



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
July 23, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#24-045 - 812 N. Mitchell Ave. - SF/Teardown

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

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



Design Commission 7/23/2024

Item: DC#24-045 - 812 N. Mitchell Ave. - SF/Teardown

Department: Planning & Community Development Department

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new (teardown) single-family residence to be located at 812 N. Mitchell Avenue. This recommendation is based on the plans received 6/14/24, revised sample board and renderings received 7/11/24, and the following:

1. Evaluate the proposed modern aesthetic against the context of the traditional neighborhood.
2. A recommendation to change the black standing seam metal roofing color to dark gray, or replace it with asphalt shingles.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Type

Board or Commission Report

Supporting Documents

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: McLaughlin Residence
Project Address: 812 N. Mitchell Avenue
Prepared By: Steve Hautzinger

Date Prepared: July 10, 2024

PETITION INFORMATION:

DC Number: 24-045
Petitioner Name: John Anstadt
Petitioner Address: JMB Architects
180 W Park Avenue, Suite 10
Elmhurst, IL 60126
Meeting Date: July 23, 2024

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 single-story house with attached two-car garage to build a new a new two-story residence with an attached three-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 12,953 square feet and the proposed residence will have 5,474 square feet. The proposed design complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 24.4 feet Side: 10.4 feet Side: 10.4 feet Rear: 30 feet	Front: 25.4 feet Side: 11.1 feet Side: 11.5 feet Rear: 33 feet
Building Height	25 feet maximum	24.9 feet to top of wall
FAR	5,475 SF	5,474 SF
Building Lot Coverage	4,534 SF	3,734 SF
Impervious Surface Coverage Total	6,477 SF	4,900 SF

The subject property is located in a neighborhood with a mix of older historic homes with detached garages, as well as newer homes with attached garages. Overall, the neighborhood has a predominantly traditional style. The existing single-story house (proposed to be demolished) is approximately 76 years old, however upon an initial review, it does not appear to be architecturally or historically significant, and it was not included in the 2004 School of the Art Institute Historic Preservation Report.

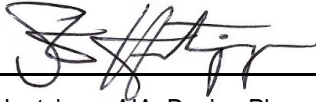
The proposed design includes many traditional features and massing such as gable roof forms, pitched roofs, and punched window openings. However, the use of materials and colors gives the home a modern appearance. The house is large, but the massing is nicely scaled and broken down with many smaller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

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

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new (teardown) single-family residence to be located at 812 N. Mitchell Avenue. This recommendation is based on the plans received 6/14/24, revised sample board and renderings received 7/11/24, and the following:

1. Evaluate the proposed modern aesthetic against the context of the traditional neighborhood.
2. A recommendation to change the black standing seam metal roofing color to dark gray, or replace it with asphalt shingles.
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4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



July 11, 2024

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 24-045



N Ridge Ave

N Ridge Ave

W Elm St

N Walnut Ave

N Walnut Ave

N Mitchell Ave

N Mitchell Ave

N Chestnut Ave

N Chestnut Ave

Christian
Liberty
Academy

812

414

415

906

905

306

905

903

904

833

834

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828

807

824

803

820

818

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735

727

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803

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JMB
ARCHITECTS LTD.
John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park Suite #10
Elmhurst, Illinois 60126
(Tel.: 1-800-438-2438 ext. 200) Fax: 630 270-8798. Web: <http://www.jmb-architect.com>

NEW RESIDENCE for:
MR. & MRS. McLAUGHLIN
812 N. MITCHELL AVENUE
ARLINGTON HEIGHTS, IL. 60004

DATE: 6-1-2024
DRAWN BY: JA
CHECKED BY: JMB
REVISION:
REVISION:
REVISION:
REVISION:
SEAL DATE:
EXPIRES DATE: 11/30/2024



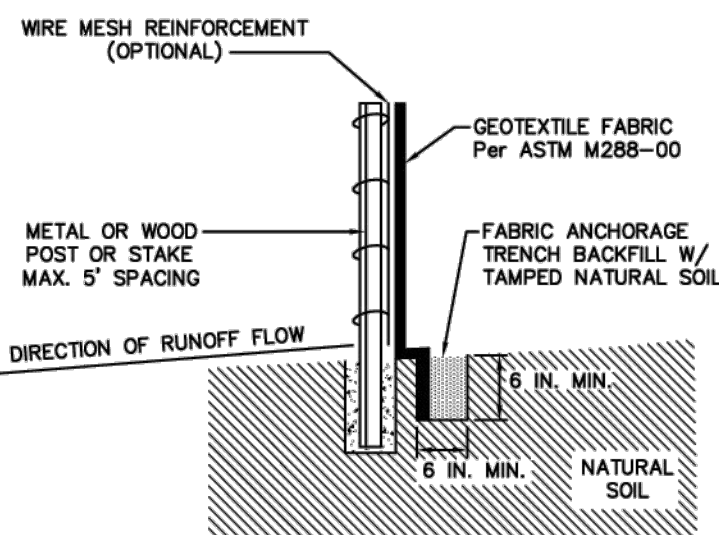
Lot Development Plan - Existing Condtions & Erosion Control

Lots 11, 12, 13 and 14 in Block 8 in Mitchell's Addition to Arlington Heights, being a subdivision in the Northeast Quarter of the Northeast Quarter of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

PIN 03-30-217-023

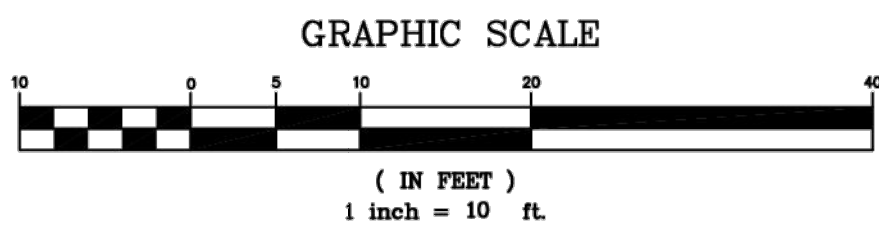
Site Benchmark:
North bolt on
FireHydrant 20' north
of site on the west
side of Mitchellle
Avenue.
Elev=720.71 NAVD 88

Legend
TF = Top of Foundation
GF = Garage Floor
LO = Look Out
WO = Walk Out
TC = Top of Curb
BW = Back of Walk
FG = Finished Grade
P.U.E. = Public Utility Easement
D.E. = Drainage Easement
CL = Center Line
x (100.00) = Proposed Elevation
x 100.00 = Existing Elevation
= Existing Contour
= Proposed Contour
= B-box
= Storm Manhole
= San Manhole
= Valve Vault
= Fire Hydrant
= Down spout
= Drainage Flow
= Watermain
= Storm Sewer
= Sanitary Sewer
= Ext. Tree
= Remove Tree
= Proposed Evergreens



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOO RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

TYPICAL DETAILS FOR
SILT FENCE CONSTRUCTION



- 1 = Portable Toilet
2 = Refuse Dumpster
3 = Construction Material Storage
4 = Topsoil Stock Pile
5 = Concrete Washout

Utility Note

The location of the existing sanitary and watermain lines are based on visible evidence and may be approximate only. They are shown to illustrate actions to be taken to abandon said lines. The contractor shall confirm the location with the Village's Public Works Department.

Survey Data

Building location, building ties and measured property dimensions are based on plot of survey prepared by Morris Engineering, Inc, dated December 18, 2023.

Block Setbacks	
836	24.3
828	24.6
824	24.8
820	24.6
812	23.9
806	27.0
Average	24.9

Typical Construction Sequencing

1. Install soil erosion and sediment control measures.
2. Tree removal where necessary (clear & grub).
3. Construct sediment trapping devices.
4. Strip topsoil and stockpile.
5. Excavate for basement and stockpile.
6. Install foundation.
7. Backfill foundation and rough grade side.
8. Re-spread Topsoil.
9. Fine grade and permanently stabilize site.
10. Remove all temporary SE/SC measures after site is stabilized with vegetation.
11. Soil erosion and sediment control maintenance must occur every two weeks and after every 1/2" or greater rainfall event.

Construction Notes

GENERAL

1. All work shall be performed in accordance with the Village of Arlington Heights Specifications.
2. The contractor shall contact J.U.L.L.E. and the Village of Arlington Heights a minimum of 48 hours prior to any excavation work.
3. The contractor shall provide protective fencing around all parkway trees. Protective fencing shall be snow fence installed under the drip line of each tree. There shall be no construction materials, debris, or equipment stored within the limits of the fencing. The protective fencing shall be maintained throughout the entire construction phase.
4. Any areas disturbed by construction outside the limits of the site shall be restored to the pre-construction condition. The contractor shall be responsible for taking photographs or videos of the pre-construction condition.

EROSION CONTROL

1. All sediment and erosion control devices shall be functional before land is otherwise disturbed on the site. Soil disturbance shall be conducted in such a manner as to minimize erosion. Soil stabilization measures shall consider the time of year, site conditions and the use of temporary or permanent measures.
2. The surface of stripped areas shall be permanently or temporarily protected from soil erosion within 15 days after final grade is reached. Stripped areas not at final grade that will remain undisturbed for more than 15 days after initial disturbance shall be protected from erosion. If a stockpile is to remain in place for more than 3 days, then sediment and erosion control devices shall be provided for said stockpile.
3. Storm sewer inlets shall be protected with sediment trapping or filter control devices during construction. Water pumped or otherwise discharged from the site during construction dewatering shall be filtered.
4. Any soil, mud or debris washed, tracked, or deposited onto the street shall be removed prior to the end of each working day.
5. Vehicle access to the site shall be restricted to a gravel drive. Said drive shall be installed before any construction begins above the top of foundation.

TREE PROTECTION NOTES

1. Install Tree Protection Fence and perform root pruning per plan for all protected trees prior to any construction activity.
2. Fence the public portion (parkways) of the entire Tree Protection Zone(s) with a 6' chain link fence to prevent wounds to the parkway tree(s) as well as soil compaction. Post the fence with a sign stating "Tree Protection Zone-Keep Out".
3. No trenching should be done within the Tree Protection Zones for any construction activity unless pre-approved by Building Department and Forestry staff.
4. No grade changes should be done within the Tree Protection Zones of parkway trees for any construction activity.
5. Should it be necessary to trench within the TPZ for utilities, including disconnection or capping of existing utilities, all trenches shall be less than 24" deep. No roots larger than two (2") shall be cut unless no other alternative is feasible. All smaller roots that require cutting shall be cut with pruning saws. Cuts shall be made flush with the side of the trench. If at any time twenty-five (25%) of the area within the TPZ is being separated from the tree by a trench, then the line shall be either relocated or installed using trench-less methods.
6. Locate the proposed water and sewer lines outside of the Tree Protection Zone or install the sewer and water utilities using trench-less methods. Auger through the entire Tree Protection Zone, locate pits outside of the Tree Protection Zone.
7. At no time shall any equipment, materials, supplies or fill soil be allowed in the Tree Protection Zone(s). Do not store excavated soil or the dumpster within the drip-line (TPZ) of the parkway tree(s).



CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and pictorially represents the information obtained from field survey performed on February 12, 2024 along with data obtained from public sources, including utility atlas information and previous surveys and drawings pertaining to the site and adjoining properties.

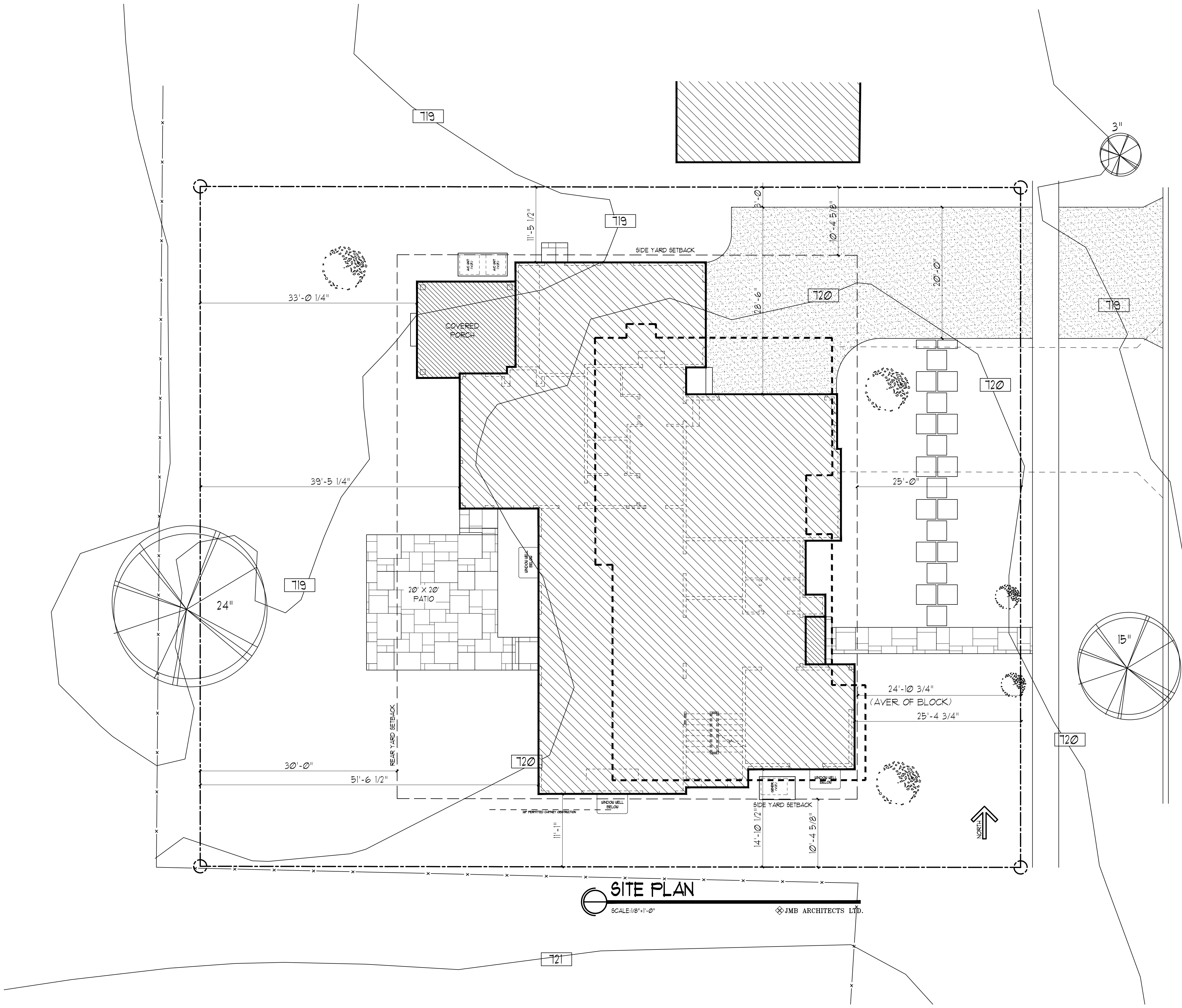
Dated at Bartlett, Illinois,

This 18th day of February, 2024.

Taurus Engineering, L.L.C.

5N557 Route 59
Bartlett, IL 60103
630-549-5506
tauruseng@sbcglobal.net
Design Firm 184.002441-0002

Prepared For:	Property Address:	Scale: 1"=10'
Smart Construction Group, Ltd. 11 West College Drive, Unit J Arlington Heights, IL 60004 312-504-1835	812 N Mitchell Avenue Arlington Heights, IL Project #24-010	Revision: Date



R-3 ZONING DISTRICT / LOT AREA = 12,953 SQ. FT.	
F.A.R.	
$3.938 + ((12,953 - 8,750) \times 0.4) = 5,619$ ALLOWABLE	
F.A.R. CALCULATIONS	LIVABLE AREA CALCULATIONS
2,254 SQ. FT. SECOND FLOOR	1,882 SQ. FT. SECOND FLOOR
2,507 SQ. FT. FIRST FLOOR	2,103 SQ. FT. FIRST FLOOR
0 SQ. FT. BASEMENT FLOOR	3,985 SQ. FT. TOTAL (LIVABLE)
0 SQ. FT. ATTIC OR VOL. AREA	(+) 396 SQ. FT. SUN RM.
577 SQ. FT. GARAGE OVER 400 SQ. FT.	(+) 213 SQ. FT. COVERED REAR PORCH
5,338 SQ. FT. TOTAL (F.A.R.)	(+) 274 SQ. FT. UNFINISHED BONUS
	(+) 1,365 SQ. FT. FINISHED BSMT. FLR.
BUILDING COVERAGE	
$12,953 \times 0.35 = 4,534$ ALLOWABLE	
3,734 SQ. FT. TOTAL (BUILDING COVERAGE)	
IMPERVIOUS SURFACE COVERAGE	
$12,953 \times 0.5 = 6,477$ SQ. FT. ALLOWABLE	
IMPERVIOUS SURFACE COVERAGE @ FRONT	
$6,476.5 \times 0.5 = 3,238$ SQ. FT. ALLOWABLE	
I.S.C. CALCULATIONS	
3,725 SQ. FT. FIRST FLOOR INCL. GARAGE	
0 SQ. FT. ACCESSORY STRUCTURES	
1,175 SQ. FT. OTHER IMPERV. COVERAGE	
4,900 SQ. FT. TOTAL (I.S.C.)	
I.S.C. @ FRONT CALCULATIONS	
775 SQ. FT. TOTAL (I.S.C. @ FRONT)	

DATE: 6-1-2024
DRAWN BY: JA
CHECKED BY: JMB
REVISION:
REVISION:
REVISION:
REVISION:
SEAL DATE:
EXPIRES DATE: 1/30/2024

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A

SHEET:

NEW RESIDENCE for:
MR & MRS. McLAUGHLIN
812 N. MITCHELL AVENUE
ARLINGTON HEIGHTS, IL 60004

John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park Suite #10
Elmhurst, Illinois 60126
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E-Mail: jmbarch@JMBArchitect.com Phone: 630.279.8228 Web: JMBArchitect.com

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Property to Left - 2

736

Vine St.



Property to Left - 1

806



Subject Property

812



Property to Right - 1

820



Property to Right - 2

824

N. Mitchell Avenue

N.



Property Across Lt-2

801



Property Across Lt-1

805



Property Across

807



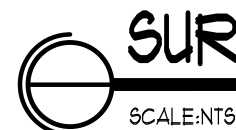
Property Across Rt-1

813



Property Across Rt-2

817



SURROUNDING HOMES

SCALENTS

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Elmhurst, Illinois 60126

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NEW RESIDENCE for:

MR & MRS. McLAUGHLIN

812 N. MITCHELL AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE: 6-1-2024

DRAWN BY: JA

CHECKED BY: JMB

REVISION:

REVISION:

REVISION:

REVISION:

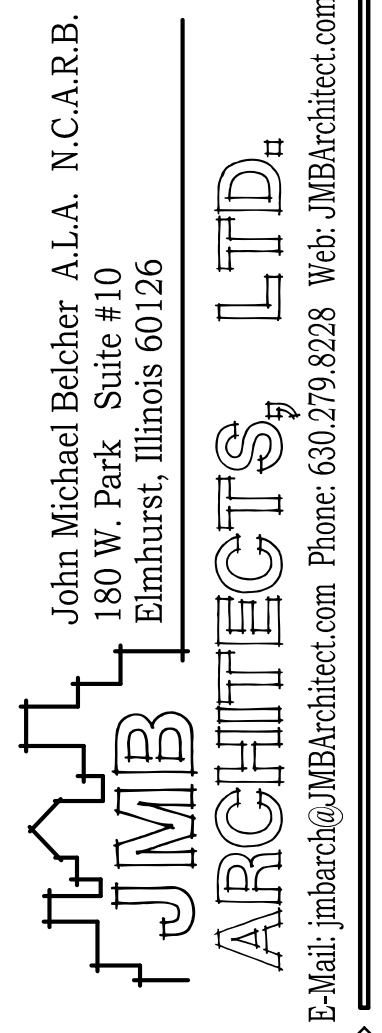
SEAL DATE:

EXPIRES DATE: 1/30/2024

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F

SHEET:



820 N. MITCHELL AVE.

SCALE: NTS



820 N. MITCHELL AVE.

SCALE: NT5 JMB ARCHITECTS LTD.

SHEET:



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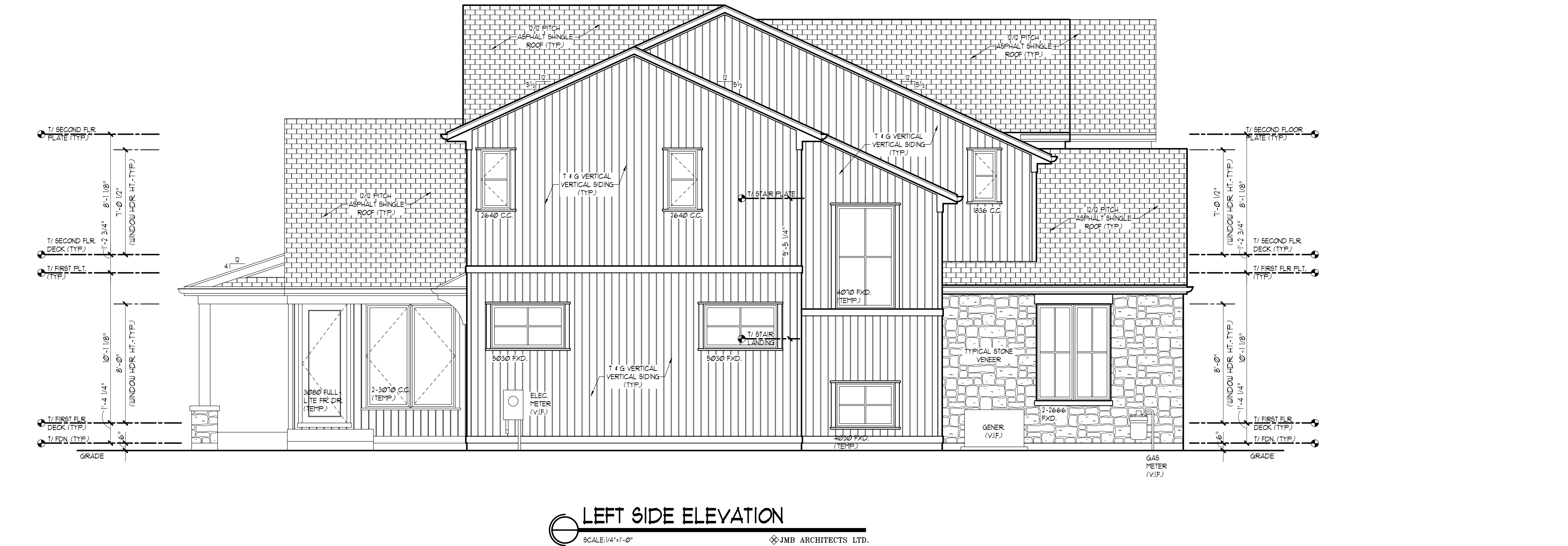
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NEW RESIDENCE for:
MR & MRS. McLAUGHLIN
812 N. MITCHELL AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE: 6-1-2024
DRAWN BY: JA
CHECKED BY: JMB
REVISION:
REVISION: 7/1/2024
REVISION:
REVISION:
SEAL DATE:
EXPIRES DATE: 1/30/2024

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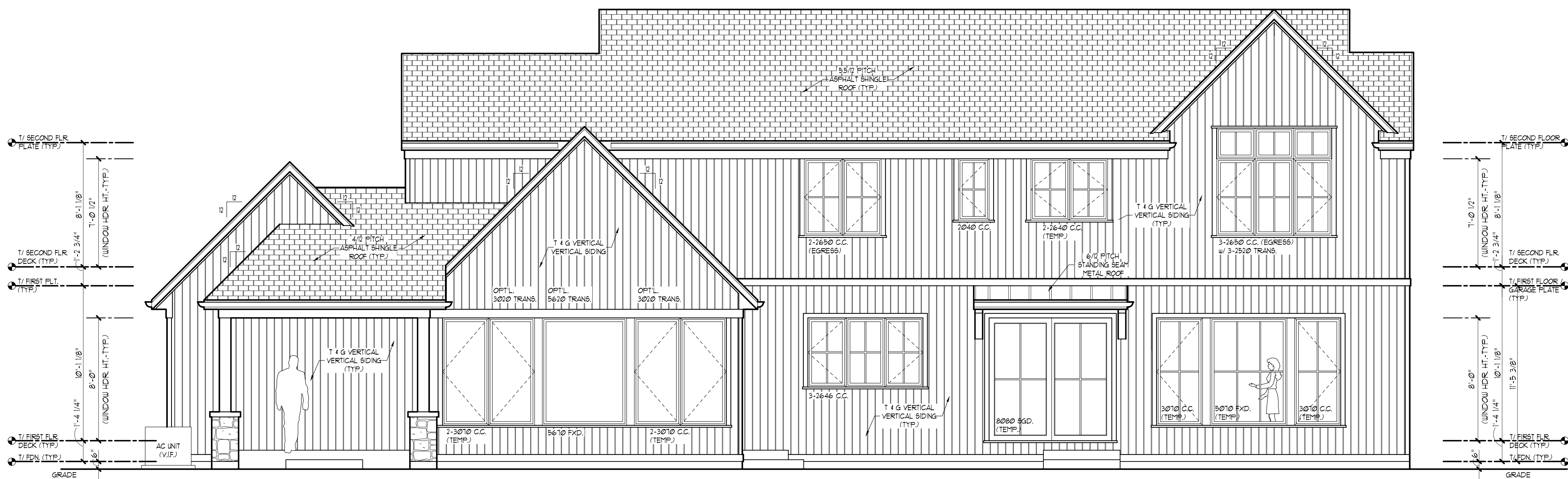
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C1

SHEET:



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"
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REAR ELEVATION
SCALE: 1/4" = 1'-0"
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NEW RESIDENCE for:
MR & MRS. McLAUGHLIN
812 N. MITCHELL AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE: 6-1-2024
DRAWN BY: JA
CHECKED BY: JMB
REVISION:
REVISION:
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SEAL DATE:
EXPIRES DATE: 1/30/2024

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C2
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812 N. Mitchell Ave. / McLaughlin Residence

Material Board

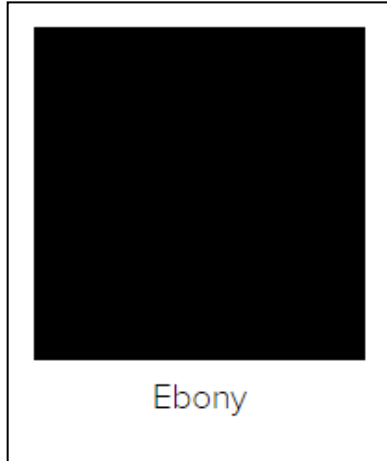
Shingle Roof:

Asphalt Shingles
Charcoal



Metal Standing Seam Roof:

ASC Bldg. Products
Ebony / Black



Window Clad Color / Gutter & D.S. Color

Front Door Color



Stone Veneer:

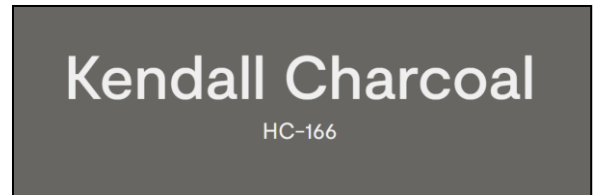
Indiana Limestone Classics / Rockford Estate Blend



Facia / Soffit / Trim /

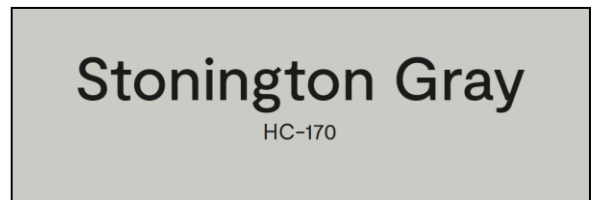
Garage Door Color

BM-Kendall Charcoal HC-166



Siding Color:

BM-Stonington Gray HC-170



812 N. Mitchell Ave., Arlington Heights

MATERIAL SCHEDULE

ITEM	MATERIAL	MANUFACTURER	COLOR
Roof	Metal Standing Seam	Pac-Clad	Ebony / Black
Roof	Asphalt Shingles	G.A.F. Timberline	Charcoal
Masonry	Stone	Indiana Limestone Full Bed Veneer	Rockford Estate Blend Gray - Cream
Fascia / Soffit / Trim / Accent Boards	Cedar or Equal	Benjamin Moore	Kendall Charcoal / HC-166
Siding	Hardie Board or Eq.	Benjamin Moore	Stonington Gray / HC-170
Gutters / D.S.	Aluminum	Alcoa	Bronze
Windows	Aluminum Clad	Marvin	Bronze
Garage Door	Steel	Clopay	To match Kendall Charcoal