



Agenda
Village of Arlington Heights
Design Commission
Commissions Room, 2nd Floor
Village Hall 33 S. Arlington Heights Rd.
August 13, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 7/9/19
- B. Minutes - 7/23/19

IV. REPORTS

V. OLD BUSINESS

- A. DC#19-055 - 732 N. Forrest Ave. - SF/Teardown
Continued from July 23, 2019

VI. NEW BUSINESS

VII. OTHER BUSINESS

- A. 2020 Budget

VIII. ADJOURNMENT

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



**Design Commission
8/13/2019**

Item: Minutes - 7/9/19

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 7/9/19

Type

Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING 33
S. ARLINGTON HEIGHTS RD.
JULY 9, 2019**

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

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Ted Eckhardt
Scott Seyer

Members Absent: Jonathan Kubow

Also Present: Tom Buckley, Architect for 836 N. Dunton Ave.
Dan Schoeneberg, Arlington Heights Historical Museum for 836 N. Dunton Ave.
Harley Cohen, Harlan & Associates for *Town & Country Tenant Facade*
Jared Gagliardo,, HKM Architects for *Town & Country Tenant Facade*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JUNE 25, 2019

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF JUNE 25, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY ADDITION

DC#19-039 – 622 E. Mayfair Rd.

The petitioner has requested the project be continued to the next DC meeting on July 23, 2019.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO CONTINUE THE REVIEW OF 622 E. MAYFAIR ROAD (DC#19-039) TO THE NEXT DESIGN COMMISSION MEETING ON JULY 23, 2019.

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

ITEM 2. SINGLE-FAMILY TEARDOWN**DC#19-043(H) – 836 N. Dunton Ave.**

Tom Buckley, representing *Thomas Buckley Architects*, was present on behalf of the project.

Commissioner Kingsley recused herself from the project because of her involvement helping the petitioner with trying to find purchasers for parts of the existing Lustron home. She left the room.

Chair Fitzgerald said that with only 3 of the 5 commissioners here tonight, a positive vote from all 3 commissioners is required for approval of a project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story home and two-car attached garage to allow construction of a new two-story home with two-car attached garage. The subject site is zoned R-3, One Family Dwelling District, and complies with all R-3 zoning requirements. The existing house (proposed to be demolished) is a prefabricated steel house built between 1948 and 1950. The house was manufactured by the Lustron Corporation with the goal of providing affordable, durable, and low-maintenance housing for soldiers returning from World War II. Approximately 2,500 Lustron homes were built in total around the country. This house was included in a Community Preservation Report that was prepared by the School of the Art Institute of Chicago in 2004 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 the only Lustron house in the report, and it is rated as "Exceptional".

Mr. Hautzinger clarified that Village code does not prohibit demolition of a home and the Village does not have a historic preservation commission. The Design Commission will not be voting on whether or not the existing home will be demolished, but focus on the design of the new home being proposed. However, understanding the historical significance of the existing home, Staff would encourage the petitioner to work with the Arlington Heights Historical Museum, who has a representative here tonight, to share photo documentation of the existing home and ideally find someone who values the existing home and work with them on dismantling, relocating, reassembling, or salvaging components of the existing home. Although, the petitioner has reported that the condition of the house is very poor.

Commissioner Eckhardt said this was the second Lustron home coming before the Design Commission since its inception, and the previous one was required to provide drawings and photos for historic records, and the petitioner was encouraged to advertise the home and its parts and pieces for other Lustron homeowners across the country.

Mr. Hautzinger said that the proposed new home has a traditional style and detailing that fits well with the character of the neighborhood. However, the front of the house is oriented north, and the attached garage is oriented towards the street frontage on Dunton Avenue. While there are some front facing garages on the street, the majority of the homes have garages set back or detached in the rear yard. As proposed, the garage dominates the east elevation, and it does not work well with the context of the neighborhood. It is recommended that the garage be relocated to the rear yard, either attached or detached.

If the Design Commission finds the proposed garage configuration acceptable, then Staff recommends a window be added to the second floor of the east elevation to fill the blank wall space. Also, the garage door is proposed to be black, which will have a bold appearance against the white siding, and Staff recommends the garage door color be changed to white to downplay the appearance of the garage. Based on these comments, Staff is recommending the Design Commission evaluate the proposed design.

Mr. Buckley gave background on the Lustron home. Based on his research, Lustron was originally proposing 15,000 homes in 1948, followed up by 30,000 the next year; however, only 2,500 homes were built. The homes were initially priced below market price of conventionally built homes, but rising costs hurt the company. As a side note, one of the company's backers made porcelain steel enamel, which are the exterior of these homes. The Lustron company went bankrupt in 1950.

Mr. Buckley agreed that the existing home is interesting and consists of 2-bedrooms and 1 bath, with steel enamel panels for the exterior walls and a steel shingle roof. He is suspicious of the existing foundation, which is a slab that is in disrepair,

and the breezeway addition and detached garage also in disrepair. **Mr. Buckley** said he was not opposed to documenting floor plans and elevations of the existing home, providing a photographic study, and working with anyone interested in salvaging the materials of the home; however, he felt that improving the existing home by adding on was just not feasible.

With regards to the concerns about the location of the garage, **Mr. Buckley** felt strongly that the garage should face Dunton, which is the narrow side of the lot. He pointed out homes at the northeast corner of Dunton and Elm and at the northwest corner of Vail and Elm, both of which have a 2-car attached garage on the narrow side of the lot, similar to what they are proposing. Two other homes on this block have the garage on the narrow side of the lot, and the other garages have not been improved. He reiterated that he felt strongly about the design being proposed that places the garage off Dunton Avenue, and he was not opposed to adding a window on the second-floor of the east elevation of the garage, which he could work with Staff on. **Mr. Buckley** also said that the color of the garage door could change from black to white if necessary.

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

PUBLIC COMMENT

Dan Schoeneberg, the museum administrator at the Arlington Heights Historical Museum, said that to his knowledge, this Lustron home on Dunton is potentially the only one in the Village, with there possibly being another home in worse shape elsewhere. There were about 2,500 Lustron homes built, and looking at several records with the National Trust for Historic Preservation on Lustron homes, there may even be fewer than 1,200 remaining in the nation. This home was designed to be a prefabricated home to meet the very specific needs of soldiers returning from WWII. It is certainly a very rare home, and the photographs of the existing home show the interior walls to be steel, the roof to be original, as well as the exterior walls; however, the windows appear to be replaced. Losing this home would not only tear at the fabric of the historic neighborhood, but at Arlington Heights as well. Mr. Schoeneberg said that while he appreciated the need for new homes, he felt this Lustron home was worthy of preservation or working to ensure that if not here, that it is somehow preserved. He said that there are resources through the National Trust for Historic Preservation, through Landmarks Illinois, as well as through the Ohio History Connection. He added that the Arlington Heights Historical Museum would welcome drawings and photographs of the existing home to add to their Center for Suburban History at the museum.

Commissioner Eckhardt liked the new home and the detailing, and he supported the location of the garage. He preferred that the home be pushed forward to allow for a larger backyard, but understood that the average front yard setback is 33-feet. He reviewed the colors and materials and asked if the home would be white. Staff clarified that the cedar shake siding would be light grey, and both the horizontal siding and vertical board board-and-batten would be white. **Commissioner Eckhardt** asked to see a sample of the light grey cedar shakes and **Mr. Buckley** said it was not available tonight but could be provided. **Commissioner Eckhardt** liked the new home and pointed out that all four elevations are nicely detailed, and he liked the eyebrow roof over the round window on the front elevation. He had no issues with the proposed design.

Commissioner Seyer agreed with the comments made by Commissioner Eckhardt. He did not mind the dark garage door color because there is a lot of white being proposed on the new home; however, this color combination is a growing trend that at some point could become too many. He liked the design of the new home and felt the petitioner should do whatever possible to find an appropriate place to salvage the existing home, rather than a dumpster. He was in support of the idea of the proposed home on this site; it looks good.

Chair Fitzgerald liked the proposed home and felt it would fit in nicely. He was okay with the garage location because he preferred that the yard be safe and away from the street for children playing. He was okay with the black garage doors even though they will stand out, and he agreed with Staff's suggestion to add a window to the second-floor of the east elevation to fill the blank wall space. He asked why the tree located east of the covered porch is being removed, and **Mr. Buckley** replied that the contractor already removed that tree, although he was unsure why. **Chair Fitzgerald** suggested adding a tree or two in the same area to make up for the removal of the tree. He also commented that on a corner lot like this, Village code allows a walkway from the driveway to the front door, and from the front door to the front sidewalk, which might be a nice idea. **Chair Fitzgerald** also supported the idea of the as-built floor plans and elevations, as well as salvaging the materials of the existing home. Overall, he liked the new home.

There were no further comments.

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A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 836 N. DUNTON AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 6/24/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT A WINDOW BE ADDED ON THE SECOND-FLOOR, EAST ELEVATION, TO BE SUBMITTED AND REVIEWED BY STAFF.
2. A REQUIREMENT THAT A NEW TREE BE ADDED IN CLOSE PROXIMITY WHERE THE PREVIOUS LARGE TREE WAS REMOVED FROM, A SPECIES TO BE DETERMINED BY THE PETITIONER.
3. A REQUIREMENT THAT THE PETITIONER FOLLOW-UP WITH STAFF REGARDING THE GREY COLOR BEING PROPOSED FOR THE SHINGLE-STYLE SIDING, FOR STAFF REVIEW AND APPROVAL.
4. A REQUIREMENT THAT THE PETITIONER PROVIDE AS-BUILT DRAWINGS AND A PHOTOGRAPHIC RECORD OF THE EXISTING LUSTRON HOME FOR STAFF RECORDS AND THE ARLINGTON HEIGHTS HISTORICAL MUSEUM.
5. A REQUIREMENT THAT THE PETITIONER MAKE HIS BEST EFFORT TO ADVERTISE THE PARTS AND PIECES OF THE EXISTING LUSTRON HOME FOR RE-USE BY OTHERS, AND THE PETITIONER CONSULT WITH THE ARLINGTON HEIGHTS HISTORICAL MUSEUM FOR ASSISTANCE.
6. THAT THE PROPOSED COLOR SCHEME IS ACCEPTABLE THAT INCLUDES BLACK TRIM AND BLACK GARGE DOORS.
7. 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 RESPONSIBILTY 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.

SEYER, AYE; ECKHARDT, AYE; FITZGERALD, AYE; KINGSLEY, RECUSE.
MOTION CARRIED.

Mr. Buckley said they could do a mock-up of the exiting Lustron home to include as 4-foot wide wall with the shingles and **Mr. Schoeneberg** said they could talk about salvaging parts of the existing home, both interior and exterior. **Commissioner Seyer** suggested a material board of the major materials of the existing home.

ITEM 3. COMMERCIAL REVIEW**DC#19-057 – Town & Country/Tenant Facade – 325 E. Palatine Rd.**

Commissioner Kingsley returned to the meeting.

Harley Cohen, representing *Harlan & Associates*, and **Jared Gagliardo**, representing *HKM Architects*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking design approval for exterior modifications to an existing multi-tenant retail building within the Town & Country retail center to create a new storefront façade for an undisclosed tenant. The tenant will occupy about three-fourths of the vacant space that was previously occupied by Joe Caputo & Sons Fresh Market and Dominick's Food Store. The remaining space will be separated for a future tenant, and that portion of the existing facade will remain unchanged.

The existing Town & Country retail center was reviewed by the Plan Commission and approved by the Village Board as a Planned Unit Development. Since the development of this property required Plan Commission review, the role of the Design Commission is limited to building and signage only.

The proposed facade is based on the prototype design and branding for the new undisclosed tenant. The proposed materials include corrugated metal panels, smooth metal panels, and a metallic EIFS product which simulates the look of metal panels. The colors consist of shades of gray with some white accents and a black aluminum storefront.

Overall, the proposed design has a very sleek and modern appearance, and the materials and colors work well together. The Village is excited to welcome a new business in this location, but the design does have a different aesthetic than the existing retail center, which should be evaluated by the Design Commission. Other tenants in this retail center have incorporated unique storefront entry features, such as the angled blue facade at Best Buy and the green metal entrance at Dick's Sporting Goods, but the body of those stores maintain a material and color palette that is consistent with the overall retail center. It is recommended that options be explored to help tie the proposed design in with the existing retail center, such as enhancing the cornice detail at the top of the walls to complement the adjacent stores. The Design Commission should also evaluate the use of EIFS down low on the façade and in contact with the concrete walkway due to concerns of durability and possible damage.

Mr. Hautzinger pointed out that the adjacent AT&T store at the north end of the parking lot recently updated their facade with a similar color scheme and style, although it is a free standing building. For reference, the Deer Park Town Center was shown as an example of a traditional style retail center with modern storefront tenants such as Crate & Barrel, and the Apple store.

All rooftop mechanical equipment is required to be screened from public view. Individual unit screens are being provided for all new and existing equipment that would be visible from the front, side, or rear of the store. Signage has not been provided for review; however, there are two areas on the façade that have been blocked out for wall signs. Per Chapter 30 sign code, only one wall sign is allowed per street frontage, and the previous tenant Dominick's Food Store received variations to allow more than one wall sign in this location. However, the applicability of those variations will need to be evaluated once detailed signage plans are received. New sign variations or code compliance may be required.

Staff recommends the Design Commission evaluate the proposed facade renovations.

Mr. Cohen said he is here tonight representing Visconsi Companies, the owner of the shopping center. This tenant space at the Town & Country shopping center has been vacant for quite some time and they now have a prospective tenant who is a very strong, high profile, cutting edge tenant. This will be one of many stores that the new tenant will be rolling out, therefore, this is a prototype design. They have worked closely with the tenant to finalize their agreement, which is a complicated agreement with a lot resting on what happens tonight. As the landlord, they have the responsibility to design, permit and construct the shell for the new tenant, and they have worked diligently with the team of architects that have developed the tenant's proprietary prototype design, which the tenant prefers to be visually different and has not allowed them to change because it is part of the lease agreement, as are the floor plans.

Mr. Cohen explained that the receiving area in the rear of the building will be expanded for the tenant, and 2 of the 3 loading docks will be re-arranged; however, the third dock will remain where it is and not be used by this tenant. Other changes included removing and replacing the entire roof of both tenant spaces totaling 50,000 square feet, installing all new mechanical systems and controls for the new tenant, upgrading and separating utility services for both tenant spaces, repaving in front of the tenant space, and re-paving around and in front of the new docks in the rear of the building. **Mr. Cohen** reiterated that they have a very difficult completion date as part of the tenant agreement and they have signed a non-disclosure with the tenant; however he was confident that this tenant would make a difference in the Village. He was here tonight to satisfy the concerns of this commission as well as move forward with the tenant's proposal.

Mr. Cohen understood the concerns about the relationship between the proposed design for this tenant space and the aesthetic of the existing shopping center, but asked that the proposed design be approved because they are confident that the draw and the professionalism of the tenant's brand is going to add a very interesting flavor to the shopping center. He added that they are very excited about this tenant and the tenant is intent on this location.

Mr. Cohen also responded to concerns about the light grey EIFS at the ground level on each side of the windows and the doors. He pointed out that it is difficult to even differentiate between the EIFS and the metal panels, and the applicators are specialized in this 4 coat system that is well managed in terms of its aesthetic. He pointed out the few locations where EIFS will be at the sidewalk, and added that the intent is to add a curb there to help protect the EIFS from any damage. This aesthetic is important to the tenant because it creates their own look, which they do not see a problem with and hope the commission does not as well.

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

Commissioner Seyer loved the idea of giving new life to this tenant space and he was sympathetic to having a brand, but he wished the brand was more of a warmer grey than the cool grey being proposed; however, he was very sympathetic because he wants to see this space be used. He felt the large EIFS at the top of the facade, which is dark and heavy with almost no thickness, looked a little fake, and he encouraged more depth in the taller mass and sides at least ten or fifteen feet, which would help with the massing. The petitioner was in support of this suggestion.

Commissioner Seyer also referred to the left side of the front facade facing the front elevation above the glass windows where there appears to be more of the Type 2 EIFS above the canopy. He was unsure of the rationale for this detail and felt it was a little fussy and would probably not even be visible. He also liked the play of the 2 different canopy heights, but felt the height of the canopy at the main entry wanted to be a little higher to maybe align with the windows of the property to the right. This would allow the lower canopy to also have more height. **Commissioner Seyer** understood if the metal panels are part of branding for the tenant, but pointed out that the details of the panels at the corners and where the panels end are very important. He cautioned the petitioner about the metal panels not being open cells at the window jams and the corners because it would be a maintenance nightmare. He wanted to see some sort of refined detail of this because it could make or break the success of the metal panels with regards to how it interacts with the windows and other cut-outs. He felt that Staff could review and approve these details. **Mr. Cohen** agreed with these concerns and was confident that there would be something to seal it. **Commissioner Seyer** had no further comments.

Commissioner Kingsley concurred with the comments made by Commissioner Seyer, especially the concern about the thickness of the upper EIFS wall because the side view will be seen first when approaching the shopping center. She was glad to see a new tenant for this space and was in support of the modern design with a different flare, and she had no issues with the facade not having the same cornice, especially because the 2 walls being attached to it do not have a cornice. She understood the reason for the 2 canopies but was concerned about the post and beam detail on the right hand side that appears unresolved. She asked about the materials for this detail and **Mr. Gagliardo** replied that it would be a white fascia metal trim that is received by the corner trim pieces of that canopy and the wall bulkhead coming down. **Commissioner Kingsley** said this was unfortunate and felt the entire corner detail should be white and there should be no vertical joint between those two; if there was a joint, it should be the other way around. She also agreed with the suggestion to raise the white canopy and also recommended to bring it in on the right side to enlarge the awkward alcove between the existing adjacent vestibule and the vertical leg of the new canopy; bring it closer to the windows.

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Commissioner Kingsley also asked how the canopy would be drained and **Mr. Gagliardo** said there would be an internal gutter and concealed downspouts that come back into the building. **Commissioner Kingsley** also asked about external lighting and **Mr. Gagliardo** said there would be recessed can lights in the canopy soffit, solid cylindrical sconces located at each pier, and additional wall packs on the back of the building; cut sheets were provided. **Commissioner Kingsley** felt the service door on the left side of the front facade seemed odd and should appear nicer, even taller. **Mr. Gagliardo** explained that the door will be a pick up service door for online orders only, but it could be designed similar to the storefront doors instead. **Commissioner Kingsley** wanted Staff to review the curb being added at the sidewalk in front of the tenant space, and **Mr. Gagliardo** replied that the location of the existing flush curb would remain, and only the damaged curb would be removed and replaced. **Commissioner Kingsley** asked about the components of the 4-part EIFS system previously mentioned by the petitioner, whether it was done on site, and if there are any VOCs. **Mr. Cohen** replied that there are no VOCs and the 4-part EIFS system has additional layers and a tougher finish than normal EIFS; cut sheets are available as well. The lower 8-feet of the EIFS would have mesh added to add strength to the panel.

Commissioner Eckhardt said that EIFS is a very broad term and he asked about the specifications for this particular EIFS product being proposed. **Mr. Gagliardo** said that the product is made by BASF and is a synergy product that is much harder and denser than the standard EIFS, and they are relying on the curb to protect it from shopping carts. **Commissioner Eckhardt** was okay with the proposed facade design being different than the rest of the shopping center, which he pointed out has a lot of variety. He asked about the height of the windows on the front facade and **Mr. Cohen** replied that the windows are curtain wall height and not storefront. **Mr. Gagliardo** added that the height of the taller windows would be 15-feet and the height of the windows under the smaller canopy would be 10'-8". **Commissioner Eckhardt** asked about the size of signage on the facade and if it would cover the maximum signable area; he felt that a sizable sign was important because the facade sits back from Palatine Road. **Mr. Gagliardo** replied that the tenant has not yet shared signage information with them.

With regards to the proportions and different heights of the facade, **Commissioner Eckhardt** was okay with one portion being lower and one portion being higher, and he asked how the EIFS grid would be created; how deep the reveal and grid pattern would be. **Mr. Gagliardo** said they are trying to replicate a metal panel look by creating a one-inch tall reveal, $\frac{3}{4}$ " deep, with the backside painted a darker color, with a rectangular shape.

Commissioner Eckhardt said it was important that the wing wall on the right side of the facade be located where it is shown because it gives breathing space from the adjacent tenant space that could change when a new tenant moves in; it would be a mistake to move the wall over. He suggested the petitioner study the area where the white horizontal fascia panel meets the vertical white fascia panel and consider a mitered corner instead. He felt the service doors needed to be more remarkable like the rest of the building, and he suggested adding a transom window above the service doors to make them more prominent. He had no comments about the changes proposed for the rear elevation.

Chair Fitzgerald felt the proposed facade design was remarkable and beautiful, and it was okay that it stands out in this shopping center. He was in favor of creating depth on the main parapet, and somehow fixing the appearance of the service doors on the front facade. Other than those comments, he was in favor of the design.

Commissioner Kingsley felt the outside corner board on the outside of the wing wall should be white and not grey as shown. **Commissioner Seyer** had concerns about the projection of the wing wall and its close proximity to the vestibule of the adjacent tenant space. **Commissioner Kingsley** felt it would make more sense if the facade being reviewed tonight went all the way to the vestibule of the adjacent tenant space, so at least immediately to the right of that wing wall it would not be brick. **Commissioner Eckhardt** said that pulling the wing wall away from the building would be sympathetic to the future tenant in the adjacent space; it does cause a design problem for the adjacent tenant, which is not what is being reviewed tonight. He added that the petitioner's intent is to separate the aesthetic of this tenant space from the adjacent tenant with the design being presented tonight, which he understood. He felt strongly about keeping the facade design the way it is shown tonight, and **Chair Fitzgerald** agreed.

7/09/19 DC

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE FACADE RENOVATION AT 325 E. PALATINE ROAD, LOCATED AT THE TOWN & COUNTRY SHOPPING CENTER. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS DATED 6/25/19 AND RECEIVED 6/27/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE UPPER PORTION OF THE FASCIA HAVE A SIGNIFICANT RETURN OF 10-FEET TO CREATE THE SIDE MASS.
2. A REQUIREMENT THAT THE SERVICE DOORS ON THE FRONT FACADE BE OF SIMILAR QUALITY, AESTHETIC, PROPORTION, AND MATERIALS AS THE OTHER DOORS.
3. A REQUIREMENT THAT THE CORRUGATED METAL SIDING HAVE HIGH LEVEL CLOSURE TRIM AND RECEIVING PIECES SO IT IS MONOLITHIC AT THE EDGES WHERE IT MEETS WINDOWS, CORNERS, BASE, AND CAP, AND THAT DETAILS OF THAT BE SUBMITTED TO STAFF FOR REVIEW.
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.

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

Mr. Cohen thanked the commissioners for their comments about the proposed design.

ITEM 4. GENERAL MEETING

Chair Fitzgerald said he attended the Committee-of-the-whole meeting last night where an on-going study of Village commissions was presented and discussed. He gave a summary of the discussion that included training for all chair people, training for new commissioners of all commissions, clarification of the goals of the Board, better communication and distinction between boards and commissions, as well as the Open Meetings Act. It is an ongoing study.

Commissioner Kingsley reiterated her concern about not being able to discuss context for projects that are reviewed by both the Design Commission and the Plan Commission. She has a real difficult time with this and suggested more communication between the Design Commission and the Plan Commission. **Mr. Hautzinger** clarified that the Design Commission should always consider context from a design review standpoint. The issue is looking at context from the standpoint of zoning parameters associated with a project such as height and setbacks, which is not the Design Commission's purview.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 8:00 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Design Commission
8/13/2019

Item: Minutes - 7/23/19

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 7/23/19

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JULY 23, 2019

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

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

Members Absent: Kirsten Kingsley

Also Present: Jereme Smith, DII Architecture for 622 E. Mayfair Rd.
Tim & Evie Carlson, Owners of 622 E. Mayfair Rd.
Michael Barry, Box Studios for 732 N. Forrest Ave.
Nick & Gina Bertolini, Owners of 732 N. Forrest Ave.
Steve Hautzinger, Staff Liaison

ITEM 1. SINGLE-FAMILY ADDITION**DC#19-039 – 622 E. Mayfair Rd.**

Jereme Smith, representing *DII Architecture*, and **Tim & Evie Carlson**, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a partial second-floor addition to an existing two-story residence. The proposed addition encroaches 8 inches into the required side yard setback, so a zoning variation is required from the Zoning Board of Appeals. The project does comply with all other R-3 zoning requirements. This project was previously reviewed by the Design Commission on June 11, 2019, at which time the project was continued to allow concerns with the proposed design to be further studied.

The following is a summary of issues discussed by the Design Commissioners:

- Concern that the proposed addition looked dropped on and out of balance with the existing house.
- Concern about the appearance of the cantilever, with a suggestion to pull the garage wall forward.
- There was no objection to the massing, but they cautioned that the double gable may result in water issues.
- It was suggested to either make the design of the addition more traditional to match the existing home, or more modern.
- It was recommended to add a window on the back wall.

In response to the comments from June 11, the petitioner has made the following changes to the design:

- The siding material has been changed from horizontal siding to vertical board and batten siding.
- The dark “charcoal” trim border has been changed to an “almond” color to match the siding.
- The brown horizontal siding on the side wall has been changed to an almond color stucco.
- The depth of the cantilever has been reduced from 5’-0” to 2’-6”.
- Window grids (muntins) have been added to the front elevation of the addition to match the house.
- A window has been added on the rear elevation.

Overall, the changes have given the design a more subdued and traditional appearance that works much better with the existing house. The reduction in the depth of the cantilever has a much more conventional appearance that fits well with the overall design. The side elevation still has an odd appearance due to the random stucco material, modern windows, and lack of gutter/soffit/fascia, but the almond wall color matches the other walls and it will have limited visibility. The two gables coming together to form a valley still has an unconventional appearance, but it is less prominent due to the reduced depth of the cantilever. A front-to-back roof gable framing into the side of the existing gable roof is still recommended as shown in the sketch in the Staff report. Staff recommends the Design Commission evaluate the revised design.

Mr. Smith presented the 6 design options they considered, and said that the goal of the owners is to add needed space for their growing family. He referenced the letters from 3 neighbors previously submitted in support of the project. He also pointed out the different architectural vernaculars in the neighborhood, and the narrow lot of the existing home. He explained that they tried to be more conservative and traditional on the front and the rear elevations, while the side elevation was stretched to be a clean and simplified complimentary palette. A trim board was added underneath and the cantilever was decreased, which he felt helped a lot and gave the addition more balance with the existing home. **Mr. Smith** concluded that they feel the revised design being presented tonight was the best iteration of all the design options they considered.

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

The commissioners presented their comments.

Commissioner Eckhardt appreciated the revisions that were made and felt the decreased cantilever was more appropriate and a great solution. He felt that taking some of the more contemporary elements of the design such as the board and batten, and tying them into the front elevation and eliminating the darker trim, was a good move in terms of pulling it together and making it fit. He asked for clarification that the rear portion of the addition is now clapboard siding, and **Mr. Smith** replied that

the rear elevation of the addition will mimic what is currently on the pediment, which is 4-inch vinyl. **Commissioner Eckhardt** preferred to see something other than vinyl, but also felt that in reality, it would not be visible; he liked it better than the heavy siding previously proposed. **Commissioner Eckhardt** said he was okay with the revised design, and although it is a little quirky and different, the homeowners like it and it has come a long way. He had no further comments at this time.

Commissioner Kubow said that in general he felt the design was a well executed marriage of modern and traditional; he really liked the design. He also appreciated that instead of seeing another teardown and an uninspiring spec home, here is a family that wants to stay in the neighborhood and renovate their home to make it visually interesting. While he liked the initial design, he felt the current design had come a long way and the architect and homeowners worked together and did a great job of hearing the commissioner's comments, which he appreciated. **Commissioner Kubow** also pointed out his favorite design option of all the options presented, felt the column option was entirely unnecessary, and while he appreciated the sketch presented by Staff in the staff report, he felt it took away from some of the visual interest to the project. He preferred the design remain as presented tonight, which he approved of.

Commissioner Seyer felt the massing of the revised design was improved. He was not in favor of any options that included the column with the cantilever, and felt the design should remain as is. He was unsure about plans for exterior lighting on the home, but felt the addition was not big enough to call attention to it with lighting. In general, he preferred additions be subtle, and integrate well with the existing home to look less like an addition, which is why he liked the front-to-back gable option; however, it would not affect his vote. He felt the less materials the better, so calling less attention to the side elevation was an improvement, and integrating some of the materials from the existing home into the addition helps. **Commissioner Seyer** also felt the petitioner should look more closely at the circulation of the revised floor plan, although this would not affect his vote.

Commissioner Eckhardt reiterated Commissioner Seyer's comments about lighting, and asked for clarification about the LED strip lighting feature that was mentioned at the previous review. **Mr. Smith** replied that the previous lighting feature was eliminated as part of their attempt to simplify the addition and make it more subtle.

Chair Fitzgerald agreed with the comments made by the other commissioners. He felt the side elevation was nicer and pointed out that because of the close proximity of the adjacent 2-story home, the side elevation would not be visible from the street. He asked where water from that portion of the roof would go since there are no gutters shown on that elevation, and **Mr. Smith** replied that there are currently no gutters on that side of the existing home either; however, there is hardscape along the foundation on the side of the existing wall. **Chair Fitzgerald** encouraged the petitioner to make sure that water does not drain towards the adjacent home because of the close proximity of the 2 homes, and he was glad to hear that the previously mentioned LED lighting was eliminated and the window in the corner of the living room would remain because he felt it added a lot. He also agreed that the column option was unnecessary. Overall, **Chair Fitzgerald** felt the design had come a long way and he was happy with it.

Commissioner Kubow cautioned the petitioner about water drainage on the stucco wall on the east elevation, which **Mr. Smith** acknowledged and understood. **Commissioner Eckhardt** agreed with this concern and reiterated the importance of this detail to avoid dirt streaks and water issues with the stucco wall.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 622 E. MAYFAIR ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED PLANS RECEIVED 7/10/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **APPROVAL IS BASED ON THE PLANS DATED 7/8/19, WHICH DOES NOT INCLUDE A COLUMN.**
2. **A RECOMMENDATION THAT THE PETITIONER STUDY HOW TO PROPERLY SHED WATER AWAY FROM THE STUCCO ELEVATION.**
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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR**

7/23/19 DC

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.

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

ITEM 2. SINGLE-FAMILY TEARDOWN**DC#19-055 – 732 N. Forrest Ave.**

Michael Barry, representing *Box Studios* and **Gina & Nick Bertolini**, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one-and-a-half-story residence with an attached two-car garage to allow construction of a new one-and-a-half-story residence with an attached three-car garage. The proposed floor area and driveway width exceed the maximum allowed by code. The plan will either need to be revised to comply with code or zoning variations requested. The proposed design does comply with all other R-E zoning requirements. This street consists of large lots, generally 100 feet wide x 297 feet deep on both sides of the street. There are numerous previous teardowns completed on this block, which are generally large scale, traditional style two-story homes.

Although the proposed design has a modern aesthetic, the front elevation and massing are nicely designed with traditional forms that complement the scale and massing of the adjacent homes. This design is a very nice approach to a modern style home that works well within the context of a predominantly traditional style neighborhood. However, the north wall and driveway are extremely long and unusual, and may have a negative impact on the adjacent properties. A more conventional approach would be to place the garage much closer to the front of the house, preserving the large back yard as open space and reducing the length of the north wall and driveway. Staff recommends that alternative design solutions be considered, and the Design Commission evaluate the proposed design.

In response to the concerns about the location of the garage and the long driveway, **Mr. Bertolini** said that they researched different options on how to side load or set back the garage, and they determined that it would shorten the front area and limit the driveway as well as not allow for an outdoor play area away from the street for their 2 young children.

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

PUBLIC COMMENT

Bernadette Colmone, 800 N. Forrest Avenue, said that she lives directly north of the site, and was in the same position as the petitioner when her home was torn down and rebuilt over 20 years ago. They are excited to see a new young family next door, but after seeing the plans for the new home they are concerned about the very long north elevation that will change the view from their backyard, which is currently open with a lot of green space. She said the new home was beautiful and although the contemporary design is unusual for their block, the front elevation was well designed and would fit in well; however, she was concerned that the long wall on the north elevation would negatively impact the value of their property when they sell in the future. She also said that the neighborhood currently has water issues, including the existing home on this lot, and she did not want the petitioner's solution to their existing water problem to become her problem. She felt the new home had a lot of concrete, stone and pavement that is currently green space, which could cause additional water issues. She also expressed concerns about the existing grade of the property, which slopes down approximately 5-feet from front to back, and how this would result in more foundation above ground along the long north elevation, as well as the level of the driveway being raised to be level with garage, which will result in the entire lot being raised much higher than it is now. Ms. Colmone was unsure if her concerns about water and drainage should be addressed with this commission.

Chair Fitzgerald explained the purview of this commission is to review the architecture of the new home; however, comments made tonight about water and drainage are now part of the record and he encouraged the resident to work with the Village Engineering Department on these concerns. He added that the petitioner is required to submit a grading plan to be reviewed and approved by the Village Engineering department as part of the permit process, and the petitioner is not allowed to change the existing water flow onto adjacent properties.

Commissioner Eckhardt referred to the topographic survey submitted by the petitioner that shows a 3-foot grade variation between the existing home and the depressed area at the rear of the site to the south. He pointed out that the elevations of the new home are shown to be flat, when in fact they could be stepped, and if they are flat, then there will be substantial tabling going on that would require swales, or something to keep the water on the property.

Mr. Barry said that the homeowners want to be good neighbors and have spent a lot of time working on the north elevation. They agree that it is long, so they spent time creating push and the pull of the masses and making sure this elevation is not a forgotten elevation. The concept for the new home has been to bring their family towards the back of the home in a controlled environment, almost like a rear-facing home. Currently, the whole neighborhood drains into this backyard. They are addressing the containment of the neighbors water by proposing a swale around to the back with a dry well to collect the rain water.

The commissioners presented their comments.

Commissioner Kubow loved the architecture and material palette for the new home, and acknowledged that all four sides of the home are nicely detailed; however, he had concerns about the north elevation, even if the neighbors were not here tonight. He asked about the existing trees shown on the plat of survey along the north property line, and **Mr. Barry** replied that all the trees have been removed after being assessed by an arborist. **Commissioner Kubow** understood the concerns about safety for their children with regards to the placement of the garage, but felt this was a missed opportunity to take advantage of an unusually deep lot. He felt that redesigning the new home to have some openness at the rear of the home would go a long way; there is a lot of hardscape and a lot of driveway with the current design, which takes away from a great backyard. **Commissioner Kubow** also reiterated that he loved the amazing architecture of the new home, but felt the petitioner should take more advantage of open space to the rear. Taking the house all the way back does not seem like the right decision.

Ms. Bertolini said that they played with different options of having the garage in front. **Commissioner Kubow** reiterated that he loved the front elevation as proposed and was not recommending the garage be located up front; he was suggesting the home be redesigned to take advantage of the great backyard. **Mr. Barry** said that an H-shaped ranch was one of their first ideas, but it resulted in the back courtyard area being pinched and did not allow for a full view of the backyard no matter where the kitchen was located.

Commissioner Seyer said the design was very nice and he liked the architecture, the aesthetic, and the materials; however, the north wall was very long and he did not know how to get past that and he could not come to grips with the scale of the long wall and the extremely long and straight hallway. He suggested removing 40-feet from that space and redistributing some of the plan to get more of a backyard, because he felt the owners were losing a great opportunity for a wonderfully deep backyard. He felt the current design was not helping the neighbors. In conclusion, **Commissioner Seyer** said he was having a really tough time with the north elevation and preferred it be less of an issue that would complement the rest of the design, which he felt was really nice.

Commissioner Eckhardt echoed exactly the comments made by Commissioner Seyer. He felt the front part of the home was spectacular. He understood what the owners were trying to accomplish with the design, but he also felt the long hallway on the north elevation could be redesigned. This property is so big with so much roof that he wondered if the Village Engineering Department may require storm water detention on the lot. **Commissioner Eckhardt** loved the interior courtyard that was very historic in nature and a great idea. However, he felt that the rear green space was being broken into islands because of the long driveway coming through the back yard. He wondered if the garage could be relocated to reduce the length of the long north wall. He felt the petitioner did a wonderful job with the push and pull on the long north wall; however, it did not take away from the fact that the wall is almost 200-feet long, resulting in an extremely long bowling alley like hallway. He was sympathetic to the neighbors and he was sympathetic to the owners wanting to create their new home the way they want. Commissioner Eckhardt referenced the aerial photo of the neighborhood and pointed out that every house is towards the front and every house has a big backyard, and the proposed design is different.

Mr. Bertolini acknowledged that their design is different from the neighborhood and they are ready to make that sacrifice for having a one-story home. **Ms. Bertolini** added that the main concern with moving the garage to another location or shifting some of the rooms along the north elevation is to not bottleneck the backyard, because although it may appear as though they do not want a backyard, they actually do want a backyard and they really want to maximize the first lawn area to be as open as possible, while still being able to see their kids in the backyard from the kitchen. **Mr. Barry** reviewed the layout of the interior spaces that include a lot of glass and all open up to the active outdoor space, and added that they struggled with where to locate the garage, and this is where it always ended up.

Chair Fitzgerald agreed with everything said so far and felt that this design could be the best looking home he has seen come through this commission in 13 years; however, he had a lot of trouble with how this would affect the neighbor. He didn't care if the homeowners want to make the back yard small, but he felt the design being proposed would affect the neighbor dramatically. They will have a wall along the entire backyard, and then it will be up to them to try to block it out with greenery. He added that with only 10-feet to the property line, there will not be a lot the petitioner could do with landscaping. He also pointed out the 5 air conditioning compressors shown along the north property foundation that would generate a tremendous amount of noise in the neighbor's backyard, which he had a hard time with. **Chair Fitzgerald** concluded that he could not move forward with this design tonight because of how it affects the neighbor to the north.

Commissioner Seyer did not want to limit the concerns just to the neighbors to the north and pointed out that the neighbors to the south have a nice backyard with a lot of greenery that would now be disturbed by cars coming and going from the garage. This is not what a backyard should be. He had a real concern about the design from both the north and south because both neighbors would be impacted by it. He felt the design could be much better.

Chair Fitzgerald said that a positive vote from 3 commissioners was needed tonight for approval. Another option would be a motion to continue the project to another meeting to allow the petitioner the opportunity to make changes to address the Design Commission's concerns. Another option is that if the Design Commission voted no, then the petitioner could appeal the Design Commission's decision with the Village Board. **Chair Fitzgerald** reiterated that he is not in favor of the proposed design, and all of the other commissioners agreed.

The petitioner asked if they had to decide tonight. **Commissioner Eckhardt** replied that appealing to the Village Board would require a no vote from this commission tonight, and the Village Board has historically encouraged petitioners who appeal to go back and work things out with the Design Commission. He reiterated that the commissioners' concerns about the current design are with the impact on the community, and the Village Board would be sympathetic to community concerns.

The petitioner said that they would make adjustments to the current design and return as soon as possible to the Design Commission. **Mr. Hautzinger** explained that the next Design Commission meeting is August 13 and revised floor plans and elevations would need to be submitted to Staff by next week. **Commissioner Eckhardt** reiterated that the commissioners feel the new home is great except for the long north wall, and he encouraged the petitioner to quickly work with Staff to make changes and return to this commission.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO CONTINUE THE PROJECT FOR 732 N. FORREST AVENUE (DC#19-055) TO THE DESIGN COMMISSION MEETING ON AUGUST 13, 2019.

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

ITEM 3. GENERAL MEETING

Commissioner Eckhardt updated the commissioners on the 2019 Alan Bombick award. He has contacted the recipients of this year's award as well as Alan's family, about the upcoming Village Board presentation. Mr. Hautzinger said that formal letters with information regarding the presentation will be forthcoming.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 7:30 P.M. ALL WERE IN FAVOR. MOTION CARRIED.



Design Commission 8/13/2019

Item: DC#19-055 - 732 N. Forrest Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission require revisions and re-review the proposed new single-family residence to be located at 732 N. Forrest Lane. This recommendation is based on the architectural plans received 8/7/19, and the following:

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

ATTACHMENTS:

Description

Staff Report
Exhibits - 8/13/19
Exhibits - 7/23/19
Resident Letters

Type

Board or Commission Report
Exhibits
Exhibits
Correspondence

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Bertolini Residence
Project Address: 732 N. Forrest Avenue
Prepared By: Steve Hautzinger

Date Prepared: July 9, 2019
Date Revised: August 8, 2019

PETITION INFORMATION:

DC Number: 19-055
Petitioner Name: Gina Bertolini
Petitioner Address: 700 French Way
Mt. Prospect, IL 60056
Meeting Date: July 23, 2019
Re-Review Meeting Date: August 13, 2019

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing one-and-a-half-story residence with an attached two-car garage to allow construction of a new one-and-a-half-story residence with an attached three-car garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 29,707 square feet and the proposed residence will have approximately 8,969 square feet. The proposed floor area and driveway width exceed the maximum allowed by code. The plan will either need to be revised to comply with code or zoning variations requested. The proposed design does comply with all other R-E zoning requirements as summarized below:

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 50 feet Side: 10 feet Side: 17 feet Rear: 47.5 feet
Building Height	25 feet to the midpoint	19 feet to the midpoint
FAR	8,912 SF	8,969 SF
Building Lot Coverage	8,912 SF	8,849 SF
Impervious Surface Coverage Total	14,853 SF	14,784 SF

Previous Review Comments:

This project was previously reviewed by the Design Commission on July 23, 2019, at which time the project was CONTINUED to allow the design to be revised in response to concerns raised by the Design Commission. The following is a summary:

- The Design Commissioners liked the overall style and aesthetics of the design.
- The Design Commissioners were concerned about the long north wall and driveway, which they felt were out of context with the neighborhood and created a negative impact on the adjacent properties. One neighbor echoed these concerns.
- It was recommended that the design be revised to relocate the garage to eliminate the long north wall and driveway.

Project Update:

The petitioner is returning to the Design Commission seeking approval of the original design, which has not been revised. The petitioner has provided a landscape plan to help soften and buffer the house from the neighbors. The petitioner has provided letters of support from some residents on the street. Additionally, a letter of opposition was received by Staff, and other residents have verbally expressed concerns about the proposed design and its possible negative impact on storm water management in this area. In particular, one resident recently spoke at the Village Board meeting in opposition of the project due to concerns relative to lot coverage and drainage.

Staff Comments:

The proposed landscaping is appreciated to help soften and buffer the impact of the house, but Staff is still concerned about the extremely long north wall and driveway, which extend a significant distance into the rear yard beyond the back of the all of the other homes along Forrest Avenue. The proposed design is out of context with the neighborhood and will have a negative impact on the adjacent properties. Staff recommends revising the design to locate the garage closer to the front of the house to eliminate the long north wall and preserve the large back yard as open space. Staff does not object to the overall modern aesthetic and style.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions and re-review** the proposed new single-family residence to be located at 732 N. Forrest Lane. This recommendation is based on the architectural plans received 8/7/19, and the following:

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

_____, August 7, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-055

BERTOLINI RESIDENCE | DESIGN REVIEW SUBMITTAL



732 N FORREST AVE
ARLINGTON HEIGHTS, IL 60004

08.13.19

BENCHMARKS

REFERENCE BENCHMARK:
NGS DESIGNATION - LD021
PID - DM3898

FLANGE ENCASED STAINLESS STEEL ROD LOCATED 65.6 FEET SOUTH OF THE EDGE OF PAVEMENT OF EUCLID AVENUE, 21.3 FEET NORTH OF A BRICK CITY OF ROLLING MEADOWS SIGN, 8.2 FEET EAST OF THE EDGE OF SIDEWALK AND 6.6 FEET WEST OF THE EDGE OF PAVEMENT OF WILKE ROAD.

DATUM: NAVD83
ELEVATION = 716.90

SITE BENCHMARKS:

SITE BENCHMARK 1
SOUTHWEST TAG BOLT OF FIRE HYDRANT AT 828 N. FORREST AVENUE.
ELEVATION = 683.31

SITE BENCHMARK 2
SOUTHWEST TAG BOLT OF FIRE HYDRANT AT 732 N. FORREST AVENUE.
ELEVATION = 679.62

BOUNDARY AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOT 34 IN C.H. TAYLOR'S ARLINGTON TOWN GARDENS, BEING A SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH INFORMATION, THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

RECEIVED
JUN 25 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE
JUN 25 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DATE: 12-12-18 PC FS
DRAWN BY: TFS
CHECKED BY: DF
BOOK 525 PG 36

NO. REVISIONS
DATE BY

PROJECT
732 FOREST AVENUE
Arlington Heights, Illinois 60004

CLIENT
NICHOLAS & ASSOCIATES
1001 Freehanville Drive
Mt. Prospect, Illinois 60056

COMPASS
SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

1 OF 1

PROJ. NO.: 18.0401

K:\Pdata\2018 Projects\18.0401\18.0401BOUNDARY-TOP0.dwg

CERTIFICATION

STATE OF ILLINOIS }
COUNTY OF KANE } SS

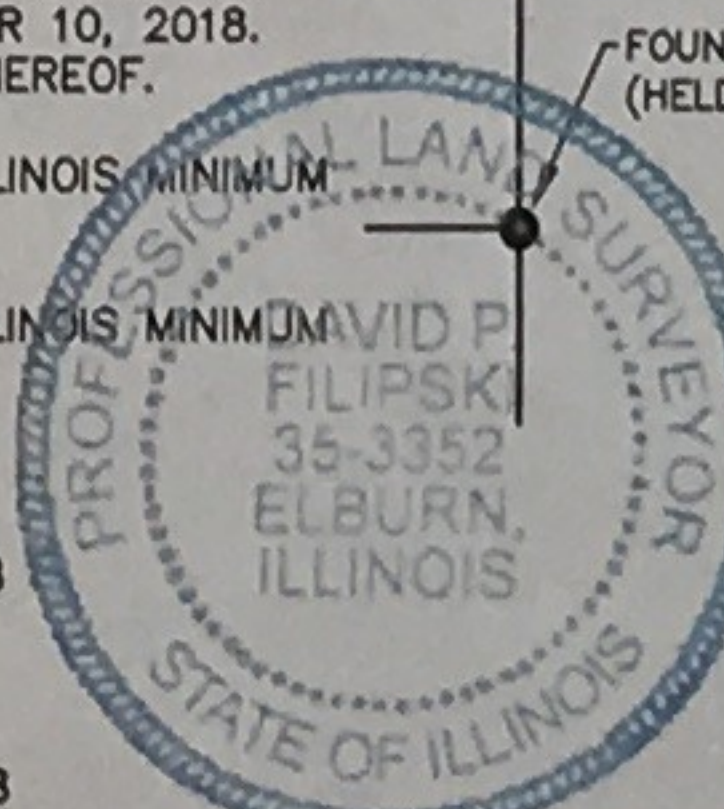
THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON DECEMBER 10, 2018. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

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

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184.002778
LICENSE EXPIRES 4/30/19

BY: *[Signature]* DATE: 12/17/18
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3352
LICENSE EXPIRES 11/30/2020



ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
SL = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
BC = BACK OF CURB
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IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

LINE LEGEND

LIMITS OF LAND PER
LEGAL DESCRIPTION
ADJACENT LAND
PARCEL LINE
EASEMENT LINE
CENTERLINE
BUILDING SETBACK LINE
SECTION LINE
EXISTING CONTOUR

LEGEND

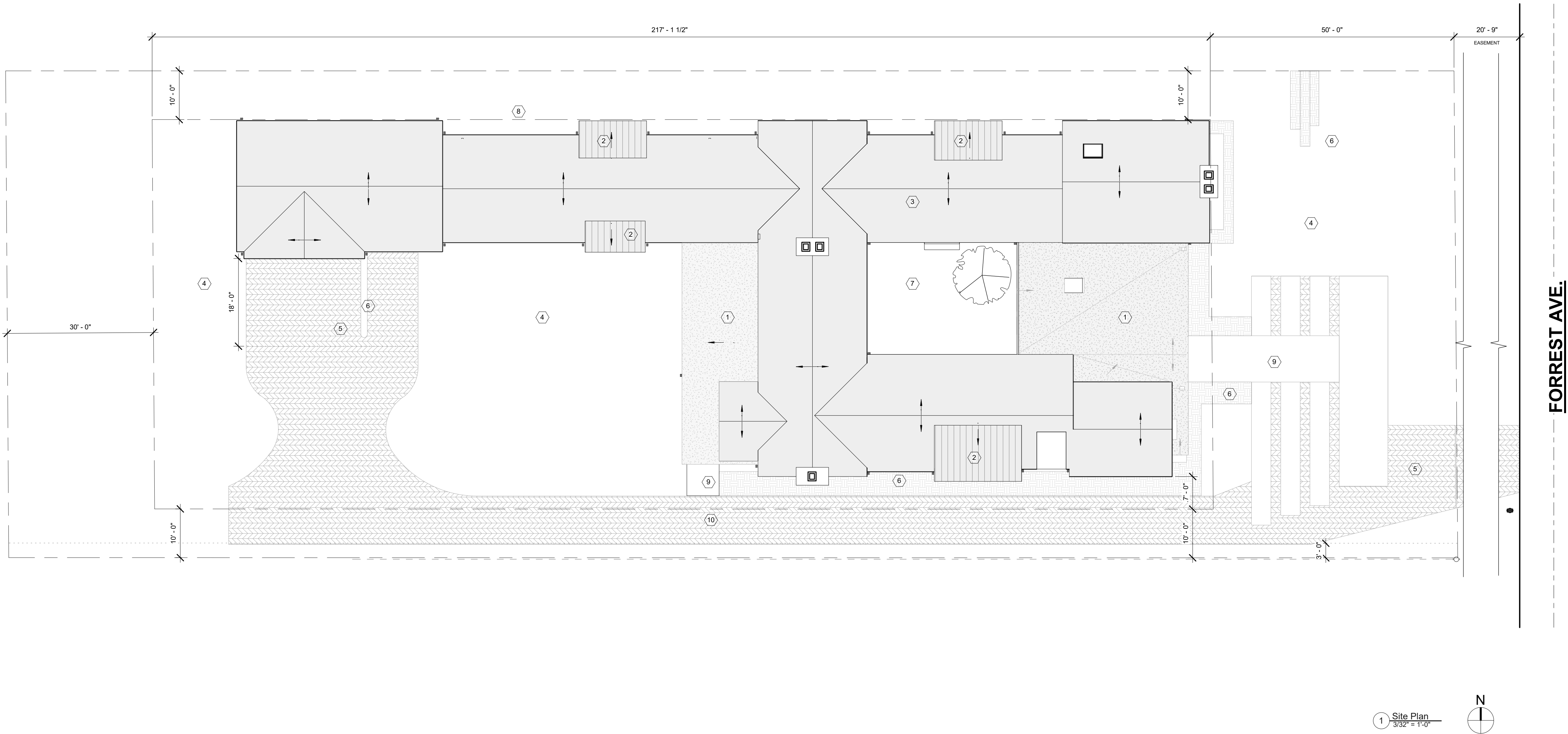
● FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
⊙ MANHOLE
⊙ STORM STRUCTURE
⊙ SANITARY MANHOLE
⊙ CLEANOUT
⊙ ELECTRIC MANHOLE
⊙ ELECTRIC BOX
⊙ ELECTRIC PEDESTAL
⊙ ELECTRIC MARKER
⊙ ELECTRIC METER
⊙ UTILITY POLE
⊙ UTILITY POLE W/LIGHT
⊙ UTILITY POLE W/TSF
⊙ GUY POLE
⊙ LIGHT POLE
⊙ HAND HOLE
⊙ VALVE VAULT
⊙ FIRE HYDRANT
⊙ SIAMANESE WATER CONNECTION
⊙ WATER MARKER
⊙ WATER METER
⊙ VALVE BOX
⊙ B/BOX
⊙ TELEPHONE MARKER
⊙ TELEPHONE PEDESTAL
⊙ CABLE TELEVISION PEDESTAL

⊙ GAS METER
⊙ GAS VALVE
⊙ GAS MARKER
⊙ GATE POST
⊙ SIGN
⊙ MAILBOX
⊙ SANITARY SEWER
⊙ STORM SEWER
⊙ WATER MAIN
⊙ GAS MAIN
⊙ ELECTRIC LINE
⊙ OVERHEAD WIRES
⊙ TELEPHONE LINE
⊙ CONIFEROUS TREE W/APPROX. DIAMETER
⊙ DECIDUOUS TREE W/APPROX. DIAMETER
⊙ MS= MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
⊙ BITUMINOUS PAVEMENT
⊙ CONCRETE SURFACE
⊙ GRAVEL SURFACE
⊙ LANDSCAPE AREA
⊙ WOOD FENCE
⊙ CHAIN LINK FENCE
⊙ VINYL FENCE

AREA SUMMARY

(TO HEAVY LINES)
29,707 SQUARE FEET
OR
0.682 ACRES
(BASED ON MEASURED VALUES)

9/6/2019 9:41:41 PM C:\Users\vmrose\Documents\Bertolini Residence MASTER_mroad\PJHW.rvt



GENERAL NOTES:

LOT AREA = 29,707 SF
ALLOWABLE FAR = 8,912 (30%)
PROPOSED FAR = 8,580

IMPERVIOUS COVERAGE ALLOWED = 14,854 SF
(50%)
IMPERVIOUS PROPOSED = 14,784 SF

SHEET NOTES:

- 1 FLAT ROOF AREA
- 2 STANDING SEAM METAL SHED ROOF
- 3 ASPHALT SHINGLE ROOF - TYPICAL
- 4 GRASS AREA
- 5 PERMEABLE PAVERS
- 6 PLANTING AREA - TYPICAL
- 7 LANDSCAPED COURTYARD
- 8 AIR CONDITIONING CONDENSERS
- 9 CONCRETE WALK
- 10 OPEN GRASS PAVERS

Note:
BOX Studio Chicago LLC is only responsible for permit drawings. Construction
methods and procedures to be responsibility of Owner/General Contractor.

BOX
STUDIOS

200 S. MICHIGAN AVE
STE. #800
CHICAGO, IL 60604
P 312.943.9630
F 312.943.9640

ARCHITECTURE
+ DESIGN
ARCHITECTURE
+ DESIGN
ARCHITECTURE
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ARCHITECTURE
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ARCHITECTURE
+ DESIGN

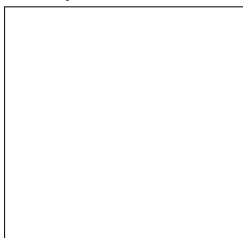
ISSUED FOR DESIGN REVIEW 06.24.19

Description Private Residence
Scale 3/32" = 1'-0"
Project No. 19-022-001

Project
BERTOLINI RESIDENCE
732 N FORREST AVE
ARLINGTON HEIGHTS, IL 60004

Drawing
SITE PLAN

Stamp



A0.2

ARCHITECTS SHALL NOT BE LIABLE
FOR ANY LOSS, COST, DAMAGE
AND/OR EXPENSE, BY REASON OF
ANY CLAIM MADE AGAINST
ARCHITECTS RESULTING FROM THE
INFORMATION CONTAINED IN THIS
DOCUMENT FOR ANY PROJECT
OTHER THAN THE PROJECT
LISTED BY THE DOCUMENT AND
THE OWNER/ARCHITECT
AGREEMENT.

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Third Property South
712 N Forrest Avenue



Second Property South
718 N Forrest Avenue



First Property South
722 N Forrest Avenue



Subject Property
732 N Forrest Avenue



First Property North
800 N Forrest Avenue



Second Property North
833 N Forrest Avenue



Third Property North
835 N Forrest Avenue

N FORREST AVENUE



Property Across (S)
733 N Forrest Avenue



Property Directly Across
801 N Forrest Avenue

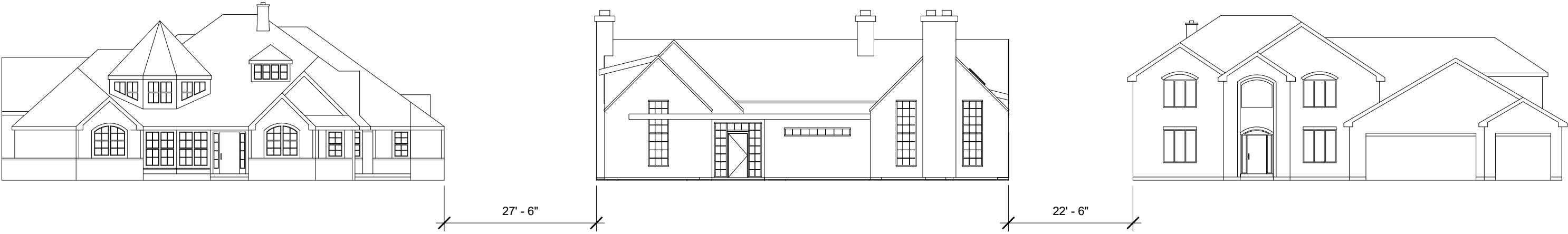


Property Across (N)
811 N Forrest Avenue



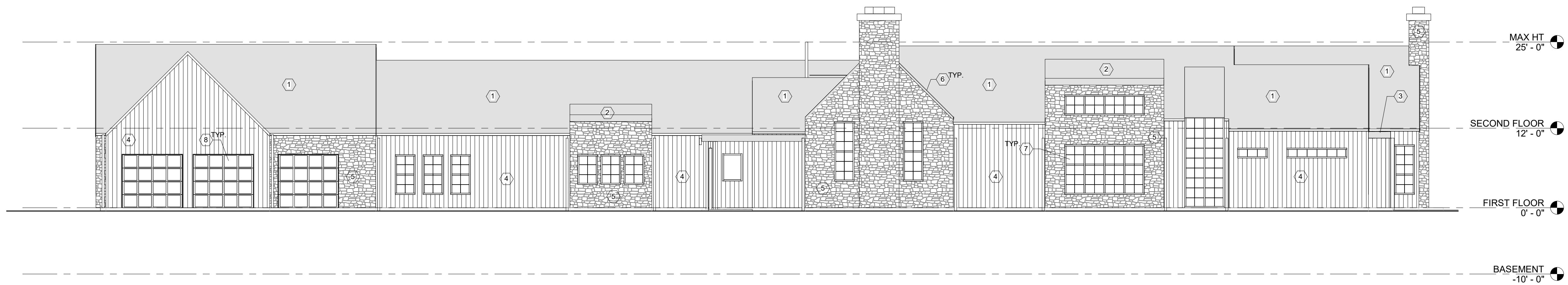


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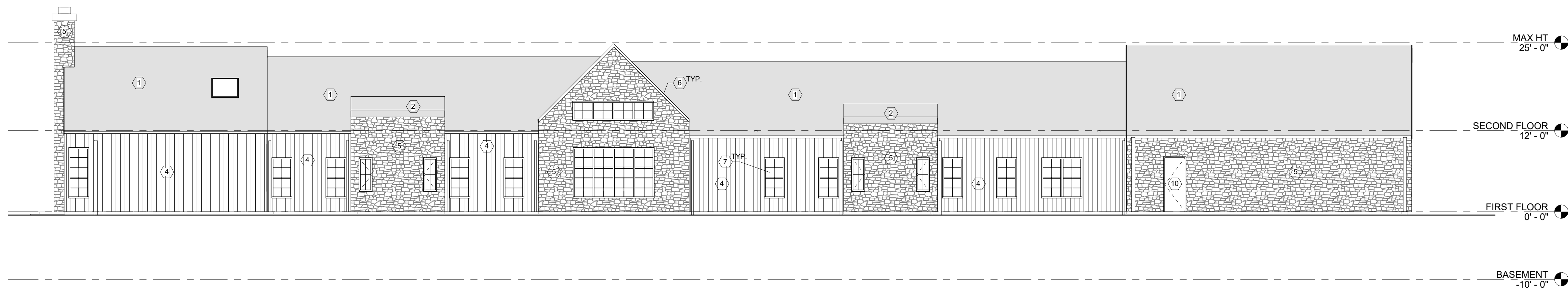


PROPOSED

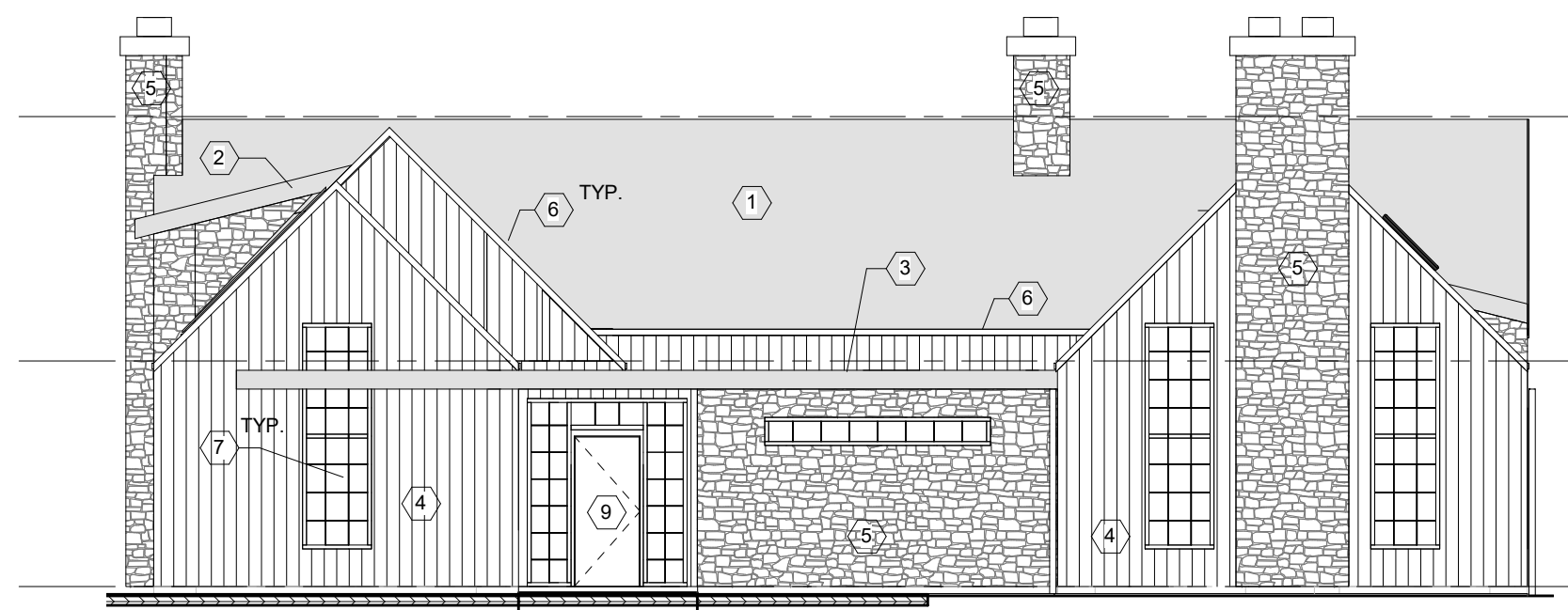




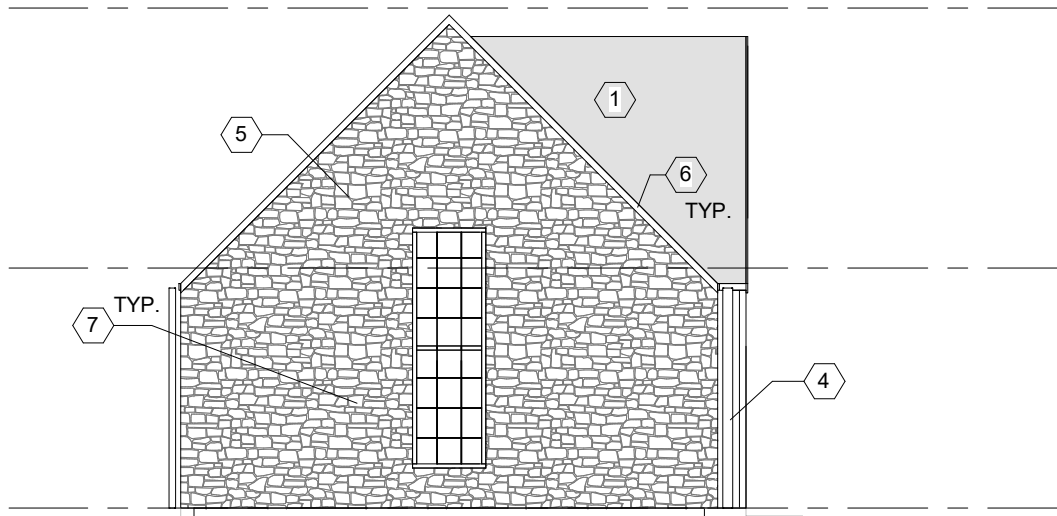
5 SOUTH ELEVATION
1/8" = 1'-0"



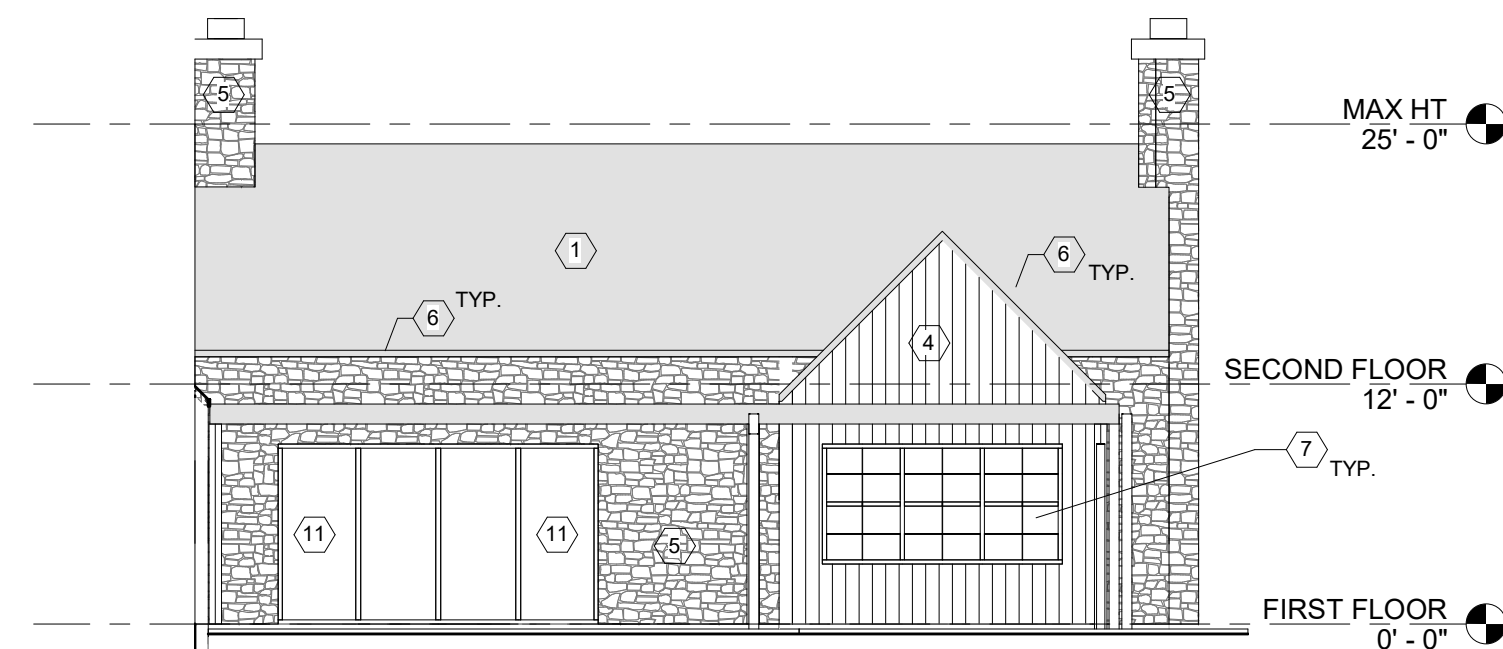
4 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION - GARAGE
1/8" = 1'-0"



1 WEST ELEVATION - HOUSE
1/8" = 1'-0"

GENERAL NOTES:

SHEET NOTES:

- 1 ASPHALT SHINGLE ROOFING
- 2 METAL STANDING SEAM ROOFING
- 3 ASPHALT SHINGLE ROOFING
- 4 VERTICAL SIDING MATERIAL
- 4 VERTICAL SIDING MATERIAL - TBD
- 5 STONE VENEER - COLOR/MATERIAL
- 6 FACIA MATERIAL
- 7 ALUMINUM CLAD WOOD WINDOWS
- 8 WOOD GARAGE DOOR
- 9 SOLID WOOD DOOR
- 10 HOLLOW-CORE METAL DOOR
- 11 ALUMINUM CLAD SLIDING DOOR

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BOX ARCHITECTURE
+ DESIGN
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F 312.943.9640

ISSUED FOR DESIGN REVIEW 06.24.19

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ARLINGTON HEIGHTS, IL 60004

Drawing
ELEVATIONS

Stamp



A6.1
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MATERIAL SCHEDULE				
KEYNOTE	ITEM	MATERIAL	MANUFACTURER	COLOR
1	Roof	Asphalt Shingles	GAF	Black
2	Roof	Metal Standing Seam	Specify	Black
3	Roof	EPDM	Johns Mansville	Black
4	Vertical Siding	Fiber Cement	LP Building Solutions	Dark Grey
5	Stone	Stone Veneer	Halquist Stone	Seville Tumbled
6	Gutters/Facia/Trim	Aluminum	Pac-Clad	Black
7	Windows	Aluminum Clad Wood Windows	Marvin	Black
8	Garage Door	Wood	Clopay	Dark Grey



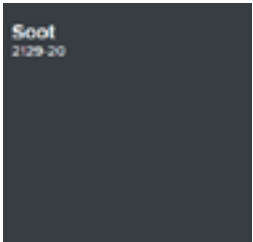
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2



4



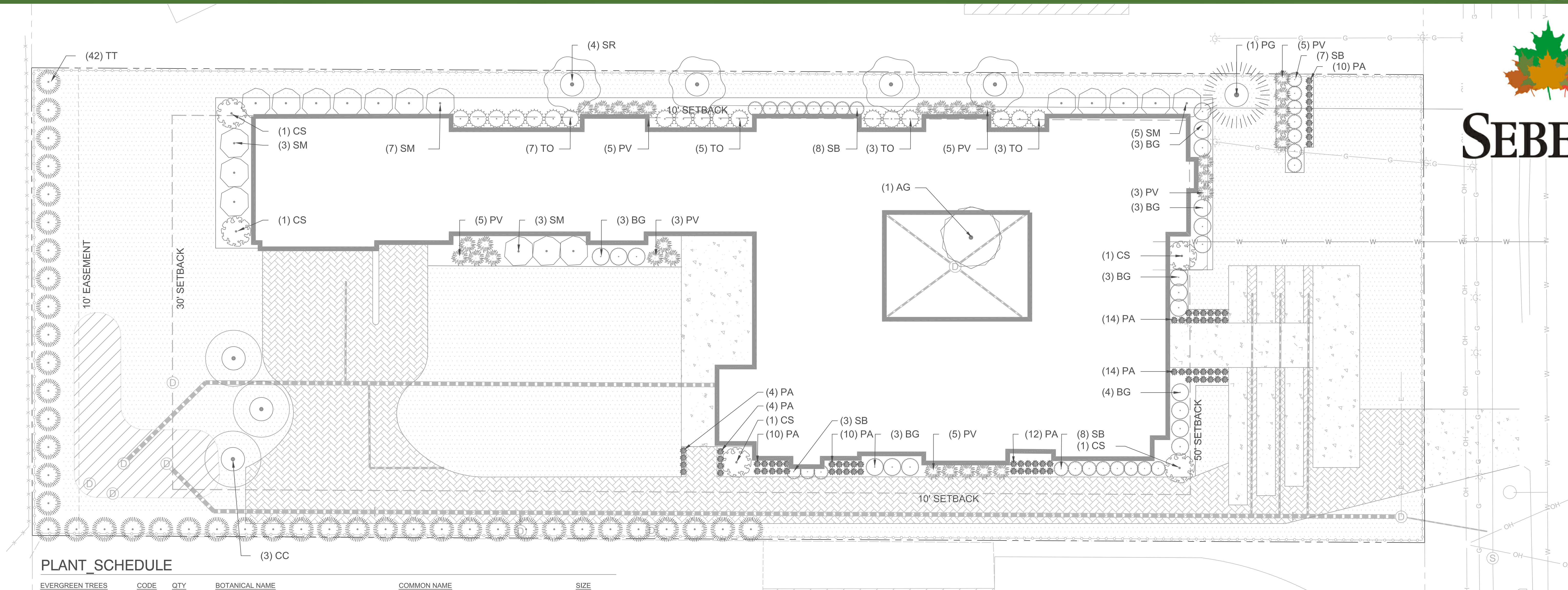
SIDING COLOR



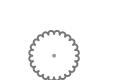
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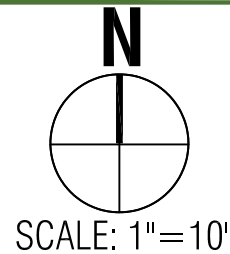
SEBERT



PLANT_SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	PG	1	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6' HT. MIN.
	TT	42	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	6' HT. MIN.
ORNAMENTAL TREES					
	AG	1	ACER GRISEUM	PAPERBARK MAPLE (MULTI-STEM)	6' HT. MIN.
	CC	3	CERCIS CANADENSIS	RED BUD (MULTI-STEM)	6' HT. MIN.
	SR	4	SYRINGA RETICULATA	JAPANESE TREE LILAC (MULTI-STEM)	6' HT. MIN.
DECIDUOUS SHRUBS					
	CS	5	CORNUS SERICEA 'CARDINAL'	CARDINAL DOGWOOD	5 GAL
	SB	26	SPIREA BETULIFOLIA 'TOR'	TOR SPIREA	5 GAL
	SM	18	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	7 GAL
EVERGREEN SHRUBS					
	BG	19	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	5 GAL
	TO	18	THUJA OCCIDENTALIS 'DANICA'	DANICA ARBORVITAE	2 GAL
GRASSES					
	PV	31	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	1 GAL
	PA	78	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
		9,575 SF	SEED MIXTURE	KENTUCKY 31 TALL FESCUE AND BLUEGRASS	SEED
		678 SF	RAIN GARDEN SEED MIX	RAIN GARDEN SEED MIX	SEED

NOT FOR CONSTRUCTION



BERTOLINI RESIDENCE
732 N. FORREST AVE.
ARLINGTON HEIGHTS, IL
AUGUST 6, 2019



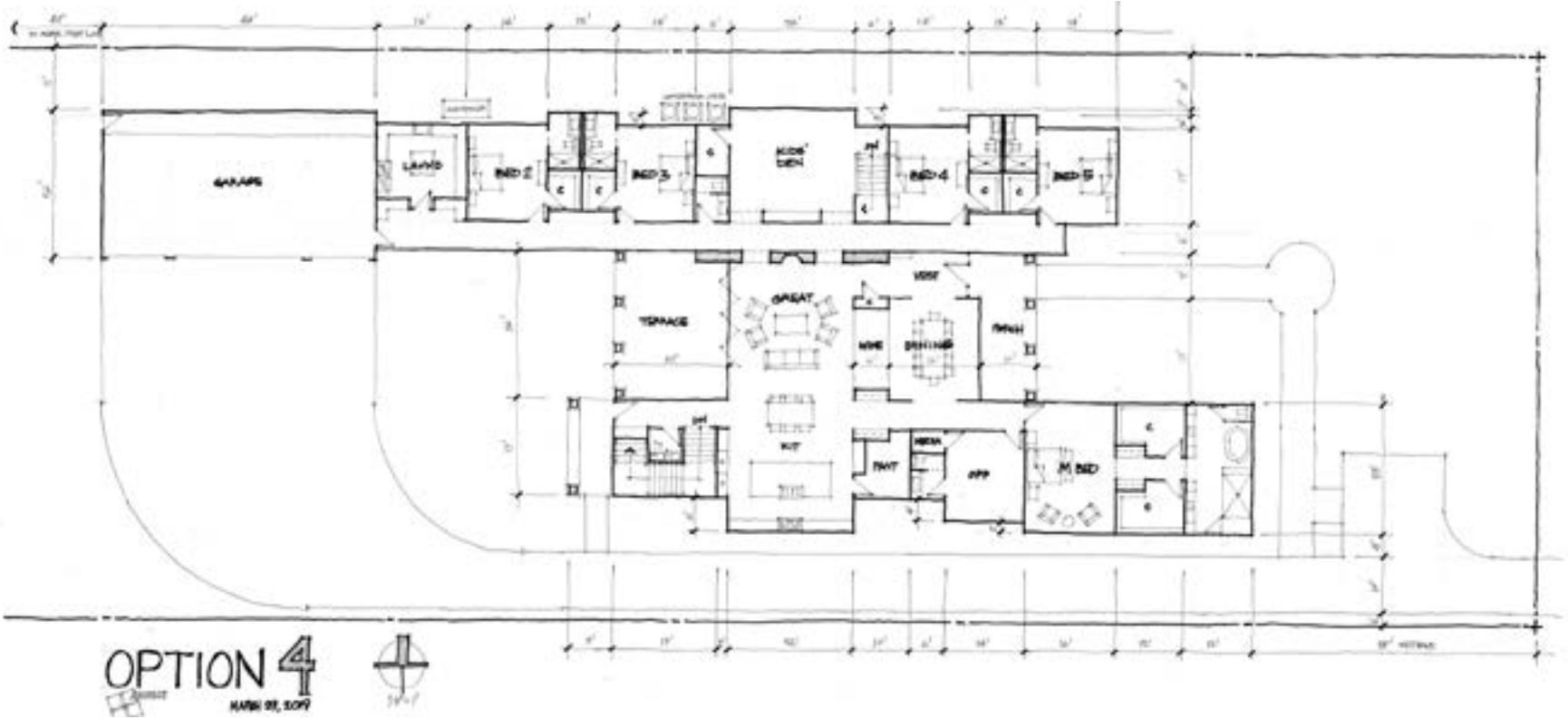
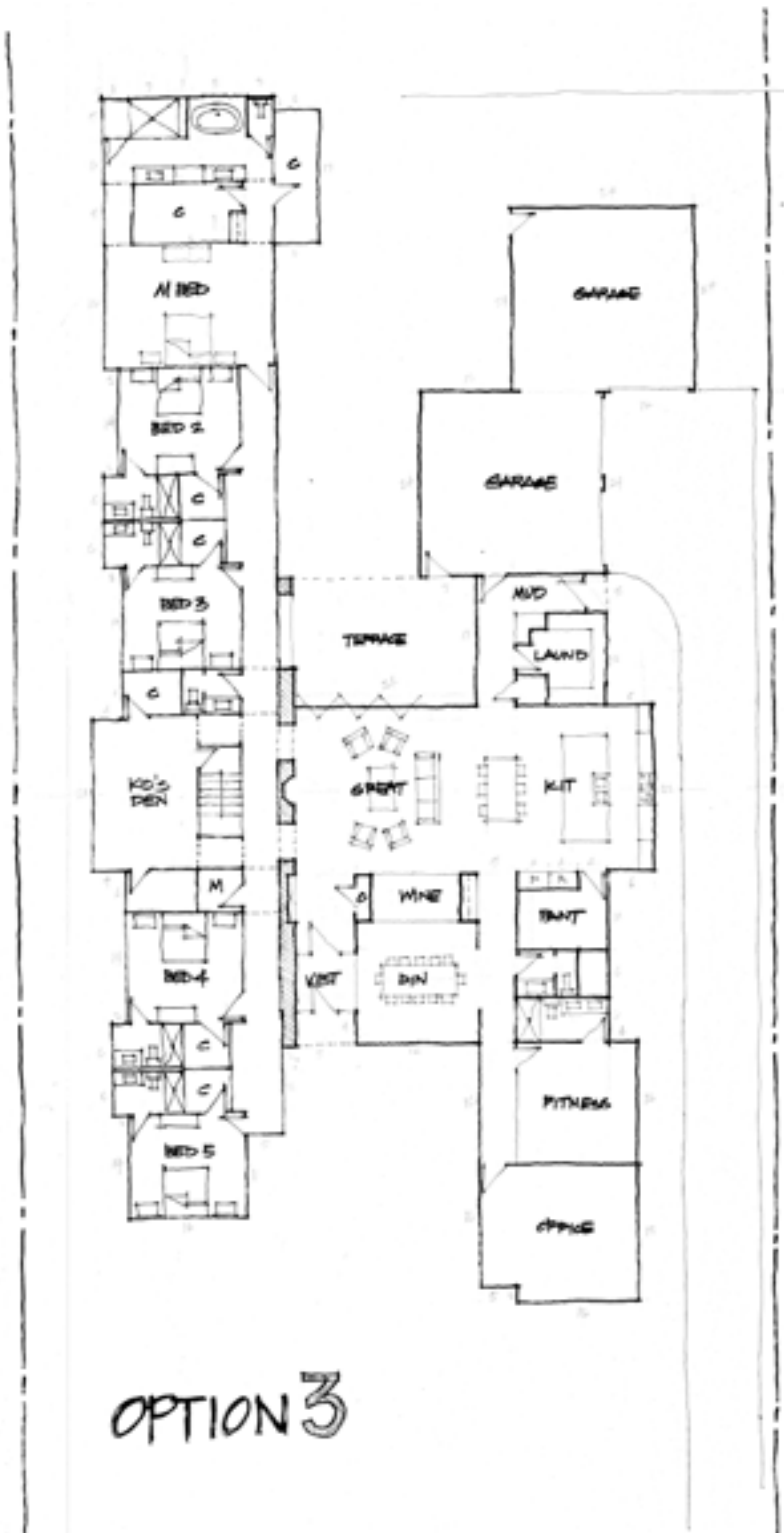
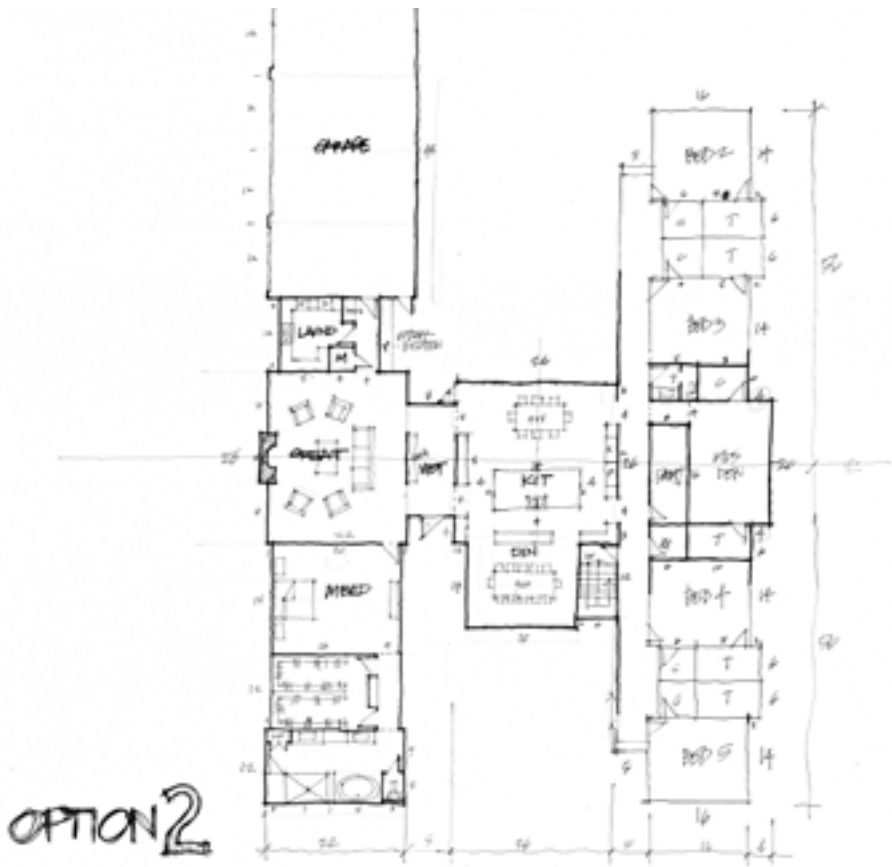
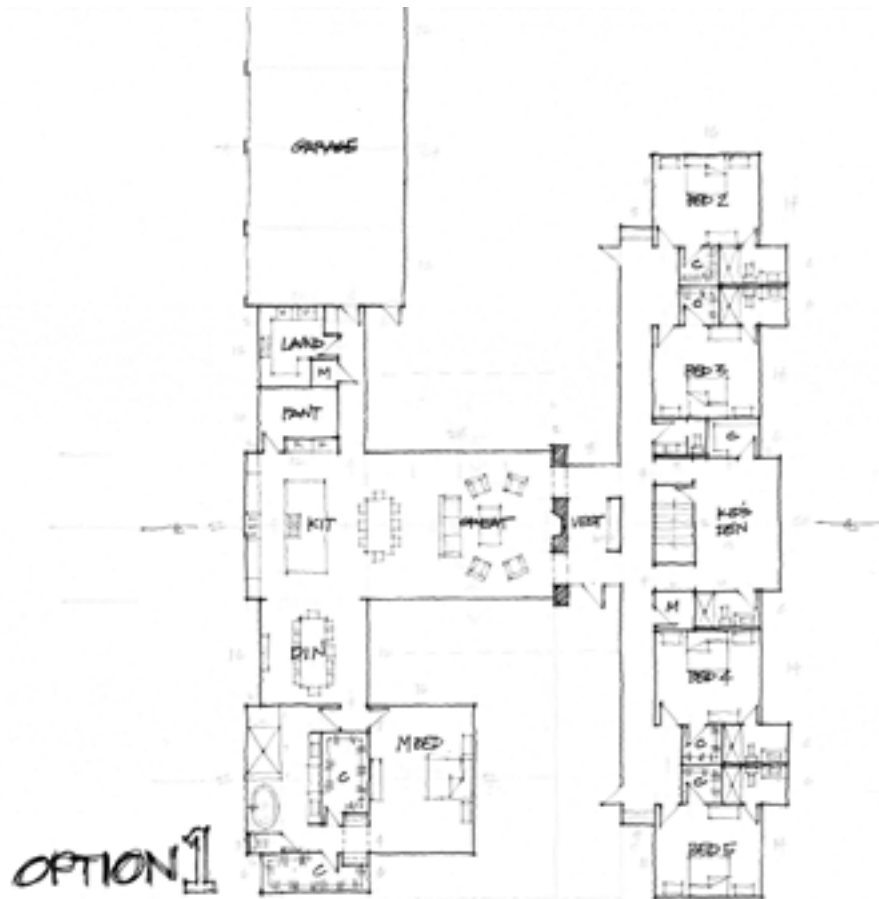
CHICAGO: 312-744-7000

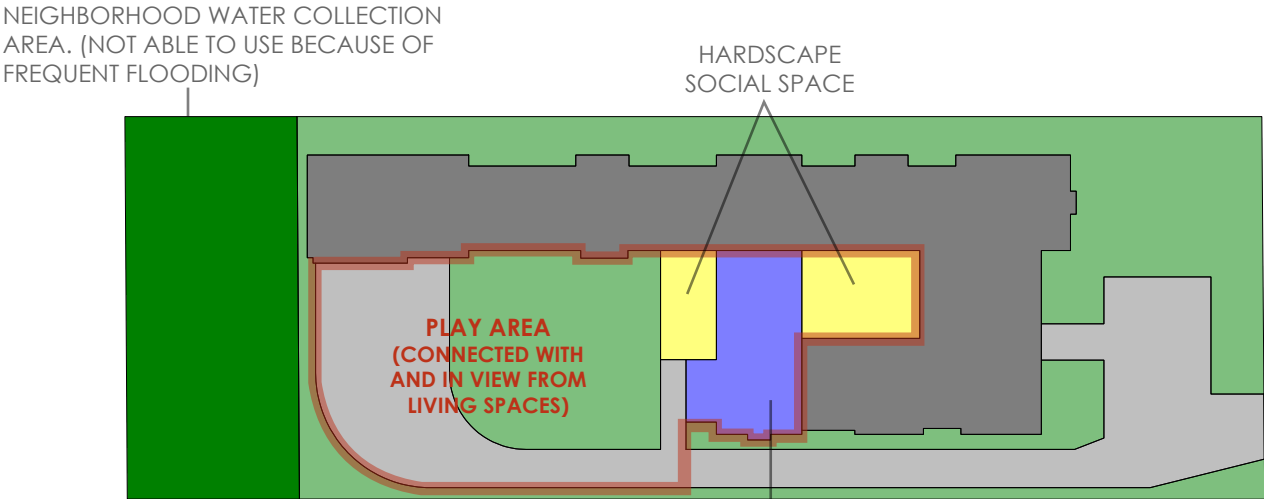




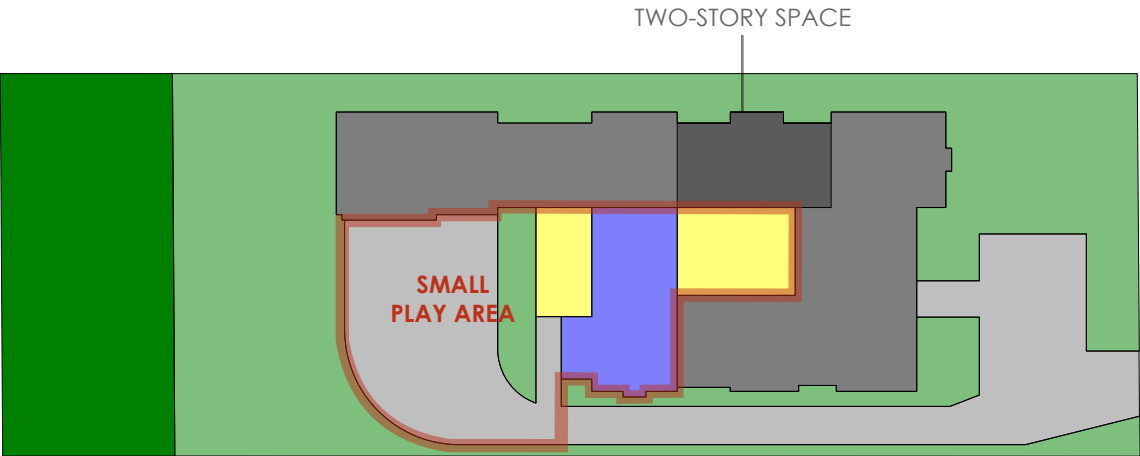




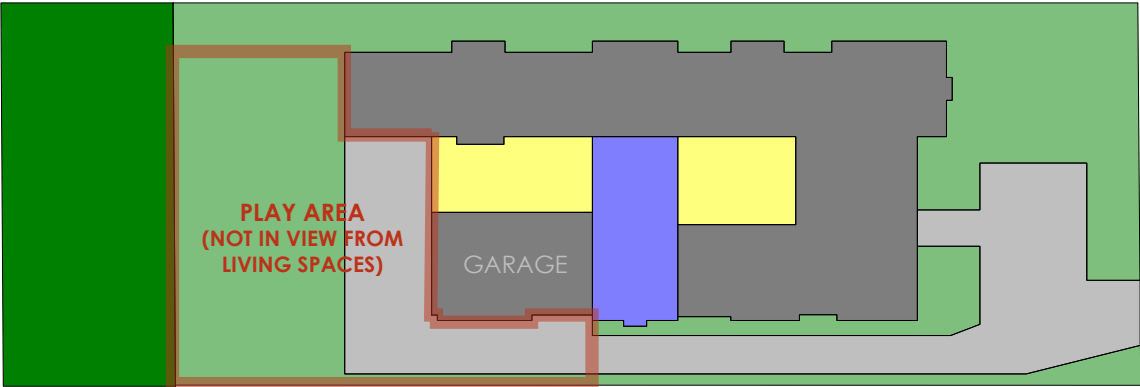




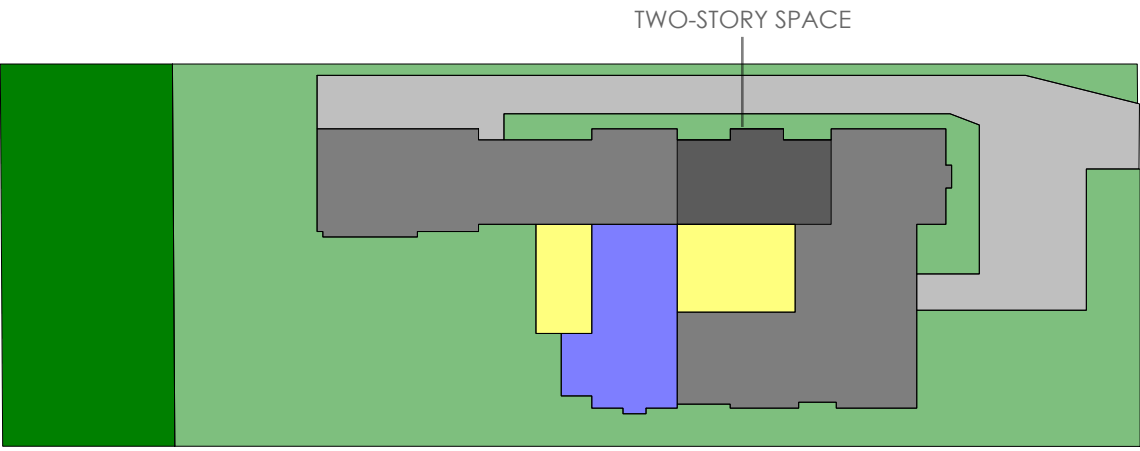
Option #1 (plan as presented, with integrated living space and play space)



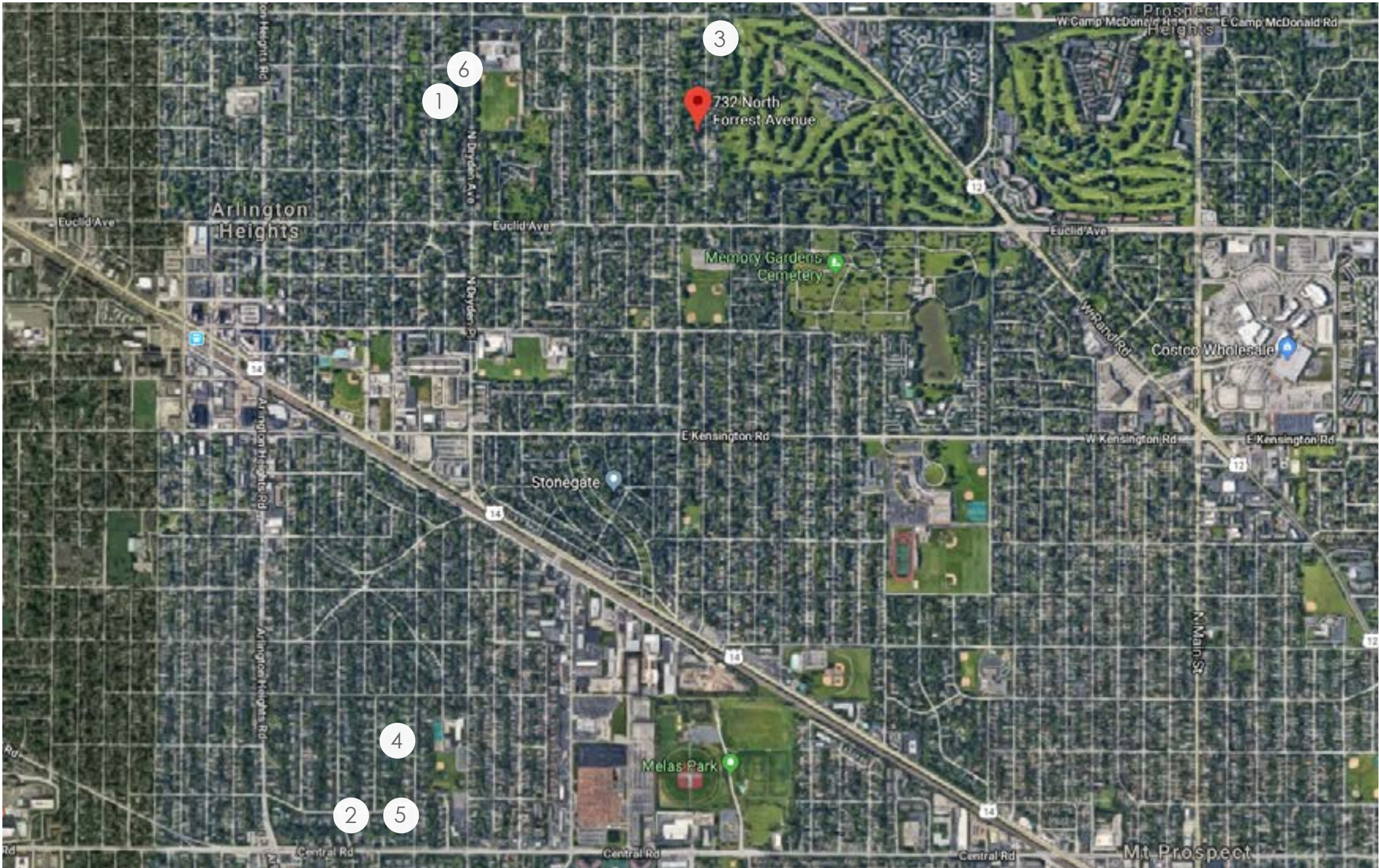
Option #2 (play area adjacent to living space has been greatly reduced)



Option #3 (garage blocks integration of living space and play space)



Option #4 (requires major redesign of interior)



1. 917 N BEVERLY



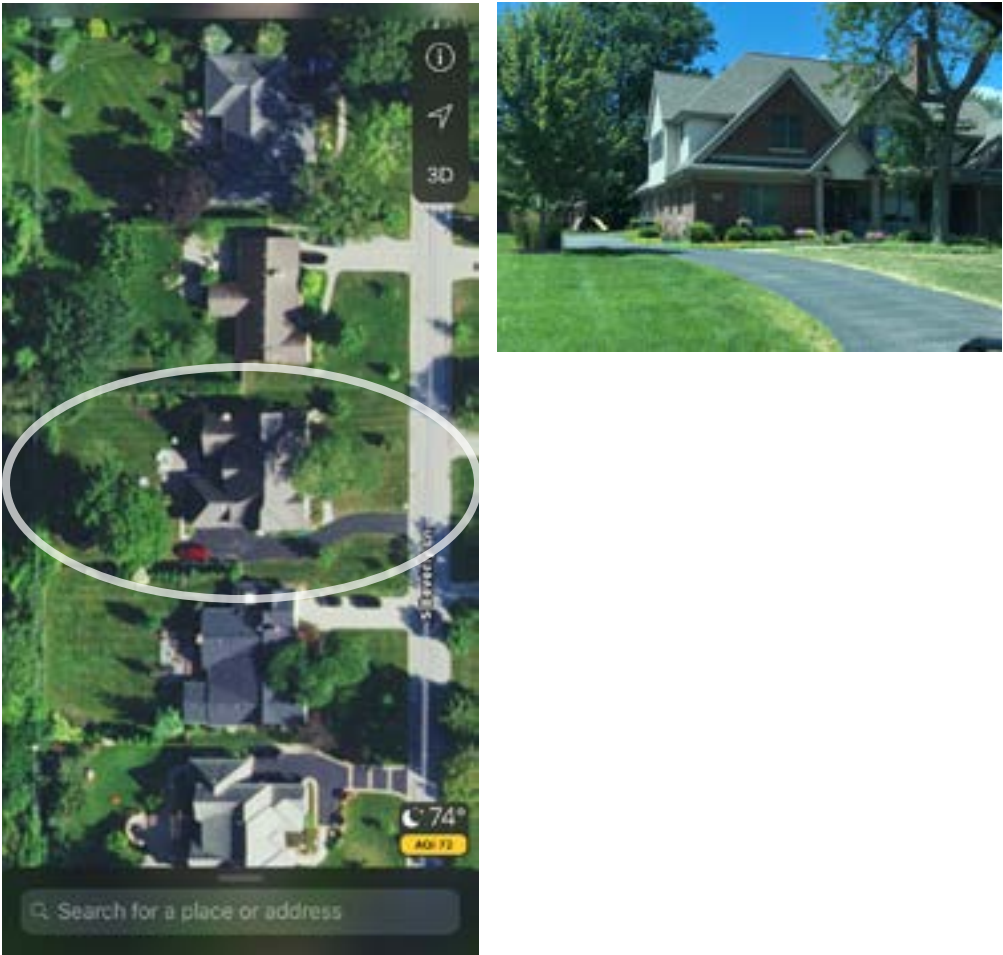
2. 515 E ORCHARD



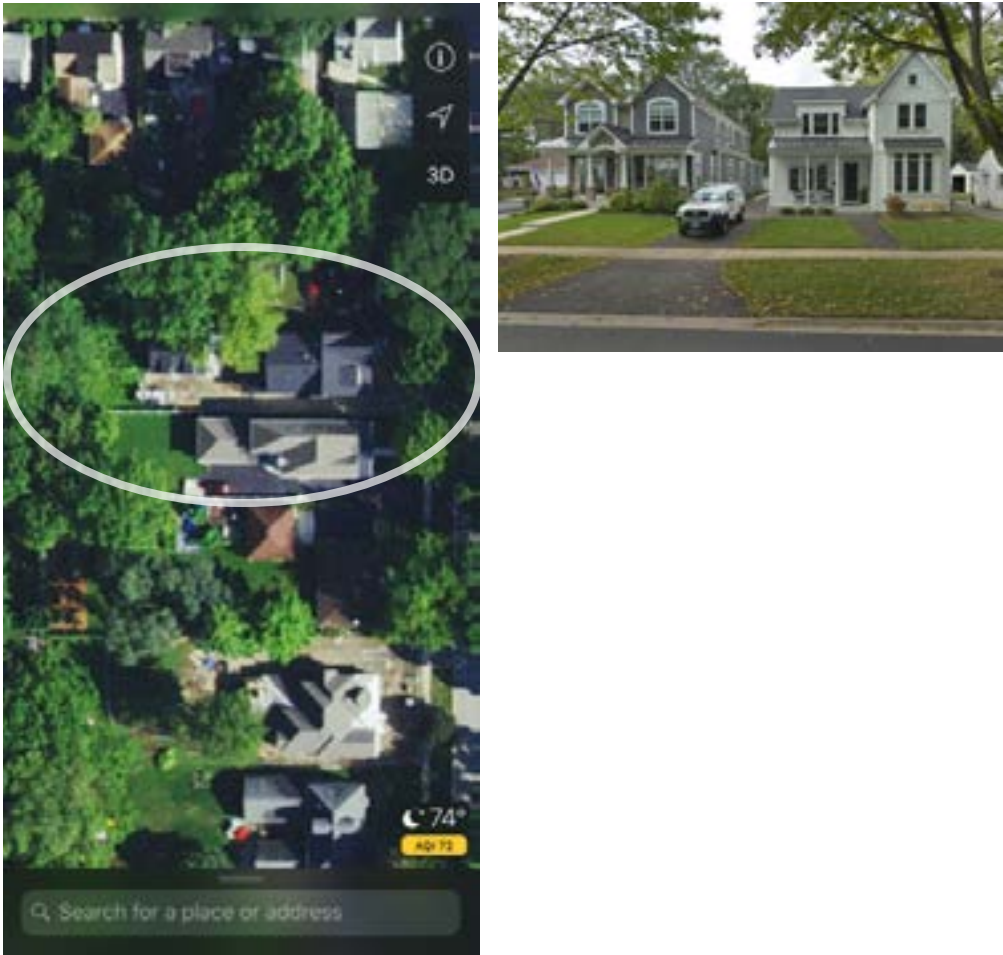
3. 1015 N FORREST



4. 816 S BEVERLY



5. 826 & 830 N DRYDEN



6. 922 & 924 S BEVERLY



REFERENCE BENCHMARK:
NGS DESIGNATION - LD021
PID - DM3898

FLANGE ENCASED STAINLESS STEEL ROD LOCATED 65.6 FEET SOUTH OF THE EDGE OF PAVEMENT OF EUCLID AVENUE, 21.3 FEET NORTH OF A BRICK CITY OF ROLLING MEADOWS SIGN, 8.2 FEET EAST OF THE EDGE OF SIDEWALK AND 6.6 FEET WEST OF THE EDGE OF PAVEMENT OF WILKE ROAD.

DATUM: NAVD88
ELEVATION = 716.90

SITE BENCHMARKS:

SITE BENCHMARK 1
SOUTHWEST TAG BOLT OF FIRE HYDRANT AT 828 N. FORREST AVENUE.
ELEVATION = 683.31

SITE BENCHMARK 2
SOUTHWEST TAG BOLT OF FIRE HYDRANT AT 732 N. FORREST AVENUE.
ELEVATION = 679.62

LEGAL DESCRIPTION

LOT 34 IN C.H. TAYLOR'S ARLINGTON TOWN GARDENS, BEING A SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UTILITY STATEMENT

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISUAL FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT OR ABANDONED. THE UTILITIES SHOWN ARE IN THE EXACT LOCATION AT THE UNDERGROUND THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED THE UTILITIES STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

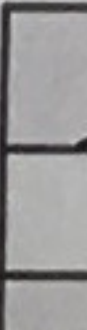
RECEIVED

FILE
JUN 25 2019
PLANNING & COMMUNITY DEVELOPMENT
DEPARTMENT

[illegible]

PROJECT	732 FOREST AVENUE Arlington Heights, Illinois 60004
CLIENT	NICHOLAS & ASSOCIATES 1001 Freehanville Drive Mt. Prospect, Illinois 60056

COMPASS
SURVEYING LTD



ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502

PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

1 OF 1

PROJ. NO.: 18.040

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- ⊙ MANHOLE
- ⊙ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
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-  GAS METER
 GAS VALVE
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 BITUMINOUS PAVEMENT
 CONCRETE SURFACE
 GRAVEL SURFACE
 LANDSCAPE AREA
 WOOD FENCE
 CHAIN LINK FENCE
 VINYL FENCE

ABBREVIATIONS

T.D.I.P. = OUTSIDE DIAMETER IRON PIPE
 TF = TOP OF FOUNDATION
 FF = FINISHED FLOOR
 FE = FLARED END SECTION
 VCP = VITRIFIED CLAY PIPE
 DIP = DUBLE IRON PIPE
 PVC = POLYVINYL CHLORIDE
 RCP = REINFORCED CONCRETE PIPE
 CMP = CORRUGATED METAL PIPE
 (R) = RECORD BEARING OR DISTANCE
 (M) = MEASURED BEARING OR DISTANCE
 (C) = CALCULATED BEARING OR DISTANCE
 (D) = DOUBLE BEARING OR DISTANCE
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 P = PAVERS

LINE LEGEND

- | | |
|---|-----------------------|
|  | LIMITS OF LAND PER |
|  | LEGAL DESCRIPTION |
|  | ADJACENT LAND |
|  | PARCEL LINE |
|  | EASEMENT LINE |
|  | CENTERLINE |
|  | BUILDING SETBACK LINE |
|  | SECTION LINE |
|  | EXISTING CONTOUR |

CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION
OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON DECEMBER 10, 2018.
ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

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

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR TOPOGRAPHIC SURVEYS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184.002778
LICENSE EXPIRES 4/30/19

BY: [Signature] DATE: 12/17/18

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3352
LICENSE EXPIRES 11/30/2020

K:\Psdata\2018 Projects\18.0401\18.0401BOUNDARY-TOP0.dwg

K:\Pdata\2018 Projects\18.0401\18.0401BOUNDARY-TOPO.dwg, 12/17/2018 3:56:58 PM, DWG To PDF.pc3

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ROPOSAED FAR = 8,580

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IMPERVIOUS PROPOSED = 14,784 SF

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STANDING SEAM METAL SHED ROOF
ASPHALT SHINGLE ROOF - TYPICAL
GRASS AREA
PERMEABLE PAVERS
PLANTING AREA - TYPICAL
LANDSCAPED COURTYARD
AIR CONDITIONING CONDENSERS
CONCRETE WALK
OPEN GRASS PAVERS

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BO>< STUDIO

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RCHITECTURE
 + DESIGN
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 + DESIGN
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 + DESIGN

ISSUED FOR DESIGN REVIEW 06.24.19

Description	Private Residence
Scale	3/32" = 1'-0"
Project No.	19-022-001
Project	
BERTOLINI RESIDENCE	
732 N FORREST AVE	
ARLINGTON HEIGHTS, IL 60004	

Drawing SITE PLAN

Stamp

A0.2

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Third Property South
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722 N Forrest Avenue



Subject Property
732 N Forrest Avenue



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Second Property North
833 N Forrest Avenue



Third Property North
835 N Forrest Avenue

N FORREST AVENUE



Property Across (S)
733 N Forrest Avenue



Property Directly Across
801 N Forrest Avenue

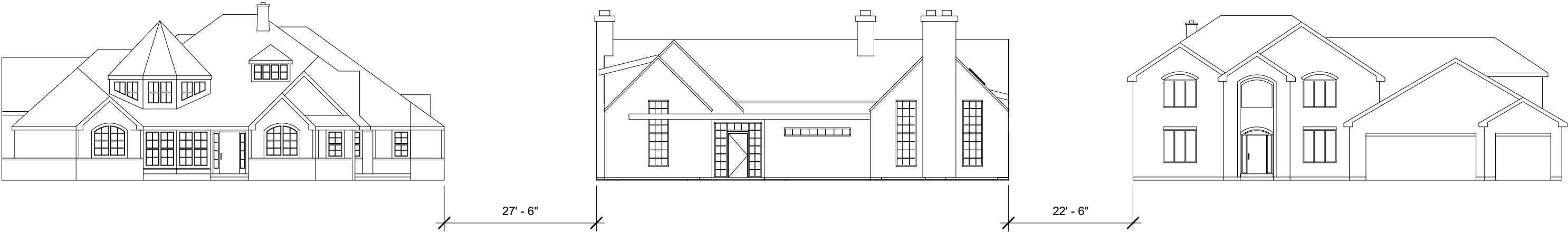


Property Across (N)
811 N Forrest Avenue





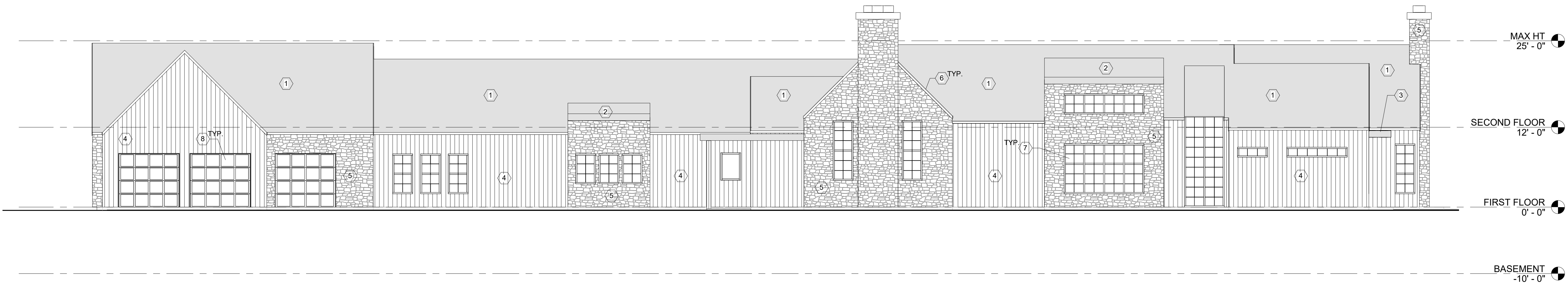
EXISTING



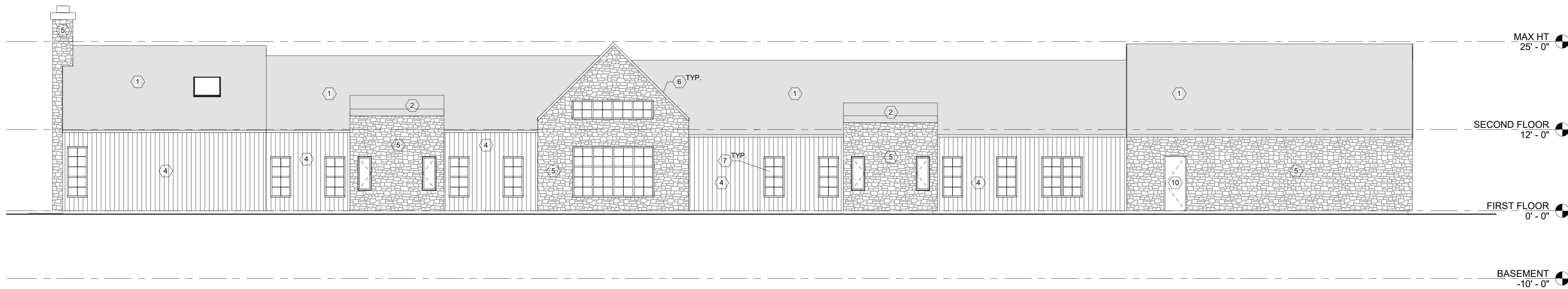
PROPOSED



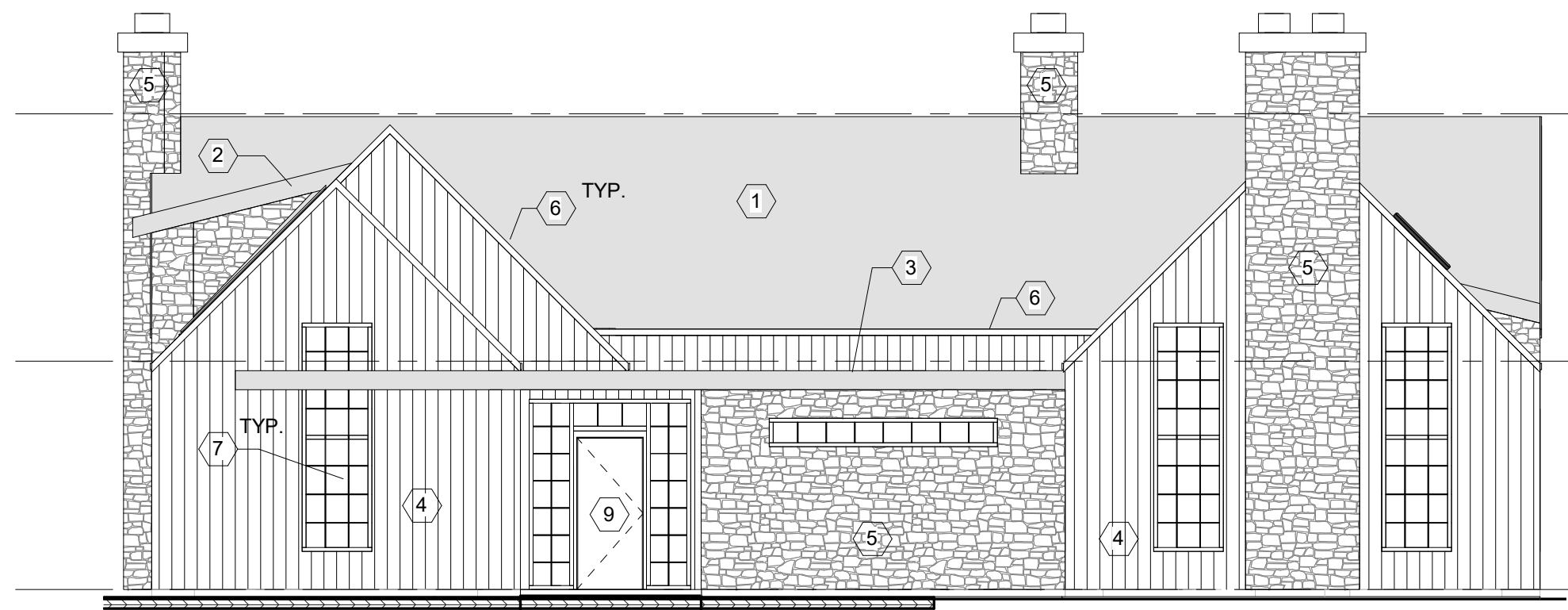
C:\Users\mmose\Documents\Bertolini Residence MASTER_mose.rvt 6/24/2019 2:30:13 PM



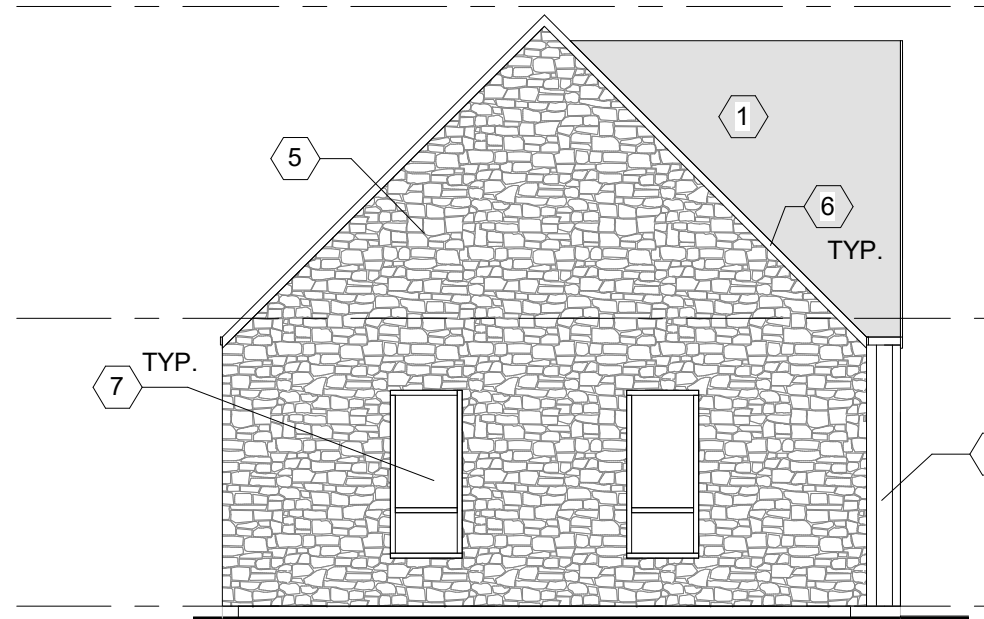
5 SOUTH ELEVATION
1/8" = 1'-0"



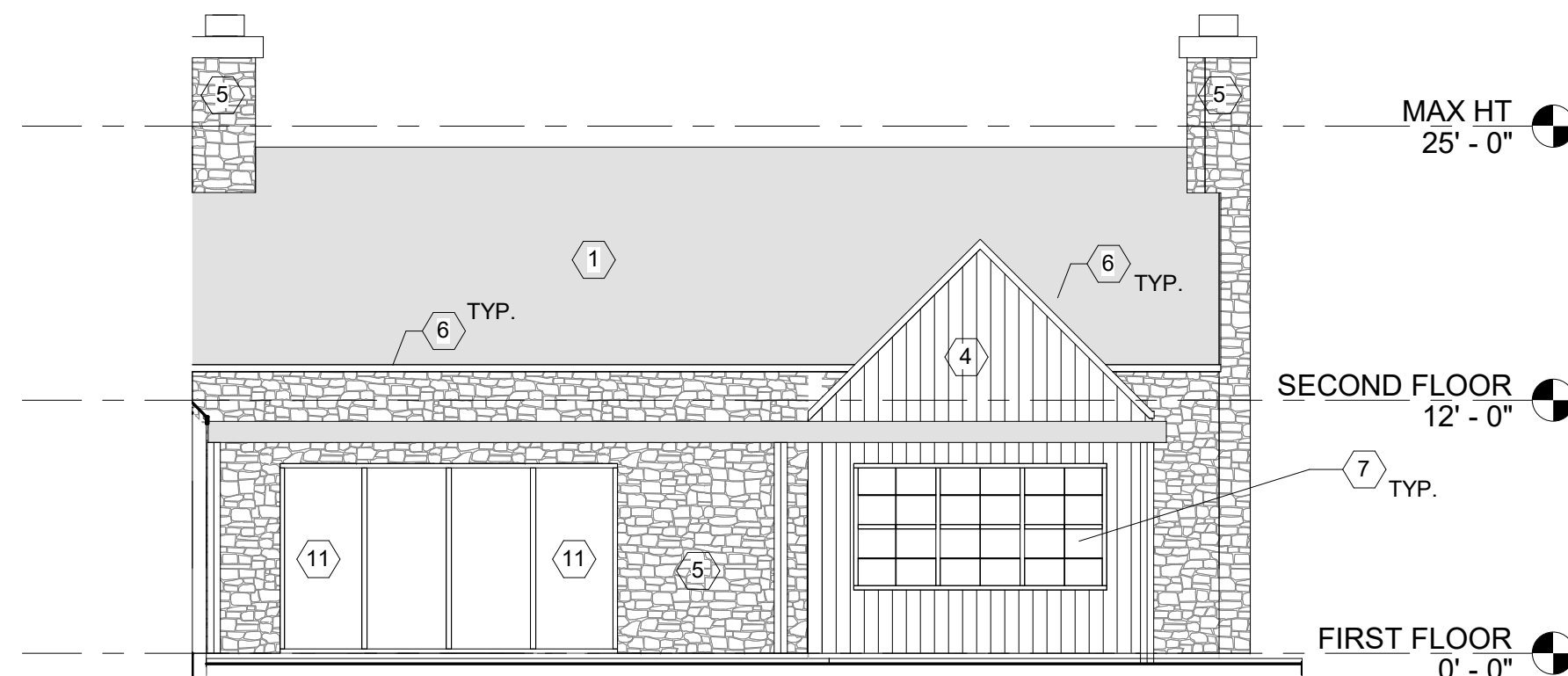
4 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION - GARAGE
1/8" = 1'-0"



1 WEST ELEVATION - HOUSE
1/8" = 1'-0"

GENERAL NOTES:

SHEET NOTES:

- 1 ASPHALT SHINGLE ROOFING
- 2 METAL STANDING SEAM ROOFING
- 3 ASPHALT SHINGLE ROOFING
- 4 VERTICAL SIDING MATERIAL
- 4 VERTICAL SIDING MATERIAL - TBD
- 5 STONE VENEER - COLOR/MATERIAL
- 6 FACIA MATERIAL
- 7 ALUMINUM CLAD WOOD WINDOWS
- 8 WOOD GARAGE DOOR
- 9 SOLID WOOD DOOR
- 10 HOLLOW-CORE METAL DOOR
- 11 ALUMINUM CLAD SLIDING DOOR

Note:
BOX Studio Chicago LLC is only responsible for permit drawings. Construction
methods and procedures to be responsibility of Owner/General Contractor.

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200 S. MICHIGAN AVE
STE. #800
CHICAGO, IL 60604
p 312.943.9630
f 312.943.9640

ISSUED FOR DESIGN REVIEW 06.24.19

Description Private Residence
Scale 1/8" = 1'-0"
Project No. 19-022-001
Project
BERTOLINI RESIDENCE
732 N FORREST AVE
ARLINGTON HEIGHTS, IL 60004

Drawing
ELEVATIONS

Stamp

A6.1

ARCHITECTS SHALL NOT BE LIABLE
FOR ANY LOSS, COST, DAMAGE
AND/OR EXPENSE, BY REASON OF
ANY CLAIM MADE AGAINST
ARCHITECTS RESULTING FROM THE
INFORMATION CONTAINED IN THIS
DOCUMENT FOR ANY PROJECT
OTHER THAN THE PROJECT
DEFINED BY THIS DOCUMENT AND
THE OWNER/ARCHITECT
AGREEMENT.

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MATERIAL SCHEDULE				
KEYNOTE	ITEM	MATERIAL	MANUFACTURER	COLOR
1	Roof	Asphalt Shingles	GAF	Black
2	Roof	Metal Standing Seam	Specify	Black
3	Roof	EPDM	Johns Mansville	Black
4	Vertical Siding	Fiber Cement	LP Building Solutions	Dark Grey
5	Stone	Stone Veneer	Halquist Stone	Seville Tumbled
6	Gutters/Facia/Trim	Aluminum	Pac-Clad	Black
7	Windows	Aluminum Clad Wood Windows	Marvin	Black
8	Garage Door	Wood	Clopay	Dark Grey



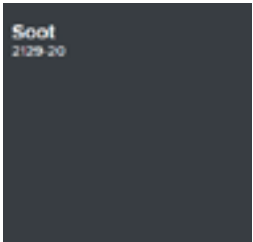
1



2



4



SIDING COLOR



5

Hautzinger, Steve

From: Bill Wiggs
Sent: Thursday, August 08, 2019 11:50 AM
To: Hautzinger, Steve
Subject: Bertolini Residence - 732 N. Forrest Avenue
Attachments: 0096_001.pdf

[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.]

To: Steve Hautzinger
Planning and Community Development Department
Village of Arlington Heights

From: William Wiggs

Arlington Heights

Please accept this email as a summary of our comments and concerns regarding the proposed architectural design for 732 N. Forrest Avenue in Arlington Heights. We live at [redacted] Forrest Avenue and are the house immediately South from the proposed structure.

We have a number of comments and concerns regarding the proposed house, which we will list below. Overall, we do not support the design as submitted and feel the proposed structure, if built, will have a significant detrimental impact on our neighborhood, and, specifically, to us. We agree with the summary comments in the Staff Design Commission Report dated July 9, 2019 which observes that the north wall and driveway are extremely long and unusual, and that a more conventional approach with a garage much closer to the front of the house should be considered.

Our specific concerns are as follows:

The length of the house. The house extends to within 47.5 feet of the back lot line. Visually, it looks to take up the entire lot. All the houses on the West side of Forrest Ave. have large backyards that are entirely green space, no structures at all other than an occasional storage unit. The feel of the neighborhood is just that – green space and quiet backyards. Some yards are more private than others, but there is a natural look to all of them, no buildings, pleasant surroundings. This new proposed structure would completely change that feel and change the neighborhood forever. From our back patio, looking North, we would only see the new house, more specifically, the new garage, the new driveway, and the rest of the long extension in the rear of the house. No more green space. Those of us who have lived on Forrest Ave. or have recently built homes on Forrest Ave aren't here for the front yard, we already know that Forrest Ave. is a very busy street. We are here or have moved here for the large backyards, the look and feel and quiet that we couldn't get anywhere else. The proposed structure is not compatible with our existing lots and homes.

Size, elevation and impact on local flooding. The proposed house is an extremely large ranch, just over 9,000 square feet. We have a large house at [redacted] Forrest with a fairly large footprint. The new structure would have a footprint that would be more than double our house's footprint. While it looks like the overall size is within or very near to being within the allowed building FAR, the large proposed footprint is, in my opinion, too large for the lot. Additionally, the proposed elevation is the same for the entire structure. I'm not clear on the elevation at the front of the house, so I'll have to assume it's going to be the same as the existing structure. In maintaining the elevation all the way to the back

of the yard, the garage and the rest of the extended structure will be 3 to 4 feet higher than the current backyard. And, the driveway will be elevated as well. The current house looks to be about 2 feet higher in elevation than our house. If the driveway and the ground around it are all filled in at even higher elevations, then the driveway and the extended structure will tower in their back yard. This will increase the impact of the structure on the look and feel of all of our backyards, and it will most certainly have an impact on the water flow and flooding in the backyards of our immediate neighborhood. I understand that the design decision and the potential rain and flood issues are handled separately within the Village, but, in this case, I would ask that the Design Commission consider coordinating with Engineering so that the owners don't move forward with construction, on this design or any revised design, that would cause irreversible flooding issues South and down-hill from the proposed structure.

More on flooding. I've attached a copy of an exhibit from the Flood Study done by the Village as it respects Forrest Ave. Hopefully it copies well enough for everyone to see it clearly. The blue areas on the map show the low areas that tend to flood in heavy rains. The Northernmost blue area is what is relevant to this discussion. And the very top of this Northernmost area is where our two houses are. Inside the blue outline in white, and it's hard to see, are the lowest elevations. This white lined area carries an elevation number of 676 and the rest of the blue outline is marked to be between 677 and 678. The white lined area is where all the water in the backyard of our neighborhood to the North, and the backyards of the houses on Gibbons as well, ends up. It flows downhill, and our two yards, 732 N. Forrest and 732 N. Forrest, are the low point. The water first flows to and accumulates in the 732 N. Forrest basin, and then it overflows into 722 N. Forrest, and then, when it's enough, it overflows into 718 N. Forrest. I cannot attest to what happens South of 718 N. Forrest, but the Flood Study seems to show they are also at risk. If the elevations for 732 N. Forrest are raised, and it doesn't take much when it comes to water flow, then our yard will become the single low point, and we only have so much capacity.

To help with the visual on the flooding elevations, I have also attached a second copy of the exhibit from the Flood Study (it is actually the second page of the attachment to this memo – if you scroll down, you can scroll back and forth and see the original exhibit vs. the marked up exhibit). The second copy includes some highlights that more clearly show where these three properties are, where the blue areas are located and where the lowest points are located. The lowest points, which are a very pale white line in the Flood Study exhibit, are highlighted in red in this second copy, with a straight red line showing where the 722/732 property line falls. It should be noted that before we built our house, there was a single rain event in July that filled up all 3 backyards, 718 N. Forrest, 722 N. Forrest and 732 N. Forrest – there will be more of these. If the proposed structure is allowed to be built in its current size and footprint and elevation, it will push all the water that should be accumulating in the backyard of 732 N. Forrest to the South. It will over-flood my backyard, and it will impact the homes and backyards to the South of our house as well.

Noise levels and headlights. We are also concerned about having a garage in the backyard. No one else on the West side of N. Forrest has a garage in their backyard to my knowledge. No one in our immediate neighborhood has one for sure. Again, it is not compatible with the neighborhood. If the house is built as proposed, it means that we will have cars driven past our house on the very long driveway (our bedroom is on the North side of our house) with the noise and potential fumes, and with headlights on at night. With cars going in and out of this garage as positioned and proposed, we will most certainly have headlights shining in our rear windows and probably in our side windows as well. If we are enjoying an evening on our back patio, we would strongly prefer not being exposed to and blinded by headlights. The Commission should also consider the homes to the West of this property. I suspect they don't even know this is being proposed. They will get headlights as well. In meeting with the owners of 732 N. Forrest, they graciously offered to put in a long row of arbor vitae bushes. Unfortunately, the bushes would not be of sufficient height to make a difference to us, and we all have seen arbor vitae bushes dying all over village during the past few years, they can be difficult to maintain and it's likely that the bushes will largely be shielded from good sun. A very generous offer, but the fact that they need to put in bushes to shield their neighbors from headlights just demonstrates, once again, that the design is not compatible with the neighborhood. We would like to maintain the quiet rural feel of our backyards, that is why we built our house on N. Forrest Ave.

Market value of nearby homes. I can't prove it, but I'm sure that our market value will be negatively impacted if the proposed structure is built. For all the reasons noted above, we feel the construction of the proposed structure would

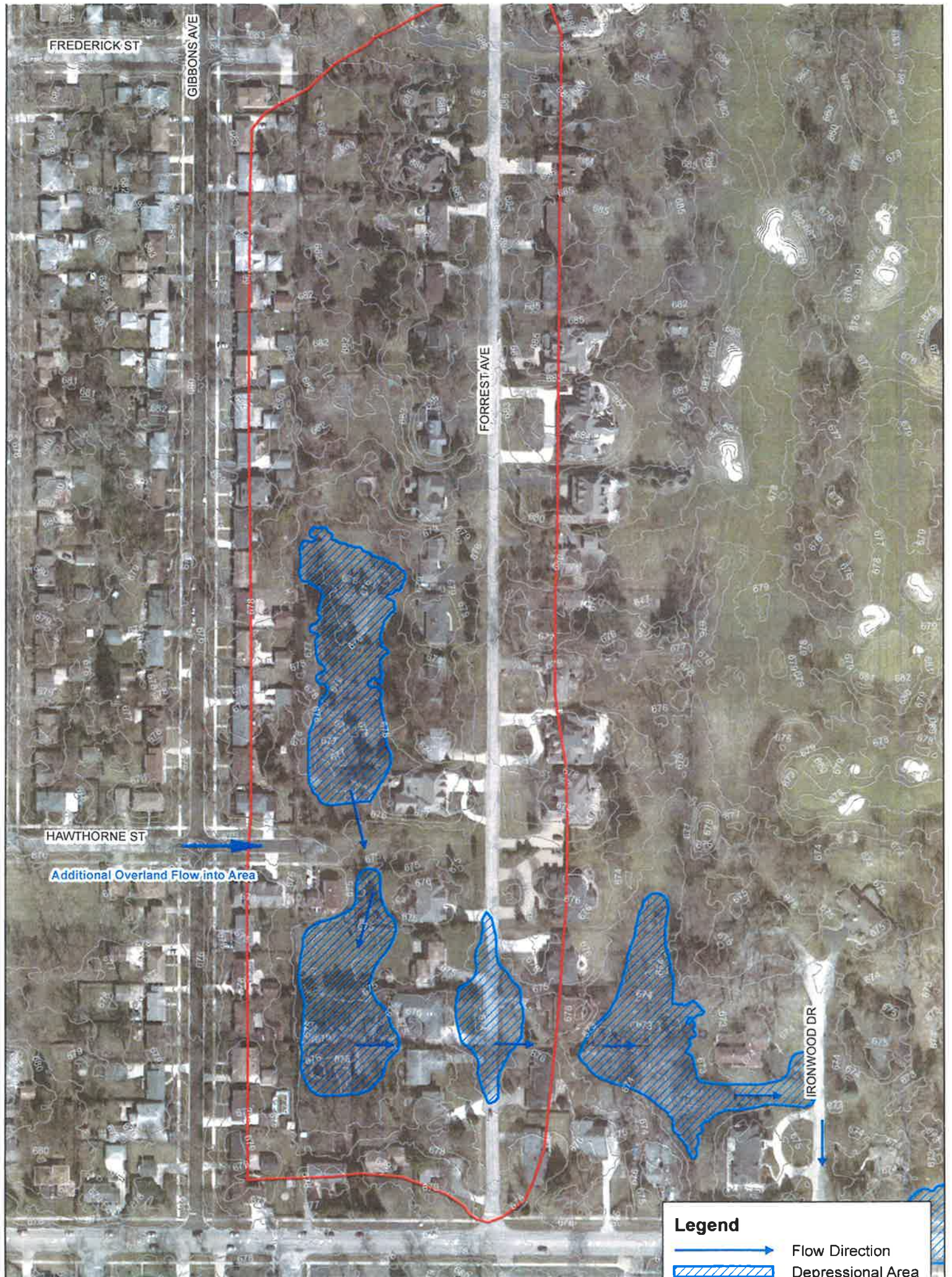
have a negative impact on the future resale value of our home. I assume this could be the same for other nearby homes, especially for 800 N. Forrest, the home immediately to the North of the proposed structure, and possibly to the adjacent homes on Gibbons as well.

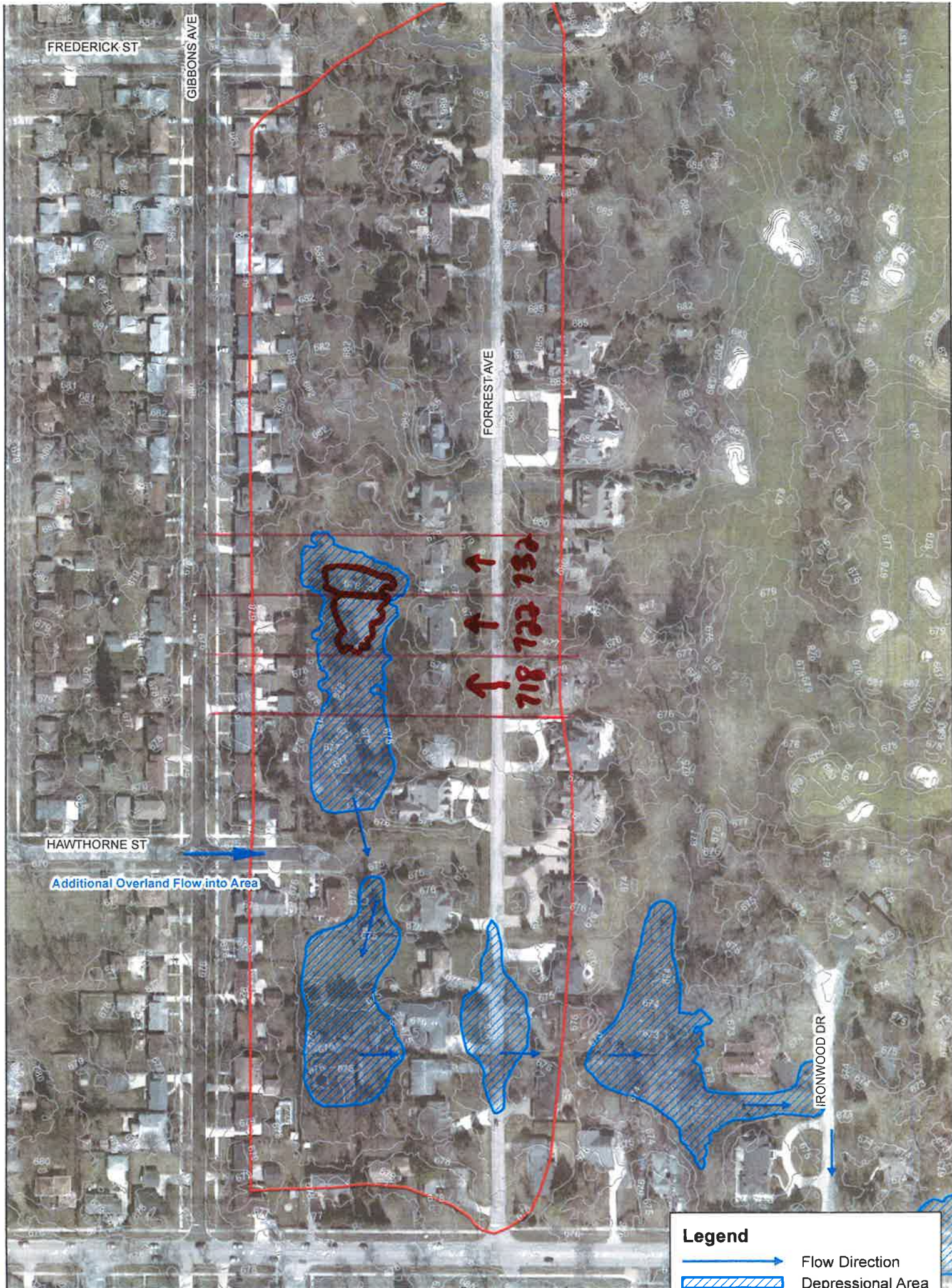
I don't take pleasure in taking issue with the proposed design. The new owners seem like very nice people. I have met with them personally at their request, and I have already told them face to face what our issues are. They were nice enough to seek me out, and I was honest and direct in voicing my concerns. None of the above will be a surprise to them. It is our hope that they take the comments and concerns that are being expressed by multiple neighbors and make changes to their plans that will be in the best interest of the neighborhood that they are looking to live in and become a part of.

Thanks for allowing me to put all this on the record. I will be attending the meeting on the 13th in person and will be available to answer any questions that you or the Design Commission might have.

Sincerely,

Bill Wiggs





FREDERICK ST

GIBBONS AVE

FORREST AVE

HAWTHORNE ST

Additional Overland Flow into Area

IRONWOOD DR

Legend

- Flow Direction
- Depressional Area

July 31, 2019

Mr. and Mrs. Nick Bertolini

Subject: 732 N. Forest Ave.

Dear Gina and Nick,

As a longtime resident of Arlington Heights, and lately (the last 8 years) as a resident
I'm happy to provide this letter in support of your proposed plans at 732 N. Forrest Ave.

When I consider your design, I'm reminded of the many examples of homes just to the west of us (Gibbons Street) in which there are many examples of garages built along the far back end of their lots. Please see the attached picture from Google Earth as Exhibit "A". I count 21 examples of homes that have extended their driveway entirely through the lot, often incorporating additional concrete and parking areas to large garages built at or near the eastern edge of the lots. If you look at Exhibit "B" you can more closely see and understand what has been allowed. Extensive concrete, cars parked and structures extending the full length of the lot. While this certainly impacts the "view" of the neighbors immediately adjacent to these lots, it has been allowed.

If you consider what has been allowed, your plan is a huge improvement over all of the conditions that I find just a block away. Given the choice, I'd certainly prefer to see your northern exposure than every one of the lots in back of you. Perhaps some additional landscaping could "soften" the view for your neighbors, but since it's my understanding that everything about your plan meets code, I see no reason to take exception to it. In fact, I find your design to be extremely attractive, and would not only fit in well with homes on our block but enhance the surrounding properties and value.

If you have any questions regarding this letter of support I can be reached at (708)514-0163.

Thanks,

A handwritten signature in black ink, reading "Tod W. Faerber". The signature is fluid and cursive, with the first name "Tod" being the most prominent.

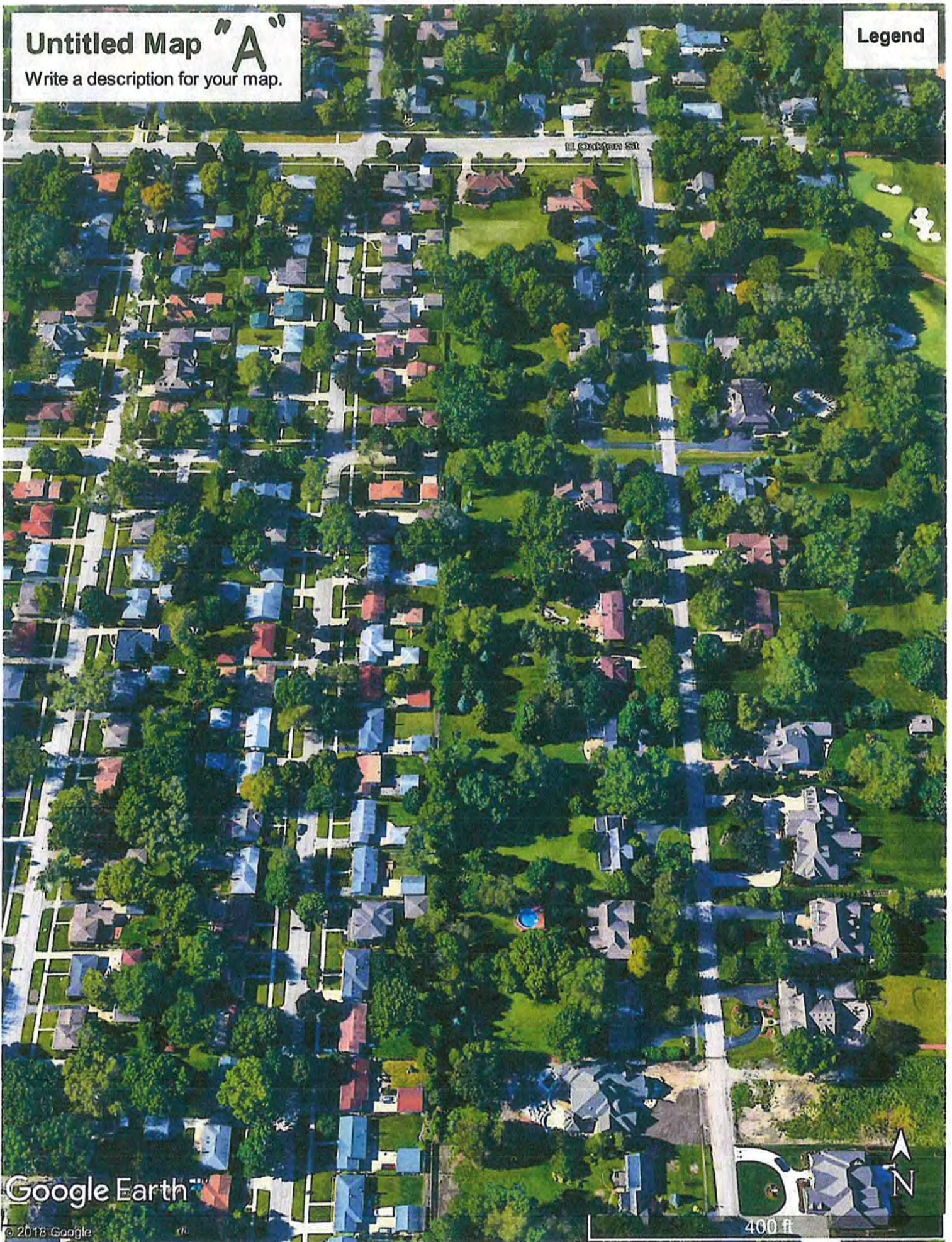
Tod W. Faerber

Arlington Heights, Illinois 60004

Untitled Map "A"

Write a description for your map.

Legend



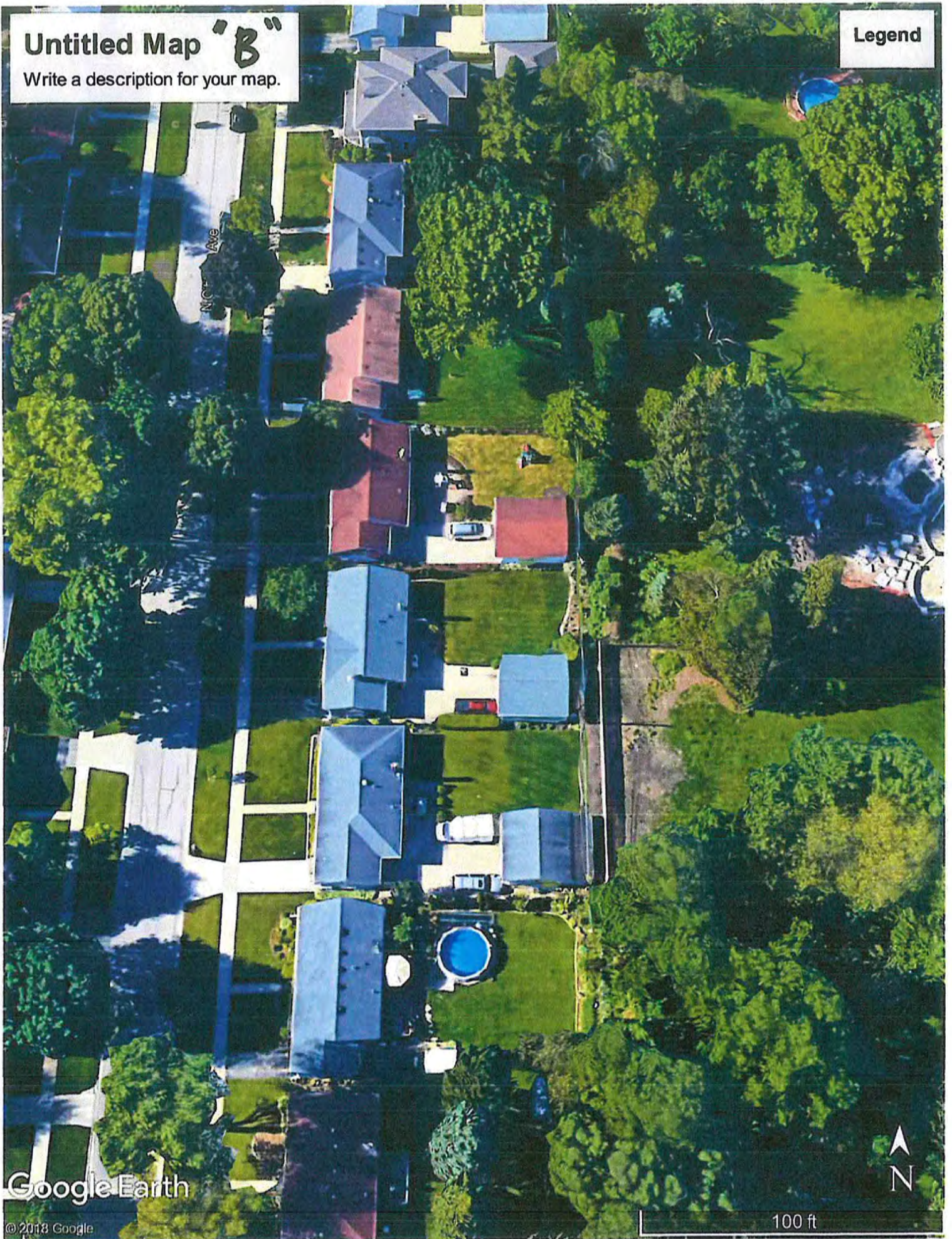
Google Earth™

© 2018 Google

Untitled Map "B"

Write a description for your map.

Legend



Google Earth

© 2018 Google



N

100 ft

Nick and Gina,

Thank you for sharing the design of your new home and taking the time to walk me through it. It is indeed a beautiful home and will add plenty of character to the street. Forrest Ave. has been and is constantly changing for the better. Lately, it seems people are getting away from building traditional and going with more of a modern feel which is great to see. I have lived on Forrest for ten years and think this home will fit in well with the different styles on the street and more importantly it will help raise property value for the surrounding homes. After carefully considering the overall design of your home I am in full support of the design, footprint and overall aesthetics. I am directly across the street from your 732 lot and am building a long modern ranch myself. I am beyond excited to see these homes get built to add to the overall charm of Forrest.

There are a couple things I wanted to mention to new home owners on Forrest. I am not alone in telling you the serious dangers of raising a family on Forrest. It is a major cut through street (from Euclid to Rand), which cars fly down the street and very little and next to no enforcement. The other major risk is that there are no public sidewalks and it creates a challenge for your children to walk safely to the park or to visit friends. I considered this before building my forever home and came to the conclusion that these lots are 300 feet deep and can accommodate the design of a home to counter these dangers. This is the beauty of Forrest, large lots that can make any design, ranch or two story, fit exceptionally well. There is no better place than a backyard of anyone living on Forrest and I feel you will see the immense value in that.

Lastly, I wanted to add that there have been several petitions from some of the younger families living on Forrest such as limiting parking to one side of the street, creating sidewalks for the residents and community, drainage infrastructure, and the placement of speed bumps. The petitions come around every year and nothing changes. While looking at your elevations again and the footprint, I think you accomplished everything you can do to ensure a positive and safe upbringing for your family, in addition, to having a highly desirable home. Congratulations!

Sincerely,

A handwritten signature in black ink that reads "Tony Papanicholas". The signature is written in a cursive, flowing style.

Tony Papanicholas

Gina Bertolini
732 N Forrest Ave
Arlington Heights IL, 60004

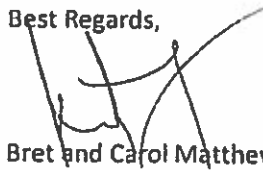
August 1, 2019

Hi Gina,

Great speaking with you earlier in the week - so excited to see you guys starting the process for your new home! Speaking of your new home, what a beautiful and cool design! The materials called out are so rich in look and texture. Your home will be a wonderful addition to our neighborhood and to the Village! A wonderful trait of our Village is that homes can take on the personality of the families living here - we don't have a cookie cutter vibe to our Village. When we have guests from out of town come and visit that is one of the most common comments about the neighborhoods - they all have personality. Your home adds a wonderful high-end vibe to our street. We cannot wait to have your family join the block as you guys are a classy, hardworking family - a family the Village is lucky to count as one of their own.

Looking forward to seeing your new home built - it looks beautiful!

Best Regards,

A handwritten signature in black ink, appearing to read "Bret and Carol Matthews", written over a horizontal line.

Bret and Carol Matthews

Arlington Heights, IL 60004

From: Bill Bradish
Sent: Monday, August 5, 2019 12:49 PM
To: Gina Bertolini
Subject: RE: 732 North Forrest Renderings & Site Plan

Hi Gina,

Thank you for your phone call and forwarding the rendering of your new home.

Judy and I are looking forward to having a new young family on Forrest Avenue.

We have reviewed the plans and do not have a problem with the design. Obviously the home and drive take up a large portion of the lot and perhaps that is the problem referred to by the design commission. As was mentioned in our phone conversation our concern is in regard to the water runoff that has been a problem on Forrest Ave and apparently you are addressing that issue.

Once again, we wish you well and look forward to having you as neighbors.

Sincerely,
Bill and Judy Bradish

Sent: Tuesday, August 6, 2019 7:13 AM
To: Gina Bertolini
Subject: Re: 732 North Forrest Renderings & Site Plan

Gina,

After review of the drawings, for your proposed new residence at 732 North Forrest Ave, my wife and I are in agreement the home design fits in well with the neighborhood and will be a great addition to the block as proposed. The hard surface in the back of home fits in well on the property and is a great use of the space. We agree Forrest is a cut through from Rand to Euclid a definitely not child friendly! Arlington Heights does very little to control the persistent speeding traffic on Forrest! Recreation and/or hard areas in back of Forrest Ave homes are smart and necessary to insure children's safety. Your proposed plans for the back of the lot and side elevations look great and fit in well with the surrounding homes. We do not see any negatives as proposed and are excited to have a new addition to North Forrest Ave!

If you have any questions or require additional input let us know!

Best Of Luck!

Bill and Carol Collopy

Arlington Heights, IL 60004

Gina Bertolini

From: Lynn
Sent: Monday, August 5, 2019 4:49 PM
To: Gina Bertolini
Cc: Rock DiSilvestro
Subject: Bertolini Home at 732 N. Forrest Ave.

To whom it may concern,

Recently Nick and Gina Bertolini shared the renderings and site plans of their future home to be located at 732 N. Forrest Ave with us.

After reviewing the plans, we are in support of their current design and feel that it fits nicely with the surrounding homes on our block.

We look forward to the beautiful new design and the Bertolini family joining our neighborhood.

Best Regards,
Rocky & Lynn DiSilvestro

From: Jim Leone ·
Date: July 31, 2019 at 10:52:23 AM CDT
To: Nick Bertolini
Subject: Re: 732 North Forrest Renderings & Site Plan

Dear Nick-

Thank you for your email. I approve of the design plans for your home and think it will make a beautiful addition to the neighborhood. My wife and I greatly appreciate the consideration.

Sincerely,
James Leone



Design Commission
8/13/2019

Item: 2020 Budget

Department: Planning & Community Development

ATTACHMENTS:

Description

2020 Budget

Type

Exhibits

VILLAGE OF ARLINGTON HEIGHTS

BOARDS & COMMISSIONS 2020 BUDGET REQUESTS

Name of Board or Commission: DESIGN COMMISSION

Chair: JOHN FITZGERALD

	2017 Actual	2018 Actual	2019 Adopted Budget	2019 Estimated Actual	2020 Proposed Budget	Accounts
CONTRACTUAL SERVICES:						
Photocopying	\$ -	\$ -	\$ 100	\$ 50	\$ 100	101-1015-502.22-15
COMMODITIES:						
Printing Supplies	-	-	-	-	-	101-1015-502.30-05
Award Plaques (6)	300	336	400	376	400	101-1015-502.30-05
TOTAL EXPENDITURES	<u>\$ 300</u>	<u>\$ 336</u>	<u>\$ 500</u>	<u>\$ 426</u>	<u>\$ 500</u>	