



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 11, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 5/28/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#19-037 - 412 W. Campbell St. - SF/New

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

VII. OTHER BUSINESS

A. 2019 Alan F. Bombick Award

VIII. ADJOURNMENT

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



**Design Commission
6/11/2019**

Item: Minutes - 5/28/19

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 5/28/19

Type

Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 28, 2019**

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

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

Members Absent: None

Also Present: Marc McLaughlin, Taylor Morrison Illinois for *Taylor Morrison Townhomes/Sigwalt 16*
Mark Hopkins & Eden Richards, HKM Architects for *Taylor Morrison Townhomes/Sigwalt16*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 14, 2019

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF MAY 14, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. MULTI-FAMILY REVIEW**DC#19-034 – Taylor Morrison Townhomes / Sigwalt 16 – 37-45 S. Chestnut Ave. & 36-40 S. Highland Ave.**

Marc McLaughlin, representing *Taylor Morrison of Illinois*, and **Mark Hopkins** and **Eden Richards**, representing *HKM Architects*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking design approval for three new 4-story townhome buildings with a total of 16 units on an existing vacant site at the south end of Block 425 on the edge of the Downtown. Tonight's review is regarding aesthetics and architectural design of the buildings only. This project also requires Plan Commission review and Village Board approval for all matters pertaining to zoning. The Plan Commission meeting is tentatively scheduled for June 26, and separate public notification will be provided once that meeting date is confirmed.

Mr. Hautzinger explained that this project received a preliminary Design Commission review on February 26, 2019. At that time, Staff reported that the Village Board and neighboring residents had previously expressed their preference for a traditional style development in this location to complement the context of the adjacent single-family neighborhood. At a Committee of the Whole meeting on June 11, 2018, the Village Board expressed their preference for an example of a traditional style multi-family development on the edge of Naperville's Downtown. In order to comply with the direction from the Village Board, Staff had recommended that the modern style townhome proposal be redesigned with a more traditional aesthetic, and several design suggestions were provided. However, despite the Village Board's preference for a traditional style development, the Design Commission liked the overall modern style direction for this project, including the materials and colors. However, they did recommend the following:

- It was encouraged to enhance the appearance of the buildings as townhouses by further defining the appearance of each individual townhome.
- It was recommended to add windows to the blank wall areas facing south.
- There was a preference to omit the grids (muntins) from the windows.
- Sustainable design was encouraged, and a list of "green" design features was requested.

Based on the feedback received at the preliminary Design Commission review, the petitioner has made the following changes to the proposed design:

- **Massing.** The overall appearance of the design as individual townhomes instead of one large building was greatly improved by the following:
 - The three story corner "tower" element was omitted and replaced with a two-story box bay creating a clear identity for the corner townhome unit.
 - Box bays were added to all of the units, providing a very nice residential scale.
 - Scuppers and downspouts were added between each of the units, which provides a subtle visual break between each of the units.
- **Brick Colors.** The brick colors were revised from shades of gray to a creamy white and a reddish brown.
- **South Windows.** The south walls of the east and west buildings were redesigned to include three vertical rows of windows.
- **Window Grids.** The window grids (muntins) were omitted from the design.
- **Sustainable Design.** An extensive list of sustainable design features was provided.

Staff felt that overall, the proposed design is very nicely done, consistent with the Design Commission's support for a more contemporary design. The softened material palette combined with the changes to the massing helps to create a transitional style development that has a fresh modern appearance to complement the Downtown, yet has a nice scale and level of detail to fit with the adjacent traditional style single-family neighborhood.

Staff's concerns to be evaluated by the Design Commission are as follows:

- North Elevation of the Highland building. The north elevation of the Highland building is lacking detail. Although visibility of this elevation will be limited, it is recommended that additional masonry and windows be provided to enhance the appearance.
- Optional Fourth Floors. The petitioner is proposing to offer the fourth floors for all interior units as an option to potential buyers. The fourth floor for all end units will be standard, which raises concerns about the potential for a random appearance to the massing at the top of each building. To ensure a consistent appearance for the development, it is recommended that the fourth floor space either be included for all units on all buildings, or completely eliminated.

All rooftop mechanical equipment is required to be screened from public view. Air conditioning units are located on the fourth floor roof terraces, and will be fully screened by the parapet walls. Exterior wall-mounted equipment and meters must also be screened from view. The locations of these items is not yet determined, but it is recommended that they be required to be located on the back of the buildings, away from the street frontages.

Mr. Hautzinger concluded that Staff recommends approval of the proposed design for the new Sigwalt 16-Taylor Morrison Townhomes, with recommendations to provide additional masonry and windows on north elevation of the Highland building, a requirement that the fourth floor space either be included for all units on all buildings, or completely eliminated, and a requirement to locate all exterior wall-mounted mechanical equipment and meters on the back of the buildings, away from the street frontages.

Mr. McLaughlin said that a neighborhood meeting was held on April 11, 2019, where positive feedback was received from neighbors and their input was considered when the preliminary design was revised for tonight's review. There was also good discussion about the fences in the front yard, which were ultimately eliminated from the design.

Mr. Hopkins appreciated the feedback received on this very important transitional site. He felt the proposed design was more transitional than contemporary because it was a little bit cleaner than a highly detailed traditional building, but with all the allusions to traditional urban row homes without super contemporary or modernistic approaches to details. In response to Staff's concerns that the north elevation of the Highland building lacked detail, **Mr. Hopkins** said that this was because the windows look at the parking deck and they felt punched openings were unnecessary there. He also said that they are trying to locate all exterior wall-mounted mechanical equipment and meters on the rear of the buildings; however, there is a place on the corner units where they might not be able to do so, which he presented a diagram of, but they are committed to fully screening any meters with landscape (a total of 3 meters on each corner building).

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

PUBLIC COMMENT

Gabriela Rojek, 104 S. Highland Avenue. She lives directly across the street from the site (to the south) and was at the neighborhood meeting on April 11th. She appreciated the design being presented tonight, which she felt was a lot better than the previous development that was proposed for the site. She felt the scale was better too, and she liked individual homes rather than rentals. She had concerns about the carve-outs shown on Sigwalt because of the high amount of traffic and the plows. **Mr. Hopkins** clarified that there was no carve-out for parking being proposed on Sigwalt, only on Chestnut. Ms. Rojek liked the design and had no further comments.

Lauree Harp, 44 N. Vail Avenue. She has lived here for 19 years and followed all of the Block 425 reviews, which she is very happy with how that development turned out. Living Downtown and seeing the development of the Downtown, she had concerns about how these buildings look, which is more industrial. She also had concerns about traffic on Sigwalt, which is a narrow street that carries a lot of traffic and travels very quickly, and felt that carving out space for cars to pull in for package delivery and such was necessary. **Mr. Hautzinger** explained that these comments are matters to be discussed by the Plan Commission. With regards to the design, **Ms. Harp** felt that the proposed buildings look like the Chestnut building, which is a downgrade of the Campbell/Vail/Wing buildings, and not as architecturally attractive as what is going in on Block 425 or the surrounding buildings. Architecturally, she felt that something could

be added to the buildings to resemble the look of Arlington Heights look, as opposed to the industrial look; the design looks very plain to her and did not add to what is existing on Chestnut.

There was no further public comment.

Commissioner Eckhardt said the current design was a great improvement from the design presented at the preliminary review, and the petitioner established each elevation of each building as a separate unit to be identified as such. He referred to the south elevation and asked for clarification on the function of the box bays. **Mr. Hopkins** explained that they will add interior floor space, and when the box bay is only 2-stories tall then the bedroom floor does not extend that far out. **Commissioner Eckhardt** felt they looked a little boxy and a little blank. In terms of the building design, when he first reviewed it he wondered if it should be similar in architecture to the future building next to it on Chestnut, but now he preferred the differences between the buildings. He felt it was a transitional design, boxy with a 4th floor walk-out setback, which he felt was a good design element. He referred to the southwest corner unit and asked why the box bay did not go all the way up; it looks a little boxy as shown. **Mr. Hopkins** replied that it is a result of getting the right alternation going down the street with high/low and wide/narrow box bays. If they changed the height of the corner box bays, then they would need to change other things down the rest of the elevation. **Commissioner Eckhardt** said that at this point he was generally in favor of the design being shown tonight, and he liked the massing. He wanted to hear comments from other commissioners before making any further comments.

Commissioner Kingsley said it was a nice project and she appreciated a lot of things the petitioner was doing on the project, and although she liked the design being shown tonight, she really liked the previous design as well. She was unsure about the box bays and the fact that units with a box bay on the second and third-floor do not get a canopy. She felt this was a little more foreboding with less light, and if the current design moves forward, then the light quality and how it will portray each door will be very important. She liked the canopies and did not mind the box bays on the ground. She understood how the scuppers make a rhythm across the building and break up the elevations; however, she felt this was contributing to the industrial look of the building, and she questioned whether there was a way to get that same rhythm by doing a reveal in the brick and then having internal drainage. She also had concerns about the downspouts being painted to match the surrounding brick. **Mr. Hopkins** replied that they prefer not to do internal drainage, and the current location for the downspouts was approximate.

Commissioner Kingsley asked for clarification that the window trim, when in brick, would be a cast stone material, and the window trim in a box bay or siding would be vinyl, and if all of the trim will be smooth. **Mr. Hopkins** reviewed the window trim details, which will break the plane and all be a clay color, the spandrel panels in the box bays will be one smooth piece in the Siding D color, all of the trim will be smooth, and the cap on the coping stone will match the cast stone. **Commissioner Kingsley** said that she liked the previous small roof overhang on the penthouse, which was now eliminated, and **Mr. Hopkins** said that it was eliminated as a result of feedback given. **Commissioner Kingsley** felt there should be some kind of overhang on the doors for protection, and she agreed with Staff that the fourth-floor space should either be included for all units, or completely eliminated.

Mr. McLaughlin replied to the comment about the optional fourth-floor space. After receiving feedback from Staff, input from their architect, and the competing market conditions of the starting price for these units and whether to include this element as a standard or an option, they have decided to make this fourth-floor element standard on the corner units, and an option on the interior units, in order to market the units at a particular dollar amount. Their solution to keep everything feeling like a 4-story building if buyers do not option them, is to do a faux wall just at the front of the buildings. The faux wall would be the same material across with a door, which would be visible from the front elevations. **Commissioner Eckhardt** asked if the faux wall would be the same height as the occupied space, 10' tall, and **Mr. McLaughlin** agreed, adding that they have rendered this and it looks just like it would if it was a full build-out. This is their solution to keep to the integrity of the 4-story massing, however they feel most buyers will buy this option, with it only being an issue for 1 or 2 units; however, but they cannot guarantee that. **Commissioner Kingsley** said she was not in favor of doing a false wall because so many people would be seeing this from above. She liked the color palette and although she felt the previous color palette was a little stronger, this color palette blends itself more with the

neighborhood and the other developments going in. She felt it would be nice to see a little more of the dark versus light siding color, the white brick is unique but felt it could be a little more white.

Commissioner Kubow commented about the tight turning radius for cars into the garages, which the petitioner acknowledged and added that the anticipation is for tenants to own a small car and use the train. In terms of the architecture, **Commissioner Kubow** really liked the original design, but after looking at the current architecture in Arlington Heights and what is being proposed tonight, he really liked the color palette, the materials, and the transitional design of the buildings. He is always a big proponent of seeing more contemporary housing, which this is stepping towards, and felt the petitioner, architect, developer, and the Design Commission have done a good job of working together to come up with a design that fits within Arlington Heights. So well done to everyone involved with the project. Initially, he had some concerns with the box bays, specifically that the 2 infill units were lacking an entrance there, but he felt it could be done with downlights recessed either below the box bays or below the canopies to help highlight where each entrance is. The petitioner said that recessed lighting is proposed in the bottom of the box bays and the canopies.

With regards to the fourth floor material, **Commissioner Kubow** liked the cornice on the previous design and felt the box protruding from the fourth floor in the current design is lacking. He recommended going back to what was previously proposed, maybe something even simpler because there needs to be some type of projecting feature at the top of the fourth floor. He also felt that a dark material for the fourth floor might be an interesting idea to consider, and the screening material could be different instead of the same as the enclosure. He said it was important for residents of the Highland building to have windows added on the north side of the building, even though it will have limited exposure. With regards to the fourth floor space, **Commissioner Kubow** felt that a rendering showing the space included, the space not included, and a rendering that showed the false wall from the rear would have been helpful. **Mr. Hautzinger** said that the petitioner did provide an updated rendering to show how the false wall would look, and it essentially looks identical as the rendering with the full fourth floor.

Commissioner Seyer did not have a lot to add to the other commissioner's comments other than he applauded the petitioner's efforts to respond to some of the comments made at the preliminary review, such as adding windows to the solid wall and improving the softscape at the entry by eliminating the fence. He agreed with Commissioner Kubow that the top of the fourth floor could use a little more of a pronounced parapet because right now it is flat going all the way up, and the little bit of articulation that was previously there was nice. He understood the intent of the downspouts, which certainly help break up the elevation in a positive way, at least in the renderings, but he questioned how it would look in real life. He explained that a paint color that looks like brick will wear differently than brick and eventually not blend. At the very least, he felt it should be the same color as the windows, to tie in with the aluminum in the windows; however, he preferred to see the downspouts go away and be replaced with a brick detail, bumped out for articulation. If this is cost prohibitive, then he said that there needs to be a lot of care into how the downspouts are treated, otherwise it will be a major aesthetic detriment to the property value and how it looks aesthetically, which is a big concern to him. **Commissioner Seyer** had no further comments.

Chair Fitzgerald had a big issue with the fourth floor space and the faux wall in the rear. He was unsure how it would look, other than it would look odd, especially since that part would be visible by so many people that are higher. He did not understand this detail enough to be comfortable with approving it tonight. He agreed with the comments that the fourth floor could be darker and the cap a little nicer, and he liked the colors and materials being presented. He also liked that the fencing in front of the buildings was eliminated, and he really liked the idea of adding windows or some type of architectural detail to the area on the northeast corner of the building. He pointed out the 28' wide opening there and that this is a walking neighborhood where people will see the elevation. All in all, **Chair Fitzgerald** liked the project, which he agreed is transitional in style, and he liked how the proposed materials were brought from the neighborhood and combined in a good way.

Commissioner Kingsley asked the petitioner if the gas meters could be located on the east and west walls between the buildings. **Mr. Hopkins** replied that there is only 5' of space in the pedestrian passages, which is not enough space to add meters, and they are still waiting for NICOR's response to their request on the location of the meters.

Commissioner Kingsley referred to the dark bronze color proposed for the canopies and railings, and pointed out how light the back of the building will be. She suggested a warmer color for the railings, a color in between the 'Siding A' color and the dark bronze canopy color.

Commissioner Eckhardt asked for clarification on the petitioner's intent to build the fourth floor space. **Mr. McLaughlin** replied that all corner or end units would be built with the fourth floor space, with a buyer option for the remaining units. **Commissioner Eckhardt** was concerned that the fourth floor would be out of balance and look unfinished if some units had the faux walls and some did not. **Mr. McLaughlin** presented a rendering that showed what they believe to be the best and worst case scenario if only some units have the fourth floor space, which would be their approach from a sales perspective. **Chair Fitzgerald** said that what was shown in this rendering looked okay, but if it was not balanced it would not look okay. **Mr. McLaughlin** replied that they are in favor of the balanced look as well. **Commissioner Eckhardt** said he has never seen a developer come here with a major architectural element such as this as an option, and **Mr. McLaughlin** suggested thinking of it as a basement option, which **Commissioner Eckhardt** replied was different because a basement is not visible.

Commissioner Kubow asked about the roof material for a unit where a false wall would be, and **Mr. Hopkins** said that roof pavers would be used where there are roof decks, and only roofing where there is a false wall. **Commissioner Eckhardt** asked if a buyer could option a big roof deck instead of the fourth floor space and **Mr. McLaughlin** said that that would not be an option because of building code issues. He reiterated that they anticipate that every buyer would option for the fourth floor space.

Mr. Hautzinger commented that having a glass patio door in a false wall would have a strange appearance if you can see the sky through the glass door. He asked if the petitioner considered spandrel glass instead. **Chair Fitzgerald** reiterated his concerns about the residents in Downtown buildings looking down on these buildings and seeing this odd detail of false walls; he could not visualize how this would look. **Commissioner Kubow** pointed out that traditional row homes have a lot more units across the building, sometimes having different character and different levels, and since there are only 5 units here, he was unsure if the false walls would look as bad architecturally and be that noticeable.

Mr. McLaughlin said that they looked at the false wall from the street; however, he understood the concerns about how it would look from above, which is why they rendered other variations of it. **Commissioner Kingsley** suggested meeting halfway; the commissioners really want to have the fourth floor space built on all the units, and if it cannot be done, then at a minimum on the Chestnut building, it follow both the white brick or the red brick, and the same on the Sigwalt building, so at least it makes sense with the elevations. The petitioner understood and said that they actually tried to do just that.

An audience member asked if it was too late to comment on the project. **Chair Fitzgerald** re-opened the public comment portion of the meeting.

PUBLIC COMMENT

Andrew Wimberly, 615 W. Haven Drive. He said that the population of Arlington Heights is decreasing, not because people are leaving but because home sizes are getting smaller due to people having less children and downsizing, etc. and he felt the 3 bedroom standard for this development was not adapting to this housing market or to the way the housing size trend is going in. **Commissioner Eckhardt** acknowledged the issue of this demographic, ownership of smaller units is difficult to find in town, but pointed out that smaller rental units are coming with the other development on this site. **Mr. Wimberly** added that 6% of the homes in downtown Arlington Heights only have 1 car, and he clarified that the 25' wide turning radius for this development is actually larger than the standard parking lot aisle which is 22' to 24'.

Gabriela Rojek asked if the developer is committed to the landscaping as shown. **Mr. Hautzinger** replied that the landscaping and all site design elements would be reviewed in detail as part of the Plan Commission hearing.

Commissioner Kingsley pointed out that the plans do not show lighting and she asked if this has been developed yet, specifically at the patio doors, on the fourth floor, and in the walkways between the buildings. **Mr. Hopkins** indicated the can lights on the canopies and under the box bays, as well as in the overhang above the garage doors; otherwise there are no surface mounted lights. **Commissioner Kingsley** suggested that any lights proposed in the rear of the buildings be a lamp that is shielded to not show the source of the light, and lights in the walkways be low to just light up the ground.

Commissioner Eckhardt suggested a straw vote at this time prior to a motion because there could be differing opinions about some very large elements of the buildings, particularly the top. He summarized that he was in favor of a darker tone at the top level of the buildings, and he was not in favor of the faux wall idea because the big giant block across the building makes it look like a big mechanical penthouse, which did not make sense to him. The downspouts are somewhat of an issue for him as well because they are not an attractive design element, he was okay with the color palette, he liked the bricks, he was in favor of adding windows on the northeast elevation, and he agreed with the suggestion that the railings be the same color as 'Siding A'.

Commissioner Kingsley summarized that she was not in favor of a false wall for the fourth floor, and was more in favor of following the facade so that it looks like it matches vertically. She was in support of eliminating the scuppers and doing something different in those locations, whether it be a reveal or something that projects out, although she would rather not see a projection. She was also in support of doing some kind of parapet or expression of the cornice, not in a detailed way, but just a projection on the fourth floor. She also emphasized her preference for the wall mounted mechanical equipment to be located in the rear of the buildings.

Commissioner Kubow agreed with the comments made by Commissioner Kingsley. **Commissioner Seyer** and **Chair Fitzgerald** agreed as well.

Commissioner Kubow asked the petitioner if they thought about a compromise for the fourth floor, and **Mr. McLaughlin** replied that if all the options for the fourth floor space could not be sold, they could work with putting them in the white brick units, as opposed to the brown brick units. **Mr. Hautzinger** clarified that this concept goes against the idea of having each end/corner unit as standard then, and **Mr. McLaughlin** said the space would remain standard on the corner units and this scenario would only apply to the interior units. **Commissioner Kingsley** reiterated that each elevation should make sense vertically, whether it is red brick or white brick.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL THE PROPOSED ARCHITECTURAL DESIGN FOR THE SIGWALT 16-TAYLOR MORRISON TOWNHOMES TO BE LOCATED AT 37-45 S. CHESTNUT AVENUE AND 36-40 S. HIGHLAND AVENUE. THIS RECOMMENDATION IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED AND RECEIVED 4/12/19, EXTERIOR ELEVATIONS AND RENDERINGS DATED 5/22/19 AND RECEIVED 5/24/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO PROVIDE ADDITIONAL WINDOWS ON THE NORTH ELEVATION OF THE HIGHLAND BUILDING.
2. A PREFERENCE THAT THE FOURTH FLOOR BE CONTINUOUS, AND IF NOT, THAT IT FOLLOW THE LEAD OF THE FRONT FACADE SO IT READS VERTICALLY.
3. A REQUIREMENT TO LOCATE ALL EXTERIOR WALL MOUNTED MECHANICAL EQUIPMENT AND METERS ON THE BACK OF THE BUILDINGS AWAY FROM THE STREET FRONTAGES, AND IF NOT POSSIBLE, THEN REVIEWED BY STAFF AS TO HOW THEY WILL BE HIDDEN.
4. A REQUIREMENT THAT THE DOWNSPOUTS BE INTERNALIZED AND THAT THOSE DIVISIONS IN THE FACADE BE BROKEN UP BY EITHER A REVEAL OR A BRICK PROTRUSION, TO BE REVIEWED BY STAFF.
5. A REQUIREMENT TO ENHANCE THE FOURTH FLOOR COPING WITH A SIMPLE PROJECTED PROFILE.

6. A RECOMMENDATION THAT THE RAILINGS BE A WARM BROWN COLOR, AND NOT AS DARK AS THE DARK BRONZE COLOR.
7. A RECOMMENDATION THAT THE COLOR OF THE FOURTH FLOOR BE A DARKER AND RICHER COLOR, SUCH AS THE 'SIDING A' COLOR.

Commissioner Eckhardt asked for clarification on the motion regarding the fourth floor. **Commissioner Kingsley** explained that the motion states the commissioners' preference that all units have the fourth floor space, and if this could not be done, then it must be built as a unit, not as a false wall, and match what it is on the base of the unit. **Commissioner Seyer** added that the materiality of the massing divisions should be followed on the fourth floor. **Mr. Hautzinger** added that the fourth floor space would be standard on the end units of each building in all cases, regardless of the color of the brick.

Commissioner Seyer asked for clarification on the issue of the downspouts; do they need to be changed or eliminated in favor of a brick reveal. He also pointed out that the previous version did not have external downspouts. **Ms. Richards** replied that they have not fully designed the roof drainage plan yet, but drainage is needed from the roof deck because it is a flat roof deck area at the third floor, and external downspouts are preferred. **Commissioner Kingsley** clarified that the motion did not state how the petitioner should change the downspouts, only that it is a requirement not to see the downspouts. **Commissioner Seyer** was in favor of that, but expected the petitioner to have an issue with it and wondered if there should be discussion about it now. **Mr. McLaughlin** said he was going to propose that the downspouts be a different color and not match the brick. **Chair Fitzgerald** said that he and two other commissioners appear to be in favor of the downspout requirement in the motion. **Commissioner Kubow** said he was okay with the downspouts as proposed, which help break up the elevation. **Commissioner Eckhardt** said that he is used to seeing scuppers and downpouts on the back of buildings, not on the primary elevations. He was not in favor of the downspouts as proposed; they are not attractive to him, especially on the Sigwalt elevation. **Mr. McLaughlin** asked if the only concern is the four downspouts on the end elevations facing Sigwalt. **Commissioner Eckhardt** reiterated his preference that the downspouts be internal and the overflow go out the back or somehow camouflaged. He reiterated that the Sigwalt elevation is the most prominent and disturbing, and the downspouts are not as prominent on the other elevations. He was also concerned about the blank brick wall areas that will be left after the downpouts are removed.

Chair Fitzgerald asked if the commissioners were comfortable leaving the motion as is. **Commissioner Kingsley** asked what would happen if the petitioner determines during construction documentation that they cannot comply with this requirement. **Mr. Hautzinger** replied that Staff would work with the petitioner to achieve a solution that is in the spirit of what the motion states, and if it was not attainable, then the petitioner would be required to return to the Design Commission to review it.

To clarify, **Mr. Hautzinger** said that the motion currently includes a requirement to internalize all of the downspouts, whether they are on the front or the ends of the buildings. **Commissioner Kingsley** added that the motion did not specify an elevation; it just states scuppers in general. **Mr. Hopkins** asked about the gutters and downspouts on the rear elevations. **Commissioner Seyer** and **Commissioner Kingsley** were not concerned about the downspouts on the rear elevations because those walls are all siding. This only applies to the three main street façades.

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

4. A REQUIREMENT THAT THE DOWNSPOUTS BE INTERNALIZED AND THAT THOSE DIVISIONS IN THE FACADE BE BROKEN UP BY EITHER A REVEAL OR A BRICK PROTRUSION, TO BE REVIEWED BY STAFF. THE EXPOSED DOWNSPOUTS MAY REMAIN ON NON-STREET ELEVATIONS.

Mr. Hautzinger understood that a brick detail was required on the front elevations between the units in place of the downspouts, but he asked if that detail also applied to the south elevations of the Chestnut and Highland buildings. **Commissioner Kingsley** replied that it did not apply in those locations.

Mr. Hautzinger also asked for clarification on item 1 of the motion, to confirm if additional masonry is required on the north elevation of the Highland building. **Commissioner Kingsley** replied that only the addition of windows is required.

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

DRAFT

ITEM 2. GENERAL MEETING

There was no discussion.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 7:40 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Design Commission
6/11/2019

Item: DC#19-037 - 412 W. Campbell St. - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission require revisions and re-review the proposed new single-family residence to be located at 412 W. Campbell Street. This recommendation is based on the architectural plans received 5/10/19, revised site plan received 5-22-19, and the following:

1. Reduce the roof massing to better fit with the scale of the neighborhood. Consider reducing the front to back roof pitch from 10:12 to 8:12 to lower the overall height of the ridge. Consider moving the second floor bedrooms above the main body of the house so that the mass of the garage roof can be reduced.
2. Reduce the projection of the garage in front of the main body of the house.
3. Consider a softer weathered wood color roofing to better complement the dark siding color.
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 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.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 412 W. Campbell Street
Project Address: 412 W. Campbell Street
Prepared By: Steve Hautzinger

Date Prepared: June 5, 2019

PETITION INFORMATION:

DC Number: 19-037
Petitioner Name: Chris Russo
Petitioner Address: ALA Architects
2600 Behan Road
Crystal Lake, IL 60014
Meeting Date: June 11, 2019

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.

The petitioner is proposing to build a new two-story residence with an attached four-car garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 13,082 square feet and the proposed residence will have 4,413 square feet. The proposed design does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 21.1 feet Side: 9.9 feet Side: 9.9 feet Rear: 30 feet	Front: 26.8 feet Side: 10 feet Side: 14.5 feet Rear: 30 feet
Building Height	25 feet to the midpoint	21.8 feet to the midpoint
FAR	5,671 SF	4,413 SF
Building Lot Coverage	4,579 SF	4,127 SF
Impervious Surface Coverage Total	6,541 SF	5,077 SF

The subject property is located on a street with a wide variety of home styles including single-story, one-and-a-half-story, two-story, historic homes, and newer homes. There are a couple of houses with front loaded garages, but the majority of homes have detached garages.

Overall, the proposed design has a traditional style and detailing that fits well in this location. However, there are a number of concerns with the design as follows:

1. **Scale.** The proposed roof is out of scale with the adjacent homes. It is recommended that the roof massing be reduced to better fit with the existing context. Consider the following:
 - a. Consider reducing the front to back roof pitch from 10:12 to 8:12 to lower the overall height of the ridge.
 - b. It is recommended that the second floor bedrooms be placed above the main body of the house so that the mass of the garage roof can be reduced.
 - c. In December 2017, the massing of a previous ranch design for this lot was required to be reduced by the Design Commission.
2. **Garage Projection.** The courtyard style garage layout is nice, but the proposed garage projects out too far in front of the main body of the house.
 - a. It is recommended that the garage projection be pushed back.
3. **Roof Color.** The proposed black roof color is very bold paired with the dark blue siding.
 - a. Consider a softer weathered wood color roofing.

RECOMMENDATION:

It is recommended that the Design Commission require revisions and re-review the proposed new single-family residence to be located at 412 W. Campbell Street. This recommendation is based on the architectural plans received 5/10/19, revised site plan received 5-22-19, and the following:

1. Reduce the roof massing to better fit with the scale of the neighborhood. Consider reducing the front to back roof pitch from 10:12 to 8:12 to lower the overall height of the ridge. Consider moving the second floor bedrooms above the main body of the house so that the mass of the garage roof can be reduced.
2. Reduce the projection of the garage in front of the main body of the house.
3. Consider a softer weathered wood color roofing to better complement the dark siding color.
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 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.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

June 5, 2019

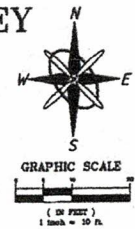
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-037

EAST HALF OF LOT 1 IN BLOCK 14, LOT 2 IN BLOCK 15, IN MINER'S ADDITION TO DUNTON, A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING AN AREA OF 13,082 SQ.FT OR 0.300 ACRES, MORE OR LESS

ADDRESS : 412 W. CAMPBELL STREET, ARLINGTON HEIGHTS, IL 60005



LEGEND

-  INDICATES EXISTING STOP ELEVATIONS
-  INDICATES TREE LOCATION AND SIZE
-  INDICATES POWER POLE
-  INDICATES FIRE HYDRANT
-  INDICATES VALVE
-  INDICATES SET CROSS OUT AT CORNER
-  INDICATES FOUND IRON PIPE
-  INDICATES FOUND IRON ROD
-  INDICATES STORM/SANITARY MANHOLE
-  INDICATES STREET SIGN
-  INDICATES CONTOUR LINES
-  INDICATES 8" WAKC PINE
-  INDICATES OVERHEAD WATER
-  INDICATES LOCATION OF EXISTING WATER MAIN
-  INDICATES EXISTING COMBINED SEWER
- REC. INDICATES RECORDED DIMENSION
- MEAS. INDICATES MEASURED DIMENSION
-  INDICATES DOWNSPOUT LOCATIONS
-  INDICATES A/C UNIT
-  INDICATES B-BOX LOCATION
-  INDICATES ELECTRIC METER
-  INDICATES GAS METER
-  INDICATES BACK OF CURB
-  INDICATES SET IRON PIPE

BENCHMARKS/CONTROL

- DP406 SET CORNER QD 23.0' W AND 68.3' S OF SOUTHWEST PROPERTY CORNER
N 187799.04.343
D 1877682.468
ELEVATION = 703.68 (NAY78S - GPS DERIVED)
- DP462 SET CORNER QD 23.5' W AND 8.0' S OF SOUTHEAST PROPERTY CORNER
N 1877500.13.500
D 1877788.153
ELEVATION = 703.44 (NAY78S - GPS DERIVED)
- NOTE: ANY AND ALL PARTIES UTILIZING THE VERTICAL ALIGNMENT ABOVE SHALL
CHECK INTO AT LEAST TWO (2) SURVEYORS TO AVOID MISTAKES DUE TO
ANY ADJUSTMENTS OR TRANSPORTATION ERRORS. FAILURE TO DO SO WILL BE
CONSIDERED TO CONSTITUTE NEGLIGENCE AND SUBJECT THE OFFERING PARTY
DAMAGES ATTENDANT THEREON.

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE SIZED DESCRIPTION AND SIZE CONDITIONS WITH THE DATA SHOWN HEREON AND REVISIONS TO SIZES ARE YOUR CHOICE.
3. NO DIMENSIONS SHALL BE DERIVED FROM SCALED MEASUREMENT.
4. ONLY THOSE BUILDING DETAIL NOTES AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAN OF SUBDIVISION ARE SHOWN HEREON, UNLESS INDICATED OTHERWISE. REFER TO USED EASEMENT POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS WHICH MAY OR MAY NOT EXIST.
5. ILLEGAL DESCRIPTION AS PER MOST RECENT SET OF RECORDS, UNLESS OTHERWISE INDICATED

[illegible]

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

WE, HENRY E.A. INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 164-002141, HEREBY CERTIFY THAT THE PROPERTY HEREIN DESCRIBED WAS SURVEYED UNDER THE DIRECT SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR, AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF December 2017 IN CHICAGO,
 ILLINOIS.
 KNIGHT C/A, INC.

 JULES E. BARRETT, PRESIDENT
 LICENSE EXPIRES: 11/30/2018

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

THIS PLAT IS VALID ONLY WITH A SIGNATURE AND WITH A RAISED SEAL.

L:\V\Site Surveys\7281\7281.17\CA\Sheets\7281.17_02 BOUNDARY AND TPO.dwg

BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED BY:

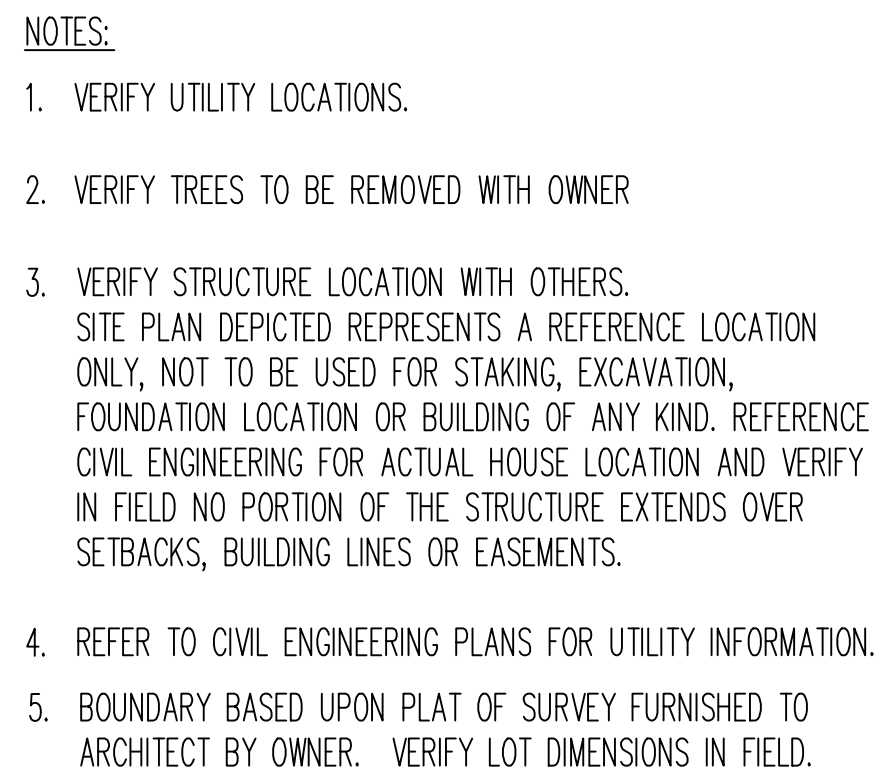
FAIRFIELD CUSTOM HOMES, LLC
530 S. ARTHUR AVENUE
ARLINGTON HEIGHTS IL 60004

Knight E/A, Inc.
Engineers & Architects
Phone (313) 486-1100

Phone (312) 577-3300
Fax (312) 577-3526
knightlea.com

SHEET NO. 2
OF 6
DATE: 12/15/17
JOB NO. 7291.17

E	D	C	B	A
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Architects & Planners, Inc.
 2000 Belton Road at Rt. 176
 Lexington, MA 01846
 Telephone: 617-786-0200 Fax: 617-786-0201

SITE PLAN
DRAWING INDEX
GENERAL NOTES

Job Number:
18292

Sheet Number:
A000

DORN RESIDENCE
412 W. CAMPBELL ST.
ARLINGTON HEIGHTS, IL 60004

Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 18292
t Number: A000

Job Number
1829

Account Number: A000

File Name: 18292000



418 W. CAMPBELL ST.
2 HOUSE LEFT



414 W. CAMPBELL ST.
1 HOUSE LEFT



412 W. CAMPBELL ST.
VACANT LOT



408 W. CAMPBELL ST.
1 HOUSE RIGHT



402 W. CAMPBELL ST.
2 HOUSE RIGHT



CAMPBELL ST.



109 W. CAMPBELL ST.
1 HOUSE RIGHT ACROSS ST.

407 W. CAMPBELL ST.
DIRECTLY ACROSS ST.

405 W. CAMPBELL ST.
1 HOUSE RIGHT ACROSS ST.

20
A203

NEIGHBORHOOD PHOTO BOARD

NOT TO SCALE

DESIGN COMMISSION
NOT FOR CONSTRUCTION
BIDDING OR PERMIT

ALA
Architects & Planners, Inc.
2600 Dehan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

DESIGN STAGE
CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
FINAL REVIEW
RELEASE FOR PERMIT
REVISION

REVISIONS
1
2
3
4
5

DATE
01-11-19
04-10-19
04-10-19
04-11-19
05-16-19

Job Number
A204

Sheet Number
18292

File Name
18292204



2B
A203
FRONT ELEVATION
414 W. CAMPBELL ST.
LEFT NEIGHBOR
1/8"=1'-0"



6B
A203
FRONT ELEVATION
408 W. CAMPBELL ST.
RIGHT NEIGHBOR
1/8"=1'-0"



2D
A203
FRONT ELEVATION
414 W. CAMPBELL ST.
LEFT NEIGHBOR
1/8"=1'-0"



3D
A203
PROPOSED FRONT ELEVATION
412 W. CAMPBELL ST.
SUBJECT PROPERTY
1/8"=1'-0"



6D
A203
FRONT ELEVATION
408 W. CAMPBELL ST.
RIGHT NEIGHBOR
1/8"=1'-0"

DESIGN STAGE		REVISIONS	
CONCEPTUAL DESIGN	01-02-19 BAJ	1	
PRELIMINARY DESIGN	01-11-19 BAJ	2	
DESIGN DEVELOPMENT	04-03-19 BAJ	3	
RELEASE FOR BID	05-09-19 BAJ	4	
FINAL REVIEW		5	
RELEASE FOR PERMIT			

DORN RESIDENCE
412 W. CAMPBELL ST.
ARLINGTON HEIGHTS, IL 60004

CONTEXT ELEVATIONS

Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALA

Job Number: 18292
Sheet Number: A203
File Name: 18292203

A

B

C

D

E

1

2

3

4

5

6

7

ELEVATION NOTES

- * DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- * WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- * SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- * IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

- * TOP OF WALKOUT WINDOWS 6'-8" A.F.F.
- * TOP OF WINDOWS 106 3/4" ABOVE SUB-FLOOR
- * FOR 10'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR
- * FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR
- * FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- * PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- * ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

Ⓔ - EGRESS WINDOW
Ⓕ - FIXED WINDOW
Ⓖ - TEMPERED GLASS

MATERIAL SCHEDULE

STONE:

- * MANUFACTURER: T.B.D. (FIBER CEMENT)
- * COLOR: DARK GREY

TRIM/SOFFIT/EAVAL:

- * MANUFACTURER: T.B.D. (ALUMINUM)
- * COLOR: WHITE

GUTTERS:

- * MANUFACTURER: T.B.D. (ALUMINUM)
- * COLOR: WHITE

WINDOWS:

- * MANUFACTURER: T.B.D.
- * COLOR: WHITE

COLUMNS / PORCH TRIM:

- * MANUFACTURER: T.B.D.
- * COLOR: WHITE

SCREEN DOOR:

- * MANUFACTURER: T.B.D.
- * MODEL: 654 WITH 6 - PANE LITES AND HARDWARE
- * COLOR: CHARCOAL STAIN

ROOF:

- * MANUFACTURER: T.B.D.
- * COLOR: ARCHITECTURAL - BLACK

STONE:

- * MANUFACTURER: STONE T.B.D.
- * COLOR: TAN T.B.D.



1E
A200 FRONT ELEVATION
1/4"=1'-0"

1

2

3

4

5

6

7

DESIGN STAGE

DESIGN STAGE	CONCEPTUAL DESIGN	PRELIMINARY DESIGN	DESIGN DEVELOPMENT	RELEASE FOR BID	FINAL REVIEW	RELEASE FOR PERMIT
REVISIONS	1	2	3	4	5	

1E
A200

Job Number
18292

Sheet Number
A200

File Name
10292200

ALA Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

DORY RESIDENCE
412 W. CAMPBELL ST.
ARLINGTON HEIGHTS, IL 60004

FRONT ELEVATION

DESIGN COMMISSION
NOT FOR CONSTRUCTION
BIDDING OR PERMIT



1C
A202 RIGHT SIDE ELEVATION
1/4"=1'-0"

3E
A202 LEFT SIDE ELEVATION
1/4"=1'-0"

DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN	04-12-19	04-12-19	04-12-19	04-12-19	04-12-19	04-12-19
PRELIMINARY DESIGN	04-12-19	04-12-19	04-12-19	04-12-19	04-12-19	04-12-19
DESIGN DEVELOPMENT	04-12-19	04-12-19	04-12-19	04-12-19	04-12-19	04-12-19
RELEASE FOR BID	04-12-19	04-12-19	04-12-19	04-12-19	04-12-19	04-12-19
FINAL REVIEW	04-12-19	04-12-19	04-12-19	04-12-19	04-12-19	04-12-19
RELEASE FOR PERMIT	04-12-19	04-12-19	04-12-19	04-12-19	04-12-19	04-12-19

RIGHT ELEVATION
LEFT SIDE ELEVATION

ALA
Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

Job Number
18292

Sheet Number
A202

File Name
10292202

DORA RESIDENCE
412 W. CAMPBELL ST.
ARLINGTON HEIGHTS, IL 60004

DESIGN STAGE

CONCEPTUAL DESIGN	04-12-19
PRELIMINARY DESIGN	04-12-19
DESIGN DEVELOPMENT	04-12-19
RELEASE FOR BID	04-12-19
FINAL REVIEW	04-12-19
RELEASE FOR PERMIT	04-12-19



1E
A201

REAR ELEVATION

1/4"=1'-0"

DESIGN STAGE	REVISIONS	DATE	BY
CONCEPTUAL DESIGN	1	04-02-19	BAJ
PRELIMINARY DESIGN	2	04-12-19	BAJ
DESIGN DEVELOPMENT	3	04-12-19	BAJ
RELEASE FOR BID	4	04-12-19	BAJ
FINAL REVIEW	5	05-08-19	BAJ
RELEASE FOR PERMIT	6		

ALA

DESIGN COMMISSION
NOT FOR CONSTRUCTION
BIDDING OR PERMIT

Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

REAR ELEVATION

DORY RESIDENCE
412 W. CAMPBELL ST.
ARLINGTON HEIGHTS, IL 60004

Job Number
18292

Sheet Number
A201

File Name
10292201

Copyright as Dated © ALA Architects & Planners, Inc.

MATERIAL
SCHEDULE



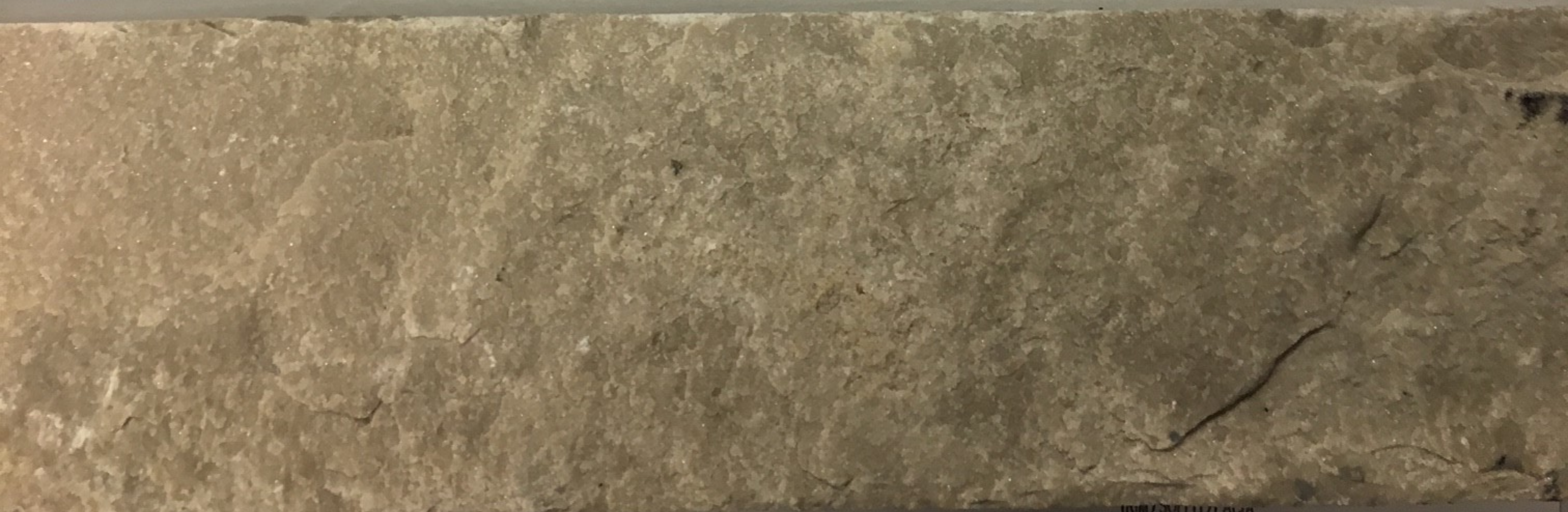
ROOF:

- * MANUFACTURER: IKO SHADOW BLACK
- * COLOR: ARCHITECTURAL - SHADOW BLACK



SIDING:

- * MANUFACTURER: JAMESHARDIE (T.B.D.) (FIBER CEMENT)
- * COLOR: DEEP OCEAN



COLUMNS / PORCH TRIM:

- * MANUFACTURER: T.B.D.
- * COLOR: WHITE

GARAGE DOOR:

- * MANUFACTURER: T.P.D.
- MODEL 664 WITH 6 - PANE LITES AND
- HARDWARE
- * COLOR: CHARCOAL STAIN

- * MANUFACTURER: STONE T.B.D.
- * COLOR: TAN T.B.D.

TRIM / SILL / PLUMB

- * MANUFACTURER: T.B.D. (ALUMINUM)
- * COLOR: WHITE

GUTTERS:

- * MANUFACTURER: T.B.D. (ALUMINUM)
- * COLOR: WHITE

WINDOWS:

- * MANUFACTURER: T.B.D.
- * COLOR: WHITE



Design Commission 6/11/2019

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

Department: Planning & Community Development

Requested Action

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

Recommendation

– It is recommended that the Design Commission evaluate the design for the proposed addition at 622 E. Mayfair Road. This recommendation is based on the architectural plans received 5/10/19, and the following:

1. For a more conventional appearance, consider aligning the face of the proposed addition with the existing garage wall below, with a front-to-back roof gable framing into the side of the existing gable roof.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
3. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

Date Prepared: June 5, 2019

PETITION INFORMATION:

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

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

ANALYSIS:

Summary

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

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

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

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

A summary of the unconventional detailing is as follows:

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

A more conventional massing for the proposed addition would align the front wall with the face of the existing garage wall, with a front-to-back roof gable framing into the side of the existing gable roof, as shown in Image 1 below.



Image 1. Example of a conventional addition massing above the garage.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the design for the proposed addition at 622 E. Mayfair Road. This recommendation is based on the architectural plans received 5/10/19, and the following:

1. For a more conventional appearance, consider aligning the face of the proposed addition with the existing garage wall below, with a front-to-back roof gable framing into the side of the existing gable roof.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
3. Compliance with all Federal, State, and Village codes, regulations and policies.

June 5, 2019

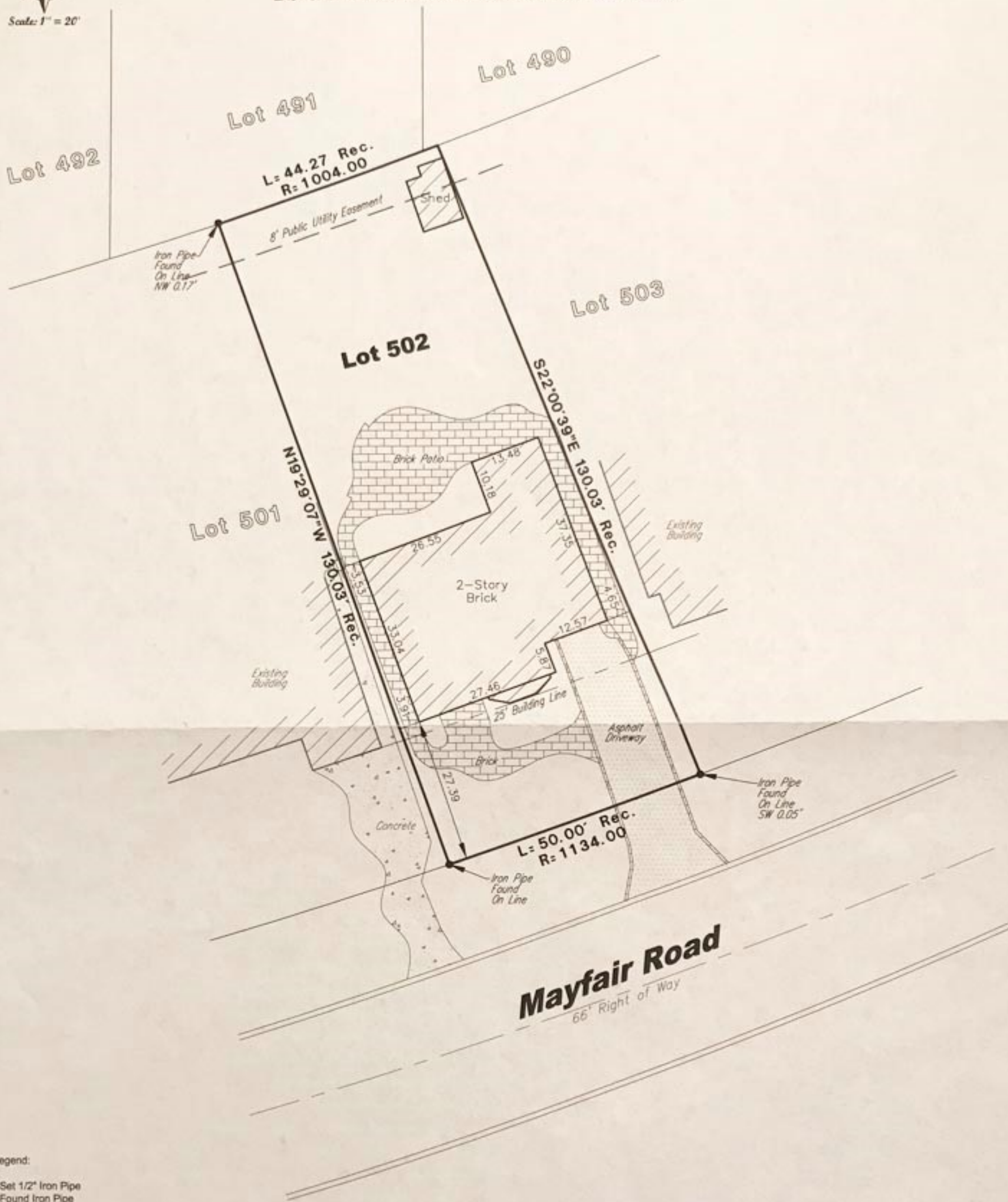
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

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



PLAT OF SURVEY

LOT 502 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Legend:

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

Surveyor Notes:

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

State of Illinois)
(SS)
County of Cook)

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

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

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

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

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



Job Number	LS100784
Sheet Name	PLAT OF SURVEY
Sheet Number	SURVEY



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

Field Work Completed:	10-26-10
Scale: 1" = 20'	Date: 10-27-10
Site Address:	
622 E. Mayfair Rd.	
Arlington Heights, Illinois	

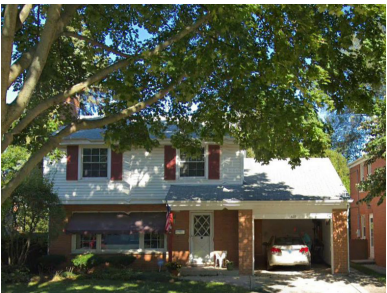
Drawn By:	MPS	Checked By:	GJK
Drawing Revisions			
REVISION	Date	Drawn	Checked



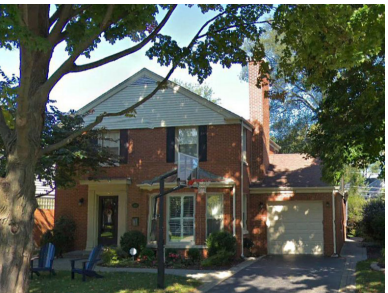
PROPERTY TO LEFT 3
606 MAYFAIR



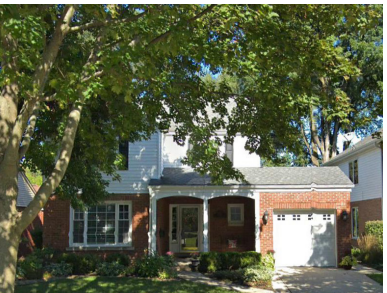
PROPERTY TO LEFT 2
616 MAYFAIR



PROPERTY TO LEFT 1
620 MAYFAIR



SUBJECT PROPERTY
622 MAYFAIR



PROPERTY TO RIGHT 1
626 MAYFAIR



PROPERTY TO RIGHT 2
702 MAYFAIR



PROPERTY TO RIGHT 3
706 MAYFAIR

MAYFAIR ROAD



PROPERTY ACCROSS 1
623 MAYFAIR

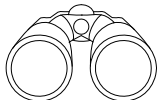


PROPERTY ACCROSS 1
627 MAYFAIR



PROPERTY ACCROSS 1
705 MAYFAIR

DII ARCHITECTURE



www.DesignInsightInc.com

JEREME SMITH, AIA

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

PROJECT

CARLSON REMODEL

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

DRAWING DESCRIPTION

PHOTO STUDY

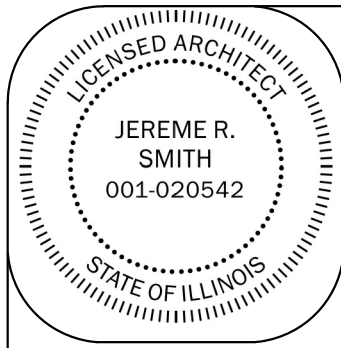
Scale: As Noted

Drawn By:
HDW

1

4.22.19

DCR REVIEW



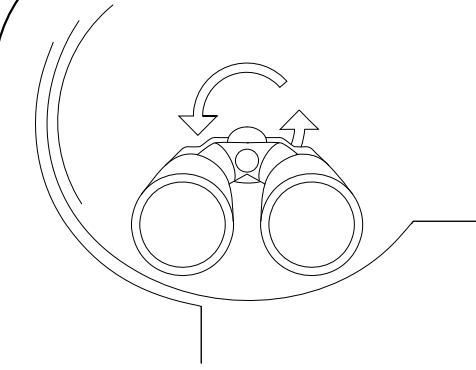
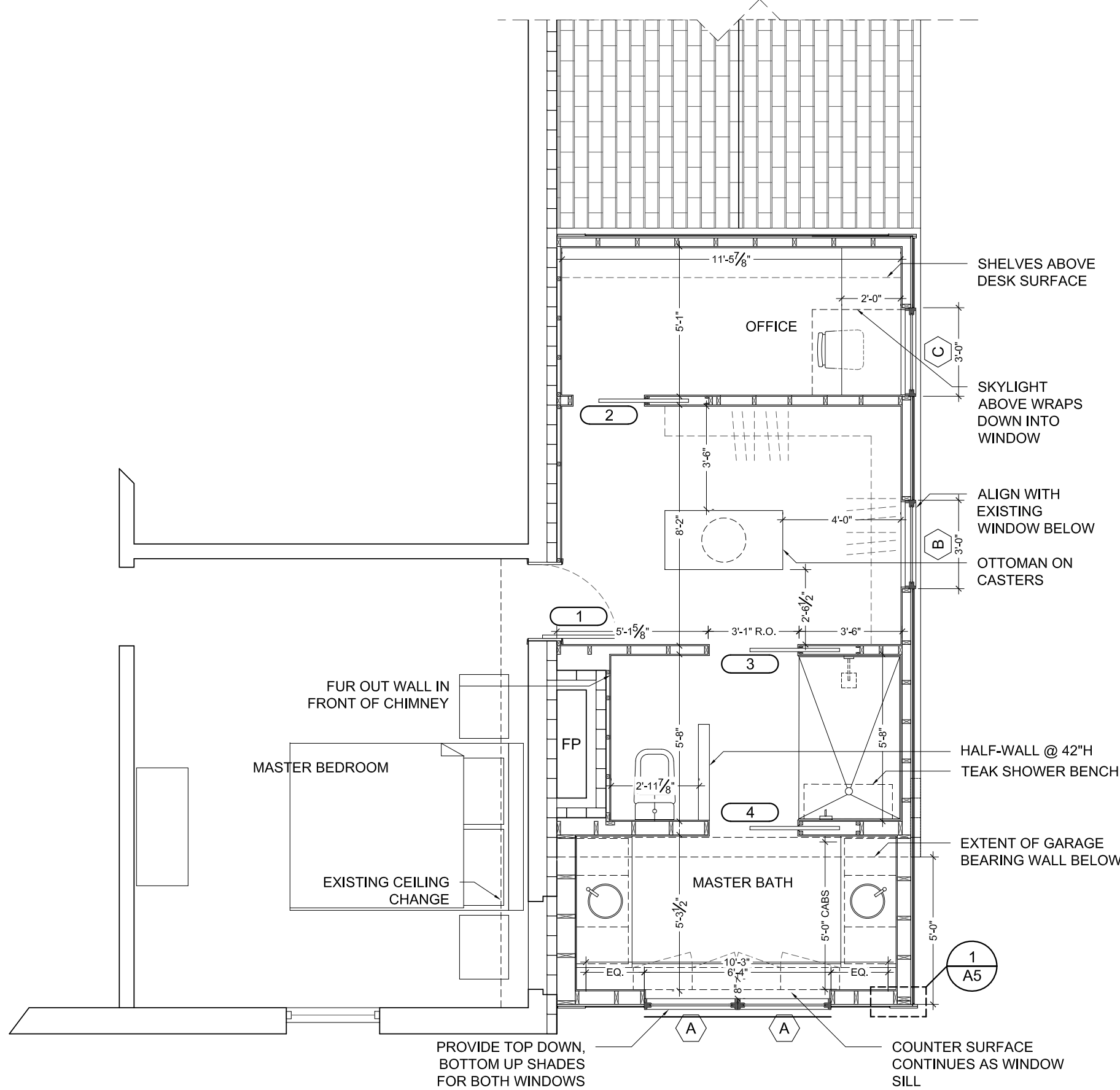
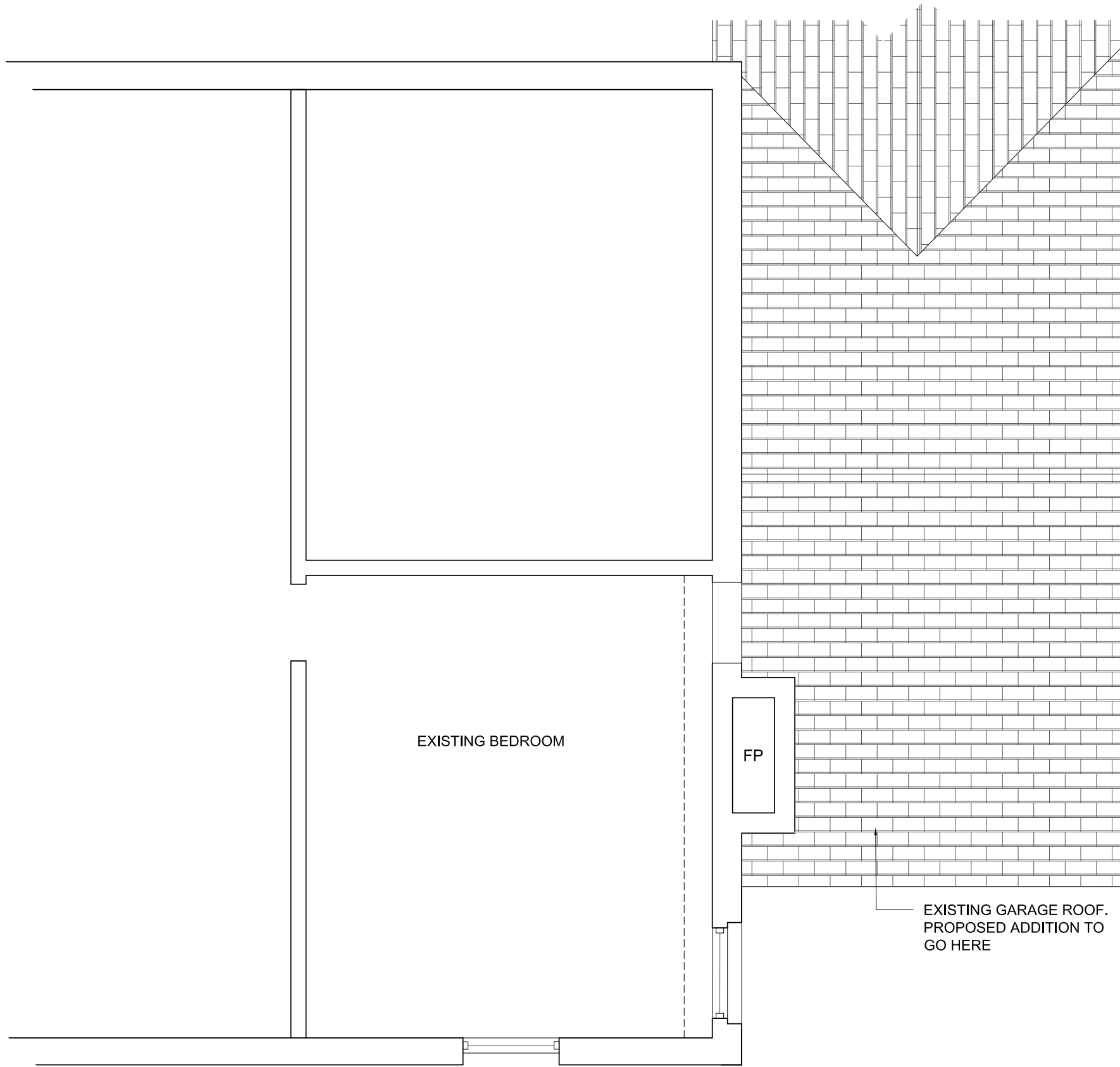
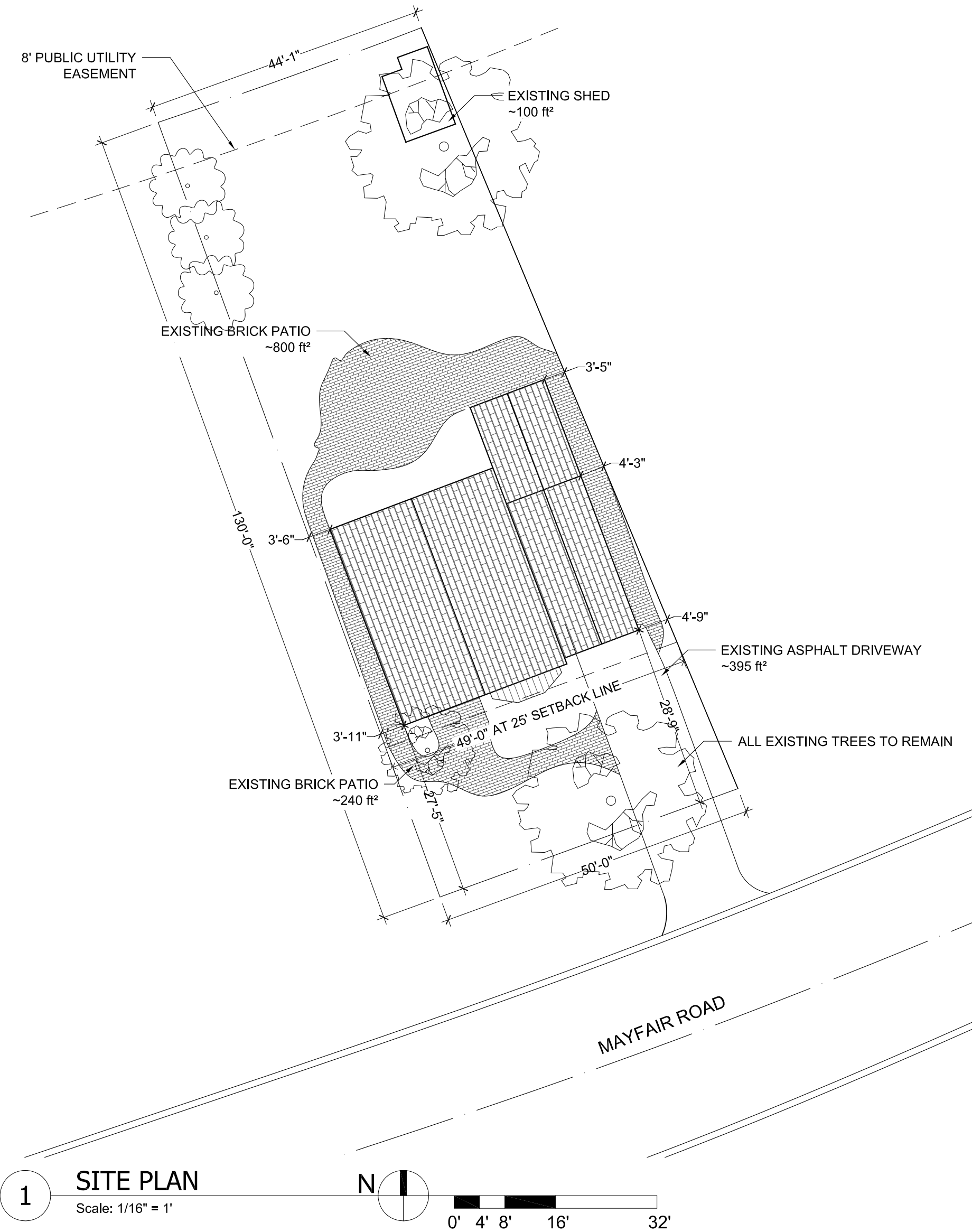
I, Jereme Smith, license #001-020542, expiring 11-30-20 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.

SHEET INDEX:

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

EXTERIOR MATERIAL SCHEDULE

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



ARCHITECT

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Sedona, AZ 86336
(217) 621-4882
haasdesignworks@gmail.com

CONTRACTOR

TBD

CLIENT

TIM & EDIE CARLSON

622 E. Mayfair Rd.
Arlington Heights, IL 60005

PROJECT

2ND FLOOR ADDITION

622 E. MAYFAIR
ARLINGTON HEIGHTS, IL 60005

PIN # 03-32-219-018-0000

REVISION TYPE

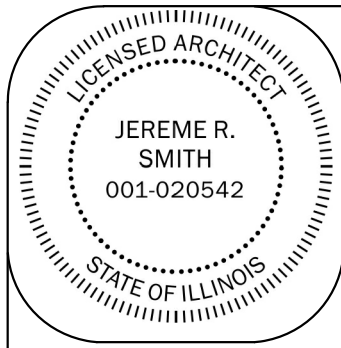
- 2 DESIGN COMMISSION REVISION
1 DESIGN COMMISSION REVIEW

SHEET INFO

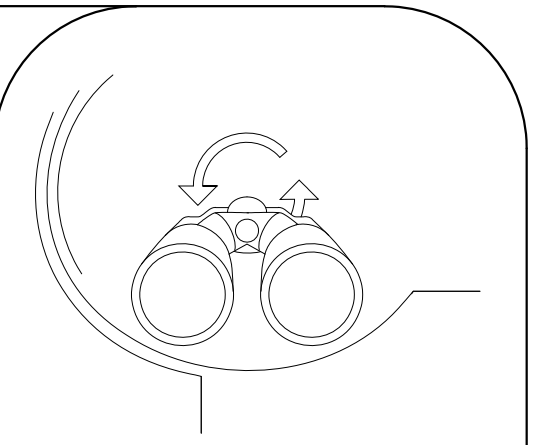
SITE PLAN & ELEVATION
STUDY

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

A1



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



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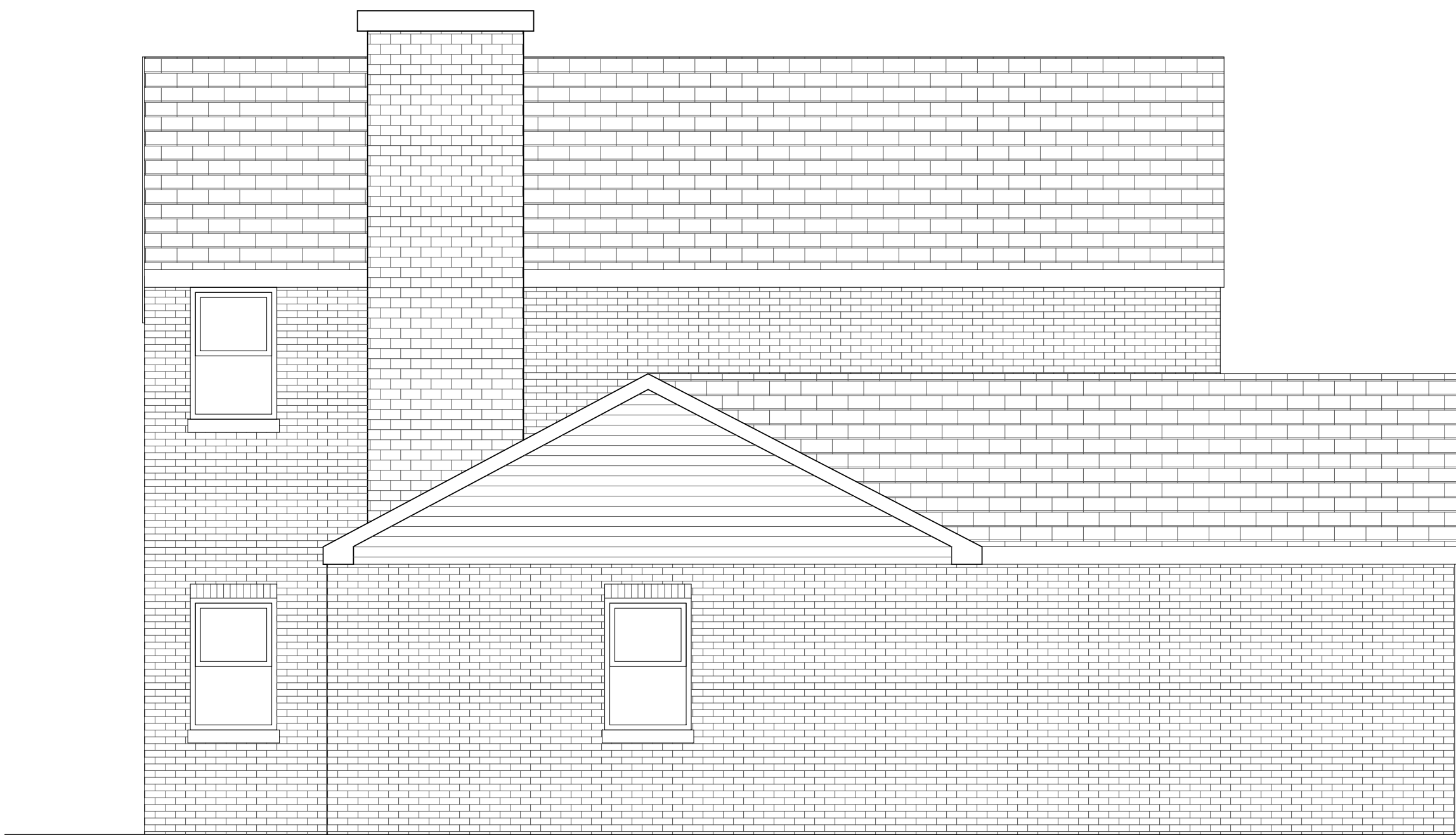
- 2 DESIGN COMMISSION REVISION
1 DESIGN COMMISSION REVIEW

SHEET INFO

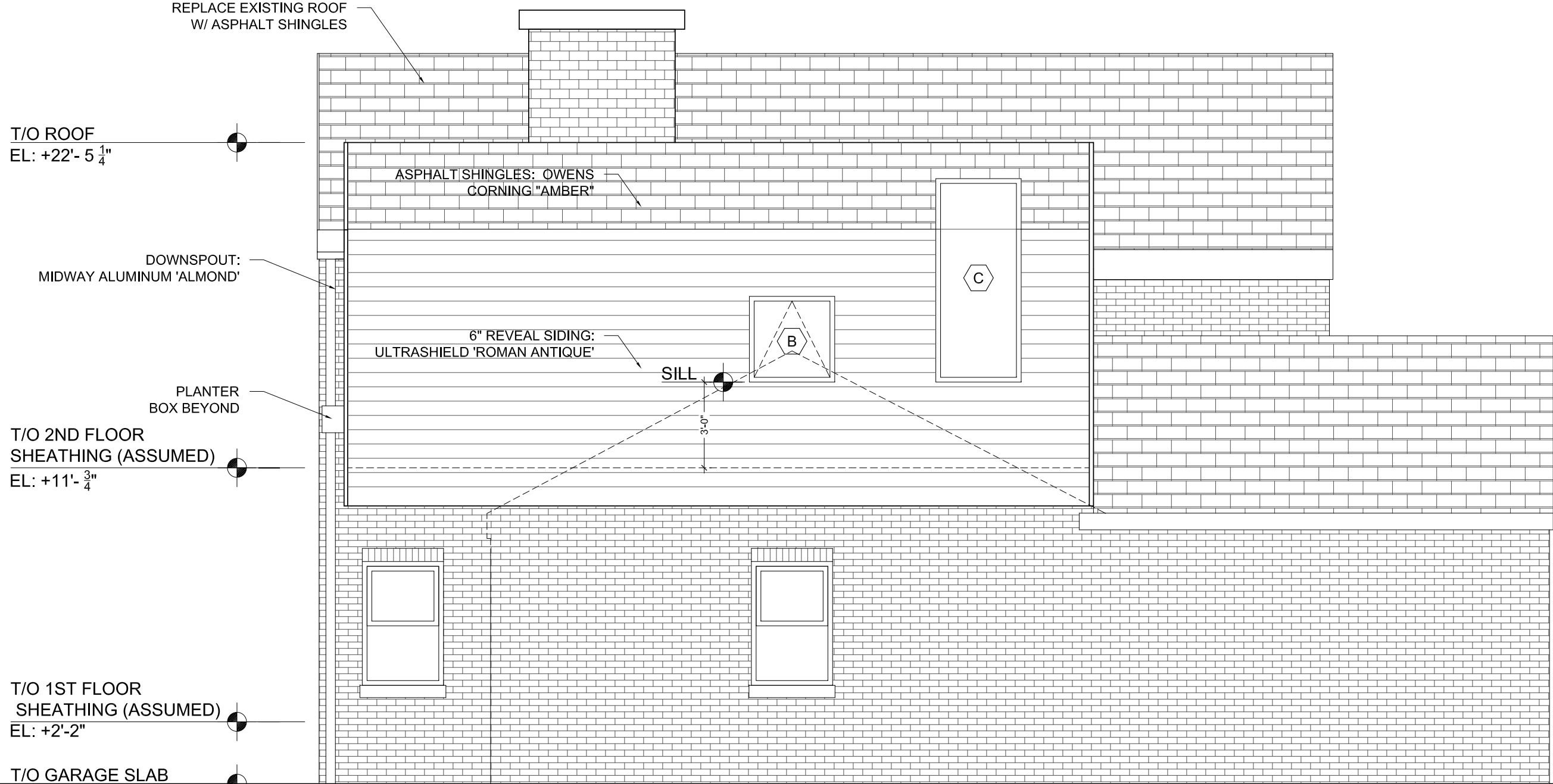
SITE PLAN & ELEVATION
STUDY

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

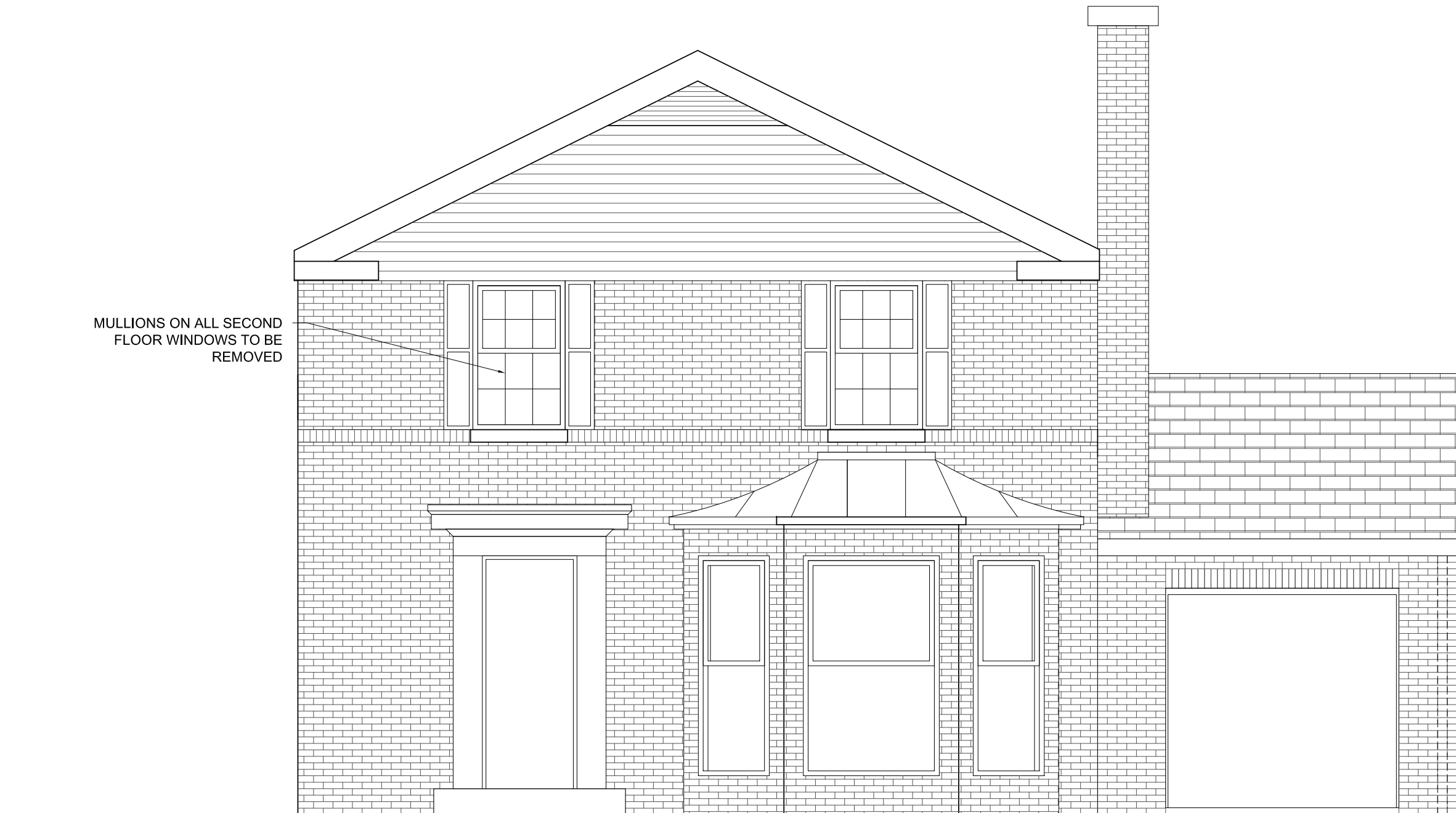
A2



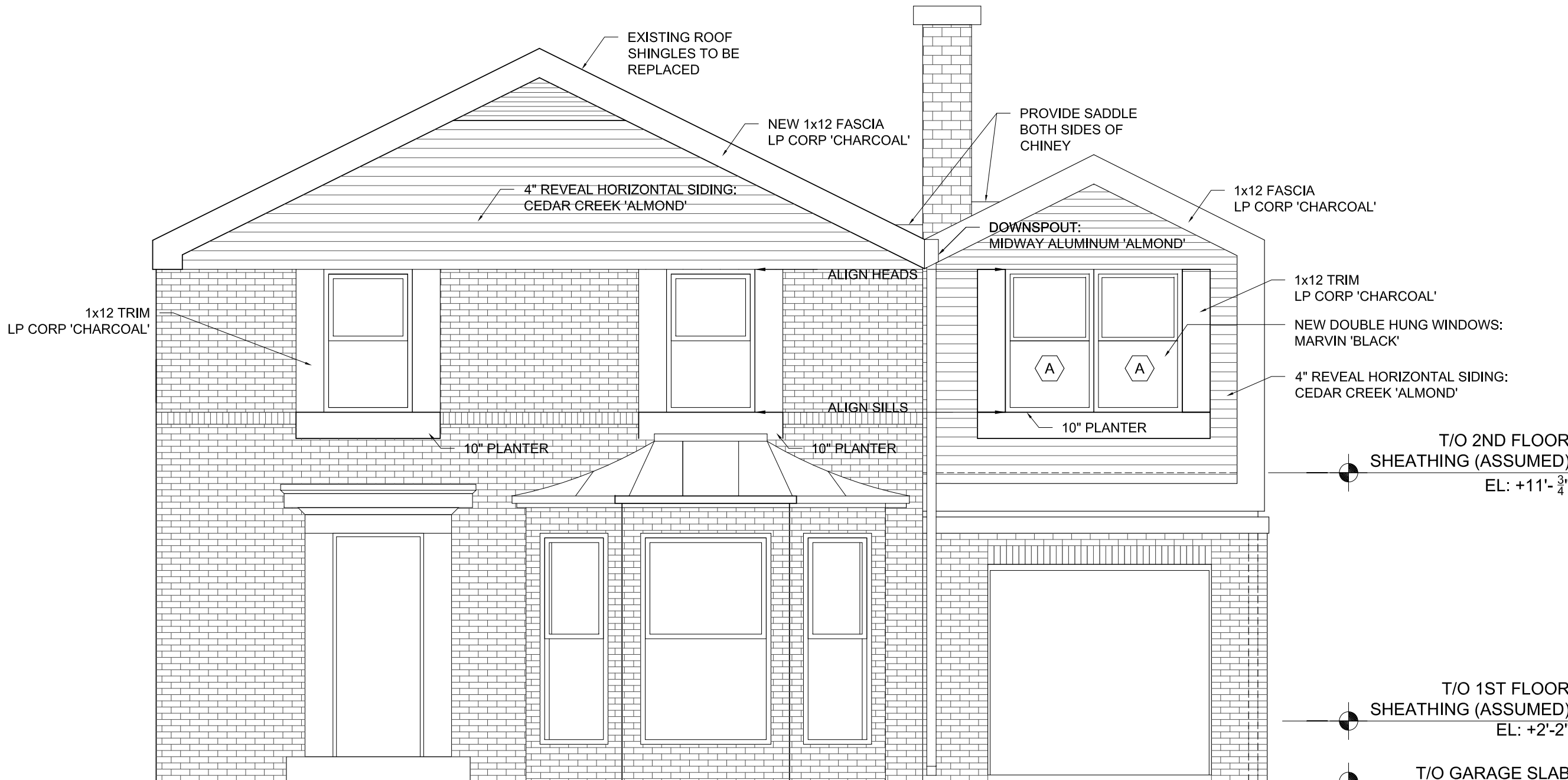
3 EXISTING EAST ELEVATION
Scale: 1/4" = 1'



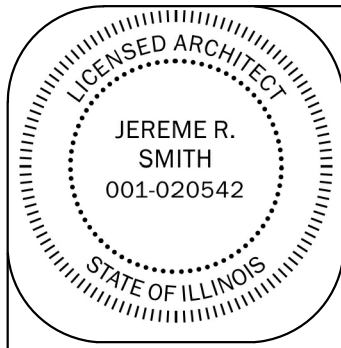
4 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'



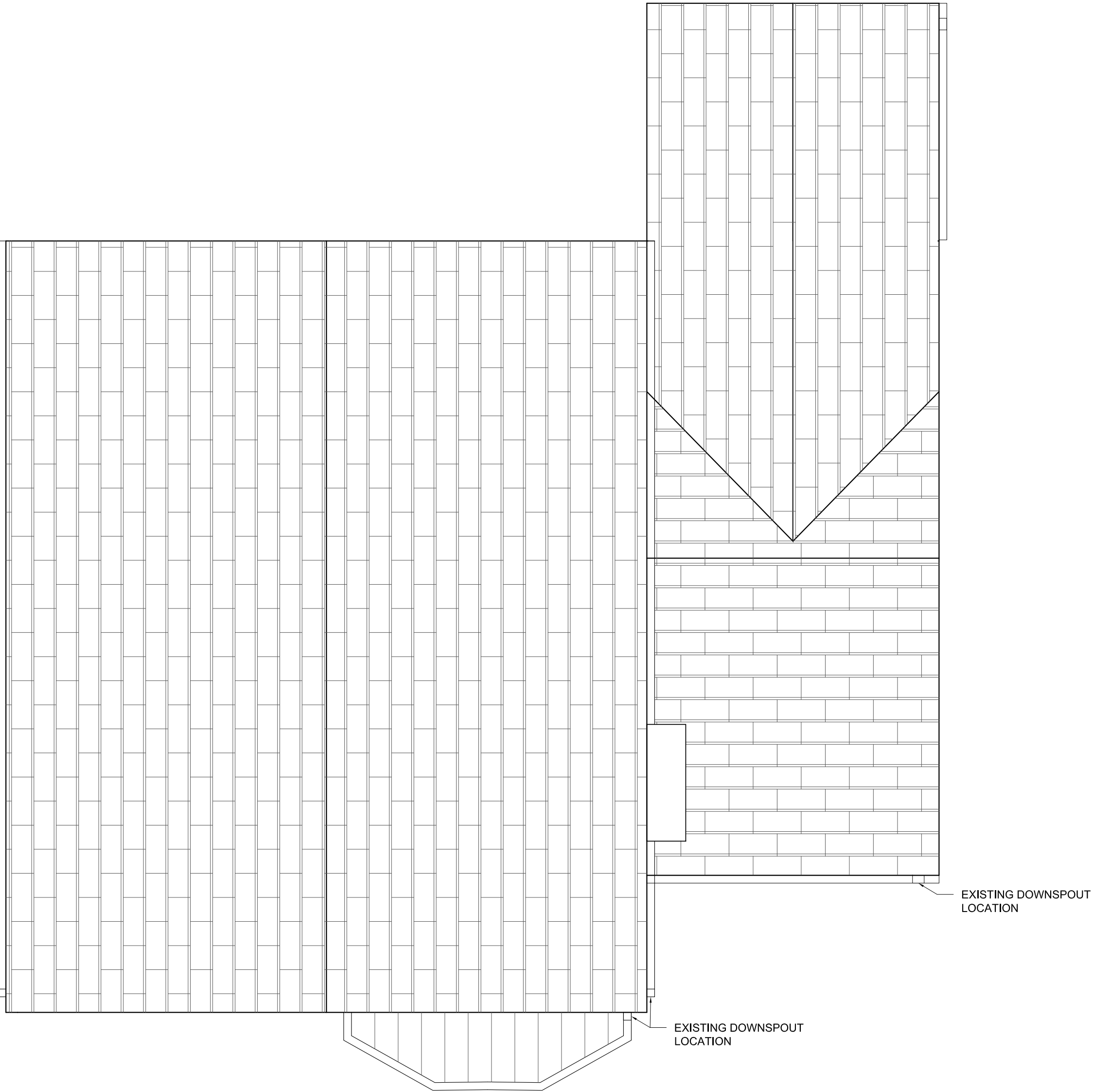
1 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'



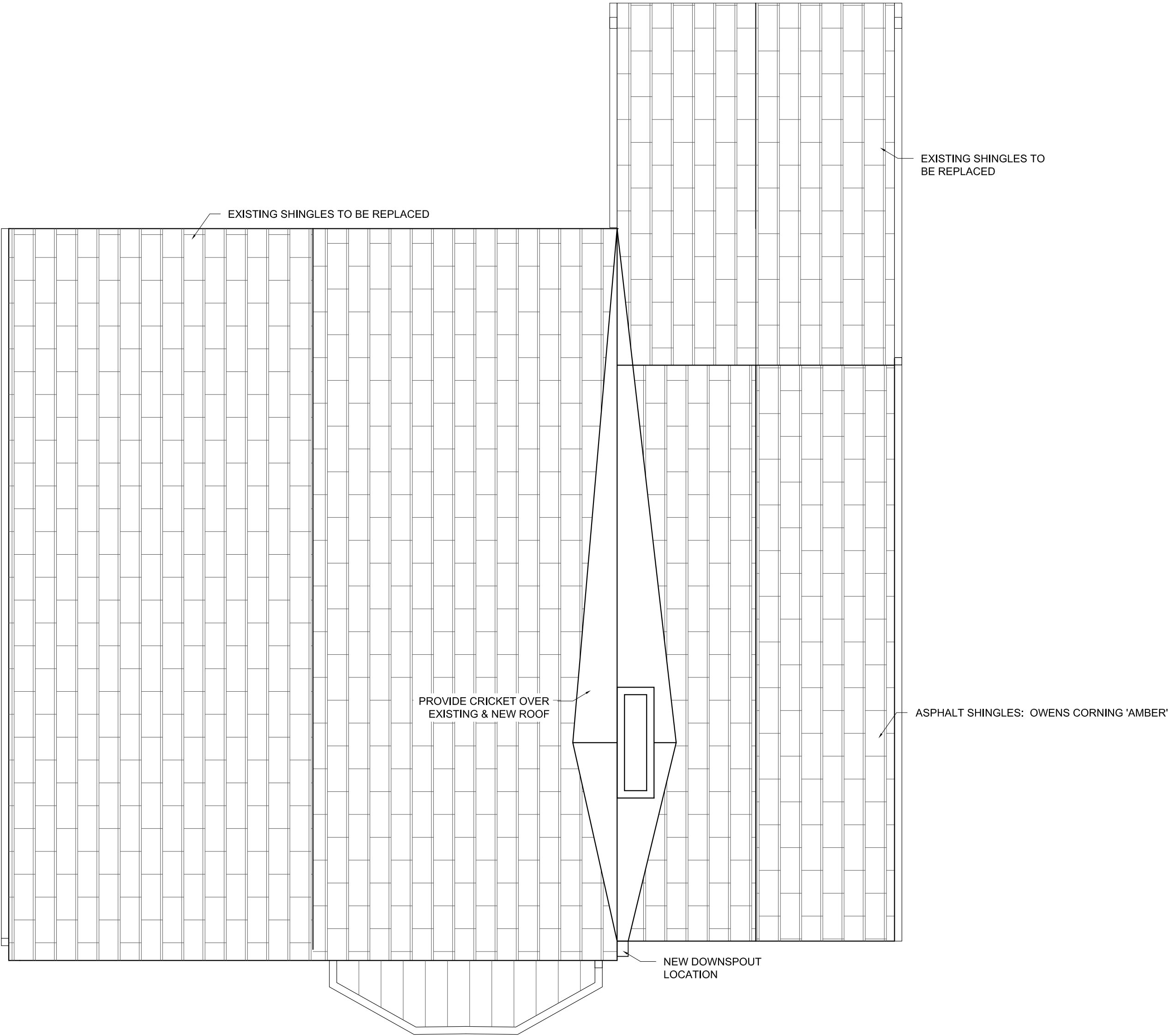
2 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'



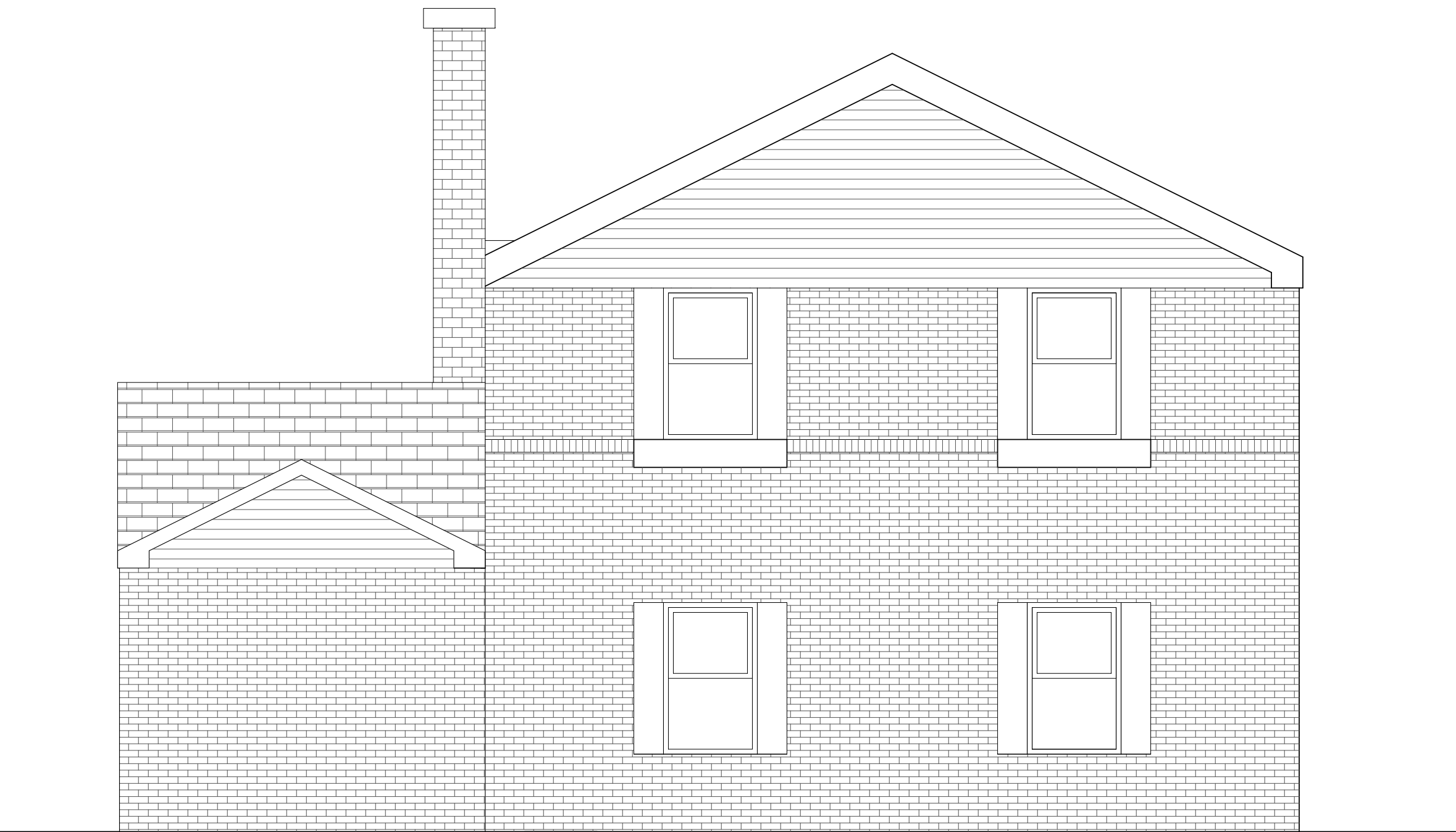
I, Jereme Smith, license #001-020542, expiring 11-30-20 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.



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



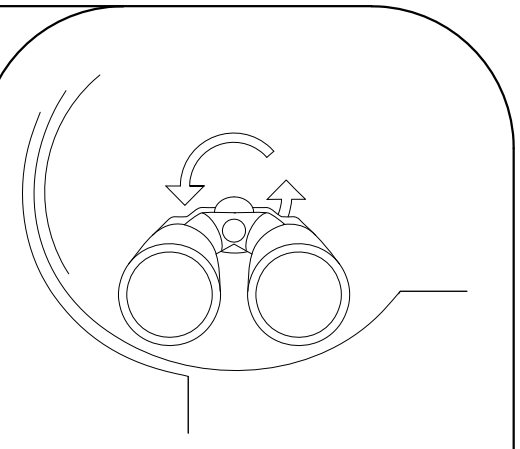
4 PROPOSED ROOF PLAN
Scale: 1/4" = 1'



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



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



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REVISION TYPE

2 DESIGN COMMISSION REVISION

1 DESIGN COMMISSION REVIEW

SHEET INFO

SITE PLAN & ELEVATION
STUDY

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

A3

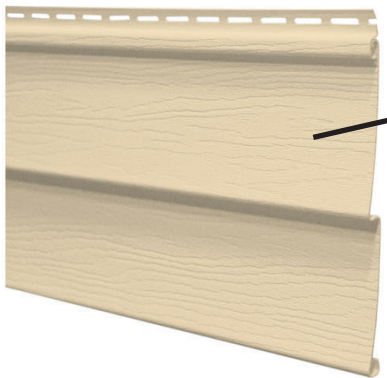
ROOF SHINGLES:
OWENS CORNING 'AMBER'



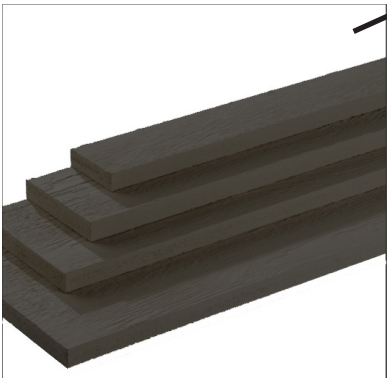
SIDING - EAST:
ULTRASHIELD 'ROMAN ANTIQUE'



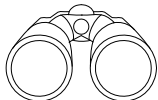
SIDING - SOUTH:
CEDAR CREEK 'ALMOND'



FASCIA/TRIM:
LP CORP 'CHARCOAL'



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DRAWING DESCRIPTION

EXTERIOR MATERIALS

Scale: As Noted

Drawn By:
HDW

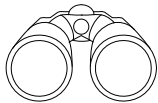
1

4.22.19

DCR REVIEW



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DRAWING DESCRIPTION

EXTERIOR 1

Scale: As Noted

Drawn By:
HDW

3D1

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



DII ARCHITECTURE



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DRAWING DESCRIPTION

EXTERIOR 2

Scale: As Noted

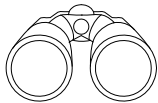
Drawn By:
HDW

3D2

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



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CARLSON REMODEL

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Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR 3

Scale: As Noted

Drawn By:
HDW

3D3

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



DII ARCHITECTURE



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Arlington Heights, IL 60005

DRAWING DESCRIPTION

EXTERIOR 4

Scale: As Noted

Drawn By:
HDW

3D4

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



Example of a conventional addition/
massing above the garage