



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 26, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 6/28/16
- B. Minutes - 7/12/16

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#16-077 - 634 S. Burton Pl. - SF/New
- B. DC#16-084 - Marathon Gas Station - 1706 W. Northwest Hwy. - Commercial

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 6/28/16

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
DC Minutes	Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 28, 2016**

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Jonathan Kubow

Members Absent: Anthony Fasolo

Also Present: Dennis & Dustin Bucalo, Designers & Builders Development for 913 N. Vail Ave.
Kevin Panek, KAP Architects for 903 N. Kaspar Ave.
Al Lander, Capital Homes for 2119 E. Kensington Rd.
Jim Mosen, Capital Homes for 2119 E. Kensington Rd.
Steve Hautzinger, Staff Liaison

Chair Eckhardt acknowledged the recent passing of Alan Bombick, a founding and current member of the Design Commission.

REVIEW OF MEETING MINUTES FROM JUNE 14, 2016

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF JUNE 14, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

Chair Eckhardt explained that with 3 commissioners here tonight, projects must be unanimously approved; however, petitioners have the option to continue their project to the next meeting if they choose.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#16-061 – 913 N. Vail Ave.

Dennis Bucalo and Dustin Bucalo, representing *Designers & Builders Development*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one story house and detached garage to allow construction of a new two story residence with an attached two car garage. The proposed 3,000 sf floor area exceeds the maximum allowed 2,970 sf, so the design will need to be slightly adjusted to comply. Otherwise, the project complies with the R-3 zoning requirements. The existing neighborhood consists of a mix of single-story and two-story homes with a mix of both attached and detached garages. This block does have five other similar scale newer homes with attached front loading garages.

Overall, the proposed design is nicely done with a traditional style that fits well in this neighborhood. The single story front porch projects in front of the garage to keep the focus of the design on the main entrance instead of the garage, and the porch helps the scale of the house to relate to the adjacent single story home. This property has trees located along the north and south property lines on the neighbors' properties. A letter was received from the neighbor on the north expressing concern about the project and impact on their trees. Additionally, a letter was received from a Tree Care service outlining the potential impact on the trees and recommendations for minimizing the impact.

Staff recommends approval of the design with the following suggestions to improve the design:

1. Due the adjacent single story home, it is recommended that the main roof be hipped on the sides to reduce the height of the side walls and the overall scale of the house.
2. The front garage wall has a tall appearance, so it is recommended that the porch roof extend across the face of the garage with a fourth decorative porch column added at the south corner of the garage.
3. It is recommended that the brick base be returned down the side walls of the house to the door on the south elevation and to the downspout on the north elevation.

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

Dennis Bucalo responded to the concerns about the existing trees. He stated that their goal is to save the trees, and they are not opposed to pruning the roots and trimming the trees to ensure their safety during construction and to continue their existence on the site. The site is very narrow and there will be limited traffic, if any, over the root system of the trees during construction. With regards to Staff's suggestion to hip the main roof of the home, **Mr. Bucalo** stated that hip roofs are not consistent with the Craftsman-style home being proposed. He also presented a color package and pictures of 5 other homes in the neighborhood, pointing out that all of these homes have gable roofs and are all very much Craftsman-style.

Mr. Bucalo also said that he had no objection to Staff's recommendation to extend the porch roof across the face of the garage with a fourth decorative porch column added at the south corner of the garage, which he felt was a very nice detail. He said that he previously discussed with Staff the possibility of eliminating the brick across the front of the home and having only brick or stone on the columns, as well as not continuing the brick on the sides of the home as suggested. He said that these changes would help offset some of the additional costs of extending the porch roof and adding a fourth column, and he added that the chimney would still be brick with a splash of stone.

Mr. Bucalo further stated that the property owner to the north rents out the property, and there is a driveway that separates the two properties. He added that the existing garage on the subject site is approximately 50 to 60-feet deep, which is much larger than the existing home on the site.

Commissioner Kubow felt it was a nicely designed home as proposed. He pointed out that several homes on the block have a larger garage elevation, and although it was a great detail, he felt it was unnecessary to continue the porch roof across the front of the home as suggested by Staff. Instead, he preferred to see the stone base on the front elevation retained and continued around the sides of the home. In general, he liked the design and felt it was a significant improvement to what currently exists. He would require the petitioner to obtain an arborist to prune and retain some of the existing trees.

Commissioner Fitzgerald felt the new home was nicely designed and fit well on the site. He liked the detail of extending the porch roof across the garage; however, he felt it did not need to be a requirement. He agreed with Commissioner Kubow that the petitioner should be required to hire an arborist to assess the trees. With regards to the brick on the front of the home, he felt it was very nice and should be continued around to the sides of the home; however, he questioned if any brick was needed on the pillars, which seemed a bit heavy. His first preference would be to keep the brick on the home and have it continue down the sides down to where Staff has recommended, and keep the pillars wood. He was not in favor of the petitioner's suggestion to remove the brick from the home and have brick on the pillars, which would be unusual.

Chair Eckhardt pointed out that the drawings show stone being proposed on the pillars, not brick. **Mr. Bucalo** clarified that the initial drawing submitted showed brick, and after further discussion they decided to change it to stone, and the fireplace would be brick with some stone mixed in at the bottom.

Commissioner Fitzgerald questioned if mixing brick and stone was in the Craftsman style. **Chair Eckhardt** replied that the two materials are pretty far apart, and added that there is a brick home in Scarsdale that he designed an addition for that has big pieces of stone added at the base and corners of the home. **Mr. Bucalo** added that there are a few new construction homes located 2 streets east of the site that have brick fireplaces and stone on the home. **Commissioner Fitzgerald** concluded that he liked the detail of some kind of brick or stone on the new home.

Chair Eckhardt agreed with the comments made by the other commissioners. He felt the petitioner should not be required to extend the porch roof across the garage, and he preferred either brick or stone kept on the home. He was fine with the roofline as currently proposed.

Commissioner Kubow was in favor of carrying the stone base onto only the north side of the home because of the perfect termination point at the downspout, which the south elevation did not have. **Chair Eckhardt** suggested carrying the stone approximately 1-foot onto the north side and adding evergreen landscaping at the point, and leave the south elevation as proposed. **Commissioner Fitzgerald** agreed with Staff's suggestion to continue the stone base down to the door on the south elevation and to the downspout on the north elevation. **Mr. Bucalo** understood the concerns about continuing the base around to the sides of the home, and pointed out the vacant lot next door. He was not opposed to continuing the base down to the door on the south elevation, although he wanted to be cautious with the budget. **Commissioner Fitzgerald** wanted the commissioners to address whether there should be stone on the pillars, and **Commissioner Kubow** felt this should be a recommendation. **Chair Eckhardt** preferred to see the pillars all wood, which **Mr. Bucalo** was not opposed to.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR A NEW SINGLE-FAMILY HOME TO BE LOCATED AT 913 N. VAIL AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED AND RECEIVED ON 6/09/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO EXTEND THE PORCH ROOF ACROSS THE FRONT GARAGE WALL.

2. A REQUIREMENT THAT THE PETITIONER HIRE AN ARBORIST AND WORK WITH THEM ON TREE PRESERVATION FOR THE SITE.
3. A REQUIREMENT TO RETURN THE STONE BASE ON THE SOUTH ELEVATION TO THE DOOR, AND ON THE NORTH ELEVATION TO THE DOWNSPOUT.
4. A REQUIREMENT TO REMOVE THE STONE ON THE COLUMNS AND CONTINUE THE WOOD ALL THE WAY DOWN.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.
6. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 2. SINGLE-FAMILY ADDITION REVIEW

DC#16-066 – 903 N. Kaspar Ave.

Kevin Panek, representing *KAP Architects*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to add a two-story addition to the rear of an existing split level home. The proposed design requires the following zoning corrections prior to approval:

1. **Exterior Side Setback** (south): The average setback of the existing houses on the block establishes the required setback. The proposed setback is 13 feet, which does not comply with the required 14.7 foot setback.
2. **Floor Area Ratio (FAR)**: The maximum FAR is 3,339 sf. The proposed total floor area is approximately 3,490 sf which exceeds the maximum allowed.
3. **Driveway Width**: The proposed driveway width is 24 feet, which exceeds the maximum allowed 22 foot width.

This project does comply with all other R-3 zoning requirements.

The existing neighborhood consists of a mix of predominantly traditional style single-story, one-and-a-half story, and split-level homes. The subject home is a split-level design, and the arrangement and massing of the existing split-level home creates a challenging design problem for expanding the home. The proposed addition has varying roof forms, dormers, and different roof slopes which somewhat dominate the simplicity of the existing home. For a more cohesive design, it is recommended that the arrangement of the proposed roof be revised with a simpler composition to better integrate the proposed addition with the existing house, as shown in Staff's sketches SK-1, SK-2, & SK-3. It is also recommended that additional windows be added to the garage and unfinished attic to break up the large walls and add further interest to the design.

Staff recommends approval with the revisions suggested in the Staff report.

Mr. Panek addressed the zoning issues. He explained that there was a discrepancy in the FAR, with incorrect calculations being made on his part, and he assured the commissioners and Staff that the proposed addition would meet the FAR requirements. The homeowner has also agreed to reduce the driveway to the maximum allowed width. With regards to the exterior side yard setback, if necessary, the setback could be adjusted to meet code; however, this has been a challenging design and both the slope of the roof and where the garage begins are critical in meeting requirements. **Mr. Hautzinger** referred to the Zoning Board of Appeals process as an option for the petitioner, and **Chair Eckhardt** added that permit plans could be submitted at this time, with changes made if a variation is approved. **Mr. Panek** said that his intention is to comply with zoning requirements.

In response to the Staff comments about the proposed design, **Mr. Panek** said that as a corner lot, the west (front) and south elevations are the most visible and most important. The focus is on the south elevation, and design elements were incorporated to try to keep the scale of the home down. Rather than have the existing gable continue, intersecting gables are being proposed to bring the eaves down lower, both to the street side and to the adjacent neighbor, and there are additional elements in the second-floor to help reduce that scale.

Commissioner Fitzgerald did not dislike the current roofs; however, he liked Staff's sketches better. Overall, he felt the addition was well designed in such a difficult situation. With regards to the north elevation, behind the garage or the back of the garage, he felt there should definitely be windows added, top and bottom, and at least one window added on the east elevation along the garage. He liked the colors being proposed and overall he felt it was a nice home.

Commissioner Kubow said that even though the south elevation had some inconsistencies, it was a renovation and an addition that the petitioner was attempting to make more interesting. He suggested the petitioner consider some of the sketches proposed by Staff, which have simpler rooflines that will be extremely cost effective. He liked what was currently being proposed, which is different and interesting, and he was in support of not requiring the petitioner to come back to the Design Commission if he moves forward with the Zoning Board of Appeals. He also felt it was important to add windows on the north elevation, although not as important on the east elevation.

Chair Eckhardt concurred with the other commissioners about the pros and cons of both designs, and felt there was money to be saved in the sketches proposed by Staff. He questioned why the dormer roof styles on the south elevation were inconsistent. **Mr. Panek** replied that the shed roof over the garage was initially proposed to downplay the unused storage space; however, since that time and since Staff comments, the homeowners decided to change the shed roof to a gable dormer to match the existing, which he presented an image of. **Chair Eckhardt** felt the south elevation was important because it would become the new front door of the home and should be majestic as currently proposed. He was sympathetic on the exterior side yard setback issue, although sliding the garage back would change the rooflines, and he encouraged the petitioner to consider a variation. **Chair Eckhardt** also agreed with adding windows on certain elevations and was in favor of more natural light in the garage.

Commissioner Kubow said that after seeing the shed roof above the garage revised to a gable roof, he was fine with the design, and was unsure if adding a window at the rear of the garage was even necessary.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR AN ADDITION TO AN EXISTING SINGLE-FAMILY HOME LOCATED AT 903 N. KASPAR AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 5/07/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **A RECOMMENDATION THAT THE PETITIONER MEET THE FAR REQUIREMENT, THE MAXIMUM DRIVEWAY WIDTH REQUIREMENT, AND THE EXTERIOR SIDE YARD SETBACK (SOUTH) REQUIREMENT.**
2. **A REQUIREMENT THAT THE REVISED DORMER WITH GABLE ROOF ABOVE THE GARAGE BE INCORPORATED.**
3. **A RECOMMENDATION THAT ONE OR TWO WINDOWS BE ADDED TO THE REAR GARAGE ELEVATION.**

Commissioner Fitzgerald wanted a requirement to add one window in the garage on the east elevation, and add a minimum of two windows on the north elevation, one on the first-floor and one on the second-floor, preferably four windows added on the north elevation. **Chair Eckhardt** supported this requirement. **Commissioner Fitzgerald** also suggested the option to add a door on the north elevation into the garage to add an architectural element.

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

3. **A REQUIREMENT TO ADD A MINIMUM OF TWO WINDOWS ON THE NORTH ELEVATION, WITH A RECOMMENDATION THAT THE 2 WINDOWS BE LOCATED ON THE SECOND-FLOOR.**
4. **A RECOMMENDATION TO ADD A DOOR ON THE NORTH ELEVATION.**
5. **A RECOMMENDATION TO ADD A WINDOW ON THE EAST ELEVATION, FIRST-FLOOR.**
6. **A REQUIREMENT TO INCLUDE TRANSOM WINDOWS ON THE GARAGE DOOR.**
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, 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.

8. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

COMMISSIONER FITZGERALD SECONDED THE MOTION.

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

ITEM 3. SINGLE-FAMILY NEW REVIEW

DC#16-067 – 2119 E. Kensington Rd.

Al Lander & Jim Mosen, representing *Capital Homes*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story home with an attached 2-car garage on an existing vacant lot. The previous home was recently demolished due to its uninhabitable condition. The project does comply with all R-3 zoning requirements. The existing neighborhood consists of primarily smaller scale, one-story and split-level homes with a mix of attached and detached garages; however, there is an existing newer two-story home directly across the street from the subject property.

Overall, Staff felt the new home is nicely designed and a good example of providing the same level of architectural detailing on all sides of the home. The wrapping front porch is a nice focal point facing the street intersection, but the black color metal roof may be a bit harsh; therefore, a lighter color for the porch is recommended. The primary concern with the proposed design is that the garage projects out too far in front of the home and dominates the front elevation facing Waterman Avenue. Staff recommends that the garage be recessed into the home so that the front porch is the focal point facing Waterman Avenue. Another option would be to consider relocating the garage to the rear of the property, either attached or detached, with driveway access from Kensington.

Staff recommends the Design Commission evaluate the proposed design and consider the recommendations in the Staff report.

Mr. Lander presented revised drawings, which were in response to the comments made by Staff. Revisions include pulling the second-floor on the left side elevation 2-feet forward, which enlarged the home slightly; embellishing the overhead garage doors; and pulling the porch on the left side elevation 4-feet towards the front. They were also not opposed to a lighter color for the porch roof; however, they felt that a detached garage in the rear would take away from the rear yard, which is only 45-feet deep.

Commissioner Kubow felt it was a fantastic design, and that garage access on Kensington was probably not a good thing; therefore, he preferred the garage on Waterman. He also felt the revised design helped to soften things by returning the eave/gutter line further across.

Commissioner Fitzgerald liked the original design submitted, although he liked the changes presented tonight even more. He felt it was a really beautiful home all around and felt the garage was being used very well on this site, as it was a difficult lot being located adjacent to a busy street. He asked if the walkway from the driveway up to the side of the porch shown in the original design would still exist in the revised design and **Mr. Lander** said that it would. **Commissioner Fitzgerald** also liked the black metal roof of the porch, which he felt was unique and should be kept, and **Chair Eckhardt** agreed.

Chair Eckhardt agreed with the comments made by the other commissioners. He liked both the original and the revised design, and appreciated the petitioner responding to the comments made by Staff, which improved the original design.

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

PUBLIC COMMENT

Mark Weber, 2105 E. Kensington Road, asked about the exterior materials and colors. **Mr. Lander** presented samples of the materials that include a blue/gray cement fiber siding. Mr. Weber said that most homes in the neighborhood are beige or red face brick, and some of these new color schemes seem like they get out of place with the rest of the neighborhood. He pointed out a home on Phelps Avenue that has blue siding as well. **Commissioner Kubow** said that although he will always respect existing color palettes, he felt that times and materials are changing and the colors being proposed are part of the current market demand, which he had no problem with. **Commissioner Fitzgerald** agreed, as did **Chair Eckhardt**. **Commissioner Fitzgerald** added that it is still a classic color combination, and once the new home is built and landscaping is added, the new home will blend in really well.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE ARCHITECTURAL DESIGN FOR A NEW SINGLE-FAMILY HOME TO BE LOCATED AT 2119 E. KENSINGTON ROAD. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE REVISED PLANS RECEIVED 6/28/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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.**
- 2. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

ITEM 5. GENERAL MEETING

Chair Eckhardt presented an idea that the Design Commission consider establishing a recognition for Alan Bombick in the form of an annual Design Excellence Award, whether it be for a residential or a commercial project that demonstrates great design for a building in the Village. This award would perpetuate the commitment given by Alan for the Village as well as establish a lasting tribute to Alan. He asked the commissioners to consider this idea, which can be discussed at the next meeting.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 7:35 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: Minutes - 7/12/16

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 7/12/16

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 12, 2016**

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

Members Present: Ted Eckhardt, Chair
Anthony Fasolo
Jonathan Kubow

Members Absent: John Fitzgerald

Also Present: Kevin Geist, Michael Abraham Architecture for 444 S. Lincoln Ave.
John Sorenson, US Shelter LLC for 924 N. Ridge Ave.
Tony VanDijk, Emerald Homes for 9 E. Hawthorne St.
Steve Hautzinger, Staff Liaison

Chair Eckhardt explained that with 3 commissioners here tonight, projects must be unanimously approved; however, petitioners have the option to continue their project to the next meeting if they choose.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#16-071 – 444 S. Lincoln Ave.**

Kevin Geist, representing *Michael Abraham Architecture* was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two-story home with attached two car garage to allow construction of a new two-story residence with an attached two car garage and a detached one car garage. The existing home on the site has fallen into a state of disrepair. The proposed new home does comply with the R-3 zoning requirements.

Overall, Staff felt the proposed design is very nicely done with an excellent level of detailing on all sides of the home and a unique architectural style. The scale of the proposed home fits in well with the surrounding homes, and the garage is thoughtfully arranged as a side load garage on the rear of the home, with a separate detached garage for a third car. The design includes a large wrapping front porch which is a great focal point on the corner lot.

This project is appearing before the Design Commission to evaluate the proposed design with the context of the neighborhood. The Scarsdale neighborhood is predominantly traditional style, two-story, colonial style homes with full or partial brick exteriors. Small entry porticos are also characteristic of the neighborhood. Some of the unique features of the proposed design include: a white painted siding exterior with contrasting dark bronze windows, a large covered front porch, and a sweeping one-and-a-half story roof line on the exterior side. Staff recommends the Design Commission evaluate the design of the proposed new home with the context of the existing neighborhood.

Mr. Geist said that he agreed with the comments in the Staff report; however, he pointed out that when designing the new home they looked at very traditional forms, with a focus on farmhouse. He felt the proposed design in general was not doing anything too radical for the neighborhood. He had no other comments.

Commissioner Fasolo felt that overall, the home was nicely designed. He commented about the lack of brick on the home, compared to many homes in the neighborhood having either full height or partial brick. He suggested incorporating more brick on the home, in addition to the fireplace. He also asked about the cupola being proposed and the petitioner replied that it was a decorative design element only accessible from the attic of the garage.

Commissioner Kubow felt the new home was well designed, and although it is slightly different than what is typical of this neighborhood, he welcomed the slight difference. He referenced a home in the same neighborhood on Newbury Street that is a similar design, which he loved. He added that he lives nearby and looks forward to the new home.

Chair Eckhardt said that he has lived in this neighborhood for 30 years and there are all kinds of interesting homes in this evolving neighborhood with great architecture. He disagreed with the suggestion to add more brick to the new home; it is an all wood home with well thought out details, and he thanked the petitioner for providing full scale mock-ups of the trim details. He felt the new home would be a great addition to the neighborhood. **Commissioner Kubow** added that the brick being proposed for the chimney will help give a nice addition of color to the home and accentuate it nicely.

PUBLIC COMMENT

Mario Alberico, 436 S. Lincoln Avenue, said that he lives directly north of the site. He felt the proposed design was gorgeous and would fit well with the farmhouse look on the rear of his home that was renovated. He asked for direction on concerns about the demolition process, existing shrubs and what to expect with regards to possible critters on the site. **Chair Eckhardt** explained that the site would be contained with a construction fence during

demolition and construction, and he encouraged the neighbor to meet with the homeowners and contact the Village regarding any other concerns.

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

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE ARCHITECTURAL DESIGN FOR A NEW SINGLE-FAMILY HOME TO BE LOCATED AT 444 S. LINCOLN AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 6/14/16 AND RECEIVED ON 6/15/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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.**
- 2. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#16-068 – 924 N. Ridge Ave.

John Sorenson, representing *US Shelter LLC*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one story home and detached garage to allow construction of a new two story residence with an attached two car garage. The project does comply with the R-3 zoning requirements. The existing neighborhood consists of a mix of single-story and one-and-a-half-story homes with predominantly detached garages; however, there are four examples of two-story homes on this block that were either teardowns or second floor additions.

Overall, the proposed design is nicely done with a traditional style and horizontal siding that fits with the style of the neighborhood. A detached garage would be ideal in this location; however, the proposed attached garage is down played with a low pitched roof that ties into the single story front entry porch. The low hipped main roof on the home fits in well with the scale of the neighborhood. Staff would recommend approval of the proposed design with a suggestion to increase the depth of the front porch to align it with the front of the garage.

Mr. Sorenson responded to the suggestion to increase the depth of the front porch to align with the front of the garage. He explained that he was not opposed to increasing the porch depth; however, he was concerned about losing the metal roof over the front porch because of losing the natural transition point between the two materials. He also explained that masonry was originally proposed on a portion of the front elevation and north elevation; however, this detail was eliminated after working with Staff on the design. Since that time, a revision was made to include a stone base across the front and side elevations, which was submitted to Staff and presented tonight.

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

Commissioner Kubow liked the proposed design, which he felt was simple and elegant. He liked the original design without the stone base, although the revised design presented tonight finished the home very nicely. He also agreed with Staff's recommendation to increase the depth of the front porch because it would be more usable than currently proposed.

Commissioner Fasolo liked the additional masonry at the base of the home on the front and side elevations, and suggesting continuing it on the rear elevation as well. He also felt that increasing the depth of the porch to make it more usable and flush with the garage, was a good idea.

Chair Eckhardt agreed with the comments made by the other commissioners. He felt the masonry was a nice addition to the home, and the front porch depth should be increased to make the porch more usable. He suggested clipping the front steps at the garage to align with the walkway, and add plant material on one side. He was fine with the materials being proposed and felt the small home had a very nice proportion that will fit in the neighborhood.

PUBLIC COMMENT

Joseph Wren, 928 N. Ridge Avenue, lives directly north of the site. He asked how close the new home would be to his home. It was stated that the new home would be 6.25-feet from the north property line, which is 1.25-feet further than the minimum required by code, as well as further away than the existing home. Mr. Wren also asked if flood control work was being proposed for this area by the Village, which the petitioner should be aware of. **Chair Eckhardt** replied that the new home can have an overhead sewer, and stormwater flow issues and concerns could be directed to the Village Engineering Department.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE ARCHITECTURAL DESIGN FOR A NEW SINGLE-FAMILY HOME TO BE LOCATED AT 924 N. RIDGE AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED AND RECEIVED ON 6/22/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO INCREASE THE DEPTH OF THE FRONT PORCH AND ADJUST THE ROOF SLOPE TO NOT EFFECT THE SECOND-FLOOR WINDOWS, TO MAKE THE PORCH SPACE MORE USABLE.
2. A REQUIREMENT TO INCORPORATE THE REVISED DESIGN PRESENTED TONIGHT (EXHIBIT A) WITH THE STONE BASE ON THE FRONT AND SIDES OF THE HOME.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.
4. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Chair Eckhardt pointed out that the trim board under the second-floor windows appeared large enough to allow for adequate roof slope to accommodate the increased porch depth and retention of the metal roof.

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW

DC#16-074 – 9 E. Hawthorne St.

Tony VanDijk, representing *Emerald Homes*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two-story home and detached garage to allow construction of a new two-story residence with a three car garage attached to the rear of the home. This project does comply with the R-3 zoning requirements.

The subject site is located in one of Arlington Heights' older historic neighborhoods, and the existing home is a historic farmhouse style home that is listed in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The Preservation Report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Contributing".

The proposed design does have a traditional style and a full front porch that generally fits the character of the neighborhood, and the garage located on the rear of the home is a nice way of fitting in with the surrounding homes that have detached garages; however, the main concern with the design is the long flat side walls and the low hipped roof which are not in character with the historic neighborhood. The neighbors directly to the east have reviewed the proposed plans and have expressed concern about the large flat wall and attached garage that will face their property. Since the neighbors were unable to attend tonight, a letter was submitted to the Design Commissioners for record.

In addition to the neighbors' concerns, Staff feels that a more authentic historic massing should be required in this location. An excellent example is the newer house located at 3 E. Hawthorne which has very articulated roof lines with multiple gables and varying wall heights.

To enhance the proposed design, Staff recommends the following revisions:

1. Revise the roof to have a single gable across the front with lowered eaves and intersecting gables on the sides. This will help break up the large side walls and provide a more authentic historic look. Refer to sketches SK-1 & SK-2 for a concept of how this could look.
2. The stone base on the front of the house should be continued down the side elevations to further break up the large walls.
3. Consider a detached garage.
4. If the attached garage remains, then windows should be added to break up the blank wall.
5. The proposed siding color is very dark. A lighter color siding might help to soften the large side walls.

Mr. VanDijk said that the proposed new home is currently under contract, and they worked with an architect to design a home that they felt fit into the neighborhood. They prefer to stay with the design as proposed, which meets code, and commented that the design suggested by Staff appeared quite tall. They were not opposed to continuing the stone base down the side elevations, or adding windows in the garage; however, they prefer to keep the attached garage, which is tucked away behind the home as proposed, as well as keep the proposed siding color, and a photo of a home with the same siding color was provided.

Commissioner Fasolo felt the front of the home was nicely designed; however, he had concerns about the side elevations that needed to be broken up more. He liked the suggestions from Staff to continue the stone base down the side elevations and add windows to the garage, and he added a suggestion to add windows in the dining room as

well. He felt there was an opportunity on the right side elevation at the butler's pantry to add a recess similar to the recess on the left side elevation that would help break up the side elevation, which he felt should be a requirement. He further agreed with the suggestion from Staff to lower the eaves on the sides by revising the roof. **Commissioner Fasolo** pointed out that the aerial map did not show the southern portion of the lot, which allows for a large home and large driveway on this site. He reiterated that adding more details to the sides of the home with windows and stone, revising the roof to lower the eaves, and adding landscaping, would help soften the elevations. He was fine with the proposed siding color, he liked that the garage was set back from the street, and he had no concerns about whether the garage was attached or detached.

Commissioner Kubow pointed out that the proposed new home was designed within the zoning requirements for this particular lot, and although a 3-car garage is unfortunate for the adjacent neighbor, he understood how it was a huge amenity for the homeowner. He felt the front elevation was fantastic and although the left and right elevations were a little lacking, adding stone at the base as suggested by the Staff would go a long way, as well as adding two windows in the garage, both of which should be a requirement. Additionally, he suggested adding more detail to the roof. He also reiterated that Staff does a great job of recommending and providing sketch designs for petitioners to consider that might help the home fit in better with the neighborhood, and he understood the concerns of the adjacent neighbor about the east side elevation. Overall, he felt it was a fine home.

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

Chair Eckhardt loved the contrast of the exterior materials being proposed and suggested adding a white trim board at the lower level of the home with stone below it, which would be authentic detailing for this era of home and would help break up the side elevations. He felt that a combination of landscaping and adding details such as stone at the base would help break up the long east elevation. He appreciated the sketch done by Staff of the roofline, and although the roof was very big, he liked the small scale of the front elevation and wondered if the gables could be picked up along the sides to help break up the side elevations. If stone was added to the side elevations and trim detail added as he previously suggested, he felt the home would be very attractive with this combination and the dark siding being proposed. Overall, he liked the home. **Mr. VanDijk** was not opposed to adding the trim detail suggested by Chair Eckhardt. **Chair Eckhardt** clarified that at minimum, a belly band should be added to draw the eye down to the ground level, instead of the solid dark siding everywhere.

Commissioner Kubow wanted there to be a requirement to add 2 windows in the garage, and to continue the stone base down the side elevations. He also felt that the petitioner should work with Staff on making revisions to the left elevation and the roofline, in order to minimize the impact on the adjacent neighbor.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE ARCHITECTURAL DESIGN FOR A NEW SINGLE-FAMILY HOME TO BE LOCATED AT 9 E. HAWTHORNE STREET. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 6/6/16 AND RECEIVED 6/17/16, 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 TO CONTINUE THE STONE BASE DOWN THE LEFT AND RIGHT SIDE ELEVATIONS, TO THE TERMINATION POINTS SHOWN ON STAFF'S SKETCH SK-2, WITH THE TOP BAND TO BE WOOD OR STONE.**
2. **A REQUIREMENT TO ADD 2 WINDOWS TO THE GARAGE ON THE LEFT SIDE ELEVATION.**
3. **A REQUIREMENT TO REVISE THE ROOFLINE TO ADD GABLES TO THE SIDE ELEVATIONS, TO BE REVIEWED BY STAFF.**
4. **A RECOMMENDATION TO ADD LANDSCAPING ALONG THE SIDE ELEVATIONS, TO BE REVIEWED BY STAFF.**

5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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.
6. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Hautzinger asked for clarification on the requirement to work with Staff to revise the roofline and add gables to the side elevations. **Chair Eckhardt** clarified that they are not asking the petitioner to change the front elevation, but to review options with Staff on the side elevations, and if no mutual agreement can be made, the petitioner should return to the Design Commission. He reiterated that he was okay with the way the home is currently proposed, although he felt it would be a better home if there was some articulation on the sides. **Commissioner Kubow** clarified that he did not want the petitioner to have to come back to the commission.

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

ITEM 5. GENERAL MEETING

The commissioners discussed the idea of establishing an Alan F. Bombick award, an annual award for exceptional design of any type of project in the Village; single-family addition, new or teardown, commercial, signage, and landscaping. Staff presented the idea of nominations to be based on Design Commission plans and the award chosen on the completed construction of a project. A list of Design Commission applications of notable quality identified by Staff and the Design Commissioners can be maintained throughout the year, with photos of the completed projects to be reviewed by the Design Commission for final selection.

The commissioners discussed whether to create 2 separate project categories for the award: single-family and commercial, or create one award for any type of project. **Commissioner Kubow** was uncertain if splitting the award into 2 categories would take away from the grand award of a single project, and acknowledged that it is sometimes difficult for a residential project to compete against a commercial project; they are two different types of architecture. **Chair Eckhardt** supported one award for a single-family project, and one award for a commercial project that could include signage and landscaping.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE CONCEPT FOR AN ANNUAL ALAN F. BOMBICK AWARD FOR EXCELLENCE IN DESIGN.

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

Mr. Hautzinger clarified that the award would consist of 2 categories: single-family and commercial. **Commissioner Fasolo** felt that there could also be a third category for signage. **Mr. Hautzinger** reiterated that signage could go hand-in-hand with a commercial project. **Commissioner Kubow** suggested waiting until after the discussion with the Village Board about electronic signage. **Mr. Hautzinger** summarized that Staff and the Design Commissioners will monitor the applications for notable quality, with final review and selection by the Design Commission, and notification to the recipient. The commissioners agreed and directed Staff to further research how to officially establish this new award. The commissioners also discussed the award plaque, which they felt should include the signature of each Design Commissioner and an image of the front elevation of the project.

The commissioners also reviewed their upcoming presentation of electronic signage to the Village Board on July 18th. **Chair Eckhardt** asked that there be a table and chair set-up to allow all Design Commissioners to be a part of the presentation and discussion with the Board.

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



Item: DC#16-077 - 634 S. Burton Pl. - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission require revisions and re-review the design for the proposed new single-family residence to be located at 634 S. Burton Place. This recommendation is based on the architectural plans dated 6/22/16 and received 6/27/16, and the following:

1. A requirement to omit the side-loaded garage configuration, and align the main entry wall of the house at the 25 foot setback line. The garage can be either attached or detached.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
3. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 634 S. Burton Place
Project Address: 634 S. Burton Place
Prepared By: Steve Hautzinger

Date Prepared: July 6, 2016

PETITION INFORMATION:

DC Number: 16-077
Petitioner Name: Norm Hassinger
Petitioner Address: 320 W. Northwest Highway
Arlington Heights, IL 60004
Meeting Date: July 26, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story residence with an attached two car garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,582 square feet and the proposed residence will have approximately 2,961 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Exterior Side: 5 feet Rear: 30 feet	Front: 25 feet Side: 5.5 feet Exterior Side: 5.5 feet Rear: 42.67 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	2,962 SF	2,961 SF
Building Lot Coverage	2,303 SF	2,001 SF
Impervious Surface Coverage Total	3,620 SF	3,205 SF

The proposed design includes a side-loaded, two-car garage attached to the front of the home. The side-loaded garage pushes the main body of the house deep into the lot, behind the neighboring home to the north. The general character of the neighborhood has houses aligned at the 25 foot setback line, whereas the front entry of the proposed house is set back approximately 53 feet from the front property line, which is not in character with the neighborhood. The proposed configuration has a negative impact on the neighboring home to the north because the bulk of the house is adjacent to their back yard. As noted in the Single-Family Design Guidelines, side-loaded garages work best on wider lots.

It should be noted that the two neighboring houses to the south do have a similar configuration as the proposed design, with attached garages in front of the house. However, these houses are not typical for the neighborhood, and should not be used as models for the design of this house. The rest of the houses on the block have the main house wall aligned along the 25 foot front setback line, with either an attached or detached garage.

The exterior material on the proposed design is predominantly horizontal siding with a stone base proposed on the front only. The majority of homes in this neighborhood have either full brick or first floor brick exteriors, although there are a few examples of predominantly siding homes, one of which is across the street at 617 S. Burton.

It is recommended that the proposed design be revised to omit the side-loaded garage configuration and align the main house entry wall at the 25 foot setback line. The two-car garage can either be attached on the front, or detached in the rear. If attached, then it is recommended to either be flush with the front wall of the house or recessed, as illustrated in the concept sketch below. Additionally, it is recommended that the exterior be either full masonry or full masonry on the first floor.



Concept sketch showing a front loaded, two-car garage recessed from the front wall of the house on a 50 foot wide lot.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions and re-review** the design for the proposed new single-family residence to be located at 634 S. Burton Place. This recommendation is based on the architectural plans dated 6/22/16 and received 6/27/16, and the following:

1. A requirement to omit the side-loaded garage configuration, and align the main entry wall of the house at the 25 foot setback line. The garage can be either attached or detached.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
3. Compliance with all Federal, State, and Village codes, regulations and policies.

_____, July 20, 2016

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-077



Scale 1" = 20'

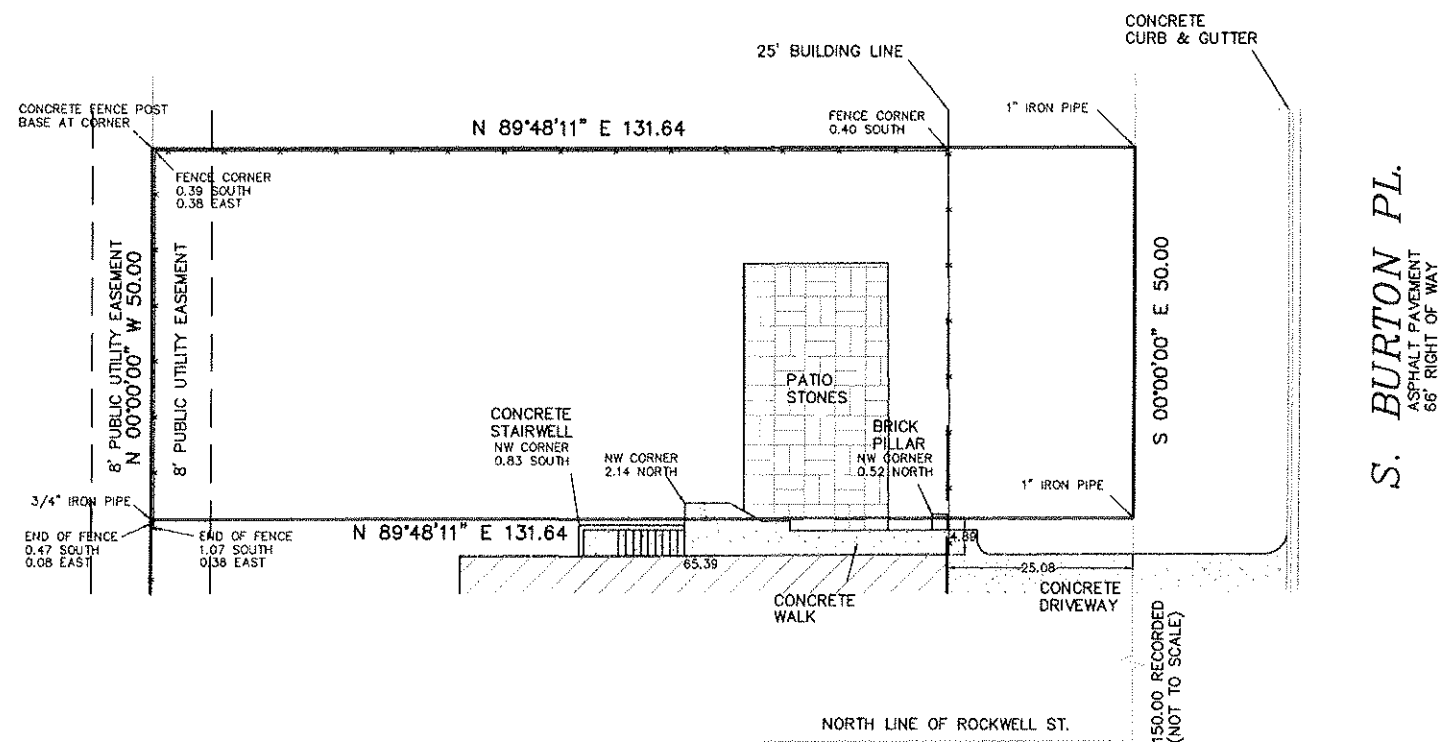
T.K.D. Land Surveyors, Inc.

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

PLAT OF SURVEY

LOT FIVE HUNDRED NINETY FIVE (595) IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF (1/2) OF THE EAST HALF (1/2) AND PART OF THE EAST HALF (1/2) OF THE WEST (1/2) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ASSUMED BASIS OF BEARING



LEGEND

CHAIN LINK FENCE

MEASURED LOT AREA = 6,582 SQ. FT. (0.15 ACRES)

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

Scale: 1"=20'
Job # 16-166
Address: 636 S. Burton Pl.
Arlington Heights, IL 60005
P.I.N. 03-32-306-021
Ordered by: Rick Erickson



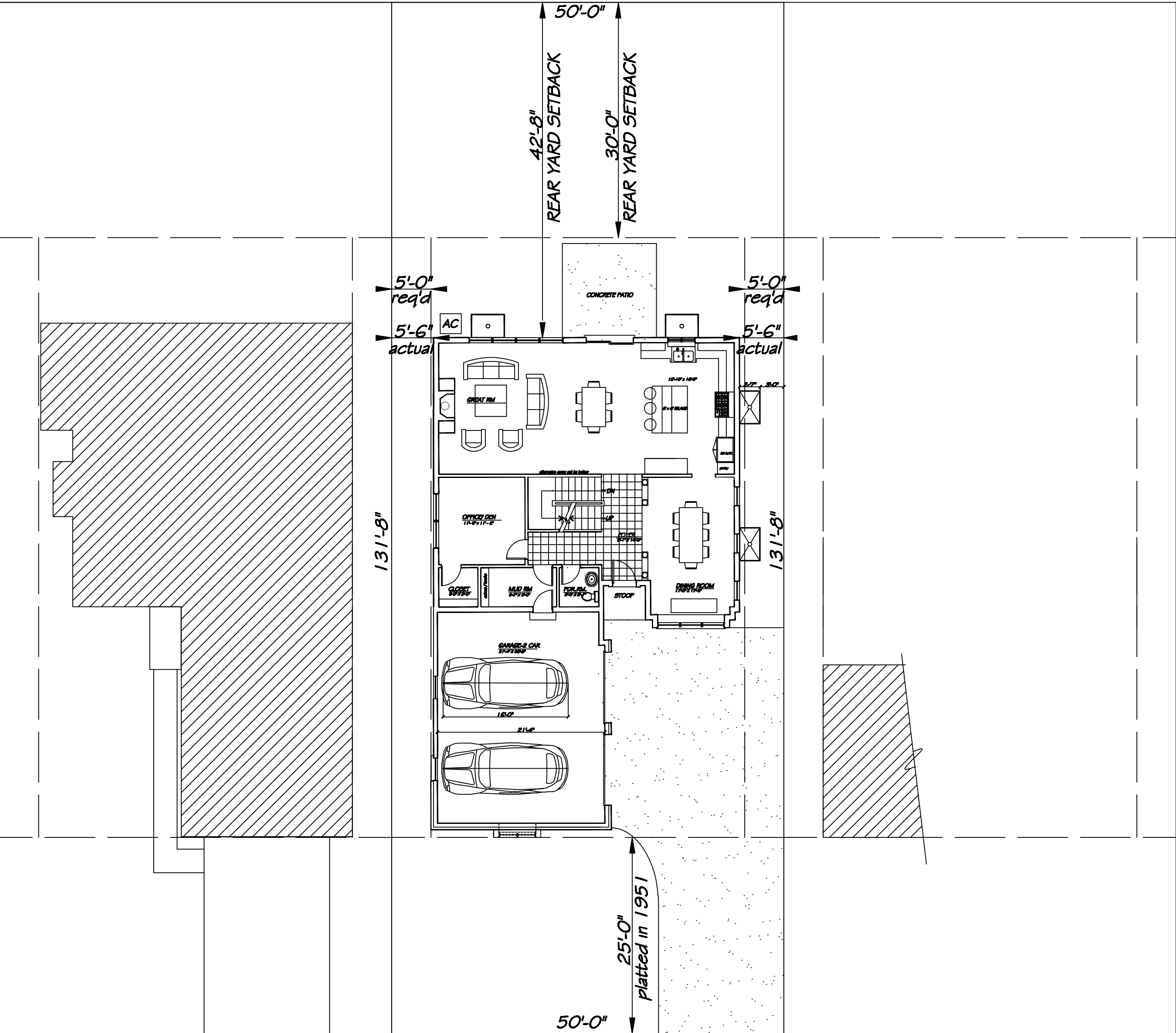
THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

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

Thomas R. Knauber Lic. Exp. 11-30-16
Illinois P.L.S. #035-003405
Dated: April 29 2016

Field work completed: April 27, 2016
Professional Design Firm Lic. No. 184.005204
This professional service conforms to the current Illinois minimum standards for a boundary survey.



SITE PLAN
SCALE: 3/32" = 1' - 0"

ZONING INFORMATION: R3 DISTRICT

LOT AREA = 6,583 S.F.

PROPOSED GARAGE FLOOR AREA	= 633 S.F.	PROPOSED REAR TERRACE	= 144 S.F.
PROPOSED GROUND FLOOR AREA	= 1,368 S.F.	PROPOSED DRIVEWAY	= 1,037 S.F.
PROPOSED SECOND FLOOR AREA	= 1,360 S.F.	PROPOSED ENTRY STOOP	= 23 S.F.
TOTAL PROPOSED FLOOR AREA FOR LOT COVERAGE= 2,023 S.F.		TOTAL EXISTING PAVEMENT = 1,204 S.F.	
MAX ALLOWABLE LOT COVERAGE = 2,304 S.F. = (35% ALLOWED)		MAX ALLOWABLE IMPERVIOUS COVERAGE = 3,620.65	
MAX ALLOWABLE F.A.R. = LA X .45 = 2,962.5 S.F.		PROPOSED IMPERVIOUS COVERAGE = 3,227 S.F.	
PROPOSED F.A.R. = 2,961 S.F.		= 49% (55% ALLOWED)	

TOTAL EXISTING FRONT YARD IMPERVIOUS COVERAGE = 410 S.F.
MAX ALLOWABLE FRONT YARD COVERAGE = 625 S.F.
= (50% ALLOWED)



640 S. Burton Place



636 S. Burton Place



634 S. Burton Place



632 S. Burton Place



626 S. Burton Place

Subject Property
Vacant Lot

South Burton Place

641 S. Burton Place



633 S. Burton Place



631 S. Burton Place



625 Burton Place



617 S. Burton Place





640 S. Burton Place



636 S. Burton Place



634 S. Burton Place



632 S. Burton Place

PROPOSED ELEVATION: Neighboring Homes
SCALE: 1/8" = 1'-0"



640 S. Burton Place

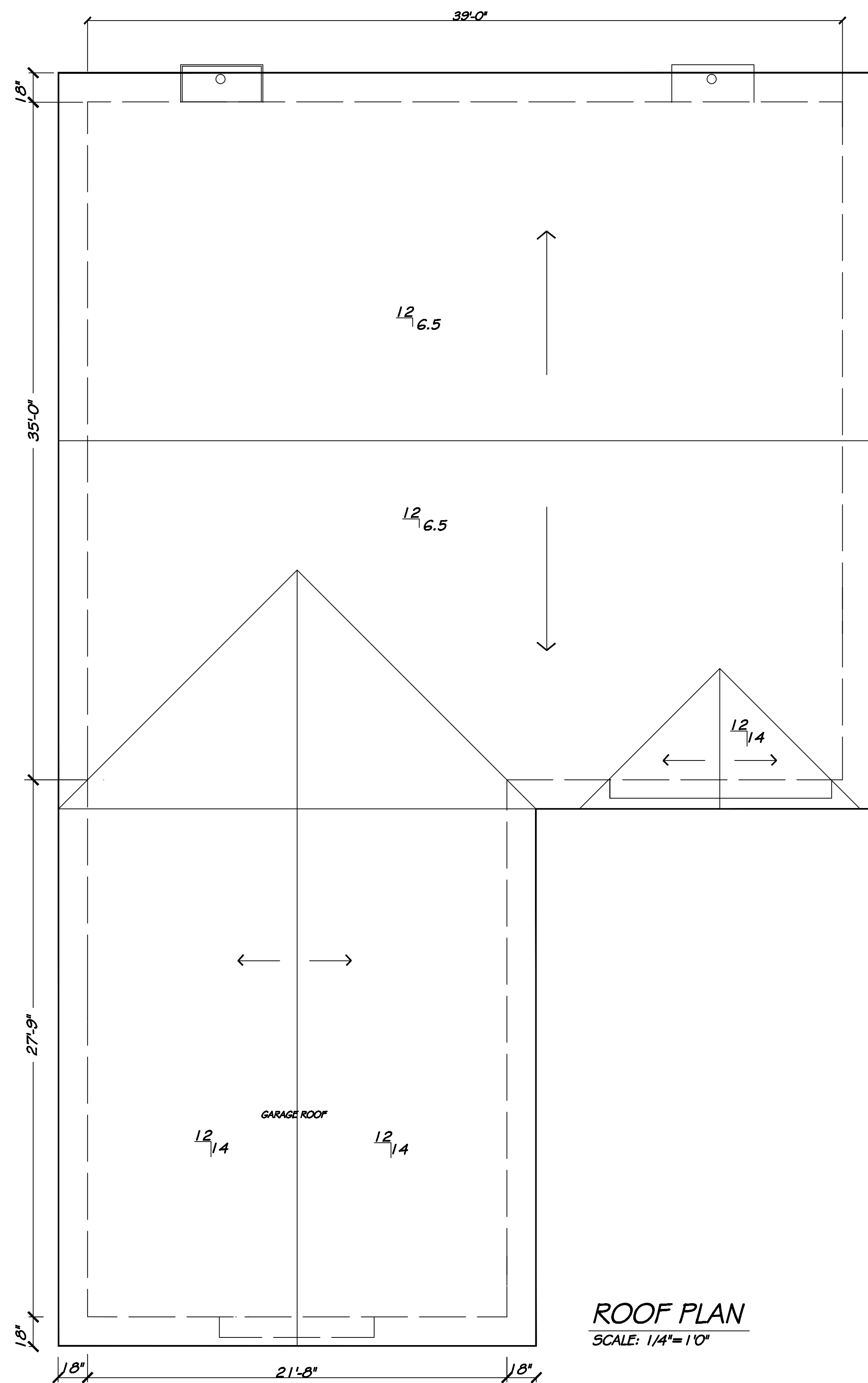


636 S. Burton Place

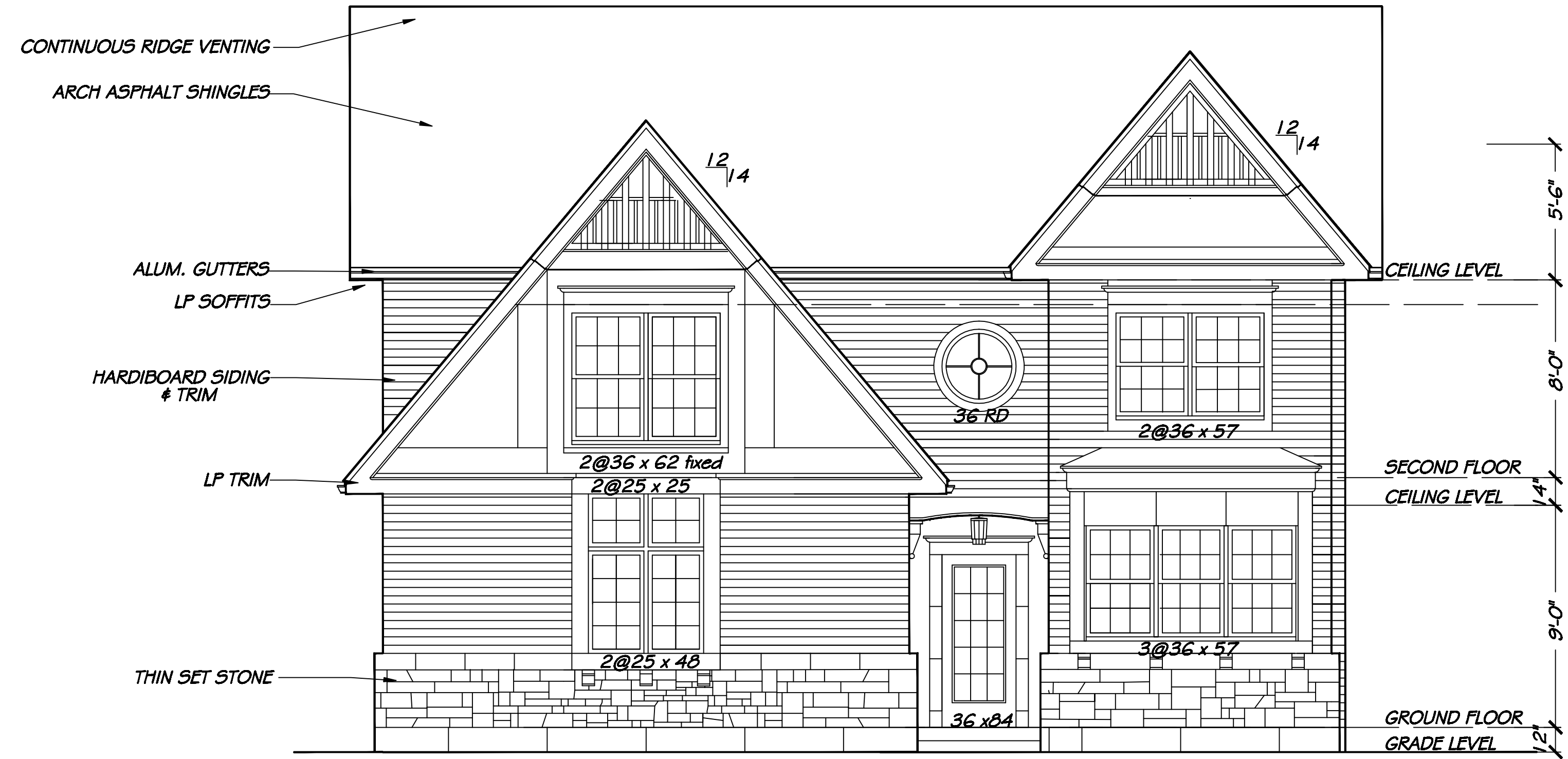


632 S. Burton Place

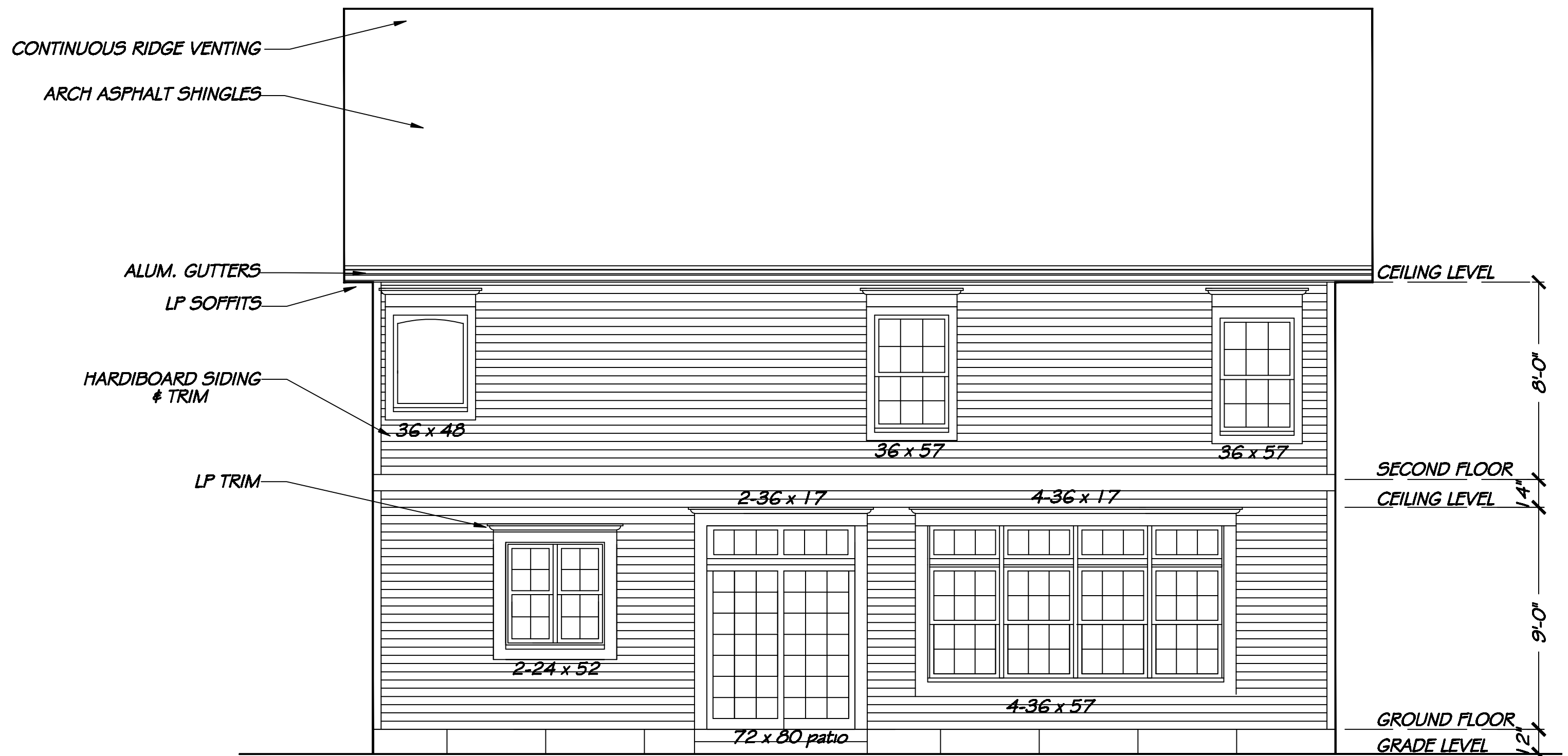
EXISTING ELEVATION: Neighboring Homes
SCALE: 1/8" = 1'-0"



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



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



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



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION Lower Garage Roof

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

REIBEL & ASSOCIATES PC
4 N. Pine Street , Mt. Prospect ,IL.
phone 847-259-3085
jeanareibel@gmail.com

636 S. BURTON VENTURE LLC
@ 634 S. Burton Place, Arlington Heights, IL 60005

JOB:
02/16

DATE:
ISSUED, FOR REVIEW 5.27.16
ISSUED, FOR REVIEW 6.4.16
ISSUED FOR DESIGN REVIEW 6/22/16
ISSUED FOR DESIGN BOARD 7/7/16

2A

MATERIAL LIST: 634 S. Burton Place**NEW RESIDENCE****MATERIAL TYPE****MANUFACTURER****COLOR**

STONE

Fond du Lac

Country Squire Stone

ROOF

CertainTeed Grand Manor Fiberglass

Weathered Wood

SIDING

HardiBoard Siding

Monterey Taupe

TRIM

Hardi Board Siding

Cobblestone

WINDOWS

Pella Window & Doors

Light Beige

GUTTERS

Aluminum

to match trim



Item: DC#16-084 - Marathon Gas Station - 1706 W. Northwest Hwy. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for the renovation of an existing gas station building and site.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for renovations to the Marathon Gas Station located at 1706 W. Northwest Highway. This recommendation is subject to compliance with the plans received on 7/15/16, color renderings received 7/8/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. A requirement that the color of the rooftop mechanical unit screen be a tan color to match the EIFS parapet wall.
2. A requirement that the ground sign be a monument style sign as illustrated on the renderings.
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 decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description	Type
--------------------	-------------

Staff Report
Drawings & Documents
Photos

Board or Commission Report
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Marathon Gas Station
Project Address: 1706 W. Northwest Highway
Prepared By: Steve Hautzinger

Date Prepared: July 20, 2016

PETITION INFORMATION:

DC Number: 16-084
Petitioner Name: Stephen Chakko
Petitioner Address: 1706 W. Northwest Highway
Arlington Heights, IL 60005
Meeting Date: July 26, 2016

Requested Action(s):

1. Approval of the proposed architectural design for the renovation of an existing gas station building and site.

ANALYSIS:

Summary

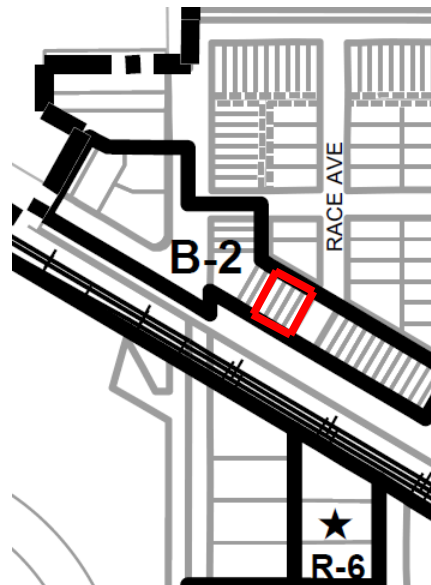
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for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

The petitioner is proposing a complete renovation of an existing Marathon gas station building and site. Two existing mechanic bays are proposed to be converted to an indoor food mart, and the exterior of the existing building will receive a complete makeover. The existing fuel pumps and canopy will remain, and will be converted from the "Marathon" brand to "BP" branding. The site will be improved with additional parking spaces, landscaping, and a new ground sign. This project does require review by the Plan Commission and approval by the Village Board as a Special Use.

SITE ANALYSIS



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	B-2, General Business District	Marathon Service Station	Commercial
North	R-3, One Family Dwelling District	Single Family Residence	Single Family Detached
South	B-3, General Service, Wholesale and Motor Vehicle District	Multi-Tenant Retail	Commercial
East	B-2, General Business District	Multi-Tenant Retail	Commercial
West	B-2, General Business District	Jimmy D's Restaurant	Commercial

Architectural Design:

The brick on the existing building is currently painted white. The petitioner is proposing to remove the paint to expose the existing reddish brick color, and the brick will be repaired and tuckpointed as needed. The existing mechanic's bay doors will be infilled with new clear anodized aluminum storefronts. A limestone base and new EIFS parapet wall completes the design. Overall, the proposed makeover will be a very nice improvement to the existing building, and the design fits well with the "BP" rebranding of the existing fuel pumps and canopy.

Mechanical and Dumpster Screening:

One new mechanical unit on the roof will be screened with a 4-sided screen system attached to the unit. It is recommended that the color of the mechanical screen be tan to match the EIFS wall color.

The trash area is located behind the building and will be screened with a wood fence and metal gates.

Landscaping:

New landscaping is proposed throughout the site, and a detailed review of the landscaping is being conducted by Staff and the Plan Commission for compliance with the landscaping code requirements, including: the lack of landscaped parking islands, screening along the roads, and improved screening between the residential property to the north.

Signage:

Signage is not included in this review, but it should be noted that the proposed monument ground sign is located within the 12-foot visibility triangle. The location of the ground sign will need to be adjusted to maintain a clear view from the driveway. It is recommended that the new sign be required to be a monument style sign (instead of pole mounted) as illustrated on the renderings.

All new signage is required to comply with Chapter 30, Sign Code, and separate sign permits are required for all signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for renovations to the *Marathon Gas Station* located at 1706 W. Northwest Highway. This recommendation is subject to compliance with the plans received on 7/15/16, color renderings received 7/8/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. A requirement that the color of the rooftop mechanical unit screen be a tan color to match the EIFS parapet wall.
2. A requirement that the ground sign be a monument style sign as illustrated on the renderings.
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 decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

4. All signage must meet code, Chapter 30.

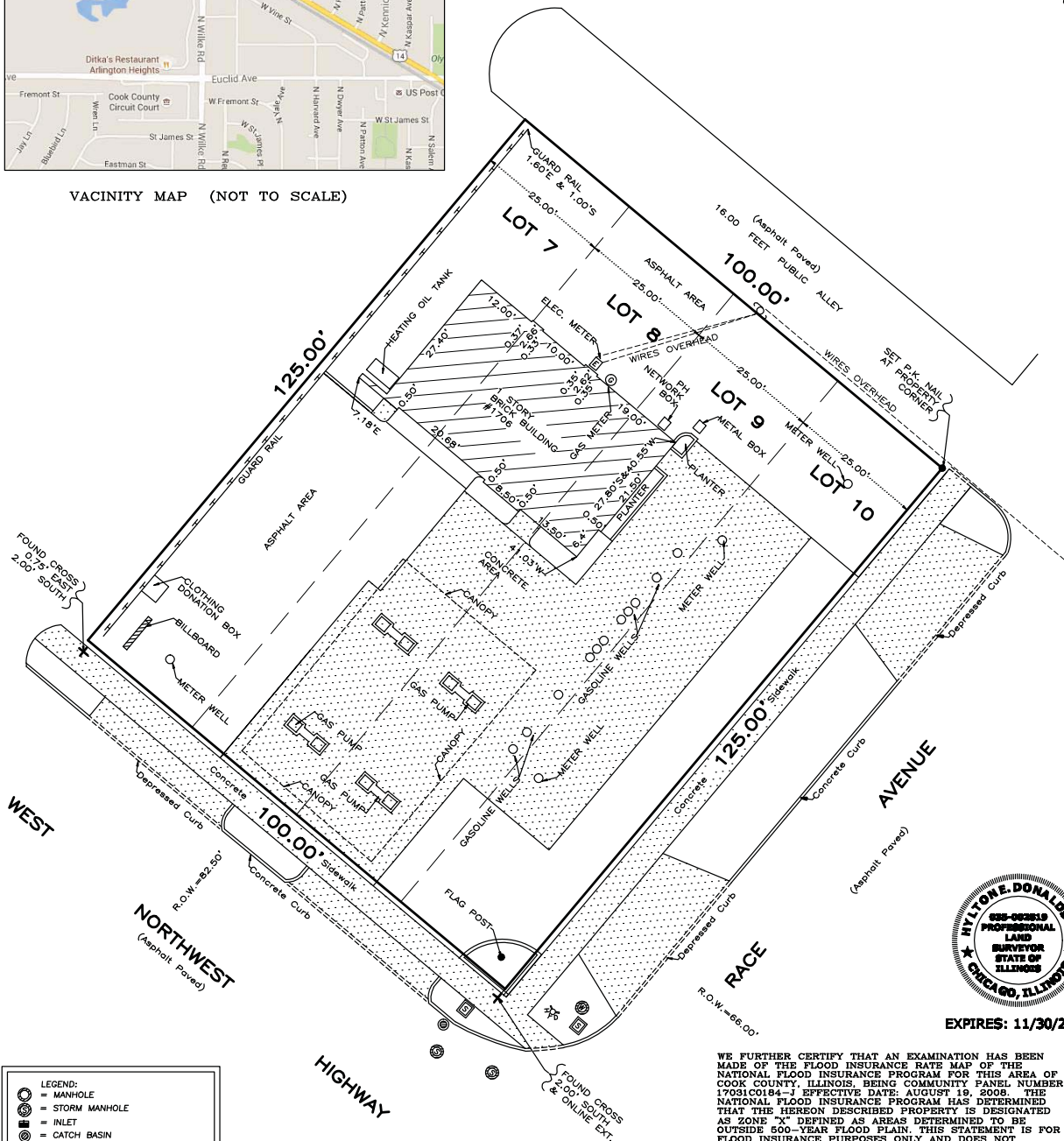
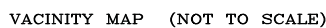
____ July 20, 2016

Steve Hautzinger AIA, Design Planner
Planning and Community Development Department

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 16-084

WAYLS SURVEY LTD.
ALTA/ACSM LAND TITLE SURVEY
OF

COMMONLY KNOWN AS: 1706 WEST NORTHWEST HIGHWAY, ARLINGTON HEIGHTS, ILLINOIS.



A circular professional seal for Hylton E. Donaldson, a Professional Land Surveyor in the State of Illinois. The seal features a double-lined circular border. Between the lines, the text "HYLTON E. DONALDSON" is written along the top arc, and "CHICAGO, ILLINOIS" is written along the bottom arc. Two five-pointed stars are positioned on the left and right sides, separating the top and bottom text. In the center of the seal, the text "028-028219" is at the top, followed by "PROFESSIONAL LAND SURVEYOR" and "STATE OF ILLINOIS" in three lines.

EXPIRES: 11/30/2016

WE FURTHER CERTIFY THAT AN EXAMINATION HAS BEEN MADE OF THE GOOD INSURANCE RATE OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF COOK COUNTY, ILLINOIS, BEING COMMUNITY PANEL NUMBER 17031C0184-J EFFECTIVE DATE: AUGUST 19, 2008. THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE HEREON DESCRIBED PROPERTY IS DESIGNATED AS "X" WHICH DETERMINED PROPERTY IS BEYOND THE 500-YEAR FLOOD PLAIN. THIS STATEMENT IS FOR FLOOD INSURANCE PURPOSES ONLY AND DOES NOT NECESSARILY INDICATE ALL AREAS SUBJECT TO FLOODING

STATE OF ILLINOIS }
COUNTY OF COOK. } SS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b); 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19 and 21 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON: JUNE 5, 2016
DATE OF PLAT OR MAP: JUNE 8, 2016

SIGNATURE:		REVISED

PROFESSIONAL LAND SURVEYOR NO. 0035-002819
MY LICENSE EXPIRES 11/30/2016.

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

THIS SURVEY HAS BEEN ORDERED FOR SURFACE
DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS
NOT AN ALTA SURVEY.

LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON
DRAWN IS A COPY OF THE ORDER, AND FOR
ACCURACY IT SHOULD BE COMPARED WITH THE
TITLE OR DEED.

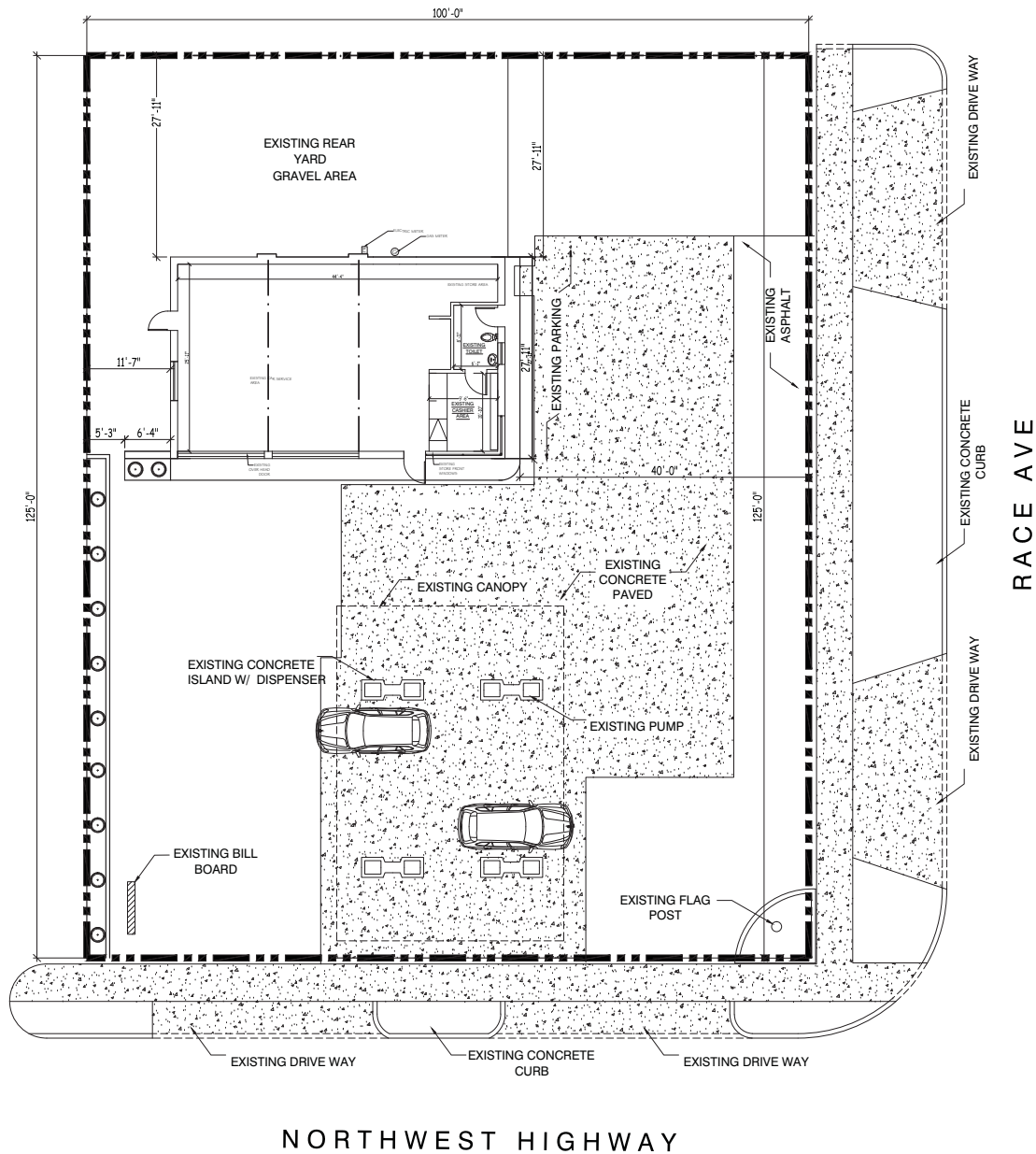
DIMENSIONS ARE NOT TO BE ASSUMED FROM
SCALING.

FOR BUILDING LINES, EASEMENTS AND OTHER
RESTRICTIONS NOT SHOWN HEREON, REFER TO
YOUR DEED, TITLE POLICY AND LOCAL ZONING
ORDINANCE, ETC.

FIELDWORK: JA & LISA
CAD: JJ

ORDER NO. 2016-04-53
SCALE: 1 INCH = 20 FEET
DATE: JUNE 06, 2016
ORDERED BY: SHAFEEQ KHAN

- LEGEND:
-  = MANHOLE
 -  = STORM MANHOLE
 -  = INLET
 -  = CATCH BASIN
 -  = SEWER MANHOLE
 -  = GAS METER
 -  = WATER MANHOLE
 -  = FIRE HYDRANT
 -  = WATER VALVE
 -  = GAS VALVE
 -  = TELEPHONE
 -  = TELEPHONE MANHOLE
 -  = CITY ELECTRIC MANHOLE
 -  = COMED MANHOLE
 -  = LIGHT POLE
 -  = TRAFFIC CONTROL LIGHT
 -  = POWER POLE/UTILITY
 -  = STREET/ROAD SIGN
 -  = TRAFFIC SIGN
 -  = TREE



ADC AMERICAN DEVELOPERS CORPORATION
 ARCHITECTS-ENGINEERS-CONSTRUCTION MANAGEMENT
 www.adc-corp.com; magbool7300@yahoo.com
 2704 West Peterson Avenue, Chicago, IL 60659
 773 381 7300; 773 297 1938



1706 W. NORTHWEST HIGHWAY
 ARLINGTON HEIGHTS

EXISTING SITE PLAN

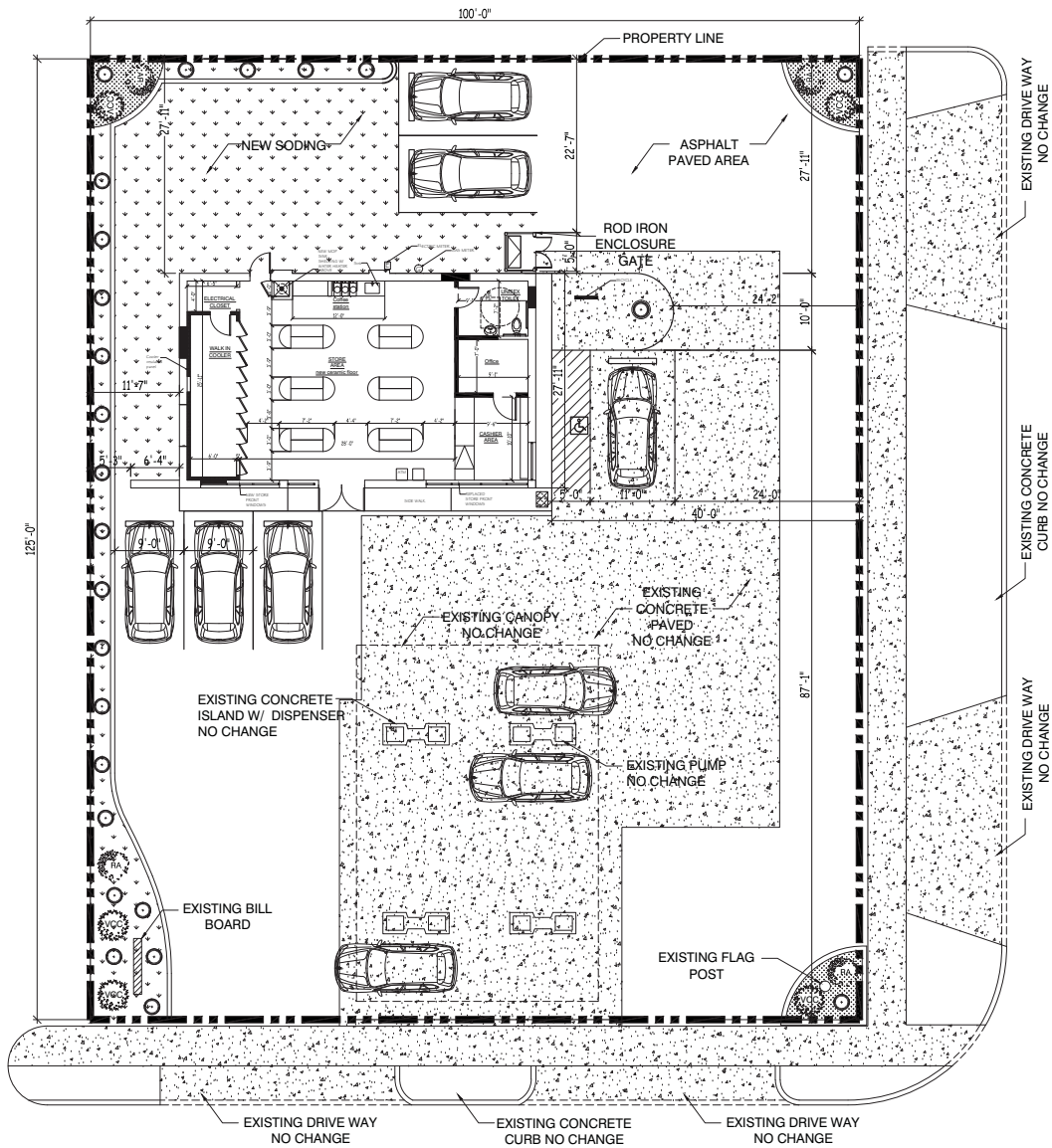
DRAWN BY IM
 DATE 07-06-2016

OWNER:

ARCHITECT
 GEORGE SIMOULIS

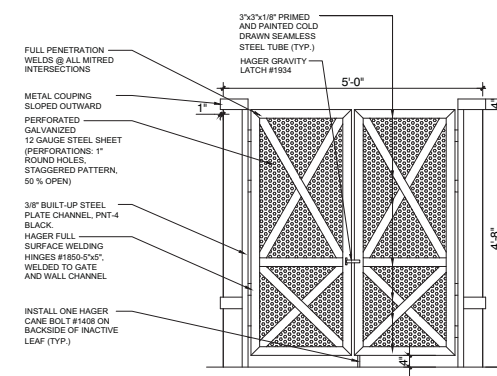
SCALE 1/8"=1'-0"

DRG. NO. A5

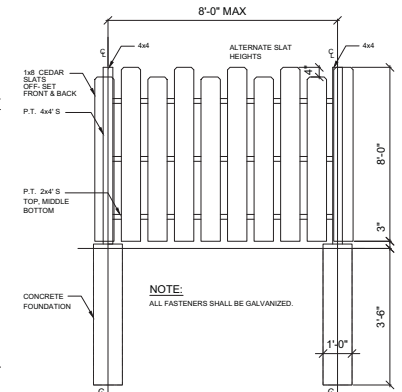


LANDSCAPE LEGEND:

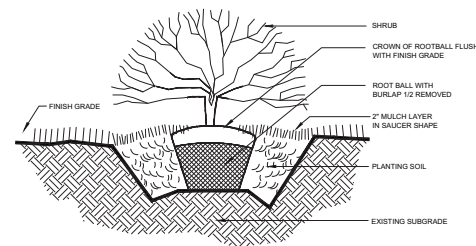
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	ABOUT 17	WOODLAND STONECROP	SEDUM TERNATUM	less than 12" in height	WHITE FLOWERS (APRIL-MAY)
	1	ALPINE CURRANT	RIBES ALPINUM	30" HGT.	36" O.C.
	3	DWARF KOREANSPICE VIBURNUM	VIBURNUM CARLESSI COMPACTUM	30" HGT.	36" O.C.
		GRASS AREA			



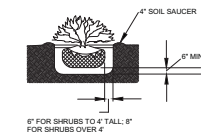
1 ELEVATION - PROPOSED TRASH ENCLOSURE WITH GATES
N.T.S.



2 FENCE DETAIL TYPICAL
N.T.S.



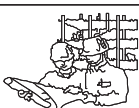
3 SHRUB DETAIL
N.T.S.



4 SHRUB DETAIL
N.T.S.

NORTHWEST HIGHWAY

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2704 West Peterson Avenue, Chicago, IL 60659
773 381 7300; 773 297 1938



1706 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS

RENOVATION ON EXISTING
GAS STATION
PROPOSED SITE PLAN

DRAWN BY IM
DATE 07-06-2016

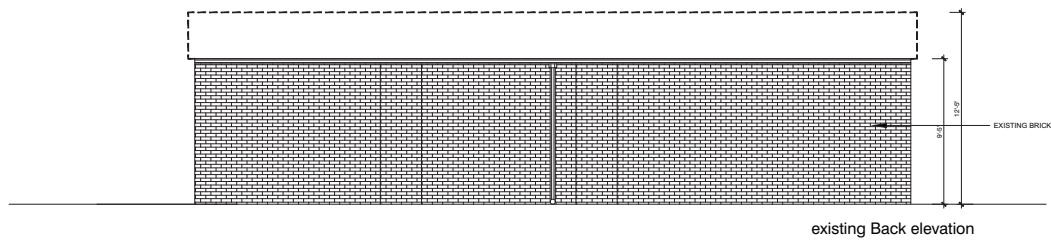
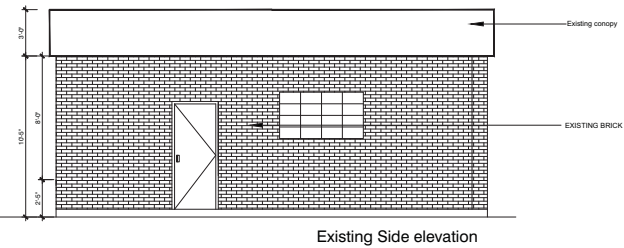
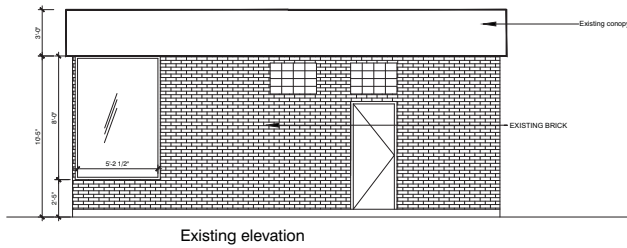
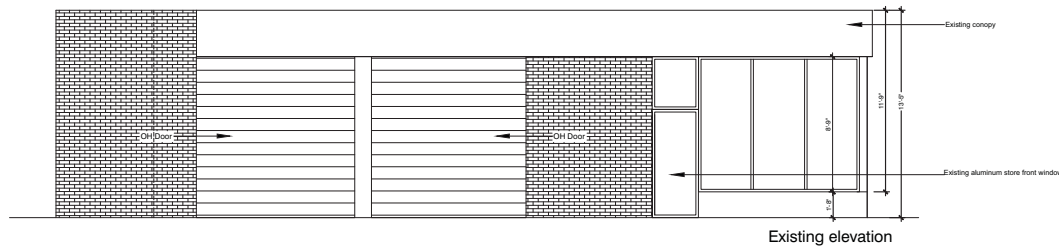
OWNER:

ARCHITECT
GEORGE SIMOULIS

SCALE 1/8"=1'-0"

DRG. NO. A1





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1706 W. NORTHWEST HIGHWAY
 ARLINGTON HEIGHTS

EXISTING ELEVATIONS

DRAWN BY IM
 DATE 07-06-2016

OWNER:

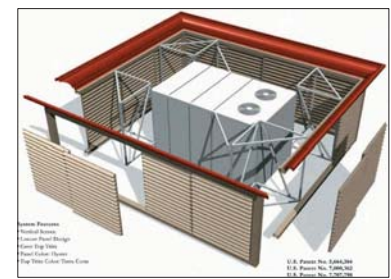
ARCHITECT
 GEORGE SIMOULIS

SCALE 1/4"=1'-0"

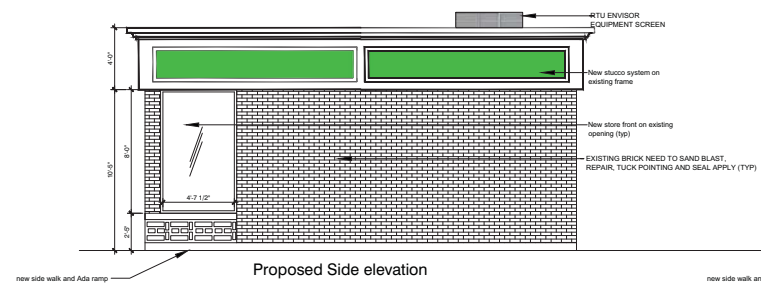
DRG. NO. A7



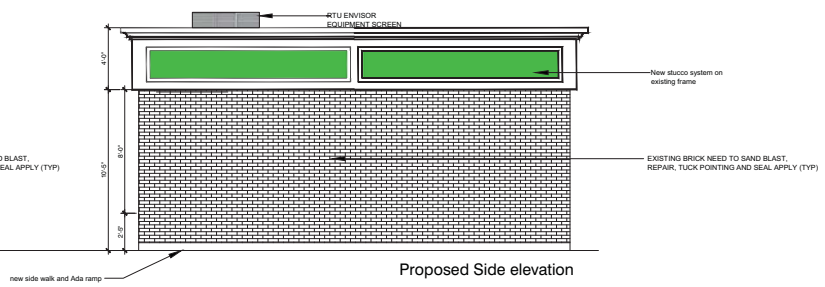
Proposed Front elevation



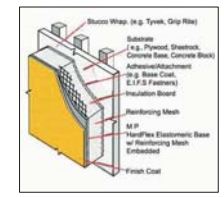
RTU ENVISOR EQUIPMENT DETAIL



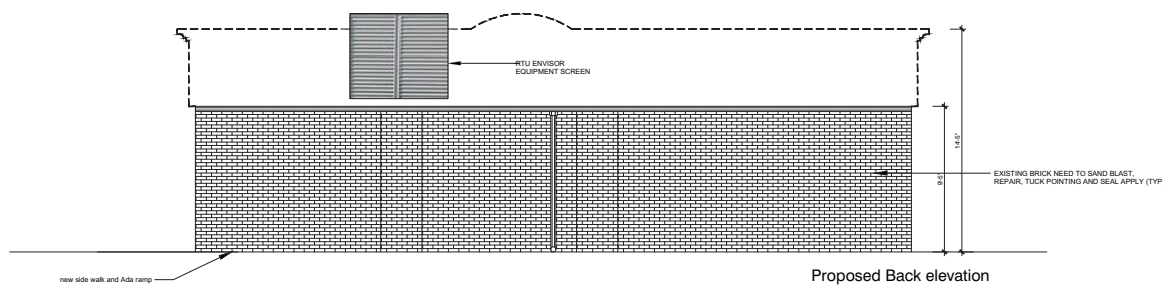
Proposed Side elevation



Proposed Side elevation



Stucco Detail



Proposed Back elevation

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1706 W. NORTHWEST HIGHWAY
 ARLINGTON HEIGHTS

RENOVATION ON EXISTING GAS STATION
 PROPOSED ELEVATIONS

DRAWN BY IM
 DATE 07-06-2016

OWNER:

ARCHITECT
 GEORGE SIMOULIS

SCALE 1/4"=1'-0"
 DRG.NO. A3





VIEW 1



VIEW 3



VIEW 2



VIEW 4

MATERIAL LIST

1. Petitioner Name: Stephen Chakko
2. Date: July 26, 2016
3. Project: Marathon Gas Station
4. Location: 1706 W. Northwest Highway

Proposed Marathon Gas Station Renovation:

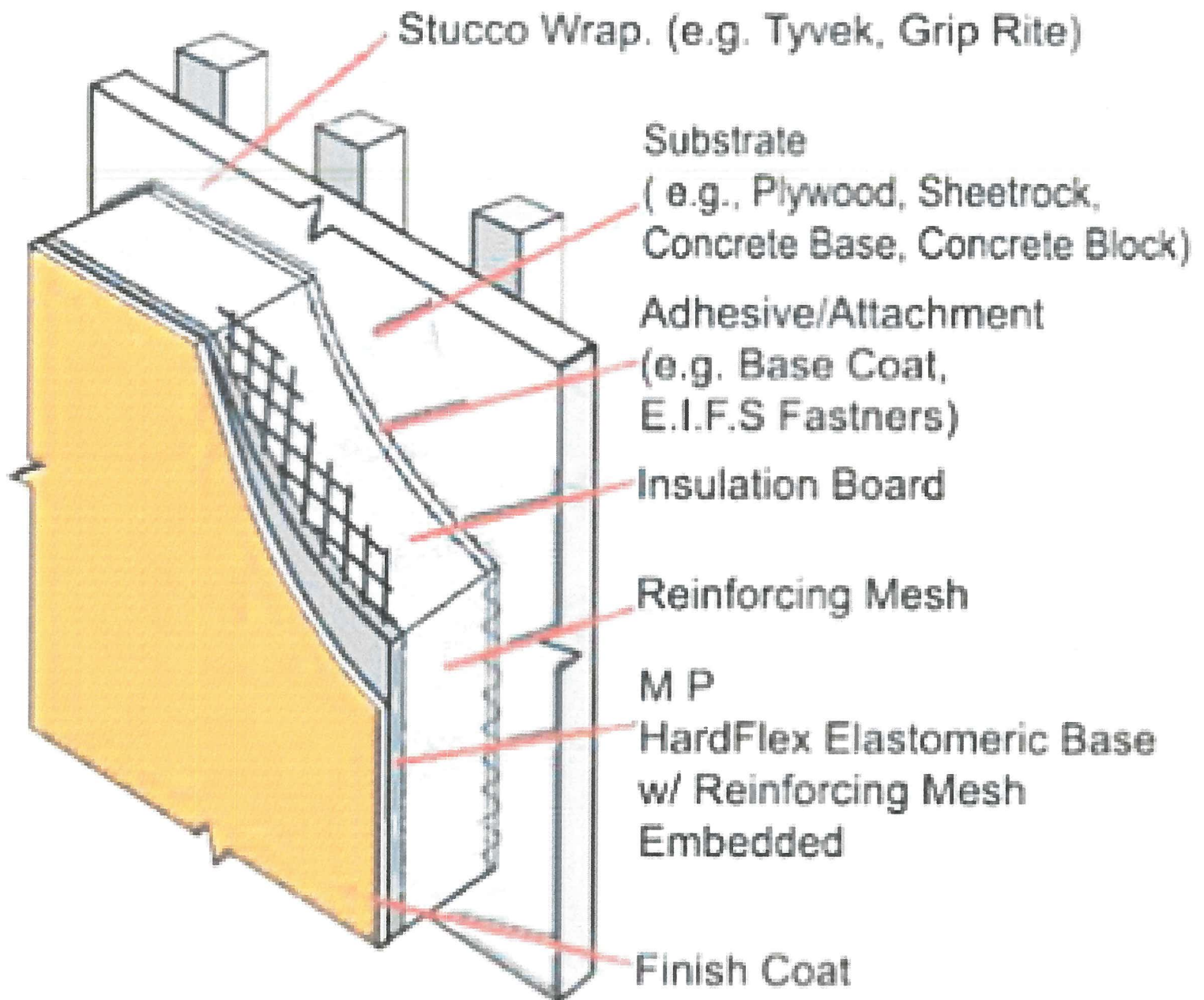
Brick: Existing white painted brick to be sandblasted clean, repaired, and tuckpointed.

Stone: Limestone.

EIFS: Color 1, Green to match BP logo. Color 2, Tan.

Storefront: Clear Anodized Aluminum frames with clear vision glass.

EIFS DETAIL



 **FILE**

RECEIVED

JUL 19 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ROOFTOP EQUIPMENT SCREEN



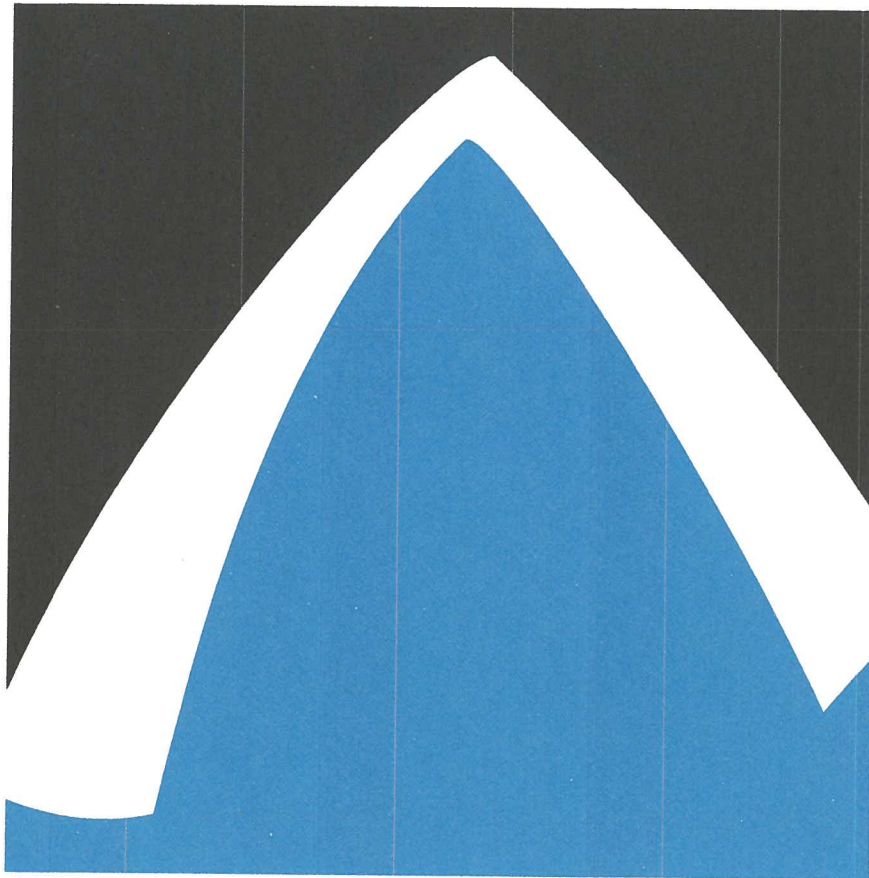
innovative equipment screens

 **FILE**

RECEIVED

JUL 19 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



3 generations ahead of the next best solution



An affordable solution for equipment screening is finally here...

Envisor equipment screens now offer architects the flexibility to create affordable, elegant, **customized screening solutions** that integrate with their building design, all with **no rooftop penetration**.

Our patented equipment screens also provide a viable solution for **municipal screening code requirements** on everything from HVAC units to



The Ohio State University Foundation - Columbus, Ohio

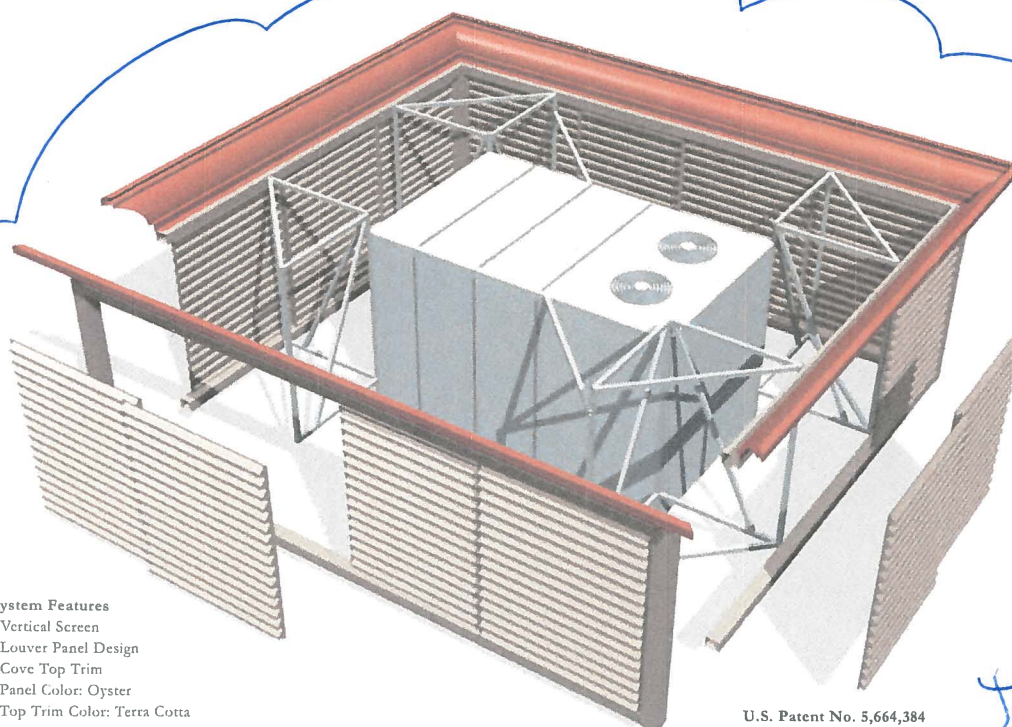
chillers, air handlers, power exhausts, roof stacks, communication equipment, dumpsters - you name it!

Customizing a screen to fit your needs is easy...

Simply choose between canted or vertical, decide on a panel design, select a top trim (optional), and pick a color. It's that simple! **We can customize any feature** to your particular design requirements, including custom panel designs, custom colors, and custom top trim designs. If you don't see what you need, tell us what you want. We'll build it for you.



52" Louver Panels

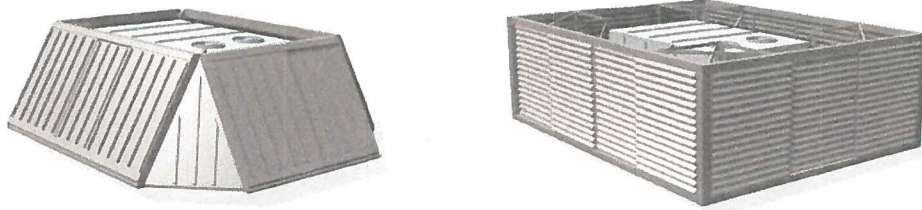


System Features

- Vertical Screen
- Louver Panel Design
- Cove Top Trim
- Panel Color: Oyster
- Top Trim Color: Terra Cotta

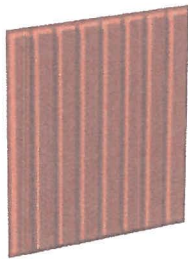
U.S. Patent No. 5,664,384
U.S. Patent No. 7,000,362
U.S. Patent No. 7,707,798

Step 1: Choose a Canted or Vertical System



Enviro screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secure our screens directly to the equipment with no rooftop penetration. Screen heights are available to screen virtually anything you desire.

Step 2: Decide on a Panel Design



WIDE RIB



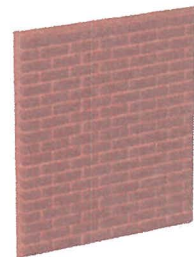
BATTEN



LOUVER



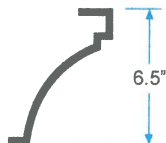
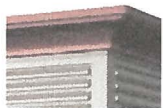
PAN



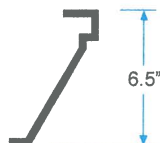
BRICK

Panels are available in **5 standard styles** allowing you to control the project without sacrificing the essential elements of the building design. The panels are constructed of thermoformed high impact ABS with a **co-extruded UV protective layer** on both sides. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance. Don't see a panel that fits your project? Tell us and we'll make one that you design.

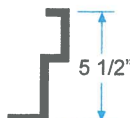
Step 3: Select a Top Trim (optional)



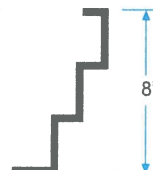
COVE



ALAMO



STEP 1



STEP 2



FLAT

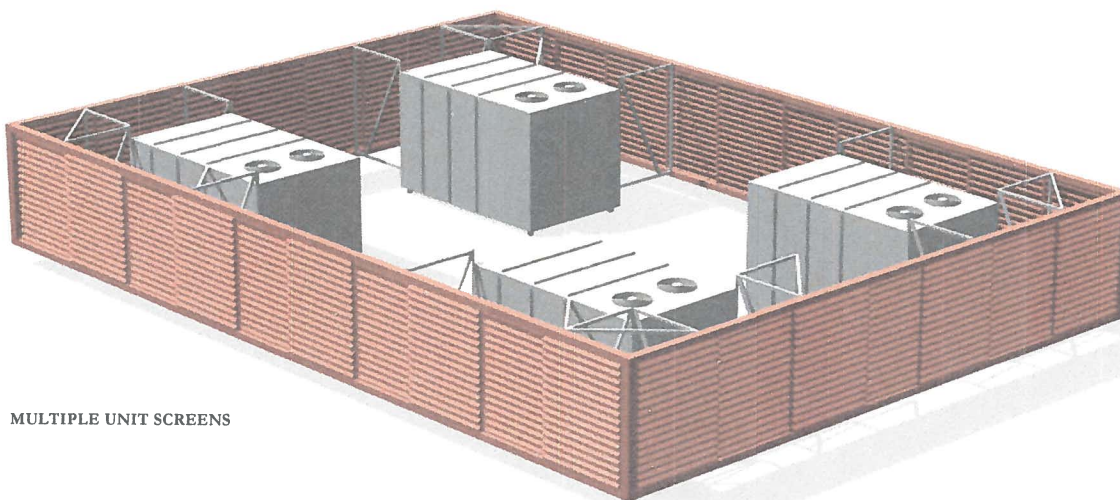
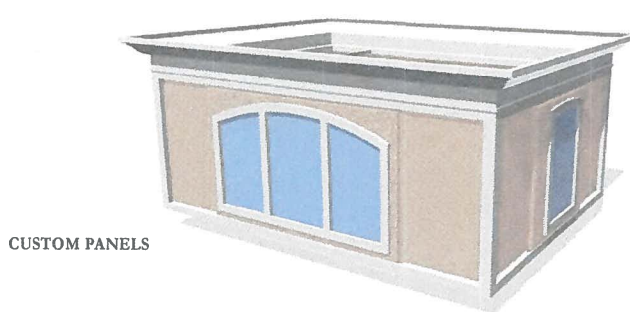
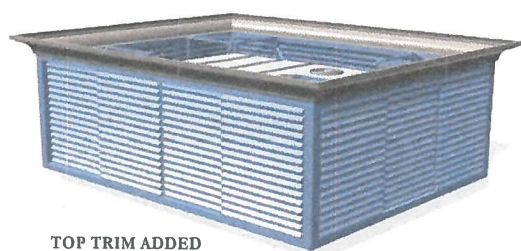
Decorative top trip options offer the flexibility to further customize the elegant appearance of the screens by **picking up on your building design elements** and incorporating those details into the screen itself. Although optional, they offer one more way to make screens part of the design, not part of the problem. We can manufacture any size and shape top trim you create.

Step 4: Pick a Designer Color



Our designer colors complement most architectural applications, but don't let standard colors limit your creativity. We have the ability to **match to any cross-referenced color specification**. Send us samples to match. We've even matched a color to a rock! *Colors shown are only approximate. Please call for actual samples.*

Step 5: Custom Designed Solutions



Envisor equipment screens can be manufactured in a limitless combination of shapes and configurations to help reduce cost, add to the aesthetics of a building, or both. Let us design one for you! Just tell us the equipment manufacturer, the model numbers, and the special requirements you might have. Call for a complete design kit today or visit our website at www.cityscapesinc.com.

Product Features

No Rooftop Penetration

Pre-Engineered Screening System

Screening Code Solution

Attractive Alternative to Parapet Walls

Multiple Panel Designs

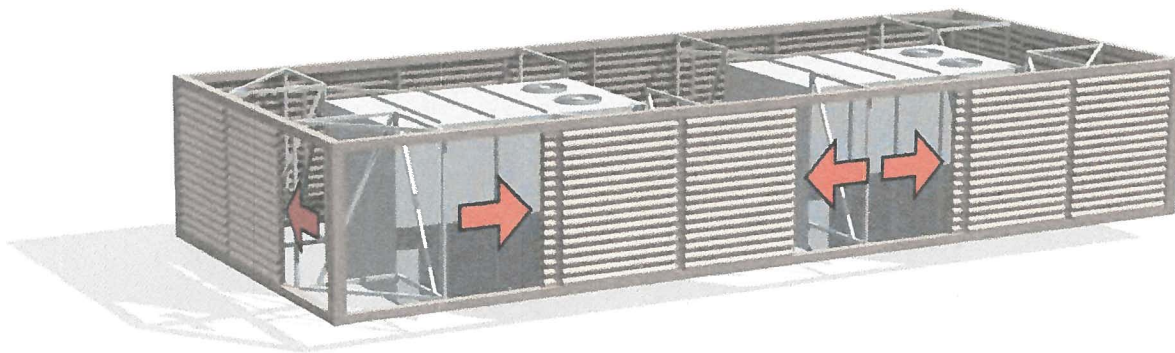
Designer Top Trim Accents

Vertical or Canted Designs

Wide Range of Designer Colors

Panels Slide for Easy Service Access

Custom Design Capabilities



Our panels are designed to slide side-to-side in either direction for easy access to the equipment for servicing and routine maintenance.

Equipment Vendors

Commercial HVAC and Chiller Equipment Vendors who have installed ENVISOR Rooftop Equipment Screens include:

Trane
Lennox
York
Carrier
Heil
AAON
Liebert
Rheem
Reznor

Hussmann
Airwise
Bryant
McQuay
BAC
Hill Phoenix
Am. Standard
Munters
Engineered Air

Retail Clients

Some of the clients utilizing ENVISOR Rooftop Equipment screens on their HVAC and Chiller Equipment include:

Aldi
AMC Theaters
Avis
Best Buy
Blockbuster
Costco
CVS
Hertz
Home Depot
Kohl's
Lowe's

McDonald's
Meijer
Mobil Oil
Muvico
Rite Aid
Sam's Club
Sears
Target
Walgreen's
Wal-Mart
Wendy's



by CityScapes International
4200 Lyman Court
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SNAP 1



SNAP 3



SNAP2



SNAP 4















