

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Senk Residence
Project Address: 716 N. Dunton Ave.
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 23-051(H)
Petitioner Name: Cathleen Deligio
Petitioner Address: Mastercraft Builders & Carpentry
1000 George Street
Barrington, IL 60010
Meeting Date: October 10, 2023

Date Prepared: October 3, 2023

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing two-story residence to allow construction of a new two-story residence with a two-car attached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,263 square feet and the proposed residence will have 2,805 square feet. The proposed new house does comply with the R-3 zoning requirements summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 24.7 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 26.5 feet Side: 5.5 feet Side: 11.9 feet Rear: 30.6 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	2,818 SF	2,805 SF
Building Lot Coverage	2,192 SF	2,103 SF
Impervious Surface Coverage Total	3,445 SF	2,770 SF

2004 School of the Art Institute Community Preservation Report

The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area. The existing house was included in a Community Preservation Report that was prepared by the School of the Art Institute of Chicago in 2004 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 existing house is one of only 38 homes in the report rated as "Exceptional". The subject property was platted in 1874, and according to the Preservation Report, the home was built pre-1890.

State of Illinois Historic Structures Survey

The State of Illinois conducted a historic structures survey from 1971-1975. The survey identified architecturally interesting properties throughout Illinois. The subject house was identified as one of 30 significant historic structures in Arlington Heights.

Chapter 28 Zoning Regulations of the Municipal Code

Section 28-2 Intent and Purpose.

- 2.1 To promote and protect the public health, safety, morals, comfort and general welfare of the people;*
- 2.2 To divide the Village into zones or districts restricting and regulating therein the location, erection, construction, alteration and use of buildings, structures and land for residence, business and manufacturing and other specified uses;*
- 2.3 To protect the character and the stability of the residential, business and manufacturing areas within the Village and to promote the orderly and beneficial development of such areas;*

Section 13.2 Design Review. *The procedures to be followed when determining when and how design review will occur shall be as follows:*

- c. For demolition in residential zoning districts and all properties in the B-5 zoning district, design review is required prior to a demolition permit being issued. The review will evaluate the following:*
- 1. The development plan; and*
 - 2. The estimated time frame for demolition and subsequent redevelopment plan and timeline, including verifying that:

 - a. Proposed redevelopment is in character with the neighborhood and meets the criteria in the design guidelines; and*
 - b. Proposed redevelopment will not adversely affect the neighborhood.**

Section 13.7 Issuance of a Certificate of Approval, *the Design Commission will issue a Certificate of Approval if:*

- a. The applicant's plans achieve the purpose and intent of the Design Guidelines; and,*
- b. The proposed design is compatible with the character of neighboring buildings contributing to a favorable environment in the Village.*
- c. The existing property or structure is determined not to have significant architectural, historical, aesthetic, or cultural value.*

If the Commission denies the issuance of a Certificate of Approval, no building permit or demolition permit will be issued on the application except by direction of the Village Board.

Village of Arlington Heights Comprehensive Plan:

Chapter 6 of the Village of Arlington Heights Comprehensive Plan discusses Historic Preservation. The following historic preservation related goals and policies are included in the Comprehensive Plan and are related to this situation:

Goal

To preserve physical resources of historic value which exemplify the cultural, political, economic or social heritage of Arlington Heights.

Policy

Whenever specific land areas and/or existing structures come under review for general planning progress, or in conjunction with a specific land use petition, consideration should be given to identify for possible preservation purposes, land areas or buildings that meet any of the following criteria:

- a. Structures that exhibit a high quality of architectural design reminiscent of the past.*
- b. Structures that exhibit unusual or distinctive design, or construction technique which contribute to the architectural interest of its environs either as an accent or a counterpoint.*
- c. Land areas that have long provided an established or familiar visual presence in Arlington Heights by virtue of: a unique location; distinctive physical characteristics; or historical association.*

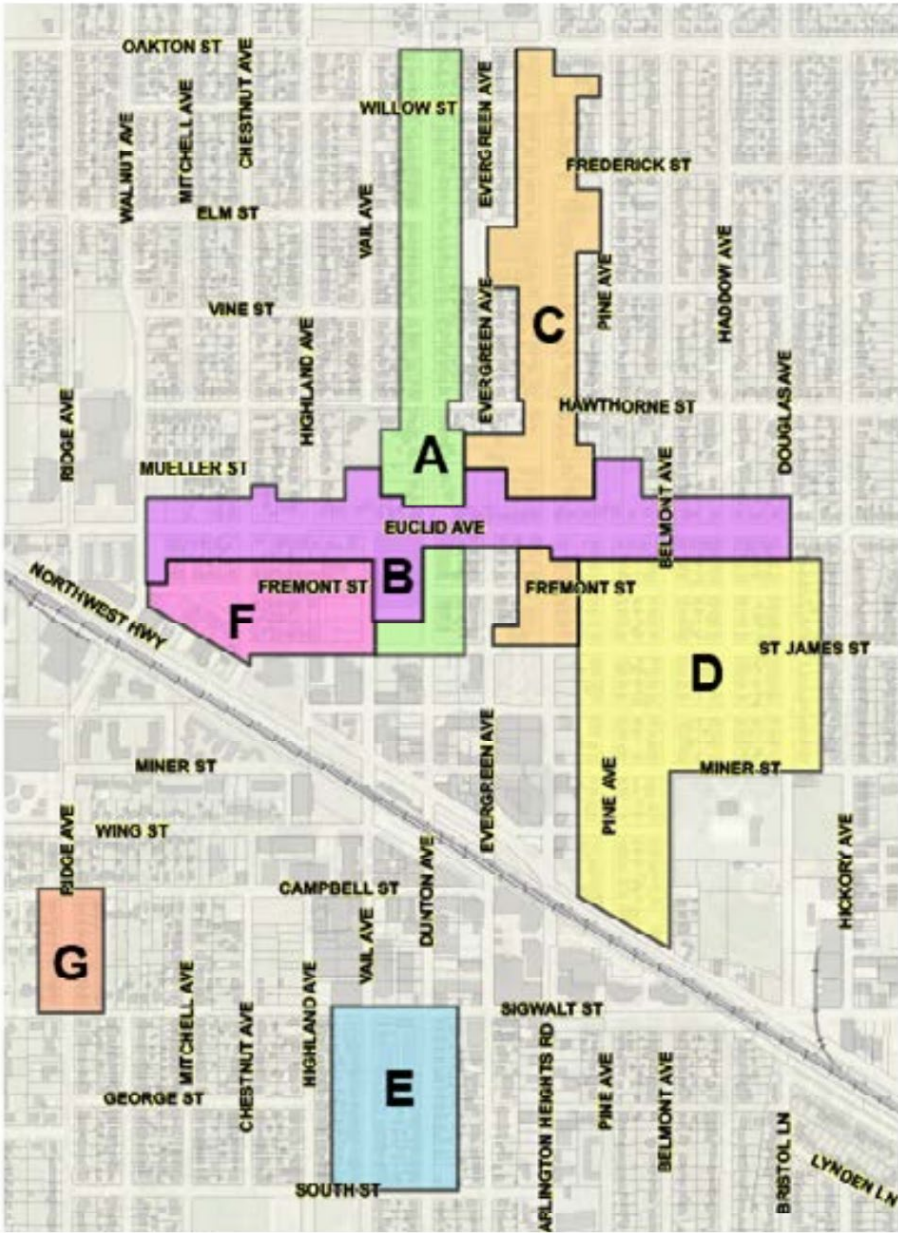
Goal

To preserve and protect existing and future residential neighborhoods in the Village.

Policy

To preserve and renovate housing of historic or aesthetic value and upgrade and renovate public improvements and facilities in Village neighborhoods. To prepare realistic plans for the areas in and around downtown with all necessary safeguards for fine residential and historical properties.

These stated Goals and Policies serve as guidance, however they do not control the use of land unless supplemented with enacted codes. Historic preservation is encouraged, but the Village does not have an actual historic preservation ordinance. In 2005 the Village Board discussed the concept of a historic preservation ordinance. There was interest in doing so, however in order to properly implement such an ordinance, additional staffing would be required. Due to financial constraints, this issue was not pursued.



The area surveyed in the 2004 School of the Art Institute Community Preservation Report was further broken down into 7 potential Neighborhood Conservation Districts (NCD). A NCD is a preservation planning tool employed by communities to identify and protect the distinct physical character of established neighborhoods.

This chart lists each of the potential NCD's and the number of structures rated either Exceptional, Notable, Contributing, or Unrated.

Area	Exceptional	Notable	Contributing	Unrated
A	6	28	17	4
B	8	10	29	17
C	7	17	22	18
D	1	27	67	31
E	0	26	23	10
F	6	9	15	3
G	0	8	12	4

Single-Family Design Guidelines:

The Design Guidelines were prepared by the Village of Arlington Heights Planning & Community Development Department with input from the Ordinance Review Committee on Teardowns, the Design Commission, local residents, and local architects. No approval shall be given for the development, rehabilitation, or exterior modification of any building, structure, or improvement on any parcel subject to a building permit until the proposed development or redevelopment conforms to the Design Guidelines.

The purpose of the Design Guidelines is to provide professional standards to evaluate improvements in the Village of Arlington Heights. Neighborhood and architectural elements include, but are not limited to:

- Evaluation of how the proposed home fits in with the character of the existing neighborhood
- Relationship of the proposed structure to its site and adjacent homes
- Site plan and building orientation, site treatment including site layout
- Review of the elevations
- External architectural features of buildings and structures, including bulk, massing & volume
- Evaluation of materials

The following factors and characteristics relating to a development govern the Design Commission's evaluation of a design submission:

- Conformance to current ordinances of the Village of Arlington Heights
- Conformance to the Comprehensive Plan
- Logic of the design
- Architectural character as it relates to the neighborhood
- Overall composition and balance of the elevation
- Material selection
- Harmony and compatibility to adjacent structures

Staff Comments:

Evaluating this request along with the above referenced 2004 School of the Art Institute Community Preservation Report, State of Illinois Historic Structures Survey, Village of Arlington Heights Comprehensive Plan, Zoning Intent & Purpose, and the Single-Family Design Guidelines, the Design Commission should evaluate as follows:

Per Chapter 28, **Section 13.2 Design Review.**

c. For demolition in residential zoning districts and all properties in the B-5 zoning district, design review is required prior to a demolition permit being issued. The review will evaluate the following:

1. The development plan,

The proposed development plan includes demolition of the existing historic home described in above documents, which Staff opposes due to its significant historical quality.

2. The estimated time frame for demolition and subsequent redevelopment plan and timeline, including verifying that:

a. Proposed redevelopment is in character with the neighborhood and meets the criteria in the design guidelines

The proposed redevelopment is not in character with the neighborhood due to the proposed demolition of the existing historic home. The proposed redevelopment does not meet the criteria in the Design Guidelines, specifically 'architectural character as it relates to the neighborhood' and 'harmony and compatibility to adjacent structures' due to the proposed demolition of the existing historic home which contributes to defining the architectural character of the neighborhood and the existing home is in harmony with the other surrounding historic homes in this location.

b. Proposed redevelopment will not adversely affect the neighborhood.

Demolition/redevelopment of this property would have an adverse effect on the neighborhood due to the loss of the existing historic home and non-conformity with above referenced documents. Other previously approved teardowns in this neighborhood were for houses with insignificant historical, architectural, and aesthetic value.

Per Chapter 28, **Section 13.7 Issuance of a Certificate of Approval**, the Design Commission will issue a Certificate of Approval if:

a. The applicant's plans achieve the purpose and intent of the Design Guidelines.

One standard of the Design Guidelines is how the proposed home fits in with the character of the existing neighborhood. Staff feels that the proposed new house would not fit in with the character of the existing historic neighborhood as well as the existing house does on this property. Additionally, the proposed redevelopment does not meet the criteria in the Design Guidelines, specifically 'architectural character as it relates to the neighborhood' and 'harmony and compatibility to adjacent structures', due to the proposed demolition of the existing historic home which contributes to defining the architectural character of the neighborhood and the existing home is in harmony with the other surrounding historic homes in this location.

b. The proposed design is compatible with the character of neighboring buildings contributing to a favorable environment in the Village.

A new house in this location would not be as compatible as the existing historic house due to the architectural quality of the existing house which fits with the character of the surrounding historic homes in this location and neighborhood.

c. The existing property or structure is determined not to have significant architectural, historical, aesthetic, or cultural value.

Since the existing house is rated "Exceptional" in the Community Preservation Report, and since the house was included in the State of Illinois' Historic Structures Survey, Staff feels that the existing property does have significant historical and cultural value. Additionally, the existing house has a unique and distinctive design with ornate detailing that has architectural and aesthetic value within this historic neighborhood. The house is in a prominent location and it is valued by many of the residents in the HANA neighborhood for its historical quality. The exterior of the home appears to be in good condition. The existing house could be updated and expanded, pending the Design Commission's approval, while still maintaining the historic character. In addition, removal of the house would not be consistent with the Comprehensive Plan, Zoning Intent & Purpose, or Design Guidelines. For these reasons, Staff recommends that the existing house should remain and be preserved.

Staff acknowledges that the petitioner has provided an Existing Conditions Report citing numerous repairs and maintenance required for the existing house. However, the issues in the report appear to be consistent with maintenance and repairs required for any historic home, and not justification for demolition.

The Intent and Purpose of the Chapter 28 Zoning Regulations includes:

2.1 *To promote and protect the public health, safety, morals, comfort and general welfare of the people;*

2.2 *To divide the Village into zones or districts restricting and regulating therein the location, erection, construction, alteration and use of buildings, structures and land for residence, business and manufacturing and other specified uses;*

2.3 *To protect the character and the stability of the residential, business and manufacturing areas within the Village and to promote the orderly and beneficial development of such areas;*

Demolition of the existing historic home would be a loss to the HANA neighborhood as well as the cultural heritage of Arlington Heights. Protecting the character and the stability of residential areas within the Village is one of the purposes of the Zoning Regulations. Preserving physical resources of historic value which exemplify the cultural heritage of Arlington Heights, and preserving and protecting existing residential neighborhoods are goals of the Village's Comprehensive Plan.

Petitioner Options:

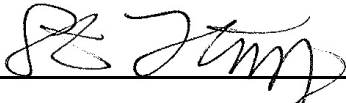
1. Seek an alternative lot appropriate for teardown/redevelopment.
2. Preserve and update the existing historic home.

The petitioner was discouraged by Staff from planning a teardown/redevelopment of this property verbally on May 23, 2023, and again in writing on August 23, 2023. A copy of the August 23 letter from Staff to the petitioner is included in the packet.

RECOMMENDATION:

It is recommended that the Design Commission **deny** the proposed new single-family residence to be located at 716 N. Dunton Avenue. This recommendation is based on the above analysis and that the proposal does not comply with the requirements and standards of the Village of Arlington Heights Comprehensive Plan, the Single-Family Design Guidelines, the 2004 School of the Art Institute Community Preservation Report, State of Illinois Historic Structures Survey, Chapter 28 Section 28-2 Intent and Purpose 2.1, 2.2, & 2.3, Chapter 28 Section 13.2 Design Review c.1 & 2.a & b, Chapter 28 Section 13.7.a, b. & c., and the following:

1. The proposed redevelopment is not in compliance with Chapter 28, Section 13.7.a, b. & c. The existing historic house should remain and be preserved based on its significant architectural, historical, aesthetic, and cultural value.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



October 5, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-051(H)