



Agenda
Village of Arlington Heights
Design Commission
Virtual Meeting

January 26, 2021
6:30 PM

I. CALL TO ORDER

- A. In response to the COVID-19 pandemic, this meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/3oZINqB>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at shautzinger@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on January 26, 2021.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 12/8/20

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#20-081 - 629 N. Hickory Ave. - SF/Teardown
B. DC#21-001 - 502 S. Mitchell 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
1/26/2021**

Item: Minutes - 12/8/20

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 12/8/20

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING

DECEMBER 8, 2020

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

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

Members Absent: Scott Seyer

Also Present: Rushit Ajroja, Owner of 300 E Haven St.
Ray Fang, Architect for 300 E Haven St.
Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

Chair Fitzgerald also reminded those speaking tonight to state their names before speaking. Mr. Hautzinger added instructions for public attendees that want to speak tonight, as well as muting when not speaking.

REVIEW OF MEETING MINUTES FOR NOVEMBER 10, 2020

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY CHAIRMAN FITZGERALD, TO APPROVE THE MEETING MINUTES OF NOVEMBER 10, 2020. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#20-072 – 300 E. Haven St.

Rushit Ajroja, the homeowner, and Ray Fang, Architect, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one-and-a-half story house with attached one-car garage to allow construction of a new two-story residence with an attached, three-car garage. This project requires approval by the Zoning Board of Appeals for encroachment variations in the front and rear setbacks, which is scheduled for December 14th. The project complies with all other R-1 zoning requirements.

The subject property is located on a street where the existing surrounding context is made up of large, newer homes with primarily full masonry exteriors. The proposed design has a full masonry exterior, and it is a similar scale and style as the surrounding context. Overall, the proposed design is nicely done with good scale, proportions, details, and the exterior materials are nicely coordinated. The proposed design will fit very well in this location.

Staff has worked with the petitioner on the proposed design prior to tonight's review, and the only remaining comment on the design is that the jog in the face of the garage wall has an odd massing, which is emphasized by the stone quoin detailing at the jog. Staff recommended changing the massing to a double gable, but the petitioner preferred to keep the windows in the middle of the attic space, which they intend to use in the future. Staff does not object to keeping the west garage wall massing as is, but it is recommended to omit the stone quoins in the middle of the wall.

Mr. Ajroja agreed with Staff's suggestion about the double gable and to omit the stone quoins in the middle of the west garage wall.

Chair Fitzgerald asked if there were any public comments on the project and Mr. Hautzinger said there were none at this time.

The commissioners summarized their comments. Commissioner Eckhardt agreed with Staff's concerns about the west elevation of the garage and the suggestion to omit the quoins. He pointed out that the rendering shows the quoins, which he felt looked very much out of place, but the elevations do not. He supported what is shown in the elevations, with no quoins. He had no other comments, although he was curious to hear any comments about perimeter landscaping from Chair Fitzgerald.

Commissioner Kingsley agreed with Commissioner Eckhardt's comments about the quoins and felt that Staff's comment about the double gable on the end wall of the garage would really enhance that view of the west elevation; however, the west elevation would not be seen directly from the street. Since the petitioner said they are willing to add a double gable, which she supported and felt would enhance that elevation, she suggested it only be a recommendation because adding a double gable could alter the windows. If the petitioner decides not to add the double gable on the west elevation, she would suggest continuing the roof overhang so there is not a cut in the roof on the south elevation. Commissioner Kingsley also agreed that landscaping is important.

Commissioner Kubow had nothing more to add to the comments already made; however, he asked about the material of the gray arch shown above the front entry, and whether it was actually intended to be gray. Mr. Fang replied that it was a rendering error and the arch would be brick. Commissioner Kubow had no further comments.

Chair Fitzgerald agreed with Staff's suggestion to omit the quoins on the west elevation of the garage. He really liked Commissioner Kingsley's suggestion to bring that roof across to line up so it is simpler, he suggested adding windows in the garage doors as a recommendation, and he felt the existing lush landscaping around the property will help the new home fit in better than most new homes. With regards to the location of quoins, he preferred there be no quoins located on the corner of the wall above the garage, as shown on the front elevation. He also wanted to confirm that

quoins would be provided on the northeast corner of the house, as shown on the north elevation, because the rendering did not show this. Chair Fitzgerald also suggested a larger window, or two windows instead of one on the front (south) elevation of the garage. Commissioner Kingsley said that 2 windows would look more balanced, and she pointed out that the rendering shows the window to be closer to the west corner. She suggested keeping the window in that location, and mimic that with a second window by the east corner of the front garage wall. She also pointed out that there are no quoins shown on the ends of the garage on the west elevation, but they are shown on the front elevation; the drawings do not match. Chair Fitzgerald felt it should be consistent to the strong corners, with a total of 4 quoins across the front and 2 along the back. Commissioner Eckhardt added that there should be 2 quoins on each side, and he supported Commissioner Kingsley's comment about the windows in the garage on the front elevation; make the single window in the center of the garage wall a double window instead. He also asked the petitioner if the single window was a drafting error and Mr. Fang replied that there should be 2 windows at each end of the garage on the front elevation, which the commissioners liked.

Commissioner Kingsley asked if Chair Fitzgerald had any landscaping comments and Chair Fitzgerald replied that the site has a lot of existing trees that the plan indicates will be kept, and he assumes there will be foundation plantings added as well at some point in the future.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 300 E. HAVEN STREET. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 12/3/20, 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 PROVIDE TWO WINDOWS ON THE SOUTH ELEVATION OF THE GARAGE, SIMILAR TO THE WINDOW SHOWN IN THE RENDERING AND MIRRORED ON THAT WALL.
2. A REQUIREMENT TO HAVE QUOINS ON THE OUTSIDE CORNERS OF THE HOME, AS SHOWN ON THE ELEVATIONS, AND ADDING QUOINS TO THE WEST ELEVATION AT THE CORNERS OF THE GARAGE, BUT THAT THERE BE NO QUIONS ON THE STEP BACK IN THE MIDDLE OF THE WEST GARAGE WALL.
3. A REQUIREMENT THAT THE PETITIONER EXTEND THE ROOF OVERHANG OVER THE SINGLE BAY OF THE GARAGE, SO THERE IS A SLIGHTLY LARGER OVERHANG OVER THE SINGLE-CAR GARAGE AND NO STEP BACK IN THE ROOF. AN ALTERNATE WOULD BE A DOUBLE GABLE ON THAT WEST END.
4. A RECOMMENDATION TO ADD WINDOWS TO THE GARAGE DOORS.
5. A RECOMMENDATION TO ADD FOUNDATION PLANTINGS.
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.

Clarification was given to the petitioner that a requirement must happen and a recommendation is a strong suggestion left up to the petitioner.

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

ITEM 2. GENERAL MEETING

It was stated that due to the holidays, there will be no second meeting in December, and the next scheduled meeting will be on January 12, 2021. There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 6:55 PM.

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



Design Commission 1/26/2021

Item: DC#20-081 - 629 N. Hickory Ave - SF/Teardown

Department: Planning and Community Development Department

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new (teardown) single-family residence to be located at 629 N. Hickory Avenue. This recommendation is subject to compliance with the architectural plans received on 12/22/20, and the following:

1. Evaluate the overall height of the house against the surrounding single-story context. Consider clipping off the top 4 or 5 feet of the roof by adding a flat area at the top of the roof.
2. Evaluate the prominence of the proposed three-car front load garage against the surrounding context of homes with predominantly detached garages.
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	Type
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Staff Report
Exhibits

Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Jarosz Residence
Project Address: 629 N Hickory Avenue
Prepared By: Steve Hautzinger

Date Prepared: January 19, 2021

PETITION INFORMATION:

DC Number: 20-081
Petitioner Name: Robert Flubacker Architects
Petitioner Address: 1835 Rohlwing Rd, Suite B
Rolling Meadows, IL 60008
Meeting Date: January 26, 2021

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 house with attached one-car garage to allow construction of a new two-story residence with an attached, three-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 16,047 square feet and the proposed residence will have approximately 4,772 square feet. The project does comply with all R-3 zoning requirements, as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 7.5 feet Side: 7.5 feet Rear: 30 feet	Front: 25.2 feet Side: 8.3 feet Side: 7.9 feet Rear: 96 feet
Building Height	25 feet to the midpoint	22.3 feet to the midpoint
FAR	6,857 SF	4,772 SF
Building Lot Coverage	5,616 SF	3,823 SF
Impervious Surface Coverage Total	8,024 SF	5,060 SF

The subject property is located on a street where the surrounding context is primarily single-story houses with detached garages. However, it should be noted that the neighboring houses have both been expanded with second floor additions, and there is one newer two-story house previously built on this block.

Overall, the proposed design is nicely done with a traditional style and one-and-a-half-story massing which provides a single-story gutter line across the front elevation. The design also has a nice level of detail on all sides of the house. However, due to the steep roof massing, the proposed house does look tall against the surrounding single-story context. The ridge of the main roof is setback about 38 feet from the front of the house, however, it should be considered to clip off 4 or 5 feet at the top of the roof by adding a flat area, thereby reducing the overall height of the house. Additionally, the proposed three-car front load garage is nicely designed, but it is prominent and out of context in this location where the majority of homes have detached garages.

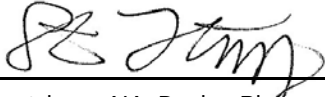
RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed new (teardown) single-family residence to be located at 629 N. Hickory Avenue. This recommendation is subject to compliance with the architectural plans received on 12/22/20, and the following:

1. Evaluate the overall height of the house against the surrounding single-story context. Consider clipping off the top 4 or 5 feet of the roof by adding a flat area at the top of the roof.
2. Evaluate the prominence of the proposed three-car front load garage against the surrounding context of homes with predominantly detached garages.
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.



January 19, 2020

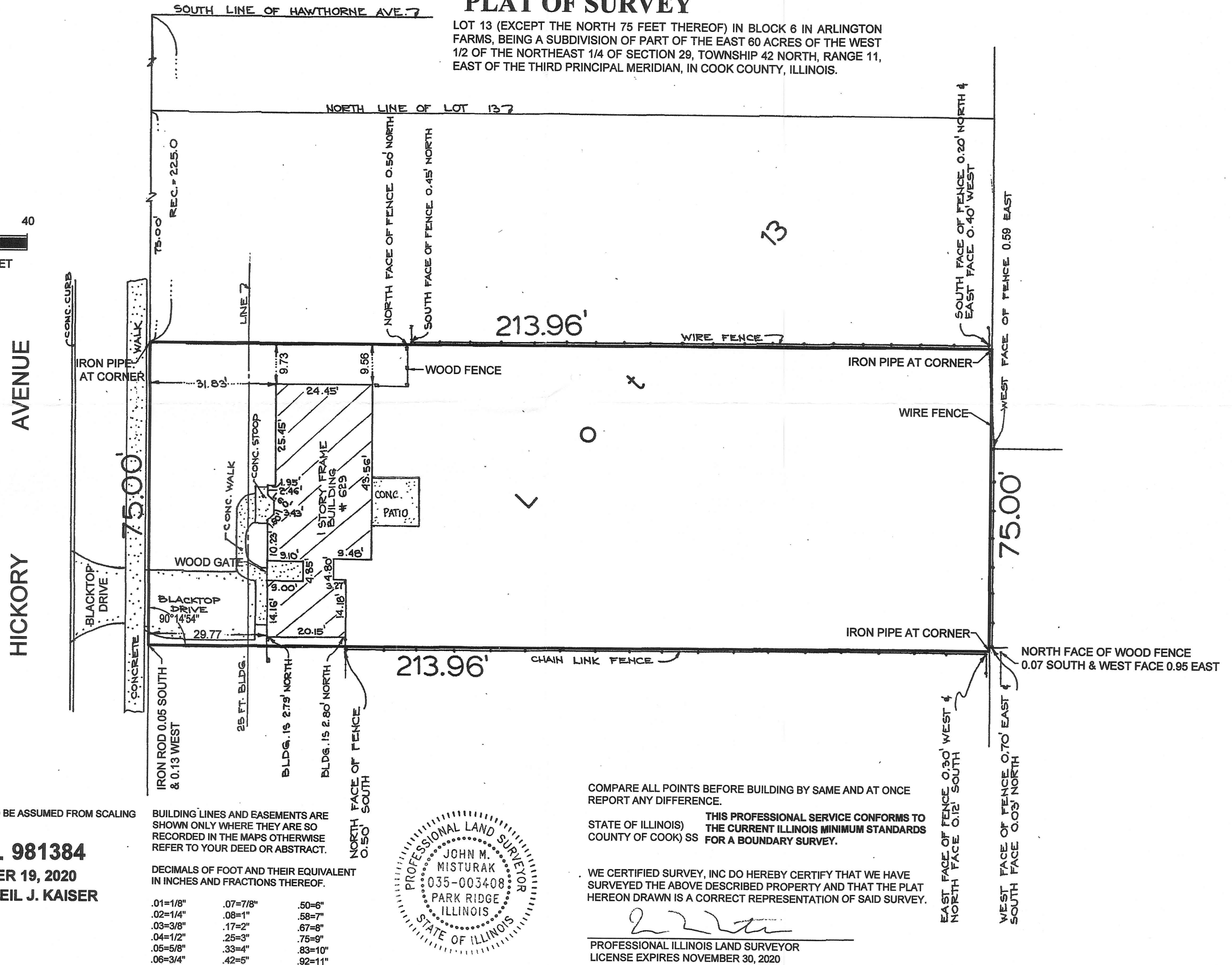
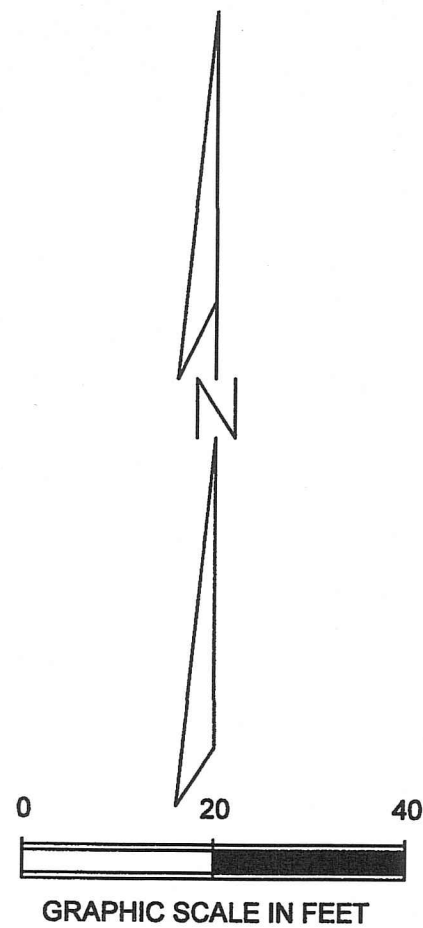
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 20-081

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email : surveys@certifiedsurvey.com

LOT 13 (EXCEPT THE NORTH 75 FEET THEREOF) IN BLOCK 6 IN ARLINGTON FARMS, BEING A SUBDIVISION OF PART OF THE EAST 60 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NEW HOUSE FOR

THE JAROSZ RESIDENCE

629 HICKORY ST.
ARLINGTON HEIGHTS, ILLINOIS

ABBREVIATIONS

●	AT	EXP.	EXPANSION	PLAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
B/	BOTTOM OF	FTG.	FOOTING	REF.	REFRIGERATOR
BD.	BOARD	FURN.	FURNACE	REG.	REGULAR
B.I.	BUILT-IN	GA.	Gauge	REINF.	REINFORCE
BLDG.	BUILDING	GALV.	GALVANIZED	RM.	ROOM
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
BRG.	BEARING	GYP.BD.	GYP.SUM BOARD	S.C.	SOLID CORE
C.	CARPET	HGT.	HEIGHT	SECT.	SECTION
CAB.	CABINET	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.I.	CAST IRON	HORZ.	HORIZONTAL	SIM.	SIMILAR
C.J.	CONSTRUCTION JOINTS	HTG.	HEATING	S.P.	SUMP PIT
CL.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	SPEC.	SPECIFICATION
CLG.	CEILING	H.W.	HOT WATER	STD.	STANDARD
CMU.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	STL.	STEEL
C.O.	CASED OPENING/ CLEAN OUT	INT.	INTERIOR	STOR.	STORAGE
COL.	COLUMN	L.	LINEN	STRUCT.	STRUCTURAL
CONC.	CONCRETE	LAM.	LAMINATE	SUSP.	SUSPENDED
CONST.	CONSTRUCTION	LAV.	LAVATORY	T.	TOP OF
CONT.	CONTINUOUS	LLV.	LONG LEG VERTICAL	T.&B.	TOP & BOTTOM
C.T.	CERAMIC TILE	LVL.	LAMINATED VENEER LUMBER	T.&G.	TONGUE & GROOVE
C.W.	COLD WATER	MAX.	MAXIMUM	TEL.	TELEPHONE
D.	DRYER	M.C.	MEDICINE CABINET	T.M.E.	TO MATCH EXIST.
DEMO.	DEMOLITION	MECH.	MECHANICAL	T.O.P.	TOP OF PLATE
D.H.	DOUBLE-HUNG CLOSET RODS	MED.	MEDIUM	TV.	TELEVISION
DIA.	DIAMETER	MICRO.	MICROWAVE	TYP.	TYPICAL
DISP.	DISPOSAL	MIN.	MINIMUM	UNLESS OTHERWISE NOTED	
DIV.	DIVISION	MISC.	MISCELLANEOUS	V.C.T.	VINTL COMPOSITION TILE
DN.	DOWN	M.O.	MASONRY OPENING	VERT.	VERTICAL
D.S.	DOWN SPOUT	MTL.	METAL	V.T.R.	VENT THRU ROOF
D.W.	DISHWASHER	NFHB	NON-FREEZE HOSE BIBS	W.	WITH
EA.	EACH	N.I.C.	NOT IN CONTRACT	W.	WASHER
EIFS.	EXTERIOR INSULATION AND FINISH SYSTEM	NO.	NUMBER	W.C.	WATER CLOSET
ELECT.	ELECTRICAL	NOM.	NOMINAL	WDW.	WINDOW
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE	W.H.	WATER HEATER
EP	EJECTOR PIT/SUMP	O.A.	OVER ALL	W.I.C.	WALK-IN CLOSET
EQ.	EQUAL	O.C.	ON CENTER	W/O	WITHOUT
EQUIP.	EQUIPMENT	O.H.	OVERHANG	WT.	WEIGHT
EQUIV.	EQUIVALENT	OPP.	OPPOSITE	W.W.F.	WELDED WIRE FABRIC
EW.	EACH WAY	OV.	OVEN		
EXIST.	EXISTING	PERF.	PERFORATED		
		PL.	PLATE		

SYMBOLS

ELEVATION KEY

DETAIL NUMBER [TYP.]

SHEET NUMBER [TYP.]

BUILDING SECTION KEY

MAJOR WALL SECTION KEY

DETAIL KEY

ELEVATION MARK

ROOM NAME

NEW HEADER REFERENCE TAG

NEW WINDOW REFERENCE TAG

EXISTING CONSTRUCTION TO BE REMOVED

NEW FRAMED PARTITION

4" TYP. DOOR

U.O.N. R.O.

NEW DOOR & REFERENCE TAG

CODE DATA

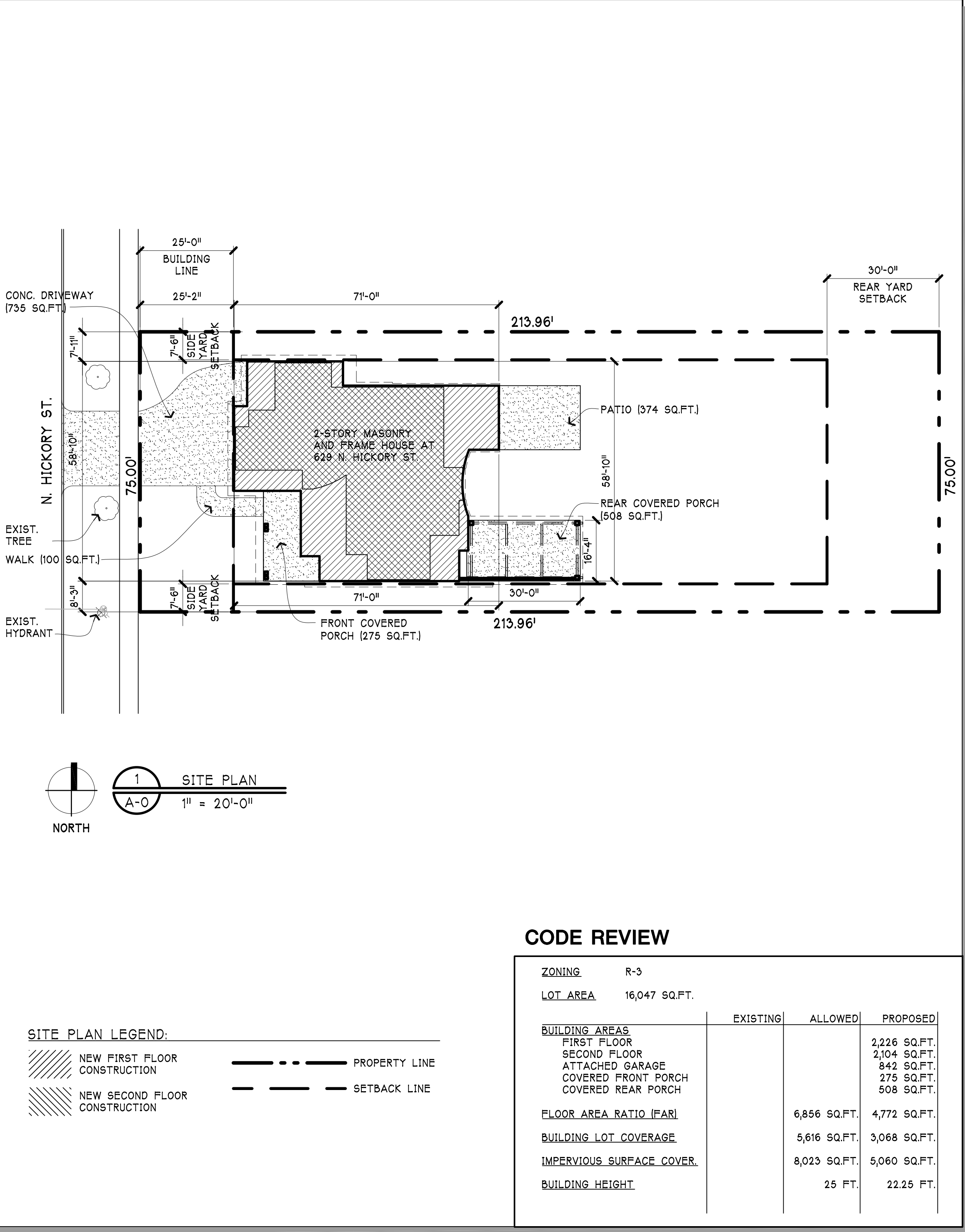
ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

- 2018 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL SWIMMING POOL AND SPA CODE
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2018 ILLINOIS ENERGY CONSERVATION CODE w/ STATE AMENDMENTS
- 2014 ILLINOIS STATE PLUMBING CODE
- 2018 ILLINOIS ACCESSIBILITY CODE
- 2015 NFPA LIFE SAFETY CODE
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

LIST OF DRAWINGS

A-0 TITLE SHEET / SITE PLAN
A-1 BASEMENT PLAN
A-2 FIRST FLOOR PLAN
A-3 SECOND FLOOR PLAN
A-4 EXTERIOR ELEVATIONS / SECTIONS
A-5 EXTERIOR ELEVATIONS

SITE PLAN



CODE REVIEW

<u>ZONING</u>	R-3		
<u>LOT AREA</u>	16,047 SQ.FT.		
<u>BUILDING AREAS</u>	<u>EXISTING</u>	<u>ALLOWED</u>	<u>PROPOSED</u>
FIRST FLOOR			2,226 SQ.FT.
SECOND FLOOR			2,104 SQ.FT.
ATTACHED GARAGE			842 SQ.FT.
COVERED FRONT PORCH			275 SQ.FT.
COVERED REAR PORCH			508 SQ.FT.
<u>FLOOR AREA RATIO (FAR)</u>		6,856 SQ.FT.	4,772 SQ.FT.
<u>BUILDING LOT COVERAGE</u>		5,616 SQ.FT.	3,068 SQ.FT.
<u>IMPERVIOUS SURFACE COVER</u>		8,023 SQ.FT.	5,060 SQ.FT.
<u>BUILDING HEIGHT</u>		25 FT.	22.25 FT.



Property Left 3

705 E. Hawthorn Ave



Property Left 2

635 N. Hickory Ave.



Property Left 1

633 N. Hickory Ave.



Subject Property

629 N. Hickory Ave.



Property Right 1

623 N. Hickory Ave.



Property Right 2

619 N. Hickory Ave.



Property Right 3

615 N. Hickory Ave.



N. Hickory Ave.



628 N. Hickory Ave.

Property Across 1



624 N. Hickory Ave.

Property Across 2

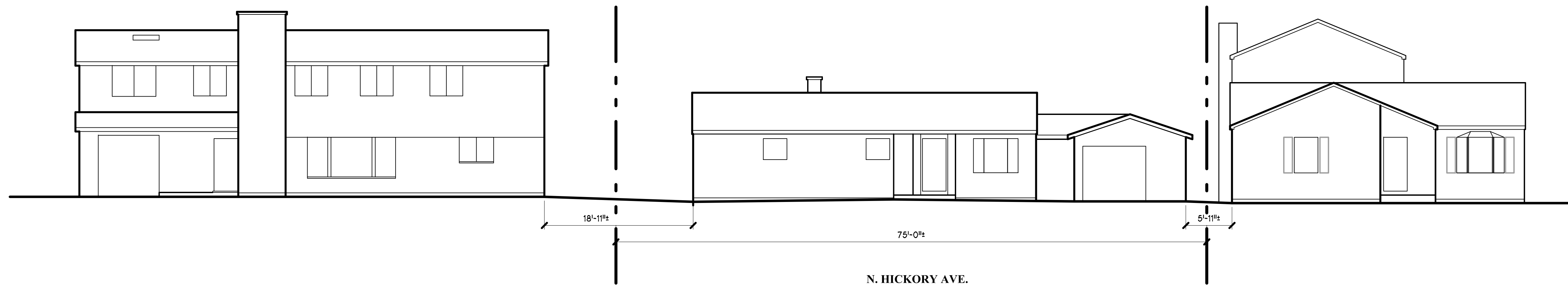


620 N. Hickory Ave.

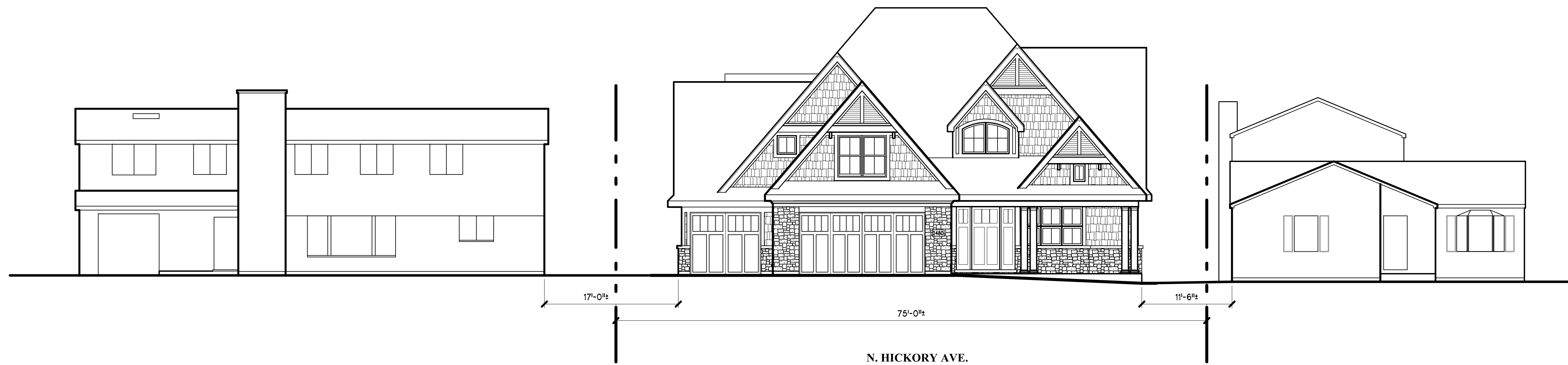
Property Across 3



←North



EXISTING ELEVATION STUDY
SCALE: 1/8" = 1'-0"



PROPOSED ELEVATION STUDY
SCALE: 1/8" = 1'-0"



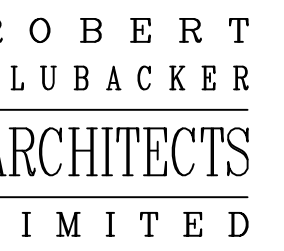
1 WEST ELEVATION
A-4 1/4" = 1'-0"



2 EAST ELEVATION
A-4 1/4" = 1'-0"

ELEVATIONS MATERIAL LEGEND		
MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF SHINGLES	'GAF' TIMBERLINE HDZ ASPHALT SHINGLE (UL LISTED CLASS-C OR BETTER)	WEATHERED WOOD
STONE VENEER	ALLOW \$500.00 / TON	KENSINGTON BLEND
SHINGLE SIDING	'PLY. GEW' MASTIC CEDAR DISCOVERY PERFECTION SHINGLE	CAPE GRAY
LIMESTONE SILL	4" LIMESTONE SILL	
CORNER/WDW. TRIM	'VERSATEX' STEALTH TRIM, PRE-FORMED CORNERBOARD, 6"x5/4" SMOOTH	WHITE
FREEZE BOARD	'VERSATEX' STEALTH TRIM, TRIMBOARD, HEIGHT AS REQ'D. x5/4" SMOOTH	WHITE
FASCIA	'VERSATEX' NOTCHED FASCIA, 1"x10" SMOOTH w/ 1x2 SHINGLE MOULD AT ALL RAKES	WHITE
SOFFIT	'CERTAINTED' INVISIVENT	WHITE
CROWN MOULDING	'VERSATEX' CROWN MOULDING	WHITE
FRONT PORCH CEILING/ REAR PORCH CEILING	1x4 V-GROOVE, FIR; PROVIDE 3-COATS OF VARNISH	STAINED
REAR PORCH COLUMNS	12"x12" SQ., CARPENTER BUILT, FIBERCEMENT	WHITE
PANEL	'AZEK' TRIM PANEL	WHITE
FLASHING	PRE-FINISHED ALUMINUM FLASHING, 0.024"	-

Date	Description
12/21/20	D.C.



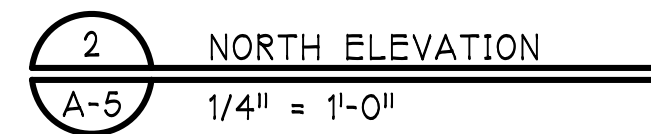
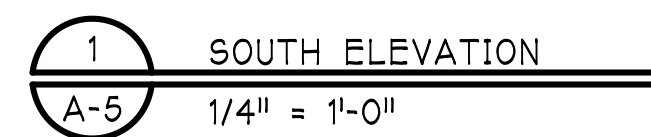
IL Design Firm
#184.001489

THE JAROSZ RESIDENCE
629 N. HICKORY ST.
ARLINGTON HEIGHTS, ILLINOIS

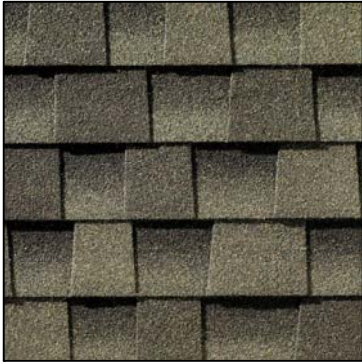
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Project Number
200

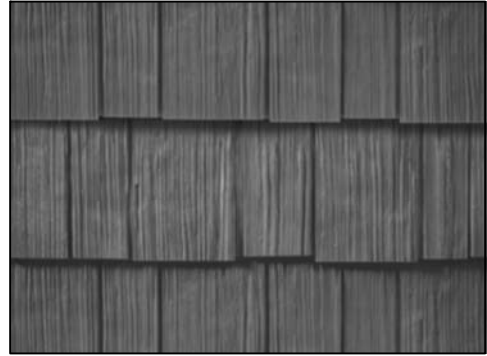
A-5



MATERIAL BOARD



ROOFING: GAF TIMBERLINE HDZ
COLOR: WEATHERED



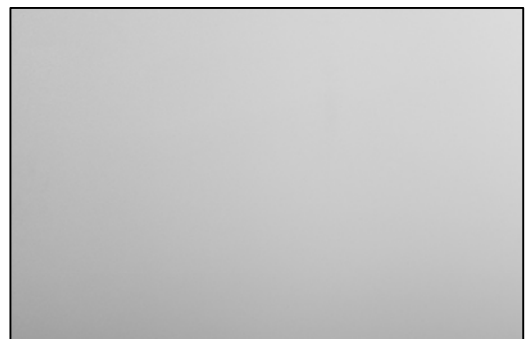
SHINGLE SIDING: PLY GEM MASTIC
COLOR: CAPE GRAY



STONE: BUECHEL STONE CORP.
COLOR: KENSINGTON BLEND



TRIM: VERSATEX
COLOR: WHITE



FASCIA: VERSATEX
COLOR: WHITE

629 N. Hickory St.

12/ 23/ 2020

ARLINGTON HEIGHTS, ILLINOIS
ROBERT FLUBACKER ARCHITECTS, LTD.

Single- Family Home Application

MATERIAL SCHEDULE

MATERIAL TYPE	MANUFACTURER	MATERIAL	COLOR
Roof shingles	Gaf Timberline HDZ	Asphalt	Weathered Wood
Stone veneer	Buechel Stone Corp.	Stone	Kensington Blend
Shingle siding	Ply Gem Mastic	Vinyl	Cape Gray
Trim/Fascia	Versatex	PVC	White
Windows	Marvin Windows	Clad	White



Design Commission 1/26/2021

Item: DC#21-001 - 502 S. Mitchell Ave - SF/New

Department: Planning and Community Development Department

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 502 S. Mitchell Avenue. This recommendation is based on the plans dated 1/5/21 and received on 1/8/21, revised site plan dated and received on 1/13/21, and the following:

1. Consider adding a small portico roof above the door on the north wall to add additional interest to the design and break up the flat wall facing Park Street.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Reel Residence
Project Address: 502 S. Mitchell Avenue
Prepared By: Steve Hautzinger

Date Prepared: January 20, 2021

PETITION INFORMATION:

DC Number: 21-001
Petitioner Name: Tony VanDijk
Petitioner Address: Marton Premier Homes
1101 Mink Trail
Cary, IL 60013
Meeting Date: January 26, 2021

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 an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,253 square feet and the proposed residence will have approximately 3,616 square feet. The petitioner is proposing a 12.5 foot exterior side setback, where a 25 foot building line is shown on the Plat of Subdivision. The issue of the platted setback and its impact on the proposed plan is under review and may require an amended Plat of Subdivision to change the building line. However, this issue is under review as to other options if any. The proposed design does comply with all other R-3 zoning requirements, as summarized below:

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Exterior Side: 25 feet Side: 7 feet Rear: 30 feet	Front: 27.54 feet Exterior Side: 12.5 feet Side: 9.5 feet Rear: 50.65 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	4,139 SF	3,616 SF
Building Lot Coverage	3, 239 SF	2,811 SF
Impervious Surface Coverage Total	4,627 SF	3,259 SF

The existing vacant lot is part of a new four-lot subdivision that received final approval in April 2017. The subdivision includes three lots for new single-family homes, and one lot for stormwater detention. New single-family homes have been completed on the other two buildable lots, one of which faces Walnut Avenue to the west. As part of the subdivision approval, five new trees have been planted on the subject property, as well as four new parkway trees, which the petitioner is required to protect and preserve.

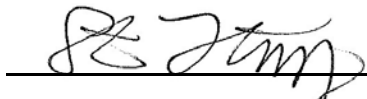
This neighborhood, and this street, consist of a wide variety of houses including single-story, two-story, historic, newer, attached garages, and detached garages. The scale of the proposed two-story house fits well with the immediate context surrounding the subject corner lot which has a newer two-story house to the south and across the street, Our Lady of the Wayside Church to the north, and South Middle School to the northeast.

Overall, the proposed design is nicely done in a traditional style that will fit well in this location. The exterior materials and colors are very nicely coordinated. The garage is somewhat prominent at the corner, but the placement of the garage and driveway is consistent with the approved Subdivision plans and parkway tree locations. The single-story massing of the garage works well to break down the scale of the house at the corner, and the stone cladding adds interest to the design. The only comment is to consider adding a small portico roof above the door on the north wall to add additional interest to the design and break up the flat wall facing Park Street.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 502 S. Mitchell Avenue. This recommendation is based on the plans dated 1/5/21 and received on 1/8/21, revised site plan dated and received on 1/13/21, and the following:

1. Consider adding a small portico roof above the door on the north wall to add additional interest to the design and break up the flat wall facing Park Street.
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3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

 January 20, 2021

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 21-001

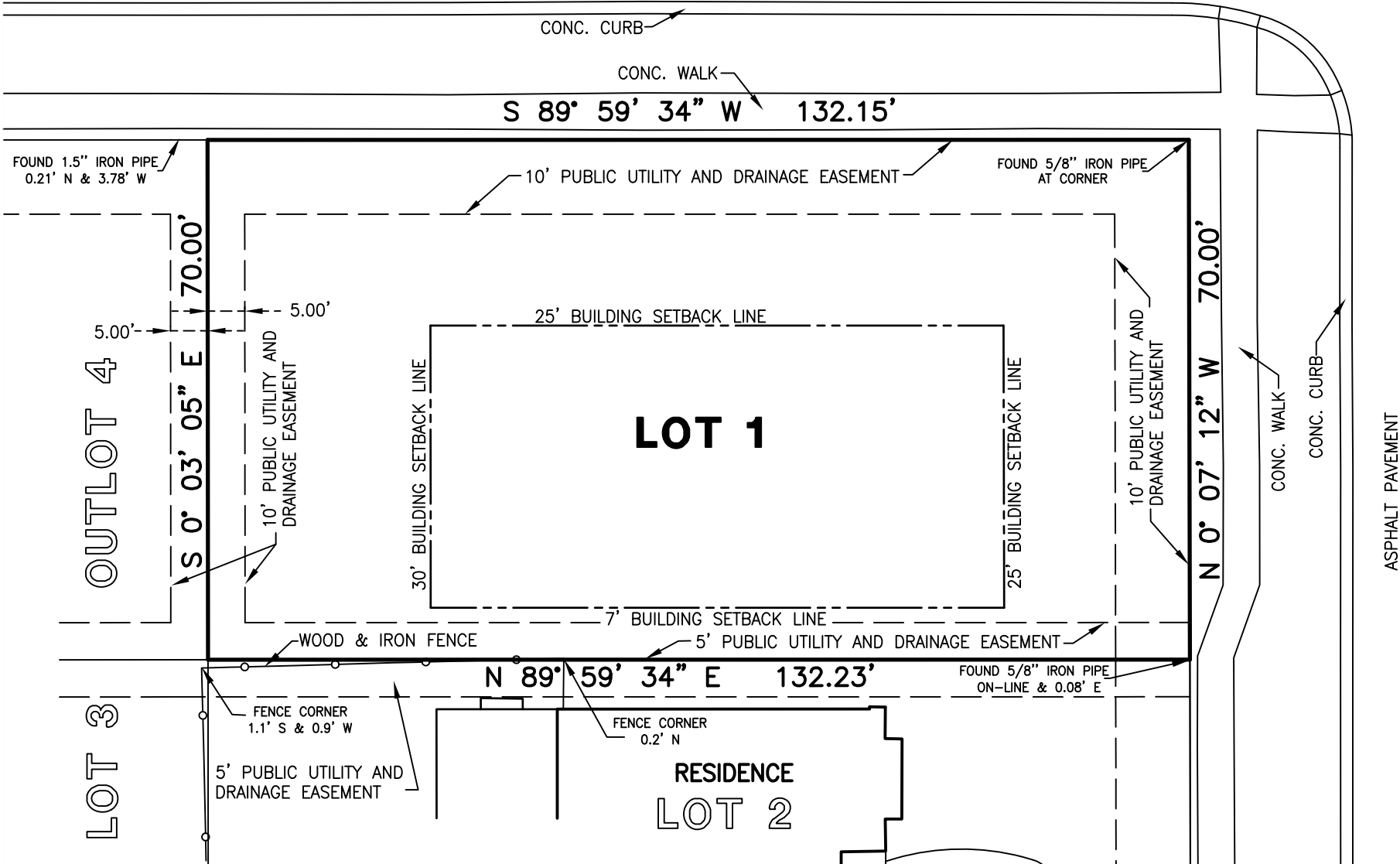
PLAT OF SURVEY

LOT 1 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.



W. PARK STREET

ASPHALT PAVEMENT



AREA

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- MARTON PREMIER HOMES
- ORIGINAL FIELD WORK COMPLETED- 12-16-20

GENERAL NOTES:

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

9,253 Sq. Ft. OR 0.21 ACRES (MORE OR LESS)

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

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

DATED THIS 28TH DAY OF DECEMBER, A.D., 2020

Joseph R. Sadoski
JOSEPH R. SADOSKI
ILLINOIS

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

PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-22.



XX-XX-XX	XXXXX	HH
DATE	REVISIONS	BY



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

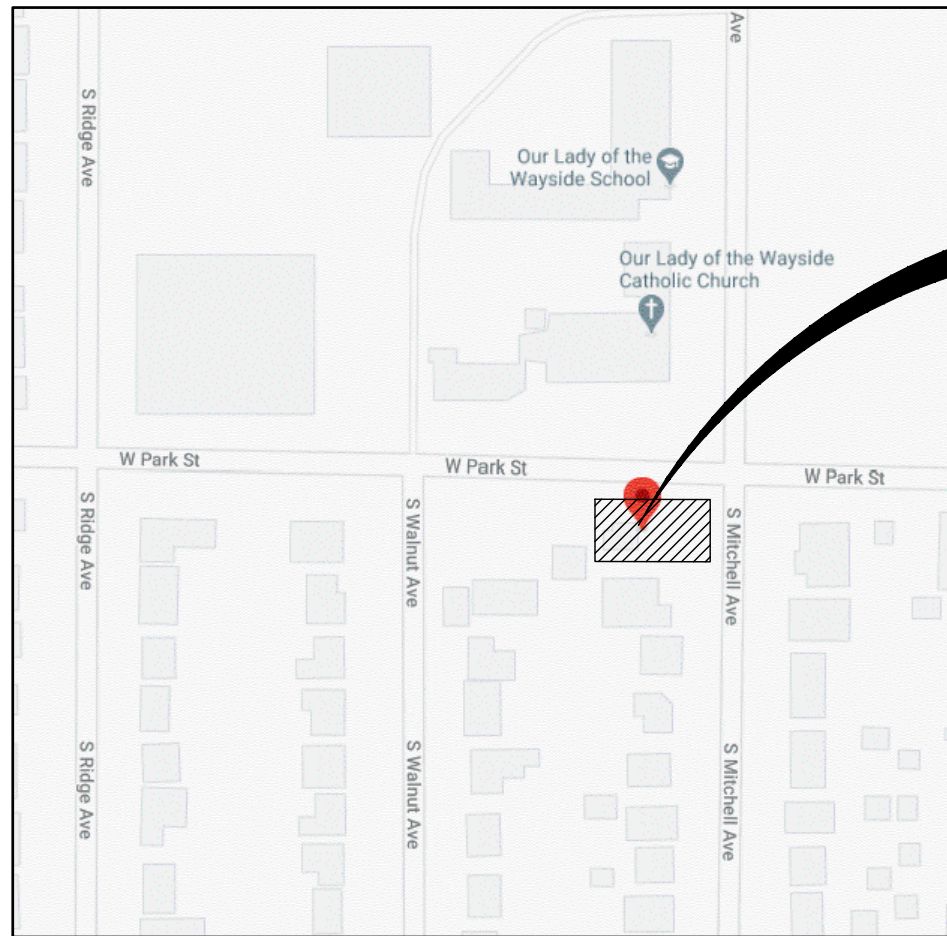
SCALE:	1"=20'
DRAWING No.	66334
SHEET	1 OF 1

502 S. MITCHELL AVENUE - ARLINGTON HEIGHTS, IL.

PLAT OF SURVEY

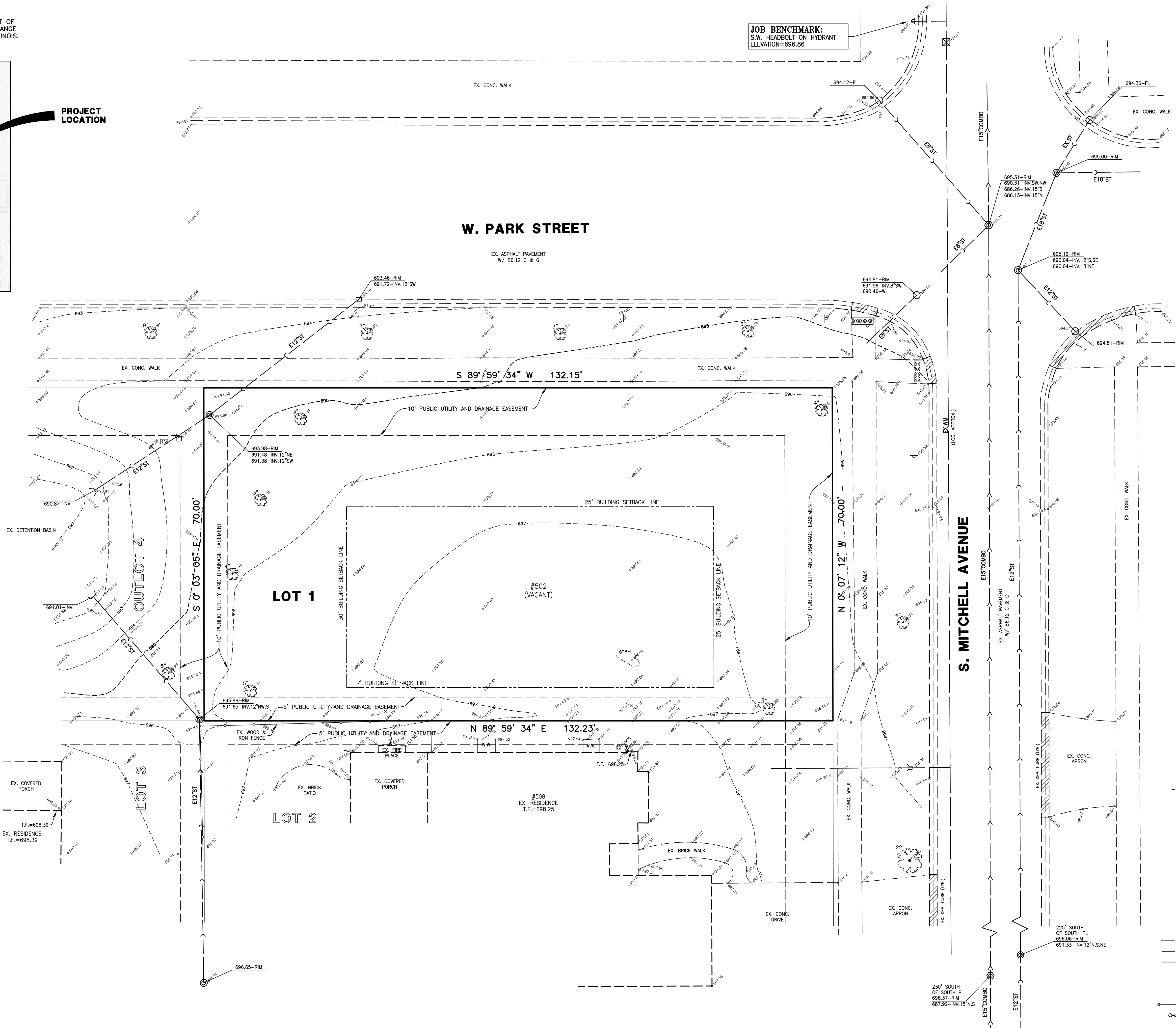
LEGAL DESCRIPTION

LOT 1 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.



LOCATION MAP

PROJECT LOCATION



SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
BENCHMARK #66, 3" DIA. BRASS DISK
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)

LEGEND

- 104 --- CONTOUR
- X 105.08 SPOT ELEVATION
- DECIDUOUS TREE W/DIA.
- CONIFEROUS TREE W/DIA.
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- DOWNSPOUT



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

MS 01-13-21

MOVE DRIVE PER VILLAGE

REVISIONS

DRAWN BY:

DATE:

REVISIONS

DESIGNED BY: MS
CHECKED BY: DRF
APPROVED BY: DRF
DATE: 12-29-20
DATE: 12-29-20
DATE: 12-29-20



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

SCALE: 1"=10'
DRAWING No. 66334
SHEET 1 of 2

502 S. MITCHELL AVENUE -- ARLINGTON HEIGHTS, IL.
EXISTING TOPOGRAPHY

LEGAL DESCRIPTION

LOT 1 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.

LOT COVERAGE TABLE

LOT AREA = 9,253 S.F.

EXISTING IMPERVIOUS AREAS

VACANT LOT = 0 S.F.

TOTAL EXISTING = 0 S.F. (0.0%)

PROPOSED IMPERVIOUS AREAS

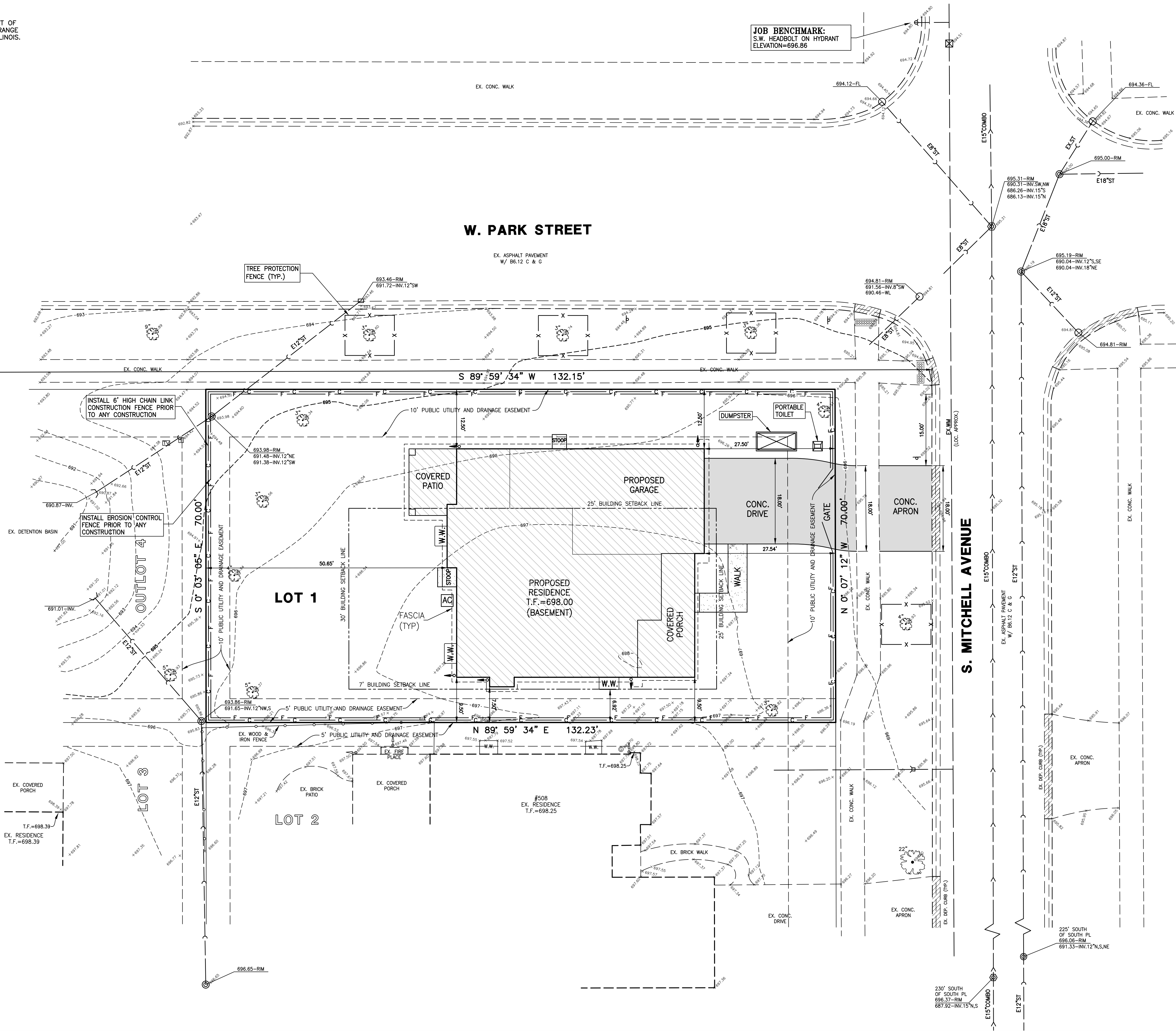
HOUSE = 2,513 S.F.

DRIVE = 495 S.F.

WALK/STOOP/PAD = 116 S.F.

PATIO = 135 S.F.

TOTAL PROPOSED = 3,259 S.F. (35.2%)



SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
BENCHMARK #66. 3" DIA. BRASS DISK
33'± EAST OF THE CENTERLINE OF
CHESTNUT STREET AND 23'± SOUTH
OF THE CENTERLINE OF FAIRVIEW
AVENUE AT THE CORNER OF THE
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- 104' CONTOUR
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- STORM SEWER
- WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- DOWNSPOUT



SCALE IN FEET

MS 01-13-21

MOVE DRIVE PER VILLAGE

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: MS
DATE: 12-29-20
CHECKED BY: DRF
DATE: 12-29-20
APPROVED BY: DRF
DATE: 12-29-20



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DRAWING No. 66334
SHEET 2 of 2

502 S. MITCHELL AVENUE - ARLINGTON HEIGHTS, IL.

SITE PLAN



520 Mitchell



516 Mitchell



508 Mitchell



Subject Property

W Park St



S Mitchell Ave

515 Mitchell



509 Mitchell



315 W Park





Marton Premier Homes
Cary, Illinois

502 South Mitchell

SINGLE FAMILY RESIDENCE
Arlington Heights, Illinois





LAP SIDING – LP DEEP OCEAN

SHAKE SIDING – NATURAL CEDAR STAINED WALNUT

ROOF – MOIRE BLACK

METAL ROOF – BLACK

STONE – GLEN GARY FIELDLEDGE KENTUCKY GRAY

GUTTERS – BLACK

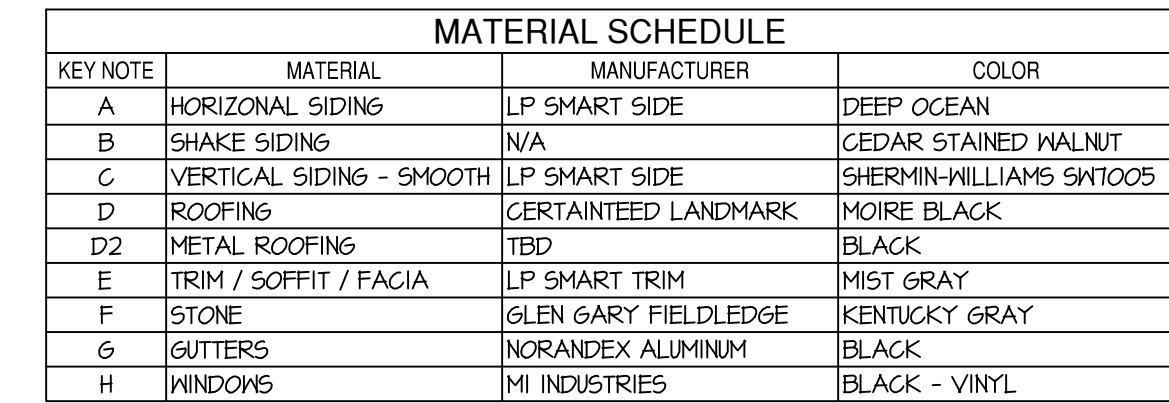
WINDOWS – M/I VINYL BLACK EXTERIOR

TRIM – LP SMART TRIM – MIST GREY

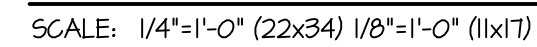
BEAMS – LP SMART TRIM – MIST GREY

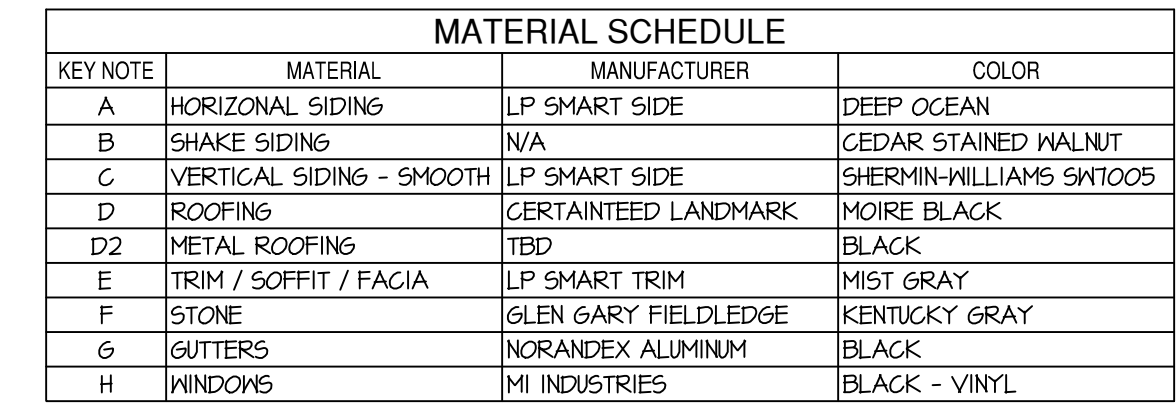
FRONT DOOR – SOLID WOOD 2 PANEL – STAINED WALNUT

GARAGE DOOR: CHI DOORS – CARRAGE LONG SERIES 5983,
STAINED WALNUT – NO WINDOWS

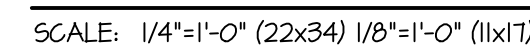


SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)





SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

REVISIONS

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BSB
DESIGN
BSBDESIGN.COM

20 N. Smith Street Suite 210
Palatine, Illinois 60067
847 705 2200

DB NO: SF200384.00 PROJ MGR: CRB
 DRAWN: PBE CHECKED:

EXTERIOR ELEVATIONS

CRAFTSMAN

A3.3