



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
January 10, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

- A. DC#22-073 - 1245 S. Arlington Heights Rd. - SF/Teardown
(continued from 11/15/22)

VI. NEW BUSINESS

- A. DC#22-059 - 1518 N. Vail Ave. - SF/Teardown
- B. DC#22-080 - 1319 E. Clarendon St. - SF/New

VII. OTHER BUSINESS

- A. Public Comment

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 Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



Design Commission 1/10/2023

Item: DC#22-073 - 1245 S. Arlington Heights Rd. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

RECOMMENDATION

–
It is recommended that the Design Commission evaluate the proposed new (teardown) single-family residence to be located at 1245 S. Arlington Heights Road. This recommendation is based on the architectural plans received on 10/18/22, and the following:

1. Evaluate the proposed farmhouse style design with the character of the surrounding context in this location.
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(3)

PROJECT INFORMATION:

Project Name: Ibarra/Recendez Residence
Project Address: 1245 S Arlington Heights Road
Prepared By: Steve Hautzinger

Date Prepared: November 7, 2022
Updated: December 28, 2022

PETITION INFORMATION:

DC Number: 22-073
Petitioner Name: Keith Ginnodo
Petitioner Address: Kingsley + Ginnodo Architects
33 N Hickory Avenue
Arlington Heights, IL 60004
Original Meeting Date: November 15, 2022
Revised Meeting Date: January 10, 2023

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.

This project was continued from November 15, 2022 to December 13, 2022 due to a lack of quorum. The December 13, 2022 meeting was cancelled, so the project was rescheduled for review on January 10, 2023.

The petitioner is proposing to demolish an existing single-story house with attached one-car garage to build a new two-story house with attached three-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 14,724 square feet and the proposed residence will have approximately 3,827 square feet. The Zoning Board of Appeals approved the following variations on November 14, 2022 from the R-3 requirements:

- A 6.2-foot variation to allow a front yard setback of 26.3 feet, where 32.5 feet minimum is required.
- A 8.6-foot variation to allow an exterior side yard setback of 31.6 feet, where 40.2 feet minimum is required.
- A 3-foot variation to allow a 6-foot tall solid fence in the front yard (Arlington Heights Road), where code only allows a maximum 3-foot tall fence of open design.

	ALLOWED	PROPOSED
Setbacks	Front: 32.5 feet Side: 11.6 feet Exterior Side: 40.2 feet Rear: 30 feet	Front: 26.3 feet Side: 15 feet Exterior Side: 31.6 feet Rear: 31.6 feet
Building Height	25 feet maximum	24.9 feet to top of wall
FAR	6,327 SF	3,827 SF
Building Lot Coverage	5,153 SF	2,623 SF
Impervious Surface Coverage Total	7,362 SF	5,838 SF

Overall, the proposed design is nicely done with a farmhouse aesthetic with white siding, board and batten siding accents, white windows and a gray roof. However, all of the surrounding properties to the north, east, and south have full brick masonry exteriors. The house will be highly visible from Arlington Heights Road, and the proposed farmhouse style feels somewhat random with the context in this location, which the Design Commission should evaluate.

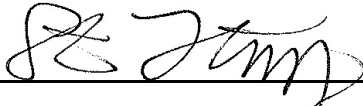
RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new (teardown) single-family residence to be located at 1245 S. Arlington Heights Road. This recommendation is based on the architectural plans received on 10/18/22, and the following:

1. Evaluate the proposed farmhouse style design with the character of the surrounding context in this location.
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.

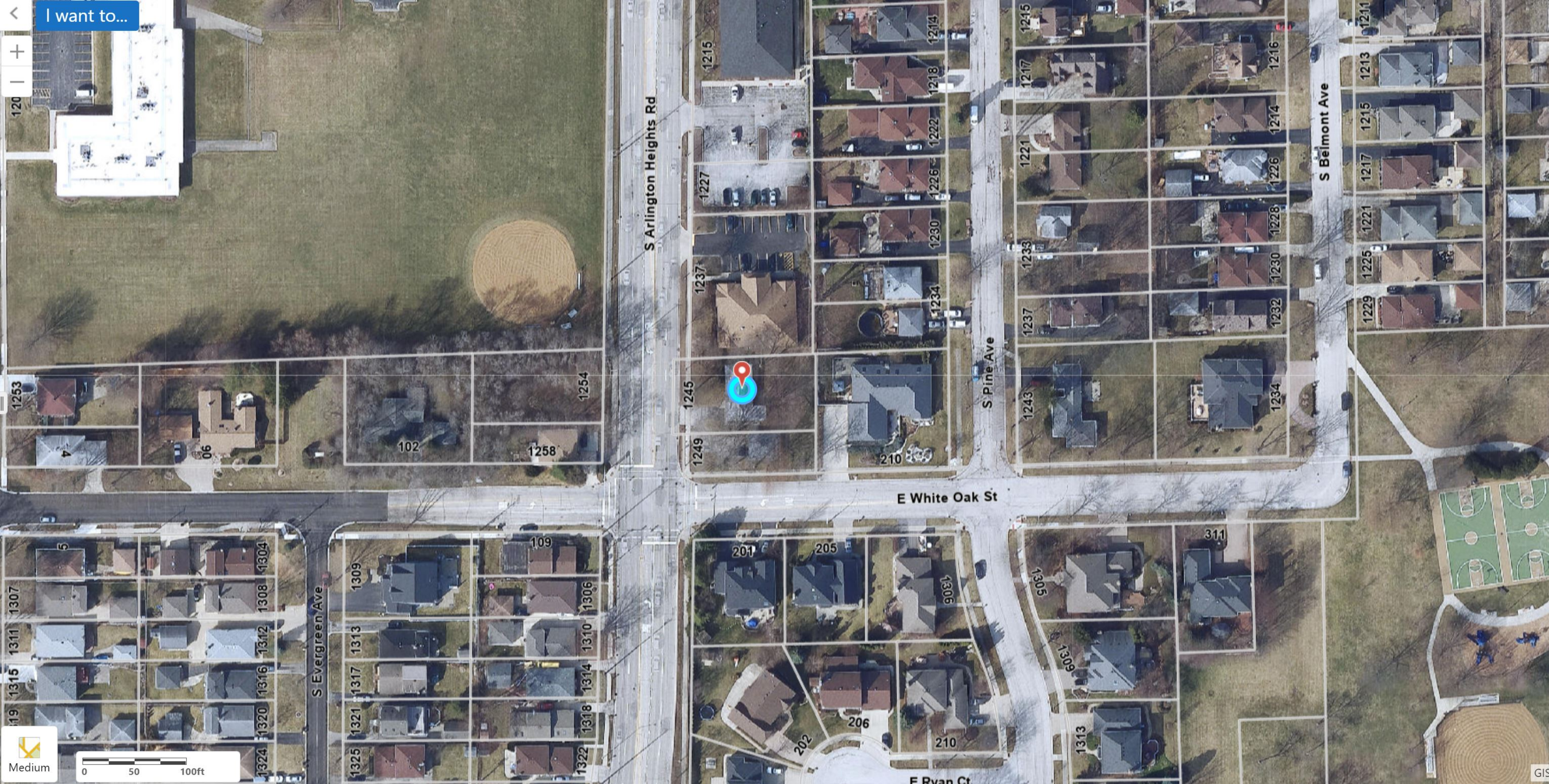
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



December 28, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-073



I want to...

120 | +

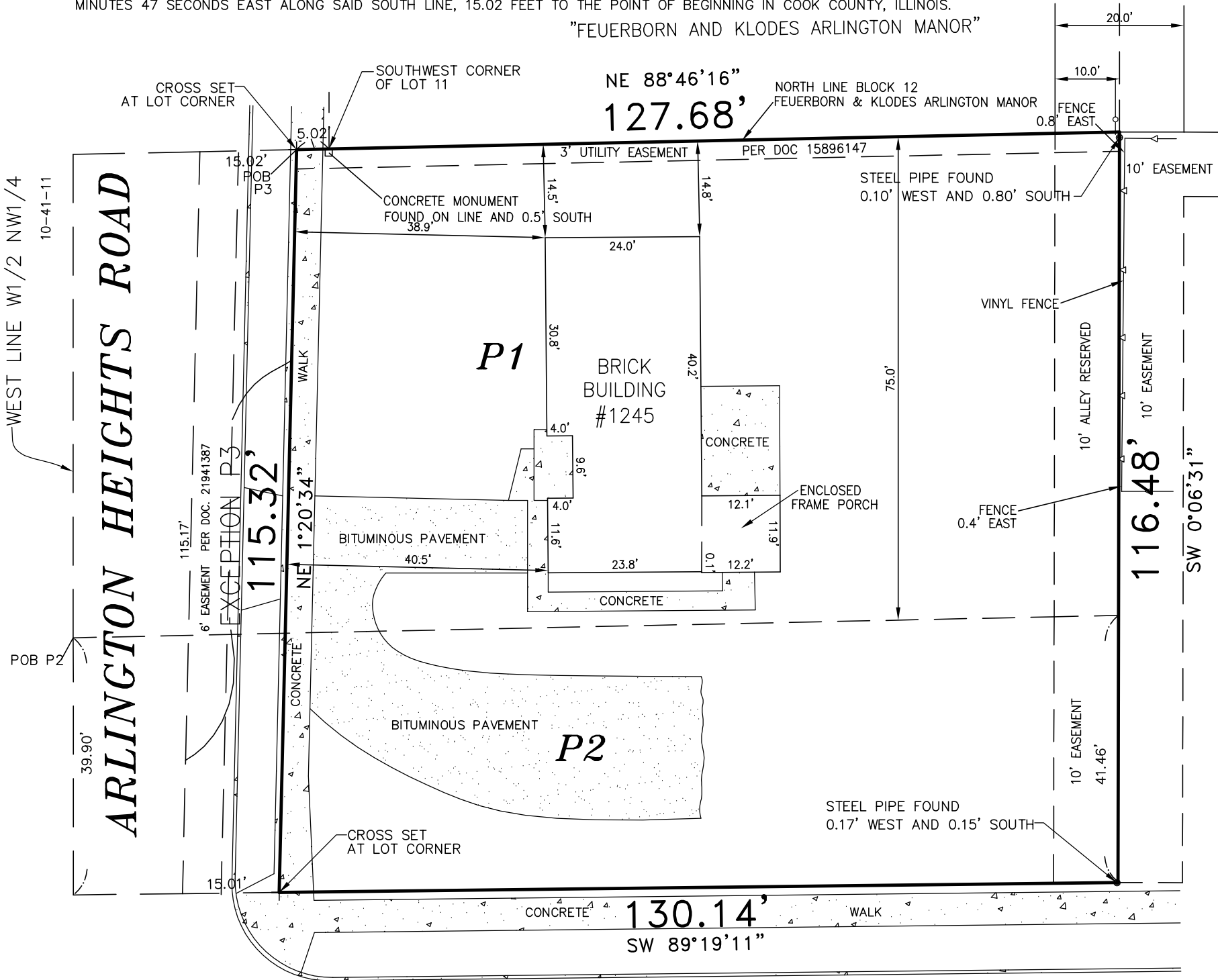
PLAT OF SURVEY

PARCEL 1: THE NORTH 75 FEET OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF FEUERBORN AND KLODE'S ARLINGTON MANOR AND WEST OF THE CENTER LINE OF THE ALLEY EXTENDED SOUTH AS LAID OUT IN BLOCK 12 IN SAID FEUERBORN AND KLODE'S: ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10 AND PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING PUBLIC ROAD HERETOFORE DEDICATED AND RESERVING THE EAST 10 FEET OF THE ABOVE DESCRIBED TRACT FOR USE AS A PUBLIC ALLEY AND EXCEPT THAT PART OF DESCRIBED AS PARCEL 3.

PARCEL 2: THAT PART OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SECTION WITH A LINE 75 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SOUTH LINE OF FEUERBORN AND KLODE'S ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10 AND PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE EAST ALONG SAID PARALLEL LINE TO THE SOUTH EXTENSION OF THE CENTERLINE OF THE ALLEY AS LAID OUT IN BLOCK 12 IN SAID SUBDIVISION, THENCE SOUTH ALONG SAID EXTENSION OF THE CENTERLINE OF ALLEY A DISTANCE OF 41.46 FEET; THENCE WEST TO A POINT OF BEGINNING; THENCE NORTH 39.90 FEET TO THE POINT OF BEGINNING; EXCEPTING PUBLIC ROAD HERETOFORE DEDICATED IN COOK COUNTY, ILLINOIS, AND EXCEPT THAT PART DESCRIBED AS PARCEL 3.

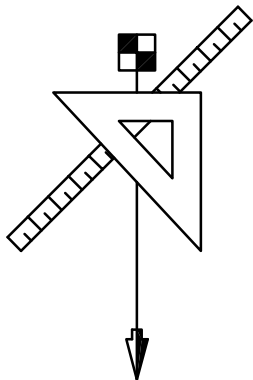
PARCEL 3: THAT PART OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 IN BLOCK 12 OF FEUERBORN AND KLODE'S ARLINGTON MANOR ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT 9267929; THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 06 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 12, 5.03 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 41 MINUTES 05 SECONDS WEST, 115.31 FEET TO A POINT ON THE NORTH LINE OF WHITE OAK STREET AS DEDICATED IN OAKS BURY ON THE PARK, RECORDED NOVEMBER 11, 1989 AS DOCUMENT 89481454; THENCE SOUTH 88 DEGREES 41 MINUTES 25 SECONDS WEST ALONG SAID NORTH LINE OF WHITE OAK STREET, 15.01 FEET TO A POINT ON THE EAST LINE OF ARLINGTON HEIGHTS ROAD AS DEDICATED BY PLAT RECORDED JUNE 19, 1922 AS DOCUMENT 7544736; THENCE NORTH 0 DEGREES 41 MINUTES 05 SECONDS EAST ALONG SAID EAST LINE, 115.16 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID FEUERBORN AND KLODE'S ARLINGTON MANOR; THENCE NORTH 88 DEGREES 06 MINUTES 47 SECONDS EAST ALONG SAID SOUTH LINE, 15.02 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

"FEUERBORN AND KLODES ARLINGTON MANOR"



NOTES:

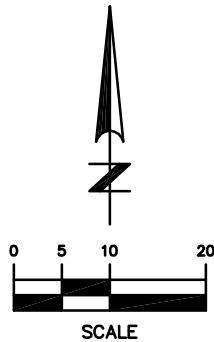
1. SUBJECT PROPERTY AREA: 14,933 SQ FT MORE OR LESS
PREPARED FOR: RALPH W. DEANGELIS, ATTORNEY



Urchell and Associates, Inc.
Land Surveying Services

PHONE 708.925.7155
FAX 773.298.9500
WEBSITE www.urchellandassociates.com

DESIGN FIRM REGISTRATION #184-004894



FIELD WORK COMPLETED: 11/18/21

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

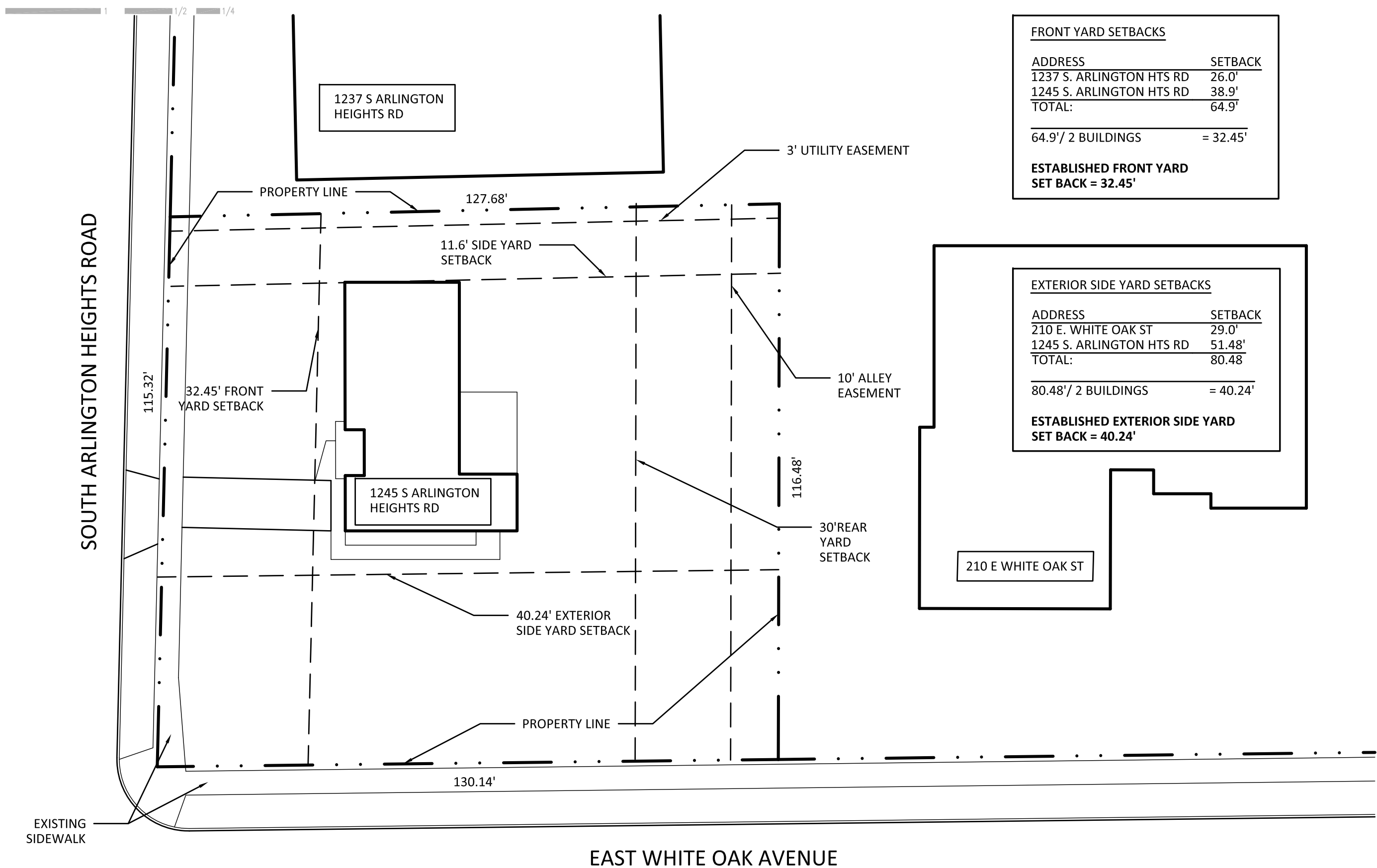
DATED: 11/18/21

[Signature]

ROBERT J. URCHELL I.P.L.S. No. 3438
LICENSE RENEWAL DATE: NOVEMBER 30, 2022
SURVEY No. 21-10-149

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT
ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED
PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO
YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND
ZONING ORDINANCES.



FRONT YARD SETBACKS

ADDRESS	SETBACK
1237 S. ARLINGTON HTS RD	26.0'
1245 S. ARLINGTON HTS RD	38.9'
TOTAL:	64.9'

$$64.9' / 2 \text{ BUILDINGS} = 32.45'$$

ESTABLISHED FRONT YARD SET BACK = 32.45'

EXTERIOR SIDE YARD SETBACKS

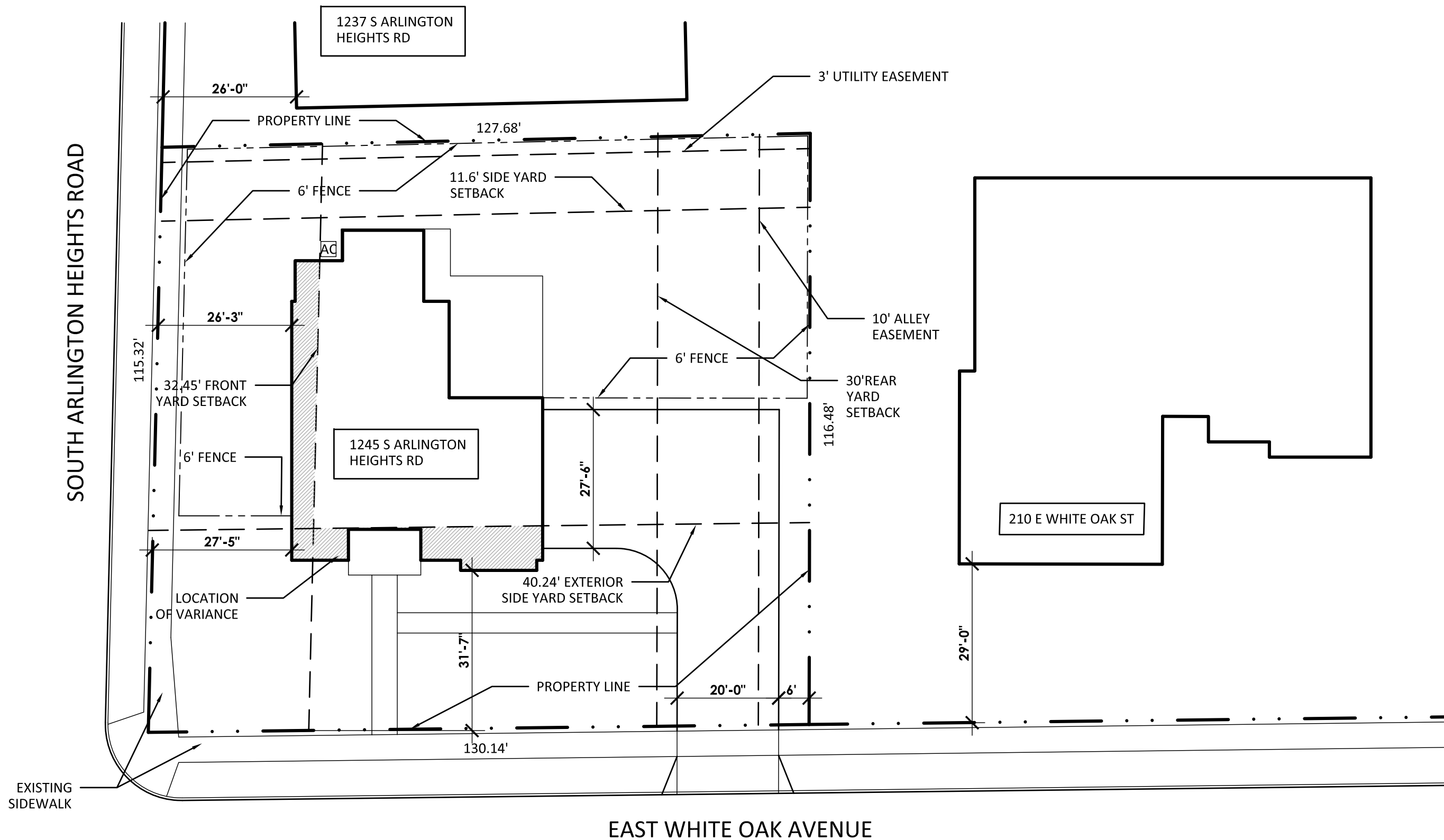
ADDRESS	SETBACK
210 E. WHITE OAK ST	29.0'
1245 S. ARLINGTON HTS RD	51.48'
TOTAL:	80.48

$$80.48' / 2 \text{ BUILDINGS} = 40.24'$$

ESTABLISHED EXTERIOR SIDE YARD SET BACK = 40.24'

210 E WHITE OAK ST





1 PROPOSED SITE PLAN
1" = 20'-0"

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

IBARRA RESIDENCE
1245 S ARLINGTON HTS RD, ARLINGTON HTS, IL 60005

A0

10.7.22
© KINGSLEY + GINNODO ARCHITECTS



PROPERTY TO WEST 2
102 E. White Oak St.



PROPERTY TO WEST 1
1258 S. Arlington Heights Rd



PROPERTY ACROSS WEST 2
109 E. White Oak St.



PROPERTY TO NORTH 1
1237 S. Arlington Heights Rd.



PROPERTY TO EAST 1
210 E. White Oak St.



SUBJECT PROPERTY
1245 S. Arlington Heights Rd.



PROPERTY ACROSS EAST 1
1306 S. Pine Ave.



PROPERTY TO EAST 2
1243 S. Pine Ave.

S Arlington Heights Rd

E. White Oak St.

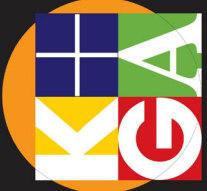
S Pine Ave.



PROPERTY ACROSS WEST 1
201 E. White Oak St.

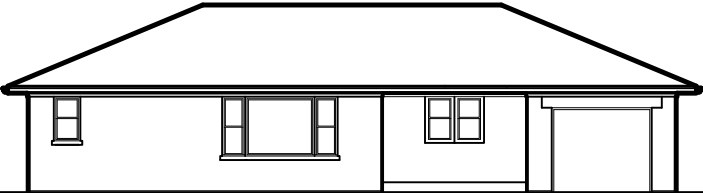


PROPERTY ACROSS
205 E. White Oak St.





1237 S ARLINGTON HEIGHTS RD



1245 S ARLINGTON HEIGHTS RD

1 EXISTING ARLINGTON HEIGHTS ROAD CONTEXT ELEVATION
1/16" = 1'-0"



1237 S ARLINGTON HEIGHTS RD



1245 S ARLINGTON HEIGHTS RD

2 PROPOSED ARLINGTON HEIGHTS ROAD CONTEXT ELEVATION
1/16" = 1'-0"

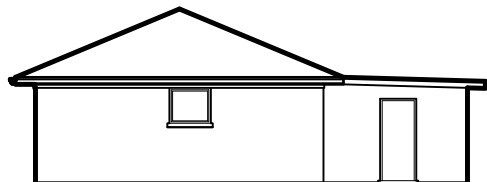
KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004
D.C. 10.18.22

DC2

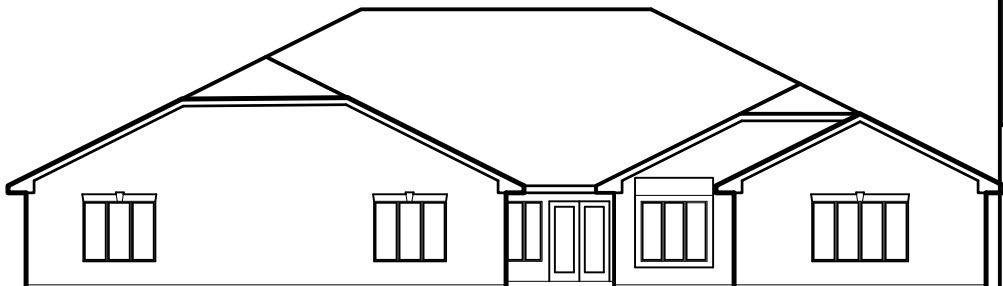
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IBARRA RESIDENCE

1245 S ARLINGTON HTS RD, ARLINGTON HTS, IL 60005



1245 S ARLINGTON HEIGHTS RD

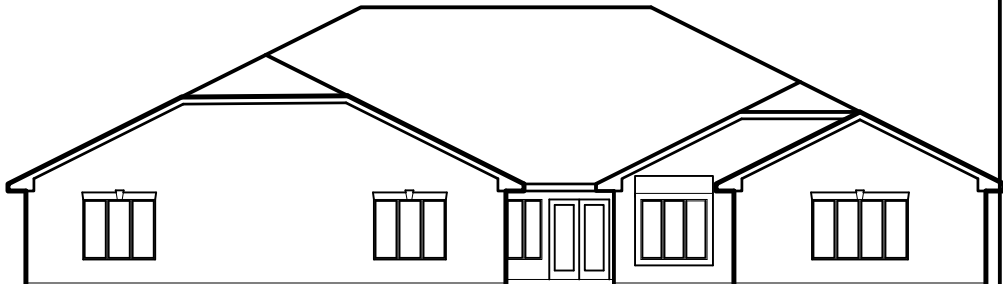


210 E WHITE OAK ST

1 EXISTING WHITE OAK STREET CONTEXT ELEVATION
1/16" = 1'-0"



1245 S ARLINGTON HEIGHTS RD



210 E WHITE OAK ST

2 PROPOSED WHITE OAK CONTEXT ELEVATION
1/16" = 1'-0"

KINGSLEY + GINNODO ARCHITECTS
333 N HICKORY AV. ARLINGTON HTS, IL 60004
D.C. 10.18.22



DC3

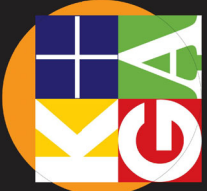
© KINGSLEY + GINNODO ARCHITECTS

IBARRA RESIDENCE
1245 S ARLINGTON HTS RD, ARLINGTON HTS, IL 60005



1 SOUTH ELEVATION
3/16" = 1'-0"

IBARRA RESIDENCE
1245 S ARLINGTON HTS RD, ARLINGTON HTS, IL 60005



KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

10.7.22

A5



1 WEST ELEVATION
3/16" = 1'-0"

IBARRA RESIDENCE
1245 S ARLINGTON HTS RD, ARLINGTON HTS, IL 60005



KINGSLEY + GINNODO ARCHITECTS
333 N HICKORY AV. ARLINGTON HTS. IL 60004

A6

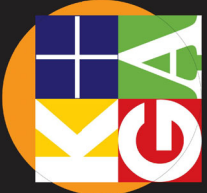
10.7.22

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1 NORTH ELEVATION
3/16" = 1'-0"

IBARRA RESIDENCE
1245 S ARLINGTON HTS RD, ARLINGTON HTS, IL 60005



KINGSLEY + GINNODO ARCHITECTS
333 N HICKORY AV. ARLINGTON HTS. IL 60004

A7

10.7.22

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1 EAST ELEVATION
3/16" = 1'-0"

IBARRA RESIDENCE
1245 S ARLINGTON HTS RD, ARLINGTON HTS, IL 60005



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33 N HICKORY AV. ARLINGTON HTS. IL 60004

A8

10.7.22

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Ibarra Recendez Residence: 1245 S Arlington Heights Road

MATERIAL LIST

LIST OF PRIMARY COLORS, TEXTURES AND MATERIALS TO BE USED:

1. Petitioner Name: Kingsley + Ginnodo Architects
2. Date: October 14, 2022
3. Project: Ibarra Recendez Residence
4. Location: 1245 S Arlington Heights Road

New Home:

Siding: "Arctic White", 7" exposure
James Hardie fiber cement siding
Cedar impressions

Trim/panels: "Artic White" smooth fiber
cement trim by James Hardie

Board and battens: "Artic White" smooth fiber
cement trim by James Hardie

Windows: "Stone White"
Elevate windows by Marvin

Columns: White, painted square
composite columns,
Tuscan capital and base,
Duraclassic by Melton

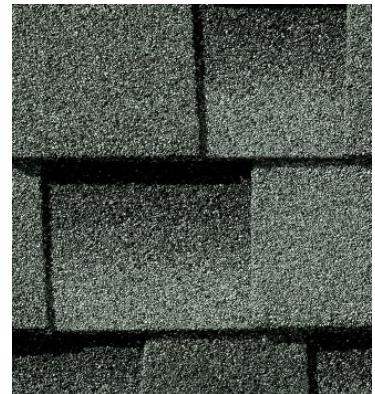
Gutters/Leaders: White, Prefinished aluminum

Metal Roof: "Slate Gray" or similar
Standing aluminum seam
by PAC Clad

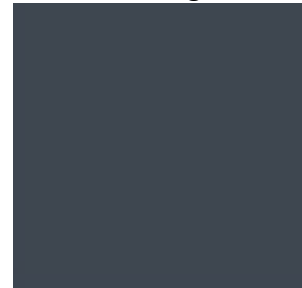
Roof shingles: "Slate" or similar, textured
asphalt, Timberline HD by GAF



Siding/Trim/board and batten
and windows - White



Ashalt Roofing – Slate



Metal Roofing





Design Commission 1/10/2023

Item: DC#22-059 - 1518 N. Vail Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new (teardown) single-family residence to be located at 1518 N. Vail Avenue. This recommendation is based on the architectural plans received on 10/12/22, and the following:

1. Evaluate the large and boxy rear of the home which is mismatched with the nicely designed front.
2. For a more cohesive overall design, it is recommended that the design and massing of the rear Great Room be further developed with varied roof lines, dormers, and detailing to better fit with the front of the house.
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**

Staff Report

Board or Commission Report

DC22-059 - Exhibits 1-10-23

Exhibits

DC22-059 - Plat of Survey

Exhibits

DC20-047 - Exhibits 7-2-20

Exhibits

DC22-047 - Zoning non-compliance letter
7-10-20

Exhibits

Resident Comments

Correspondence

STAFF DESIGN COMMISSION REPORT(2)

PROJECT INFORMATION:

Project Name: Brizzolara Residence
Project Address: 1518 N Vail Avenue
Prepared By: Steve Hautzinger

Date Prepared: December 1, 2022
Updated: December 28, 2022

PETITION INFORMATION:

DC Number: 22-059
Petitioner Name: Lee Norton
Petitioner Address: Nottingham Builders
23372 Lake Cook Road
Barrington, IL 60010
Original Meeting Date: December 13, 2022
Revised Meeting Date: January 10, 2023

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 December 13, 2022 meeting was cancelled, so this project was rescheduled for review on January 10, 2023.

The petitioner is proposing to demolish an existing single-story house with attached two-car garage to build a new two-story house with attached two-car garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 20,000 square feet and the proposed residence will have 5,572 square feet. The proposed design complies with all R-E zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 51.6 feet Side: 25.6 feet Side: 22.6 feet Rear: 70.3 feet
Building Height	25 feet maximum	24.6 feet to top of wall
FAR	5,987 SF	5,572 SF
Building Lot Coverage	6,000 SF	3,253 SF
Impervious Surface Coverage Total	10,000 SF	5,785 SF

History/Zoning:

In 2020, the petitioner submitted a Design Commission application (DC 20-047) for this project where the rear of the house was designed as a full-size indoor basketball court (refer to attached plans dated July 7, 2020). It was determined that the principal use of the proposed building was an indoor basketball court, most similar to a Commercial Recreation Facility, which is not allowed in a single-family zoning district (refer to attached Zoning Non-Compliance Letter dated July 10, 2020).

Current Plan:

The petitioner submitted this revised plan where the rear of the house is now labeled "Great Room", and the room is smaller than the original indoor basketball court. The current plan originally had only two bedrooms, but it was then revised to include a third bedroom. However, the current plan still has an unusual layout with the two-story Great Room being disproportionately large compared to the rest of the house, which raised concerns about the intended use of the space. The petitioner has stated that they currently live next door to 1518 N. Vail in a larger house, and once the new home is completed it is their intention to use it for residential purposes as they prepare to sell their current home. They reported that the Great Room will be used for family gatherings. The property owner must be aware that any use that is not compliant with the single-family zoning is prohibited.

Architectural Design:

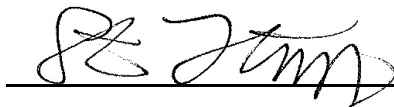
The front of the proposed house is nicely designed with quality materials, nice massing, and attractive details that will fit well with the

character of the neighborhood. However, the large boxy rear of the home feels mismatched with the front of the house. For a more cohesive overall design, it is recommended that the design and massing of the rear Great Room be further developed with varied roof lines, dormers, and detailing to better fit with the front of the house.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new (teardown) single-family residence to be located at 1518 N. Vail Avenue. This recommendation is based on the architectural plans received on 10/12/22, and the following:

1. Evaluate the large and boxy rear of the home which is mismatched with the nicely designed front.
2. For a more cohesive overall design, it is recommended that the design and massing of the rear Great Room be further developed with varied roof lines, dormers, and detailing to better fit with the front of the house.
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.
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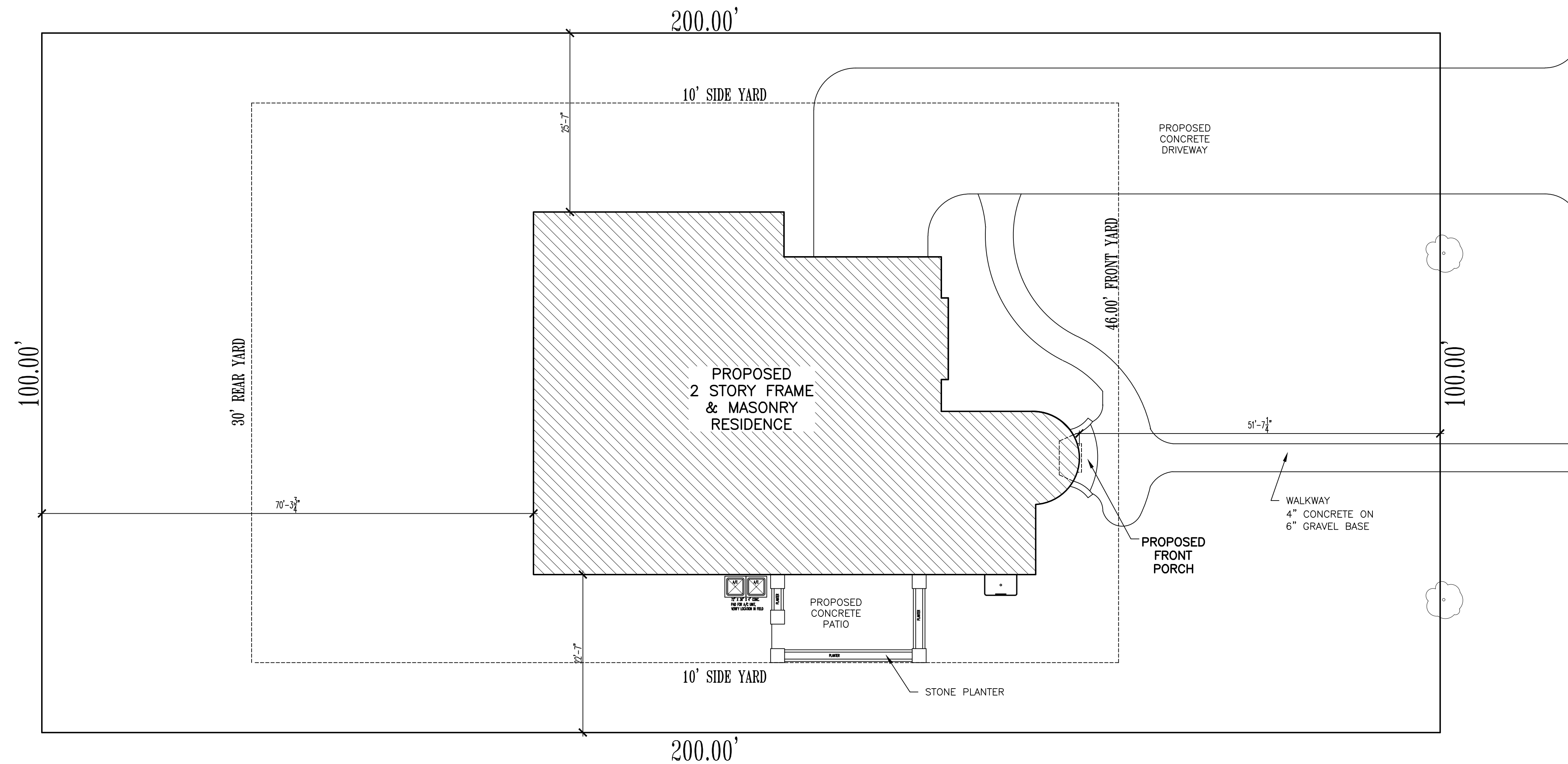
December 28, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-059

BRIZZOLARA RESIDENCE

1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL



NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER.
3. VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.



D.C.



SITE PLAN

1"=10'

DESIGN STAGE	REVISION	DATE	BY
CONCEPTUAL DESIGN	1	08-25-20	BA
PRELIMINARY DESIGN	2	07-15-20	BA
DESIGN DEVELOPMENT	3	06-25-20	BA
RELEASE FOR BID	4	04-07-20	BA
FINAL REVIEW	5	10-04-22	BA
RELEASE FOR PERMIT			

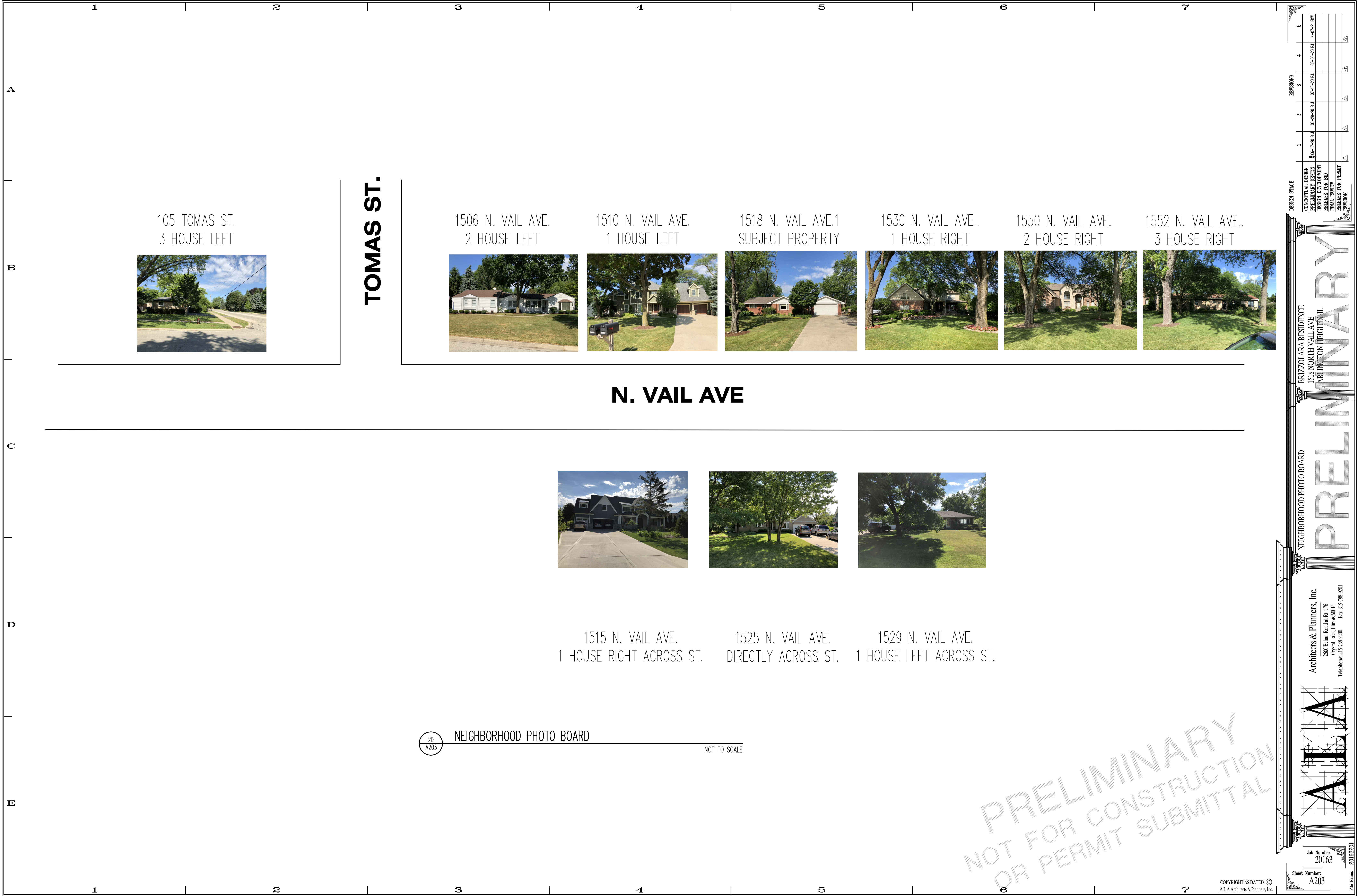
BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

PRELIMINARY

Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALA

Job Number: 20163
Sheet Number: A000
Date: 20163000



TOMAS ST.



N. VAIL AVE



1515 N. VAIL AVE.
1 HOUSE RIGHT ACROSS ST.

1525 N. VAIL AVE.
DIRECTLY ACROSS ST.

1529 N. VAIL AVE.
1 HOUSE LEFT ACROSS ST.

NEIGHBORHOOD PHOTO BOARD
NOT TO SCALE

DESIGN STAGE

CONCEPTUAL DESIGN	1	06-17-20	BAU	06-29-20	BAU	07-12-20	BAU	08-05-20	BAU	08-26-20	BAU	09-07-20	BAU
PRELIMINARY DESIGN	2												
DESIGN DEVELOPMENT	3												
RELEASE FOR BID	4												
FINAL REVIEW	5												
RELEASE FOR PERMIT	6												
REVISION	7												

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

NEIGHBORHOOD PHOTO BOARD

PRELIMINARY

Architects & Planners, Inc.
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Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

Job Number:
20163

Sheet Number:
A203

20163201

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REVISIONS		1	2	3	4	5
DESIGN STAGE	CONCEPTUAL DESIGN	08-15-2014	07-15-2014	08-25-2014	04-07-2015	10-04-2015
	PRELIMINARY DESIGN					
	DESIGN DEVELOPMENT					
	RELEASE FOR BID					
	FINAL REVIEW					
	RELEASE FOR PERMIT					
	REVISION					

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

PRELIMINARY

RIGHT ELEVATION
LEFT ELEVATION

ALA

Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 20163
Sheet Number: A201

File Name: 20163201

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL



A
B
C
D
E



18
A200
REAR ELEVATION

1/4"=1'-0"



1E
A200
FRONT ELEVATION

1/4"=1'-0"

ELEVATION NOTES

- * DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- * WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- * SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- * IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

- * TOP OF WINDOWS 106 3/4" ABOVE SUB-FLOOR FOR 10'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- * PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- * ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55
- ① - EGRESS WINDOW
- ② - FIXED WINDOW
- ③ - TEMPERED GLASS

MATERIAL SCHEDULE

STONE:

- * MANUFACTURER: BUECHEL STONE
- * COLOR: BEIGE

BRICK:

- * MANUFACTURER: COLONIAL BRICK
- * COLOR: BROWNISH RED

TRIM/SOFFIT/FASCIA: WOOD COMPOSITE

- * MANUFACTURER: LP OR WIRATEC
- * COLOR: WHITE

GUTTERS: ALUMINUM

- * MANUFACTURER: VARIOUS
- * COLOR: WHITE

WINDOWS: ALUMINUM CLAD

- * MANUFACTURER: ANDERSEN
- * COLOR: BEIGE

ROOFING: ARCHITECTURAL SHINGLES

- * GAF
- * MISSION BROWN

FRONT DOOR: WOOD COMPOSITE

- * CUSTOM BY BUILDER
- * STAIN

GARAGE DOOR: WOOD COMPOSITE

- * CUSTOM BY BUILDER
- * MATCH FRONT DOOR

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

PRELIMINARY

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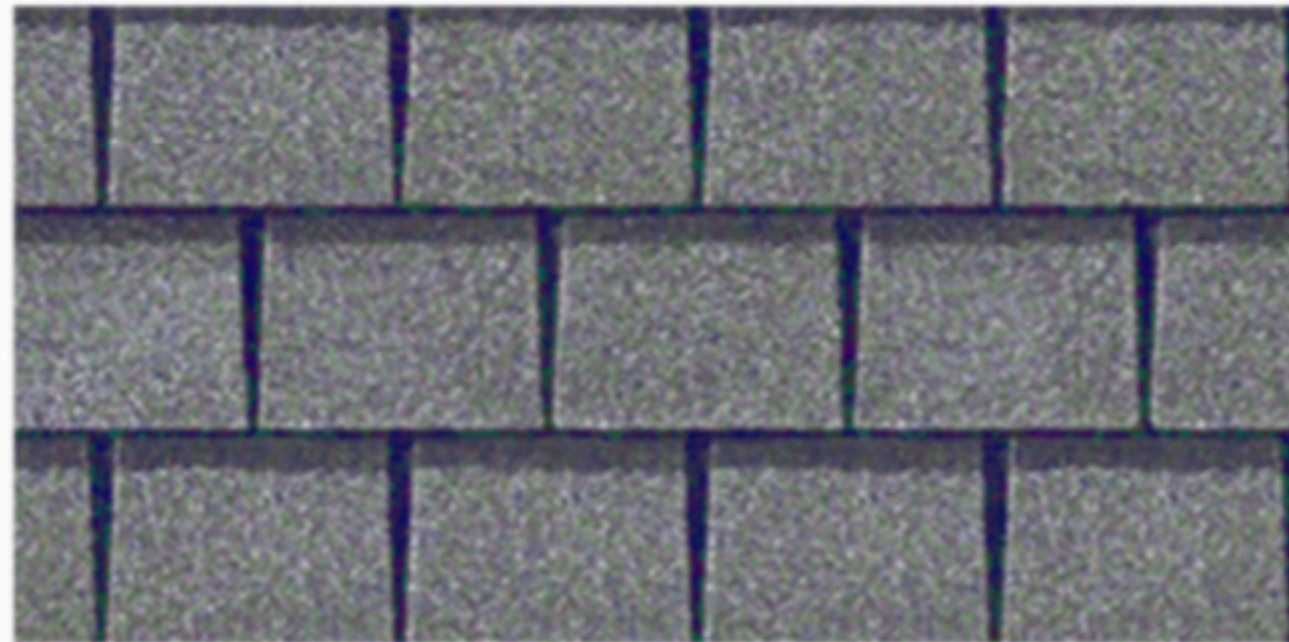
ALIA

Job Number: 20163
Sheet Number: A200
File Name: 20163A200

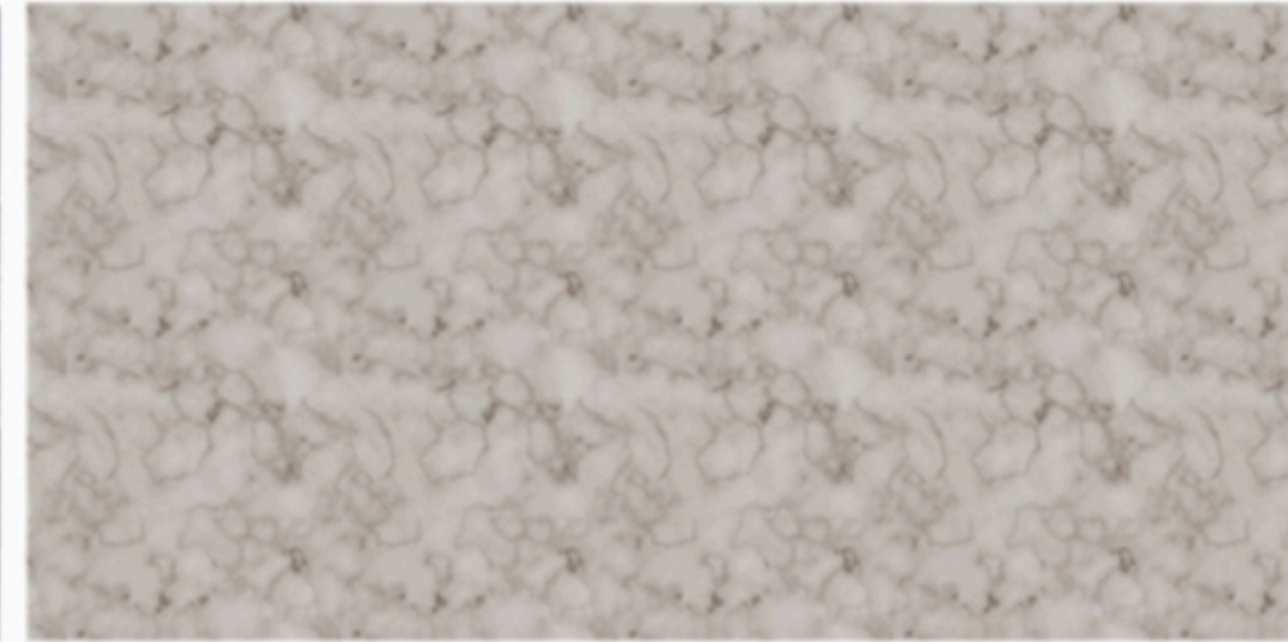
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Stucco



Asphalt Shingle
GAF - Mission Brown



Limestone



Stone
**Buechel Stone
Beige**



Metal Roof



Brick
**Colonial Brick
Brownish Red**



Wood Stain
Entry Door



Window
Beige
Andersen



Law Office of
GENE S. BOBROFF, P.C.

Specializing in Real Estate Law & Estate Planning
www.bobroffllc.com | 817.995.9191



PROPERTY ADDRESS: 1518 N VAIL AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004

SURVEY NUMBER: 1908.1034

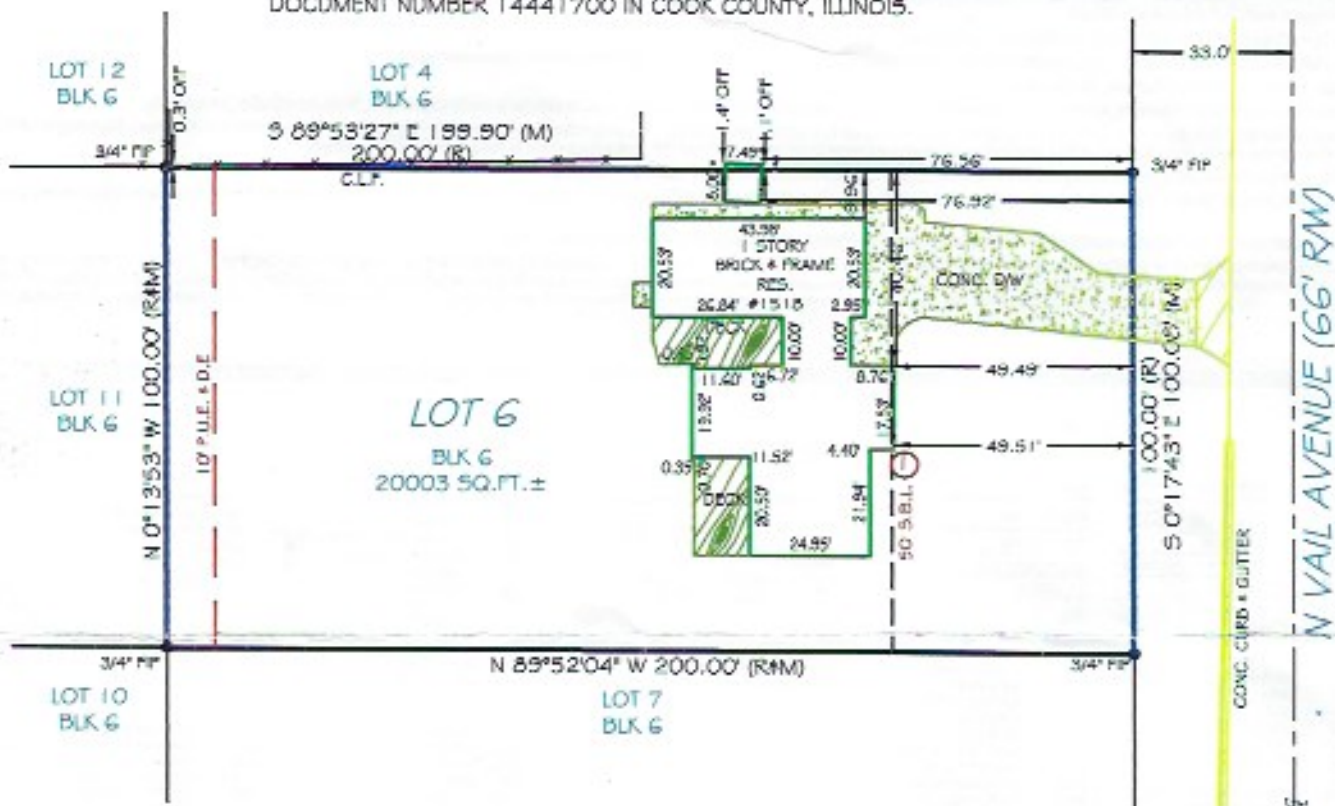
FIELD WORK DATE: 8/5/2019

REVISION DATE(S): (REV) 8/13/2019

1908.1034

**BOUNDARY SURVEY
COOK COUNTY**

LOT 6 IN BLOCK 6 IN ARLINGTON KNOLLS BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19 AND PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED ON NOVEMBER 12, 1948 AS DOCUMENT NUMBER 14441700 IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS } 55
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF AUGUST, 2019 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2020
PROFESSIONAL DESIGN FIRM 184008059 0008



GRAPHIC SCALE (In Feet)
1 inch = 40' ft.

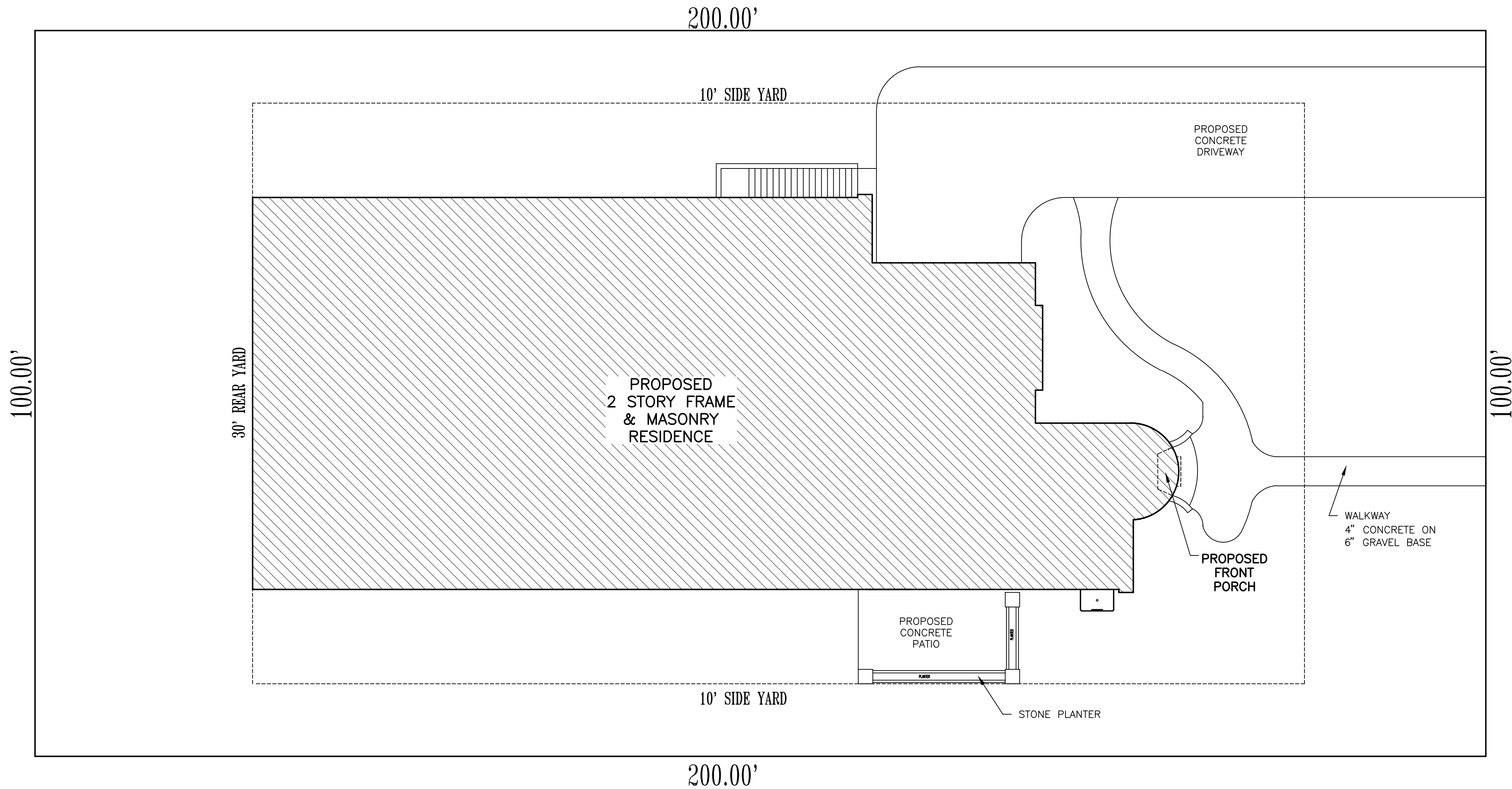


THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE

**POINTS OF INTEREST
NONE VISIBLE**

Exacta Boundary Concepts

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL



BUILDING LOT COVERAGE	
AREA OF LOT	20,000 S.F.
ZONING DISTRICT	R-E
MAXIMUM LOT COVERAGE	30%
ALLOWABLE LOT COVERAGE	6,000 S.F.
PROPOSED LOT COVERAGE	
FIRST FLOOR FOOTPRINT	+892 S.F.
GARAGE FOOTPRINT	+526 S.F.
SPOUT COURT	+4,582 S.F.
TOTAL BLDG. LOT COVERAGE	6,000 S.F. ✓

IMPERVIOUS SURFACE COVERAGE	
AREA OF LOT	20,000 S.F.
ZONING DISTRICT	R-E
MAXIMUM IMPERVIOUS COVERAGE	50%
ALLOWABLE IMPERVIOUS	10,000 S.F.
PROPOSED IMPERVIOUS	
FIRST FLOOR FOOTPRINT	+892 S.F.
GARAGE FOOTPRINT	+526 S.F.
SPOUT COURT	+4,582 S.F.
DRIVEWAY/WALKWAY/PATIO	+2,439 S.F.
TOTAL IMPERVIOUS COVERAGE	8,439 S.F. ✓

FLOOR AREA RATIO	
AREA OF LOT	20,000 S.F.
ZONING DISTRICT	R-E
MAXIMUM F.A.R.	30%
ALLOWABLE FLOOR AREA	6,000 S.F.
PROPOSED FLOOR AREA	
FIRST FLOOR FOOTPRINT	+892 S.F.
GARAGE FOOTPRINT	+526 S.F.
SPOUT COURT	+4,582 S.F.
SECOND FLOOR	+400 S.F.
GARAGE ALLOWANCE	-400 S.F.
TOTAL FLOOR AREA	6,000 S.F. ✓

- NOTES:
1. VERIFY UTILITY LOCATIONS.
 2. VERIFY TREES TO BE REMOVED WITH OWNER
 3. VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
 4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
 5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

1E SITE PLAN
A000 1"=10'

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

PRELIMINARY

Architects & Planners, Inc.
200 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 615-785-9200 Fax: 615-785-9201

ALA

Job Number: 20163
Sheet Number: A000
File Name: 20163000

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DESIGN STAGE	REVISIONS
CONCEPTUAL DESIGN	1
PRELIMINARY DESIGN	2
DESIGN DEVELOPMENT	3
PERMITTING	4
RELEASE FOR BID	5
RELEASE FOR PERMIT	6
REVISION	7

A

B

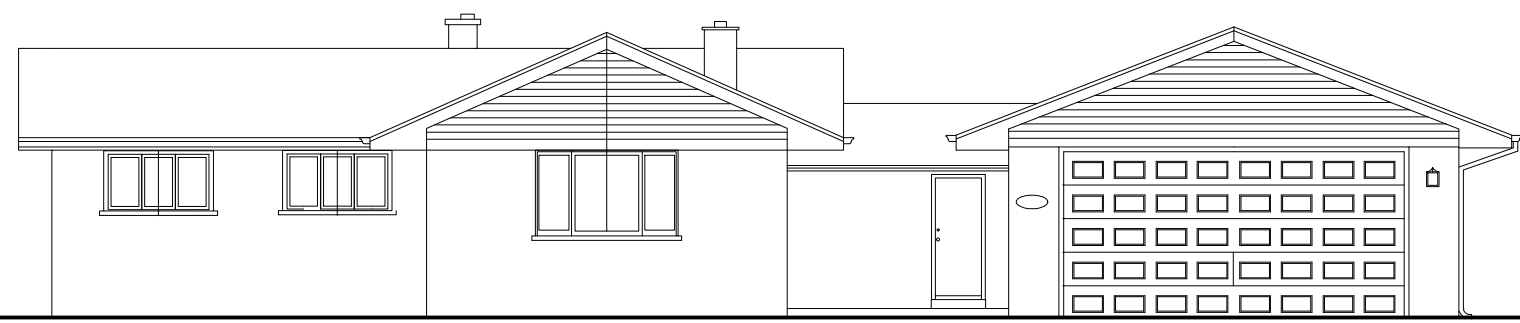
C

D

E



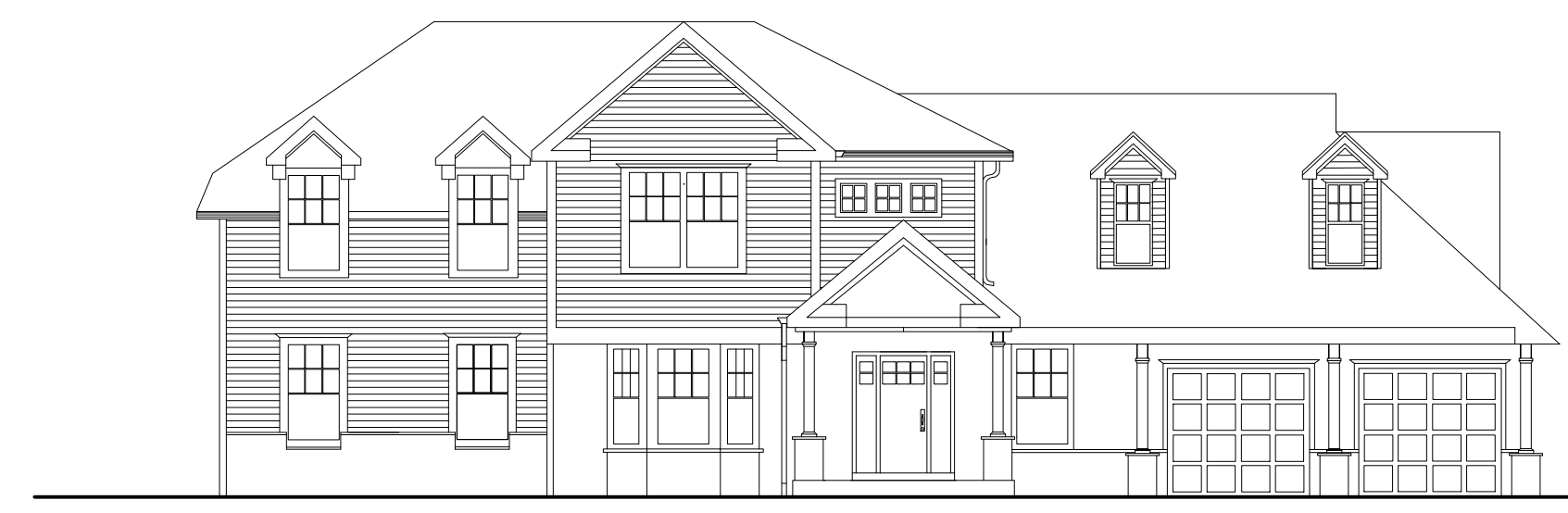
1C
A203
FRONT ELEVATION
1515 N. VAIL AVE
LEFT NEIGHBOR
NTS



3C
A203
EXISTING PROPERTY
1518 N. VAIL AVE
SUBJECT PROPERTY
NTS



5C
A203
FRONT ELEVATION
1530 N. VAIL AVE
RIGHT NEIGHBOR
NTS



1E
A203
FRONT ELEVATION
1515 N. VAIL AVE
LEFT NEIGHBOR
NTS



3E
A203
PROPOSED FRONT ELEVATION
1518 N. VAIL AVE
SUBJECT PROPERTY
NTS



5E
A203
FRONT ELEVATION
1530 N. VAIL AVE
RIGHT NEIGHBOR
NTS

REVISIONS	
NO.	DESCRIPTION
1	CONCEPTUAL DESIGN
2	PRELIMINARY DESIGN
3	DESIGN DEVELOPMENT
4	RELEASE FOR BID
5	FINAL REVIEW
6	RELEASE FOR PERMIT
7	REVISION

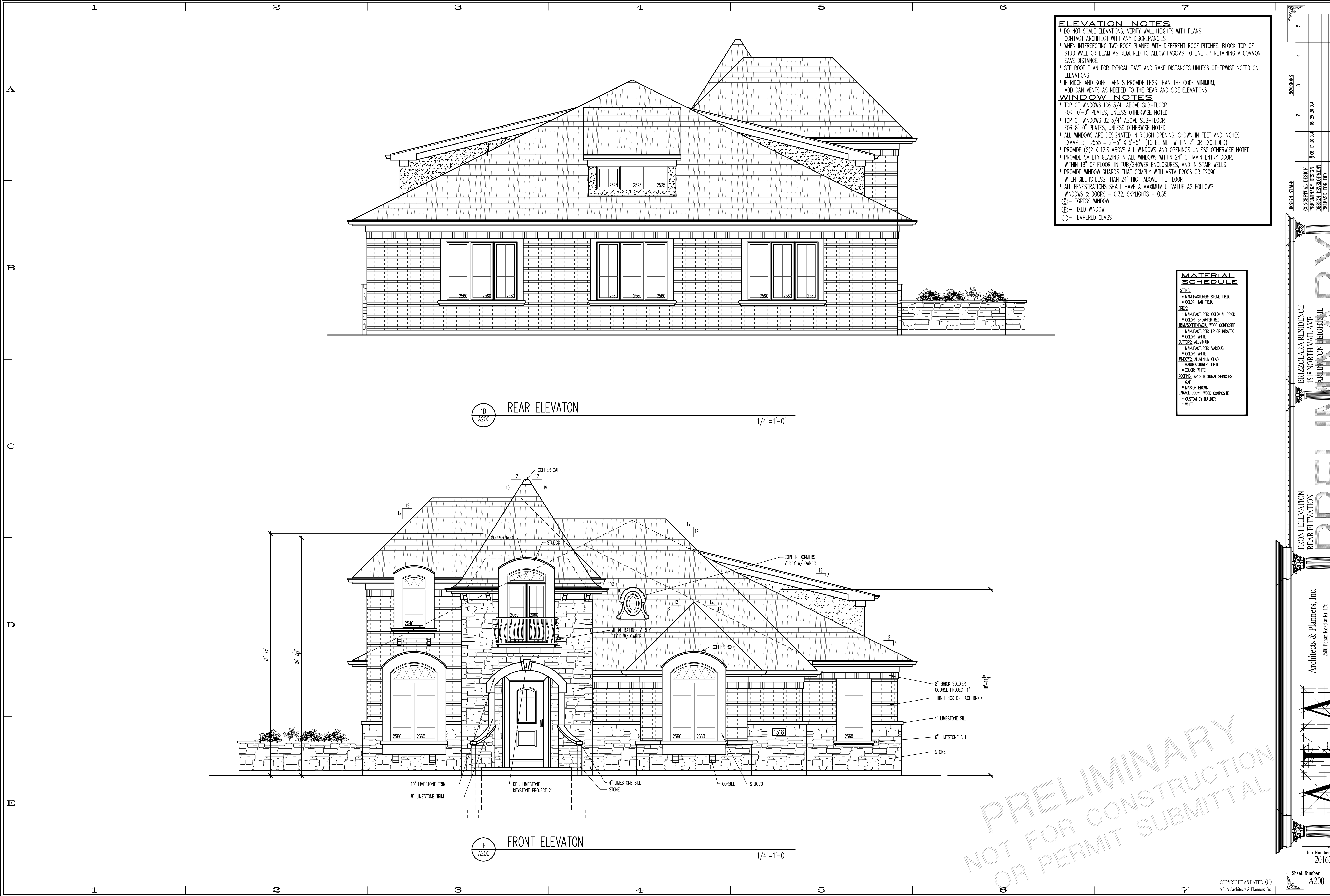
BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

RIGHT ELEVATION
LEFT ELEVATION

PRELIMINARY

Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL



ELEVATION NOTES

- * DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
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WINDOW NOTES

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- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- * ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

① - EGRESS WINDOW
② - FIXED WINDOW
③ - TEMPERED GLASS

MATERIAL SCHEDULE

STONE:

- * MANUFACTURER: STONE T.B.D.
- * COLOR: TAN T.B.D.

BRICK:

- * MANUFACTURER: COLONIAL BRICK
- * COLOR: BROWNISH RED

TRIM/SOFFIT/FASCIA: WOOD COMPOSITE

- * MANUFACTURER: LP OR WIRATEC
- * COLOR: WHITE

GUTTERS: ALUMINUM

- * MANUFACTURER: VARIOUS
- * COLOR: WHITE

WINDOWS: ALUMINUM CLAD

- * MANUFACTURER: T.B.D.
- * COLOR: WHITE

ROOFING: ARCHITECTURAL SHINGLES

- * GAF
- * MISSION BROWN

GARAGE DOOR: WOOD COMPOSITE

- * CUSTOM BY BUILDER
- * WHITE

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

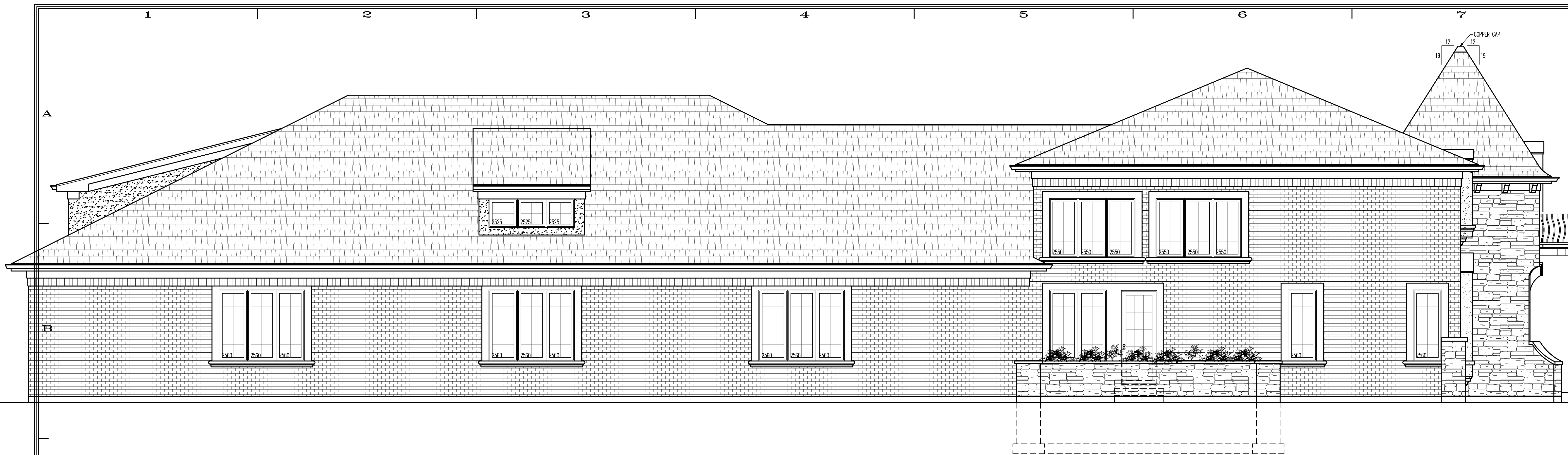
FRONT ELEVATION
REAR ELEVATION

Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-9201

2016S200

Job Number: 20163
Sheet Number: A200

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18
A200

LEFT ELEVATION

1/4"=1'-0"



1E
A201

RIGHT ELEVATION

1/4"=1'-0"

REVISIONS	DATE	BY	APP
1	06-17-20	BA	
2	06-22-20	BA	
3			
4			
5			

DESIGN STAGE

CONCEPTUAL DESIGN

PRELIMINARY DESIGN

DESIGN DEVELOPMENT

RELEASE FOR BID

FINAL REVIEW

RELEASE FOR PERMIT

REVISION

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

RIGHT ELEVATION
LEFT ELEVATION

PRELIMINARY

ALA

Architects & Planners, Inc.
2000 Belan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

Job Number: 20163

Sheet Number: A201

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File Name: 20163201



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000
Website: www.vah.com

July 10, 2020

Mr. Chris Russo
ALA Architects
2600 Behan Road
Crystal Lake, IL 60014

RE: *DC#20-047, 1518 N. Vail Ave.
Zoning Non-Compliance*

Dear Mr. Russo:

The Planning & Community Development Department has completed a zoning review of your Design Commission application for 1518 N. Vail Avenue. The scope of the project consists of a teardown of an existing house to construct a new building with the following spaces:

- 4,582 sf Indoor Basketball Court, approximately 85' long x 53' wide
- Approximate 2,625 sf of volume/attic space above the basketball court
- 256 sf Viewing Area with built-in seating
- 124 sf Locker Room with 15 lockers
- Elevator
- 1,292 sf of Living Space (Kitchen, Family Room, and Two Bedrooms)
- Two-car attached garage

Per Chapter 28, Zoning Regulations, Section 28-3, Definitions:

Principal Use. The main use of land or buildings, as distinguished from a subordinate or accessory use, to which premises are devoted comprising at least 80% of the floor area and the primary purpose for the premises.

Based on this definition, the principal use of the proposed building is an indoor basketball court, not a single-family residence. The subject property is located in an R-E One Family Dwelling District where, per Chapter 28, Section 5.1, *The purpose of the One Family Dwelling Districts is to provide for residential developments of predominantly single-family homes. These Districts should preserve the value of land and protect homes from adverse living conditions.*

Per Chapter 28, Section 5.5 Permitted Uses, *No principal building, structure or land use shall be permitted except in the zoning districts indicated and for the purposes permitted in the following table (5.5-1 Permitted Use Table). Per Section 5.5-2.1 Similar and Compatible Uses, Uses that are not specifically listed in Section 5.5-1, (Permitted Use Table) but are clearly similar and compatible to uses listed in said section, may be allowed provided that the use complies with the same conditions as would be applied to the compatible use. Determination of what constitutes "clearly similar and compatible" shall be made by the Village.*

In this case, the proposed use is most similar to a Recreation Facility, Commercial.

Per Chapter 28, Zoning Regulations, Section 28-3, Definitions:

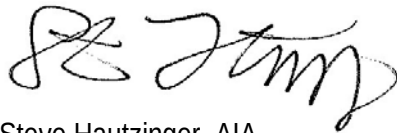
Commercial Recreation Facilities. Physical recreation establishments such as tennis or racquet clubs or gymnasiums or fitness facilities

Per Chapter 28, Section 5.5-1 Permitted Use Table, a Commercial Recreation Facility is only allowed in the B-2, B-3, B-4, B-5, M-1, & M-2 Zoning Districts. It is not allowed in the R-E Zoning District.

Additionally, per Chapter 28, Section 10.4 Schedule of Parking Requirements, Recreation Facilities require parking spaces equal in number to 30% of the occupant load capacity. Based on 50 gross square feet per occupant, this proposed facility would have an occupant load capacity of 99 people, requiring 30 parking spaces, which is also not permitted in this location.

Based on these zoning code requirements, the proposed use is not permitted in this location. You have the option to appeal this determination with the Zoning Board of Appeals. Feel free to contact me at (847) 368-5213 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Hautzinger".

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

C: Charles Witherington-Perkins, Director of Planning and Community Development
DC File # 20-047

From: [Chris](#)
To: [Hautzinger, Steve](#)
Subject: 1518 N Vail - Arlington Heights
Date: Monday, December 12, 2022 11:43:49 AM

Hi Steve,

Thanks for talking with me this morning and I appreciate you pointing me to where the plans and comments are.

As I look at the exterior, I love the front of the house. I think it fits great in the neighborhood. I agree with you that the rear of the house is very plain and boxy. It's completely different that the front of the house. I definitely agree that they need to vary the roof lines, add dormers and more detail to match the front of the house.

When I look at it, my initial thought is that they're trying to disguise a smaller basketball court inside a house. Not only the view from the rear but the left elevation as well. It is completely flat on that side and has no contour. No variation in window sizes and very uniform. Also, is this house going to have a fireplace? Maybe I'm missing it but I can't imagine a \$2m build without a fireplace. And in the rear of the house, I don't see an exit leading to the back yard. I don't see any kind of door whether it's a sliding door, French door or other.

Thanks for giving me the opportunity to provide feedback,

Chris Barnes



Design Commission 1/10/2023

Item: DC#22-080 - 1319 E. Clarendon St. - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1319 E. Clarendon Street. This recommendation is based on the architectural plans received on 12/5/22, and the following:

1. Consider enhancing the corner focal point of the design with a box bay window on the garage front (north) elevation and a dormer above the garage doors on the exterior side (east) elevation.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Mier Residence
Project Address: 1319 E Clarendon Street
Prepared By: Steve Hautzinger

Date Prepared: December 28, 2022

PETITION INFORMATION:

DC Number: 22-080
Petitioner Name: Blake Czarnota
Petitioner Address: Czar Design
1139 Delta Court
Elgin, IL 60123
Meeting Date: January 10, 2023

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 house with attached three-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 12,600 square feet and the proposed residence will have approximately 4,668 square feet. The proposed design complies with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 8.4 feet Exterior Side: 20 feet Rear: 30 feet	Front: 25 feet Side: 10 feet Exterior Side: 20 feet Rear: 66 feet
Building Height	25 feet maximum	25 feet to top of wall
FAR	5,478 SF	4,668 SF
Building Lot Coverage	4,410 SF	2,950 SF
Impervious Surface Coverage Total	6,300 SF	4,370 SF

The existing vacant lot is part of a subdivision that was approved in 1977. Design Commission review is required due to the vacant lot having never been developed.

Overall, the proposed design fits well with the surrounding context which is primarily two-story homes with attached garages. The only comment about the design is regarding the prominent placement of the garage facing the exterior side. A better plan would place the garage on the interior side of the lot so that the living space of the house can be the focal point at the street corner instead of the garage doors. However, Staff does not object to the proposed garage placement since it fits well with the adjacent house to the south which has the same configuration of garage doors facing the exterior side. Suggestions to enhance the corner focal point are to add a box bay window on the garage front (north) elevation and a dormer above the garage doors on the exterior side (east) elevation.

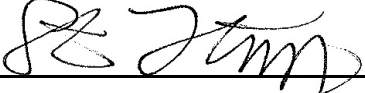
RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 1319 E. Clarendon Street. This recommendation is based on the architectural plans received on 12/5/22, and the following:

1. Consider enhancing the corner focal point of the design with a box bay window on the garage front (north) elevation and a dormer above the garage doors on the exterior side (east) elevation.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design

Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

 December 28, 2022
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-080



Olive St

E Clarendon St

E Viator Ct

N Derbyshire Dr

N Carlyle Ct

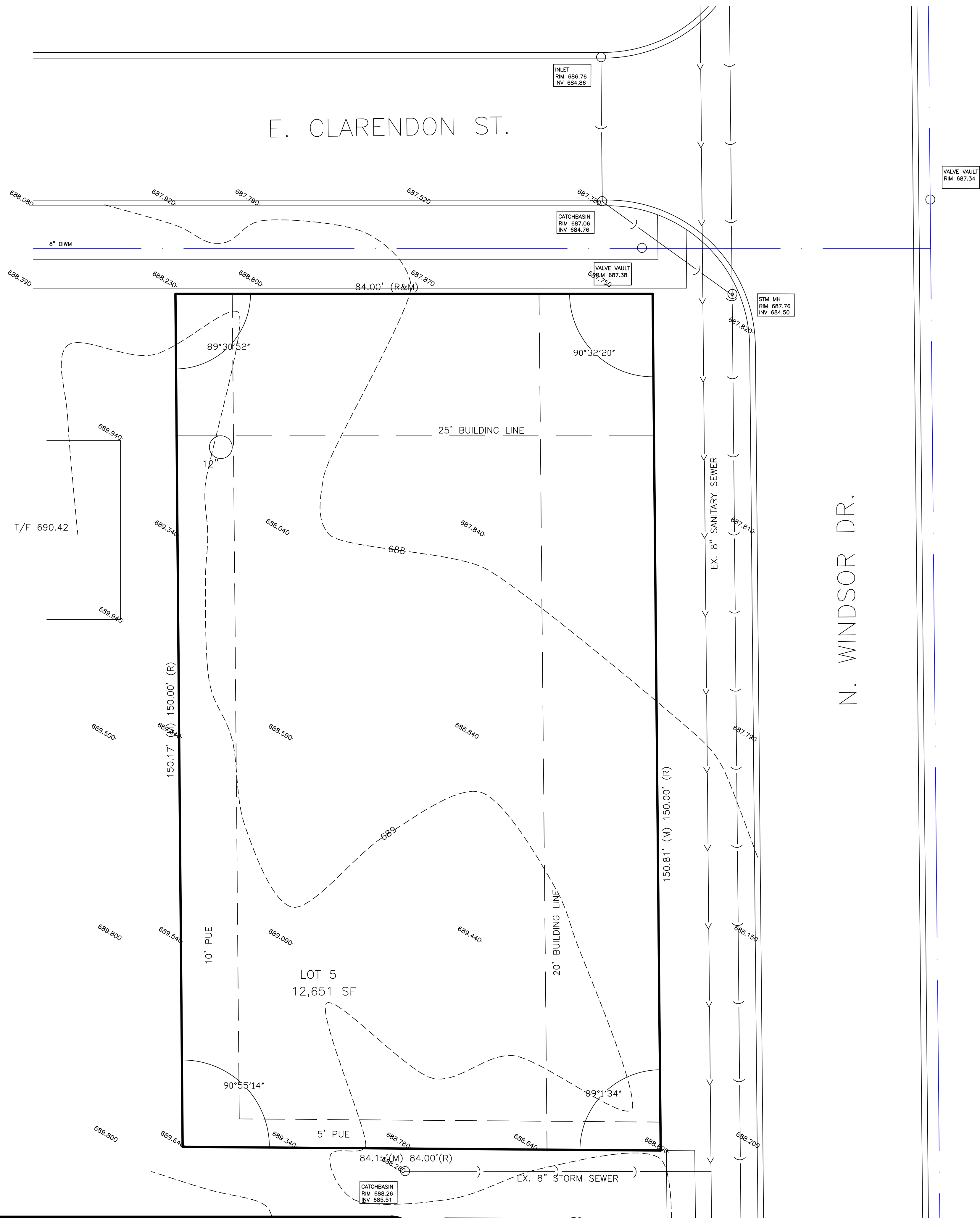
E Oakton St

N Windsor Dr

PROSPECT HEIGHTS

N Drury Ln

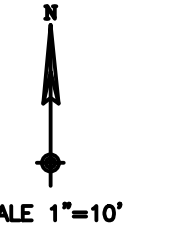
hire Ln



LEGAL DESCRIPTION:

LOT 5 IN FRED P. BIASIELLO'S SUBDIVISION OF THE WEST 84.00 FEET OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING NORTH 33 FEET AND THE SOUTH 50 FEET THEREOF, AND ALSO EXCEPTING THE NORTH 60 FEET OF THE SOUTH 233 FEET AND THE NORTH 60 FEET OF THE SOUTH 539 FEET OF THE SAID SOUTH 1/4, AND ALSO EXCEPTING THE THE NORTH 66 FEET OF THE SOUTH 216 FEET OF THE NORTH 1/4 OF THE SOUTH 1/4 OF SAID WEST 1/4 FALLING IN THE WEST 84 FEET AFORESAID, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1319 E. CLARENDON ST. ARLINGTON HTS., IL.



BENCHMARK:

VILLAGE OF ARLINGTON HTS. BENCHMARK #43. BRASS PLUG LOCATED AT THE NORTHEAST CORNER OF OAKTON ST. AND DRYDEN AVE.

NAVD ELEVATION 690.29

PROJECT BM
RIM OF SANITARY MANHOLE LOCATED AT THE NORTHWEST CORNER OF E. CLARENDON ST. AND N. WINDSOR DR.

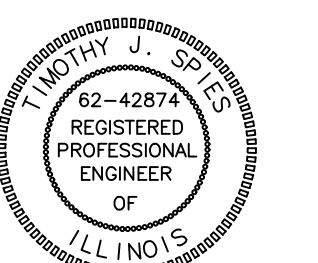
ELEVATION 687.10

- REMOVE TREE
- EXIST. ELEV.
- EXIST. CONTOUR
- PROPOSED FINISH GRADE
- SILT FENCE
- DOWNSPOUT AND DIRECTION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 5 TH DAY OF OCT, AD 2022

OWNER _____ ENGINEER



SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

DRAWN BY: TJS

JOB NO. 5348

DESIGNED BY: TJS

SCALE: 1"=10'

CHECKED BY: TJS

DATE: 10-05-22

EXISTING CONDITIONS
1319 E. CLARENDON ST.

SHEET NO.

1

OF 2 SHEETS

1319 E Clarendon Ave. – Color Photos of Surrounding Properties



1306 E Clarendon



1310 E Clarendon



1314 E Clarendon



1318 E Clarendon

E. Clarendon Ave.



1307 E Clarendon



1311 E Clarendon



1315 E Clarendon

**SUBJECT -
VACANT**

1319 E Clarendon



1138 N Carlyle Ct.

N. Windsor



1209 N Windsor



1207 N Windsor



1217 N Windsor



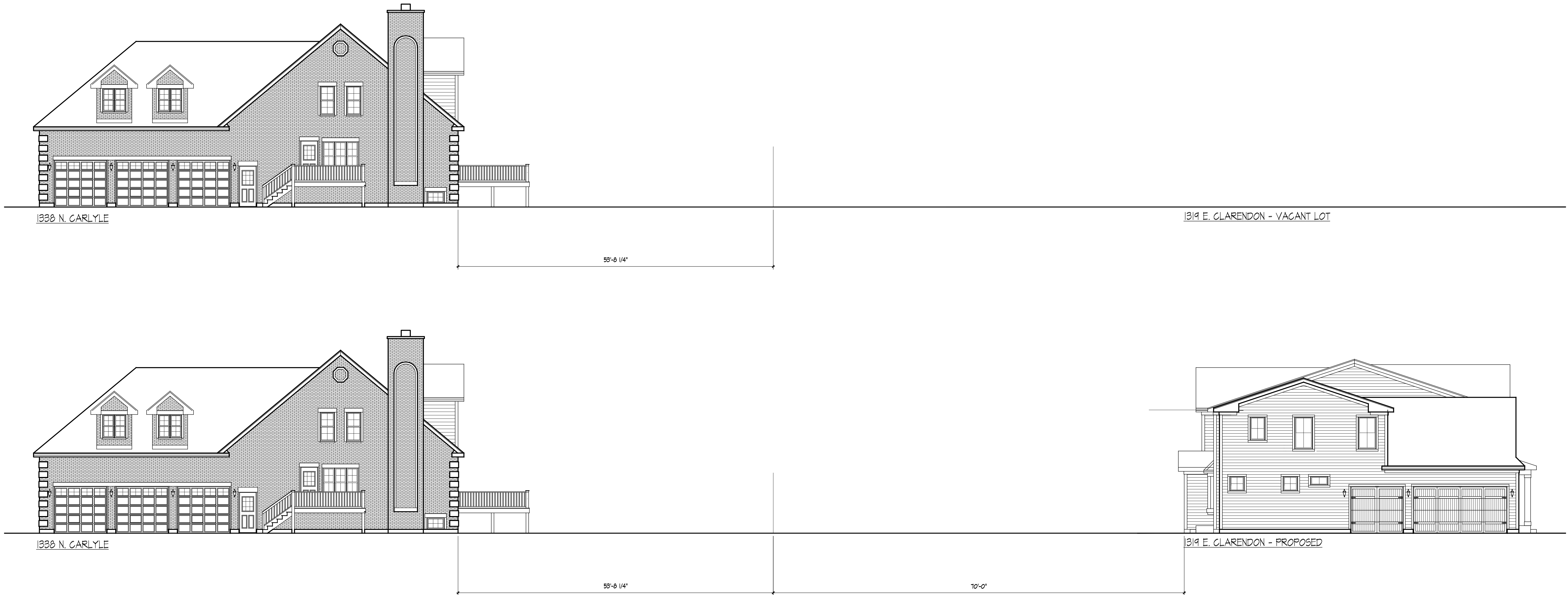
These drawings
were prepared
under my
supervision
and to the best
of my know-
ledge, they
comply with all
applicable codes.

REV	DESCRIPTION	DATE

 Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

1319 E. CLARENDON ST.
ARLINGTON HEIGHTS, IL 60004

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847.421.8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com
2B
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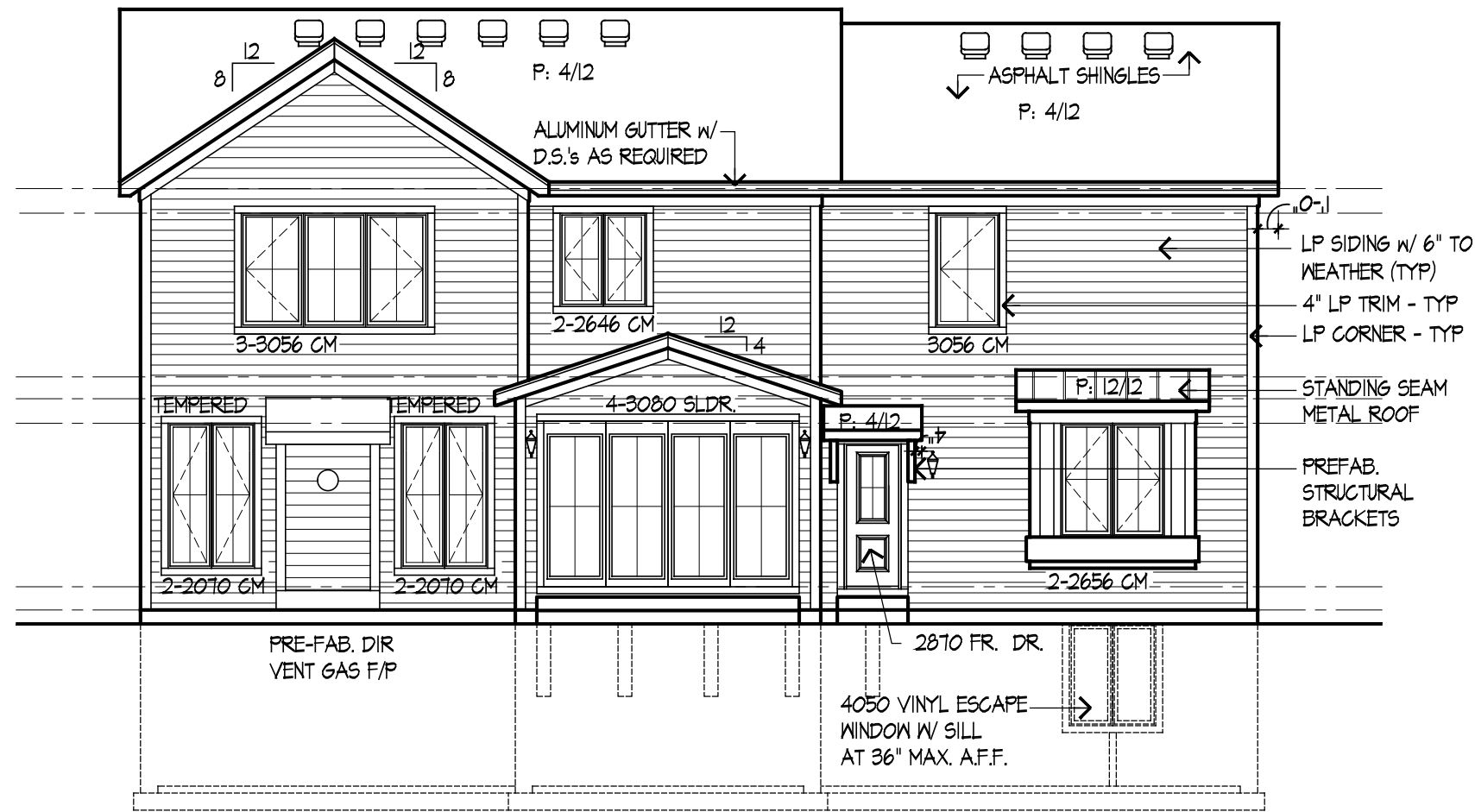
1319 E. CLARENDON ST.
ARLINGTON HEIGHTS, IL 60004

Gilmore

FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

2B

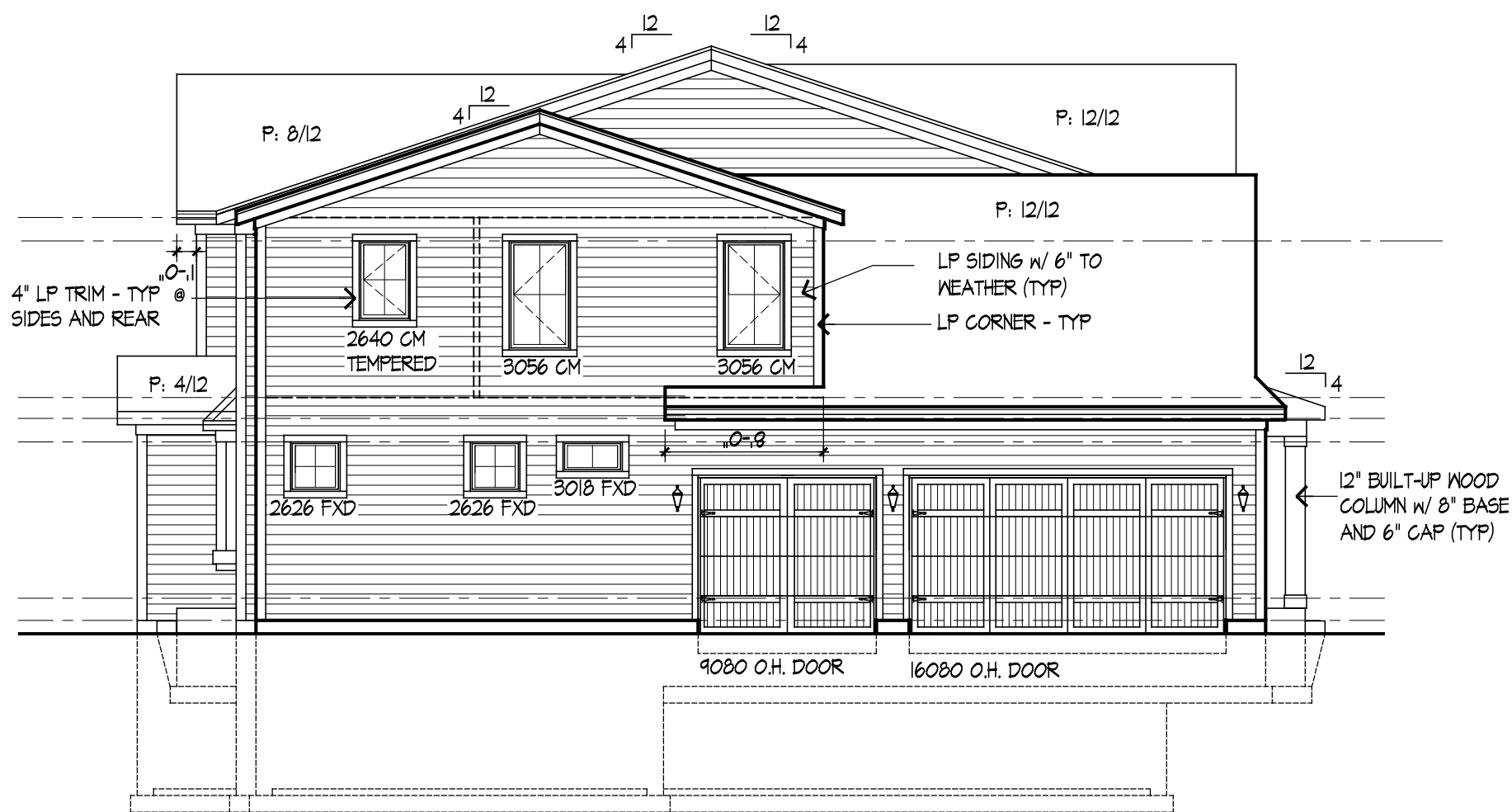
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REAR ELEVATION

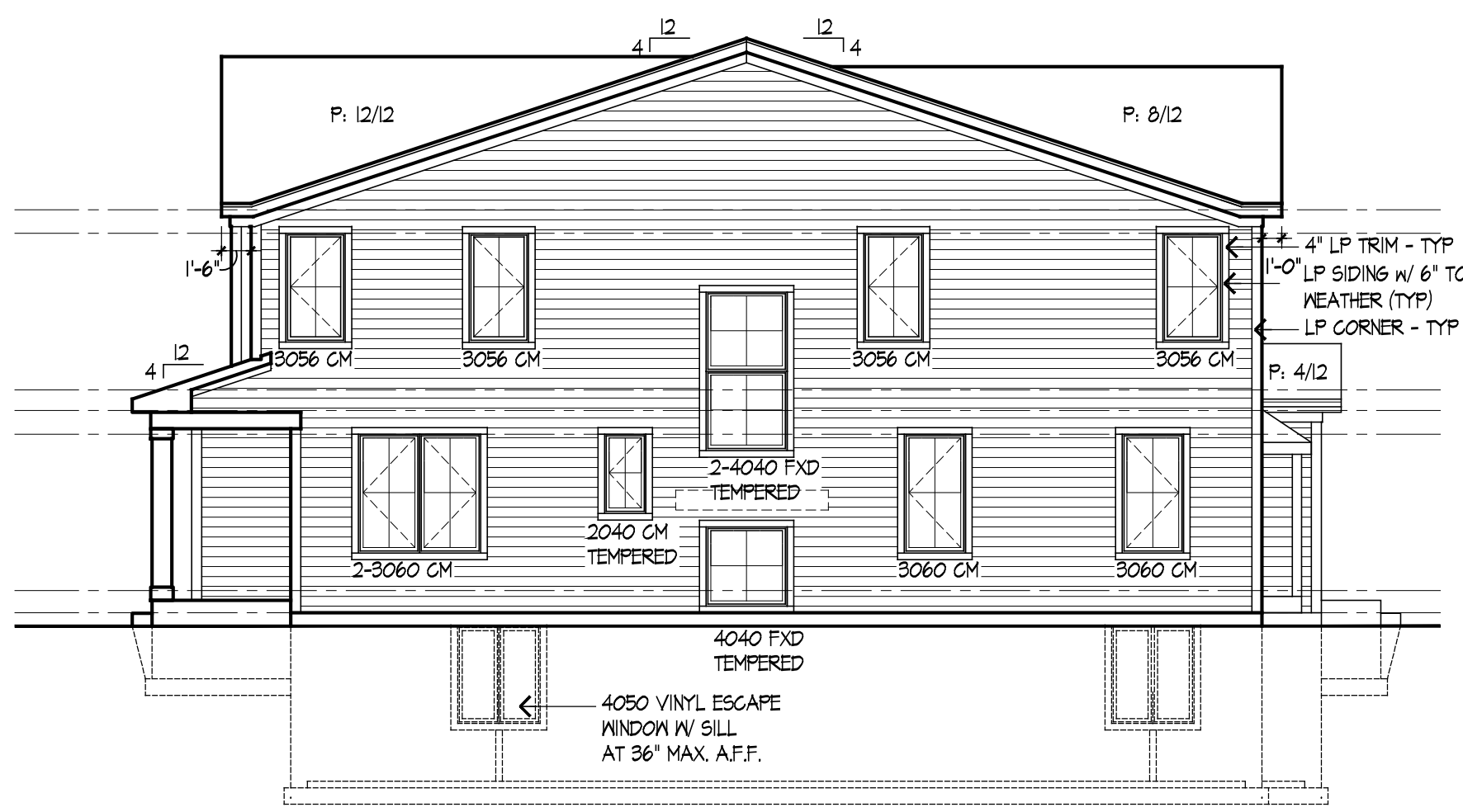
SCALE: 1/8" = 1'-0"

NOTE:
MAX U-FACTOR OF .30 FOR FENESTRATION.
ALL NEW WINDOWS AND GLAZED DOORS MUST
BEAR MANUFACTURERS STICKERS SO
COMPLIANCE CAN BE CONFIRMED BY INSPECTOR.



LEFT ELEVATION

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



RIGHT ELEVATION

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

ELEVATION NOTES:

- DO NOT SCALE DRAWINGS
- PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
- PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
- ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
- REFER TO FLOOR PLANS FOR DOOR SIZES
- WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
- ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
- PROVIDE "Z" FLASHING ALONG ALL HORIZONTAL TRIM
- PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
- SAFETY GLAZING AT BATHUB/SHOWER, SILL HEIGHTS BELOW 18", EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

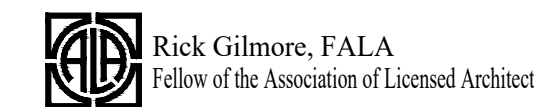
EXTERIOR FINISH MATERIALS:

- TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
- TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X6 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
- 1X2 ON 1X6 RAKE BOARD TYPICAL
- TYPICAL SIDING - "LP" W/ 6" EXPOSED
- TYPICAL TRIM - "LP"
- ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.



These drawings
were prepared
under my
supervision
and to the best
of my know-
ledge, they
comply with all
applicable codes.

REV	DESCRIPTION	DATE



1319 E. CLARENDON ST.
ARLINGTON HEIGHTS, IL 60004

Gilmore

Frederick Gilmore, Architect

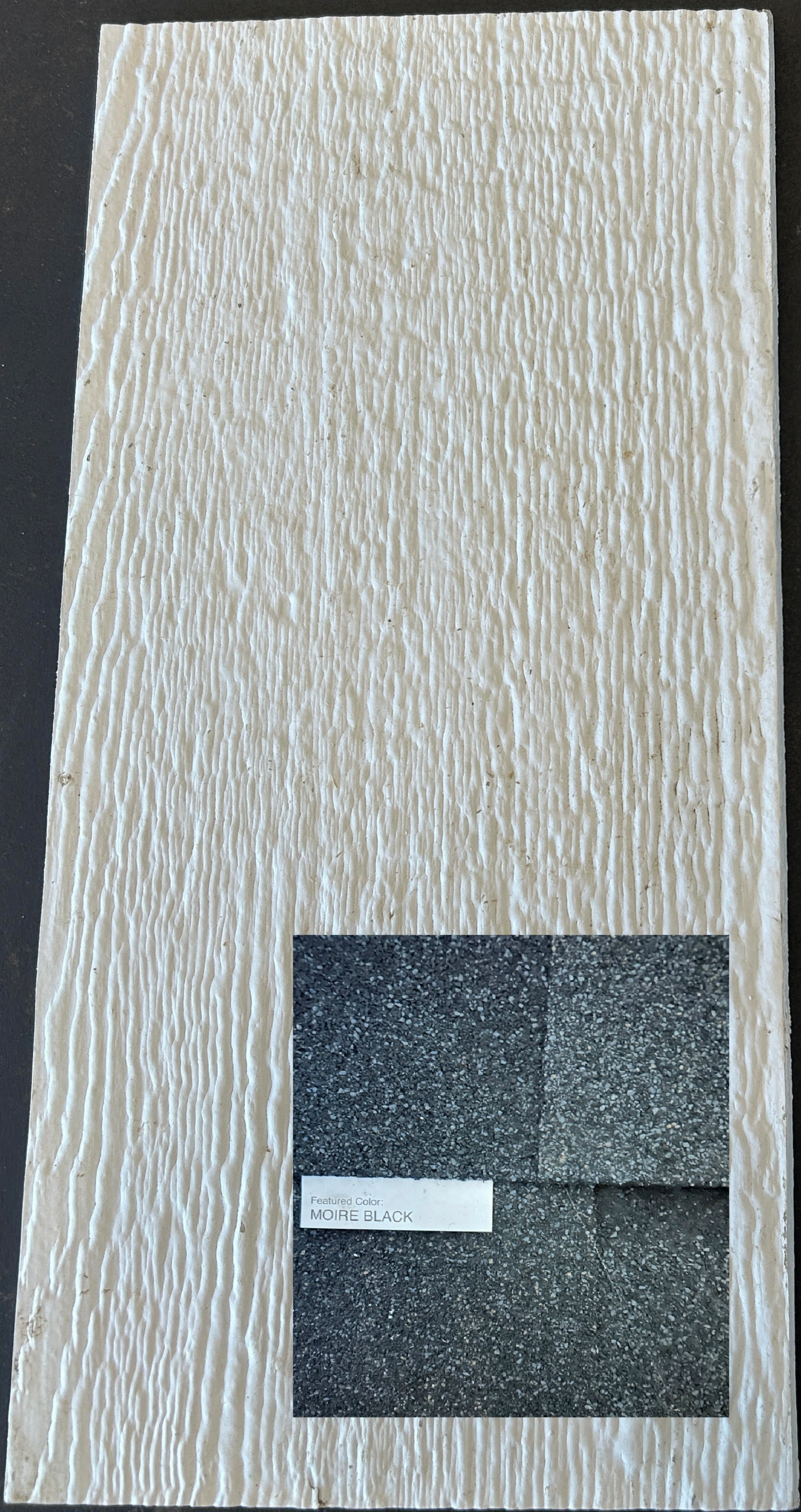
3489 Gallant Fox Drive
Elgin IL 60124
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email: gilmorearchitects@gmail.com
www.gilmorearchitects.com

2A

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Siding, Soffit, Fascia, and Trim: White
Shingles: Moire Black

1319 Clarendon



Featured Color:
MOIRE BLACK



SAMPLE MATERIAL SCHEDULE

ADDRESS: 1319 Clarendon

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	None		
Roof	Asphalt Shingles	GAF	Black
Siding	7" Lap Wood	LP	White
Gutters/Trim/Fascia	Wood	LP	White
Windows	Composite	Marvin	White
Garage Door	Metal	Clopay	White
Stone	None		