

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 411 N. Pine Ave.
Project Address: 411 N. Pine Ave.
Prepared By: Steve Hautzinger

Date Prepared: January 12, 2018

PETITION INFORMATION:

DC Number: 17-141(H)
Petitioner Name: Joe Labelle
Petitioner Address: Rize Properties
784 Busse Highway
Park Ridge, IL 60068
Meeting Date: January 23, 2018

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 and two-car detached garage to allow the construction of a new two-story residence 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 8,712 square feet and the proposed residence will have 3,195 square feet. The proposed design complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 17.3 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 17.5 feet Side: 16 feet Side: 11.6 feet Rear: 50 feet
Building Height	25 feet to the midpoint	23.8 feet to the midpoint
FAR	3,920 SF	3,195 SF
Building Lot Coverage	3,049 SF	2,513 SF
Impervious Surface Coverage Total	4,356 SF	4,246 SF

The existing house (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".

The proposed design has a very authentic historic character that will fit in very well in this neighborhood. Details such as the raised first floor, full front porch, custom window trim profiles, and detached garage all contribute to the success of this design. The design is an excellent example of fitting in with the context of the neighborhood.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 411 N. Pine Avenue. This recommendation is subject to compliance with the architectural plans received 12/8/17 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, 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.

2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, January 8, 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 17-141(H)