



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
January 13, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 12/9/14

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#14-137 - 905 N. Fernandez Ave. - SF/Teardown
- B. DC#14-133 - Northwest Metalcraft - 413 S. Arlington Heights Rd. / Commercial

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 12/9/14

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes 12/9/14	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
DECEMBER 9, 2014

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Jonathan Kubow

Members Absent: Anthony Fasolo
Alan Bombick

Also Present: Joe Sohn, Sohn Architects for 428 S. Evanston Ave.
Douglas Espinal, Owner of 428 S. Evanston Ave.
Tony VanDijk, DR Horton Homes for 214 S. Stratford Rd, 1528 N. Fernandez
Pl. & 634 S. Mitchell Ave.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM NOVEMBER 25, 2014

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF NOVEMBER 25, 2014. ALL WERE IN FAVOR. THE MOTION CARRIED.

1. SINGLE-FAMILY ADDITION REVIEW (continued from 11/25/14)

DC#14-120 – 428 S. Evanston Ave.

Mr. Joe Sohn, representing *Sohn Architects*, and **Mr. Douglas Espinal**, the contractor and owner, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to add a new second-floor addition to an existing single-story home, as well as add a new two-story addition on the rear of the home. The project was reviewed by the Design Commission on November 25, 2014, at which time numerous concerns about the design were raised by the commissioners. The petitioner was encouraged to revise the design and return for a re-review. The petitioner submitted revisions to the original design, which are reviewed and commented on in the Staff report.

In addition, today Staff received a second revised design from the petitioner as a result of a recent meeting with Staff. At the meeting, the petitioner provided photos of other newer homes in the neighborhood, and stated their desire to change direction with the exterior style of the home to a nicely detailed traditional style consistent with the interior. The second revised design was presented to the commissioners. **Mr. Hautzinger** stated that Staff would recommend adding a transom window above the front entry door, as well as add a trim board on the rear of the addition to follow the horizontal line from the front and sides of the home. Otherwise, Staff feels the second revised design is much more compatible with the neighborhood with a nice balance and composition, and would recommend the commissioners evaluate it and approve the design.

The petitioner had nothing to add to Staff comments.

Commissioner Fitzgerald commented about the second revised design presented tonight. He liked the changes and he specifically liked the bay windows on the first-floor. He felt the roofline was nice and he definitely agreed with the suggestion to add something above the front door, although he was not opposed to the front porch that was previously proposed. He agreed with the brick being proposed on the rear elevation and the suggestion to add a horizontal band on the rear elevation to tie in with the front and sides of the home. He also liked that the detailed quoins were removed at the ends of the home.

Chair Eckhardt felt the second revised design presented tonight had a lot more symmetry than the first revised design in terms of elements now matching. He liked the clipped gables, he felt the entrance was much more developed with one door and sidelights, he was okay with the center stone element, he agreed with the suggestion to add a trim board on the rear elevation and the suggestion to add a clerestory window above the front door. He also liked the change

that was made to open up the existing one-car garage and create a drive-thru to a new detached garage in the rear.

Commissioner Kubow felt the second revised design presented tonight was a positive change from the first revision. He liked that the home was unusual from others in the neighborhood with a mass and solid look to it. He agreed with the suggestion to add a window above the front door and suggested it be similar in shape to the stone header shown in the rendering. He also felt that adding a horizontal trim board on all four sides of the home should be a requirement, and commented that he preferred more contrasting colors than what are being proposed.

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

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 428 S. EVANSTON AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED AND RECEIVED 12/09/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT TO ADD A WINDOW ABOVE THE FRONT DOOR, AND CONTINUE A HORIZONTAL TRIM BOARD AT THE SECOND FLOOR LINE AROUND ALL SIDES OF THE HOME.**
- 2. A RECOMMENDATION TO USE BRICK INSTEAD OF SIDING ON REAR ELEVATION.**
- 3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 4. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Chair Eckhardt acknowledged that the petitioner is using a random stacked stone at the entry element in lieu of the pattern shown on the exhibit. He also thanked the petitioner for their patience with the project.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW**DC#14-093 – 214 S. Stratford Rd.**

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

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two-story home with an attached one-car garage to allow the construction of a new two-story residence with an attached two-car garage. The Zoning Board of Appeals granted a zoning variation for this project on 11/10/14 to allow a 50.1 foot wide lot with 6,087 sf lot area to be buildable, where a minimum of 70 feet wide and 8,750 sf lot area is required. Otherwise, the project complies with the R-3 zoning requirements.

The front elevation of the proposed home is a nice composition of massing and materials, and the scale fits in very well with the existing homes on the block. Although the proposed two car garage is on the front of the house, it has a low profile roof that does not dominate the design, and the front porch projects in front of the garage wall. The south wall, however, is somewhat long and flat and could benefit from some additional detailing or jogs in the wall. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. Staff recommends approval of the proposed new home.

Mr. VanDijk said that he had concerns with Staff's suggestion to add a jog to the south wall because the new home is already at the maximum FAR allowed on the very small lot. He felt the interior floor plan was not conducive to adding a jog. It was noted that the adjacent home is located 18.76' from the south property line, with the garage side elevation facing the new home, and the new home will be 5.4' from the property line.

Commissioner Kubow liked the proposed new home very much and felt it fit within the context of the neighborhood and is proportionally well designed,. He also liked the use of the materials. Although the left elevation is long, he felt this was addressed with the windows and the transom above the windows and trim. With a few recommendations, he was in favor of the new home as proposed.

Commissioner Fitzgerald felt the proposed materials were very nice and the new home would fit in nicely. He was okay with the left side elevation as proposed; however, he suggested adding landscaping to help soften the elevation for the neighbors. On the right side elevation, he suggested adding a window in the garage because all other details were recessed or set back and not visible from the street.

Chair Eckhardt concurred with the comments made by the other commissioners.

PUBLIC COMMENT

Mr. Gregory Hullmann, 1212 E. Mayfair, said that the adjacent corner home to the south is a 1910's era-style home, and although the design for the new home looked nice, he was concerned that the wood materials being proposed would not last as long or be as rugged, and would not fit in with the neighborhood. **Commissioner Fitzgerald** replied that the materials being proposed were similar to homes at 202, 210 & 214 S. Stratford, and would fit in nicely in the neighborhood. **Commissioner Kubow** referred to the context elevation and pointed out that the new home made a nice transition in the neighborhood and would complement the corner home very well since the two homes were architecturally compatible. **Mr. Hullmann** acknowledged that the new home would be a huge improvement over the existing home.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 214 S. STRATFORD ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE SITE PLAN DATED 11/14/14 AND ARCHITECTURAL PLANS DATED 11/10/14 AND RECEIVED 11/14/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A RECOMMENDATION TO ADD A WINDOW IN THE GARAGE ON THE RIGHT SIDE ELEVATION.**
- 2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 3. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Chair Eckhardt clarified for the petitioner that a recommendation is only a recommendation and not a requirement.

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW

DC#14-121 – 1528 N. Fernandez Pl.

Mr. Anthony VanDijk, representing *DR Horton Homes*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one story home with a one-car attached garage to allow the construction of a new two-story residence with an attached two-car garage. The Zoning Board of Appeals granted a zoning variation for this project on 12/08/14 to allow a 67-foot wide, 12,228-square foot lot to be buildable, where 70 feet wide, 8750 sq. ft. is required. Otherwise, the project complies with the R-3 zoning requirements.

The proposed house is located on a cul de sac in an existing neighborhood of primarily single-story homes. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. The proposed home fits comfortably on the large cul de sac lot. Overall, the design of the home is nicely articulated with varied roof forms and materials, and a single-story front porch. The hipped main roof form helps to diminish the mass of the home, but it is recommended to omit the raised eave on the right side elevation to reduce the wall height. Also, since the garage projects forward, it is recommended to continue the stone wainscot down the side wall of the garage to the side door. Staff recommends the Design Commission approve the proposed design with the suggestions made by Staff.

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

Commissioner Fitzgerald felt the front elevation was very nice and the materials were excellent. He strongly agreed with Staff's recommendation to lower the roofline on the right side elevation by omitting the raised eave, and he was fine with not returning the stone around to the side of the garage as suggested by Staff, because of the curve of the cul-de-sac.

Commissioner Kubow concurred with everything said by Commissioner Fitzgerald. He felt that continuing the stone from the front elevation onto the right side elevation was unnecessary; the way it was currently proposed was fine. He also felt that it should be a requirement to carry the hip down all the way across the right side elevation because it helps transition to the homes on the right side. Contextually, he felt the proposed design was fine.

Chair Eckhardt asked for clarification from the petitioner regarding the LP Smart Side material and color. **Mr. VanDijk** replied that siding material would be both vertical and shake style, in the same color. **Chair Eckhardt** concurred with the commissioners' previous comments and he also agreed with the requirement to lower the eave line on the right side elevation. The petitioner had no objection to lowering the eave line.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT *1528 N. FERNANDEZ PLACE*. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 11/06/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

1. A REQUIREMENT TO LOWER THE EAVE LINE ON THE RIGHT SIDE ELEVATION TO MATCH THE GUTTER ON THE FRONT AND BACK, TO BE REVIEWED AND APPROVED BY STAFF.
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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
3. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 4. SINGLE-FAMILY TEARDOWN REVIEW**DC#14-122 – 634 S. Mitchell Ave.**

Mr. Anthony VanDijk, representing *DR Horton Homes*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one-story home with an attached one-car garage to allow the construction of a new two-story residence with an attached two car garage. The project does comply with all R-3 zoning requirements.

In general, the proposed house is nicely designed with traditional details, varying roof forms, and a nice composition of materials. However, there is concern about the scale of the proposed house as it relates to the existing neighborhood, which consists primarily of smaller scale one and two-story homes. This concern is compounded because the subject site is elevated above the sidewalk level by approximately three feet. The proposed hipped roof does help to reduce the mass and ease the transition to the adjacent homes.

In regards to the proposed two car garage, there has been a trend recently for new homes with attached front loading garages to place large attic roofs above the garage which makes the garage the most prominent feature on the front of the house. The existing neighborhood has a mix of attached and detached garages, with the vast majority of attached garages being only one car. The proposed two car garage with gable roof will appear large and out of context on the streetscape, so it is recommended to omit the large gable roof and instead provide a small dormer on the wall above the garage. This change will diminish the mass of the garage and shift the focus of the design to the main part of the house. With this proposed change, Staff would recommend approval of the project.

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

Mr. VanDijk stated that the proposed new home is under contract and the buyer currently lives four homes down from the site. The buyer recently received approval for a remodel and addition to their existing home; however, after going out for bid and realizing the expense of the addition, they decided to sell their existing home and buy this home for a teardown. The proposed new home is designed after and very similar to the design previously approved for their current home.

Mr. Hautzinger pointed out that the context further north on the street changes slightly, with a few larger lots located south and larger two-story homes across the street from the previous design approved. Moving north on the block where the current site is located, there are smaller scale homes and more one-story and one and a half-story homes across the street. There is also a grade differential from the sidewalk for this home, approximately 3-feet, which raises the house.

Commissioner Fitzgerald liked both the design being proposed and the suggested revised design shown in the Staff report; he was neutral on both designs. He felt the proposed colors were very nice and he wanted to see a trim board added to the side and rear elevations to help break up the massing.

Commissioner Kubow agreed with the comments made by Commissioner Fitzgerald, although he also liked the design revision suggested by Staff because it would help soften the front elevation in terms of the context. He pointed out that there appears to be an eclectic mix of homes on the block with no real consistency, therefore, a home of this size and design would fit with the various surrounding homes.

Chair Eckhardt was unsure how the petitioner felt about Staff's suggested design revision, and although he felt the revised design had a lot of low roof, he was in favor of the original design because to him, the flat elevation was less interesting than a sloping roof elevation. **Mr. VanDijk** replied that the homeowner preferred the proposed design, which was designed to be similar to their current home for sale.

PUBLIC COMMENT

Lorraine Gorman, 637 S. Mitchell, said that she lived across the street in a one-story brick home. Most of the homes on the block have brick on them, and she felt the new home would look much better with some brick on it. She also felt the roofline was quite high for the homes on either side.

Renee & Mark Renz, 622 S. Mitchell, live 2 homes north of the site. They were interested in seeing the design of the new home, as well as express concerns about existing drainage problems increasing after the new home is built. **Chair Eckhardt** explained that drainage is not under Design Commission purview, and concerns should be directed to the Village's Engineering Department. The homeowners also felt the roofline on the new home was too high for the surrounding homes. **Chair Eckhardt** explained that although the new home is taller than surrounding homes, it has 'soft shoulders' and is not as tall as it could be under the zoning regulations. He felt the petitioner did a good job in terms of a code compliant 2-story home that could actually be taller. **Commissioner Kubow** added that the elevations are two-dimensional and in reality, the home will never look quite as massive as the drawings.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 634 S. MITCHELL AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 11/06/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

1. A REQUIREMENT TO INCLUDE HORIZONTAL TRIM ON THE RIGHT AND REAR ELEVATION TO ALIGN WITH THE FIRST FLOOR FRIEZE BOARD.
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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
3. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Chair Eckhardt asked the commissioners about adding a recommendation to change the front elevation as suggested by Staff, even though the petitioner has stated the homeowners' preference for the proposed design. The commissioners had no comment.

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

ITEM 5. BUDGET FY2015

The proposed \$300 budget for Fiscal Year 2015 was discussed and approved by the commissioners.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE \$300 BUDGET FOR FISCAL YEAR 2015.

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



Item: DC#14-137 - 905 N. Fernandez Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission require revisions and re-review the design for the proposed new single-family residence to be located at 905 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans received 12/18/14, and the following:

1. A recommendation to use a more traditional massing and composition, but with modern style detailing and neutral colors.
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 Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
3. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Juracek Residence
Project Address: 905 N. Fernandez Ave.
Prepared By: Steve Hautzinger

Date Prepared: January 6, 2015

PETITION INFORMATION:

DC Number: 14-137
Petitioner Name: Travis & Marissa Juracek
Petitioner Address: 1811 Cottonwood Trail
Hoffman Estates, IL 60192
Meeting Date: January 13, 2015

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing one story house to allow construction of a new two story residence. The petitioner intends to reuse the existing foundation and the existing detached garage will remain. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,610 square feet and the proposed residence will have 2,229 square feet. This project does require zoning variations for the following: lot width (49.89 feet existing, where 50 foot minimum is required), side yard setback (3.89 feet proposed, where 5 feet is required), roof eave side yard encroachment (32 inch encroachment proposed, where only 12.5 inches is allowed), and driveway width (8.9 feet proposed, where 9 feet is required). These variations are primarily a result of the reuse of the existing foundation. However, it is recommended that the proposed 18" eave overhang be reduced to minimize the side yard encroachment. These issues will be reviewed by the Zoning Board of Appeals.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25 feet Side: 3.89 feet Side: 8.9 feet Rear: 71.5 feet
Building Height	25 feet to the midpoint	21.8 feet to the midpoint
FAR	2,974 SF	2,229 SF
Building Lot Coverage	2,314 SF	1,700 SF
Impervious Surface Coverage Total	3,630 SF	3,030 SF

The design of the proposed house is very modern in form, window composition, and colors. The orthogonal massing is not in context with the existing traditional style neighborhood of pitched roof homes. The arrangement of the windows and door openings appears random and is not in context with the neighborhood. The challenge is to insert such a modern design into the existing dense, traditional streetscape.

It is recommended that the design be revised to use a modern style in a more subtle way. It is suggested that a more traditional form with pitched roofs be used, but the windows, doors, and exterior materials can still be very clean and modern. The images below represent examples of traditional forms with modern detailing. These images are for character only, and are not intended as specific recommendations for this particular project.

It is also recommended that the proposed bold colors be changed to a more neutral palette.



Image 1. Traditional forms with modern details and neutral colors.



Image 2. Modern style with traditional form and composition.



Image 3. Traditional forms with modern details.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions and re-review** the design for the proposed new single-family residence to be located at 905 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans received 12/18/14, and the following:

1. A recommendation to use a more traditional massing and composition, but with modern style detailing and neutral colors.
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 Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
3. Compliance with all Federal, State, and Village codes, regulations and policies.

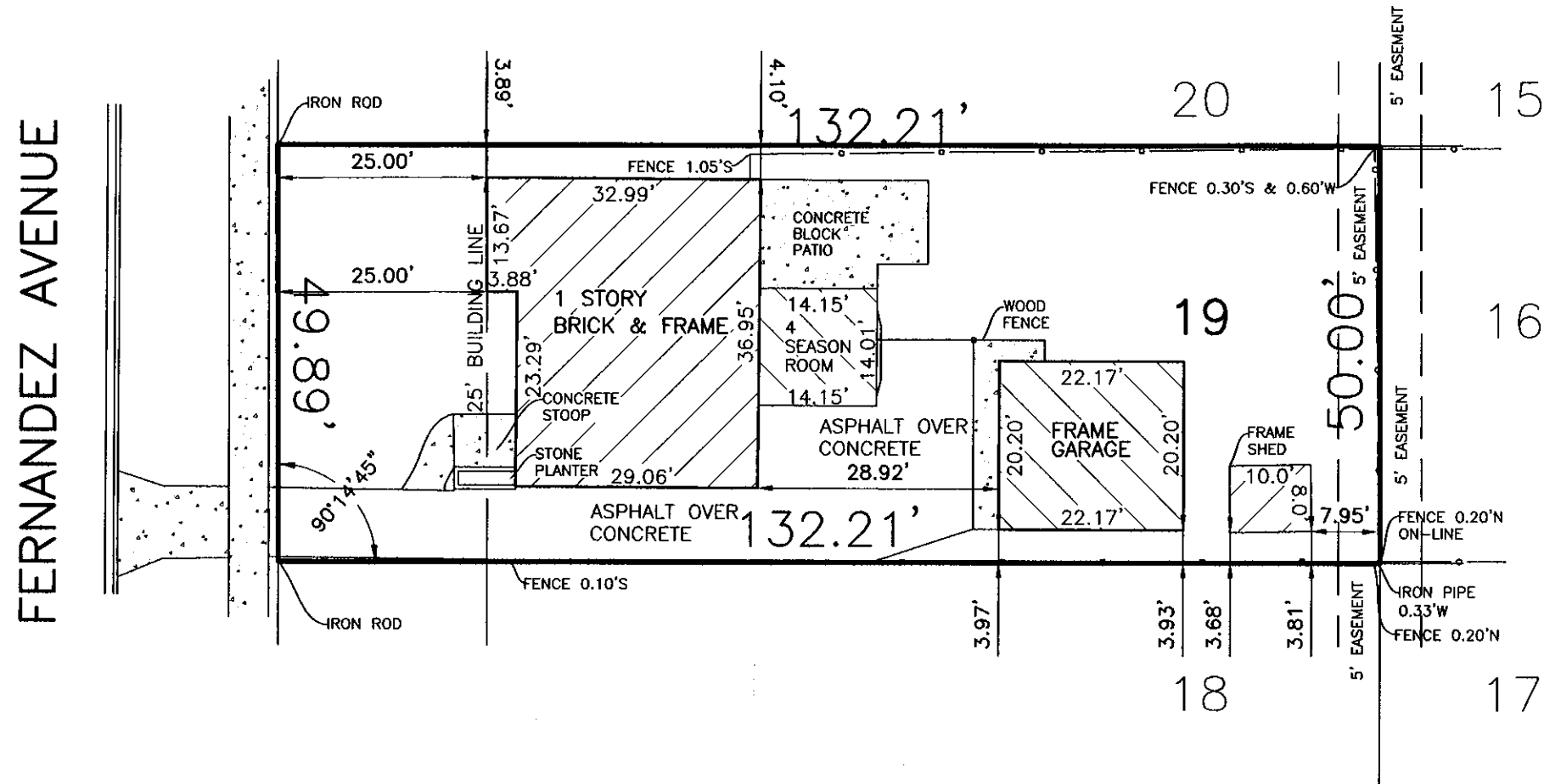
_____, January 6, 2015

Steve Hautzinger, Design Planner
Department of Planning and Community Development

C: Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charley Craig, Building Services, Petitioner,
DC File 14-137

618 S. Broadway St.
Mchenry, Il. 60050

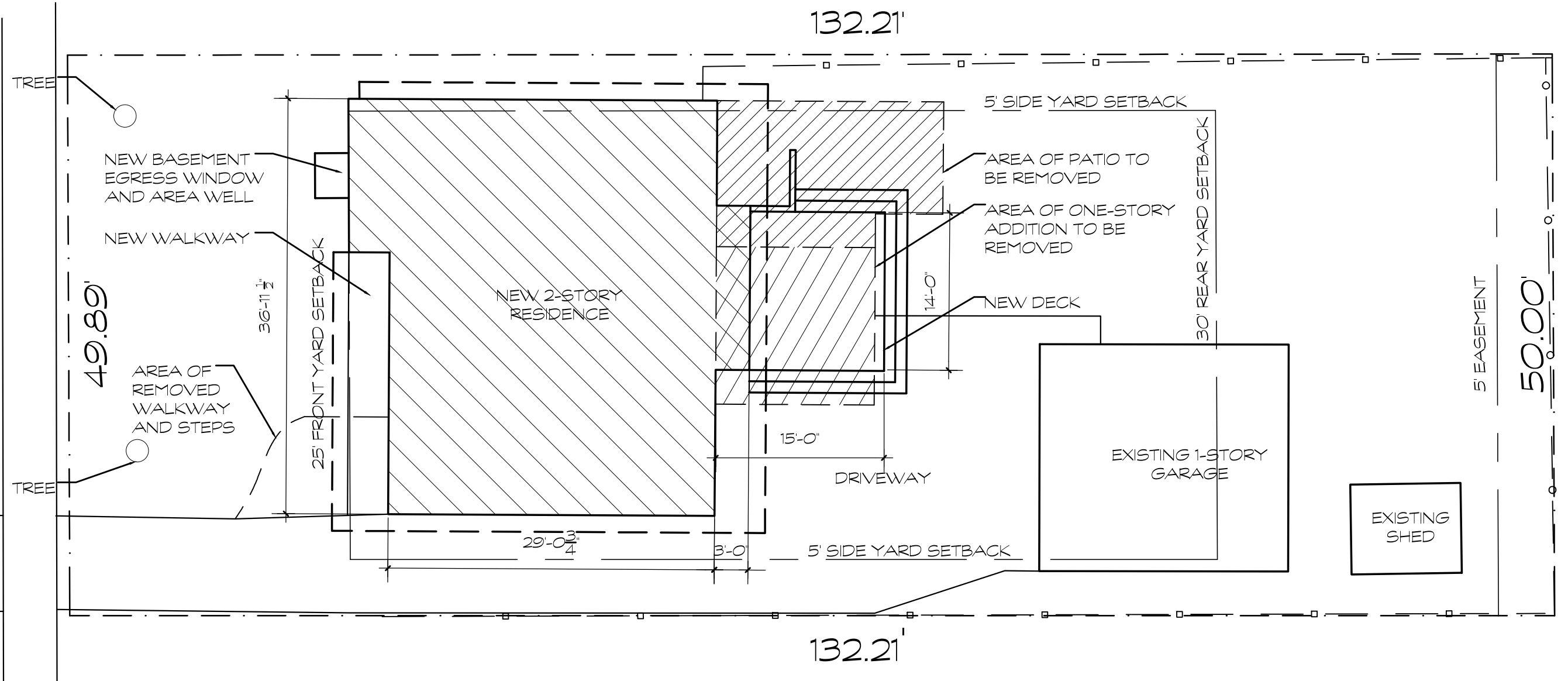
LOT 19 IN BLOCK 1 IN R.A. CEPEK'S ARLINGTON HEIGHTS RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST $\frac{1}{2}$ (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST $\frac{1}{4}$ AND THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY, BEING 66 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF C AND N.W. RAILWAY COMPANY RIGHT-OF-WAY, IN COOK COUNTY, ILLINOIS.



A circular professional seal for Tommy W. Atkins, a Professional Land Surveyor in the State of Illinois. The seal features a double-lined circular border. Between the lines, the name "TOMMY W. ATKINS" is inscribed along the top arc and "MCHEERY, I.L." along the bottom arc. In the center of the seal, the text "35-3266" is at the top, followed by "PROFESSIONAL LAND SURVEYOR" and "STATE OF ILLINOIS" arranged in three lines.

Tommy W. Atkins
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3266
MY LICENSE EXPIRES NOVEMBER 30, 2016

FERNANDEZ AVENUE



SITE PLAN
1" = 10'-0"

CUSTOM RESIDENCE AT:
905 N FERNANDEZ AVE.
ARLINGTON HEIGHTS, IL



Property to Left 3
919 N Fernandez Ave



Property to Left 2
915 N Fernandez Ave



Property to Left 1
911 N Fernandez Ave



Subject Property
905 N Fernandez Ave



Property to Right 1
614 W Elm St



Property to Right 2
835 N Fernandez Ave



Property to Right 3
831 N Fernandez Ave

FERNANDEZ AVE



Property to Left 1
912 N Fernandez Ave



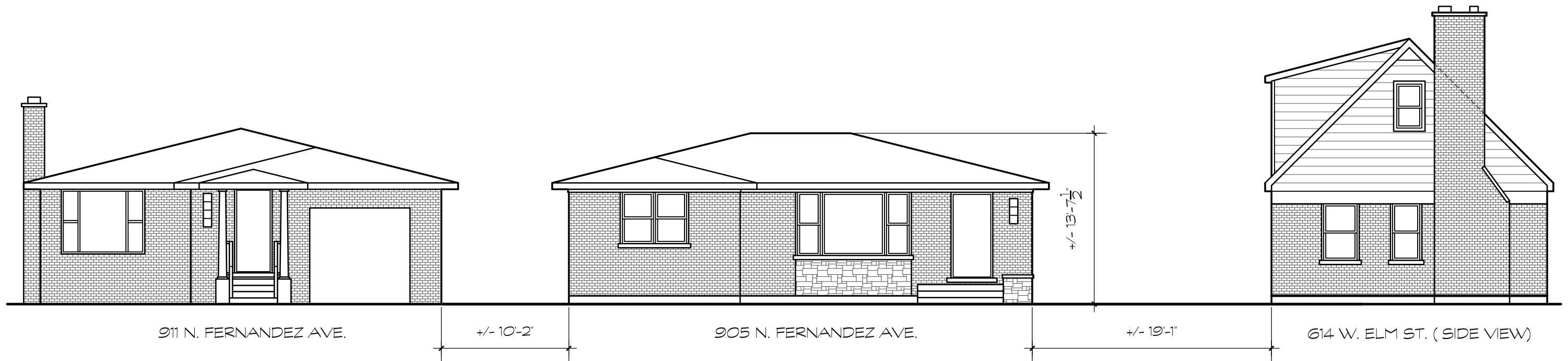
Property Across
908 N Fernandez Ave



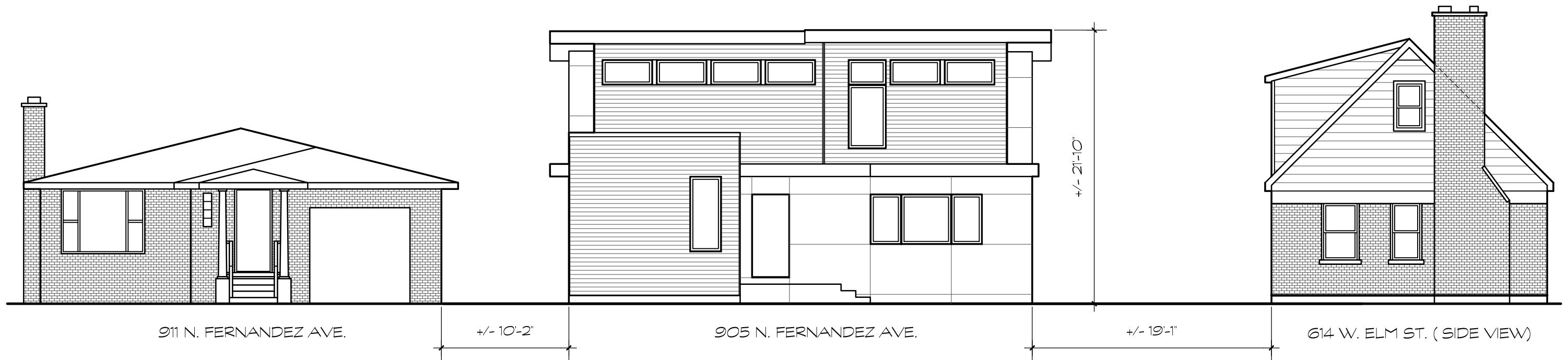
Property Across 3
704 W Elm Ave

ELM STREET

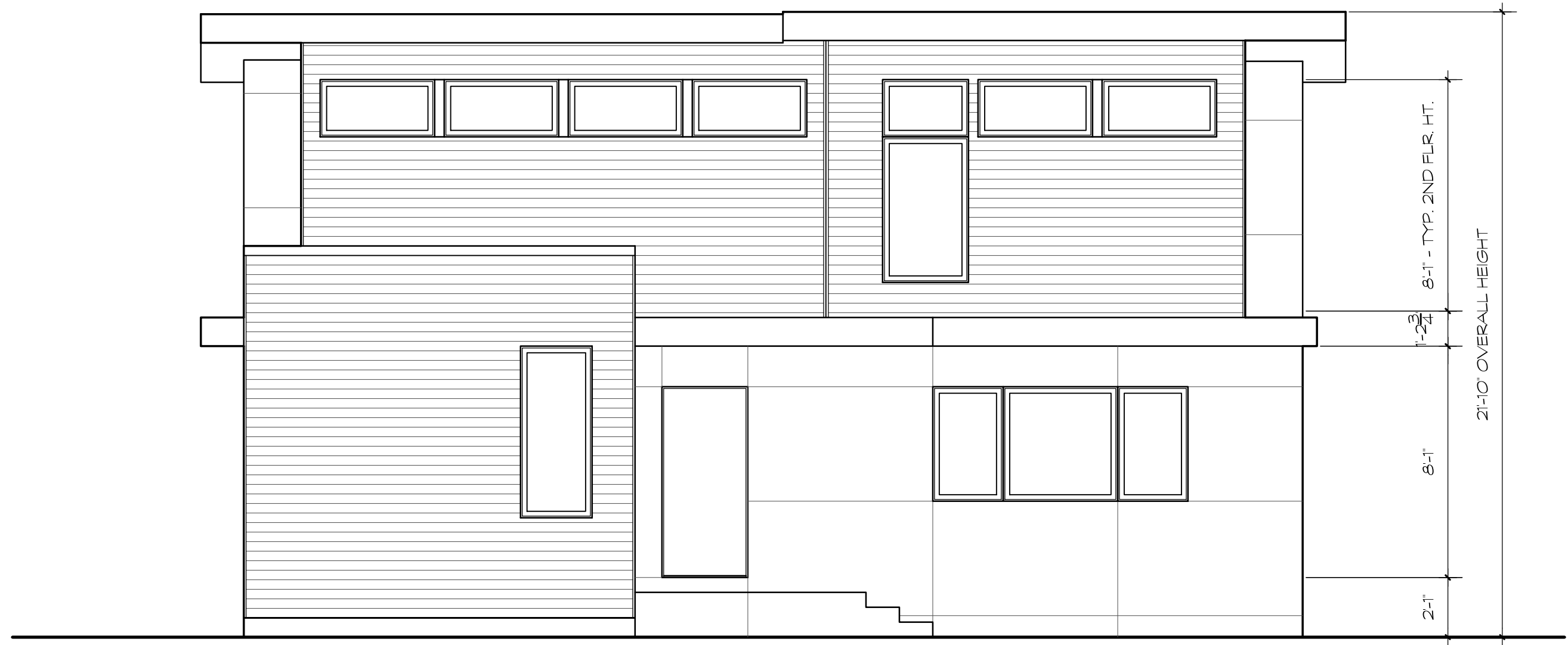
Surrounding Properties Study for:
905 N Fernandez Ave.
Arlington Heights, IL



EXISTING CONTEXT ELEVATION
1/8" = 1'-0"



PROPOSED CONTEXT ELEVATION
1/8" = 1'-0"



FRONT ELEVATION(WEST)

1/4" = 1'-0"

CUSTOM RESIDENCE AT:
905 N FERNANDEZ AVE.
ARLINGTON HEIGHTS, IL



RIGHT SIDE ELEVATION(SOUTH)

1/4" = 1'-0"

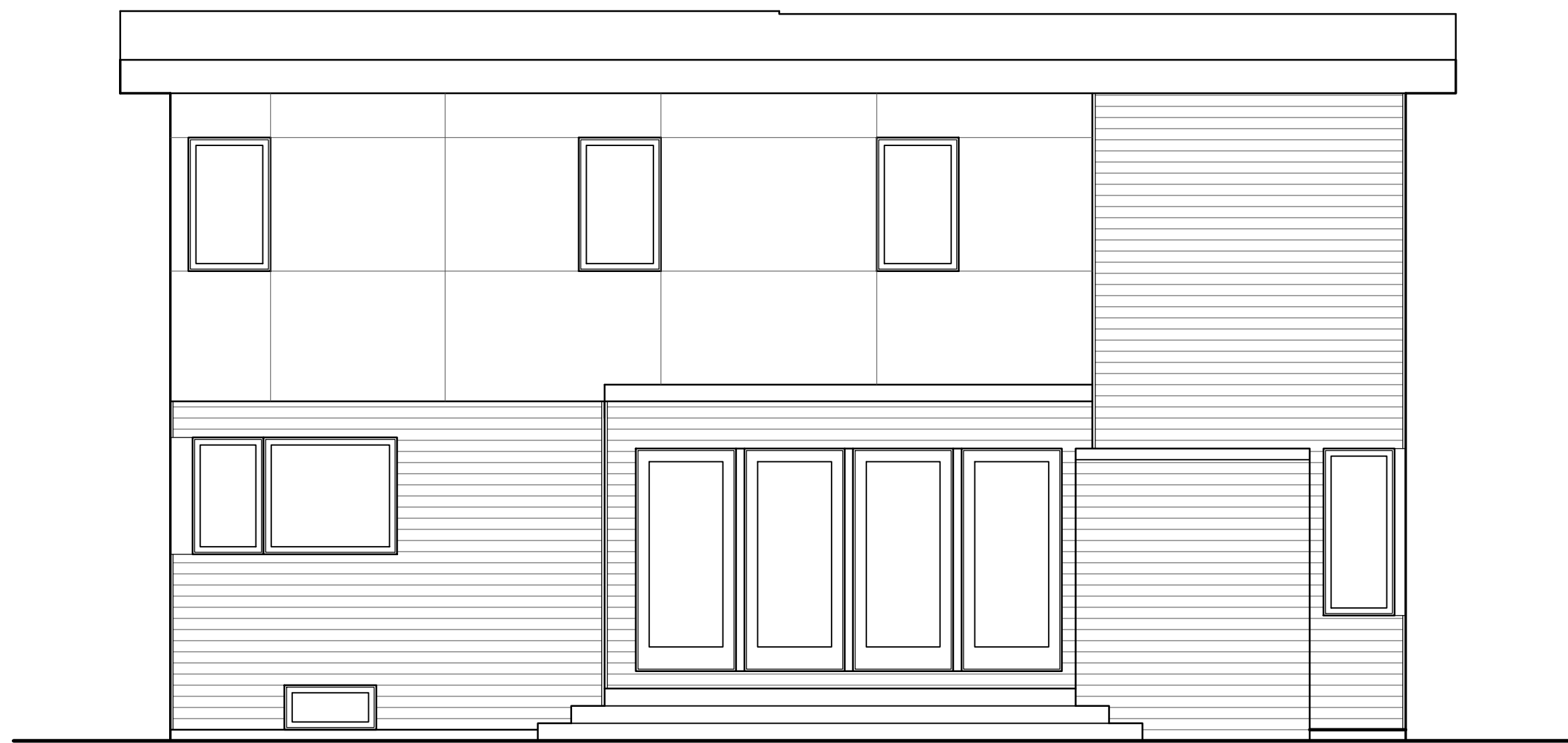
CUSTOM RESIDENCE AT:
905 N FERNANDEZ AVE.
ARLINGTON HEIGHTS, IL



LEFT SIDE ELEVATION(NORTH)

1/4" = 1'-0"

CUSTOM RESIDENCE AT:
905 N FERNANDEZ AVE.
ARLINGTON HEIGHTS, IL



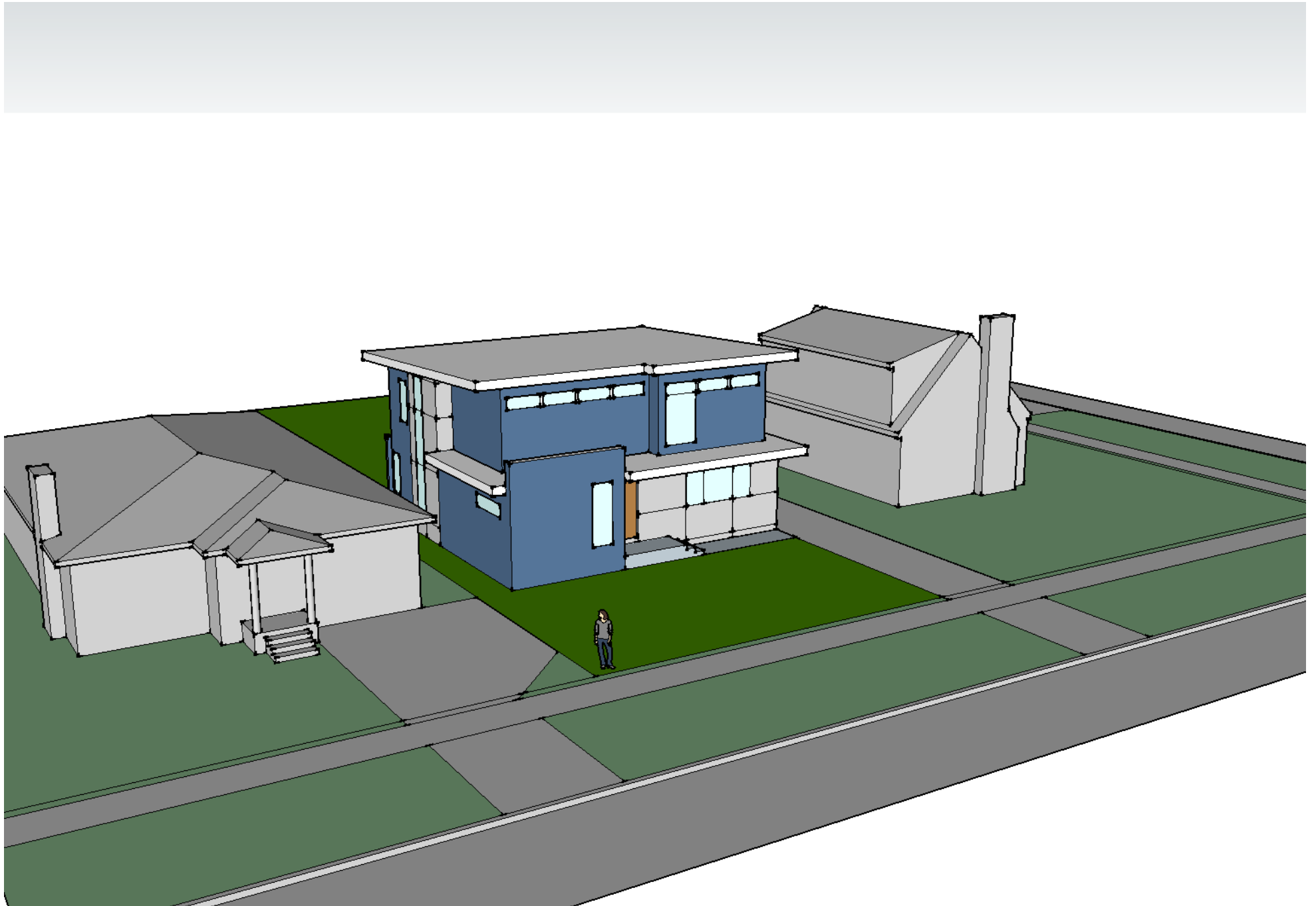
REAR ELEVATION(EAST)

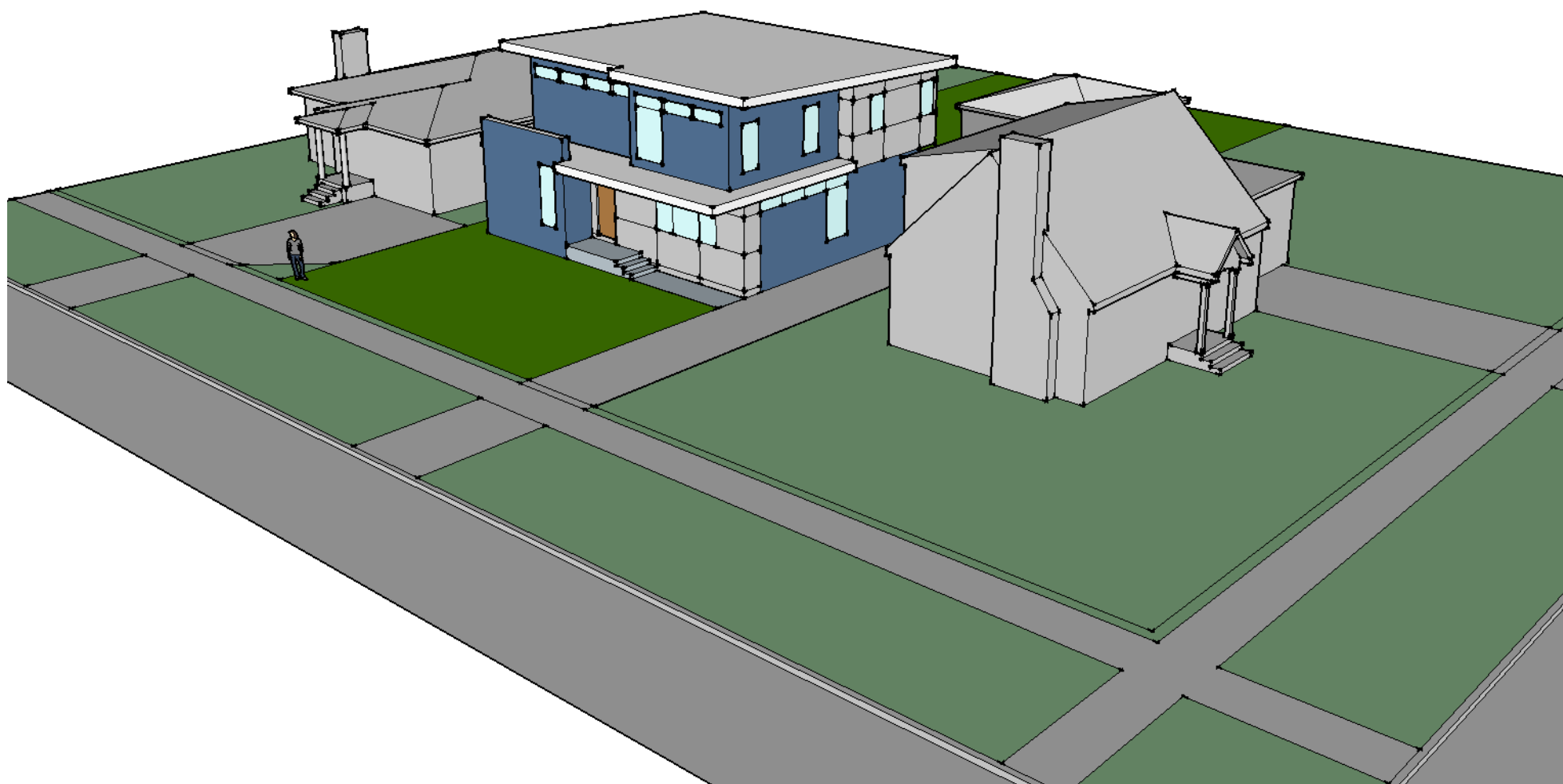
1/4" = 1'-0"

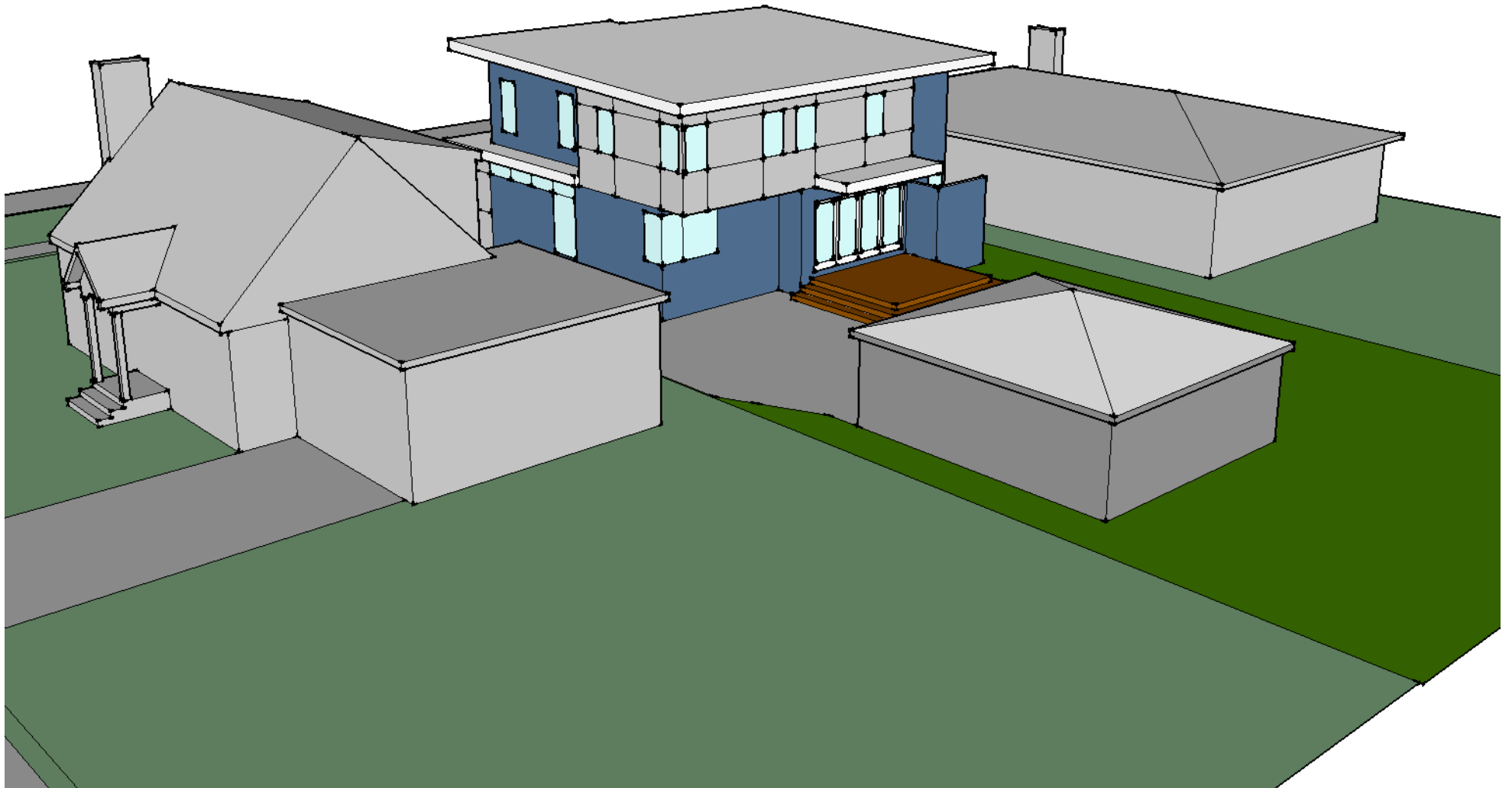
CUSTOM RESIDENCE AT:
905 N FERNANDEZ AVE.
ARLINGTON HEIGHTS, IL

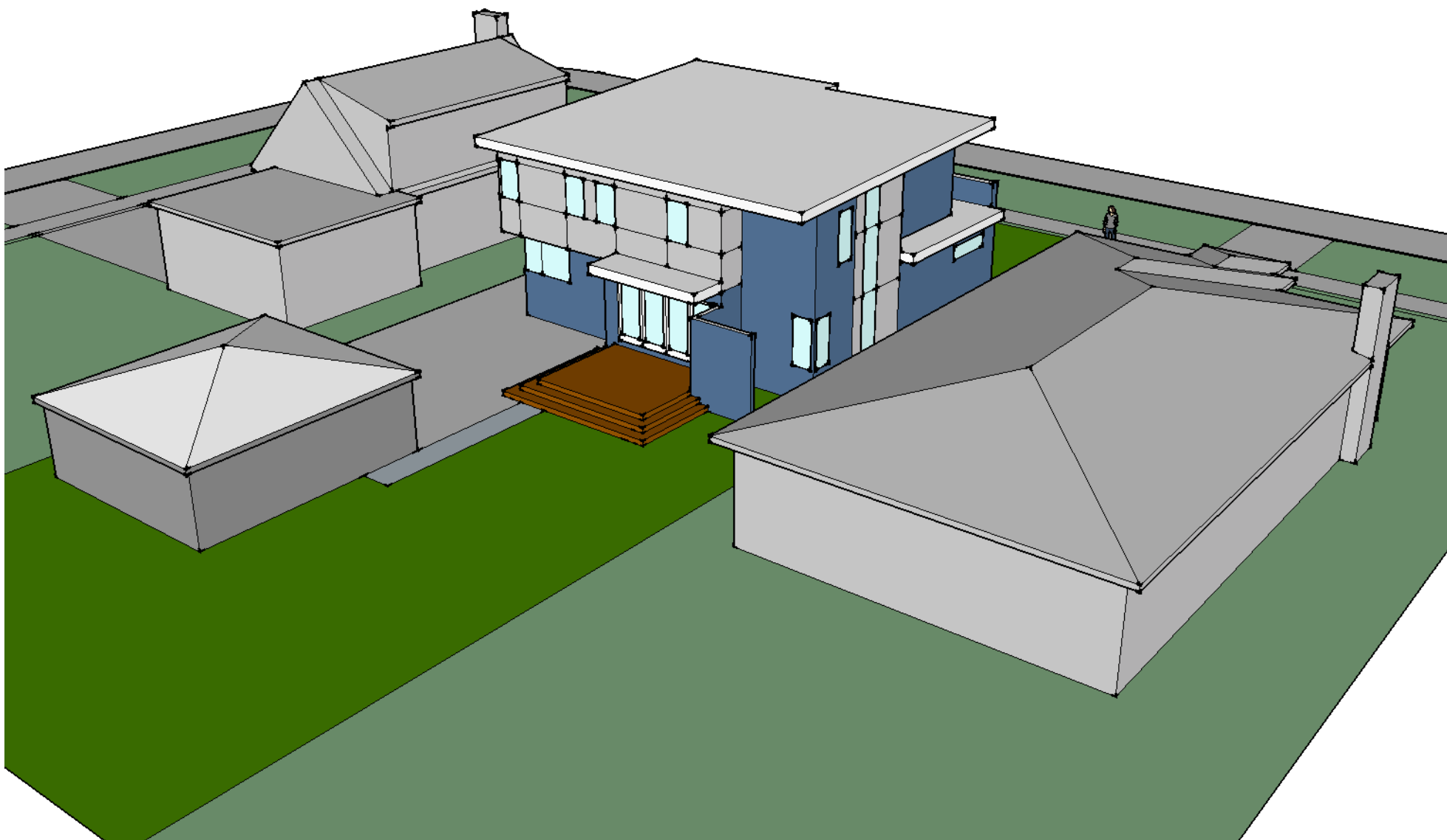












Material Schedule for 905 N Fernandez Ave.

Building Material	Material Type	Color
Panel Cladding	Fiber Cement	Light Grey
Siding	Fiber Cement	Dark Blue
Roof	Modified Bitumen	White
Gutters/Trim/Fascia	Aluminum	White
Windows	Vinyl	Black
Decking	Vinyl	Light Grey



Item: DC#14-133 - Northwest Metalcraft - 413 S. Arlington Heights Rd. / Commercial

Department: Planning & Community Development

BACKGROUND

Approval of the architectural design for a new storage building and site landscaping.

RECOMMENDATION

It is recommended that the Design Commission consider the recommendations noted below, but approve the proposed architectural design for Northwest Metalcraft Storage Building located at 413 S. Arlington Heights Road. This recommendation is subject to compliance with the plans received 12/8/14, 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 provide landscaping in the northwest landscape island.
2. A recommendation to replace the proposed Burning Bushes along the south property line with six foot high Arborvitae.
3. This review represents design approval only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews.
4. It is the petitioner's responsibility to submit the appropriate permit application(s) to the Building Department for review and approval prior to proceeding with any work. In addition to the normal technical review, permit drawings will be reviewed for consistency with 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.

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Northwest Metalcraft
Project Address: 413 S. Arlington Heights Rd.
Prepared By: Steve Hautzinger

Date Prepared: January 2, 2015

PETITIONER INFORMATION:

DC Number: 14-133
Petitioner Name: Kelle Bruckbauer
Petitioner Address: Tinaglia Architects
814 W. Northwest Hwy
Arlington Heights, IL 60004
Meeting Date: January 13, 2014

Requested Action(s):

1. Approval of the architectural design for a new storage building and site landscaping.

ANALYSIS:

Summary

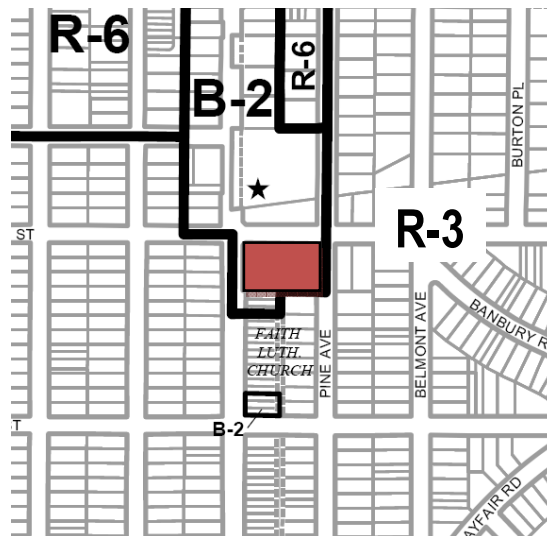
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The petitioner is proposing a new 1,680 sf storage building with a 1,008 sf covered outdoor display area to be constructed behind the existing Northwest Metalcraft multi-tenant retail building. The scope of the project also includes redevelopment of the existing parking area. An existing two-story house and multiple storage sheds will be demolished to accommodate the new work. This project does require Plan Commission approval for an amendment to the existing PUD as well as various zoning variations to allow an oversized accessory structure with outdoor sales.

SITE ANALYSIS



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	B-2, General Business District	Retail	Commercial
North	B-2, General Business District	Retail	Commercial
South	R-3, One Family Dwelling District	Church	Single Family Detached/Insitutional
East	R-3, One Family Dwelling District	Vacant	Single Family Detached
West	R-3, One Family Dwelling District	Church	Single Family Detached/Insitutional

Architectural Design:

Overall, the proposed improvements will be very nice enhancements to the property. The existing storage structures and the old house on the site are weathered and worn. The parking area is also in poor condition, with a poor layout and lacking curbs and landscaping. In regards to the proposed storage building, the "barn" style does seem appropriate for a storage building, and it is nicely designed and detailed. Improvements to enhance the appearance of the existing retail entrances on the east side of the existing building (facing the new parking lot) are not being proposed, but are strongly encouraged.

Dumpster Screening:

A new 6 foot tall cedar plank trash enclosure is proposed along the south property line to screen the dumpsters. As part of the Plan Commission approval process, the location of the trash enclosure will be evaluated.

Landscaping:

Overall the proposed landscaping will work well with the site and is a positive improvement. It is recommended that the petitioner address the following:

1. It is recommended that landscaping be provided within the landscape island along East Grove Street in the northwest corner.
2. Along the south property line it is recommended that the proposed Burning Bush be replaced with six foot high Arborvitae in order to increase the screen adjacent to the residential district.
3. As part of the Plan Commission approval process, the petitioner will be required to address the following:
 - a. Comply with all landscape requirements. The shade trees at the ends of all parking rows will be required to be increased to four inch caliper and two additional trees must be provided where there is no tree at the end of the parking row.
 - b. Possible parkway landscape restoration on the north side of the existing building.
 - c. If there are any utility meters or structures, they must be screened with landscaping or another appropriate method of screening.

RECOMMENDATION:

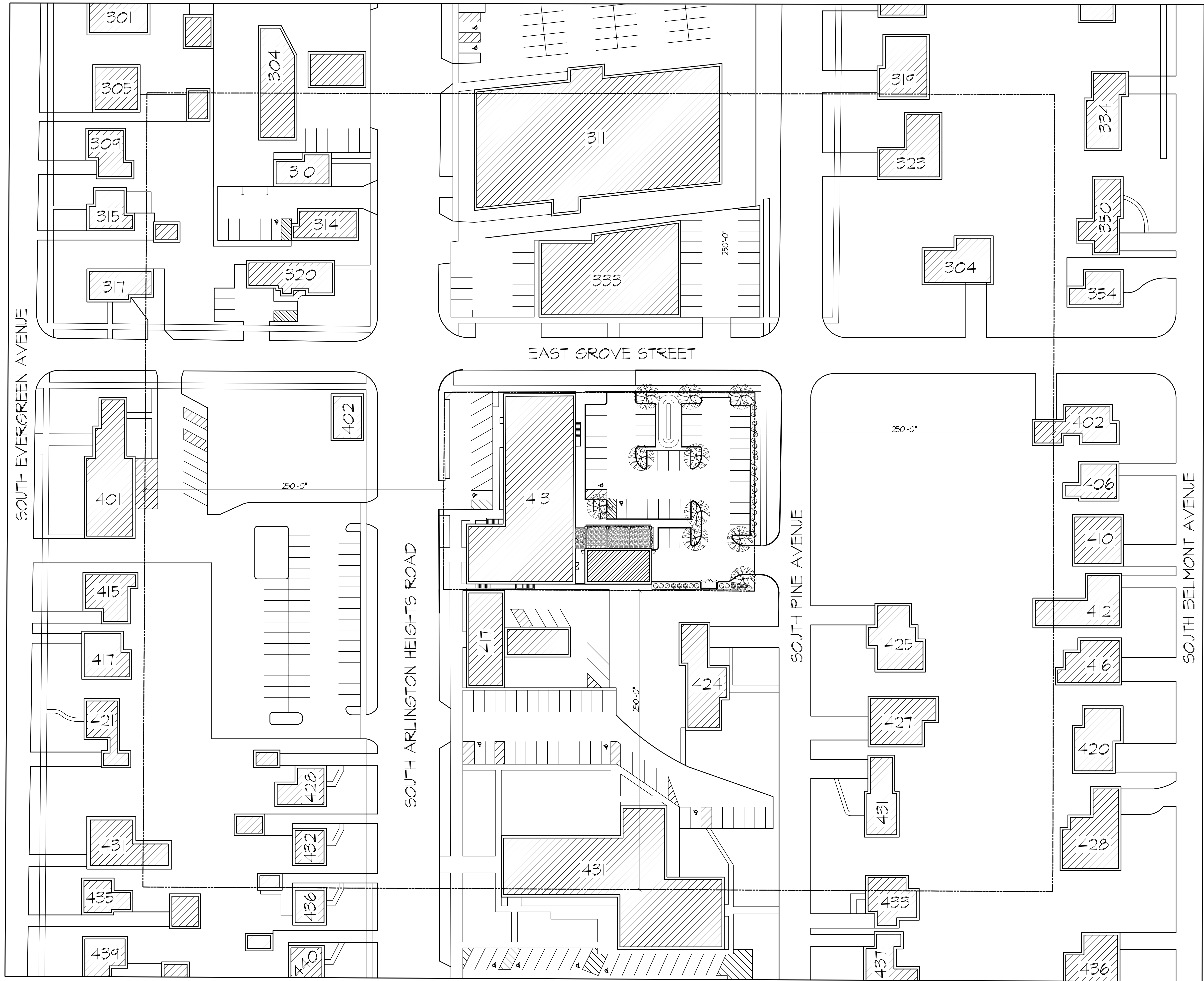
It is recommended that the Design Commission **consider the recommendations noted below, but approve** the proposed architectural design for *Northwest Metalcraft Storage Building* located at 413 S. Arlington Heights Road. This recommendation is subject to compliance with the plans received 12/8/14, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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_____, January 2, 2015

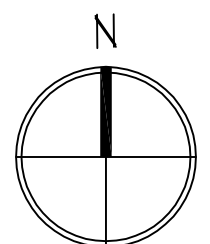
Steve Hautzinger, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charley Craig, Building Services, Petitioner, DC File 14-133



CONTEXTUAL SITE PLAN

SCALE: 1" = 40'-0"



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ARLINGTON HEIGHTS • IL 60004
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TINAGLIA
ARCHITECTS

CLIENT

NORTHWEST METALCRAFT

413 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL. 60005

PROJECT

GARAGE ADDITION

ARLINGTON HEIGHTS, ILLINOIS 60004

DRAWING TITLE

**CONTEXTUAL
SITE PLAN**

FILE NAME: 3728-3P_PC
DRAWN BY: KQB DATE: 2.19.14

NO.	REVISED PER	DATE	BY
1	CLIENT REVISIONS	10.16.14	KQB
2	CLIENT REVISIONS	10.30.14	KQB

JOB NO. 372813

SHEET NO.
OF 7

5.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

EAST PARK STREET

SOUTH ARLINGTON HEIGHTS ROAD

445 S. ARLINGTON
HEIGHTS ROAD
FRONT ELEVATION



431 S. ARLINGTON
HEIGHTS ROAD
FRONT ELEVATION



417 S. ARLINGTON
HEIGHTS ROAD



SUBJECT PROPERTY
FRONT ELEVATION
413 S. ARLINGTON HEIGHTS RD.



333 S. ARLINGTON
HEIGHTS ROAD



445 S. ARLINGTON
HEIGHTS ROAD
REAR ELEVATION



431 S. ARLINGTON
HEIGHTS ROAD
REAR ELEVATION



424 S. PINE AVENUE



SUBJECT PROPERTY
REAR ELEVATION
413 S. ARLINGTON HEIGHTS RD.



222 E. GROVE STREET

SOUTH PINE AVENUE

427 S. PINE AVENUE



425 S. PINE AVENUE



VACANT LOT

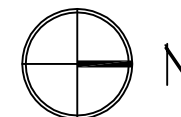


VACANT LOT



CONTEXT PHOTO DIAGRAM

NOT TO SCALE



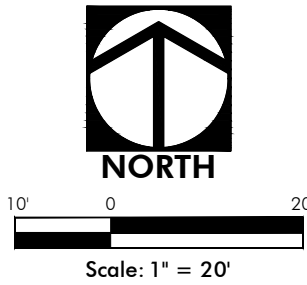
JOB DESCRIPTION:
NORTHWEST METALCRAFT
413 S. ARLINGTON HEIGHTS ROAD

T I N A G L I A
A R C H I T E C T S

JOB NO: 312813

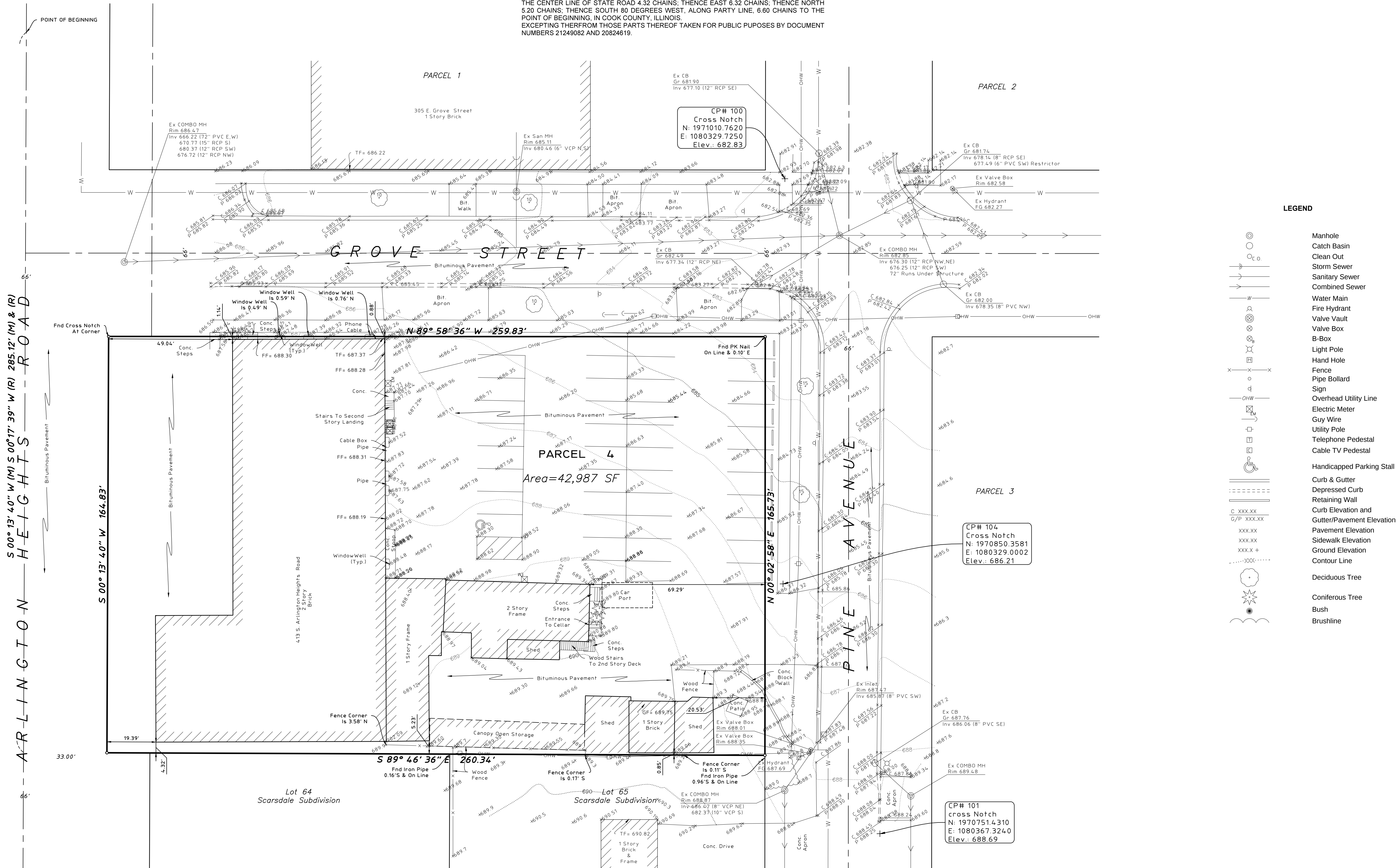
FILE NAME: 3128-3P-DC CONTEXT

PAGE: 1 of 1
DATE: 02.18.14



LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF CENTER LINE OF A BRIDGE AND CENTER LINE OF A STATE ROAD WICH POINT IS 1410.75 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 32, AFORESAID; THENCE SOUTH ALONG THE CENTER LINE OF STATE ROAD 4.32 CHAINS; THENCE EAST 6.32 CHAINS; THENCE NORTH 5.20 CHAINS; THENCE SOUTH 80 DEGREES WEST, ALONG PARTY LINE, 6.60 CHAINS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. EXCEPTING THEREFROM THOSE PARTS THEREOF TAKEN FOR PUBLIC PUPOSES BY DOCUMENT NUMBERS 21249082 AND 20824619.



LEGEND

- Manhole
- Catch Basin
- Clean Out
- Storm Sewer
- Sanitary Sewer
- Combined Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Hand Hole
- Fence
- Pipe Bollard
- Sign
- Overhead Utility Line
- Electric Meter
- Guy Wire
- Utility Pole
- Telephone Pedestal
- Cable TV Pedestal
- Handicapped Parking Stall
- Curb & Gutter
- Depressed Curb
- Retaining Wall
- Curb Elevation and Gutter/Pavement Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Bush
- Brushline

Surveyor's Notes:

- Field work was completed on September 26, 2013.
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(Cors96) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12) as referenced from Kara Company's RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the completion of this survey.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

Benchmark

Site Benchmark
CP # 100 (See Survey)
Description: Cross Notch
Elevation: 682.83

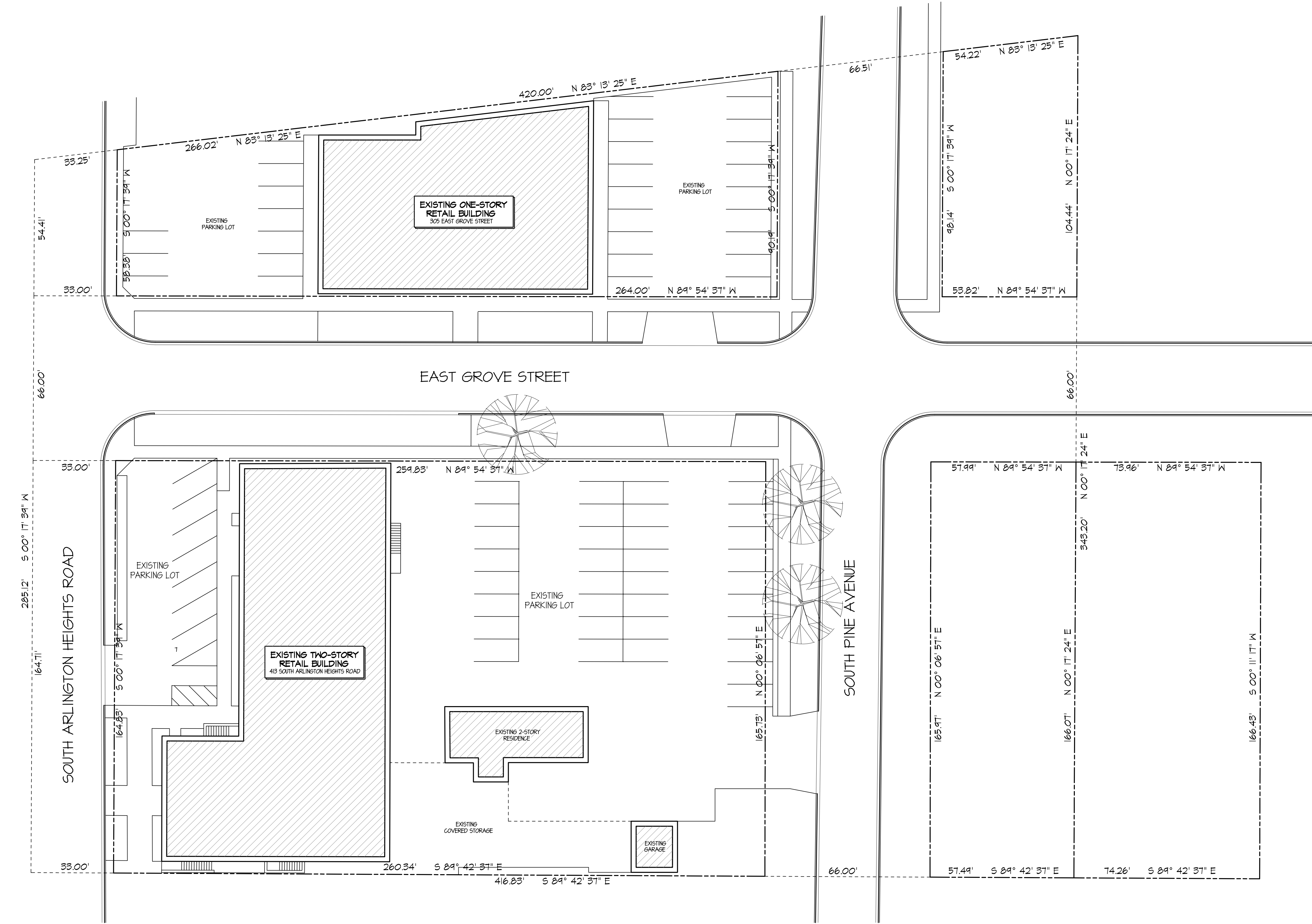


State of Illinois }
County of Cook } SS:
This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.
Schaumburg, Illinois October 3, 2013
By: _____ Illinois Professional Land Surveyor No. 3695

HAEGER ENGINEERING LLC
Illinois Professional Design Firm No. 184-003152
Consulting Engineers and Land Surveyors
1304 N. Plum Grove Road
Schaumburg, Illinois 60173
Tel: 847/394-6600 Fax: 847/394-6608

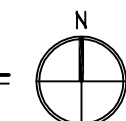
BOUNDARY & TOPOGRAPHIC SURVEY
NORTHWEST METALCRAFT
413 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL

Project Manager: MLA
Engineer: JWG
Date: 10-3-2013
Project No. 13144
Sheet 1



EXISTING ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



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ARLINGTON HEIGHTS, IL 60004
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CLIENT

NORTHWEST METALCRAFT

413 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL. 60005

PROJECT

GARAGE ADDITION

ARLINGTON HEIGHTS, ILLINOIS 60004

DRAWING TITLE

EXISTING SITE PLAN

FILE NAME 3728-3P_PC

DRAWN BY KQB DATE 2.19.14

NO.	REVISED PER	DATE	BY

JOB NO. 372813

SHEET NO.
OF 7

EX.1

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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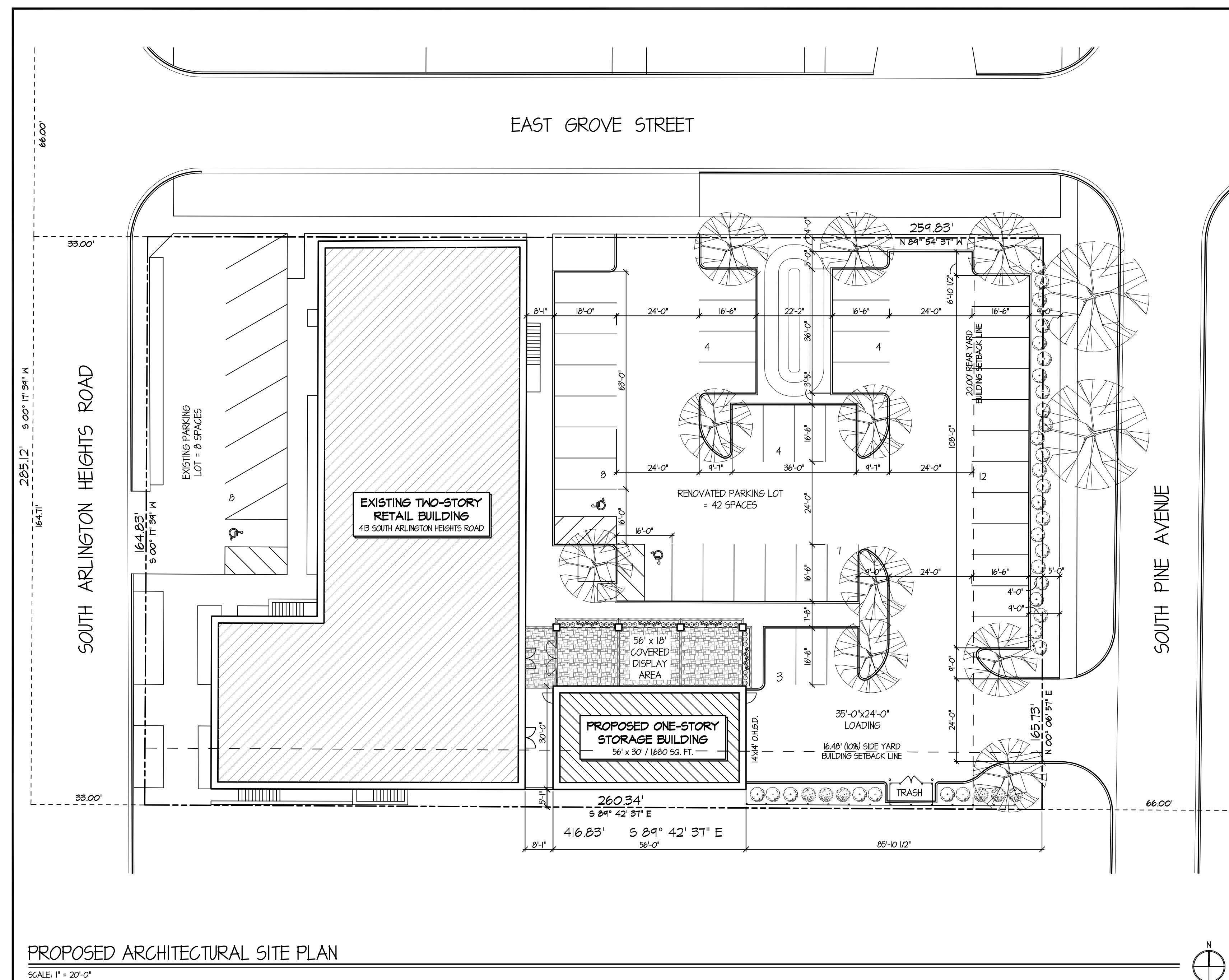
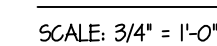


BULK SITE DATA			
ZONING DISTRICT		B-2	
ADJACENT ZONING DISTRICTS		B-2, R-3	
LOT SIZE:		42,985 S.F. 0.99 ACRES	
EXISTING BUILDING LOT COVERAGE		11/61 SQ. FT.	
EXISTING BUILDING AREA		22,322 SQ. FT.	
PROPOSED BUILDING LOT COVERAGE		12,841 SQ. FT.	
EXISTING BUILDING		11/61 SQ. FT.	
PROPOSED BUILDING		1,680 SQ. FT.	
PROPOSED BUILDING AREA		24,002 SQ. FT.	
RETAIL, GENERAL		5,520 SQ. FT.	
RETAIL, FURNITURE & APPLIANCE		10,482 SQ. FT.	
REQUIRED BUILDING SETBACKS		FRONT YARD EXTERIOR SIDE YARD INTERIOR SIDE YARD REAR YARD	
		NO ZONING RESTRICTIONS NO ZONING RESTRICTIONS 10% OF LOT WIDTH = 16.48' 20'-0"	
MAXIMUM ALLOWABLE F.A.R.		250% = 101,463 SQ. FT.	
PROPOSED F.A.R.		55.8% = 24,002 SQ. FT.	
MAXIMUM ALLOWABLE BUILDING LOT COVERAGE		NO ZONING RESTRICTIONS	
PROPOSED BUILDING LOT COVERAGE		24.9% = 12,841 SQ. FT.	
MAXIMUM ALLOWABLE BUILDING HEIGHT		NO ZONING RESTRICTIONS	
PROPOSED BUILDING HEIGHT		22'-5 1/2'	
PARKING REQUIREMENT		1 STALL/300 SQ. FT. RETAIL, GENERAL 1 STALL/600 SQ. FT. RETAIL, FURNITURE & APPLIANCE	
PARKING REQUIRED:		50 STALLS	
PARKING PROVIDED:		50 STALLS (INCLUDES 3 HC STALLS)	

814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, ILLINOIS 60004
PHONE: 847 253 0002 FAX: 847 253 3063

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PROFESSIONAL DESIGN FIRM LICENSE #184-002934



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Northwest Metalcraft

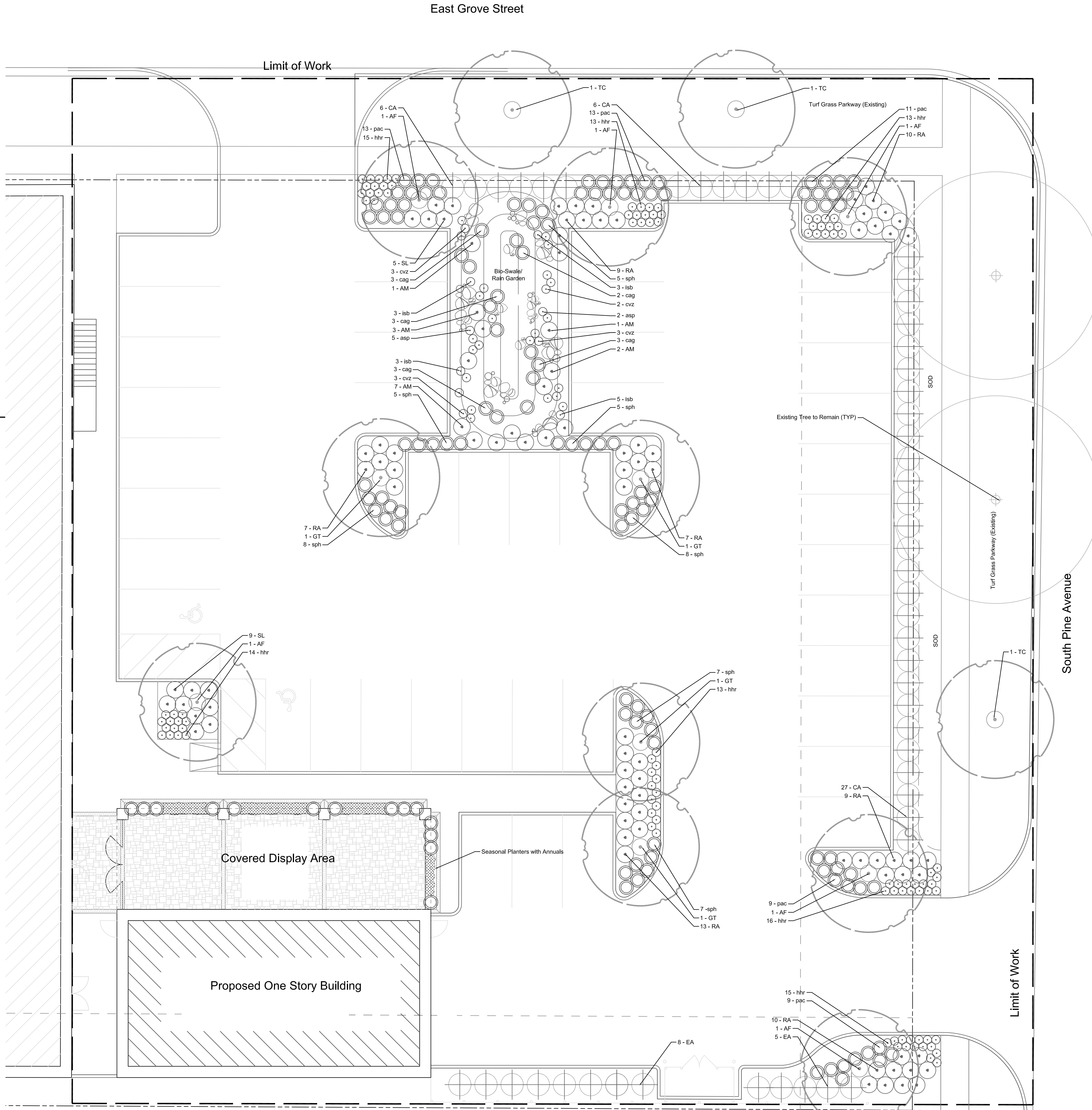
413 South Arlington Heights Road
Arlington Heights, Illinois 60005

KDG

Kile Design Group, LLC
107 North Kaspar Avenue
Arlington Heights, IL 60005
rkile@kiledesigngroup.com (847) 814 8213
kiledesigngroup.com

Northwest Metalcraft Plant List

Trees			
ID	Botanic Name	Common Name	Installation Size
AF	Acer x freemanii 'Sienna'	Sienna Glen Freeman Maple	3.5" Cal.
GT	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3.5" Cal.
TC	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3.5" Cal.
Shrubs			
AM	Aronia melanocarpa var. Elata	Black Chokeberry	24" BB
CA	Cotoneaster acutifolius	Peking Cotoneaster	36" BB
EA	Eunonymus alatus 'Compactus'	Compact Burning Bush	48" BB
RK	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	3 Gal.
RM	Rosa 'Meipoque'	Pink Meidiland Shrub Rose	2 Gal.
SL	Spiraea 'Little Princess'	Little Princess Spiraea	18" BB
Perennials			
asp	Astilbe chinensis 'Pumila'	Chinese Astilbe	#1
cag	Carex glauca	Blue Sedge	#1
cvz	Coreopsis verticillata 'Zagreb'	Zagreb Threadleaf Tickseed	#1
hhr	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	#1
isb	Iris sibirica 'Bennerup Blue'	Blue Siberian Iris	#1
pac	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	#1
sph	Sporobolus heterolepis	Prairie Dropseed	#1



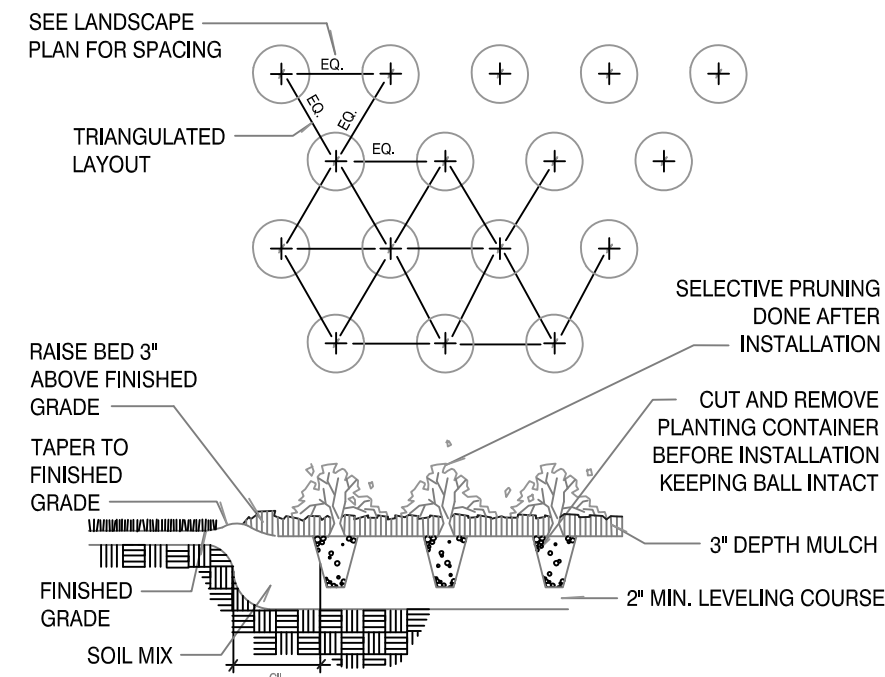
E1 Planting Layout Plan

SCALE: 1" = 10'



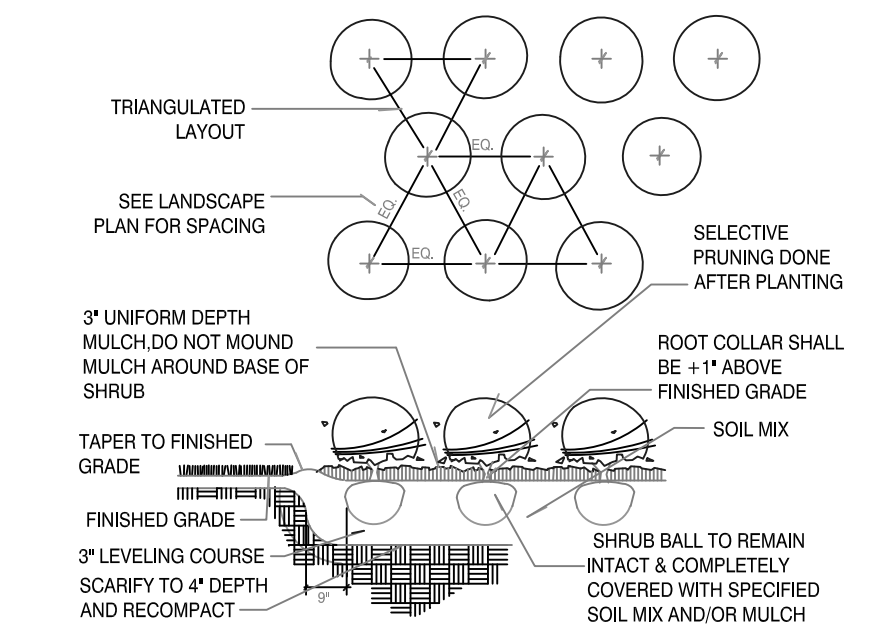
B1 Plant List

SCALE: NTS



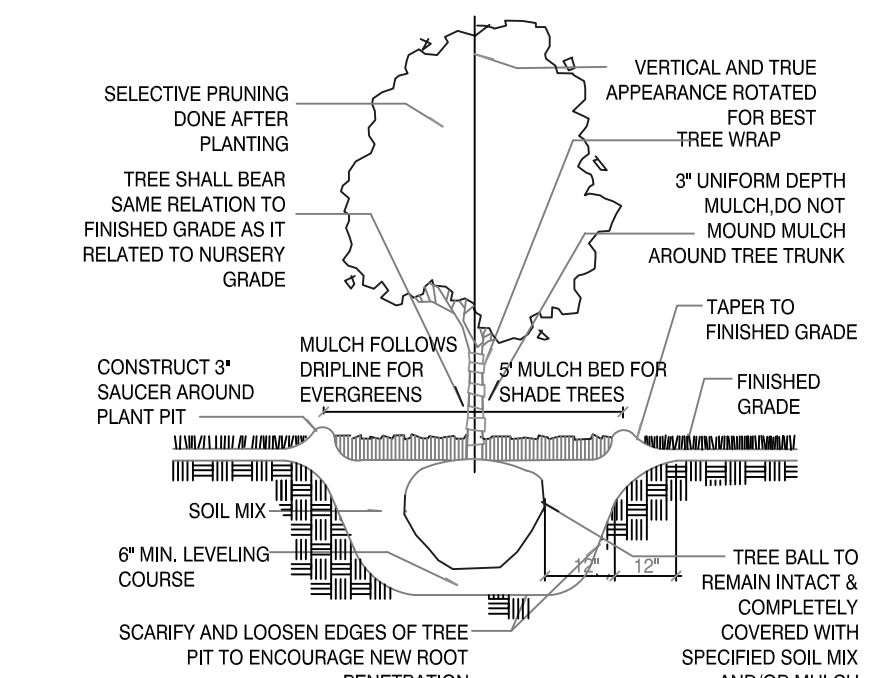
C2 Perennial Planting Detail

SCALE: NTS



D2 Shrub Planting Detail

SCALE: NTS



E2 Tree Planting Detail

SCALE: NTS



Kile Design Group, LLC
107 North Kaspar Avenue
Arlington Heights, IL 60005
rkile@kiledesigngroup.com (847) 814 8213
kiledesigngroup.com

Northwest Metalcraft

413 South Arlington Heights Road
Arlington Heights, Illinois 60005

No.	Comment	Init.	Date
1	Submittal	RK	12-3-2014
Date: 12-03-2014			
Job No. 1401			
Sheet No. L100			

TINAGLIA
ARCHITECTS

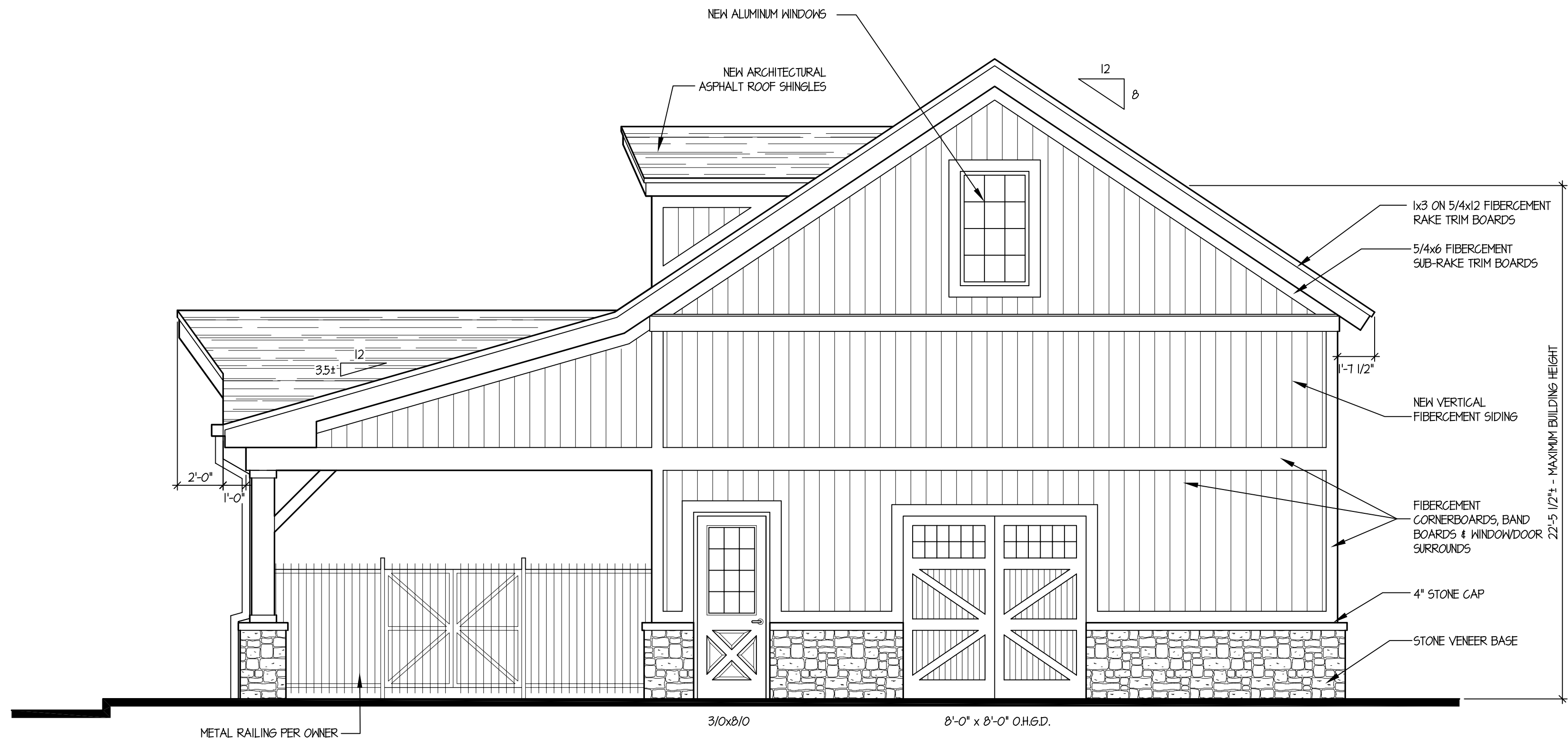


PROPOSED NORTH ELEVATION
NORTHWEST METALCRAFT
ARLINGTON HEIGHTS, ILLINOIS

TINAGLIA
ARCHITECTS

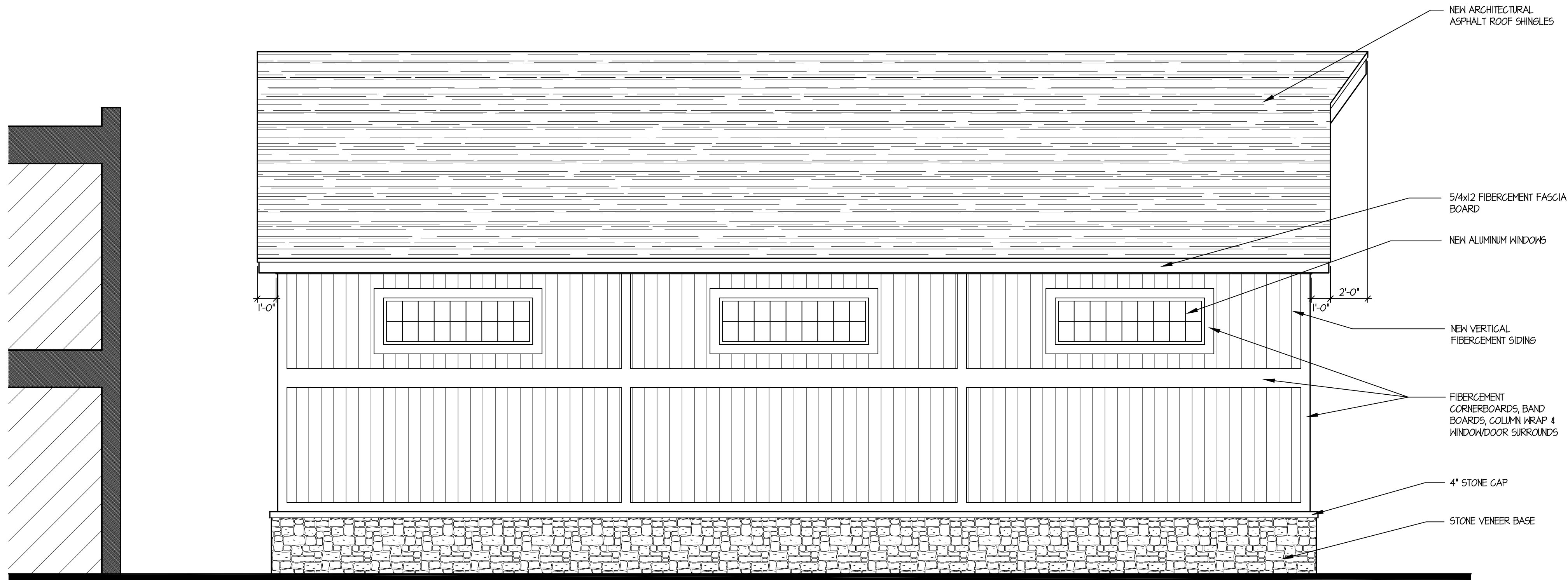


PROPOSED EAST ELEVATION
NORTHWEST METALCRAFT
ARLINGTON HEIGHTS, ILLINOIS



PROPOSED WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

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

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ARCHITECTS

CLIENT

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PROJECT

GARAGE ADDITION

ARLINGTON HEIGHTS, ILLINOIS 60004

DRAWING TITLE

PROPOSED
ELEVATIONS

FILE NAME 3728-3P_PC
DRAWN BY KQB DATE 2.19.14

NO.	REVISED PER	DATE	BY
1	CLIENT REVISIONS	10.16.14	KQB

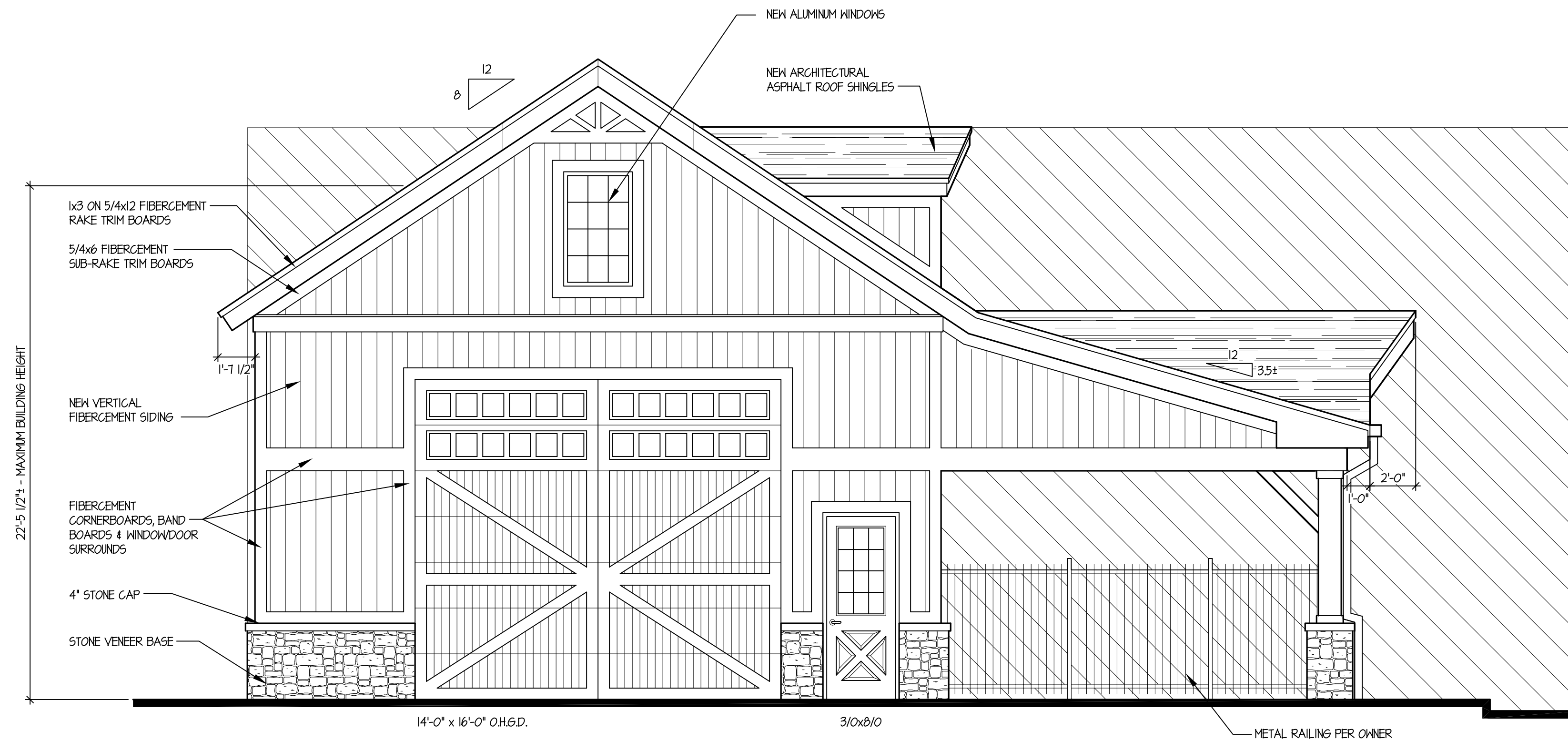
JOB NO. 372813

SHEET NO.
OF 7

4.P

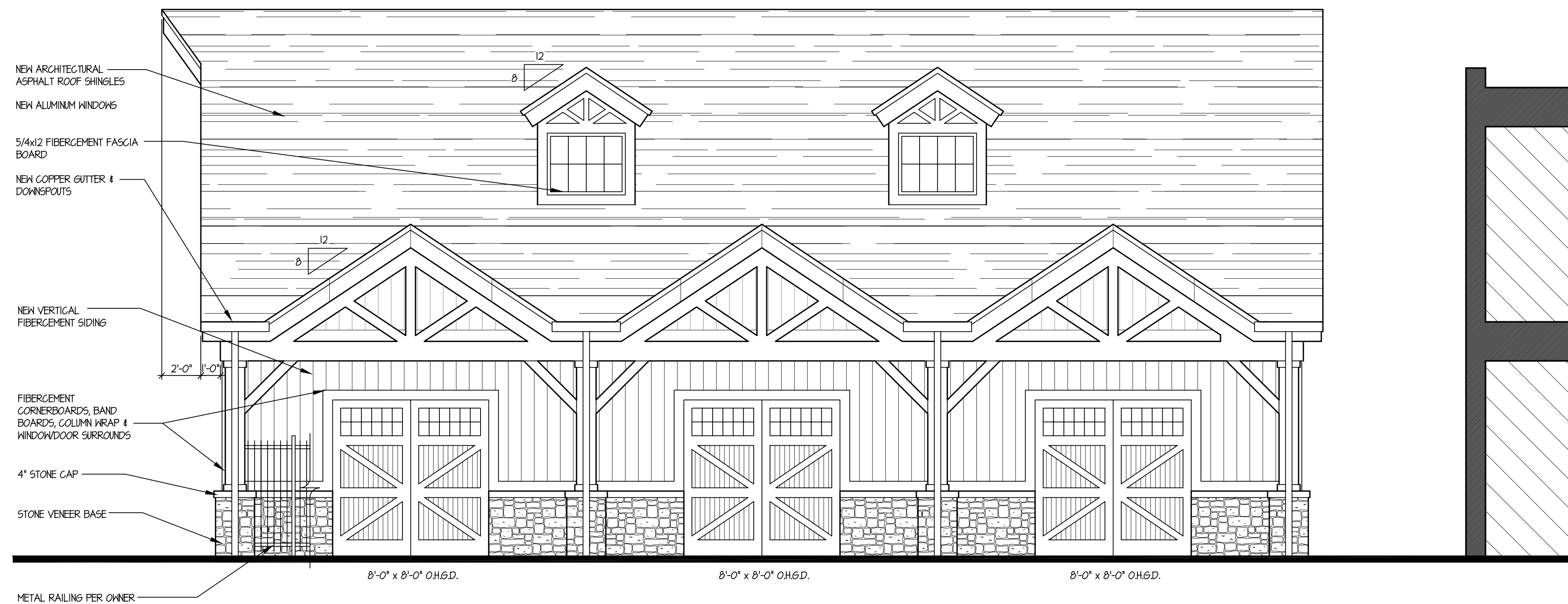
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PROPOSED EAST ELEVATION

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



PROPOSED NORTH ELEVATION

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

TINAGLIA ARCHITECTS • INC
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CLIENT

**NORTHWEST
METALCRAFT**

413 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005

PROJECT

GARAGE ADDITION

ARLINGTON HEIGHTS, ILLINOIS 60004

DRAWING TITLE

**PROPOSED
ELEVATIONS**

FILE NAME 3728-3P_PC
DRAWN BY KQB DATE 2.19.14

NO.	REVISED PER	DATE	BY
1	CLIENT REVISIONS	10.16.14	KQB

JOB NO. **372813**

SHEET NO.
OF 7

3.P

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T I N A G L I A

A R C H I T E C T S

MATERIAL LIST

PETITIONER NAME: NORTHWEST METALCRAFT
DATE: FEBRUARY 18, 2014
PROJECT: STORAGE BUILDING ADDITION
LOCATION: 413 S. ARLINGTON HEIGHTS ROAD

NEW STORAGE BUILDING:

STONE: CULTURED STONE "COBBLEFIELD" STONE VENEER
COLOR: "TEXAS CREAM"

SIDING: HARDIEPANEL "CEDARMILL" VERTICAL SIDING
SIZE: 8" WIDTH
COLOR: "PARKSIDE PINE"

TRIM: HARDIETRIM TRIM BOARDS
THICKNESS: ¾" AND 1"
COLOR: "ARCTIC WHITE"

WINDOWS: KAWNEER ALUMINUM STOREFRONT
COLOR: "BONE WHITE"

GUTTERS & DOWNSPOUTS: COPPER GUTTERS & DOWNSPOUTS

ROOF SHINGLES: GAF "TIMBERLINE HD " LIFETIME
PREMIUM ARCHITECTURAL ASPHALT SHINGLES
COLOR: "FOX HOLLOW GRAY"