



Agenda
Village of Arlington Heights
Design Commission
Virtual Meeting

May 12, 2020
6:30 PM

I. CALL TO ORDER

- A. Pursuant to orders issued in response to the COVID-19 pandemic, this meeting is closed to in-person, public attendance. The meeting is being held via virtual Webinar, which permits the public to fully participate in the virtual meeting via the Webinar or their phones.

To participate via the Webinar, this link will take you to instructions for joining the meeting:
<https://bit.ly/2YG1rcM>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate via the Webinar, their phone, or send an email to the Village at shautzinger@vah.com no later than 3:00 p.m. on May 12, 2020, to be shared at the meeting. Please limit emails to 200 words or less.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 3/10/20

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#20-013 - 735 N. Dunton Ave. - SF/Teardown
B. DC#20-014 - 2 N. Ridge Ave. - 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.



Design Commission
5/12/2020

Item: Minutes - 3/10/20

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 3/10/20

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.
MARCH 10, 2020

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

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

Members Absent: Scott Seyer

Also Present: Kathleen Egan, Itasca Brewing Co. for *Arlington Beer*
John Carlson, Carlson Landscape Associates for *Arlington Beer*
Ken Kelly, Sign Palace for *Arlington Beer*
Chris Jenks for *Car Wash at 2100 S. Arlington Heights Rd.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR FEBRUARY 25, 2020

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF FEBRUARY 25, 2020. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEW
ITEM 2. SIGN VARIATION REVIEW

DC#19-099 – Arlington Beer – 19 N. Hickory Ave. - Commercial
DC#20-001 – Arlington Beer – 19 N. Hickory Ave. – Sign Variation

Kathleen Egan representing *Arlington Beer*, John Carlson, representing *Carlson Landscape Associates*, and Ken Kelly, representing *Sign Palace*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to renovate an existing commercial building to accommodate their new brewery business. This project requires Plan Commission review and Village Board approval for a Land Use Variation to allow a Brewery in an R-7 Residential Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only. This property was previously zoned M-2 Limited Heavy Manufacturing District, however in 2013 this area was rezoned for residential use as part of the Hickory-Kensington Area Plan to promote redevelopment with moderate and high-density multi-family dwellings. Interim zoning does allow previously permitted uses, but the proposed business is not a permitted use and requires Plan Commission review and Village Board approval for a Land Use Variation.

Proposed exterior improvements to the building include new gray board & batten and shingle-style siding and dark gray trim on the front of the building. The existing gray asphalt shingle roofing on the main roof will remain, and new standing seam metal roofing will be provided on the canopy above the entry door. The existing concrete block walls on the sides and rear of the building will remain and be painted gray to match the new siding. All exterior site design elements associated with the outdoor patio will be reviewed by the Plan Commission and Village Board. The proposed design for the building exterior is very nicely done, the materials and colors work well together, and the overall appearance of the existing building will be greatly enhanced. Staff recommends approval.

There is a large existing electrical meter on the front of the building that the petitioner is proposing to keep as-is. If possible, Staff recommends the meter be painted to match the new siding color. The only other building-mounted equipment is a gas meter on the side of the building that will be screened by landscaping. Trash is proposed to be screened by a fenced enclosure located within the fenced patio area at the back of the property.

Since this property is located in an R-7 Residential Zoning District, variations are required for the new signage. The petitioner is proposing one wall sign and one ground sign. The proposed wall sign is a 64 sf adhesive vinyl sign applied to the existing overhead door on the front of the building. The proposed ground sign is an internally illuminated 16.5 sf, 15-foot tall pole mounted sign located in a landscape bed directly adjacent to the front of the building.

The following variations are being requested:

1. A variation from Chapter 30, Section 30-203 to allow a 64 sf adhesive vinyl wall sign, where wall signs are not allowed for a brewery in the R-7 Residential Zoning District.
2. A variation from Chapter 30, Section 30-203 to allow a 16.5 sf, 15-foot tall ground sign with zero setback, where ground signs are not allowed for a brewery in the R-7 Residential Zoning District.

The petitioner submitted their response to the hardship criteria for sign variations, which generally states the need for signage to identify their business to their customers. They also reported their desire for the large decal sign to allow their customers to pose for photos in front of the sign to post on social media. Since this location is zoned for residential use, Staff recommends a minimal amount of signage and does not object to the ground sign being proposed; however, Staff does have concerns about the adhesive decal on the overhead door and would recommend against having the sign. If the Design Commission disagrees, then Staff would recommend reducing the size of the sign to be 25% of the overhead door area; reducing the diameter from 8-feet to 5-feet and to 25 sf in size. Staff recommends denial of the adhesive vinyl wall sign, and approval of the ground sign.

Ms. Egan said they want to keep the vinyl wall sign because it is very typical of breweries to have, similar to the Mikerphone Brewing in Elk Grove Village. It is a great area to advertise for breweries that have a garage door and for social media posting. Their team felt this was the best area for signage. Ms. Egan also said that they are located in Itasca and have

both signs displayed there; the vinyl sign is located on an indoor wall and their 'cool guy' logo is on most of their marketing tools.

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

PUBLIC COMMENT

Melissa Newkirk, 908 E. Wing St. She lives around the corner from the site, and takes pictures in front of signs like the large vinyl sign on the overhead door, when she visits other breweries. A lot of people in the area are excited about a brewery coming to the neighborhood, and she felt this type of sign would be great to be able to tag people, tag the business, and encourage more people to visit. Living in the area, she felt the signage was great.

Casey Platt, 906 E. Wing St. He completely agreed with the previous comments that the proposed signage is really good where it is proposed. He also visits other breweries in the area, including Elk Grove Village and Downtown Chicago, and a lot of breweries have this type of signage. It is very typical and is pleasant for those who visit breweries.

Commissioner Kubow was very excited about the project and said it was a very cool concept. He asked Staff about the feasibility of the project as it relates to the Comprehensive plan for this Hickory/Kensington area, and Mr. Hautzinger replied that the project has not yet been scheduled for review with the Plan Commission and Staff is still completing their review of the Land Use Variation request. Ms. Egan explained that they bought this building prior to the zoning overlay and there is a long history where they were granted permission to manufacture alcohol at this location, but when they submitted for permit they found out that they could not, even though they had vetted to the Village what they wanted to do here before they bought the building. When they began this process 7 years ago, they were just looking to brew; however, the concept has changed to where breweries typically have a tap room attached, so they decided to go along with that concept and are now proposing a brew room, a tap room, and an outdoor space. They have already gone in front of the Board for a preliminary review, where there were a few issues with parking and things of that nature, but the Board seemed okay with the general concept at that time.

Ms. Egan also said that they have been going back and forth working with the Village on the project and they are now finalizing exactly what they want their concept to be, what they need and don't need by State law, and they are now ready to go before the Plan Commission.

Commissioner Kubow felt the project might help to kick-start the revitalization of this area and bring in some residential developers. He really liked the architecture being presented tonight and he asked the petitioner if they considered a glass overhead door, similar to other breweries such as Cortland's Garage. This would be a more creative design feature on the building. Ms. Egan said that they could change out the door down the road, but for financial reasons they decided to leave the existing garage door the way it is. She added that the Village also has restrictions on opening the overhead door, but they feel the best place for signage is on the overhead door instead of over the front door. They considered signage above the fence area, but Staff suggested it be removed because it made that area look like an entrance when it was not.

Commissioner Kubow felt the proposed ground sign was fantastic, and although the vinyl sign on the overhead door was big, he was okay with it because other breweries do the same thing. He asked about the vinyl material being proposed for the sign and Mr. Kelly explained that the sign would be adhesive vinyl detail that is applied to the overhead garage door and then rolled into the channels. Commissioner Kubow said he had no issue with the longevity of the vinyl sign because if there were to be any issues, he was confident that the sign would be replaced immediately. He was fine with the architecture and with the signage being proposed for the building.

Commissioner Eckhardt loved the architecture of the building and felt the petitioner did a great job. He liked the colors being proposed, the added details on the 2 windows above the entrance that are nicely scaled and attractive, and the urban feel of the building. He also said the pole sign was great, and he asked about outdoor seating capacity and overflow of patrons near the front of the building. Ms. Egan pointed out the garage doors on the brewery building that could open up to the outdoor space with a knee wall and air curtain.

Commissioner Eckhardt felt that a diameter of 5-feet for the vinyl sign on the garage door would be just as effective and work just as well as the 8-feet being proposed. He said that as this neighborhood changes, a precedent is being set here, and half of him feels that the Hickory/Kensington development is different and has a different vision, a modern, new town feel; however, he could go either way because this street is not that visible and the proposed signage is not negatively impacting anybody right now. Otherwise, he completely loves the project.

Commissioner Kingsley said the project was a great idea for this area and she was glad to see it finally come to fruition. She felt the blade sign was great, even if it is lit, and the vinyl sign on the overhead door was really important and should not be reduced in size. She liked that the word 'Arlington' was very large on the sign, and she asked about the color of the overhead door, which Ms. Egan said would be a dark grey color. Commissioner Kingsley was totally in favor of the signs being proposed. Commissioner Kingsley also asked if the fence located along the side of the site would be used as an entrance and Ms. Egan replied that this area was egress for fire access only, and would not be used as an entrance. Commissioner Kingsley suggested making the fence gate straight to avoid any confusion about it being an entrance, and to use smooth trim with the Hardi siding to make the texture of the siding and shingles pop. She liked the metal canopy over the front door, but felt there was a missed opportunity to do something similar to the canopy above the second-floor window, and on the garden wall on the side elevation. Commissioner Kingsley also liked the colors being proposed for the building, and felt that the foot traffic resulting from this new business will in turn help other buildings that go in this area.

Chair Fitzgerald loved the project as well and liked the colors being proposed. He said that there were very few buildings in this area that need to be saved, but this building is one of them and the petitioner did a beautiful job updating it. He liked both signs being proposed, which were unique and interesting, and he felt the petitioner had a hardship for the variations. The signs were equally as exciting as the building itself, and he agreed with Commissioner Kingsley that a larger sign on the garage door looks better.

Commissioner Kubow asked about Staff's suggestion to paint the existing electrical meter on the front of the building to match the new siding color, and Ms. Egan replied that they are open to doing so, but the stainless steel material of the meter is difficult to paint. Mr. Kelly suggested wrapping the electrical meter with a vinyl wrap to match the siding color. Commissioner Kubow agreed and felt this should remain a recommendation. He also asked about a schedule for opening the brewery and Ms. Egan said they would like to be open by summer and are ready to open as soon as the reviews, which include variations, and approvals with the Village are completed.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR A FACADE RENOVATION OF THE ARLINGTON BEER COMPANY BUILDING LOCATED AT 19 N. HICKORY AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 11/14/19, REVISED SITE PLAN AND RENDERINGS RECEIVED 3/2/20, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO PAINT OR WRAP THE EXISTING ELECTRICAL METER ON THE FRONT OF THE BUILDING TO MATCH THE NEW SIDING COLOR.
2. A RECOMMENDATION TO CONSIDER A DIFFERENT STYLE OF OVERHANG OVER THE FRONT DOOR.
3. A RECOMMENDATION TO USE SMOOTH TRIM BOARDS.
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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.

Commissioner Kingsley reiterated her previous suggestion that the fence along the rear of the site should be straight, to avoid confusion about it being an entrance. Commissioner Kubow understood the reason for the suggestion, but preferred the aesthetic of fence as proposed.

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

Chair Fitzgerald asked again if there was any public comment on the sign variation request and there was a response from the audience.

PUBLIC COMMENT

Douglas Hill, 824 N. Dunton Avenue, said that the proposed signage looks great.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *ARLINGTON BEER COMPANY* LOCATED AT 19 N. HICKORY AVENUE:

1. A VARIATION FROM CHAPTER 30, SECTION 30-203 TO ALLOW A 64 SF ADHESIVE VINYL WALL SIGN, WHERE WALL SIGNS ARE NOT ALLOWED FOR A BREWERY IN THE R-7 RESIDENTIAL ZONING DISTRICT.
2. A VARIATION FROM CHAPTER 30, SECTION 30-203 TO ALLOW A 16.5 SF, 15-FOOT TALL GROUND SIGN WITH ZERO SETBACK, WHERE GROUND SIGNS ARE NOT ALLOWED FOR A BREWERY IN THE R-7 RESIDENTIAL ZONING DISTRICT.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 1/07/20, REVISED SITE PLAN AND RENDERINGS RECEIVED 3/2/20, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.

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

Mr. Hautzinger commented that the Design Commission is a recommending body to the Village Board for sign variations, and the sign variations will be scheduled for Village Board review at the same time as the Land Use Variation.

ITEM 3. SIGN VARIATION REVIEW

DC#20-004 – Chez Hotel – 519 W. Algonquin Rd.

There was no one present at this time on behalf of the project.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO MOVE TO THE NEXT ITEM ON THE AGENDA.

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

ITEM 4. COMMERCIAL – PRELIMINARY REVIEWCar Wash – 2100 S. Arlington Heights Rd.

Chris Jenks was present on behalf of the project. He said that he is a resident of the Village and recently purchased the existing car wash with the intention of giving it a much needed facelift. He presented renderings of the modern, retro design they want for the building, and added that the 2 wall signs shown in the rendering are merely place holders at this time, and he is aware of the sign ordinance that only allows 1 wall sign per street frontage. The footprint of the existing building will remain the same, and a new composite metal siding will be attached to the outside of the building using a metal framing system to allow for drainage.

Mr. Hautzinger clarified that the petitioner has a preference for Option 2 (B), from the 2 options that were provided for tonight's review. Mr. Jenks said that their intention is to go with more of a modern, retro design, similar to the design of their other car wash location in Hickory Hills.

Commissioner Eckhardt preferred Option B, which was more economical than Option A. He liked the blue color being proposed in the rendering, and also pointed out the 3 different gray colors, and the blue stripe that is interrupted by the retro signage, which he encouraged the petitioner to have a little more fun with at the top of the building. He liked the butterfly effect of the roof design, and felt the shape of the vacuums was a tremendously cool visual effect. He also felt the area below the wall sign on the front elevation could be an area of concern and needed to be redesigned. In general, he was in favor of the project and felt it was a very nice improvement to the existing building.

Commissioner Kingsley was glad to see the petitioner's preference for Option B. She asked if the slope of the angle on the front elevation was the same as the angle on the roof, and Mr. Jenks said it was close to the same. Commissioner Kingsley felt there was something missing with the angle on the building; it did not appear to be much of an angle when looking at it straight on; the angle is just off and needs to be slightly increased. Commissioner Kingsley also felt there was a missed opportunity with the signage on the front elevation; the signage should be more vertical, similar to how it was in the old days, and the whole tower feature could be treated a little differently than the front of the building, such as a different color, instead of just being an extension of the building siding as currently shown.

Commissioner Kubow completely agreed with Commissioner Kingsley's comments. He loved the 1950's drive-thru retro design being proposed for the building, and the color gradient going up the building with the grey colors. He felt something could be done on the big blank wall on the north elevation; however, not more signage. He suggested painting an old-school car logo, or some type of 1950's mural on that elevation to add interest, and Mr. Hautzinger said that would be considered signage. Commissioner Kubow said he would support a variation to do something interesting on the north wall. In general, he felt the project was super cool and another good refresh on an old building that really needs a refresh.

Mr. Hautzinger agreed with the comment that the slope of the angle on the front elevation needs to be slightly increased, and Commissioner Kubow agreed as well. Commissioner Eckhardt felt the rendering was slightly flawed with regards to the slope of the angle, and Mr. Jenks clarified that the height of the angle would be 18-feet from the ground. Commissioner Eckhardt suggested the petitioner further study the slope of the 2 angles to determine whether or not they should be the same, or one taken up higher than the other. He liked the contrasting slopes that are a cool idea and a retro design element, and he encouraged the petitioner to have fun with the signage and try something daring, which could include accent lighting. Commissioner Kubow agreed that accent lighting was a good idea.

Chair Fitzgerald agreed with the comments made by Commissioner Kingsley. He asked about the thickness of the angled fin on the front of the building because he was concerned about it being too thin, and he liked the idea of making the fin a different material to help break up the materials. With only one wall sign on the front elevation, he asked what would be done architecturally in the area above the overhead door and the area between the doors on the front elevation. Mr. Jenks said they are currently working with the sign company to get proposals on options between the fin, and the upper left side of the front elevation. Chair Fitzgerald said that he would have difficulty supporting 2 wall signs on the front elevation, and he

reiterated that the thickness of the fin should be substantial, he liked the idea of a different material on the fin, and he had concerns about too much blank wall on the front elevation.

Mr. Jenks thanked the commissioners for their comments and suggestions.

DRAFT

ITEM 3. SIGN VARIATION REVIEW

DC#20-004 – Chez Hotel – 519 W. Algonquin Rd.

Since there was still no one present on behalf of the project, a motion was made to continue the project to the next meeting.

Mr. Hautzinger said that the next meeting on March 24, 2020 falls during Spring Break week and is being rescheduled to March 31, 2020. Chair Fitzgerald, Commissioner Kingsley and Commissioner Eckhardt said they are available for March 31. Commissioner Kubow was unable to confirm at this time.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF THE *CHEZ HOTEL* SIGN VARIATION, DC#20-004, TO THE MARCH 31, 2020 DESIGN COMMISSION MEETING. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 5. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 7:25 PM. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT



Design Commission 5/12/2020

Item: DC#20-013 - 735 N. Dunton 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 proposed new single-family residence to be located at 735 N. Dunton Avenue. This recommendation is subject to compliance with the architectural plans received on 2/21/20, revised site plan received 3/6/20, and the following:

1. Consider bronze color window frames, instead of black, to better coordinate with the proposed bronze gutters and weathered wood roofing colors.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 735 N. Dunton Ave.
Project Address: 735 N. Dunton Ave.
Prepared By: Steve Hautzinger

Date Prepared: April 29, 2020

PETITION INFORMATION:

DC Number: 20-013(H)
Petitioner Name: John Anstadt / Rich Bondarowicz
Petitioner Address: 180 W. Park, Suite 110
Elmhurst, IL 60126
Meeting Date: May 12, 2020

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing two-story residence and a three-car detached garage to allow construction of a new two-story residence with a three-car attached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 12,500 square feet and the proposed residence will have approximately 4,367 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 26.4 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 26.5 feet Side: 10 feet Side: 28 feet Rear: 44.5 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	5,438 SF	4,367 SF
Building Lot Coverage	4,375 SF	2,887 SF
Impervious Surface Coverage Total	6,250 SF	5,418 SF

The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area, and the existing house was included in a Community Preservation Report that was prepared by the School of the Art Institute of Chicago in 2004 to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Notable". However, the petitioner has reported that the existing house is in very poor condition.

Overall, the proposed new house is very nicely designed with a traditional style and a nice level of detail on all sides of the house that will fit in well with the historic character of this neighborhood. The majority of the houses in this area do have detached garages, so the petitioner is proposing a side load garage, which is a nice solution to maintain the modern convenience of an attached garage while keeping the garage doors away from the front of the house. The proposed all white siding exterior is very appropriate in this location. However, the only comment would be to consider bronze color window frames, instead of black, to better coordinate with the proposed bronze gutters and weathered wood roofing colors.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 735 N. Dunton Avenue. This recommendation is subject to compliance with the architectural plans received on 2/21/20, revised site plan received 3/6/20, and the following:

1. Consider bronze color window frames, instead of black, to better coordinate with the proposed bronze gutters and weathered wood roofing colors.

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

April 29, 2020

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 20-013(H)

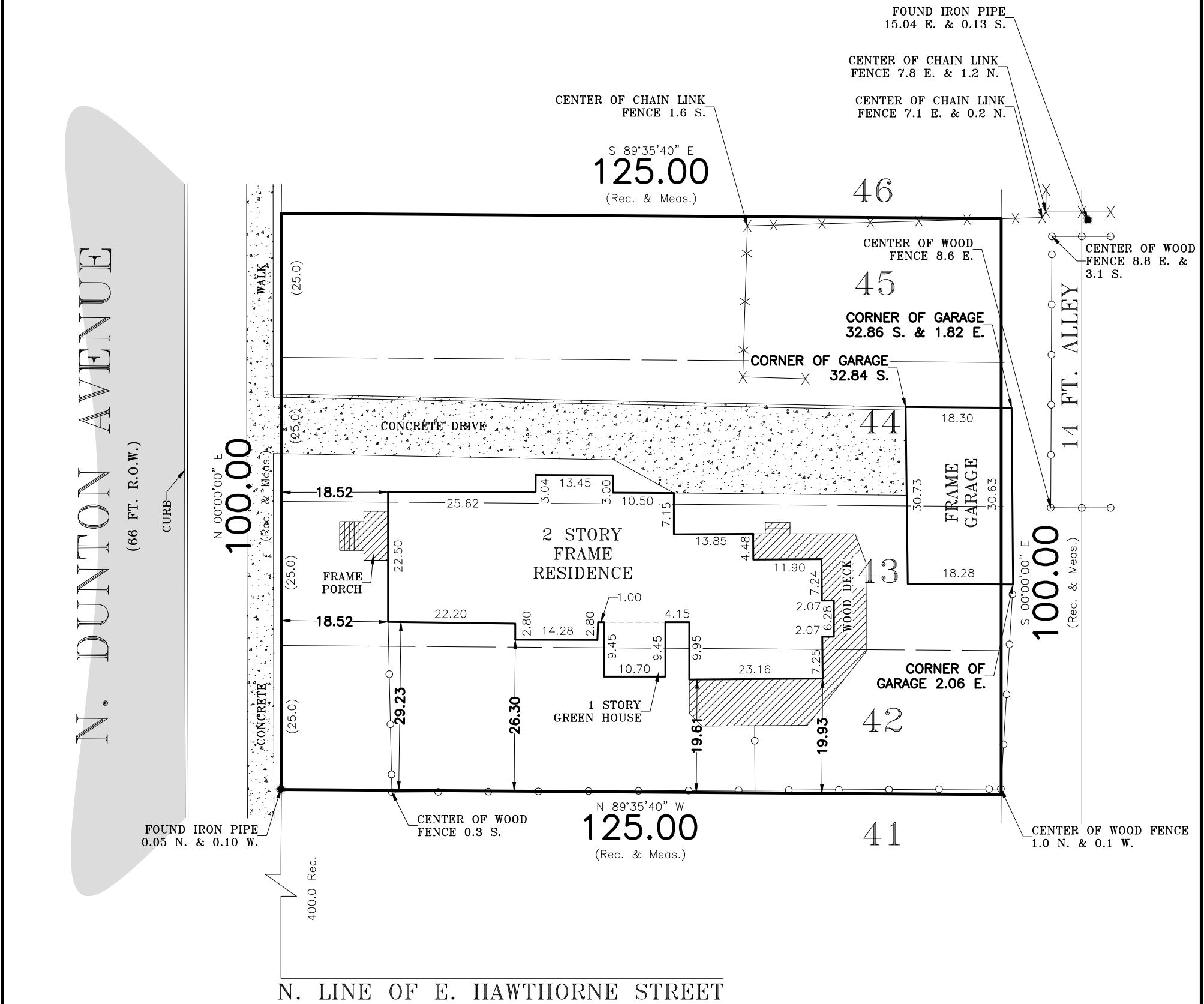
PLAT OF SURVEY
of

LOTS 42, 43, 44, AND 45 IN BLOCK 7 IN WILLIAM H. AND J. DUNTON AND OTHERS SUBDIVISION OF
LOTS 4, 5 AND 6 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND OF LOTS 1, 2, 8
AND 9 IN SUBDIVISION 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.

ADDRESS: 735 N. DUNTON AVENUE, ARLINGTON HEIGHTS, ILLINOIS
P.I.N. 03-29-106-040, 03-29-106-041 & 03-29-106-042

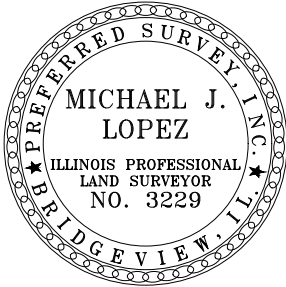


SCALE: 1"=20'



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) IF STAKING IS REQUIRED AS A MATTER OF URGENCY OR FOR CONSTRUCTION, PLEASE NOTIFY THE OFFICE. OTHERWISE THIS PROPERTY WILL BE STAKED WHEN WE HAVE A CREW SCHEDULED TO WORK IN THE VICINITY.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.
- 7) SOME IMPROVEMENTS MAY NOT BE SHOWN DUE TO SNOW COVER AT TIME OF SURVEY.



STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SURVEY ORDERED BY: JOHN KUKANKOS

I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
14TH DAY OF NOVEMBER A.D. 2019

MY LICENSE EXPIRES ON 11/30/20

P.S.I. NO. 193088

Professional Design Registration #184-002795

Preferred
SURVEY, INC

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com

Field Work Completed	11/13/2019	FLD CREW:	IP/GR
Land Area Surveyed	12,499.7 Sq. Ft.	CAD:	EG
Drawing Revised			



PIN 03-29-106-040
03-29-106-041
03-29-109-042

Lot Development Plan - Existing Condtions & Erosion Control

Lots 42, 43, 44 and 45 in Block 7 in William H. and J. Dunton and Others Subdivision of Lots 4, 5 and 6 of the Northwest Quarter of the Northwest Quarter and Lots 1, 2, 8 and 9 in Subdivision of the Southwest Quarter of the Northwest Quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, i Cook County, Illinois.

Block Setbacks	
Address	Setback
6	32.0
711	20.7
717	26.2
723	23.4
727	21.2
735	18.5
803	19.7
805	19.5
811	27.0
815	29.5
823	26.3
827	29.5
829	29.7
835	28.9
901	29.2
903	33.6
911	36.0
915	30.0
919	41.8
921	22.9
923	22.0
925	16.5
929	30.2
941	18.9
Average	26.4

Legend
TF = Top of Foundation
GF = Garage Floor
LO = Look Out
WO = Walk Out
T/C = Top of Curb
P.U.E. = Public Utility Easement
D.E. = Drainage Easement
CL = Center Line
x 100.00 = Proposed Elevation
x 100.00 = Existing Elevation
= Final Contour
= Proposed Contour
= B-box
= Storm Manhole
= San Manhole
= Valve Vault
= Fire Hydrant
= Down spout
= Drainage Flow
= Watermain
= Storm Sewer
= Sanitary Sewer
= Exst. Tree
= Remove Tree
= Proposed Evergreens

N Dutone Avenue
(66' ROW)

Utility Note

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

All dimensions are in Feet and Decimals thereof.

Taurus Engineering, L.L.C.

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

Prepared For: Smart Construction Group, Ltd.
11 West College Drive, Unit J
Arlington Heights, IL 60004
312-504-1835

Property Address: 735 N Dunton Avenue
Arlington Heights, IL

Revision: _____
Date: _____

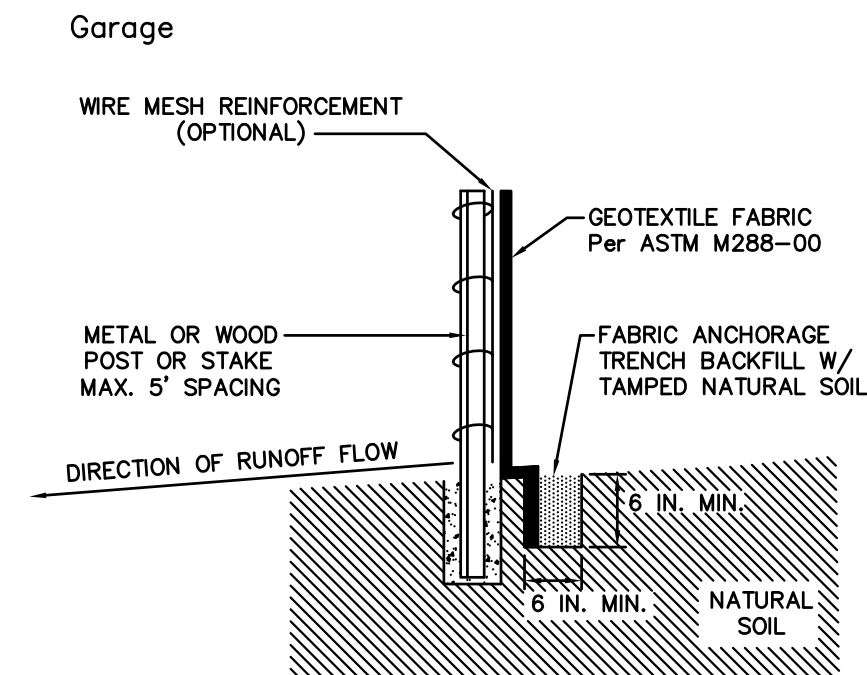
Scale: 1"=10'

Typical Construction Sequencing

1. Install soil erosion and sediment control measures.
2. Tree removal where necessary (clear & grub).
3. Construct sediment trapping devices.
4. Strip topsoil and stockpile.
5. Excavate for basement and stockpile.
6. Install foundation.
7. Backfill foundation and rough grade side.
8. Re-spread Topsoil.
9. Fine grade and permanently stabilize site.
10. Remove all temporary SE/SC measures after site is stabilized with vegetation.
11. Soil erosion and sediment control maintenance must occur every two weeks and after every ½" or greater rainfall event.

Survey Data

Building location, building ties and measured property dimensions are based on plat of survey prepared by Preferred Survey, Inc. dated November 14, 2019.



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

TYPICAL DETAILS FOR
SILT FENCE CONSTRUCTION

Construction Notes

GENERAL

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

EROSION CONTROL

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

TREE PROTECTION NOTES

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



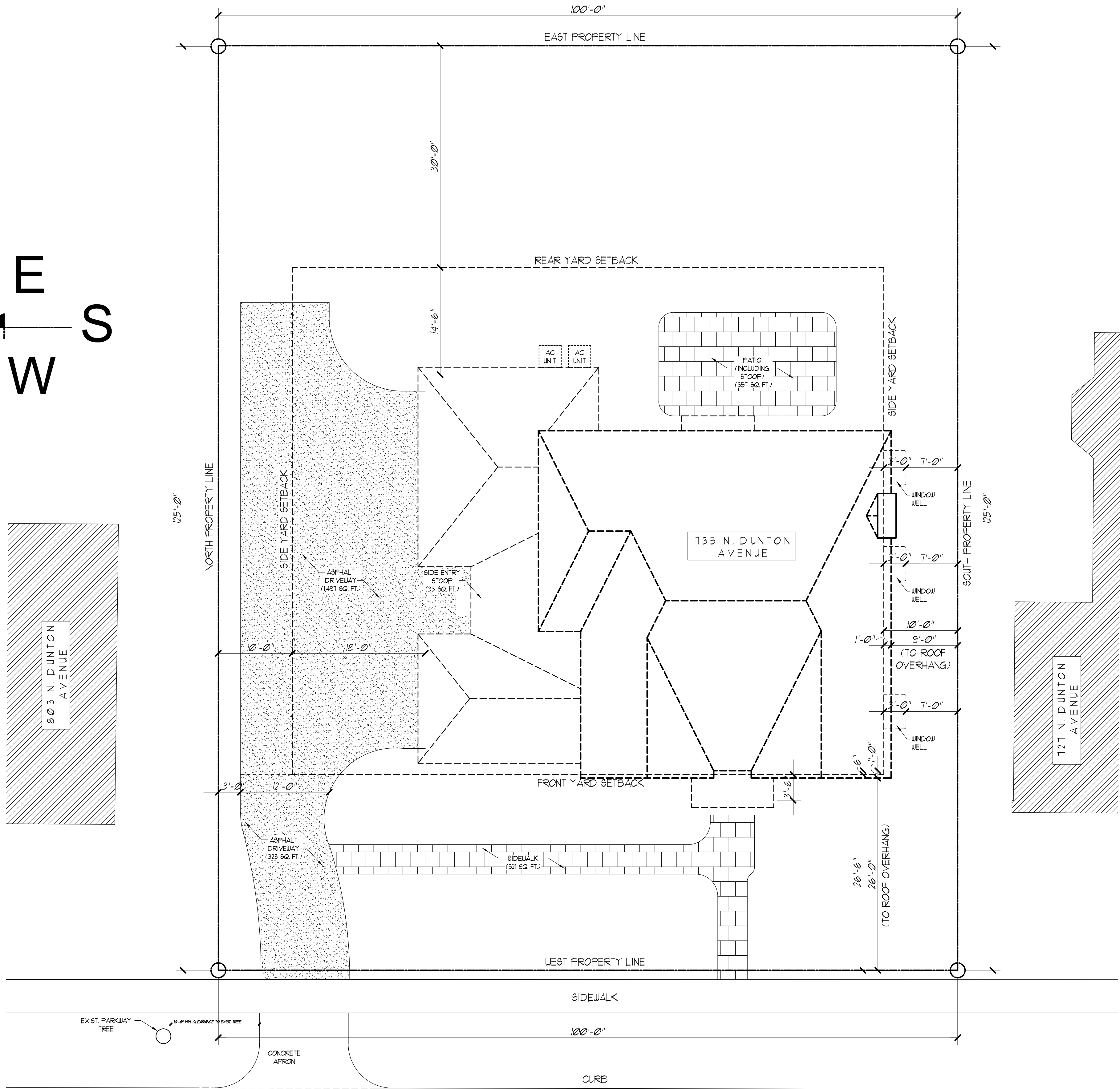
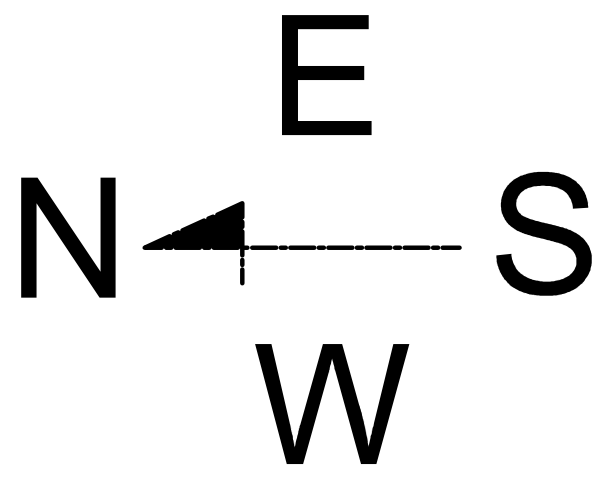
CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and is in substantial conformance with the Village standards. I further certify that to the best of my knowledge and belief that adequate provisions have been made for the diversion or detention of surface waters such that any increase or rate of the run-off shall not adversely affect the quality of surface water drainage onto other properties and will not damage other properties because of the construction of the improvements shown herein.

Dated at Bartlett, Illinois,

This 2nd day of December, 2019.

Raymond G. Urelich
Raymond G. Urelich, IL Licensed Professional Engineer No. 062-040213, Expires 11/30/2021



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

JMB ARCHITECTS LTD.

A-1

NOT FOR CONSTRUCTION
DESIGN COMMISSION REVIEW ONLY
COPYRIGHT JMB ARCHITECTS LTD.)

NEW RESIDENCE for:
SMART BUILDERS, INC.
135 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL 60005

DATE: 02-18-2020

DRAWN BY: JA

CHECKED BY: JMB

PERMIT:

REVISION:

REVISION:

PROJECT NO.:

SEAL DATE:

EXPIRES DATE: 1/30/2020

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JMB ARCHITECTS LTD.

A-1

SHEET:

JMB ARCHITECTS LTD.
John Michael Belcher A.L.A. N.C.A.R.B.
180 West Park Ave Suite 10
Elmhurst, Illinois 60126
E-Mail: JMBArch@JMBArchitect.com Phone: 630.279.8228

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Property to Left 3
811 North Dunton Ave.



Property to Left 2
805 North Dunton Ave.



Property to Left 1
803 North Dunton Ave.



Subject Property
735 North Dunton Ave.



Property to Right 1
727 North Dunton Ave.



Property to Right 2
725 North Dunton Ave.



Property to Right 3
717 North Dunton Ave.

NORTH DUNTON AVENUE



Property Across 1
802 North Dunton Ave.

VINE STREET



Property Across 2
728 North Dunton Ave.



Property Across 3
726 North Dunton Ave.



NOT FOR CONSTRUCTION
DESIGN COMMISSION REVIEW ONLY
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NEW RESIDENCE for:
SMART BUILDERS, INC.
735 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL 60005

JMB ARCHITECTS LTD.
John Michael Belcher A.L.A. N.C.A.R.B.
180 West Park Ave Suite 10
Elmhurst, Illinois 60126
E-Mail: JMBArch@JMBArchitect.com Phone: 630.279.8228

DATE: 02-18-2020

DRAWN BY: JA

CHECKED BY: JMB

PERMIT:

REVISION:

REVISION:

PROJECT NO.:

SEAL DATE:

EXPIRES DATE: 1/30/2020

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JMB ARCHITECTS LTD.

G-1

SHEET:

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RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"
JMB ARCHITECTS LTD.



REAR ELEVATION
SCALE: 1/4"=1'-0"
JMB ARCHITECTS LTD.

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NEW RESIDENCE for:
SMART BUILDERS, INC.
135 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL 60005

DATE: 02-18-2020

DRAWN BY: JA

CHECKED BY: JMB

PERMIT:

REVISION:

REVISION:

PROJECT NO.:

SEAL DATE:

EXPIRES DATE: 1/30/2020

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JMB ARCHITECTS LTD.

C-2

SHEET:

John Michael Belcher A.L.A. N.C.A.R.B.
180 West Park Ave Suite 10
Elmhurst, Illinois 60126
JMB ARCHITECTS LTD.
E-Mail: JMBArch@JMBArchitect.com
Phone: 630.279.8228

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	SMART CONSTRUCTION GROUP, LTD / PROPOSED LISTING / 735 DUNTON RESIDENCE				
	MATERIAL SCHEDULE				
	ITEM	MATERIAL	MANUFACTURER	COLOR	MISC.
1	ROOF	ASPHALT	G.A.F.	WEATHERED WOOD	
2	BRICK	BRICK VENEER	ILLINOIS BRICK	KIAWAH QUEEN/MOD COLUMBIA 2	CAROLINA COLLECTION
3.1	SIDING / LAP SIDING	ENGINEERED	HARDIE	WHITE	
3.2	SIDING / BOARD & BATTEN	ENGINEERED	HARDIE	WHITE	
4	GUTTERS	ALUMINUM	ALCOA	BRONZE	
5	ROOF TRIM, FASCIA, FRIEZE	ENGINEERED	HARDIE	WHITE	
6	WINDOWS	ALUMINUM CLAD	KOLBE & KOLBE	BLACK	DOUBLE HUNG
7	GARAGE DOORS	STEEL INSULATED	CLOPLAY	TO MATCH TRIM COLOR	COACHMAN COLLECTION

SMART CONSTRUCTION GROUP, LTD
PROPOSED LISTING / 735 DUNTON RESIDENCE
MATERIAL SCHEDULE

- 2 BRICK - BRICK VENEER - ILLINOIS BRICK
KIAWAH QUEEN/MOD COLUMBIA 2



- 3.1 SIDING / LAP SIDING - ENGINEERED
HARDIE - WHITE



- 1 ROOF - ASPHALT - G.A.F.
WEATHERED WOOD



- 4 GUTTERS - ALUMINUM - ALCOA
BRONZE



- 6 WINDOWS - ALUMINUM CLAD
KOLBE & KOLBE - BLACK- DOUBLE HUNG





**Design Commission
5/12/2020**

Item: DC#20-014 - 2 N. Ridge Ave. - 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 approve the proposed new single-family residence to be located at 2 N. Ridge Avenue. This recommendation is subject to compliance with the architectural plans received on 2/24/20, and the following:

1. It is recommended that the stone base be returned down the side of the garage to the sunroom wall.
2. It is recommended that the stone base be returned down the north wall to the end of the Master Bedroom.
3. It is recommended that the corner trim boards stop at the top of the stone base.
4. It is recommended that windows be added in the top of the garage doors to soften the appearance.
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 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.
6. 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: Pigott Residence
Project Address: 2 N. Ridge Avenue
Prepared By: Steve Hautzinger

Date Prepared: April 29, 2020

PETITION INFORMATION:

DC Number: 20-014
Petitioner Name: Kevin Davis
Petitioner Address: Fairfield Homes
530 S. Arthur Avenue
Arlington Heights, IL 60005
Meeting Date: May 12, 2020

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 single-story residence with an attached three-car attached 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 9,901 square feet and the proposed residence will have approximately 2,465 square feet. This project requires approval by the Zoning Board of Appeals for a zoning variation to allow a rear yard setback of 19 feet, where 30 feet minimum is required. The project does comply with all other R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 9.5 feet Exterior Side: 26.1 feet Rear: 30 feet	Front: 25.24 feet Side: 9.58 feet Exterior Side: 26.43 feet Rear: 19 feet
Building Height	25 feet to the midpoint	17 feet to the midpoint
FAR	4,398 SF	2,465 SF
Building Lot Coverage	3,465 SF	2,913 SF
Impervious Surface Coverage Total	4,951 SF	3,903 SF

This existing vacant lot was created as part of a three lot subdivision that was approved in 2003 via Subdivision Ordinance 03-012. The other two lots to the north have already been developed with new two-story homes. The immediate surrounding context is an eclectic mix of different home styles, scales and ages. The proposed design is a traditional style with materials and detailing that complement the two newer homes to the north, but in a single-story design. Per the 2003 subdivision ordinance, the front elevations for all three new houses are required to face Ridge Avenue, and for this lot, the garage is required to be accessed from Campbell Street only. The proposed design complies with both of these requirements.

Overall, Staff feels that the proposed design is nicely done and will fit in well in this location. However, the following revisions are recommended to enhance the design:

1. It is recommended that the stone base be returned down the side of the garage to the sunroom wall.
2. It is recommended that the stone base be returned down the north wall to the end of the Master Bedroom.
3. It is recommended that the corner trim boards stop at the top of the stone base.
4. It is recommended that windows be added in the top of the garage doors to soften the appearance.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 2 N. Ridge Avenue. This recommendation is subject to compliance with the architectural plans received on 2/24/20, and the following:

1. It is recommended that the stone base be returned down the side of the garage to the sunroom wall.

2. It is recommended that the stone base be returned down the north wall to the end of the Master Bedroom.
3. It is recommended that the corner trim boards stop at the top of the stone base.
4. It is recommended that windows be added in the top of the garage doors to soften the appearance.
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 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.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, April 29, 2020

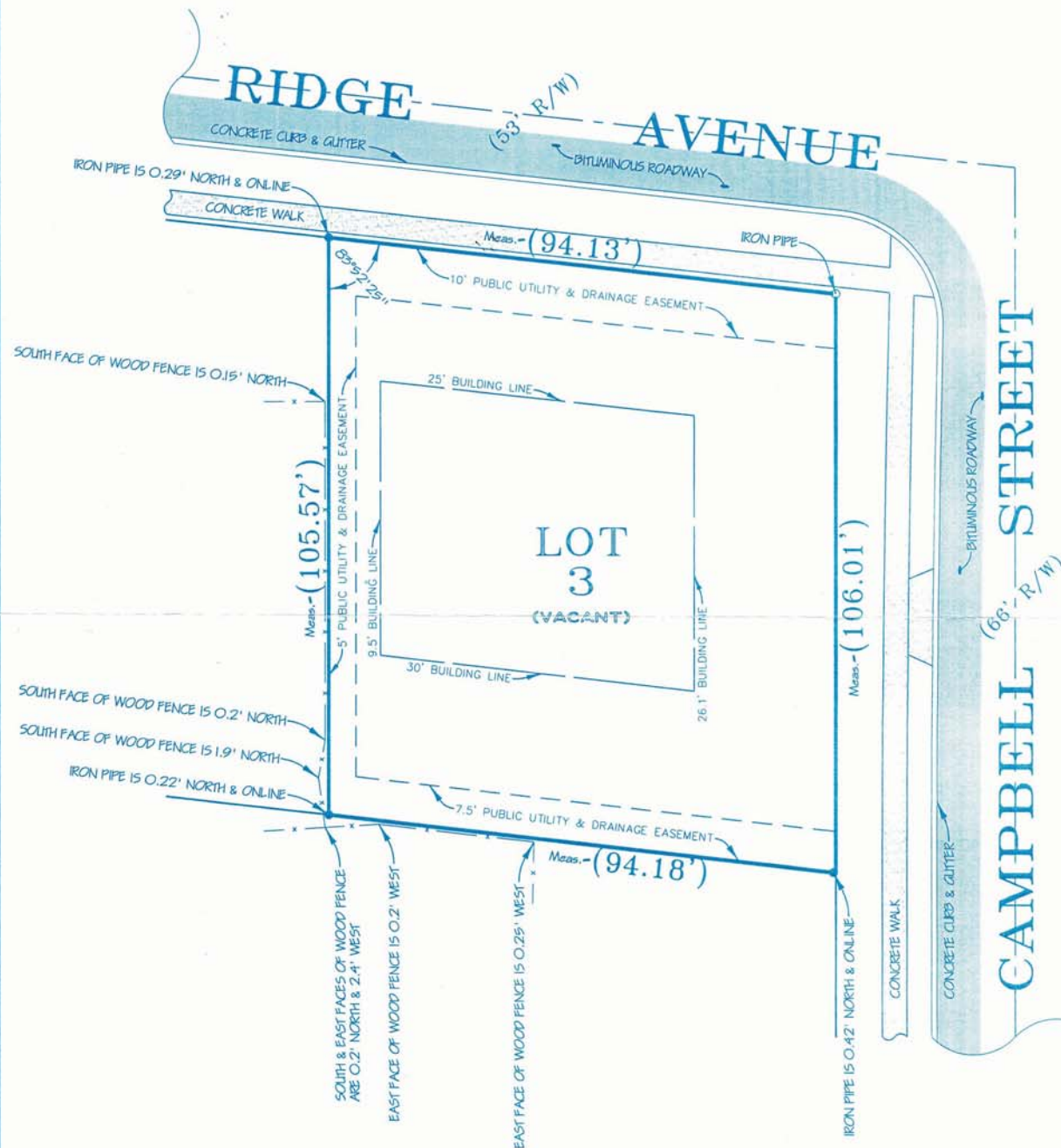
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 20-014

PLAT OF SURVEY

LOT 3 IN HOOD'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SITE = 9,901 SQ.FT.



STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 30th DAY OF August, A.D. 2017
BY Allen D. Canadus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551
MY LICENSE EXPIRES NOVEMBER 30, 2018.

NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° F. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with the Title Insurance Policy and Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

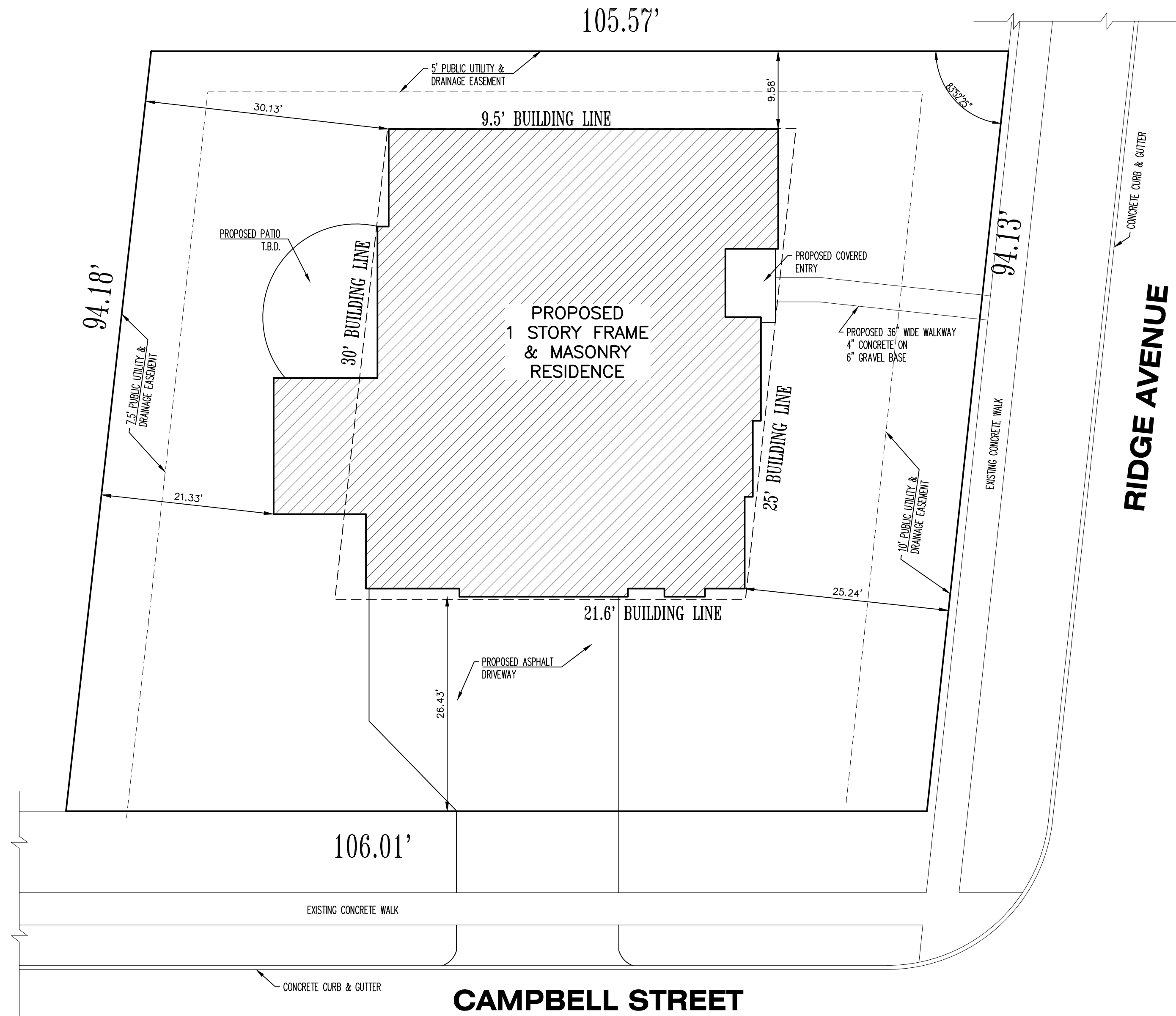
CARRADUS LAND SURVEY, INC.

Residential & Commercial Land Surveying Services
100 Bridge Street Suite 1, Wheaton, Illinois 60187
(630) 588-0416 (Fax) 653-7682

PREPARED FOR: LAW OFFICES OF STEVEN K. NORGAARD, P.C.

DRAWN BY: CMG	DATE OF FIELD WORK: 08/30/17	SCALE: 1" = 20'	FLO BK - PAGE: 375-34	PROJECT NO: 29986
------------------	---------------------------------	--------------------	--------------------------	----------------------

FAIRFIELD HOMES
PIGOTT RESIDENCE
2 N RIDGE AVENUE
ARLINGTON HEIGHTS, IL 60004



NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER
3. VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.



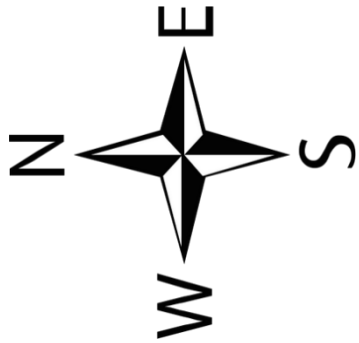
SITE PLAN

1"=10'

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX,
GENERAL NOTES
A100 FOUNDATION PLAN,
FOUNDATION SECTIONS
A101 FIRST FLOOR PLAN,
O.H. GARAGE DOOR DETAILS
A200 FRONT ELEVATION, REAR ELEVATION
A201 RIGHT SIDE ELEVATION,
LEFT SIDE ELEVATION

A400 FINISHED BASEMENT PLAN, TYP.
FINISHED BASEMENT WALL SECTION



Surrounding Properties

Village of Arlington Heights

2 N Ridge Ave

Arlington Heights



Property Across
517 W Wing St



Property to left 1
5 N Ridge Ave

N Ridge Ave

Property Across
14 N Ridge Ave



Property Across
8 N Ridge Ave



Property to Right
2 N Ridge Ave



W Wing St

N Campbell St



Surrounding Properties

Village of Arlington Heights				2 N Ridge Ave		Arlington Heights		
				N Ridge Ave				
								
Property to left 3 618 W Campbell St	Property to left 2 614 W Campbell St	Property to left 1 610 W Campbell St	Subject Property 2 N Ridge Ave		Property to right 1 5 N Ridge Ave	Property to right 2 518 W Campbell St	Property to right 3 512 W Campbell St	
W Campbell St				W Campbell St				
				S Ridge Ave				
								
Property Across to right 1 615 W Campbell St				Property Across to left 1 1 S Ridge Ave				



1C
A202
EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
2 S. RIDGE AVENUE
1/8"=1'-0"

3C
A202
VACANT
SUBJECT PROPERTY
2 N. RIDGE AVENUE
1/8"=1'-0"

7C
A202
EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
8 N. RIDGE AVENUE
1/8"=1'-0"

1D
A202
EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
610 W CAMPBELL ST.
1/8"=1'-0"

3D
A202
PROPOSED FRONT ELEVATION
SUBJECT PROPERTY
2 N. RIDGE AVENUE
1/8"=1'-0"

5D
A202
EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
5 N. RIDGE AVENUE
1/8"=1'-0"

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

FAIRFIELD HOMES
PIGOTT RESIDENCE
2 N RIDGE AVENUE
ARLINGTON HEIGHTS, IL 60004

CONTEXT ELEVATIONS

PRELIMINARY

ALA
Architects & Planners, Inc.
2600 Deban Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-9201

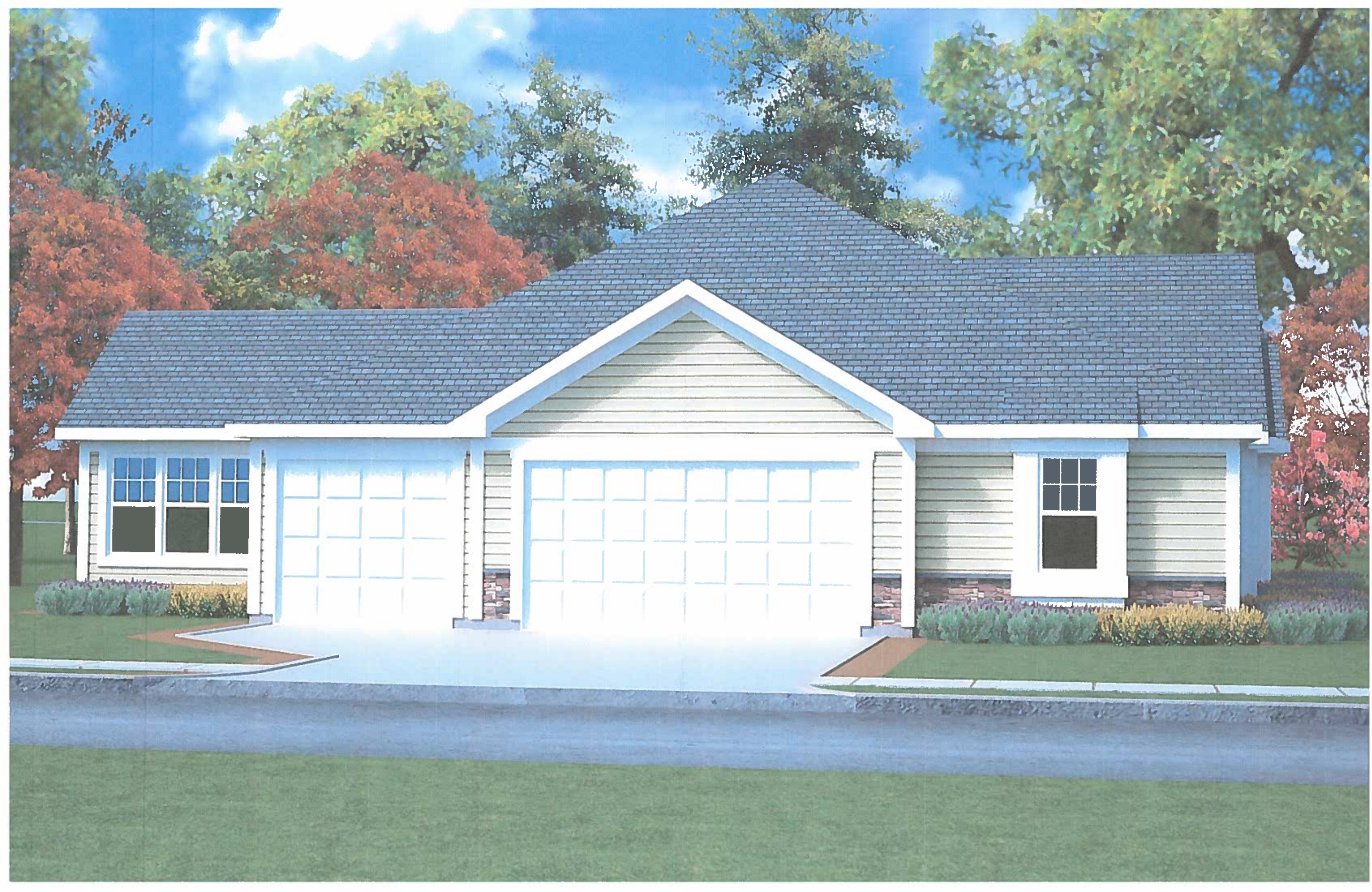
Job Number
19238

Sheet Number
A202

File Name
19238202

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1B
A200

REAR ELEVATION

1/4"=1'-0"



1E
A200

FRONT ELEVATION

1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
BIDDING OR PERMIT

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Job Number
19238
Sheet Number
A200

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

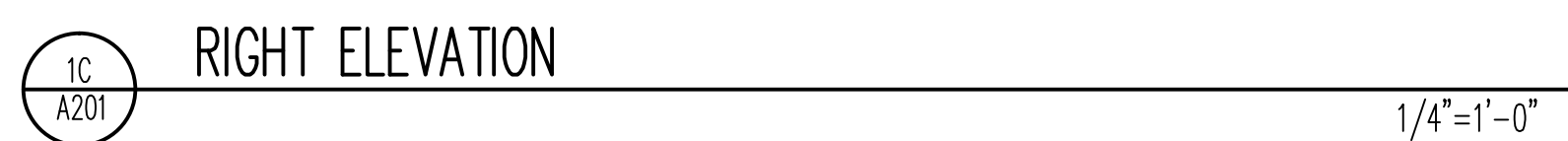
FRONT ELEVATION
REAR ELEVATION

FAIRFIELD HOMES
PIGOTT RESIDENCE
2 N RIDGE AVENUE
ARLINGTON HEIGHTS, IL 60004

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

REVISIONS
1
2
3
4
5

1
2
3
4
5
6
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11
12
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19
20



DESIGN STAGE	CONCEPTUAL DESIGN	PRELIMINARY DESIGN	DESIGN DEVELOPMENT	RELEASE FOR BUILDING	FINAL REVIEW	RELEASE FOR PRODUCTION	REVISION
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**FAIRFIELD HOMES
PIGOTT RESIDENCE
22 N RIDGE AVENUE
ARLINGTON HEIGHTS**

LEFT ELEVATION
RIGHT ELEVATION

Architects & Planners, Inc.

600 Behan Road at Rt. 176

Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number:
19238

Sheet Number: A201

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Fairfield Homes, Inc.
2 N Ridge Ave
Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	NA	NA	NA
Stone	Cultured Stone	Pro-Line	Niagara Weatheridge
Roof	Asphalt Shingles	IKO	Weatheredwood
Siding	Wood	LP	Heathered Moss
Shutters	Plastic	Mid-America	Black
Gutters/Trim/Fascia	Aluminum		White
Columns/Porch Trim	Wood		White
Windows	Vinyl	Simonton	White
Garage Door	Steel	Haas	White

