



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
April 12, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 3/29/16

IV. REPORTS

V. OLD BUSINESS

A. DC#09-025 - Sign Code Modifications - Village-Wide
Electronic Signs

VI. NEW BUSINESS

A. DC#16-028 - 1207 N. Wilke Rd. - SF/Teardown

B. DC#16-029 - 1301 E. Kensington Rd. - SF/Addition

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 - 3/29/16

Department: Planning & Community Development

ATTACHMENTS:

Description

DC Minutes 3/29/16

Type

Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 29, 2016**

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

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

Members Absent: Anthony Fasolo

Also Present: Ravi Chigurupati, Owner of 915 E. Euclid Ave.
Tom Buckley, Tom Buckley Architects for 915 E. Euclid Ave.
Barry O'Neil, Owner of 627 N. Douglas Ave.
John Haran, E&J Builders for 627 N. Douglas Ave.
Steve Gawlick, SG Architects for 627 N. Douglas Ave. & 1849 N. Chestnut Ave.
Peter McGovern, T.P. Carpentry for 1849 N. Chestnut Ave.
Chad Conley, Owner of 410 N. Derbyshire Ave.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MARCH 8, 2016

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF MARCH 8, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

Chair Eckhardt asked for a motion to move the agenda item under 'Old Business' to the end of the agenda.

A MOTION WAS MADE BY COMMISSIONER KUBOW TO MOVE THE AGENDA ITEM 'DC#09-025 VILLAGE-WIDE ELECTRONIC SIGNS' TO THE END OF THE AGENDA. COMMISSIONER FITZGERALD SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#16-011 – 915 E. Euclid Ave.

Tom Buckley, the architect, and **Ravi Chigurupati**, the owner, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence and one car attached garage to allow construction of a new two story residence with an attached, two car garage. The project does comply with all R-3 zoning requirements and is before the Design Commission because there has been very little teardown activity in this neighborhood. The subject site is located on the corner of Euclid and Dryden Avenue. There are a variety of home styles and sizes surrounding this intersection, including one and two story homes. The proposed design is nicely done with rich materials and colors, and it has well developed facades on both the front and exterior side elevations. The attached garage is nicely detailed to blend in with the design of the home. The single story roof line and low hipped roofs give the design a nice scale that fits in well with the adjacent single story homes. Staff recommends approval of the proposed design.

Mr. Buckley stated that the subject site is located on the northwest corner of Euclid and Dryden. The front elevation to face Euclid (north) and the garage elevation to face Dryden (east) will include a combination of stone and siding. The rear elevation and west elevation will include siding. He pointed out that the homes on either side of the site are one-story homes with almost 40-feet between the home to the left and over 100-feet between the home to the right. The proposed new home meets all zoning requirements.

Chair Eckhardt noted that additional people arrived at the meeting and he asked again if there was any public comment on the project. There was no response from the audience.

Commissioner Fitzgerald liked the new home and felt it would fit in nicely with the neighborhood. He liked the colors being proposed and the details on the east elevation to face Dryden. Overall, he felt it was a great looking project.

Commissioner Bombick said that the new home was nicely designed and compatible with the older surrounding homes. He also felt the new home was correctly orientated to face Euclid and the garage doors to face Dryden, allowing for a nice backyard.

Commissioner Kubow agreed with the comments already made; the new home was well designed and the orientation of the home is perfect. He was in favor of the west and south elevation and the fenestration looked great.

Commissioner Bombick commented that the number of windows and the orientation on the south elevation really work well for solar heating and control.

Chair Eckhardt felt the new home was very nicely designed, and he agreed with the comments made by the commissioners. He suggested carrying the stone from the front elevation onto the west elevation approximately 1 or 2-feet. **Mr. Buckley** was not opposed to the suggestion.

PUBLIC COMMENT

Renee Woods, 815 E. Euclid Avenue, said that they have lived next door to this abandoned home for many years and she asked when the home would be demolished and construction would begin. **Mr. Chigurupati** replied that the process will begin once everything has been approved by the Village, probably by summer.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 915 E. EUCLID AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 2/25/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO TURN THE STONE FROM THE FRONT ELEVATION AROUND TO THE WEST ELEVATION APPROXIMATELY 1 TO 2-FEET.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.
3. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#16-017 – 627 N. Douglas Ave.

John Haran, representing *E&J Builders*, **Steve Gawlik**, representing S.G. Architects, and **Barry O'Neil**, the owner, 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 single story residence and attached one car garage to allow construction of a new two story residence, with an attached two car garage. The project complies with the R-3 zoning requirements. The proposed design has a bungalow style massing with a long sweeping roof line and a nice level of detailing on all sides of the house. However, concerns with the proposed design are that the large garage on the front elevation somewhat dominates the design, and the bungalow style arrangement places most of the second floor massing towards the back of the house, behind the existing homes on each side. A more conventional two story design justified towards the front of the lot would work better in this location due to the surrounding context being primarily two story colonial style homes. Although, there is one Craftsman style house located across the street from the subject property that has similar character to the proposed design.

If the Design Commission feels that the proposed bungalow style home is appropriate in this location, then it is recommended that the large attic space above the garage be omitted to reduce the emphasis of the garage on the front of the house. To further reduce the prominence of the garage, the front porch columns could be continued across the front of the garage. Staff presented a sketch of how these changes would look. Finally, it is recommended that the stone base continue down the side of the garage and that at least one window be added to the garage side wall.

It is recommended that the Design Commission **evaluate** the design of the proposed new single-family home with the following comments:

1. Consider a two-story design justified towards the front of the site in lieu of the proposed bungalow style.
2. Consider omitting the large attic space above the garage.
3. Consider continuing the porch columns across the face of the garage.
4. Wrap the stone base down the side of the garage.
5. Add at least one window to the side of the garage.

Mr. O'Neil said that he grew up in Arlington Heights and recently retired and moved back. He was receptive to the ideas presented by Staff, such as adding windows on the side of the garage, if it helped to get the project approved. He considered options for de-emphasizing the garage such as darker garage doors instead of white, and changing the single window above the garage to a tri-window. He felt the proposed design fit the neighborhood and he presented photos of other homes on the block, including a similar style home located two homes to the south.

Mr. Gawlik pointed out that the two Colonial style homes on either side of the site are substantially smaller in square footage than the proposed new home, and it would be almost impossible not to be as far back as currently proposed, even if the new home were a two-story home pushed up towards the front of the lot as suggested by Staff. **Mr. O'Neil** added that the two homes on either side also have detached garages in the rear.

Commissioner Kubow felt it was a nicely designed home that would fit in nicely with the eclectic mix of homes up and down the street. He was unsure if he had any concerns with the way the garage is currently designed and felt the front elevation was dynamic with the different use of materials. He also liked the sweeping left elevation, and although stone or a window could be added, he did not think it necessary. He was in favor of the home as currently designed.

Commissioner Bombick preferred that the garage be pushed back 1-foot to get more relief; however, it might not be possible unless the home was pushed back and the porch increased in depth, or the living room stretched. He felt the current design of the garage was a good compromise, as there are other homes on the street with the same basic configuration. He felt the shake shingles on the front elevation were very different from the Tudor style on the sides of the home, and he questioned if the gable on the front elevation would look better with the same board and batten detailing as the sides. **Mr. O'Neill** explained that the gable material on the sides on the home would match the shake shingles on the front. **Commissioner Bombick** felt the front elevation was busy but in a good way, and the side elevations were too plain as shown. He preferred the shake shingles be consistent in the gables around the home. Overall, he felt the home was nicely designed.

Commissioner Fitzgerald agreed with everything said, and **Chair Eckhardt** agreed as well.

PUBLIC COMMENT

Joy Pellouchoud, 623 N. Douglas Avenue, lives directly south of the property. Her concern is drainage, although she was unsure if it was addressed by this commission. **Chair Eckhardt** replied that drainage concerns can be discussed with the Village Engineering department prior to construction of the new home.

Bill Jurjovec, 631 N. Douglas Avenue, lives directly north of the property. His main concern is the front setback of the new home and how it relates to both his property and Ms. Pellouchoud's property. He recently added a porch on the front of his home and had trouble with how it related to the average front yard setback of the entire block. **Mr. Haran** stated that the average setback for the block is slightly behind his home.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW HOME TO BE LOCATED AT 627 N. DOUGLAS AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 2/09/16 AND RECEIVED 2/16/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **A RECOMMENDATION TO USE CEDAR SHAKE SHINGLES IN THE GABLES ON THE SIDE ELEVATIONS, IN LIEU OF BATTON AND STUCCO BEING PROPOSED.**
2. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.**
3. **COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW

DC#16-019 – 1849 N. Chestnut Ave.

Peter McGovern, representing *T.P. Carpentry*, and **Steve Gawlik**, the architect, 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 single story residence and one car attached garage to allow construction of a new two story residence with an attached, three car garage. The project complies with all R-3 zoning requirements. The existing neighborhood consists of primarily single story homes with a mix of one car and two car attached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. It should be noted that the Design Commission has previously approved numerous similar scale teardowns in this neighborhood, but this would be the first teardown on this block.

Overall, the proposed design is nicely done and consistent with the other newer homes approved in this neighborhood. Features such as the single story front porch and single story garage roof help the design to fit in with the adjacent single story homes, and the hipped main roof keeps the height of the side walls from being too tall. The proposed three car garage does occupy a large portion of the front elevation, but the recessed third car behind the front porch is nicely done to down play the appearance of the garage. The proposed materials and colors are very nice. Staff recommends approval of the proposed design with a suggestion to continue the stone base down the side of the garage.

Mr. Gawlik explained that the 3-car garage was minimized by recessing the third-car stall into the body of the home and setting it back and under the porch roof. He also pointed out that there are a couple of 3-car garages within 3 or 4 homes of this site, as well as around the block.

Commissioner Bombick suggesting stretching the porch 1-foot and bringing it out 1-foot to get more relief and make sure it is prominent. He acknowledged that the home is big and there is nowhere to hide the height of it in a one-story neighborhood; however, the home is very nicely designed with the front brought down as much as possible. He felt it was odd that the gables at the top of the second-floor were a different pitch than the gables on the bottom, and he preferred that the gables all match the lower slope.

Commissioner Fitzgerald said it was a nicely designed home and he liked the materials and the colors. He felt the garage fit in nicely as proposed, although it could benefit from the porch being brought out 1-foot. He also liked the idea of the stone being brought around to the side elevation.

Commissioner Kubow agreed with the comments made by the other commissioners. He felt the home was well designed; however, it would be nice if the porch could be brought out to match and maybe adjust the slopes to the gables above. Although the petitioner is within his right to build a home of this size, he pointed out that the context of the block shows a consistency of ranch homes with large roofs and attached garages at the front, and it was sad to see that aesthetic change.

Chair Eckhardt was okay with the lower sloped roofs that match each other, as well as the different fenestration in the fascia of the eaves. He could support moving the porch out a little; however, he was uncertain what it would do to the roofline, since it is quite a bit above the window and door heights currently proposed. The further the porch came out, the further the fascia board would drop down and possibly change the proportion of the column; therefore, he would make this a recommendation. **Mr. Gawlick** preferred not to change the column but rather adjust the roof

pitch itself to keep it under the windows even if it came out an extra foot and dropped the pitch slightly. **Commissioner Eckhardt** supported carrying the stone from the front around the garage on the side elevation.

PUBLIC COMMENT

There was no comment from the public at this time.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW HOME TO BE LOCATED AT 1849 N. CHESTNUT AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED RECEIVED 2/19/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **A RECOMMENDATION TO CONTINUE THE STONE FROM THE FRONT ELEVATION ON TO THE LEFT SIDE ELEVATION AT THE GARAGE.**
2. **A RECOMMENDATION TO EXTEND THE FRONT PORCH 1-FOOT.**
3. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
4. **COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Commissioner Bombick asked if there was a way to get the center roof to lay flatter so the gables could be connected instead of going up above them. He felt this would look big in the neighborhood, more so than everything else discussed tonight. **Mr. Gawlick** said that he would need to see whether or not the roof pitch could be lowered because the wall of the bedroom to the left starts substantially farther back than the main roof. He added that the dimension line shown on the drawing makes it look higher than it is. **Commissioner Bombick** reiterated that he felt the side elevations with the offset ridge looked strange; however, if the other commissioners are not concerned about it than he was okay with it. There were no further comments.

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

ITEM 4. SINGLE-FAMILY ADDITION REVIEW

DC#16-023 – 410 N. Derbyshire Ave.

Chad Conley, the owner, was 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 expand an existing single story home with a new second floor addition. An existing one car attached garage will be replaced with a new two car detached garage. This project complies with the R-3 zoning requirements. The existing neighborhood consists of primarily smaller scale, single story homes with a mix of attached and detached garages. This project is appearing before the Design Commission because it will be the first two-story home on the block. The front elevation is nicely designed with traditional detailing that will fit in well in the neighborhood. The new front porch is nicely designed and will help the scale of the design to relate to the adjacent single story homes. Also, the hipped main roof keeps the height of the side walls from being too tall. The side elevations could benefit from a few additional windows, but overall the design is nicely done. Staff recommends approval of the proposed addition with a recommendation to add additional windows to the side elevations to help break up the wall area.

Mr. Conley stated that his family of 5 has outgrown their current home; however, they love the neighborhood and are proposing to add on to their home instead of move. He added that although this would be the first addition on the block, there are a few homes down the street that have done additions.

Commissioner Kubow loved the proposed design; he felt it was minimal, simple and fantastic.

Commissioner Bombick suggested adding a covering over the single door on the rear elevation, as well as adding a window either in the door or over the stairwell inside. He also suggested adding a belly band around the entire home at the porch floor level, to give the home a bottom and make it appear less abrupt.

Commissioner Fitzgerald felt the proposed design was very nice. He liked the colors a lot and he liked the style and simplicity of the home. He also liked the idea of adding a belly band at the floor level of the porch on the front and rear elevations. He added a suggestion to make the single door on the rear elevation that led down to the basement more interesting than the simple design shown in the drawing.

Chair Eckhardt concurred with the commissioners' comments about the door on the rear elevation, and the suggestion to add a belly band at the floor level of the porch. He was concerned about the emptiness of the gable above the front door and suggested adding a vent; however, he liked the simplicity of the home and would err on keeping it simple. He also suggested the petitioner consider a retractable awning on the rear of the home which would provide shade on the rear porch.

PUBLIC COMMENT

There was no comment from the audience at this time.

Commissioner Kubow could not recommend enough Commissioner Bombick's suggestion to add a horizontal trim board at the floor level of the porch, which he felt could look amazing on the home. With regards to the concerns about the door on the rear elevation, he suggested mimicking a detail on the front elevation to carry onto the door on the rear elevation.

The commissioners were not concerned about adding windows to the side elevations as suggested by Staff.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME TO BE LOCATED AT *410 N. DERBYSHIRE AVENUE*. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 2/16/16 AND RECEIVED 2/17/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD A WHITE BELLY BAND AT THE FLOOR LEVEL OF THE FRONT PORCH AND REAR PORCH.
2. A RECOMMENDATION TO ADD A PEDIMENT OVER THE PORCH.
3. A RECOMMENDATION TO LOOK AT COVERING THE BACK DOOR ON THE REAR ELEVATION THAT LEADS TO THE BASEMENT, AS WELL AS MAKING IT A GOOD LOOKING DOOR.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.
5. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 5. OLD BUSINESS

DC#09-025 – Village-Wide Electronic Signs

Mr. Hautzinger said that on February 23, 2016 Staff re-introduced the topic of Village-Wide Electronic Signage to the Design Commission and reminded that per the request of Mayor Hayes, the goal at this time is for the commissioners to develop a general overview of the issues related to electronic signs, and to recommend an approach for the Village Board to discuss this matter by early June. Since the last meeting, Staff has prepared additional research including a survey of other community's electronic sign requirements and numerous photographs and videos of different types of existing electronic signs from other communities, which will be presented tonight to continue the discussion of this topic.

Mr. Hautzinger reviewed the general overriding questions as listed in the Memo titled 'Electronic Signage Restrictions' dated February 17, 2016. He then summarized the feedback given by the commissioners at the meeting on February 23, 2016, which included concerns about sign pollution, electronic sign animation/movement, the value of electronic signs for business advertisements versus public message boards, and that overall, the commissioners felt that some amount of electronic signage with restrictions should be allowed.

Mr. Hautzinger reviewed the summary of research from other communities that included which communities allow some form of electronic sign by right (with restrictions), which communities do not allow electronic signs at all, which communities allow electronic signs through a conditional or special permit/use, which communities do not allow electronic signs for businesses, and which communities only allow electronic signs for government use. He mentioned Schaumburg as an example of a community that does not allow electronic signs, except for governmental use. He gave the example of Golf Road in Schaumburg which is a major retail corridor. If electronic LED signs were allowed, this corridor could possibly look horrible with countless electronic signs at every store, restaurant, and car dealership, but instead it has a nice appearance with landscaped parkways and quality signage.

Mr. Hautzinger presented and reviewed photos and videos of electronic signs from surrounding communities such as Mt. Prospect, Prospect Heights, Palatine, and Rolling Meadows. Examples of signs from churches, restaurants, automotive repair, retail businesses, Village, library, fire department, and park district were presented. He explained that the technology of the signs observed used either monochromatic (red or amber) or full color LED displays. The full color signs used a combination of red, blue, and green LEDs to create the full color displays. He reported that overall the electronic LED signs were bright and glaring, and that the true brightness is hard to capture in the photos and videos, and he encouraged the commissioners to visit these signs in person to understand the full impact of them. He reported that all of the signs had changing messages and most utilized flashing, scrolling, animation, and videos. Many of the signs observed were located adjacent to residential properties, which is a concern. Specifically, one of the church signs observed was located in the middle of a residential neighborhood and was blinking, animating, and casting light onto the surrounding houses. Messages on the signs ranged from dancing Easter eggs to hot dog specials, and some signs had burnt out sections of LED lighting which added to the poor appearance of the signs.

After presenting the photos and videos, **Mr. Hautzinger** questioned the value of the advertisement information being communicated on the signs for businesses, as opposed to the value of the information being communicated on the signs for municipalities, schools and churches. Mr. Hautzinger presented a photo of an outdoor electronic ink sign and gave an update on this promising alternative to LED signs, possibly for schools and churches in residential neighborhoods. Recent discussions with the manufacturer confirmed that outdoor electronic ink signs operate normally in temperatures down to 10 degrees Fahrenheit, and a heating device can be added to the signs to allow them to operate in sub-zero temperatures. Electronic ink signs do not emit light and have extremely low power consumption. Messages on the signs can be electronically changed, but they do not scroll or animate.

Mr. Hautzinger concluded with a summary of Staff's concerns regarding electronic LED signs:

1. LED displays are bright and glaring.
2. Electronic LED signs in residential neighborhoods are not appropriate.
3. Dozens of electronic signs along commercial corridors create character concerns.
4. Nuisance to adjacent properties, especially residential.
5. Traffic distraction concerns.
6. Electronic Ink signage has great potential as an alternative to LED, especially for school and church message boards.
7. Electronic signs may be appropriate at major tourism venues, such as Arlington International Racecourse, or possibly along I-90.

Commissioner Bombick commented that some of the photos being shown look like old electronic signs with very low resolution that would probably not be allowed today. He added that there is a real variation in the quality of resolution now available for electronic signs, allowing some of these signs to be similar to a television.

Chair Eckhardt said that his office is in Mt. Prospect and he drives past the Mt. Prospect electronic municipal sign a dozen times a day and it really does not bother him; he actually looks at it to read the information being displayed; however, the images being shown tonight make him question his perception of the sign.

Chair Eckhardt had the following comments:

1. He is in favor of only black backgrounds on electronic signs.
2. He wanted a very high resolution required.
3. He is very interested in the electronic ink as an alternative to LED.
4. The scale of electronic signs must be small.
5. If he had to make a decision in one minute, he would say that he liked electronic signs, but he would only support a special use for each sign. He was not in favor of a blanket approval for all commercial properties.
6. He agreed with Staff's example of Golf Road in Schaumburg which could look horrible if littered with electronic LED signs.

Commissioner Fitzgerald had the following comments:

1. He was very bothered by the photo showing two electronic signs across the street from each other on Rand Road, and the impact of seeing two or more electronic signs at one time.
2. He felt that the purpose of a sign should be to locate a business, and signs should not be used for advertising.
3. He disagrees with the idea of allowing electronic signage facing I-90. Some major highways are already littered with electronic signs, but this was not an excuse to litter them more. He preferred to not see all the brightness from signs along highways.
4. He liked the alternative of electronic ink.
5. In general, the electronic sign photos shown tonight by Staff scare him.

Commissioner Bombick had the following comments:

1. The 'Torre & Luke' electronic sign shown by Staff proves the point about resolution; large pixels look crude and very cheap as compared to other electronic signs.
2. We do not need more clutter; we have plenty of it in the daytime and we do not need to extend the pollution to the nighttime.
3. In the case where we would consider an electronic sign on a high volume road or expressway, it should be big enough to be seen or it is a waste of money and a distraction because it cannot be read. The Daily Herald electronic sign was an example of a sign that was too small along the highway.
4. Videos he took of electronic LED billboards show high quality graphics and really good resolution, with a rate of change that does not distract traffic.

5. If we decide to allow electronic signs, we should look to the future with regards to the resolution of electronic signs.
6. McDonald's has video menu board signs inside their restaurants which are a good example of an electronic sign; when the sign is on and not changing it looks just like a printed placard because of the quality of the image and the graphics.
7. Electronic signs should be visually quiet and calm, and not be an advertising format.

Commissioner Kubow had the following comments:

1. After seeing the presentation tonight, the only sign he liked was the changeable panel sign at Southminster Church, which is not an electronic sign. The sign is clean, classy and only backlit.
2. Until it becomes more cost effective for businesses to do high resolution such as 4K or electronic ink, electronic signs should not be allowed across the board.
3. He ignores electronic signs when he drives through other communities and did not realize that there are so many electronic signs in communities such as Mt. Prospect.

Mr. Hautzinger noted that Mount Prospect is one of the communities that requires a Special Use approval for an electronic sign, which shows that just because there is a Special Use process, the quantity of electronic signs can still proliferate.

Chair Eckhardt agreed with Commissioner Bombick's comment that electronic signs need to be quiet and calm, and brightness is the most alarming factor after tonight's presentation. He agreed with Commissioner Fitzgerald's comment about the nature of real information versus advertising on electronic signs. There is a difference between the needs for a church, school or Park District, as compared to a business or fast food establishment. **Mr. Hautzinger** stated that if electronic signs were allowed, then most likely the businesses that already utilize manual change boards would be most interested in an electronic sign, such as McDonalds, Walgreens, or an auto repair business. He also reiterated that the goal is to formulate a recommendation to the Village Board regarding electronic signs to help guide them in their decision on these signs.

Chair Eckhardt said that after seeing the signs presented tonight, he was struck with a higher sense of responsibility in the decision making process of whether to allow electronic signs. He felt the commissioners' focus should be on what would better enhance or support the beauty of the Village, and he suggested categorizing their findings before forwarding them to the Village Board. He said that his focus is on the new technology with higher resolution such as electronic ink, or an electronic sign with a black background. He grew up in New Canaan, Connecticut where the sign code was very strict and every sign looked the same. He was in favor of allowing something that would allow a user to more easily change the message on a sign, instead of the individual letters currently being used that look bad and fall apart. **Commissioner Fitzgerald** agreed and hoped for the new technology to become available; however, he did not want to allow electronic signs just because it made things easier for the user.

Mr. Hautzinger suggested the possibility of entities such as schools and churches that have valuable information to communicate to the public, an electronic ink type of sign in the future, to accommodate that need. These types of signs are in the market, but they are not yet prevalent in outdoor signage.

Commissioner Fitzgerald referred to the sign shown tonight for Arlington Toyota, which had advertising on the sign larger than the name of the business. He added that the Village would have no control over the content on these signs if they were allowed.

Mr. Hautzinger showed a video of an electronic ink sign. These signs do not emit any light and cannot do animation or scrolling. Power is used only during the transition of the image, and a Kindle was referenced as an example of this technology. During the day, this type of sign relies on sunlight to read it, just like ink on paper, and at night this type of sign would only be read if light were added to the sign and illuminated like an ordinary sign, which is very different

from the light emitting diodes of an electronic sign. **Commissioner Bombick** was concerned that this technology would still flash from black/white, black/white every time the message changed.

Chair Eckhardt asked that the discussion of electronic signs be continued to the next meeting. He encouraged the commissioners to drive through surrounding communities and be prepared to present 4 or 5 position statements regarding electronic signs at the next meeting.

ITEM 6. GENERAL MEETING

**A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO
ADJOURN THE MEETING AT 8:30 P.M.**

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



Item: DC#16-028 - 1207 N. Wilke Rd. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission approve the design with the suggested revisions for the proposed new single-family residence to be located at 1207 N. Wilke Road. This recommendation is subject to compliance with the architectural plans received on 3/11/16, and the following:

1. Continue the stone base on all sides of the house, or at least return down the side of the garage and a few feet on the south.
2. Change the main roof from clipped gables to a full hipped roof.
3. Hip the side of the one story garage roof to match the house.
4. Add window trim to all windows to match the front of the house.
5. Reduce the front setback to the garage wall from 38.25 feet to 32 feet.
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, 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.
7. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1207 N. Wilke Rd.
Project Address: 1207 N. Wilke Rd.
Prepared By: Steve Hautzinger

Date Prepared: April 6, 2016

PETITION INFORMATION:

DC Number: 16-028
Petitioner Name: Tony Van Dijk
Petitioner Address: DRH Cambridge Homes
800 S. Milwaukee Ave., #250
Libertyville, IL 60048
Meeting Date: April 12, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing one story home with a one car attached garage to allow the construction of a new two story residence with an attached three car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,765 square feet and the proposed residence will have 3,505 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 35.25 feet Side: 8 feet Side: 8 feet Rear: 47.59 feet
Building Height	25 feet to the midpoint	24.9 feet to the midpoint
FAR	3,944 SF	3,505 SF
Building Lot Coverage	3,068 SF	2,044 SF
Impervious Surface Coverage Total	4,383 SF	3,446 SF

The proposed house is located on a street of primarily single story homes with a mix of attached and detached garages. Although, there is one two-story home on the adjacent property to the north. Overall, the front elevation is nicely designed with a variety of materials and details, and the single story porch roof helps the design to relate to the adjacent single story homes. This house will be the first house on the block with an attached three car garage, but the third car space is nicely recessed from the front wall of the house to break up the appearance of the garage doors.

However, the side and rear walls are large and void of details. The following revisions are recommended to enhance the design:

1. It is recommended that the stone base be continued on all sides of the house, or at least be returned down the side of the garage and a few feet on the south wall.
2. It is recommended to change the clipped gables on the side elevation to a full hipped roof in order to reduce the height of the side walls. Additionally, the one story garage roof should be hipped to match the main roof.
3. Window trim should be added around all of the windows to match the front elevation.
4. The proposed 38.25' front setback to the garage wall should be reduced to 32' to maintain the setback of the existing house and to align with the average setback of the block.

RECOMMENDATION:

It is recommended that the Design Commission approve the design with the suggested revisions for the proposed new single-family residence to be located at 1207 N. Wilke Road. This recommendation is subject to compliance with the architectural plans received on 3/11/16, and the following:

1. Continue the stone base on all sides of the house, or at least return down the side of the garage ad a few feet on the south.
2. Change the main roof from clipped gables to a full hipped roof.
3. Hip the side of the one story garage roof to match the house.
4. Add window trim to all windows to match the front of the house.
5. Reduce the front setback to the garage wall from 38.25 feet to 32 feet.
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, 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.
7. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

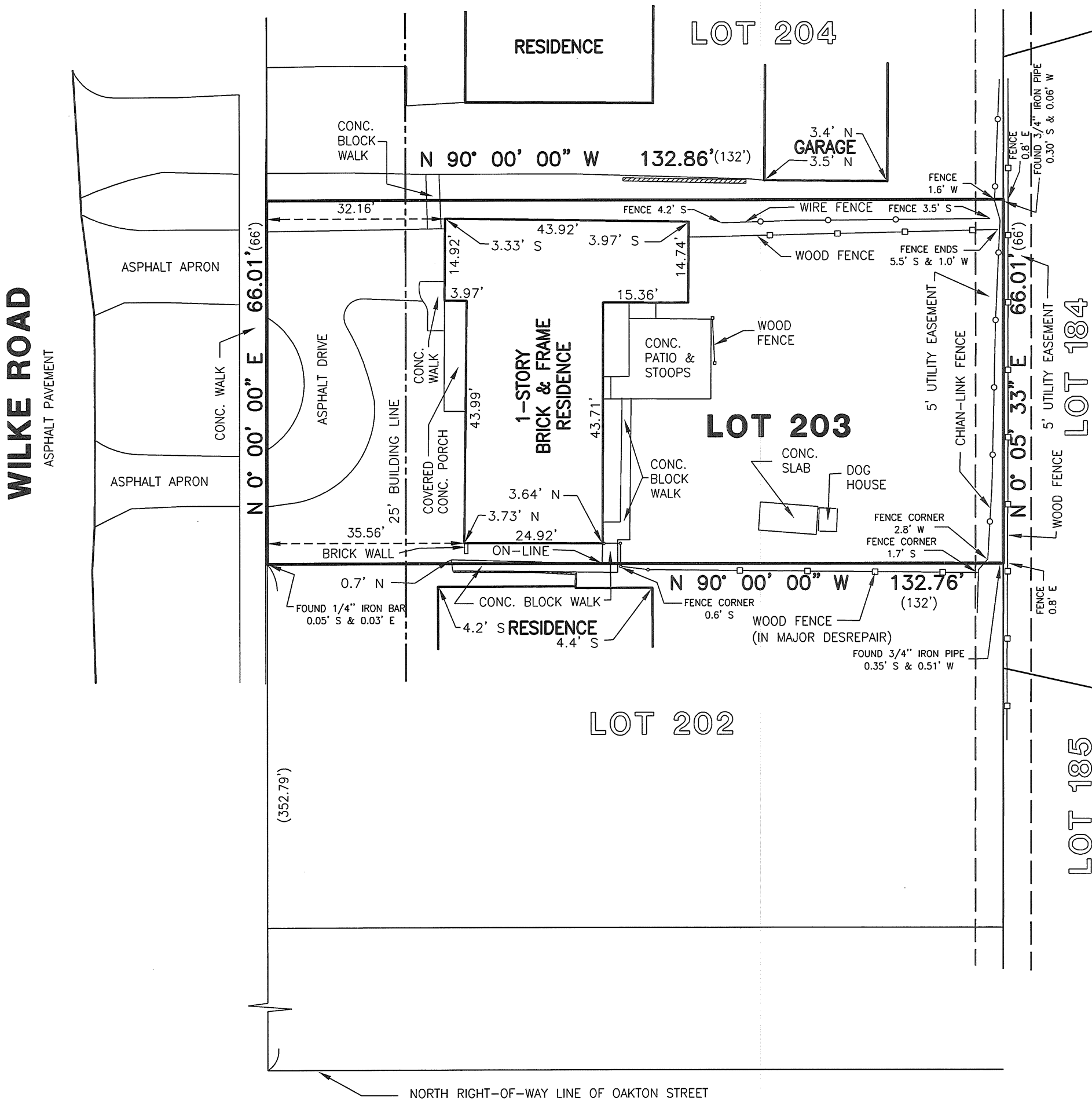
____ April 6, 2016

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

c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-028

PLAT OF SURVEY

LOT 203 IN RAYMOND L. LUTGERT'S SUBDIVISION OF THE WEST 78 ACRES OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 25 FEET) IN COOK COUNTY, ILLINOIS.



AREA

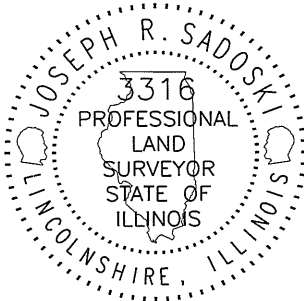
8,776 Sq. Ft. OR 0.20 ACRES (MORE OR LESS)

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- D.R. HORTON
- ORIGINAL FIELD WORK COMPLETED- 02-09-16

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



STATE OF ILLINOIS }
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 11 TH DAY OF FEBRUARY, A.D. 2016.

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/16.

XX-XX-XX	XXXXX	HH
DATE	REVISIONS	BY

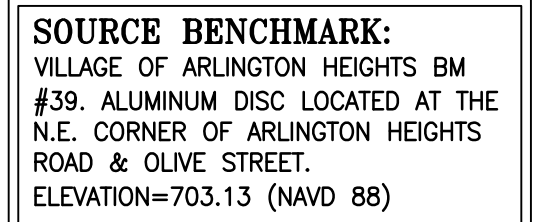
GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0687

SCALE: 1"=20'
DRAWING No. 62009
SHEET 1 OF 1

1207 N. WILKE ROAD - ARLINGTON HTS., IL

PLAT OF SURVEY

LOT 203 IN RAYMOND L. LUTGERT'S SUBDIVISION OF THE WEST 78 ACRES
OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE
11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 25
FEET) IN COOK COUNTY, ILLINOIS.



	104	CONTOUR
	105.08	SPOT ELEVATION
	107	DECIDUOUS TREE W/DIA.
	12	CONIFEROUS TREE W/DIA.
		SANITARY MANHOLE
		STORM MANHOLE
		CATCH BASIN
		INLET
		WATER SERVICE BOX
		VALVE & VAULT
		FIRE HYDRANT
		UTILITY POLE
		LIGHT STANDARD
		STORM CULVERT
	E8"SA	SANITARY SEWER
	E12"ST	STORM SEWER
	E6"WA	WATER MAIN
		DITCH
		SWALE
		DIRECTION SURFACE DRAINAGE
		FENCE
	or	DOWNSPOUT

A horizontal scale bar with a black line and white tick marks. The numbers 0, 10, 20, 30, and 40 are placed above the tick marks. Below the bar, the text "SCALE IN FEET" is centered.

REVISIONSREVISIONS

DATE:
2-11-16

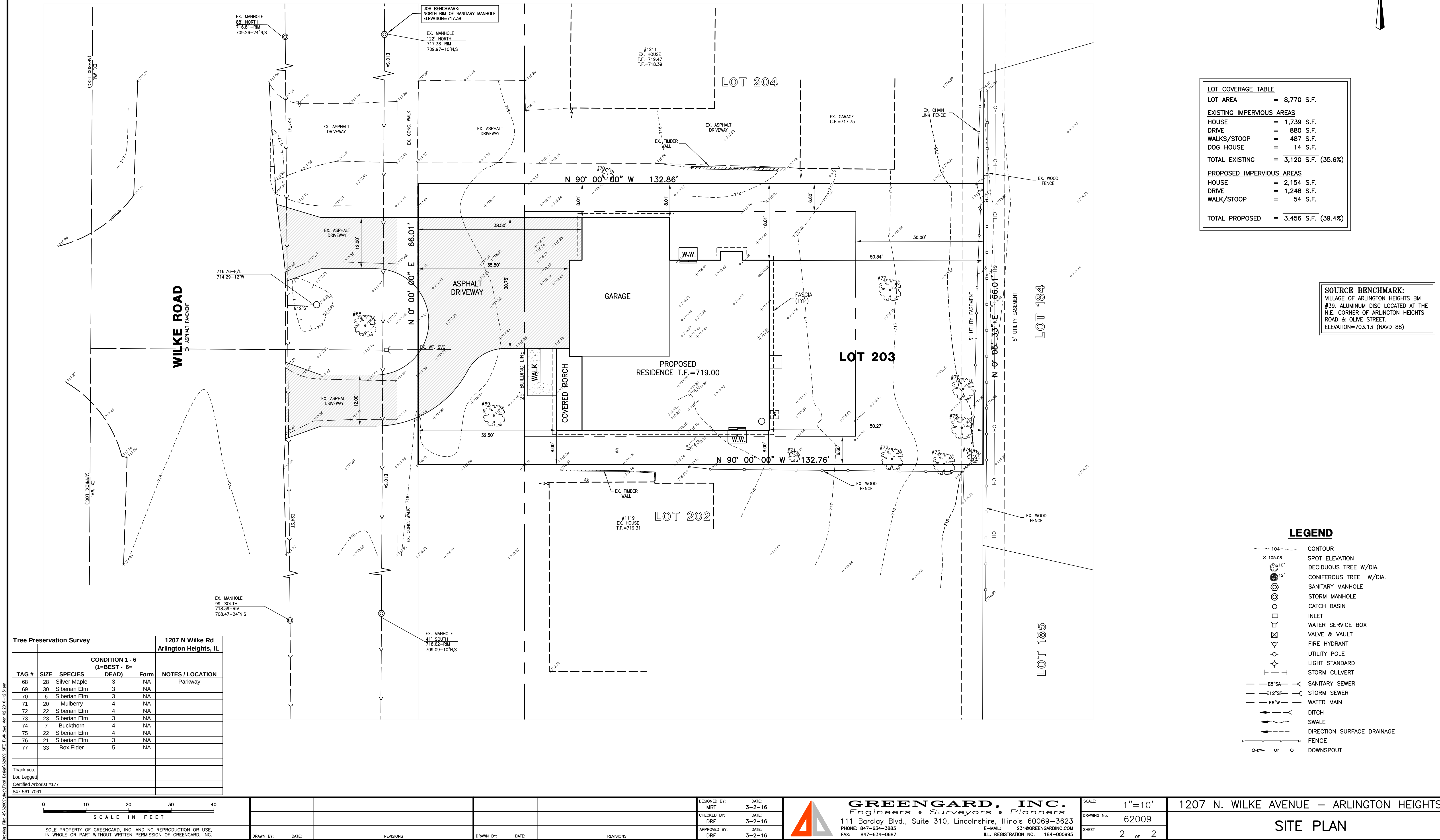


OF 4

EXISTING TOPOGRAPHY

LEGAL DESCRIPTION

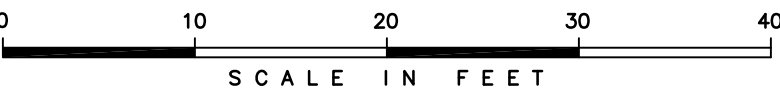
LOT 203 IN RAYMOND L. LUTGERT'S SUBDIVISION OF THE WEST 78 ACRES OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 25 FEET) IN COOK COUNTY, ILLINOIS.



LOT COVERAGE TABLE	
LOT AREA	= 8,770 S.F.
EXISTING IMPERVIOUS AREAS	
HOUSE	= 1,739 S.F.
DRIVE	= 880 S.F.
WALKS/STOOP	= 487 S.F.
DOG HOUSE	= 14 S.F.
TOTAL EXISTING	= 3,120 S.F. (35.6%)
PROPOSED IMPERVIOUS AREAS	
HOUSE	= 2,154 S.F.
DRIVE	= 1,248 S.F.
WALK/STOOP	= 54 S.F.
TOTAL PROPOSED	= 3,456 S.F. (39.4%)

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS BM
#39. ALUMINUM DISC LOCATED AT THE
N.E. CORNER OF ARLINGTON HEIGHTS
ROAD & OLIVE STREET.
ELEVATION=703.13 (NAVD 88)

Tree Preservation Survey					1207 N Wilke Rd Arlington Heights, IL	
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6=DEAD)	Form	NOTES / LOCATION	
68	28	Silver Maple	3	NA	Parkway	
69	30	Siberian Elm	3	NA		
70	6	Siberian Elm	3	NA		
71	20	Mulberry	4	NA		
72	22	Siberian Elm	4	NA		
73	23	Siberian Elm	3	NA		
74	7	Buckthorn	4	NA		
75	22	Siberian Elm	4	NA		
76	21	Siberian Elm	3	NA		
77	33	Box Elder	5	NA		
Thank you, Lou Leggett Certified Arborist #177 847-561-7061						



SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE, IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DRAWN BY: DATE:

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: MRT
DATE: 3-2-16
CHECKED BY: DRF
DATE: 3-2-16
APPROVED BY: DRF
DATE: 3-2-16



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE: 1"=10'
DRAWING No. 62009
SHEET 2 of 2

1207 N. WILKE AVENUE – ARLINGTON HEIGHTS
SITE PLAN

Subject Property



1219



1215



1211



1207



1119



1115



1111

N Wilke Ave





EXISTING CONTEXT ELEVATION

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

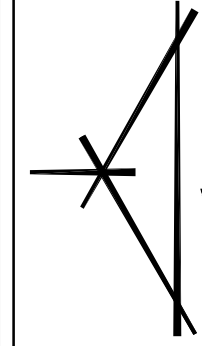


PROPOSED CONTEXT ELEVATION

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

© COPYRIGHT 2016 D.R. Horton Inc., Libertyville, IL

Date:	Proj. No.:	Drawn By:	Chkd. By:
02-25-16	701-108	JLK	



Premier Architecture, Inc.
P.O. BOX 578, HUNTLEY, IL 60142
(847) 877-6150



TRADITIONS
SERIES

Arlington Heights
Illinois

3108 PLAN

ELEVATION STUDY

Sheet No.:

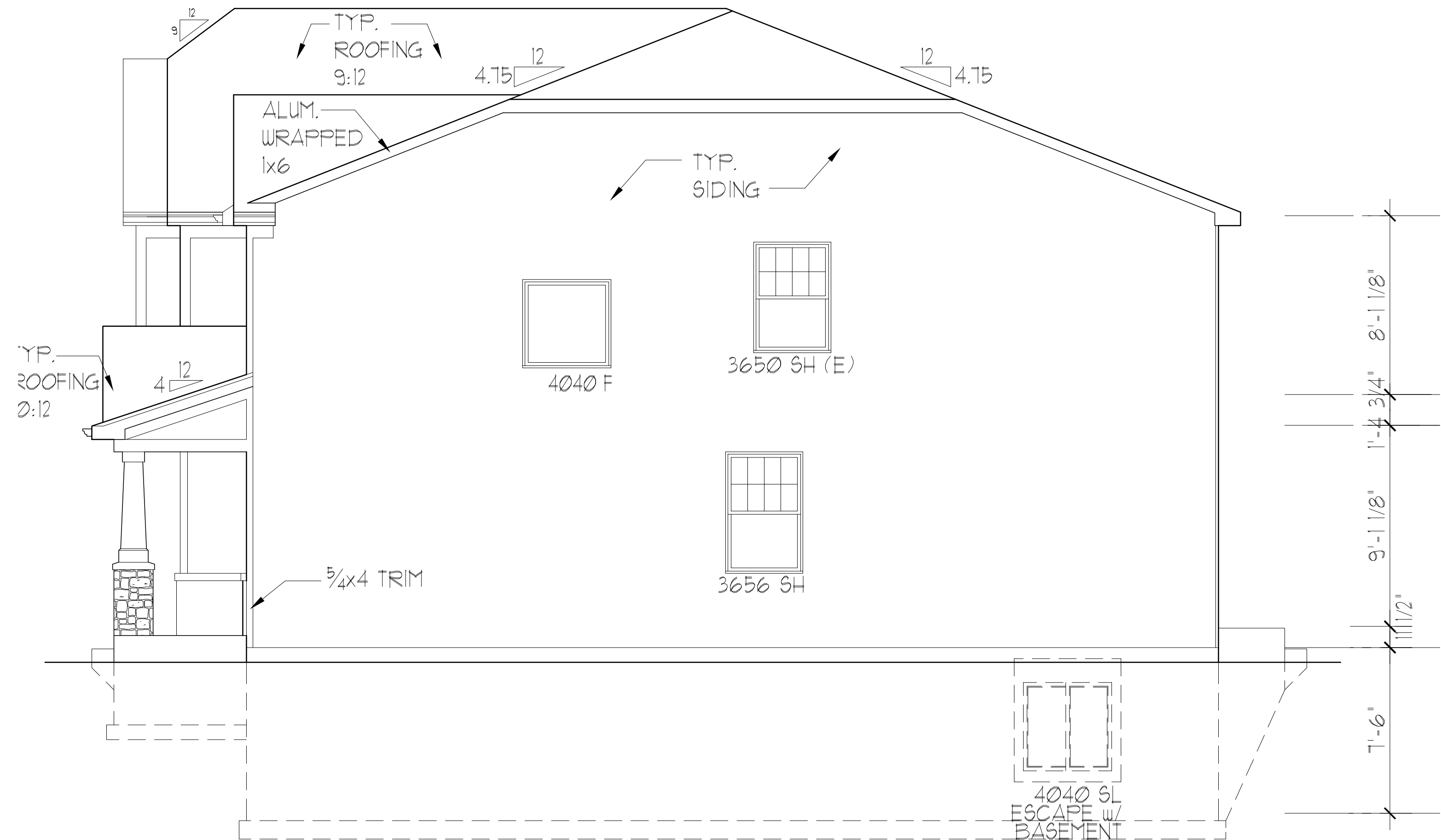
A1.1

3108x-A1.1



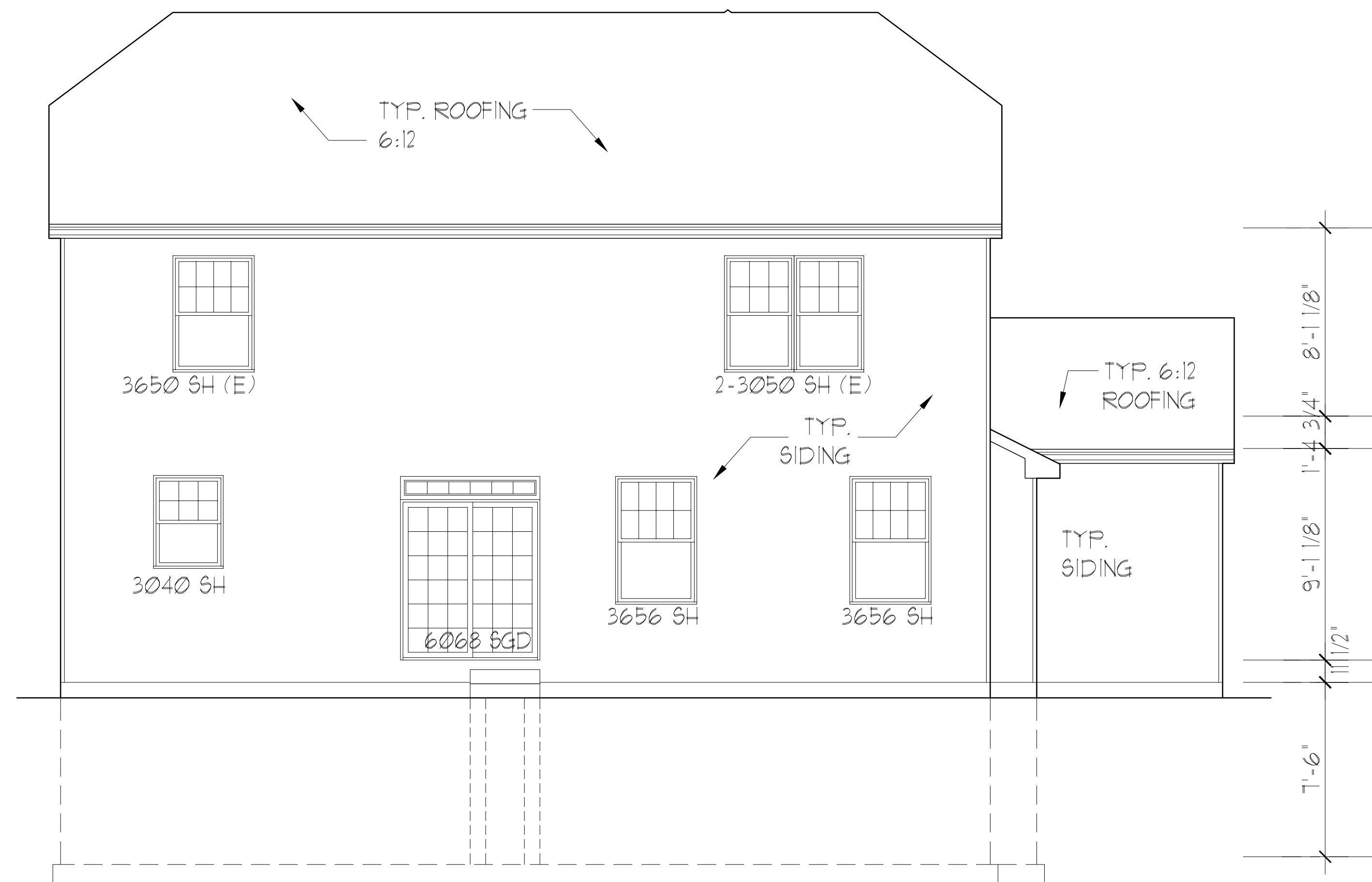
FRONT ELEVATION

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



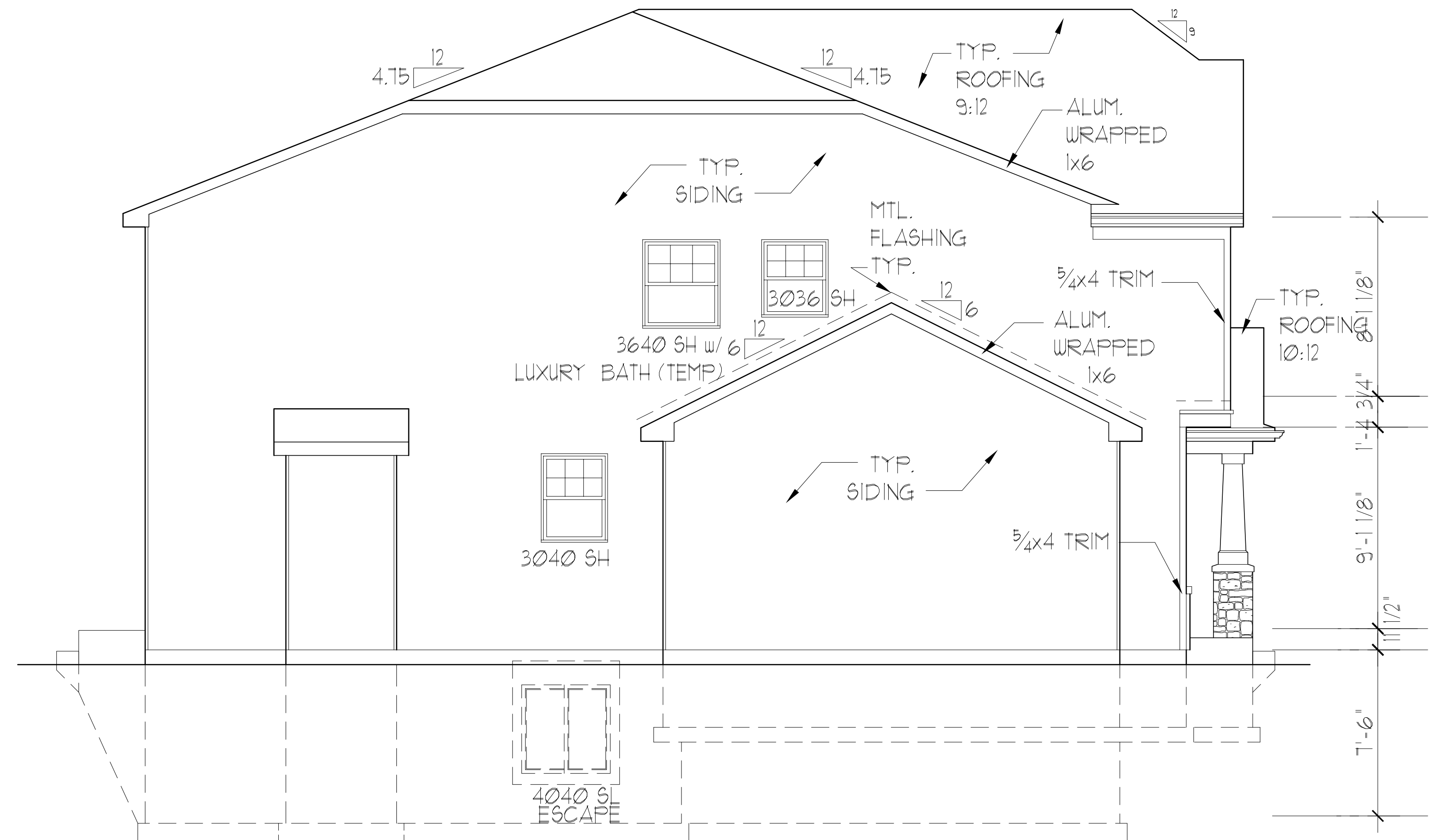
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

© COPYRIGHT 2016 D.R. Horton Inc., Libertyville, IL

Date:	Proj. No.:	Drawn By:	Chkd. By:
02-25-16	701-108	JLK	

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Premier Architecture, Inc.
P.O. BOX 578, HUNTLEY, IL 60142 (847) 877-6150

Arlington Heights Illinois
EMERALD HOMES
TRADITIONS SERIES
3108 PLAN
ELEVATIONS

Sheet No.:
A4.1
3108x-A4.1

Material Schedule

1207 N Wilke Ave, Arlington Heights

Horizontal Siding – Manufacturer: Royal Parkview Vinyl - Color: Greystone

Shake Siding - Manufacturer: Royal Parkview Vinyl - Color: Driftwood

Roofing – Manufacturer: IKO Asphalt - Color: Weatherwood

Soffit/Fascia – Manufacturer: Norandex Aluminium – Color: White

Stone – Manufacturer: Sunset Stone – Color: Dover Cobble

Trim – Manufacturer: LP Smart Trim - Color: Painted Sherwin-Williams Pure White SW7005

Gutters – Manufacturer: Norandex Aluminum Color: White

Windows - Manufacturer: MI Industries Color: White



Item: DC#16-029 - 1301 E. Kensington Rd. - SF/Addition

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission require revisions and re-review the proposed addition to the existing single-family residence located at 1301 E. Kensington Road. This recommendation is based upon the architectural plans dated 2/29/16 and received 3/11/16, and the following:

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

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Swanson Residence
Project Address: 1301 E. Kensington Rd.
Prepared By: Steve Hautzinger

Date Prepared: April 6, 2016

PETITION INFORMATION:

DC Number: 16-029
Petitioner Name: Scott Swanson
Petitioner Address: 1301 E. Kensington Rd.
Arlington Heights, IL 60004
Meeting Date: April 12, 2016

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

ANALYSIS:

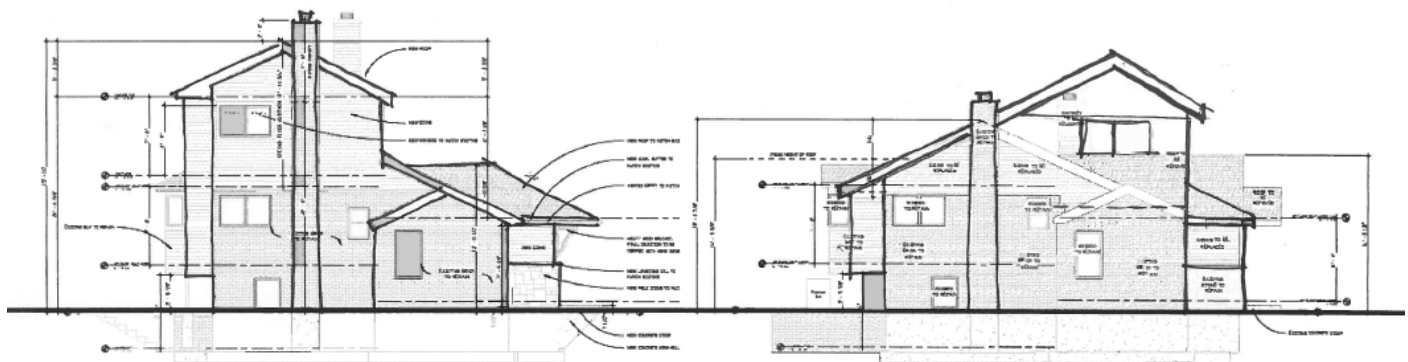
Summary

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

The petitioner is proposing to expand an existing split level home with a new second floor addition. The existing detached garage will remain. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,400 square feet and the residence, with the proposed additions, will have approximately 2,721 square feet. This project requires a zoning variation to allow a side yard setback distance of 3 feet where 5 feet is required.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25 feet Side: 11.5 feet Side: 3 feet Rear: 64 feet
Building Height	25 feet to the midpoint	23.5 feet to the midpoint
FAR	2,880 SF	2,721 SF
Building Lot Coverage	2,240 SF	1,731 SF
Impervious Surface Coverage Total	3,520 SF	3,508 SF

The existing house is a split level design. The front of the home is a single story, and the back half of the house is raised up one half of a level. The proposed second floor addition has been placed above the back of the house resulting in a two and a half story house on the back and a single story house on the front. The resulting massing is awkward and not in context with the neighborhood. If a second floor addition is desired for this home, then it should be located above the front single story portion of the home. The result would be the appearance of a typical two story home which would blend in very well with the existing adjacent two story homes.



Left Elevation – As Proposed

Left Elevation - Recommended

RECOMMENDATION:

It is recommended that the Design Commission **require revisions and re-review** the proposed addition to the existing single-family residence located at 1301 E. Kensington Road. This recommendation is based upon the architectural plans dated 2/29/16 and received 3/11/16, and the following:

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

_____, April 7, 2016

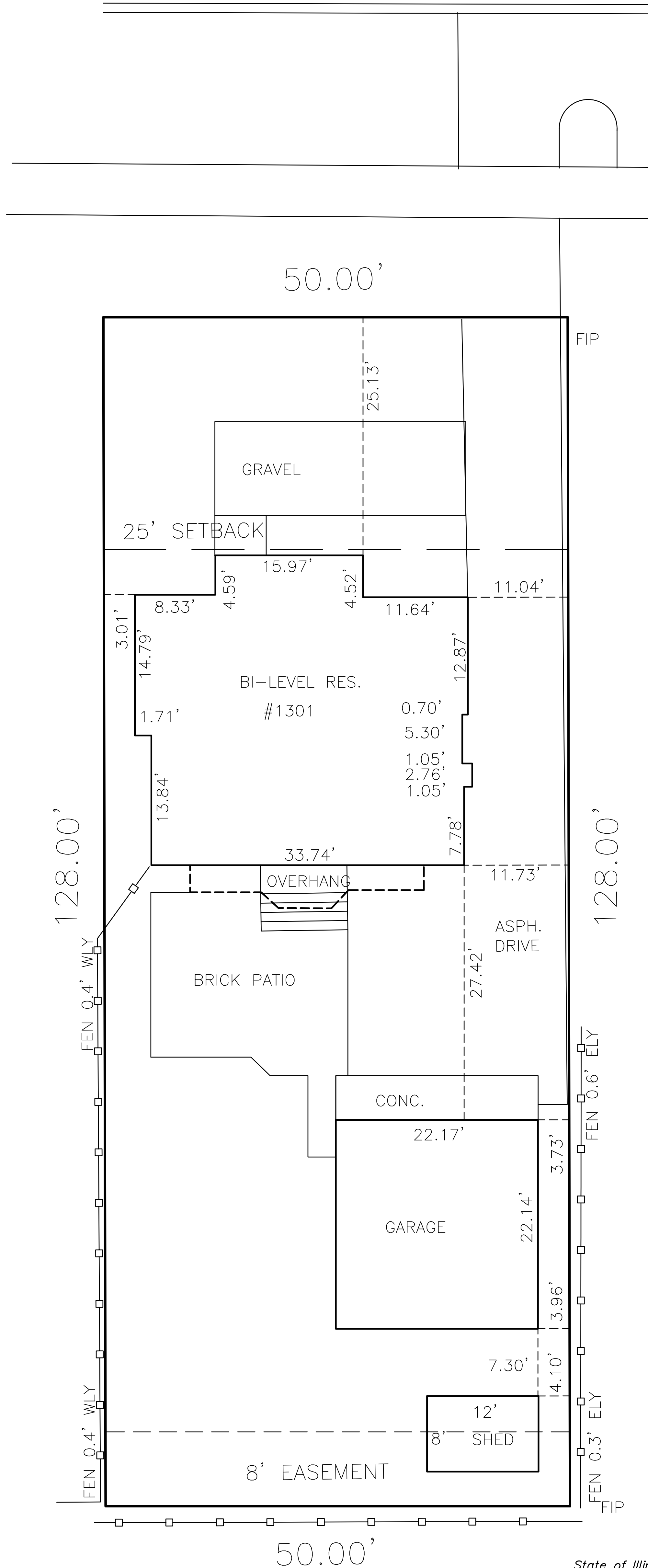
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-029



COMMONLY KNOWN AS 1301 E. KENSINGTON RD. ARLINGTON HTS., IL 60004

KENSINGTON RD.



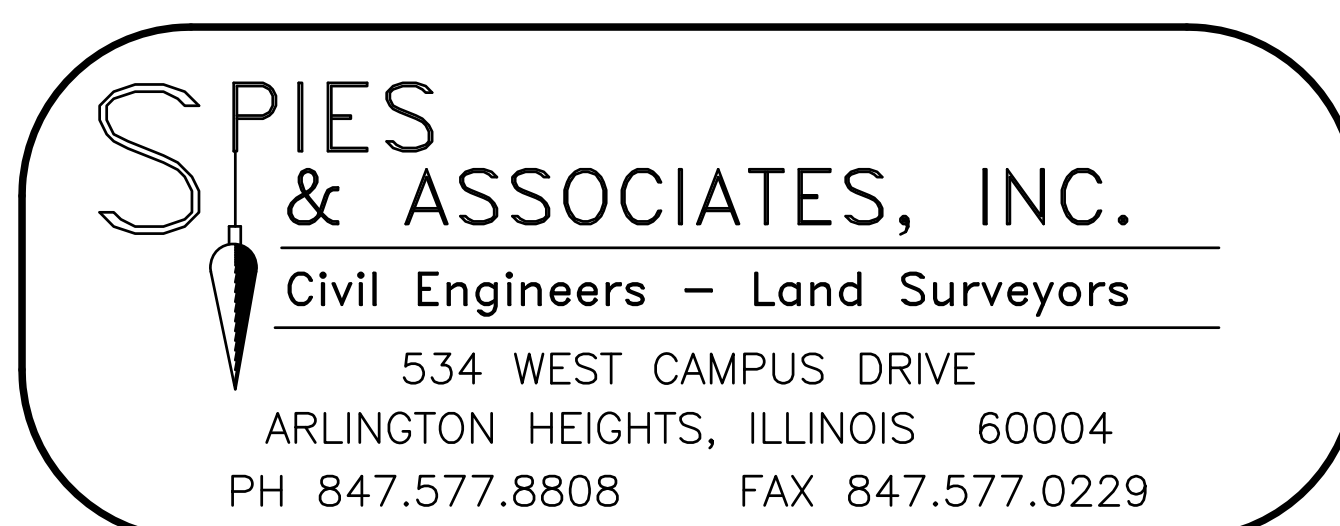
State of Illinois } S.S.
County of Grundy }

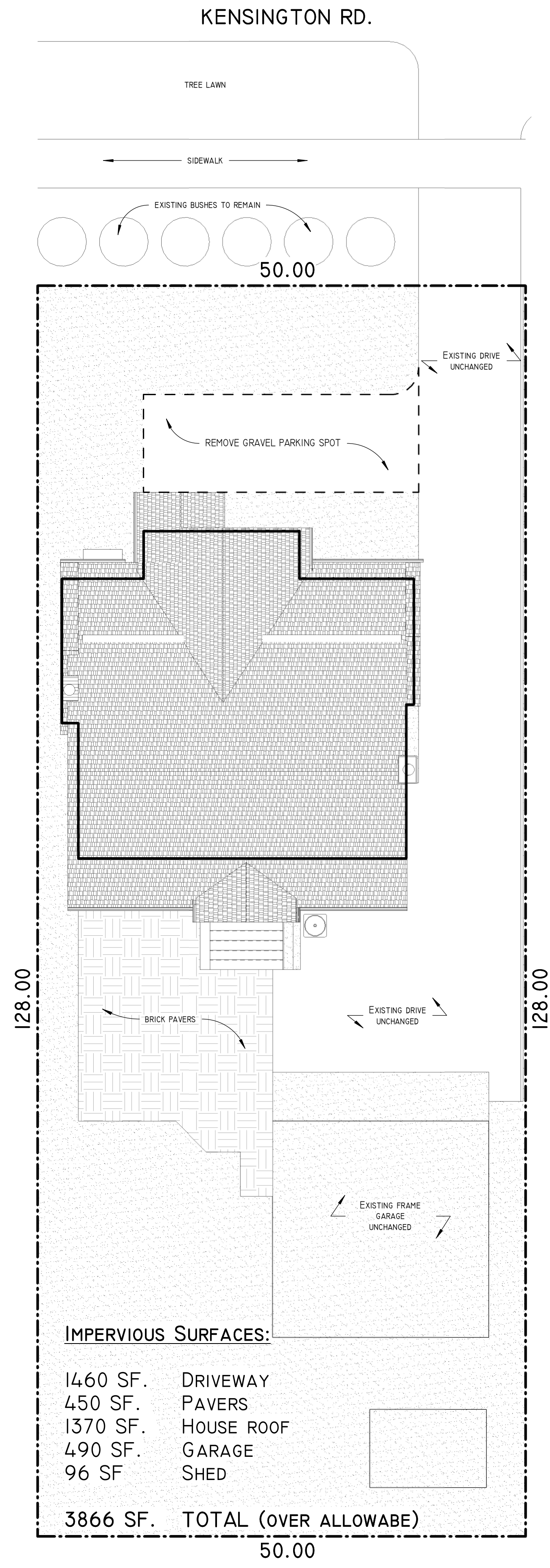
We, MORRISON SURVEYING CO INC., (PDF License #184-003915) do hereby certify that we have surveyed the property described in the caption to the plat herein drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees farenheight. Dimensions shown on buildings are to the outside of buildings.
Given under my hand and seal at Morris, Illinois. Date: 02-26-16

Date: 02-26-16

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735 License Expires 11/30/16
FILE NO. 4989

1. COMPARE ALL SURVEY POINTS WITH ONE ANOTHER BEFORE BUILDING BY SAME, AND REPORT ANY DISCREPANCIES IMMEDIATELY.
2. CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCIES IMMEDIATELY.
3. BUILDING LINES, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION.
4. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
5. PROPERTY CORNERS NOT SET AT REQUEST OF CLIENT.
6. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.





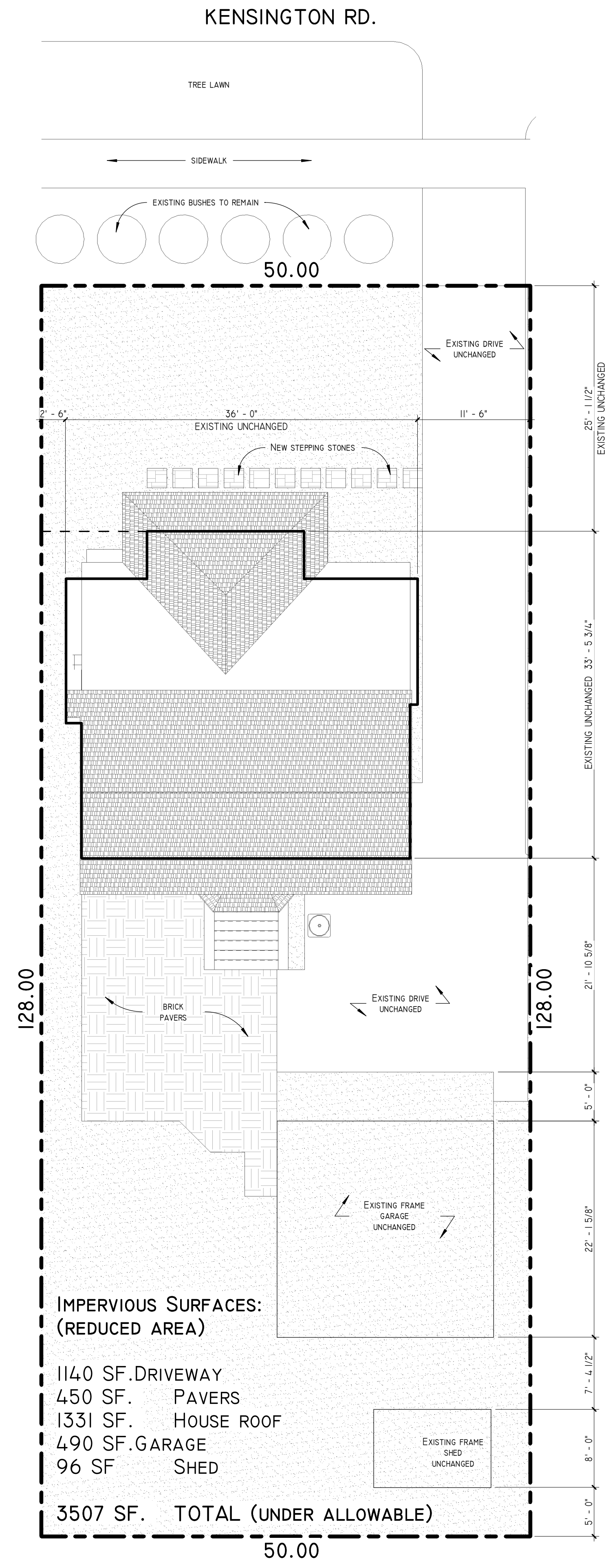
IMPERVIOUS SURFACES:

1460 SF.	DRIVEWAY
450 SF.	PAVERS
1370 SF.	HOUSE ROOF
490 SF.	GARAGE
96 SF	SHED

3866 SF. TOTAL (OVER ALLOWABE)

1 EXISTING SITE PLAN
1/8" = 1'-0"

No.	Description/Sheet	Date

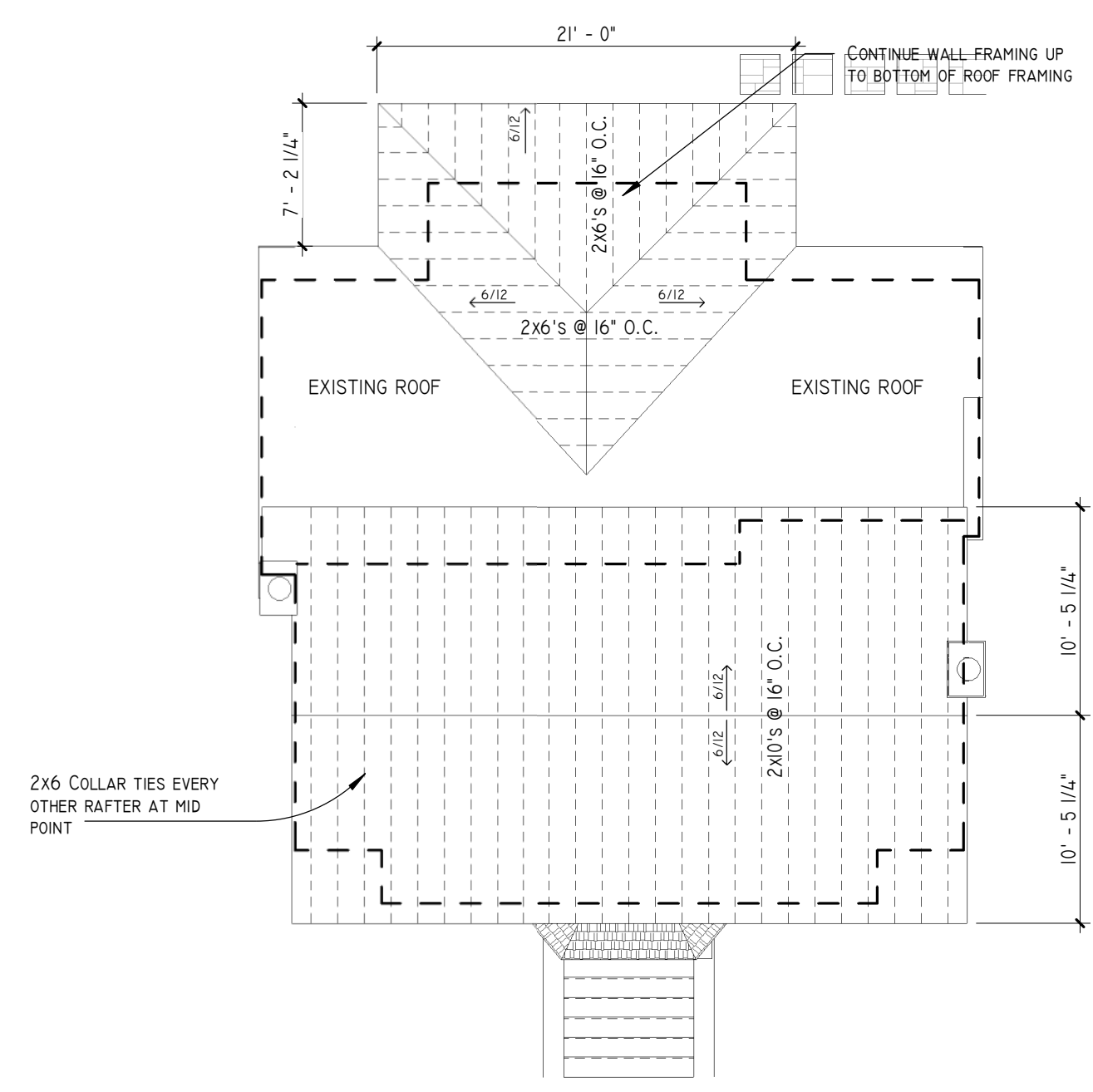


IMPERVIOUS SURFACES:
(REDUCED AREA)

1140 SF.	DRIVEWAY
450 SF.	PAVERS
1331 SF.	HOUSE ROOF
490 SF.	GARAGE
96 SF	SHED

3507 SF. TOTAL (UNDER ALLOWABLE)

2 PROPOSED SITE PLAN
1/8" = 1'-0"



3 ROOF FRAMING
1/8" = 1'-0"

2ND STORY ADDITION AND ENTRY REMODEL

1301 EAST KENSINGTON, SWANSON RESIDENCE

ISSUED FOR
DESIGN COMMISSION

ISSUE DATE: 02/29/16

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

PROPOSED

COMMONALITIES WITH PROPOSED:

- SPLIT MATERIALS OF BRICK AND SIDING
- SIDE DRIVEWAY
- LARGE SOFFIT OVERHANG



PROPERTY 2 - LEFT
1311 E. KENSINGTON

COMMONALITIES WITH PROPOSED:

- SPLIT MATERIALS OF BRICK AND SIDING
- SAME ROOF PITCH
- LARGE OVERHANG AT ENTRY



PROPERTY 1 - LEFT
1305 E. KENSINGTON



SUBJECT PROPERTY:
1301 E. KENSINGTON

COMMONALITIES WITH PROPOSED:

- SPLIT MATERIALS OF BRICK AND SIDING
- LARGE OVERHANG AT ENTRY
- ENTRY DEMARCATED BY HIP ROOF



PROPERTY 1 - RIGHT
1223 E. KENSINGTON

COMMONALITIES WITH PROPOSED:

- SPLIT MATERIALS OF BRICK AND SIDING
- FLAGSTONE ACCENT AT ENTRY
- LARGE OVERHANG AT ENTRY
- ENTRY DEMARCATED BY SEPARATE ROOF



PROPERTY 2 - RIGHT
1219 E. KENSINGTON

COMMONALITIES WITH PROPOSED:

- SPLIT MATERIALS OF FLARSTONE, BRICK AND SIDING
- FLAGSTONE AND BRICK MATERIALS AT FIRST FLOOR
- LARGE OVERHANG AT ENTRY
- ENTRY DEMARCATED BY SEPARATE ROOF



PROPERTY 3 - RIGHT
1215 E. KENSINGTON

← KENSINGTON →

TO RIGHT OF OPPOSITE PROPERTY:
1248 E. KENSINGTON



COMMONALITIES WITH PROPOSED:

- SIDE DRIVEWAY
- HIP ROOF AT ENTRY

OPPOSITE PROPERTY:
1244 E. KENSINGTON



COMMONALITIES WITH PROPOSED:

- USE OF BRICK
- WHITE WINDOWS
- SAME ROOF PITCH

TO LEFT OF OPPOSITE PROPERTY:
1222 E. KENSINGTON

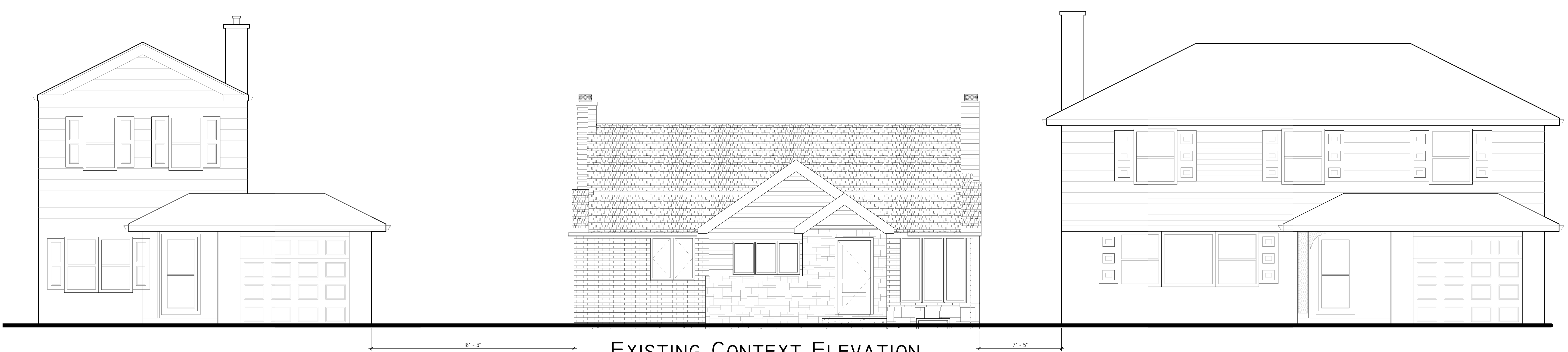


COMMONALITIES WITH PROPOSED:

- SPLIT MATERIALS OF BRICK AND FLAGSTONE
- WHITE WINDOWS
- SAME ROOF PITCH
- USE OF FLAGSTONE AT ENTRY
- HIP ROOF
- COVERED ENTRY



1 PROPOSED CONTEXT ELEVATION
1/4" = 1'-0"



2 EXISTING CONTEXT ELEVATION
1/4" = 1'-0"

SEAN BACCUS MCCORMACK
ARCHITECT
LICENSE # 001-018810

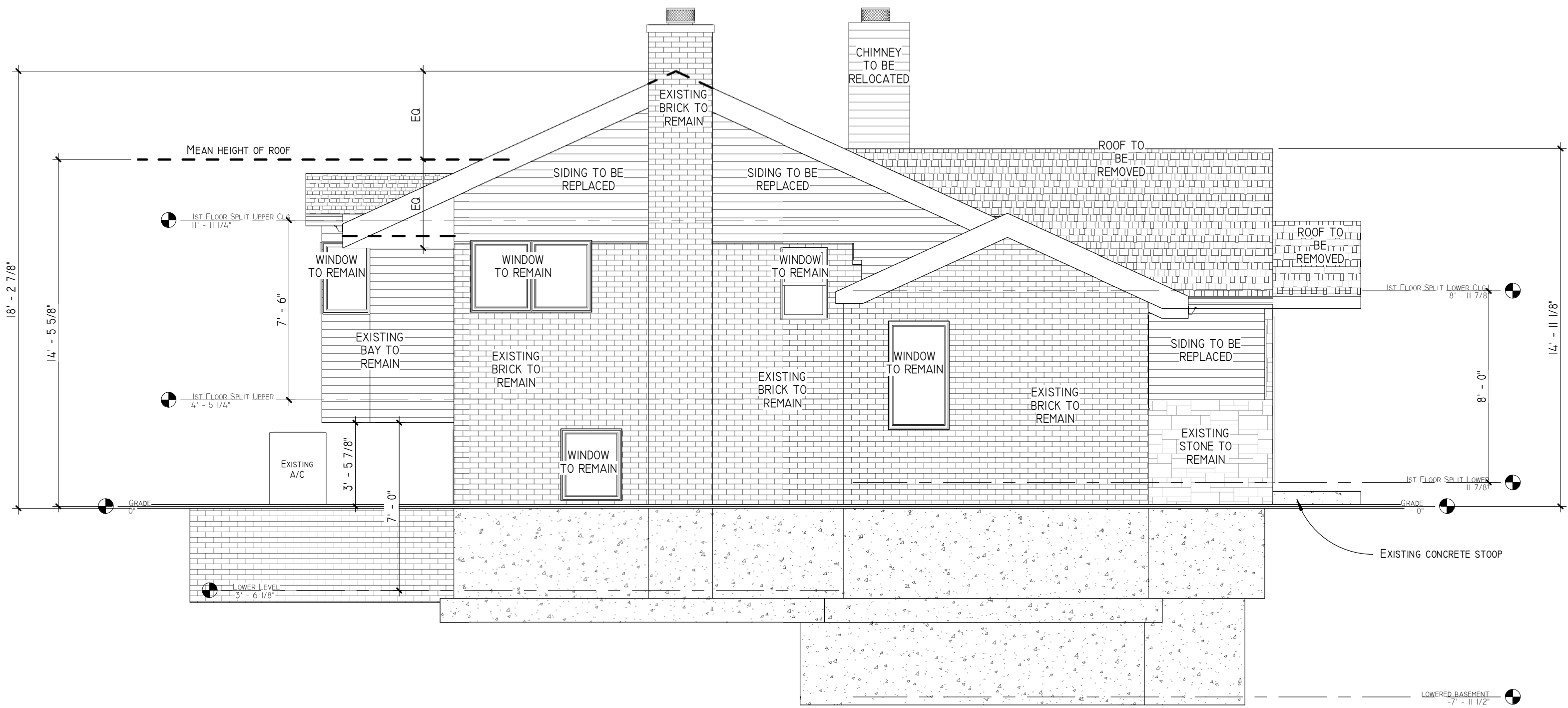
PRINT STAMP FOR OFFICE USE ONLY: 3/5/2016 3:55:10 PM

No.	Description/Sheet	Date

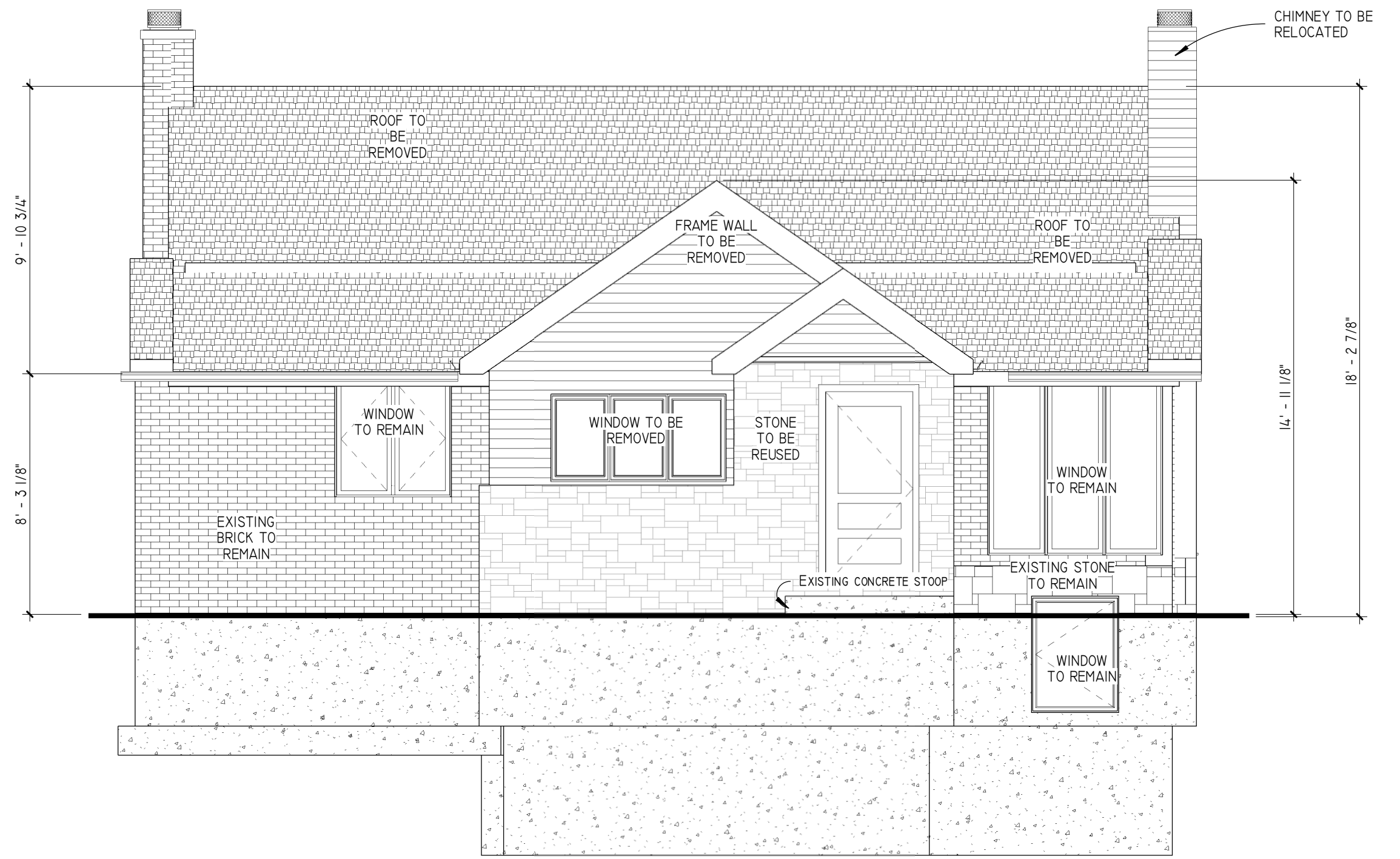
2ND STORY ADDITION AND ENTRY REMODEL
1301 EAST KENSINGTON, SWANSON RESIDENCE

ISSUED FOR
DESIGN COMMISSION
ISSUE DATE: 02/29/16

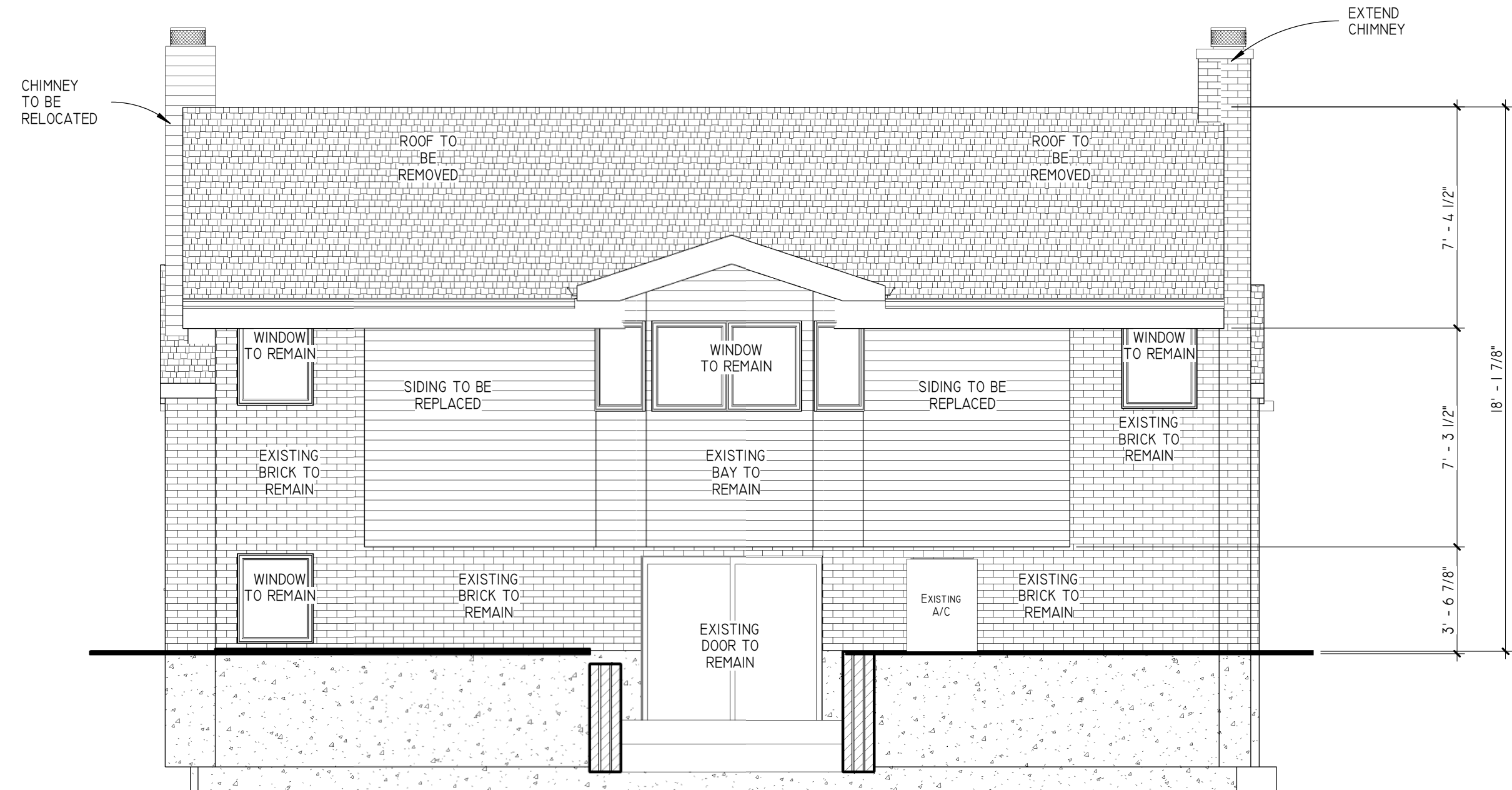
ELEVATION STUDY
6
SCALE: 1/4" = 1'-0"



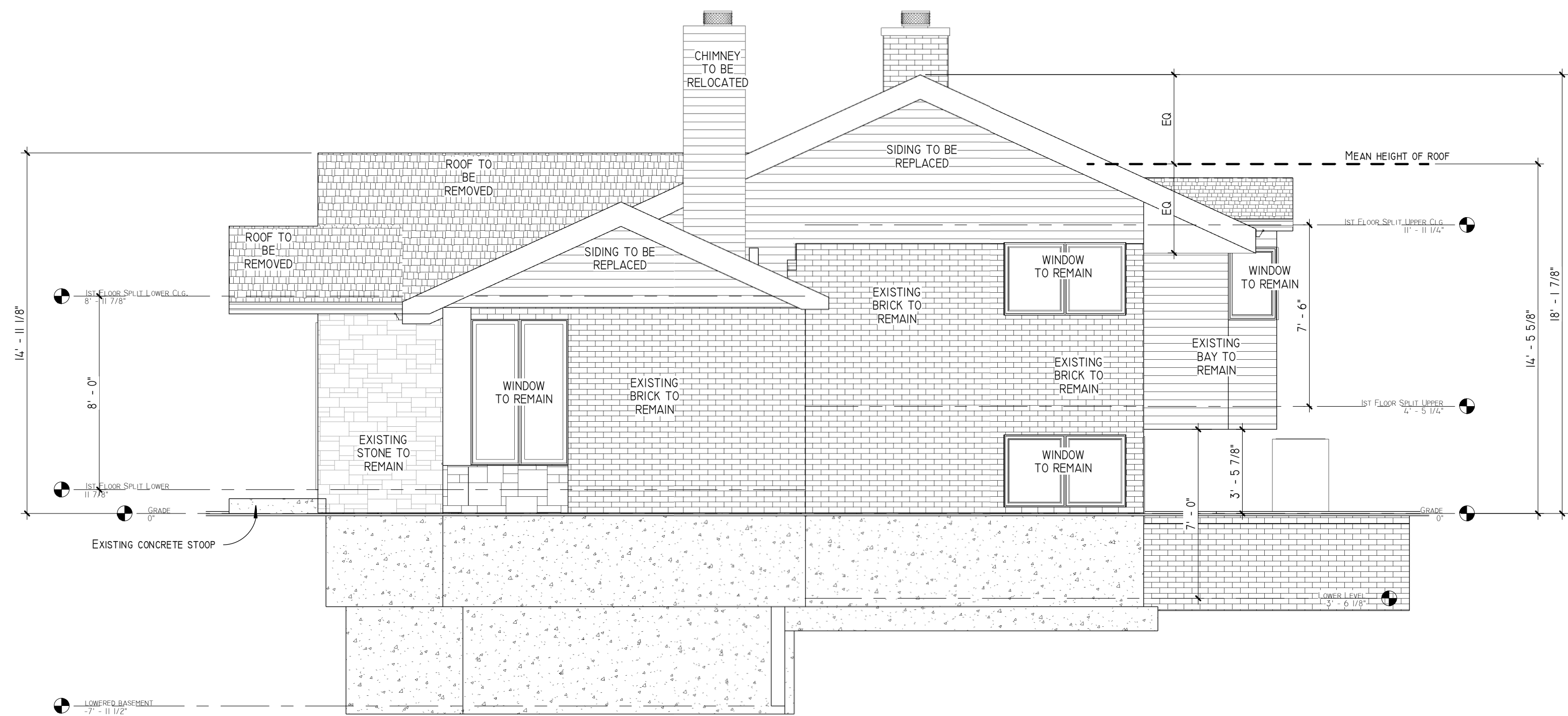
2 EXISTING LEFT ELEVATION
1/4" = 1'-0"



1 EXISTING FRONT ELEVATION
1/4" = 1'-0"

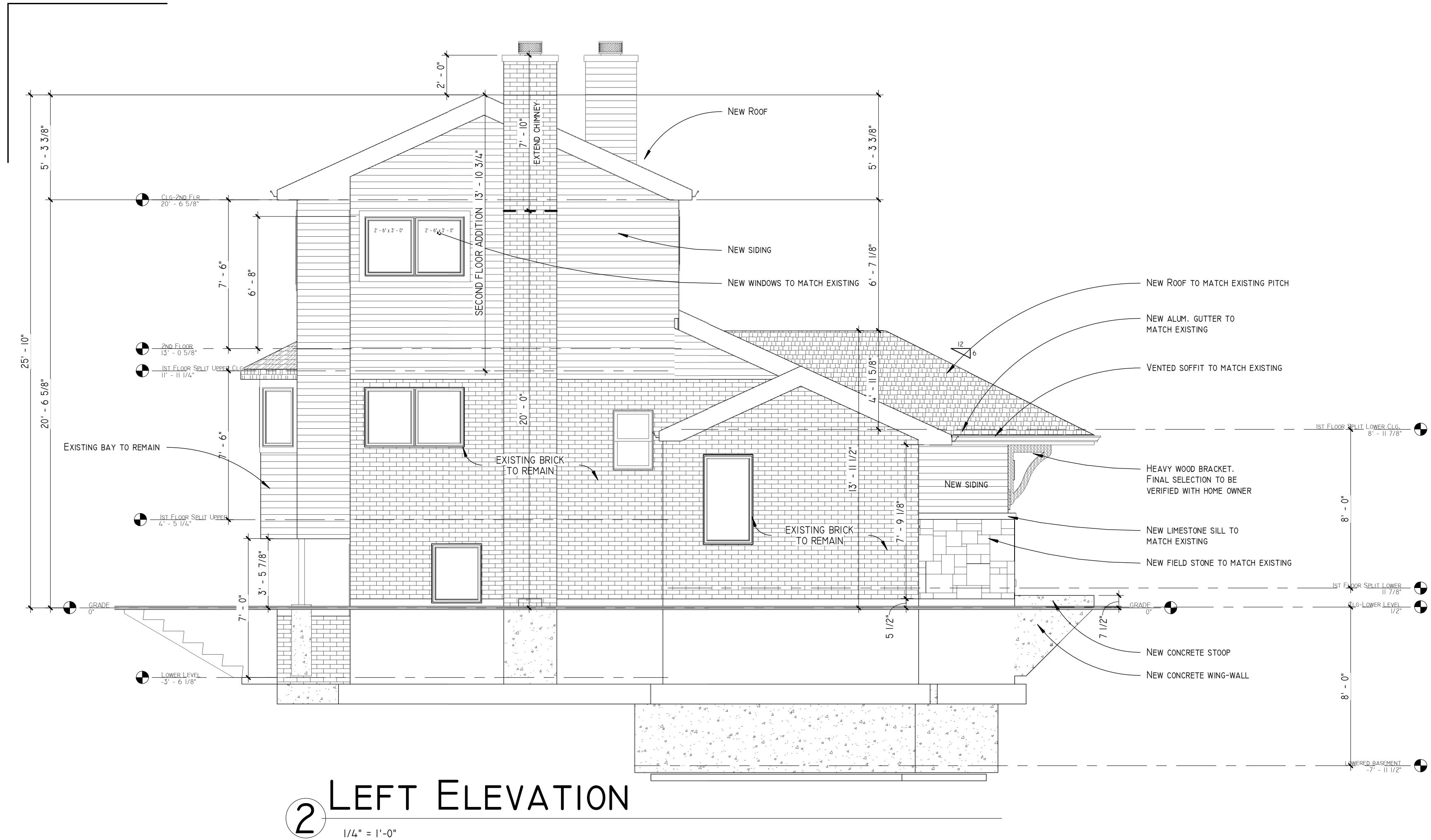


3 EXISTING REAR ELEVATION
1/4" = 1'-0"

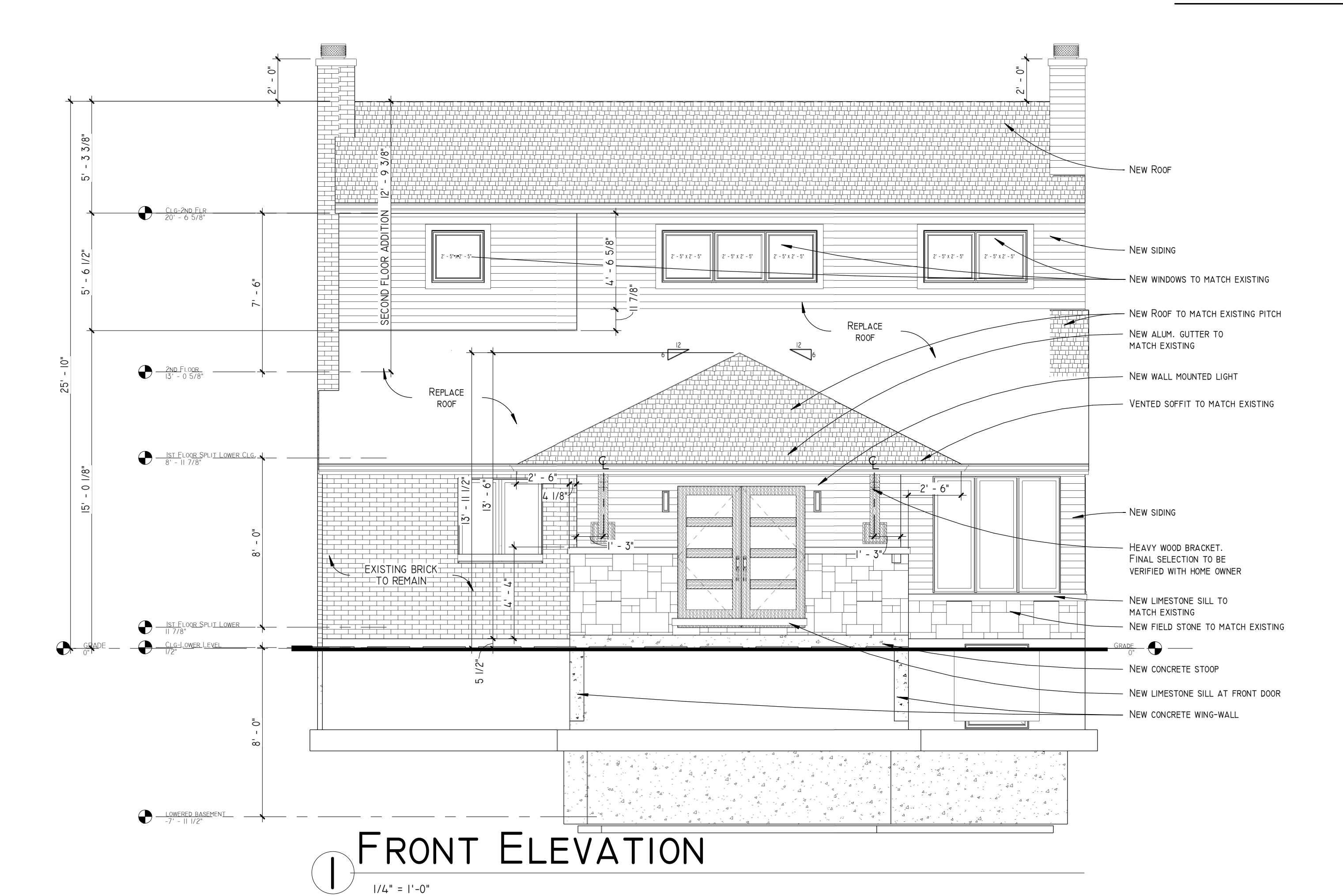


4 EXISTING RIGHT ELEVATION
1/4" = 1'-0"

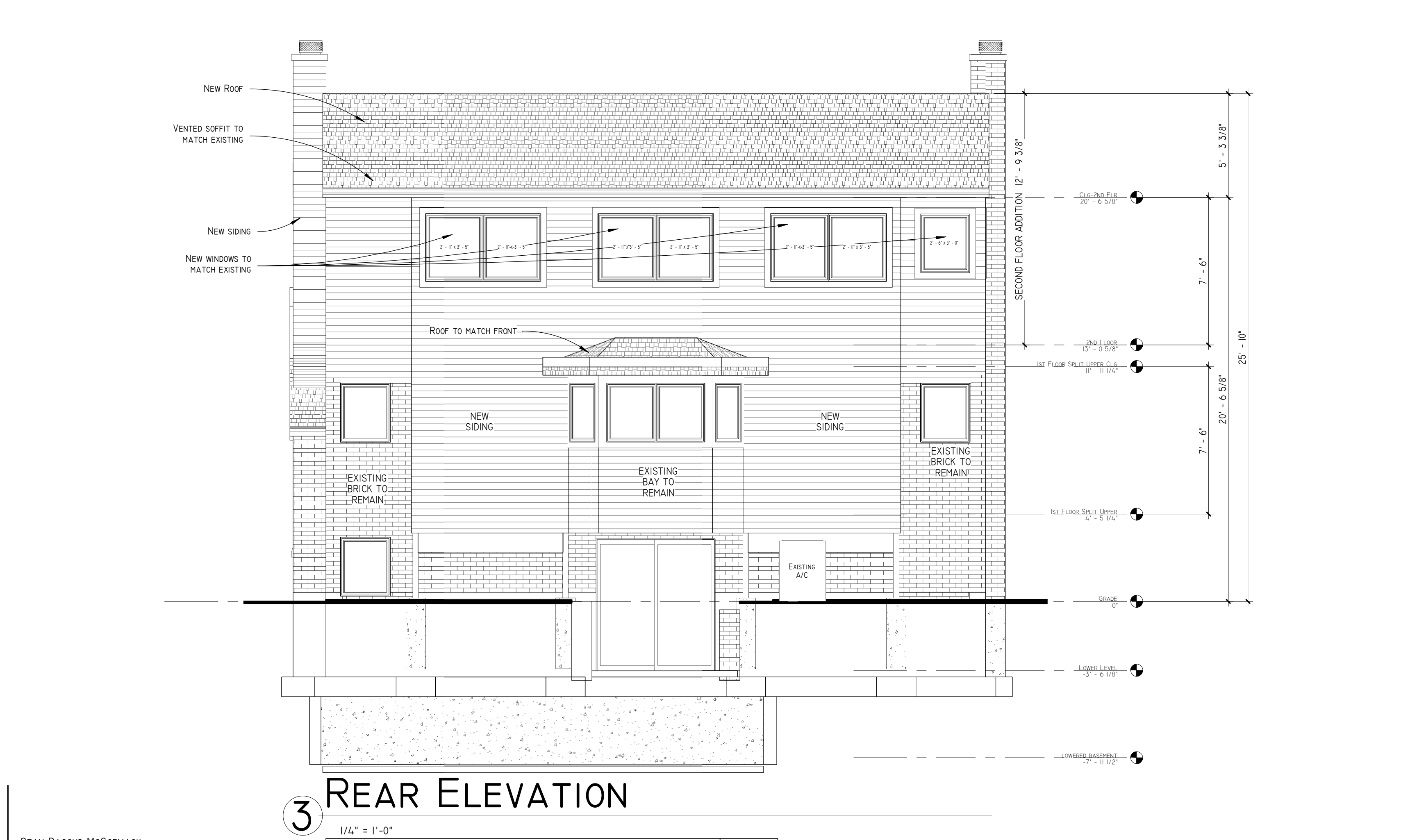
No.	Description/Sheet	Date



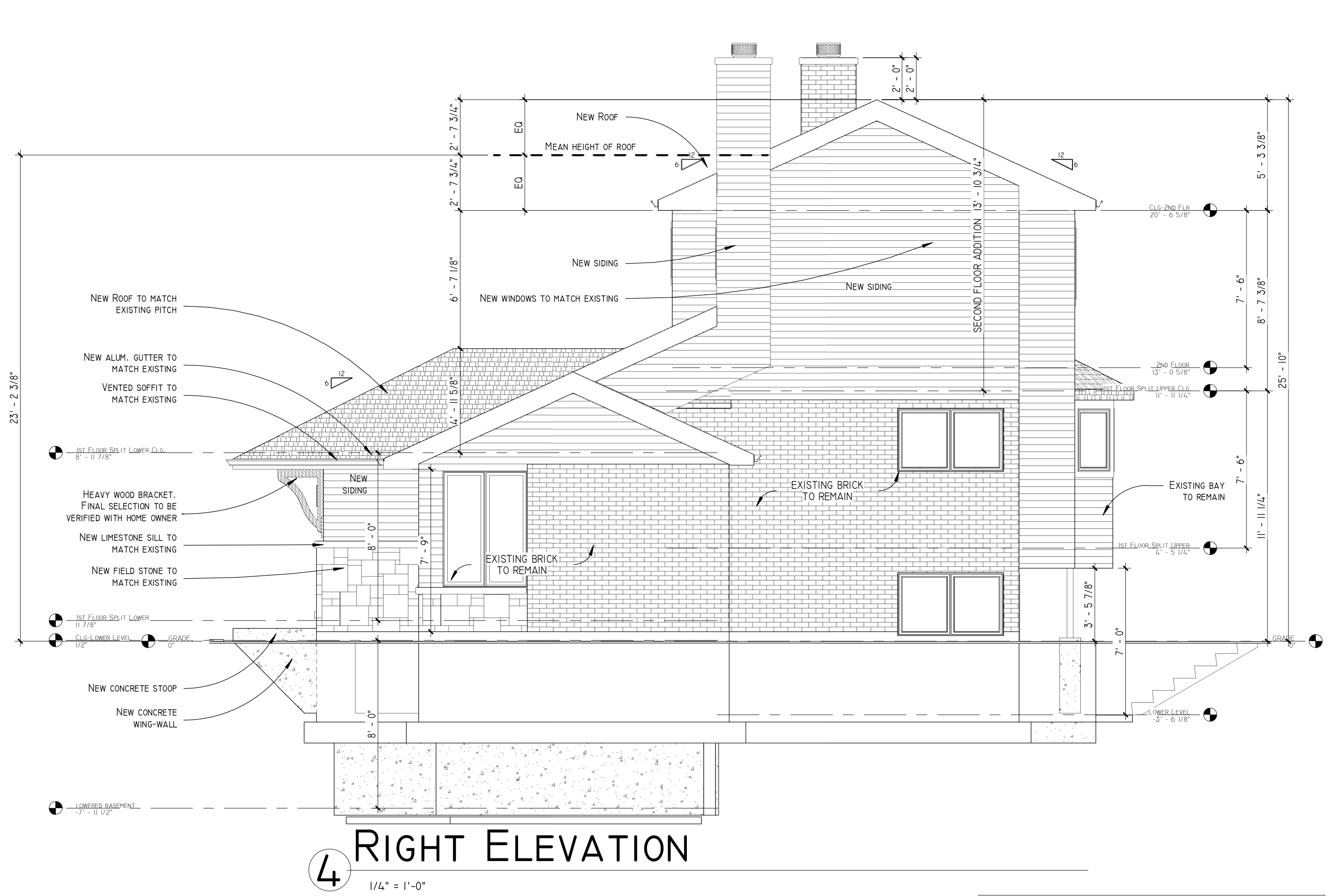
2 LEFT ELEVATION
1/4" = 1'-0"



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



3 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"



CERTAINTED MONOGRAM VINYL
SPRUCE



ROLLEX ALUMINUM GUTTERS & TRIM
COTTAGE WHITE



GAF TIMERLINE ARCHITECTURAL SHINGLES
SLATE BLEND



EXISTING LIMESTONE
NATURAL



DOUBLE ENTRY DOOR
MAHOGANY W/ ESPRESSO STAIN



BALDWIN HARDWARE
VENETIAL BRONZE



POSSINI SCNCE
BRONZE

**RESIDENTIAL ADDITION
1301 E KENSINGTON RD
MATERIALS BOARD**

**RESIDENTIAL ADDITION
1301 E KENSINGTON ROAD
MATERIALS SCHEDULE**

ITEM	MATERIAL	MANUFACTURER	COLOR
Siding	Vinyl	CertainTeed Monogram	Spruce
Brick	Clay	Existing	Painted to Match Siding
Stone	Limestone	Existing	Natural - Soft Grey
Roof	Asphalt Shingles	GAF Timberline	Slate Architectural
Windows	Wood/Aluminum	Pella	White
Gutters/Trim/Fascia	Aluminum	Rolex	Cottage White
Front Door	Mahogany /Glass	MAI	Espresso Brown Stain
Exterior Sconces	Bronze/Glass	Possini	Bronze
Hardware	Bronze	Baldwin	Venetian Bronze

Scott and Robyn Swanson