



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 12, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 4/28/15

IV. REPORTS

V. OLD BUSINESS

- A. DC#15-016 - Central Park East Apartments - 1551 E. Central Rd.
- Sign Variation (continued from 4/14/15)

VI. NEW BUSINESS

- A. DC#15-034 - 733 N. Forrest Ave. - SF/New
- B. DC#15-042 - 939 N. Fernandez Ave. - SF/Teardown

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 4/28/15

Department: Planning & Community Development

ATTACHMENTS:

Description

DC Minutes 4/28/15

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.
APRIL 28, 2015

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

Members Present: Ted Eckhardt, Chair
Alan Bombick
John Fitzgerald
Anthony Fasolo
Jonathan Kubow

Members Absent: None

Also Present: Jason Miller, Fitness 19 for *Westgate Park & Shop*
Mike Schwartz, *Owner of Westgate Park & Shop*
Jack Buttacavoli, Sign Central for *Soarus / MSI Technology*
Jim Cochran, JRC Design Build for *410 W. Wing St.*
Carole Wisniewski, JRC Design Build for *410 W. Wing St.*
Steve Campbell, Owner of *410 W. Wing St.*
Tony VanDijk, Emerald Homes for *1013 N. Hickory Ave.*
Tom Abbatemarco, Prestigious Homes for *1130 N. Walnut Ave.*
Sean & Talicia Bashford, Owners of *1130 N. Walnut Ave.*
Tony Divizio, MM Design for *1536 N. Ridge Ave.*
Sean Kelly, RMB LLC for *1008 N. Illinois Ave.*
Keith Neumann, Greenscape Homes for *1309 S. Evergreen Ave.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 14, 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF APRIL 14, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SIGN VARIATION RE-REVIEW**DC#14-049 – Westgate Park & Shop – 1531-1711 W. Campbell St.**

Mr. Mike Schwartz, owner of *Westgate Park & Shop*, and **Mr. Jason Miller**, representing *Fitness 19*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The project was previously reviewed on July 8, 2014 for a variation to allow 2 ground signs at this retail center with a separation distance of 300-feet where 800-feet is required, and the subject sign is 60 square feet where only 40 square feet is allowed. Background was given on the existing pole mounted ground sign that the petitioner is proposing to install a new sign panel into. Staff explained that a previous variation to allow the existing Walgreens sign was conditioned that the second sign on Campbell Street be removed upon departure of the grocery store tenant in 2008. **Mr. Hautzinger** reiterated that the 800 foot separation requirement is the only requirement which controls the quantity of ground signs allowed for small versus large retail centers, and that the requested variation is not supported by Staff for the following reasons:

1. Comparable retail centers are functioning with only one ground sign.
2. The proposed sign not only requires a variation for not meeting the separation distance, but also exceeds the allowable sign size which is based on the size and speed limit of Campbell Street.
3. Campbell Street is a smaller scale Collector street with a residential scale, whereas most other comparable retail center signs are located on Major Arterial and Secondary Arterial Roads.
4. The Westgate Park & Shop retail center has single family residences directly across the street, and a letter of opposition to the sign variation request has been received from residents in the adjacent neighborhood.
5. Westgate Park & Shop could redesign the existing “Walgreens” ground sign to incorporate multiple tenant panels.

At the last review in July, Staff recommended denial of the request with comments from the Design Commission as follows:

1. The existing wall signs above each tenant space are highly visible from Campbell Street and provide plenty of signage.
2. There was concern about the appropriateness of the sign on Campbell Street due to the residential neighborhood.
3. Greater visibility would be achieved with signage at the corner of the site instead of using the existing sign on Campbell Street.

4. The petitioner was encouraged to pursue Walgreens approval to add tenant panels to the existing Walgreens sign at the corner.
5. There was some concern expressed about penalizing the retail center by taking away a sign that they already have.

Mr. Hautzinger also stated that an anonymous letter was received by the Village on July 28, 2014 to reiterate objections to the requested sign variation. **Mr. Hautzinger** reported that in response to feedback given by the commissioners at the last review, the petitioner presented Walgreens with a design to modify the existing corner Walgreens sign to incorporate tenant panels below the sign. The petitioner reported to Staff that Walgreens did not approve of the proposed modifications to their sign. Then, to assist with obtaining Walgreens' approval, Staff prepared a design for a new, code-compliant, monument style, multi-tenant, Walgreens sign to replace the existing, weathered, pole mounted Walgreens sign at the corner of the site. Staff reviewed the sign concept with Walgreens and on December 5, 2014, Staff obtained Walgreens approval of the proposed multi-tenant sign design; however, Walgreens was not willing to contribute to the cost for the new sign.

The petitioner has reported that without Walgreens or the other tenant's financial participation in the cost for the new sign, the proposed sign is not financially feasible; therefore, they are requesting approval of their original sign variation request to utilize the existing second ground sign facing Campbell Street.

Staff maintains the position that the existing sign on Campbell Street is non-compliant, it is out of character with the residential neighborhood, and it should be removed. A new, code-compliant, multi-tenant sign at the corner of the site is the most appropriate ground sign solution for this site. It will provide the best visibility, and having only one sign is consistent with other retail centers of this size in Arlington Heights. If the owner's budget does not allow for replacement the corner ground sign at this time, then it is recommended that they establish a cost sharing program with all of the tenants to raise the needed funds over time, and install the new sign as soon as it is financially feasible. Staff is recommending denial with a requirement that the existing sign along Campbell Street be removed.

Mr. Miller reiterated that in response to the commissioners' previous suggestions, they reached out to Walgreens with a sign design for a new ground sign at the corner, and Walgreens stated they were opposed to it. Although he liked the design created by Staff for a new monument ground sign at the corner, this sign would create a financial burden on either the retail center as a whole and/or the tenants. **Mr. Schwartz** added that Walgreens has not been receptive to their efforts to add tenants to the existing corner ground sign, and they refuse to pay anything toward a new sign, even though they would be the biggest beneficiary of the new sign. He added that there is nothing in the current tenants' lease about signage and legally he could not make tenants pay for a new sign unless each tenant agreed, and only Fitness 19 and Northwestern Dental are interested. He also pointed out that the existing pole sign on Campbell Street has been there for about 25 years and they just want to keep it.

Mr. Miller reviewed the revised sign design being presented tonight. He explained the changes that were made from the original design proposed in July. Suggestions taken from the commissioners' previous comments include proposing a more horizontal panel, removing the changeable letters, using the same font for all tenants, and using the same shopping center logo at the top to match the existing Walgreens sign. They could not come up with a viable option to reduce the square footage of the existing sign as previously suggested by the commissioners, while trying to keep the sign aesthetically appealing; however, something could be done to improve the landscaping at the base of the sign. Overall, the existing pole sign would be very beneficial for both Fitness 19 and Northwest Dental, while trying to get other tenants in the center on board for the possibility of a new corner sign at Wilke & Campbell in the future.

Chair Eckhardt asked the petitioner to respond to the hardship criteria required for a sign variation request. **Mr. Miller** replied that his business has been operating here for almost 6 years, and from the standpoint that there have been 8 new locations into the area since he opened his doors, more visibility for his business would be great. He has done marketing in the surrounding 3 to 5 mile area for the last 5 years; however, he still hears from people who visit the plaza every day that they did not know his business is here. Having a sign more visible from the road either from passing by or turning into the plaza would help his business. It was pointed out that no other tenants are included on the existing Walgreens sign at the corner. **Mr. Schwartz** added that Northwestern Dental is located at the far eastern end of the center and would probably benefit the most from a sign on the existing pole sign. He added that this retail center currently has no vacancies and using the existing pole sign would help continue that.

Commissioner Fitzgerald asked for clarification on when the existing 60 square foot pole sign was required to be removed. **Mr. Schwartz** explained that the pole sign was allowed for the previous grocery store tenant over 20 years ago, and required to be removed when the tenant left, which was around 2008. He was not aware of receiving any correspondence from the Village to remove the sign when the grocery store moved out. **Mr. Hautzinger** added that when the variation for the Walgreens ground sign was approved in 1995, there was a requirement that the existing pole sign be removed when the grocery tenant vacated the center.

Commissioner Fitzgerald said that the existing pole sign is in the middle of the shopping center where people already have the ability to see the businesses, and having signage on the end would make it more helpful for people driving up and down Wilke. He did not want to set a precedent for allowing 2 ground signs; therefore, he was against the variation request tonight.

Commissioner Fasolo felt the existing pole sign was not appropriate for this location. He was in favor of the sign design for a new monument sign at the corner, and felt it was unfortunate that Walgreens was not being helpful with new signage. He would rather see a ground sign at the corner instead of mid-block as proposed.

Mr. Hautzinger clarified that the proposed sign panel design being discussed tonight was just received today from the petitioner, and that the multi-tenant panel design included in the Design Commissioners' packet is to be omitted. **Commissioner Kubow** asked for clarification on the size and condition of the existing pole sign. He said that he wants to see retail thrive in Arlington Heights and businesses could always do better with more exposure; therefore, he did not have a problem with allowing the existing pole sign to remain.

Commissioner Bombick felt the sign design proposed by the petitioner for a new ground sign at the corner was great, with the exception of the panel base that would obstruct the view through the intersection. **Mr. Schwartz** reiterated that Walgreens was not in favor of the new sign design they presented them with. **Mr. Hautzinger** clarified that the petitioner verbally advised Staff that Walgreens was not in favor of the new ground sign that they proposed. Staff then prepared the monument style ground sign and pursued approval from Walgreens, which was given, with the exception of no financial support for the new monument sign.

Commissioner Bombick said that budget aside, the ground sign proposed by the petitioner provides less visual congestion at the ground level and at the intersection than the monument sign proposed by Staff. He was in favor of modifying the sign box on the existing corner ground sign to incorporate the sign design proposed by the petitioner, with the exception of the base. With regards to the existing pole sign on Campbell Street, he felt that a lot of patrons visiting the center are elderly and would have trouble seeing around a ground sign. He asked if there was a way to modify the size of the existing sign box without starting over and replacing the entire sign on the pole. **Mr. Miller** replied that they could not find a way to modify the existing pole sign to be aesthetically pleasing. **Mr. Hautzinger** clarified that the variation request is to allow a 60 SF ground sign where only 40 SF is allowed, and to allow 2 ground signs with a separation distance of 300 feet where 800 feet is required. **Commissioner Bombick** felt the retail center needed a second ground sign because it was a very difficult corner and the nature of the tenants on the east side of the center reflected that. He acknowledged the cost involved in reducing the size of the existing sign box; however, he felt the sign should meet the 40 square foot requirement if the sign were to be allowed.

Chair Eckhardt asked if the existing pole sign had graphics on it and **Mr. Schwartz** replied that the previous grocery store space has had several tenants since, with the last owner having signage on the existing sign that was painted black many years ago. **Chair Eckhardt** questioned why money being spent to update the existing pole sign on Campbell Street was not being put toward a new ground sign at the corner instead, which could include other tenants. **Mr. Schwartz** reiterated that he spoke to Walgreens and they refused to allow him to change the existing ground sign at the corner to include other tenant names, because Walgreens owns the sign.

Chair Eckhardt pointed out that the revised sign design received today for the existing pole sign only allow for 2 tenants, and he questioned how the 2 tenants would be selected, with over 10 tenants being in the center. **Mr. Schwartz** explained that after the last meeting in July, they solicited each tenant about their interest in advertising on the pole sign, and of the nine tenants

that were interested, none of them wanted to pay for it. A lot of time was spent talking with each tenant of the center.

Chair Eckhardt said that he was inclined to try to work out an agreement to come up with a way to allow the use of the existing pole sign, although he was concerned about only 2 tenants being on the sign. **Commissioner Bombick** suggested taking the face of the proposed existing pole sign and putting it on the existing ground sign at the corner, with Walgreens and the reader board at the top of the sign and other tenants at the bottom. This would also update the existing corner ground sign that is tired looking. **Commissioner Fasolo** agreed with this suggestion and did not understand why Walgreens would not approve of this.

Mr. Hautzinger pointed out that Walgreens reported that the existing ground sign at the corner includes a pulley system used to lower the reader box to change out the letters, which was one reason why the monument style ground sign was proposed by Staff. **Commissioner Bombick** reiterated his concerns about a monument style sign at the corner. He said that he was in favor of trying to find a way to make the existing pole sign work, as suggested by Chair Eckhardt. **Chair Eckhardt** questioned the legality of the existing temporary Subway sign shown in the picture at the corner. **Mr. Schwartz** replied that Subway has been negotiating with Walgreens to get added to their ground sign for years.

Commissioner Fitzgerald felt that the name 'Westgate Park & Shop' did not need to be on 2 separate signs, and before a vote was taken, there needed to be confirmation from Walgreens that they were not in favor of adding 2 businesses to their existing ground sign at the corner. He felt that more information should be obtained from Walgreens before a variation is given for 2 businesses.

Commissioner Fasolo agreed with the concerns about allowing only 2 of the tenants to be on the sign, although he understood the cost issues. Based on the fact that the existing pole sign should have been removed when the grocery store moved out, he felt the pole sign was not needed. He wanted to see if anything could be worked out with Walgreens at the corner.

Chair Eckhardt suggested a motion requiring the petitioner to go back to Walgreens and try once again to work out something with the ground sign at the corner. **Chair Eckhardt** asked Staff if Walgreens' rejection was received in writing. **Mr. Hautzinger** clarified that Staff received a verbal confirmation from the petitioner about Walgreens opposition to the petitioner's proposed new sign design at the corner, but Staff did receive Walgreens written approval of Staff's proposed monument sign. **Chair Eckhardt** wanted to see a written response from Walgreens regarding their opposition to the petitioner's sign design, to determine whether further discussion might occur.

Commissioner Bombick said that it sounded like there was a lot of interest in doing something, but that nobody was willing to pay for it, and he felt that coming up with something that someone is willing to pay for was the direction to go in. He suggested removing the top panel

of the existing pole sign and replacing it with a new code compliant panel, and eliminating the name of the center on the sign.

Chair Eckhardt questioned why Walgreens would not approve of the petitioner's sign design at the corner when they approved of Staff's design for a monument sign, especially if the existing 2 legs of the ground sign remain and the face of the sign is updated to include additional tenants. **Mr. Schwartz** explained that their specific purpose in being here tonight is to save the existing pole sign, which seemed wasteful to remove after 25 years simply because of the separation distance. **Chair Eckhardt** explained the process of a motion that required 3 favorable votes tonight to move forward to the Village Board.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO KEEP THE EXISTING SIGN AND CONTACT WALGREENS AGAIN TO SEE IF THERE IS ROOM TO PUT THE 2 TENANTS ON THE EXISTING SIGN, WITH WRITTEN PROOF PROVIDED.

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

Commissioner Fasolo asked for clarification that the motion referred to the existing ground sign at the corner, which **Commissioner Fitzgerald** confirmed.

Mr. Hautzinger asked for clarification from the petitioner regarding their interest in receiving approval for changes to the existing Walgreens sign. **Chair Eckhardt** replied that the motion is to keep the existing sign for the time being, until a confirmation from Walgreens is obtained about the corner ground sign. **Commissioner Bombick** asked for clarification that the motion is stating that the existing pole sign on Campbell would remain until the question about the corner sign is answered, which **Commissioner Fitzgerald** confirmed.

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

Mr. Hautzinger pointed out that a specific re-review date should be included in the motion to avoid having to re-notify the public of a the next meeting date.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO WITHDRAW THE PREVIOUS MOTION.

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

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO KEEP THE 2 EXISTING GROUND SIGNS, AND THAT WALGREENS BE CONTACTED AGAIN BY THE PETITIONER TO NEGOTIATE IF THERE IS ROOM TO ADD 2 TENANTS ON THE

EXISTING CORNER SIGN, WITH WRITTEN PROOF PROVIDED, AND TO CONTINUE THE REVIEW OF THIS PROJECT TO THE JUNE 9, 2015 DESIGN COMMISSION MEETING.

Mr. Miller said that he was hoping they had the option to get a yes or no vote tonight on the existing pole sign, even though he is aware of the direction it would go in based on the motion made about the existing corner sign. **Chair Eckhardt** explained the 1 year waiting period required if a motion to deny is approved. **Mr. Hautzinger** clarified that if the existing pole sign was denied tonight, the option to revise the existing Walgreens sign would be code complaint with just one exception; the location of the manual change board portion of the sign is required by code to be located at the bottom of the sign. This would be the only variation required for the existing corner sign to be re-designed with Walgreens at the top, the manual change board directly below, and panels for other tenants at the bottom of the sign.

Commissioner Bombick suggested amending the previous motion to add a recommendation or support a variation to allow the manual change board portion of the existing corner sign to be located directly below 'Walgreens' name on the sign.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW TO AMEND THE MOTION TO ADD THE FOLLOWING:

- 1. SUPPORT FOR A VARIATION TO ALLOW THE MANUAL CHANGE BOARD PORTION OF THE EXISTING CORNER GROUND SIGN TO BE LOCATED DIRECTLY BELOW 'WALGREENS' NAME ON THE SIGN.**

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

ITEM 2. SIGN VARIATION REVIEW

DC#15-021 – Soarus / MSI Technology – 3930 N. Ventura Dr.

Mr. Jack Buttacavoli, representing *Sign Central*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The subject property is an existing, single-story, multi-tenant office building with three tenants: Soarus/MSI Technology, Toshiba, and Thermosafe. The property currently has one code compliant ground sign at the southwest corner entry drive, as well as one code compliant directional ground sign internal to the site. The petitioner is proposing to install three additional ground signs to call attention to each of the office tenants' main building entrances which requires the following variations:

1. A variation from Chapter 30, section 30-302a, to allow four (4) ground signs where only one (1) ground sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-302a, to allow ground signs with separation distances of approximately 75 feet, 291 feet, and 48 feet, where 800 feet of separation is required between ground signs.
3. A variation from Chapter 30, section 30-303a, to allow ground signs with a height of 3.5 feet, where zero (0) feet is allowed.

The petitioner submitted a letter addressing the hardship criteria, and Staff supports the proposed ground signs for the following reasons:

1. The existing building has a very uniform appearance and it is a reasonable hardship that visitors to the various office tenants could have difficulty locating the different businesses' entrances.
2. Although wall signs are allowed by code for each tenant, the proposed ground signs are small, low to the ground, nicely designed, are unlit, and will therefore not have a negative impact on adjacent properties or provide a competitive advantage.
3. The proposed signs are internal to the site, they will have very limited visibility from the road, and will face towards a retention pond to the south.

Mr. Hautzinger stated that Staff is recommending approval of the variation requests, with a requirement that landscaping be provided around the base of each ground sign a minimum of two feet out from the base of each sign, and a condition that approval of the proposed ground signs is in lieu of wall signs.

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

The petitioner had no comments at this time.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES FOR THE SIGN VARIATION REQUEST FOR SOARUS / MSI TECHNOLOGY LOCATED AT 3930 N VENTURA DRIVE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH PLANS RECEIVED 3/2/15, 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 VARIATION FROM CHAPTER 30, SECTION 302a, TO ALLOW FOUR GROUND SIGNS WHERE ONLY ONE GROUND SIGN IS ALLOWED PER STREET FRONTAGE.
2. A VARIATION FROM CHAPTER 30, SECTION 30-302a, TO ALLOW GROUND SIGNS WITH SEPARATION DISTANCES OF APPROXIMATELY 75 FEET, 291 FEET, AND 48 FEET, WHERE 800 FEET OF SEPARATION IS REQUIRED BETWEEN GROUND SIGNS.
3. A VARIATION FROM CHAPTER 30, SECTION 30-303a, TO ALLOW GROUND SIGNS WITH A HEIGHT OF 3.5 FEET, WHERE ZERO FEET IS ALLOWED.
4. A REQUIREMENT THAT LANDSCAPING BE PROVIDED AROUND THE BASE OF EACH GROUND SIGN A MINIMUM OF 2 FEET OUT FROM THE BASE OF EACH SIGN.
5. A CONDITION THAT APPROVAL OF THE PROPOSED GROUND SIGNS IS IN LIEU OF WALL SIGNS.
6. 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, SIGN CODE OR BUILDING 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 AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
7. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS, AND POLICIES.

Commissioner Kubow clarified that the motion includes the requirement and condition listed in the Staff report. **Chair Eckhardt** did not want the motion to require the removal of any existing signage on the glass entry doors. **Mr. Hautzinger** clarified that the condition in the Staff report refers to wall signage on the building only and that window signage is allowed. **Commissioner Bombick** commented that although there have been a lot of changes in this area, these buildings appear to be more or less tech oriented tenants, and the Village should consider some overall signage or branding program for this district. Although he had no issues with the signage proposed tonight, he felt the signs were not strong enough to present an image for a hi-tech business area in the Village. **Chair Eckhardt** agreed with the idea of creating continuity of this area and suggested further discussion of the matter at the end of tonight's meeting, if time allows.

BOMBICK, AYE; FITZGERALD, AYE; FASOLO, AYE; KUBOW, AYE; ECKHARDT, AYE.

ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW

DC#15-028 – 410 W. Wing St.

Mr. Jim Cochran and **Carole Wisniewski**, representing *JRC Design Build*, and **Mr. Steve Campbell**, the homeowner, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing 1-1/2-story home and a detached garage to allow construction of a new 1-1/2-story Bungalow style home with an attached 2-car garage. The Staff report incorrectly states the amount of impervious surface coverage allowed, which is actually 4,356 SF, and the proposed is 3,620 SF, which complies with code. The project complies with all R-3 zoning requirements. The existing neighborhood consists of a mix of home styles, but with a predominance of historic style bungalows. The proposed 1-1/2-story, Craftsman style bungalow design will fit in very nicely in the neighborhood, and is a great example of applying the same level of detail on all sides of the home.

The concern with the proposed new home is that the attached front loading garage projects out significantly in front of the home, which is not in character with the neighborhood. Also, the new home is proposed to be set back 36 feet from the property line, where only 25.7 feet is required. Both of these conditions combined result in pushing the main body of the home quite far back on the site. It is recommended that the design be revised so the face of the garage is recessed towards the front of the porch, and that the home be brought forward on the site to align more closely with the average setback on the block.

Staff recommends approval of the proposed new home, with a requirement to recess the garage so that the face of the garage is significantly closer to the front porch, and to move the home forward on the site to align more closely with the average front setback line.

In response to Staff's comment to move the home forward on the site, **Ms. Wisniewski** pointed out that the home to the east is located approximately 34 feet from the property line, which is 2' less than the proposed new home, and the home at 416 W. Wing has a projected front garage considerably in front of the home, although it is a side-load garage. **Mr. Cochran** added that they are trying to allow for 4 cars on the driveway without blocking the sidewalk. He explained that the new home has a first-floor master suite on the left side, and they are trying to keep the front courtyard area private with the offset being proposed. Also, access to the screened porch on the rear of the home would be disrupted if the garage was recessed back.

Commissioner Fasolo felt the new home was nicely designed and he asked if there was a large grade change from south to north. **Mr. Cochran** replied that the south front yard does taper down from the public sidewalk down to the curb. **Commissioner Fasolo** asked if consideration

was given to a side-load garage. **Mr. Cochran** replied that a side-load garage was not considered because the homeowner liked the private courtyard space in front, and the three entrances to the screened porch on the rear elevation would not work. **Commissioner Fasolo** had no comments about the design and was fine with how the home was laid out.

Commissioner Kubow said that the proposed new home was wonderfully designed. He pointed out that there is no real consistency on the block with regards to the garages and setbacks appear to be all over the place. Although the proposed garage is protruding significantly, he felt it was detailed attractively, and he was unsure if the requirements recommended in the Staff report had to be requirements because it would significantly affect the interior of the home. He was in favor of the design as proposed, with the requirements to be only recommendations.

Commissioner Bombick pointed out the home at 416 W. Wing with the side-load garage was a flat site, and because of the grade changes on the proposed site, a side-load garage would not work. He explained that he has been a proponent of trying to get garages pushed back as far as possible so the home was what is seen on the street and not the garage, and the homeowner could be easily engaged with the neighborhood. He felt there were a dozen different ways to design a home like this with a front entry court and a back porch, and achieve the same effect as currently proposed. He acknowledged the variety of home styles in the neighborhood, which he felt worked in the petitioner's favor. He felt the current design was beautiful and he did not oppose it.

Commissioner Fitzgerald also felt that the new home was nicely designed, and the garage did not bother him because of the detailing being proposed. He liked the colors a lot and he appreciated the detail on all four sides of the home.

Chair Eckhardt concurred with the comments made by the other commissioners. He felt the new home was nicely designed, the garage was treated with nice architectural details, and attention was paid to all four elevations. He was in support of the design.

PUBLIC COMMENT

Christine Weinberg, 412 W. Wing St. lives directly west of the site. She agreed that the new home was a beautiful design, and her main concern for coming tonight was the impervious surface, which Staff already addressed. However, after listening to the comments tonight, she is very concerned about the garage and the intention of parking 4 cars in the driveway when the home is located less than a block from the train and even closer to the Jewel. The neighborhood is incredibly engaging, and a garage projecting forward with 4 cars on the driveway would not follow the flow of the neighborhood. She felt the size of the proposed garage and the projection of it would make it appear as though it was a detached garage in the front of the home. Her concerns about the new home are that it was too far back, that the garage was not recessed into the home, and that the long driveway did not fit the neighborhood.

Commissioner Bombick pointed out that the face of the new garage is 10 feet back from the setback line, which is roughly even with where the current home sits, roughly even with the face of the home at 402 W. Wing, and slightly behind the face of the home at 412 W. Wing. He added that there was a lot of variation in where homes sit on the street, and the proposed garage would be behind the majority of the homes on the street; therefore, he felt it would not be as big an impact. The other commissioners agreed.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 410 W. WING STREET, AS PROPOSED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 3/23/15, RECEIVED 3/25/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A RECOMMENDATION TO RECESS THE GARAGE SO THAT THE FACE OF THE GARAGE IS SIGNIFICANTLY CLOSER TO THE FRONT PORCH.**
- 2. A RECOMMENDATION TO MOVE THE HOME FORWARD ON THE SITE TO ALIGN MORE CLOSELY WITH THE AVERAGE BLOCK SETBACK.**
- 3. THIS REVIEW REPRESENTS DESIGN APPROVAL 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.**
- 4. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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.**

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

Commissioner Bombick commented that to the greatest extent possible, as grading was worked out for the site, it was important to try to minimize the amount that the home is set behind the face of the garage. **Mr. Cochran** asked for direction regarding the procedure for removing the existing row of large trees that divide the two properties (410 & 412 W. Wing). He was instructed to contact Staff for further information.

ITEM 4. SINGLE-FAMILY TEARDOWN REVIEW**DC#15-030 – 1013 N. Hickory Ave.**

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence with a detached two car garage to allow the construction of a new two story residence with an attached, two car garage. The project does comply with the R-3 zoning requirements. The existing neighborhood consists primarily of smaller scale, single-story homes with detached garages, and the project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, as well as to evaluate the proposed architectural design within the context of the neighborhood. If approved, the proposed design would be the only home on this block with an attached front loading garage, and it is therefore not in character with the neighborhood. Although the neighborhood is predominantly single story homes, the subject property does have a similar scale two-story home located directly to the north, and there are five other similar scale teardowns previously completed on this block. However, none of the houses have front loading garages.

Although the hipped main roof, lowered garage roof, and single story front porch are nice features to help a teardown in this location to relate to the neighborhood, it is recommended that new construction in this location be planned with a detached garage. Staff is recommending denial of the proposed design, with a recommendation to submit a revised design with a detached garage or a rear loading garage.

Mr. VanDijk stated that there are a number of neighborhoods in Arlington Heights that used to be all detached garages in the rear and now have a number of homes with garages in the front, such as one block south on this street, and one block on Beverly. He preferred an attached garage for the new home and wanted to maximize the backyard space. Also, there is far less impervious surface with an attached garage.

Commissioner Fitzgerald was okay with the attached garage being proposed. He felt the two pillars at the front entrance were extremely narrow and squeezed in, and he suggested centering the garage on the windows above, which would allow for the porch entrance. He also suggested adding a window to the right side of the left elevation, and adding more details on the side and rear elevations to match the details on the front.

Commissioner Bombick felt the petitioner made an effort to fit the new home in with the existing neighborhood of small homes that are transitioning with large changes. He felt the new home would look a lot better if the garage and the left side of the home were pushed back to line up with the living room windows, which would not impact the backyard and would give more character to the home itself, instead of the garage doors being prominent. He felt the front entrance looked odd with squished details on the gable that were out of proportion, and

the half-timbered, see-through truss idea was inconsistent with the details on the gables. He felt these details needed to be re-worked.

Commissioner Fasolo agreed with Commissioner Fitzgerald's comment to center the garage with the second-story windows above. He also agreed that the front entrance looked squished and he suggested adding sidelights on the front door as well as re-working the truss details, eliminating the porch chops and using details similar to the second-story truss details.

Commissioner Kubow did not have an issue with the 2-car attached garage facing front, which would be inevitable in this neighborhood of more teardowns in the future. He liked the elevations, the use of materials and the color palette being proposed. He also agreed with the other commissioners' concerns about the front entrance and how the gable pitch above the door should be consistent with the gables above.

Chair Eckhardt agreed with the other commissioners' comments. He felt the coordination of eave details and the open truss configuration should be consistent, and the front entry was out of proportion and scale. He felt the home was nicely designed and he was okay with the garage as proposed; however, details from the front elevation should be carried onto the side and rear elevations. He preferred to see the windows above the garage centered in the bedroom rather than centered over the garage. With a few minor adjustments, he felt the home would be great. He suggested a motion that would direct Staff to work with the petitioner to make the minor adjustments suggested tonight to help the project move forward.

Commissioner Bombick was concerned about setting a precedent for narrow lots such as this that would say it is acceptable to attach a home to a garage, instead of attaching a garage to a home, which would result in a street full of garage doors. Particularly in this case where the entrance is on the north side and the front door is about 12 to 14 feet from the front of the porch, which not only causes the garage door to face front but the entry and porch to be in shadow on the north side of the home. He felt the new home should be flipped over on the lot to take advantage of the abundant solar heating and light aspects. **Commissioner Bombick** asked the commissioners if the commission wanted to see garages with homes stuck on the back of them.

Mr. VanDijk explained that originally the garage was going to be on the right side; however, the driveway would interfere with the existing parkway tree. It was also pointed out that the existing driveway is only a single car width.

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

PUBLIC COMMENT

Ross Novy, 1009 N. Hickory Avenue lives directly south of the site. He agreed that there will be more new homes coming into the neighborhood with a frontload garage, which he was not opposed to. He has had issues with the existing driveway along the site which is very narrow

and close to his home, and his biggest concern is with water issues that already exist in the neighborhood that would increase if a detached garage was in the rear yard. **Chair Eckhardt** explained that drainage concerns should be directed to the Village Engineering Department. Mr. Novy said that opening up the back yard and eliminating the concrete and the detached garage would help absorb the water, as well as eliminate the noise issues associated with the driveway being along the side of his home.

Quirt & Amy Woolsey, 1017 N. Hickory Avenue live directly north of the site. Ms. Woolsey said they are concerned about the driveway for the new home, which will be adjacent to a play area along the south side of their home that is used by their 4 children. It was explained that the site plan shows the new driveway to be approximately 7 feet from the north property line, and 27 feet in depth. Mr. Woolsey also said that they like the frontload garage being proposed for the new home.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1013 N. HICKORY AVENUE, AS PROPOSED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 3/20/15, RECEIVED 3/27/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

1. A REQUIREMENT THAT THE PETITIONER WORK WITH STAFF TO WIDEN THE FRONT ENTRANCE OF THE HOME AND WORK WITH THE ENTRY ROOF TO MAKE SURE IT BELONGS.
2. A RECOMMENDATION TO ADD A WINDOW ON THE LEFT SIDE ELEVATION IN THE GARAGE.
3. A RECOMMENDATION TO ADD MORE DETAILING ON THE SIDE AND REAR ELEVATIONS.
4. A RECOMMENDATION TO EVALUATE WHETHER THE FRONT GARAGE CAN BE CENTERED ON THE WINDOWS ABOVE IT.
5. THIS REVIEW REPRESENTS DESIGN APPROVAL 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.
6. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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 Bombick felt the motion did not answer his previous question about whether we want to see homes attached to garages or garages attached to homes when this neighborhood

changes over. He saw a garage with a home stuck on the back of it. **Commissioner Kubow** felt the garage impact on the front elevation was minimal on the proposed new home, compared to other homes the commissioners have reviewed. **Commissioner Bombick** felt there were lots of nice homes in town where the garage was at the back of the porch so that the porch and the house sat in front, and he did not understand why the commission kept seeing things like this that did not add anything to the neighborhood. This was a fundamental issue that would set the tone for everything that changes in the future if the street is allowed to go the way of no engagement of people in the front of their homes with the street; the face of the garage belongs behind the face of the home. **Commissioner Fasolo** felt the garage engaged well with the home as currently designed and the two columns at the front porch help as well. **Commissioner Bombick** felt the Village was going to end up with neighborhoods that look like track neighborhoods in other far less prestigious communities.

**FITZGERALD, AYE; FASOLO, AYE; KUBOW, AYE; ECKHARDT, AYE; BOMBICK, NAY.
THE MOTION CARRIED.**

Commissioner Bombick said he voted no for the reasons he previously stated. He felt that nothing has been done to suit the context of the neighborhood.

ITEM 5. SINGLE-FAMILY TEARDOWN REVIEW**DC#15-031 – 1130 N. Walnut Ave.**

Mr. Tom Abbatemarco, representing *Prestigious Homes*, and **Sean & Talicia Bashford**, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence with a detached one car garage to allow construction of a new two story residence with an attached, two car garage. Aside from some minor side yard encroachments that need to be adjusted, the project complies with the R-3 zoning requirements. The existing neighborhood consists of a mix of single story, spilt level, and two story homes. Many of the older homes are smaller scale with detached garages, but there are also a number of newer two story homes with front loading garages on the block. The hipped main roof helps to reduce the height of the side walls and reduce the overall mass of the proposed new house, and the single story front porch roof helps the design to relate to the adjacent single story homes. The design is a nice example of using materials and details from the front elevation on all sides of the home. Although the garage is a strong focal point on the front of the house, it is nicely recessed so that the face of the garage is flush with the front porch. Staff has no comments and is recommending approval of the proposed new home.

Commissioner Kubow felt the front elevation was great, as were the use of materials. He liked the details on the home, how the entrance is accentuated, and how the stone base is carried on to the right side elevation around the garage. He approved of the proposed design.

Commissioner Fasolo felt the home was very nicely designed. He liked all the details around the base of the home and at the roof with the trusses, and he also liked the materials. He approved of the design as well.

Commissioner Bombick felt the home was nicely designed, and the material sample board was nicely done. He felt the gutter/eave lines on the front elevation have been lowered, which in the past the commission has tried to apply the logic of doing with other projects; however, the 12/12 roof slope gives a very tall ridge line that makes the mass even bigger, and the gutter/eave lines on the side elevations have not been lowered. He felt these details should be seriously considered on the new home, as the commission has done in the past.

Commissioner Fitzgerald felt the detailing on the front of the home was very nice and he liked the colors being proposed; however, he felt there should be more details around the side and rear elevations, although this was not a requirement for him. He had no other comments.

Chair Eckhardt concurred with the comments made by the other commissioners. In general, he felt the 12/12 roof pitch was beautiful, although he pointed out that it was quite steep and would result in a lot of unused attic space. He was okay with the way the home is currently designed.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1130 N. WALNUT AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 3/27/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

1. A RECOMMENDATION TO CARRY MORE DETAILS AROUND THE SIDE AND REAR ELEVATIONS TO MATCH THE FRONT ELEVATION.
2. A RECOMMENDATION TO CONSIDER REDUCING THE HEIGHT OF THE RIDGE LINE ON THE FRONT OF THE HOME.
3. THIS REVIEW REPRESENTS DESIGN APPROVAL 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.
4. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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.

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

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

ITEM 6. SINGLE-FAMILY TEARDOWN REVIEW**DC#15-032 – 1536 N. Ridge Ave.**

Mr. Tony Divizio, representing *MM Design*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence with an attached one car garage to allow construction of a new two story residence with an attached, two car garage. The project does comply with the R-3 zoning requirements. The existing neighborhood consists primarily of single-story homes with one car attached garages. Although the neighborhood is predominantly single story homes, it should be noted that the subject property does have a similar scale, two story newer home on the lot directly to the north.

The hipped main roof helps to reduce the height of the side walls and reduce the overall mass of the proposed new house, but the two story entry feature does not fit into the context or scale of the neighborhood. It is recommended that the entry design be revised to have a single story entry portico or single story front porch. The left side elevation is a large blank brick wall. It is recommended that more windows be added to break up the wall. The primary concern with the proposed design is that the 25 foot deep garage projects forward significantly from the front wall of the house which is not in character with the neighborhood. It is recommended that the design be revised so that the face of the garage is at least flush with the face of the entry portico.

Staff recommends approval of the proposed design with a requirement to change the two story entry feature to a single story portico or single story front porch, a requirement to recess the garage so that the face of the garage is at least flush with the face of the entry portico, a requirement to add at least one window to the south wall of the Dining Room, and a requirement to add at least one window to the south wall of the Master Bedroom.

Mr. Divizio was not opposed to the suggestion to add windows to the left side elevation, and he preferred the garage not project out in front of the home, although he pointed out 2 homes on the block with sideload garages that do project out. He felt that sometimes the style of a home did not fit with adding a porch just to solve the problem of the garage sticking out in front of the home. He was not opposed to pushing the garage back a bit and adding a porch, however, he felt this was not solving the problem of the neighborhood. He explained that the existing neighborhood was built approximately 50 years ago with the same style of home up and down the block, and as more teardowns occur in the neighborhood, he felt that a mix of home styles was needed to establish a neighborhood moving forward. He said that there are homes behind the site that look similar to the proposed new home, with the garage projecting forward, which was actually only 13 feet from the front of the front entry to the front of the garage. **Mr. Divizio** reiterated that he had no issue with adding a porch to the new home, and any other specifications of the commissioners; however, his issue is moving forward 20 years from now and creating these types of homes with porches up and down the street. He said that people

want to live in Arlington Heights, they want to live by their parents, and they want to re-use a piece of property in town, which he felt the commissioners need to take a look at moving forward.

Chair Eckhardt said this was probably the third or fourth home the commissioners have seen in the last year with a similar large scale entrance with open sides. He encouraged the petitioner to consider a 3-D view of what the entrance will look like, with the long, tall column of stone and open sides.

Commissioner Fitzgerald was okay with the 2-story entrance as proposed, he felt the detailing was nice, and the new home would fit very well. He agreed with the suggestion to add windows on the left side elevation, and possibly the right elevation as well. He liked the stone details on the rear elevation; however, he felt the rear elevation lacked the same level of details as the front, and he encouraged the petitioner to address this concern.

Commissioner Bombick agreed with the concerns about the front entrance; he felt something should be added to the sides of the entry, either an arch or flat lintel to align with the front arch, and possibly a seat wall. **Mr. Divizio** was in favor of the suggestion. **Commissioner Bombick** felt the petitioner did a nice job with the new home and the proportions were nice, and although he preferred the garage to be pushed back further, he pointed out that this is a wider lot and a nice job was done with the ins and outs and projections on the new home. He also agreed with the suggestions to add more details on the rear elevation to be consistent with the front elevation.

Commissioner Fasolo appreciated the hand drawings submitted by the petitioner. He felt the front entry height should be lowered slightly, otherwise the front of the home looked fine. He agreed that windows should be added on the left side and more details added to the rear elevation, such as extending a masonry base as suggested by the petitioner.

Commissioner Kubow felt the other commissioners covered most of the issues. He felt that the 2-story foyer being proposed would not get much natural light because it would be blocked by the enclosed, 2-story front entrance. He strongly suggested the petitioner consider a one-story entry instead that would allow natural light into the large foyer. He had no further comments.

Chair Eckhardt agreed with many of the comments made by the commissioners. He was okay with the tall front entry, although he felt that the sides needed to be detailed as Commissioner Bombick previously suggested. He also agreed with the suggestion to add details on the side and rear elevations to be more consistent with the front of the home. He had no further comments.

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

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1536 N. RIDGE AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 3/11/15 AND RECEIVED 3/27/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

1. A REQUIREMENT TO ADD MORE DETAILING TO THE SIDE OPENINGS OF THE FRONT ENTRANCE PORTICO, TO BE REVIEWED AND APPROVED BY STAFF.
2. A REQUIREMENT TO ADD MORE DETAILING SUCH AS A WINDOW, ON THE LEFT SIDE ELEVATION.
3. A RECOMMENDATION TO ADD MORE DETAILING ON THE SIDE AND REAR ELEVATIONS TO BE MORE IN KEEPING WITH THE FRONT ELEVATION.
4. A RECOMMENDATION TO PLAY WITH THE HEIGHT OF THE FRONT ENTRANCE TO DETERMINE IF IT CAN BE LOWERED.
5. THIS REVIEW REPRESENTS DESIGN APPROVAL 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.
6. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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 Bombick asked that the motion be amended to include a recommendation that the petitioner consider materials other than vinyl for the siding on the new home.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION AND ADD THE FOLLOWING:

7. A RECOMMENDATION THAT THE PETITIONER LOOK AT OTHER MATERIALS OTHER THAN VINYL SIDING.
8. A RECOMMENDATION THAT THE PETITIONER LOOK AT THE ROOF PITCHES TO DETERMINE IF THEY CAN BE LOWERED.

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

ITEM 7. SINGLE-FAMILY TEARDOWN REVIEW**DC#15-033 – 1008 N. Illinois Ave.**

Mr. Sean Kelly, representing *RMB LLC*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence with an attached one car garage to allow construction of a new two story residence with an attached, two car garage. The project does comply with the R-3 zoning requirements. The existing neighborhood consists of a mix of smaller scale single-story and two story homes with a mix of front loading and detached garages. The proposed new home will be the first teardown on the block.

Overall, the house is nicely designed, and is a very good example of applying a full level of detail and materials on all sides of the home. The hipped main roof helps to reduce the height of the side walls and reduce the overall mass of the proposed new house; however, the proposed steep roof pitch is not in context with the neighborhood, and it is recommended that the roof pitch on the sides of the roof and the front gable be reduced. The single story front porch also helps the proposed design to relate to the adjacent single story homes, but the garage projects in front of the porch and dominates the front elevation. It is recommended that either the front porch be extended further towards the front of the garage, or the garage be recessed back towards the porch. Additionally, it is recommended that the roof pitch of the large steep garage roof be significantly reduced, and additional windows be added to the second floor side elevations to break up the wall.

Staff recommends approval of the project with a requirement to reduce the roof pitch on the sides of the main roof to a 10:12 pitch or less; a requirement to either extend the front porch closer to the front of the garage, or recess the garage to be closer to the front of the porch; a requirement to significantly reduce the garage roof pitch; a requirement to add at least one window to the south wall of Bedrooms 3 and 4; and a requirement to add at least one window to the north wall of the Master Bathroom.

Mr. Kelly said that he was not opposed to adding windows to the south wall in Bedrooms 3 and 4, and adding a window to the north wall in the Master Bathroom, although he preferred to use a transom style window since the bedrooms were narrow and for privacy in the bathroom. He also agreed with the suggestion to reduce the roof pitch on the sides of the main roof to 10/12 or less; however, he wanted to allow his architect an opportunity to review these changes since he was not here tonight. With regards to the suggestion to either extend the front porch or recess the garage, he would suggest shortening the distance between the first-floor roof line and the garage eave line by pulling the wall forward and pulling the porch further out as well, as long as it did not compromise the bedroom windows, which he also wanted his architect to review.

Chair Eckhardt asked if there was any public comment on the project and there was a response from the audience. A neighbor stated that it appeared as though his concerns/questions should be addressed by the Engineering Department. **Chair Eckhardt** encouraged the resident to stay and listen to the commissioners' comments.

Commissioner Kubow felt Staff did a great job putting together the report, the requirements and the recommendations. He concurred with all of them and felt the petitioner would accommodate them. He had nothing further to add.

Commissioner Fasolo also agreed with the requirements and recommendations made by Staff. His only comment was to change the stucco at the gable on the front elevation to brick, to match the rest of the front elevation. **Mr. Kelly** clarified that he was proposing an Old World stucco appearance on the home, which was not accurately depicted in the drawings. **Commissioner Kubow** felt the dormer above the garage should be lowered to match the second-floor head height. **Mr. Kelly** replied that he was attempting to add character to this blank area, which would have a copper roof detail on the dormer.

Commissioner Bombick agreed with the petitioner's comments in terms of bringing the first-floor foyer and living room space out as far as possible while still meeting FAR requirements, and stretching the porch out even further to allow more usable space. He expressed concerns that from the front, the home appeared fairly conventional with 9/12 pitch roofs, except from the side, the front facade was very steep and looked like it did not go with the rest of the home. He was unsure if the home was drawn correctly. **Mr. Hautzinger** added that it appeared as though the roof pitches on the rear elevation did not match the front elevation, which could be a drafting error. The petitioner was encouraged to have the architect build a cardboard model or 3-D mock-up of the new home to determine the connection of the roof slopes.

Commissioner Fitzgerald agreed with everything said so far. He felt the front door looked too small and should be stronger to match the rest of the home, and it seemed like the door should open the other way when looking at the floor plan. He suggested adding a light fixture on both sides of the patio doors on the rear elevation, which would add detail on the rear of the home.

Chair Eckhardt agreed with the comments made by the other comments, including the small size of the front door, which looked more like a side door. He suggested a solid wood front door with heavy boards and a small window.

Chair Eckhardt asked the neighbor if he wanted to make any comments at this time after hearing the commissioner's comments and concerns.

PUBLIC COMMENT

John Kocis, 1005 N. Illinois Avenue, lives directly across the street from the site. He asked for clarification about the materials on the front home above the garage and over the porch. **Mr. Kelly** replied that the majority of the roof would be asphalt shingles; however, the porch roof and second-floor dormer roof above the garage would be copper. **Mr. Kelly** also reviewed the

material sample board. Mr. Kocis said he was concerned about the materials and colors of the new home fitting into the neighbor; however, after seeing them tonight, they appear to be similar to his home. He had no further comments.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER BOMBICK, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1008 N. ILLINOIS AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 3/31/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT TO REDUCE THE ROOF PITCH ON THE SIDES OF THE MAIN ROOF TO A 10/12 PITCH OR LESS.**
- 2. A REQUIREMENT TO EITHER EXTEND THE FRONT PORCH CLOSER TO THE FRONT OF THE GARAGE, OR RECESS THE GARAGE TO BE CLOSER TO THE FRONT OF THE PORCH.**
- 3. A REQUIREMENT TO SIGNIFICANTLY REDUCE THE GARAGE ROOF PITCH.**
- 4. A REQUIREMENT TO ADD AT LEAST ONE WINDOW TO THE SOUTH WALL OF BEDROOMS 3 AND 4.**
- 5. A REQUIREMENT TO ADD AT LEAST ONE WINDOW TO THE NORTH WALL OF THE MASTER BATHROOM.**
- 6. A RECOMMENDATION THAT THE PETITIONER TAKE A FURTHER LOOK AT THE FRONT DOOR AND CONSIDER A STRONGER/BOLDER DOOR.**
- 7. A RECOMMENDATION THAT THE PETITIONER MAKE SOME ADJUSTMENTS TO THE DORMER WINDOW ABOVE THE GARAGE.**
- 8. THIS REVIEW REPRESENTS DESIGN APPROVAL 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.**
- 9. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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.**

Mr. Hautzinger asked for clarification of requirement #3, to significantly reduce the garage roof pitch, and the recommendation to adjust the dormer above the garage. **Commissioner Kubow** felt it was difficult to make a requirement about a specific roof pitch when the drawings needed to be re-drawn for accuracy. **Mr. Hautzinger** suggested a requirement that the petitioner work

with Staff to adjust and resolve the roof pitches and reduce the main roof and garage roof accordingly.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER BOMBICK, TO AMEND THE MOTION AND ADD THE FOLLOWING:

- 10. A REQUIREMENT THAT THE PETITIONER WORK CLOSELY WITH STAFF TO FURTHER UNDERSTAND WHAT IS HAPPENING WITH THE ROOF PITCHES, WITHOUT DICTATING A SPECIFIC PITCH, AND THAT THE ROOF ACTUALLY WORKS.**

Commissioner Fasolo referenced the previous comments made by the petitioner to extend the living room space further out to further maximize the FAR, and increase the depth of the porch. He felt this should be a requirement. Staff pointed out that this was previously included in requirement #2 of the motion.

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

ITEM 8. SINGLE-FAMILY TEARDOWN REVIEW**DC#15-037 – 1309 S. Evergreen Ave.**

Mr. Keith Neumann, representing *Greenscape Homes*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one story home with detached garage to allow the construction of a new two story residence with an attached three car garage. The proposed side yard setback needs to be increased from 6 feet to 8 feet, and the driveway width needs to be corrected in order to comply with code, which the petitioner intends on doing. The existing neighborhood consists primarily of smaller scale, single story and split level homes with detached garages. The proposed new home will be the first teardown in this neighborhood, and it will be one of only a few two story homes on the block.

Staff felt the proposed 3 car attached garage is not in context with the block, although the large corner lot does accommodate the proposed house comfortably. The single story front porch and single story third car garage stall do help the scale of the house to relate to the adjacent single story homes. The third car garage stall is slightly recessed from the front elevation, but consideration should be given to recessing it even further. The front elevation is nicely designed, but the exterior side elevation is void of details and will be highly visible from White Oak Street. The main roof of the house could be hipped on the sides to diminish the overall height and scale of the proposed design. The Design Commission should evaluate the appropriateness of the proposed home within the context of the neighborhood. Staff recommends to further recess the proposed third car garage stall, add window grids, window trim, and gable frieze board details on all sides of the home to match the front elevation, to change some of the transom windows on the north elevation to double hung windows, and to consider hipping the sides of the main roof.

Mr. Neumann reiterated that the site is a double corner lot, which they approached with a design that would best fit the site. Although the attached 3-car garage is unique for the area, it is a desirable feature for many homeowners and will remain facing Evergreen Avenue like the existing home. He was happy to address the recommendations in the Staff report and hear feedback from the commissioners on the proposed design. He felt that a hipped main roof, especially on the corner side would be an improvement; adding window grids could dress up the home, although he questioned if it was necessary on both the top and bottom sash; and adding a band board around the perimeter of the home could also be an option. **Mr. Neumann** explained that they intentionally tried to pull the entryway from the front porch out in front of the garage to help the home feel more inviting, and he was open to the idea of pushing the 3-car garage further back to be less prominent.

Commissioner Fitzgerald felt the front of the home was very nice, although something was lost between the rendering and the drawing. He agreed with the recommendation to change some of the transom windows on the left (White Oak) side elevation, and he felt the rear elevation

looked like a completely different home than the front. The rear elevation needed more detail than just the windows and trim being proposed.

Commissioner Bombick felt the previous comment about pushing the third garage back farther would help a lot. He also made a suggestion to push the front porch out to 7-feet deep, and push the living room forward if FAR allowed. He felt the rendering did a nice job of showing the character of the home. He liked the tidy, compact, Queen Anne style farmhouse of the front elevation; however, he felt the left side (White Oak) elevation was a big sprawling, wide open elevation with dots of windows. He felt that a wrap-around porch from the front elevation around to the bay window on the left side would be appropriate on a corner like this, which would add a lot of character to the home and provide a better sense of privacy from the very busy street. He felt that the left side elevation needed a lot of attention.

Commissioner Fasolo agreed with the concerns about the left side elevation. He suggested adding double hung windows and continuing the window treatments around the side, which would help the large, extensive elevation. He suggested continuing the same window treatments and trim around the rear elevation, as well as consider adding a belly board to run with the eave line of the garage roof. He also agreed with the suggestion to push back the third car garage as much as possible.

Commissioner Kubow felt this was a great corner lot that could accommodate the 3-car garage, and the front elevation was nicely designed. However, he felt the left side elevation needed a lot more work and should be treated like a front elevation. He suggested eliminating the bay window and continuing the front porch patio all the way around the corner of the home, which would help finish and create a more pleasing left side elevation. He also felt the rear and other side elevation needed further details.

Chair Eckhardt agreed with the comments made by the other commissioners. He felt the small transom windows on the side elevations were odd and should be full size windows. He felt the front elevation was a terrific start, with the farm style design that features crown trim and nice window detailing; however, these details should be continued around all sides of the home, especially on the elevation facing White Oak. He questioned whether the commissioners wanted to see the home come back with revisions, or allow Staff to review and approve the revisions.

Commissioner Fasolo was fine with Staff reviewing the changes. **Commissioner Bombick** felt the new home was setting a precedent for the entire neighborhood and he wanted to see the revisions come back to see how the White Oak elevation is resolved, which would be visible from Arlington Heights Road. He suggested the petitioner take a walk north on Dunton Avenue, between Euclid and Thomas, where there are a half dozen Queen Anne style homes and substantial homes built in the 80's and 90's that solved this corner problem authentically. **Commissioner Fitzgerald** felt the revisions should come back to the commissioners for review. **Chair Eckhardt** suggested a motion to continue the project to the next meeting.

Mr. Rafferty said that he appreciated the comments and suggestions from the commissioners. He explained that there are a lot of things that could be done with this site, which will be one of the first teardowns in the neighborhood, and they approached the site with somewhat of a clean slate. **Commissioner Bombick** reiterated his suggestion to visit the homes on north Dunton Avenue.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO CONTINUE THE REVIEW OF THE PROPOSED TEARDOWN AT 1309 S. EVERGREEN AVENUE (DC#15-037) TO THE MAY 26, 2015 DESIGN COMMISSION MEETING.

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

ITEM 9. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 9:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#15-016 - Central Park East Apartments - 1551 E. Central Rd. - Sign Variation

Department: Planning & Community Development

The petitioner contacted Staff stating they are withdrawing the sign variation request at this time.

ATTACHMENTS:

Description

Type

No Attachments Available



Item: DC#15-034 - 733 N. Forrest 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 733 N. Forrest Avenue. This recommendation is subject to compliance with the architectural plans dated and received 4/20/15, and the following:

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 733 N. Forrest Ave.
Project Address: 733 N. Forrest Ave.
Prepared By: Steve Hautzinger

Date Prepared: May 5, 2015

PETITION INFORMATION:

DC Number: 15-034
Petitioner Name: Patrick King
Petitioner Address: 108 Yost Avenue
Park Ridge, IL 60068
Meeting Date: May 12, 2015

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

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to construct a new single-family residence with an attached 3 car garage on an existing vacant lot. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 29,787 square feet and the proposed residence will have approximately 6,812 square feet. Aside from a few minor zoning adjustments that are required, the project does comply with the R-E zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet (max) Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 51 feet Side: 10 feet Side: 10 feet Rear: 156 feet
Building Height	25 feet to the midpoint	24 feet to the midpoint
FAR	8,936 SF	6,812 SF
Building Lot Coverage	8,936 SF	4,789 SF
Impervious Surface Coverage Total	14,893 SF	8,388 SF

The existing neighborhood consists of large lots, and the subject property backs the Rolling Green Country Club golf course. There are many similar scale newer homes on the block, and the overall style of the proposed house is appropriate for this location. However, this project is appearing before the Design Commission due to monotony concerns with the existing adjacent house located at 719 N. Forrest Avenue. The proposed design is based on the same floor plan as 719 N. Forrest, and it is designed by the same Architect.

Section 28-6.4 states, *"No contractor or builder shall construct two or more buildings of like exterior design on the same side of any street unless such buildings are separated by two or more buildings or building sites, or a combination thereof, of completely dissimilar design. Buildings of like exterior design may not be erected directly across the street from each other. All buildings shall be considered to be of "like exterior design" unless they have substantially different floor plans, elevations, and are substantially different in exterior appearance in the opinion of the Code Official."*

Upon initial submittal, the proposed house had a nearly identical floor plan and overall massing as the adjacent house, but with different exterior detailing. Since the monotony concern was reported by Staff, the petitioner has made additional changes to the floor plan, massing, and exterior detailing. Staff feels that the revised design has substantially different floor plans, elevations, and exterior appearance from the existing adjacent house. The Design Commission should evaluate the proposed design for context with the neighborhood.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 733 N. Forrest Avenue. This recommendation is subject to compliance with the architectural plans dated and received 4/20/15, and the following:

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

May 5, 2015

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-034

RALPH & LYNN
DISILVESTRO

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL 60010 847-382-0200

TWO STORY RESIDENCE FOR:
MR. & MRS. DISILVESTRO
733 N. FORREST AVENUE ARLINGTON HEIGHTS ILLINOIS 60004

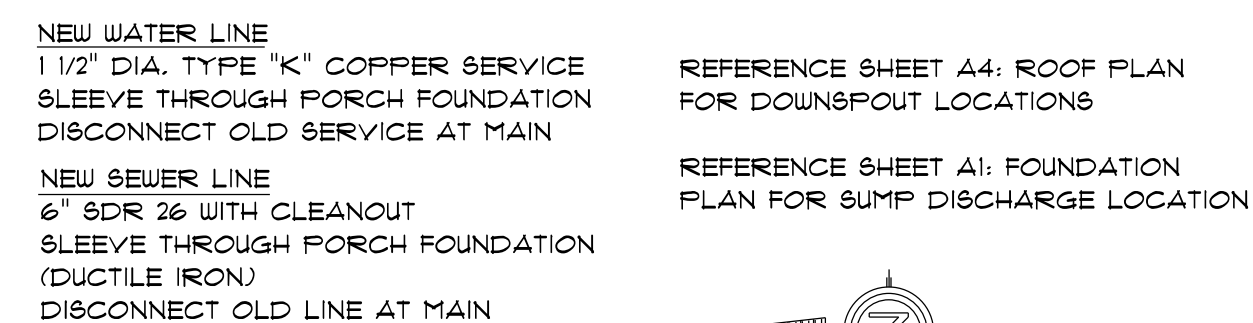
DATE
APR 20, 2015

REVISION

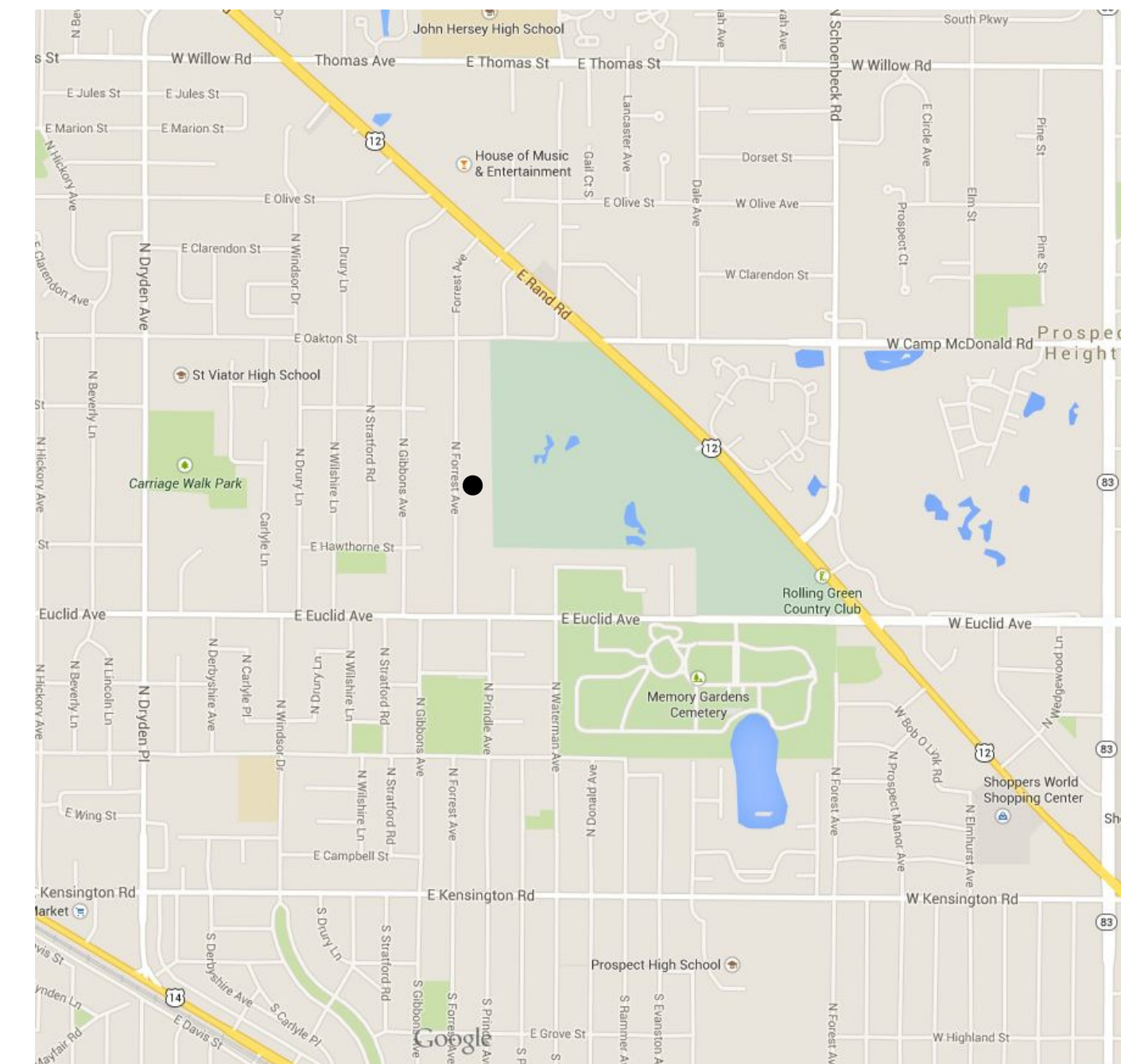
JOB #

SHEET #

CS



S I T E P L A N S C A L E 1" = 20' - 0"



LOCATION MAP NO SCALE

S H E E T I N D E X	
SHEET NUMBER	SHEET DESCRIPTION
C8	INDEX / LOCATION MAP
A1	FOUNDATION PLAN - REBAR DETAIL
A2	FIRST FLOOR PLAN - WALL SECTION
A3	SECOND FLOOR PLAN - STAIR SECTION
A4	ROOF PLAN - WATER WASTE DIAGRAMS
A5	FRONT & LEFT ELEVATION - LIGHT & VENT SCHEDULE
A6	REAR & RIGHT ELEVATION
A7	BUILDING NOTES
E1	ELECTRIC BASEMENT & DETAILS
E2	ELECTRIC FIRST & SECOND

VILLAGE OF ARLINGTON HEIGHTS CODES

SIGNED:

STRUCTURAL ENGINEER LICENSE NO. 081-002641

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY
DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE THEY CONFORM TO ARLINGTON HEIGHTS CODE.

DATE SIGNED / /

COPYRIGHT



PROPERTY ACROSS 1
718 N. FORREST AVE.

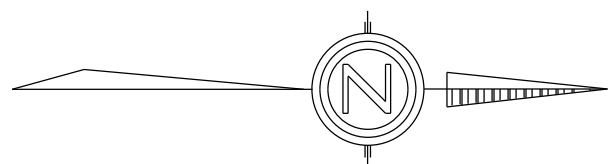


PROPERTY ACROSS 2
722 N. FORREST AVE.



PROPERTY ACROSS 3
732 N. FORREST AVE.

N. FORREST AVE



SURROUNDING PROPERTIES

733 N. FOREST AVE.
ARLINGTON HEIGHTS, IL



PROPOSED CONTEXT ELEVATIONS

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



EXISTING CONTEXT ELEVATIONS

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

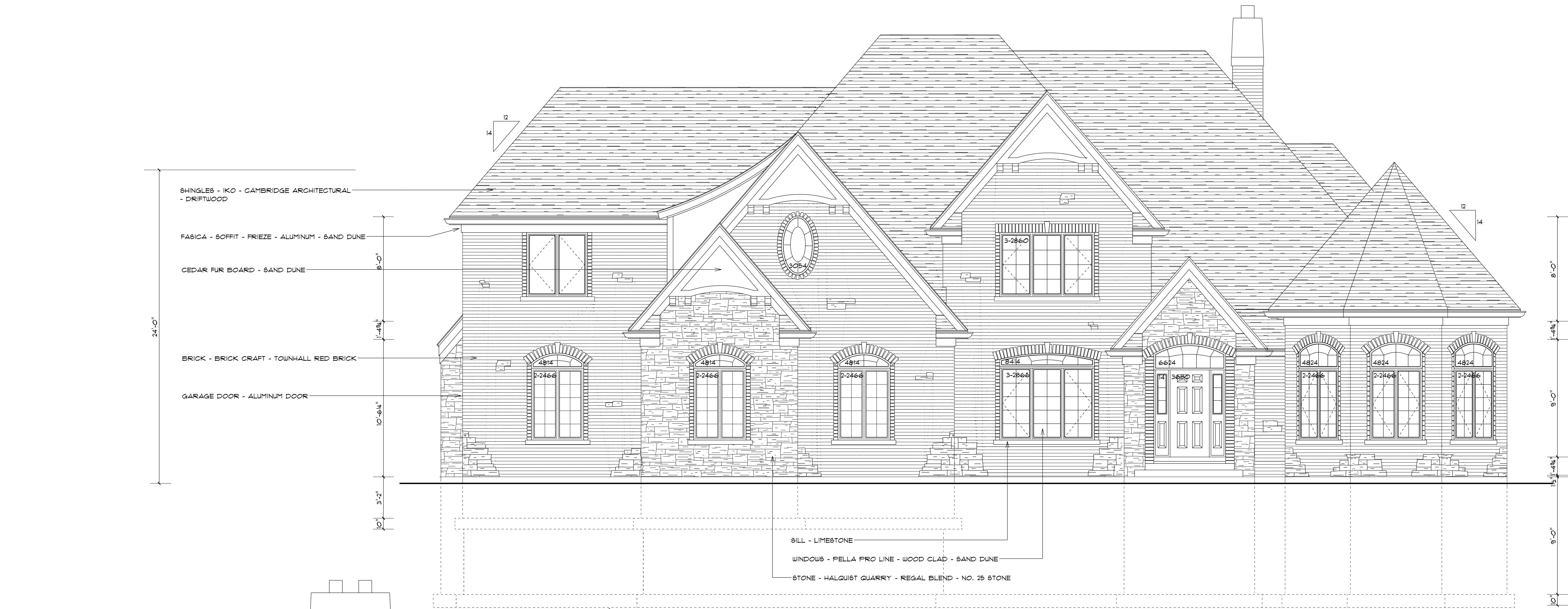
CONTEXT ELEVATIONS

133 N. FORREST AVE
ARLINGTON HEIGHTS, IL

JOSEPH A. MEYER & ASSOCIATES

■ STRUCTURAL AND PROFESSIONAL ENGINEERS ■

135 PARK AVE BARRINGTON ILLINOIS 60010 847-382-0200



FRONT ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"



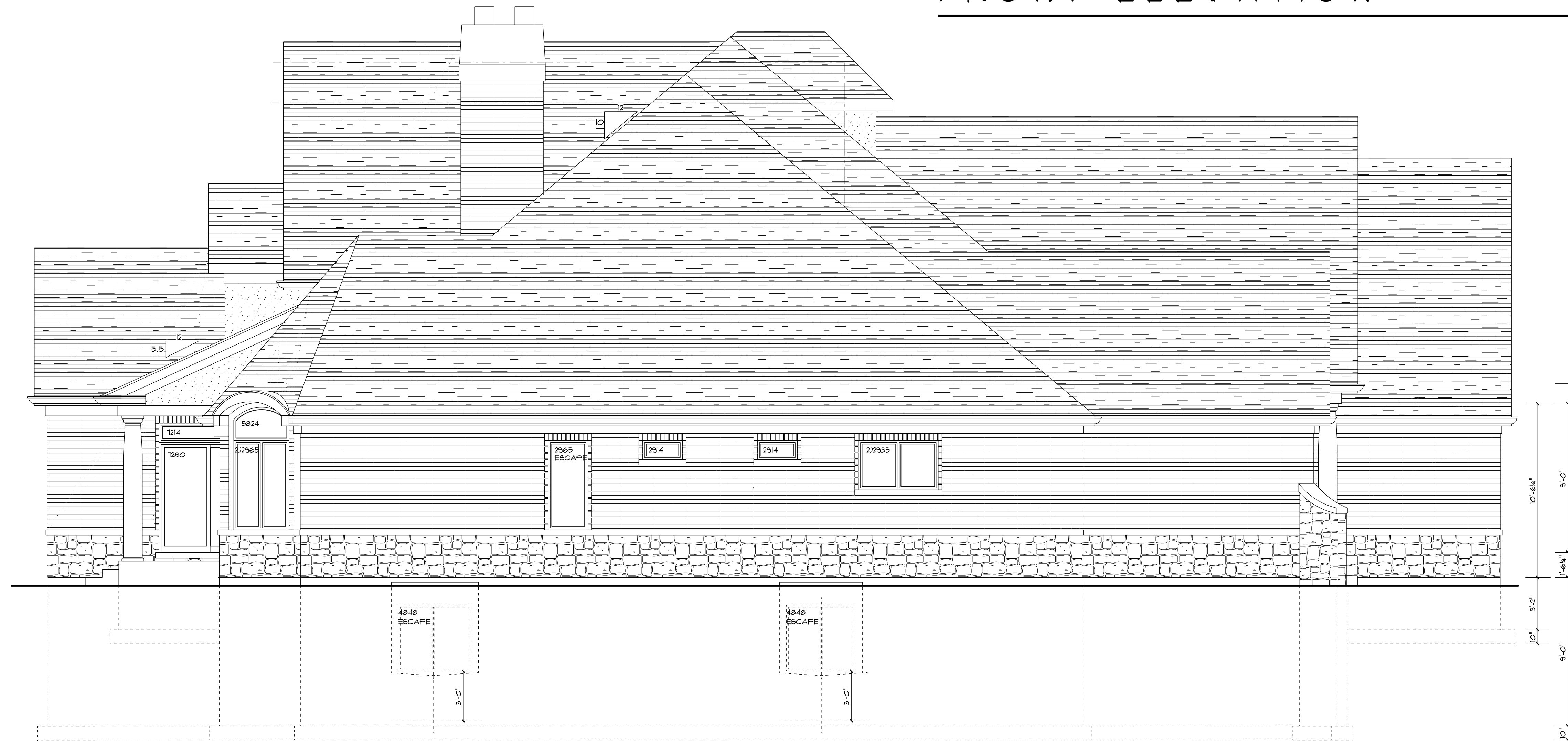
719 N. Forrest,
Existing Neighbor House
Exterior Elevations

(FOR REFERENCE ONLY)



FRONT ELEVATION

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



LEFT ELEVATION

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



Item: DC#15-042 - 939 N. Fernandez Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed architectural design for the new (teardown) single-family home to be located at 939 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans received 4/20/15, 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 add more windows to the side elevations.
2. A requirement to integrate materials and details from the front elevation on the side and rear elevations.
3. A recommendation to hip the sides of the main roof.
4. Consider a design with a detached garage in lieu of the proposed attached garage.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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

Drawings & Documents

Type

Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 939 N. Fernandez Ave.
Project Address: 939 N. Fernandez Ave.
Prepared By: Steve Hautzinger

Date Prepared: May 5, 2015

PETITION INFORMATION:

DC Number: 15-042
Petitioner Name: Kevin Davis
Petitioner Address: Fairfield Homes Inc.
287 Hickory Rd.
Lake Zurich, IL 60047
Meeting Date: May 12, 2015

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

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to demolish an existing single story residence and a detached garage to allow construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet and the proposed residence will have 2,969 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 26 feet Side: 5.91 feet Side: 5.92 feet Rear: 52.57 feet
Building Height	25 feet to the midpoint	24.85 feet to the midpoint
FAR	2,970 SF	2,969 SF
Building Lot Coverage	2,310 SF	1,845 SF
Impervious Surface Coverage Total	3,630 SF	2,487 SF

The existing neighborhood consists of primarily smaller scale, single-story, and one and a half story residences with predominantly detached garages. The proposed new home will be the fourth teardown on this block.

The front elevation of the proposed home is nicely designed with varying roof forms and materials. The front loading garage is well integrated with a shared front porch roof, although a detached garage in this neighborhood is encouraged. The side elevations are large, flat, and void of details. It is recommended that the additional windows be added to the side elevations, and that materials and details from the front be integrated on the sides and rear. Also, consider hipping the sides of the main roof to reduce the overall height and mass of the home.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed architectural design for the new (teardown) single-family home to be located at 939 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans received 4/20/15, 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 add more windows to the side elevations.
2. A requirement to integrate materials and details from the front elevation on the side and rear elevations.
3. A recommendation to hip the sides of the main roof.

4. Consider a design with a detached garage in lieu of the proposed attached garage.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.

_____, May 5, 2015

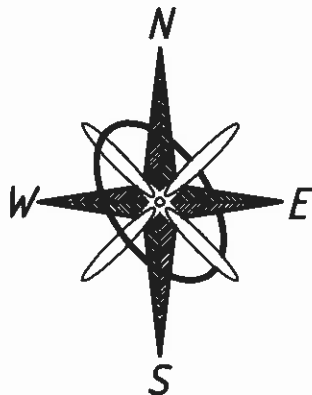
Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-042

An architectural elevation drawing of a two-story house. The upper story features a gabled roof with a stone-patterned gable end. The main walls of the upper story are finished with horizontal siding. There are two large, double-hung windows on the left side of the upper story and a single, smaller double-hung window on the right. The lower story has a small gabled entrance porch on the left, flanked by columns, with a stone-patterned wall. To the right of the porch is a large, multi-paned garage door. The entire house is rendered in a clean, line-art style with no shading or color.

$$1/4'' = 1' - 0''$$

File Name: 15005000



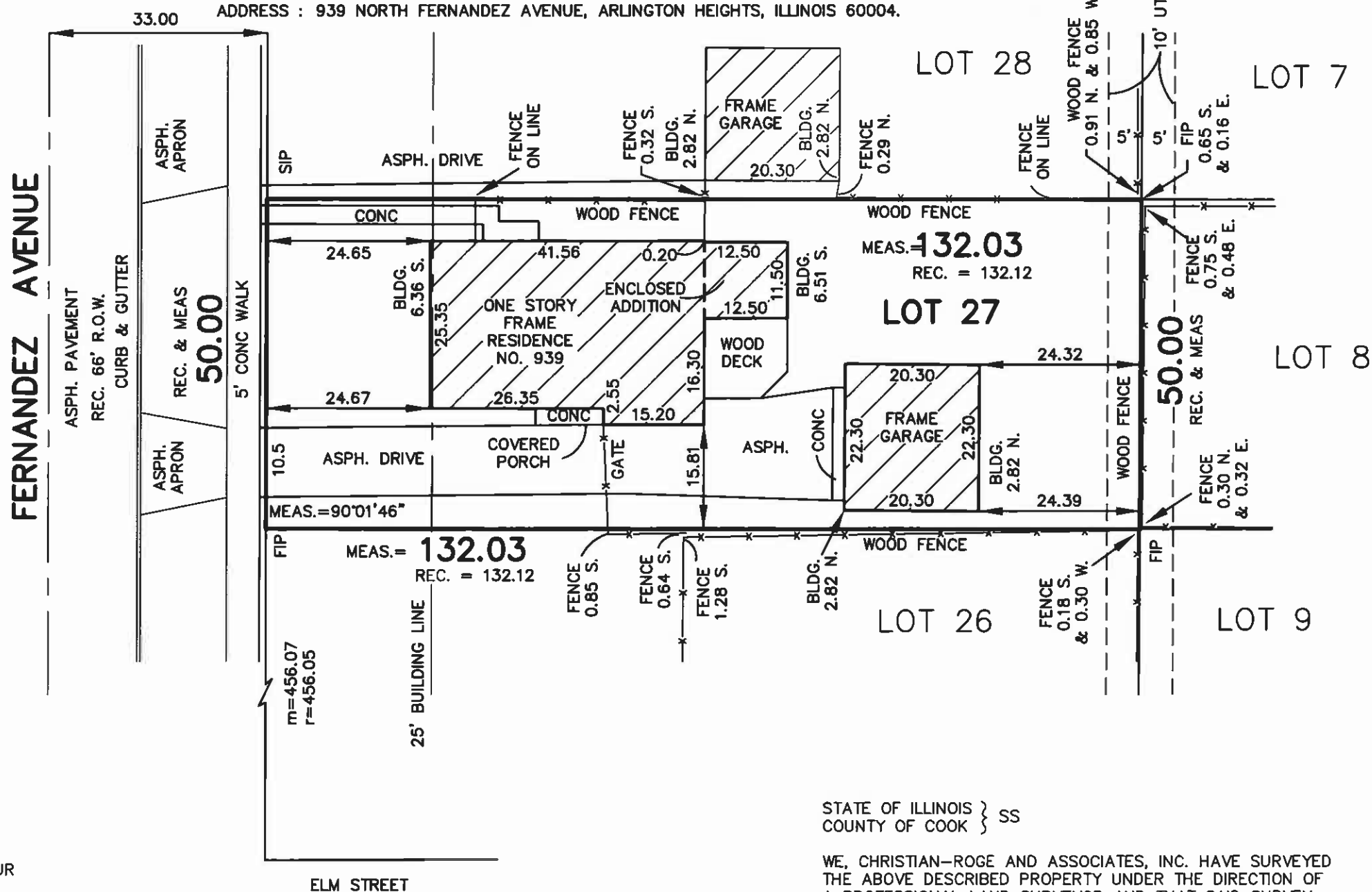
1"=20'

ASSUMED

PLAT OF SURVEY

OF
LOT 27 IN BLOCK 1 IN R. A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST QUARTER, AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF C. & N.W. RAILWAY RIGHT OF WAY, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 2, 1925 AS DOCUMENT NUMBER 270771 IN COOK COUNTY, ILLINOIS.

ADDRESS : 939 NORTH FERNANDEZ AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004.



ELM STREET

LEGEND

M=	INDICATES MEASURED DISTANCE
BOLD #	INDICATES RECORD OR DEED DISTANCE
U.E.	INDICATES UTILITY EASEMENT
NE	INDICATES NORTHEASTERLY DIRECTION
SW	INDICATES SOUTHWESTERLY DIRECTION
FIR	INDICATES FOUND IRON ROD
FIP	INDICATES FOUND IRON PIPE
-x-	INDICATES FENCE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

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

IN CHICAGO, ILLINOIS THIS 17th DAY
OF JANUARY A.D., 2015.

James E. Davidson
ILLINOIS PROFESSIONAL LAND SURVEYOR # 035.002984
EXPIRES 11/30/2016



CHRISTIAN-ROGE & ASSOCIATES, INC.

ENGINEERS - PLANNERS - SURVEYORS
211 WEST WACKER DRIVE, SUITE 600
CHICAGO, ILLINOIS 60606
(312)372-2023 ; FAX(312)372-5274

FAIRFIELD CUSTOM HOMES

287 HICKORY ROAD

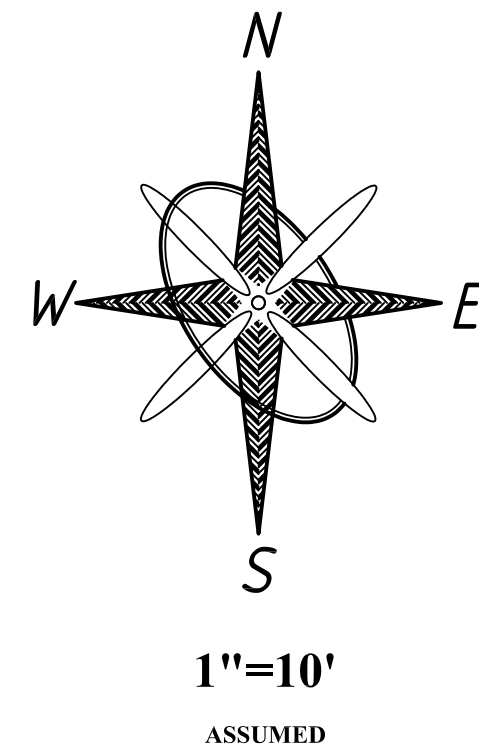
LAKE ZURICH, ILLINOIS 60047

DRAWN BY: WAM
DATE: 01-19-15
SCALE: 1"=20'
PROJECT: PROJECT MANAGER: J.E.D.
15-001

SITE PLAN / GRADING PLAN

OF
LOT 27 IN BLOCK 1 IN R. A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST QUARTER, AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF C. & N.W. RAILWAY RIGHT OF WAY, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 2, 1925 AS DOCUMENT NUMBER 270771 IN COOK COUNTY, ILLINOIS.

ADDRESS : 939 NORTH FERNANDEZ AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004.



UTILITY PIPE SPECIFICATIONS:	
SANITARY SEWER	
Pipe	PVC, SDR - 26, meeting requirements of ASTM - 3034
Service Lateral	Gasketed Joint / Cell Classification 12454 - B
	6" PVC SCH40 or better, SDR - 26, meeting requirements of ASTM - 3034
	Gasketed Joint / Cell Classification 12454 - B
	Minimum 1.0% Slope
WATERMAIN	
Service Line	1-1/2" Type K Copper, or as required by plumbing code
Tapping Saddle	Double Banded Stainless Steel Tapping Sleeve with 1" corporation stop
Hardware	All nuts and bolts below grade shall be stainless steel
B-Box	Mueller H - 10300 Upper section inside diameter 1 1/4"
	Mueller H - 10302 Upper section inside diameter 1 1/2"

GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO EXCAVATION WORK (INCLUDE SECTION, TOWNSHIP, AND RANGE NUMBER OF PROPERTY WITH NOTE).
2. THE VILLAGE OF BARRINGTON MUST HAVE 48 HOURS NOTICE PRIOR TO THE COMMENCEMENT OF ANY APPROVED CONSTRUCTION ACTIVITY.
3. PERMITS SHALL BE OBTAINED FROM ALL OUTSIDE GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO VILLAGE APPROVAL OF CONSTRUCTION ACTIVITIES.
4. WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE SPECIFIC APPROVAL OF THE VILLAGE ENGINEER.
5. ALL STRUCTURE ADJUSTMENTS SHALL BE ACCOMPLISHED USING ONLY CONCRETE RINGS NOT TO EXCEED 8" WITH APPROPRIATE MASTIC OR MORTAR.
6. EXISTING FIELD TILES ENCOUNTERED DURING DESIGN OR CONSTRUCTION SHALL BE REDIRECTED OR INCLUDED IN A MANNER ACCEPTABLE TO THE VILLAGE ENGINEER. ANY AND ALL FIELD TILES ENCOUNTERED SHALL BE IMMEDIATELY REPORTED TO THE VILLAGE ENGINEER OR FIELD REPRESENTATIVE.
7. THE BUILDER SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS BEFORE AND AFTER FINAL INSPECTION, PRIOR TO FINAL ACCEPTANCE BY THE VILLAGE OF BARRINGTON.
8. ALL UTILITY LINES SHALL BE AUGURED UNDER STREET PAVEMENT UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE VILLAGE ENGINEER TO OPEN CUT THE STREET PAVEMENT. THE CONTRACTOR SHALL MAINTAIN PAVEMENT CROSSING CUTS UNTIL FINAL PAVEMENT RESTORATION IS ACCEPTED BY THE VILLAGE ENGINEER.
9. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE POLICY, ZONING ORDINANCE, ETC. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE. CONTACT UTILITY COMPANIES BEFORE BUILDING.
10. ALL BUILDING TIES ARE MEASURED TO CONCRETE FOUNDATION DURING SPOT SURVEY.
11. IRON PIPES SET OR FOUND AT ALL LOT CORNERS DURING FINAL GRADE & UPDATE SURVEY.
12. SANITARY SERVICE STUBS AND B-BOX LOCATIONS ARE AS-BUILT LOCATIONS. ANY CONFLICTS CREATED BY CUSTOM BUILDING DESIGNS AND ALTERNATE GARAGE HANDING OR LOADS THAT CAUSE ADDITIONAL CONSTRUCTION COSTS WILL BE THE RESPONSIBILITY OF FAIRFIELD CUSTOM HOMES..
13. ALL YARD SLOPES WILL BE A MAXIMUM OF 4:1, UNLESS OTHERWISE NOTED.
14. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF WORK.



CALL JULIE
48 Hours (2 working days) Before You Dig.
1-800-892-0123

BENCHMARKS

SITE #1: TOP OF FOUNDATION OF # 943 N. FERNANDEZ AVE. ARLINGTON HEIGHTS, IL
NEAR THE SOUTHWEST CORNER OF THE STRUCTURE.
ELEVATION = 103.15 PER ASSUMED DATUM

SITE #2: CROSS CUT IN EASTERLY CURB LOCATED ±28 FEET NORTH OF THE SOUTH PROPERTY LINE
EXTENDED WESTTERLY, OF 939 N. FERNANDEZ AVE. ARLINGTON HEIGHTS, IL (SUBJECT
PROPERTY)
ELEVATION = 99.83 SET BY CRA FROM ASSUMED DATUM

NOTE: ANY AND ALL PARTIES UTILIZING THE VERTICAL DATUM LISTED ABOVE SHALL ALWAYS
CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT
ADJUSTMENTS OR TRANSPOSITIONAL ERRORS. FAILURE TO DO SO WILL BE CONSIDERED
TANTAMOUNT TO GROSS NEGLIGENCE AND SUBJECT THE OFFENDING PARTY TO ANY
DAMAGES ATTENDANT THERETO.

EXISTING SAN. M.H.
RIM=100.51
INV.=93.01

EXISTING STORM M.H.
RIM=100.42
INV.=95.02 NE
INV.=95.02 NW
INV.=94.92 S

EXISTING C.B.
RIM=100.17
INV.=96.42

EXISTING SAN. M.H.
RIM=98.11
INV.=91.81

LEGEND

- × (840.0) INDICATES PROPOSED SPOT ELEVATION
- +841.2 INDICATES EXISTING SPOT ELEVATION
- 27' INDICATES EXISTING TREE W/SIZE



INDICATES TREE TO BE REMOVED

P.U.

INDICATES PUBLIC UTILITY EASEMENT

D.E.

INDICATES DRAINAGE EASEMENT

C.O.

INDICATES CLEANOUT

--623--

INDICATES EXISTING CONTOUR

■

INDICATES TRENCH BACKFILL

—●—●—●—

INDICATES SILT FENCE

—+—+—+—

(6 FT. HIGH TEMPORARY FENCE)

—+—+—+—

INDICATES FENCE LINE

—E—

INDICATES OVERHEAD ELECTRIC WIRE

(IP)

INDICATES INLET PROTECTION

—v—v—v—

INDICATES EXISTING WATERMAIN

■

INDICATES STRUCTURE TO BE REMOVED

ELM STREET

USE PROPOSED DRIVEWAY AND APRON
AS CONSTRUCTION ENTRANCE

PROP. CONSTRUCTION ENTRANCE
INSTALL 6" CRUSHED STONE BASE

DRIVE CONSTRUCTION SPECIFICATIONS:

- ★ DRIVEWAY SHALL BE CONSTRUCTED OF 6" THICK PORTLAND CEMENT
OVER 6" CRUSHED STONE BASE. THE DRIVEWAY APPROACH SHALL
NOT CONTAIN ANY METAL REINFORCEMENT. THE DRIVEWAY SHALL BE
A MAXIMUM OF 20' IN WIDTH AT THE PROPERTY LINE.

SERVICES

- △ 6" SDR-26 P.V.C. SANITARY SERVICE
- △ 1-1/2" TYPE "K" COPPER WATER SERVICE
- △ 4" P.V.C. SUMP DISCHARGE
IN ACCORDANCE WITH VILLAGE CODE
MIN. 1.0% SLOPE. DAYLIGHT TO GRADE.

939 N. FERNANDEZ AVE., ARLINGTON HEIGHTS, IL.

PREPARED FOR:
FAIRFIELD CUSTOM HOMES, LLC
287 HICKORY ROAD
LAKE ZURICH, IL 60047
(847) 456-8017

**CHRISTIAN-ROGE &
ASSOCIATES, INC.**



ENGINEERS - PLANNERS - SURVEYORS
211 WEST WACKER DRIVE, SUITE 600
CHICAGO, ILLINOIS 60606
(312) 372-2023 ; FAX (312) 372-5274

SHEET NO.

4

OF **6**

DATE: **04-15-15**

JOB NO. **15-001**

LOT 27

Single-Family Home Application and Procedures

Village of Arlington Heights

939 N. Fernandez Ave

Arlington Heights IL 60005



PROPERTY TO LEFT 3
1003 FERNANDEZ



PROPERTY TO LEFT 2
947 FERNANDEZ



PROPERTY TO LEFT 1
943 FERNANDEZ



SUBJECT PROPERTY
939 FERNANDEZ



PROPERTY TO RIGHT 1
935 FERNANDEZ



PROPERTY TO RIGHT 2
931 FERNANDEZ



PROPERTY TO RIGHT 3
927 FERNANDEZ

NORTH FERNANDEZ



PROPERTY ACROSS 1
948 FERNANDEZ



PROPERTY ACROSS 2
944 FERNANDEZ



PROPERTY ACROSS 3
940 FERNANDEZ



DESIGN STAGE		REVISIONS				
CONCEPTUAL DESIGN	01-21-15	1				
PRELIMINARY DESIGN	01-21-15	2				
DESIGN DEVELOPMENT	01-21-15	3				
PERMITTING	01-21-15	4				
REVISION	01-21-15	5				

FAIRFIELD CUSTOM HOMES
DAVIS RESIDENCE
939 NORTH FERNANDEZ AVE.
ARLINGTON HEIGHTS, IL 60004

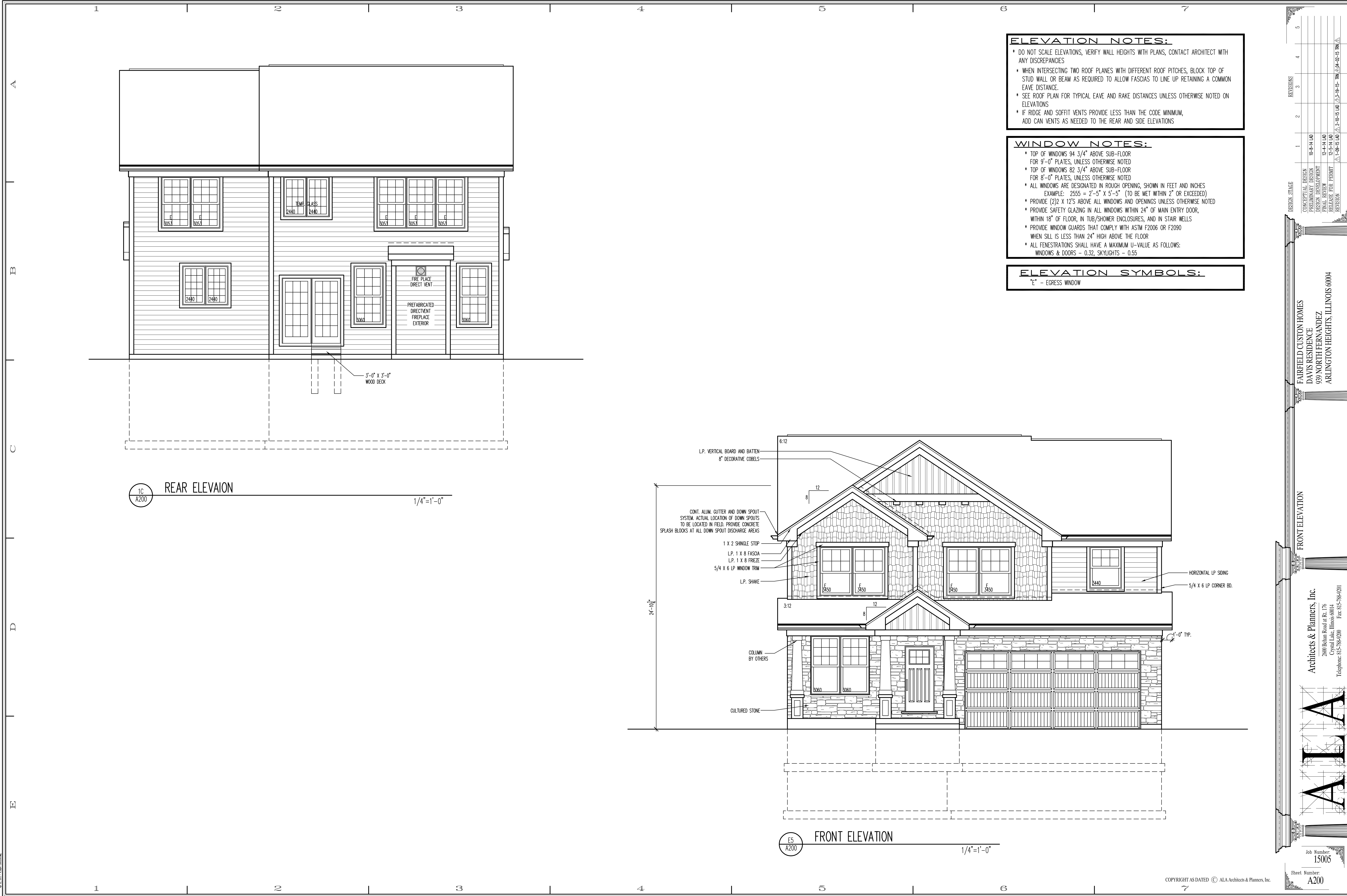
EXISTING CONTEXT ELEVATION
PROPOSED CONTEXT ELEVATION

ALA
Architects & Planners, Inc.
2000 Belmont Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

Job Number: 15005
Sheet Number: A202
File Name: 15005201

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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 WINDOWS 94 3/4" ABOVE SUB-FLOOR FOR 8'-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

ELEVATION SYMBOLS:

"E" - EGRESS WINDOW

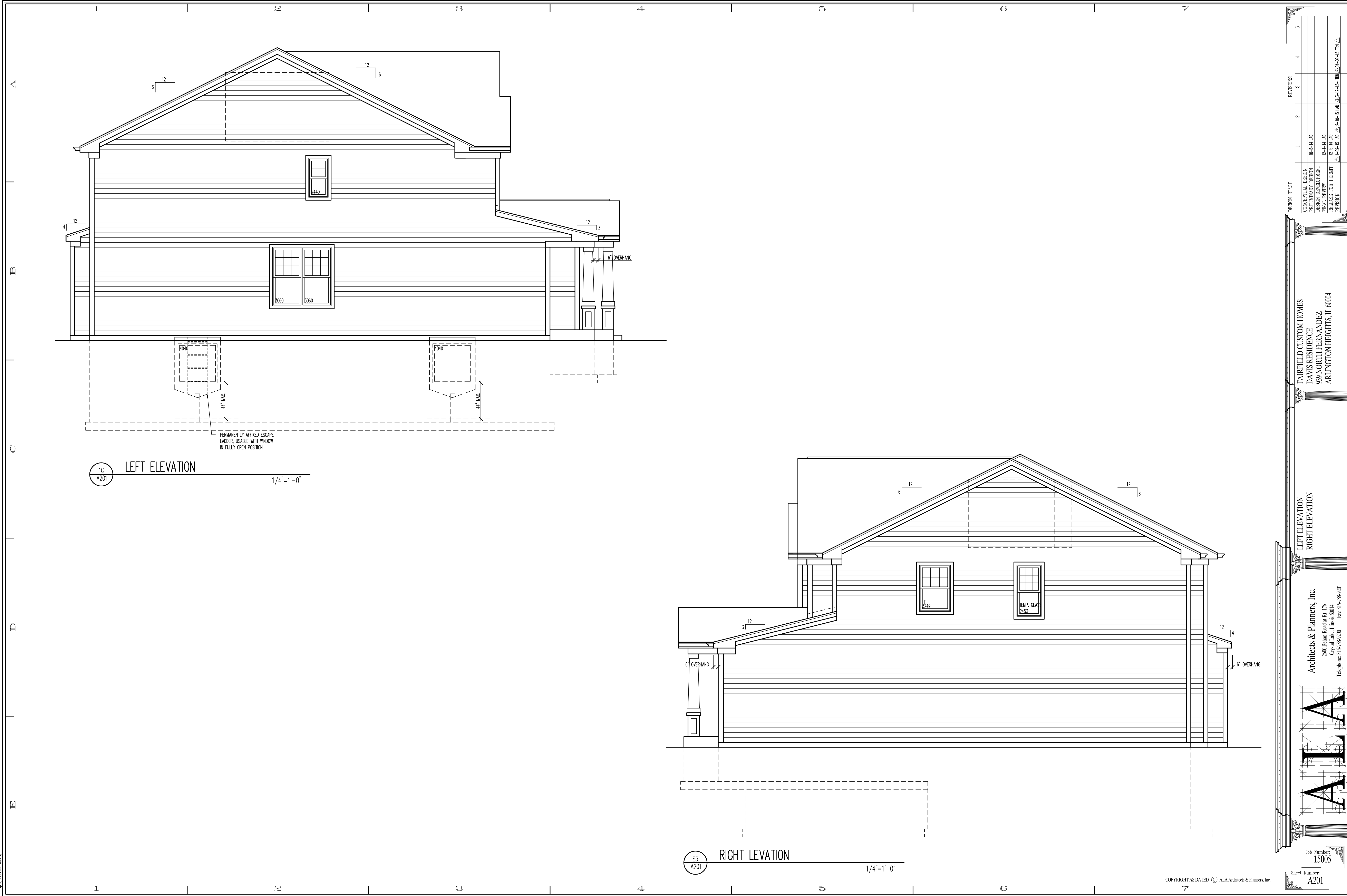
DESIGN STAGE
CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
Schematic
PERMIT
REVISION
1
2
3
4
5
REVISIONS

FAIRFIELD CUSTOM HOMES
DAVIS RESIDENCE
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ARLINGTON HEIGHTS, ILLINOIS 60004

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ALA

Job Number: 15005
Sheet Number: A200
File Name: 15005200



DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN						
PRELIMINARY DESIGN		10-8-14.00				
DESIGN DEVELOPMENT		12-4-14.00				
FINAL DESIGN		12-4-14.00				
PERMIT		12-4-14.00				
REVISION		1-10-15.00	2-10-15.00	3-10-15.00	4-10-15.00	5-10-15.00

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Job Number: 15005
Sheet Number: A201
File Name: 15005201

FAIRFIELD CUSTOM HOMES
DAVIS RESIDENCE
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ARLINGTON HEIGHTS, IL 60004

LEFT ELEVATION
RIGHT ELEVATION

15005201

Fairfield Homes, Inc.
939 N Fernandez Ave
Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	N/A	N/A	N/A
Roof	Asphalt Shingles	Tamko	Architectural - Weathered Wood
Siding	Wood	LP	Smartside - Gibraltar Gray
Gutters/Trim/Fascia	Aluminum		White
Windows	Vinyl	Simonton	White
Garage Door	Steel	Hormann	Timberlast - Walnut
Stone	Cultured Stone	Owens Corning	Gray Pro-fit LedgeStone PF-8018