



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
February 25, 2020
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 1/14/20

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#20-006 - 1334 N. Race Ave. - SF/Teardown

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



**Design Commission
2/25/2020**

Item: Minutes - 1/14/20

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 1/14/20

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 14, 2020

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

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

Members Absent: Jonathan Kubow

Also Present: Kevin Davis, Fairfield Homes for 906 N. Douglas Ave, 921 N. Beverly Ln & 940 N. Fernandez Ave.
Martin Napoleon, Owner of 906 N. Douglas Ave.
Justin Jandrisits, Owner of 940 N. Fernandez Ave.
Rick Sander, Galloway & Co. for VASA Fitness
Morgan Palfreyman for VASA Fitness
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR NOVEMBER 26, 2019

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF NOVEMBER 26, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald said that with only 3 commissioners here at this time, and a fourth commissioner on his way, a favorable vote from all 3 commissioners is required for a project to be approved tonight.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#19-097 – 906 N. Douglas Ave.

Kevin Davis, representing *Fairfield Homes*, and Martin Napoleon, the homeowner, were 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. The proposed design does comply with the R-3 zoning requirements, however, the height exceeds the maximum allowed by 6 inches, which will need to be corrected for permit approval.

The subject property is located on a street consisting of primarily smaller scale single-story homes with detached garages. However, there is one previously completed teardown on this block with a front load garage, and there are a few other homes that have been expanded with full second floor additions that are of a similar scale as the proposed design.

The proposed design is unique, and overall it has a nice aesthetic. However, the front and the right side elevations are lacking windows. The Design Commission should evaluate the following:

1. Evaluate the proposed front load garage in this location, in lieu of a detached or rear load garage.
2. Evaluate the use of board & batten siding on the front elevation only. For a more cohesive appearance, consider changing the front wall to horizontal siding, and use the board & batten as an accent material on the front entry and upper gable bump-outs.
3. A recommendation to add windows to the front elevation:
 - a. Consider changing the louver above the entry door to a window.
 - b. Consider adding small square windows on each side of the entry gable roof for additional interest.
 - c. Consider adding windows in the top panel of the garage door.
4. A recommendation to add windows to the right side elevation in the Garage and Master Bedroom above to help break up the large blank wall.

Commissioner Eckhardt arrived at the meeting.

Mr. Davis 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 asked for clarification of the front entry that appeared to have columns and a recessed front door. Mr. Davis confirmed this and said the front entry is similar to a covered porch. Commissioner Kingsley said the general style of the new home is nice, and although she preferred to see a detached garage because the majority of the garages in the neighborhood are detached, she was okay with the frontload, attached garage because of the adjacent home to the south. She liked that the front door is in front; however, she preferred the door be flush with the front of the portico. She agreed with Staff's comments about the board & batten siding; either it should all be vertical, or the board & batten be in the gable ends. She also felt that the entry gable should be brought down to allow for windows to be added; the space between the head of the garage and the underside of the room above is too great and should be looked at; and the louver above the front door should be changed to a window. Commissioner Kingsley agreed that the garage side elevation needed more fenestration such as windows and shutters, she suggested adding a covering above the door on the rear elevation to protect it from the elements, and she felt the gable end on the rear elevation needed something added to it, such as a vent.

Commissioner Seyer said that overall he liked the aesthetic of the new home. He agreed with the concerns about the north side elevation and the lack of fenestration, and he felt that additional windows were needed. The height of the front portico felt like something weird was happening there, and he wanted to see the entry gable brought down at least to the horizontal trim, so there is some sort of relationship of the portico to the rest of the home because right now it looks a bit stretched and odd. He did not like the change in siding from vertical to horizontal, and felt the entire home should have horizontal siding. He was fine with the attached garage as proposed, and agreed with the concerns about the large amount of space above the garage door that jumps out and appears odd. His biggest concerns are with the north side of the home that needs some relief.

Commissioner Eckhardt said his first reaction to the new home was that it looks tall, although he generally liked the massing and felt it was almost there. He agreed with the other commissioners' previous comments about the entry portico being a tall element, almost monumental in its form, and that it appears tight up to the fascia board on the top, which he felt could be lowered. He said the decorative louver above the front door looked lost in the volume of space, and the space appeared to be stretched out. He also agreed with the other commissioners' concerns about the large amount of space above the garage door and he suggested lowering the bay above the garage. He liked the stepping of windows on the left (south) side of the home, and he was okay with the mix and match of the siding. Commissioner Eckhardt concluded that the massing of the front of the home needs some work, and he agreed that windows should be added on the north side elevation.

Chair Fitzgerald said he liked the new home in general, but agreed with a lot of the comments made by the other commissioners. He was okay with the frontload garage, and felt the corbels help with the mass between the top of the garage door and the bay above it. He liked the big window above the garage and suggested two windows instead, and had concerns about the front entrance and agreed that it looks stretched. He asked if a light fixture was proposed above the front door or on either side of the door because it could help, and he asked if there was lighting in the eaves as shown in the rendering. Mr. Davis clarified that there are no lights proposed in eaves, and the portico would have a light. Chair Fitzgerald liked the left side of the home but felt the right side needed more windows, and he was okay with the rear elevation as proposed and felt that adding a covering above the doors was a personal preference.

Commissioner Seyer felt the current design was close enough that the petitioner did not need to come back and Staff could review any changes. Chair Fitzgerald agreed. Commissioner Eckhardt asked the petitioner to respond to the comments and suggestions made tonight, and Mr. Davis said that the homeowners like the 'stretched' front entry, and are in love with the design of the new home. Aside from that, they are agreeable to make some of the changes and he asked what changes were most important to the commissioners.

The commissioners summarized their comments. Commissioner Seyer felt it should be a requirement that the mass of the front entry be modified. He understood the need for some verticality and he appreciated that the homeowners have an aesthetic they like, but he felt the front entry as proposed would end up looking very very solid and probably not what the homeowner wants. He felt the entry portico roof should be brought down a little, and the recessed opening lifted up a little, because right now it is a small hole in a very large mass, which is what he is struggling with. He also wanted to see more of a window above the front door. Chair Fitzgerald agreed and added that he was okay with the different horizontal and vertical siding, but the scale of the entry portico should be more in scale with the front door and the opening to the door. Commissioner Kingsley said that when the front entry is lowered, the balance of it will need to be looked at. Her biggest concerns are that the opening to the front door entry is small and the inside area is recessed, which all needs to be refined; and the massing of windows above the garage door is heavy and should be brought down. She also reiterated her concerns about the right side elevation and the need for more windows. Commissioner Eckhardt stood by his previous comments and agreed with the comments made by the other commissioners; there are small changes that need to be made and he was comfortable with Staff reviewing and approving any changes.

Mr. Davis understood the comments and suggestions made tonight and asked for clarification about the siding; he suggested using lap siding on all four elevations and the board and batten as an accent on the forward pieces on the front elevation only, per the homeowner's preference. Chair Fitzgerald was okay with this suggestion and Commissioner Kingsley suggested using board and batten on all four elevations.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 906 N. DOUGLAS AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 11/18/19, 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 THE BOARD AND BATTEN AND THE HORIZONTAL SIDING BE REVISED TO BE EITHER ALL BOARD AND BATTEN, OR BOARD AND BATTEN IN ONLY THE GABLE ENDS WITH HORIZONTAL IN OTHER LOCATIONS, TO BE REVIEWED BY STAFF.

2. A REQUIREMENT THAT THE MASSING OF THE PORTICO OVER THE FRONT DOOR BE BROUGHT DOWN SO THE RIDGE IS LOWER THAN AT LEAST THE FRIEZE BOARD, AND THE OPENING FOR THE FRONT DOOR IN THE PORTICO BE ENLARGED TO MAKE IT A MORE GRACIOUS ENTRY.
3. A REQUIREMENT THAT THE LOUVER ABOVE THE FRONT DOOR BE CHANGED TO A WINDOW.
4. A REQUIREMENT THAT THE MASSING OF THE GABLE END OVER THE GARAGE BE REVISED AND THE RIDGE BE BROUGHT DOWN MINIMALLY TO THE HEIGHT OF THE MAIN RIDGE OF THE HOME, AND WHEN COMPLETED, REDUCE THE SPACE BETWEEN THE GARAGE AND THE UNDERSIDE OF THE BAY.
5. A REQUIREMENT THAT WINDOWS BE ADDED ON THE NORTH SIDE ELEVATION IN THE GARAGE, POSSIBLY TO THE BEDROOM.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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 Seyer questioned the requirement for a window above the main entrance because right now it is a window into nowhere. He suggested a recommendation that the petitioner study whether or not windows can be added to the main wall of the home instead. He also questioned the requirement with the siding, because of the major cost impacts it would have on the petitioner. Commissioner Eckhardt was okay with the combination siding concept being proposed and felt the requirement about the siding should be a recommendation. Chair Fitzgerald said he liked the direction Commissioner Kingsley was taking, but he was okay with what was being proposed as well. He felt there should be some flexibility for the petitioner to add lighting on the outside of the front portico, to be approved by Staff.

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

1. A RECOMMENDATION THAT THE BOARD AND BATTEN AND THE HORIZONTAL SIDING BE REVISED TO BE EITHER ALL BOARD AND BATTEN, OR BOARD AND BATTEN IN ONLY THE GABLE ENDS WITH HORIZONTAL IN OTHER LOCATIONS, OR DO THE ENTIRE FRONT FACADE IN THE VERTICAL BOARD AND BATTEN, TO BE REVIEWED BY STAFF.
3. A RECOMMENDATION THAT THE LOUVER ABOVE THE FRONT DOOR BE CHANGED TO A WINDOW OR SOME OTHER ELEMENT SUCH AS A LIGHT, UNDERSTANDING THAT THE FRONT DOOR IS 3-FEET BACK, AND THAT THE SPACE ON EITHER SIDE OF THE GABLE ALSO BE LOOKED AT WHEN CHANGING THE PROPORTION OF THE PORTICO.

Commissioner Eckhardt asked that a recommendation to add decorative lighting on the front portico be added to the motion. Commissioner Kingsley said her amended motion already included this.

COMMISSIONER ECKHARDT SECONDED THE MOTION.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEWDC#19-100 – 921 N. Beverly Ln.

Kevin Davis, representing *Fairfield Homes* 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. The proposed new home will be located on a street that was originally all smaller scale single-story homes. However, at this time 13 of the 24 lots on this block have been redeveloped with newer two-story homes, as well as three other recent approvals that are pending construction. The subject property is located between one of the newer two-story homes and one of the original single-story homes.

Overall, the proposed design is nicely done with a scale and style that fits well with the other completed teardowns on the block, and the general traditional style of the neighborhood. The hipped main roof, single-story garage roof, and single-story porch roof help to break down the scale of the proposed house next to the existing single-story home. Additionally, the front porch projects out in front of the proposed two-car garage, which keeps the focus of the design on the house instead of the garage. The only recommended suggestion is to continue the stone down the side of the garage approximately 14 additional feet to align with the transition in the roof line above.

Mr. Davis 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 Eckhardt said that the front elevation was very articulated, he liked the stone being proposed and he felt the left side elevation needed more windows and the kitchen could benefit from additional windows. He also suggested a covering over the patio doors on the rear elevation.

Commissioner Kingsley agreed with Commissioner Eckhardt's comments, especially about the lack of windows on the left side elevation. She reviewed the proposed color palette and said that in general she was concerned about monotony on the street, which has had other teardowns. Looking at the photo of the existing homes on the block, she pointed out that many of the homes look a lot alike, and all of the new homes have the garage on the right and the porch on the left. She also pointed out that the home located 2 sites south of the subject property is very similar to what is being presented tonight. At a minimum, she wanted to see the proposed new home flipped, so the garage is on the north, the entry is on the south, and the front windows would be on the south versus the north. She commented that the commissioners have seen other new homes similar to this design, and although this design was fine, she had concerns about the portico over the front door because it will collect snow and has a geometry that is difficult to manage. In general, she felt the design was fine, but wished the new home was flipped and did not look so much like the other homes on the street.

Commissioner Kingsley asked Staff about the Village monotony code. Mr. Hautzinger said the monotony code does not allow a like, similar design within 2 lots of the same home, which is defined as having a very similar front elevation or the same floor plan. He said the proposed new home is different home from any other home on the block and did not trigger a monotony concern by Staff; however, he saw Commissioner Kingsley's point about all of the garages being on the right and the entrances on the left, and her suggestion to flip the new home. He added that the adjacent home to the north is a newer teardown but with a rear loading garage.

Commissioner Seyer pointed out that if the house was flipped, then the driveway for the new home would be located next to the neighbor's driveway and he was not in favor of having that much solidity; two driveways right next to each other. He questioned the pocket of siding on the second-floor on the front elevation above the garage, which he felt should be the same material as the horizontal siding. Mr. Hautzinger clarified that this area is actually roofing material and not siding, and Commissioner Seyer said this portion of the elevation jumped out at him and feels was very lopsided on top of the garage.

Chair Fitzgerald liked the idea of flipping the garage; however, for him it was not a requirement, and he would be okay with the 7-feet between the two driveways. He also liked the idea of a recommendation to continue the stone material further on the sides of the home. All in all, he said it was a nice looking home.

Commissioner Eckhardt said that flipping the home was probably a good idea; however, he was unsure if it should be a recommendation or a requirement. He asked the petitioner if there was a buyer for this new home and what his opinion is of the garage location. Mr. Davis replied that the new home is not yet sold, and typically, the civil engineer is driven by issues such as grades and drainage that must be solved when designing the home; however, he could not recall any issues the engineer had at that time. He agreed with the concerns about the two driveways next to each other. Commissioner Kingsley pointed out that if the home was flipped, there would be a lot more natural light coming in to the home from the south.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 921 N. BEVERLY LANE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 11/18/19, 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 RECOMMENDATION TO ADD WINDOWS IN THE KITCHEN ON THE SIDE ELEVATION.
2. A RECOMMENDATION TO CONSIDER FLIPPING THE HOME AND PROVIDE FOR AN ELEVATION THAT DOES NOT APPROACH THE POSSIBILITY OF BEING IDENTIFIED AS A MONOTONY ISSUE.
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 said he had concerns about requiring the petitioner to flip the home. Commissioner Seyer pointed out that the arrangement of homes on the photos of surrounding properties submitted by the petitioner is reversed. Mr. Hautzinger reiterated that the proposed design did not stand out to Staff as a monotony concern. Commissioner Eckhardt had no further comments and was ready to vote on the motion he made.

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEWDC#19-102 – 940 N. Fernandez Ave.

Kevin Davis, representing *Fairfield Homes*, and Justin Jandrisits, the homeowner, were 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. The project does comply with the R-3 zoning requirements.

The proposed design is the same design as the last home reviewed tonight; however, there are no monotony concerns because it is in a different neighborhood than the previous home. One difference with the design is the main roof on the previous home was hipped on the sides, whereas there is a gable on this home. Furthermore, the adjacent single-story home to the south is taller than normal with quite a few steps up to the front door. This existing neighborhood consists of primarily smaller scale, single-story and one-and-a-half-story residences with a mix of attached and detached garages. There are a couple of major second floor additions and six teardowns previously completed on this block, two of which are directly north of the subject property.

Staff felt the proposed design is nicely done with a single story front porch and single story garage roof that helps the house to fit in the scale of the neighborhood. Additionally, the front porch projects out in front of the proposed two-car garage, which keeps the focus of the design on the house instead of the garage. Details and materials from the front of the house are continued on the side walls. The only recommendation is to continue the stone down the side of the garage approximately 7 additional feet to align with the transition in the roof line above.

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

Mr. Davis had no comments at this time.

PUBLIC COMMENT

Michael Zaleski, 944 N. Fernandez Avenue, which is directly north of the site. His home that was built in 2005 and the home next to him that was built 2 years ago appear to be the same height, compared to the height of the home being reviewed tonight that looks taller. He asked if the height of the home meets code and why the height is allowed to go so far beyond the mid-point. Mr. Hautzinger explained that the zoning code allows the height of a new home to be 25-feet tall to the mid-point of the roof, and this new home is at 24.7-feet. The zoning code allows ridges to get higher if the eave is lower, which allows some flexibility so that every home is not aligned. Mr. Zaleski was concerned that the highest point of the new home would block sunlight on the south side of his home where there is only one main 2-story window that lets light into his home. He liked the design of the new home because the existing home is dilapidated, and he understood the code requirements.

Mr. Hautzinger pointed out a discrepancy he just noticed in the drawings; the site plan and elevations show the garage on the left (south) side of the lot, but the context elevation shows the garage on the right (north) side of the lot. The owner, Mr. Jandrisits felt the garage of the new home should be on the right, consistent with the existing homes on the block, and he was not in favor of the garages and driveways being side-by-side; however, he was fine with the garage on either side if it did not affect drainage. Mr. Davis acknowledged the error on the context drawing and said that the permit drawings submitted include the garage on the left (south) side of the site, which is what is being proposed. Commissioner Kingsley said it would be helpful to this commission as well as the petitioner if drawings are not submitted for permit until after the design is approved by this commission.

Mr. Hautzinger clarified that the right side of the new home will be adjacent to the neighbor who just spoke and it will be a full 2-story wall, as opposed to the other side of the home where the garage is located that would be a partial 2-story; flipping the home would have less impact on the neighbor who spoke. Commissioner Eckhardt pointed out that other homes in the neighborhood have hipped ends, as opposed to gable ends on this new home, and he suggested the petitioner change the gable ends to a hip. Mr. Jandrisits said that he did not like the hip end.

Steve Zurek, 948 N. Fernandez Avenue, which is 2 homes north of the site. His home was a teardown about 2 years ago and he wanted his new home to be different, as opposed to this petitioner who has built 4 homes on this block that all look exactly the same; the only difference is the exterior colors. He added that the home located directly across the street at 939 N. Fernandez was also built by this petitioner.

Chair Fitzgerald closed the public comment portion of the meeting and the commissioners gave their comments.

Commissioner Eckhardt was sympathetic to both neighbor's comments as well as the homeowner here tonight; it is difficult to say someone can't have the home they want. He acknowledged that the proposed new home is similar to other homes on the block built by this petitioner, but he felt there was still a nice mixture of homes on the block. He wanted to hear the other commissioner's thoughts about the lack of sunlight and the monotony concerns. He liked the design being proposed; however, the site planning and neighborhood concerns has his interest.

Commissioner Kingsley asked for clarification on the materials and colors. Mr. Davis confirmed that the materials being proposed include siding, asphalt shingles, stone, and vertical board and batten; however, they are proposing to change the siding color from Evening Blue to Iron Grey, with all the siding to be the same color. Commissioner Kingsley asked if the Evening Blue color was similar to the home across the street, and the homeowner replied that the home across the street is a grey/pewter Hardie color, and he is proposing an LP siding called Iron Grey that is similar to a deep ocean color with more of a blue tint. Commissioner Kingsley said the Iron Grey color looked very similar to the home across the street and she was concerned about the similarity. She also suggested the petitioner reconsider the roofing shingle color since the siding color has changed.

Given the concerns of the neighbors who spoke tonight, Commissioner Kingsley felt it would be a nice gesture by the petitioner and homeowner to flip the home to have the garage on the right (north) side, which will allow for more sunlight into the adjacent neighbor's home who spoke tonight. However, she felt that having the garage on the left side of the site, as proposed, relates better to the one-story home to the south of it. Mr. Jandrisits did not want to see the new home flipped if it would then cause an issue for the home on the south side that may be torn down in the future. Commissioner Seyer said the site plan submitted by the petitioner shows the garage of the new home on the left (south) side, meaning the entire 48-foot depth of the top of the home is 2-stories; as opposed to flipping the home with the garage on the right (north) side, where there would be half as much depth being 2-stories. Mr. Hautzinger expressed concern about the existing 17-inch parkway tree that could interfere with flipping the home, and the petitioner said that the tree has been removed.

Mr. Zaleski went back to his original concern about where the mid-point of the roof is on the new home, because there is a new home being built directly behind this site that many neighbors have commented about how much taller the peak of that new home is. Commissioner Kingsley explained how the mid-point is determined and pointed out that the eaves of the new home and the eaves of the home to the north are about the same height, and no zoning variations are being proposed for the new home because it meets code. If the neighbor to the south had no preference for which side the garage is on, then she preferred the garage on the left as currently proposed because it is less monotonous with the similar home across the street built by this petitioner. Mr. Zaleski reviewed the side elevations to better understand how it would affect the sunlight into his home.

Commissioner Seyer did not like having to review drawings that did not match, and felt it was insulting and disrespectful that the floor plans and the elevations do not match. He felt the petitioner should be required to revise the drawings and re-submit them correctly. That being said, the material of the garage door was not talked about, and with the home being very similar to the home across the street, if the garage door is wood, the two homes will look like twins. He would require that the garage door on the new home not be wood so that it did not relate even more to the home across the street.

Chair Fitzgerald also had an issue with the similarity of the design and colors of the new home to the home across the street, also built by this petitioner; there needed to be adjustments to that. Because the adjacent neighbor is here tonight and concerned about natural light into his home, he wanted to do whatever possible to achieve that by flipping the home if necessary. Chair Fitzgerald also wanted to discuss the option of hiping the roofs of the new home because this would be

the only home on the street that is not hipped, except for one home that is 1-1/2-stories high. This would help the homeowner as well and help the home fit in with the home to the north and the smaller home to the south.

Commissioner Kingsley said the petitioner should take these considerations and continue the project. Chair Fitzgerald agreed. Commissioner Eckhardt saw the commissioners in conflict with what could be a very nice home; the disagreement about the monotony, the lack of sunlight, and that the drawings do not match, which he understands how that could happen when a petitioner is building the same home on other sites. He liked the idea of clipping the roof to be more consistent with other homes on the street, and he could appreciate the homeowner's color preference, which he liked; however, he was not hearing a compelling reason from the petitioner about why the new home should be similar to the home across the street. The homeowner stated that the Iron Grey color is a richer, deeper color than the home across the street, and Commissioner Eckhardt said that the petitioner should have presented a color sample of each to show the difference.

Mr. Davis said that the proposed new home and the home across the street are in no way similar; the floor plans and the elevations are not similar, the trim is not similar, and the garage would not be wood. He was embarrassed about the error in the drawing, but said that fixing it by flipping the garage would not solve some of the unresolved issues, and the homeowner has indicated that he does not want a hip roof. The homeowner added that he would need to check with his wife before accepting flipping the house, and felt a hip roof would make his home look more similar to the home across the street because the gable roof makes it more distinctive and different from what is already on the street. He assured the commissioners that there are many differences between the two homes including the garage; his garage door will be carriage-style, with glass, and white, very different from the garage door across the street. Mr. Zurek said that the homes might be different, but they are still built by the same builder, and he felt the new home was more of a spec home than a semi-custom built home like his.

Chair Fitzgerald asked the commissioners if they were comfortable making a motion tonight, or wanted to continue the project to the next meeting to allow the petitioner to make changes. Commissioner Seyer asked for clarification on where the garage would be located because of the real concerns about daylight on the adjacent home; the only agreement tonight is based on a word and not drawings. Chair Fitzgerald agreed that it was important to have accurate drawings before making a motion. Mr. Hautzinger reiterated that the only drawing submitted by the petitioner that is incorrect is the context elevation that shows the home flipped; the site plan, elevations, and floor plans all correctly show the garage as proposed on the left.

Commissioner Seyer wanted the petitioner to work with the adjacent neighbor to the north to explain in more detail how having the garage on the north would allow for more light and possibly alleviate the neighbor's concerns; he takes a neighbor's concerns very seriously. Commissioner Seyer also wanted to see a photo of the proposed materials taken in front of the materials on the home across the street, to show how they are different. These two issues would be a requirement for him, which Staff can review and approve. Commissioner Eckhardt was fine with those requirements; he was okay with the home as proposed, but felt the petitioner could work out the garage orientation with the adjacent neighbor, which Staff can then review and approve, or bring back to this commission if they feel necessary. Commissioner Kingsley agreed and felt it was a lot to put on Staff to make the determination whether the colors are similar or not, and if the petitioner provided some assurance that they worked with the adjacent neighbor on this issue, then she would be fine with it. Chair Fitzgerald said it sounds like there could be a motion to require the 2 items stated by Commissioner Seyer, for Staff to review and approve, otherwise the project should return to the commission for another review.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 940 N. FERNANDEZ AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 10/22/19 AND RECEIVED 11/27/19, 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 THE PETITIONER MEET WITH THE NEIGHBOR TO THE NORTH TO EXPLAIN THE DIFFERENCES OF HAVING THE GARAGE ON THE RIGHT AND THE GARAGE ON THE LEFT AND WHAT THE LIGHT IMPACT WOULD BE, AND COME TO AN AGREEMENT IN THE FORM OF A LETTER OF SUPPORT FROM THE NEIGHBOR TO THE NORTH, FOR STAFF REVIEW, AS WELL AS THE PETITIONER TO RE-SUBMIT A FULLY COORDINATED SET OF DRAWINGS.

2. A REQUIREMENT TO PHOTOGRAPH THE PROPOSED MATERIAL PALLETTE OF SIDING COLOR AND BRICK, IN FRONT OF OR AGAINST THE MATERIALS OF THE HOME ACROSS THE STREET, TO REINFORCE THAT THEY ARE DIFFERENT COLOR STONE AND SIDING, AND NOT A DUPLICATE OF EACH OTHER.
3. A REQUIREMENT THAT THE GARAGE ON THE NEW HOME NOT BE WOOD STAIN.
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 RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Hautzinger asked for clarification that if the result of coordinating with the adjacent neighbor is to flip the home, then the commissioners are okay with that, which the commissioners confirmed.

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

ITEM 4. COMMERCIAL REVIEWDC#19-107 – VASA Fitness – 750 E. Rand Rd.

Rick Sander, representing *Galloway & Company*, and Morgan Palfreyman, representing *VASA Fitness*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The subject property is located within the Southpoint Shopping Center at the southeast corner of Rand Road and Palatine Road. The petitioner is proposing to demolish the existing vacant 100,000 sf BIF Furniture building to allow construction of a new 60,000 sf free-standing VASA Fitness building. The property is zoning B-3, General Service, Wholesale and Motor Vehicle District, and the proposed health club is a permitted use in this location. This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development. Because this project is going to Plan Commission, the role of the Design Commission is limited to building and signage only.

With regards to the architectural design, the proposed building design represents VASA Fitness's prototype brand standards. The body of the building is designed with three shades of gray EIFS and red accent striping. The main building entrance is highlighted with red, black, and white prefinished metal panels, and the entry doors are highlighted with a glass tower feature above. Overall, the proposed design has a fresh modern appearance, and the materials and colors work well together. The overall height and scale of the proposed building fits in well in this location. The Village is excited to welcome a new business in this location, but the design does have a different aesthetic than the existing retail center, which should be evaluated by the Design Commission. Although the design is not intended to match the existing shopping center, the white entrance color does coordinate well with the existing retail center's entrance features, which are in the process of being painted white. The Design Commission should also evaluate the use of EIFS down low on the façade and in contact with the concrete walkway, due to concerns of durability and possible damage.

Rooftop mechanical equipment is required to be screened from public view. The proposed design includes parapet walls that will screen the view of all mechanical equipment. The proposed design includes two wall signs at the main entrance. Per Chapter 30 sign code, only one wall sign is allowed per street frontage; however, the proposed signage is nicely designed, does not appear to be excessive, and works well with the overall entrance design. The petitioner intends to pursue a sign variation for approval of the two wall signs, where only one wall sign is allowed.

With the comments made, Staff recommends approval of the proposed design.

The petitioner had no comments at this time.

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

The commissioners presented their comments. Commissioner Kingsley asked the petitioner to respond to Staff's comment about the EIFS being proposed down low on the facade. Mr. Sander said this was a valid point and if the commissioners felt strongly about it, they would talk to the client to see if they would consider changing it. Commissioner Kingsley also asked if the EIFS went around the entire building with the exception of the metal at the front, and if there was any relief in the EIFS. Mr. Sander replied that the EIFS does go around the entire building with the exception of the metal at the front, and the paving will go right up to the building; however, the front elevation is fairly well broken up with the bumped-out metal tower element that provides a cover at the front entrance and brings light deep into the building, as well as a series of pilaster elements that bump off the main facade, with each element having a different setback.

Commissioner Kingsley asked if all the window sills would be EIFS, as well as the caps on the little piers. Mr. Sander said the window sills would not all be EIFS, especially if there is a change to something other than EIFS, and the pilasters have never previously been done in EIFS. Commissioner Kingsley also asked about any control joints in the EIFS panels and if they are all the same color. Mr. Sander replied that horizontal metal joints would be 12-inch panels with hairline joints and the EIFS joints will be standard V groove reveals. Commissioner Kingsley asked about the color of the glass, and the petitioner said that they typically use a solar grey color, with a clear anodized aluminum storefront. Commissioner Kingsley also asked if the glass tower on the front elevation at the front entrance goes all the way up and Mr. Sander replied that it is

a fairly pronounced feature element with about 30-feet of glass from bottom to top. Commissioner Kingsley asked if the coping on it would be metal, and the petitioner said it would be, and Commissioner Kingsley replied that the less EIFS on the panels the better, especially on horizontal surfaces or where it is adjacent to grade.

In general, Commissioner Kingsley said the overall schematic was nice and not the usual design seen everywhere. She liked the center entry portion of the building a lot better than the rest of the elevations that are slightly busy, with the exception of the rear elevation; however, overall, it would probably be fine. She was interested to know how the anodized looks with the proposed colors, and she pointed out that the grey in the rendering was coming out warm, even though the actual sample is a cooler grey. The petitioner replied that the grey being proposed does not have much color in it.

Commissioner Eckhardt commented that the front elevation was interesting and looked like 4 buildings; he was trying to figure out the rhythm on the front. The entry on the front elevation was sort of a monolithic white design with horizontal lines, and he asked if the 5 vertical columns located below were recessed. The petitioner clarified that the 5 vertical columns below the sign are actually windows that go down to the ground with a continuing element above them that brings the canopy structure vertically down to the canopy above the entry, and then visually ties it all the way across the element.

In terms of the push and pull on the front elevation, Commissioner Eckhardt asked where the white portion with signage is located in relationship to the facade to the right of it. The petitioner explained that the facade to the right of the entry bumps out, and the entry feature bumps out a little bit more than that, and there is also a material change to EIFS that occurs 2/3 of the way up the pilaster. Commissioner Eckhardt agreed with the concerns about the EIFS down to the ground, and the petitioner replied that they are not opposed to looking at a different option for the bottom 2-feet of the building if necessary. Commissioner Eckhardt added that he liked the slick paneled look of the building.

Commissioner Seyer was happy to see some development happening in this area and felt the more modern design being proposed was nice because it would pop out from the rest of the context. Referring to Sheet 301, he pointed out that the parapet wall that steps up on the north elevation. He understood its purpose on the side of the building, but felt it could be returned a little to give it some mass and substance, because right now it feels a little weak. He added that the other commissioners have already commented on items of concern.

Chair Fitzgerald agreed with everything already said by the other commissioners, and felt it was a beautiful building. In addition, he would be in favor of a sign variation to allow the 'V' logo as just an ornament to the front of the building as shown, if the petitioner decides to seek a variation for it.

Commissioner Kingsley asked about the material for the trash enclosure in the rear of the building, and the petitioner said they typically use CMU block or something that is reinforced and painted out to match the building. Mr. Hautzinger said details of the trash enclosure were not included in this review because the enclosure is hidden and out of sight on the rear of the building. Furthermore, a 6-foot solid fence is required between zoning districts when transitioning between commercial and residential areas. Commissioner Eckhardt asked about doors on the enclosure and the petitioner was okay with it, and Commissioner Kingsley said she was in favor of having Staff review the trash enclosure prior to permit to ensure it is in keeping with the building.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR VASA FITNESS TO BE LOCATED AT 750 E. RAND ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 1/8/20, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT AN ALTERNATIVE MATERIAL BE CONSIDERED WHERE THE EIFS MEETS THE GROUND, EITHER AT A HARD SURFACE OR A LANDSCAPED AREA.
2. A REQUIREMENT THAT A RETURN OF THE HIGHER PARAPET WALL ON THE RIGHT SIDE OF THE FRONT ELEVATION BE PROVIDED TO CREATE SOME MASS, WITH A DIMENSION OF AT LEAST 1/2 OF THE BAY OR AS AESTHETICALLY APPROPRIATE TO THE GRID SYSTEM.

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 unsure what the dimensions of the parapet return on the right side of the front elevation should be, and he compared it to the other side of the front elevation where the leading edge is low, not getting tall until the setback. Commissioner Kingsley agreed with Commissioner Seyer's previous comments that the parapet should go the full bay on the front elevation, although she was unsure if this should be a requirement.

Commissioner Eckhardt cautioned the petitioner on the site line requirements for rooftop equipment, and Commissioner Seyer pointed out how difficult it could be to hide the rooftop units from the street because the street is a good distance away and this building is somewhat tall; he applauded every effort to try to hide the rooftop equipment. Commissioner Seyer also referred to the perspective view and asked what that little wall projecting above the roof was. Is the wall returning there, or is that the backside of that taller mass? He was unsure what that was and did not want to miss something before final approval. The petitioner explained that it appeared as though it was not returned correctly on the perspective drawing, although he was unsure and apologized for the error. He added that there is definitely a 30-foot return of the north parapet wall and they would make sure it is clearly drawn as they move forward. Commissioner Seyer concluded that any parapet wall on the front of a building should have a return of at least half a bay.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT TO AMEND THE MOTION AS FOLLOWS:

2. A REQUIREMENT THAT A RETURN OF THE HIGHER PARAPET WALLS ON THE FRONT ELEVATION BE PROVIDED TO CREATE THE APPEARANCE OF A SOLID MASS, WITH A DIMENSION OF AT LEAST 1/2 OF THE BAY OR AS AESTHETICALLY APPROPRIATE TO THE GRID SYSTEM, BUT NOT REQUIRED ON THE REAR ELEVATION.

COMMISSIONER KINGSLEY SECONDED THE AMENDED MOTION.

Commissioner Kingsley said that although lighting was not discussed and would be reviewed by Staff, she pointed out that the Village has lighting requirements regarding glare and cut-off, and she encouraged the petitioner to light the building to avoid lights in anyone's eyes. Commissioner Seyer pointed out that lighting cut sheets were included for this review, and the petitioner clarified that the cut sheets provided show wall packs being proposed for site lighting fixtures, and can lights being proposed for the soffits, with both fixture types to be down-lit. Commissioner Eckhardt asked for clarification on lighting at the front entry and the petitioner said that there would be a red interior wall located 3 to 4-feet behind the glass wall at the entry that will be backlit.

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

ITEM 5. GENERAL MEETING

Chair Fitzgerald commented about the 2 new signs for Passero that appear close together on the building, and he asked that it be looked at for compliance. Mr. Hautzinger replied that 2 new wall signs for the restaurant were reviewed and approved by Staff, with one sign to face Northwest Highway and the other to face Evergreen Avenue. Awnings were also approved for the restaurant, similar to what the previous tenant had.

Commissioner Seyer clarified comments he made earlier about the last home reviewed tonight. His intention was not to put the adjacent homeowner to the north under any duress by having him be responsible for the approval of the new home.

Commissioner Kingsley expressed concerns when petitioners come in for design review with this commission and have already submitted for permit; this commission should not be looking at that as a hardship because it clearly is not. She also felt this commission should probably start looking at monotony, and she referred to the second home reviewed tonight on north Beverly that felt monotonous to her, which is why she voted against it. Mr. Hautzinger read the monotony language from Village code, and said that he felt there were no monotony issues with the three projects reviewed tonight. Commissioner Eckhardt agreed but added that if this commission disagrees with the language in the code, they should provide that feedback to Staff. Mr. Hautzinger welcomed feedback on this matter and added that north Beverly is a street that is being redeveloped with new homes all by different architects, developers, and builders, in a completely varied, natural, mixed way; they are all unique projects, although they are similar in terms of their composition. Chair Fitzgerald commented about the large number of homes this commission reviews that are the color grey.

Commissioner Kingsley said it would have been helpful to her if black and white elevation drawings were provided for the Vasa Fitness project reviewed tonight, because she had difficulty understanding what was happening based on the color rendered elevations that were provided. Commissioner Eckhardt added that wall sections would have been helpful as well. Mr. Hautzinger said that the elevation drawings presented tonight included the proposed colors, which is not required, but is always welcomed and generally helps to clarify the design.

Commissioner Kingsley commented about last night's Committee of the Whole meeting where there was a discussion about creating a new \$3,500 fee for teardowns. She did not understand what that fee would go towards; is it to fair housing, or is it to lessen the number of teardowns, which in that case, she felt the fee should go to zoning. Commissioner Eckhardt said he read an article about that this morning, which said that when a small home is torn down an affordable home is lost; therefore, the fee would go into a fund that would support a large development that would provide for affordable housing. Mr. Hautzinger asked if the commissioners wanted their comments to be shared with the appropriate Village Staff. Commissioner Kingsley reiterated that she did not understand the fee, and Commissioner Eckhardt said he did not understand why this commission was not consulted on housing issues like this.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO ADJOURN THE MEETING AT 9:00 P.M. ALL WERE IN FAVOR. MOTION CARRIED.



Design Commission 2/25/2020

Item: DC#20-006 - 1334 N. Race 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 architectural design for the new (teardown) single-family home to be located at 1334 N. Race Avenue. This recommendation is subject to compliance with the architectural plans received 1/29/20, revised site plan and material list received 2/10/20, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate the proposed black fascia and soffits against the context of the neighborhood. White fascia and soffits are recommended to better fit with the context of the neighborhood.
2. Evaluate the proposed design for monotony. Consider hiping the sides of the roof to change the appearance which has the added benefit of easing the scale of the house between the existing adjacent homes.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:**Description**

Staff Report

Supporting Documents

Black & White Color Scheme Examples -
FOR REFERENCE ONLY**Type**

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1334 N. Race Ave.
Project Address: 1334 N. Race Ave.
Prepared By: Steve Hautzinger

Date Prepared: February 14, 2020

PETITION INFORMATION:

DC Number: 20-006
Petitioner Name: John Haran
Petitioner Address: E&J Builders
346 N. Ferndale
Elmhurst, IL 60126
Meeting Date: February 25, 2020

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story residence with an attached one-car garage to allow construction of a new two-story residence with an attached, two-car garage. The 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 3,909 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 32 feet Side: 6.6 feet Side: 6.6 feet Rear: 44.2 feet
Building Height	25 feet to the midpoint	24.9 feet to the midpoint
FAR	3,920 SF	3,909 SF
Building Lot Coverage	3,049 SF	2,540 SF
Impervious Surface Coverage Total	4,356 SF	3,712 SF

The proposed house is located in a neighborhood that was originally smaller scale single-story homes with one-car carports or attached garages. However, at this time approximately half of the lots in the neighborhood have been redeveloped with newer two-story houses. The subject property is located between two of the original smaller scale homes.

Overall, the proposed design is nicely done in a style that fits well with the other newer homes in the neighborhood, and the single-story front porch and single-story garage roof help the house to fit with the scale of the adjacent houses. Additionally, the front porch projects out in front of the proposed two-car garage, which keeps the focus of the design on the house instead of the garage. Details and materials from the front of the house are continued on all sides of the house for a cohesive appearance.

However, there are two concerns with the proposed design that should be evaluated by the Design Commission.

1. **Color Scheme.** The proposed color scheme is white with a black roof, as well as black fascia, soffits, gutters and downspouts. Overall, the white and black color scheme is nice, but the black fascia and soffits are a bold accent, which the Design Commission should evaluate against the context of the neighborhood. White fascia and soffits are recommended to better fit with the context of the neighborhood.
2. **Monotony.** The petitioner has previously completed construction of this same house twice on this street, at 1231 N. Race and 1440 N. Race. However, this is a long street, and there are nine houses between the subject property and 1440 N. Race, and 13 houses between 1231 N. Race. This proposal does comply with the monotony code, which only requires two lots of separation on

the same side of the street. However, the Design Commission is being asked to evaluate this based on previous monotony concerns in similar situations. Consider hipping the sides of the roof to change the appearance which has the added benefit of easing the scale of the house between the existing adjacent homes.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design for the new (teardown) single-family home to be located at 1334 N. Race Avenue. This recommendation is subject to compliance with the architectural plans received 1/29/20, revised site plan and material list received 2/10/20, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate the proposed black fascia and soffits against the context of the neighborhood. White fascia and soffits are recommended to better fit with the context of the neighborhood.
2. Evaluate the proposed design for monotony. Consider hipping the sides of the roof to change the appearance which has the added benefit of easing the scale of the house between the existing adjacent homes.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, February 14, 2020

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 20-006

BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

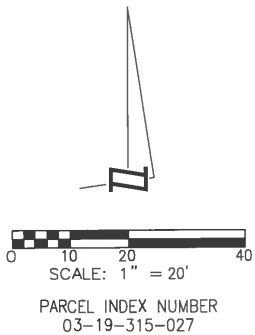
3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

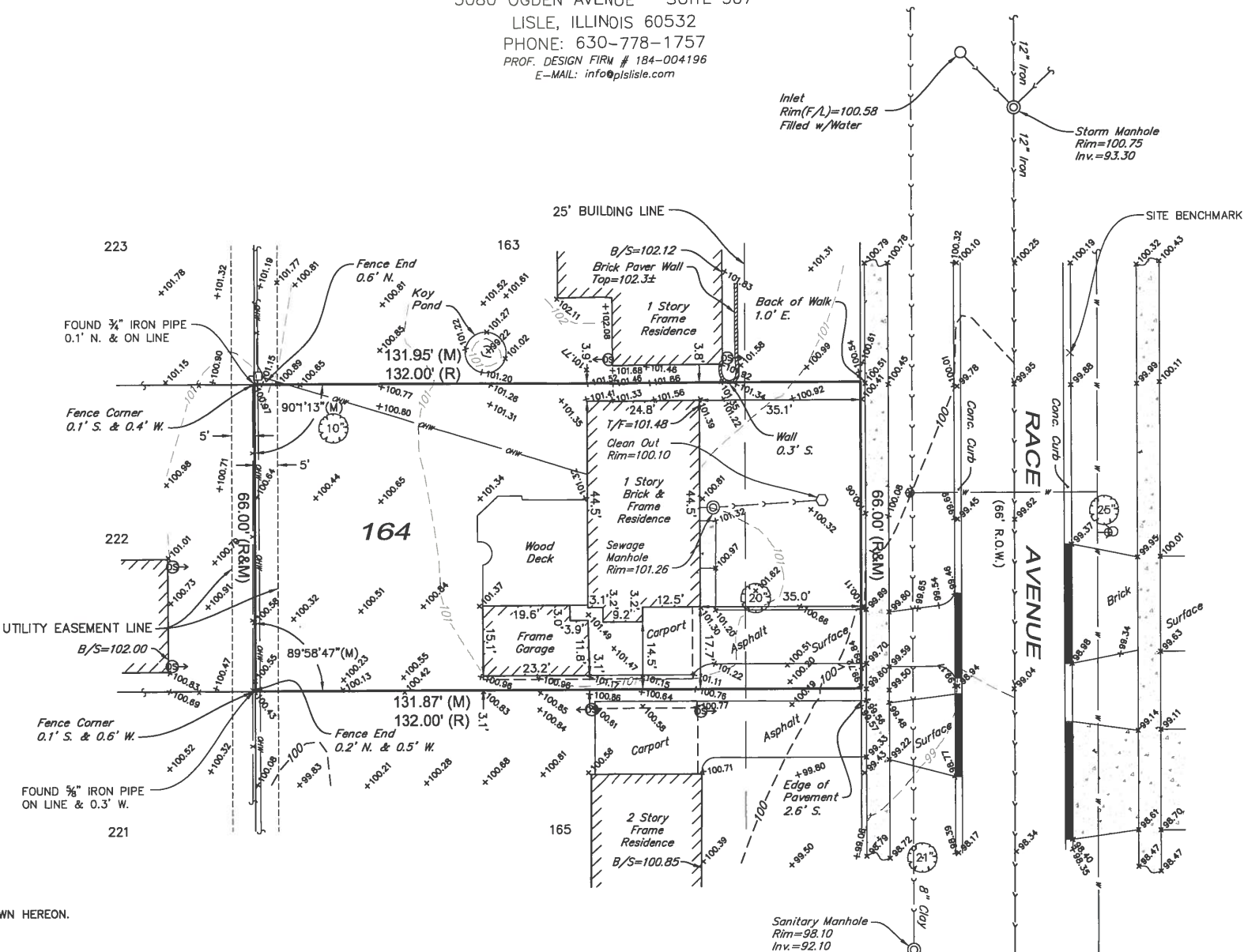
PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

E-MAIL: info@plslisle.com



BUILDING SETBACKS ALONG RACE AVE	
ADDRESS	SETBACK
1318	25'
1322	38'
1326	31'
1330	37'
1334 SITE	36'
1336	32'
1338	31'
1342	26'
1404	26'
1410	31'
1418	31'



SITE BENCHMARK

CUT CROSS IN TOP OF CURB ON EAST SIDE OF RACE AVENUE AS SHOWN HEREON.

ELEVATION = 100.00 (ASSUMED)

LEGAL DESCRIPTION

LOT 164 IN RAYMOND L. LUTGERT'S SUBDIVISION OF THE WEST 78 ACRES OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 25 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 19, 1953 AS DOCUMENT NO. 15747615 IN COOK COUNTY, ILLINOIS.

NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



PREPARED FOR: F & J BUILDERS

ADDRESS: 1334 N. RACE AVENUE, ARLINGTON HEIGHTS, ILLINOIS

BOOK & PG: 232/39 DATE: 12/12/2019 JOB NO: 1917812

DRAWN BY: SMR CHECK BY: SAR

REVISED:

SYMBOL LEGEND

- MANHOLE
- INLET
- WATER VALVE
- HYDRANT
- VALVE & VAULT
- BUFFALO BOX
- POWER POLE
- EXISTING ELEVATION
- DEPRESSED CURB
- CONCRETE SURFACE
- DOWNSPOUT
- DOWNSPOUT WITH FLOW DIRECTION
- YARD DRAIN
- RECORD DATA
- MEASURED DATA
- TOP OF FOUNDATION
- FINISHED FLOOR
- BOTTOM OF SIDING
- EXIST. CONTOURS
- FENCE LINE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- OVERHEAD WIRES
- DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED

RECEIVED
JAN 29 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE

SURVEYED AREA: 8,706± SQ. FT.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE IN BLUE INK

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

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

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 10TH DAY OF DECEMBER, 2019.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/2020

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

1334 n Race



Property to left 3
1326 n Race



Property to left 2
1330 n Race



Property to left 1
1332 n Race



Subject Property
1334 n Race



Property to Right 1
1336 n Race



Property to Right 2
1338 n Race



Property to Right 3
1340 n Race

RACE AVENUE



Front property right
1335 n Race



Front Property Centre
1333 n Race



Front Property Left
1329 n Race



W Thomas St

1440

Virginia
Terrace
Park

W Jo Ln

1334

W Olive St

N Race Ave

N Chicago Ave

N Illinois Ave

N Yale Ave

W Bu...

1231

N Wilke Rd

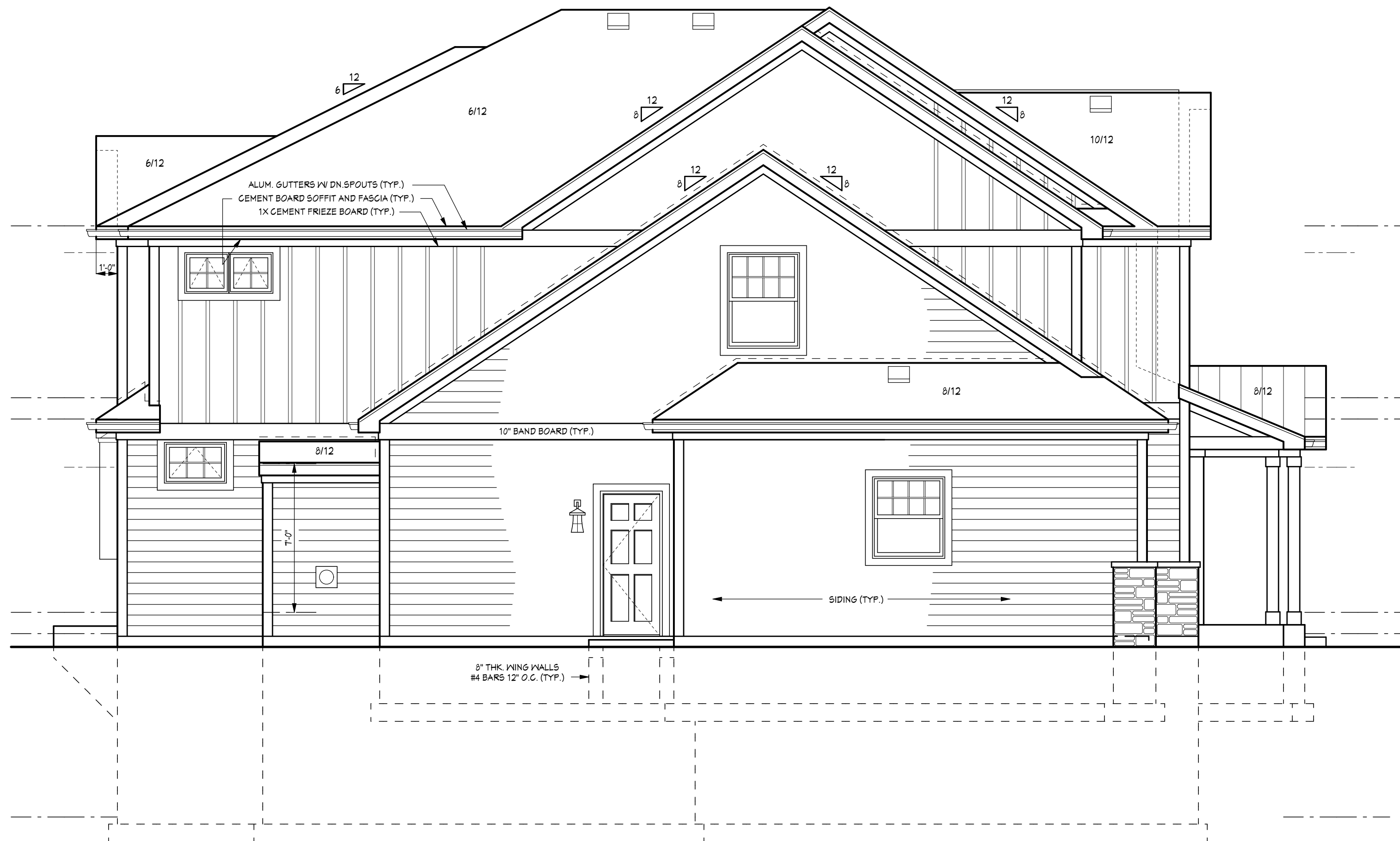
Wenden Rd



1440 N. Race Ave

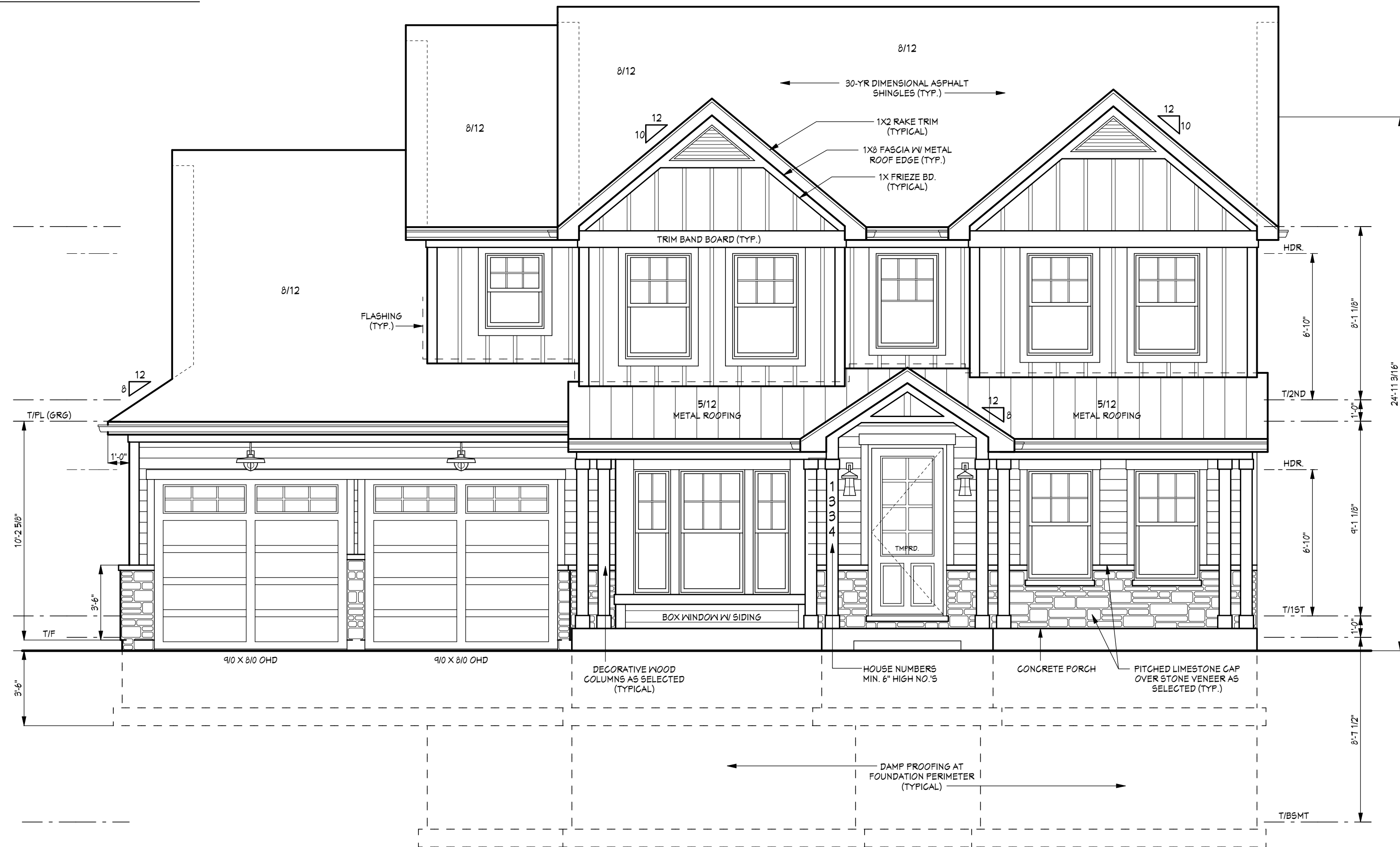


1231 N. Race Ave.



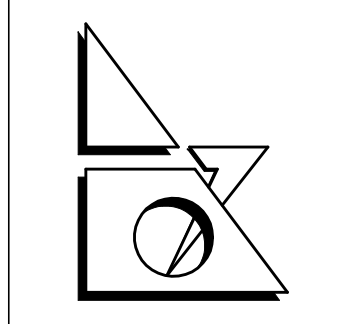
LEFT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



FRONT ELEVATION

SCALE: 1/4" = 1' 0"



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

BUILDING DEPARTMENT NOTE

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S.G. ARCHITECTS, INC.
STEPHEN L. GAWLIK - PRINCIPLE
No. 001-01032 EXP. 11-30-20
CORPORATE LICENSE
No. 194-000582 EXP. 04-30-21

PROJECT:

CUSTOM
RESIDENCE
1334 N RACE AVE.
ARLINGTON HEIGHTS, IL

BUILDER:

E & J BUILDERS
346 FERNDAL AVE
ELMHURST, IL 60126
PH. 630-479-4556

DATE: BY:

ISSUES AND REVISIONS:

12-13-19 MDS

CONCEPT REVIEW

02-23-19 MDS

FINAL REVIEW

01-20-20 MDS

VIL REVIEW

JOB NO. 19102

DATE: 12-13-19

DRAWN BY: MDS

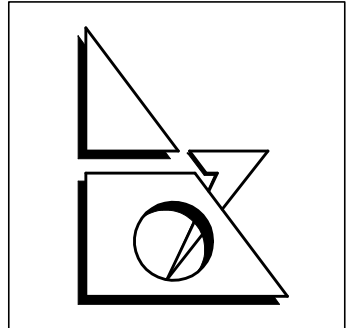
SCALE: AS NOTED

SHEET NO.

2

FRONT ELEVATION
LEFT SIDE ELEV.

OF 9



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

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S.G. ARCHITECTS, INC.
STEPHEN L. GAWLIK - PRINCIPLE
No. 001-010162 EXP. 11-30-20
CORPORATE LICENSE
No. 194-000582 EXP. 04-30-21

PROJECT:

CUSTOM
RESIDENCE
1334 N RACE AVE.
ARLINGTON HEIGHTS, IL

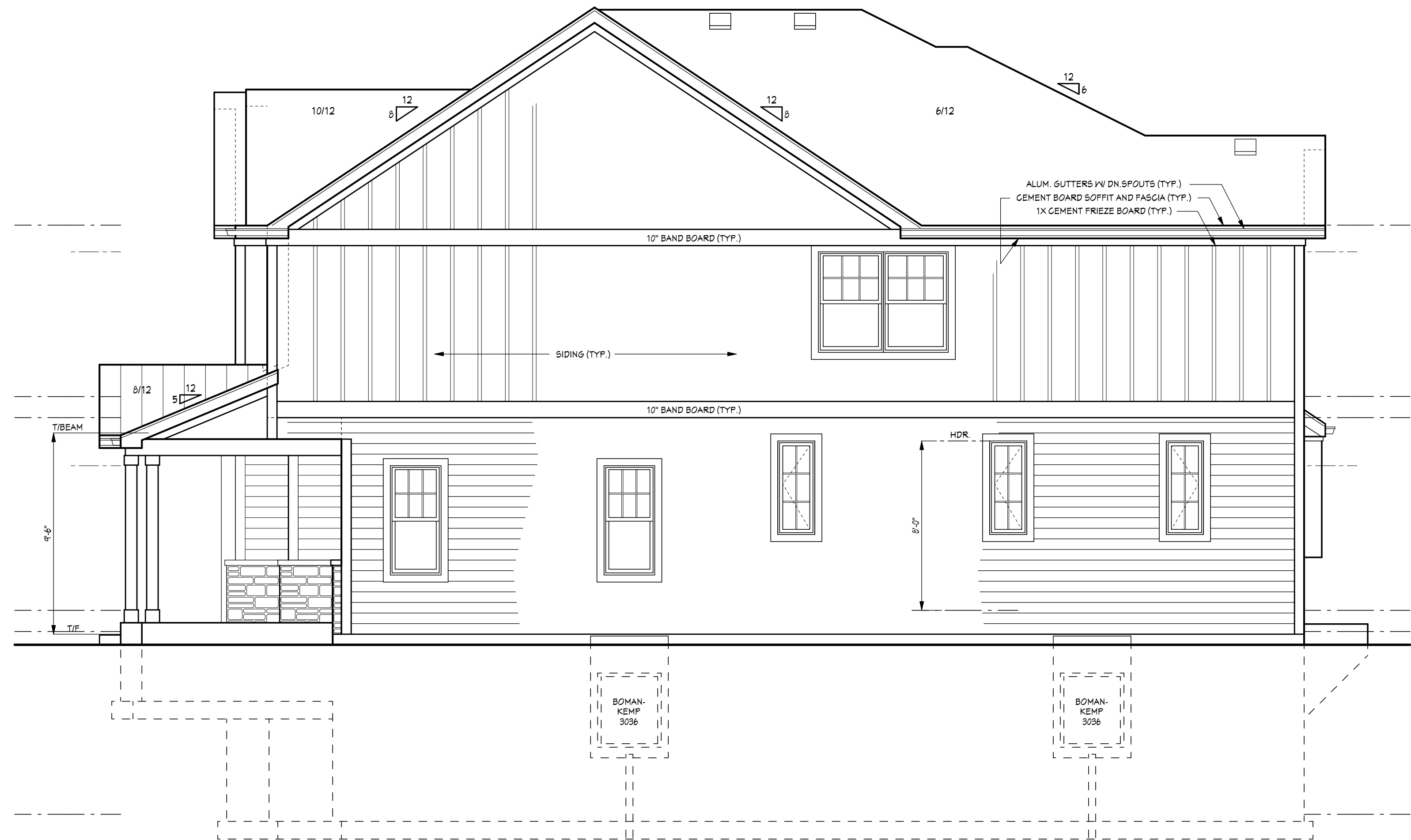
BUILDER:

E & J BUILDERS
346 FERNDAL AVE
ELMHURST, IL 60126
PH. 630-479-4556

NO.	DATE:	BY:
ISSUES AND REVISIONS:		
	12-13-19	MDS
	CONCEPT REVIEW	
	02-23-19	MDS
	FINAL REVIEW	
	01-20-20	MDS
	VIL REVIEW	

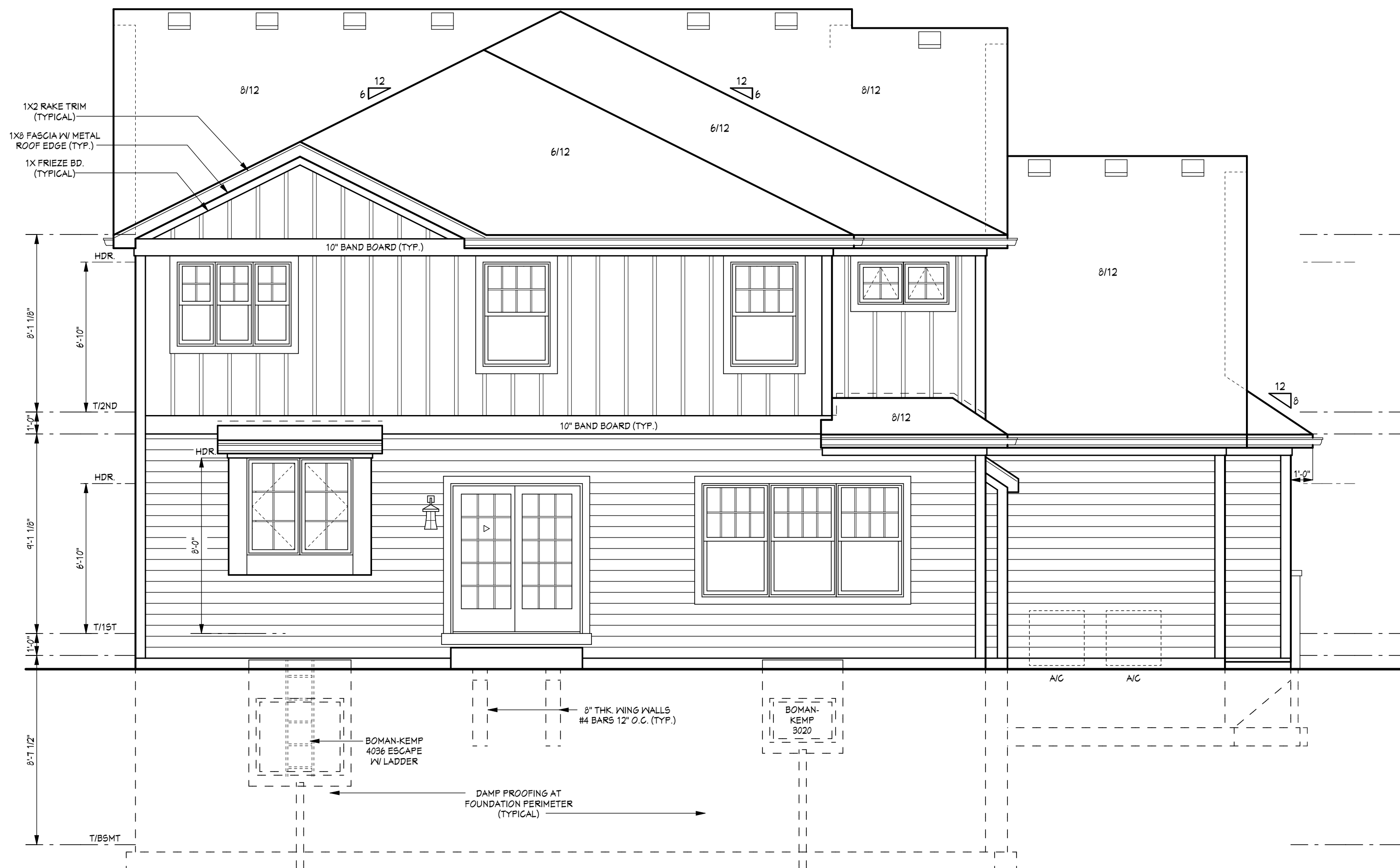
JOB NO.	19102
DATE:	12-13-19
DRAWN BY:	MDS
SCALE:	AS NOTED

SHEET NO.	3
REAR ELEVATION RIGHT SIDE ELEV.	9



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



REAR ELEVATION

SCALE: 1/4" = 1' 0"

1334 N Row



Siding



Roof



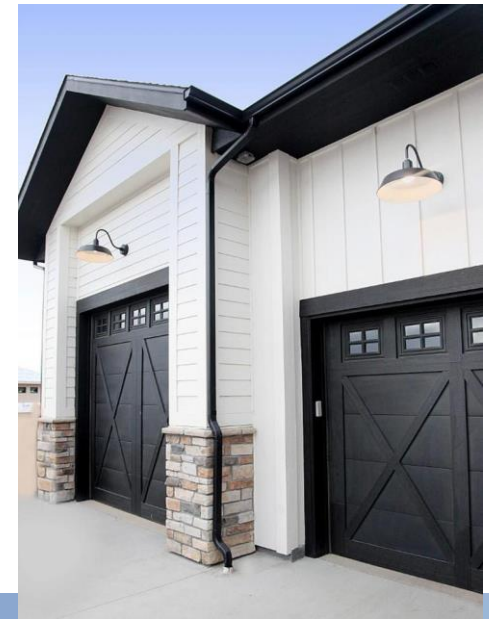
Window



Gutter



Stone



COLOR SCHEME 1:

- Black Windows
- Black Fascia/Soffits
- Black Gutters/Downspouts





COLOR SCHEME 2:

- Black Windows
- White Fascia/Soffits
- Black Gutters/Downspouts



COLOR SCHEME 3:

- Black Windows
- White Fascia/Soffits
- White Gutters/Downspouts





COLOR SCHEME 4:

- White Windows
- White Fascia/Soffits
- White Gutters/Downspouts