



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 9, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 3/12/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#19-025(H) - 102 N. Belmont Ave. - SF/Teardown
- B. DC#19-026 - 1833 N. Chestnut Ave. - SF/Addition
- C. DC#19-027 - 507 S. Walnut Ave. - SF/New

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



**Design Commission
4/9/2019**

Item: Minutes - 3/12/19

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 3/12/19

Type

Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 12, 2019**

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

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

Members Absent: None

Also Present: Robert Losselyoung, Tinaglia Architects for *Arlington Block 425*
Kelle Bruckbauer, Tinaglia Architects for *Arlington Block 425*
Steve Ross, Firsell Ross LLC for *Arlington Block 425*
Edin Lepuzanovic for *924 N. Walnut Ave.*
Heather Moss & Matt Shimkus, Owners of *915 N. Walnut Ave.*
Joe & Jon Zivoli, for the *Elm Shopping Center*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 26, 2019

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF FEBRUARY 26, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. CBD MIXED-USE RE-REVIEW**DC#18-104 – Arlington Block 425**

Robert Losselyoung and **Kelle Bruckbauer**, representing *Tinaglia Architects*, and **Steve Ross**, representing *Firsel Ross LLC*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural designs for three new multi-story apartment buildings in the Downtown. This is the design review portion of the approval process, with the zoning to be discussed at the Plan Commission review on March 27, 2019. Because this project is going to the Plan Commission, the role of the Design Commission is limited to the review of the building and signage only tonight.

This project received a preliminary Design Commission review on December 11, 2018 and a formal Design Commission review on February 12, 2019, at which time the project was continued to allow design concerns to be further studied and addressed by the petitioner. Highlights of the Design Commission feedback from the February 12 meeting are as follows:

- Chestnut Avenue Building:
 - o The Design Commission was in favor of the design as submitted.
 - o There was one recommendation to consider a nicer roofing material above the main entrance, such as faux slate shingles.
- Campbell Street Building:
 - o There were concerns about the stone base terminating in the middle of the second floor windows, which created a castle-like crenellation appearance. It was encouraged to raise the stone to above the second floor windows.
 - o Similarly, there was concern about the castle-like crenellation appearance at the top of the brick piers at the eighth floor.
 - o The detailing of the curtain wall feature on the north elevation was discussed. It was recommended to add a horizontal break across the eighth or ninth floor line to give more hierarchy to the top of the building.
- Highland Avenue Building:
 - o There was concern about the understated appearance of the main building entrance on the north elevation. It was encouraged to enhance the entry design with additional detailing for a more grand appearance.
 - o Further design development of the first floor on the south elevation was encouraged to break up the appearance of the blank wall.
 - o One commissioner felt that the top glass portion of the building needed better integration with the masonry garage base.
 - o Two of the commissioners encouraged adding the curved central bay feature on the east elevation to match the west elevation.

Based on the feedback received at the February 12 Design Commission meeting, the petitioner has made the following changes to the proposed design:

- Chestnut Avenue Building:
 - o The asphalt shingles have been changed to a black faux slate roofing material.
- Campbell Street Building:
 - o The stone base has been raised to above the second floor windows, and transoms have been added to the second floor windows.
 - o The brick piers at the eighth floor have been lowered to align with the top of the brick wall.

- o A horizontal break has been added across the ninth floor line to give more hierarchy to the top of the building.
- o The exterior material at the top floors has been changed from PVC panels to EIFS.
- Highland Avenue Building:
 - o The design of the main building entrance on the north elevation has been enhanced with a grand appearance that works well with the design.
 - o Inset metal screens for vegetation have been added across the first floor on the south elevation, which work well to break up the appearance of the blank wall.
 - o The decorative Azek cornice at the top of the glass curtain walls has been changed to a simple aluminum parapet cap.
 - o A flat glass curtain wall has been added in the middle of the east elevation.

Staff comments on the revisions are as follows:

- Chestnut Avenue Building:
 - o Overall, the proposed design is very nicely done, and the faux slate roofing is a nice enhancement to the design.
 - o The petitioner needs to clarify the material and finish of the ramp walls going down to the garage. The renderings illustrate brick, and the architectural drawings show a large-format running bond. It was previously mentioned that this will be a concrete form liner. If so, the finish/color needs to be confirmed.
 - o Staff recommends approval of the design as submitted, with clarification of the ramp wall material and finish.
- Campbell Street Building:
 - o The changes to the stone and brick detailing are nicely done, and address the Design Commission's concerns.
 - o Staff recommends approval of the design as submitted.
- Highland Avenue Building:
 - o For a more cohesive appearance, it is recommended that the central curtain wall feature on the east elevation be revised with a curved bay to match the west elevation.
 - o The "44 S. Highland" wall sign is not allowed above the second floor ceiling. The sign should be revised to comply with code, or a sign variation would be required.
 - o Signage should be developed for the parking garage so as to promote available customer parking for the development.
 - o Staff recommends approval of the design, with these recommendations.

Additional Staff comments include all mechanical equipment, utility equipment, and utility meters are required to be screened from public view. All three buildings include perimeter parapet walls to screen the rooftop mechanical equipment. All wall-mounted equipment and meters must also be screened from view. The site plan indicates preliminary meter locations on the side and rear of the buildings. Staff recommends a condition of approval stating that where possible, all equipment and meters should be inside the buildings; however, for equipment that is required to be on the exterior, it shall be located on the side or rear elevations, away from the public walks, and enclosed with decorative metal screens. Separate sign permits and detailed sign plans will be required for the proposed address wall signs.

Chair Fitzgerald asked about any variations being requested for this project, and **Mr. Hautzinger** said that he did not have a prepared summary of variations; however, in general, the petitioner is seeking approval to rezone a portion of the site in the center of the block, PUD approval is required, and a land use variation to allow residential units on the first floor of the Chestnut building in the B-5 district.

Mr. Ross said that revised plans were submitted, and both Rob and Kelle from Tinaglia Architects could respond to any questions or comments from the commissioners. **Mr. Losselyoung** clarified that the material and finish of the ramp walls of the Chestnut building are intended to be form liner walls with brick piers around the opening. The ramp walls will be finished in a color to match the stone at the base of the building, with the form liner pattern as shown on the architectural drawing.

PUBLIC COMMENT

Susan Catlin said that she lives on Wing Street. She commented that the parking garage looks like a municipal parking garage; it does not look any different than the Municipal parking garage. She asked who the architect is for the Highland building, and **Chair Fitzgerald** replied that the same architect is designing all 3 buildings. **Ms. Catlin** felt the building looked too much municipal. She has lived in downtown Arlington for 14 years and said this looks really bad.

Kathleen Gabriel, 115 N. Pine Avenue. She stated that her comments are going to be more appropriate for March 27th. She has lived in Arlington Heights her entire life and has seen all the development, and is concerned that Arlington Heights is taking the term 'heights' very very literally. We are becoming a town of towers and aesthetically, she found the proposed project institutional looking, just like many other buildings in town. The concentration of this project makes her claustrophobic just thinking of the heavy, heavy concentration of all the buildings in a relatively small space. She is very familiar with this area and is concerned about the largeness of the project, and will attend the Plan Commission hearing on March 27th with more specific comments.

Keith Moens, 636 S. Cleveland Avenue. He is trying to ascertain what the number of affordable units will be in this project. The petitioner replied that the affordable housing component is currently being discussed with Staff and will be part of a Housing Commission hearing in the near future.

The commissioners gave their comments.

Commissioner Eckhardt had no issues with the Chestnut building and appreciated the roof change to simulated slate, which he felt was elegant and rich looking. He also appreciated and supported the form liner being used, along with brick and stone, which was a nice detail. He had no other issues with the Chestnut building. He appreciated that his previous comments about the Campbell building were addressed, and he asked for clarification of the material and color in the rendering of the bright white crown above the second-floor window, as well as the pilasters and the columns. **Mr. Losselyoung** said that what appears as white in the rendering will actually be more of a light grey limestone color, and the color of the pilasters and columns will be buff; the color difference would be much softer than as shown in the rendering. **Commissioner Eckhardt** was okay with the rear of the building, and had the same comment about the top of the building with the bright white pieces; he was disappointed that a sample was not presented tonight and felt the motion should include a review of a comparison of the buff and the trim color. In response to the resident comment that the parking garage looks like a municipal garage, **Commissioner Eckhardt** explained that the intent is to pick up the same architecture as the existing municipal garage, which he felt was appropriate because it would send a clear message that it is a parking garage. He liked the improvements that were made to the entrance of the Highland building, he supported a variation for signage above the second-floor ceiling height as shown, and he added a suggestion to enhance the sign with LED lighting. **Commissioner Eckhardt** also supported the details of the glass box on the corners, which is true to the aesthetic of the building, and he suggested the curved bay element on the west elevation also be on the east elevation, at least at the top 3 or 4 floors at a minimum. In conclusion, **Commissioner Eckhardt** was okay with the Highland building as proposed. He had no further comments and was ready to make a motion tonight.

Commissioner Kingsley thanked the petitioner for the hard work that went into the project and the changes that were made. With regards to the Campbell building, she was pleased to see that the piers were brought up. She pointed out where the buff color material and the limestone would be located on the building and asked if the light grey color of the limestone would be cool or warm in nature. **Mr. Losselyoung** said that either could be used. **Commissioner Kingsley** referred to the material sample board that had really warm materials, and had concerns that a grey limestone color

could be too stark. She felt the color should be reconsidered to ensure its compatibility with the other materials being proposed. In general, she really liked the color palette, which blends itself with the Arlington Heights aesthetic, but felt that care should be taken with the selection of the limestone to make sure it is more of a warm buff color, and lighter than the one being shown. **Commissioner Kingsley** was not in favor of using EIFS for the horizontal band through the curtain wall because the materials will wear differently and not look the same. She was also not in favor of using EIFS for the walls on the top 2 floors. With regards to the detailing of the second floor window heads, she suggested the petitioner look at how high the header will be and the tightness between the header and the stone band; maybe they should be separated. She also suggested getting rid of the white bases of the brick piers at the third floor line, which she felt were not appropriate.

With regards to the Highland building, **Commissioner Kingsley** appreciated the effort put into the entrance, and she liked the signage shown above the second-floor. **Mr. Losselyoung** reviewed the materials and colors proposed for the building, and **Commissioner Kingsley** asked if the buff color would be lighter or similar to the color on the Campbell building, and if the EIFS color would match the Campbell building. **Mr. Losselyoung** said that the buff stone color would be lighter, but the EIFS color would match the white color at the top of the Campbell building. **Commissioner Kingsley** said she was not in favor of the white color on either the Highland building or the Campbell building, and she was not in favor of the EIFS. She appreciated the cornice detail that was done at the top portion of the Highland building, but she was not in favor of the design in general; it was not cohesive. **Commissioner Kingsley** had no further comments.

Commissioner Kubow said that although he was not at the previous review of this project, he has reviewed both the meeting minutes and the plans that were presented and he appreciates all the time and consideration the petitioner put into responding to the commissioner's comments and concerns that are reflected in the design being presented tonight. He felt the buildings were better looking than before. Additionally, he felt the petitioner did a great job with overall site planning for the project in terms of density, transition, and the architecture. The designs nicely transitioned from west to east with a more traditional look, and more contemporary architecture towards the Highland building where there is more density. He appreciated the color palette as well, which he agreed is very much an ode to Arlington Heights, and felt the petitioner paid close attention to the Design Guidelines and the Village Comprehensive Plan.

In general, **Commissioner Kubow** wished the project was a little more contemporary in design. He asked about the window color and if the same color would be used on all 3 buildings. **Mr. Losselyoung** said that the windows on all 3 buildings would be bronze, and the tower on the Highland building would have a slight window tint for the floor to ceiling windows, with opaque spandrel panels. **Commissioner Kubow** referred to the Campbell building and he liked the modern curtain wall element as a transition from traditional to more modern, as well as the consistency in the material palette. He really liked both the Campbell and the Chestnut building, which address the issue of transition; however, he was struggling with the tower on the Highland building, although he understood what was trying to be accomplished. He asked if the Village was requiring the new parking garage to match the existing parking garage, and **Mr. Hautzinger** said no, this was the petitioner's choice. **Commissioner Kubow** liked the cornice detail, he was not against the white color, and felt the EIFS was a fine product to use; however, he was struggling with the lack of separation aesthetically from the Village garage. He also appreciated what was done with the entrance, making it more grand, and the height of the signage made no difference to him. In terms of the curved versus flat pieces, he was fine with flat on both sides for consistency, or he was also fine with curved on one side and flat on the other side. He had no other comments at this time.

Commissioner Seyer applauded the efforts of the petitioner to take the comments made by the commissioners and bring them into this latest design. He had no objections to the Chestnut building; it looked nice and the scale was appropriate. He liked the improvements that were made to the Campbell building, both in design and materials, with the exception of the white color of the cornice that was a little bit off and contrasting to the warm colors in the renderings. He recommended changing the white color to an off-white color instead. With respect to the Highland building, **Commissioner Seyer** acknowledged the changes that were made with respect to the integration of the glass and the parking, which he felt were better; however, he felt the white color at the top of the building should be a color more

complimentary to the rest of the palette. The spandrel glass seemed fairly transparent, and he cautioned the petitioner about the challenges of making a shadow box in the way it is shown in the rendering; more thought should be given to what that color is, especially in a mock-up to get the desired consistent appearance as shown in the rendering. With respect to the center bay, **Commissioner Seyer** questioned why the curve was there to begin with because it was foreign to the entire massing of the building. To him, the curve was odd; however, he liked the idea and supported the idea of matching it on both sides of the building. He added that although he was not objecting to the signage location aesthetically on the Highland building, he felt more thought should be given to how successful that sign location will be for the address, people driving up to the building will not be able to see the address because it is so high, especially with the canopy blocking the view of the sign.

Chair Fitzgerald liked the entire campus of 3 buildings and the way they match the existing buildings around the site. He liked how the Highland building is more modern and in the middle of everything, and will eventually be bordered on all four sides. He also liked that the Highland building matches the existing Village garage, making the garage less obvious. He was okay with the location of the building address on the Highland building, and he liked the details of the entrance; the height of it, the width of it, and felt it would solve the issues previously brought up by the commissioners. **Chair Fitzgerald** also liked the curved wall glass element on the Highland building; the building looked like it could have been an old building and then additions were done to it to bring it to be old versus modern, which he liked. He was okay with the flat element on the east side of the building; either way was fine with him, and he agreed with the concerns about the white color at the top of the building and wanted to see a warmer color. He also agreed with Staff's comments about hiding mechanical and utility equipment. Overall, **Chair Fitzgerald** liked the project and felt it was exciting, especially how each building was designed for a specific market of residents.

Commissioner Eckhardt felt that it should be a requirement that the top of the Highland building not be white.

Commissioner Kingsley wanted to clarify that comments about the garage on the Highland building matching the adjacent Village parking garage were brought up at previous meetings, where it was said that this was the petitioner's intent. She felt this was a huge challenge, to try to match the existing garage. She also agreed with Commissioner Seyer's comments that the curved element on the Highland building was unnecessary; she liked the building better without the curve.

Commissioner Kubow reiterated Chair Fitzgerald's comment that the Highland building would at some point be surrounded by something being built at the south end of this parcel; therefore, not much of the parking garage would be visible. He also agreed with Commissioner Kingsley's comment that it is difficult design challenge to attach to the existing garage, and how to approach that in terms of design. In general, **Commissioner Kubow** really liked this development and was excited to see something built here; the Village needs the density. He hoped the Village trustees make the right decision this time.

There were no further comments from the commissioners.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGNS for 33 S. CHESTNUT AVENUE, 225 W. CAMPBELL STREET, AND 44 S. HIGHLAND AVENUE. THIS APPROVAL IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE REVISED PLANS DATED AND RECEIVED 3/01/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. CHESTNUT BUILDING:

- A. A REQUIREMENT THAT THE RAMP WALL BE DETAILED WITH A COMBINATION OF RED BRICK PIERS ABOVE AND CONCRETE PANELS THAT ARE FORMED WITH FORM LINERS BELOW.**
- B. A REQUIREMENT THAT THE SIMULATED SLATE ROOFING SAMPLE PRESENTED TONIGHT BE USED.**

2. CAMPBELL BUILDING:

- A. A REQUIREMENT THAT THE BRIGHT WHITE COLOR BE ELIMINATED AND A SOFT OFF-WHITE OR BUFF COLOR COMPATIBLE TO THE OTHER WARM COLORS BE SELECTED.
 - B. THAT STAFF REVIEW THE COLOR OF THE STONE CROWN MOULDING TO MAKE A DETERMINATION OF THE COMPATIBILITY OF THE WARM TONES, AND IF NECESSARY, BROUGHT BACK TO THE DESIGN COMMISSION FOR REVIEW.
 - C. A REQUIREMENT TO ELIMINATE THE BRICK PIER BASES ON TOP OF THE STONE CROWN MOLDING.
3. HIGHLAND BUILDING:
- A. THE DESIGN BE APPROVED AS SUBMITTED WITH A BAY ON ONE SIDE OF THE BUILDING AND FLAT ON THE OTHER SIDE OF THE BUILDING.
 - B. A RECOMMENDATION THAT THE PETITIONER SUBMIT EXHIBITS FOR SIGNAGE THAT HIGHLIGHT THE PUBLIC PARKING ENTRANCE.
 - C. A REQUIREMENT THAT ALL METERS BE SCREENED AND/OR LOCATED NOT ON PUBLIC WALKWAYS WHERE THEY CAN BECOME A VISUAL NUISANCE OR TRIPPING HAZARD.
 - D. A RECOMMENDATION THAT THE ENTRANCE TO THE BUILDING BE HIGHLIGHTED WITH SPECIALITY LIGHTING TO MAKE ITSELF MORE PROMINENT.
 - E. THE HEIGHT OF THE SIGN AS SHOWN IS ACCEPTABLE, WITH A RECOMMENDATION TO ALSO CONSIDER SIGNAGE AT A PEDESTRIAN LEVEL.
 - F. A REQUIREMENT THAT THE BRIGHT WHITE COLOR BE ELIMINATED AND A SOFT OFF-WHITE OR BUFF COLOR COMPATIBLE TO THE OTHER WARM COLORS BE SELECTED.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley asked if landscaping and lighting between the building should be discussed tonight, and **Mr. Hautzinger** replied that site design elements and landscaping will be reviewed by the Plan Commission. **Commissioner Kingsley** suggested the motion include a statement that the lighting should be pleasing, not harsh, and integrated with the design of all 3 buildings; less is more.

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

- 5. AS A NOTE TO THE PLAN COMMISSION AND VILLAGE BOARD, THE LANDSCAPING INTEGRATION, SOFT LIGHTING, AND LIGHTING IN GENERAL NEEDS TO BE STUDIED CAREFULLY IN AND AROUND THE BUILDINGS FOR PEDESTRIAN USE.

With regards to the Highland building, **Commissioner Eckhardt** suggested adding to the motion an option for the petitioner to either add another curved bay window or eliminate both of them, since the commissioners have voiced differing opinions. **Chair Fitzgerald** was okay with that option. **Commissioner Seyer** said that he and Commissioner Kingsley were okay with them both being flat, if that was the direction the petitioner wanted to pursue. **Commissioner Kubow** agreed as well.

Mr. Hautzinger asked for clarification regarding the requirement about the ramp walls for the Chestnut building. **Commissioner Eckhardt** just wanted the record to show a requirement to treat the ramp walls with the brick and stone

form liners and coloration. **Mr. Losselyoung** clarified that there will be brick piers above as posts for the guard rails, and the ramp walls below will be a form liner wall.

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

3. HIGHLAND BUILDING:

- A. THE DESIGN BE APPROVED AS SUBMITTED WITH A BAY ON ONE SIDE OF THE BUILDING AND FLAT ON THE OTHER SIDE OF THE BUILDING, OR AS AN OPTION TO THE PETITIONER, EITHER ELIMINATE THE BAY WINDOW ON THE WEST ELEVATION, OR ADD A BAY ON THE EAST ELEVATION, OR MAKE THEM BOTH THE SAME FLAT.**

Commissioner Kingsley asked for clarification that the vote is for all 3 buildings in one vote, and **Chair Fitzgerald** said that it is.

**SEYER, AYE; KUBOW, AYE; ECKHARDT, AYE; FITZGERALD, AYE; KINGSLEY, NAY.
THE MOTION CARRIED.**

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#19-012 – 924 N. Walnut Ave.

Edin Lepuzanovic, the owner, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and detached garage to allow construction of a new two-story residence with an attached, two-car garage. This project does comply with the R-3 zoning requirements. This property is located within the Historical Arlington Neighborhood Association (HANA) area of Arlington Heights. The neighborhood consists of a mix of single-story, one-and-a-half-story, and two-story homes with a mix of attached and detached garages. Other teardowns have been approved in this area, including four teardowns on this block, all of which have attached, front load garages.

The Design Commission should evaluate the following concerns with the proposed design:

- **Exterior Materials.** The exterior materials are nice quality and colors. However, the proposed all brick and stone exterior looks out of place with the character of the street, which is primarily houses with a mix of siding and masonry.
- **Garage Massing.** The garage projects forward from the main body of the house and dominates the front facade. It has a tall appearance that is out of scale with the adjacent single-story home. The massing of the garage has an awkward appearance with a lowered gable above the front half, and a full two-story at the back half.
- **Dormer.** The small dormer above the entrance looks cramped and lost in the small space between the brick walls.

Staff recommends the commissioners evaluate the design, with comments made by Staff.

Mr. Lepuzanovic had no comments at this time.

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

Commissioner Kingsley liked that brick was being used on all 4 sides of the home and she understood Staff's concerns that the brick looks a little heavy with the stone, and that most homes in the neighborhood have a combination of brick and siding. She pointed out that the context elevation appears to be slightly out of proportion, and while the new home is nicely designed, she felt it was a little bit large for the area and did not take into consideration the context it is going in. She is a huge proponent that some of the eave lines be the same, and she suggested bringing the front elevation eave line down. She also had concerns about water and ice with the dormer above the entrance and suggested further evaluation. She liked that the muntins and brick are being used all the way around the home, and she suggested adding a covering over the door on the rear elevation. In general, **Commissioner Kingsley** wanted to see the massing brought down, especially the front portion on the garage.

Commissioner Kubow said it was a nicely designed home and he liked the materials. His only concern was with the front elevation and the garage that sits up so high that it will be a large focal point, while most of the surrounding homes are pretty small, and the garage gutter line is so much higher than everything else that it will dwarf everything around it. He pointed out the new home located 3 sites to the south that is also brick, but with a garage that is not as high. He suggested bringing the garage down, without affecting the floor plan. **Mr. Lepuzanovic** said that lowering the garage would lower the roof and expose more of the wall behind, and the floor plan is limited because the lot is only 50' wide. He also said that the garage massing is there because of the requirement that the interior garage width be 21', bringing the outside garage width to 23'.

Commissioner Seyer was confused by the petitioner's comment that if the garage height was lowered, more of the wall behind it would be exposed. He did not have a problem with the height in the middle of the garage attic space, but felt the eave was so much taller than the rest of the context and felt out of place. He was concerned about overwhelming the surrounding homes and wanted to see the height of the garage come down. He liked all the materials

and that brick is being used all around the home, but felt the scale of the front elevation, with respect to the garage, should be lowered.

Commissioner Eckhardt agreed with the comments made by the other commissioners. He felt there was enough space to allow the garage height to be lowered even 1 or 2-feet, and he suggested adding steps down into the attic space to accommodate it. He also said that the scale of the garage doors could go up and the window above could come down, and the roof could stay where it is; there just seems like a lot of empty wall space between them. The petitioner commented that the garage doors would be 8-feet tall.

Chair Fitzgerald agreed with everything said by Commissioner Eckhardt. He appreciated the materials and he appreciated that the home looked good on all four sides. He was okay that the garage is forward because it would be the 4th home on the block that has that detail, and he liked the dormer above the front door because the space would be really flat without it. **Chair Fitzgerald** was open to softening the materials, but also liked them as proposed.

Chair Fitzgerald said the issue seems to be that there is too much space between the windows and the garage, and a motion could require the petitioner to resolve this and come back, or it could be reviewed and approved by Staff. **Commissioner Kingsley** said that for her it was a combination of lowering the eaves, and that the scale of the front entry is very large compared to other homes on the street. Her motion would require the garage eave to be brought down and the space between the garage door and the window above be minimized, which Staff could approve. The petitioner suggested replacing the window above the garage with french doors, which **Commissioner Eckhardt** felt would help a lot. **Commissioner Seyer** clarified that the garage door height is 8' and the front door appears to be 7'.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 924 N. WALNUT AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 2/18/16 AND RECEIVED 2/19/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **A REQUIREMENT TO REDUCE THE SPACE BETWEEN THE GARAGE DOOR AND THE WINDOW ON THE FRONT ELEVATION OF THE GARAGE, AS WELL AS BRING DOWN THE EAVE LINE OF THE GARAGE AS WELL AS THE FRONT ENTRY, AND A REQUIREMENT TO ALSO SHOW HOW THE DOWNSPOUTS WILL WORK AT THE FRONT DOOR, TO BE REVIEWED BY STAFF.**
2. **A RECOMMENDATION TO ADD A CANOPY ABOVE THE DOOR ON THE REAR ELEVATION.**
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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**

Commissioner Eckhardt was supportive of de-massing the front of the home. He felt the eave line over the front door was a little tall and would benefit from being lowered 1', and adding Juliette doors instead of the window above the garage could be very charming and take away from the space between the sill of the second-floor window and the first-floor. He wanted the petitioner to figure out how to lower it enough to de-mass the garage. **Commissioner Kingsley** clarified that the spirit of the motion was to bring down the massing so it is more proportioned and the eave line is more compatible with the homes next to it. Specific details on how to do that were not included in the motion, and this would be reviewed by Staff. **Commissioner Kubow** said that he liked the idea of the Juliette doors.

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

DRAFT

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW

DC#19-019 – 915 N. Walnut Ave.

Heather Moss & Matt Shimkus, the owners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-family residence and detached garage to create an open, vacant lot backing up to their existing home. Per Section 14.2-3 of Chapter 28 (Zoning Regulations), a development plan is required to be approved prior to issuance of a demolition permit. In this case, the development plan proposed by the petitioner is to demolish the existing structures, restore the lot to turf, preserve three existing large mature trees (one of which is a parkway tree), and maintain the lot as open space. The petitioner is not seeking consolidation of the lots, so the area of this lot will not contribute to the adjacent property for zoning purposes. If demolition of the existing home is approved, the lot will remain buildable for possible development in the future. Accessory structures would not be allowed to be built on the vacant lot without a principal building.

This property is located within the Historical Arlington Neighborhood Association (HANA) area of Arlington Heights, which has many older historic homes. However, there have been some newer construction teardowns completed on this block. The existing home is modest, but it has nice character that fits well in this location. Demolition of existing homes to create vacant lots is generally not supported by the Village unless such property is deemed to be unsafe, uninhabitable, and/or dangerous. The Village has not inspected the condition of the existing house, but the petitioner has reported that the house has been neglected with some cracks and water damage, but it would likely be habitable with the necessary repairs. The petitioner has also provided letters of support from three adjacent homeowners.

Staff recommends the commissioners evaluate this proposal.

Mr. Shimkus gave 4 reasons why they are proposing this project; preservation of the 2 large existing trees that are in excellent condition that would otherwise be removed to accommodate a new home; the safety of their 3 children from playing in the street because there are no sidewalks in front of their home on Mitchell Avenue; a desire for green space for their family, as well as neighbors and their children to play; and their passion to invest and put the same effort and passion into this lot that they put into their home, and increase the sense of neighborhood for the homes around them.

Chair Fitzgerald asked if there was any public comment and there was no response from the audience.

Commissioner Eckhardt asked how the front of the lot would be treated facing Walnut Avenue, with any landscaping or fencing after the home is torn down. **Ms. Moss** said their intent is not to add any new landscaping; they want to keep it a big, open green space with just the 2 existing trees. There were no further comments from the commissioners.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE PROPOSED DEMOLITION OF THE EXISTING SINGLE-FAMILY HOME LOCATED AT 915 N. WALNUT AVENUE, AS SUBMITTED. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE SITE PLAN RECEIVED 2/19/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

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

PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

KUBOW, AYE; KINGSLEY, AYE; SEYER, AYE; ECKHARDT, AYE; FITZGERALD, AYE.

ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 4. COMMERCIAL REVIEW**DC#19-022 – Elm Shopping Center – 500-550 W. Northwest Hwy.**

Joe & Jon Zivoli were present on behalf of the project.

Mr. Hautzinger presented Staff comments. This project does not require Plan Commission review, so all elements of the design can be reviewed by the Design Commission, including landscape and site elements. The petitioner is proposing exterior improvements to an existing multi-tenant retail building facing Northwest Highway. The scope of the project is a complete makeover of the front and side elevations including:

- Complete removal of the existing flat canopy that extends across the front and down the sides of the building.
- Replacement of all existing masonry with new red brick, gray brick, and stone coping.
- Replacement of all existing storefronts with new clear anodized floor-to-ceiling storefronts.

The subject site is approximately 42,000 square feet, the existing building is approximately 20,300 square feet, and the property is zoned B-2 General Business District.

The existing building has a dull and dated appearance. The proposed design and new materials will provide a welcome refreshing for the building with a crisp and modern appearance. The drawings illustrate that all tenant wall signage will be white channel letters for a consistent signage appearance. Overall, the design is nicely done, and it will be an excellent enhancement to the property. The only comment on the architectural design is that the brightness of the proposed “metal grille and luminous panel lanterns” at the top of the existing masonry piers should be subtle and subdued.

There is an existing landscape bed along Northwest Highway that currently has only grass. Per Chapter 28, Section 6.15, all off-street parking areas are required to be screened along the public way. Such screening is generally accomplished with three-foot tall densely planted shrubs. The petitioner is proposing to install a continuous bed of Karl Forester grasses, which is a good salt and drought tolerant choice for this harsh location. It should be noted that the planting bed overlaps into the Northwest Highway right-of-way, so the petitioner will need to obtain Illinois Department of Transportation (IDOT) approval to install the new landscaping.

Landscape parking islands with shade trees at the end of all parking rows are required by code. The existing site does not have any landscape islands; however, the site is short on parking, so all parking spaces need to remain. There is one painted striped island at the west end of the site that should be converted to a curbed landscape island with a 4” caliper shade tree.

The existing building has an old “The Elms Shopping” sign mounted on the roof at the west end of the building, which is not allowed, and the petitioner is proposing to remove it. There is also an existing ground sign at the east end of the property. Detailed dimensions for this sign were not provided, but it appears to be existing non-compliant for setback from the property line and driveway. The sign appears to be in generally good condition, and it is recommended that the existing raised timber planter around the base of the sign be replaced with a new brick planter to match the building design and that it be enhanced with new decorative landscaping.

The parkways on the east and west ends of the building are currently paved over with asphalt, which has a very poor appearance. The petitioner should replace the asphalt with new grass and parkway trees to enhance the image of the property. The back of the building and alley are highly visible from Walnut Avenue, and they have a poor appearance. This is an existing condition, so improvements should not be required, but the petitioner is encouraged to explore options to improve the appearance. The alley is privately owned and shared with the adjacent apartment building property to the north. The alley paving is in poor condition, and the petitioner is encouraged to work with the adjacent property owner to improve the alley paving.

Staff recommends approval of the proposed architectural design for the exterior modifications, with recommendations and requirements for the site improvement issues as outlined in the Staff report.

Mr. Zivoli explained that the previous owner bought this property with the intention of proposing a 48 unit apartment building; however, they received negative feedback from the neighbors about density, and the project never came before the Village for review. He has taken over the property with the intent to update the existing building facade of the shopping center that is currently 40% vacant, and he has spoken with some of the tenants who gave strong encouragement on the improvements that will bring more tenants to the center. He added that this is also another entrance to Downtown Arlington Heights.

Mr. Zivoli understood the recommendations from Staff, but felt that replacing the striped island at the west end of the site with a new curbed landscape island would be a mistake because right now it is a 2-way drive aisle that is tight to get in to and tight to get out of, and a curb would restrict the circulation of that exit. Putting a curb there would also be a problem on Northwest Highway when vehicles try to enter the center while vehicles are trying to get out of the center. **Mr. Zivoli** said that when he updated the shopping center at 1015 S. Arlington Heights Road, a curb island was removed and replaced with striping for traffic flow and the snow plow, and it is working successfully. In regards to the paved parkway on the west end of the building, one tenant has been parking on that paved area for the last 30+ years, which would be lost if landscaping was installed there. His goal is to get quality tenants for the shopping center that is already restricted with the number of parking spaces.

Mr. Zivoli stated that as part of Phase 2, he would work with the neighbors to improve the alley paving, as well as improve the back of the building by tuck pointing the brick. He would also replace the existing planter base around the ground sign with a new brick base, when he applies for a permit for the new sign. He is asking that the existing painted striped island at the west end of the site remain open as it is today, and that he not be required to provide landscaping in the parkways on each side, especially on the west where it is used for parking.

Commissioner Eckhardt asked the petitioner about replacing the asphalt parkway on the east side, which is his front door and has a poor appearance. It should be an inexpensive to do. **Mr. Zivoli** agreed with the suggestion, but being a small business owner with a construction loan and a budget, he questioned why Village Public Works could not just update this side of the asphalt, and he asked if there was TIF money available for this location. He agreed that there should be some kind of landscaping here, but he was here for the fourth time with a project in the Village and felt that he was being picked on. **Commissioner Eckhardt** replied that it was only a suggestion that the asphalt parkways be improved in some way, since the building will look gorgeous and the parkway looks really bad. **Commissioner Eckhardt** did not object to leaving the asphalt on the west for the barber shop parking. **Chair Fitzgerald** asked if the asphalt parkways were code compliant. **Mr. Hautzinger** stated that he did not know the history on how these parkways became paved. This area is in the public right-of-way and the zoning code only addresses what is within the property lines, but this is not consistent with Village standards for parkways. **Commissioner Eckhardt** felt it was a reasonable request that the petitioner address this matter with someone in the Village such as Public Works, since this area is Village property.

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

PUBLIC COMMENT

Jasper Grimaudo, 550 W. Sandy Lane, Des Plaines. He said that he works at LoCascio Hair Care and one the problems is limited parking for the 7 people that work there. There is street parking on the west side of the building, and 4 hour parking past the alley, which is one of the reasons they are asking to keep the existing asphalt on the west side of the building. The triangular area that is currently striped would become a hazard resulting in accidents if a curb was added there.

The commissioners gave their comments. **Commissioner Kubow** loved the changes being proposed for the shopping center, as well as what the petitioner recently did at 1015 S. Arlington Heights Road, both of which are vast improvements. He appreciated the petitioner pouring his heart and soul into these old tired plazas and making them

look nice again, and he wanted to work with the petitioner as much as possible because of what the petitioner is doing. He agreed with Staff's comments, but he felt leniency should be given to someone who is trying their hardest to improve an existing blighted-looking plaza. Parking is always a problem and with all the vacancy in the Village, he felt the Village should do everything possible to keep businesses. **Commissioner Kubow** approved of the project as proposed, and reiterated that the Village/Public Works should work with the petitioner on the asphalt parkways, knowing what the petitioner has been doing in the Village.

Commissioner Seyer agreed that everything the petitioner is doing is making things more beautiful in the Village, which is the goal. He referred to the blue colored glass in the rendering, and asked for clarification that the entire storefront is all glass, with no other solid or opaque glass, and **Mr. Zivoli** said that it is. **Commissioner Seyer** also reviewed the materials being proposed; there are 2 different brick tones, anodized aluminum, a lighter contrasting color of EIFS at the top of the storefront, and a stone cap. He liked the goal of having contrast as shown in the renderings, but felt the stone cap, the EIFS, and the Belden grey brick actually all looked similar, and he was unsure if any of the contrast in the rendering would show in reality. **Mr. Zivoli** presented a sample of the brick, which **Commissioner Seyer** reiterated was almost identical in color to the stone cap as well as the EIFS. He suggested that either the brick needs to be darker, or the EIFS and stone cap need to be lighter to achieve the contrast as shown in the rendering.

Commissioner Eckhardt agreed with the comments about the contrasting brick colors, and the rendering being a little deceiving with the colors. He liked the idea of contrast on the building and was unsure about the 2 brick colors being proposed.

Commissioner Kingsley appreciated the efforts being put into reviving this shopping center and understood that it needs to be updated, but she felt the petitioner should save some of his money and keep the brick and the stone because this is a classic storefront that no one else has anymore because they are not built anymore. Instead of the changes being proposed, she felt the petitioner should keep the brick, the stone, and the lanterns, and update the windows, the doors, the walls, paint the overhangs and keep the canopy, and put money into a really nice driveway; make a statement with the building that it is. She said it would be a shame to waste the existing materials on the building and see all that go.

Mr. Zivoli said that the entire shopping center is in poor shape, and although he understood where Commissioner Kingsley was coming from with her comments, he had to look at whether or not this center would still stand in today's standards 30 years from now. **Commissioner Kingsley** reiterated that what the petitioner is proposing tonight is fine, but if the petitioner wants to go forward 30 years, then do what this center did when it was built, do something progressive to restore the shopping center. **Mr. Zivoli** explained that the existing overhangs are leaking and hide the beauty of the 10-foot windows behind them. Respectfully, he did not agree with keeping the overhangs, and felt that leaving the building as it is would not draw new tenants. He has seen 100% occupancy with 2 other centers like this that he updated, including the parking updates he did at 1015 S. Arlington Heights Road.

Commissioner Kingsley reiterated her suggestion to put the money into the existing building, and consider having an overhang that would provide a protected walkway where customers can linger and window shop. She again commended the petitioner for improving the building and liked a lot of the elements being proposed, but felt the petitioner should keep what is there.

Chair Fitzgerald agreed with Commissioner Kingsley's suggestion to try and save the brick and the stone, and put the money into a new canopy. With new windows, new canopy, and new signage, this shopping center would be unique and wonderful. Although what is being proposed is also nice, he felt the petitioner should keep an open mind to see what the possibilities are. With regards to the landscaping, **Chair Fitzgerald** would like it to be a requirement to break up the line of Karl Forester grasses being proposed along Northwest Highway with a variety of different plants, because in the event that something happens to a couple of the plants, it would be less obvious. In regards to the ground sign landscaping, he was not in favor of replacing the timber planter with brick, and he suggested removing the existing timbers and replacing it with ground level plants, which could be done for a minimal cost. He also wanted it to be a recommendation to remove the asphalt parkway on the east side of the building, and that the petitioner contact

someone in the Village to see what could be done, which he felt was very important. **Chair Fitzgerald** also agreed with Staff's comments about the beacon lights, which he liked the idea and look of, as long as the lights were not too bright.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR EXTERIOR MODIFICATIONS AT *ELM SHOPPING CENTER* LOCATED AT *500-550 W. NORTHWEST HIGHWAY*, AS SUBMITTED. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED AND RECEIVED 2/22/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
2. ALL SIGNAGE MUST MEET CODE, CHAPTER 30.

There was no second to the motion.

Commissioner Seyer recommended approval of the project as submitted, with a requirement that the material board be reviewed by Staff to obtain the desired contrast between the EIFS, stone cap, and brick. **Commissioner Eckhardt** commented that he is familiar with this building and previously worked on it with the prior owner, and found the fascia to be in bad shape.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR EXTERIOR MODIFICATIONS AT THE *ELM SHOPPING CENTER* LOCATED AT *500-550 W. NORTHWEST HIGHWAY*, AS SUBMITTED. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED AND RECEIVED 2/22/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT ALTERNATE BRICK SAMPLES BE SELECTED BY THE PETITIONER TO CREATE A MORE CONTRASTING MATERIAL PALETTE, FOR STAFF REVIEW.
2. A REQUIREMENT THAT THE LANDSCAPING ALONG NORTHWEST HIGHWAY BE VARIED TO PROVIDE FOR BREAKS IN THE ORNAMENTAL GRASS.
3. A RECOMMENDATION THAT THE PETITIONER APPROACH VILLAGE STAFF REGARDING BEAUTIFICATION OF THE PARKWAY, AND THAT THE DESIGN COMMISSION SUPPORTS VILLAGE ASSISTANCE TO THE PETITIONER IN THIS MATTER.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING

PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

5. ALL SIGNAGE MUST MEET CODE, CHAPTER 30.

Mr. Hautzinger asked for clarification of the requirement to vary the landscaping along Northwest Highway, because a continuous screen is required and there should not be any voids in it. **Chair Fitzgerald** said the requirement is to alternate the landscape material along Northwest Highway; change the type of landscaping every 30-feet or so with 2 or 3 different types of plantings, not all ornamental grasses as shown. **Mr. Hautzinger** recommended adding a requirement about the brightness of the lanterns, which the commissioners agreed with. **Mr. Hautzinger** also asked if the issue to replace the painted striped island at the west end was purposefully left out of the motion and **Commissioner Eckhardt** said that it was.

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

6. A REQUIREMENT THAT THE BRIGHTNESS OF THE PROPOSED 'METAL GRILLE AND LUMINOUS PANEL LANTERNS' AT THE TOP OF THE EXISTING MASONRY PIERS BE SUBTLE AND SUBDUED.

KUBOW, AYE; SEYER, AYE; ECKHARDT, AYE; FITZGERALD, AYE; KINGSLEY, NAY.
MOTION CARRIED.

ITEM 5. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO ADJOURN THE MEETING AT 8:40 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Design Commission 4/9/2019

Item: DC#19-025(H) - 102 N. Belmont Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 102 N. Belmont Avenue. This recommendation is subject to compliance with the architectural plans dated 2/27/19 and received on 3/4/19, 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

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Schreck Residence
Project Address: 102 N. Belmont Ave.
Prepared By: Steve Hautzinger

Date Prepared: April 3, 2019

PETITION INFORMATION:

DC Number: 19-025(H)
Petitioner Name: Alan Curtis
Petitioner Address: Drive Architecture
105 S. Dunton Ave.
Arlington Heights, IL 60005
Meeting Date: April 9, 2019

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing one-and-a-half story residence to allow construction of a new two-story residence. An existing detached two-car garage will remain. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,712 square feet and the proposed residence will have approximately 2,912 square feet. This project requires approval from the Zoning Board of Appeals to allow a 19'-11 ½" front setback, where 21'-10" minimum is required. The project does comply with all other R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 21.83 feet Side: 6.6 feet Exterior Side: 23.3 feet Rear: 30 feet	Front: 19.96 feet Side: 8 feet Exterior Side: 27.8 feet Rear: 44.3 feet
Building Height	25 feet to the midpoint	24.4 feet to the midpoint
FAR	3,920 SF	2,912 SF
Building Lot Coverage	3,049 SF	2,331 SF
Impervious Surface Coverage Total	4,356 SF	3,654 SF

The existing home (proposed to be demolished) was included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights, such as the subject "Rec Park" neighborhood. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Contributing".

The proposed new house is an ideal design to fit in the context of this existing historic neighborhood. The one-and-a-half story massing, raised first floor, and traditional detailing on all sides of the house give the design a wonderful authentic appearance.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 102 N. Belmont Avenue. This recommendation is subject to compliance with the architectural plans dated 2/27/19 and received on 3/4/19, 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.

_____, April 3, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-025



PLAT OF SURVEY

BY

JOHN M. HENRIKSEN

576 E. NORTHWEST HIGHWAY DES PLAINES, ILLINOIS 60016

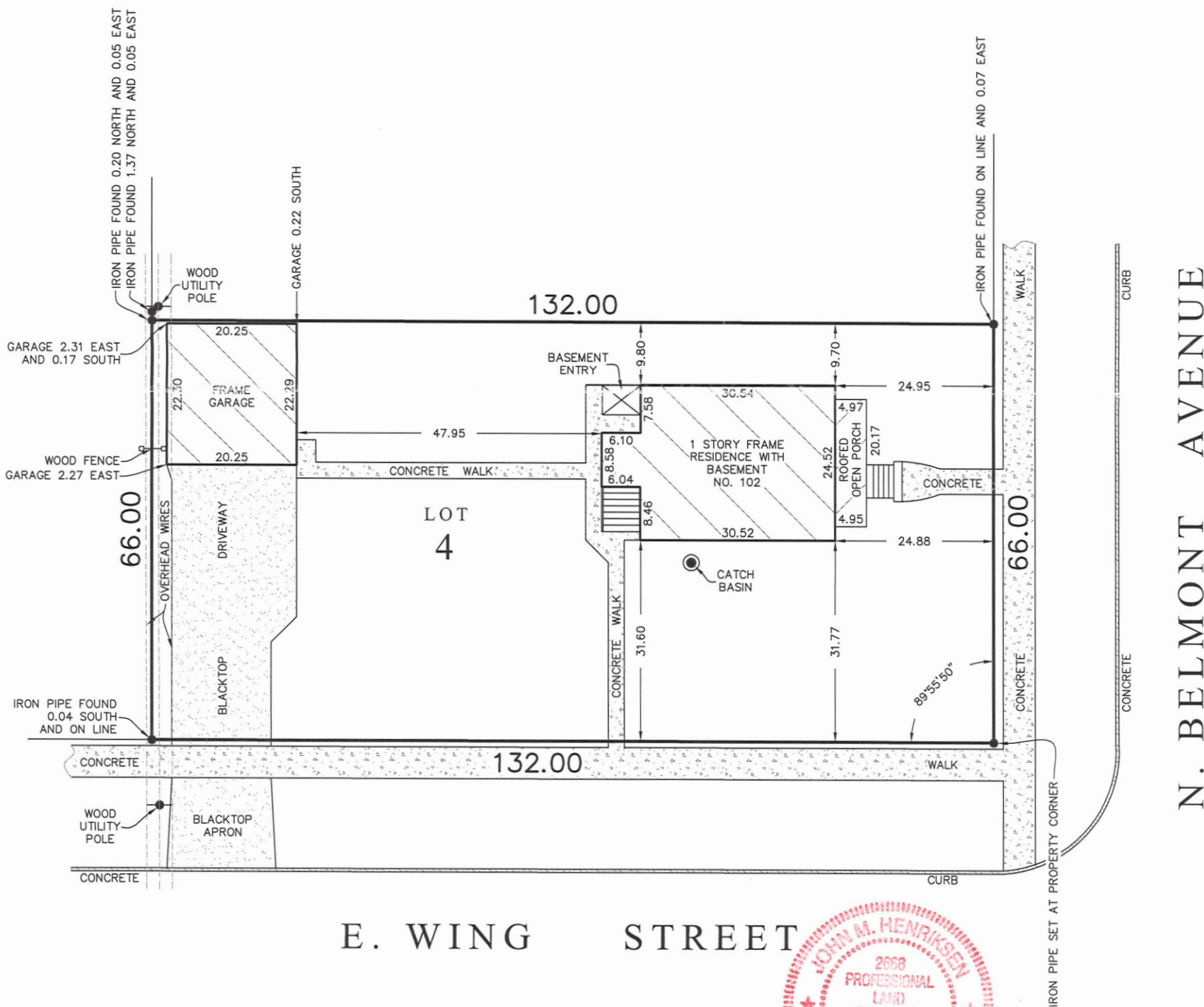
TEL. 847-795-0301 FAX. 847-795-0302

WWW.HENRIKSENSURVEY.COM

OF

LOT 4 IN BLOCK 6 IN GEORGE W. DUNTON'S ADDITION TO ARLINGTON HEIGHTS
NUMBER 2, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 NORTH OF RAILROAD (EXCEPT
NORTH 20 ACRES) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
DECEMBER 12, 1908 AS DOCUMENT NUMBER 4301386, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 102 N. BELMONT AVENUE
ARLINGTON HEIGHTS, IL



E. WING STREET

N. BELMONT AVENUE

ORDER NUMBER: **100178**

SCALE: 1 INCH = 20 FEET

ORDERED BY: **NEIL J. KAISER, LTD.**

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN
HEREON ARE BUILDING LINES AND EASEMENTS AS
SHOWN ON THE RECORDED SUBDIVISION PLAT.
CONSULT LOCAL AUTHORITIES FOR BUILDING LINES
ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT
ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FRACTIONAL INCH EQUIVALENTS
OF HUNDREDTHS OF A FOOT

0.01=1/8"	0.25=3"
0.02=1/4"	0.33=4"
0.03=3/8"	0.37=4-1/2"
0.04=1/2"	0.38=4-1/2"
0.05=5/8"	0.42=5"
0.06=3/4"	0.50=6"
0.07=7/8"	0.58=7"
0.08=1"	0.62=7-1/2"
0.09=1-1/8"	0.63=7-1/2"
0.10=1-1/4"	0.67=8"
0.11=1-3/8"	0.75=9"
0.12=1-1/2"	0.83=10"
0.13=1-1/2"	0.87=10-1/2"
0.14=1-5/8"	0.88=10-1/2"
0.15=3/4"	0.92=11"
0.16=1-7/8"	1.00=12"
0.17=2"	

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

STATE OF ILLINOIS}
COUNTY OF COOK}

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR,
DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED
PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET
DECIMAL PARTS THEREOF.

DES PLAINES, ILLINOIS DECEMBER 17, 2010.

John M. Hensen
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2012.





Zoning District	R3		
Lot Area	8,712.00		
Existing Garage Footprint	451.37		
Existing House Footprint	796.00		
Existing House Floor Area	1,296.00	Approx	
New House Floor Area Net Total	2,861.00		
New House Floor Area W/Garage (51.37sf)	2,912.37		
New House Footprint	1,531.00		
Existing Impervious Surface	796.00	House	
	451.37	Garage	
	71.00	Back Porch & Cellar Entry	
	1,157.00	Drive & Walks	
	118.00	Front Porch & Steps	
	2,593.37	Total	
New Impervious Surface	1,531.00	House	
	451.37	Garage	
	375.00	Back Patio & Connected Walk	
	855.00	Drive & Front Entry Walk	
	94.00	Back Porch	
	252.00	Front Porch & Steps	
	3,558.37	Total	
Existing FAR	0.15		
New FAR	0.33	0.45	Allowed
Existing Impervious Surface	0.30		
New Impervious Surface	0.41	0.5	Allowed
New Front Yard Impervious Surface	252.00	655	Allowed
New Exterior Side Yard Imp Surface	387	1296.5	Allowed
Existing Building Lot Coverage	0.14		
New Building Lot Coverage	0.23	0.35	Allowed
Setbacks	Required	Existing	New
Front (East) House	21.77	20.00	21.77
Side (North) House	6.60	9.80	8.00
Exterior Side (South) House	23.30	31.77	27.75
Rear (West)	30.00	70.00	48.5
Existing Rear (West) Garage	3.00	2.31	No Change - Existing
Existing Side (North) Garage	3.00	0.17	No Change - Existing

Zoning District	R3		
Lot Area	8,712.00		
Existing Garage Footprint	451.37		
Existing House Footprint	796.00		
Existing House Floor Area	1,296.00	Approx	
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	451.37	Garage	
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	451.37	Garage	
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Rear (West)	30.00	70.00	48.5
Existing Rear (West) Garage	3.00	2.31	No Change - Existing
Existing Side (North) Garage	3.00	0.17	No Change - Existing

28 N Belmont



32 N Belmont



38 N Belmont



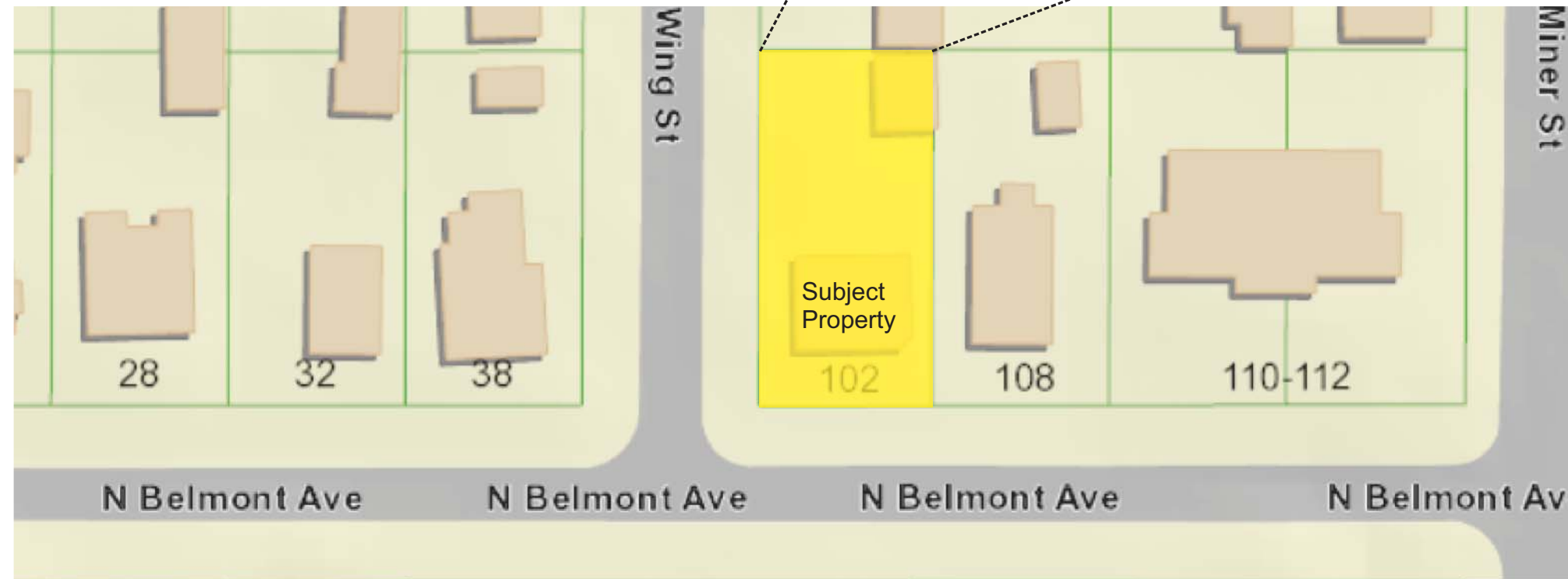
102 N Belmont



108 N Belmont



100-112 N Belmont



Recreation Park



Schreck/Petrica Residence
102 N Belmont Ave
Arlington Heights, IL 60004

ITEM	DATE	ISSUED FOR
	10.12.18	INITIAL SITE REVIEW
	1/7/19	ELEVATION REVIEW
	2.11.19	VAH SITE REVIEW

DRAWN BY: ASC	CHECKED BY:
PROJECT DATE: 7.15.18	PROJECT NUMBER: 012.18

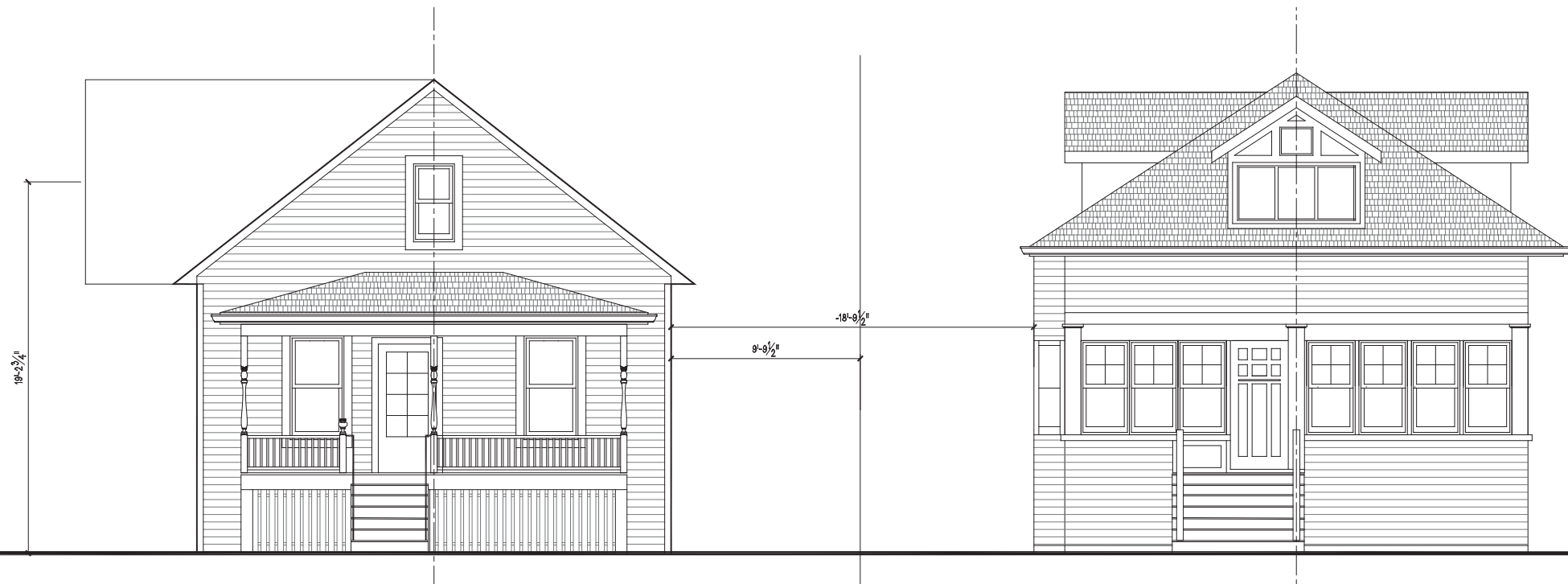
DESIGN FIRM LICENSE
ILLINOIS 184.002152
NORTH CAROLINA 52469
COPYRIGHT - 2019
DRIVEARCHITECTURE, LTD
DRIVEARCHITECTURE.COM

New Home for
Patrick & Elaine Schreck
102 N Belmont Ave
Arlington Heights, IL 60004

ITEM	DATE	ISSUED FOR
	10.12.18	INITIAL SITE REVIEW
	2.11.19	VAH SITE REVIEW
	2.27.19	DESIGN COMM

DRAWN BY: ASC	CHECKED BY:
PROJECT DATE: 7.15.18	PROJECT NUMBER: 012.18

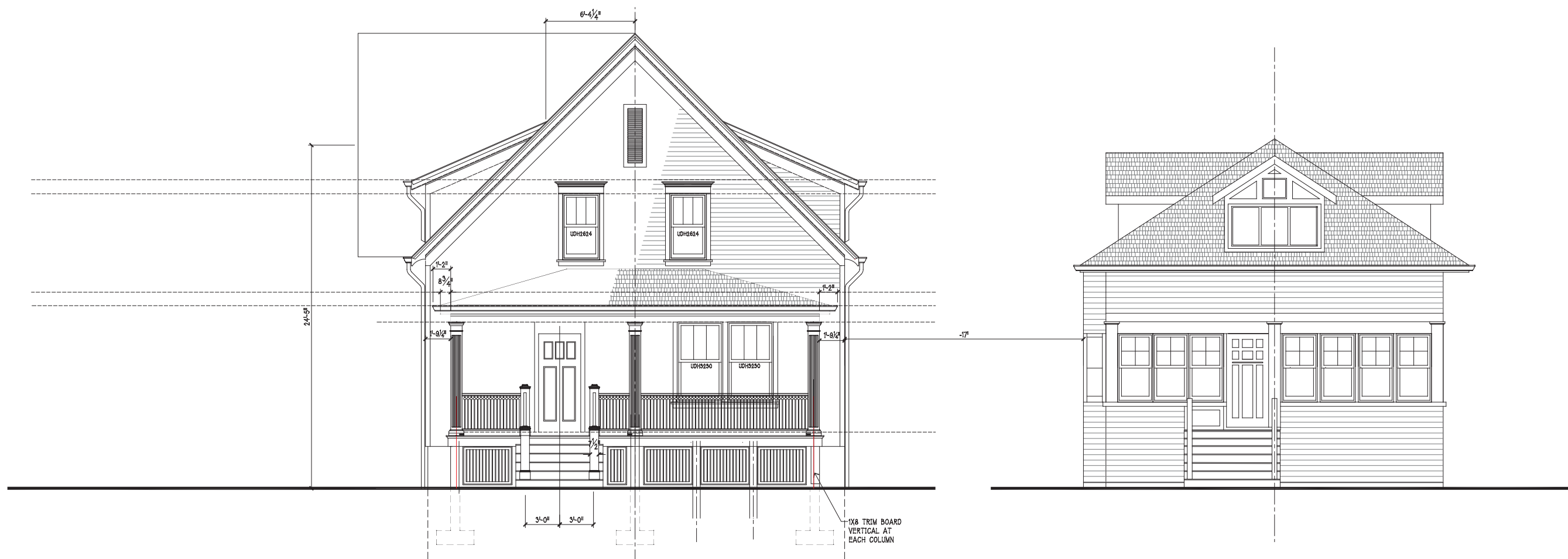
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NORTH CAROLINA 52469
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DRIVEARCHITECTURE.COM



Existing Single Family Context

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

1
A400.2



Proposed Single Family Context

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

1
A400.2



New Home for
Patrick & Elaine Schreck
102 N Belmont Ave
Arlington Heights, IL 60004

ITEM	DATE	ISSUED FOR
	10.12.18	INITIAL SITE REVIEW
	2.11.19	VAH SITE REVIEW
	2.27.19	DESIGN COMM
DRAWN BY: ASC		CHECKED BY:
PROJECT DATE: 7.15.18		PROJECT NUMBER: 012.18

DESIGN FIRM LICENSE
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DRIVEARCHITECTURE.COM



Back (West) Elevation



Front (East) Elevation

New Single Family Home for Patrick & Elaine Schreck
102 N Belmont Avenue
Arlington Heights, IL 60004



East Elevation



South Elevation

Roofing
CertainTeed
Color "Pweter"

Gutters
Oversize "K" Style
Color "White"

Siding
Hardi Plank (4" Exposure)
Color "Black Boudoir
PPU26-23"



New Home for
Patrick & Elaine Schreck
102 N Belmont Ave
Arlington Heights, IL 60004

Trim (All)
Wood/Composit
Color "Minimalistic PPU25-12"

Windows
Marvin
Color "Stone White"



North Elevation



West Elevation

Stucco (On Foundation)
Plaster
Color "French Silver" PPU18-05"

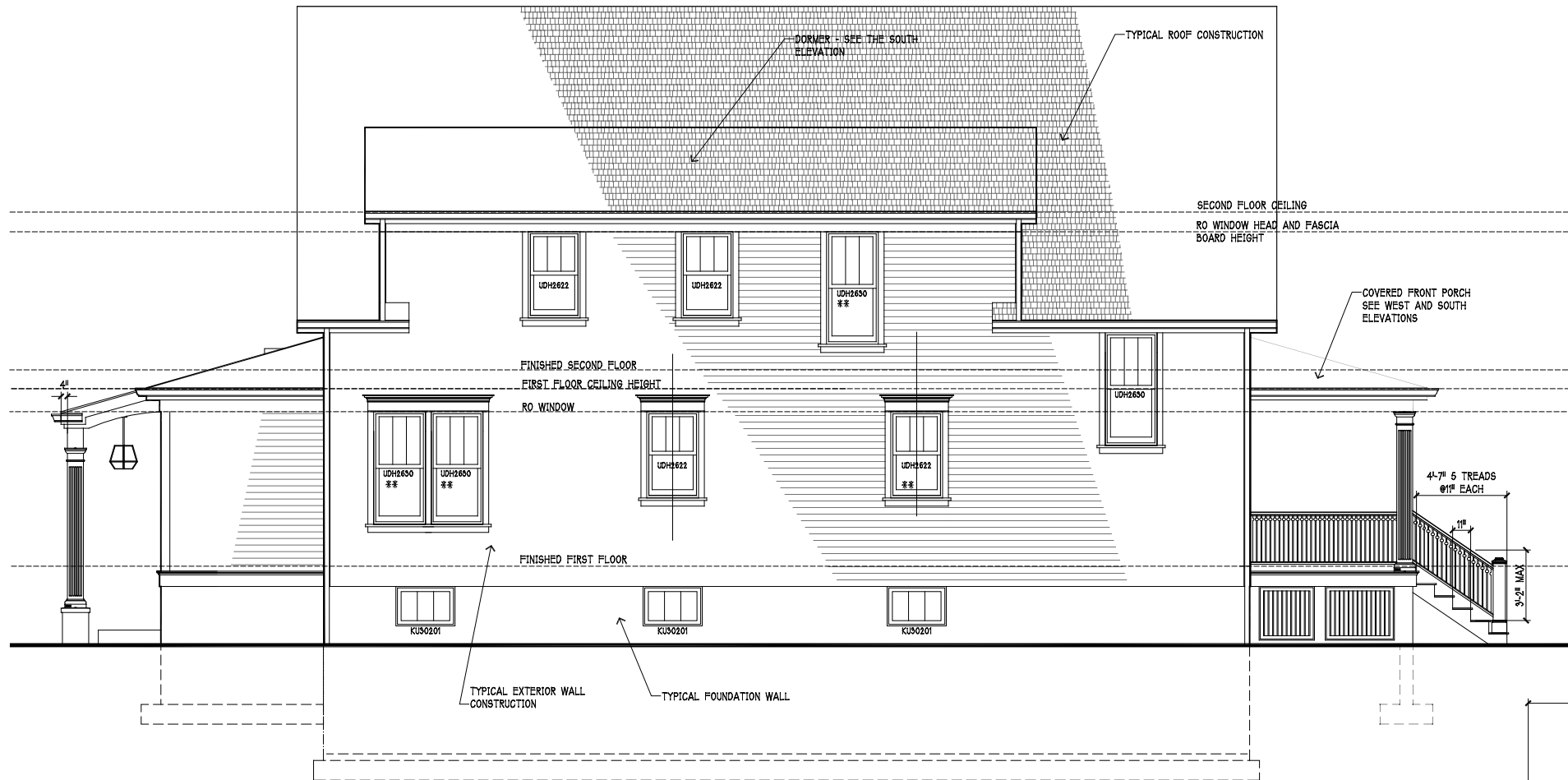
All Colors are Behr Paint Colors

ITEM	DATE	ISSUED FOR
	10.12.18	INITIAL SITE REVIEW
	2.11.19	VAH SITE REVIEW
	2.27.19	DESIGN COMM

DRAWN BY: ASC	CHECKED BY:
PROJECT DATE: 7.15.18	PROJECT NUMBER: 012.18

DESIGN FIRM LICENSE
ILLINOIS 184-002152
NORTH CAROLINA 52469
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DRIVEARCHITECTURE.COM

104

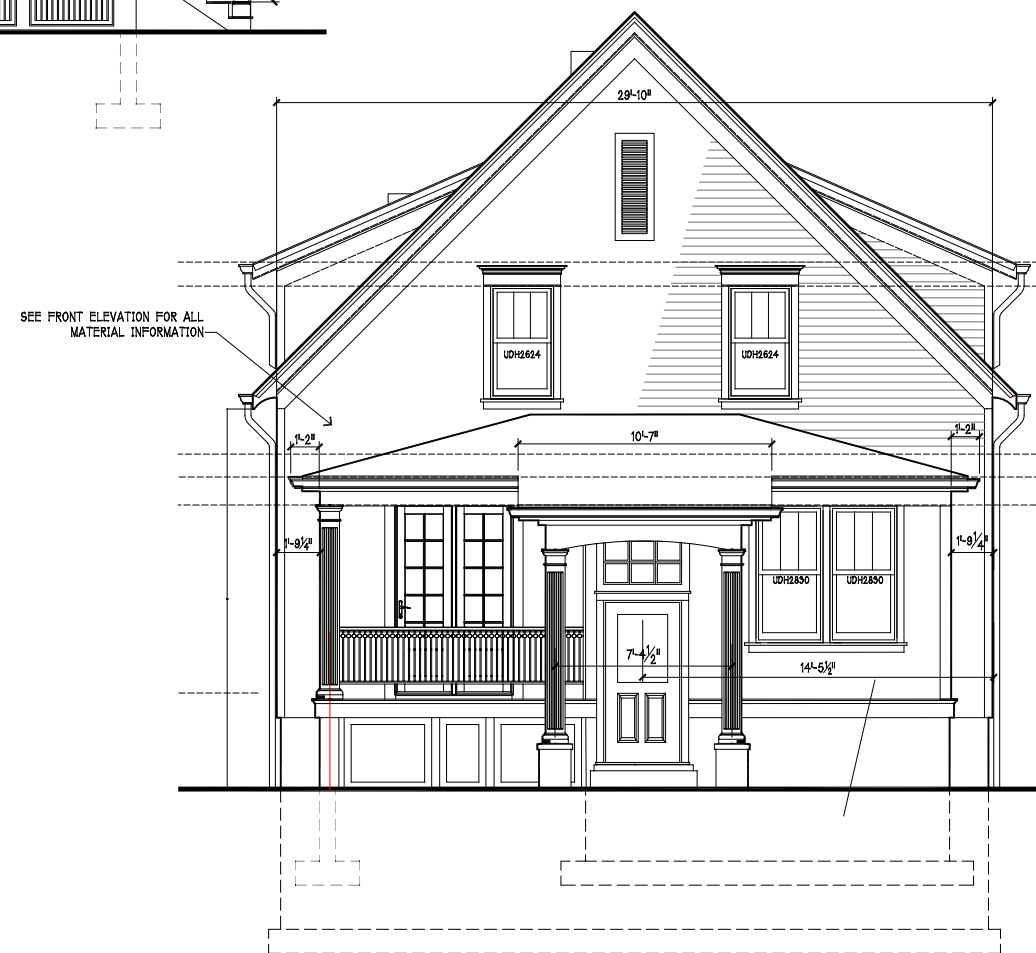


South Elevation

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

** INDICATES WINDOWS IN COMPLIANCE WITH EGRESS REQUIREMENT

1
A401



West Elevation

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

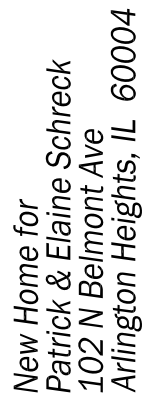
2
A401

New Home for
Patrick & Elaine Schreck
102 N Belmont Ave
Arlington Heights, IL 60004

ITEM	DATE	ISSUED FOR
	10.12.18	INITIAL SITE REVIEW
	1/7/19	ELEVATION REVIEW
	2.11.19	VAH SITE REVIEW
	2.27.19	DESIGN COMM

DRAWN BY: ASC	CHECKED BY:
PROJECT DATE: 7.15.18	PROJECT NUMBER: 012.18

DESIGN FIRM LICENSE
ILLINOIS 184.002152
NORTH CAROLINA 52468
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DRIVEARCHITECTURE, LTD
DRIVEARCHITECTURE.COM



DRAWN BY: ASC	CHECKED BY:
PROJECT DATE: 7.15.18	PROJECT NUMBER: 012.18

112



ITEM	MATERIAL	MANUFACTURER	COLOR
Stucco	Plaster W/Sand Finish	N/A	French Silver - Behr PPU18-05
Roofing	Asphalt Shingles	CertainTeed	Pewter
Siding	Fiber Cement	James Hardie	Custom - Behr PPU26-23
Gutters	Aluminum	N/A Generic K-Style	White
Windows	Wood/Aluminum	Marvin	Stone White
Trim/Fascia/Soffits	Wood/Composite	N/A	Custom - BehrPPU25-12



Design Commission
4/9/2019

Item: DC#19-026 - 1833 N. Chestnut Ave. - SF/Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the design for the proposed addition at 1833 N. Chestnut Avenue. This recommendation is based on the architectural plans dated 4/9/19 received 3/6/19, 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 Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
2. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Bush Residence
Project Address: 1833 N. Chestnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: April 4, 2019

PETITION INFORMATION:

DC Number: 19-026
Petitioner Name: Carole Wisniewski
Petitioner Address: JRC Design Build
1275 E. Davis St.
Arlington Heights, IL 60005
Meeting Date: April 9, 2019

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

ANALYSIS:

Summary

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

The petitioner is proposing a complete renovation and expansion of an existing single-story house, including a new second floor addition and an expanded two-car attached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,952 square feet and the proposed residence with additions will be approximately 3,517 square feet. This project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 7.5 feet Side: 7.5 feet Rear: 30 feet	Front: 32.8 feet Side: 9.8 feet Side: 14.8 feet Rear: 52.8 feet
Building Height	25 feet to the midpoint	20 feet to the midpoint
FAR	4,819 SF	3,517 SF
Building Lot Coverage	3,286 SF	2,280 SF
Impervious Surface Coverage Total	5,476 SF	3,392 SF

The existing neighborhood consists of primarily single story homes with a mix of one car and two car attached garages. However, there have been numerous new two-story teardowns previously completed in this neighborhood, as well as some second floor additions.

Overall, the proposed design is thoughtfully designed with a one-and-a-half story massing that works well with the scale of the neighborhood. The existing one-story eave height is maintained on all sides of the house which helps the design to fit in with the adjacent single story homes. The expanded home fits comfortably on the lot.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design for the proposed addition at 1833 N. Chestnut Avenue. This recommendation is based on the architectural plans dated 4/9/19 received 3/6/19, 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 Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
2. Compliance with all Federal, State, and Village codes, regulations and policies.

_____, April 4, 2019

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-026

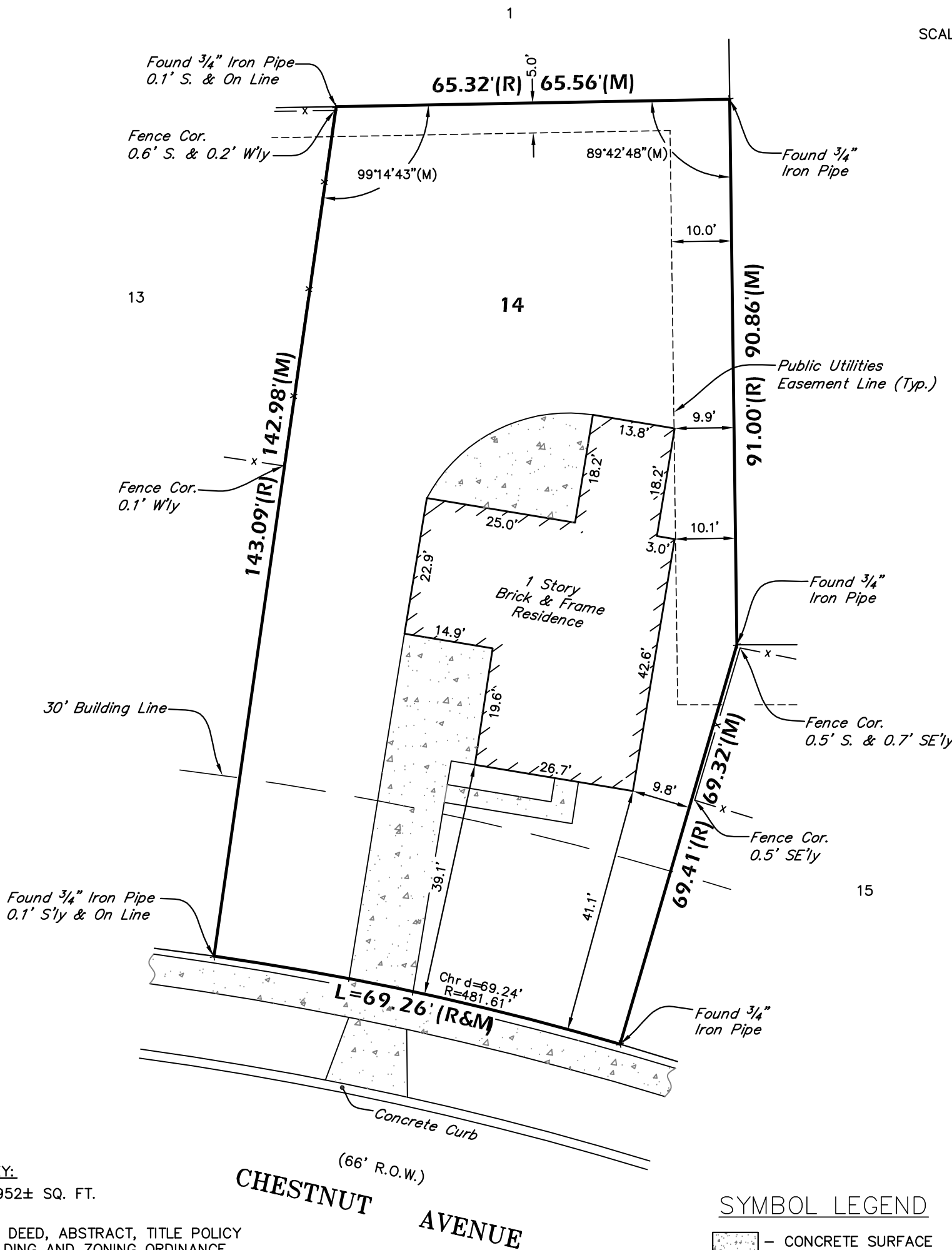
PLAT OF SURVEY

OF

LOT FOURTEEN (14) IN BLOCK (1) IN HASBROOK SUBDIVISION UNIT NO. 2
BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST
QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE
THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED
OCTOBER 17, 1957, AS DOCUMENT 17041013, IN COOK COUNTY, ILLINOIS.



SCALE: 1"=20'



AREA OF SURVEY:
CONTAINING 10,952± SQ. FT.

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

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

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

FIELD WORK COMPLETED AND DATED
THIS 4TH DAY OF DECEMBER, 2014.

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

PROFESSIONAL DESIGN FIRM NO. 184-004196

SYMBOL LEGEND

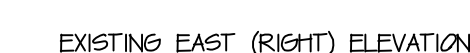
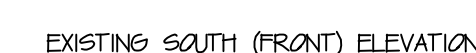
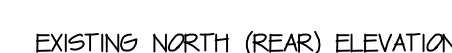
- CONCRETE SURFACE
- FENCE LINE
- (R) - RECORD DATA
- (M) - MEASURED DATA
- UTILITY POLE
- OVERHEAD WIRES

PREPARED FOR: LOCAL PROPERTIES
JOB ADDRESS: 1833 N. CHESTNUT AVENUE
ARLINGTON HEIGHTS, ILLINOIS



Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532
Phone 630.778.1757 Fax 630.778.7757

DRAWN BY: AA FLD. BK./PG. NO.: 129/15
COMPLETION DATE: 12/08/14 JOB NO.: 1410251
REVISED:


$$\frac{2}{A|}$$
$$1/8^* = 1-0$$

$$\frac{3}{A|}$$
 $1' = 20'-0"$ 
$$\frac{1}{A|}$$

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



STATE OF ILLINOIS
CAROLE
WISNIEWSKI
001-018877
EXP. 11/20
LICENSED ARCHIVIST

03.20.17



922 Monroe Avenue
Wauconda, Illinois 60084
T: 847.489.1703
email: cwisdesign@gmail.com
DESIGN REG #184.007566-001

JOHN & RHIANNON BUSH
1833 N. CHESTNUT AVE.
ARLINGTON HEIGHTS, ILLINOIS

NO.	DATE	DESCRIPTION
1	04.09.19	DESIGN COMM
2		
3		
4		
5		
6		

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PROJECT NUMBER
19002.00

SITE PLAN EXISTING PLAN

A1



1845 N. CHESTNUT AVE



1841 N. CHESTNUT AVE.



1837 N. CHESTNUT AVE.



1833 N. CHESTNUT AVE.



1827 N. CHESTNUT AVE.



1823 N. CHESTNET AVE.

N. CHESTNUT AVE.



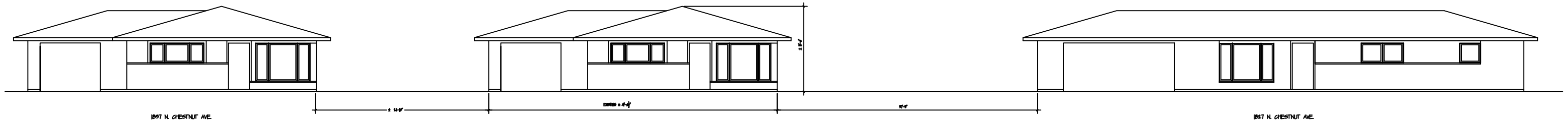
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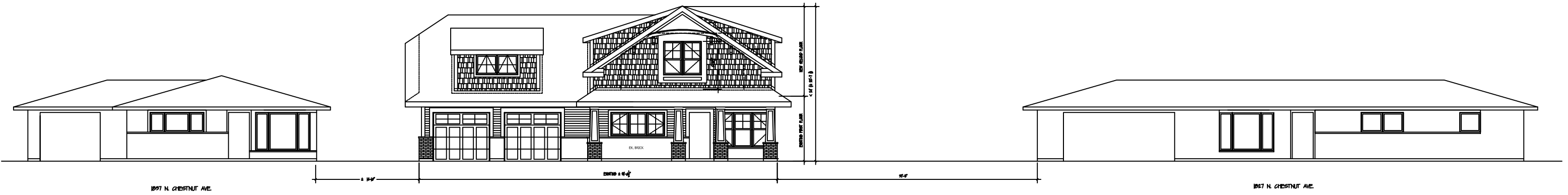
1832 N. CHESTNUT AVE.



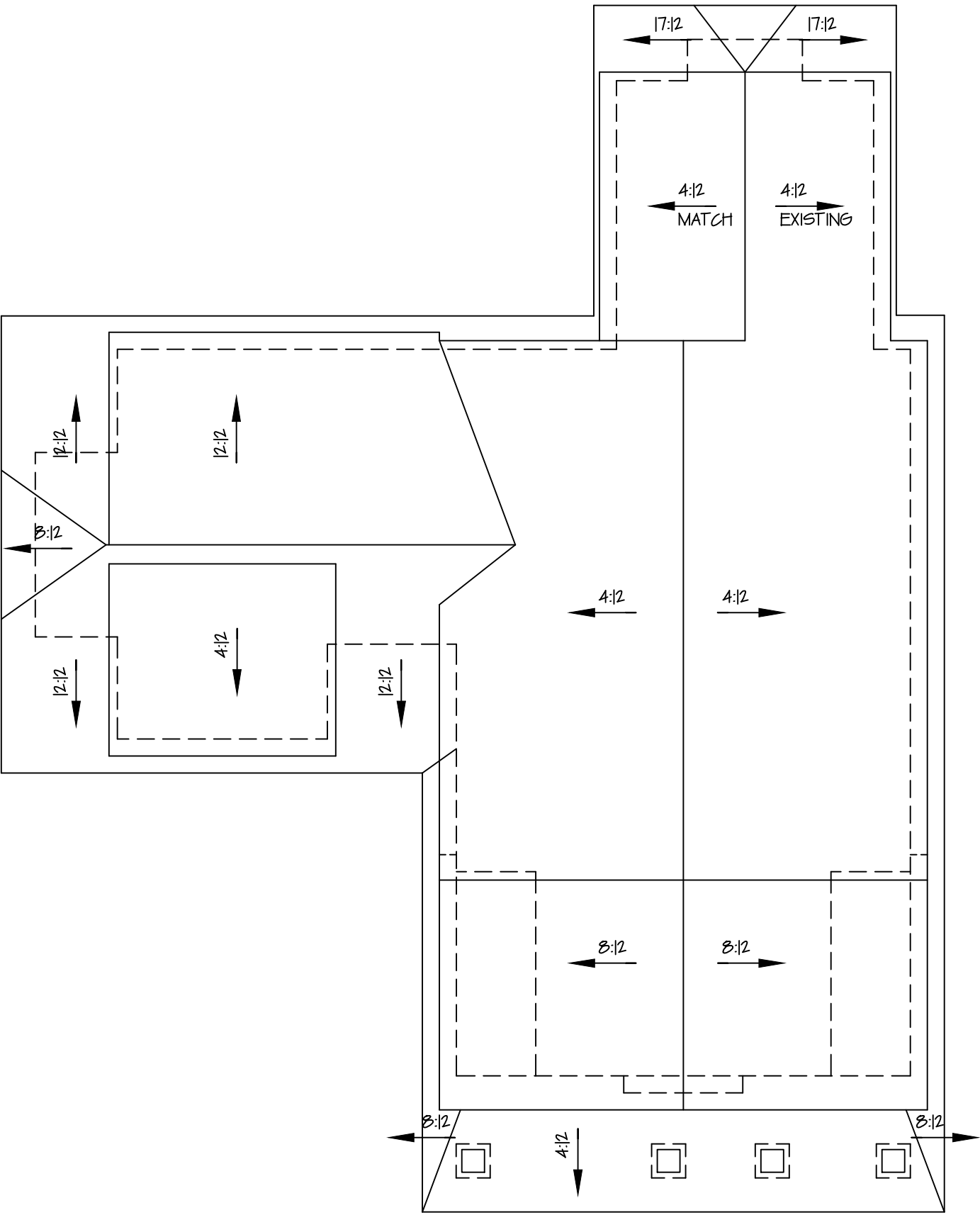
1836 N. CHESTNUT AVE.



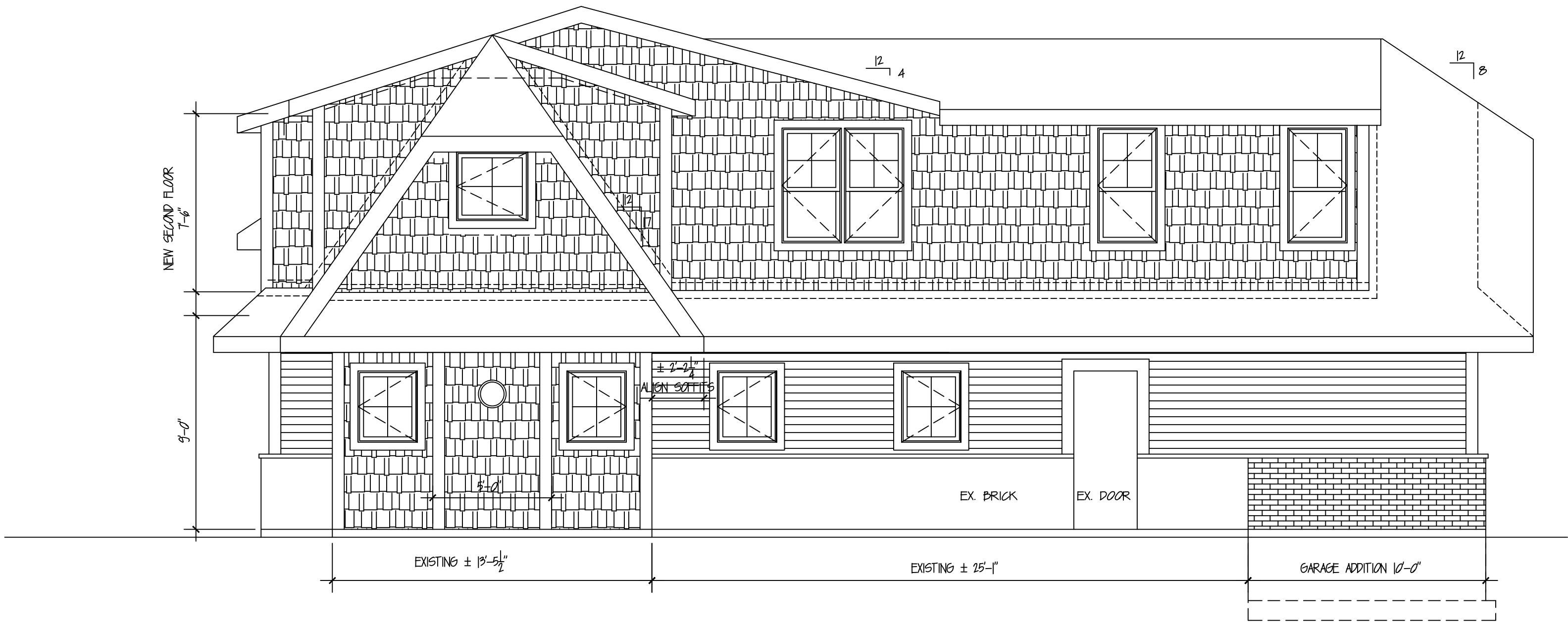
1
1
EXISTING CONTEXT FRONT ELEVATION
NOT TO SCALE
ADDITION TO SINGLE FAMILY HOME:
JOHN & RHIANNON BUSH
1847 N. CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004



2
1
PROPOSED CONTEXT FRONT ELEVATION
NOT TO SCALE



3
A3A
1/8" = 1'-0"



2
A3A
1/4" = 1'-0"



1
A3A
1/4" = 1'-0"

JRC
DESIGN BUILD, INC
GENERAL CONTRACTOR
1275 E. Davis
Arlington Heights, IL 60005
T: 847.255.2322
email: jimjrcdb@gmail.com



03.20.17
CW Design
carole gainer wisniewski
ARCHITECT
847-489-1703
e mail: cwdesign@gmail.com
922 Monroe Avenue
Wauconda, Illinois 60084
T: 847.489.1703
email: cwdesign@gmail.com
DESIGN REG #184.007566-001

JOHN & RHIANNON BUSH
1833 N. CHESTNUT AVE.
ARLINGTON HEIGHTS, ILLINOIS

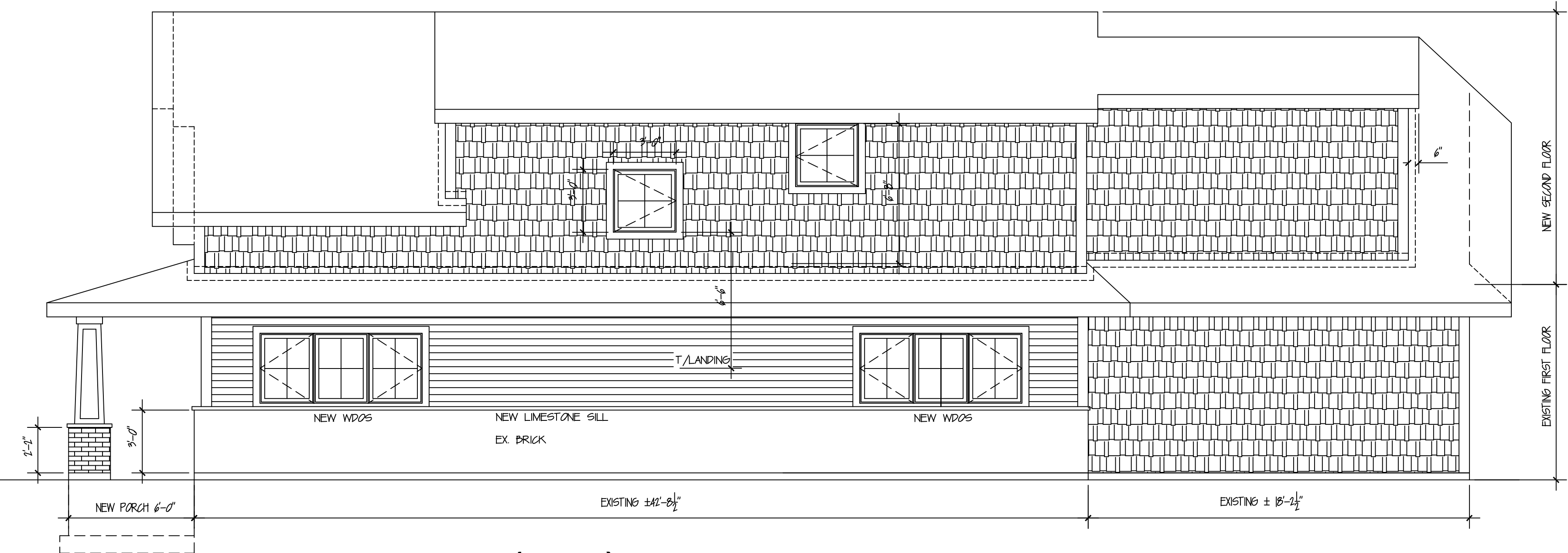
GARAGE/PORCH/SECOND FLOOR ADDITION & REMODELING FOR:

NO.	DATE	DESCRIPTION
1	04.09.19	DESIGN COMM
2		
3		
4		
5		
6		

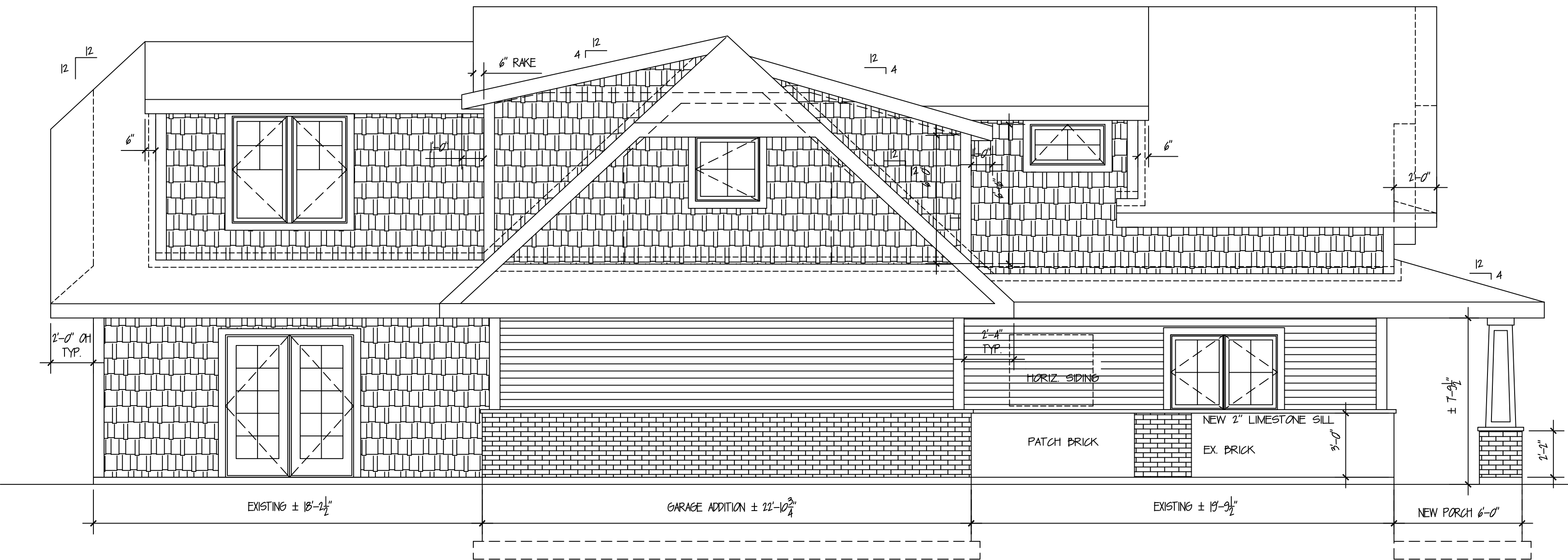
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PROJECT NUMBER
19002.00

EXTERIOR
ELEVATIONS
A3A



2
A3B
EAST (RIGHT) ELEVATION
1/4" = 1'-0"



1
A3B
WEST (LEFT) ELEVATION
1/4" = 1'-0"

JRC
DESIGN BUILD, INC
GENERAL CONTRACTOR
1275 E. Davis
Arlington Heights, IL 60005
T: 847.255.2322
email: jimjrcdb@gmail.com



03.20.17
CW Design
carole gainer wisniewski
ARCHITECT
847-489-1703
e mail: cwdesign@gmail.com
922 Monroe Avenue
Wauconda, Illinois 60084
T: 847.489.1703
email: cwdesign@gmail.com
DESIGN REG #184.007566-001

GARAGE/PORCH/SECOND
FLOOR ADDITION &
REMODELING FOR:
JOHN & RHIANNON BUSH
1833 N. CHESTNUT AVE.
ARLINGTON HEIGHTS, ILLINOIS

NO.	DATE	DESCRIPTION
1	04.09.19	DESIGN COMM
2		
3		
4		
5		
6		

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PROJECT NUMBER
19002.00

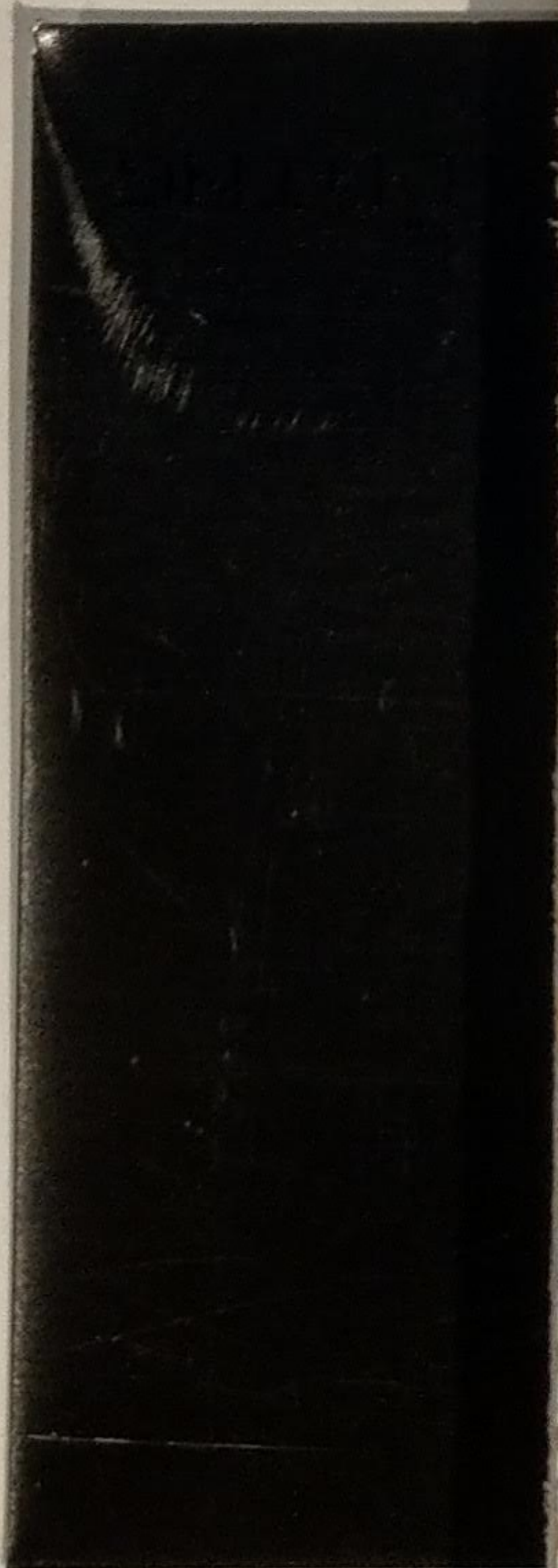
EXTERIOR
ELEVATIONS
A3B



ROOF ↗

SIDING/TRIM →

WINDOWS →



EX. BRICK →



MATERIAL SCHEDULE

1833 N. Chestnut
ARLINGTON HEIGHTS, IL

MATERIAL TYPE	MANUFACTURER	COLOR
BRICK	EXISTING	RED
ROOF	OWNES CORNING	ONYX BLACK
SIDING-HORIZONTAL	LP SMARTSIDE	WHITE
SIDING SHAKES	LP SMARTSIDE	WHITE
WINDOWS	ADVANCED WDOS	BLACK (EBONY)
TRIM/FASCIA/SOFFIT	LP SOFFIT/FASCIA	WHITE
GUTTERS/DS	PREFINISHED ALUMINUM	WHITE



Design Commission 4/9/2019

Item: DC#19-027 - 507 S. Walnut 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 evaluate the proposed new single-family residence to be located at 507 S. Walnut Avenue. This recommendation is based on the plans dated 3/25/19 and received on 4/2/19, and the following:

1. Consider revising the design to allow preservation of the existing 22-inch oak tree.
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: 507 S. Walnut Avenue
Project Address: 507 S. Walnut Avenue
Prepared By: Steve Hautzinger

Date Prepared: April 3, 2019

PETITION INFORMATION:

DC Number: 19-027
Petitioner Name: Cathleen Deligio
Petitioner Address: Mastercraft Builders & Carpentry
1000 George Street
Barrington, IL 60010
Meeting Date: April 9, 2019

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story residence with an attached, two-car garage on a vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,474 square feet and the proposed residence will have approximately 3,783 square feet. The proposed design complies with the R-3 zoning requirements, as summarized below:

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 7 feet Side: 7 feet Rear: 30 feet	Front: 25.85 feet Side: 7.88 feet Side: 19.0 feet Rear: 30.10 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	3,813 SF	3,783 SF
Building Lot Coverage	2,966 SF	2,698 SF
Impervious Surface Coverage Total	4,237 SF	4,210 SF

The subject property is part of a new four-lot subdivision that received final approval in April 2017. The new subdivision consists of lots for three new single-family homes, and one lot for stormwater detention. As part of the subdivision approval, the trees around the perimeter of the lot are required to be preserved.

This street has a very consistent context of two-story homes with attached front-load garages. Overall, the proposed design is nicely done with a traditional style and single-story front porch that will fit in well with the context and scale of the street. However, a concern with the proposed design is that locating the garage on the back of the house requires the removal of a mature 22-inch oak tree in towards the back of the lot. Considering that all of the houses on this street have front facing garages, a better design would place the garage on the front of the house to allow preservation of the existing oak tree.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 507 S. Walnut Avenue. This recommendation is based on the plans dated 3/25/19 and received on 4/2/19, and the following:

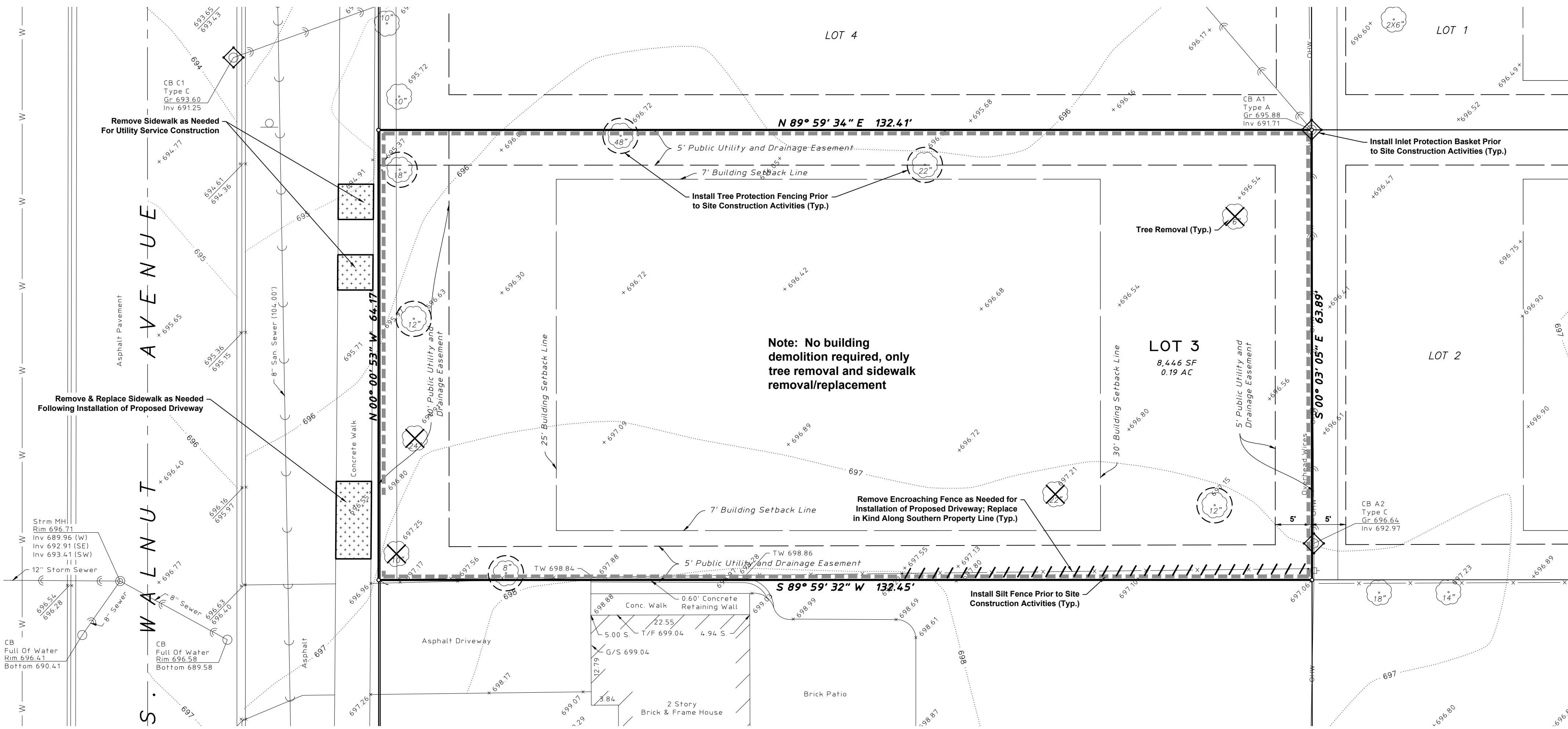
1. Consider revising the design to allow preservation of the existing 22-inch oak tree.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, 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.

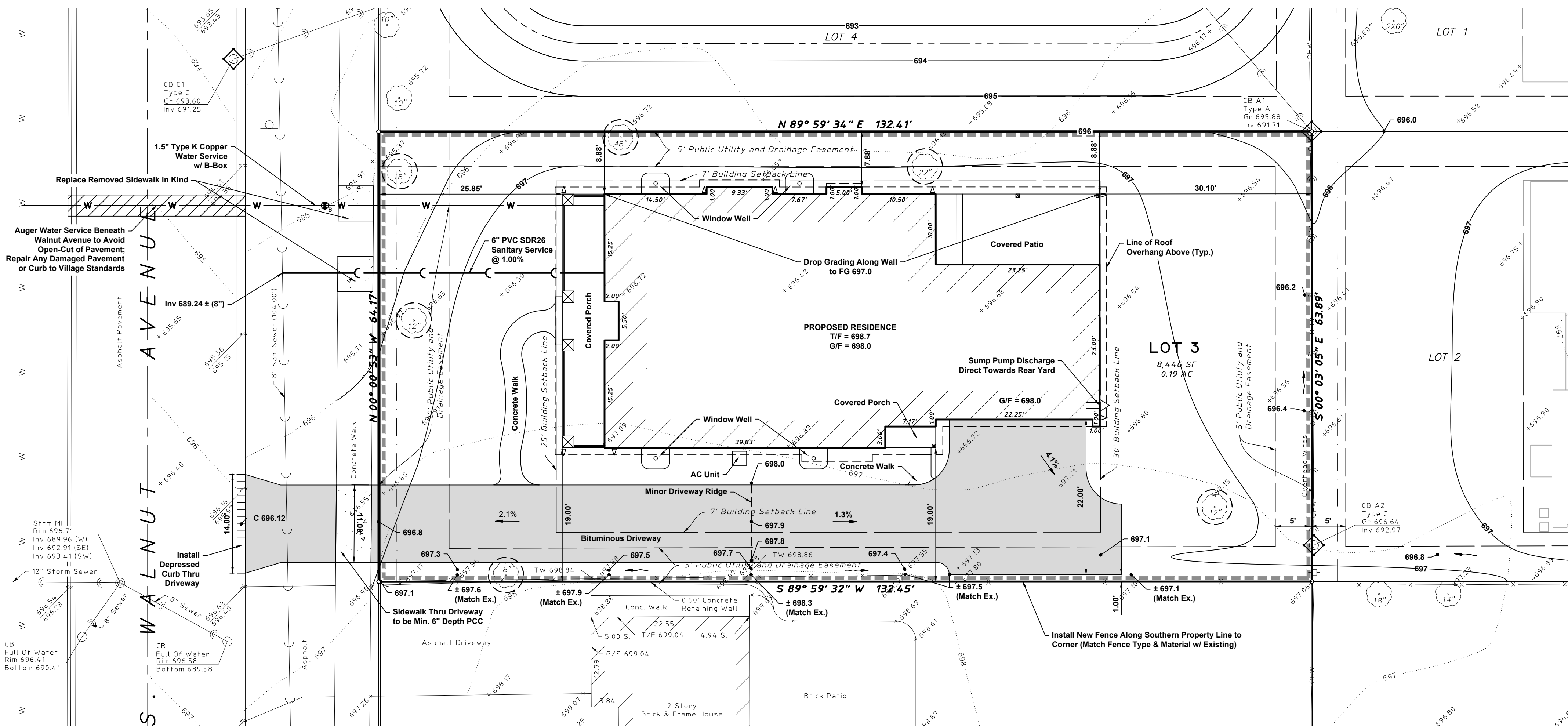
April 3, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-027



EXISTING SITE / DEMOLITION PLAN



PROPOSED SITE PLAN

LEGAL DESCRIPTION

LOT 3 IN WALNUT PARK SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 507 S. WALNUT AVENUE, ARLINGTON HEIGHTS, IL 60005

IMPERVIOUS COVERAGE CALCULATIONS

LOT AREA = 8,446			
EXISTING		PROPOSED	
VACANT LOT...	--	HOUSE & GARAGE...	2,232
		DRIVEWAY...	1,377
		COVERED PORCHES & PATIO...	481
		WALKWAYS & PAD...	108
		TOTAL IMPERVIOUS	4,198
% IMPERVIOUS	0.00%	% IMPERVIOUS	49.70%
		NET INCREASE	4,198

Topographic Survey Provided By Client

BENCHMARK:
Village of Arlington Heights # 66
Description: 3" Dia. Brass Disk
Location: 33' ± East of the Centerline of Chestnut Street and 23' ± South of the Centerline of Fairview Avenue at the Corner of the Intersection.
Elevation: 698.06 (NAVD 88)



Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

DEMOLITION LEGEND

- PAVEMENT REMOVAL
- CONCRETE REMOVAL
- TREE REMOVAL
- TREE PROTECTION

LEGEND

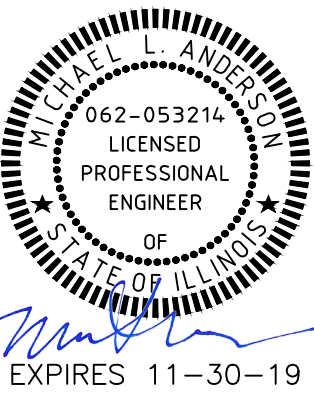
Existing Symbol	Description	Proposed Symbol
Manhole	Manhole	
Clean Out	Clean Out	
Sanitary Sewer	Sanitary Sewer	
Water Main	Water Main	
B-Box	B-Box	
Fence	Fence	
Curb & Gutter	Curb & Gutter	
Depressed Curb	Depressed Curb	
Curb Elevation and Gutter/Pavement Elevation	Curb Elevation and Gutter/Pavement Elevation	
Pavement Elevation	Pavement Elevation	
Ground Elevation	Ground Elevation	
Open Lid Frame & Grate	Open Lid Frame & Grate	
Closed Lid Frame & Lid	Closed Lid Frame & Lid	
Contour Line	Contour Line	
Tree	Tree	
Inlet Basket	Inlet Basket	
Silt Fence	Silt Fence	
Downspout Location	Downspout Location	
Utility Service Auger	Utility Service Auger	
Sump Pump Discharge	Sump Pump Discharge	

GENERAL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, EVEN THOUGH THEY MAY NOT BE SHOWN ON THESE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR BE REPLACED.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREET FREE OF EXCESSIVE DEBRIS AT ALL TIMES. TRUCKS AND OTHER CONSTRUCTION EQUIPMENT WASH-OUT MUST NOT OCCUR WITHIN THE RIGHT-OF-WAY OR INTO THE STORM SEWER.
- DUST CONTROL METHODS SHOULD BE USED TO MINIMIZE THE SPREAD OF AIRBORNE PARTICLES. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, SOIL EROSION/SEDIMENT CONTROL METHODS SHALL BE INITIATED AND VEGETATION SHALL BE PROMPTLY RE-ESTABLISHED WITHIN 30 DAYS IN SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL. MINIMIZE THE AMOUNT OF NATURAL VEGETATION REMOVED.
- STORM WATER RUNOFF FROM THIS SITE MUST BE MAINTAINED ON THE SITE AND NOT BE DIRECTED OR DISCHARGED ONTO ADJACENT PROPERTIES. MATERIALS STORED ON SITE MUST ALSO NOT CREATE RUNOFF THAT ADVERSELY AFFECTS ADJACENT PROPERTIES.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE.
- CONTRACTOR IS RESPONSIBLE FOR COMPARING ENGINEER'S PLAN TO ARCHITECT'S PLAN. ANY DISCREPANCIES MUST BE CLARIFIED BY THE ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ROOT PRUNING OR ANY OTHER NECESSARY MEANS/METHODS TO ENSURE THE PROTECTION OF ALL TREES SHOWN TO BE SAVED ON THESE PLANS.
- CALL JULIE 800-892-0123 BEFORE STARTING CONSTRUCTION.
- PROPOSED GRADING PLAN FOR THE LOT IS FROM WALNUT PARK SUBDIVISION ENGINEERING PLANS APPROVED BY VILLAGE IN MAY 2017.



Scale: 1" = 10'



per Village of Arlington Heights Review Comments

Revision

Date

No.

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003142
www.haegerengineering.com

SITE IMPROVEMENT PLAN
507 S. WALNUT AVENUE
WALNUT PARK SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: M L A
Engineer: K P N
Date: 03/06/2019
Project No. 15-084
Sheet 1/2



EXISTING TREES



Property to Left 2
Our Lady of the
Wayside Church

Park
Street



Property to Left 1
Vacant Retention
Pond



Subject Property
507 S. Walnut



Property to Right 1
511 S. Walnut



Property to Right 2
515 S. Walnut



Property to Right 3
523 S. Walnut

Walnut Ave.



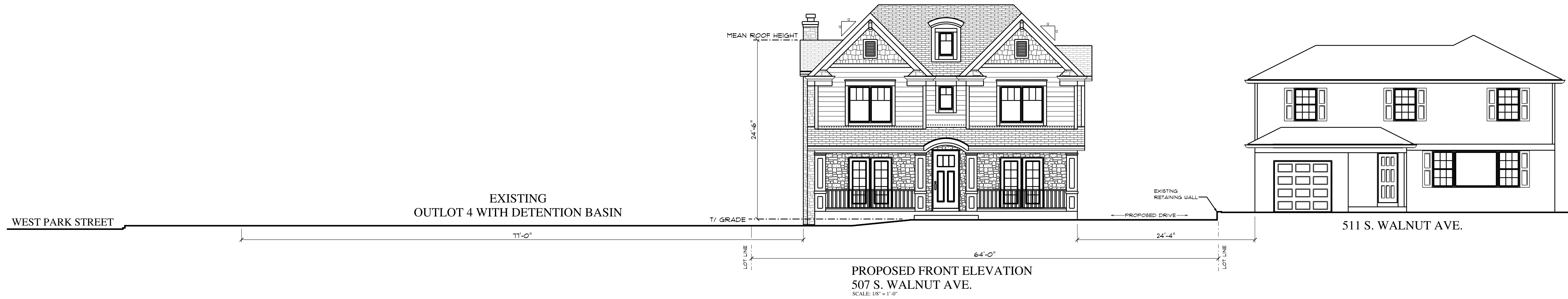
Property Across 1
508 S. Walnut



Property Across 2
512 S. Walnut

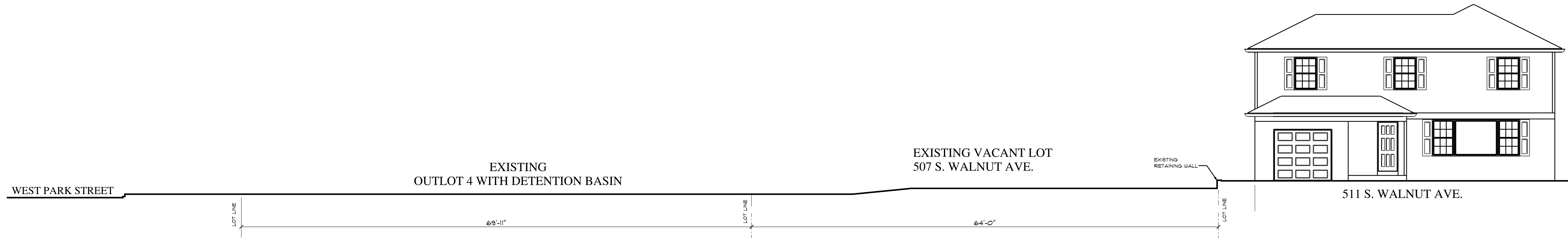


Property Across 3
516 S. Walnut



PROPOSED CONTEXT ELEVATION

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



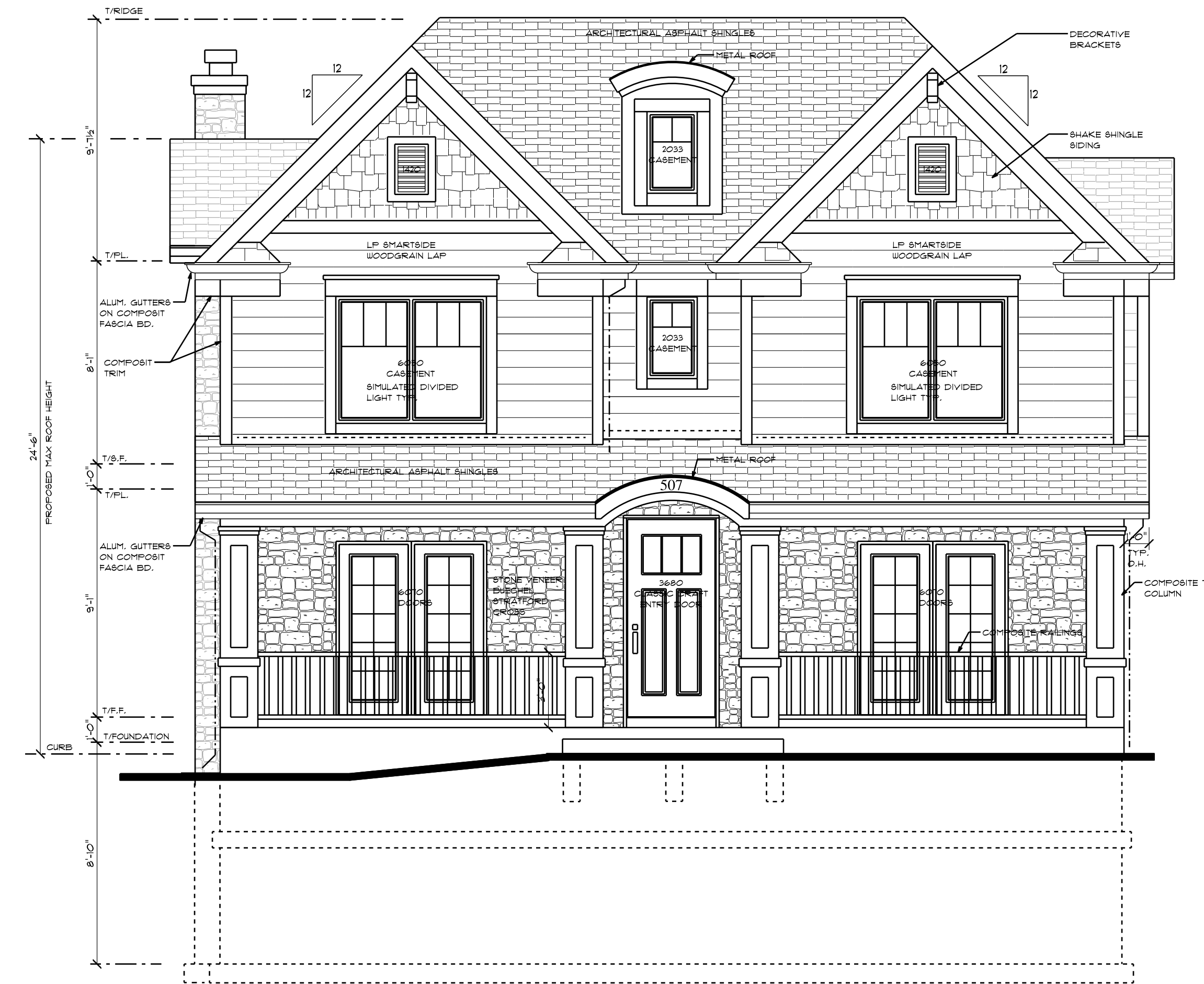
EXISTING CONTEXT ELEVATION

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

BUILDING & ZONING DATA: FOR 507 S. WALNUT AVE. ARLINGTON HEIGHTS, IL	
ZONE R-3 LOT SIZE: 0.19 ACRE / 8,443 S.F. LOT SETBACKS: FRONT YARD 25' SIDE YARDS 10% LOT WIDTH & NOT LESS THEN 7' REAR YARD 30' MAX HEIGHT 25'	
PROPOSED AREAS: FIRST FLOOR AREA 1,676 SF SECOND FLOOR AREA 1,972 SF GARAGE AREA 535 SF OTHER IMPERV. SURFACE 1,999 SF	
F.A.R. CALCULATION: PROPOSED F.A.R. 3,779 SF ALLOWED F.A.R. 3,799.35 SF 8,443 SF x 0.45 GARAGE AREA CREDIT = -400 SF	
BUILDING COVERAGE CALCULATION: PROPOSED BUILDING COVERAGE 2,211 SF ALLOWED BUILDING COVERAGE 3,377 SF 8,443 SF x 40%	
IMPERVIOUS AREA CALCULATION: PROPOSED IMPERVIOUS AREA 4,210 SF ALLOWED IMPERVIOUS AREA 4,221.5 SF 8,443 SF x 50%	



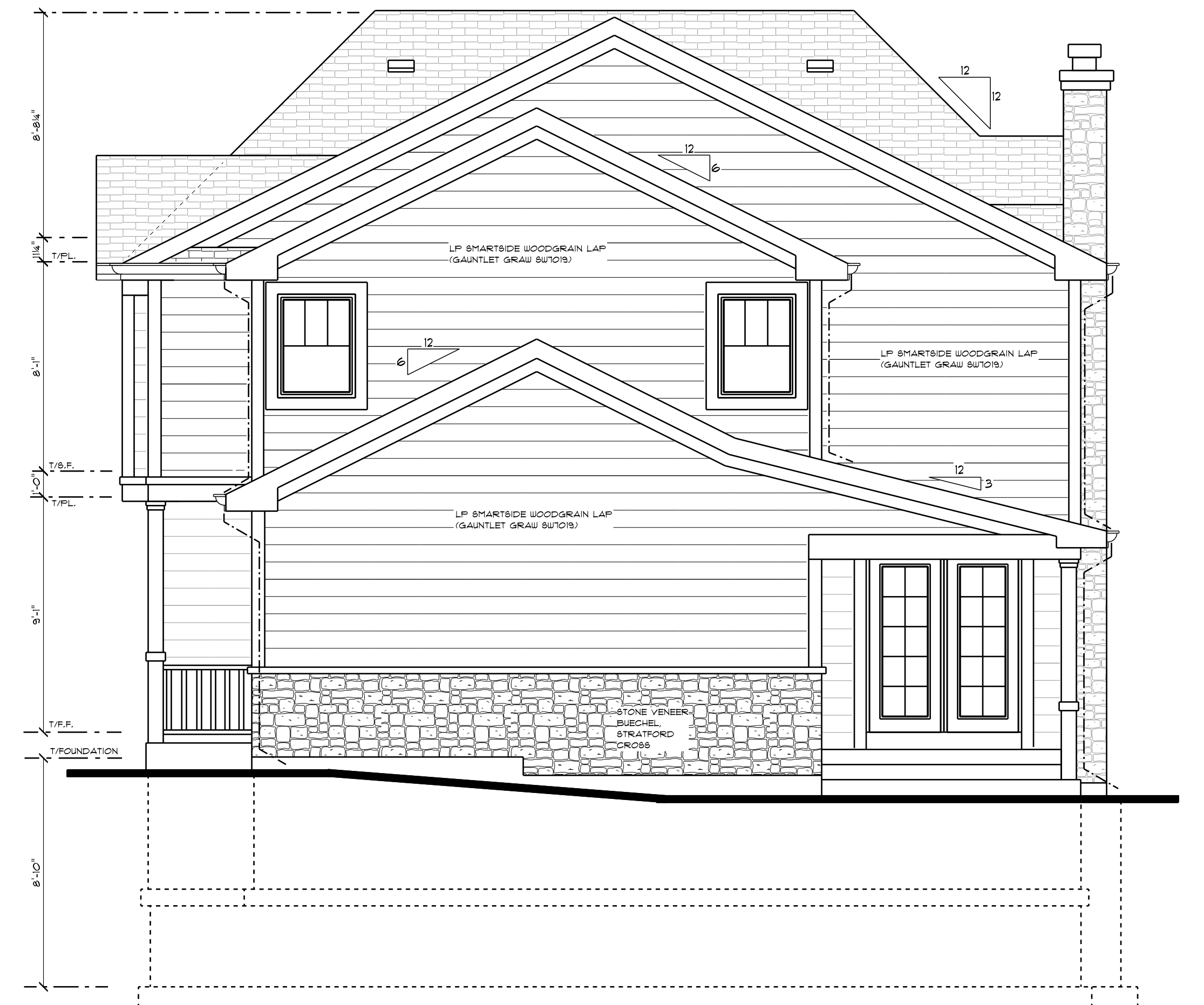
RIGHT ELEVATION
1/4"=1'-0"



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



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

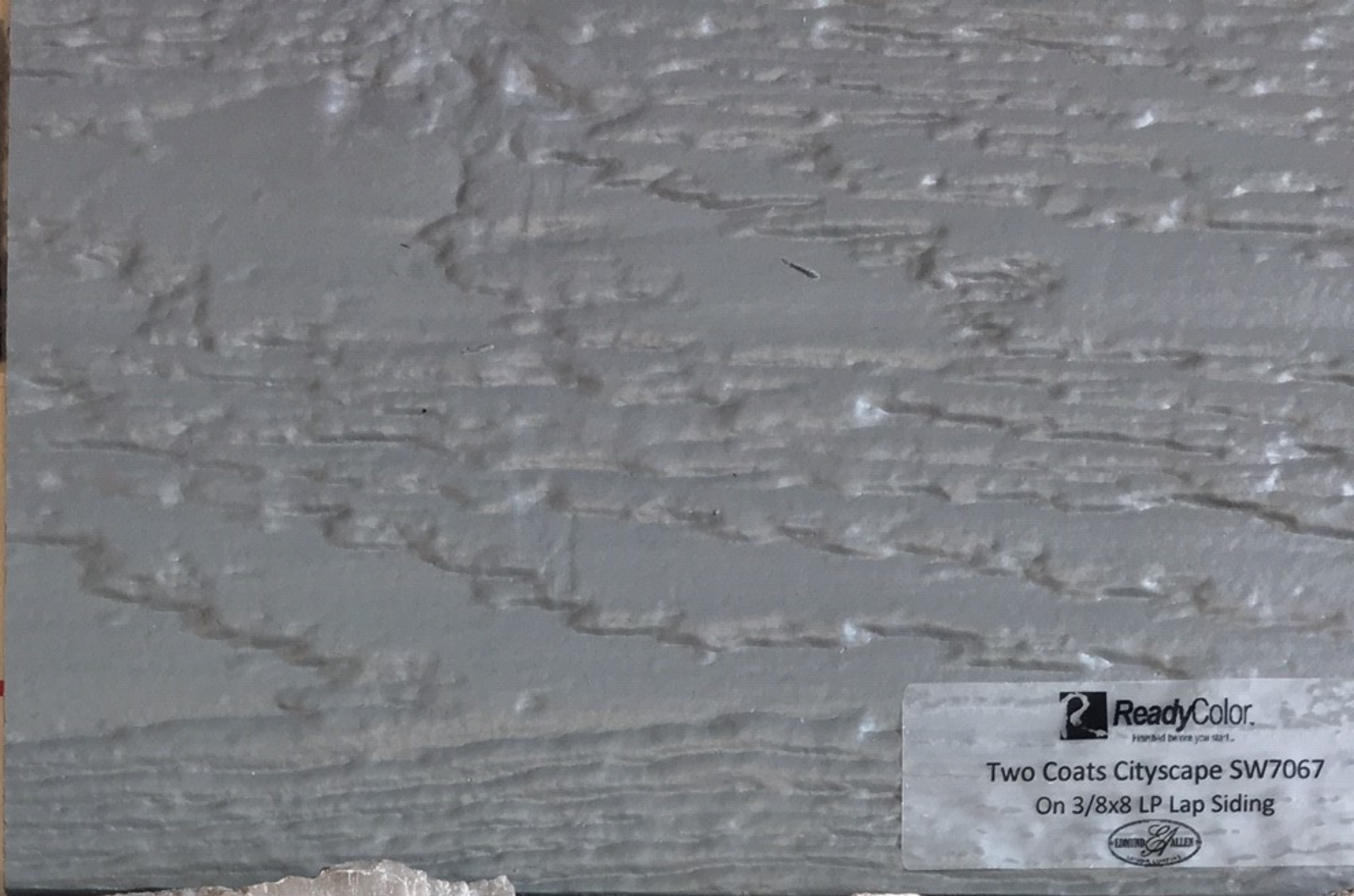


REAR ELEVATION
1/4"=1'-0"



GREG HUXTABLE
ILLINOIS BRICK CO
409 W. WISE RD
SCHAUMBURG, IL 60193
708-912-8587

Mastercraft Builders
Lot 3-507 S. Walnut



Two Coats Cityscape SW7067
On 3/8x8 LP Lap Siding



Sample – Material Schedule for Lot 3 – 507 S. Walnut Avenue

Item	Material	Manufacturer	Color
Roof	Asphalt	Owens Corning	Driftwood
Siding	LP Smartside Woodgrain Lap	Edmund Allen Lumber Co.	Gauntlet Gray SW7019
Gutters/Trim Fascia	Aluminum	Alsco	White 280
Front Door	Fiberglass	Therma-Tru	Raven or Mulberry
Windows	Vinyl	Windsor	White
Garage Door	Steel	Clopay	White
Stone	Stone	Buechel	Stratford Cross

FILE

RECEIVED
MAR 11 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT