



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
September 10, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

A. Minutes - 8/13/24

IV. OLD BUSINESS

V. NEW BUSINESS

A. DC#24-049(H) - 32 N. Belmont Ave - SF/Teardown

B. DC#24-055 - 1627 N. Evergreen Ave. - SF/Teardown

VI. OTHER BUSINESS

VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

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, IL 60005, emercado@vah.com or 847/368-5793.

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 13, 2024

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

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

Members Absent: Jonathan Kubow, Chair

Also Present: Cathleen Deligio, Mastercraft Builders for 702 N. Dunton Ave.
Dan Poloz, Poloz Architects for 900 S. Evergreen Ave.
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR JULY 9, 2024

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF JULY 9, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

REVIEW OF MEETING MINUTES FOR JULY 23, 2024

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF JULY 23, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY ADDITION REVIEWDC#24-028(H) – 702 N. Dunton Ave.

Cathleen Deligio, representing *Mastercraft Builders*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing a small second-floor addition to an existing two-story home. An existing detached garage is being replaced with a new detached garage under a separate previously approved permit. The proposed addition does comply with the R-3 single-family zoning requirements. The property is located in the "Historic Arlington Neighborhood Association" (HANA) area, and the existing home was included in the 2004 Community Preservation Report that was prepared by the School of the Art Institute of Chicago to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Exceptional".

The existing home is currently being renovated by the petitioner under a separate interior remodel permit, including the replacement of all windows with new white vinyl windows. Staff commends the petitioner for preserving and renovating this important historical home in lieu of teardown/new construction. The proposed addition is a small, 144 sf second floor bathroom and walk-in closet addition along the front of the home. The massing of the design is a simple gable roof framed into the side of the existing main gable roof. Overall, the proposed design is nicely done to match the style, character, color and materials of the existing home. Staff recommends approval as submitted.

Ms. Deligio had no comments at this time, other than wanting to keep moving forward with the project.

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

PUBLIC COMMENT

MaryAnn Crosby-Anderson, 728 N. Dunton Avenue, the other corner of this block. She submitted an email to Staff for the commissioners prior to this meeting, and it appears as though her concerns about this project have been corrected. She thanked Staff for doing so. Her concern was with the context exhibit which showed 716 N. Dunton as a picture of the existing home, but the rendering on the bottom was a drawing of the home that they proposed to build, if they had been allowed to teardown 716 N. Dunton. Since there has been a number of butting of heads on this block, for 716 and 720, she thought it was important that all the documentation be accurate. She is happy to say that the proposed addition is very nice and she has no problems with it. She appreciates that Mastercraft has taken the time to find a way to renovate this home rather than knock it down, and she appreciates that they found a way to repair the foundation, which was one of the concerns at 716 N. Dunton. She is in support of this project.

The commissioners summarized their comments. Commissioner Kingsley said it is a nicely proportioned addition to the existing home, and it looks like it was added on years ago. She liked that the addition is similar in scale to the existing home, and that it has the same siding. She suggested adding a window on the back of the addition, although she acknowledged that the floor plan probably does not allow for that. She had concerns about the new windows with the decorative grids between the glass. Ms. Deligio provided a photo of the new vinyl windows that were installed and said there was previously a mishmash of various windows throughout the home. Commissioner Kingsley was okay with the new windows; however, in the future, when working on a historic structure, it is really important to have windows with simulated divided lights. Commissioner Kingsley also said it would be helpful to have a full drawing of the proposed and existing elevations of the existing home in context with the adjacent homes.

Commissioner Eckhardt said the addition is very well designed in terms of massing, he had no issue with it. He thanked the petitioner for maintaining the character of the neighborhood and designing the addition to make it look like it was always there. He was in support of the project.

Commissioner Seyer had nothing further to add and was in favor of the design. Acting Chair Fitzgerald agreed.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 702 N. DUNTON AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 8/7/24, MATERIAL LIST AND SAMPLE BOARD RECEIVED 7/2/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

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

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

ITEM 2. SINGLE-FAMILY ADDITION REVIEWDC#24-052 – 900 S. Evergreen Ave

Dan Poloz, representing *Poloz Architects*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing a complete renovation and full second floor addition to an existing single-story home. An existing attached two-car garage will remain. The existing home and new second floor addition are encroaching approximately 11-inches into the required 30-foot rear setback, so a zoning variation is required. The plans do comply with all other R-3 single-family zoning requirements.

The existing home is located on a large corner lot. The surrounding context in this location is primarily single-story homes. The proposed full second-floor addition looks somewhat massive, and the vertical detailing accentuates the tall appearance. The proposed black & white color scheme has a bold appearance that looks out of place in this location. A better design approach in this location would be a second-floor addition with a one-and-a-half-story massing, and a more subdued earth tone color palette. It does help that there is abundant space between the existing house and the surrounding neighbors to help minimize the impact. The Staff report includes photos of examples of similar completed projects in this neighborhood with one-and-a-half-story additions, and softer colors. Staff requests the Design Commission's evaluation of the proposed design, with a recommendation to revise the design with a one-and-a-half story massing and an earth tone color palette to better fit with the scale of the neighborhood.

Mr. Poloz presented a revised rendering that shows better context of the proposed design. He said the existing owners have outgrown the current space of the home. The proposed second-floor will include extra bedrooms, an office, and the master bedroom. They originally considered expanding out instead of up, but felt that the additional mass to this corner site would not be respectful to the neighborhood. They want to keep some of the original geometry by adding the second-story directly over the first-floor to both maximize the needed square footage while still keeping the FAR below the maximum allowed.

Mr. Poloz said there are other homes in the area that have undergone similar transformations from earth tone colors to more of a dramatic shift of colors. They completed a trend analysis of other new homes/additions in the neighborhood, and found that many of them follow the 'black and white' color palette that they are proposing, and he reviewed the homes in the analysis and said that they want to stay on this same trend. They are proposing to maintain some of the existing brick facade and paint it white. There is a lot of distance between this home and some of the neighboring homes, and also a lot of existing trees that will soften the facade of the second-story addition. The revised renderings presented tonight provide more clarity on the look and feel of the second-story addition.

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

The commissioners summarized their comments. Commissioner Eckhardt pointed out that the rendering and the drawings show a different color for the garage door and front door; he asked for clarification. Mr. Poloz said the intent is for more of an earth tone color for the garage door, and similar earth tone planks on the soffit under the roof above the front entry area, which will also include lights. The front door will be black. Commissioner Eckhardt said he was initially concerned about the black lines on the home, but the more he looks at it the more he likes it; it is unique and different, but not so different that it is offensive in any way. He was okay with the 2 matching tall gables on the front elevation, which are pretty flat, and had no issues with any of the other details. He did not see gutters on the home and asked about the color of them. Mr. Poloz replied that the gutters will be similar to the black trim, and they are considering on the rear elevation to run a downspout between the two windows to create symmetry. Commissioner Eckhardt was okay with black gutters and had no further comments.

Commissioner Seyer said it is worth noting that the petitioner is adding on to the existing home and not tearing it down, and with that, he felt the proposed design needs a little leniency on some of the things the commissioners might

typically hone in on because the existing footprint is what it is. He felt that the vertical black lines follow a rule on every elevation; they are either at a corner or they align with the windows. However, the east and west elevations look really busy, especially the east elevation that has a lot of vertical lines, and he suggested there be no lines that align with the roof above. He preferred the garage door be monochromatic and grey in color, and he pointed out the existing window next to the front door and the new window above it that are in the same wall but look blatantly different. He suggested matching the second-floor window with the existing window below it, or doing something to align the first-floor window with the window above it, otherwise the second-floor will jump out that it is an addition that came later. He had no further comments at this time.

Mr. Poloz understood the concerns about the windows and explained that they tried to be consistent with some of the existing elements of the home and considered painting the existing windows black. Their intent is to have the windows on the first-floor match the ones above.

Commissioner Kingsley concurred with the comments made by Commissioner Seyer; it does get a little busy with the black verticals. She also said the gable above the garage has a horizontal line at the bottom that ties the verticals together and grounds it, but there are a lot of the verticals that do not have a horizontal black line, which she felt then they are floating on something. That was something that should be looked at. Commissioner Kingsley also referred to the window over the garage, which is a large gable with a very small window and a different proportion. She felt something should be done on that elevation, either make it a hip or make it a smaller gable, make the window larger, make two windows; it is missing something and there is so much white there, and she agreed with the suggestion from Commissioner Eckhardt to add an elevation change to provide some relief. Also, the rear elevation has a nice bump-out, and the petitioner will need to study the gutter that will come down off the valley there and onto the patio door. She also suggested adding a roof over the patio door. Commissioner Kingsley also said that something that will help with making this feel like all the elevations flow together, is not only the proportion of the windows to all the other windows, but on the wall itself. The rectangles formed by the window grilles should be the same proportion.

Acting Chair Fitzgerald agreed with a lot of the comments given by the other commissioners. The rear elevation is his favorite, it is simple and clean. He strongly felt that the window over the garage is too small, and it should be a requirement that the existing window to the right of the front door be changed because it will be obvious that it was the one old piece on the home. He was okay with either color for the garage door, but he preferred grey. He cautioned the petitioner about the brightness of the Arctic White color on the entire home. He had no further comments.

Commissioner Eckhardt strongly agreed with the concerns about the front elevation and the window above the garage door, which he suggested making taller, similar to the window on the other side of the front elevation. He encouraged making this a requirement. He added a suggestion to have muntins made to fit into the existing first-floor window next to the front door, which will bring the window into the same vocabulary as the rest of the window muntins.

In regards to the height on the east and west elevations, Commissioner Kingsley said the petitioner might want to consider matching the eaves in the dormers with the gutters of the main gable that it is crossing, similar to the bump-out on the rear of the home where the eaves continue. This might help with the verticality of the east and west elevation, and reduce the height above the window to the gable end. She also asked about the finishing of the top of the half brick wall, and Mr. Poloz replied it will be a light grey limestone cap that they do not intend to paint. Commissioner Kingsley loved the idea of limestone and agreed with not painting it, and she suggested painting the brick in a slightly darker color than white so the limestone does not become a stripe within two pieces of white. She recommended that be reviewed by Staff.

Mr. Hautzinger pointed out that the elevations depict the brick painted in a grey color, and the renderings provided tonight show the brick as white to match the siding. Acting Chair Fitzgerald liked the grey color option. Mr. Poloz suggested a whitewash finish that is not a pure white but rather a greyish contrast. Commissioner Eckhardt asked what color the existing brick is and Mr. Poloz said it is a yellow/beige, which Commissioner Eckhardt said would not whitewash very well. Commissioner Kingsley suggested a slightly darker tone paint color than white.

Commissioner Seyer said that it sounds like two or three commissioners prefer a requirement that a modification be made to the first-floor window adjacent to the front door, which will add cost, and he asked the petitioner for a response to that. He reiterated that that window needs to be the same as what is above in some manner; either with color and possibly the addition of faux muntins. Mr. Poloz replied that if the existing window is replaced with a new window to match the window above in terms of style and function, and they provide a revised elevation to show the darker trim and the new window, would the commissioners approve that? Acting Chair Fitzgerald asked if this existing window is the only original window remaining in the home and Mr. Poloz said yes. Mr. Poloz added that they are sensitive to the budget, although it might be worth spending more now instead of down the road. Acting Chair Fitzgerald reiterated that this existing window will stand out a lot with everything else being new.

Commissioner Seyer reiterated that he is okay with either the top window getting smaller or the existing first-floor window getting a little wider and changing color; both windows need to be black and they both need to be the same width opening and aligned as close as possible. Commissioner Kingsley agreed and said the main window will be seen by everyone and it definitely has to match and be black. It should also be a requirement that the petitioner re-look at the window above the garage and balance it out better, and a requirement that the color of the brick be a different tone, to be reviewed by Staff. Acting Chair Fitzgerald agreed.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 900 S. EVERGREEN AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE SITE PLAN AND EXTERIOR ELEVATIONS RECEIVED 8/7/24, MATERIAL LIST AND SAMPLE BOARD RECEIVED 8/8/24, FLOOR PLANS RECEIVE 7/12/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE EXISTING, NORTH-FACING WINDOW ADJACENT TO THE FRONT DOOR BE BLACK, AND MATCH THE SECOND-FLOOR WINDOW DIRECTLY ABOVE IT.
2. A REQUIREMENT THAT THE BRICK COLOR BE A SLIGHTLY DARKER COLOR THAN WHITE, TO BE APPROVED BY STAFF.
3. A REQUIREMENT THAT THE PETITIONER RE-EVALUATE THE FENESTRATION PATTERN OF THE AREA ABOVE THE GARAGE ON THE FRONT ELEVATION, TO HELP WITH THE AESTHETICS OF THAT AREA, AND CONSIDER ONE LARGER WINDOW, OR TWO WINDOWS, OR A PROJECTION, FOR STAFF REVIEW AND APPROVAL.
4. A RECOMMENDATION TO REDUCE THE HEIGHT OF THE DORMERS ON THE EAST AND WEST ELEVATIONS.
5. A RECOMMENDATION THAT THE TRIM FOLLOW THE RENDERINGS SUBMITTED TONIGHT, AND CONSIDER ADDITIONAL TRIM AT THE BASE ABOVE THE LIMESTONE CAP.
6. A RECOMMENDATION TO CONSIDER THE GREY OPTION FOR THE GARAGE DOOR COLOR.
7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Seyer suggested a requirement that the vertical black accents on the east and west elevations that align with the edges of the gable above be removed, keeping only the accents at the edge of the window and at the

outside corners. Commissioner Eckhardt was unsure which lines would change, and Mr. Hautzinger clarified. Commissioner Eckhardt had concerns about removing the two outside verticals that would result in a visual loss of the tall box. Commissioner Kingsley said removing those lines will help reduce the visual height of the home, and it would look even better if the dormers were lowered too. Commissioner Eckhardt understood and was fine with it. Commissioner Seyer felt this should be a requirement because it looks very, very busy the way it is, especially compared to the rear of the home that will be visible because this is a corner lot. Commissioner Kingsley said the suggested base trim can then be eliminated.

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

5. A REQUIREMENT TO ELIMINATE THE VERTICAL TRIM ON THE EAST AND WEST ELEVATIONS THAT ARE ALIGNED WITH THE GABLE DORMER ENDS ABOVE.

COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTION.

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

ITEM 3. OTHER BUSINESS2024 Alan F. Bombick Award – Discussion of Nominations

Mr. Hautzinger presented the projects being considered for the award this year that include completed and constructed single-family and commercial projects. The commissioners reviewed the nominations and agreed on the winner for the single-family award (new single-family house at 129 S. Vail Ave.) and the winner for the commercial award (Joe Zivoli's four retail renovation projects located at: 500-550 W. Northwest Highway, 1050 S. Arlington Heights Road, 1141 S. Arlington Heights Road, and 1005-1015 S. Arlington Heights Road).

2025 DC Budget

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE PROPOSED DESIGN COMMISSION BUDGET FOR YEAR 2025.

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

Public Comment

Keith Moens made a constructive suggestion regarding how to make an amended motion. He explained that any commissioner can move to make an amendment to a motion, and then discuss that amendment separate from the original motion, and then take a vote on the amended motion. If the amended motion passes, then the original motion is changed by that amendment, and a vote is then taken on the original motion as amended. He said this will help the public to understand what is in a motion.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO ADJOURN THE MEETING AT 8:30 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
9/10/2024

Item: DC#24-049(H) - 32 N. Belmont Ave - SF/Teardown

Department: Planning & Community Development

Item Description:

Requested Action

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 proposed new single-family residence located at 32 N. Belmont Avenue. This recommendation is based on the architectural plans received 10/25/23, material list and samples received 9/29/23, and the following:

1. Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission needs to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value". If feasible based on the existing condition, Staff encourages renovation/expansion of the existing house, while maintaining its historical character, in lieu of teardown/new construction.
2. Per the Village of Arlington Heights' Single-Family Design Guidelines, it is recommended that, if the Design Commission does not object to demolition, the proposed new house in this location should be redesigned to better fit with the character of the neighborhood with a more authentic traditional style, a raised front porch and a detached or recessed attached, garage.
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:

1. Staff Report - 32 N Belmont Ave
2. Exhibits - 32 N Belmont Ave
3. Existing Inspection Report
4. Other Similar Project Examples
5. Public Comments received as of 3 pm on 9-10-24

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Delaney Residence
Project Address: 32 N. Belmont Ave.
Prepared By: Steve Hautzinger

Date Prepared: September 5, 2024

PETITION INFORMATION:

DC Number: 24-049(H)
Petitioner Name: John Anstadt
Petitioner Address: JMB Architects
180 W. Park Avenue, Suite 10
Elmhurst, IL 60126
Meeting Date: September 10, 2024

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing two-story residence and detached garage to allow construction of a new two-story residence with an attached two-car garage. The subject site is zoned R-4, Two Family Dwelling District. The property has a total land area of 8,712 square feet and the proposed residence will have approximately 3,892 square feet. The proposed house complies with all single-family zoning requirements, as summarized below. However, in the R-4 Zoning District the minimum required Lot Size is 8,750 sf and the minimum required Lot Width is 70 feet. The subject property is 8,712 sf and 66 feet wide, which does not meet the minimum requirements for a building permit to be issued. Therefore, a zoning variation is required from the Zoning Board of Appeals to allow the proposed redevelopment of this property.

	ALLOWED	PROPOSED
Setbacks	Front: 18.3 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 23.5 feet Side: 8.1 feet Side: 8.5 feet Rear: 45.3 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	3,920 SF	3,892 SF
Building Lot Coverage	3,049 SF	2,700 SF
Impervious Surface Coverage Total	4,356 SF	3,807 SF

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

Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission will need to evaluate if the existing home has “significant architectural, historical, aesthetic, or cultural value”.

Based on Google Street View images from 2012, the existing house appeared to be in good, well maintained condition. The 2012 images also highlight the home’s historic charm and character as it contributed to the character of the neighborhood. However, based on the inspection report provided by the petitioner, the current condition of the home appears to have been neglected allowing roof damage and water infiltration to damage the home inside and out, requiring extensive repairs.

In general, Staff encourages renovation/addition of contributing historic homes, in lieu of teardown, but the Design Commission will need to evaluate the current condition of this property and feasibility for renovation.

Every home on this block is a historic home with a raised front porch and a detached garage. Some of the houses have recently been renovated and expanded. One teardown/new house on this street at 102 N Belmont was approved by the Design Commission in 2019. In that case, the new house was designed with exemplary character to mimic the original house and fit seamlessly with the surrounding context including features such as a raised first floor, full front porch, one-and-a-half story massing, authentic materials and details, and a detached garage.

In regards to the proposed new house, one of the purposes of the Village of Arlington Heights' Single-Family Design Guidelines is to evaluate how the proposed home fits with the character of the existing neighborhood. In this case, the proposed new house with prominent front load attached garage and only one step up to the front porch does not fit with the existing context. Staff recommends that, if the Design Commission does not object to demolition, the proposed new house in this location should be redesigned to better fit with the character of the neighborhood with a more authentic traditional style including a raised front porch and a detached, or recessed attached, garage.

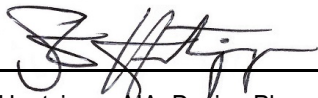
Examples of other similar projects in Arlington Heights are included in the Design Commission packet for reference:

- 638 S. Highland is a wonderful example of an extensive renovation and expansion of a historic home that was in very poor condition.
- 312 N. Douglas is a house in Rec Park that was renovated and expanded including a recessed attached garage.
- 109 S. Dunton is another example of a teardown/new house designed with authentic style to mimic the original historic house.
- 129 S. Highland is an example of a teardown/new house designed with a raised first floor and detached garage.
- 208 N. Haddow is a teardown/new house in Rec Park that was recently approved by the Design Commission with a raised front porch and a recessed attached garage.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions and re-review** the proposed new single-family residence located at 32 N. Belmont Avenue. This recommendation is based on the architectural plans received 10/25/23, material list and samples received 9/29/23, and the following:

1. Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission needs to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value". If feasible based on the existing condition, Staff encourages renovation/expansion of the existing house, while maintaining its historic character, in lieu of teardown/new construction.
2. Per the Village of Arlington Heights' Single-Family Design Guidelines, it is recommended that, if the Design Commission does not object to demolition, the proposed new house in this location should be redesigned to better fit with the character of the neighborhood with a more authentic traditional style including a raised front porch and a detached, or recessed attached, garage.
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.



September 5, 2024

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 24-049(H)





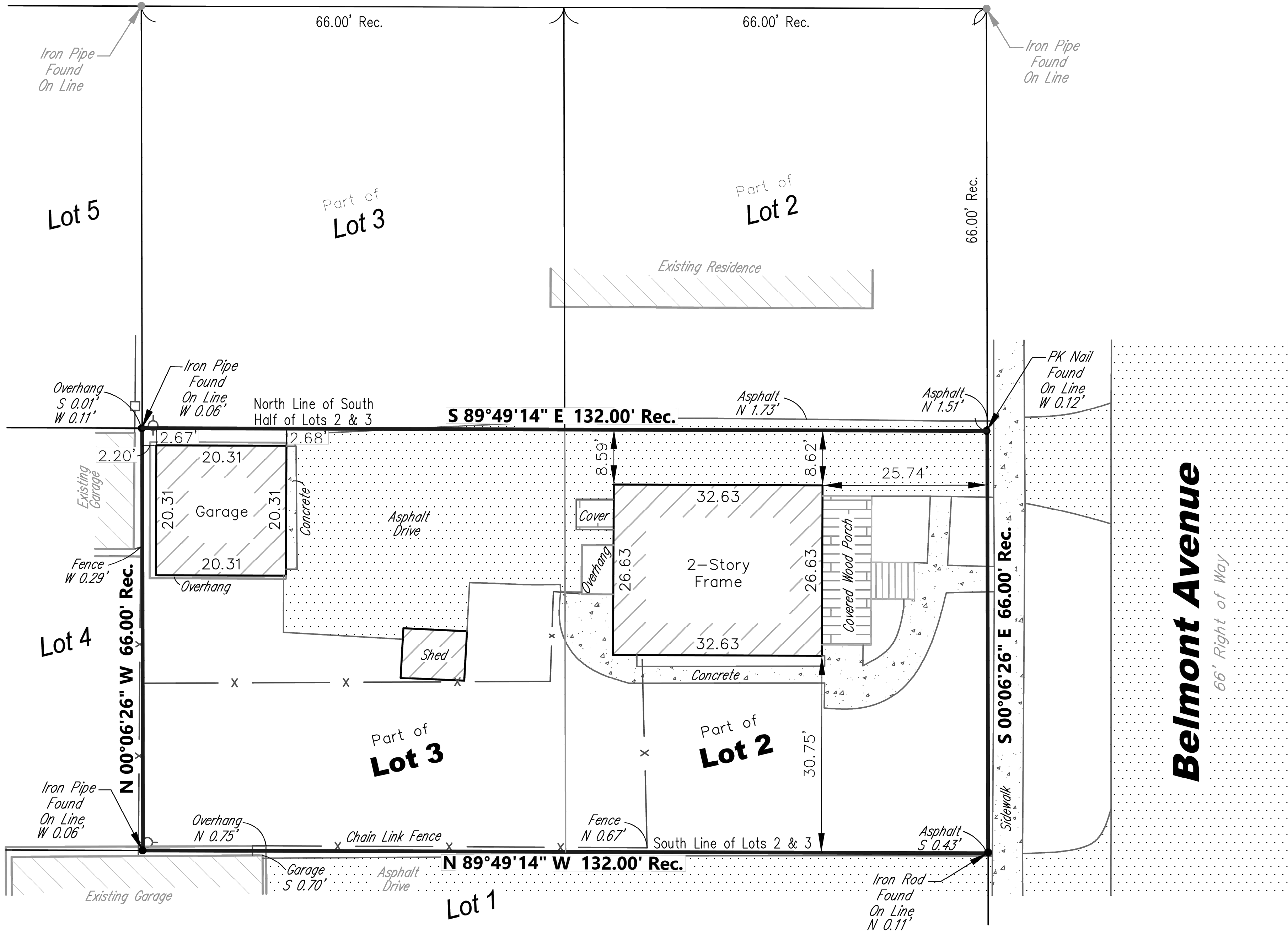
Scale: 1" = 20'

PLAT OF SURVEY

THE SOUTH HALF OF LOTS 2 AND 3 IN BLOCK 5 IN GEORGE W. DUNTON'S ADDITION TO ARLINGTON HEIGHTS NO. 2, A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Wing Street

South Right of Way Line



Legend

- Monument to be Set
- Found Iron Pipe
- X Found Cross
- Utility Pole

Surveyor Notes:

- Field Work Completed on 3-5-2024
- Prepared for Angelina & Herrick, P.C., for real estate transaction.
- Site Address: 32 N. Belmont Ave., Arlington Heights, IL 60004-6174
- Pin No.: 03-29-345-010
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat.
- This plat was prepared with the aid of the current title commitment issued by Chicago Title Insurance Company No. 24GND569021RM, dated January 22, 2024.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad Files will not be released under this contract.
- The utilities as shown on this drawing were developed from visible observations only.
- All building dimensions and ties are to the current siding material and not to the foundation.
- All boundary corners found at time of field work.
- Bearings are assumed.

State of Illinois) SS)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found on the time of said survey.

Given under my hand and seal this 5th day of March, A.D. 2024 in Lake Zurich, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 0323
License Expiration Date 11-30-24

This professional service conforms to the current Illinois minimum standards for a plat survey.



Land Surveying Services, Inc.
1182 Heather Drive
Lake Zurich, Illinois 60047
Ph: (847)847-1079 Fax: (847)847-1279
Professional Design Firm License No. 184-003632

Job Number
LS240123

Sheet Name
PLAT OF SURVEY

Sheet Number
SURVEY

Field Work Completed: 3-5-2024

Scale: 1" = 20' Date: 3-5-2024

Site Address:

**32 N. Belmont Avenue
Arlington Heights, Illinois**

Drafted By : BTK	Field Work : KJ
Drawing Revisions	
REVISION	Date

NEW RESIDENCE for:

Burke Construction
32 N. BELMONT AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE: 8/20/2024

DRAWN BY: JA

CHECKED BY: JMB

PERMIT:

REVISION:

REVISION:

PROJECT NO.:

SEAL DATE:

EXPIRES DATE: 11/30/2024

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B

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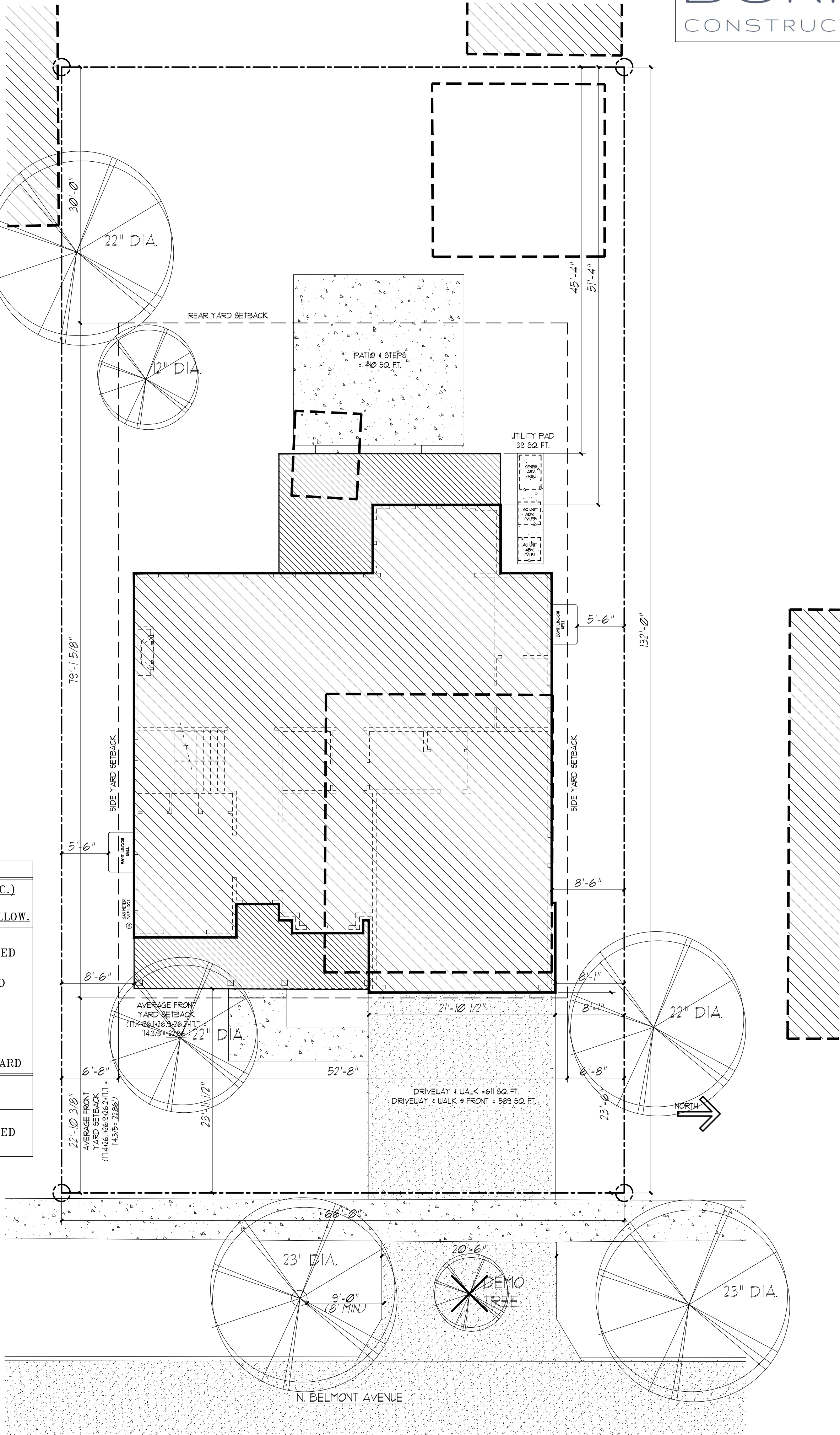
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John Michael Belcher A.L.A. N.C.A.R.B.
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Elmhurst, Illinois 60126

JMB ARCHITECTS, LTD.

E-Mail: jmbarch@JMBArchitect.com Phone: 630.279.8228 Web: JMBArchitect.com

LOT AREA	= 8,712
IMPERVIOUS SURFACE COVERAGE (I.S.C.)	
8,712 x 50% = 4,356 ALLOWABLE	
@FRONT YARD = 4,356x0.50=2,178 ALLOW.	
I.S.C.	
2,765 SQ. FT. BUILDING (INCL. COVERED PORCHES)	
449 SQ. FT. REAR PATIO & A/C PAD	
611 SQ. FT. FRONT DRIVE & WALK	
3,825 SQ. FT. TOTAL I.S.C.	
I.S.C. @ FRONT YARD	
589 SQ. FT. FRONT DRIVE & WALK	
589 SQ. FT. TOTAL I.S.C. @ FRONT YARD	
BUILDING LOT COVERAGE (B.L.C.)	
8,712 x 35% = 3,049 ALLOWABLE	
B.L.C.	
2,765 SQ. FT. BUILDING (INCL. COVERED PORCHES) TOTAL B.L.C.	



BURKE
CONSTRUCTION

NEW RESIDENCE for:
Burke Construction
32 N. BELMONT AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE: 8/20/2024
DRAWN BY: JA
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ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0" JMB ARCHITECTS LTD.



Property to Left - 3

22



Property to Left - 2

24



Property to Left - 1

28



Subject Property

32



Property to Right - 1

38



Property to Right - 2

102



Property to Right - 3

108

S.

N. Belmont Avenue

N.



Property Across Lt-2

7



Property Across Lt-1

27



Property Across

506



Property Across Rt-1



Property Across Rt-2

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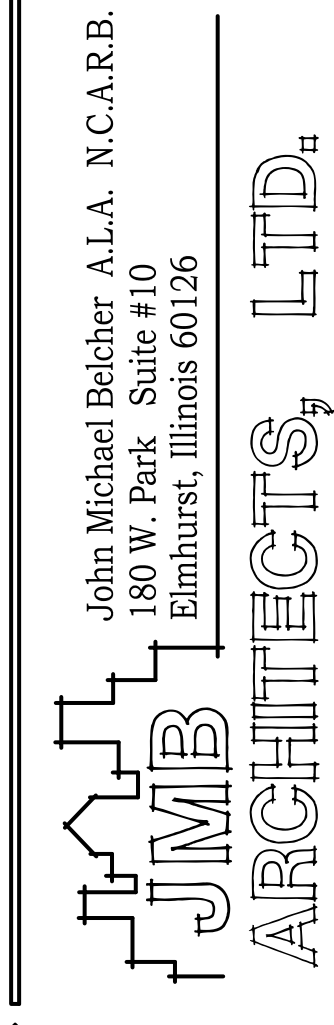
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F

SHEET:



EXISTING HOUSE IN 2012
IMAGES TAKEN FROM 2012 GOOGLE STREET VIEW



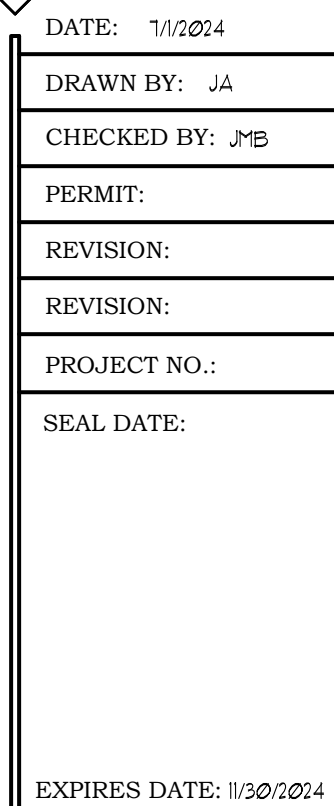
38 N. BELMONT AVE.

SCALE: NTS



38 N. BELMONT AVE.

SCALE: NTS



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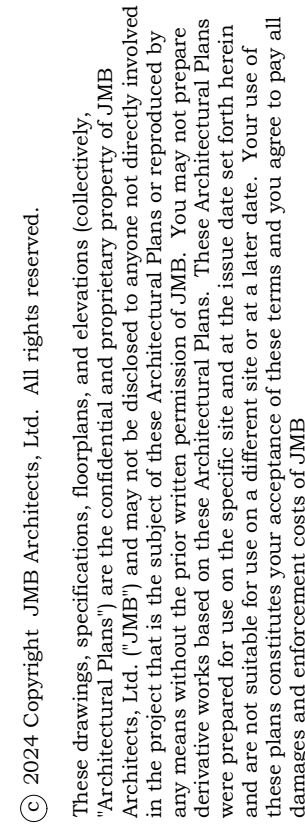
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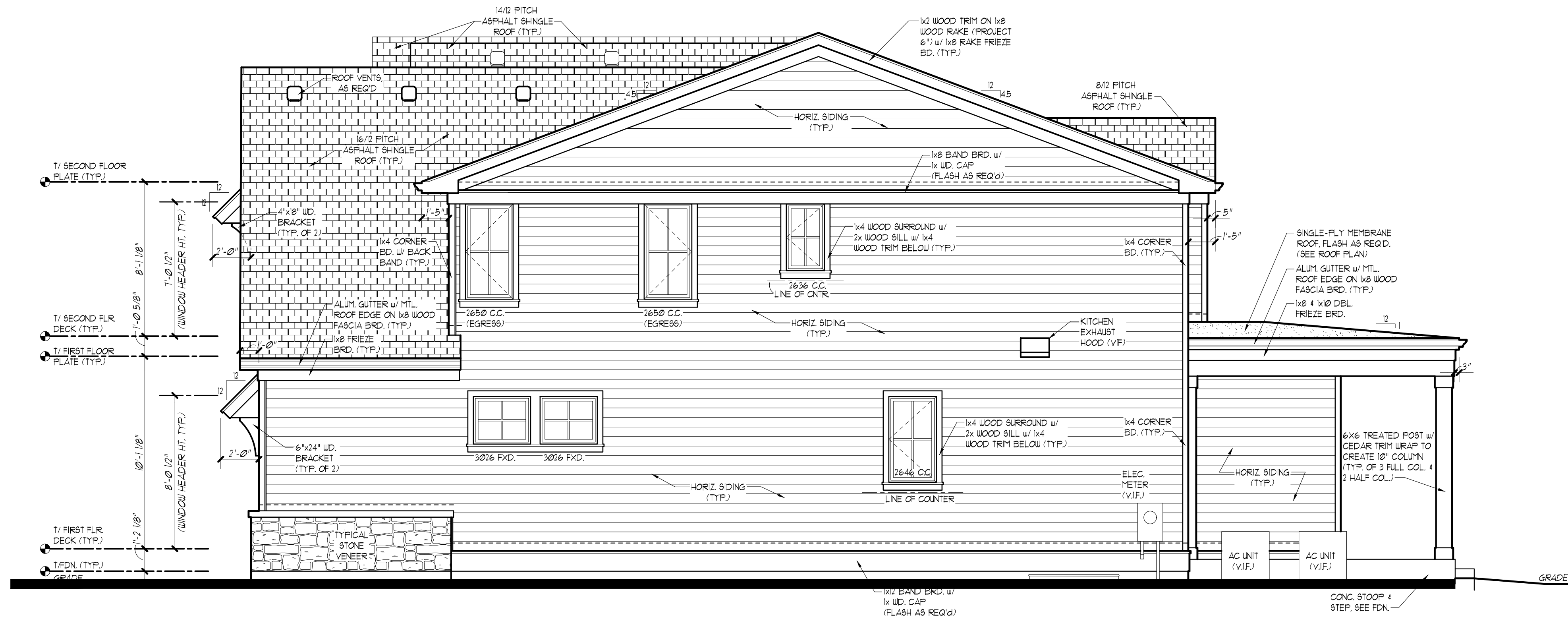
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C1

SHEET:



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"
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REAR ELEVATION
SCALE: 1/4" = 1'-0"
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C2

SHEET:

32 N. Belmont / Proposed Residence

Material Board

Asphalt Shingles / Timberline HD "Oyster Gray"



Window Clad Color /
Marvin "Stone White"



Fascia / Freize / Soffit / Trim /
Siding / Etc.



Stone Veneer / SBI Stone - Heritage Collection – El Dorado

Heritage Collection, El Dorado

A circular inset image showing a close-up of the Heritage Collection, El Dorado stone veneer. The stones are light tan and beige with some darker gold tones, arranged in a stacked pattern.

DESCRIPTION

This blend is a play on Colorado Buff strip sandstone. A large percentage of the interior of the stone (called split face) is blended with a few dark gold stones to give it a homogeneous contrast in color.

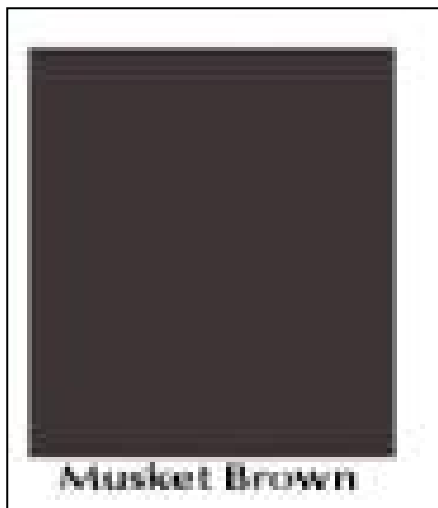
COLORS

El Dorado

APPLICATIONS

- Fireplaces
- Exterior Walls

Gutters / Downspouts



Inspirational Images for Color Scheme



32 N. Belmont Ave., Arlington Heights

MATERIAL SCHEDULE

ITEM	MATERIAL	MANUFACTURER	COLOR
Proposed Elevation Rendering			
Stone	Stone	SBI - Heritage Collection	El Dorado
Siding	Siding	James Hardie or Eq.	White Dove / OC-17
Roof	Asphalt Shingles	G.A.F. Timberline	Oster Gray
Fascia / Soffit / Etc.	Cedar or Eq.	Benjamin Moore	White Dove / OC-17
Gutters	Aluminum	Alcoa	Musket Brown
Windows	Aluminum Clad	Marvin	Stone White
Garage Door	Steel	Clopay	To match window color

Inspiration Image -->



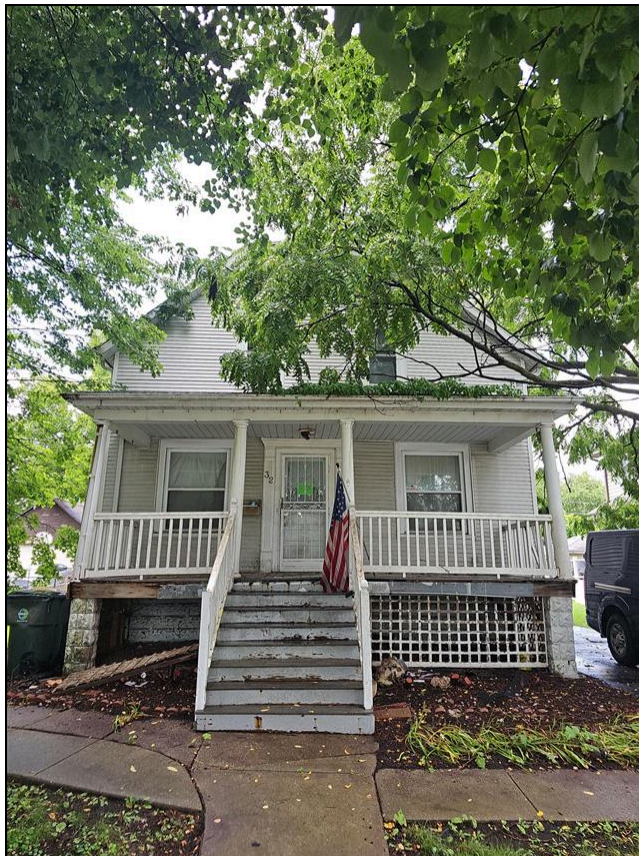


BENEFICIAL **Home Inspections**

Inspection Report

Mr. Tom Delaney

Property Address:
32 N Belmont Ave
Arlington Heights IL 60004



Front View

Beneficial Home Inspection Services, Inc.

**Steven Johnson 450.003000
206 Villa Ave,
Lake Villa, IL 60046
847-356-9632**

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Date: 7/29/2024	Time: 02:00 PM	Report ID: 072924SJ2
Property: 32 N Belmont Ave Arlington Heights IL 60004	Customer: Mr. Tom Delaney	Real Estate Professional: Steven Zaleski

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

NOTE: This is a partial inspection of the general condition of the home. Significant water damage has occurred to the home, garage and structures. Due to the amount of damage it will likely be more cost effective to tear down and build new.

In Attendance: Customers Agent	Type of building: Single Family (1.5 story)	Approximate age of building: Over 50 Years
Temperature: Over 65 (F) = 18 (C)	Weather: Light Rain	Ground/Soil surface condition: Wet
Rain in last 3 days: Yes	Radon Test: No	Water Test: No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

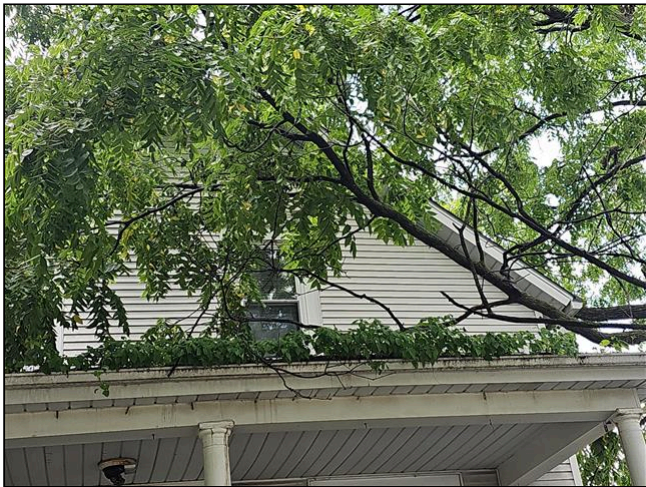
Roof Covering: 3-Tab fiberglass	Viewed roof covering from: Ground	Sky Light(s): None
Chimney (exterior): Brick		

Items

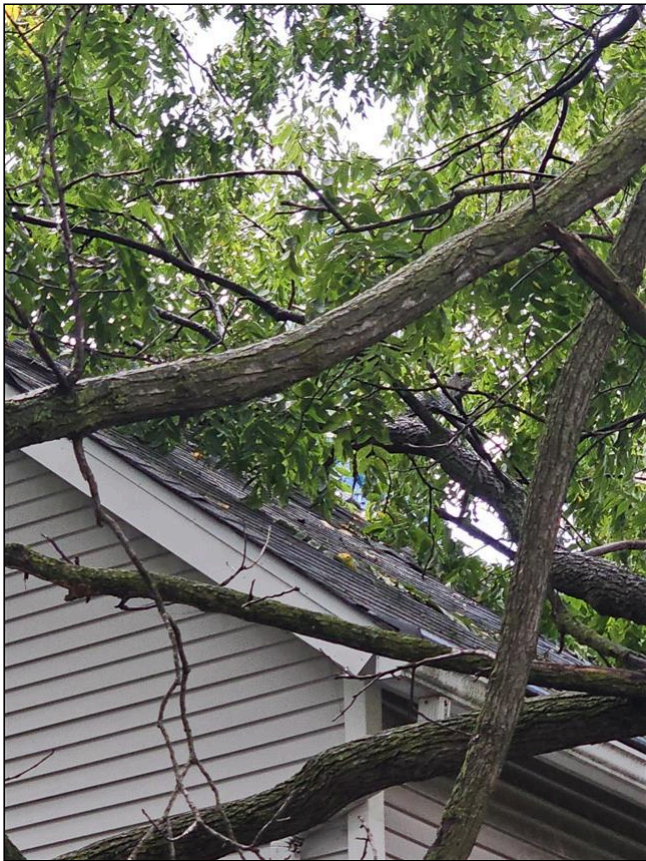
1.0 Roof Coverings

Comments: Repair or Replace

Tree limbs have fallen unto the roof and are in contact with the roof. Damage to roofing and structure has occurred. Roof shingles are also deteriorated and missing. Water is entering the structure. Repairs to the roof structure and replacement of the roofing are needed. Recommend further evaluation by a qualified general contractor and roofing, contractor and repair or replace as needed. Repair / replacement costs will be significant. Item 1(Picture) Item 2(Picture) Item 3(Picture)



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

1.1 Skylights, Chimneys and Roof Penetrations

Comments: Repair or Replace

- ⚠ The brick chimney is covered with a tarp deteriorated, failing and at risk of collapsing. This is considered unsafe. A general replacement is likely. Chimney repair / replacement costs will be significant. Recommend further evaluation by a qualified, certified chimney sweep contractor and repair or replace as needed. Repair / replacement costs will be significant. Item 1(Picture)



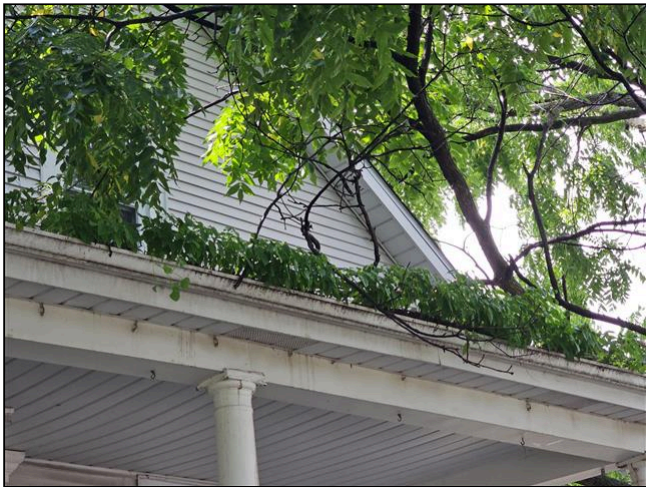
1.1 Item 1(Picture)

1.2 Roof Drainage Systems

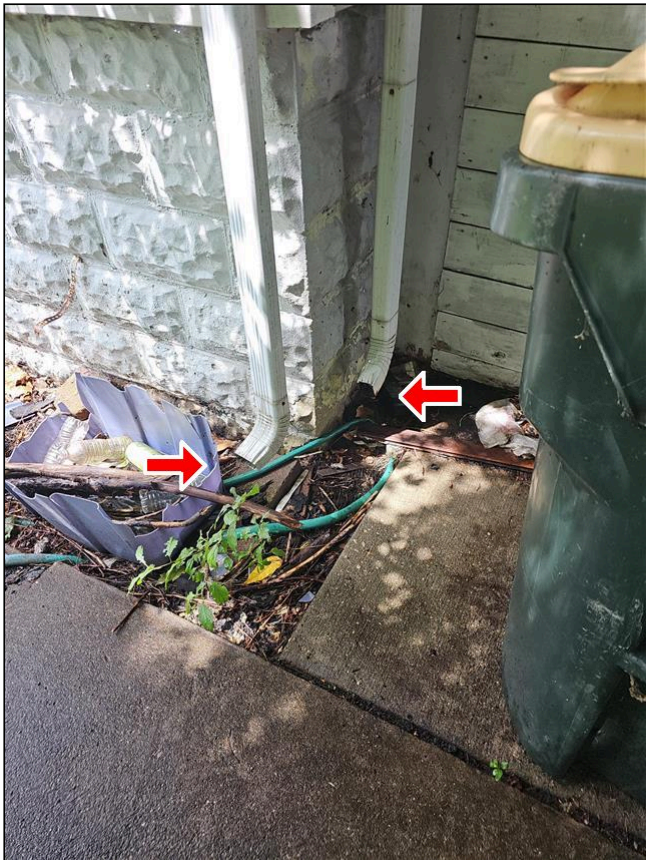
Comments: Repair or Replace

- ⚠ The gutters are full of debris and appear damaged and leaking. Downspouts are missing parts and extensions. Because of the amount of damage the wood fascia boards are likely damaged / deteriorated. Recommend further evaluation by a qualified general contractor and repair or replace as needed. Repair

/ replacement costs may be significant. Item 1(Picture) Item 2(Picture) Item 3(Picture)



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style: Bevel	Siding Material: Vinyl	Exterior Entry Doors: Wood
Appurtenance: Deck with steps Sidewalk	Driveway: Asphalt	

Items

2.0 Wall Cladding Flashing and Trim

Comments: Repair or Replace

 The vinyl siding and accessories at the exterior of home is damaged and missing in areas and appears to be improperly installed directly over /onto the old wood siding. Recommend further evaluation by a qualified general contractor and repair or replace as needed. Repair / replacement costs may be significant. Item 1(Picture) Item 2(Picture) Item 3(Picture)



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

2.1 Doors (Exterior)

Comments: Repair or Replace



(1) The cellar entry doors and frame to the basement at rear of home are deteriorated and unsafe. A general replacement is needed. Item 1(Picture)



2.1 Item 1(Picture)

🏠 (2) Exterior doors and frames are damaged. A general replacement is needed. Item 2(Picture)



2.1 Item 2(Picture)

2.2 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Repair or Replace

 (1) The covered deck at the front of home structure is deteriorated, sagging and unsafe. Concern that deck could collapse if a person walks on it. Stair stringers appear unsafe and not properly supported. A fall or injury may occur if not repaired. A general replacement is likely. Recommend further evaluation by a qualified general contractor and repair or replace as needed. Repair / replacement costs will be significant. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture)



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)



2.2 Item 5(Picture)



2.2 Item 6(Picture) Collapsing / Dropped

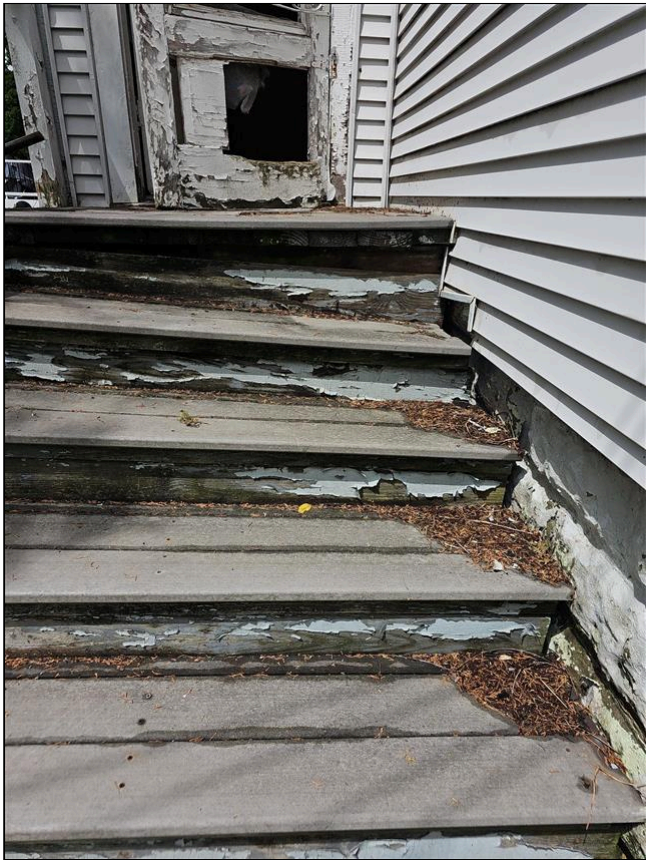
 (2) The rear stairway is deteriorated and collapsing. A general replacement is needed



2.2 Item 7(Picture)



2.2 Item 8(Picture)



2.2 Item 9(Picture)

2.3 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**Comments:** Repair or Replace

(1) The asphalt driveway shows significant alligatoring, cracks and settlement and appears to have exceeded it's life expectancy. A general replacement is needed. A qualified asphalt contractor should perform the work. Item 1(Picture)



2.3 Item 1(Picture)

 (2) The retaining wall for the rear basement entry is deteriorated and beginning to fail. This is considered unsafe. A general replacement is needed. Recommend further evaluation by a qualified contractor and repair or replace as needed. Repair / replacement costs will be significant. Item 2(Picture)
Item 3(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

- 🏠 (3) The concrete walkway at the left side of home (facing front) has dropped or settled and sloped towards the structure. This can cause or contribute to moisture intrusion into the home. Recommend further evaluation by a qualified contractor and repair or replace as needed. Item 4(Picture)



2.3 Item 4(Picture)

2.4 Other

Comments: Inspected

FYI- Courtesy views: Item 1(Picture) Item 2(Picture)



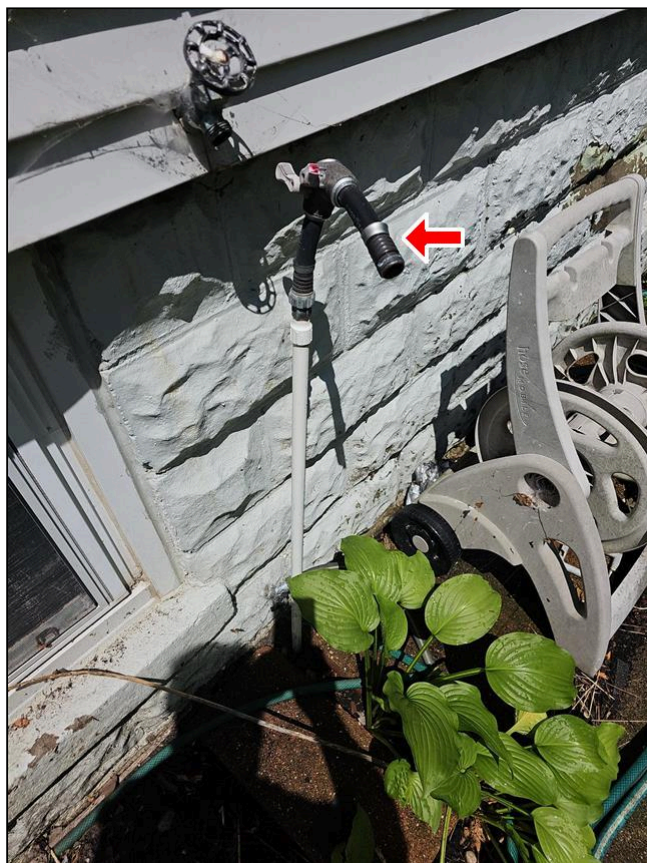
2.4 Item 1(Picture)

2.5 Hose bib

Comments: Repair or Replace



Improper and unsafe hose bib connections at exterior. Recommend further evaluation by a qualified plumbing, contractor and repair or replace as needed. Item 1(Picture)



2.5 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Items

3.0 Garage Walls (including Firewall Separation)

Comments: Repair or Replace

There are too many issues to list with the garage, including 3 layers of asphalt roof shingles are present and are improperly installed over old wood cedar singles. The maximum allowed is two layers. This causes a lot of weight that can cause the structure to fail. Deteriorated wall, framing and columns. The entry door and frame are damaged and no longer functional. Door is loose and leaning against door frame. Animal and/or rodent signs / damage including droppings inside of garage. Trees in contact with structure should be removed. Recommend further evaluation by a qualified general contractor and repair or replace as needed. Repair / replacement costs will be significant Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture) Item 9(Picture) Item 11(Picture) Item 12(Picture) Item 13(Picture)



3.0 Item 1(Picture)



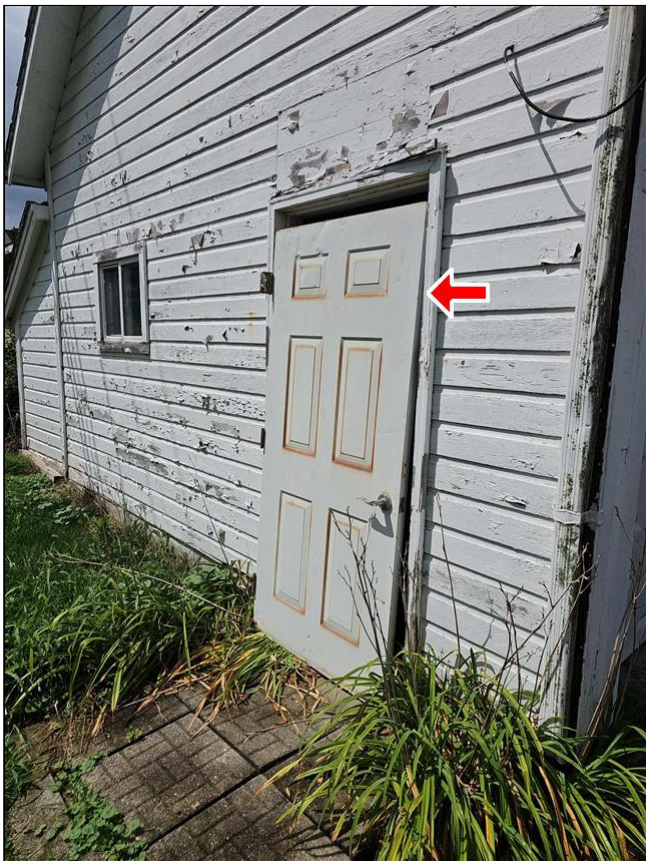
3.0 Item 2(Picture)



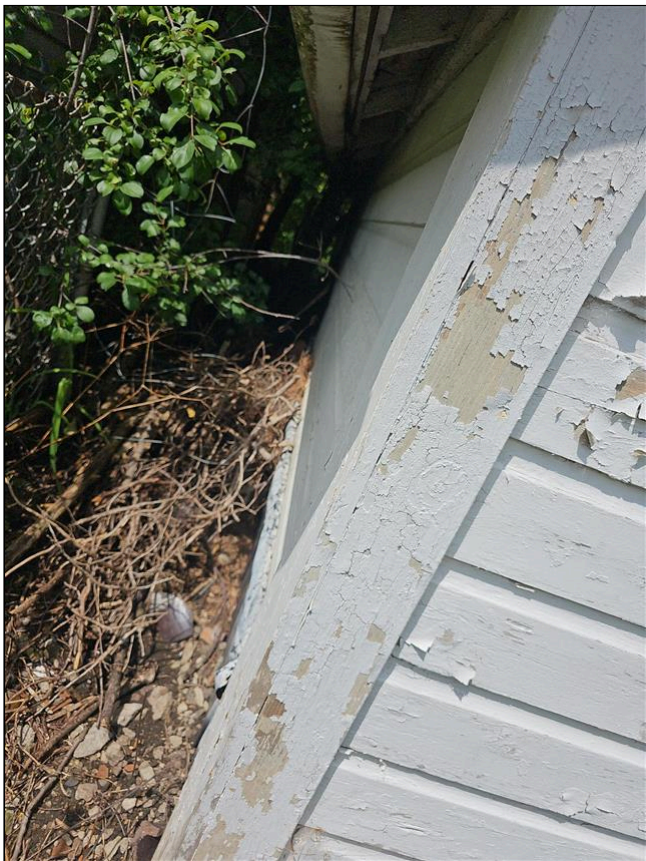
3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)



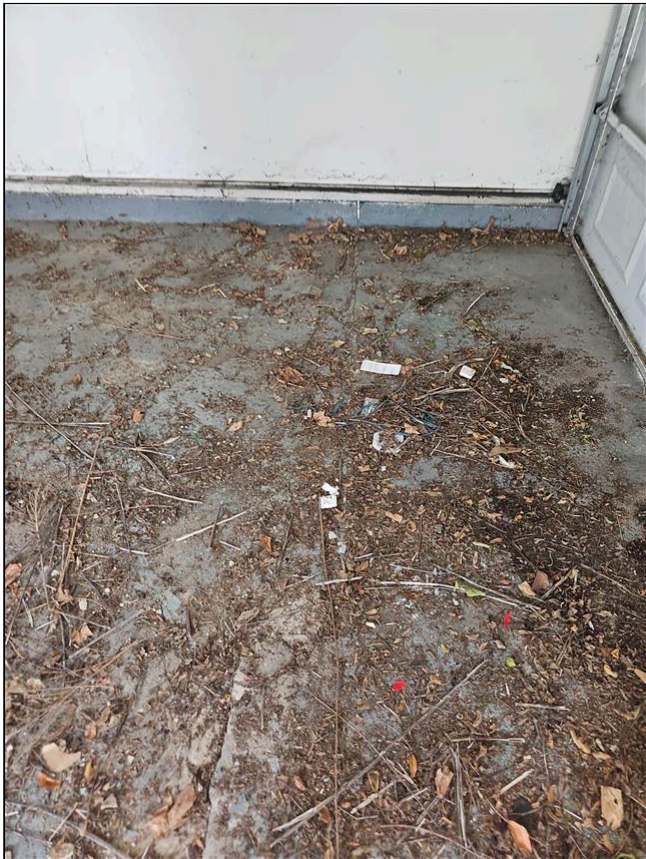
3.0 Item 6(Picture)



3.0 Item 7(Picture) Roofing



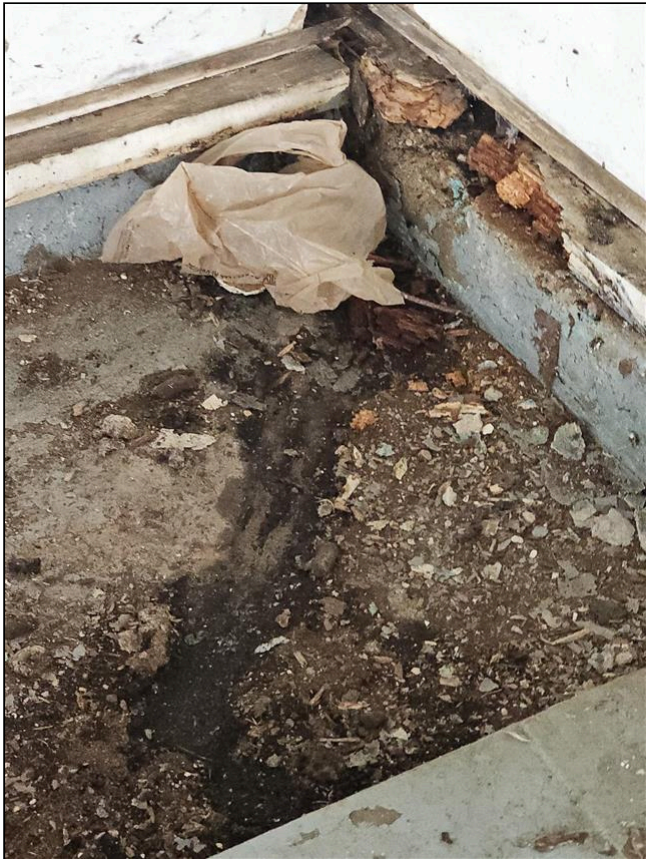
3.0 Item 8(Picture)



3.0 Item 9(Picture)



3.0 Item 10(Picture)



3.0 Item 11(Picture)



3.0 Item 12(Picture)



3.0 Item 13(Picture) Wood Shingles

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Items

- 4.0 Ceilings

Comments:

Repair or Replace



(See 4.3 below for photos). Ceilings and walls are damaged from water intrusion and rodents throughout the home. Recommend further evaluation by a qualified general contractor and repair or replace as needed. Repair / replacement costs will be significant.
- 4.1 Walls

Comments:

Repair or Replace



(See 4.3 below for photos). Ceilings and walls are damaged from water intrusion and rodents throughout the home. Recommend further evaluation by a qualified general contractor and repair or replace as needed. Repair / replacement costs will be significant.
- 4.2 Floors

Comments:

Repair or Replace



(See 4.3 below for photos). Floors are damaged from water intrusion and rodents throughout the home. Recommend further evaluation by a qualified general contractor and repair or replace as needed. Repair / replacement costs will be significant.
- 4.3 Other

Comments:

Repair or Replace

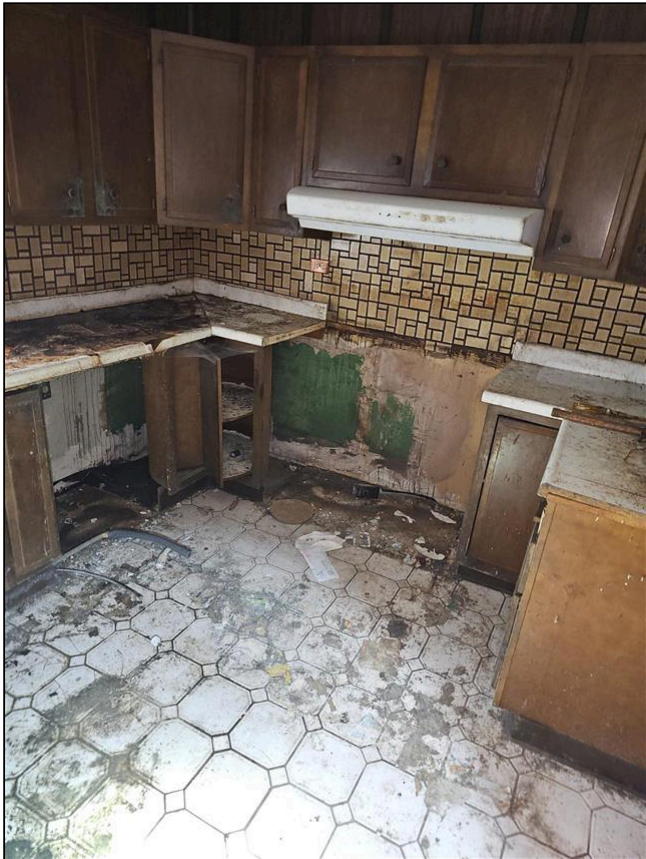
 FYI- Courtesy views: Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture) Item 9(Picture) Item 10(Picture) Item 11(Picture) Item 12(Picture) Item 13(Picture) Item 14(Picture) Item 15(Picture) Item 16(Picture) Item 17(Picture)



4.3 Item 1(Picture)



4.3 Item 2(Picture)



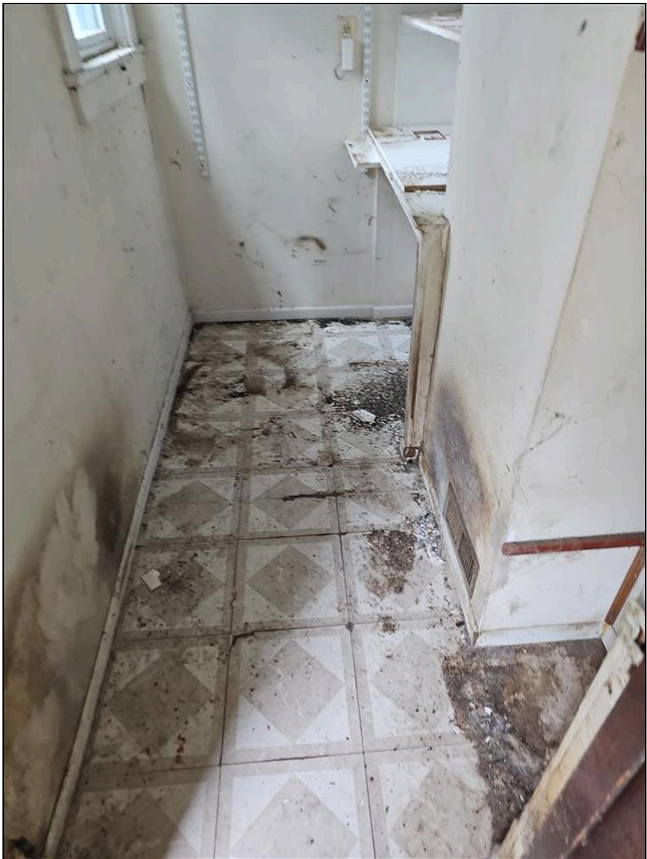
4.3 Item 3(Picture)



4.3 Item 4(Picture)



4.3 Item 5(Picture)



4.3 Item 6(Picture)



4.3 Item 7(Picture)



4.3 Item 8(Picture)



4.3 Item 9(Picture)



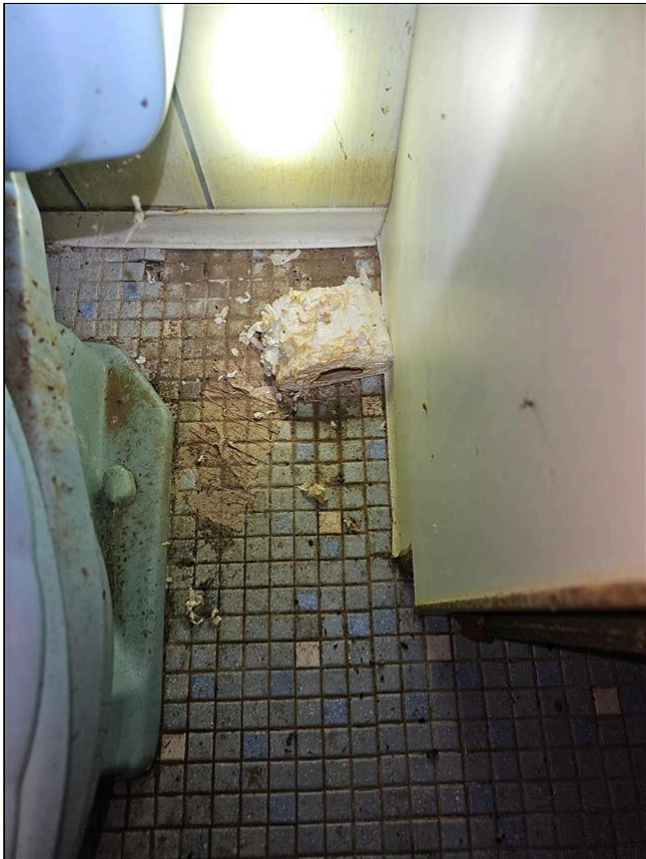
4.3 Item 10(Picture)



4.3 Item 11(Picture)



4.3 Item 12(Picture)



4.3 Item 13(Picture)



4.3 Item 14(Picture)



4.3 Item 15(Picture)



4.3 Item 16(Picture)



4.3 Item 17(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

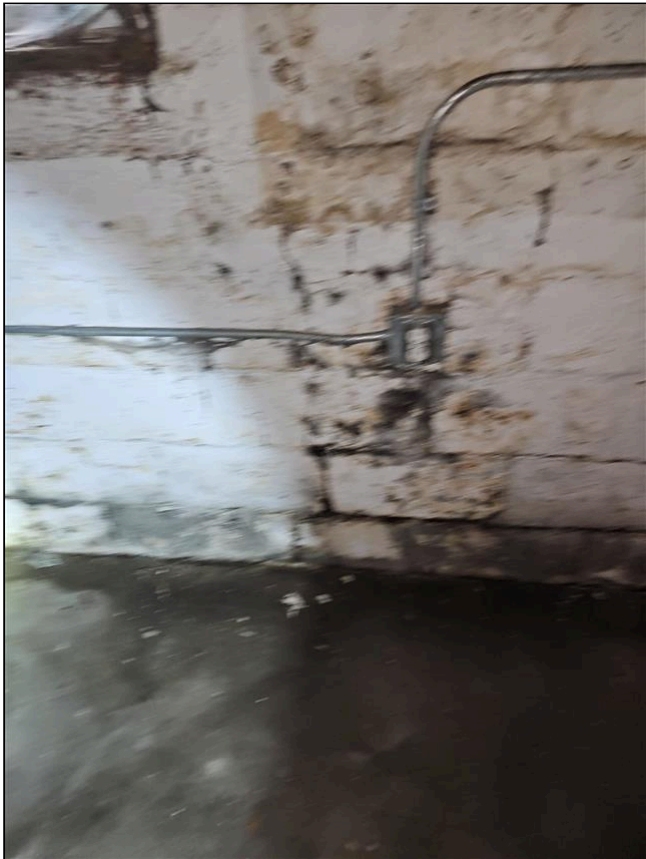
Foundation: Masonry block	Method used to observe Crawlspace: No crawlspace	Floor Structure: 2 X 10 Wood joists Slab Not visible
Wall Structure: 2 X 4 Wood	Columns or Piers: Wood piers Masonry block	Ceiling Structure: Not visible
Roof Structure: Not visible	Roof-Type: Gable	

Items

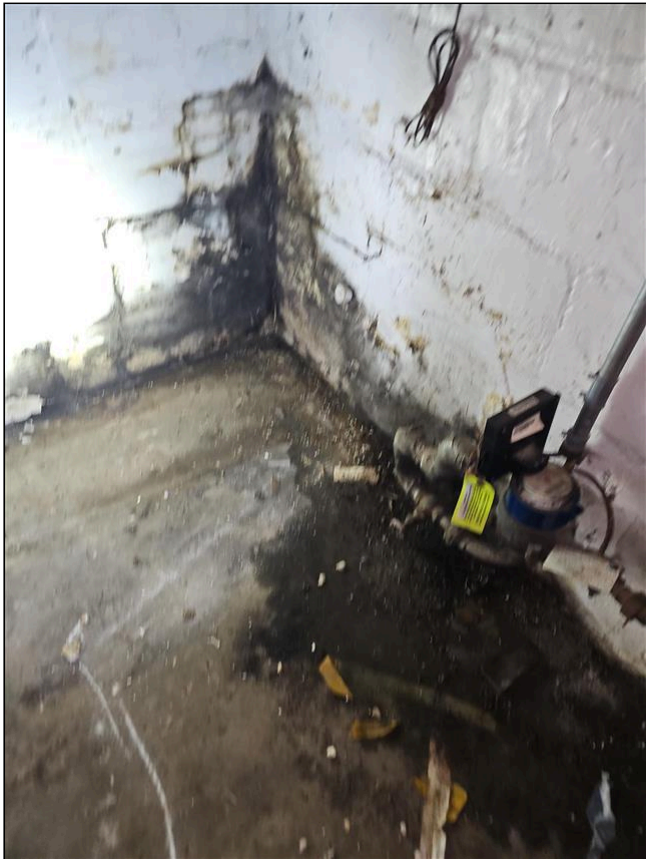
5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Repair or Replace


 The masonry block foundation wall shows significant water intrusion into the basement. Significant cracking and shifting is occurring. These types of foundation walls are very porous and prone to water intrusion and shifting and are typically no longer allowed by your local municipality for new construction. Recommend further evaluation by a qualified structural engineer and repair or replace as needed. Repair / replacement costs will be significant. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture) Item 9(Picture) Item 10(Picture)



5.0 Item 1(Picture)



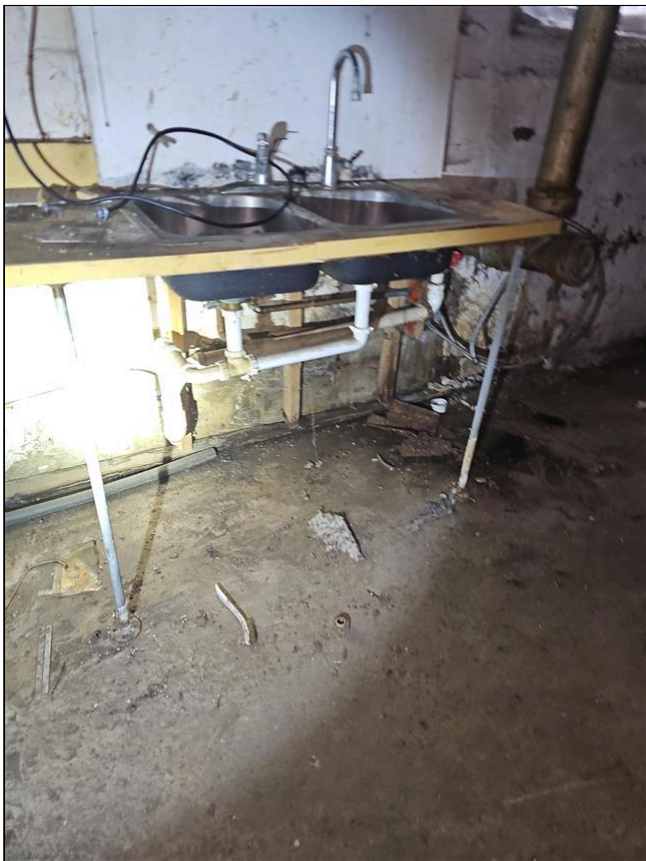
5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)



5.0 Item 5(Picture)



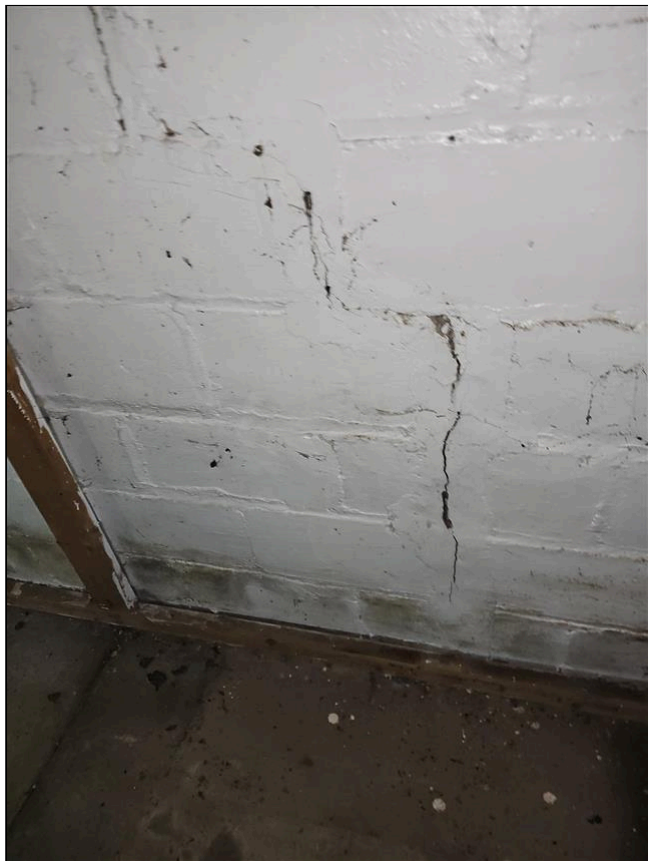
5.0 Item 6(Picture)



5.0 Item 7(Picture)



5.0 Item 8(Picture)



5.0 Item 9(Picture)



5.0 Item 10(Picture)

5.1 Walls (Structural)

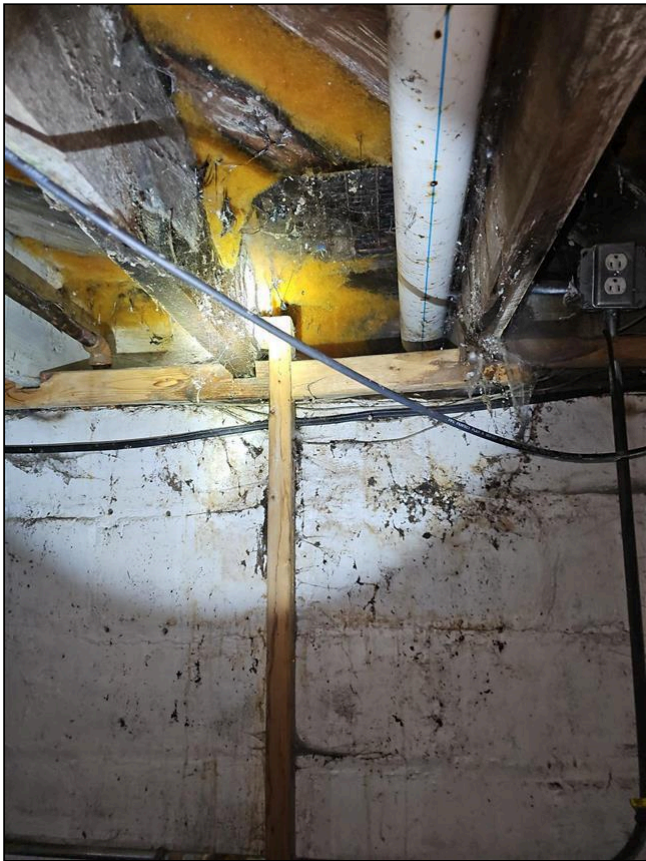
Comments: Repair or Replace

- The wood wall framing is not visible. There is a concern that deterioration is occurring due to the amount of water intrusion that is occurring. Recommend further evaluation by a qualified structural engineer and repair or replace as needed.

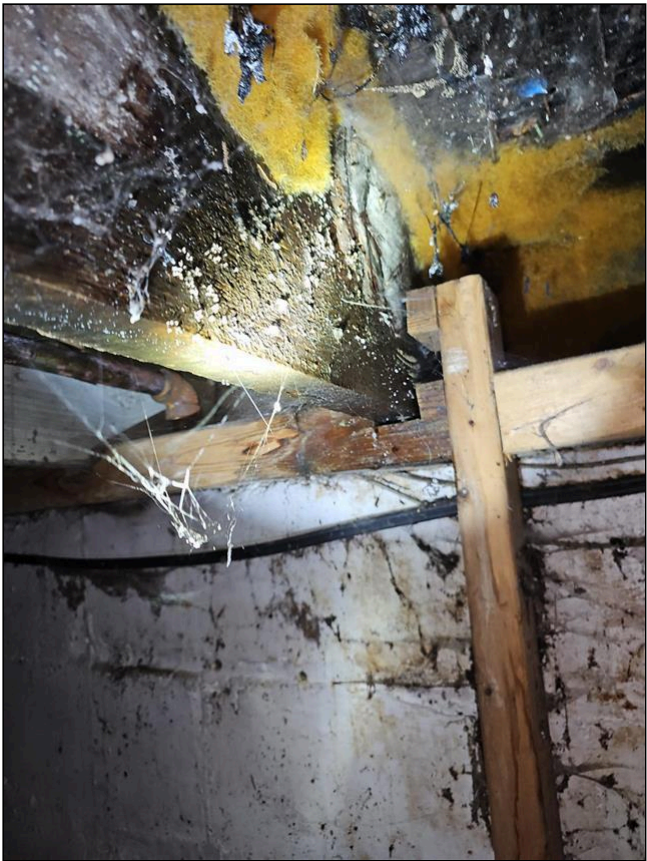
5.2 Floors (Structural)

Comments: Repair or Replace

- The wood floor joists, floor sheathing and sill plate shows deterioration from moisture intrusion in areas. Recommend further evaluation by a qualified structural engineer and repair or replace as needed. Repair / replacement costs will be significant.



5.2 Item 1(Picture)



5.2 Item 2(Picture)



5.2 Item 3(Picture)



5.2 Item 4(Picture)



5.2 Item 5(Picture)

5.3 Ceilings (Structural)

Comments: Not Inspected

 See 5.4 below.

5.4 Roof Structure and Attic

Comments: Not Inspected

 Could not safely enter the attic. Animals / rodents appear to have entered. There is a concern that deterioration is occurring due to the amount of water intrusion that is occurring. Recommend further evaluation by a qualified structural engineer and repair or replace as needed. Repair / replacement costs will be significant.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:
Public

Items

6.0 Plumbing Drain, Waste and Vent Systems

Comments: Repair or Replace

 The plumbing waste and water lines are damaged and missing in areas. Recommend further evaluation by a qualified plumbing contractor and repair or replace as needed.

6.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Repair or Replace

 The plumbing waste and water lines are damaged and missing in areas. Recommend further evaluation by a qualified plumbing contractor and repair or replace as needed.



6.1 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Items

7.0 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Repair or Replace



The service conductors for the electrical service to the home have been removed. The electrical service to the garage has exposed wiring and is not proper or safe. Electrical issues are considered unsafe until repaired. Recommend further evaluation of the electrical system by a qualified electrical contractor and correct as needed. Repair / replacements costs will be significant. Item 1(Picture)



7.0 Item 1(Picture)

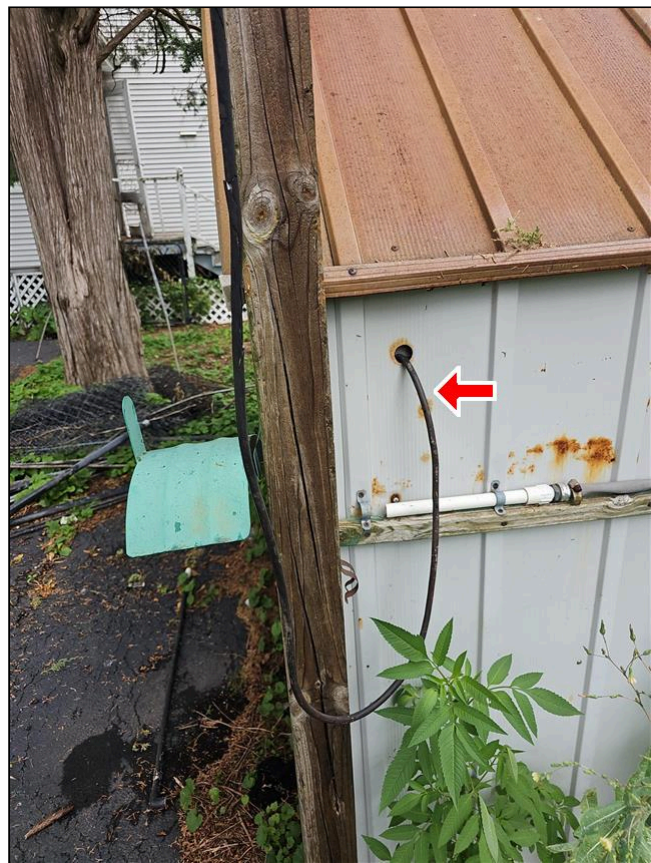
7.1 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Repair or Replace



Electrical issues such as: Unsafe and dangerous electrical connections to garage and shed. Open and damaged electrical in many areas throughout the home and exterior (to numerous to list). Electrical

issues are considered unsafe until repaired. Recommend further evaluation of the electrical system by a qualified electrical contractor and correct as needed. Repair / replacements costs will be significant. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture)



7.1 Item 1(Picture)



7.1 Item 2(Picture)



7.1 Item 3(Picture) Exposed wiring



7.1 Item 4(Picture)



7.1 Item 5(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary



206 Villa Ave,
Lake Villa, IL 60046
847-356-9632

Customer
Mr. Tom Delaney

Address
32 N Belmont Ave
Arlington Heights IL 60004

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

 Structural Summary

1.0 Roof Coverings

Repair or Replace

Tree limbs have fallen unto the roof and are in contact with the roof. Damage to roofing and structure has occurred. Roof shingles are also deteriorated and missing. Water is entering the structure. Repairs to the roof structure and replacement of the roofing are needed. Recommend further evaluation by a qualified general contractor and roofing, contractor and repair or replace as needed. Repair / replacement costs will be significant. Item 1(Picture) Item 2(Picture) Item 3(Picture)

1.1 Skylights, Chimneys and Roof Penetrations

Repair or Replace

The brick chimney is covered with a tarp deteriorated, failing and at risk of collapsing. This is considered unsafe. A general replacement is likely. Chimney repair / replacement costs will be significant. Recommend further evaluation by a qualified, certified chimney sweep contractor and repair or replace as needed. Repair / replacement costs will be significant. Item 1(Picture)

1.2 Roof Drainage Systems

Repair or Replace

The gutters are full of debris and appear damaged and leaking. Downspouts are missing parts and extensions. Because of the amount of damage the wood fascia boards are likely damaged / deteriorated. Recommend further evaluation by a qualified general contractor and repair or replace as needed. Repair / replacement costs may be significant. Item 1(Picture) Item 2(Picture) Item 3(Picture)

2. Exterior

General Summary

2.0 Wall Cladding Flashing and Trim

Repair or Replace

The vinyl siding and accessories at the exterior of home is damaged and missing in areas and appears to be improperly installed directly over /onto the old wood siding. Recommend further evaluation by a qualified general contractor and repair or replace as needed. Repair / replacement costs may be significant. Item 1(Picture) Item 2(Picture) Item 3(Picture)

2.1 Doors (Exterior)

Repair or Replace

(1) The cellar entry doors and frame to the basement at rear of home are deteriorated and unsafe. A general replacement is needed. Item 1(Picture)

(2) Exterior doors and frames are damaged. A general replacement is needed. Item 2(Picture)

2.3 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

(1) The asphalt driveway shows significant alligatoring, cracks and settlement and appears to have exceeded it's life expectancy. A general replacement is needed. A qualified asphalt contractor should perform the work. Item 1(Picture)

(3) The concrete walkway at the left side of home (facing front) has dropped or settled and sloped towards the structure. This can cause or contribute to moisture intrusion into the home. Recommend further evaluation by a qualified contractor and repair or replace as needed. Item 4(Picture)

Plumbing Summary

2.5 Hose bib

Repair or Replace

Improper and unsafe hose bib connections at exterior. Recommend further evaluation by a qualified plumbing, contractor and repair or replace as needed. Item 1(Picture)

Structural Summary

2.2 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

(1) The covered deck at the front of home structure is deteriorated, sagging and unsafe. Concern that deck could collapse if a person walks on it. Stair stringers appear unsafe and not properly supported. A fall or injury may occur if not repaired. A general replacement is likely. Recommend further evaluation by a qualified general contractor and repair or replace as needed. Repair / replacement costs will be significant. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture)

(2) The rear stairway is deteriorated and collapsing. A general replacement is needed

2.3 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With

respect to their effect on the condition of the building)

Repair or Replace

(2) The retaining wall for the rear basement entry is deteriorated and beginning to fail. This is considered unsafe. A general replacement is needed. Recommend further evaluation by a qualified contractor and repair or replace as needed. Repair / replacement costs will be significant. Item 2(Picture) Item 3(Picture)

3. Garage

🏠 Structural Summary

3.0 Garage Walls (including Firewall Separation)

Repair or Replace

There are too many issues to list with the garage, including 3 layers of asphalt roof shingles are present and are improperly installed over old wood cedar singles. The maximum allowed is two layers. This causes a lot of weight that can cause the structure to fail. Deteriorated wall, framing and columns. The entry door and frame are damaged and no longer functional. Door is loose and leaning against door frame. Animal and/or rodent signs / damage including droppings inside of garage. Trees in contact with structure should be removed. Recommend further evaluation by a qualified general contractor and repair or replace as needed. Repair / replacement costs will be significant Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture) Item 9(Picture) Item 11(Picture) Item 12(Picture) Item 13(Picture)

4. Interiors

🏠 General Summary

4.0 Ceilings

Repair or Replace

(See 4.3 below for photos). Ceilings and walls are damaged from water intrusion and rodents throughout the home. Recommend further evaluation by a qualified general contractor and repair or replace as needed. Repair / replacement costs will be significant.

4.1 Walls

Repair or Replace

(See 4.3 below for photos). Ceilings and walls are damaged from water intrusion and rodents throughout the home. Recommend further evaluation by a qualified general contractor and repair or replace as needed. Repair / replacement costs will be significant.

4.2 Floors

Repair or Replace

(See 4.3 below for photos). Floors are damaged from water intrusion and rodents throughout the home. Recommend further evaluation by a qualified general contractor and repair or replace as needed. Repair / replacement costs will be significant.

4.3 Other

Repair or Replace

FYI- Courtesy views: Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture) Item 9(Picture) Item 10(Picture) Item 11(Picture) Item 12(Picture) Item 13(Picture) Item 14(Picture) Item 15(Picture) Item 16(Picture) Item 17(Picture)

5. Structural Components

🏠 Structural Summary

5.0 Foundations, Basement and Crawlspc (Report signs of abnormal or harmful water

penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

The masonry block foundation wall shows significant water intrusion into the basement. Significant cracking and shifting is occurring. These types of foundation walls are very porous and prone to water intrusion and shifting and are typically no longer allowed by your local municipality for new construction. Recommend further evaluation by a qualified structural engineer and repair or replace as needed. Repair / replacement costs will be significant. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture) Item 9(Picture) Item 10(Picture)

5.1 Walls (Structural)

Repair or Replace

The wood wall framing is not visible. There is a concern that deterioration is occurring due to the amount of water intrusion that is occurring. Recommend further evaluation by a qualified structural engineer and repair or replace as needed.

5.2 Floors (Structural)

Repair or Replace

The wood floor joists, floor sheathing and sill plate shows deterioration from moisture intrusion in areas. Recommend further evaluation by a qualified structural engineer and repair or replace as needed. Repair / replacement costs will be significant.

5.3 Ceilings (Structural)

Not Inspected

See 5.4 below.

5.4 Roof Structure and Attic

Not Inspected

Could not safely enter the attic. Animals / rodents appear to have entered. There is a concern that deterioration is occurring due to the amount of water intrusion that is occurring. Recommend further evaluation by a qualified structural engineer and repair or replace as needed. Repair / replacement costs will be significant.

6. Plumbing System

Plumbing Summary

6.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace

The plumbing waste and water lines are damaged and missing in areas. Recommend further evaluation by a qualified plumbing contractor and repair or replace as needed.

6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

The plumbing waste and water lines are damaged and missing in areas. Recommend further evaluation by a qualified plumbing contractor and repair or replace as needed.

7. Electrical System

Electrical Summary

7.0 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Repair or Replace

The service conductors for the electrical service to the home have been removed. The electrical service to the garage has exposed wiring and is not proper or safe. Electrical issues are considered unsafe until repaired. Recommend further evaluation of the electrical system by a qualified electrical contractor and

correct as needed. Repair / replacements costs will be significant. Item 1(Picture)

7.1 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

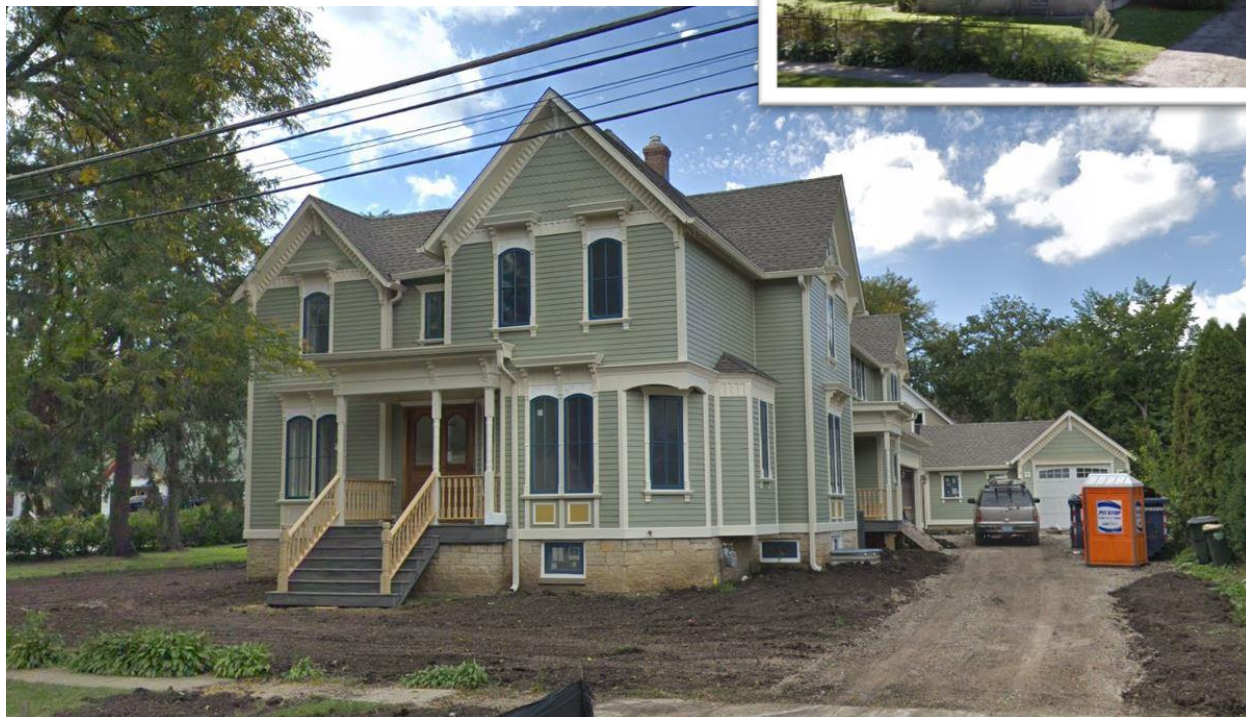
Repair or Replace

Electrical issues such as: Unsafe and dangerous electrical connections to garage and shed. Open and damaged electrical in many areas throughout the home and exterior (to numerous to list). Electrical issues are considered unsafe until repaired. Recommend further evaluation of the electrical system by a qualified electrical contractor and correct as needed. Repair / replacements costs will be significant. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Steven Johnson

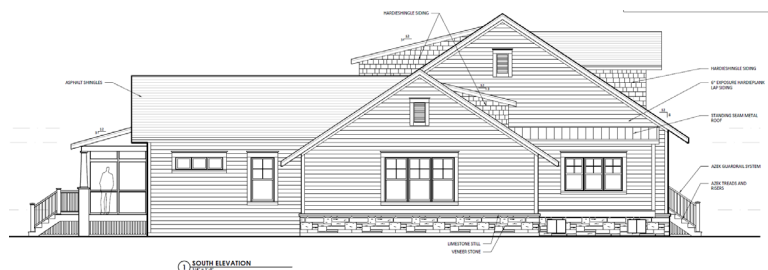
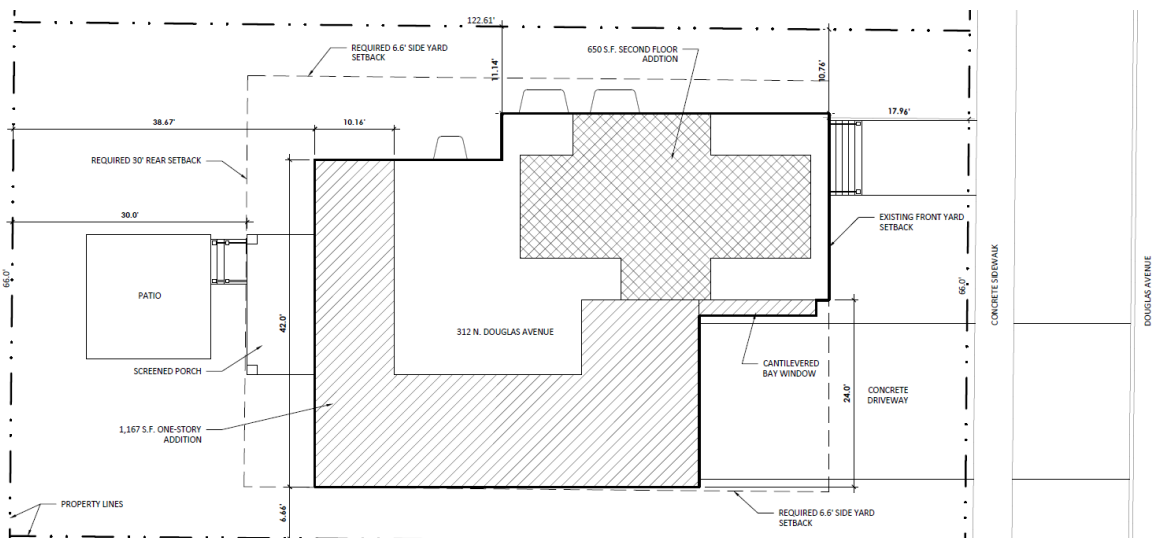
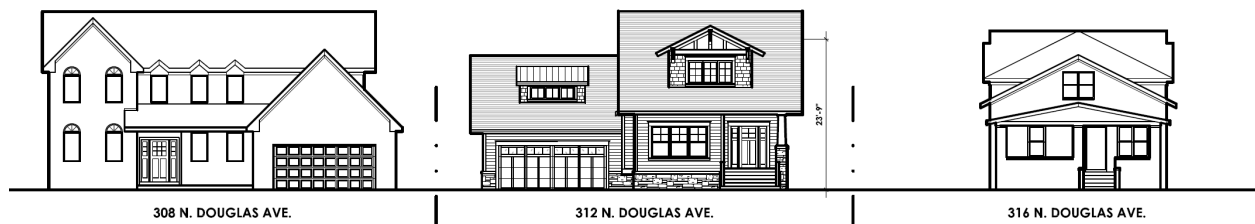
DC:16-098, 638 N. Highland – Addition/Renovation
Restoration and Expansion of an existing Victorian style home



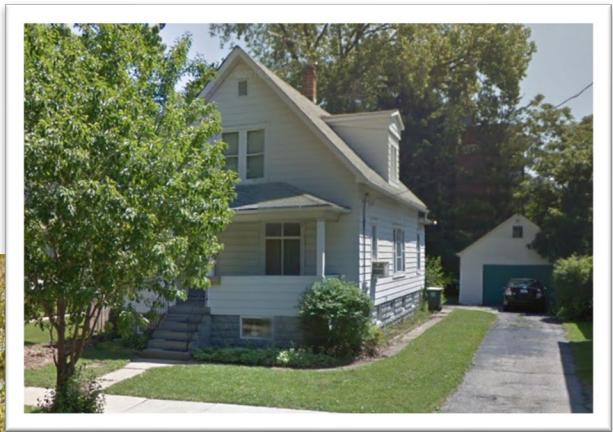
312 N Douglas – Renovation / Addition



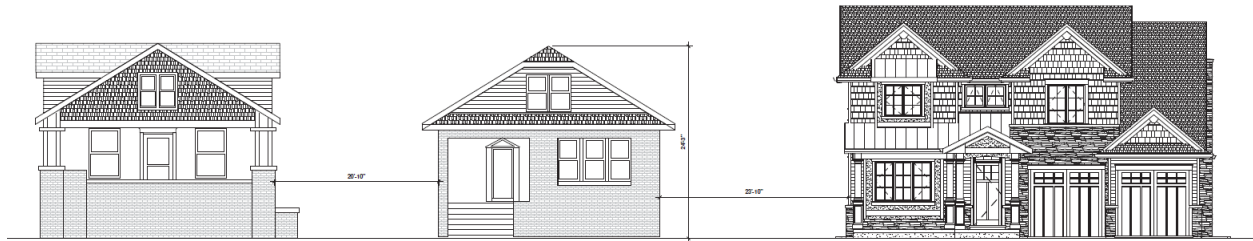
1 EXISTING CONTEXT ELEVATIONS
1/16" = 1'-0"



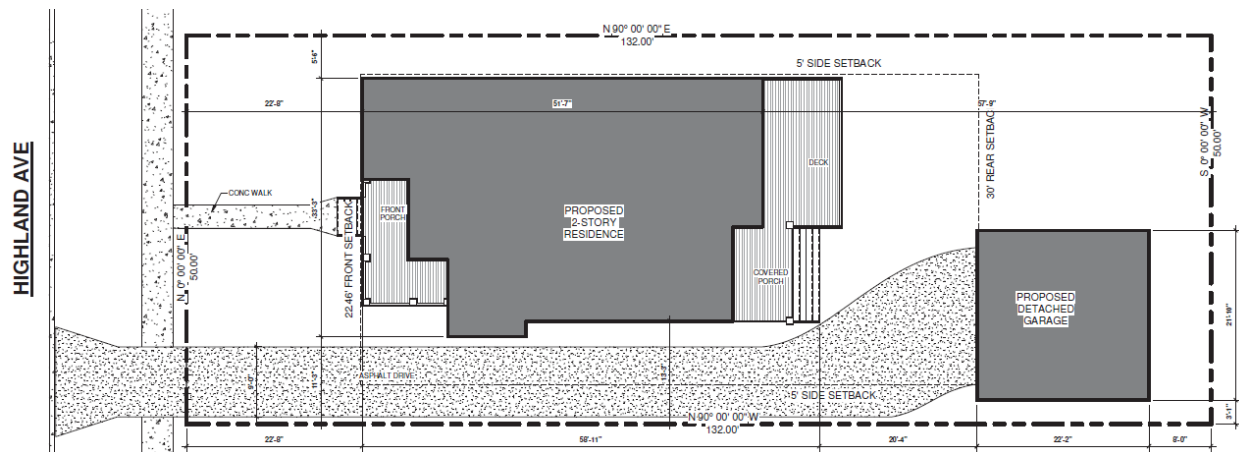
109 S Dunton – Teardown / New Construction



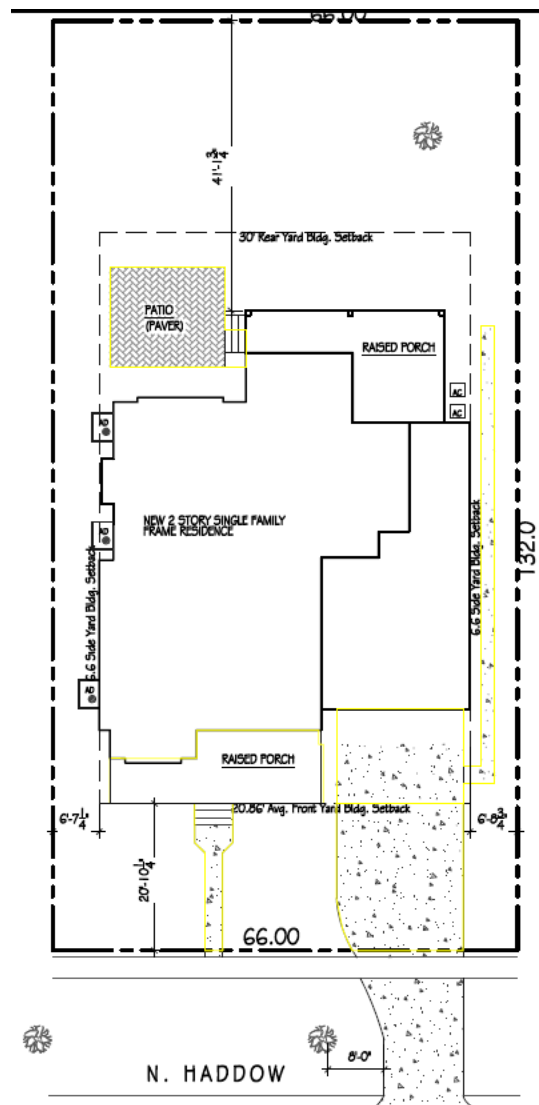
129 S. Highland – Teardown / New Construction



ELEVATION - EXISTING



208 N. Haddow – Teardown / New Construction



From: [REDACTED]
To: [Hautzinger, Steve](#)
Subject: 32 North Belmont for Design Commission
Date: Tuesday, September 10, 2024 10:06:09 AM

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Steve, I'm writing about the proposed tear down/new build at 32 N Belmont which is coming before the Design Commission this evening.

From the exhibits attached to the project, this house does appear to be in disrepair, though this doesn't mean this house is beyond saving - we've all seen houses in this condition stripped completely and renovated with great success. As well, this house was catalogued by the School of the Art Institute and rated as Contributing to the neighborhood's character. This is important to mention as this gives evidence that this house should be saved if at all possible.

However, should the Design Commission decide that the home is truly beyond saving, I strongly urge that the proposed new build be rejected and replaced with a design that more closely matches the look and feel of the neighborhood. Again the exhibits you have provided show outstanding examples of some of our Village's greatest success stories, which more often than not include front porches and garages in the rear. These are the kinds of details that make a new home fit into a neighborhood like this.

Thank you to you, the Village Staff and our Design Commission for the great work you do in maintaining our Village's historic character.

Best,
Laurie Turpin-Soderholm
717 North Dunton Avenue
Arlington Heights, Illinois 60004

From: [REDACTED]
To: [Hautzinger, Steve](#)
Subject: Comments on 32 N Belmont
Date: Tuesday, September 10, 2024 12:09:34 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Steve,

I'm not able to make the design commission meeting tonight, but wanted to share some brief comments about 32 N Belmont. Would you be able to share with the commission?

I understand that the house is in poor condition and probably not a great candidate for an addition/renovation, so I do not oppose the home being torn down. However, I think it would be better if the new house was more consistent with the character of the other homes on the block and in the neighborhood. The homes on Belmont south of Miner have variety in specific styles, but all have the historic character and features that are common in the Rec Park neighborhood. Even the new build that was highlighted in the report conforms with the style, and doesn't stand out as obviously new construction.

The proposed design sticks out a lot as nonconforming, and since this street is particularly visible to users of the park, I think that makes it more important to get the design right for its surrounding area. A raised first floor and front porch would be a good start. Both are attractive to homeowners so that should not be an undue hardship to the investor. A detached garage would also improve the look of the front and fit in with surrounding homes. On the current design the garage seems to take up half the house and looks out of place. I realize the investor may complain about the design being subject to scrutiny, but the commission would be doing a favor to the future residents of 32 N Belmont to improve the house's fit with the neighborhood's architectural character.

Thank you,
Brian Forrest

From: [REDACTED]
To: [Hautzinger, Steve](#)
Subject: 32 N. Belmont
Date: Tuesday, September 10, 2024 12:50:48 PM

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Steve,

I am writing in regards to the proposed tear down and rebuild at 32 N. Belmont.

Over the last decade or so, it has been obvious that this property was not being maintained, and eventually became an eyesore in our neighborhood. From both the clear neglect on the outside of the property to the evidence submitted by the petitioner, I support the teardown of this home and a suitable rebuild.

However, as stated in your staff report, the proposed design for rebuild is unsuited to the surrounding neighborhood. From the ground level porch, to the multi-peaked roofline, to the prominent attached and front facing garage and the 'trendy' vertical siding detail, there are no characteristics that speak to an effort to blend into the historic architecture of the block or immediate neighborhood.

I commend the builder on the scale and square footage of the design, but strongly urge the Design Commission to require a redesign be submitted before approval. Please help maintain the character and ambiance of our small, historic neighborhood by encouraging the builder to refer to the home at 102 N. Belmont for inspiration! This home proves that it is possible to build a home of both substantial space and modern sensibility while retaining the charm of historic design.

Thanks to you, and to the Commission for their ongoing oversight and efforts on behalf of our community!

Tammy Petricca
204 N. HADDOW AVE
Arlington Heights, IL
60004



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
9/10/2024

Item: DC#24-055 - 1627 N. Evergreen Ave. - SF/Teardown
Department: Planning & Community Development

Item Description:
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 design of the proposed new (teardown) single-family residence to be located at 1627 N. Evergreen Avenue. This recommendation is based on the plans received on 7/30/24, and the following:

1. Evaluate the prominent appearance of the proposed three-car front load garage.
2. Evaluate the proposed dark monochromatic color scheme against the context of the neighborhood.
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:

1. Staff Report - 1627 N Evergreen Ave
2. Exhibits - 1627 N Evergreen
3. Color Scheme Example from Petitioner

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1627 N. Evergreen Ave.
Project Address: 1627 N. Evergreen Ave.
Prepared By: Steve Hautzinger

Date Prepared: September 5, 2024

PETITION INFORMATION:

DC Number: 24-055
Petitioner Name: John Haran
Petitioner Address: E & J Builders
346 N. Ferndale
Elmhurst, IL 60126
Meeting Date: September 10, 2024

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing one-and-a-half story residence with attached one-car garage to allow construction of a new two-story residence with an attached, three-car garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 20,000 square feet and the proposed residence will be approximately 5,543 square feet. The plans do comply with the R-E zoning requirements, as summarized below:

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 51 feet Side: 14.9 feet Side: 19.8 feet Rear: 82.2 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	5,987 SF	5,543 SF
Building Lot Coverage	6,000 SF	3,429 SF
Impervious Surface Coverage Total	10,000 SF	4,664 SF

The subject property is located in an R-E zoning district, where the minimum lot size is 20,000 sf. There have been numerous other similar teardowns/new construction homes previously completed in the neighborhood. This street has a mix of older and newer homes, ranging from single-story to two-stories. Garage configurations vary including detached, attached, front load, and side load.

Overall, the proposed design is nicely done with a nice level of detailing on all sides of the house. The house is tall and large, but it fits comfortably on the large lot. However, the Design Commission should evaluate the prominent appearance of the proposed three-car front load garage. A better garage placement would be in line with, or recessed behind, the front wall of the house to diminish the garage and make the main house the focal point. A side load garage configuration would also be recommended, which generally works well on wide lots such as this.

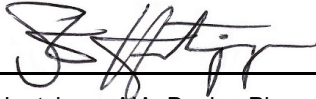
An additional concern is the proposed dark color scheme for the house which is all black and dark gray, except for the stone. The dark monochromatic look has a unique appearance that the Design Commission should evaluate against the context of the neighborhood.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the design of the proposed new (teardown) single-family residence to be located at 1627 N. Evergreen Avenue. This recommendation is based on the plans received on 7/30/24, and the following:

1. Evaluate the prominent appearance of the proposed three-car front load garage.
2. Evaluate the proposed dark monochromatic color scheme against the context of the neighborhood.

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.



September 15, 2024

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

c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 24-055



N Vail Ave

N Vail Ave

N Evergreen Ave

N Evergreen Ave

W Maude Ave

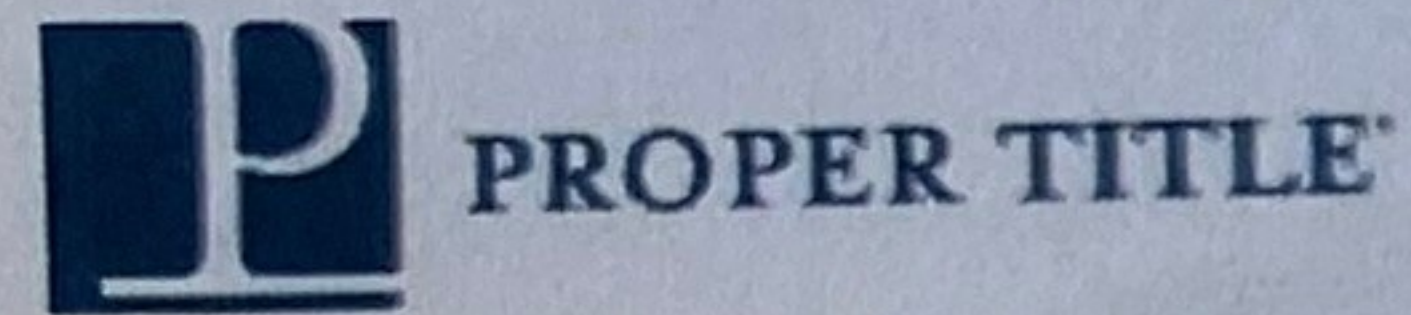
N Arlington Heights Rd

N Arlington Heights Rd

N Pine Ave

N Pine Ave

E Maude Ave



IL2405.2586
BOUNDARY SURVEY
COOK COUNTY



PROPERTY ADDRESS:
1627 N EVERGREEN AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004

SURVEY NUMBER: IL2405.2586

DATE SIGNED: 05/15/24

FIELD WORK DATE: 5/14/2024

REVISION DATE(S):
(REV.1 5/15/2024)

POINTS OF INTEREST
1. CANAL OVER PROPERTY LINE

STATE OF ILLINOIS } SS
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 DATE HEREON.

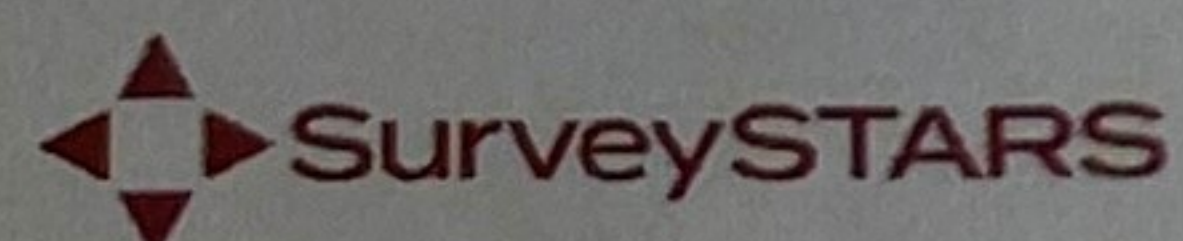
Kenneth Kennedy



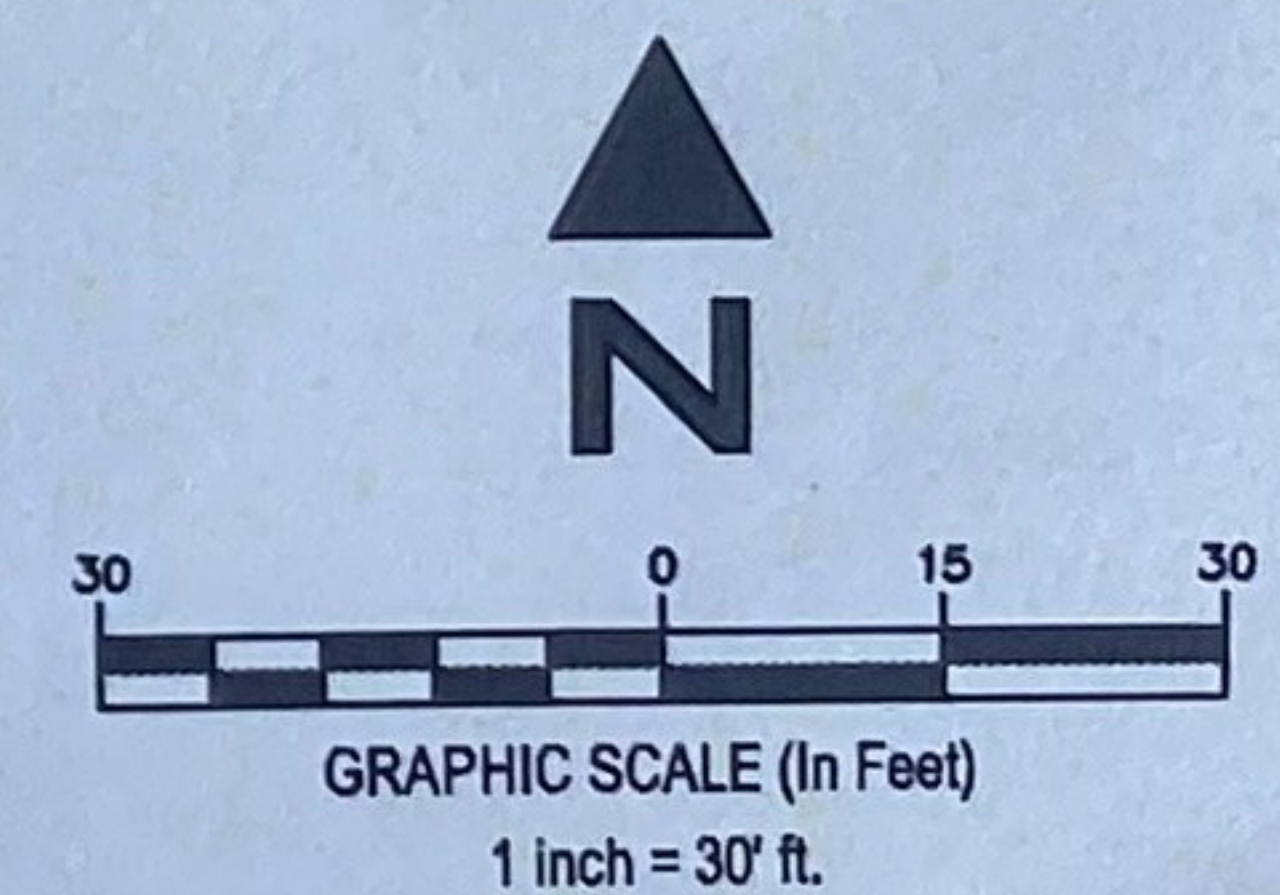
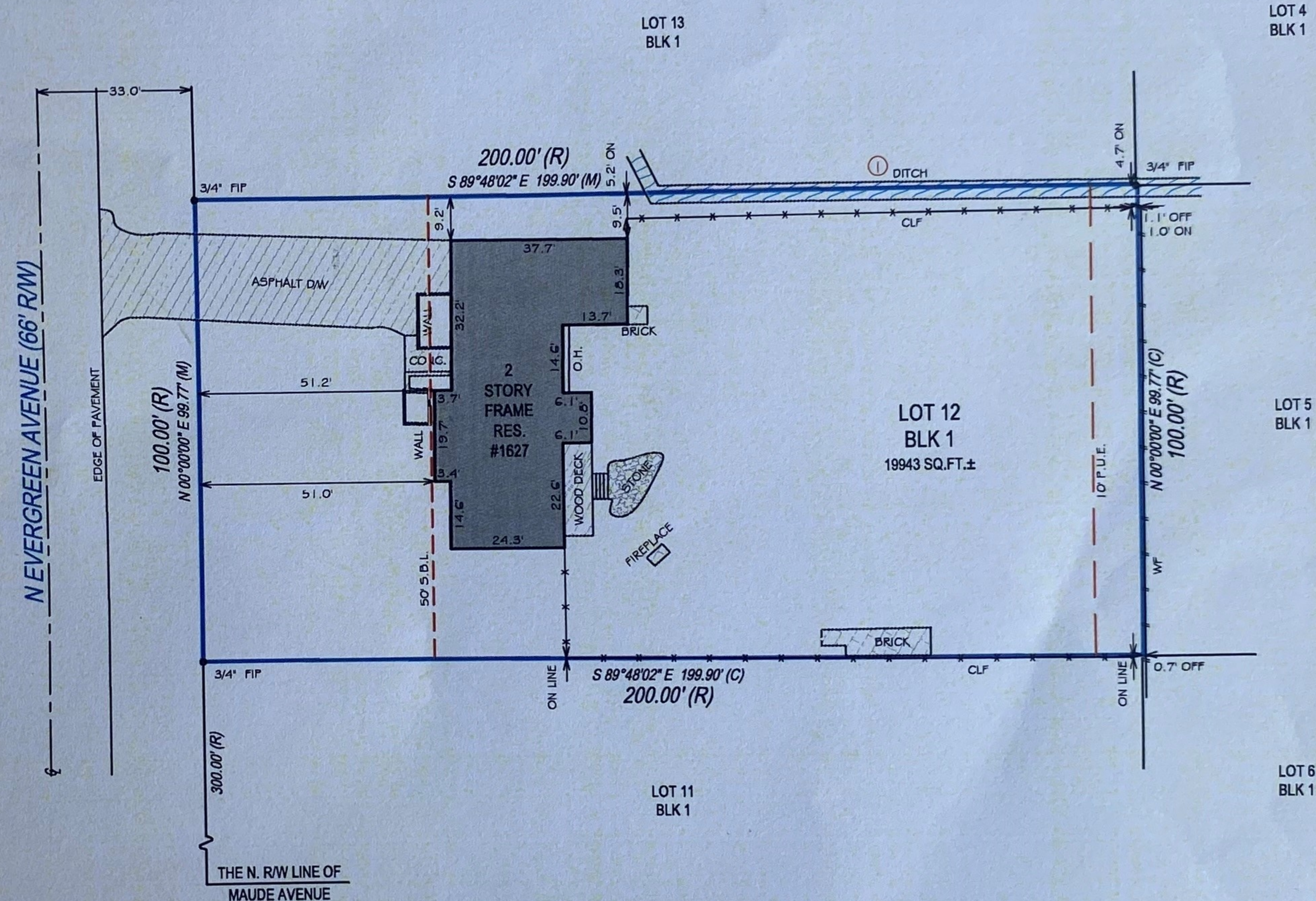
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



1627 N. Evergreen Ave



Property to left 3	Property to left 2	Property to left 1	Subject Property	Property to right 1	Property to right 2	Property to right 3
1647 N Evergreen	1645 N Evergreen	1631 N Evergreen	1627 N Evergreen	1621 N Evergreen	1611 N Evergreen	1603 N Evergreen



Property across 1	Property across 2	Property across 3
1632 N Evergreen.	1628 N Evergreen.	1620 N Evergreen.



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

BUILDING DEPARTMENT NOTE

THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECT'S ORIGINAL SEAL AND SIGNATURE APPEARS AND IS AFFIXED; AND UNLESS OTHERWISE PROVIDED IN WRITING, ARE INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.

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VALID ONLY IF SIGNATURE APPEARS IN BLUE

S.G. ARCHITECTS, INC
STEPHEN L. GAWLIK - PRINCIPLE
No. 001-010162 EXP. 11-30-24
CORPORATE LICENSE
No. 184-000582 EXP. 04-30-25

SUBJECT:

Custom Home at:
Lot 12 Arlington Knolls
1627 N. Evergreen Ave.
Arlington Heights, IL

DER:

E & J Builders
346 Ferndale Ave.
Elmhurst, IL 60126
PH. 630-479-4556

[illegible]

DB NO.	2
DATE:	07-0
DRAWN BY:	I
SCALE:	AS NO

SHEET NO. 2

2

OF

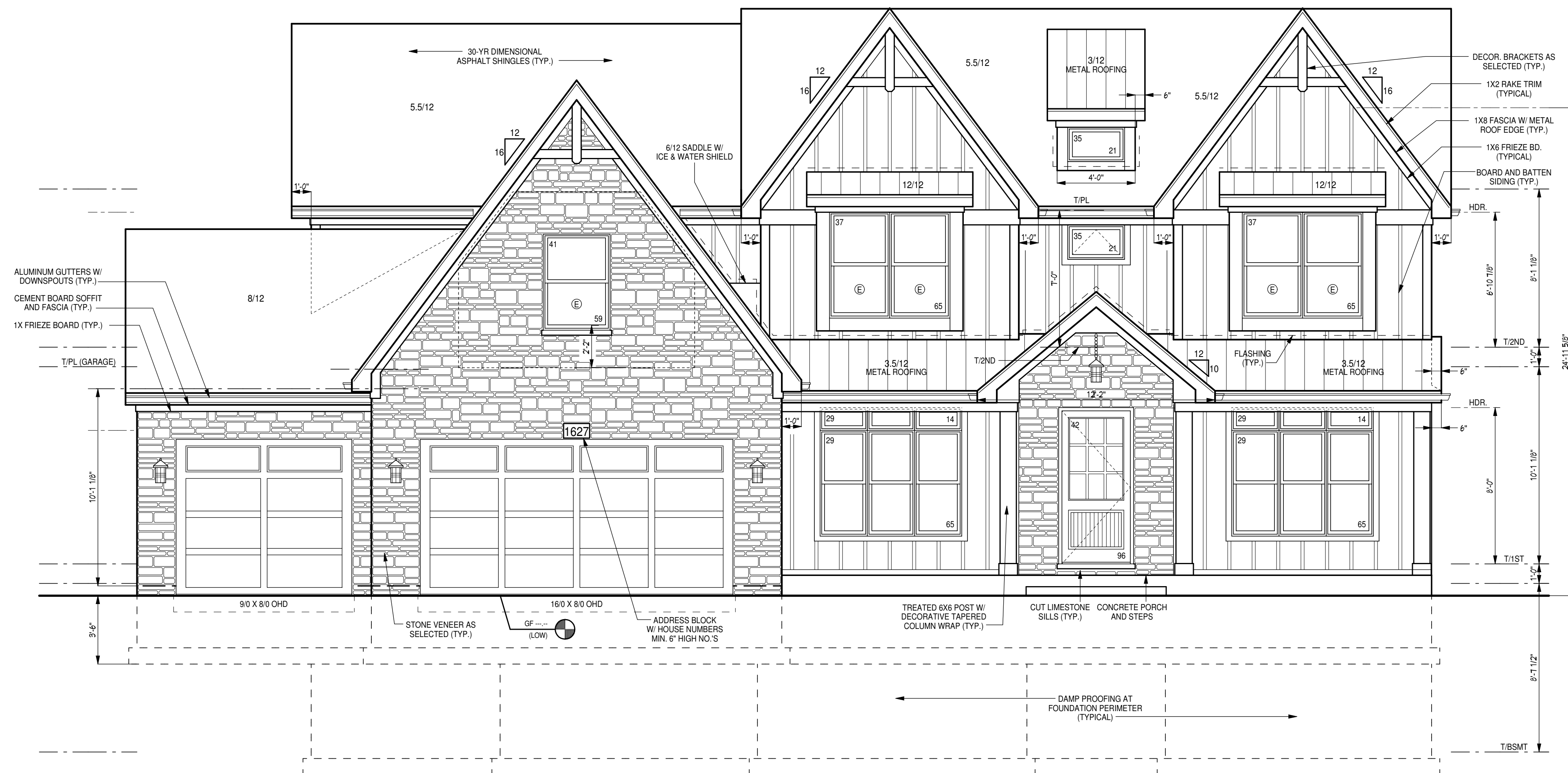


LEFT SIDE ELEVATION

SCALE: 1/4" = 1' 0"

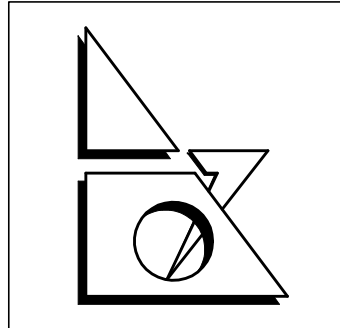
GRADING / ENGINEERING NOTE

- FOUNDATION STEPS, DROP SIDING, ETC..
AS REQUIRED BY SITE CONDITIONS.
- ALL STEP DOWN SIZES AND LOCATIONS ARE TO
FOLLOW SITE ENGINEERING PLAN BY OTHERS.
- STEPPING SHOWN HEREON IS APPROXIMATE.



FRONT ELEVATION

SCALE: 1/4" = 1' 0"



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

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

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PROJECT:

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Lot 12 Arlington Knolls
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Arlington Heights, IL

BUILDER:

E & J Builders
346 Ferndale Ave.
Elmhurst, IL 60126
PH. 630-479-4556

DATE: BY:

ISSUES AND REVISIONS:

07-12-24, 07-26-24 MDS

PRELIM/ARB REVIEW



SAME HOUSE (DIFFERENT EXTERIOR DETAILING AND COLORS) AT 1702 N VERDE AVENUE
APPROVED BY THE DESIGN COMMISSION IN 2018

SAMPLE MATERIAL BOARD 1617 n Evergreen



Pella Windows Black



Weathered wood
shingles



Hardie board
Iron gray siding



Hardie board
Iron Gray siding



Barn wood blue
Castle Rock



Black fascia and
gutters



Black garage doors

EXAMPLES OF HOMES WITH
SIMILAR DARK COLOR PALETTES
(NOT IN ARLINGTON HEIGHTS)









**Hardie® Panel
Select Cedarmill®**
Iron Gray

**Hardie® Trim
Batten
Rustic Grain**
Iron Gray

No
to
vis



469



469