



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

Arlington Heights Village Hall  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
June 28, 2016  
6:30 PM

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

A. Minutes 6/14/16

**IV. REPORTS**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

- A. DC#16-061 - 913 N. Vail Ave. - SF/Teardown
- B. DC#16-066 - 903 N. Kaspar Ave. - SF/Addition
- C. DC#16-067 - 2119 E. Kensington Rd. - SF/New

**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 6/14/16

**Department:** Planning & Community Development

**ATTACHMENTS:**

**Description**

Minutes 6/14/16

**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.  
JUNE 14, 2016**

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

Members Present: Ted Eckhardt, Chair  
John Fitzgerald  
Jonathan Kubow

Members Absent: Alan Bombick  
Anthony Fasolo

Also Present: Anthony Izzo, Anthony James Builders for 2 N. *Phelps Ave.*  
Tony VanDijk, Emerald Homes for 415 & 503 N. *Gibbons Ave.*  
Tom Meyer, Lexington Homes for *Lexington Towne Subdivision*  
Chris Russo, ALA Architects for *Lexington Towne Subdivision*  
James Cazares representing *Ivy Hotel*  
Steve Hautzinger, Staff Liaison

**REVIEW OF MEETING MINUTES FROM MAY 24, 2016**

**A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF MAY 24, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.**

**Chair Eckhardt** explained that with only 3 of the 5 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#16-054 – 2 N. Phelps Ave.**

**Mr. Anthony Izzo**, representing *Anthony James Builders*, was present on behalf of the project.

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

**Mr. Hautzinger** presented Staff comments. The petitioner is proposing to construct a new single-family home with an attached two car garage. The existing one-story home and detached garage were previously demolished because the home was uninhabitable. The project does comply with all R-3 zoning requirements.

The existing neighborhood consists primarily of smaller scale one-story and split-level homes with predominantly detached garages. There is only one other previous teardown on this block, and it will be one of only a few homes with an attached front loading garage. The previous teardown is located at 12 N. Phelps, two lots north of the subject property, and was approved by the Design Commission in 2005. At that time, Staff and the Design Commission expressed concerns about a new larger home fitting in with the scale of the other homes on this block, as well as concerns about a front loading garage where the block has primarily detached garages. The design was required to be revised in order to create a one-story roof line on all sides of the house to help fit the scale of the neighborhood, and the front load garage was approved despite an objection from one neighbor.

The proposed design for the new home is a full two story home with large side walls. The right side wall is especially large and void of details, and will face an adjacent single story home that will be between the two larger homes. However, the proposed design does include a hipped main roof which helps to keep the height of the side walls down, and the side yard setback is 10.3 feet which exceeds the minimum 6.6 foot setback. The design also includes a single story front porch which extends beyond the face of the garage wall.

Staff feels that a better design would include a detached garage or an attached garage towards the back of the home, as well as a one-and-a-half-story massing similar to the 2005 teardown. However, if the Design Commission determines that the proposed design is acceptable, then the following revisions are recommended to improve the design:

1. Return the stone base on the front of the garage down the full length of the side of the garage.
2. A window is recommended to be added on the side of the first floor office to help break up the large side wall.
3. Change the large gable above the second floor windows to a smaller gable/dormer to visually reduce the scale of the home.

**Mr. Izzo** stated that the existing tree in the front yard was already removed after an arborist deemed it unhealthy. He reiterated that the side yard setbacks were increased from the minimum 6.6-feet to 10.3-feet to help the home fit better with the homes on either side. He was not opposed to adding a window in the first-floor office, as well as add transom windows below the second-floor transom windows on the right side elevation. He also suggested wrapping the shed roof above the front porch around to the right side of the home to help break up the first and second-floor of the home.

**Commissioner Kubow** felt the home was well designed. He commented that there should be a requirement to continue the stone base around the side of the garage, and he suggested adding transom windows on the right side of the home above the cabinets in the kitchen. He also agreed with continuing the shed roof above the front porch around to the side of the home, although he acknowledged it was pretty extensive.

**Commissioner Fitzgerald** felt the home was well designed. He liked the materials and color selection, he liked the front elevation, and he was okay with the 2-car attached garage, especially since there will now be 3 in a row. He appreciated what was done to the rooflines to make it fit in better, and he agreed with continuing the stone around the side of the garage, which he felt should be carried around the right side elevation as well. He agreed with the suggestion to add a window in the office near the front of the home, and added a suggestion to add landscaping on the right side elevation between the window in the dining room and the backyard to help soften the elevation and screen the a/c unit.

**Chair Eckhardt** agreed with the comments and suggestions made by the other commissioners. He commented that it could be difficult to add transom windows on the right side elevation above the kitchen cabinets, and he suggested adding a small window in the pantry area adjacent to the kitchen.

### **PUBLIC COMMENT**

Roylene Gallas, 5 N. Phelps Avenue, said that she lives across the street from the site. She is delighted that the existing home that was uninhabitable was torn down, and she is ecstatic that Anthony James Builders is building the new home because she is familiar with their work which is beautiful. However, she is disappointed in the design being proposed for this new home because it will be the only home on the block that is all siding, and not brick. She felt this was a cheap shot at saving money, and commented that the proposed siding is not even a premium siding product. The shake style siding does not fit the style of the neighborhood, and the choice of all grey also did not fit with the warm colors of the neighborhood. She had no problem with the second-story or with the attached garage; but she had a real problem that the home as all siding when every single home on the street is brick.

**Chair Eckhardt** reviewed the photographs of the surrounding properties provided by the petitioner and pointed out that the homes on the block are a mix of brick and siding, not all brick, and the new home would have partial stone with the siding.

Ms. Gallas felt that having all siding without any brick did not fit the neighborhood, and the second-story already did not fit the neighborhood. She referred to the home at 12 N. Phelps located across the street from her home, which she enjoys looking at because it is much softer than the new home being presented tonight. She reiterated that she is disappointed in the design of the new home because the petitioner has built beautiful homes on Forrest Avenue. She also said that the site is currently filled with standing water since the previous home was demolished, which concerns her because of the Zika and West Nile virus, and she hoped that the site would be cleaned up soon. She was glad to see that all of the trees were removed from the site because they were diseased, and added that the parkway tree is half dead and she hopes the Village will come out and remove it.

Jude Witek, 5 S. Phelps Avenue, said that he has lived across the street from the site for the last 40+ years. The sewer located in front of the site is the lowest part of the street between Kensington and Miner, and he is concerned about additional water to the street from the new home. He also complained about the crew who demolished the home who swept debris into this sewer, which caused a back-up of water for 2 hours after a recent storm.

**Chair Eckhardt** asked the petitioner to respond to the concerns of the neighbors. **Mr. Izzo** replied that stone could be carried around to the garage side of the home, a window could be added in the office on the right side elevation, and a window possibly added in the butler pantry.

**Commissioner Kubow** said that contextually, there are a lot of materials along the street, and although there is a lot of brick, there are also different colors of siding. He felt the proposed materials are within market demand and the new home would be very attractive. **Chair Eckhardt** suggested adding stone to the entire face of the garage, which would be in keeping with the other homes on the street. He also asked the petitioner to address the issue of the standing water on the site, and that Staff contact Public Works to make them aware of the back-up of the sewer.

**Commissioner Kubow** suggested raising the stone on the face of the garage, and then wrapping the stone around to the left and rear elevation up to the horizontal trim board. **Mr. Izzo** replied that he was fine with wrapping the stone around the garage up to the window sill height, which seemed a natural site line. He felt that raising the stone up to the trim board on the garage would make the garage appear too heavy. **Commissioner Kubow** felt that either the front of the garage should be stone, or the proposed stone base should be carried around the sides of the home. **Chair Eckhardt** reiterated that he preferred the stone go up the entire face of the garage, and then wrap around the garage side of the home at a lower height.

**Commissioner Fitzgerald** was not in favor of taking the stone all the way up on the garage because it would make it more prominent than the front door and the wall that the front door is on. He liked the stone where it is and wanted to see it continued around the side of the garage and down the right side of the home to a certain point, and a requirement for tall landscaping on the right side elevation to soften the wall where the a/c unit will be located. He commented that he really liked the detail above the patio door on the rear of the home, which is rarely done and very nice.

**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 2 N. PHELPS AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 5/09/16, 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 REQUIREMENT TO CONTINUE THE STONE BASE AT THE GARAGE AROUND TO THE LEFT SIDE ELEVATION AND AROUND THE CORNER AT THE REAR OF THE GARAGE.**
2. **A REQUIREMENT THAT THE PETITIONER WORK WITH STAFF TO ADD LANDSCAPING ON THE RIGHT SIDE ELEVATION, IN LIEU OF ADDING A WINDOW OR WRAPPING THE STONE.**
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** was in favor of continuing the stone on both sides of the home, and **Commissioner Fitzgerald** agreed. **Commissioner Fitzgerald** wanted a requirement that the stone be carried around to the right side elevation to a certain distance, a window be added in the office on the right side elevation, in addition to the landscaping requirement. **Chair Eckhardt** agreed.

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

- 2. TO CONTINUE THE STONE ON THE RIGHT SIDE ELEVATION UP TO A POINT AND ADD LANDSCAPING FROM THAT POINT TO SOFTEN THE ELEVATION, AS WELL AS ADD A WINDOW SOMEWHERE ALONG THE RIGHT SIDE ELEVATION.**

**COMMISSIONER FITZGERALD SECONDED THE AMENDED MOTION.**

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

**ITEM 2 & 3. SINGLE-FAMILY NEW REVIEW****DC#16-039 – 503 N. Gibbons Ave.****DC#16-065 - 415 N. Gibbons Ave.**

**Mr. Tony VanDijk**, representing *DRH Cambridge Homes*, was present on behalf of the project.

**Mr. Hautzinger** stated that these two projects are both part of the eight lot United Methodist Church subdivision located at the intersection of Gibbons and Euclid. The two proposed homes are the last of the six vacant lots facing Gibbons. The southernmost lot of the new subdivision is complete and another new home is currently under construction at 407 N. Gibbons. The petitioner recently received Design Commission approval for two new homes at 509 & 421 N. Gibbons. Each of the four new homes has a substantially different floor plan and exterior elevations, and therefore complies with the Village monotony code requirement. The existing neighborhood on the west side of Gibbons Avenue is primarily split level homes with detached garages built in the last 1950's, but the six new larger 2-story homes along Gibbons will have a cohesive appearance on the east side of the street.

The overall style and character of both new homes will fit in well with the other previously approved homes on the street. The front elevation of the proposed new home at 415 N. Gibbons is nicely designed. The front elevation of the proposed new home at 503 N. Gibbons is also nicely designed and the tandem parking space is a nice alternative to a 3-car wide garage; however, Staff would recommend continuing the stone base down the side of the garage to the door. The materials are similar for both homes and will complement each other, but Staff recommends the following revisions for both homes:

1. All four of the homes are proposed to have the same color "Driftwood" asphalt shingles, and it is recommended that a different roofing color be provided to create more diversity along the street.
2. The driveway for both homes is too close to the existing parkway tree. A minimum of 5-feet of clearance should be provided. Either adjust the driveway layout or coordinate relocation of the recently planted tree with the Village Forester at the petitioner's expense.

Staff is recommending approval for both homes, to include the recommendations in the Staff report.

**Mr. VanDijk** was not opposed to changing the roof color on both homes as suggested, or continuing the stone base down the side of the garage to the door on the home at 503 N. Gibbons. He explained that he has a potential buyer for the home at 503 N. Gibbons, and they would like a 3-car garage. He presented a drawing that showed the alternate design with a third car space facing the front; however, the garage was flipped on the drawing. He explained that the garage would be on the right side of the home, with the den space increased in size and most of the tandem space remaining.

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

**Commissioner Fitzgerald** was okay with the proposed designs of both new homes, and agreed with Staff comments. He was also okay with the optional third car garage presented tonight for the home at 503 N. Gibbons, since 3-car garages have already been approved on most of the new homes in this subdivision; however, he wanted the stone base to continue down the side of the third car garage on the alternate design.

**Commissioner Kubow** agreed with the comments made by Commissioner Fitzgerald; if the third car option is approved, then the stone must turn the corner and continue down the side of the garage. He felt it should be a requirement that the petitioner look at different roofing colors, the differentiation will go a long way, and he felt the petitioner should also work with the Village Forester to relocate the parkway trees. He asked if Staff closely reviewed the color palettes for the new homes in this subdivision and **Mr. Hautzinger** replied that Staff felt there was enough diversity of the color combinations for the four new homes, with the exception of the roofing.

**Chair Eckhardt** agreed with the comments made by the other commissioners and had no further comments.

**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 503 N. GIBBONS AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 5/18/16, 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 THAT THE STONE BASE BE CONTINUED DOWN THE SIDE OF THE GARAGE.**
- 2. A REQUIREMENT TO PROVIDE A DIFFERENT COLOR ROOFING, TO BE APPROVED BY STAFF.**
- 3. A REQUIREMENT TO WORK WITH STAFF TO EITHER ADJUST THE DRIVEWAY LAYOUT OR RELOCATE THE EXISTING PARKWAY TREE TO MAINTAIN A MINIMUM OF 5-FEET OF CLEARANCE FROM THE DRIVEWAY.**
- 4. THAT THE DESIGN COMMISSION IS AGREEABLE TO THE POSSIBILITY OF AN OPTIONAL THIRD CAR GARAGE.**
- 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.**

**Commissioner Fitzgerald** wanted the motion to be clear that the stone base should continue down the garage elevation on both the proposed design and the alternate design.

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

- 1. A REQUIREMENT THAT THE STONE BASE BE CONTINUED DOWN THE ENTIRE LENGTH OF THE GARAGE WALL ON THE THIRD CAR OPTION, OR DOWN TO THE MAN DOOR ON THE 2-CAR OPTION.**

**COMMISSIONER FITZGERALD SECONDED THE AMENDED MOTION.**

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

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 415 N. GIBBONS AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 5/26/16, 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 PROVIDE A DIFFERENT COLOR ROOFING, TO BE APPROVED BY STAFF.
2. A REQUIREMENT TO WORK WITH STAFF TO EITHER ADJUST THE DRIVEWAY LAYOUT OR RELOCATE THE EXISTING PARKWAY TREE TO MAINTAIN A MINIMUM OF 5-FEET OF CLEARANCE FROM THE DRIVEWAY.
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.

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

#### ITEM 4. SINGLE-FAMILY NEW REVIEW

##### DC#16-056 – Lexington Towne Subdivision – 909 & 929 W. Campbell St.

Mr. Tom Meyer, representing *Lexington Homes*, and Mr. Chris Russo, representing *ALA Architects*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. Lexington Towne is a proposed 16 lot subdivision that will include 15 new single family homes and one lot for storm water detention. Two floor plans are being proposed with multiple front elevation options, as well as an optional third car garage bay. The petitioner is seeking approval for the general architectural designs and exterior material packages for the single-family residences, and if the Design Commission concurs, then each individual lot will be submitted and reviewed for administrative approval by Staff as the plans, options, and material package for each lot are selected and finalized. The Lexington Towne Subdivision was recommended for approval by the Plan Commission on May 11, 2016, and is pending final review/approval by the Village Board.

The subject property is comprised of two existing single family properties totaling 204,296 sf or 4.69 acres. The proposed subdivision will include the extension of Kennicott Avenue through the existing site from Campbell Street to Sigwalt Street. The proposed single family lots do comply with the R-2 zoning requirements for minimum lot area (10,000 sf) and width (90' corner, 75' interior).

The existing site is heavily wooded and will be partially cleared to accommodate the proposed development. However, numerous existing mature trees are planned to be preserved, primarily in the parkways along Kaspar, Campbell, and Sigwalt. In addition to the preserved trees, 144 replacement trees will be provided within the development as either parkway trees, trees around the detention basin, or trees installed as part of the landscape package included with each lot. The petitioner is proposing to provide landscaping for each new home including sod in the front yards, seed in the back yards, and foundation planting bed along the front of each home. A variety of trees, shrubs, and perennials are recommended to be provided at each home to create a diverse appearance throughout the development.

Village code requires new houses to comply with the monotony requirement per Chapter 28, Section 28-6.4, which Mr. Hautzinger read for reference. For new subdivisions with multiple homes, it is recommended that at least four different floor plans be provided to comply with the monotony requirement, and to allow for flexibility within the development. In this case, the petitioner is only proposing two different floor plans, which does not comply with code. Each of the two plans includes changes to the front portion of the floor plan to generate different exterior massing on the front of the home, and each floor plan option has different exterior material treatments to create further variety.

Floor Plan #1 includes three different exterior elevation options as illustrated in Plans 210(A), 220(B), and 310(C). Floor Plan #2 includes three different exterior elevation options as illustrated in Plans 410(D), 420(E), and 510(F).

Staff recommends that the petitioner provide at least one, preferably two, additional house designs with substantially different floor plans and exterior elevations in order to comply with the monotony code.

Mr. Hautzinger explained that the surrounding neighborhood consists of a mix of single story and two story homes with predominantly front loading two car garages. The proposed house designs are a traditional style with pitched roofs and traditional detailing and front loading garages, and they will fit in well with the context of the neighborhood. Overall, the elevations are nicely designed with good proportions, balanced compositions, and varied detailing including various brackets, bay windows, and covered porches. The only elevation that does not fit in well is Plan 510(F1-F4). Elevations F1-F4 includes a two-story entry portico that looks out of balance on the facade, and looks out of place with the rest of the traditional designs. Per Staff's encouragement, the petitioner has provided an additional elevation, F5, which includes a full front porch and flat facade instead of the two story portico. Elevation F5

looks very nice and fits in very well with the rest of the proposed designs much better than elevations F1-F4. It is recommended that elevations F1-F4 be replaced with variations of F5, similar to the other five elevation options, A thru E.

In regards to the side and rear elevations, the petitioner has indicated on the plans that, "Details and materials shown on alternate front elevations will carry around side and back elevations. Selected masonry will terminate at logical transition points, inside corners or window lines." Staff will review each individual house for compliance with this requirement at the time of the individual Design Commission submittal.

**Mr. Hautzinger** explained that the petitioner is proposing a variety of exterior materials including 16 vinyl siding colors, 7 aluminum gutter/trim colors, 5 dimensional asphalt shingle colors, 10 brick colors, and 5 stone colors. White vinyl windows will be standard on all of the houses. The exterior materials for each individual home will be selected by the customer and builder, and submitted for Staff review. Overall, there is a wide range of colors and materials proposed, which will create nice variety throughout the development.

Because of the issue of monotony, Staff recommends the Design Commission require revisions and then re-review the project. **Mr. Hautzinger** explained that adding a third floor plan design to the group of homes will allow the petitioner to comply with monotony; however, due to the two site separation requirement, it will result in a lack of flexibility in selecting the house for each site, forcing an A,B,C rhythm on the street. Adding a fourth floor plan design is encouraged to allow for more flexibility in selecting the house design for each site.

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

**Chair Eckhardt** asked how a determination was made to locate the detention basin on Sigwalt, and why only two different floor plans were being proposed. **Mr. Meyer** replied that they had a number of meetings with Staff and Engineering about the detention basin, and it was determined that the proposed location would work best. He also explained that the two floor plans being proposed are fresh designs that they have not used in other communities. The designs meet today's lifestyle and also include a number of different interior plan options such as filling in an interior volume space that converts to an additional bedroom or in-law suite, and a 3-car garage option. They want to be as efficient as possible.

**Mr. Meyer** reviewed the elevations, floor plans and materials being proposed. He said that they understand the monotony code and realize that each home will be reviewed and approved individually; however, they took a master approach to offer flexible floor plans to buyers, and they want buyers to be involved in the selection of the elevation, floor plan and materials.

**Commissioner Fitzgerald** wanted to see one more floor plan offered; he felt the two floor plans being proposed were extremely similar, and that everything would feel the same and be the same. He liked the different options being offered to buyers to add details, as well as the colors being proposed, and he suggested adding more colors if possible. He agreed with Staff's concerns about the stuck-on appearance of the 2-story entry portico on Plan 510(F1-F4), and liked the alternate design (F5) provided by the petitioner. He felt the subdivision was starting to look like a high-end condo development; extremely neutral with the same feel. He also wanted to see more variation in the front landscaping, with each lot to be approved by Staff.

**Commissioner Kubow** said that he felt differently than Commissioner Fitzgerald. When he first looked at the plans and elevations he was a little nervous; however, he liked them a lot more after seeing the streetscape renderings presented tonight. His overall concern is more of a global concern; what if all of the buyers choose the cost effective option, or what if they start to choose the same color palette? He wanted to ensure that this would not happen by individually reviewing each new home. In general, he liked the designs and colors being proposed for the new subdivision, and he asked the petitioner if they had a third floor plan available. **Mr. Meyer** replied that a third floor plan was not yet developed, although it could certainly be done; however, he was hoping for approval tonight to treat

the floor plans as 6 stand-alone plans, and then add a seventh floor plan. He was concerned that developing a third floor plan and not counting the currently proposed floor plans as 6 floor plans instead of 2, could result with the A, B, C rhythm mentioned earlier. **Commissioner Kubow** also agreed with Staff concerns about the two-story entry portico on Plan 510, and preference for the alternate (F5) elevation provided. **Commissioner Kubow** also commented that all of the garage doors look the same, and more variety should be required.

**Chair Eckhardt** agreed that the garage doors all look the same and need differentiation. He also felt the overall exterior color palettes for the homes were very beige and very predictable, and he wanted to see a little variety and some brighter colors. **Mr. Meyer** replied that they are not opposed to adding additional colors, which he felt buyers would want, but they do not want to offer a color that really stands out and looks like a mistake because color is part of the streetscape. **Chair Eckhardt** also stated that he was not opposed to the floor plans being the same and felt the petitioner was successful in changing the elevations enough that they do not look like the same floor plan. He also agreed with the concerns about the front entry portico on Plan 510, and preferred the alternate design presented. **Mr. Meyer** said that they were not opposed to the suggestions being made; however, they are trying to be as efficient as possible on the 15 homes. **Chair Eckhardt** further stated that the commissioners typically do not like the front of a home to look different than the sides and rear of the home.

**Mr. Fitzgerald** asked Staff if there were any other similar developments that were given a variation from the monotony code. **Mr. Hautzinger** referenced the Arlington Market development located north of Mariano's that included 3 different floor plans with 4 elevations each, which received a variation from the monotony code to allow the same floor plan to be located directly next to each other or directly across the street from each other; however, the exterior elevations were required to comply with the 2-lot separation. Buyers ended up preferring one floor plan over the other two, which resulted in the same model being built repeatedly on the same street, and the repetition of this is visible. **Mr. Hautzinger** commented that if a similar monotony variation were granted for this project, then it should include a restriction that no more than two of the same floor plans are allowed in a row to prevent the repetition that occurred at Arlington Market. **Commissioner Fitzgerald** was unsure what a variation would mean when the Village has no control over which model will be bought more than another. **Mr. Hautzinger** said that if the monotony code is enforced then it will force the models to be separated from each other regardless of what buyers may want, but the petitioner would need to offer a minimum of 4 floor plans to avoid the repetition pattern of A,B,C, A,B,C, A,B,C down the street.

**Commissioner Fitzgerald** was uncomfortable with a variation of the monotony code. **Chair Eckhardt** reiterated that he felt the floor plans being proposed were different enough. **Mr. Meyer** said that they would like the commissioners' support of the master plan being presented tonight, and did not want to undo all of the work they have done; however, he did not know the logistics of the next step since only 3 of the 5 commissioners were here tonight. Their desire is to go with the two floor plans being presented tonight, with all of the different elevations proposed. **Mr. Hautzinger** clarified that, as has been done with similar subdivisions in the past, the petitioner is seeking overall approval for all of the designs and materials with one formal review with the Design Commission tonight, and then each individual home would be submitted to Staff for an administrative review and approval for compliance with the approved plans and any conditions that the Design Commission may require. **Chair Eckhardt** did not have an issue with that, although he thought that the petitioner would return for a formal review for each home. He felt the commissioners should discuss this because this is a very significant development in the Village. **Mr. Hautzinger** referenced both Arlington Market and Christina Court as similar recent subdivision projects that were reviewed in this same manner.

**Commissioner Fitzgerald** felt there was no hardship for a variation and he was concerned about setting a precedent if a variance was approved. **Commissioner Kubow** was concerned about a variation when the floor plan is driven by the buyer, and he referred to the Arlington Market project where buyers bought one model more than the others, and that model was repeated 6 or 7 times in a row. Although, he liked streetscape renderings presented tonight with the variation of elevations. **Mr. Hautzinger** reiterated the option for a partial variation to the monotony code; restricting no more than two of the same floor plans to be built in a row. **Mr. Meyer** asked how they could work

together on that and **Mr. Hautzinger** asked if the petitioner would be building two model homes to allow buyers to experience both floor plan options. **Mr. Meyer** was not opposed to the suggestion which he would take back for review.

**Chair Eckhardt** reiterated that the commissioners do not want the homes to look alike. The project does not comply with the monotony code because there are only 2 floor plans; however, the Design Commission was not the entity to grant a variation. He was concerned about not reviewing each individual home and felt that perhaps the first 3 or 4 homes should come back for formal review. He added that he did not support a variation for monotony and asked the other commissioners how they felt. **Commissioner Fitzgerald** and **Commissioner Kubow** also did not support a variation for monotony.

**Mr. Meyer** said their intention was to present what they have, gather support, and try to work together. **Mr. Russo** asked if there was a way for the commissioners to remove the floor plan separation requirement from their review and give support for the character and feel of the development, to help the petitioner if they decide to seek a variation from the monotony code. **Chair Eckhardt** felt that the commissioners already did so with their previous comments. **Mr. Meyer** said that they have no problem trying to meet a happy boundary some place with looking at the floor plans; however, they have spent a lot of time and effort on the livability of the two floor plans being presented tonight, and felt they were almost there.

**Mr. Hautzinger** said that it appeared as though the petitioner did not have the support of at least 1 of the 3 commissioners here tonight who feels that there should be an additional floor plan added to the series for diversity. He recommended a requirement that the petitioner provide another floor plan that has 3 exterior elevations for a total of 3 floor plans and 9 exterior elevations, which would comply with monotony. **Mr. Meyer** said that they could develop a restriction list that would restrict a specific floor plan to a specific lot because of monotony issues, but having some ability for relief from the monotony requirement would help them.

**Commissioner Fitzgerald** said that he would support adding a third floor plan, to be approved by Staff, which would allow the petitioner to move forward, as well as have each individual home come back to the Design Commission for review. **Commissioner Kubow** felt it was not necessary to see each individual home. **Chair Eckhardt** could support the requirement for a third floor plan with elevations, and the possibility of individual homes coming back to the Design Commission only if Staff has any concerns about them. He felt the motion tonight should clearly state that the Design Commission supports and wishes to maintain the monotony code as written and that it be enforced by Staff review, to the extent that the petitioner has the option to seek a variance. **Mr. Hautzinger** asked the commissioners for their thoughts regarding the option for monotony relief to allow the same floor plan to be directly next to each other, but with no more than two in a row. This would require a variation; however, it would provide some flexibility from the A,B,C, A, B,C pattern. The commissioners had no problem with this suggestion since a third floor plan was being required.

After further discussion of the recommendations in the Staff report, along with the comments made by the commissioners tonight, the following motion was made:

**A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE GENERAL ARCHITECTURAL DESIGNS AND MATERIAL PACKAGES FOR THE SINGLE-FAMILY HOMES FOR THE *LEXINGTON TOWNE SUBDIVISION* LOCATED AT 909 & 929 W. CAMPBELL STREET. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE PLANS DATED 5/12/16 AND RECEIVED 5/27/16, 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 PROVIDE ONE ADDITIONAL HOUSE DESIGN WITH A SUBSTANTIALLY DIFFERENT FLOOR PLAN AND THREE EXTERIOR ELEVATION OPTIONS TO COMPLY WITH THE MONOTONY CODE, TO BE APPROVED BY STAFF.
2. A RECOMMENDATION TO PROVIDE A FOURTH FLOOR PLAN TO ALLOW FLEXIBILITY WITHIN THE DEVELOPMENT.
3. THE DESIGN COMMISSION IS NOT OPPOSED TO A VARIATION FROM THE MONOTONY CODE REQUIREMENT TO ALLOW THE SAME FLOOR PLAN TO BE LOCATED DIRECTLY NEXT TO EACH OTHER, OR DIRECTLY ACROSS THE STREET, WITH NO MORE THAN TWO OF THE SAME FLOOR PLAN IN A ROW, BUT THE ELEVATIONS MUST COMPLY WITH THE MONOTONY REQUIREMENT.
4. A REQUIREMENT THAT THE PETITIONER SEEK FINAL DESIGN REVIEW APPROVAL FOR EACH INDIVIDUAL HOME THROUGH THE ADMINISTRATIVE APPROVAL PROCESS.
5. A REQUIREMENT TO PROVIDE A VARIETY OF TREES, SHRUBS, AND PERENNIALS AT EACH HOME TO CREATE A DIVERSE APPEARANCE THROUGHOUT THE DEVELOPMENT, TO BE APPROVED BY STAFF.
6. A REQUIREMENT THAT ELEVATIONS F1-F4 BE REPLACED WITH VARIATIONS OF F5, SIMILAR TO THE OTHER FIVE ELEVATION OPTIONS, A THRU E, TO BE APPROVED BY STAFF.
7. A REQUIREMENT THAT DETAILS AND MATERIALS SHOWN ON THE ALTERNATE FRONT ELEVATIONS WILL CARRY AROUND THE SIDE AND BACK ELEVATIONS, AND SELECTED MASONRY WILL TERMINATE AT LOGICAL TRANSITION POINTS, INSIDE CORNERS, OR WINDOW LINES, TO BE APPROVED BY STAFF.
8. A REQUIREMENT TO PROVIDE A VARIETY OF GARAGE DOOR STYLES, TO BE APPROVED BY STAFF.
9. 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.
10. 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. COMMERCIAL REVIEW****DC#16-063 – Ivy Hotel – 519 W. Algonquin Rd.**

**Mr. James Cazares**, representing *Ivy Hotel*, 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 build a new ten-story, 99,446 square foot, 160 room, boutique hotel addition to the existing 20,215 square foot European Crystal Banquet & Conference Center facility. The front portion of the existing banquet facility will be demolished to accommodate the new hotel tower. The scope of the project includes site work and landscaping as required to accommodate the new hotel at the north end of the site. This proposal requires review by the Plan Commission and approval by the Village Board to obtain approval for a Land Use Variation and parking variation.

The proposed architectural design for the new hotel tower is sleek and modern, providing a very nice, fresh new curb appeal for the facility. The hotel was intentionally designed with a new aesthetic that does not match the existing building, which is not an issue because the new hotel will completely conceal the view of the remaining portion of the existing banquet facility from the street. The body of the tower is proposed to be a dove grey cast stone with a dark gray glazed brick on the first floor base of the building. Windows will be clear anodized aluminum with a tinted solar grey glazing, and the curtainwall feature will have dove grey painted aluminum framing. The main entrance has a sloping porte-cochere structure with suspended undulating panels which will create an attractive appearance from the street and an exciting arrival experience. The south facade will have the same appearance as the north facade, and it is expected to be visible from I-90. The proposed hotel tower is tall compared to the surrounding properties, but is set back from the street approximately 110 to 130 feet. However, the east and west building setbacks from the parking and shared driveway are very tight and need to be increased.

**Mr. Hautzinger** explained that the nighttime rendering suggests that there will be strip lighting outlining the curtainwall area, which creates an interesting and vibrant appearance for the building. Staff discussed this detail with the petitioner who has indicated that the exact intent for how this lighting will be achieved has not yet been detailed and resolved. Therefore, it is recommended that approval of the exterior lighting be deferred until such time as the petitioner can return with final lighting design and details. **Mr. Cazares** commented that the intent is to light the horizontal lines of the hotel.

Overall, Staff felt the proposed hotel design has a very nice modern aesthetic that will fit in well in this location. New mechanical equipment for the hotel tower will be located on the roof of the existing single story banquet building. The new hotel tower will completely screen the equipment from public view. The hotel will utilize the existing brick trash enclosure located on the east side of the existing banquet building. Signage is not included in this review, and separate sign permits will be required for all signage. Staff will perform a separate review to determine whether the south facing sign is permitted.

As part of the PUD process, Staff and the Plan Commission will perform a detailed review of the landscaping. Overall, the proposed landscaping is nicely designed. The petitioner is required to comply with the code requirements for 4" caliper shade trees in all parking islands, a continuous three foot high parking lot screening along the roadways, and a 6 foot high landscape screen along the west property line. To enhance the landscape design:

1. Consider providing specialty pavement at the main entrance, under the porte-cochere.
2. It is recommended that foundation plantings be incorporated along the front elevation on the east side of the building.
3. In order to soften the mass of the proposed hotel, it is recommended that deciduous trees be incorporated within the island that is north/parallel with the hotel.

4. Incorporate site furnishings for the site that match the overall architectural style of the proposed building.

Staff recommends approval of the proposed design to include the recommendations in the Staff report.

**Chair Eckhardt** asked if the architectural specialty lighting shown on the window box of the building was intended for both the north and south elevations, and **Mr. Cazares** replied that it was. **Mr. Cazares** added that because of the fast changing advances in lighting technology, details of the lighting would not be finalized until that phase of the project. He added that they also have a hotel in downtown Chicago.

**Commissioner Kubow** liked the proposed design and appreciated the contemporary architecture that would fit in great in this location. He understood that approval of the lighting would be deferred, and he agreed with most of Staff's recommendations. He also commented that when he first looked at the logo for the hotel, he did not see 'Ivy', he saw 'My'. **Mr. Cazares** explained that this is the same logo as their downtown hotel, which they prefer to keep consistent. **Commissioner Kubow** felt the proposed new hotel was very nicely designed, and he had no further comments.

**Commissioner Fitzgerald** agreed with the comments of Commissioner Kubow. He liked the design a lot, and he was in support of deferring the review of the exterior lighting until details have been finalized by the petitioner. He also agreed with Staff comments about landscaping, and he asked that Staff review the species of plants being proposed for salt tolerance. He felt that the issues pertaining to the east and west building setbacks from the parking and shared driveway should be left up to Staff.

**Chair Eckhardt** felt the building design was great and the colors and materials are sophisticated. He liked the dark iron spot and soft white combination that gave the building a very elegant and modern appearance. He also liked that the front elevation is bracketing the window box, and he completely supported the concept of the window box to create a picture window that will be lit. He felt that certain lighting technology could make the building elegant instead of cheesy. **Mr. Cazares** explained that they need to incorporate a perceived value of richness into the entrance to attract their millennial clients. **Chair Eckhardt** further stated that he supports the idea of signage on both the north and south elevations, because it is extremely important the hotel be visible from I-90.

**A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED DESIGN FOR THE IVY HOTEL TO BE LOCATED AT 519 W. ALGONQUIN ROAD. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE PLANS RECEIVED 5/25/16, 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. **APPROVAL OF THE EXTERIOR ARCHITECTURAL LIGHTING IS DEFERRED TO A FUTURE MEETING.**
2. **A RECOMMENDATION TO INCREASE THE EAST AND WEST BUILDING SETBACKS FROM THE ADJACENT PARKING AND SHARE DRIVEWAY.**
3. **A REQUIREMENT TO PROVIDE SPECIALTY PAVEMENT AT THE MAIN ENTRANCE, UNDER THE PORTE-COCHERE.**
4. **A REQUIREMENT THAT FOUNDATION PLANTINGS BE INCORPORATED ALONG THE FRONT ELEVATION ON THE EAST SIDE OF THE BUILDING, UNLESS THIS AREA IS INTENDED TO BE A WALKWAY.**
5. **A REQUIREMENT THAT DECIDUOUS TREES BE INCORPORATED WITHIN THE ISLAND THAT IS NORTH/PARALLEL WITH THE HOTEL.**
6. **A REQUIREMENT TO PROVIDE SITE FURNISHINGS FOR THE SITE THAT MATCHES THE OVERALL ARCHITECTURAL STYLE OF THE PROPOSED BUILDING.**
7. **DESIGN COMMISSION SUPPORT FOR A SIGN VARIATION REQUEST TO ALLOW WALL SIGNAGE ON THE SOUTH ELEVATION OF THE BUILDING.**

8. 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.
9. 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 6. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 9:00 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



**Item:** DC#16-061 - 913 N. Vail 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 approve the design for the proposed new single-family residence to be located at 913 N. Vail Avenue. This recommendation is subject to compliance with the architectural plans dated and received 6/9/16, and the following:

1. Hip the sides of the main roof.
2. Extend the porch roof across the front garage wall, and add a fourth decorative porch column at the south corner of the garage.
3. Continue the stone base down the sides of the house to the door on the south elevation and to the downspout on the north elevation.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.
5. Compliance with all Federal, State, and Village codes, regulations and policies.

### **ATTACHMENTS:**

#### **Description**

Staff Report  
Supporting Documents & Drawings  
Letter from Horrigan Tree Care  
Letter from Neighbor

#### **Type**

Board or Commission Report  
Exhibits  
Correspondence  
Correspondence



## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** Bucalo Residence  
**Project Address:** 913 N. Vail Ave.  
**Prepared By:** Steve Hautzinger  
  
**Date Prepared:** June 28, 2016

### PETITION INFORMATION:

**DC Number:** 16-061  
**Petitioner Name:** Dennis Bucalo  
**Petitioner Address:** 25999 W. Sunset Road  
Barrington, IL 60010  
**Meeting Date:** June 28, 2016

**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, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

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 subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet and the proposed residence will have approximately 3,000 square feet. 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 as summarized below.

|                                   | <b>ALLOWED</b>                                                    | <b>PROPOSED</b>                                                   |
|-----------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|
| Setbacks                          | Front: 26.3 feet<br>Side: 5 feet<br>Side: 5 feet<br>Rear: 30 feet | Front: 27.3 feet<br>Side: 6 feet<br>Side: 6 feet<br>Rear: 48 feet |
| Building Height                   | 25 feet to the midpoint                                           | 25 feet to the midpoint                                           |
| FAR                               | 2,970 SF                                                          | <b>3,000 SF</b>                                                   |
| Building Lot Coverage             | 2,310 SF                                                          | 1,902 SF                                                          |
| Impervious Surface Coverage Total | 3,300 SF                                                          | 2,508 SF                                                          |

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. However, the following changes are recommended 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.

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.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the design for the proposed new single-family residence to be located at 913 N. Vail Avenue. This recommendation is subject to compliance with the architectural plans dated and received 6/9/16, and the following:

1. Hip the sides of the main roof.
2. Extend the porch roof across the front garage wall, and add a fourth decorative porch column at the south corner of the garage.
3. Continue the stone base down the sides of the house to the door on the south elevation and to the downspout on the north elevation.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.
5. Compliance with all Federal, State, and Village codes, regulations and policies.

\_\_\_\_\_, June 23, 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 16-061

# BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

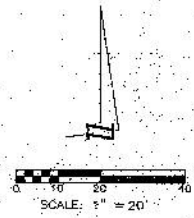
3080. OGDEN AVENUE SUITE 107

Lisle, Illinois 60532

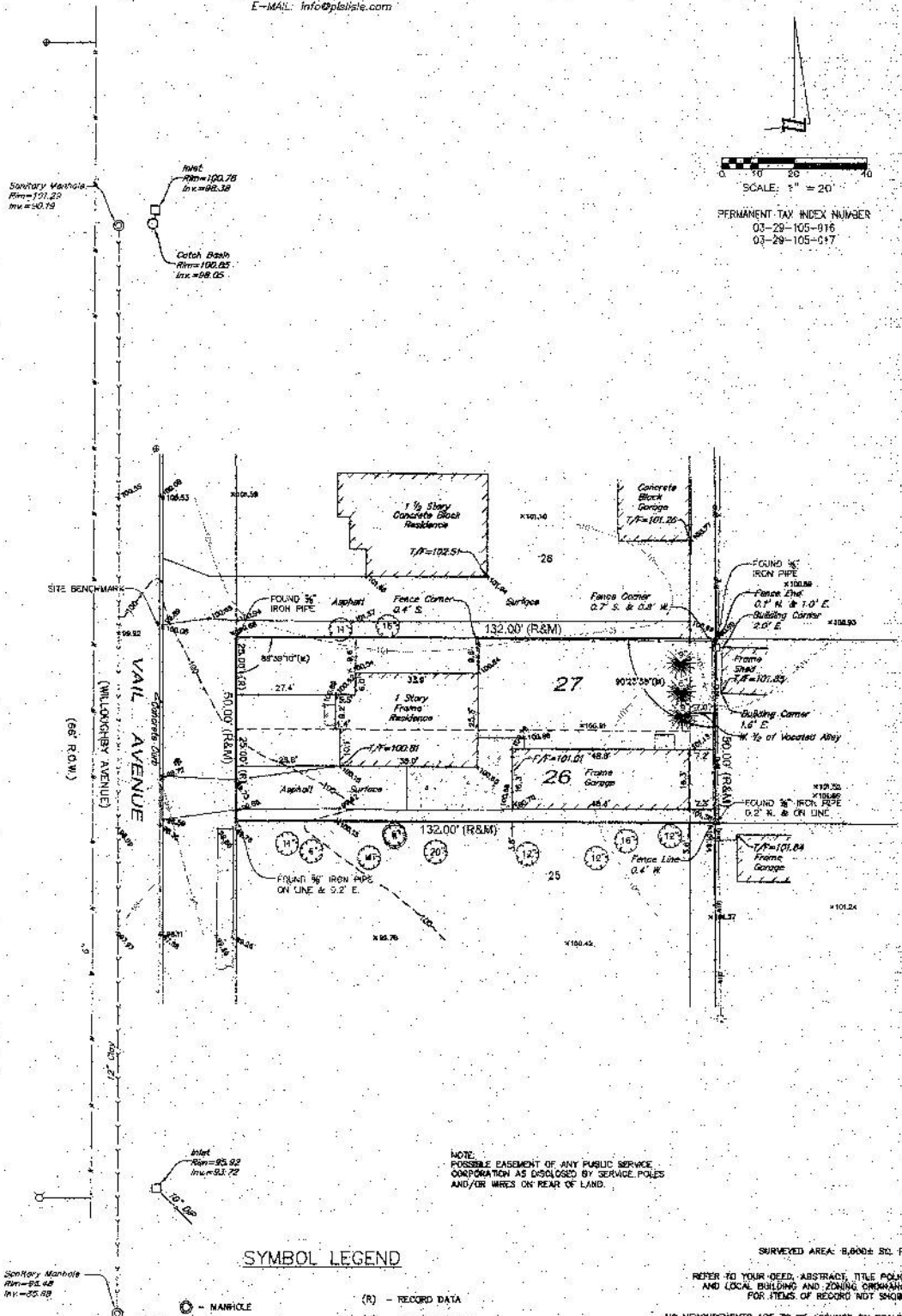
PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004186

E-MAIL: info@plsls.com



PERMANENT TAX INDEX NUMBER  
03-29-105-016  
03-29-105-017



| AVERAGE BUILDING SETBACK |         |
|--------------------------|---------|
| ADDRESS                  | SETBACK |
| 903                      | 28.7    |
| 913                      | 27.3    |
| 915                      | 28.1    |
| 917                      | 27.6    |
| 921                      | 25.2    |
| 927                      | 26.6    |
| 931                      | 28.2    |
| 937                      | 28.8    |
| AVERAGE = 27.5           |         |

BENCHMARK  
CUT CROSS IN CURB LABELED SITE BENCHMARK  
ELEVATION = 100.00 (ASSUMED)

## LEGAL DESCRIPTION

LOTS 26 AND 27, TOGETHER WITH THAT PART OF THE WEST HALF OF THE VACATED ALLEY LYING ADJACENT TO SAID LOTS, VACATED BY ORDINANCE, RECORDED JULY 21, 1992 AS DOCUMENT NO. 58321640, IN BLOCK 2 IN W.H. & J. DUNTON & OTHER'S SUBDIVISION OF LOTS 4, 5, AND 6 OF THE NORTHWEST QUARTER AND LOTS 1, 2, 8 AND 9 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPOSE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

## SYMBOL LEGEND

- - MANHOLE
- - CATCH-BASIN
- - INLET
- ⊙ - WATER VALVE (UNLESS OTHERWISE NOTED)
- ⊙ - HYDRANT
- ⊙ - POWER POLE
- - FENCE LINE
- ⊙ - BUFFALO BOX
- T/F - TOP FOUNDATION
- F/F - FINISHED FLOOR
- (R) - RECORD DATA
- (M) - MEASURED DATA
- - SANITARY SEWER
- - STORM SEWER
- - WATERMAIN
- - OVERHEAD WIRES
- ⊙ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⊙ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- - DEPRESSED CURB
- - CONCRETE SURFACE

NOTE:  
POSSIBLE EASEMENT OF ANY PUBLIC SERVICE CORPORATION AS DISCLOSED BY SERVICE POLES AND/OR WIRES ON REAR OF LAND.

SURVEYED AREA: 8,600± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF RECORD NOT SHOWN.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS  
COUNTY OF DUPAGE

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAN IS A CORRECT REPRESENTATION THEREOF.



FIELD WORK COMPLETED AND DATED THIS 15TH DAY OF DECEMBER, 2016.

JPLS No. 3483  
MY LICENSE EXPIRES 11/30/16

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

©2016 PLS-INC. ALL RIGHTS RESERVED

PREPARED FOR: GREENSCAPE HOMES  
ADDRESS: 213 N. VAIL AVENUE, ARUNGTON HEIGHTS, ILLINOIS  
BOOK & PG: 151/12 DATE: 12/16/15 JOB NO.: 1511984  
DRAWN BY: J.L.K. CHECK BY: J.M.  
REVISED:





921 N. VAIL AVE.



917 N. VAIL AVE.



915 N. VAIL AVE.



913 N. VAIL AVE.

SUBJECT  
PROPERTY



VACANT  
LOT 1  
SOUTH



VACANT  
LOT 2  
SOUTH



903 N. VAIL AVE.

N. VAIL AVENUE



920 N. VAIL AVE.



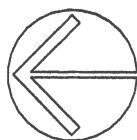
916 N. VAIL AVE.



910 N. VAIL AVE.



906 N. VAIL AVE.

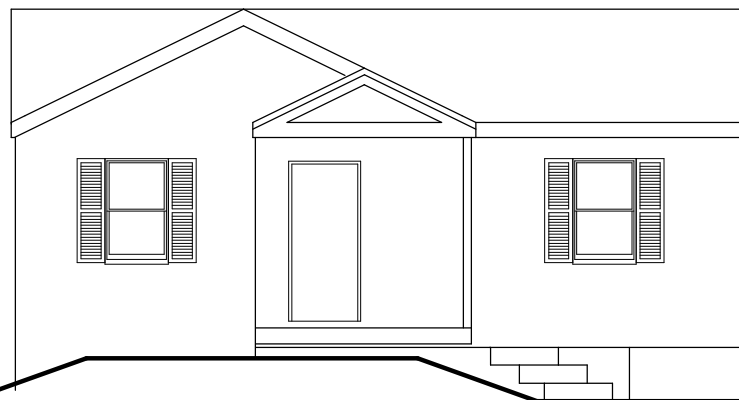


COLOR PHOTOGRAPHS  
ADJACENT TO 913 N. VAIL AVENUE  
SURROUNDING PROPERTIES

T  
E  
E  
R  
T  
S  
  
W  
E  
L  
M

 **FILE**

**RECEIVED**  
MAY 25 2016  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

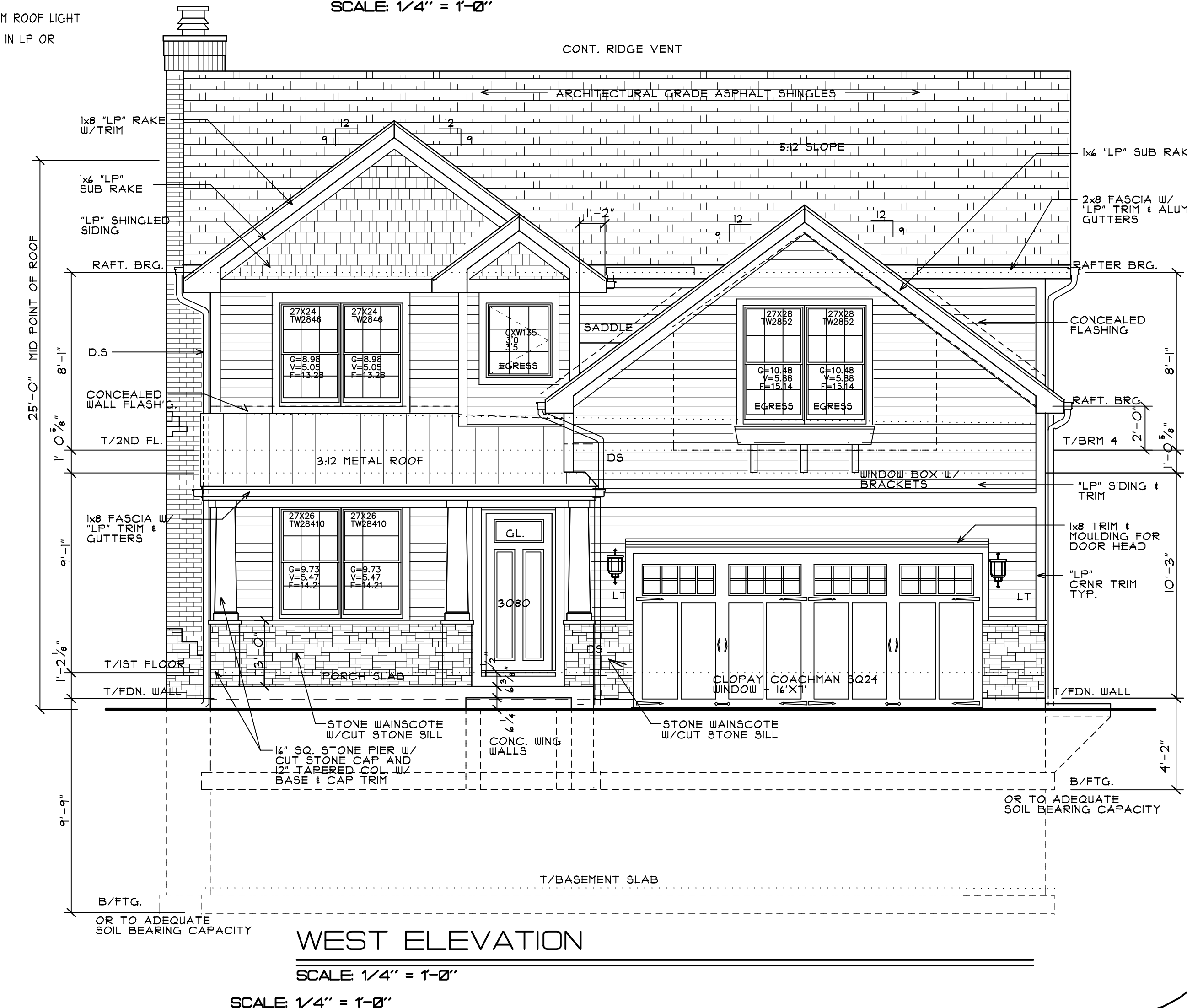
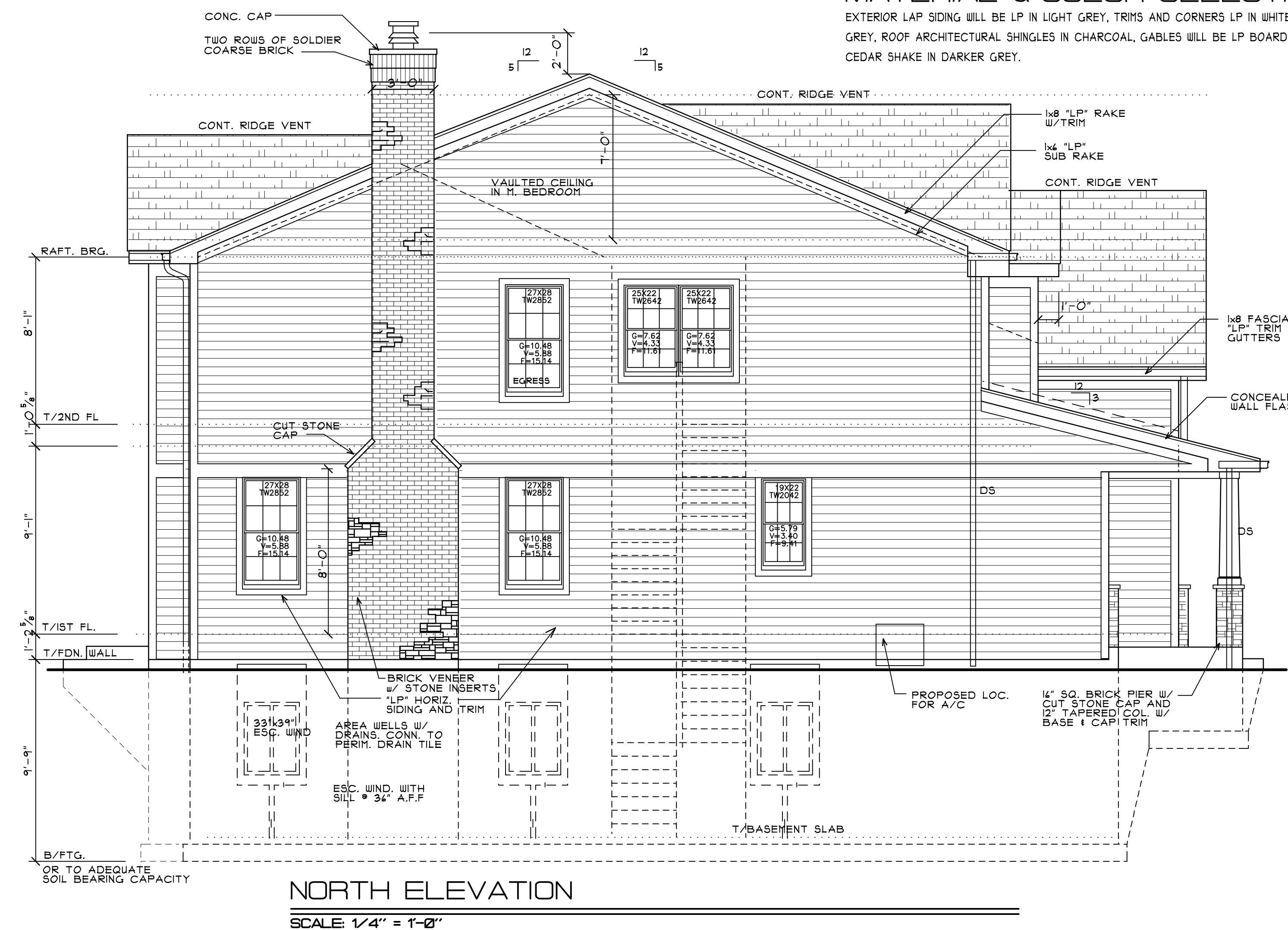
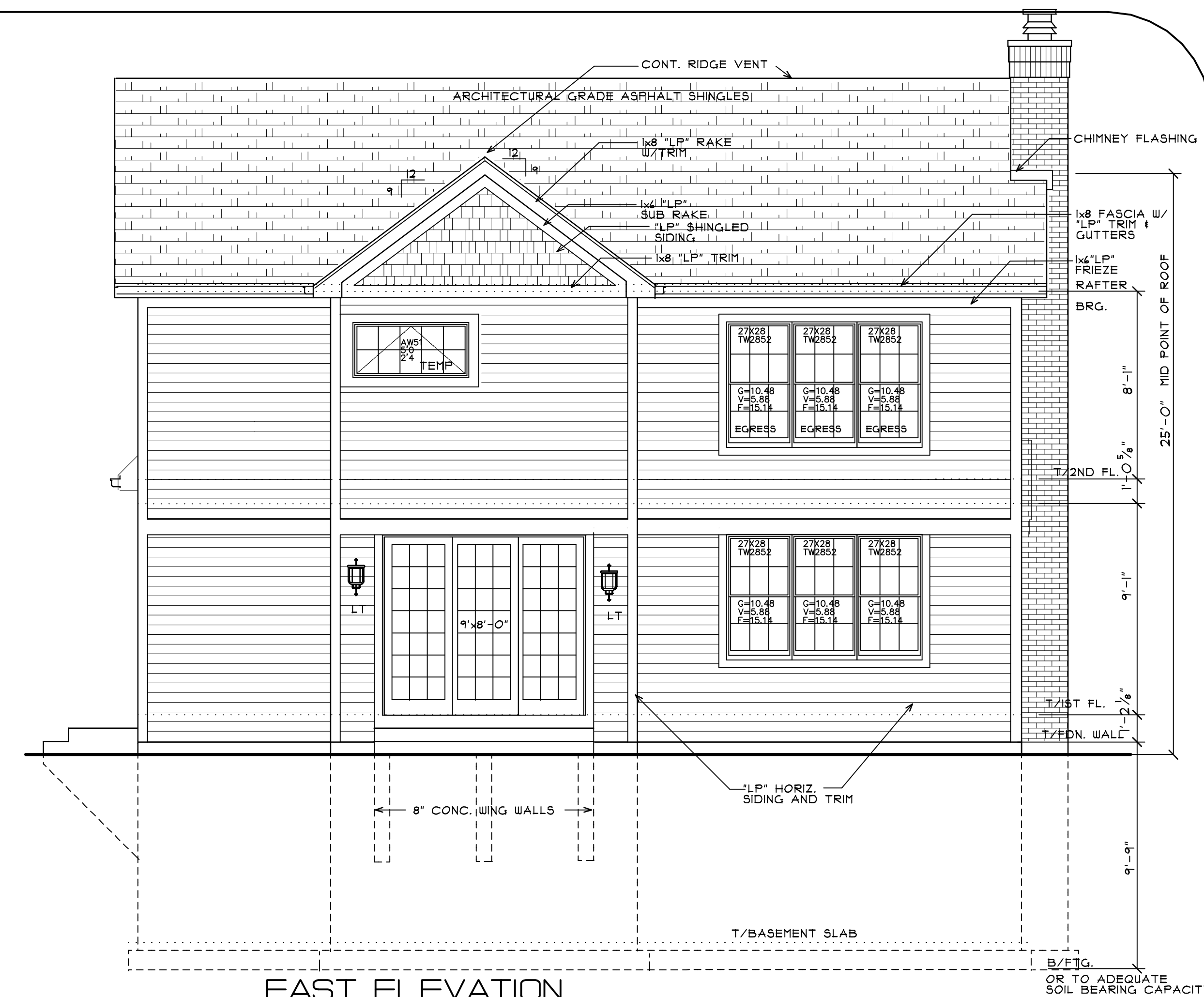
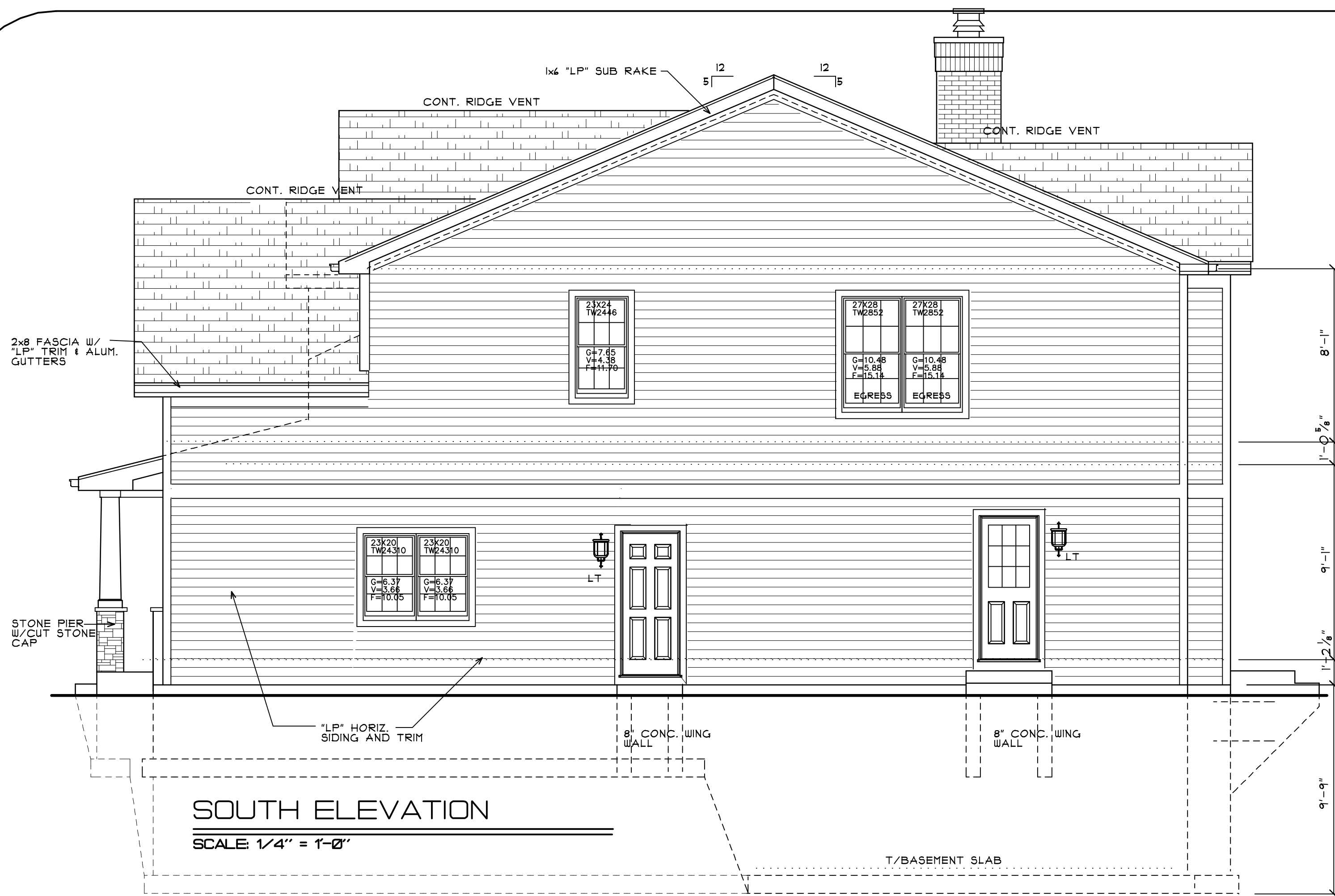


WEST ELEVATION OF 915 N. VAIL AVENUE



WEST ELEVATION OF 913 N. VAIL AVENUE

VACANT LOT 1 SOUTH OF  
SUBJECT PROPERTY



**MATERIAL & COLOR SELECTIONS:**  
EXTERIOR LAP SIDING WILL BE LP IN LIGHT GREY, TRIMS AND CORNERS LP IN WHITE, METAL SEAM ROOF LIGHT GREY, ROOF ARCHITECTURAL SHINGLES IN CHARCOAL, GABLES WILL BE LP BOARD AND BATTEN IN LP OR CEDAR SHAKE IN DARKER GREY.

DATE OF ISSUE: 6/9/16  
JOB NUMBER: SC2VAID  
DRAWN: CHECKED: TFM : SPK

DATE: REVISION:

300 N. 11th St.  
Wheeling,  
Illinois  
60090

email: [arkteks@comcast.net](mailto:arkteks@comcast.net)  
voice: (847) 215-9214  
fax: (847) 215-0894  
[www.arkteks.com](http://www.arkteks.com)

ARHITEKS UNLIMITED, LP

SHEET A-3 OF 9

NEW HOME BY DESIGNERS  
& BUILDERS DEVELOPMENT, INC.  
913 N. VAIL AVENUE  
ARLINGTON HTS, ILLINOIS

Designers & Builders Development  
847-352-4033 Dennis Bucco



**RECEIVED**  
JUN 20 2016  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT



June 19, 2016

Regarding: 915 N. Vail Ave.  
Arlington Hts. IL

You asked me to meet with you at your house located at 915 N. Vail regarding the impact that the proposed construction at 913 N. Vail Ave will have on your 19" Black Walnut and 12" Cedar that are located 1.5' and 2' respectively from your South property line.

In that inspection and subsequent phone conversation with Mr. Steve Hautzinger of the Village, it was determined that the proposed new foundation at 913 N. Vail is 6' from the North property line.

(the existing foundation is currently approximately 9' from the property line.)

The plan calls for a full basement at the North foundation of the new house which will require a minimum over dig of approximately 2'. This will mean severing the root system of these trees at most 5.5' from the trunk of the Walnut and 6' from the trunk of the Cedar, and depending on the over dig, possibly even closer to the trunks. The plan as proposed will create 2 unfortunate problems for these trees.

First, for both the Black Walnut and the Cedar, this will cut a large portion of their roots and will impact their health for approximately 5 years. The Black Walnut has about a 50% chance of survival while the Cedar has about an 80 % chance of survival. Second, and more important is that the structural roots on the Black Walnut are going to be severed at least 5.5' from the trunk while the crowns spread is

approximately 40'. This will create a potentially hazardous condition in which this tree is much more likely to uproot in a storm and do structural damage to the properties and potentially cause bodily harm.

It is my opinion that you should request that the plans for the new residence at 913 N. Vail be modified and/ or precautionary steps be taken to reduce or mitigate the potential death and /or failure of this Walnut and Cedar.

Attached you will find a list of some of the ways this might be accomplished.

Sincerely,  
Bruce A. Horigan ISA cert # IL 0098  
Horigan Tree Care LLC  
7255 St. Louis Ave.  
Skokie IL 60076  
847-729-1023  
847-774-0535

**Potential recommendations for mitigation of construction damage.**

- Move foundation wall farther to the South to increase the distance from the tree. (Note: Walnut on the South neighbor's yard needs to be considered also)
- Minimize over dig.
- Root prune prior to excavation.
- Have excavator take precautions while working in the root zone area to minimize additional root loss.
- Install construction fencing at cut line and protect the additional unaffected roots from compaction/damage.
- Set up and follow through with treatments and proper care before during and after construction. (up to 5 years)
- Work with neighbors of the effected trees with an agreed on plan of actions.

My name is \_\_\_\_\_ and I am the owner of 915 N Vail in Arlington Heights.

I am aware of the proposed building at 913 N Vail. Unfortunately I can not attend the village meeting.

The property at 913 N Vail has been declining in recent years. I am pleased to see improvements to the adjacent property. However I am very concerned about the proposed size of the home. I feel that it is just too big for the lot size and the neighborhood.

Currently the plans call for the home to be situated just 5 feet from my lot, and 7 feet from the lot on the other side of the property. That property has a vacant lot that backs up to 913 N Vail. If the home had to be built with this large size, I would request that the home be shifted 2 feet to the south (closer to the vacant lot). If the home were built there, it would visually be more centered between the two adjacent homes. That would give my home a little more "breathing room" from such a large structure. The south side home would still have 30+ feet between the two homes.

My other concern is for my two trees on the south side of my property. Excavation will undoubtedly damage the roots of the trees. This could potentially lead to the death of the tree (requiring and expense on my part to remove it). I am also concerned about the stability of the trees because the excavation will be removing some of the roots. There is potential for the tree to fall and cause property damage or injury.

Any runoff of water from the roof should be directed away from my home.

In closing I am for an improvement to the condition of the property at 913 N Vail, but I would like to see the size kept to a minimum and the home to be placed on the lot as far south as possible. This I think would minimize damage that will be caused to the trees.

**RECEIVED**  
JUN 20 2016  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT  
 **FILE**



**Item:** DC#16-066 - 903 N. Kaspar Ave. - 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 require revisions and approve the proposed design for an addition to the existing single-family residence located at 903 N. Kaspar Avenue. This recommendation is based upon the architectural plans received on 5/7/16, and the following conditions:

1. Revise the layout of the roof in a similar manner as shown on the attached sketches SK-1, SK-2, & SK-3.
2. Provide additional windows in the garage and unfinished attic.
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  
Supporting Documents & Drawings

#### **Type**

Board or Commission Report  
Exhibits

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** Caliendo Residence  
**Project Address:** 903 N. Kaspar Ave.  
**Prepared By:** Steve Hautzinger

**Date Prepared:** June 23, 2016

### PETITION INFORMATION:

**DC Number:** 16-066  
**Petitioner Name:** Kevin Panek  
**Petitioner Address:** KAP Architects  
1625 Churchill Road  
Schaumburg, IL 60195  
**Meeting Date:** June 28, 2016

**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, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to add a two-story addition to the rear of an existing split level home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,420 square feet and the residence, with the proposed addition, will have approximately 3,490 square feet. 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 as summarized below.

|                                   | ALLOWED                                                                       | PROPOSED                                                                                        |
|-----------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Setbacks                          | Front: 25 feet<br>Side: 5.6 feet<br>Exterior Side: 14.7 feet<br>Rear: 30 feet | Front: 25.3 feet (existing)<br>Side: 7.2 feet<br>Exterior Side: <b>13 feet</b><br>Rear: 34 feet |
| Building Height                   | 25 feet to the midpoint                                                       | 20.2 feet to the midpoint                                                                       |
| FAR                               | 3,339 SF                                                                      | <b>3,490 SF</b>                                                                                 |
| Building Lot Coverage             | 2,597 SF                                                                      | 2,055 SF                                                                                        |
| Impervious Surface Coverage Total | 3,710 SF                                                                      | 2,918 SF                                                                                        |

The existing neighborhood consists of a mix of predominantly traditional style single-story, one-and-a-half story, and split-level homes. The subject house 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. One of the goals of the Village's Single-Family Design Guidelines is that *"New additions will look like they belong and not dominate or change the character of the original building"*. The proposed addition has varying roof forms, dormers, and different roof slopes which somewhat dominate the simplicity of the existing house.

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 (refer to the attached sketches SK-1, SK-2, & SK-3). Also, it is 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.

**RECOMMENDATION:**

It is recommended that the Design Commission **require revisions and approve** the proposed design for an addition to the existing single-family residence located at 903 N. Kaspar Avenue. This recommendation is based upon the architectural plans received on 5/7/16, and the following conditions:

1. Revise the layout of the roof in a similar manner as shown on the attached sketches SK-1, SK-2, & SK-3.
2. Provide additional windows in the garage and unfinished attic.
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.

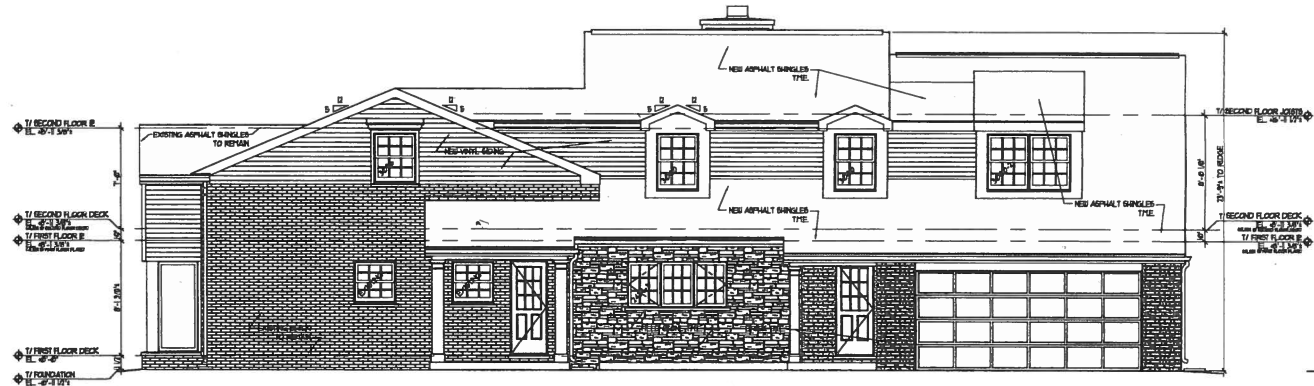
\_\_\_\_\_, June 24, 2016

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

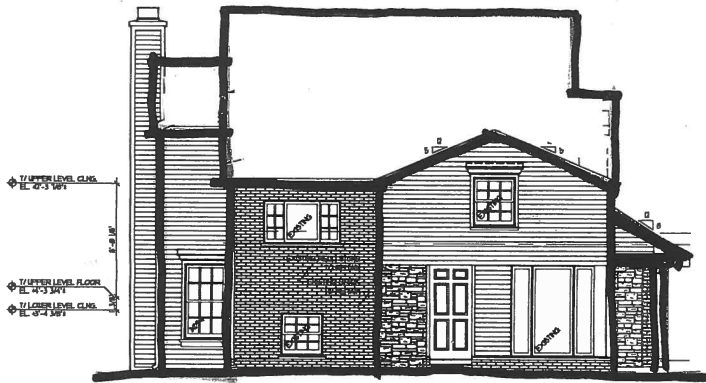
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-066



Proposed West Elevation  
1/4" = 1'-0"



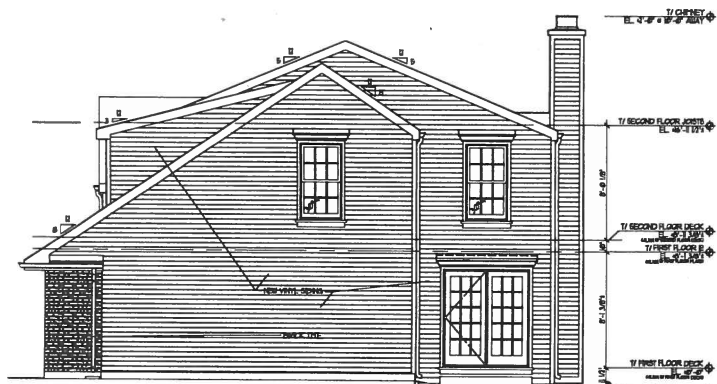
Proposed South Elevation  
1/4" = 1'-0"



West Elevation  
1/4" = 1'-0"



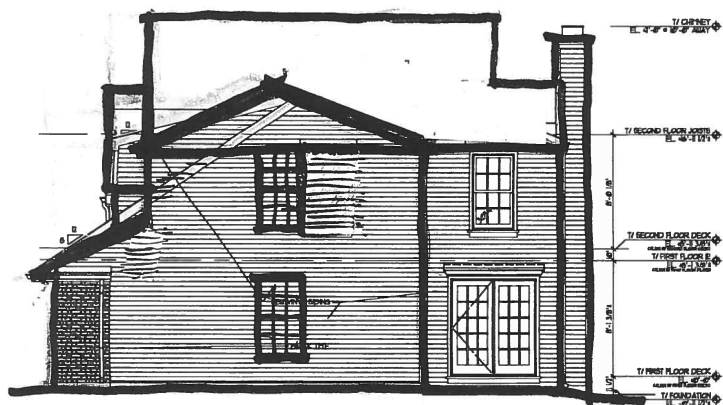
South Elevation  
1/4" = 1'-0"



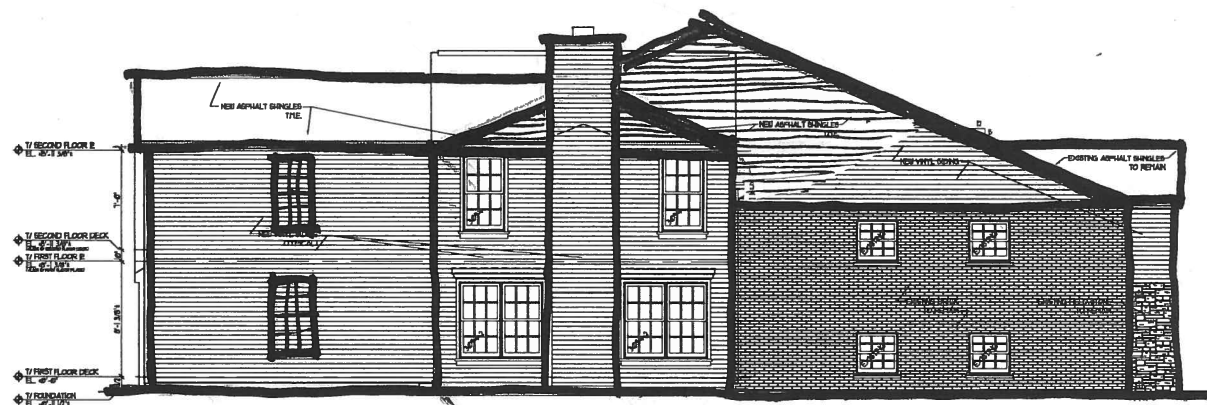
Proposed East Elevation  
1/4" = 1'-0"



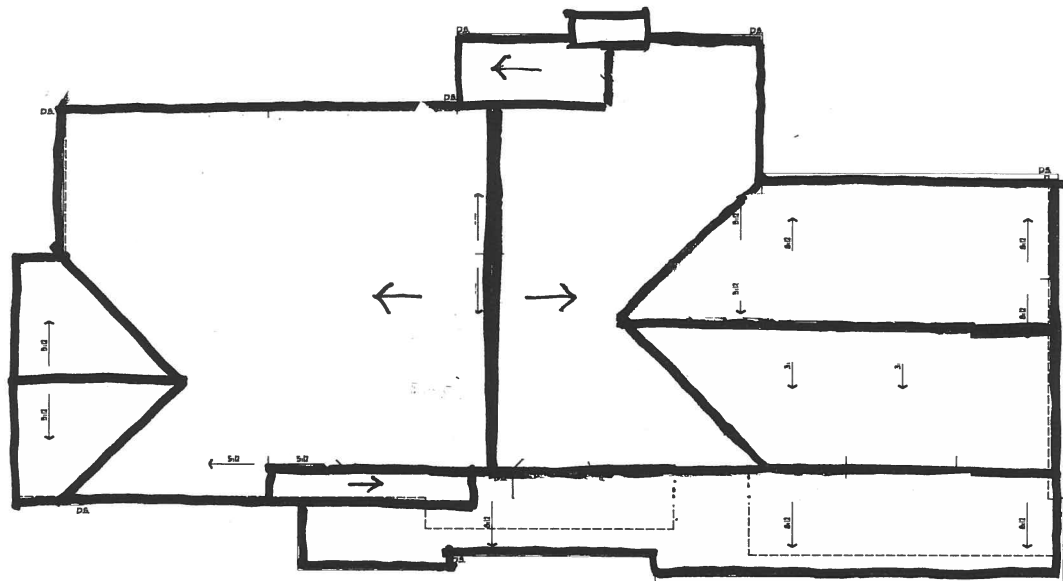
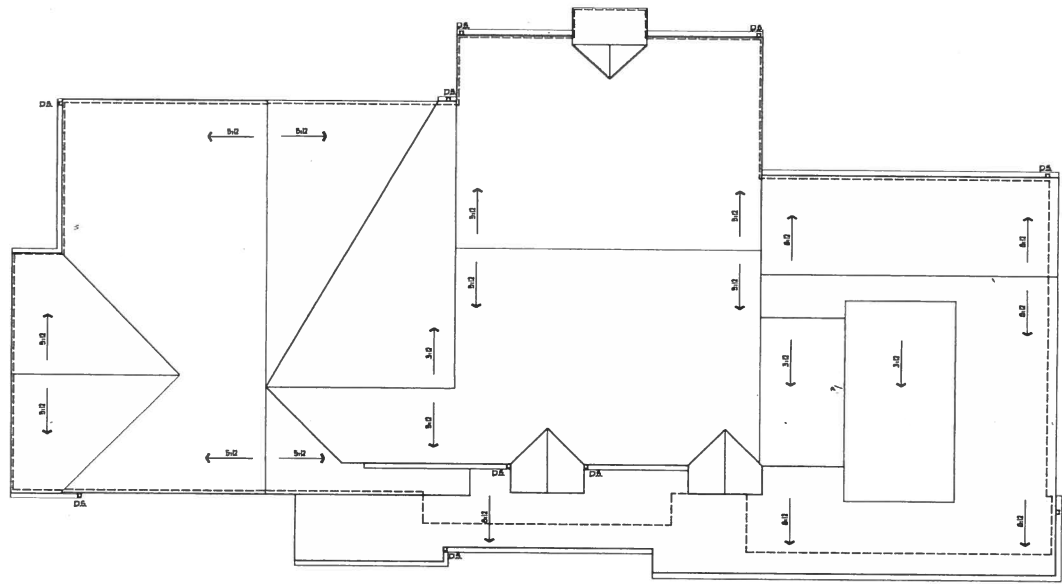
Proposed North Elevation  
1/4" = 1'-0"



East Elevation  
1/4" = 1'-0"



North Elevation  
1/4" = 1'-0"



Proposed Roof Plan  
1/4" = 1'-0"

Caliendo Residence  
Arlington Heights, Illinois

May 18, 2016 # 16005

KAPA  
Kevin A. Pansik, Architect  
© Copyright 2016

SK-3

1203 W. WHITE OAK STREET  
ARLINGTON HEIGHTS, ILLINOIS 60005  
PHONE: (847) 253-6566

# PLAT OF SURVEY

-BY-

JAMES M. ELLMAN

OF

LOT 18 IN BLOCK 3 ALL IN R.A. CEPEK'S ARLINGTON RIDGE BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 EXCEPT THE EAST 33 FEET THEREOF OF THE NORTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY.

RECEIVED

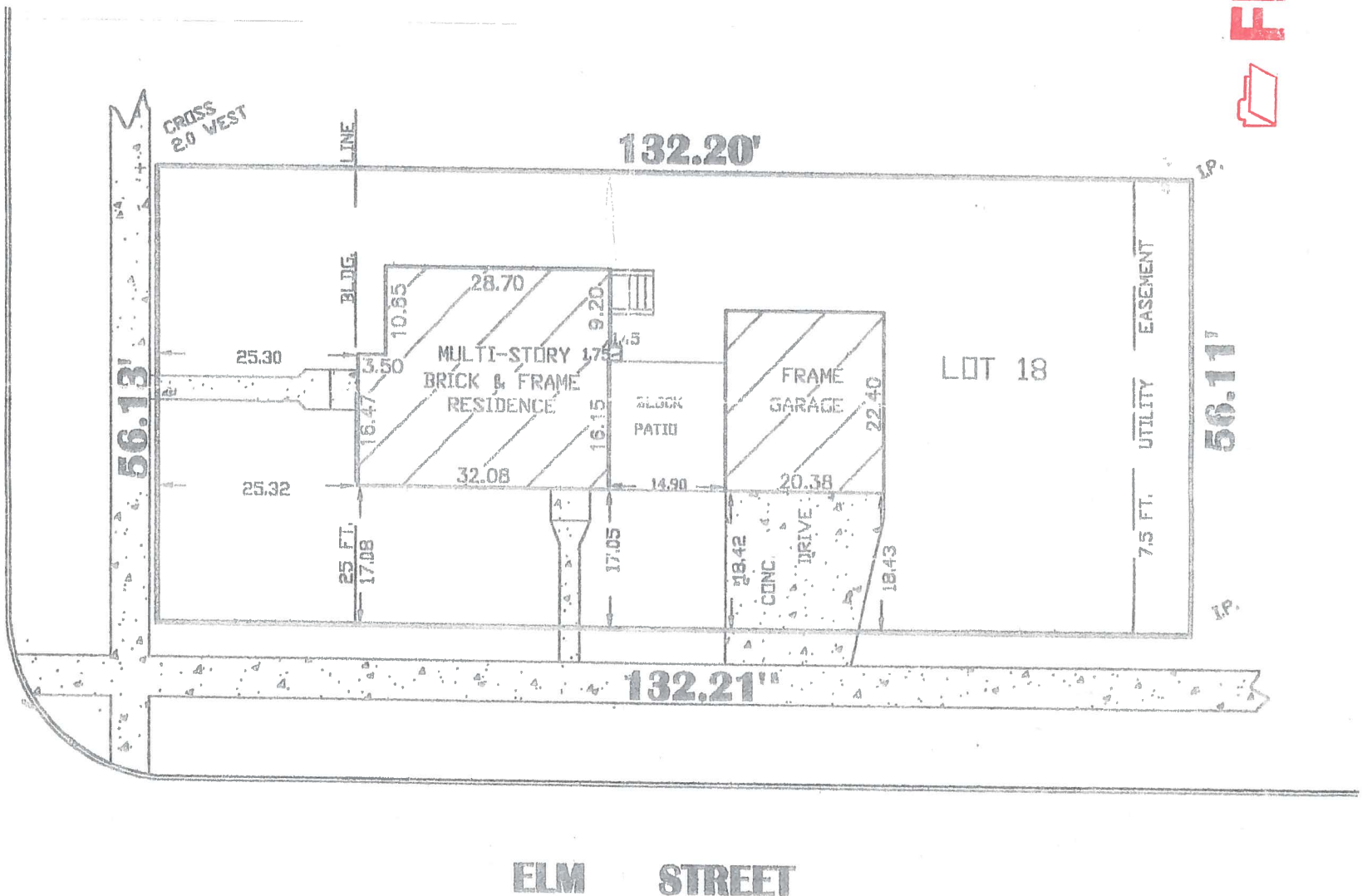
MAY 27 2016

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

FILE



KASPER AVENUE



Ordered by: STEPHEN R. MURRAY

Order No: 990309

Base Scale: 1 inch = 20 feet

Date: MARCH 12, 1999

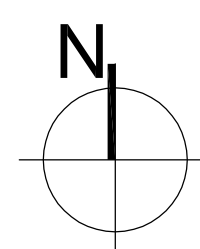
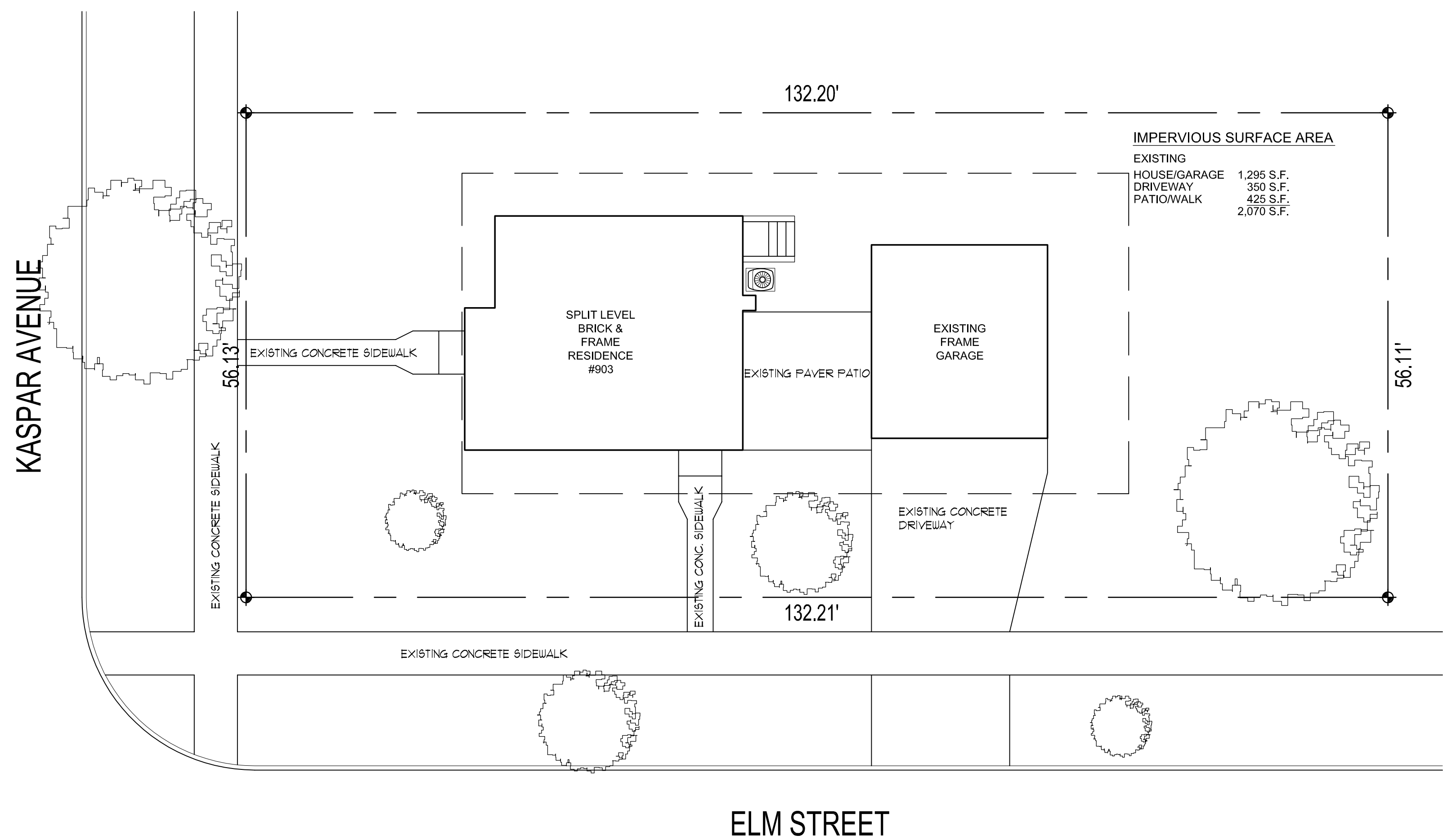
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE.

NOT VALID UNLESS EMBOSSED

STATE OF ILLINOIS) SS  
COUNTY OF COOK)

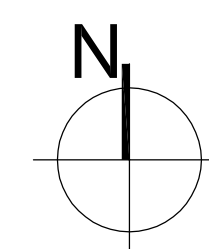
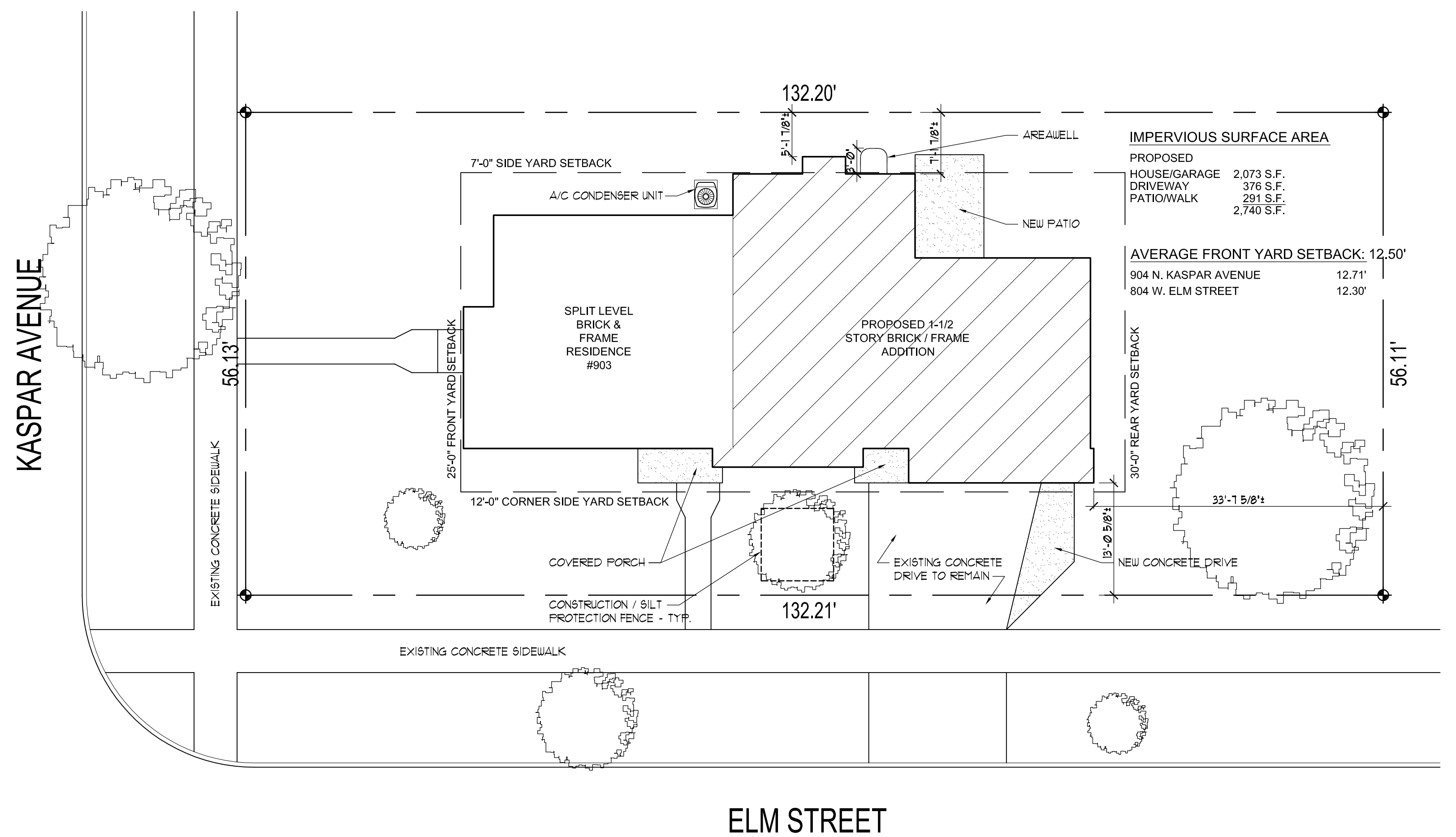
I, JAMES M. ELLMAN, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

BY: James M. Ellman  
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2150



Existing Site Plan

1" = 10'



Proposed Site Plan

1" = 10'



904 N. Kaspar Ave.

N. Kaspar Ave.



Subject Property  
903 N. Kaspar Ave.

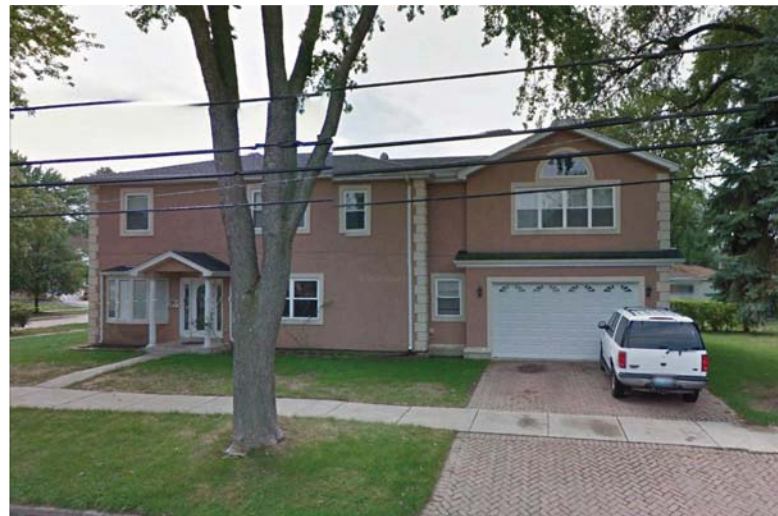


804 W. Elm Street

N. Salem Ave.

W. Elm Street

905 N. Kaspar Ave.



835 N. Kaspar Ave.



836 N. Salem Ave.



Caliendo Residence

Arlington Heights, Illinois

May 18, 2016

# 16005

KAPA

Kevin A. Panek, Architect  
© Copyright 2016



Existing Context Elevation

1/8" = 1'-0"



Proposed Context Elevation

1/8" = 1'-0"





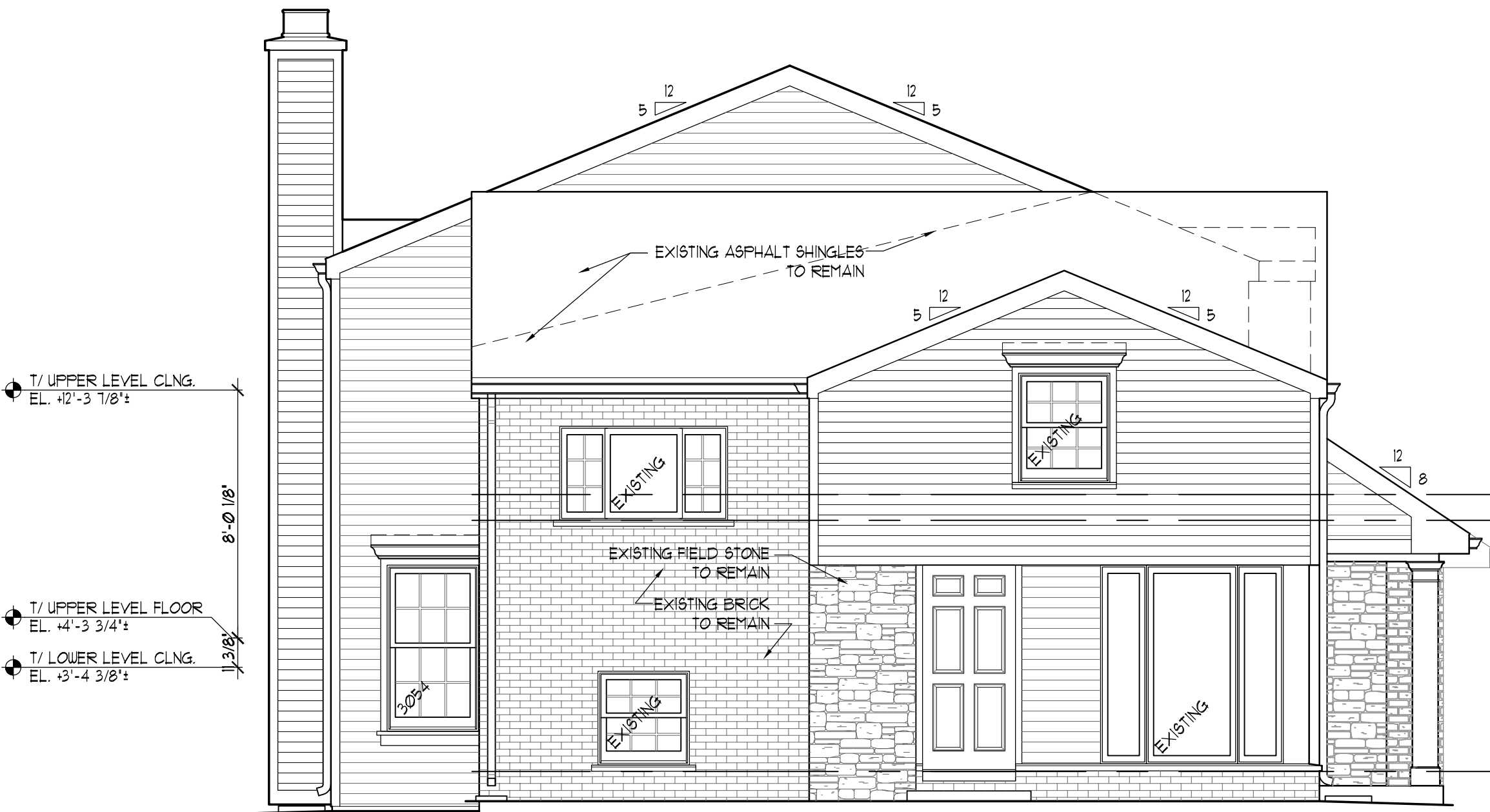
Existing West Elevation

1/4" = 1'-0"



Existing South Elevation

1/4" = 1'-0"



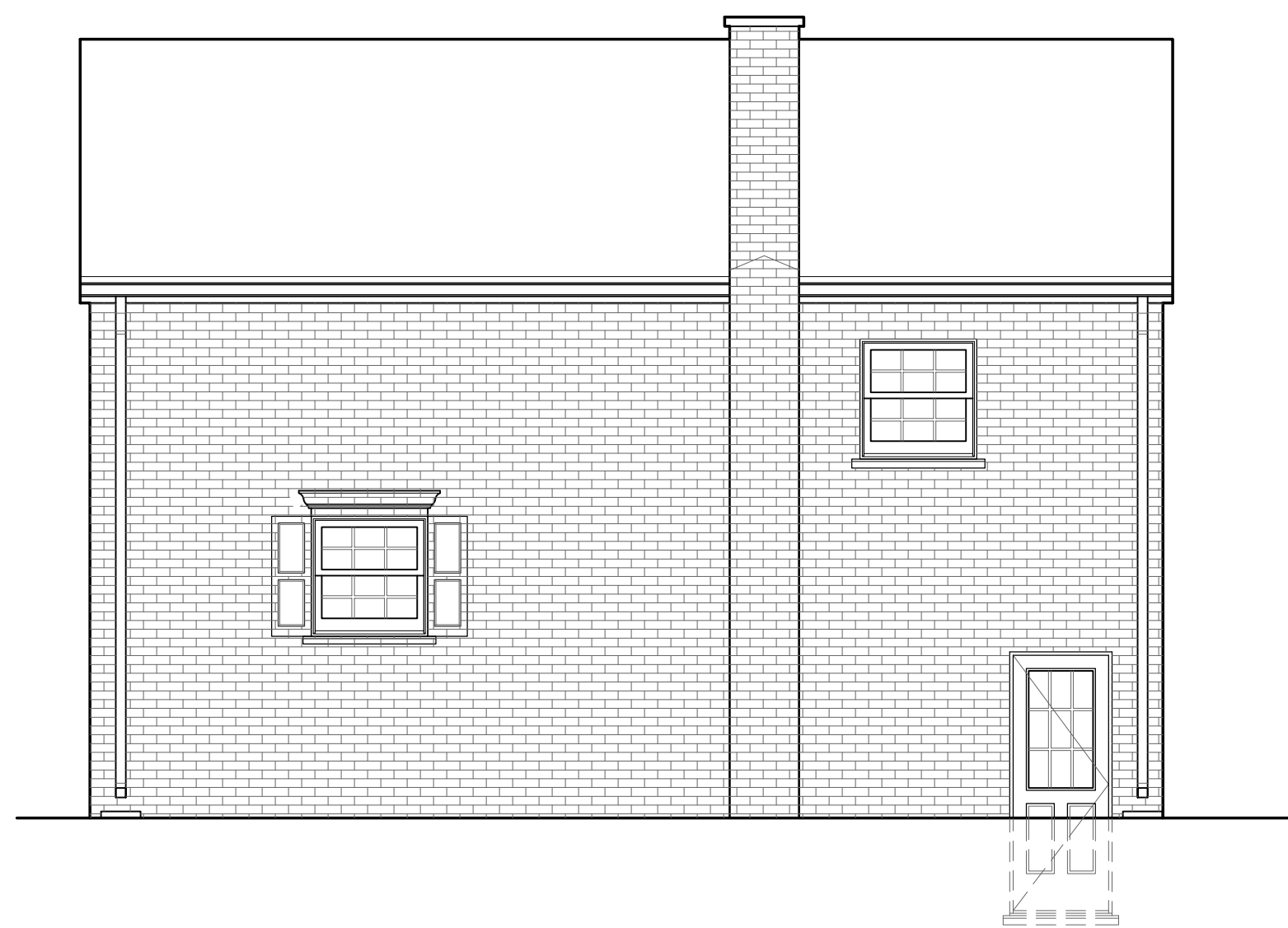
Proposed West Elevation

1/4" = 1'-0"

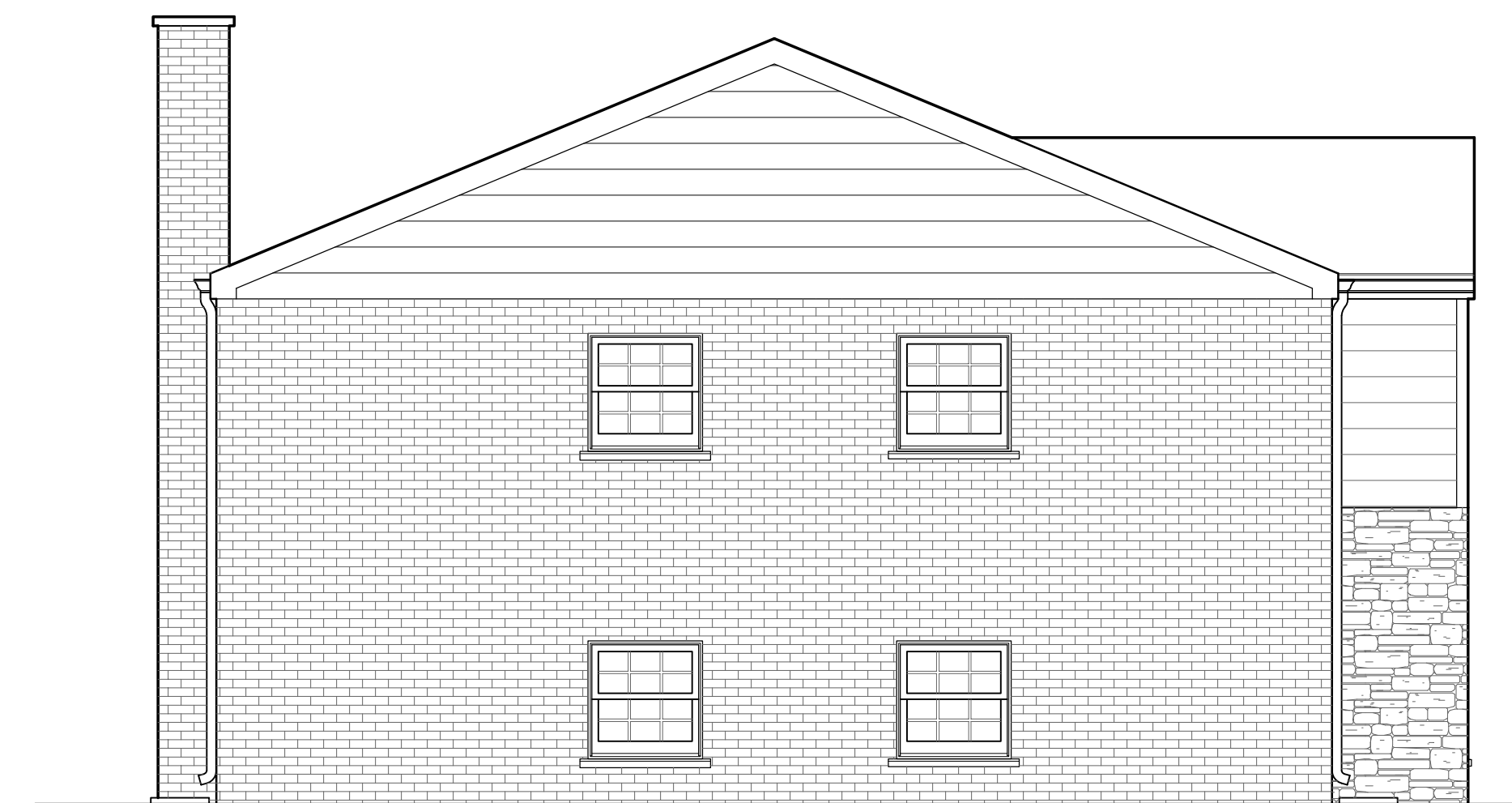


Proposed South Elevation

1/4" = 1'-0"



Existing East Elevation  
1/4" = 1'-0"



Existing North Elevation  
1/4" = 1'-0"



Proposed East Elevation  
1/4" = 1'-0"



Proposed North Elevation  
1/4" = 1'-0"



Close-up of existing stone, brick veneer, siding

Stone  
Brick  
Vinyl Siding  
Roof  
Gutters/Trim/Fascia  
Windows

Ashlar  
Common  
Certainteed Encore  
Certainteed  
Aluminum  
Marvin

Buff  
Red Blend  
White  
Weathered Wood  
White  
White

Note: All materials are to match existing

**Caliendo Residence**  
Arlington Heights, Illinois

May 18, 2016

# 16005

**KAPA**

Kevin A. Panek, Architect  
© Copyright 2016



**Item:** DC#16-067 - 2119 E. Kensington Rd. - 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 evaluate the design for the proposed new single-family residence to be located at 2119 E. Kensington Road. This recommendation is based on the architectural plans received 5/31/16, and the following:

1. A lighter color for the porch roof is recommended.
2. The garage should be recessed into the house so that the front porch is the focal point facing Waterman Avenue.
3. Consider relocating the garage, either attached or detached, to the rear of the property.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.
5. Compliance with all Federal, State, and Village codes, regulations and policies.

### **ATTACHMENTS:**

#### **Description**

Staff Report

Supporting Documents & Drawings

#### **Type**

Board or Commission Report

Exhibits

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** 2119 E. Kensington Road  
**Project Address:** 2119 E. Kensington Road  
**Prepared By:** Steve Hautzinger

**Date Prepared:** June 23, 2016

### PETITION INFORMATION:

**DC Number:** 16-067  
**Petitioner Name:** Al Lander  
**Petitioner Address:** Capital Homes Inc.  
3050 N. Kennicott Avenue  
Arlington Heights, IL 60004  
**Meeting Date:** June 28, 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 previous home on the property was recently demolished due to it being in uninhabitable condition. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,714 square feet and the proposed residence will have approximately 3,335 square feet. The project does comply with all R-3 zoning requirements as summarized below.

|                                   | <b>ALLOWED</b>                                                                | <b>PROPOSED</b>                                                          |
|-----------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Setbacks                          | Front: 24.9 feet<br>Side: 6.6 feet<br>Exterior Side: 25 feet<br>Rear: 30 feet | Front: 25.4 feet<br>Side: 6.6 feet<br>Side: 25.1 feet<br>Rear: 40.5 feet |
| Building Height                   | 25 feet to the midpoint                                                       | 24.5 feet to the midpoint                                                |
| FAR                               | 3,922 SF                                                                      | 3,335 SF                                                                 |
| Building Lot Coverage             | 3,050 SF                                                                      | 2,137 SF                                                                 |
| Impervious Surface Coverage Total | 4,358 SF                                                                      | 2,779 SF                                                                 |

The existing neighborhood consists primarily of 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, the proposed new house is nicely designed, and it is 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. A lighter color for the porch roof is recommended.

The primary concern with the proposed design is that the garage projects out too far in front of the house, and it dominates the front elevation facing Waterman Avenue. It is recommended that the garage be recessed into the house 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.

### **RECOMMENDATION:**

It is recommended that the Design Commission evaluate the design for the proposed new single-family residence to be located at 2119 E. Kensington Road. This recommendation is based on the architectural plans received 5/31/16, and the following:

1. A lighter color for the porch roof is recommended.
2. The garage should be recessed into the house so that the front porch is the focal point facing Waterman Avenue.
3. Consider relocating the garage, either attached or detached, to the rear of the property.

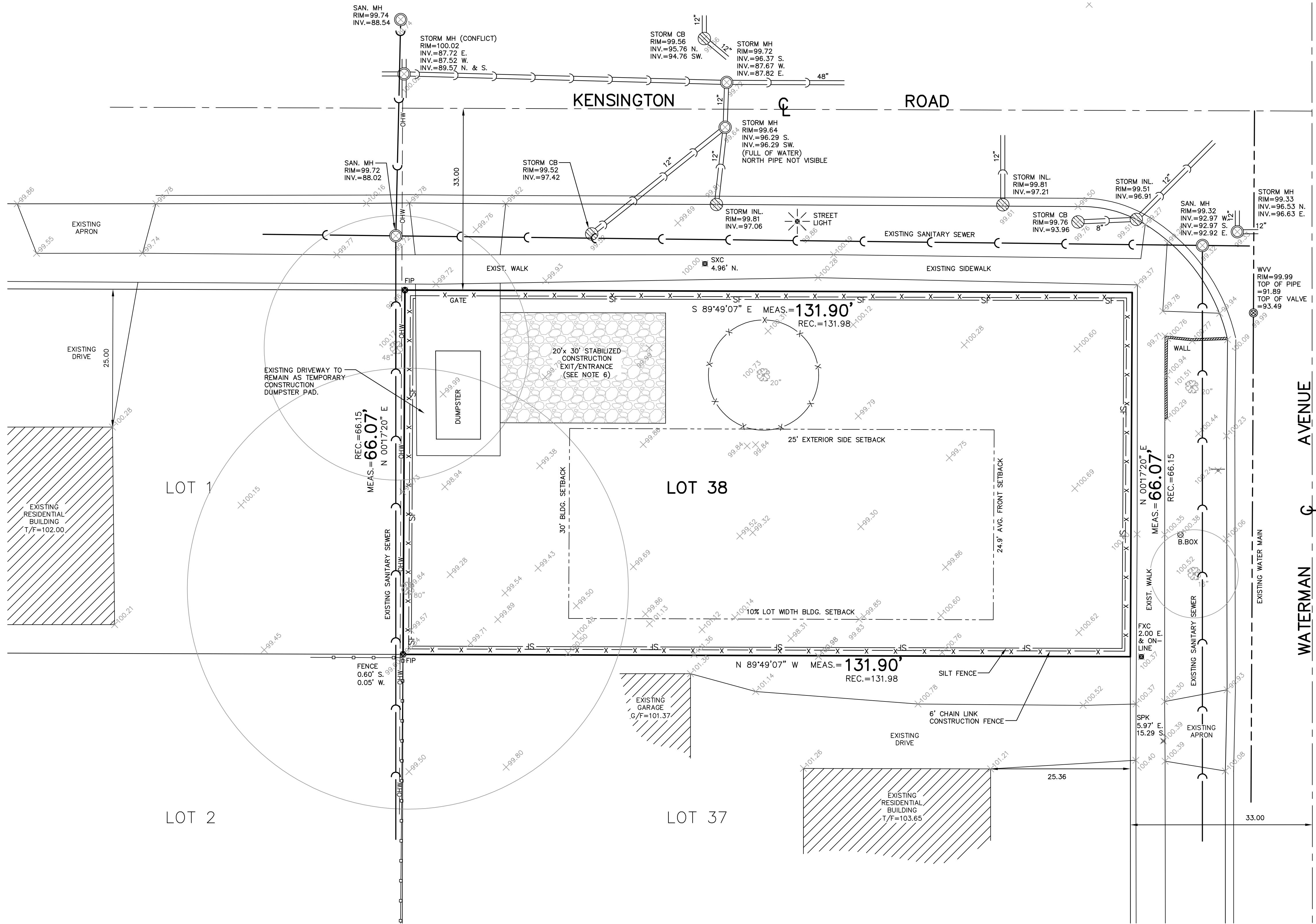
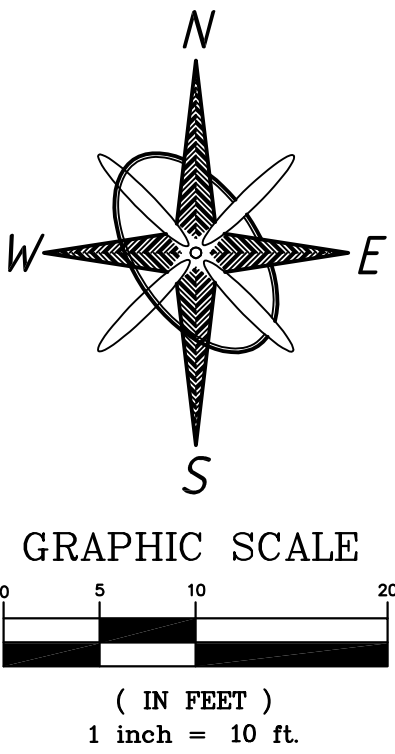
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit 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.
5. Compliance with all Federal, State, and Village codes, regulations and policies.

\_\_\_\_\_, June 23, 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 16-067

EXISTING CONDITIONS AND SOIL EROSION/SEDIMENT CONTROL PLAN



NOTES:  
1) FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE POLICY, ZONING ORDINANCE, ETC.  
2) SUBDIVISION DOCUMENT NUMBER 4055893 WAS USED FOR MATTERS OF RECORD.  
3) COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE. CONTACT UTILITY COMPANIES BEFORE BUILDING.  
4) ALL LOT CORNERS HAVE BEEN SET, FOUND OR OFF SET.  
5) THE FIELD NOTES FOR THIS SURVEY WERE COMPLETED ON DECEMBER 1, 2015 BY STACY L. FERGUSON OF THIS OFFICE AND THEN AGAIN ON FEBRUARY 8, 2016 BY SCOTT QUINN OF THIS OFFICE.  
6) STABILIZED CONSTRUCTION EXIT/ENTRANCE SHALL BE 6" MINIMUM THICKNESS OF CLEAN 3" (CLEAN BREAKER RUN) OVER GEOTEXTILE FABRIC MEETING THE REQUIREMENTS OF ARTICLE 1080.02 OF THE IDOT STANDARD SPECIFICATIONS.

STATE OF ILLINOIS } SS  
COUNTY OF COOK }

WE, CHRISTIAN-ROGE AND ASSOCIATES, INC. HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR AND THAT SAID FOUNDATION SPOT SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMALS PARTS THEREOF.

IN CHICAGO, ILLINOIS THIS 15th DAY OF DECEMBER A.D., 2015.

ILINOIS PROFESSIONAL LAND SURVEYOR # 035-002952 EXP. 11/30/2016  
ILINOIS PROFESSIONAL DESIGN FIRM-LAND SURVEYING CORP. NO. 184.002000 EXP. 04/30/2017  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

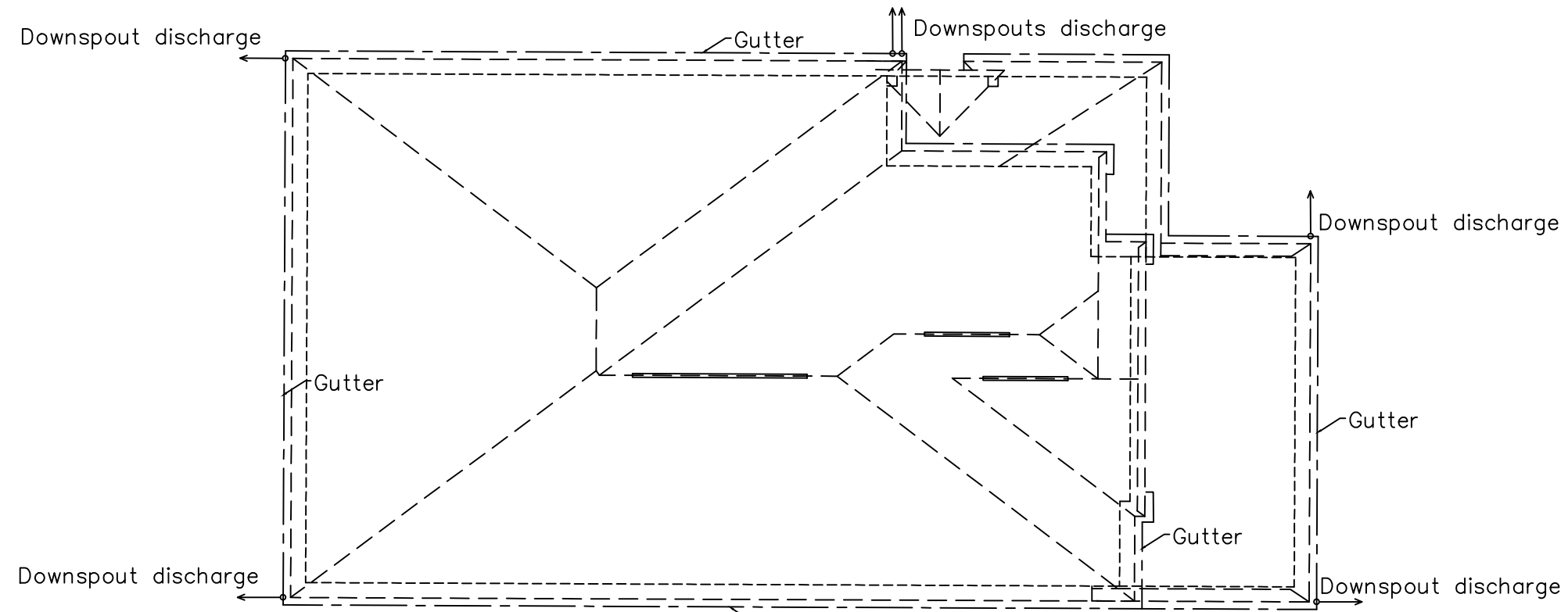
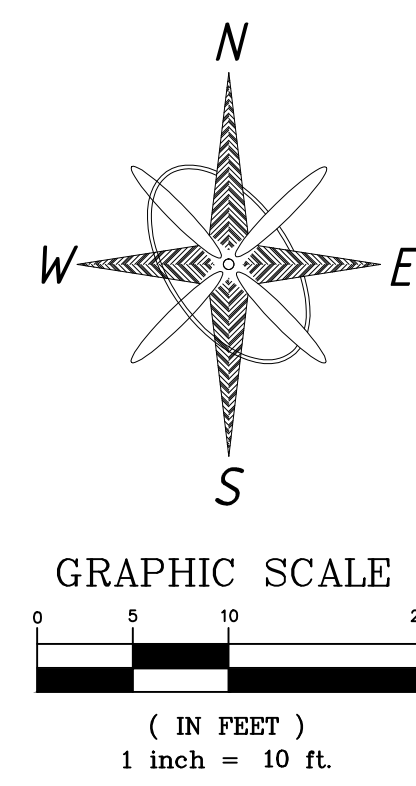
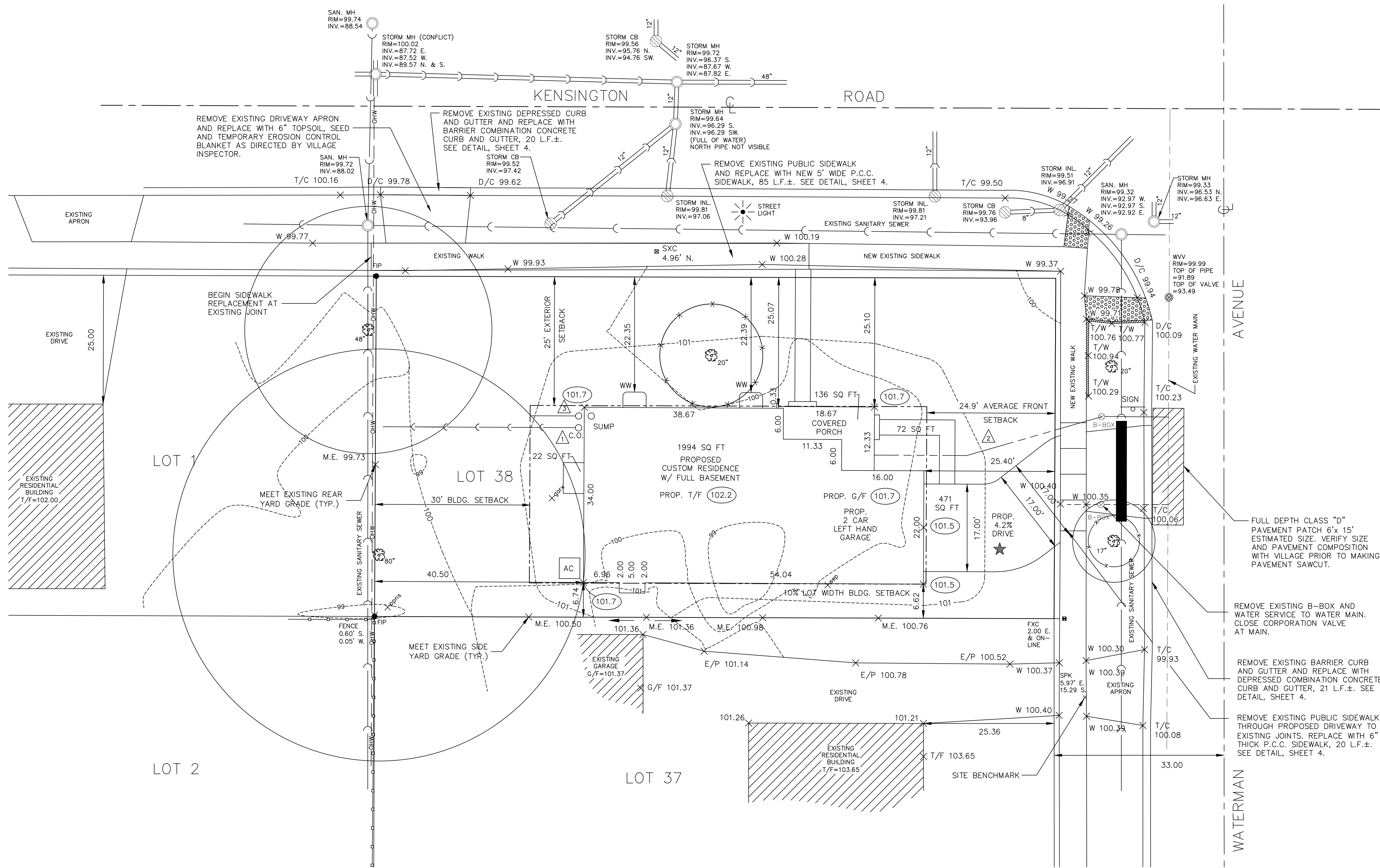


|                                    |                  |               |
|------------------------------------|------------------|---------------|
| Drawn By: RSM                      | Designed By: SKS | Scale: 1"=10' |
| EXISTING CONDITIONS AND SE/SC PLAN |                  |               |
| REVISIONS                          |                  |               |
|                                    |                  |               |
|                                    |                  |               |
|                                    |                  |               |
|                                    |                  |               |
|                                    |                  |               |
|                                    |                  |               |

|                                                      |
|------------------------------------------------------|
| 2119 E. KENSINGTON ROAD, ARLINGTON HEIGHTS, IL 60004 |
| PREPARED FOR:                                        |
| CAPITAL HOMES, INC.                                  |
| 3550 KENNICOTT AVENUE                                |
| ARLINGTON HEIGHTS, IL 60004                          |

|                                  |                        |
|----------------------------------|------------------------|
| KNIGHT                           | Engineers & Architects |
| Knight E/A, Inc.                 | Phone (312) 577-3300   |
| 221 N. LaSalle Street, Suite 300 | Fax (312) 577-3526     |
| Chicago, Illinois 60601-1211     | knigtea.com            |

|           |            |
|-----------|------------|
| SHEET NO. | 2          |
| OF        | 4          |
| DATE:     | 02-11-2016 |
| JOB NO.   | 7282.03    |



Downspout Discharge Plan

★ **DRIVEWAY CONSTRUCTION SPECIFICATIONS:**  
DRIVEWAY SHALL BE CONSTRUCTED OF A MINIMUM 2.5" COMPACTED THICKNESS OF HOT MIX ASPHALT SURFACE COURSE OVER A 6" COMPACTED CA-6 CRUSHED STONE BASE.

- SERVICES**  
(SEE DETAIL SHEET 4)
- △ 6" SDR-26 P.V.C. SANITARY SERVICE MIN. 1.0% SLOPE AND WYE CONNECTION TO EXISTING SANITARY SEWER MAIN. LOCATE AND RETIRE EXISTING SANITARY SEWER SERVICE PER VILLAGE OF ARLINGTON HEIGHTS REQUIREMENTS.
  - △ 1.5" TYPE "K" COPPER WATER SERVICE. CONTRACTOR SHALL PERFORM EXCAVATION AND BACKFILL FOR NEW SERVICE TAP. VILLAGE TO SUPPLY MATERIALS FOR SERVICE FROM TAP TO B-BOX AND PERFORM TAP.
  - △ P.V.C. SUMP DISCHARGE IN ACCORDANCE WITH VILLAGE CODE. MINIMUM 1.0% SLOPE. TERMINATE LINE WITHIN 10' OF RESIDENCE.

SITE ENGINEERING PLAN

|                       |                  |                    |
|-----------------------|------------------|--------------------|
| Drawn By: RSM         | Designed By: SIP | Scale: 1"=10'      |
| SITE ENGINEERING PLAN |                  |                    |
| REVISIONS             |                  |                    |
| 1                     | 05/10/16         | PER VILLAGE REVIEW |

2119 E. KENSINGTON ROAD, ARLINGTON HEIGHTS, IL 60004

PREPARED FOR:  
**CAPITAL HOMES, INC.,**  
3550 KENNICOTT AVENUE  
ARLINGTON HEIGHTS, IL 60004

**KNIGHT**  
Engineers & Architects  
Knight E/A, Inc.  
221 N. LaSalle Street, Suite 300  
Chicago, Illinois 60601-1211  
Phone (312) 577-3300  
Fax (312) 577-3526  
knightea.com

**SHEET NO.**  
**3**  
OF **4**

DATE: **02-11-2016**  
JOB NO. **7282.03**

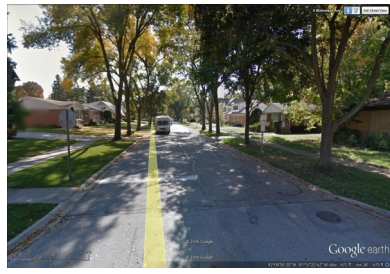
2119 E. Kensington Surrounding Properties



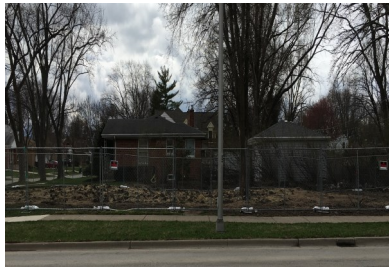
Property to Left 3  
2215 E. Kensington



Property to Left 2  
103 S. Waterman



Property to Left 1  
S. Waterman  
Southbound



Subject Property  
2119 E. Kensington



Property to Right 1  
2205 E. Kensington



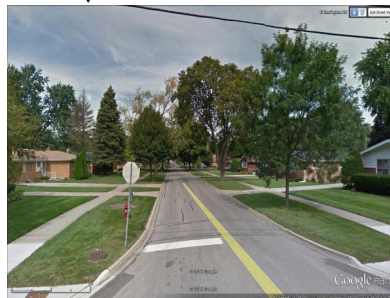
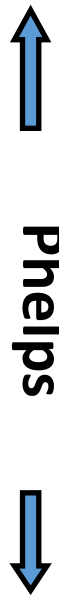
Property to Right 2  
S, Phelps Southbound



Property to Right 3  
21 S. Phelps



← East Kensington Rd. →



Property Across 1  
S. Waterman  
Northbound



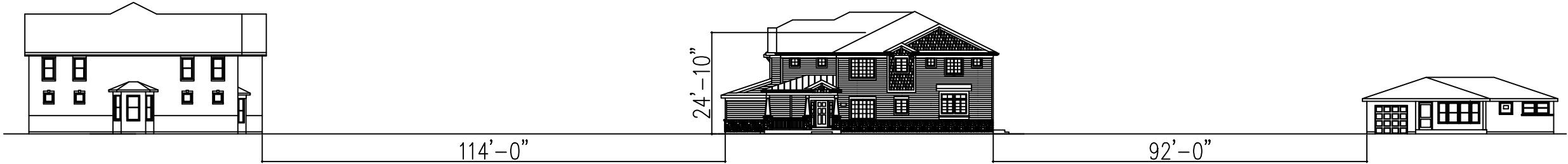
Property Across 2  
22 S. Waterman



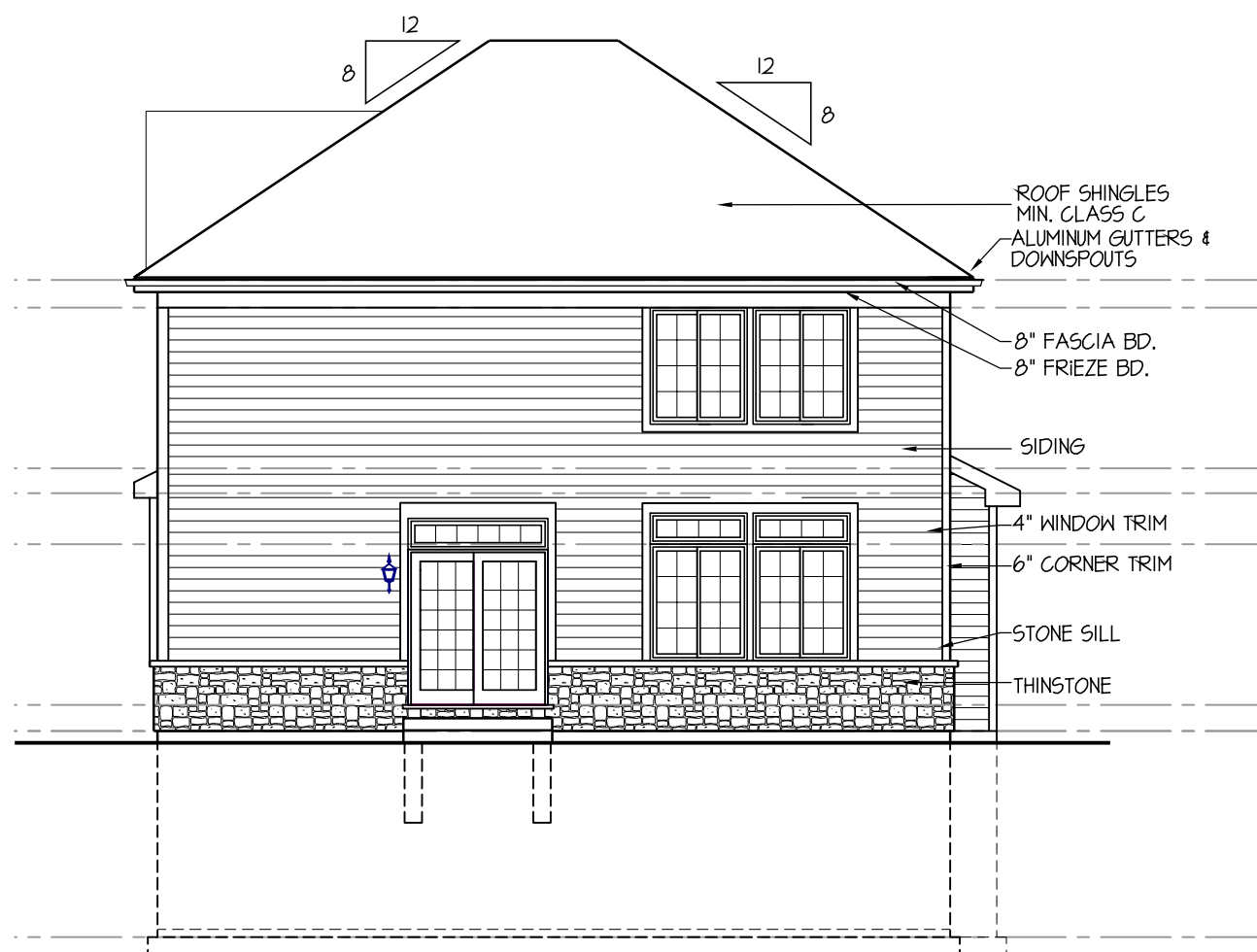
Property Across 3  
21 S. Phelps



① 2119 E Kenilington, Arlington Heights  
EXISTING CONTEXT ELEVATION  
SCALE: 1" = 30'

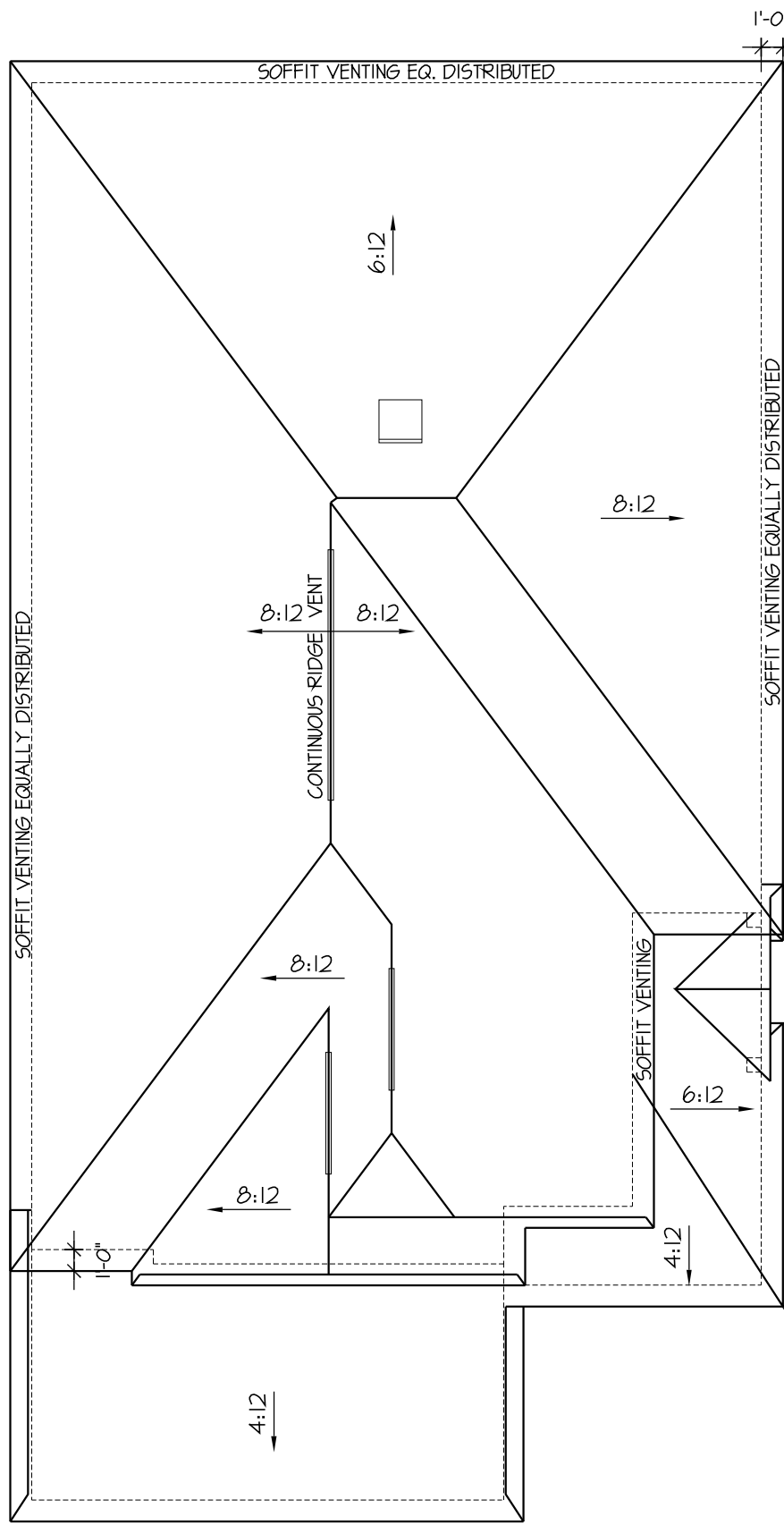


② 2119 E Kenilington, Arlington Heights  
PROPOSED CONTEXT ELEVATION  
SCALE: 1" = 30'



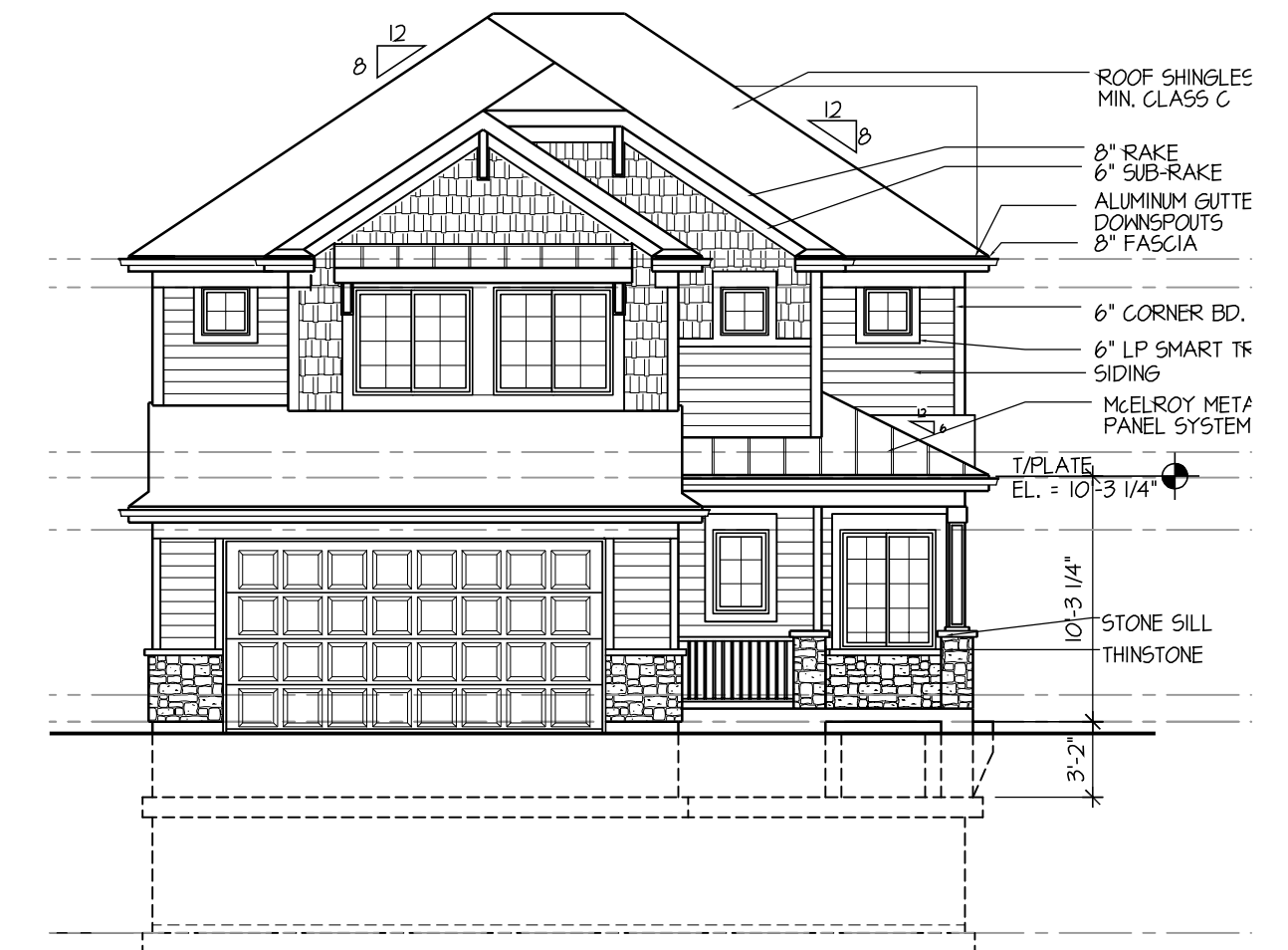
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



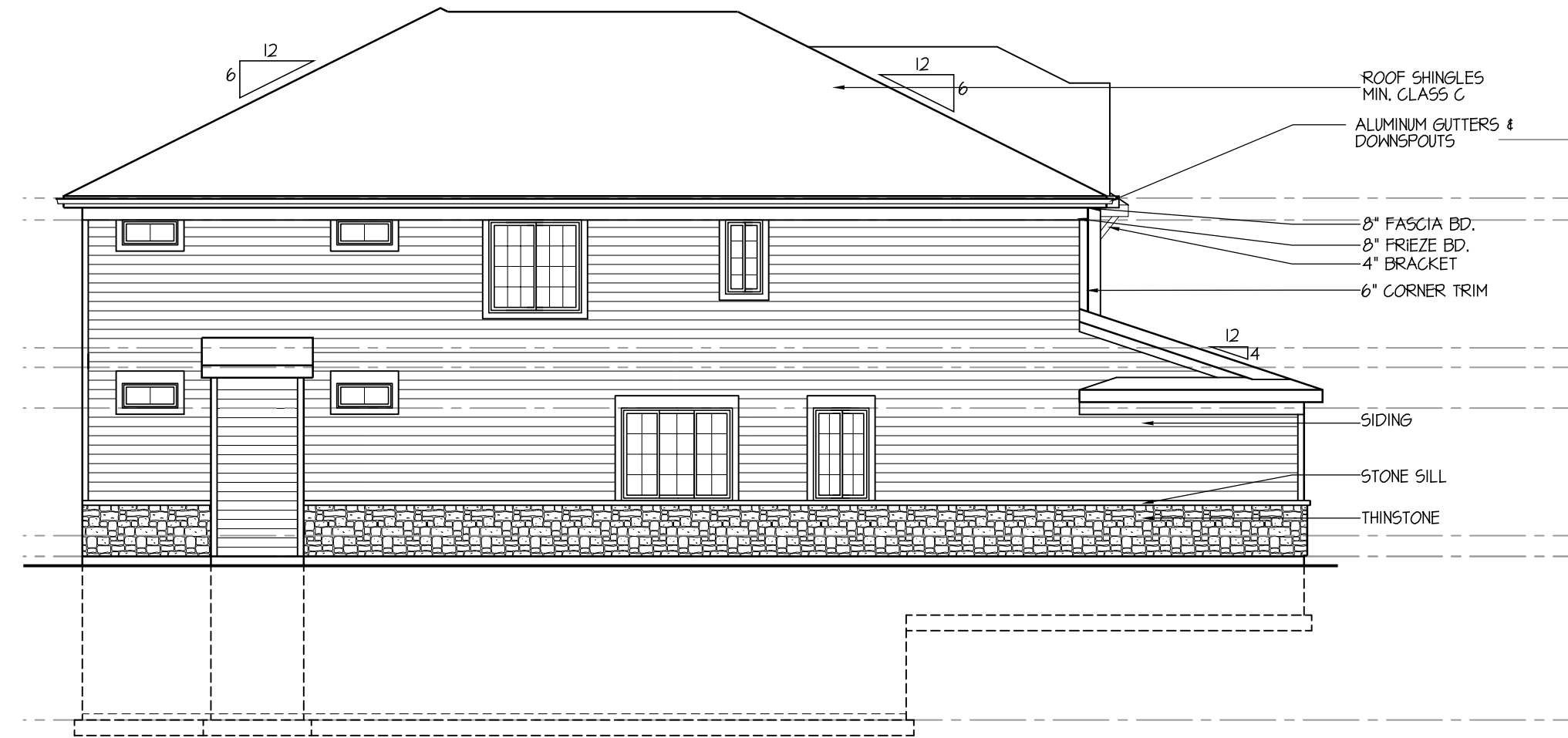
ROOF PLAN

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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

Capital Homes, Inc.  
3050 N. Kennicott Ave.  
Arlington Heights, Illinois

John Nelson - Architect, Inc.  
CBO ALA NCARB  
1420 Whispering Spring Circle  
Palatine, Illinois 60074  
847.991.9154

| NO. | DATE | BY | ISSUED FOR |
|-----|------|----|------------|
| 1   | -    | -  | -          |
| 2   | -    | -  | -          |
| -   | -    | -  | -          |
| -   | -    | -  | -          |
| -   | -    | -  | -          |

Two Story Residence  
2119 E Kensington Rd.  
Arlington Heights, Illinois  
Elevations

|             |         |
|-------------|---------|
| DATE:       | 1/19/16 |
| DRAWN:      | LE      |
| CHECKED:    | JN      |
| PROJECT NO. | -       |

Sheet No.

A3

## 2119 E. KENSINGTON EXTERIOR MATERIAL SCHEDULE

| Item                  | Material              | Manufacturer  | Color                      |
|-----------------------|-----------------------|---------------|----------------------------|
| Roof                  | Shingle               | Owens Corning | Weathered Wood             |
| Roof                  | Standing Seam Metal   | McElroy Metal | Black                      |
| Lap/Shingle Siding    | Cement Fiber          | James Hardie  | Boothbay Blue              |
| Stone                 | Limestone             | Buechel       | Fond Du Lac Cambrian Blend |
| Soffit/Fascia/Gutters | Aluminum              | Norandex      | White                      |
| Trim/Rails            | Engineered Smart Trim | LP            | White                      |
| Garage Door           | Insulated Steel       | Clopay        | White                      |