

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 412 W. Campbell Street
Project Address: 412 W. Campbell Street
Prepared By: Steve Hautzinger

Date Prepared: January 12, 2018

PETITION INFORMATION:

DC Number: 17-158(H)
Petitioner Name: Kevin Davis
Petitioner Address: Fairfield Homes
530 S. Arthur Avenue
Arlington Heights, IL 60005
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 two-story residence and two-car detached garage to allow the construction of a new single-story residence with a three-car attached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 13,068 square feet and the proposed residence will have 3,048 square feet. The proposed design does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 21.1 feet Side: 9.9 feet Side: 9.9 feet Rear: 30 feet	Front: 22.1 feet Side: 13 feet Side: 13 feet Rear: 46.6 feet
Building Height	25 feet to the midpoint	21.1 feet to the midpoint
FAR	5,665 SF	3,048 SF
Building Lot Coverage	4,574 SF	3,618 SF
Impervious Surface Coverage Total	6,534 SF	4,654 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 "Notable".

The subject property is located on a street with a wide variety of home styles including single-story, one-and-a-half-story, two-story, historic homes, and newer homes. There are a couple of houses with front loaded garages, but the majority of homes have detached garages. The proposed house has a large footprint, but it does fit comfortably on the large 99 foot wide lot. The traditional style fits well in this location, but the Design Commission should evaluate the following concerns:

1. Evaluate the prominence of front load three-car garage which is out of context in this location.
 - a. Consider recessing the garage from the front wall of the house.
 - b. Consider changing the garage to a side load configuration on the back of the house.
 - c. Consider widening the front porch to place the emphasis on the house instead of the garage.
 - d. Consider omitting the large gable from above the three-car garage to reduce its prominence.
2. Evaluate the scale of the large roof.
 - a. Consider reducing the roof pitch to minimize the overall mass of the roof.
3. Stone Base. It is recommended that the stone base be continued on all sides of the house, or at least partially down the sides.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 412 W. Campbell Street. This recommendation is based on the architectural plans received 12/19/17 and the following:

1. Consider recessing the garage from the front wall of the house.
2. Consider changing the garage to a side load configuration on the back of the house.
3. Consider widening the front porch to place the emphasis on the house instead of the garage.
4. Consider omitting the large gable from above the three-car garage to reduce its prominence.
5. Consider reducing the roof pitch to minimize the overall mass of the roof.
6. It is recommended that the stone base be continued on all sides of the house, or at least partially down the sides.
7. Relocate the existing 1" parkway tree to allow the driveway to be moved a minimum 12 feet away from the existing 27 inch parkway tree.
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.

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 17-158(H)