

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

Project Name: 1105 N. Walnut Ave.  
Project Address: 1105 N. Walnut Ave.  
Prepared By: Steve Hautzinger

### PETITION INFORMATION:

DC Number: 17-001  
Petitioner Name: Brian Hyde  
Petitioner Address: Greenscape Homes  
4355 Weaver Parkway  
Warrenville, IL 60555  
Meeting Date: January 24, 2017

Date Prepared: January 19, 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 single story residence and detached garage to allow construction of a new two story residence with an attached, two and a half car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,920 square feet and the proposed residence will have approximately 3,563 square feet. The proposed design does comply with the R-3 zoning requirements as summarized below.

	<b>ALLOWED</b>	<b>PROPOSED</b>
Setbacks	Front: 20 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 33.15 feet Side: 11.07 feet Side: 6.10 feet Rear: 37.66 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	3,564 SF	3,563 SF
Building Lot Coverage	2,772 SF	2,244 SF
Impervious Surface Coverage Total	3,960 SF	2,879 SF

The subject property is located on a street of varied house designs ranging from smaller, single-story and split level homes with detached garages to newer two-story homes with attached front loaded garages.

There are a few concerns with the proposed design:

1. The front garage wall is very tall and steep, which is not in context with the neighborhood. The homes on this block generally have low sloping roofs, and the 16:12 and 14:12 roof pitches on the proposed design may be too strong of a contrast. It is recommended that the roof pitches be reduced to no more than 12:12.
2. The proposed design extends deep into the lot, and the side walls are large with minimal windows on the first floor level. This condition is helped by the 11 foot side setbacks, where 6 foot minimum is required, but it is recommended that landscaping be required to soften the impact of the large side walls.
3. The rear elevation lacks the character of the front elevation. It is recommended to add board and batten siding in the gable on the rear elevation to match the front.

**RECOMMENDATION:**

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1105 N. Walnut Avenue. This recommendation is subject to compliance with the architectural plans received on 1/17/17, and the following:

1. Reduce the roof pitches on the front elevation to 12:12 maximum.
2. Provide landscaping to soften the impact of the large side walls.
3. Add board and batten siding in the gable on the rear elevation to match the front.
4. 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.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

\_\_\_\_\_, January 20, 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 17-001