



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 23, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

- A. DC#19-039 - 622 E. Mayfair Rd. - SF/Addition

VI. NEW BUSINESS

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

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Design Commission 7/23/2019

Item: DC#19-039 - 622 E. Mayfair Rd. - SF/Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the design for the proposed addition at 622 E. Mayfair Road. This recommendation is based on the architectural plans received 7/10/19, and the following:

1. Evaluate the random stucco material, modern windows, and lack of gutter/fascia on the side elevation.
2. A recommendation to change the roof to a front-to-back gable for a more conventional appearance.
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 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.
4. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits - 7/23/19
DC Minutes - 6/11/19

Type

Board or Commission Report
Exhibits
Minutes

Exhibits - 6/11/19

Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Carlson Residence
Project Address: 622 E. Mayfair Rd.
Prepared By: Steve Hautzinger

Date Prepared: June 5, 2019
Date Revised: July 10, 2019

PETITION INFORMATION:

DC Number: 19-039
Petitioner Name: Jereme Smith
Petitioner Address: DII Architecture
305 E. Clarendon Street
Prospect Heights, IL 60070
Meeting Date: June 11, 2019
Re-Review Meeting Date: July 23, 2019

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

ANALYSIS:

Summary

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

The petitioner is proposing a partial second floor addition to an existing two-story residence. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,128 square feet and the proposed residence with addition will be approximately 2,334 square feet. The proposed addition encroaches 8 inches into the required side setback, so a zoning variation is required from the Zoning Board of Appeals. The project does comply with all other R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 4.9 feet Side: 4.9 feet Rear: 30 feet	Front: 28.5 feet Side: 4.0 feet Side: 3.5 feet (existing) Rear: 59.4 feet
Building Height	25 feet to the midpoint	20.5 feet to the midpoint
FAR	2,758 SF	2,334 SF
Building Lot Coverage	2,145 SF	1,458 SF
Impervious Surface Coverage Total	3,064 SF	2,750 SF

Previous Review Comments:

This project was previously reviewed by the Design Commission on June 11, 2019, at which time the project was CONTINUED to allow concerns with the proposed design to be further studied. The following is a summary of issues discussed by the Design Commissioners:

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

Project Update:

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

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

Staff Comments:

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



Sketch showing recommended front-to-back roof gable

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the design for the proposed addition at 622 E. Mayfair Road. This recommendation is based on the architectural plans received 7/10/19, and the following:

1. Evaluate the random stucco material, modern windows, and lack of gutter/fascia on the side elevation.
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_____, July 10, 2019

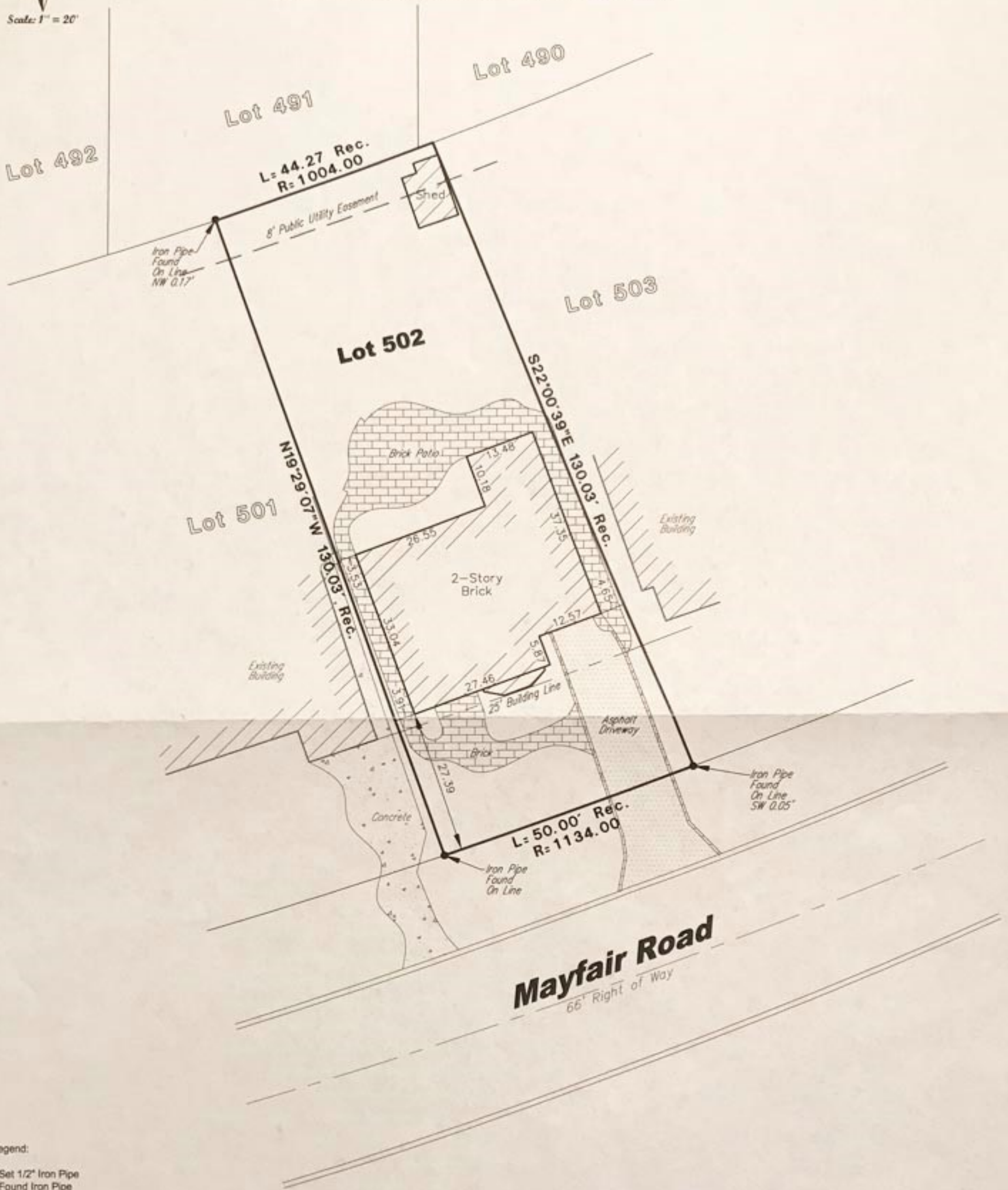
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-039



PLAT OF SURVEY

LOT 502 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE EAST 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.



Legend:

- Set 1/2" Iron Pipe
- Found Iron Pipe
- X-Found Cross

Surveyor Notes:

- Field Work Completed on 10-26-10
- Prepared for Survey Services, Inc., for real estate transaction.
- Site Address: 622 E. Mayfair Rd., Arlington Heights, Illinois 60005
- Pin No.: 03-32-219-018
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.

State of Illinois)
(SS)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 2nd day of November, A.D. 2010 in Person

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-10

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



Job Number

LS100784

Sheet Name

PLAT OF SURVEY

Sheet Number

SURVEY



Land Surveying Services, Inc.

574 W. Colfax Street Palatine, Illinois 60067
Ph. (847)991-7700 Fax. (847)991-7707
Professional Design Firm License No. 184-003632

Field Work Completed: 10-26-10

Scale: 1" = 20' Date: 10-27-10

Site Address:

622 E. Mayfair Rd.

Arlington Heights, Illinois

Drawn By: MPS Checked By: GJK

Drawing Revisions

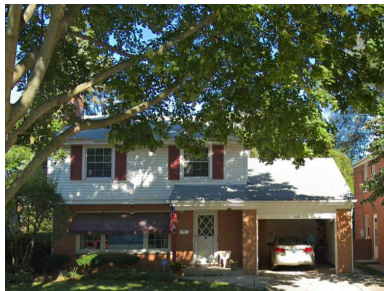
REVISION	Date	Drawn	Checked



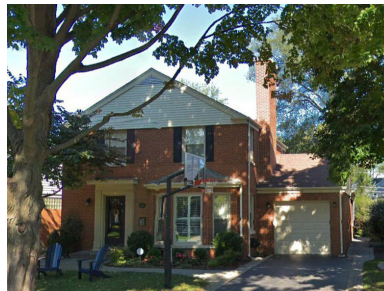
PROPERTY TO LEFT 3
606 MAYFAIR



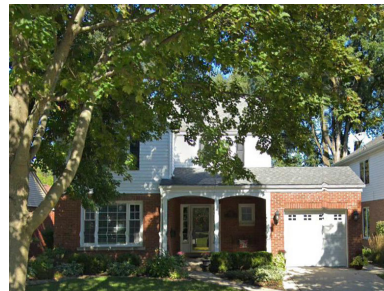
PROPERTY TO LEFT 2
616 MAYFAIR



PROPERTY TO LEFT 1
620 MAYFAIR



SUBJECT PROPERTY
622 MAYFAIR



PROPERTY TO RIGHT 1
626 MAYFAIR



PROPERTY TO RIGHT 2
702 MAYFAIR



PROPERTY TO RIGHT 3
706 MAYFAIR

MAYFAIR ROAD



PROPERTY ACCROSS 1
623 MAYFAIR

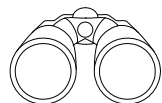


PROPERTY ACCROSS 1
627 MAYFAIR



PROPERTY ACCROSS 1
705 MAYFAIR

DII ARCHITECTURE



www.DesignInsightInc.com

JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209.1488
info@designinsightinc.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

PHOTO STUDY

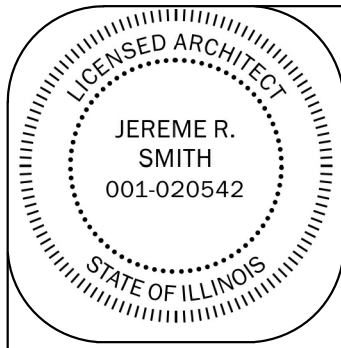
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Drawn By:
HDW

1

4.22.19

DCR REVIEW



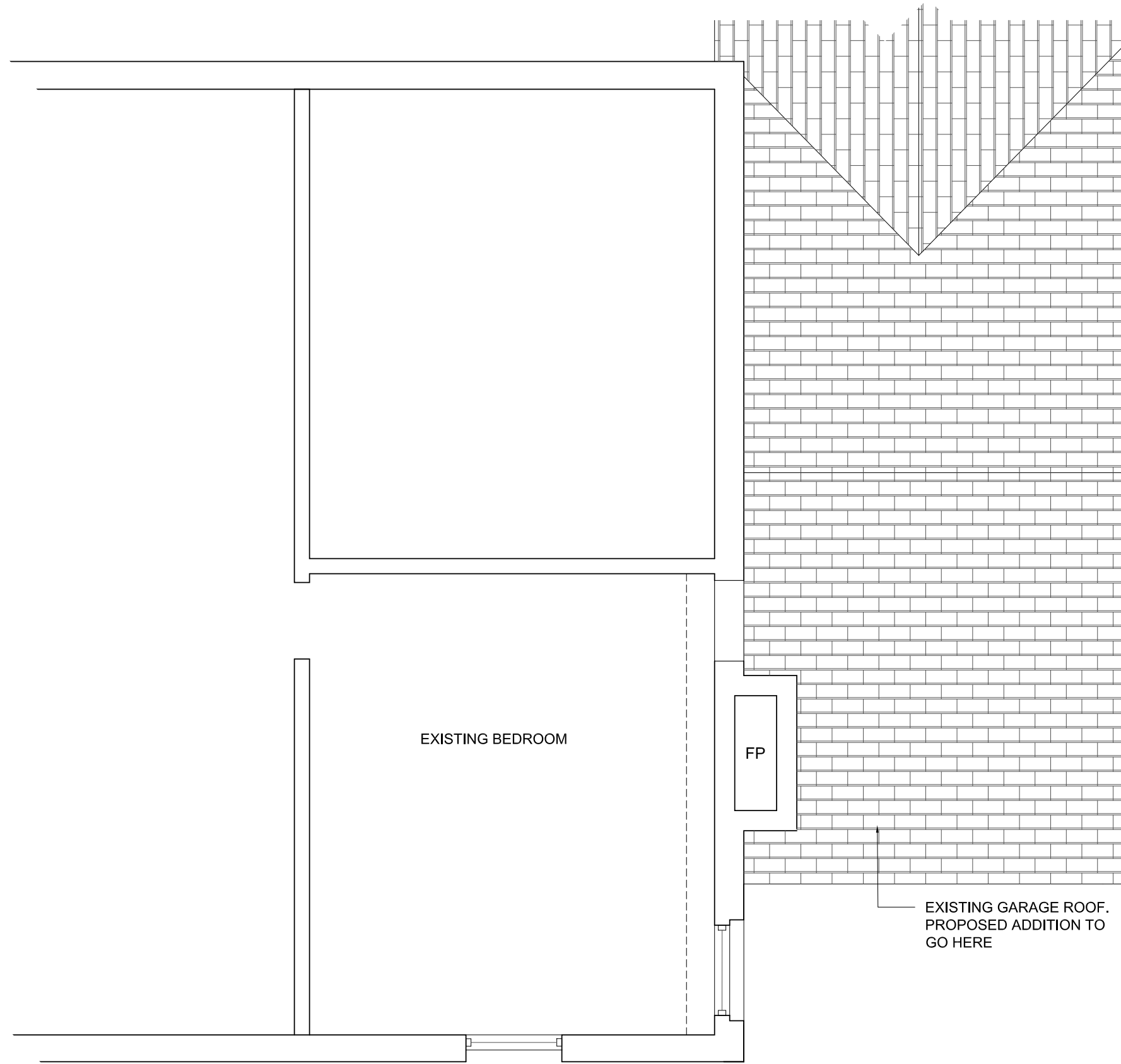
I, Jereme Smith, license #001-020542; expiring 11-30-20 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.

SHEET INDEX:

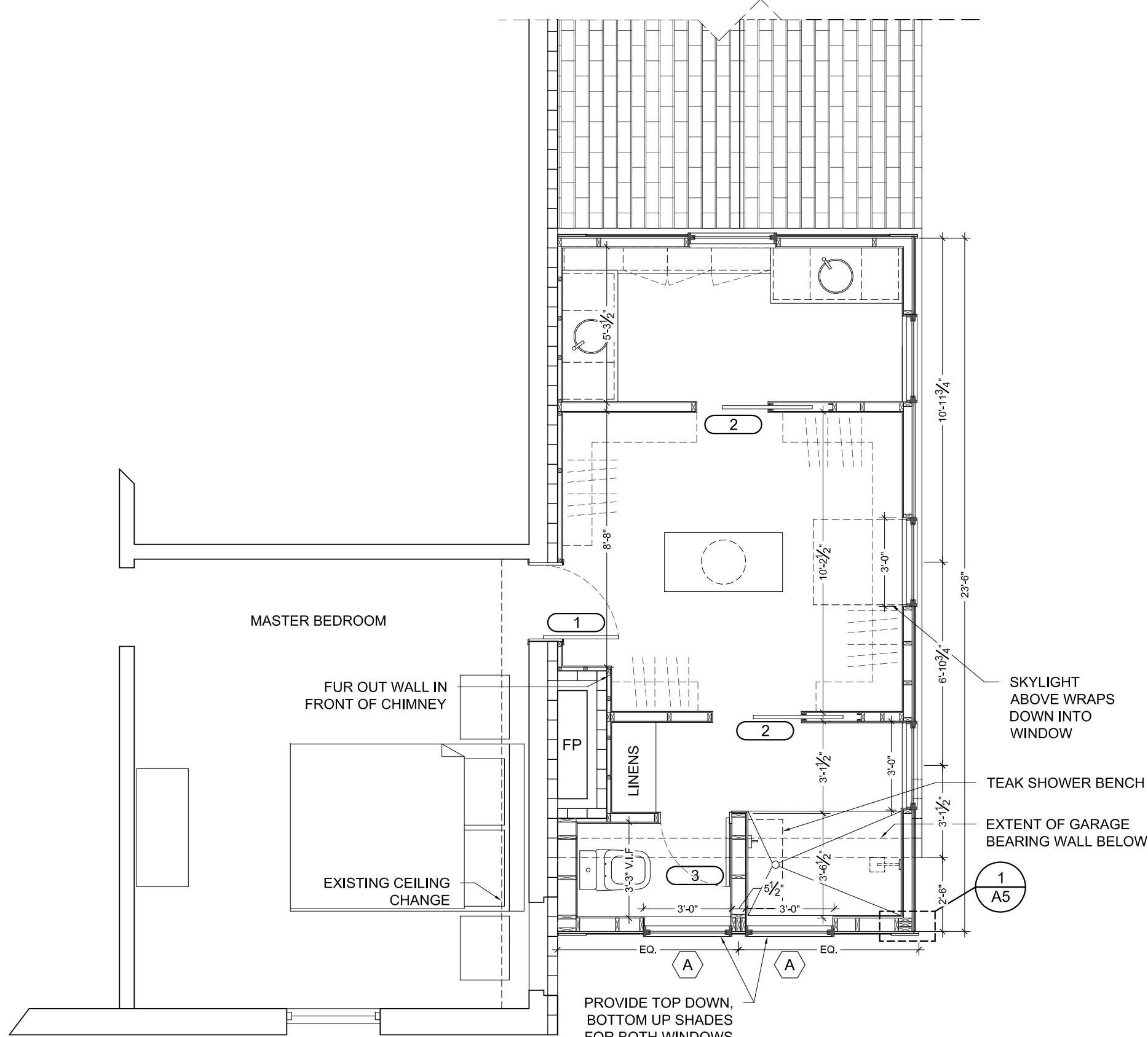
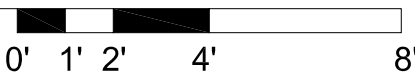
A1: SITE PLAN / ELEVATION STUDY / FLOOR PLAN
A2: ELEVATIONS
A3: ELEVATIONS

LIGHT & VENT SCHEDULE622 E. Mayfair							
Room No.	Name	Area	Gl. SF	Vent SF	Ord.	Gl. SF	Plan
n/a	Existing Master Bedroom	203.8	16.301	8.1504	16.91	8.76	

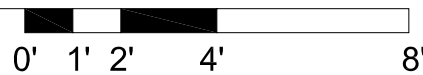
EXTERIOR MATERIAL SCHEDULE622 Mayfair			
Item	Material Type	Manufacturer	Color
Roof	Asphalt Shingles	Owens Corning	Amber
Siding - East Elevation	Stucco	TBD	Almond
Siding - South Elevation	Hardi Panels w/ 2" Batten	James Hardi	Almond
Fascia / Trim	Composite	LP Corp	Almond
Gutters & Downspout	Aluminum	Midway	Black & Almond
Windows & Skylight	Wood	Marvin - Architectural	Black & Almond



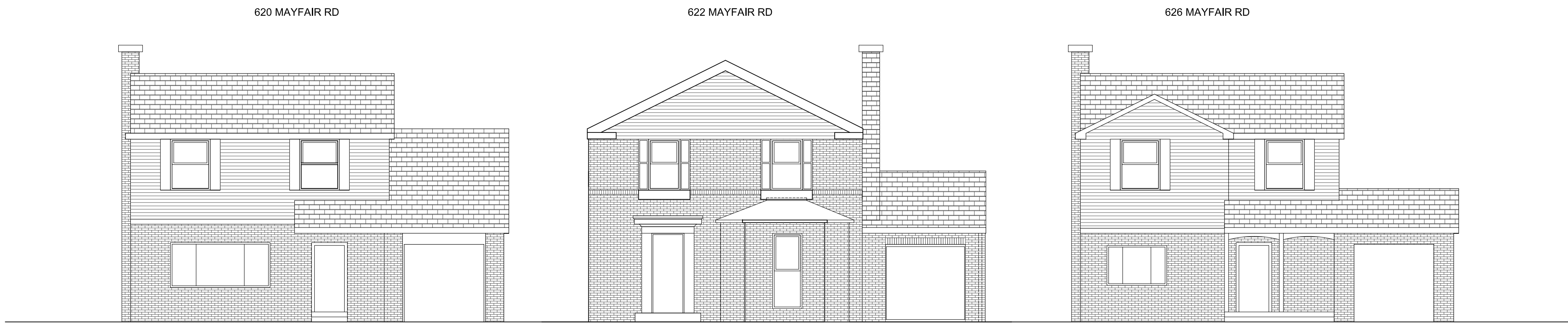
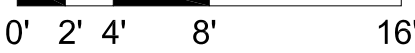
4 EXISTING 2ND FLOOR PLAN
Scale: 1/4" = 1'



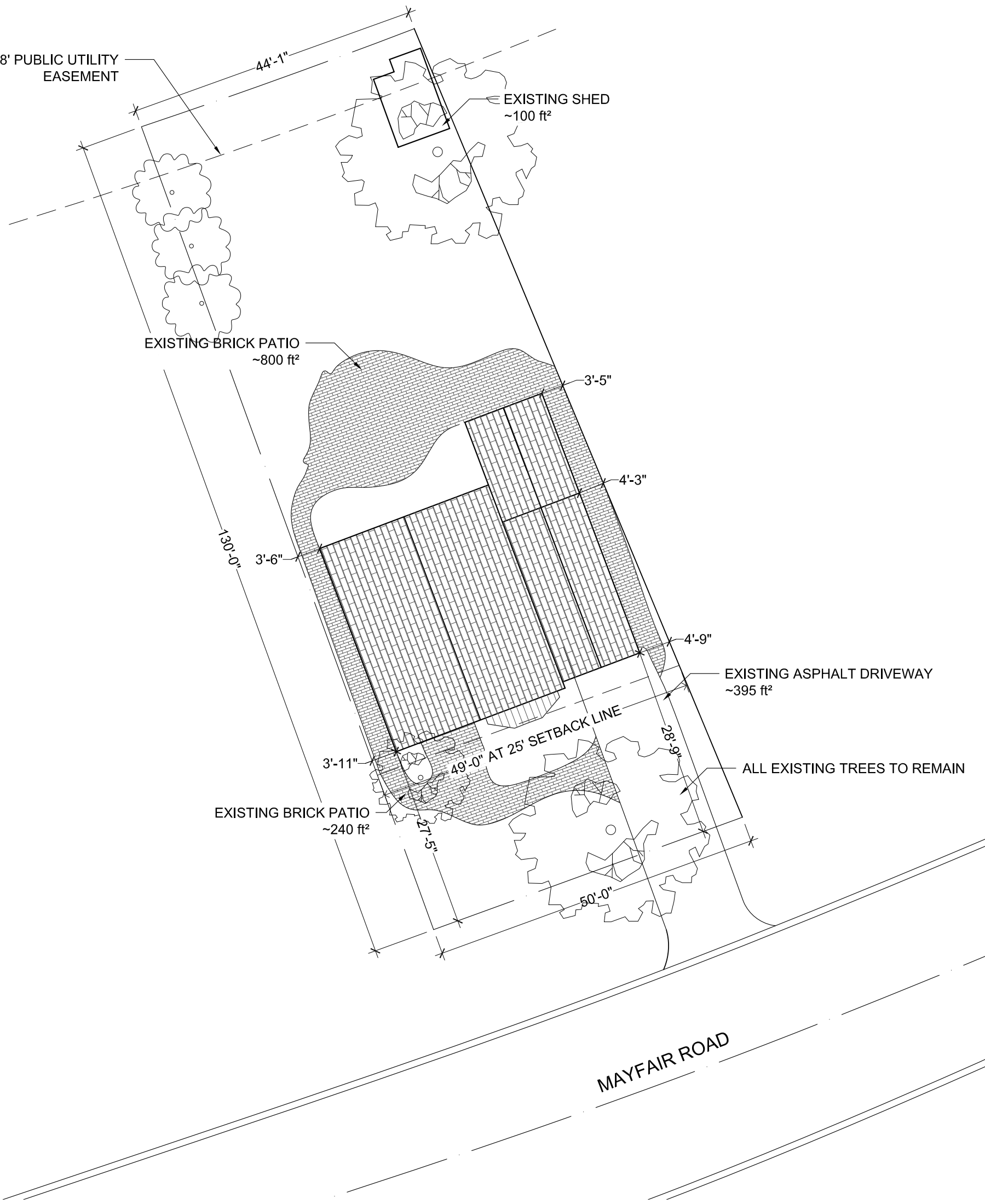
5 PROPOSED 2ND FLOOR PLAN
Scale: 1/4" = 1'



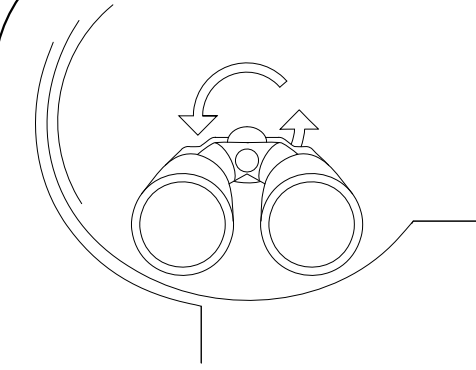
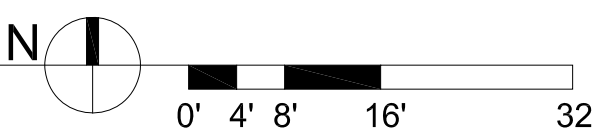
3 ELEVATION STUDY - PROPOSED
Scale: 1/8" = 1'



2 ELEVATION STUDY - EXISTING
Scale: 1/8" = 1'



1 SITE PLAN
Scale: 1/16" = 1'



ARCHITECT

DII ARCHITECTURE

JEREME SMITH, AIA

305 E. Clarendon St.
Prospect Heights, IL 60070
(773) 205-1488
info@diiarchitecture.com
www.diiarchitecture.com

DRAFTERS

HAAS DESIGNWORKS LLC

JESSE HAAS

20 Stutz Bearcat Dr. #6
Sedona, AZ 86336
(217) 621-4882
haasdesignworks@gmail.com

CONTRACTOR

TBD

CLIENT

TIM & EVIE CARLSON

622 E. Mayfair Rd.
Arlington Heights, IL 60005

PROJECT

2ND FLOOR ADDITION

622 E. MAYFAIR
ARLINGTON HEIGHTS, IL 60005

PIN # 03-32-219-018-0000

REVISION TYPE

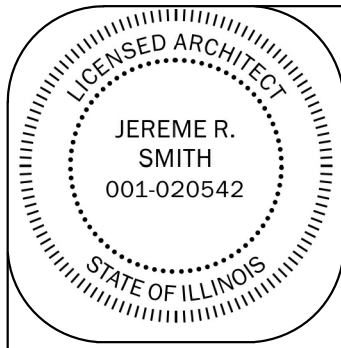
- 2 DESIGN COMMISSION REVISION
1 DESIGN COMMISSION REVIEW

SHEET INFO

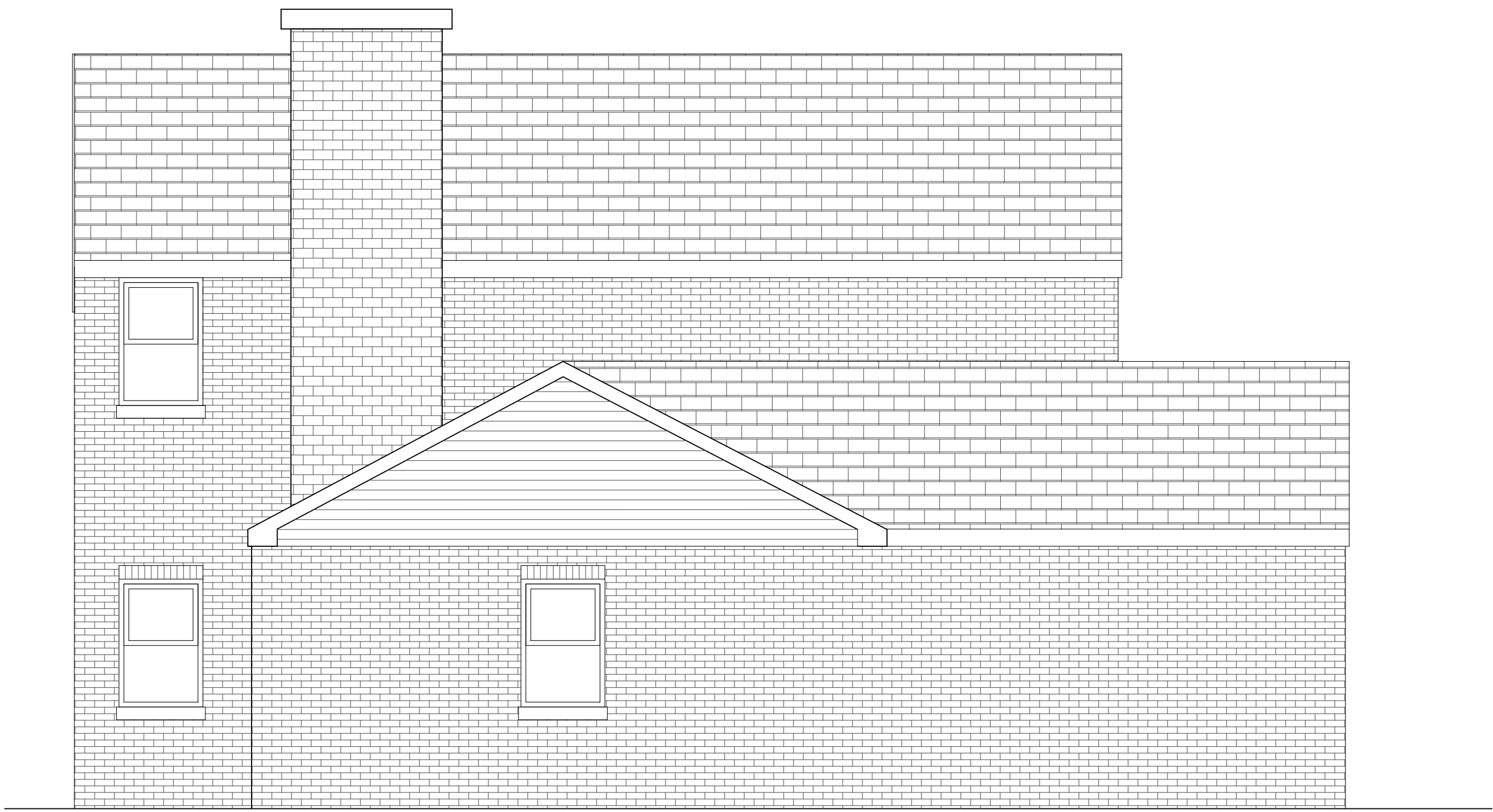
SITE PLAN & ELEVATION
STUDY

DRAWN BY: JJH
ISSUE DATE: 4.16.19
REVISION DATE: 7.08.19

A1



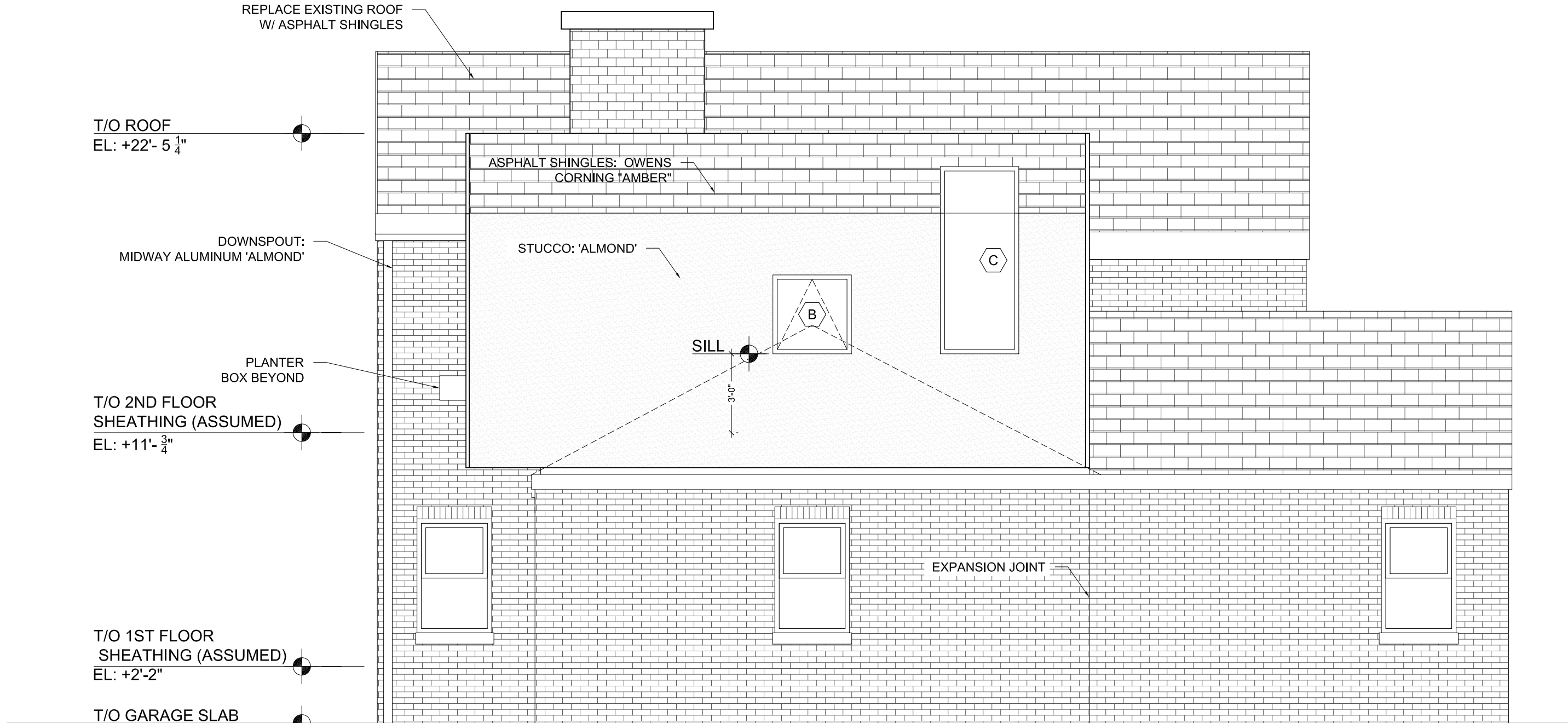
I, Jereme Smith, license #001-020542, expiring 11-30-20 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.



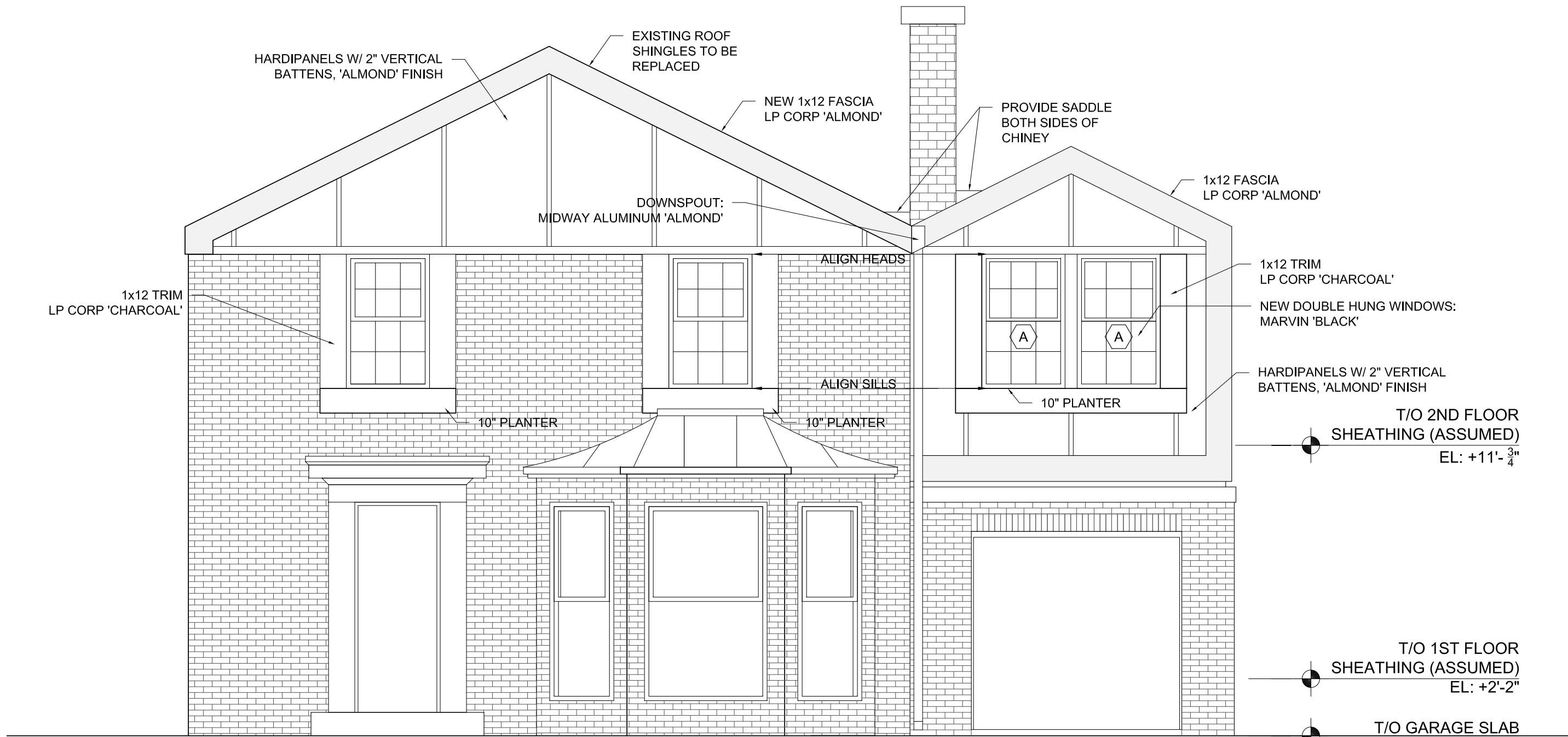
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0' 1' 2' 4' 8'



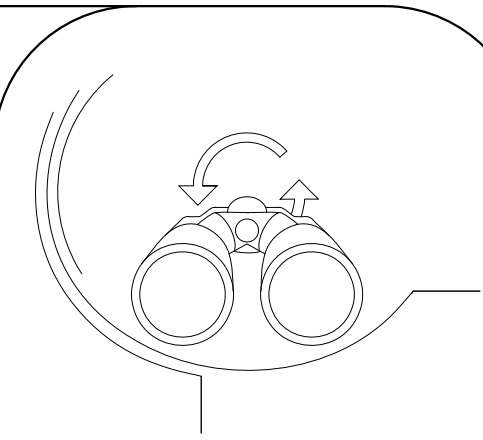
1 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'
0' 1' 2' 4' 8'



4 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'
0' 1' 2' 4' 8'



2 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'
0' 1' 2' 4' 8'



ARCHITECT

DII ARCHITECTURE

JEREME SMITH, AIA

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2ND FLOOR ADDITION

622 E. MAYFAIR
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PIN # 03-32-219-018-0000

REVISION TYPE

2 DESIGN COMMISSION REVISION

1 DESIGN COMMISSION REVIEW

SHEET INFO

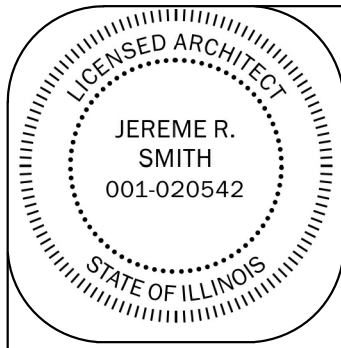
SITE PLAN & ELEVATION STUDY

DRAWN BY: JJH

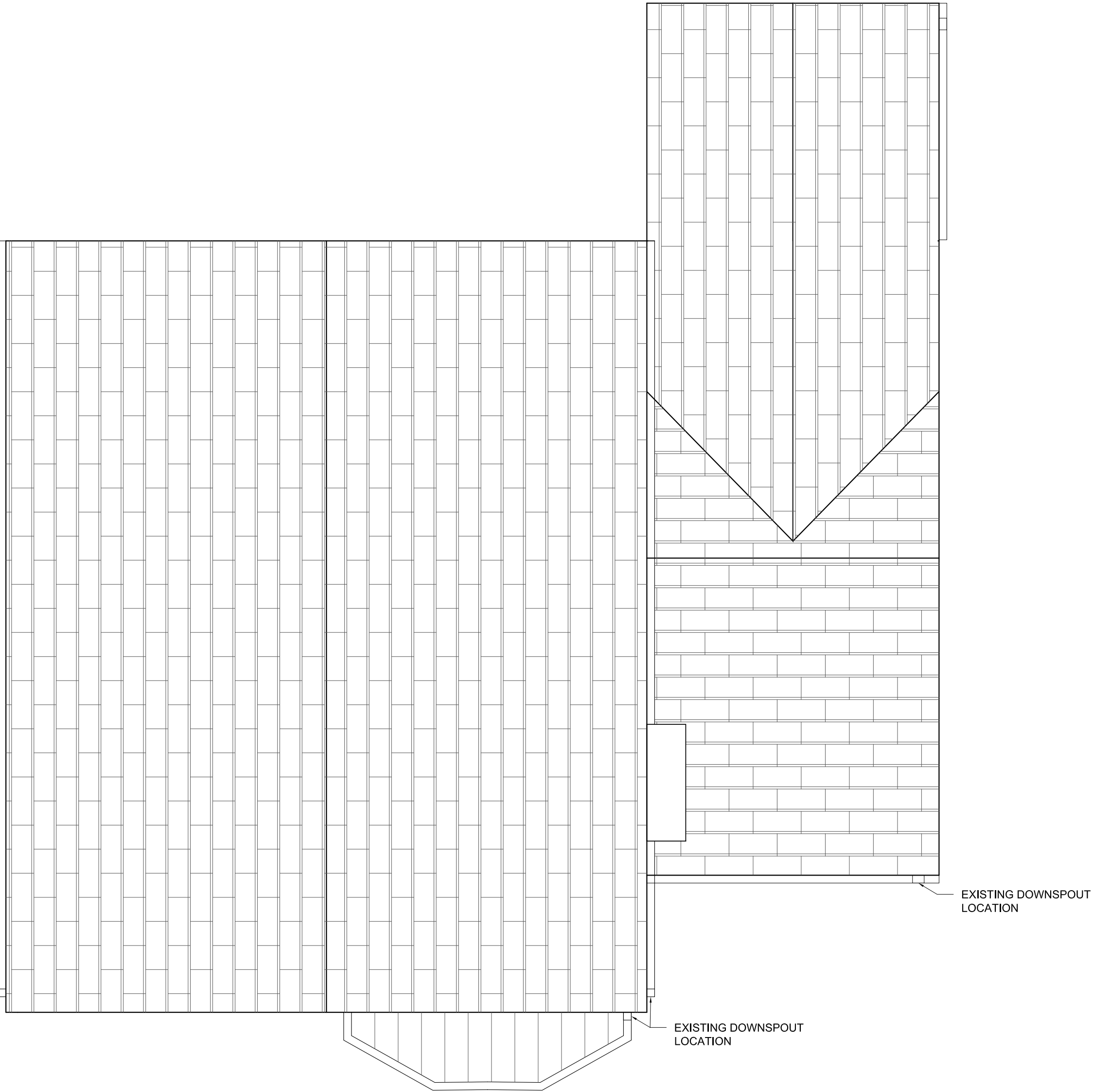
ISSUE DATE: 4.16.19

REVISION DATE: 7.08.19

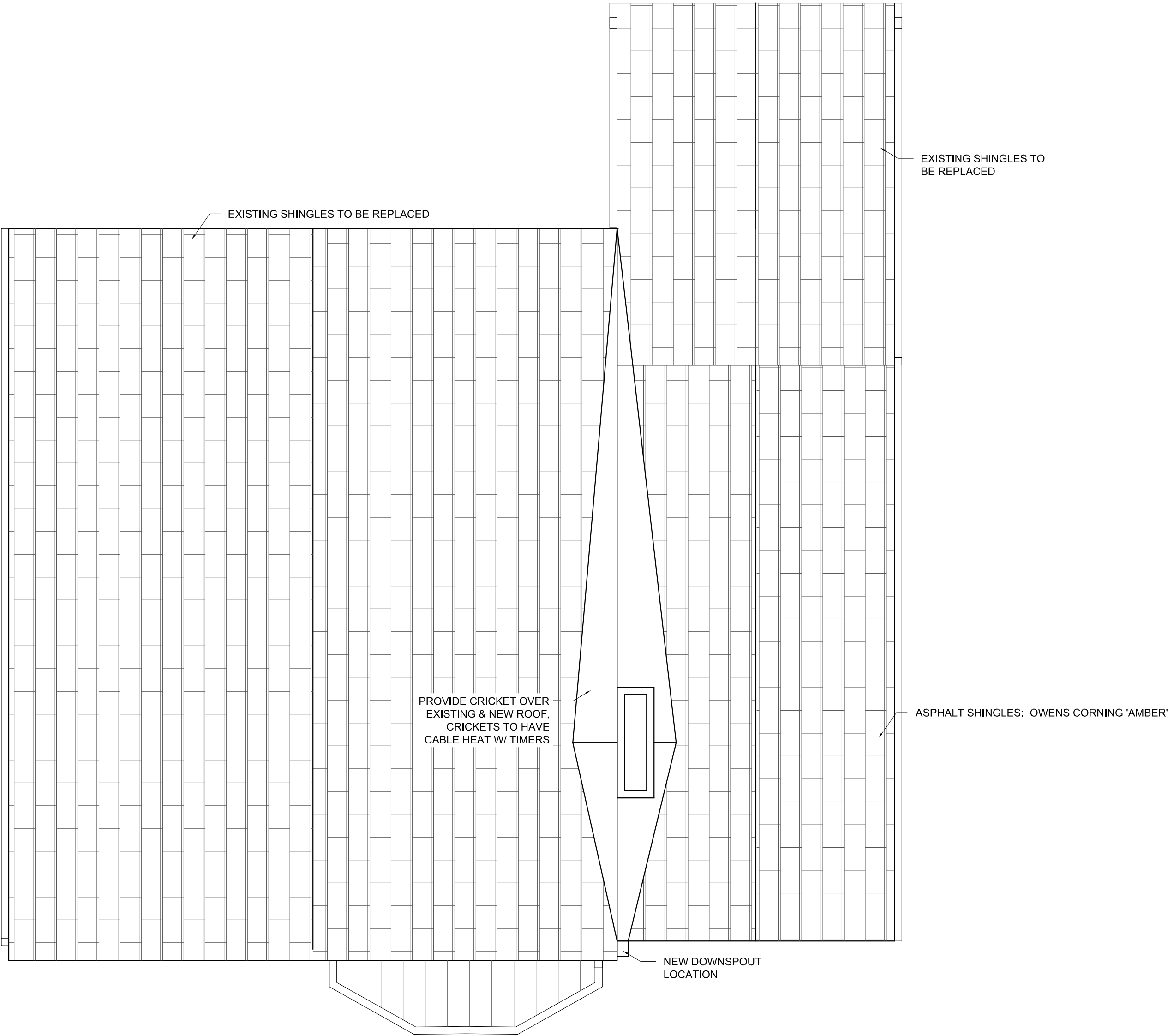
A2



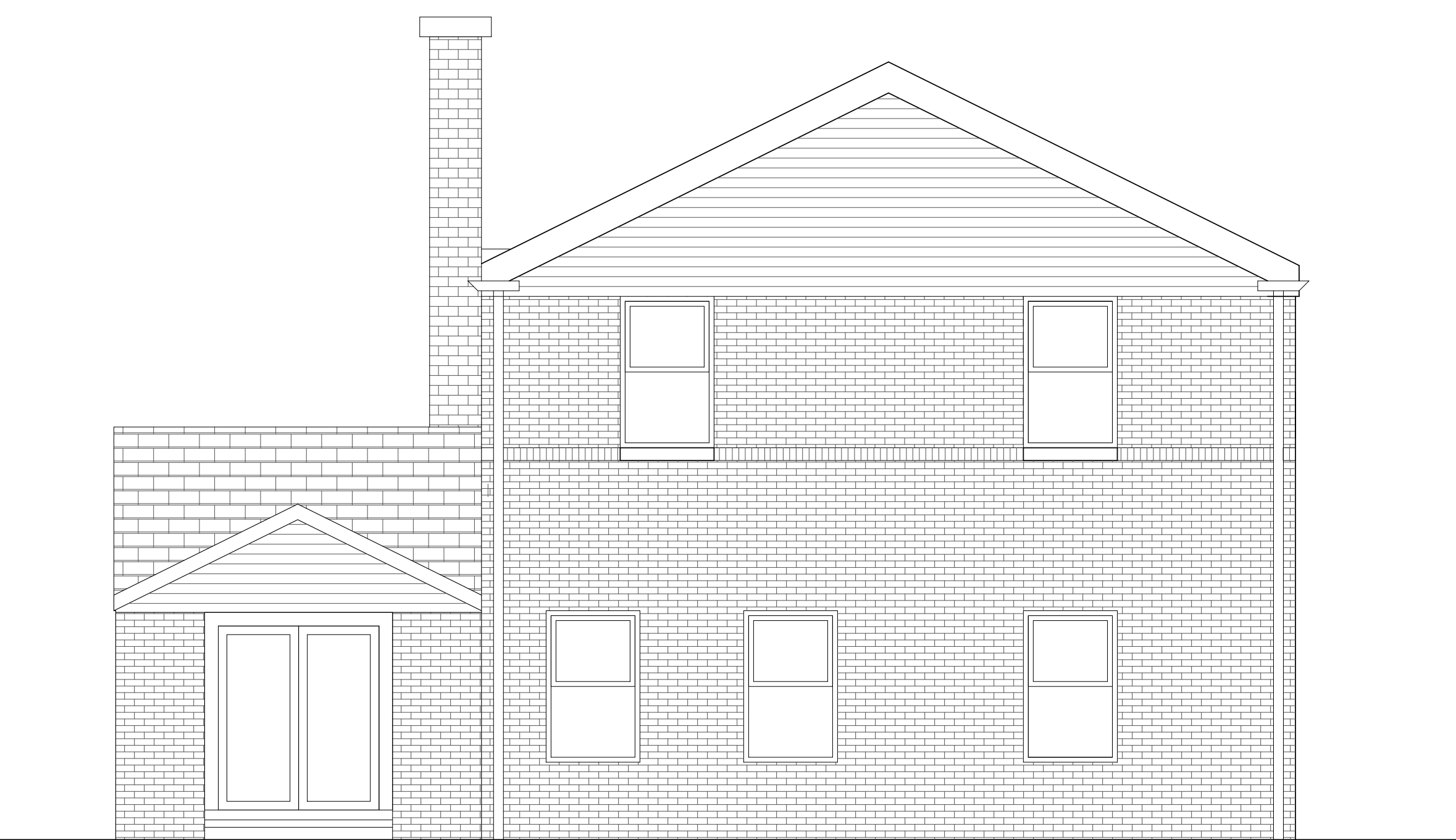
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3 EXISTING ROOF PLAN
Scale: 1/4" = 1'



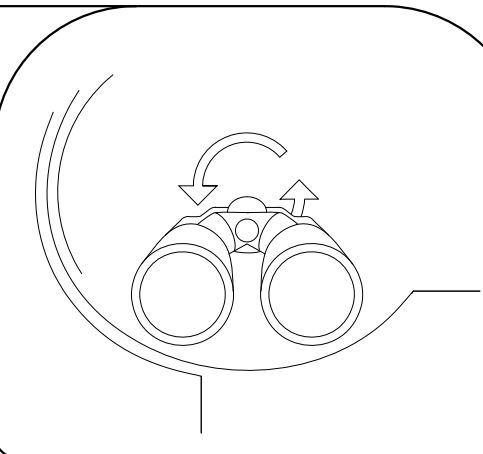
4 PROPOSED ROOF PLAN
Scale: 1/4" = 1'



1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'



2 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'



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DII ARCHITECTURE

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PIN # 03-32-219-018-0000

REVISION TYPE

- 2 DESIGN COMMISSION REVISION
1 DESIGN COMMISSION REVIEW

SHEET INFO

SITE PLAN & ELEVATION STUDY

DRAWN BY: JJH
ISSUE DATE: 4.16.19
REVISION DATE: 7.08.19

A3

From 6-11-19 DC Meeting

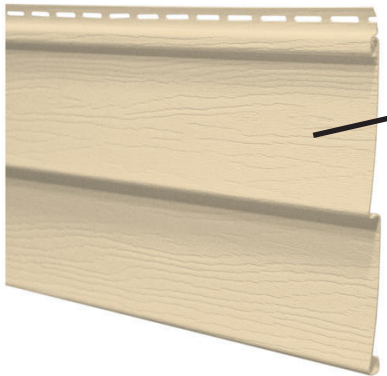
ROOF SHINGLES:
OWENS CORNING 'AMBER'



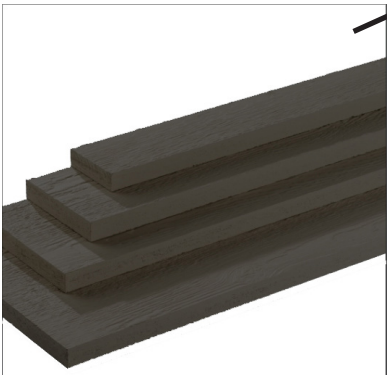
SIDING - EAST:
ULTRASHIELD 'ROMAN ANTIQUE'



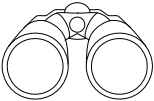
SIDING - SOUTH:
CEDAR CREEK 'ALMOND'



FASCIA/TRIM:
LP CORP 'CHARCOAL'



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JEREME SMITH, AIA

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PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR MATERIALS

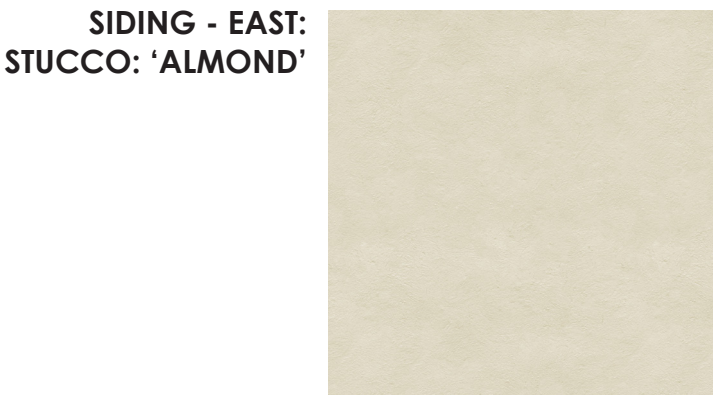
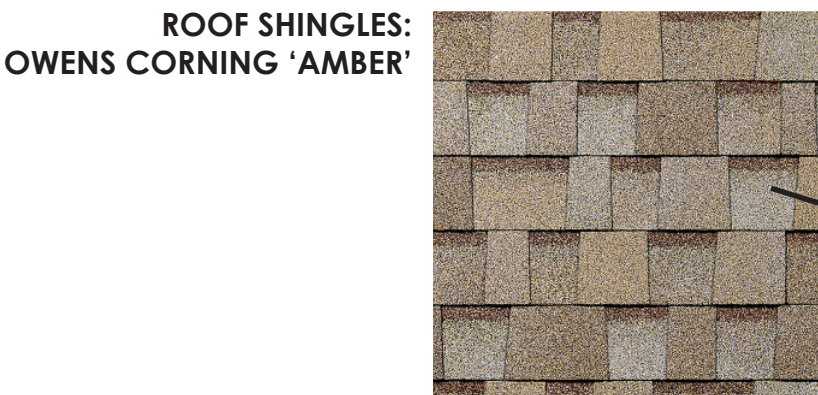
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HDW

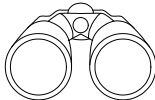
1

4.22.19

DCR REVIEW



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JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209-1488
info@diiarchitecture.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

SCHEMATIC 3D

Scale: As Noted

Drawn By:
HDW

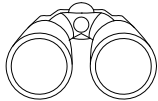
3D2

5	07/08/19	DRC REVISION	
4	11/29/18	CLIENT REVIEW	

From 6-11-19 DC Meeting



DII ARCHITECTURE



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JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209.1488
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PROJECT

CARLSON REMODEL

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DRAWING DESCRIPTION

EXTERIOR 1

Scale: As Noted

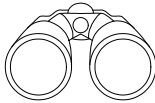
Drawn By:
HDW

3D1

5	02/04/19	FINAL	
4	11/29/18	CLIENT REVIEW	



DII ARCHITECTURE



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DRAWING DESCRIPTION

EXTERIOR 1

Scale: As Noted

Drawn By:
HDW

3D2

5	07/08/19	DRC REVISION	
4	11/29/18	CLIENT REVIEW	

From 6-11-19 DC Meeting



DII ARCHITECTURE



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DRAWING DESCRIPTION

EXTERIOR 2

Scale: As Noted

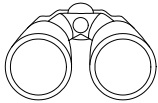
Drawn By:
HDW

3D2

5	02/04/19	FINAL	
4	11/29/18	CLIENT REVIEW	



DII ARCHITECTURE



www.diiarchitecture.com

JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209-1488
info@diiarchitecture.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR 2

Scale: As Noted

Drawn By:
HDW

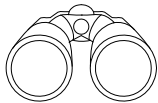
3D3

5	07/08/19	DRC REVISION	
4	11/29/18	CLIENT REVIEW	

From 6-11-19 DC Meeting



DII ARCHITECTURE



www.DesignInsightInc.com

JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209.1488
info@designinsightinc.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR 3

Scale: As Noted

Drawn By:
HDW

3D3

5	02/04/19	FINAL	
4	11/29/18	CLIENT REVIEW	



DII ARCHITECTURE



JEREME SMITH, AIA

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PROSPECT HEIGHTS, IL 60647
(773) 209-1488
info@diiarchitecture.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR 4

Scale: As Noted

Drawn By:
HDW

3D4

5	07/08/19	DRC REVISION	
4	11/29/18	CLIENT REVIEW	

From 6-11-19 DC Meeting



DII ARCHITECTURE



JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209.1488
info@designinsightinc.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR 4

Scale: As Noted

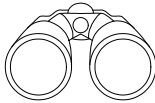
Drawn By:
HDW

3D4

5	02/04/19	FINAL	
4	11/29/18	CLIENT REVIEW	



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JEREME SMITH, AIA

507 W. MARION ST.
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DRAWING DESCRIPTION

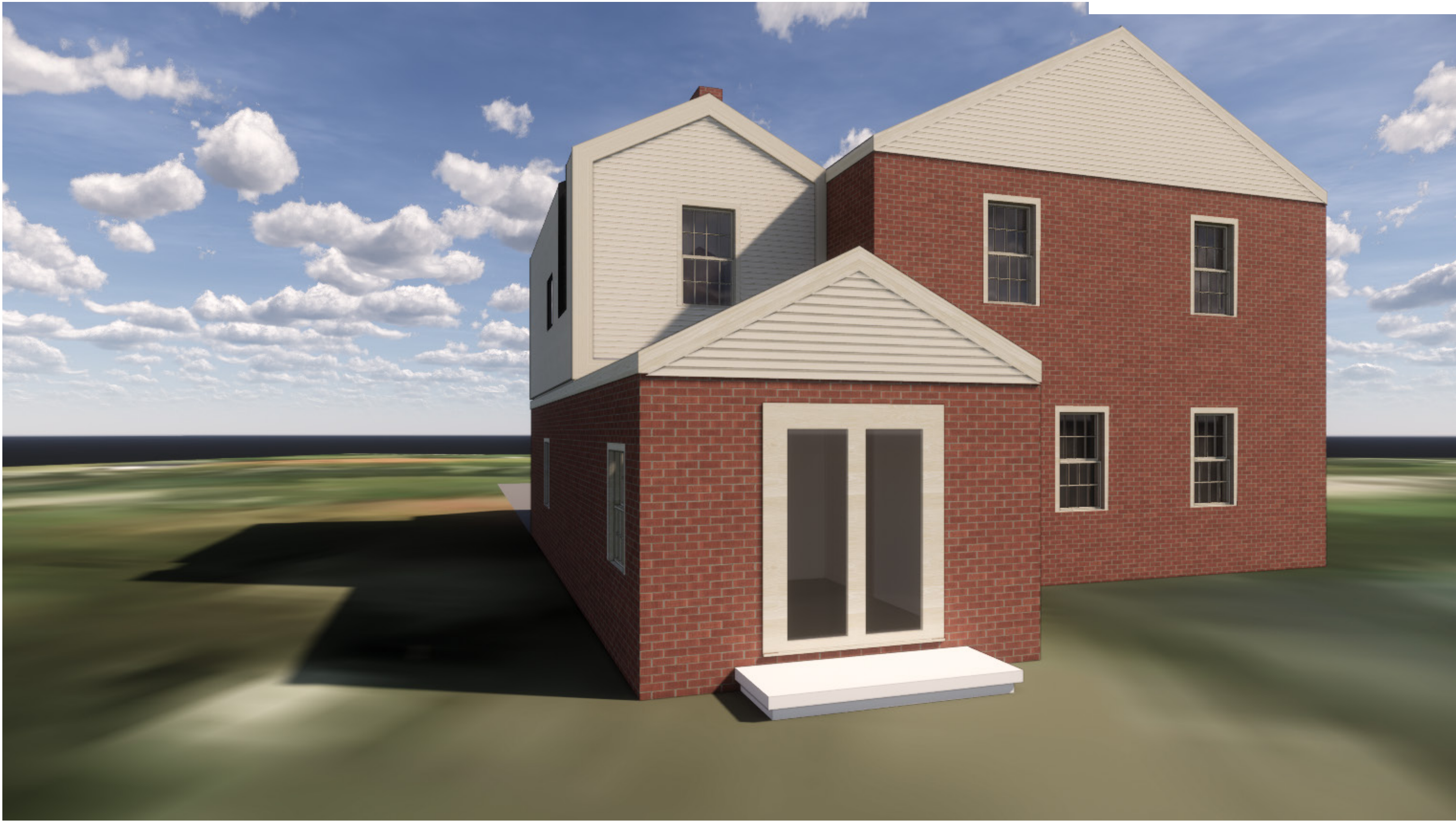
EXTERIOR 5

Scale: As Noted

Drawn By:
HDW

3D5

5	07/08/19	DRC REVISION	
4	11/29/18	CLIENT REVIEW	



DII ARCHITECTURE



JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209-1488
info@diiarchitecture.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR 6

Scale: As Noted

Drawn By:
HDW

3D6

5	07/08/19	DRC REVISION	
4	11/29/18	CLIENT REVIEW	

Design Options



DII ARCHITECTURE



JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209-1488
info@diiarchitecture.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR 3 - Opt. 1a

Scale: As Noted

Drawn By:
HDW

3D1

6	07/04/19	DRC REVISION
5	06/27/19	DRC REVISION
4	11/29/18	CLIENT REVIEW

Design Options



DII ARCHITECTURE



JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209-1488
info@diiarchitecture.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR 3 - Opt. 1b

Scale: As Noted

Drawn By:
HDW

3D2

6	07/04/19	DRC REVISION
5	06/27/19	DRC REVISION
4	11/29/18	CLIENT REVIEW

Design Options



DII ARCHITECTURE



JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209-1488
info@diiarchitecture.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR 3 - Opt. 2a

Scale: As Noted

Drawn By:
HDW

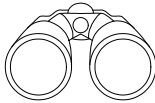
3D3

6	07/04/19	DRC REVISION
5	06/27/19	DRC REVISION
4	11/29/18	CLIENT REVIEW

Design Options



DII ARCHITECTURE



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JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209-1488
info@diiarchitecture.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR 3 - Opt. 2b

Scale: As Noted

Drawn By:
HDW

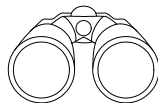
3D4

6	07/04/19	DRC REVISION
5	06/27/19	DRC REVISION
4	11/29/18	CLIENT REVIEW

Design Options



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PROJECT

CARLSON REMODEL

Tim & Evie Carlson
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Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR 3 - Opt. 3a

Scale: As Noted

Drawn By:
HDW

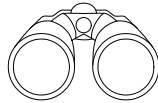
3D5

6	07/04/19	DRC REVISION
1	6.25.19	DRC REVISION
1	4.22.19	DRC REVIEW

Design Options



DII ARCHITECTURE



www.diiarchitecture.com

JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209-1488
info@diiarchitecture.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR 3 - Opt. 3b

Scale: As Noted

Drawn By:
HDW

3D6

6	07/04/19	DRC REVISION
5	06/27/19	DRC REVISION
4	11/29/18	CLIENT REVIEW

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 11, 2019

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

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Ted Eckhardt

Members Absent: Scott Seyer
Jonathan Kubow

Also Present: Chris Russo, ALA Architects for 412 W. Campbell St.
Chris & Eileen Dorn, Owners of 412 W. Campbell St.
Jereme Smith, DII Architecture for 622 E. Mayfair Rd.
Tim & Evie Carlson, Owner of 622 E. Mayfair Rd.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 28, 2019

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF MAY 28, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

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

ITEM 2. SINGLE-FAMILY ADDITION REVIEWDC#19-039 – 622 E. Mayfair Rd.

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

Chair Fitzgerald reminded the petitioner that a positive vote from all 3 commissioners tonight was needed for approval of the project.

Mr. Smith presented material samples and permit level drawings that included more details.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a partial second floor addition to an existing two-story home. The proposed addition encroaches 8 inches into the required side setback, so a zoning variation is required from the Zoning Board of Appeals. The project does comply with all other R-3 zoning requirements.

The subject property is located in a neighborhood with predominantly traditional style, two-story homes. The proposed addition has a generally traditional gable style form. However, the detailing has an unconventional appearance that should be evaluated by the Design Commission for compatibility with the neighborhood.

A summary of the unconventional detailing is as follows:

- A 5-foot deep cantilever beyond the face of the existing garage wall.
- A wide 'charcoal' color trim band outlining the face of the addition.
- Two gables coming together to form a valley.
- No rain gutter or fascia trim at the top of the side wall.
- The siding color and exposure size on the side wall does not match the front wall.

Staff felt that a more conventional massing for the proposed addition would align the front wall with the face of the existing garage wall, with a front-to-back roof gable framing into the side of the existing gable roof, similar to the image shown in the Staff report. Staff recommends the Design Commission evaluate the proposed design for compatibility with the neighborhood and consider the suggestion made by Staff.

Mr. Smith said that the homeowners want to achieve more space in their existing home with the addition of a master bathroom, walk-in closet and an office, which is really the driver for the cantilever. The lot is narrow and they are trying to stretch the design to give the homeowners the necessary space that they need. He presented letters from 3 neighbors that are all in support of the design, which includes the neighbors directly left and right of the site. Mr. Smith said that they are trying to respect the neighborhood vernacular and the architectural style of the existing home, and more contemporary versions were considered prior to the design being presented tonight. They feel the current design is balanced for the neighborhood and the existing home, and brings the home up-to-date. They are trying to achieve a very simple, clean addition that picks up on the existing black accents of the home, and the wide fascia elements help to bring the existing and the new together. Mr. Smith said that he has worked for months with the homeowners who are excited to see the design move forward.

Chair Fitzgerald asked if there was any public comment on the project and there was a response from the owner of the home.

Mr. Carlson reiterated that they are a growing family, they love the neighborhood and their home, and have decided to add the space their current home is lacking rather than move to a bigger home. He thanked the commissioners for their time and any guidance tonight. Mr. Smith pointed out the variety of styles and sizes of homes in the neighborhood that include new homes, sometimes a double lot, and additions. He reiterated that the neighbors are in support of the current design.

Commissioner Eckhardt said that he is very familiar with this neighborhood, which he lives in, and if the addition is going

to be an edgy design, then the whole house should go that way. To him, it currently looks like the addition was dropped on top of the home; a very modern box was dropped on top of the existing home, which has him a little off balance. He could not vote in favor of the project in the form being presented tonight because it looks like the addition is sort of hanging off; it looks detached and odd to him. He felt the massing and double gable were okay, but the garage door should be pulled forward and connected to the addition above, which he sketched on the rendering for reference.

Mr. Smith said that he discussed the possibility of bringing the garage forward with the homeowners prior to tonight's meeting, and they are not opposed to doing that. He added that with the exception of standing in the neighbor's driveway, this view of the addition as currently shown will hardly be seen from almost every angle. The rationale behind the current design is that there is a foundation $\frac{3}{4}$ down the garage, but there is only a trench foundation without footings under the sunroom at the back.

Commissioner Eckhardt asked the petitioner if the intent is to create a 'floating' effect for the addition, and Mr. Smith referred to Sheet A6 in the permit drawings he presented tonight that show the details of how the addition was brought to the west about 3-inches so that the setback at the southeast corner could at least comply with the minimum requirement. They want the addition to be light and not dropped on and heavy, and there will be an LED strip light in a reveal beneath the addition. The primary goal was to wrap and connect to the rest of the home and then lightly shift forward the same distance from the back that there is in the front.

Commissioner Kingsley referred to Sheet A6 where it shows the strip of LED light that runs on the front and the side elevation; the detail is shown in front of the fascia that wraps around, and not in the reveal above the trim. Mr. Smith replied that he anticipates this lighting detail would be used when having a party and not be lit all the time, and the detail was originally located in the reveal until they determined that visually it was hidden from below. Commissioner Kingsley wanted to be sure that the source of this lighting detail was hidden, and she needed further clarification on the fascia and where the lighting detail would be. In general, she concurred with Commissioner Eckhardt about the design, and for the record, said that she loves modern architecture, even when one part of the home is modern and the other is not; however, she wanted to see either more modern in this design, or less modern. She felt the most modern part of the addition was the east elevation, which would not even be seen, and felt that at a minimum it should be seen from the front or back. Commissioner Kingsley felt the addition was a missed opportunity, and that the double gable was not a good idea and would result in water issues between the gables, both on the front and the back; this should be looked at closely.

Commissioner Kingsley felt the project should come back for another review with the commissioners and she provided some comments and suggestions. If the homeowners want to do something fun, she suggested doing it on the addition, while keeping the existing home the way it is because it is really adorable. The existing window muntins should be kept as well. She was okay with one part of the home looking one way and the other part looking another way, as long as they have some dialogue with each other. She had concerns about the planning of the addition in general and suggested flipping the entire floor plan so the master bath windows would be looking out the back of the home, and the office would be looking out the front. She also had concerns about the office and whether Village code allows a room less than 100 square feet. She thought that an egress window would be required from the office, and was unsure if code allows the office to only be accessible through a closet. These were things she felt should be looked at to ensure the homeowners were getting the most out of the addition as possible. Commissioner Kingsley also felt there needed to be some windows on the back of the addition because it was sad that there was currently no view to the back, and the view to the front would probably always have the blinds closed.

Mr. Smith responded that the design was originally flipped with the bathroom in the back and the office in the front, which the homeowners preferred; however, the location of the main plumbing stack caused the design to be changed to what was being presented tonight. However, they were not opposed to putting a wall and another door between the closet and the bathroom, and adding windows to the back wall of the office. He said that in the end, the homeowners liked the idea of having the office be a quiet space at the back of the home, and waking up with the sun in the bathroom with the option to open or close the blinds. Commissioner Kingsley suggested locating the bathroom in the master bedroom, making a larger opening between the addition and the existing master bedroom, and locating the new master bedroom where the proposed addition currently is. Mr. Smith said that this was not explored because they were working with the design concept of having it wrap and connect to the existing home. Additionally, the homeowners like the proportion of the existing master bedroom instead of a skinnier, narrow space. Commissioner Kingsley also cautioned the petitioner

about the required light/vent required for the bedroom, which Mr. Smith understood.

Chair Fitzgerald agreed with a combination of what was said by the other commissioners; he did not mind a modern aspect put on a traditional home because it was interesting; however, he felt the proposed addition looked like it was put on top of the existing home, almost like it was pre-made, at least from the front. He was okay with the side elevations as proposed because of the close proximity of the adjacent homes. He was in favor of bringing the garage forward, and he did not mind the look of the double gable, although he cautioned the homeowners on the possible problems there. He also did not mind that the addition did not go all the way back over the sunroom below it. Chair Fitzgerald felt the addition should be either more traditional to match the existing home, or more modern than currently designed. He felt the current design was somewhere in the middle, which he had concerns about and could not vote in favor of tonight.

The homeowner said that she preferred the addition be more traditional than modern and asked for suggestions on how to do that. Commissioner Eckhardt was confident the architect could find a solution to better connect the current design to the traditional home, such as pulling the garage forward. Chair Fitzgerald said he needed more than just pulling the garage forward, and he was not opposed to the LED light strip, but felt that it highlighted his concern about the addition looking like it was just put on top of the home.

Chair Fitzgerald asked Staff to explain the petitioners' options at this time. Mr. Hautzinger suggested a motion to continue the review of the project to the first meeting in July, unless the petitioner needed more time. Continuing the project to a specific date would not require another posting of the public meeting sign. Mr. Smith agreed with the suggestion to the first meeting in July. He also felt that bringing the garage forward could help a lot, as well as other minor changes as suggested tonight.

Chair Fitzgerald made a suggestion to bring the siding on the side elevation all the way down to just where the addition is, and not where the sunroom is. Mr. Smith said that they are proposing to bring the siding underneath as well, and to him it felt like the wall below should remain a different material. Commissioner Kingsley said that the existing home is working really well and looks really nice and should be kept the way it is. She suggested the box above the garage be a different siding, without trim but wrapped, with mitered corners that overlap the garage just enough that it did not look like it was toppling over. The homeowner pointed out that the sunroom has a volume ceiling that they do not want to eliminate if the addition was pushed back. Commissioner Kingsley said she was not in favor of pulling the garage forward. Mr. Hautzinger suggested adding a traditional column below the front corner of the proposed addition for visual support, without pulling the garage forward, and Commissioner Eckhardt agreed with the suggestion.

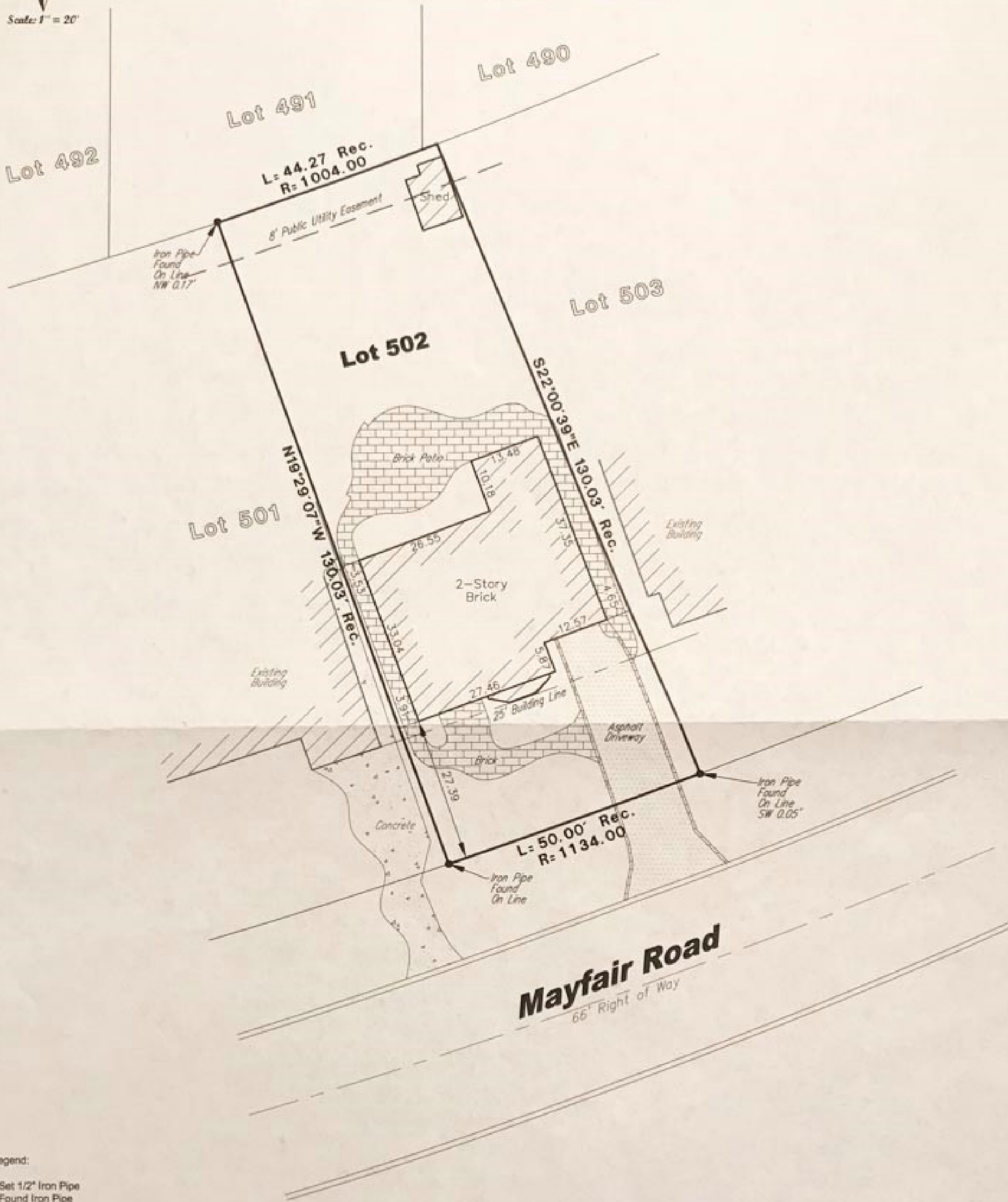
A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO CONTINUE THE REVIEW OF 622 E. MAYFAIR ROAD (DC#19-039) TO THE NEXT DESIGN COMMISSION MEETING ON JULY 9, 2019.

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



PLAT OF SURVEY

LOT 502 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE EAST 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.



Legend:

- Set 1/2" Iron Pipe
- Found Iron Pipe
- X-Found Cross

Surveyor Notes:

- Field Work Completed on 10-26-10
- Prepared for Survey Services, Inc., for real estate transaction.
- Site Address: 622 E. Mayfair Rd., Arlington Heights, Illinois 60005
- Pin No.: 03-32-219-018
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.

State of Illinois)
(SS)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 2nd day of November, A.D. 2010 in Person

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-10



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

Job Number
LS100784

Sheet Name
PLAT OF SURVEY

Sheet Number
SURVEY



Land Surveying Services, Inc.

574 W. Colfax Street Palatine, Illinois 60067
Ph. (847)991-7700 Fax. (847)991-7707
Professional Design Firm License No. 184-003632

Field Work Completed: 10-26-10
Scale: 1" = 20' Date: 10-27-10

Site Address:
622 E. Mayfair Rd.
Arlington Heights, Illinois

Drawn By: MPS Checked By: GJK

Drawing Revisions

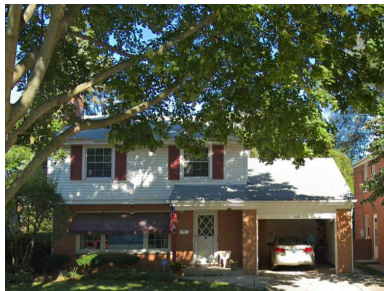
REVISION	Date	Drawn	Checked



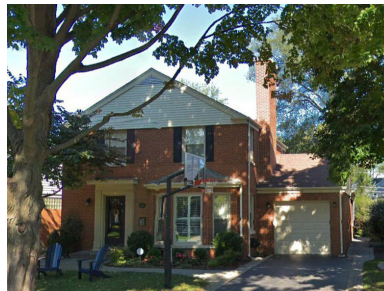
PROPERTY TO LEFT 3
606 MAYFAIR



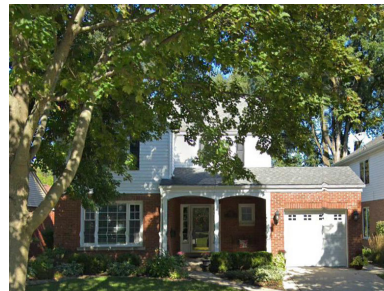
PROPERTY TO LEFT 2
616 MAYFAIR



PROPERTY TO LEFT 1
620 MAYFAIR



SUBJECT PROPERTY
622 MAYFAIR



PROPERTY TO RIGHT 1
626 MAYFAIR



PROPERTY TO RIGHT 2
702 MAYFAIR



PROPERTY TO RIGHT 3
706 MAYFAIR

MAYFAIR ROAD



PROPERTY ACCROSS 1
623 MAYFAIR

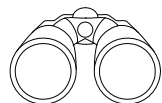


PROPERTY ACCROSS 1
627 MAYFAIR



PROPERTY ACCROSS 1
705 MAYFAIR

DII ARCHITECTURE



www.DesignInsightInc.com

JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209.1488
info@designinsightinc.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

PHOTO STUDY

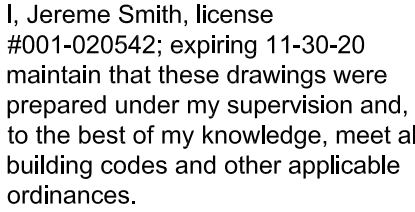
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Drawn By:
HDW

1

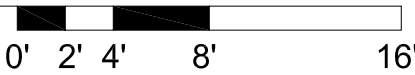
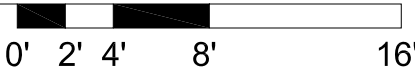
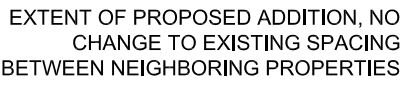
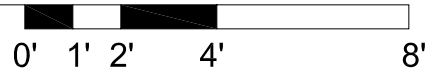
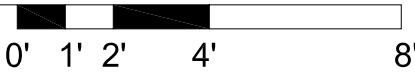
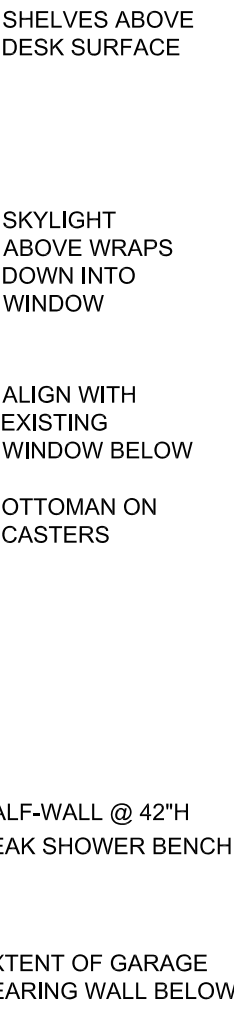
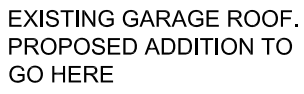
4.22.19

DCR REVIEW



A1: SITE PLAN / ELEVATION STUDY / FLOOR PLAN
A2: ELEVATIONS
A3: ELEVATIONS

EXTERIOR MATERIAL SCHEDULE			622 Mayfair
Item	Material Type	Manufacturer	Color
Roof	Asphalt Shingles	Owens Corning	Amber
Siding - East Elevation	6" Reveal horizontal composite	UltraShield 'Naturale'	Roman Antique
Siding - South Elevation	4" Reveal horizontal composite	Cedar Creek	Almond
Fascia / Trim	Composite	LP Corp	Charcoal
Gutters & Downspout	Aluminum	Midway	Black & Almond
Windows & Skylight	Wood	Marvin - Architectural	Black & Almond



DII ARCHITECTURE

JEREME SMITH, AIA

305 E. Clarendon St.
Prospect Heights, IL 60070
(773) 209.1488
Info@dliarchitecture.com
www.dliarchitecture.com

DRAFTERS

HAAS DESIGNWORKS LLC

JESSE HAAS

20 Stutz Bearcat Dr. #6
Sedona, AZ 86336
(217) 621-4882
haasdesignworks@gmail.com

CONTRACTOR

TBD

CLIENT

TIM & EDIE CARLSON

622 E. Mayfair Rd.
Arlington Heights, IL 60005

PROJECT

2ND FLOOR ADDITION

622 E. MAYFAIR
ARLINGTON HEIGHTS, IL 60005

PIN # 03-32-219-018-0000

REVISION TYPE

2 DESIGN COMMISSION REVISION

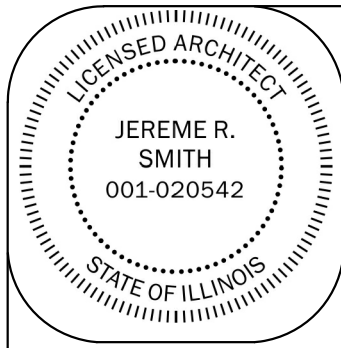
1 DESIGN COMMISSION REVIEW

SHEET INFO

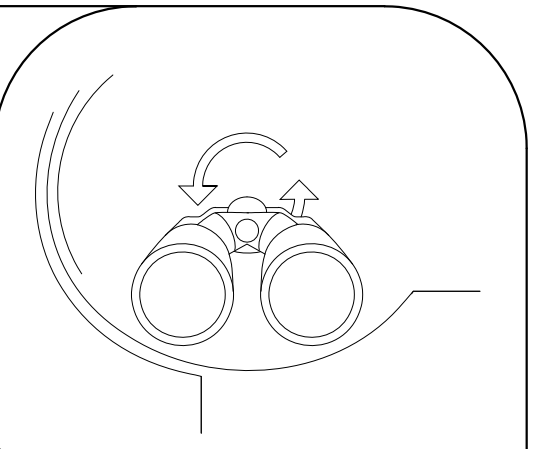
SITE PLAN & ELEVATION STUDY

DRAWN BY: JJH
ISSUE DATE: 4.16.19
REVISION DATE: 5.9.19

A1



I, Jereme Smith, license #001-020542, expiring 11-30-20 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.



ARCHITECT

DII ARCHITECTURE

JEREME SMITH, AIA

305 E. Clarendon St.
Prospect Heights, IL 60070
(773) 205-1458
info@diiarchitecture.com
www.diiarchitecture.com

DRAFTERS

HAAS DESIGNWORKS LLC

JESSE HAAS

20 Stutz Bearcat Dr. #6
Sedona, AZ 86336
(217) 621-4882
haasdesignworks@gmail.com

CONTRACTOR

TBD

CLIENT

TIM & EDIE CARLSON

622 E. Mayfair Rd.
Arlington Heights, IL 60005

PROJECT

2ND FLOOR ADDITION

622 E. MAYFAIR
ARLINGTON HEIGHTS, IL 60005
PIN # 03-32-219-018-0000

REVISION TYPE

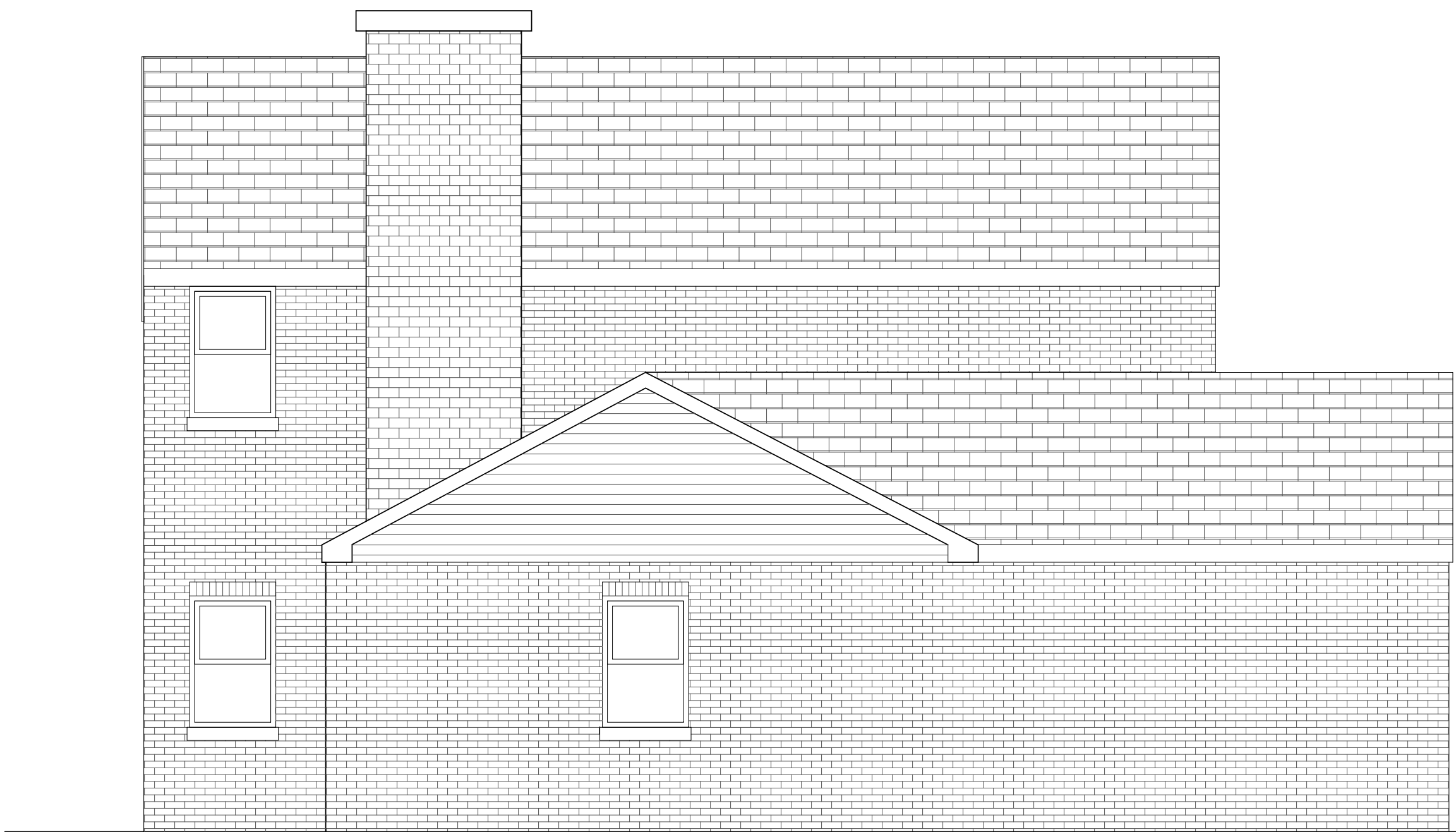
- 2 DESIGN COMMISSION REVISION
1 DESIGN COMMISSION REVIEW

SHEET INFO

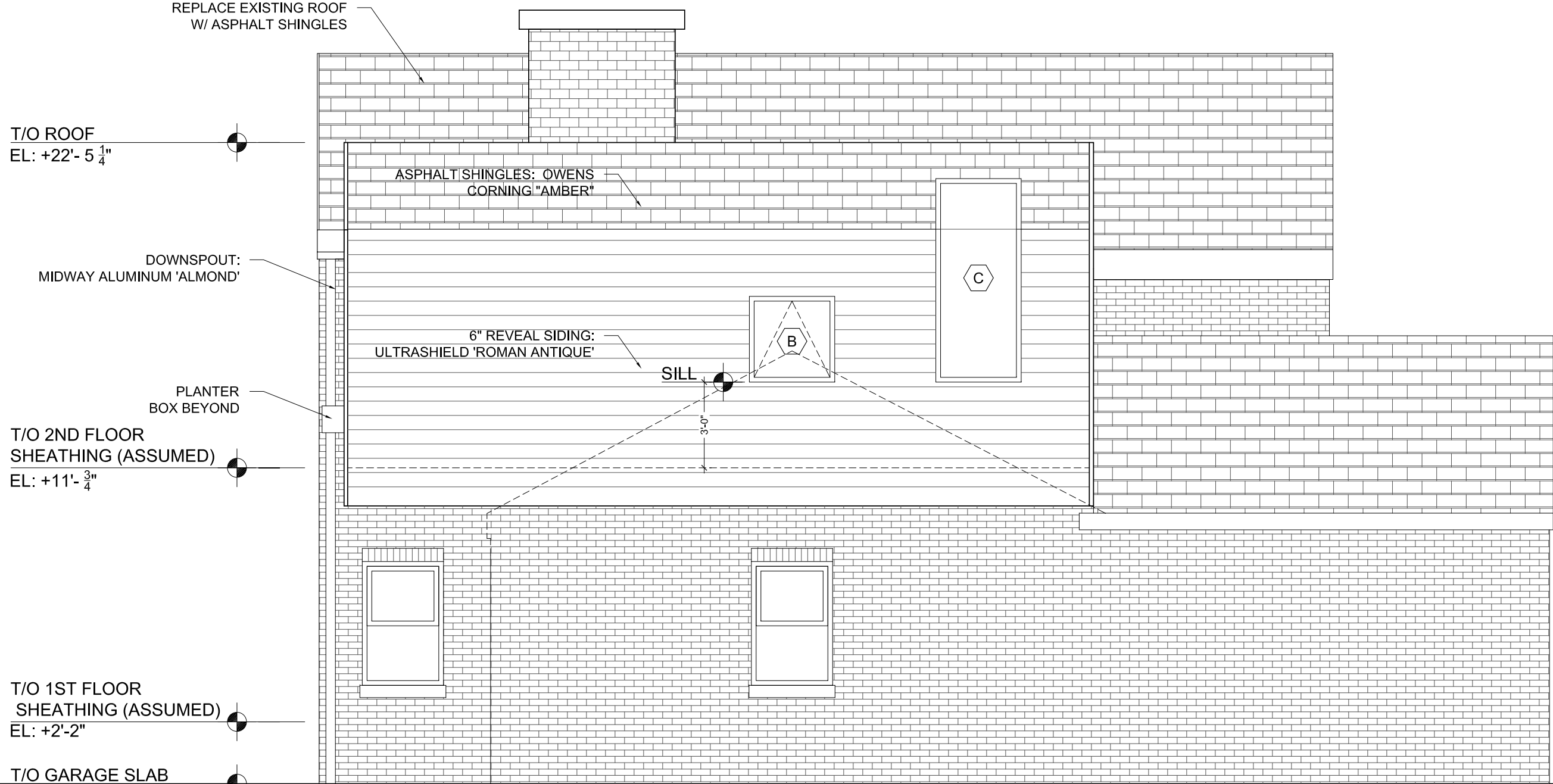
SITE PLAN & ELEVATION STUDY

DRAWN BY: JJH
ISSUE DATE: 4.16.19
REVISION DATE: 5.9.19

A2



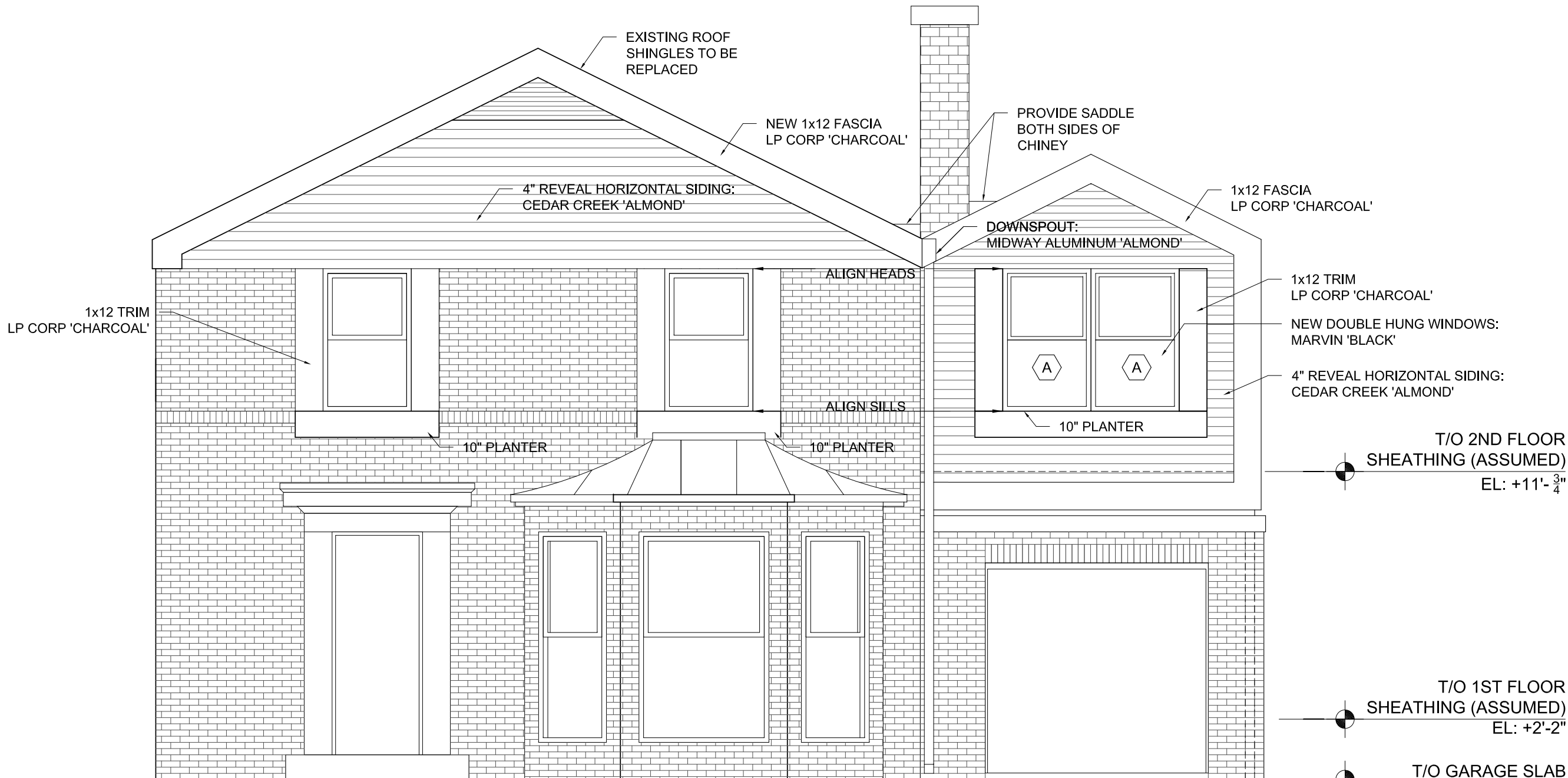
3 EXISTING EAST ELEVATION
Scale: 1/4" = 1'



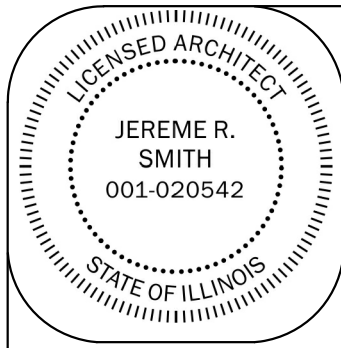
4 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'



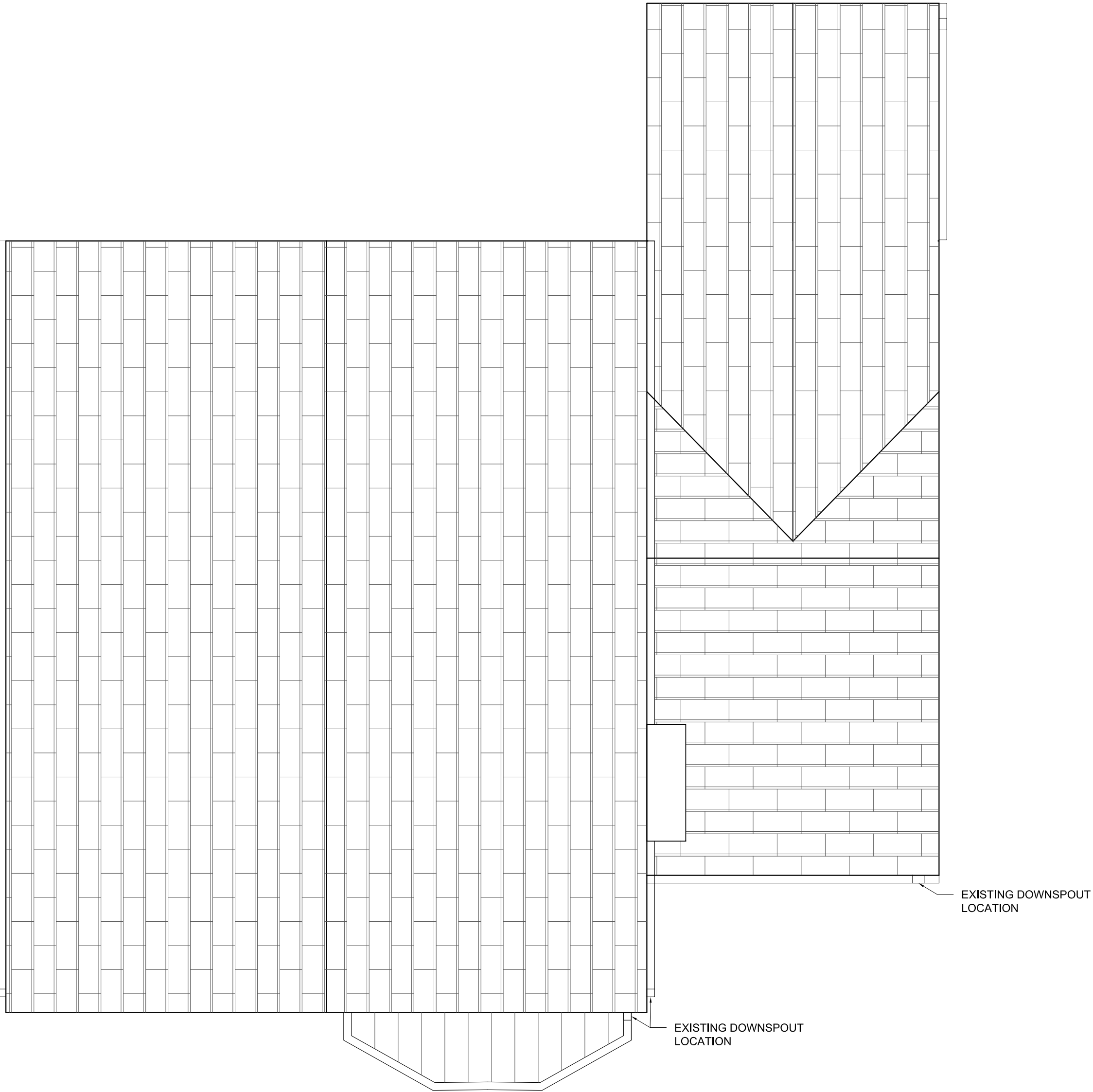
1 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'



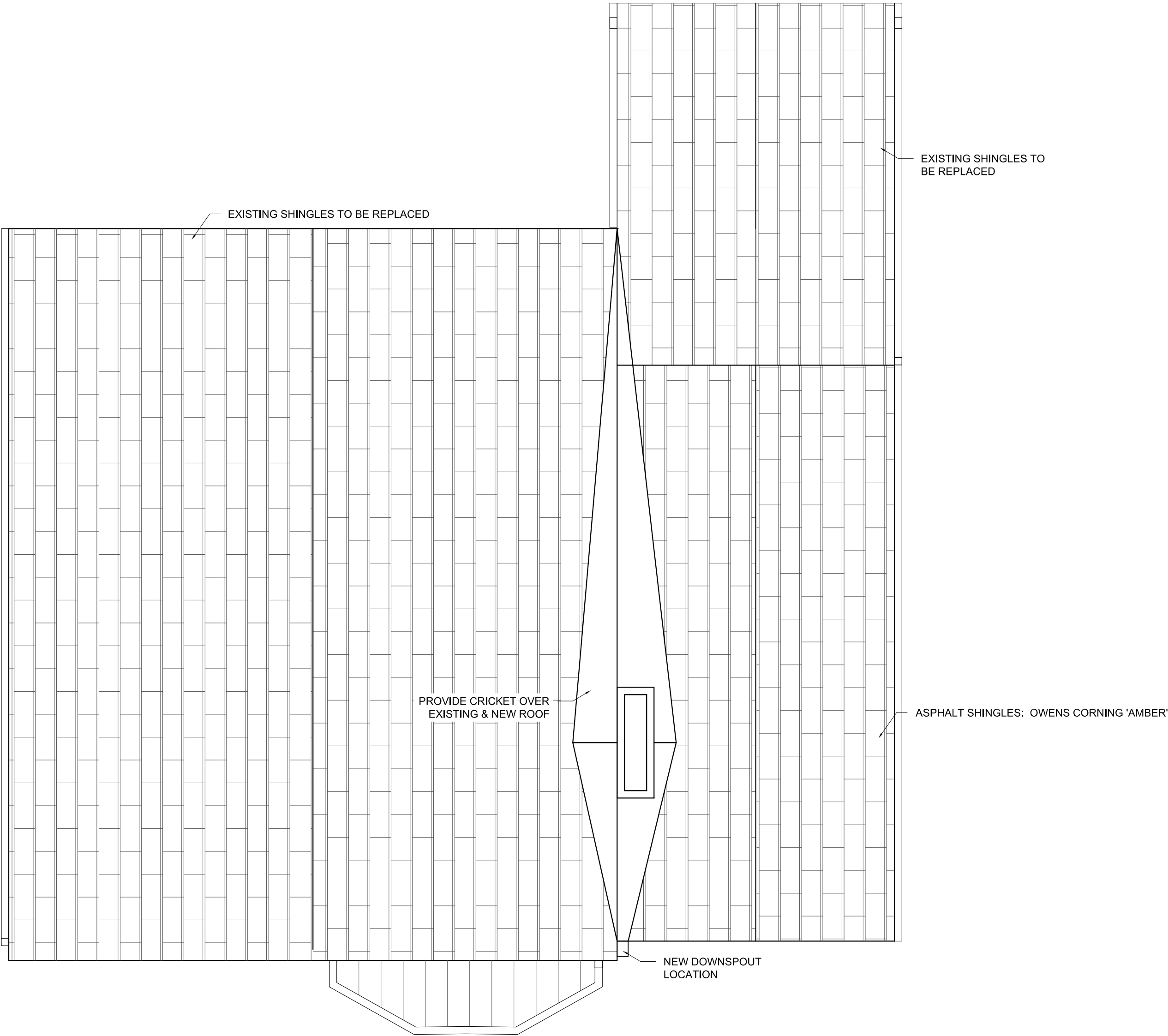
2 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'



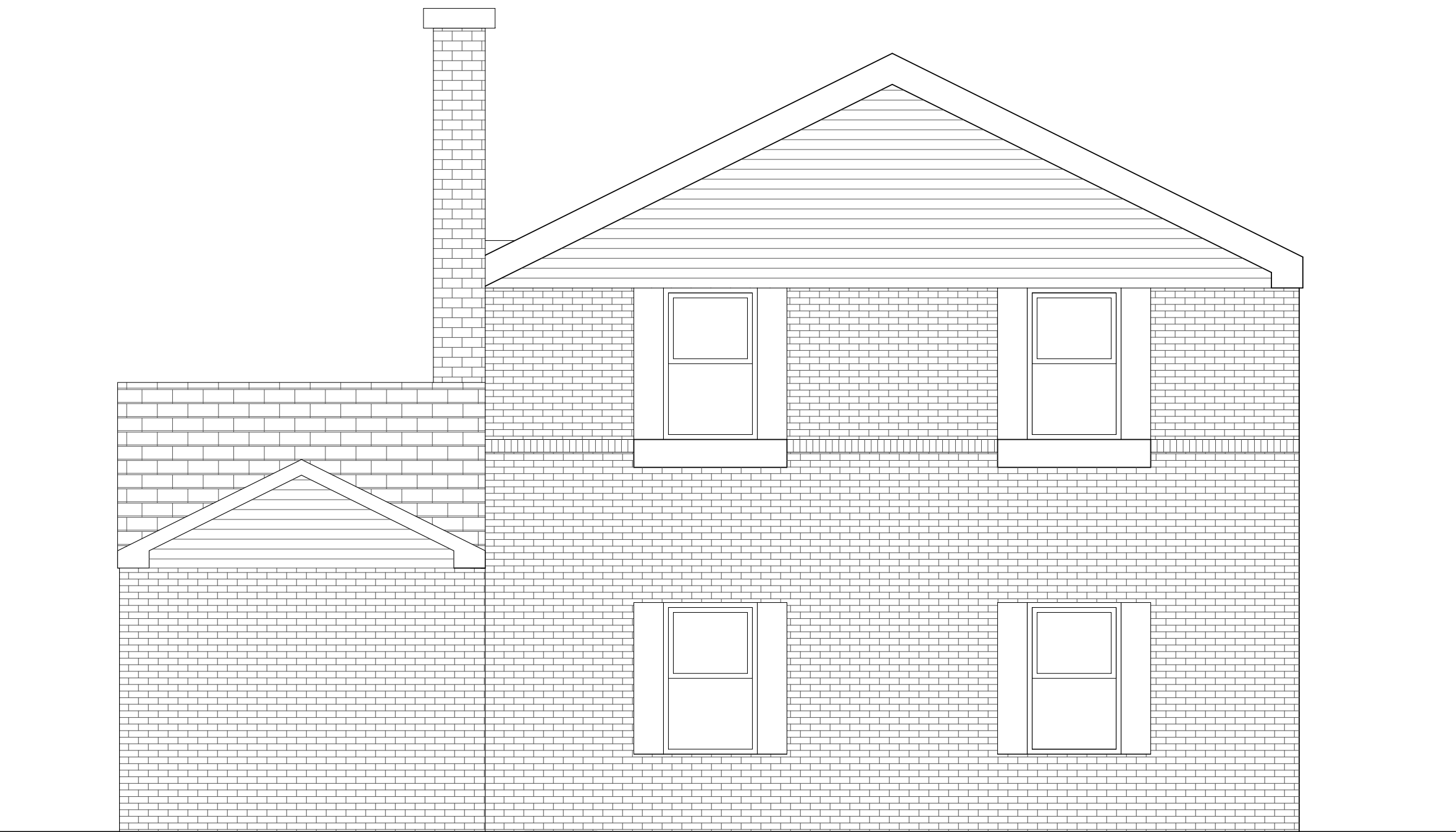
I, Jereme Smith, license #001-020542, expiring 11-30-20 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.



3 EXISTING ROOF PLAN
Scale: 1/4" = 1'



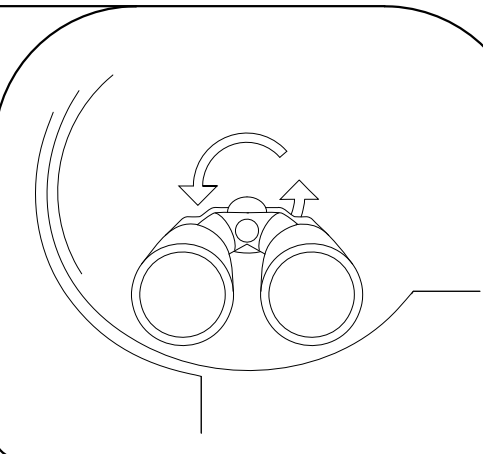
4 PROPOSED ROOF PLAN
Scale: 1/4" = 1'



1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'



2 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'



ARCHITECT

DII ARCHITECTURE

JEREME SMITH, AIA

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2ND FLOOR ADDITION

622 E. MAYFAIR
ARLINGTON HEIGHTS, IL 60005

PIN # 03-32-219-018-0000

REVISION TYPE

- 2 DESIGN COMMISSION REVISION
1 DESIGN COMMISSION REVIEW

SHEET INFO

SITE PLAN & ELEVATION STUDY

DRAWN BY: JH
ISSUE DATE: 4.16.19
REVISION DATE: 5.9.19

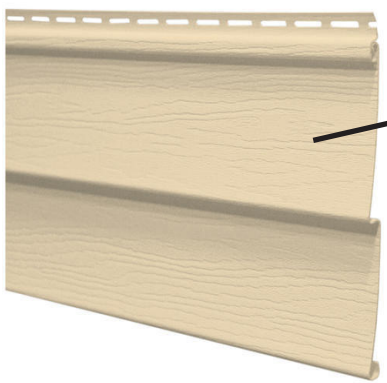
ROOF SHINGLES:
OWENS CORNING 'AMBER'



SIDING - EAST:
ULTRASHIELD 'ROMAN ANTIQUE'



SIDING - SOUTH:
CEDAR CREEK 'ALMOND'



FASCIA/TRIM:
LP CORP 'CHARCOAL'



DII ARCHITECTURE



JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209.1488
info@designinsightinc.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR MATERIALS

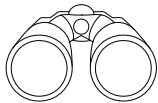
Scale: As Noted

Drawn By:
HDW

1	4.22.19	DCR REVIEW	



DII ARCHITECTURE



www.DesignInsightInc.com

JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209.1488
info@designinsightinc.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR 1

Scale: As Noted

Drawn By:
HDW

3D1

5	02/04/19	FINAL	
4	11/29/18	CLIENT REVIEW	



DII ARCHITECTURE



JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209.1488
info@designinsightinc.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR 2

Scale: As Noted

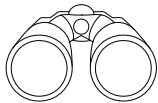
Drawn By:
HDW

3D2

5	02/04/19	FINAL	
4	11/29/18	CLIENT REVIEW	



DII ARCHITECTURE



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JEREME SMITH, AIA

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PROSPECT HEIGHTS, IL 60647
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info@designinsightinc.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR 3

Scale: As Noted

Drawn By:
HDW

3D3

5	02/04/19	FINAL	
4	11/29/18	CLIENT REVIEW	



DII ARCHITECTURE



JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209.1488
info@designinsightinc.com

PROJECT

CARLSON REMODEL

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR 4

Scale: As Noted

Drawn By:
HDW

3D4

5	02/04/19	FINAL	
4	11/29/18	CLIENT REVIEW	



Example of a conventional addition/
massing above the garage



Design Commission 7/23/2019

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

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 732 N. Forrest Lane. This recommendation is based on the architectural plans received 6/24/19, and the following:

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

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

Date Prepared: July 9, 2019

PETITION INFORMATION:

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

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing one-and-a-half-story residence with an attached two-car garage to allow construction of a new one-and-a-half-story residence with an attached three-car garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 29,707 square feet and the proposed residence will have approximately 9,018 square feet. The proposed floor area and driveway width exceed the maximum allowed by code. The plan will either need to be revised to comply with code or zoning variations requested. The proposed design does comply with all other R-E zoning requirements as summarized below:

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 50 feet Side: 10 feet Side: 17 feet Rear: 47.5 feet
Building Height	25 feet to the midpoint	19 feet to the midpoint
FAR	8,912 SF	9,018 SF
Building Lot Coverage	8,912 SF	8,849 SF
Impervious Surface Coverage Total	14,853 SF	14,784 SF

This street consists of large lots, generally 100 feet wide x 297 feet deep on both sides of the street. There are numerous previous teardowns completed on this block, which are generally large scale, traditional style two-story homes.

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

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 732 N. Forrest Lane. This recommendation is based on the architectural plans received 6/24/19, and the following:

1. Consider a revised design with the garage moved closer to the front of the house to reduce the length of the north wall and driveway.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design

Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

_____, July 9, 2019

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

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

REFERENCE BENCHMARK:
NGS DESIGNATION - LD021
PID - DM3898

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

DATUM: NAVD88
ELEVATION = 716.90

SITE BENCHMARKS:

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

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

LEGAL DESCRIPTION

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

UTILITY STATEMENT

UTILITY STATEMENT

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

RECEIVED
JUN 25 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

RECEIVED

FILE
JUN 25 2019
PLANNING & COMMUNITY DEVELOPMENT
DEPARTMENT

[illegible]

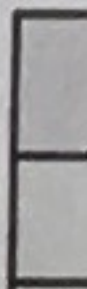
PROJECT

732 FOREST AVENUE
Arlington Heights, Illinois 60004

CLIENT

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

COMPASS
SURVEYING LTD



ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

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

SCALE: 1" = 20'

PROJ. NO.: 18,040

LEGEND

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

- | | | |
|---|---------------------------------|-----|
|  | GAS METER | |
|  | GAS VALVE | |
|  | GAS MARKER | |
|  | GATE POST | |
|  | SIGN | |
|  | MAILBOX | |
|  | SANITARY SEWER | SAN |
|  | STORM SEWER | STM |
|  | WATER MAIN | |
|  | GAS MAIN | |
|  | ELECTRIC LINE | |
|  | OVERHEAD WIRES | |
|  | TELEPHONE LINE | |
|  | CONIFEROUS TREE | |
|  | W/APPROX. DIAMETER | |
|  | DECIDUOUS TREE | |
|  | W/APPROX. DIAMETER | |
|  | N5= MULTI-STEM | |
|  | DRIP LINE SHOWN IS APPROXIMATE) | |
|  | BITUMINOUS PAVEMENT | |
|  | CONCRETE SURFACE | |
|  | GRAVEL SURFACE | |
|  | LANDSCAPE AREA | |
|  | WOOD FENCE | |
|  | CHAIN LINK FENCE | |
|  | VINYL FENCE | |

ABBREVIATIONS

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

LINE LEGEND

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

CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANE) SS

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

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

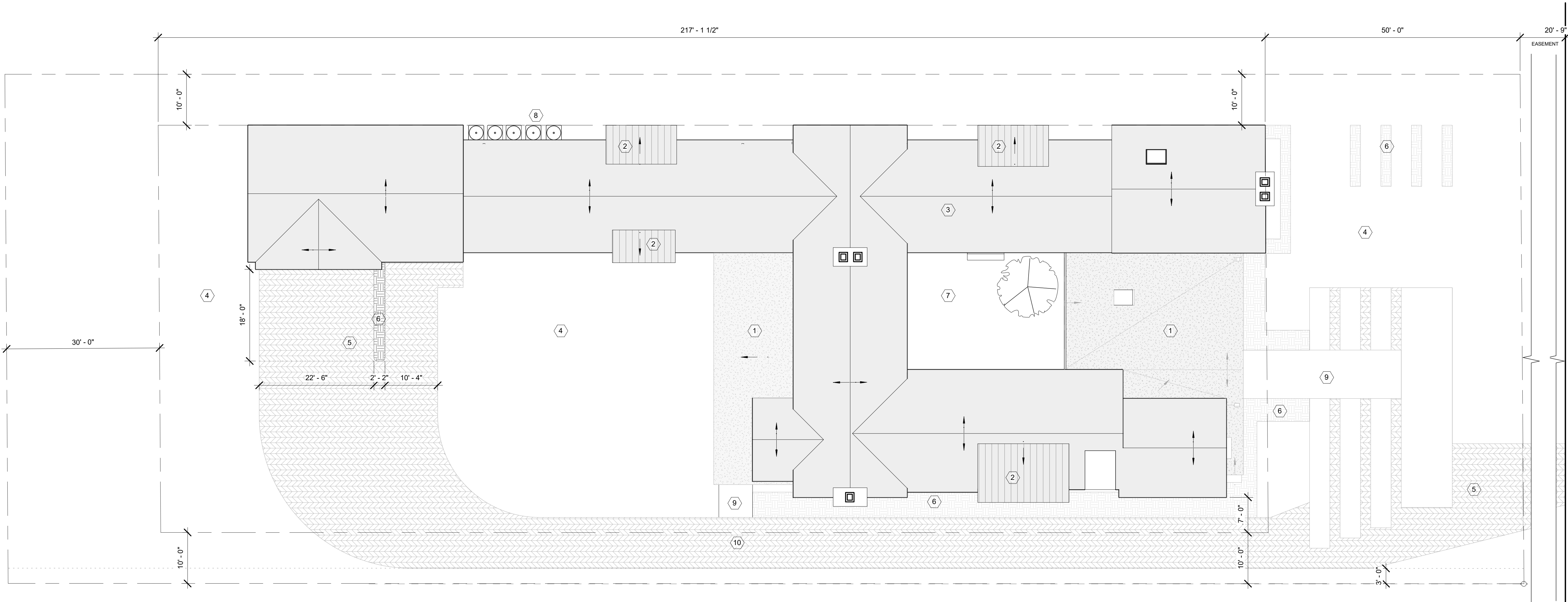
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR TOPOGRAPHIC SURVEYS.

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

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

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

K:\Data\2018 Projects\18-00118-001-BOUNDARY-TOPO.dwg, 12/17/2018 3:56:58 PM, DWG To PDF.plt



1 Site Plan
3/32" = 1'-0"



GENERAL NOTES:

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

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

SHEET NOTES:

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

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

BOX
STUDIOS

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

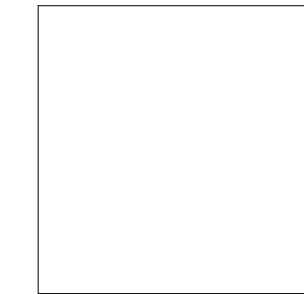
ARCHITECTURE
+ DESIGN
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ARCHITECTURE
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ARCHITECTURE
+ DESIGN
ARCHITECTURE
+ DESIGN
ARCHITECTURE
+ DESIGN

ISSUED FOR DESIGN REVIEW 06.24.19

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

Drawing
SITE PLAN

Stamp



A0.2

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



Third Property South
712 N Forrest Avenue



Second Property South
718 N Forrest Avenue



First Property South
722 N Forrest Avenue



Subject Property
732 N Forrest Avenue



First Property North
800 N Forrest Avenue



Second Property North
833 N Forrest Avenue



Third Property North
835 N Forrest Avenue

N FORREST AVENUE



Property Across (S)
733 N Forrest Avenue



Property Directly Across
801 N Forrest Avenue

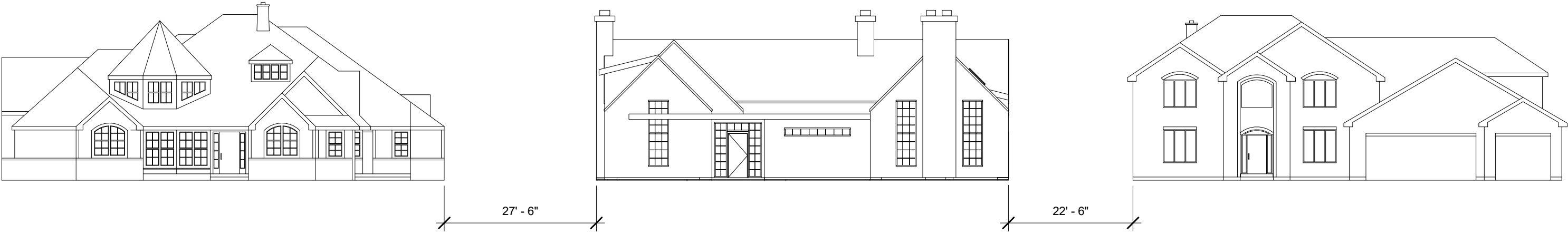


Property Across (N)
811 N Forrest Avenue





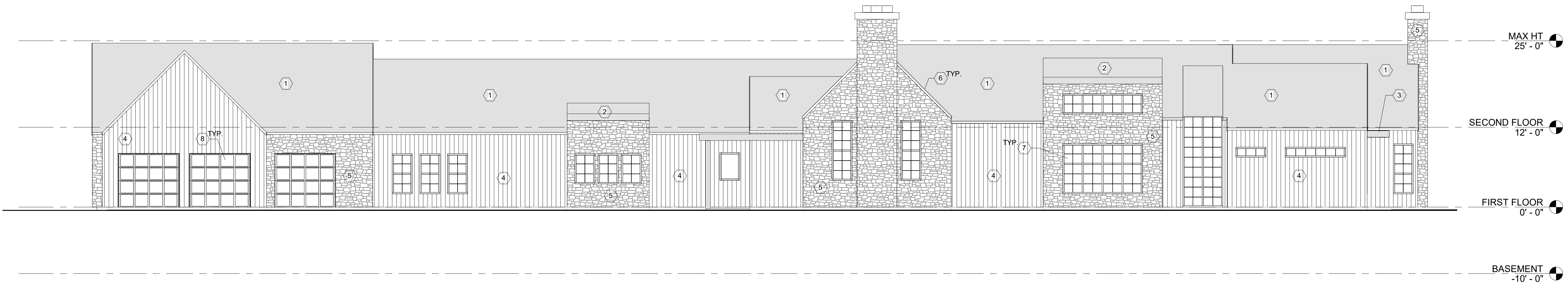
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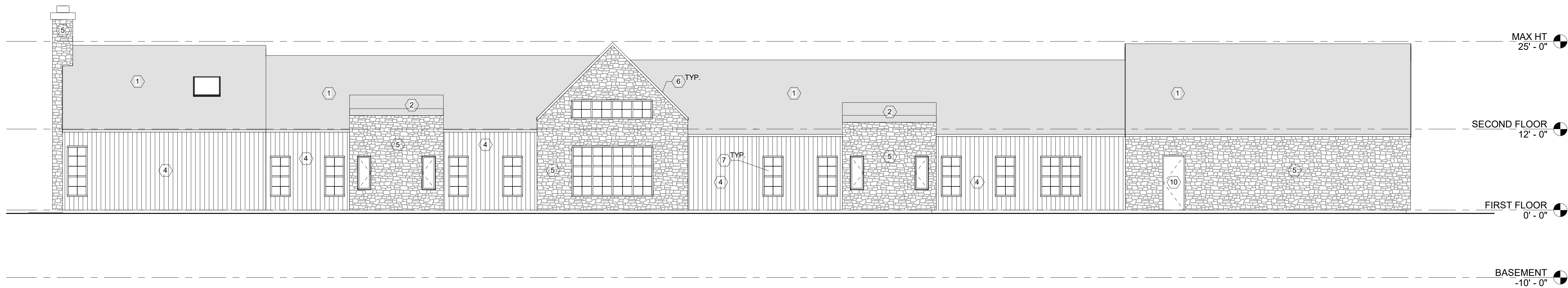
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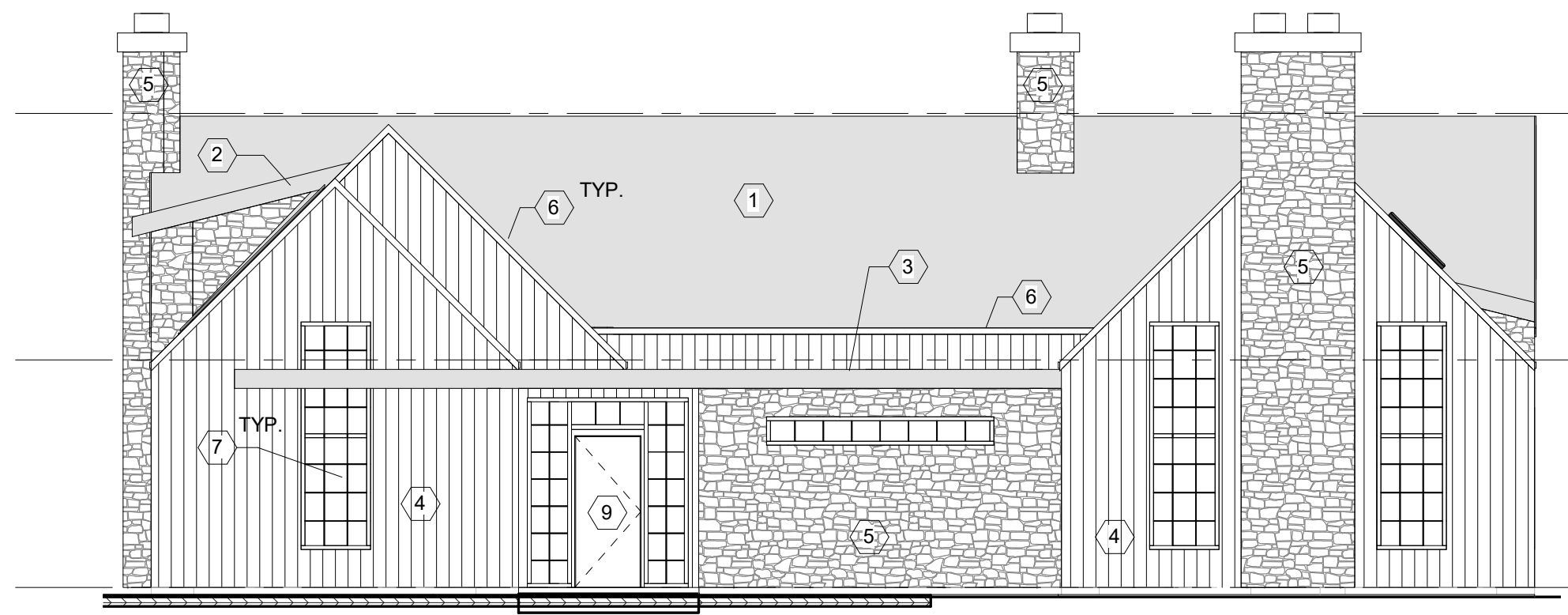
C:\Users\mmose\Documents\Bertolini Residence MASTER_mose.rvt 6/24/2019 2:30:13 PM



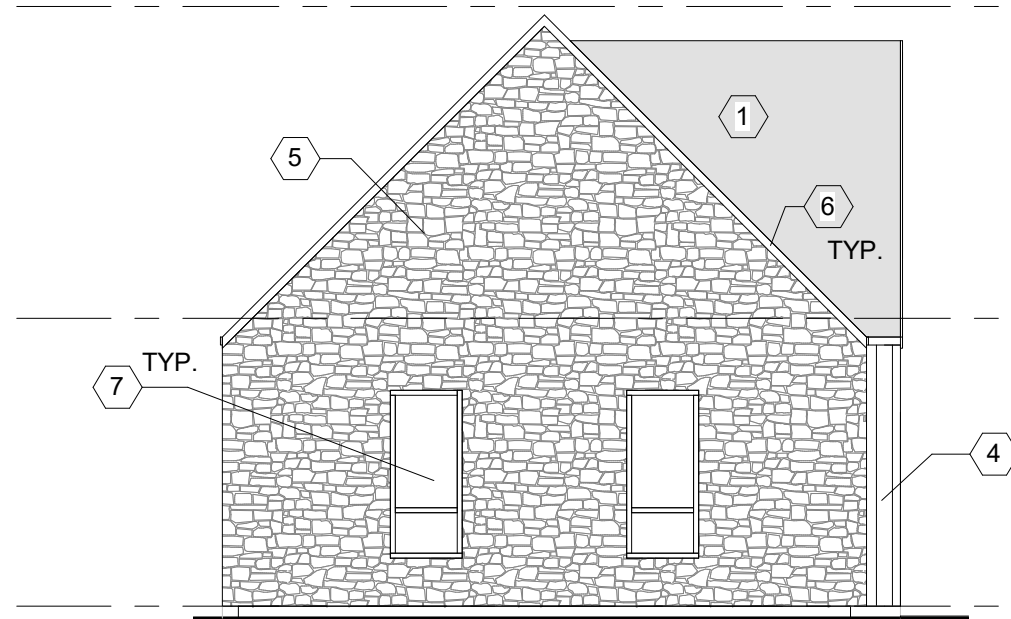
5 SOUTH ELEVATION
1/8" = 1'-0"



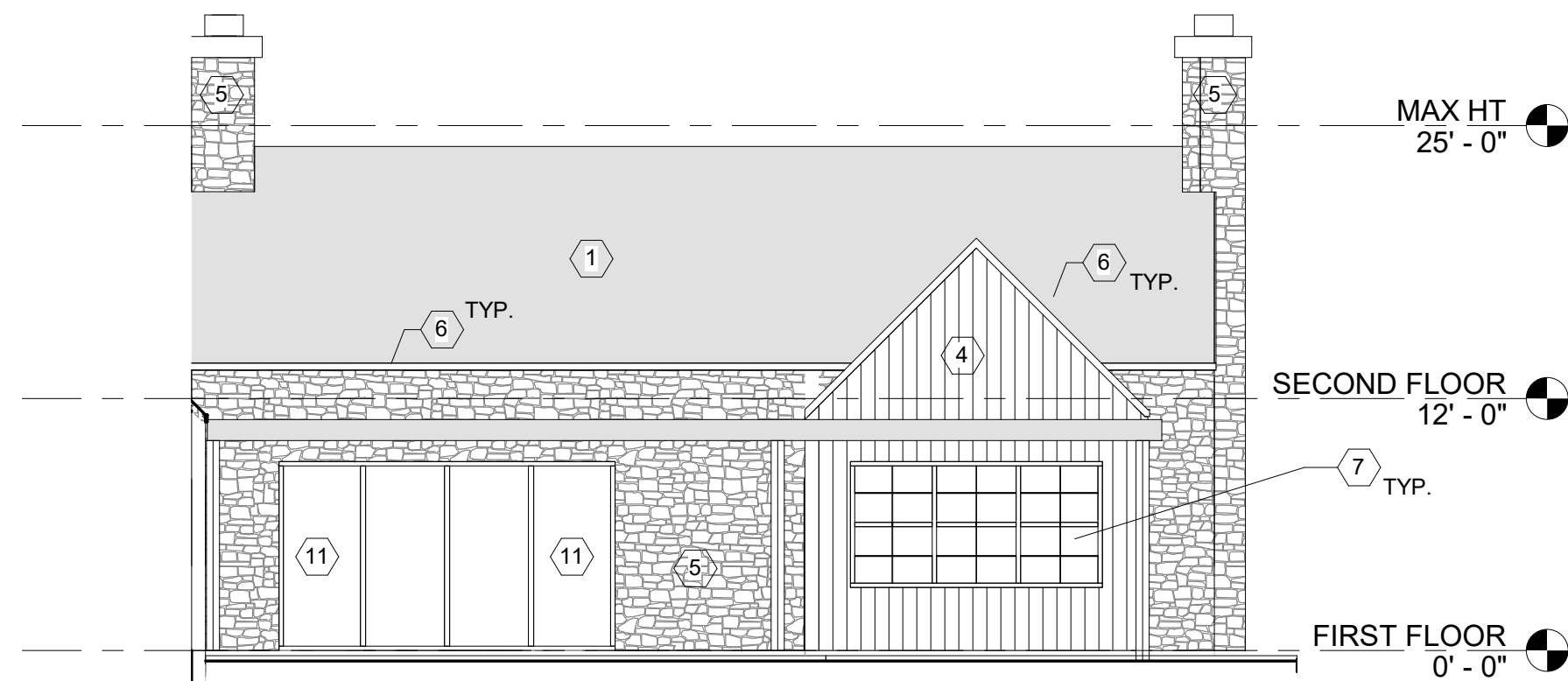
4 NORTH ELEVATION
1/8" = 1'-0"



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



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



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

GENERAL NOTES:

SHEET NOTES:

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

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+ DESIGN
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ISSUED FOR DESIGN REVIEW 06.24.19

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

Drawing
ELEVATIONS

Stamp

A6.1

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

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



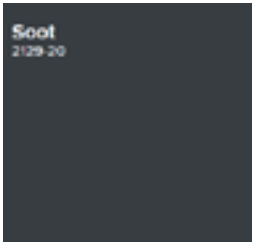
1



2



4



SIDING COLOR



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