

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Behlis Residence
Project Address: 1518 W. Thomas Street
Prepared By: Steve Hautzinger

Date Prepared: November 21, 2018
Date Revised: February 7, 2019

PETITION INFORMATION:

DC Number: 18-066
Petitioner Name: Andy Behlis
Petitioner Address: 1518 W. Thomas Street
Arlington Heights, IL 60004
Meeting Date: November 27, 2018
Re-Review Meeting Date: February 12, 2019

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence with an attached two-car garage to allow construction of a new single-story residence with a detached two-car garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 20,000 square feet and the proposed residence will have approximately 4,797 square feet. The proposed front setback is 50 feet, where 43 feet is required. The plans will either need to be revised or a variation requested from the Zoning Board of Appeals. The proposed design does comply with all other R-E zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 35 feet Side: 14 feet Side: 10 feet Rear: 41 feet
Building Height	25 feet to the midpoint	21.5 feet to the midpoint
FAR	5,987 SF	4,797 SF
Building Lot Coverage	6,000 SF	5,137 SF
Impervious Surface Coverage Total	10,000 SF	9,770 SF

The subject property is located in an R-E zoning district, where the minimum lot size is 20,000 sf, and it is located across the street from Virginia Terrace Park. The petitioner has indicated that the design concept is to create open spaces on the front of the home to enjoy the view of the park across the street.

Previous Review Comments:

This project was previously reviewed by the Design Commission on November 27, 2018, at which time the project was CONTINUED to allow concerns with the proposed design to be addressed. A summary of issues discussed at the meeting is as follows:

Staff raised the following concerns:

- **Scale and Massing.** Despite the proposed new home being a single-story, it has a scale and massing that is much larger than the surrounding single-story homes due to the first floor raised four feet above grade and 12-foot tall ceilings inside the house. The resulting ridge line is 12'-10" higher than the existing single-story house to be demolished.
 - o Staff recommended that the elevation of the first floor be lowered and the height of the walls be reduced to better fit with the scale of the neighborhood.

- **Large Terrace.** The design includes a large 1,000 sf raised terrace across the front of the home that is out of scale with the neighborhood.
 - o Staff recommended that the scale of the terrace be reduced to a more common size for a front porch, possibly 10-feet in depth maximum. Consider extending the roof over the terrace to better integrate it with the house design.
- **Bedroom Wing.** The design includes a long narrow bedroom wing that extends deep into the lot and creates a very long flat west elevation.
 - o Staff recommended that the layout be revised to significantly reduce the length of the bedroom wing.
- **Panoramic Doors.** The proposed design includes two sets of large 10-foot tall x 20-foot wide openable panoramic doors on the front of the house which dominate the front elevation. Doors of this type are more commonly seen on the rear of a house opening onto a private yard.
 - o Staff recommended that the large panoramic doors be replaced with smaller scale french doors and windows that would be more appropriate on the front of a house and fit better with the context of the neighborhood.
- **Front Entry Gable.** The front entry gable is awkwardly detailed with the doors recessed below a tall flat gable.
 - o Staff recommended additional design development of the front entry. Consider lowering the height of the gable and possibly integrating it with a new porch roof with decorative support columns.
- **Exterior Materials.** The exterior walls are proposed to be white EIFS with a black roof, black windows, and a black cast stone base.
 - o Staff recommended softening the color palette with tan or gray EIFS and a more natural color stone base.
- **Driveway.** The design includes a large concrete driveway across the entire front yard.
 - o Staff recommended that the driveway layout be revised to reduce the amount of paving in the front yard.

The Design Commissioners raised the following concerns:

- **Front (South) Elevation:**
 - o The Design Commissioners agreed that the front door and gable needed further study and required revisions.
 - o It was commented that the front elevation was dominated by the tall stone base, large roof, and large panoramic doors.
 - o A three-dimensional perspective color rendering was strongly encouraged to study the design.
- **West Elevation:**
 - o The Design Commissioners agreed that the west wall was too long, flat, awkward, and out of place.
 - o It was encouraged to study adding a second side gable towards the rear to match the side gable towards the front.
 - o A landscape plan was requested to soften the appearance of the wall.
- **Exterior Materials:**
 - o It was commented that the exterior materials and colors should respect the surrounding context.
- **Driveway:**
 - o It was commented that the large driveway in the front yard should be softened.

Project Update:

In response to the comments from November 27, the petitioner has made changes to the design as follows:

- Front Elevation. The gable above the front door and recessed entry have been omitted.
- West Elevation. Six transom windows have been changed to full height windows.

Staff Comments:

The revisions to the design are minimal, and the previous concerns have not been addressed. Omitting the awkward gable above the front door is good, but the front elevation still requires further design development to address the scale and massing concerns. The enlargement of the six windows on the west elevation actually accentuates the monotony of the long flat wall.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions and re-review** the proposed new single-family residence to be located at 1015 W. Thomas Street. This recommendation is based on the architectural plans dated 1/7/19 and received 1/18/19, and the following:

1. Scale and Massing. It is recommended that the elevation of the first floor be lowered and the height of the walls be reduced to better fit with the scale of the neighborhood.
2. Large Terrace. It is recommended that the scale of the terrace be reduced to a more common size for a front porch, possibly 10-feet in depth maximum. Consider extending the roof over the terrace to better integrate it with the house design.
3. Bedroom Wing. It is recommended that the layout be revised to significantly reduce the length of the bedroom wing
4. Panoramic Doors. It is recommended that the large panoramic doors be replaced with smaller scale french doors and windows that would be more appropriate on the front of a house and fit better with the context of the neighborhood.
5. Front Entry. Additional design development of the front entry is recommended. Consider integrating it with a new porch roof with decorative support columns.
6. Exterior Materials. Consider softening the color palette with tan or gray EIFS and a more natural color stone base.
7. Driveway. It is recommended that the driveway layout be revised to reduce the amount of paving in the front yard.
8. 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.
9. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, February 7, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-066