



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
December 12, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 11/28/17

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#17-147 - 815 N. Hickory Ave. - SF/Teardown

B. DC#17-148 - 1176 N. Beverly Ln. - SF/Addition

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 11/28/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 11/28/17

Type

Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 28, 2017**

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

Members Present: John Fitzgerald, Chair
Aaron Coon
Ted Eckhardt

Members Absent: Kirsten Kingsley
Jonathan Kubow

Also Present: Joshua Spinks, Morgan Harbour Construction for 703-723 W. Algonquin Rd.
Mike Wauterlek, Hamilton Partners for 703-723 W. Algonquin Rd.
Grant Brandenburg & Julie Dalga, Ware Malcomb for 703-723 W. Algonquin Rd.
Jay Zumbahlen, Wingren Landscape for 703-723 W. Algonquin Rd.
Joe Favia for *Favia Dental*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM NOVEMBER 14, 2017

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER COON, TO APPROVE THE MEETING MINUTES OF NOVEMBER 14, 2017. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEW**DC#17-138 – 703-723 W. Algonquin Rd.**

Joshua Spinks, representing *Morgan Harbour Construction*, **Mike Wauterlek**, representing *Hamilton Partners*, **Grant Brandenburg & Julie Dalga**, representing *Ware Malcomb*, and **Jay Zumbahlen**, representing *Wingren Landscape*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish two existing single-story light industrial/office buildings to build a new 330,720 sf single-story, warehouse facility. The building is proposed to be constructed in two phases. Phase One will be 138,320 sf on the north end of the site, and Phase Two will be 192,400 sf on the south end of the site. The scope of the project includes a complete redevelopment of the site with 308 parking spaces, 68 loading docks, and landscaping. The site area is 15.4 acres. The property is zoned M-2, Limited Heavy Manufacturing District, and this proposal requires review by the Plan Commission and approval by the Village Board as a Planned Unit Development and for Lot Consolidation. There are no zoning variations requested.

The proposed new building will be constructed of precast concrete panels with a painted finish. Horizontal reveals and vertical panel joints will create shadow lines to give the building a panelized appearance. White, medium gray, and dark gray paint colors are nicely distributed across the building façade to create interest in the design and break down the scale of the walls. The design includes four office areas that are detailed with clear anodized aluminum storefronts, composite wood siding, and precast panels with tightly spaced form liner horizontal reveals. The combination of colors, materials, and textures at the office areas creates a very nice modern aesthetic and focal points for the design.

Overall, Staff felt the design is very nicely done. The only comment is to consider adding more architectural detail at the northeast and southeast corners of the building using the composite wood siding and form liner precast panels to enhance the building's appearance where visible from the roadways.

With regards to the rooftop mechanical units, they should be screened from view by parapet walls or mechanical screens, or the units moved towards the middle of the roof to cut off the sight lines of the units. The petitioner should provide sight line diagram studies, and include mechanical screening where needed.

As part of the zoning approval process, Staff and the Plan Commission will perform a detailed review of the landscaping and tree preservation plans. The petitioner is required to comply with code requirements for 4" caliper shade trees in all parking islands, a continuous three-foot high parking lot screening along the roadways, and landscaping around the detention basins. In regards to the landscape design, additional foundation plantings should be provided adjacent to the proposed building, especially along the north and south building walls adjacent to the roadways. The proposed plantings are minimal and should include a layering of understory trees, shrubs, and perennials.

With regards to signage, the site plan indicates a monument sign facing Algonquin Road, but at this point, the design for the sign has not been provided. It is recommended that the sign be a low, code-compliant monument style enhanced with landscaping. In addition to the ground sign, generic wall signage is indicated above each office entrance as a place holder for the future tenants. All signs are required to comply with Chapter 30, Sign Code, and separate sign permits will be required for each sign.

Staff recommends approval of the proposed warehouse design, with these comments and suggestions summarized in the Staff report.

The petitioner had no comments at this time.

Commissioner Eckhardt reviewed the paint samples and other materials and colors being proposed. He asked if the rooftop equipment will be screened, and **Mr. Brandenburg**, stated that site line studies were done for the mechanical equipment. **Commissioner Eckhardt** explained the intent of rooftop screening is to screen the units from the

surrounding areas, not just from the property itself, which is a code requirement, and **Mr. Brandenburg** replied that any visible rooftop equipment will be screened, and landscaping provided as well. **Mr. Hautzinger** added that screening requirements are from the street, and because this is a corner site, it should be screened from both Algonquin Road and Meijer Road. **Commissioner Eckhardt** really liked the composite wood material being proposed at all the office entries, and felt the elevations were nicely articulated with the 3 paint colors. He commented that the loading dock elevation was a bit bland, and **Mr. Brandenburg** explained that the offices were extended out on the west elevation to help conceal the view of those docks from the rest of the property.

Commissioner Coon pointed out that the composite wood product shown represented in the rendering has more variation than the small sample presented, and **Mr. Brandenburg** explained that the composite wood product is stained just like wood; however, it is a resin product that will last longer than wood. **Commissioner Coon** asked if there will be slight variation from panel to panel to make it look less monochromatic, and the petitioner said yes; the product is produced with a raw color, and stain is applied to it on site.

Commissioner Coon was also concerned about how close the north side of the building would be to Algonquin Road, and it does not allow for a lot of landscaping to buffer it from the street; there will be a large wall of stained precast very close to the road. He suggested recessing the northeast corner of the building or creating some kind of a feature there. He liked the integration of the wood product on the office portions of the building, but felt that the northeast corner of the building will be too stark on Algonquin Road. He wanted to see something done with that, other than just stained precast; perhaps find a way to integrate more of the wood siding into it to tie it in with the office elements. He also pointed out the building located east of the site that has a large landscape feature in front of it as a buffer to Algonquin Road. He felt there was an opportunity to create more of a gracious buffer from Algonquin Road to this plain corner of the building.

Commissioner Coon felt the rest of the building looked fine and he was curious to see what the south elevation in Phase 1 would look like, which **Mr. Brandenburg** said would be the same as the rest of the building. **Commissioner Coon** also agreed with the comments previously made about the screening of the rooftop equipment; site lines from the expressway and from Algonquin Road should be studied.

Chair Fitzgerald liked the project and he liked the composite wood feature used only at the office areas, because it is nice to know where the entrances to such a large building will be. He also liked the materials, and he agreed with Staff's comments about the landscaping.

Commissioner Eckhardt said that he was considering asking the petitioner to add more detail decoration at the corner of the building that is so close to Algonquin Road because he felt the top right of the northeast elevation was very nice, but the left corner that sits close to the street looks like a warehouse. He agreed with Chair Fitzgerald about the wayfinding aspect of the wood material, in terms of identifying the front entries, and he asked what the end wall will look like as the corner of the building closest to Algonquin Road turns the corner. **Mr. Brandenburg** replied that as the building turns the corner, the horizontal banding between the two offices will be continued and there will be no clerestories. **Commissioner Eckhardt** was torn with the comments made by Commissioner Coon about the corner of the building, which he understood; however, he felt it was logical how the corner detailing is wrapped around, and he agreed that the wood composite material should be at the entrances to the offices only.

Commissioner Coon clarified that he was okay with the building in terms of the architecture, but felt the building was just too close to the curb and felt like it is squeezing itself into a tight situation with the curb that close to the building, as well as a lack of landscaping. He was in support of finding a way to slide the building to the south to create more space from the street; there is a lot crammed into that corner. **Mr. Wauterlek** explained that at the east end of the property, there is a large tree line that extends the length of the property that can be cleaned out; he completely agrees with Commissioner Coon and is willing to invest some money into that corner; however, as it stands now, he felt that most people will see the new building going eastbound on Algonquin Road, whereas the corner being referenced by the commissioners will not be seen until you are right on top of the building, past the tree line, and already to where

the wood siding material is. Their goal is to build a nice looking building, which is why they are investing in the materials being proposed; this is a high profile location that could attract higher end tenants.

Commissioner Coon replied that he believed the answer was not the architecture, but more the landscaping and more space. He felt there was an opportunity to pull one or two bays in, and create a pocket for landscaping to help soften the corner. He was okay with the way the panels are delineated, and he agreed that the wood product should be kept at the office entries; however, he felt that if the building was not pulled back from the curb, it would feel forced in, and feel like the building is driving the site. He suggested bringing the drive aisle closer to Algonquin Road to create more green space between the curb and the building, which the petitioner was not opposed to doing.

Chair Fitzgerald pointed out that a unanimous vote was needed from all 3 commissioners tonight for approval.

A MOTION WAS MADE BY COMMISSIONER COON, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED WAREHOUSE DESIGN TO BE LOCATED AT 703-723 W. ALGONQUIN ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 10/31/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **A REQUIREMENT FOR A MINIMUM OF 8-FEET OF SPACE BETWEEN THE CURB AND THE NEW BUILDING AT THE CORNER CLOSEST TO ALGONQUIN ROAD, TO PROVIDE FOR MORE LANDSCAPE AT THAT CORNER, EVEN IF A FEW PARKING SPACES ARE LOST.**
2. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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.**

Chair Fitzgerald questioned whether the commissioners could require 8-feet of space at this corner, and how much space currently exists there. The petitioner said there is approximately 5-feet from the building corner to the edge of the curb.

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

Mr. Hautzinger clarified that the motion included a requirement to add a minimum of 8-feet between the curb line and the building wall on Algonquin Road, and **Commissioner Coon** added that it should allow enough room for an ornamental tree and some shrubs. **Mr. Hautzinger** also pointed out that the motion did not include any of the other recommendations in the Staff report including the comments regarding landscaping.

A MOTION WAS MADE BY COMMISSIONER COON, SECONDED BY COMMISSIONER ECKHARDT, TO AMEND THE MOTION TO ADD THE FOLLOWING:

3. **PROVIDE ADDITIONAL FOUNDATION LANDSCAPING ADJACENT TO THE PROPOSED BUILDING, ESPECIALLY ALONG THE NORTH AND SOUTH BUILDING WALLS ADJACENT TO THE ROADWAYS. THE PLANTINGS SHOULD INCLUDE LAYERING OF UNDERSTORY TREES, SHRUBS, AND PERENNIALS.**

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

ITEM 2. SIGN VARIATION REVIEW

DC#17-143 – Favia Dental – 300 E. Northwest Highway

Joe Favia, representing *Favia Dental*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner has an existing pole-mounted ground sign facing Northwest Highway. The existing sign is located in a narrow landscape island, and it overhangs above the parking lot driveway in front of the building. Code requires a minimum twelve feet of clearance to the underside of the sign to allow vehicles to safely pass beneath the sign. The existing sign is non-compliant with only ten feet of clearance. The sign is also non-compliant with a zero foot setback, where three feet minimum is required. The petitioner is proposing to replace the existing sign cabinet assembly in its entirety to match the existing sign. Per Chapter 30, Section 30-121 regarding non-conforming signs, the sign is not allowed to be replaced unless it is made to conform with the sign code regulations. Therefore, sign variations are required. The existing pole and Lexan sign panels are proposed to be reused.

The existing sign has been at this location for many years. Staff feels that the need to replace the sign represents an opportunity to upgrade the dated sign to eliminate the vehicle clearance issue and to improve the corridor aesthetics at key locations along Northwest Highway. Some of the goals of the current Northwest Highway corridor beautification plan include, *to beautify the corridor as an asset to the community*, and *to promote participation by adjacent property owners and businesses to develop and maintain corridor beautification*.

Staff previously provided the petitioner with the following 4 options, and **Mr. Hautzinger** presented sketches of each option from the Staff report:

Option 1

A vertically designed code-compliant sign with a 3-foot setback to fit within the existing landscape island in the same location as the existing sign.

Option 2

A code-compliant monument style sign to fit within the existing landscape island. Monument style signs (6-feet tall maximum) have no setback requirement.

Option 3

If a larger sign is desired, a 60 sf sign does fit in the existing landscape bed to avoid overhanging the driveway, but a variation would be required for setback. This is the same size as the existing sign, but in a vertical orientation instead of a horizontal orientation.

Option 4

Pursue sign variations to rebuild the existing sign as is. This option is not recommended due to the hazard of the sign overhanging the vehicular drive.

Staff recommends the Design Commission evaluate the sign options and encourage the petitioner to pursue Options 1, 2, or 3.

Chair Fitzgerald stated that a unanimous vote was needed from all 3 commissioners tonight for a recommendation for approval.

Mr. Favia said that he was not opposed to improving the existing sign; however, he did not like Option 1 or 2 because he has renters, who basically pay his \$40,000 taxes to the Village, and he felt that signage was important for those tenants who rent from him. The reason he bought the building was to have his name on Northwest Highway; it is important to him to have a larger sign. He received a quote from a sign contractor for a new, larger sign similar to Option 2, and the quote was less than the cost of the damage to the existing sign. He explained that the existing sign

was damaged from two microbursts in the last three years; one that destroyed the panels, which he replaced, and the second one that did major damage to the actual structure, which he attempted to have repaired but the sign cabinet is no longer straight. He wants to replace the existing sign with a straight sign, although he is not opposed to improving the existing sign either. He would consider Option 3, which will allow him to space for his own signage on the sign, along with signage for the tenants, and he also preferred Option 4, to just replace what the Act of God damaged.

Commissioner Coon was happy to see the petitioner receptive to the options presented by Staff, and he was in favor of Option 3. He felt that replacing the existing sign due to nature should fundamentally be the petitioner's right; however, he was in support of Option 3, if the petitioner did not object.

Commissioner Eckhardt agreed with Commissioner Coon, and was also in support of allowing the petitioner to repair the existing sign; however, he was concerned about the safety hazard of the existing sign overhanging the vehicular drive, as pointed out by Staff. **Commissioner Eckhardt** felt the existing sign was not very attractive, and he supported Option 3, which would provide a large, attractive sign for the dental office, as well as space for tenant signage.

Mr. Favia said that although the sign company indicated they could replace the existing sign, he felt the options presented by Staff were nicer than his existing sign, and if he is given approval for a variation, he would go with Option 3.

Chair Fitzgerald was okay with all 3 of the options presented by Staff. He felt that a new sign would add a lot to the business, and he encouraged the petitioner to consider Option 1 as well, because the unique design might draw more attention being tall and narrow, and there is nothing like it along this corridor.

Mr. Hautzinger added that the options presented by Staff are conceptual designs that should be further developed by studying different sizes and designs, and he agreed with Chair Fitzgerald's comments about the uniqueness of the sign in Option 1. A design that is somewhere between Option 1 and Option 3 could be studied.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER COON, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, OF THE FOLLOWING SIGN VARIATION REQUEST FOR FAVIA DENTAL LOCATED AT 300 E. NORTHWEST HIGHWAY:

1. **A VARIATION FROM CHAPTER 30, SECTION 30-301b LOCATION, TO ALLOW A ZERO FOOT SETBACK FOR A GROUND SIGN IN THE B-2 ZONING DISTRICT, WHERE 3-FEET MINIMUM IS REQUIRED.**

THIS RECOMMENDATION IS BASED ON THE PLANS DATED AND RECEIVED 11/16/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

2. **THE DESIGN COMMISSION RECOMMENDS APPROVAL OF OPTION 1 OR OPTION 3 AS OUTLINED IN THE STAFF REPORT, TO BE REVIEWED BY STAFF.**
3. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**

ECKHARDT, AYE; COON, AYE; FITZGERALD, AYE.

ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Hautzinger pointed out that sign variations require final approval by the Village Board, and the final sign design should be submitted and reviewed by Staff prior to moving forward to the Village Board. **Mr. Favia** stated that his sign contractor will provide a final sign design to Staff as soon as possible, and he reiterated his appreciation to Staff for the options presented.

DRAFT

ITEM 3. GENERAL MEETING

Mr. Hautzinger stated that there will be only 1 meeting held in December (12-12-17) due to the holiday.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER COON, TO ADJOURN THE MEETING AT 7:20 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Item: DC#17-147 - 815 N. Hickory Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the new (teardown) single-family home to be located at 815 N. Hickory Avenue. This recommendation is subject to compliance with the architectural and site plans received 11/16/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Provide landscaping on the left side elevation to soften the appearance of the wall.
2. Move the house forward on the site so that the front of the porch is on the 25 foot front setback line.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 815 N. Hickory Ave.
Project Address: 815 N. Hickory Ave.
Prepared By: Steve Hautzinger

Date Prepared: December 5, 2017

PETITION INFORMATION:

DC Number: 17-147
Petitioner Name: Kevin Davis
Petitioner Address: Fairfield Homes
530 S. Arthur Ave.
Arlington Heights, IL 60005
Meeting Date: December 12, 2017

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing one-and-a-half-story residence to allow construction of a new two-story residence with an attached, two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,698 square feet and the proposed residence will have 3,138 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 28.56 feet Side: 5.96 feet Side: 5.85 feet Rear: 120.22 feet
Building Height	25 feet to the midpoint	24.6 feet to the midpoint
FAR	4,717 SF	3,138 SF
Building Lot Coverage	3,744 SF	2,186 SF
Impervious Surface Coverage Total	5,349 SF	3,053 SF

The subject property is on a long street that includes a wide variety of houses including single-story, one-and-a-half-story, split-level, and two-story homes with a mix of attached and detached garages. There have been numerous teardowns and second floor additions previously completed on this block, but the subject property is located within a row of smaller scale, one-and-a-half story houses.

Overall, the proposed design is nicely done with a single story front porch and a single story garage roof that fits in well with the scale of the adjacent houses. Additionally, the main side-to-side roof gable is recessed towards the back of the house, so the massing of the two-story home along the street frontage will have a diminished scale. The front porch extends out in front of the garage wall, keeping the focal point on the entry instead of the garage door. The stone base has been returned down the side walls, and the shingle siding accent material is used on all four sides of the house.

The only comments on the design are:

- The first floor plan does not allow for many windows on the left side elevation, so it is recommended that landscaping be provided to soften the blank wall space.
- It is recommended to move the house forward on the site so that the front of the porch is on the 25 foot front setback line, and more in line with the adjacent homes.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the new (teardown) single-family home to be located at 815 N. Hickory Avenue. This recommendation is subject to compliance with the architectural and site plans received 11/16/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Provide landscaping on the left side elevation to soften the appearance of the wall.
2. Move the house forward on the site so that the front of the porch is on the 25 foot front setback line.
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.

_____, December 5, 2017

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-147

LEGEND
A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

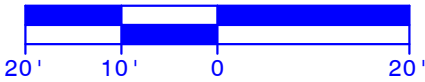
CHAIN LINK FENCE
WOOD FENCE
METAL FENCE
VINYL FENCE
EASEMENT LINE
SETBACK LINE
INTERIOR LOT LINE

PLAT OF SURVEY
OF

LOT 6 (EXCEPT THE NORTH 75 FEET AND EXCEPT THE SOUTH 25 FEET THEREOF) IN BLOCK 3 IN ARLINGTON FARMS, A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

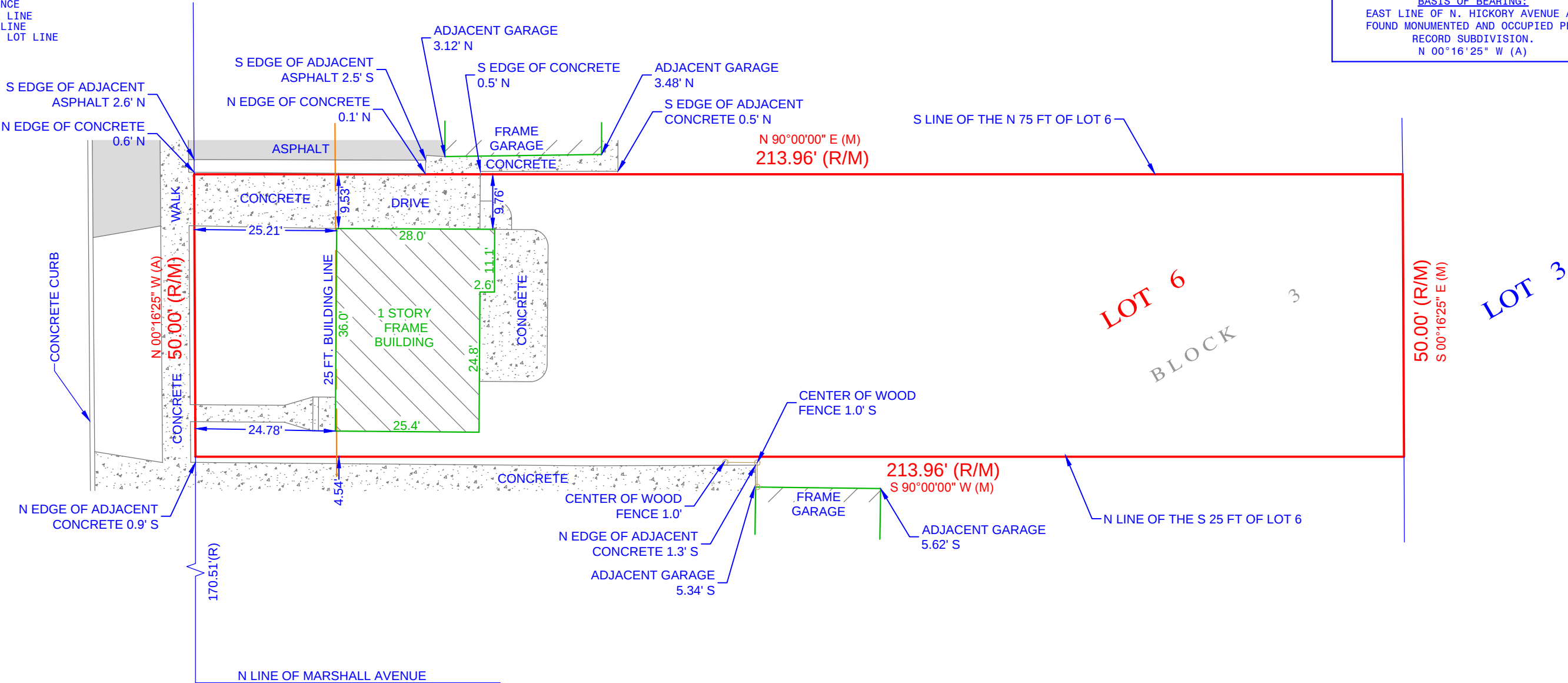
AREA OF SURVEY:

"CONTAINING 10,698.0 SQ. FT. OR 0.25 ACRES MORE OR LESS"



BASIS OF BEARING:
EAST LINE OF N. HICKORY AVENUE AS
FOUND MONUMENTED AND OCCUPIED PER
RECORD SUBDIVISION.
N 00°16'25" W (A)

N. HICKORY AVENUE
(66 FT. R.O.W.)



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE }
I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY
CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT
HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DATED, THIS 13TH DAY OF OCTOBER, A.D., 2017,
AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2018
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



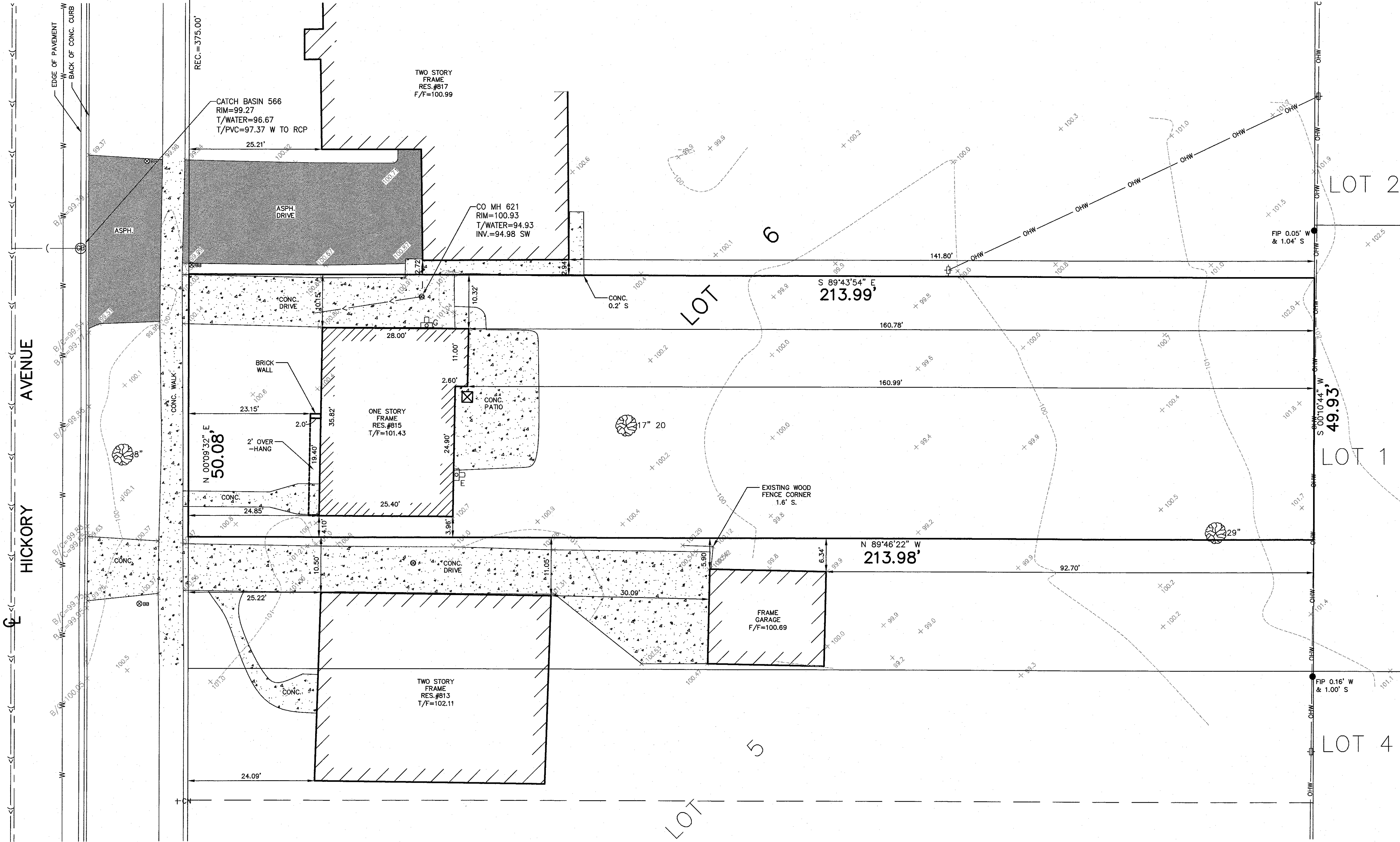
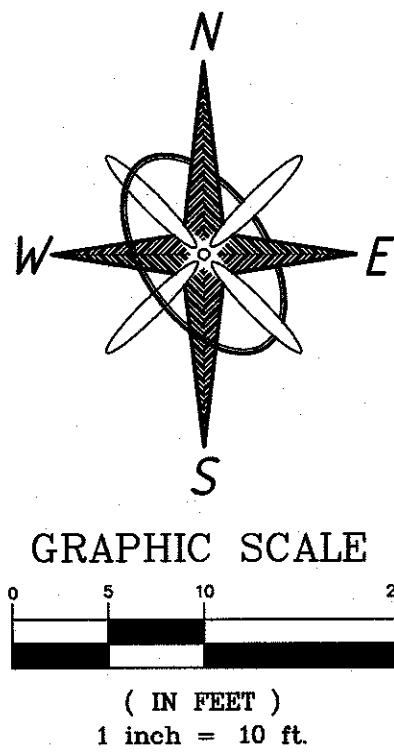
- NOTE:
- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 - ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 - COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 - NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 815 N. HICKORY AVENUE
ARLINGTON HEIGHTS, ILLINOIS
CLIENT DROST KIVLAHAN MCMAHON & O'CONNOR, LLC
FIELDWORK DATE (CREW) 10/12/2017 (JP/BV)
DRAWN BY: JB REVISED: JOB NO. 17-10-0084

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 6 (EXCEPT THE NORTH 75 FEET AND EXCEPT THE SOUTH 25 FEET THEREOF) IN BLOCK 3 IN ARLINGTON FARMS, A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING AN AREA OF 10,701 SQ.FT OR 0.246 ACRES, MORE OR LESS
ADDRESS : 815 N. HICKORY AVENUE, ARLINGTON HEIGHTS, IL 60004



LEGEND

- INDICATES EXISTING SPOT ELEVATIONS
- INDICATES TREE LOCATION AND SIZE
- INDICATES POWER POLE
- INDICATES FIRE HYDRANT
- INDICATES WATER VALVE
- INDICATES SET CROSS CUT AT CORNER
- INDICATES FOUND IRON PIPE
- INDICATES FOUND IRON ROD
- INDICATES STORM/SANITARY MANHOLE
- INDICATES STREET SIGN
- INDICATES CONTOUR LINES
- INDICATES 5' WIRE FENCE
- INDICATES OVERHEAD WIRES
- INDICATES LOCATION OF EXISTING WATER MAIN
- INDICATES EXISTING COMBINED SEWER
- REC. INDICATES RECORDED DIMENSION
- MEAS. INDICATES MEASURED DIMENSION
- INDICATES DOWNSPOUT LOCATIONS
- INDICATES A/C UNIT
- INDICATES B-BOX LOCATION
- INDICATES ELECTRIC METER
- INDICATES GAS METER
- INDICATES BACK OF CURB
- INDICATES SET IRON PIPE

BENCHMARKS/CONTROL

- CP500 SET CROSS CUT ON WALK AT THE SOUTHEAST CORNER OF HICKORY AVENUE AND FREDERICK ST.
N: 5000.000
E: 5000.000
ELEVATION = 100.00 ASSUMED
- CP562 SET CROSS CUT ON WALK 63.95' W AND 3.53' N OF NORTHWEST PROPERTY CORNER
N: 4620.073
E: 4940.009
ELEVATION = 101.19
- CP567 SET CROSS CUT ON CURB 19.07' W AND 76.78' N OF NORTHWEST PROPERTY CORNER
N: 4693.203
E: 4985.096
ELEVATION = 99.35

NOTE: ANY AND ALL PARTIES UTILIZING THE VERTICAL DATUM LISTED ABOVE SHALL ALWAYS CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT ADJUSTMENTS OR TRANSPOSITIONAL ERRORS. FAILURE TO DO SO WILL BE CONSIDERED TANTAMOUNT TO GROSS NEGLIGENCE AND SUBJECT THE OFFENDING PARTY TO ANY DAMAGES ATTENDANT THERETO.

GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA SHOWN HEREON AND REPORT ANY DISCREPANCIES AT ONCE.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALED MEASUREMENT.
- ONLY THOSE BUILDING SETBACK LINES AND EASEMENT WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON, UNLESS INDICATED OTHERWISE. REFER TO DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS WHICH MAY OR MAY NOT EXIST.
- LEGAL DESCRIPTION AS PER MOST RECENT DEED OF RECORD, UNLESS OTHERWISE INDICATED HEREON.
- BEARING AND DISTANCES SHOWN ARE MEASURED ONLY.

SURVEYOR'S NOTES:

- BEARINGS BASED ON ASSUMED DATUM. VERTICAL DATUM IS ASSUMED.
- THIS SURVEY WAS PERFORMED ON THE GROUND AND COMPLETED OCTOBER 13, 2017.
- ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES, IF ANY, ARE EXISTING AND THEIR POLES HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN NOTED.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH J.U.L.I.E. LOCATIONS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT: 1-800-892-0123.

STATE OF ILLINOIS } SS
COUNTY OF COOK }

WE, KNIGHT E/A, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002141, HEREBY CERTIFY THAT THE PROPERTY HEREON DESCRIBED WAS SURVEYED UNDER THE DIRECT SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR, AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

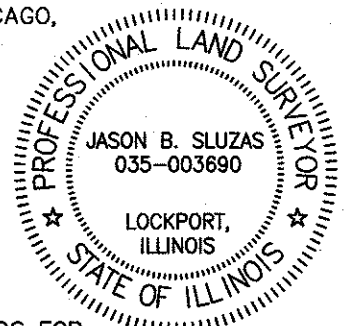
GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF NOVEMBER, 2017 IN CHICAGO, ILLINOIS.

KNIGHT E/A, INC.

Jason B. Sluzas
JASON B. SLUZAS, IPLS NO. 035.003690
LICENSE EXPIRES: 11/30/2018

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

THIS PLAT IS VALID ONLY WITH A SIGNATURE AND WITH A SEAL.



Drawn By: JY Designed By: JBS Scale: 1"=10'

BOUNDARY AND TOPOGRAPHIC SURVEY	
REVISIONS	

815 N. HICKORY AVENUE, ARLINGTON HEIGHTS, IL 60004

PREPARED FOR:

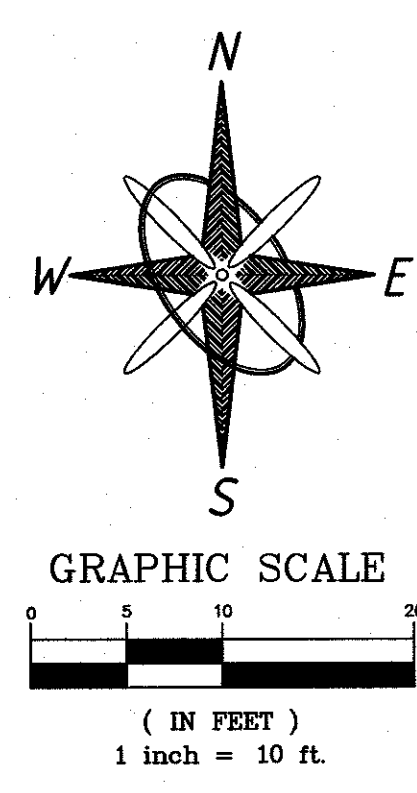
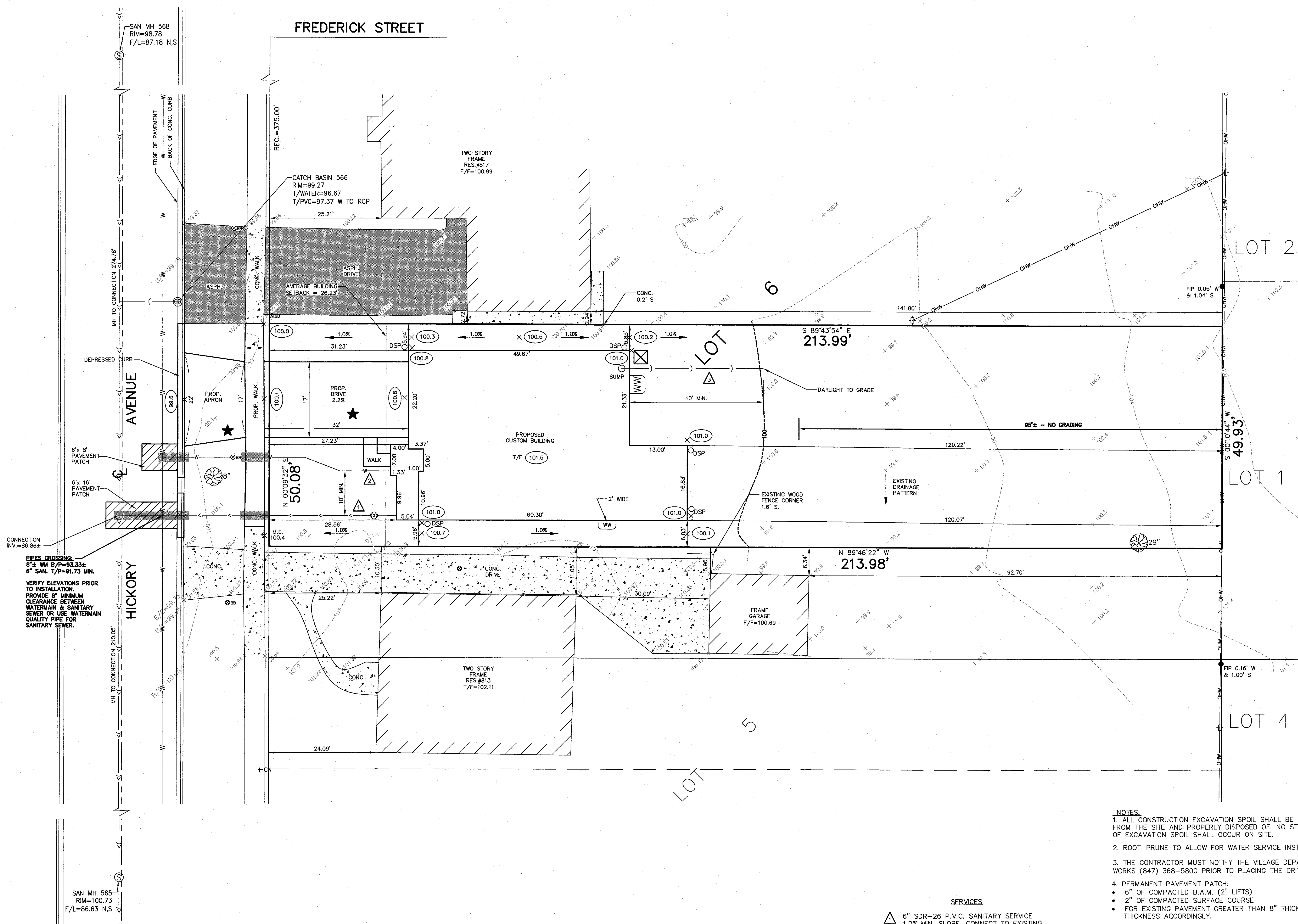
FAIRFIELD CUSTOM HOMES, LLC
530 S. ARTHUR AVENUE
ARLINGTON HEIGHTS, IL 60005
(847) 456-8017

KNIGHT
Engineers & Architects
Knight E/A, Inc.
221 N. LaSalle Street, Suite 300
Chicago, Illinois 60601-1211
Phone (312) 577-3300
Fax (312) 577-3526
knightea.com

SHEET NO.
2
OF **6**

DATE: 11/15/17
JOB NO. 7281.20

PART OF LOT 6



- NOTES:**
1. ALL CONSTRUCTION EXCAVATION SPOIL SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF. NO STOCKPILING OF EXCAVATION SPOIL SHALL OCCUR ON SITE.
 2. ROOT-PRUNE TO ALLOW FOR WATER SERVICE INSTALLATION.
 3. THE CONTRACTOR MUST NOTIFY THE VILLAGE DEPARTMENT OF PUBLIC WORKS (847) 368-5800 PRIOR TO PLACING THE DRIVEWAY.
 4. PERMANENT PAVEMENT PATCH:
 - 6" OF COMPACTED B.A.M. (2" LIFTS)
 - 2" OF COMPACTED SURFACE COURSE
 - FOR EXISTING PAVEMENT GREATER THAN 8" THICK, INCREASE B.A.M. THICKNESS ACCORDINGLY.
- ★ **DRIVEWAY CONSTRUCTION SPECIFICATIONS:**
DRIVEWAY SHALL BE CONSTRUCTED OF A MINIMUM 2.5" COMPACTED THICKNESS OF HOT MIX ASPHALT SURFACE COURSE OVER A 6" COMPACTED CA-6 CRUSHED STONE BASE.

- SERVICES**
- △ 6" SDR-26 P.V.C. SANITARY SERVICE. 1.0% MIN. SLOPE. CONNECT TO EXISTING SAN. SEWER.
 - △ 1-1/2" TYPE "K" COPPER WATER SERVICE CONNECT TO EXIST. WATERMAIN
 - △ 4" P.V.C. SUMP DISCHARGE IN ACCORDANCE WITH VILLAGE CODE MIN. 1.0% SLOPE.

PART OF LOT 6

Drawn By: JV	Designed By: SJP	Scale: 1"=10'
SITE ENGINEERING PLAN		
REVISIONS		

815N. HICKORY AVENUE, ARLINGTON HEIGHTS, IL 60004

PREPARED FOR:

FAIRFIELD CUSTOM HOMES, LLC
530 S. ARTHUR AVENUE
ARLINGTON HEIGHTS, IL 60005
(847) 456-8017

KNIGHT
Engineers & Architects

Knight E/A, Inc.
221 N. LaSalle Street, Suite 300
Chicago, Illinois 60601-1211

Phone (312) 577-3300
Fax (312) 577-3526
knightea.com

SHEET NO.

4

OF **6**

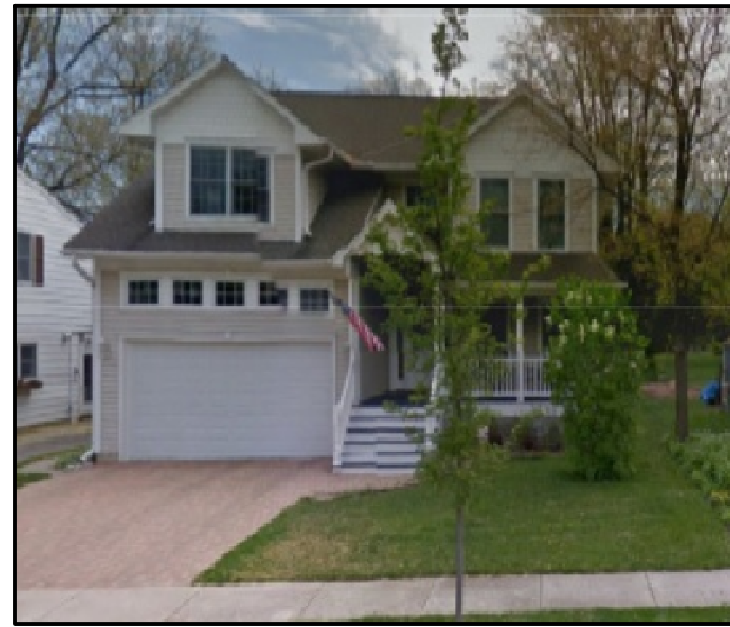
DATE: 11/15/17
JOB NO. 7281.20



829 N HICKORY AVE.
3 HOUSE LEFT



825 N HICKORY AVE.
2 HOUSE LEFT



817 N HICKORY AVE.
1 HOUSE LEFT



815 N HICKORY AVE.
RESIDENCE



813 N HICKORY AVE.
1 HOUSE RIGHT



811 N HICKORY AVE.
2 HOUSE RIGHT



801 N HICKORY AVE.
3 HOUSE RIGHT



NORTH HICKORY AVENUE



820 N HICKORY AVE.



816 N HICKORY AVE.
DIRECTLY ACROSS ST.



810 N HICKORY AVE.

20
A202

NEIGHBORHOOD PHOTO BOARD



NOT TO SCALE

1234567891011121314151617181920

DESIGN STAGE	
CONCEPTUAL DESIGN	
PRELIMINARY DESIGN	
DESIGN DEVELOPMENT	06-27-17 SM
FINAL DESIGN	11-09-17 BU
PERMITTING	11-09-17 BU
RELEASE FOR PERMIT	
REVISION	

54321

NEIGHBORHOOD PHOTO BOARD

FAIRFIELD HOMES, KEVIN DAVIS
815 N HICKORY AVE.
ARLINGTON HEIGHTS, IL 60004

PRELIMINARY

Architects & Planners, Inc.
2000 Deane Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

ALA

Job Number:
17281

Sheet Number:
A203

File Name:
17281203

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A

B

C

D

E

1 2 3 4 5 6 7

1 2 3 4 5 6 7

DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN						
PRELIMINARY DESIGN						
DESIGN DEVELOPMENT						
PERMITTING						
CONSTRUCTION						
RELEASE FOR PERMIT						

PRELIMINARY

CONTEXT ELEVATIONS

FAIRFIELD HOMES / KEVIN DAVIS
815 N HICKORY AVE.
ARLINGTON HEIGHTS, IL 60004

Architects & Planners, Inc.
2000 Debra Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

Job Number: 17281
Sheet Number: A202
File Name: 17281202

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A
B
C
D
E

1 2 3 4 5 6 7

1 2 3 4 5 6 7

1C
A201
RIGHT SIDE ELEVATION
1/4"=1'-0"

3E
A201
LEFT SIDE ELEVATION
1/4"=1'-0"

1 2 3 4 5 6 7 8 9 10 11 12

REVISIONS

NO.	DATE	BY	REVISION
1	10-27-17	SM	11-09-17 BA
2	11-09-17	BA	11-09-17 BA
3			
4			
5			

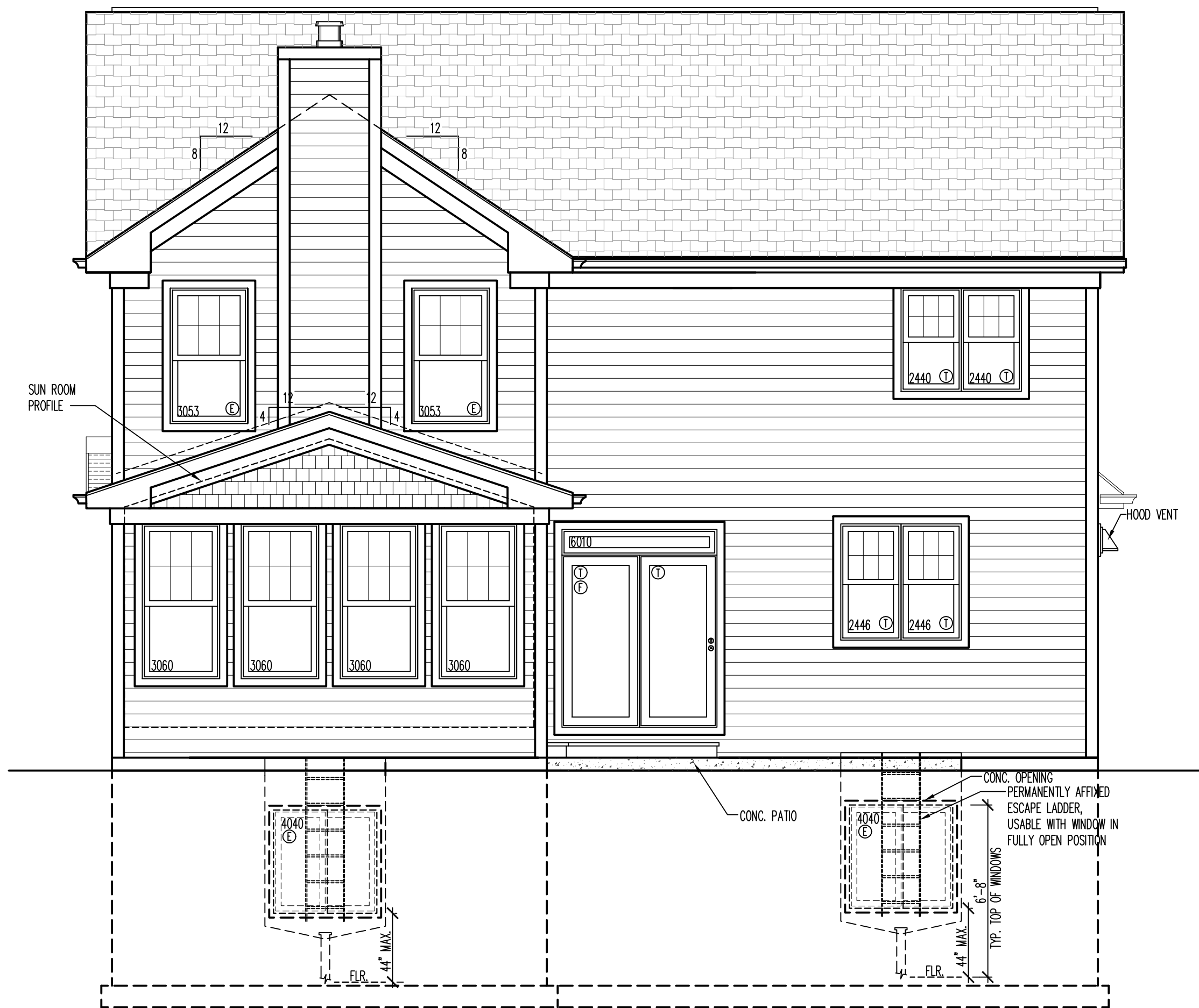
DESIGN STAGE

CONCEPTUAL DESIGN	
PRELIMINARY DESIGN	
DESIGN DEVELOPMENT	
PERMITTING	
CONSTRUCTION	

FAIRFIELD HOMES / KEVIN DAVIS
815 N HICKORY AVE.
ARLINGTON HEIGHTS, IL 60004

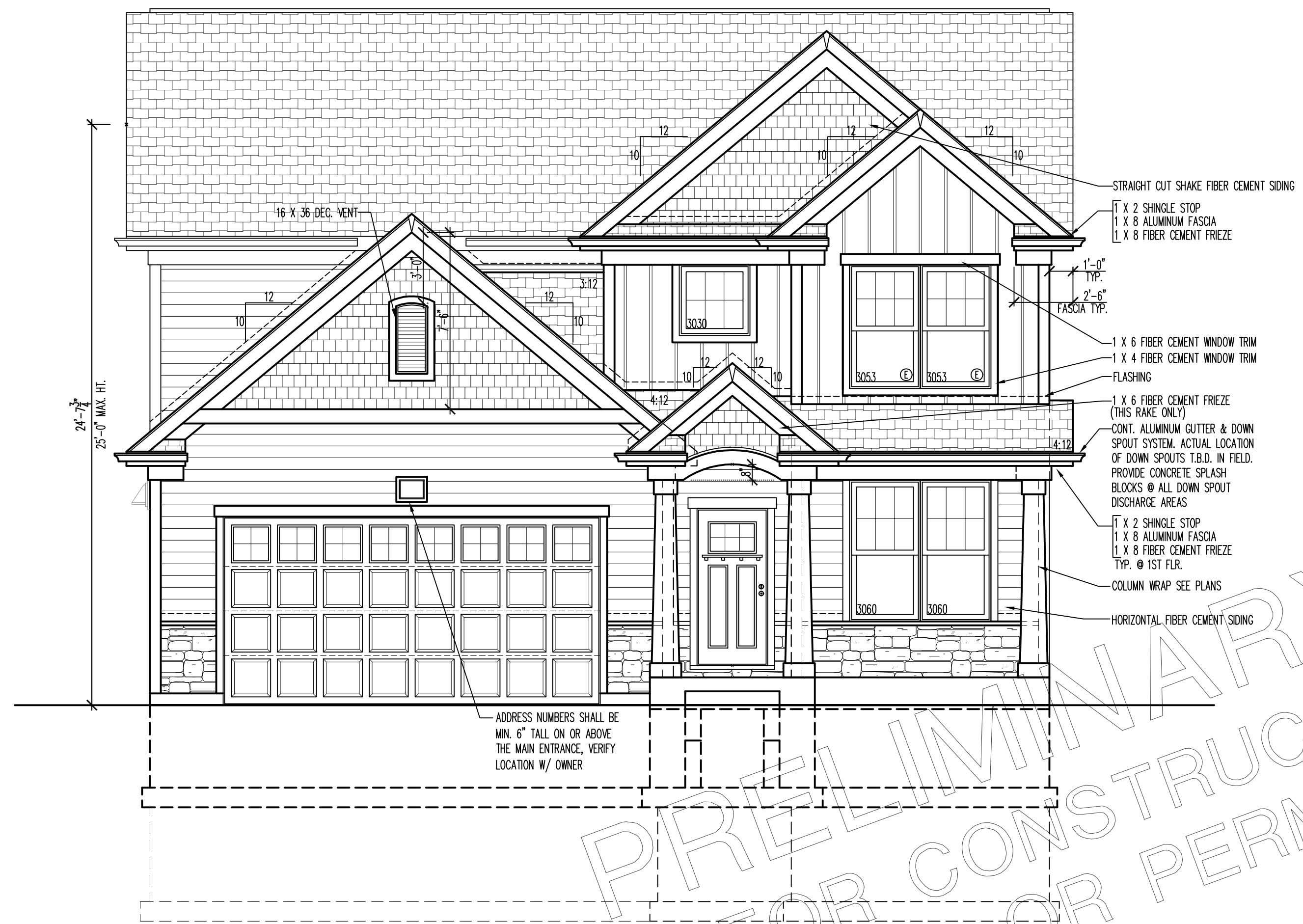
Architects & Planners, Inc.
2000 Debra Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9311

Job Number: 17281
Sheet Number: A201
File Name: 17281.201



1C
A200
REAR ELEVATION

1/4" = 1'-0"



4E
A200
FRONT ELEVATION

1/4" = 1'-0"

- ELEVATION NOTES**
- DO NOT SCALE ELEVATIONS. VERIFY WALL HEIGHTS WITH PLANS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
 - WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
 - SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS.
 - IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS.
- WINDOW NOTES**
- TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED.
 - TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED.
 - ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES. EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED).
 - PROVIDE (2) 2" X 12" ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED.
 - PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS.
 - PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2086 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR.
 - ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55
- ① - EGRESS WINDOW
② - TEMPERED GLASS
③ - FIXED WINDOW

- MATERIAL SCHEDULE**
- SIDING:**
- MANUFACTURER: L.P. (WOOD)
 - COLOR: HARTIE AGED PEWTER
- SHAKE SIDING:**
- MANUFACTURER: L.P. (WOOD)
 - COLOR: SWISS GRAY MATTERS
- TRIM/SOFFIT/FASCIA:**
- MANUFACTURER: T.B.D. (ALUMINUM)
 - COLOR: WHITE
- GUTTERS:**
- MANUFACTURER: T.B.D. (ALUMINUM)
 - COLOR: WHITE
- WINDOWS:**
- MANUFACTURER: SIMONTON (WYL)
 - COLOR: WHITE
- GARAGE DOOR:**
- MANUFACTURER: HORMANN (STEEL)
 - COLOR: WHITE COTTAGE
- ROOFING:**
- MANUFACTURER: TAMKO (ASPHALT SHINGLES)
 - COLOR: ARCHITECTURAL WEATHERED WOOD

DESIGN STAGE

CONCEPTUAL DESIGN	PRELIMINARY DESIGN	DESIGN DEVELOPMENT	PERMITTING	CONSTRUCTION

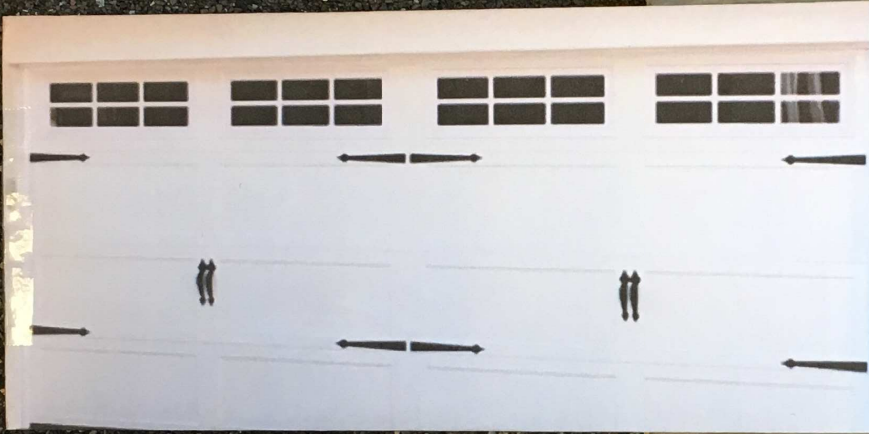
FAIRFIELD HOMES, KEVIN DAVIS
815 N HICKORY AVE.
ARLINGTON HEIGHTS, IL 60004

Architects & Planners, Inc.
2000 Delmar Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

Job Number: 17281
Sheet Number: A200
File Name: 17281200

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Featured Color:
Weatherwood



Fairfield Homes, Inc.
815 N Hickory Ave
Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	N/A	N/A	N/A
Roof	Asphalt Shingles	Tamko	Architectural - Weathered Wood
Siding	Wood	LP	Sherwin Williams SW7046 Anonymous
Gutters/Trim/Fascia	Aluminum		White
Windows	Vinyl	Simonton	White
Garage Door	Steel	Hass Ribbed Long Panel Model 664 with 6- pane lites and hardware	White
Stone	Cultured Stone	Boral Cultured Stone	Country LedgeStone Echo Ridge



Item: DC#17-148 - 1176 N. Beverly Ln. - SF/Addition

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to an existing single-family residence.

Recommendation

It is recommended that the Design Commission approve the design for the proposed new single-family residence to be located at 1176 N. Beverly Lane. This recommendation is subject to compliance with the architectural plans dated 11/16/17 and received 11/17/17, and the following:

1. Revise the brick height on the front addition to align with the existing brick height on all sides of the house.
2. Keep the three existing windows on the first floor of the east elevation.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
4. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1176 N. Beverly Lane
Project Address: 1176 N. Beverly Lane
Prepared By: Steve Hautzinger

Date Prepared: December 6, 2017

PETITION INFORMATION:

DC Number: 17-148
Petitioner Name: Carole Wisniewski
Petitioner Address: JRC Design Build
1275 E. Davis Street
Arlington Heights, IL 60005
Meeting Date: December 12, 2017

Requested Action(s): Approval of the proposed architectural design for an addition to an existing single-family residence.

ANALYSIS:

Summary

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

The petitioner is proposing an addition to the front of an existing single-story house as well as a new full second floor. An existing two-car detached garage will be replaced with a new two-car detached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,500 square feet and the proposed residence with the addition will be 2,695 square feet. This project is scheduled for review by the Zoning Board of Appeals on January 8, 2018 due to the following non-compliant zoning issues:

- The east side yard setback is 3.13 feet, where 5 feet minimum is required.
- The proposed one-foot and two-foot deep roof eaves encroach into the required setback on the east side.
- The proposed 5' x 8' front entry portico encroaches into the required front setback, where the maximum allowed portico encroachment is 4' x 8'.
- The proposed building height is 26.5 feet, where 25 feet is the maximum allowed.
- The proposed deck on the rear of the home has a 3.13 foot setback, where 5 feet minimum is required.
- The location of the air conditioning compressor is not indicated, but it is not allowed within the required side yard setback.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 30.3 feet Side: 3.13 feet Side: 8.6 feet Rear: 64 feet
Building Height	25 feet to the midpoint	26.5 feet to the midpoint
FAR	2,925 SF	2,695 SF
Building Lot Coverage	2,275 SF	1,959 SF
Impervious Surface Coverage Total	3,575 SF	3,106 SF

The existing neighborhood consists of primarily single-story and one-and-a-half-story houses with detached garages. However, there has been one teardown and numerous second story additions previously completed on this block, including the house directly east of the subject site.

Overall, the proposed design is nicely done, except for the following concerns:

- The brick height on the sides of the house awkwardly steps down to partial height brick at the front addition. For a more cohesive appearance, it is recommended that the brick height on the first floor addition align with the existing brick height.
- All of the existing windows on the first floor of the east elevation are proposed to be infilled with brick. To avoid having a blank wall of brick, it is recommended that the three existing windows remain.

RECOMMENDATION:

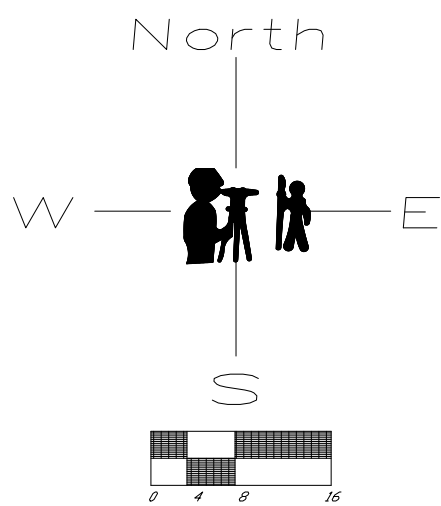
It is recommended that the Design Commission **approve** the design for the proposed new single-family residence to be located at 1176 N. Beverly Lane. This recommendation is subject to compliance with the architectural plans dated 11/16/17 and received 11/17/17, and the following:

1. Revise the brick height on the front addition to align with the existing brick height on all sides of the house.
2. Keep the three existing windows on the first floor of the east elevation.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
4. Compliance with all Federal, State, and Village codes, regulations and policies.

December 6, 2017

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

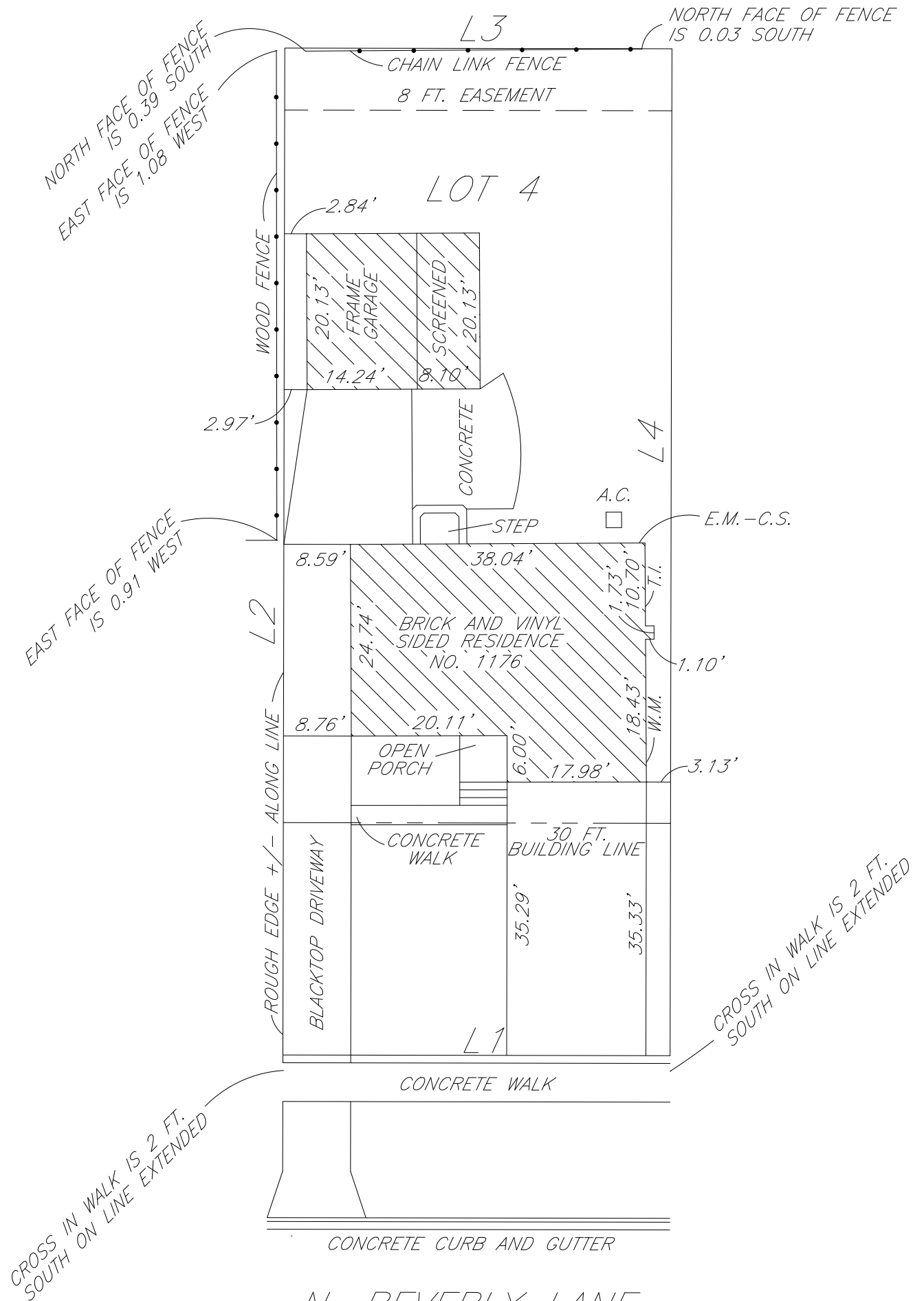
C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-148



PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.
of

Property located at: 1176 N. BEVERLY LANE
Legally described as:
LOT 4 IN BLOCK 2 IN ARLINGTON GREENS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT 1408517.



LINE TABLE

Line	Bearing	Distance
L1	N.89°53'36"W.	50.00'
L2	N.00°06'24"E.	130.00'
L3	S.89°53'36"E.	50.00'
L4	S.00°06'24"W.	130.00'

Line	Measure
L1	50.00'
L2	130.00'
L3	50.00'
L4	130.00'

A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

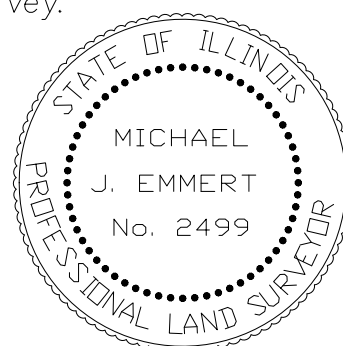
Survey ordered by: DeWald Law Group

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey. Date of field survey: April 11, 2017

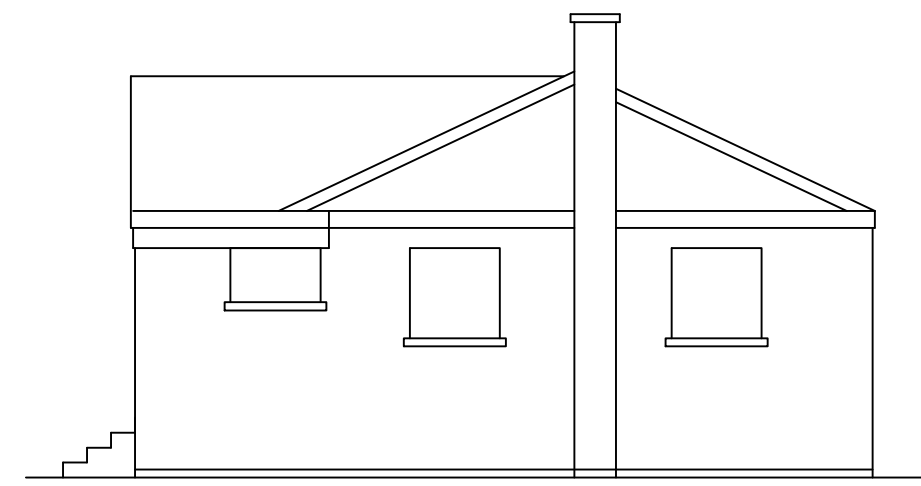
Dated this 11th. day of April, 2017

By: _____ President
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2018
Professional Design Firm Land Surveyor Corporation No. 184.004811

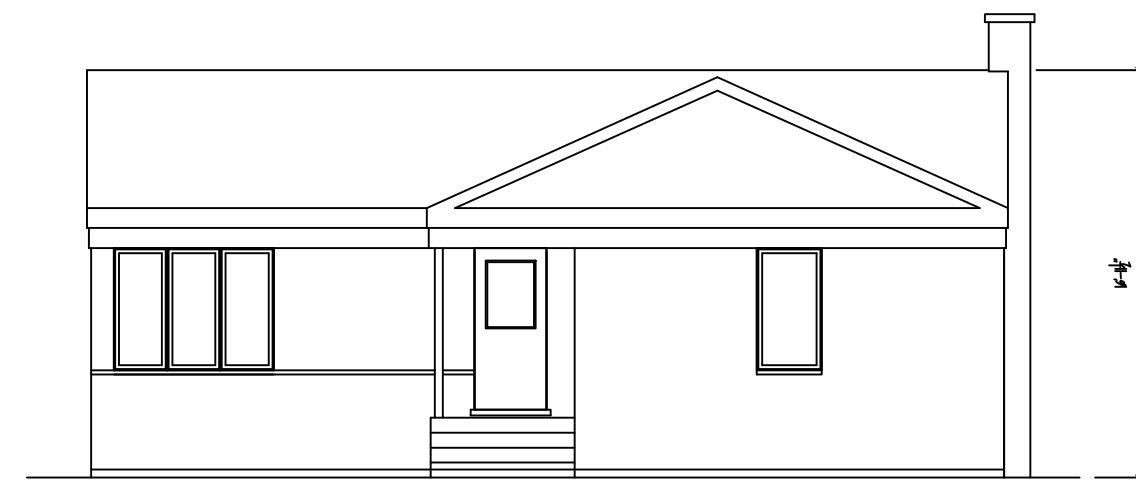


	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.125	.14	.15	.16	.17 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.375	.39	.40	.41	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

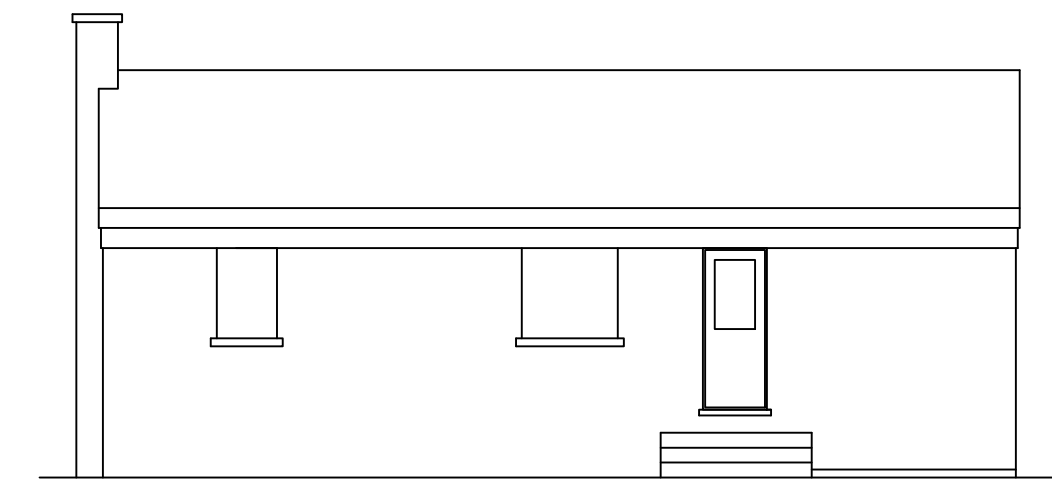
mike@mjesurveys.com
Michael J. Emmert Surveys, Inc
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387



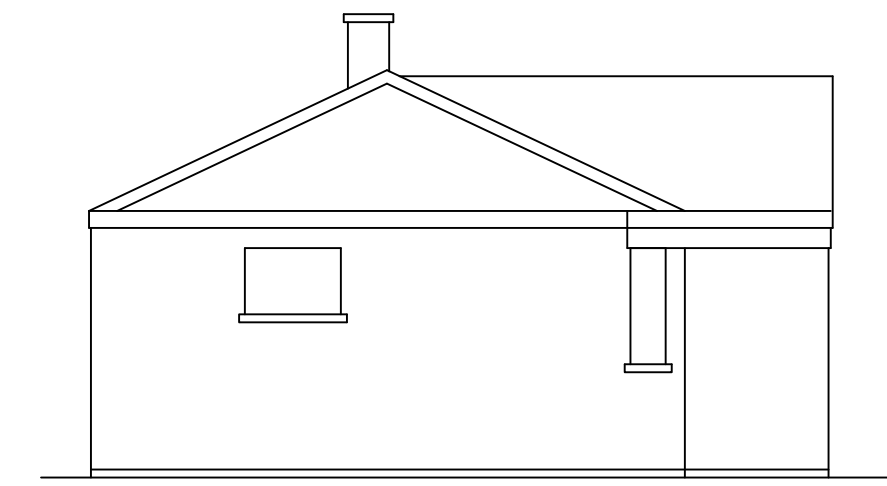
EXISTING EAST (RIGHT) ELEVATION



EXISTING SOUTH (FRONT) ELEVATION



EXISTING NORTH (REAR) ELEVATION

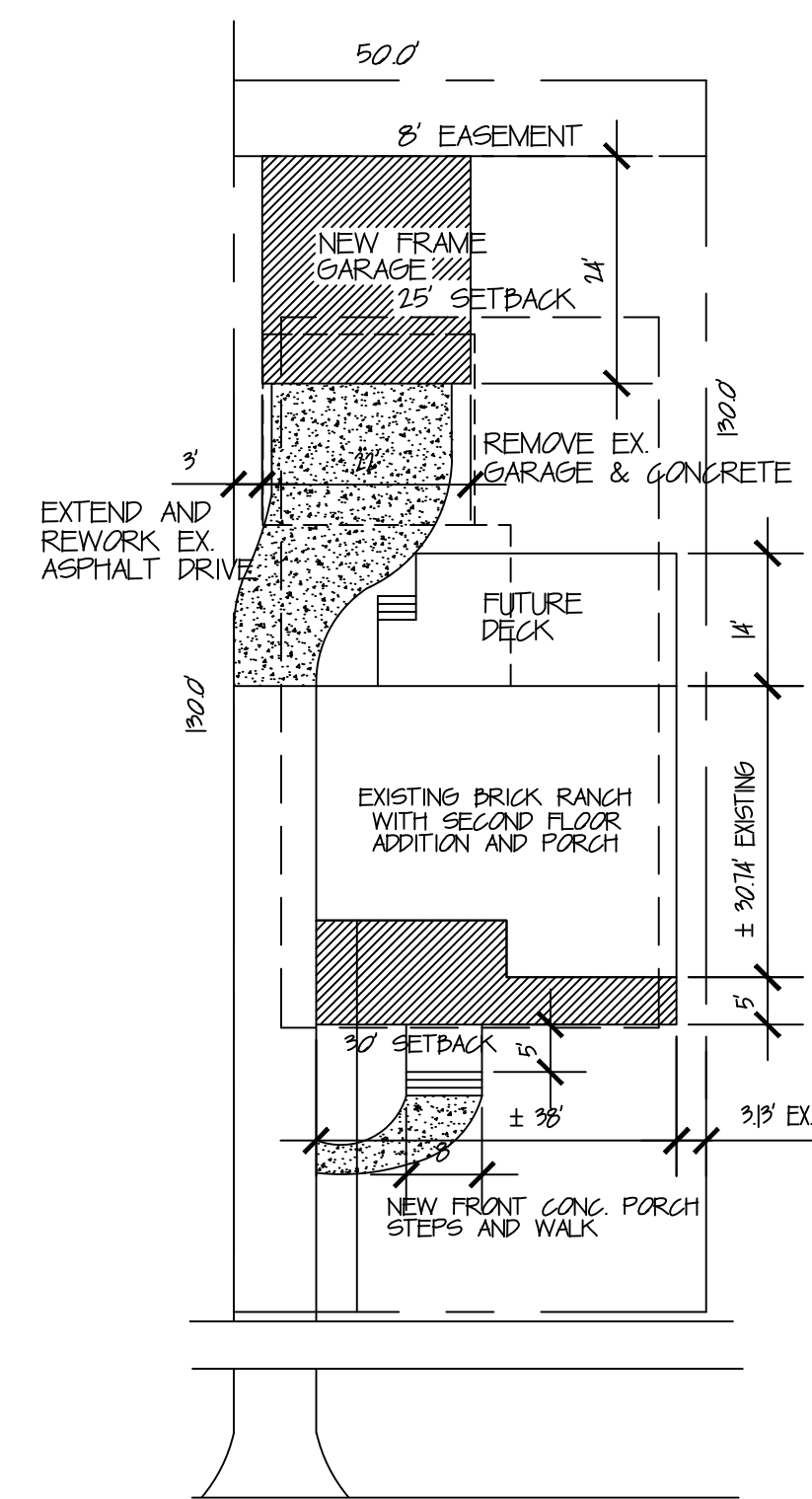


EXISTING WEST (LEFT) ELEVATION

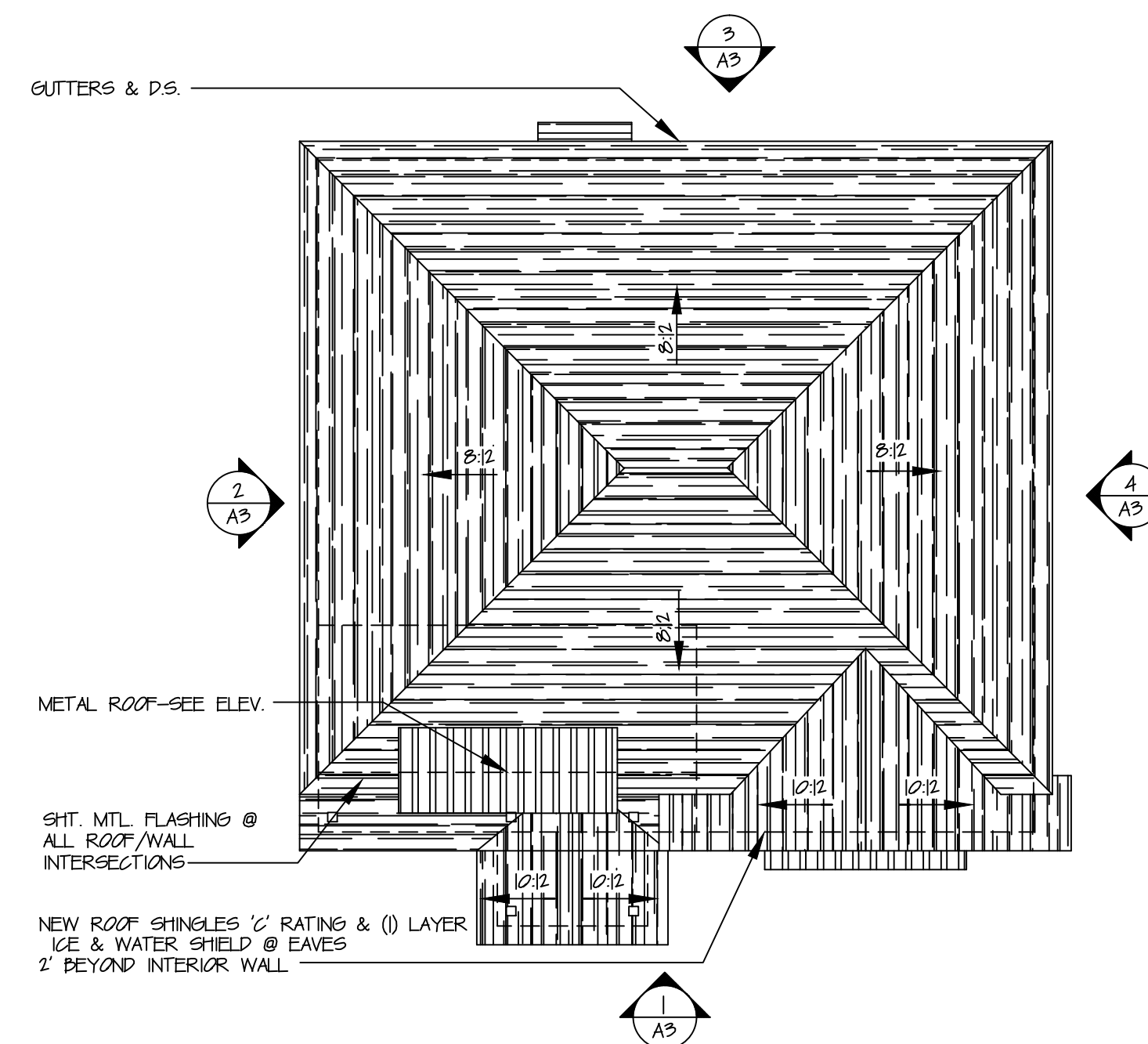
EXISTING ELEVATIONS

$$\frac{4}{A|}$$

1/8" = 1'-0"

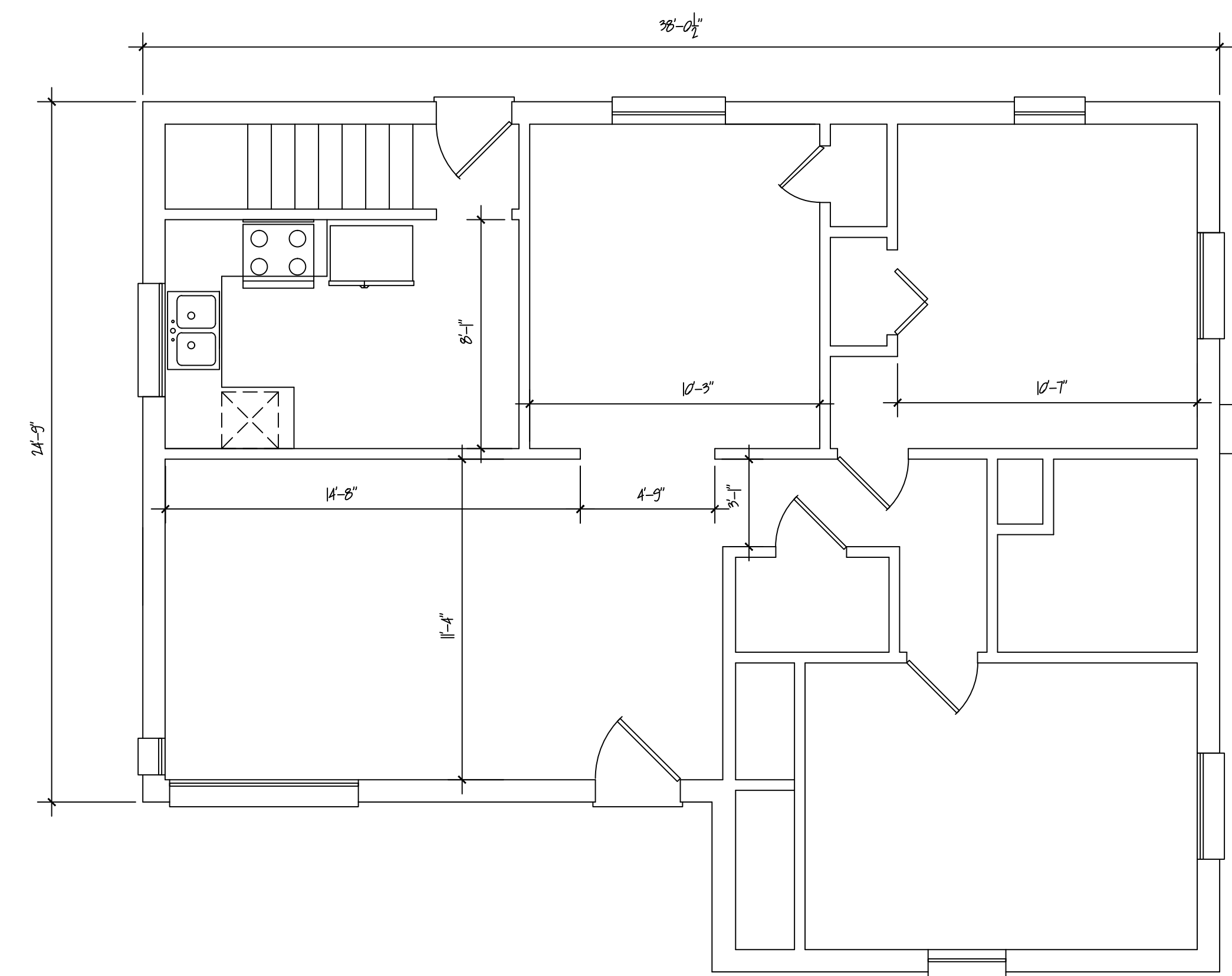


N. BEVERLY LANE

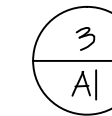
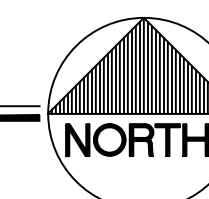


ROOF PLAN

1/8" = 1'-0"



EXISTING FLOOR PLAN

$$1/4'' = 1'-0''$$


SITE PLAN



1'-20'-0"



NO.	DATE	DESCRIPTION
1	11.16.17	DESIGN COMM
2	11.16.17	ZBA

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PROJECT NUMBER
17016.00

DEMO PLAN
FOUNDATION

A1

JRC
DESIGN BUILD, INC
GENERAL CONTRACTOR
1275 E. Davis
Arlington Heights, IL 60005
T: 847.255.2322
email: jimjrcdb@gmail.com



03.20.17



ARCHITECT
847-489-1703
• mail: cwiedesign@gmail.com

922 Monroe Avenue
Wauconda, Illinois 60084
T: 847.489.1703
email: cwisdesign@gmail.com
DESIGN REG #184.007566-001

SECOND FLOOR ADDITION &
KITCHEN/FIRST FLOOR REMODELING:

JKJ PROPERTIES

1176 N. BEVERLY
ARLINGTON HEIGHTS, ILLINOIS



1170 N. BEVERLY LN.



1172 N. BEVERLY LN.



1174 N. BEVERLY LN.



1176 N. BEVERLY LN.



1180 N. BEVERLY LN.



1184 N. BEVERLY LN.



1188 N. BEVERLY LN.

N. BEVERLY LANE.



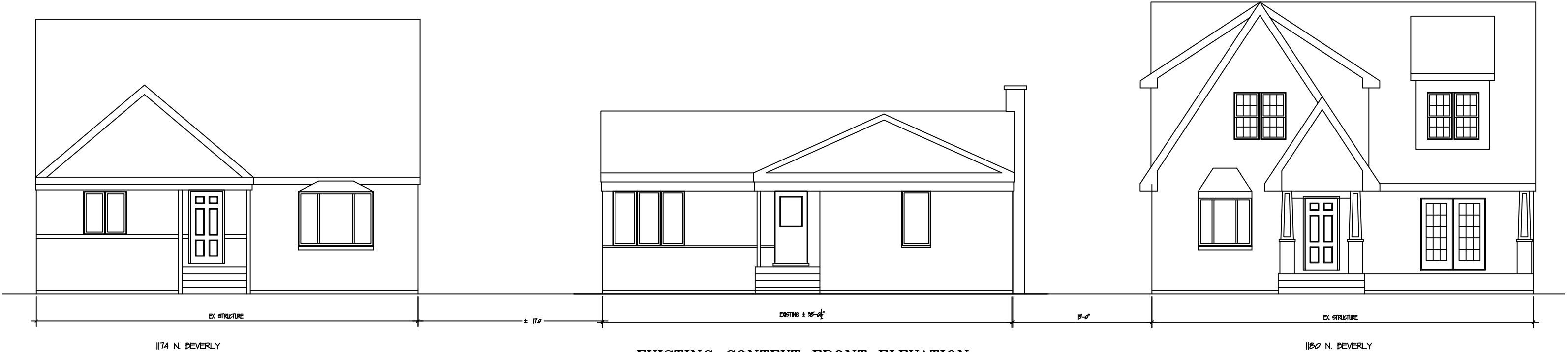
1185 N. BEVERLY LN.



1179 N. BEVERLY LN.



1161 N. BEVERLY LN.



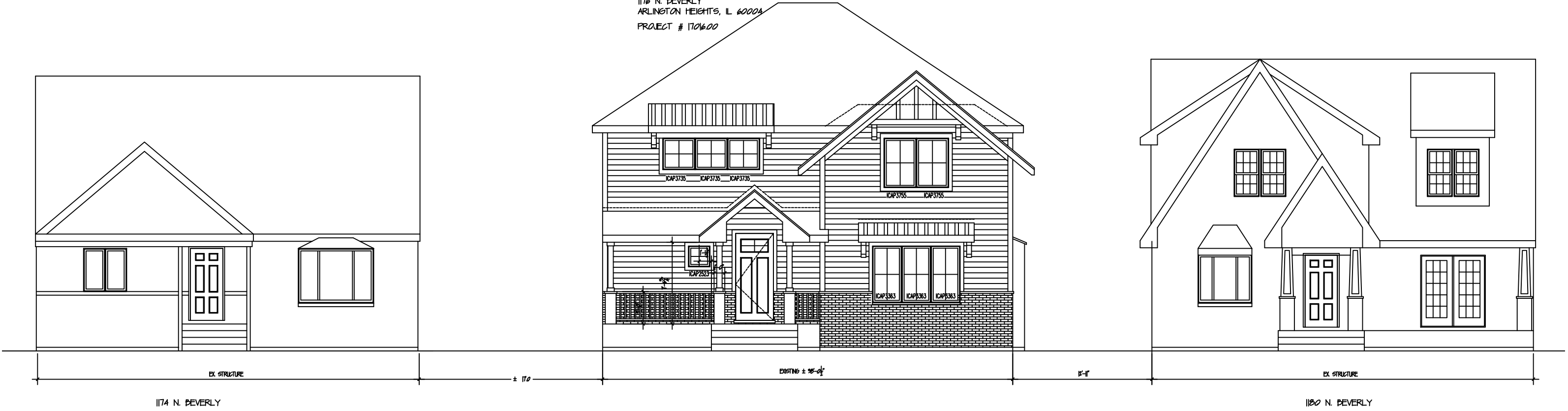
EXISTING CONTEXT FRONT ELEVATION

1
1

NOT TO SCALE

11/5/2017

ADDITION TO SINGLE FAMILY HOME:
JKJ PROPERTIES
1176 N. BEVERLY
ARLINGTON HEIGHTS, IL 60004
PROJECT # 1701600



PROPOSED CONTEXT FRONT ELEVATION

2
1

NOT TO SCALE

JRC
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GENERAL CONTRACTOR
1275 E. Davis
Arlington Heights, IL 60005
T: 847.255.2322
email: jimjrdb@gmail.com



03.20.17



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email: cwdesign@gmail.com
DESIGN REG #184.007566-001

SECOND FLOOR ADDITION &
KITCHEN/FIRST FLOOR REMODELING:

JKJ PROPERTIES
1176 N. BEVERLY
ARLINGTON HEIGHTS, ILLINOIS

NO.	DATE	DESCRIPTION
1	11.16.17	DESIGN COMM
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PROJECT NUMBER
17016.00

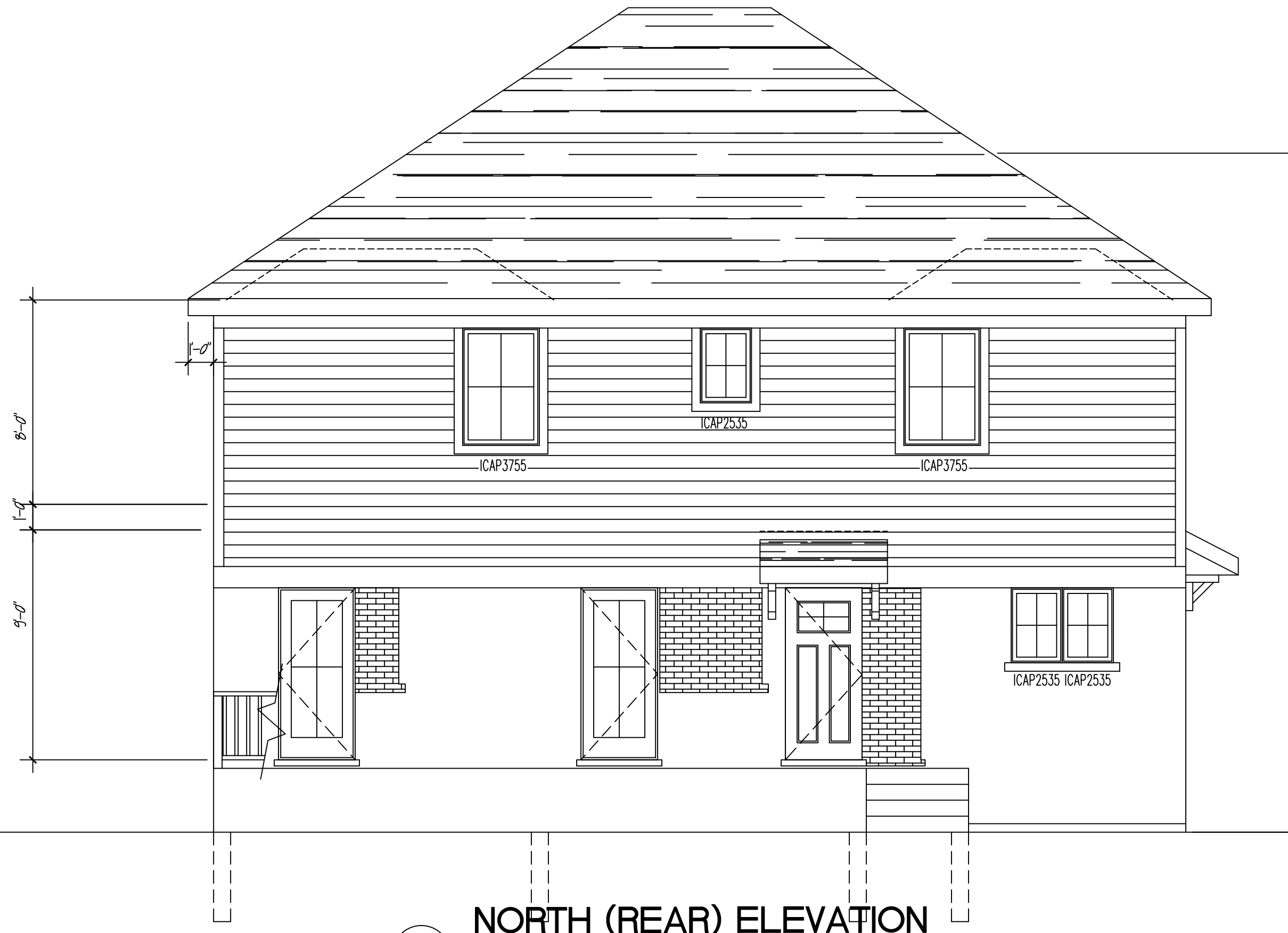
EXTERIOR
ELEVATIONS
A3



EAST (RIGHT) ELEVATION

4
A3

1/4" = 1'-0"



NORTH (REAR) ELEVATION

3
A3

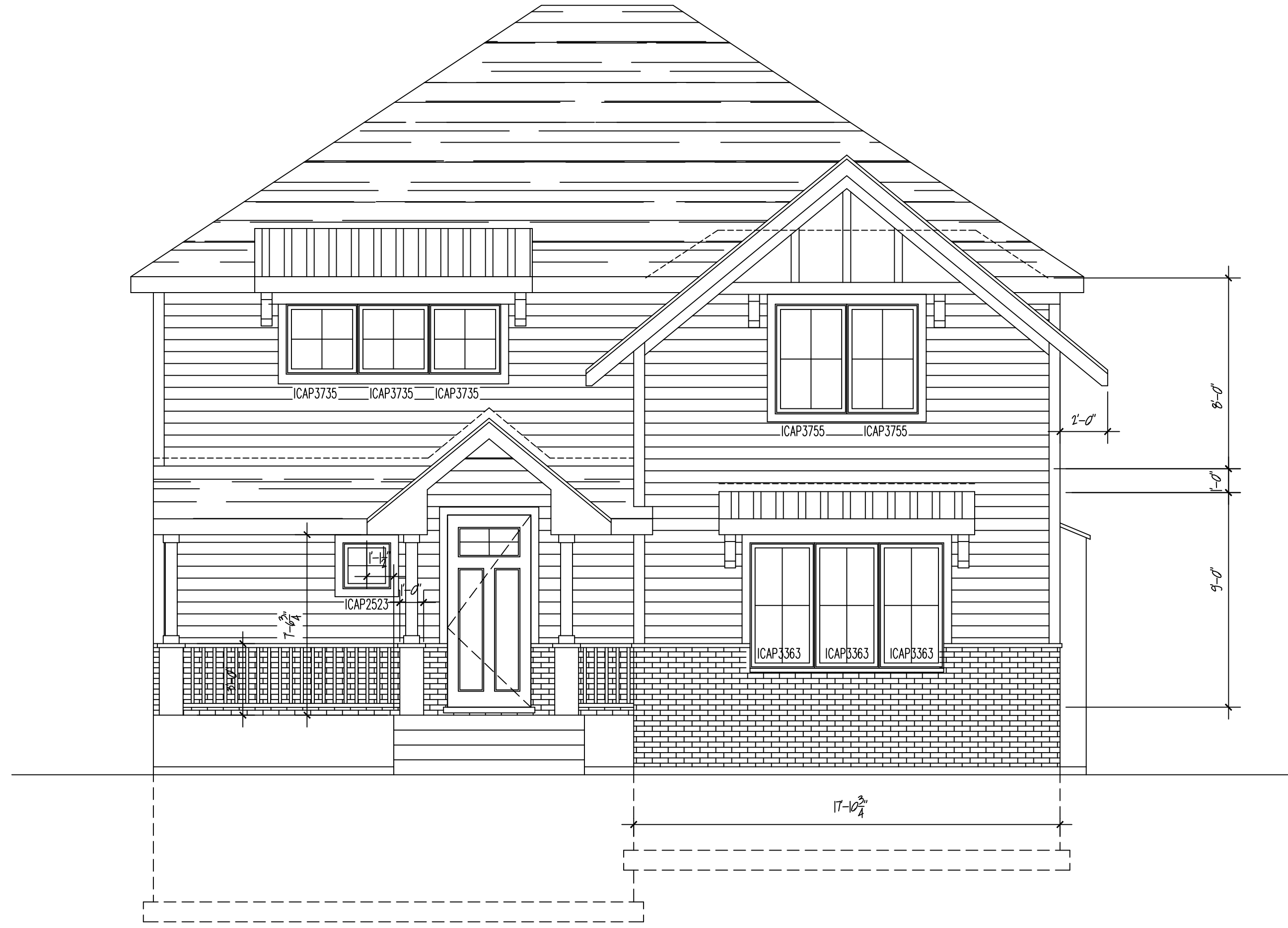
1/4" = 1'-0"



WEST (LEFT) ELEVATION

2
A3

1/4" = 1'-0"



SOUTH (FRONT) ELEVATION

1
A3

1/4" = 1'-0"

MATERIAL SCHEDULE

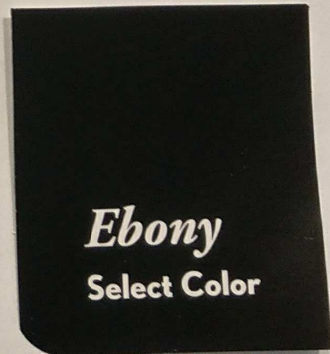
1176 N. BEVERLY LANE.
ARLINGTON HEIGHTS, IL

MATERIAL TYPE	MANUFACTURER	COLOR
BRICK	EXISTING	PAINTED WHITE
ROOF	OWNES CORNING	ONYX BLACK
SIDING	LP SMARTSIDE	WHITE
TRIM/FASCIA	LP SMARTSIDE	WHITE
WINDOWS	MARVIN WINDOWS	EBONY
METAL ROOF	STANDING SEAM	BLACK
GUTTERS/DS	MASTIC	WHITE ALUMINUM



SHINGLES

WINDOWS



STANDING
SEAM

6" HORIZ.

BRICK - WHITE-SIDING/SOFFIT
FASCIA