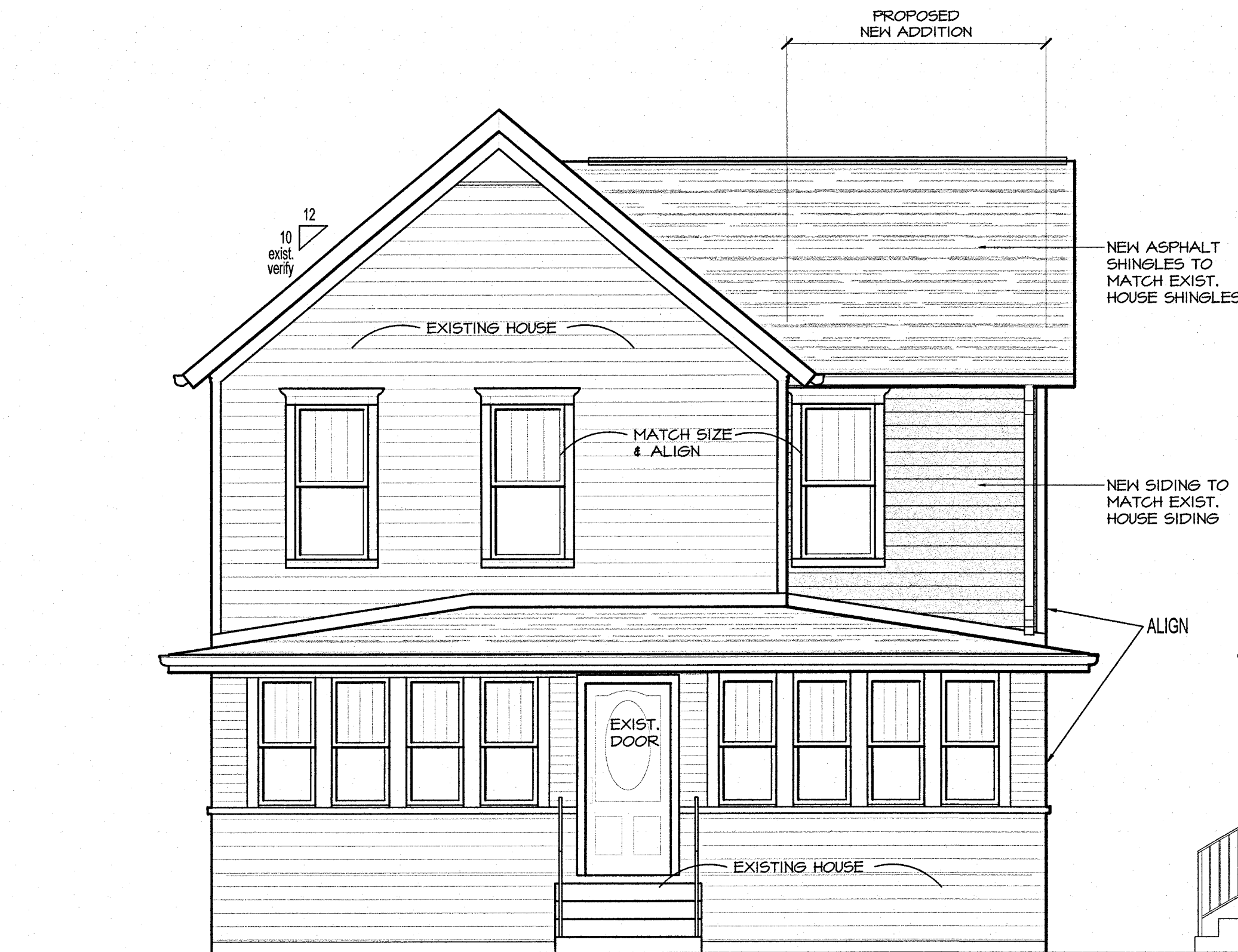
SCALE:

SHEET TITLE:
EXTERIOR
ELEVATIONS

SHEET NUMBER:
OF: TOTAL SHEETS

A2

© COPYRIGHT 2024



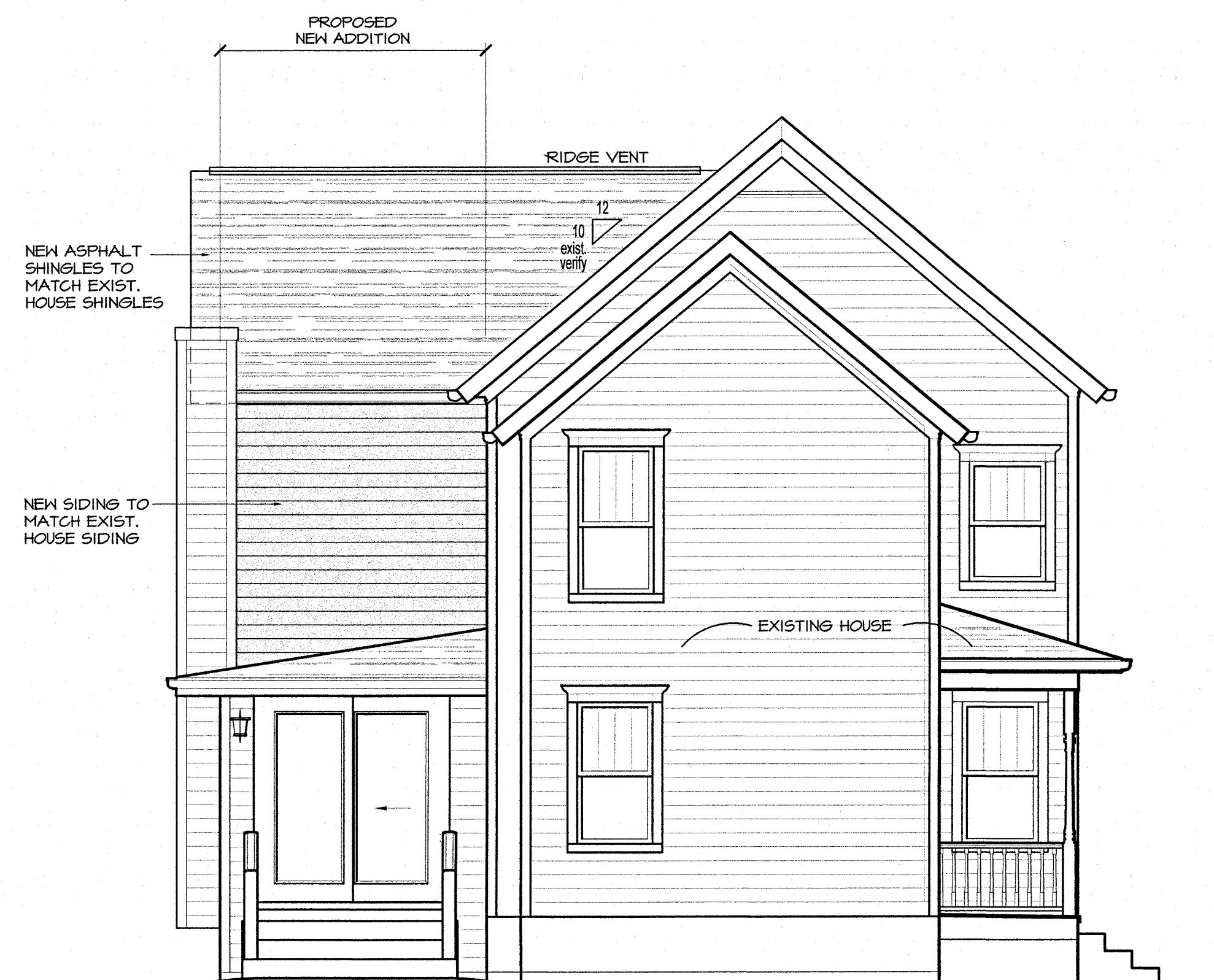
PROPOSED EAST ELEVATION

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



PROPOSED NORTH ELEVATION

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



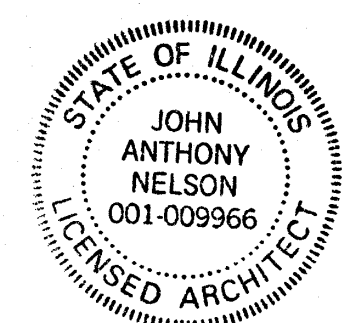
PROPOSED WEST ELEVATION

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



EXISTING SOUTH ELEVATION

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



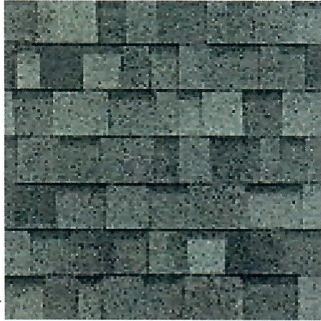
Sample

Material Schedule for 702 N. Dunton

Item:	Material:	Manufacturer:	Color:
Roof	Asphalt Shingles	Owens Corning	Estate Gray
Siding	Cedar	Lumber	Painted Cavern Steel
Windows	Vinyl	Harvey	White
Soffit/Fascia	Cedar to match house	Lumber	White
Trim	Smooth LP	LP	White
Gutters/Downspout	Aluminum	Alsco	White

Sample

Material Board for 702 N. Dunton



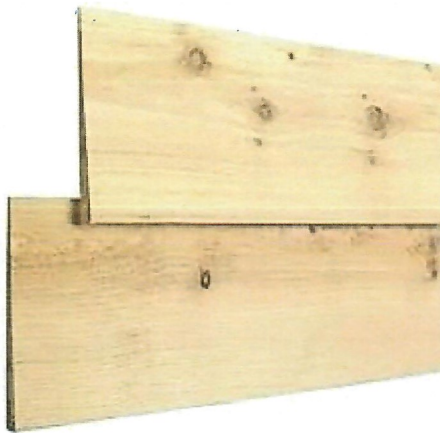
Asphalt Shingles

Color: Estate Gray



Vinyl

Color: White



Match existing cedar siding material

Color: Cavern Steel



*proposed gutters + downspouts
white to match existing home*

From: [REDACTED]
To: [Hautzinger, Steve](#)
Subject: review of proposed 702 N Dunton addition
Date: Friday, August 9, 2024 12:03:33 PM

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Steve and members of the Design Commission,

As you know, my husband and I live at 728 N Dunton Ave, Arlington Heights, IL, 60004.

We have reviewed the online documents for the request to allow a second floor addition at 702 N Dunton. This matter is on the 8/13/2024 Design Commission agenda.

There is an error on Page 4 of the exhibits entitled "View west on North Dunton Avenue." Looking at the 716 N Dunton images shown on Page 4 the petitioner shows the correct photo of the 716 structure, but shows a rendering of the single family home they had proposed to build at 716 if the demolition of the existing 716 N Dunton structure had not been denied by the Design Commission and the Village Board. To us, this is incorrect.

Incorrect documentation on other MasterCraft construction projects on the 700 N Dunton block has created problems in the past (for example, the incorrect elevation of 720 N Dunton.) Also, since the Village is currently involved in litigation with MasterCraft regarding 716 N Dunton, we feel it is imperative to have correct documentation on any and all of their projects to prevent future problems. While this error may seem minor and a "technicality," we are requesting it be corrected prior to the Design Commission review of the project.

To be clear, we actually think the proposed 702 N Dunton 2nd floor addition is tasteful, and we appreciate that MasterCraft is renovating 702 N Dunton rather than demolishing it. We also appreciate that MasterCraft found a way to repair the existing 702 N Dunton foundation. We plan to attend the 8/13/2024 Design Commission meeting.

Please share this email with the Design Commission member for their review.

Thank you,

Mary Ann Crosby-Anderson
Mark A. Anderson
728 N Dunton Ave
Arlington Heights, IL 60004



Design Commission 8/13/2024

Item: DC#24-052 - 900 S. Evergreen Ave. - SF/Addition

Department: Planning & Community Development Department

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the design of the proposed addition at 900 S. Evergreen Avenue. This recommendation is based on the floor plans received on 7/12/24, site plan and exterior elevations received on 8/7/24, material list and sample board received 8/8/24, and the following:

1. A recommendation to revise the design with a one-and-a-half story massing and an earth tone color palette to better fit with the scale and context of the neighborhood.
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 Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
3. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Patel Residence
Project Address: 900 S Evergreen Avenue
Prepared By: Steve Hautzinger

Date Prepared: August 8, 2024

PETITION INFORMATION:

DC Number: 24-052
Petitioner Name: Daniel Poloz
Petitioner Address: 915 S Dunton Avenue
Arlington Heights, IL 60005

Meeting Date: August 13, 2024

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

ANALYSIS:

Summary

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

The petitioner is proposing a complete renovation and full second floor addition to an existing single-story house. An existing attached two-car garage will remain. The property has a total land area of 13,185 square feet and the proposed residence with addition will have 4,663 square feet. The existing house and new second floor addition are encroaching approximately 11-inches into the required 30-foot rear setback, so a zoning variation is required. The plans do comply with all other R-3 single-family zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 29 feet Exterior Side: 15.3 feet Side: 5 feet Rear: 30 feet	Front: 29.9 feet Exterior Side: 16.8 feet Side: 39.2 feet Rear: 29.1 feet
Building Height	25 feet to the midpoint	24.1 feet to the midpoint
FAR	5,712 SF	4,663 SF
Building Lot Coverage	4,615 SF	2,582 SF
Impervious Surface Coverage Total	6,593 SF	4,486 SF

The existing house is located on a large corner lot. The surrounding context in this location is primarily single-story homes. The proposed full second floor addition looks somewhat massive, and the vertical detailing accentuates the tall appearance. The proposed black & white color scheme has a bold appearance that looks out of place in this location. A better design approach in this location would be a second floor with a one-and-a-half-story massing, and a more subdued earth tone color palette. It does help that there is abundant space between the existing house and the surrounding neighbors to help minimize the impact.

Examples of similar completed projects in this neighborhood with one-and-a-half story massing and softer colors are shown below.



Example 1. 838 S. Evergreen Avenue



Example 2. 5 W. Fairview Street



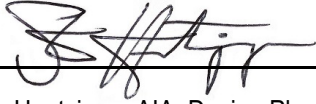
Example 3. 746 S. Vail Avenue

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the design of the proposed addition at 900 S. Evergreen Avenue. This recommendation is based on the floor plans received on 7/12/24, site plan and exterior elevations received on 8/7/24, material list and sample board received 8/8/24, and the following:

1. A recommendation to revise the design with a one-and-a-half story massing and an earth tone color palette to better fit with the scale and context of the neighborhood.

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

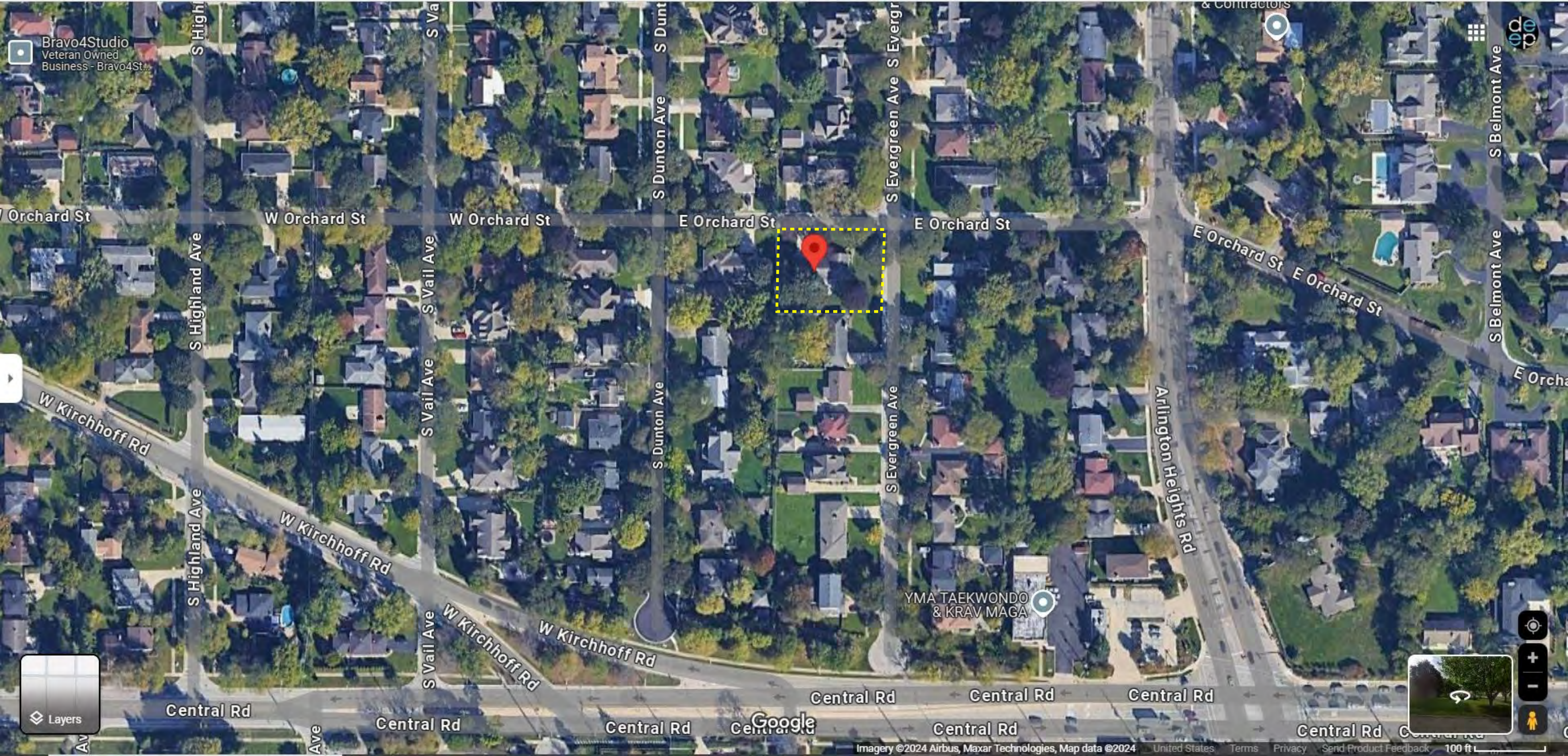


August 8, 2024

Steve Hautzinger AIA, Design Planner

Department of Planning and Community Development

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 24-052

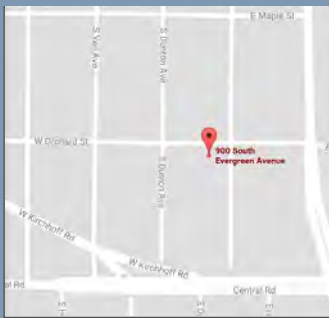


Bravo4Studio
Veteran Owned
Business - Bravo4St...

Layers

Google

Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 United States Terms Privacy Send Product Feedback 100 ft



PROPERTY ADDRESS: 900 S EVERGREEN AVENUE ARLINGTON HEIGHTS, ILLINOIS 60005

SURVEY NUMBER: 1709.0659

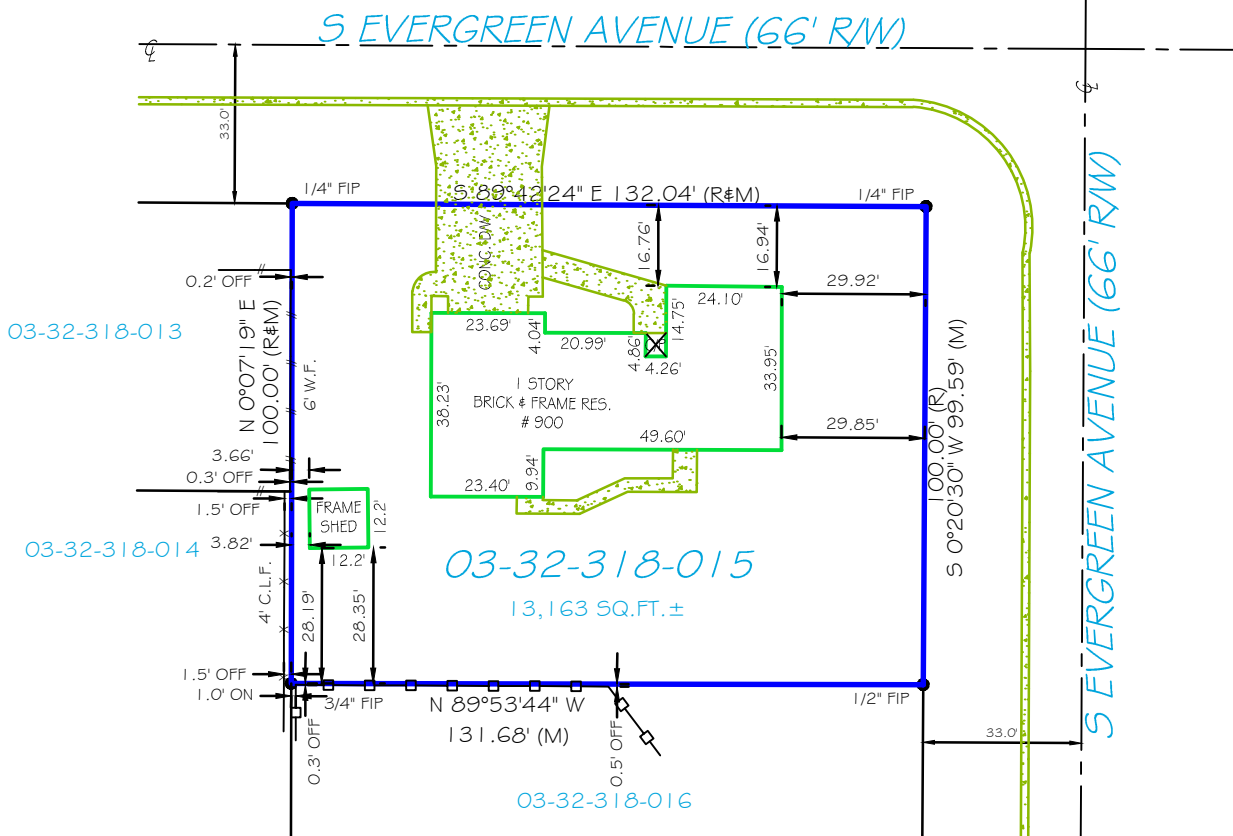
FIELD WORK DATE: 9/8/2017

REVISION DATE(S): (REV0 9/9/2017)

17090659

BOUNDARY SURVEY
COOK COUNTY

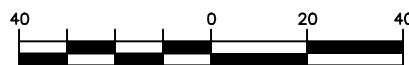
THE NORTH 100 FEET OF LOT 17 IN R. A. CEPEK'S ARLINGTON HIGHLANDS, A SUBDIVISION OF PARTS OF SECTION 4 AND 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PARTS OF SECTION 31 AND 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS } SS
COUNTY OF DuPAGE

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF SEPTEMBER, 2017 AT 312 S. HALE STREET IN WHEATON, IL 60187

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763



GRAPHIC SCALE (In Feet)
1 inch = 40' ft.



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER:

DATE: 9/9/2017

BUYER: Jigar V. Patel and Mital Patel

SELLER: EDWIN LANDWEHR FAMILY

CERTIFIED TO: JIGAR V. PATEL AND MITAL PATEL; FIRST AMERICAN TITLE INSURANCE; CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP; ITS SUCCESSORS AND/OR ASSIGNS

This is page 1 of 2 and is not valid without all pages.

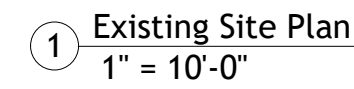
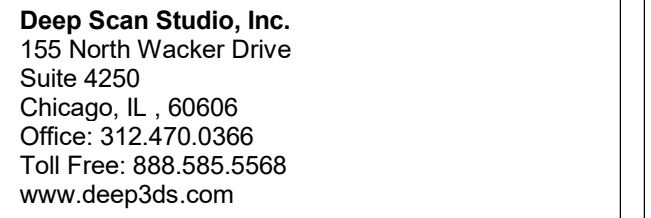
POINTS OF INTEREST
NONE VISIBLE

Exacta Proudly Supports
THE cara PROGRAM
transforming lives...
www.thecaraprogram.org

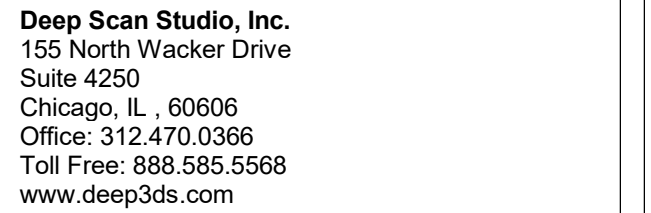
Since 1991, The Cara Program has placed more than 4,800 motivated adults into more than 8,800 quality jobs, catalyzing the same number of families to stop the transfer of poverty from one generation to the next.

EXACTA
ILLINOIS SURVEYORS, INC.

LB# 184005763
www.exactachicago.com
P: (773) 305-4010 • F: (773) 305-4011
316 East Jackson Street, Morris, IL 60450



Patel Estate	
Project Address: 900 S. Evergreen Ave. Arundel Heights IL	
Existing/Demo. Site Plan	
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A-1.1	
Scale	1" = 10'-0"



SITE DATA: ZONE R-3			
DESCRIPTION	ORDINANCE	EXISTING	PROPOSED
TOTAL LOT AREA - STANDARD	9,900 SF Min.	13,185 SF	--
LOT WIDTH - STANDARD	90 FT Min.	132.04 FT	--
BUILDING LOT COVERAGE: 35% of Lot Area (Max.)	4,614.75 SF	2335 SF	--
BUILDING HEIGHT: Shall be measured from the curb to the midpoint of the roof between the eaves and the top roof peak	25 Feet (Max.)	13'-1"	24'-1"
FRONT YARD SETBACK (East)	Block Avg. 50.3' (from curb)	50.92'	50.92'
Ext. SIDE YARD SETBACK (North)	Block Avg. 36.5' (from curb)	38' from curb	38' from curb
REAR YARD SETBACK (West)	30'	30'-11"	30'-11"
SIDE YARD SETBACK (South)	10' (10% of Lot Width)	39.5'	39.5'
FIRST FLOOR	N.A.	2335 SF	2,335 SF
SECOND FLOOR	N.A.	N.A.	2,328 SF
FLOOR AREA RATIO (formula): $3538 \div ((13,185 - 8750) \times 0.4)$	5.712 SF (Max.)	2335 SF	4,663 SF
IMPERVIOUS SURFACE: 50% of the Lot Area (Max.)	6,592.5 SF	4,333.41 SF	4,486.73 SF

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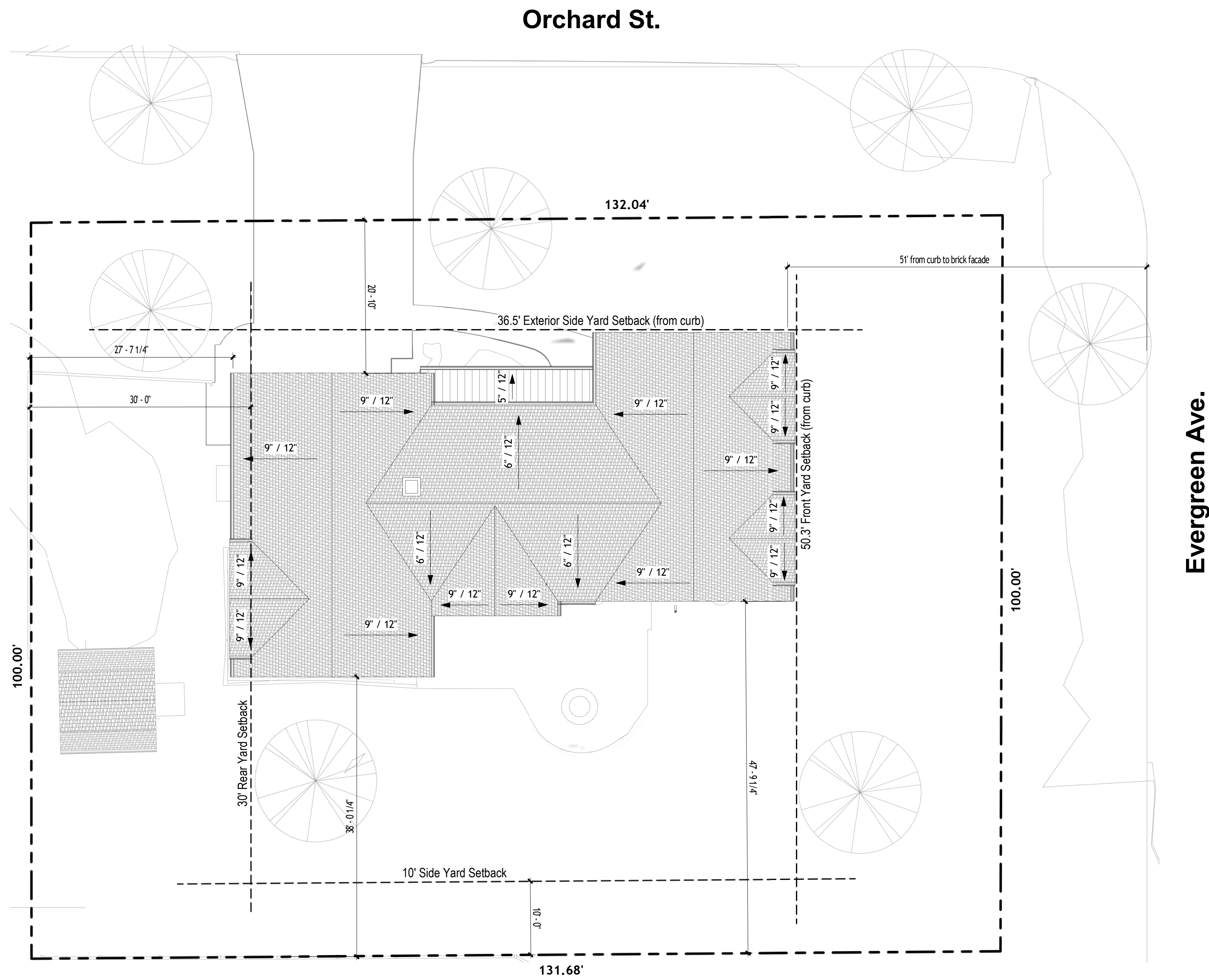
Project Address:
900 S. Evergreen Ave.
Arlington Heights | IL

Proposed Site Plan and Roof Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A-1.2

Scale As indicated



1 Site Plan
1" = 10'-0"

Viewing
Location
Arrow

S. Dunton Ave.

S. Evergreen Ave.

Arlington Heights Rd.



E. Orchard St.

E. Orchard St.

E. Orchard St.



922 S. Evergreen Ave. (Property to South 3)

S. Dunton Ave.

S. Evergreen Ave.

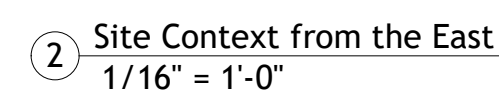
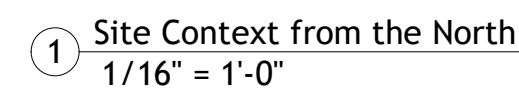
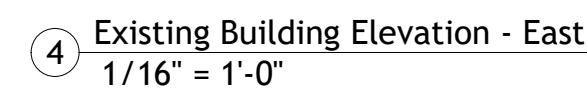
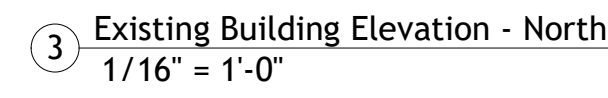
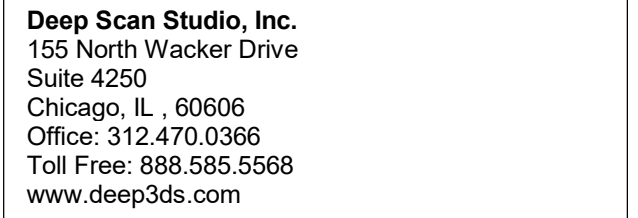


Jigar and Mital
Patel Estate

No.	Description	Date

Photos of Surrounding Properties

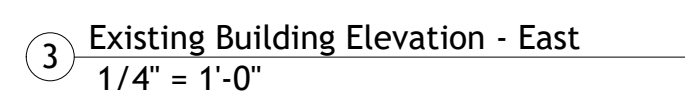
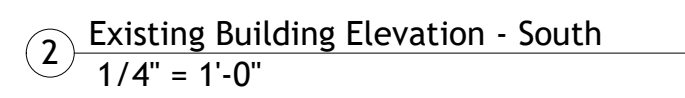
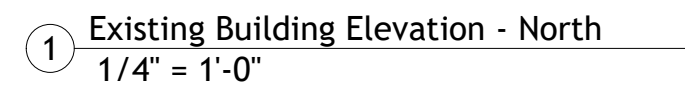
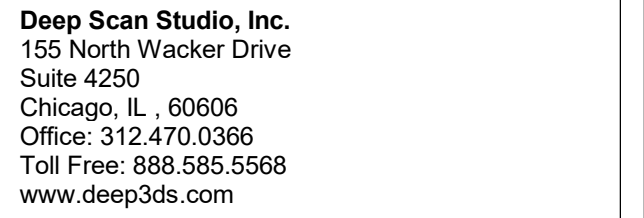
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Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
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Project Address:
900 S. Evergreen Ave.
Arlington Heights | IL

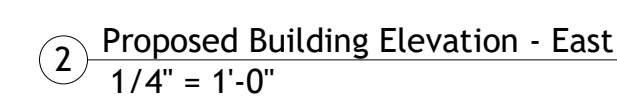
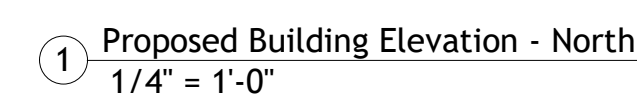
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Date	Issue Date
Drawn by	Author
Checked by	Checker

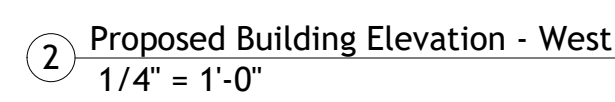
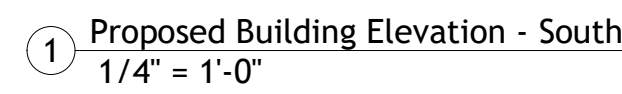
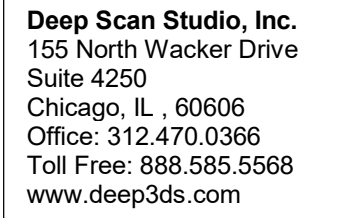
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Patel Estate	
Project Address: 900 S. Evergreen Ave. Arlington Heights IL	
Existing Demo Elevations	
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A-4.1	
Scale	1/4" = 1'-0"





[illegible]

Project Address:
900 S. Evergreen Ave.
Arlington Heights | IL

Proposed Building Elevations

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A-4.3

Scale	1/4" = 1'-0"
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Commercial Project Application and Procedures

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

SAMPLE MATERIAL BOARD

ADDRESS: 900 S. Evergreen Ave.



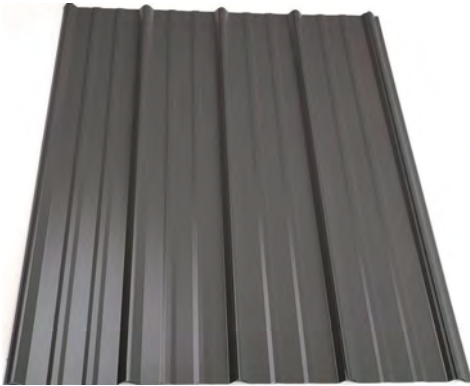
CertainTeed Architectural
Grade Shingles - Pewter



James Hardie Board Planks
- Arctic White



James Hardie Board Sierra 8
Panels - Arctic White



Arbor Metal Roof Panels
- Charcoal



James Hardie Board Trim
- Jet Black



Pella Double-Hung Window
- Black (with grills)



Existing Brick (Painted White)
- Behr Premium - Brick Ext. Paint

Material List

Petitioner Name(s): **Jigar and Mital Patel**

Date: **08 / 08 / 2024**

Project: **2nd Story Addition to an existing single-family home**

Location: **900 S. Evergreen Ave. – Arlington Heights – IL – 60005**

Single Family Home 2nd Story Addition:

Material Schedule for the Exterior:

Material	Manufacture	Color
Horizontal Siding	James Hardie	White
Vertical Siding	James Hardie	White
Trim (Windows and building corners)	James Hardie	Black
Existing Brick – painted white	Behr Premium – Brick Exterior Paint	White
Architectural Shingles	CertainTeed	Dark Gray - Pewter
Metal Roof	Arbor	Charcoal Gray
Eaves and Facia	TBD	White
Gutters	TBD	Black
WINDOWS	Pella	Black w/ Mullions

"On-Trend" Homes Around Arlington Heights

Below are some examples of existing and under constructions homes that carry the same black and white color "theme" and material selection that our project has. This bold contrast in colors and material is on trend in Arlington Heights along with dark trim windows and doors. Furthermore, as the area is experiencing a "boom" in construction many residential blocks are seeing a greater variation in heights and aesthetic style which appeals to many new comers looking to live here.



1. 610 S. Dunton Ave. - A single-story home between two taller homes. The original brick was painted white along with new black trim windows.

2a/2b. 124 S. Ridge Ave. - A very large new development next to a much smaller single family home (112 S. Ridge Ave.). Major difference between their size and color/material palette.

3. 1539 N. Evergreen Ave. - A new construction built from a tare-down that has bold trim color contrasts.

4. 919 S. Evergreen Ave, - Newly renovated home with a white facade (originally light blue) and dark shingles (originally light gray).

5. 1243 S. Arlington Heights Rd. - New construction on the corner of Arlington Height Rd. and White Oak St. This house follows the trend of bold contrasting colors and material.

6. 216 S. Evergreen Ave. - a new two-story house built from a tare-down and has the same white brick, dark window trim, and metal roof that our project has - even though some of the neighboring homes have a more earth tone appearance.





Design Commission
8/13/2024

Item: 2025 DC Budget

Department: Planning & Community Development Department

ATTACHMENTS:

Description

2025 DC Budget

Type

Exhibits

Name of Board or Commission:	DESIGN COMMISSION
Chair:	JONATHAN KUBOW

	2022 Actual	2023 Actual	2024 Adopted Budget	2024 Estimated Actual	2025 Proposed Budget	Accounts
CONTRACTUAL SERVICES:						
Photocopying	\$ -	\$ -	\$ 100	\$ 50	\$ 50	101-1015-522150-
COMMODITIES:						
Award Plaques (2)	339	380	400	400	450	101-1015-530050-
TOTAL EXPENDITURES	<u>\$ 339</u>	<u>\$ 380</u>	<u>\$ 500</u>	<u>\$ 450</u>	<u>\$ 500</u>	