



Agenda  
Village of Arlington Heights  
Design Commission  
Community Room, 3rd Floor

Arlington Heights Village Hall  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
July 24, 2018  
6:30 PM

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

A. Minutes - 6/26/18

**IV. REPORTS**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

A. DC#18-043 - 905 N. Hickory Ave. - SF/Teardown

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



**Item:** Minutes - 6/26/18

**Department:** Planning & Community Development

**ATTACHMENTS:**

**Description**

Minutes - 6/26/18

**Type**

Minutes

DRAFT

MINUTES OF  
THE VILLAGE OF ARLINGTON HEIGHTS  
DESIGN COMMISSION MEETING  
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS RD.  
JUNE 26, 2018

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair  
Kirsten Kingsley  
Jonathan Kubow  
Ted Eckhardt

Members Absent: None

Also Present: Robert Flubacker, Robert Flubacker Architects for 619 N. Arlington Heights Rd.  
Robert Losselyoung, Tinaglia Architects for 206 S. Mitchell Ave.  
Bob & Francesca Murphy, Owners of 206 S. Mitchell Ave.  
Keith Ginnodo, Kingsley/Ginnodo Architects for 445 S. Beverly Ln.  
Michael LaMonica, Owner of 445 S. Beverly Ln.  
Michi Mho, Neri Architects for Hickory/Kensington  
Junko Taki, Polidesign Inc. for Mitsuwa  
Kevin Polka, KJP Holdings LLC for 1427 W. Maude Ave.  
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JUNE 12, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF JUNE 12, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

A MOTION WAS MADE BY COMMISSIONER KUBOW TO MOVE ITEM DC#18-026, THE HICKORY/KENSINGTON PROJECT TO AFTER ALL THE SINGLE-FAMILY PROJECTS. COMMISSIONER KINGSLEY SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY ADDITION RE-REVIEWDC#17-115 – 619 N. Arlington Heights Rd.

Robert Flubacker, representing *Robert Flubacker Architects*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to add a new two-car garage addition to an existing two-story house. The proposed addition complies with all R-3 zoning requirements. The existing house was built in 1869 by the Dunton family, founders of Arlington Heights. The house was included in a Community Preservation Report prepared by the School of the Art Institute in 2004, and is rated as "Exceptional". A historic photo was included in the Staff Report, taken in 1871. This project is appearing before the Design Commission due to the historical significance of this property.

This project received Design Commission approval on September 26, 2017. At this time, the petitioner has made revisions to the design due to cost. The original garage design included detailed moldings and brackets to match the existing detailing on the house. However, the petitioner has reported that those details are too costly to produce. Therefore, they are seeking approval for a simplified version of the design, without the decorative brackets and moldings.

The revised design still fits in very well with the existing house. The massing of the garage, detailing of doors and windows, and detailing of the overhangs and eaves are all very nicely done to complement the existing house. Overall, the design is still very nicely done, and Staff recommends approval.

Mr. Flubacker stated that the cost of duplicating the originally proposed brackets was astronomical. He presented photos showing the different detailing on the existing home, approximately 20 different profiles. The photos also show the condition of the existing trim, which he felt the homeowners should focus their resources on restoring as opposed to replicating them per the original proposal, as well as the modifications that have been made over time to the existing home that do not honor the original details. The photos also show an original gable at the rear of the home that is detailed without the brackets and has a much simpler trim, and three different windows within ten feet of each other that have different details. Mr. Flubacker concluded that their approach is to apply the more simpler details of the home to the new garage, and leave the existing home as more of a pristine jewel separated from the more service-type building of the garage.

Chair Fitzgerald asked if there was any public comment on the project and there was no response from the audience.

Commissioner Kingsley was happy with the revised, more simplified design being presented tonight; she felt it would look nicer because it would set itself off differently than the existing home. She pointed out that the window surround being proposed with an arched header over the top would be more costly, and Mr. Flubacker explained their intent is to keep the shape and configuration of the existing trim the same on the single windows, which is why those have the arch. Commissioner Kingsley had no issue with the windows in the back of the garage changing to straight trim if necessary, because the garage structure is secondary to the main home. She asked if Hardie was proposed for all the siding and trim, and Mr. Flubacker said that they are going to try to use Hardie or some type of composite material. Commissioner Kingsley strongly suggested, almost making it a requirement, that the Hardie siding and trim be smooth, and Mr. Flubacker agreed. Commissioner Kingsley also felt there should be no exposed flutes when using large sizes of Hardie. She had no further comments.

Commissioner Eckhardt concurred with the comments made by Commissioner Kingsley and had no further comments; he was fine with the revisions being presented tonight. Commissioner Kubow and Chair Fitzgerald agreed as well.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 619 N.

ARLINGTON HEIGHTS ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE REVISED ARCHITECTURAL PLANS DATED AND RECEIVED 6/7/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. AN ACKNOWLEDGEMENT THAT IT IS ACCEPTABLE IF THE WINDOW TRIM ON THE BACK OF THE GARAGE BE CHANGED TO STRAIGHT INSTEAD OF ARCHED.
2. AN ACKNOWLEDGEMENT THAT THE SIDING WILL BE SMOOTH, AND THAT THERE BE NO FLUTES.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR 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 PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

KUBOW, AYE; ECKHARDT, AYE; KINGSLEY, AYE; FITZGERALD, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. SINGLE-FAMILY NEW REVIEWDC#18-053 – 206 S. Mitchell Ave.

Robert Losselyoung, representing *Tinaglia Architects*, and Bob & Francesa Murphy, the owners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached, two-car garage on an existing vacant lot. This project complies with the R-3 zoning requirements, except for side yard encroachments (chimney, roof eaves, window wells, and door stoop) that will need to be corrected for building permit approval. This property received Zoning Board of Appeals approval on July 10, 2017 to allow a 50-foot wide, 6,000 sf lot to be buildable, where 70-foot wide, 8,750 sf is required.

The existing neighborhood includes many historic bungalow style homes mixed with a variety of one and two-story traditional style homes. There is a mix of front loading and detached garages, with the majority of garages being detached. This specific block is comprised of all one-and-a-half-story, historic bungalow style homes with detached garages; however, there is one two-story home at the south end of the block.

Due to the consistent fabric of this block, an ideal design in this location would be a new one-and-a-half-story bungalow style house with a raised first floor and a detached garage. However, the proposed two-story design is nicely done in a traditional style with a single-story front porch and a single-story garage roof that give the house a nice scale. Ideally, the design would include a detached garage, but if an attached garage is determined to be appropriate in this location, then the design is nicely done. Staff recommends the commissioners evaluate the proposed design with the context of the neighborhood.

Mr. Losselyoung responded to the comment about the detached garage. He explained that the owners purchased the lot after it was given the zoning variation for the size of the lot. When they initially designed the new home, they considered a detached garage; however, because of the size of the lot, even a 9-foot wide driveway with a turn out into the backyard put them over the impervious lot coverage allowed, as well as resulting in almost no backyard. The 2-car attached garage fits well with the scale and massing of the other buildings on the street and is a good compromise for the homeowners.

Chair Fitzgerald asked if there was any public comment on the project and there was no response from the audience.

Commissioner Eckhardt was sympathetic to the hardship with the garage and the 50-foot wide lot. He suggested adding a shed roof over the patio door on the rear elevation, to add character and protect from the weather elements. He also reviewed the proposed colors and materials and had no issues with them.

Commissioner Kubow said that architecturally, the proposed new home was well designed, and he loved the material palette; however, he was struggling a bit with the context of the neighborhood and how this home fits in. He acknowledged that the front elevation was similar, and a nice nod to the adjacent neighbor, and it helps that the right (north) side of the home drops down significantly and sets the home back so the 2-story feel is not right at the front of the home. Overall, he liked what was being proposed, and although he preferred that a detached garage be done here, he felt the logistics would be difficult and he understood the current needs for an attached garage and backyard space. He approved of the design as submitted.

Commissioner Kingsley agreed with most of the comments made by the other commissioners. She understood how difficult it is to get a detached garage on a 50-foot wide lot and how much space it takes up on the property, as well as how homeowners want to have an attached garage for current times. She pointed out Staff's comments about the consistent fabric of this block, and added that all the homes on this block have a front porch, which result in the homes on the block being elevated with elevated porches. She was not bothered so much by the eaves of the new home, but rather that the front porch is not as celebrated and that the porch is tucked back. The porch should have more

prominence and be a place of invitation; maybe it needs to come out further, or maybe it is the material of the stone that is dissimilar to the other homes. Commissioner Kingsley felt the petitioner should consider this because she felt that neighbors in this neighborhood spend a lot of time on their front porches. She also strongly recommended adding a canopy over the door on the rear of the home.

Chair Fitzgerald liked Commissioner Kingsley's suggestion to give the front porch more prominence, he liked the color palette being proposed, and felt the home would fit into the neighborhood after landscaping had a chance to grow. He also appreciated that all four sides of the home were nicely detailed, instead of only the front elevation. He liked the new home and felt it would fit in nicely.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 206 S. MITCHELL AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 6/20/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO CONSIDER PULLING THE FRONT PORCH OUT.
2. A RECOMMENDATION TO ADD SOME TYPE OF OVERHANG FOR PROTECTION ABOVE THE DOOR ON THE REAR ELEVATION.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR 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 PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Eckhardt asked about the depth of the front porch, which the petitioner said would be 6-feet deep. Commissioner Eckhardt suggested pulling the porch out 2-feet to allow more usable space. Commissioner Eckhardt also pointed out that adding an element over the rear door would be consistent with the nice architectural stoop being proposed at the rear door, and if budget only allowed one of these details, he preferred that the rear door be addressed.

KUBOW, AYE; ECKHARDT, AYE; KINGSLEY, AYE; FITZGERALD, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. SINGLE-FAMILY ADDITION REVIEWDC#18-055 – 445 S. Beverly Ln.

Commissioner Kingsley recused herself from the discussion because her architectural firm was the petitioner, and she left the room.

Keith Ginnodo, representing the *Kingsley/Ginnodo Architects*, and *Michael LaMonica*, the owner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to expand an existing two-story house with a new single-story addition on the north side of the house and a new two-story addition on the east. An existing one-car attached garage will be converted to living space, and a new two-car detached garage is proposed. This project received approval by the Zoning Board of Appeals on June 11, 2018 for setback variations, a floor area (FAR) variation, and a Building Lot Coverage variation.

This project is appearing before the Design Commission due to neighbor concerns received during the ZBA review, and to evaluate the design. The existing house is a traditional, colonial style home with painted brick on the first floor, and horizontal lap siding on the second floor. The overall scale and massing of the proposed design is nicely done, and it fits well with the scale of the neighborhood. However, the proposed two-story addition has a distinctly different appearance than the existing house with panel siding and continuous windows wrapping from the front of the house down the side. One of the goals of the Village's Single-Family Design Guidelines is that "*New additions will look like they belong and not dominate or change the character of the original building*". An alternative option to consider would be to continue the brick base, horizontal lap siding, and punched windows in a similar manner as the existing house.

Staff recommends the commissioners evaluate the proposed design.

Mr. Ginnodo said that the design came full circle; they started with a continuation of the same building and stretched it around with punched openings with shutters on the second floor; however, that design was not well received by the homeowners, who wanted something different. They then went to a whole different style of architecture and the homeowners said no, they really liked the existing home and wanted to respect it. The original siding, original trim, and many really nice details exist on the home, and they are proposing to pick up the trim details and apply them to the new panelized system where they can. The current design is the end result and reflective of the homeowners' desires, and respective of the existing home.

Chair Fitzgerald asked if there was any public comment and there was no response from the audience.

Commissioner Kubow said that he used to feel that additions should be very consistent with the existing home, but he was moving away from that. He liked what is being proposed, and that a third material is being introduced to the overall palette, which is interesting and reminds him of what the petitioner is doing at the home on Rockwell that turned out fantastic. Overall, he really liked what was being proposed, but felt the north elevation was lacking interest, although he understood the constraints of the floor plan. He suggested landscaping as a way to add detail to the north elevation and asked the petitioner if additional fenestration was considered on the north elevation. Mr. Ginnodo referred to the site plan, pointing out the limited space to the north and east property lines, as well as concerns about water flow with landscaping between the two buildings. He felt that the lack of detail on the north elevation was far enough down the elevation to not affect the neighborhood, and the adjacent neighbor to the north attended the Zoning Board of Appeals and expressed their support for the project. Commissioner Kubow acknowledged that the amount of natural light in the small space between the two homes would be minimal to support any landscaping.

Commissioner Eckhardt was fine with the design as proposed and was in support of the project. Chair Fitzgerald felt the same way, and felt that the new addition would match the existing home better than the one that is there, which he felt did not match at all.



Commissioner Kubow asked about the concerns of neighbors that attended the ZBA hearing. Mr. Ginnodo explained that the concerns were mostly about the inconvenience of living next to a construction site, pointing out the new home located directly east of the site. Neighbors used the opportunity to ask if the Village was doing the right thing by allowing variances to be approved.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN FOR THE PROPOSED ADDITION TO THE SINGLE-FAMILY HOME LOCATED AT 445 S. BEVERLY LANE, AS SUBMITTED. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 5/25/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, 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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR 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 PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

KUBOW, AYE; ECKHARDT, AYE; FITZGERALD, AYE; KINGSLEY, RECUSE.  
MOTION CARRIED.

ITEM 4. SINGLE-FAMILY ADDITION REVIEW

DC#18-058 – 1427 W. Maude Ave.

The petitioner had not yet arrived, so the project was moved further down on the agenda.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO MOVE THE REVIEW OF PROJECT DV#18-058, 1427 W. MAUDE AVENUE, TO THE END OF THE AGENDA.

KINGSLEY, AYE; KUBOW, AYE, ECKHARDT, AYE; FITZGERALD, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 5. MIXED-USE RE-REVIEWDC#18-026 – Hickory/Kensington – 4 N. Hickory Ave.

Michi Mho, representing *Neri Architects*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new five-story mixed-use building with 76 residential apartment units and 3,435 sf of commercial space. The existing site is currently vacant. This project is located within the Hickory/Kensington redevelopment area, which has a unique set of Design Guidelines that were approved by the Design Commission in 2014.

This project was reviewed by the Design Commission on April 10, 2018, at which time the project was continued to allow design concerns to be further studied and addressed. At that time, the Design Commission supported the proposed modern design, but the following is a summary of key comments and concerns:

- East Elevation. The Design Commission felt the right side of the east elevation was too flat, and it needed to be further developed with similar detailing as the left side.
  - The petitioner has added a new bumpout on the right side of the east elevation to match the left side, which works well to break up the long flat wall.
- East Elevation, First Floor. The Design Commission requested additional design development of the first floor walls along the pedestrian sidewalk.
  - The petitioner has added multiple garage windows with frosted glazing along the first floor walls.
- Wall Panel Details. The Design Commission requested additional details for the various exterior wall materials including exterior corner details, panel joints, and transitions between materials.
  - The petitioner has provided details and representative photos on drawing A-19 to illustrate how each different product will be detailed.
- Balcony Railings. The Design Commission requested additional details for the solid and mesh balcony railings, including scupper details for the solid balconies.
  - The metal mesh railings have been changed to standard vertical baluster railings with a dark bronze finish.
  - The solid balcony railings have been further detailed with panel joints and downspouts have been added which will be connected to internal scupper/drains.
- Storefront and Window Finishes. There was discussion regarding the combination of clear anodized aluminum storefronts and balcony doors with dark bronze windows.
  - The petitioner has changed the windows to clear anodized aluminum so that all of the exterior door and window frames have a consistent appearance.
- Signage. The Design Commission requested clarification on the material, color, and illumination of the proposed "FOUR NORTH" wall sign.
  - The signage has been called out as 24" in size with backlit illumination, and a dark bronze finish.
- Sustainable Design Features. A summary of sustainable design features was requested by the Design Commission, focusing on those items pertaining to the building materials, as outlined on pages 15 & 16 of the Hickory/Kensington Design Guidelines.
  - The petitioner has indicated that energy efficient LED lighting with occupancy controls will be used throughout the project, and they intend to use as many locally sourced building materials as possible.

Overall, the proposed design has a modern aesthetic that meets the intent and criteria of the Hickory/Kensington Area Design Guidelines. The revisions and clarifications requested by the Design Commission have all been addressed, and they are nice enhancements to the design. Staff had no additional comments and recommend approval as submitted.

Mr. Mho pointed out another element that was changed on the south elevation was the introduction of the red siding color, to match better to the other sides of the building and help unite all four sides of the building. He felt Staff summarized the changes that were made since the last review.

Chair Fitzgerald asked if there was any public comment and there was no response from the audience.

Commissioner Kingsley thanked the petitioner for making the design changes since the last review. She asked if the details of the Hardie panel system will be a reveal with hidden fasteners, with the reveal to match the panel, and Mr. Mho said that it would. Commissioner Kingsley also asked about the material on the underside of the balconies, and Mr. Mho replied that it would be either a Hardie panel or bead board, and Commissioner Kingsley preferred the Hardie panel. Commissioner Kingsley liked the changes that were made, and her only comment was that the balcony railing color has changed as a result of all the windows now being the same anodized color. She asked what the balconies were made of, and Mr. Neri replied that the balcony railings would be aluminum with 2-inch corners and 3/4-inch spindles, something simple; standard stock, color to be similar to both the signage and the balcony itself. Commissioner Kingsley said that her tendency was to not have it be black, but she understood the petitioner's point, so it might be fine; however, she wanted to note for the record that the petitioner acknowledged that it will be a thinner railing, simplified, not plastic. Commissioner Kingsley had no further comments.

Commissioner Eckhardt liked the changes that were submitted, particularly the palette of colors and how they are separated and joined together; there are seven different finishes on the building. He asked if the stone is located only at the entrance, and Mr. Mho replied that stone is located on the commercial space along Hickory and Kensington at the corner, at the residential entrance, and then repeated again at the back of the building on the north side at the bump out, wrapping around the north side a bit. Commissioner Eckhardt was unsure if he liked the upside down, dark colored "L" shaped masses facing each other, as opposed to going in the same direction. He also asked about rooftop equipment and Mr. Mho replied that the parapet wall is intended to be tall enough to conceal the rooftop equipment. Commissioner Eckhardt felt the changes were fine, and he would not change too much; there a lot of things going on with the building and they seem to join together well. He felt the proposed building was the kind of building that is seen in the Design Guidelines.

Commissioner Kubow felt the proposed building was a perfect example of the Design Commission, the Village, the Architect, and the Owner all working together. It was impressive to see where the design is today compared to the first preliminary review of the project, and he commended the petitioner on all the updates that were made. He felt this building has the potential to look better than the rendering when it is built. He felt that the Village needs more modern architecture, and he was very excited about this project. Commissioner Kubow asked about commercial tenants for the building, whether the building will have a leasing office, and the parking ratio for the building. The petitioner replied that they are currently working with several possible commercial tenants, but nothing they can elaborate on at this time, and the leasing office would be located on the second-floor of the building. Mr. Hautzinger said he believed the parking ratio was 1-1/2 parking spaces per apartment unit; however, the petitioner is requesting a variation for the parking that is required for the commercial spaces.

Chair Fitzgerald liked the changes that were made; however, he questioned if the balcony railings would be black and the lettering bronze. Mr. Mho clarified that the railings would be dark bronze and match the lettering.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE MIXED-USE BUILDING TO BE LOCATED AT 4 N. HICKORY AVENUE, AS SUBMITTED. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE REVISED PLANS DATED AND RECEIVED 6/20/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, 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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR 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 PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
2. ALL SIGNAGE SHALL COMPLY WITH THE SIGN CODE, CHAPTER 30.

KUBOW, AYE; ECKHARDT, AYE; KINGSLEY, AYE; FITZGERALD, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.

## ITEM 6. COMMERCIAL REVIEW

### DC#18-059 – Mitsuwa – 100 E. Algonquin Rd.

Junko Taki, representing *Polidesign*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing changes to the façade of the existing Mitsuwa Japanese Marketplace store. The scope of the project includes the following:

- Replace the existing blue clay tile roofing with new black metal roofing, which simulates the look of clay tile.
- Paint the existing decorative red columns and beams with a black color.
- Replace the existing natural stone under the storefront windows with a new “mini stacked stone” black wall tile.
- Paint the body of the existing precast concrete exterior walls with a white color.
- Paint the top portion of the existing natural precast concrete walls with a black color.
- Add vertical metal louvers behind the existing wall signage, with a faux wood finish.
- Paint the existing blue mansard roof mechanical screen with a dark gray color.

There are no site or landscaping improvements being proposed. The property is zoned B-3, General Service, Wholesale and Motor Vehicle District.

This development was approved by the Village Board in 1990 as part of a Resubdivision and Development Plan. The exterior design of the building was a significant concern during the 1990 review of the project. The original design proposal had the appearance of a large warehouse. The petitioner was required to change the design to create a more inviting storefront design, and the project was then approved per Ordinance 90-093 based on specific site plans and architectural plans, which included a “Color Elevation, prepared by Shaji Shimizu Architects, undated, consisting of two pages.” The approved color elevations were presented to the commissioners, which illustrates the exterior materials and colors as they currently exist on the building today.

Mr. Hautzinger explained that the existing Mitsuwa store is colorful and inviting. The red and blue color scheme creates a strong identity for the store that is consistent with their logo colors. The proposed black and white color scheme is dark, uninviting, and is not substantially compliant with the originally approved design. Storefront glazing generally appears black from the exterior, so when combined with black mullions, black stone tile, and black roofing, the entire storefront will become dark and uninviting.

Exterior improvements and refreshing of the facade are certainly encouraged, but Staff recommends the overall existing color scheme and exterior materials remain, with the following comments:

- After 28 years, the existing glazed blue clay tile roofing appears to be in excellent condition, and it is recommended that they remain. Replacement of authentic clay tiles with a galvanized metal product to simulate the look of clay tiles is not recommended.
- The existing red columns, beams, and downspouts are exhibiting some fading and peeling. It is recommended that they be properly prepared and freshly painted using the original red color.
- Replacement of the stone under the storefront windows with a darker tile could be a nice refresh for the storefront, but the proposed “mini stacked stone” wall tile should be evaluated by the Design Commission for compatibility with the overall design. A tile with a larger scale format is recommended to better fit with the large scale of the building.
- Fresh paint for the precast concrete exterior walls is encouraged, but the Design Commission should evaluate the proposed “Extra White” color, which will be too bright.
- The existing natural precast concrete at the top of the exterior wall has a finished appearance, but it is somewhat dull. The Design Commission should evaluate whether this portion of the wall should be painted, and if so, an appropriate color will need to be selected.

- The proposed vertical metal louvers behind the existing wall signage is a nice new detail that adds character to the overall building appearance.
- It is recommended that the existing blue mansard roof mechanical screen be freshly painted with the same blue color as existing.

Staff recommends the Design Commission deny the proposed request, require revisions, and then re-review an alternative proposal that is in keeping with the blue and red color scheme.

Commissioner Kubow asked about the Special Use Ordinance currently in place for this development and whether or not the project is required to go back to the Village Board with the changes being presented tonight. Mr. Hautzinger clarified that the original approval in 1990 for this development was for a re-subdivision and development that was reviewed by the Plan Commission and approved by the Village Board. Staff was deferring to the Design Commission with regards to the changes being proposed because they are very much under the purview of the Design Commission, which did not exist in 1990. Staff would rather work with the Design Commission to come up with a design that they can support, and that would be the only review required.

Ms. Taki stated that the existing blue and red colors do not represent the Japanese style. It is a really unusual color scheme and looks weird for Japanese people. Many people think the building is the post office and not a Japanese supermarket, and they want to change the color and appearance of the building so it can be recognized by local people as a Japanese supermarket. Red color is used in Japan for a shrine only, and the black and white color scheme being proposed is more traditional Japanese architecture. Mr. Hautzinger added that the petitioner provided images that illustrate a traditional Japanese house.

Chair Fitzgerald asked if there was any public comment on the project and there was no response from the audience.

Commissioner Kubow said that he was very much torn. Although he is not an expert in Japanese architecture, he agreed with the petitioner that what is being proposed tonight feels more in tune with what a Japanese marketplace would look like; however, he also felt that what is being proposed is very black and white, and he suggested incorporating the wood being proposed behind the Mitsuwa sign into more locations on the building. This would help lighten up the building a bit more, which is all he felt it needed. He understood Staff's suggestion to keep the blue color that is very interesting and helps draw your eye, although he also understood why the petitioner wants the building to represent something more vernacular, and hopes to find a happy medium here tonight.

Commissioner Kingsley agreed with the comments made by Commissioner Kubow and she liked the direction the proposed changes were going in. Although she liked the existing blue tile roof, she also understood that it is not drawing customers and should be more vernacular and more appealing to the customers they are trying to attract. That being said, she agreed that the white is very stark, and she liked that the existing stone is being kept in some areas; it has a warmer feel to it than the cool black or grey shown on the rendering. She suggested toning down the white to be more of a cream, but not too cream, and introducing wood into the areas where there is black stone. She was having a hard time with the windows, the frames, the base, and the roof all being black, which makes it difficult to see the windows and makes the building look like a big block. Ms. Taki clarified that the dark windows shown in the photo are part of the bookstore that must have their windows tinted. Mr. Hautzinger pointed out that the rendering depicts all the windows as clear, but in reality the windows are tinted black.

Commissioner Kingsley suggested a wood tone color where there is red. She also said that the dark tile material replacing the stone under the storefront windows are just little pieces glued together, and she is concerned with how it would look. She agreed with Staff that the tile is small and very shiny, and she suggested something a little more like the existing stone but in a greyer tone. In general, Commissioner Kingsley liked the direction the changes were going, although it was disappointing that the blue tile could not be kept. She asked if these proposed changes are being done at other Mitsuwa stores, and Ms. Taki said that the new colors have been done on a new Mitsuwa building, and that this Chicago store is the only building with the blue and red colors.

Commissioner Eckhardt was in support of the changes being proposed. He said that he consulted with a Japanese architect that he highly regards and has known for 40 years, who told him that the black and white colors being proposed are traditional Japanese colors, and the red and blue colors are somewhat of an insult to the cliché of what Americans think a Japanese building should look like. He felt the black roof, windows, trim, and stone was a lot of black, and he agreed with the suggestion to add natural timbers elsewhere on the building or at the entrance, similar to the sign; however, if the building remained black as proposed, he would be okay with that because he understood the Japanese aesthetic. Commissioner Eckhardt also commented that this store is a destination that is not seen well from the road, and he is in favor of what is being proposed. He added that he liked the contrast of the natural timber to the black and white shown in the image with the wall sign, and he liked the idea of having the heavy timber at the entrance to be painted that color instead of black. He also pointed out that black is a difficult color to keep clean.

Chair Fitzgerald had no issues when looking at the image presented straight on, and although the image shown on an angle shows the severity of all the black colors, he felt that in reality it would not show up that much. His favorite elevation was the west side of the building; he liked that the existing stone was kept at the bottom, and he liked the wood. Looking at the front of the building, he suggested keeping the stone below the windows as it is, or changing it to wood that matches the wood behind the sign, which would help to brighten the elevation. Commissioner Fitzgerald also agreed with the concerns that the darker tile being proposed under the storefront windows is too small of a scale, and he suggested staining the existing stone black to keep the bigger scale. Other than these comments, he liked the proposed changes.

Commissioner Kubow referred to the vertical slats shown in the material photo provided by the petitioner and suggested introducing those as horizontals below the window sill; that would resolve his issues. He also agreed with Commissioner Eckhardt's suggestion for some type of a wood look at the bays at the main entrance, which will tie the entire building together with some warm colors. Ms. Taki asked if wood painted tiles could be used, and the commissioners were okay with that. Commissioner Kingsley added that the relief is more under the windows, whether it is brown, or actual wood, or a lighter stone, as well as something to give light to the entry; the light is what is missing. She too liked the west elevation a lot. Chair Fitzgerald commented that he was okay with the entrance staying black, and Commissioner Kingsley clarified that she did not mind the black at the entry, there just needs to be some light so the columns can be distinguished from the doors.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED EXTERIOR FACADE CHANGES TO *MITSUWA* LOCATED AT 100 E. ALGONQUIN ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED ON 6/05/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO CHANGE THE PROPOSED BLACK WALL TILE UNDER THE STOREFRONT WINDOWS TO AN ALTERNATE LIGHTER COLOR MATERIAL, TO LIGHTEN UP THAT PORTION OF THE BUILDING.
2. A RECOMMENDATION TO CONSIDER AN ALTERNATE WHITE WALL PAINT COLOR THAT IS SLIGHTLY LESS BRIGHT.
3. A RECOMMENDATION TO CONSIDER PAINTING THE BLACK ENTRY COLUMNS BROWN.
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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR 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 PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.



5. ALL SIGNAGE SHALL COMPLY WITH THE SIGN CODE, CHAPTER 30.

With regards to an alternative to the small black tiles, Chair Fitzgerald said that he was okay with leaving the stone as is to match the rest of the building, if the petitioner chooses to do so. Commissioner Kubow agreed.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION AS FOLLOWS:

6. THE EXISTING STONE CAN REMAIN AS IS, IF THE PETITIONER CHOOSES.

Commissioner Kingsley clarified that she wanted the white color to be authentic Japanese, and not so bright that people could not look at it in the sun. Commissioner Eckhardt was not opposed to the white color being proposed because up against a piece of white paper it is not that white, and it would be darker when moved to a horizontal surface. He also felt that samples on site could help as well.

Mr. Hautzinger asked for clarification that the comments made were about an alternate material to lighten up the areas of stone under the windows, or leave the stone as it is, which the commissioners confirmed. Mr. Hautzinger strongly encouraged and supported Commissioner Kubow's suggestion to incorporate the wood look, similar to the wood in the signage areas. Commissioner Eckhardt agreed and added that the wood grain ceramic tile could be a good solution to consider. Mr. Hautzinger said it would be helpful if the motion reflected this, more specifically about the wood grain.

Commissioner Kingsley said that the petitioner could consider the suggestion of wood grain horizontal siding; however, she was unsure if the petitioner wanted this look, and she wanted the petitioner to decide whether it is appropriate in that location because the photos shown by the petitioner do not have a light wood at the base of the building. She was trying to make it more open for the petitioner and less specific.

KINGSLEY, AYE; KUBOW, AYE, ECKHARDT, AYE; FITZGERALD, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 6. SINGLE-FAMILY ADDITION REVIEWDC#18-058 – 1427 W. Maude Ave.

Kevin Polka, representing *KJP Holdings*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a complete renovation and expansion of an existing single-story house, including a second floor addition and a three-car garage. The project does comply with the R-E zoning requirements.

The subject property is located in an R-E Zoning District where the minimum lot size requirement is 20,000 sf. The existing neighborhood consists of primarily single-story homes with attached two-car garages. However, there have been numerous teardowns previously completed in this neighborhood, and two teardowns completed on this block. This project is appearing before the Design Commission because the houses directly adjacent to and across the street from the subject property are all original, smaller scale, single-story homes. The proposed house is large as compared to the neighboring houses, but it does fit comfortably on the large lot with abundant side setbacks and space between the houses. The overall massing and composition of the design are well balanced, and the garage addition is nicely set back from the front of the house. Staff recommends approval of the design as submitted.

Mr. Polka had no comments at this time other than to say that he may be moving into the home after the renovations are complete, otherwise the home would be sold.

Chair Fitzgerald asked if there was any public comment on the project and there was a response from the audience.

Commissioner Eckhardt stated that this is a wraparound addition, the front entry of the home is very symmetrical, the design is simple, and it steps back for relief. He also reviewed the proposed materials and colors, and asked about the color of the garage doors. Mr. Polka said that the garage doors would be white with windows at the top. Commissioner Eckhardt felt that each elevation had some charm, he liked the porch in back, and that the rear door is covered. There is variety in the roof elevation and felt it was a nice home.

Commissioner Kubow agreed with the comments of Commissioner Eckhardt. He liked that the home steps down on the right side of the front elevation, to be sensitive to the adjacent one-story home. He liked that the original home is being kept and added on to instead of tearing it down. His only comment was whether or not the brick base on the east elevation needs to go that far down the elevation, or if it is even necessary. Mr. Hautzinger clarified that the brick on the east elevation is existing and being taken down to match the height of the stone on the front of the home. Commissioner Kubow felt the brick was unnecessary on this elevation and recommended removing it entirely and continuing with the new siding. Commissioner Eckhardt pointed out the technical issues of keeping the brick and then meeting it with the new siding, and Mr. Polka suggested not removing the brick and just adding siding over it.

Commissioner Kingsley asked for clarification on the location of the white and grey colors. Mr. Polka said that the siding would all be grey, the trim around the windows white, and the gables on the upper windows grey. Mr. Hautzinger added that a sample of the limestone base was not submitted by the petitioner. Commissioner Kingsley asked if the pattern of the stone base would look like brick, as shown on the drawings, and Mr. Polka said he was unable to get a sample for the meeting tonight, but the base is intended to be like limestone and not like brick; it would be a random design and dimensional. Commissioner Kingsley pointed out that the base would be a true limestone sill, and she felt the sill should be lowered to be the same level as the windows, which Mr. Polka understood. Commissioner Kingsley also agreed with Commissioner Kubow's comments about the brick on the east elevation, which she felt was unnecessary. She also felt that the 9-foot garage door height should be lowered, and Mr. Polka replied that if he moves into this home he would probably put a lift in the garage, which is why the 9-foot door is being proposed. Commissioner Kingsley said that if the 9-foot garage doors remain, then the roof above the door should be brought down and Mr. Polka replied that the roof was already lowered and lowering it further would mean the loss of height inside the garage for the lift.

Commissioner Kingsley said that the height above the garage door is very tall and the Design Commission is here specifically to look at how the proposed new home will fit in to the neighborhood. She referred to the context elevation that showed a one-story home to the left of the new home, and she recommended flipping the new home so that the lower garage is closer to the home to the left. She also felt that lowering the garage would be more in keeping with the scale of the current neighborhood. Mr. Hautzinger commented that this is an addition and not a teardown; therefore flipping the home is not an option. He added that the original drawing had the garage all at the same height, and Staff encouraged the petitioner to lower the garage, which resulted in the stepping down of the second garage.

Commissioner Kingsley further recommended adding a muntin in the transom window above the front door and possibly even lowering the canopy above the front door, and changing the 2 glider windows in the bump outs on either side of the front door to casement windows. Mr. Polka clarified that the 2 bump out windows are casement windows and not gliders.

Chair Fitzgerald felt it was a nicely designed home, and he liked that the side and rear elevations were nicely detailed as well. He agreed that the space above the taller garage door is void of detail, and he suggested either bringing the roof down or adding light fixtures to help break up the space. He also felt the single garage door appeared taller than it is wide, resembling a double front entry door instead of a garage door. With regards to the front entry, it appears as though the top of the front door is substantially lower than the tops of the windows on the first-floor, and he asked about the ceiling height on the first-floor, which Mr. Polka said are 9-feet. Chair Fitzgerald felt the front door was out of scale with the windows, and he agreed with the suggestion to bring down the portico and make sure the window above the front door ties in with the character of the other windows. Chair Fitzgerald reiterated his concerns about the single garage door and Mr. Polka explained that the height of the garage door was probably not adjusted after the roof was lowered; the door should be smaller in height.

#### PUBLIC COMMENT

Robert Bruett, 1422 W. Lynnwood Avenue, lives directly behind the property. He said there are a lot of new homes being built in this area that are getting larger and a bigger footprint. One of the issues he has is water drainage in his backyard, with the low point of the properties on both Lynnwood and Maude draining through his backyard, about 30-feet in from the rear property line, resulting in anywhere from 6 to 8-inches of water there every time it rains. Chair Fitzgerald stated that drainage is not under this commissions' purview and he directed the neighbor to contact the Village Engineering Department to advise them of the current drainage situation and to ensure that additional water is not sent onto his property. Mr. Hautzinger commented that the petitioner is required to submit a grading plan as part of the permit review, and the comments made tonight will become part of the meeting minutes and can be shared with the Engineering Department. Mr. Bruett reiterated that the high rains are a big concern for a lot of the residents on this block and downhill from him.

Tim Justice, 1421 W. Maude Avenue, he lives directly east of the site. He said that the home on the other side of the site is for sale and will most likely be torn down and replaced with a larger home, similar to the 2 homes across the street and the home he built on the corner of Yale and Maude 10 years ago. His home is also going to be sold or torn down in the next 2 years; therefore, the commissioners' concerns about the garage elevation is probably not going to be too much of a concern. He asked if any of the existing trees will be removed to accommodate the addition, since the property has a lot of trees, and whether or not the addition is being built on the original foundation or new basement.

Mr. Polka agreed with the concerns about the existing trees and said that none of the trees would be removed or changed to accommodate the addition, with the exception of one large bush that might not survive. He also said that there is an existing crawl around the home where he plans on adding 2 sump pumps; however, given the large amount of water that has occurred, he is considering going deeper to address these concerns. The existing basement will remain as is, with no additional basement being proposed. Mr. Justice commented that there are teardowns up and down the street and he has not seen a remodel or addition in the last 10 years, except at the northern end of this neighborhood; this neighborhood is seeing a big change.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 1427 W. MAUDE AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 6/19/18, MATERIAL SCHEDULE RECEIVED 5/21/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO LOWER THE ROOFLINE OVER THE LARGER GARAGE TO REDUCE THE LARGE SPACE ABOVE THE GARAGE DOOR, WHILE MAINTAINING THE HEIGHT OF THE GARAGE TO ALLOW FOR LARGER VEHICLES.
2. A RECOMMENDATION TO CONSIDER LOWERING THE HEIGHT OF THE SINGLE GARAGE DOWN TO 8- FEET.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR 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 PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
4. ALL SIGNAGE SHALL COMPLY WITH THE SIGN CODE, CHAPTER 30.

Commissioner Kubow reiterated the previous suggestions made by Commissioner Kingsley to add mullions to the window above the front door and bring down the gable above the front door so it does not encroach into the trim of the window above it.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO ADD THE FOLLOWING:

5. A RECOMMENDATION TO ADD MULLIONS TO THE WINDOW ABOVE THE FRONT DOOR AND BRING DOWN THE GABLE ABOVE THE FRONT DOOR SO IT DOES NOT ENCROACH INTO THE TRIM OF THE WINDOW ABOVE IT.

Commissioner Kingsley asked for clarification of the first recommendation, and Commissioner Eckhardt explained that the recommendation was to bring the roof down and find a way to lower the height of the space above the large garage door, while still allowing for large vehicles to fit in the garage. Commissioner Kingsley also wanted to recommend lowering the sill height of the stone base, and Commissioner Eckhardt said that he liked it the way it is currently proposed. Mr. Polka commented that the front door could be taller and the window above the door could be eliminated, and Commissioner Eckhardt felt the front door was not drawn to scale as shown. Chair Fitzgerald said that this area was addressed in the motion, which he felt should be reviewed and approved by Staff.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION AS FOLLOWS:

5. A RECOMMENDATION TO ADD MULLIONS TO THE WINDOW ABOVE THE FRONT DOOR AND BRING DOWN THE GABLE ABOVE THE FRONT DOOR SO IT DOES NOT ENCROACH INTO THE TRIM OF THE WINDOW ABOVE IT, TO BE REVIEWED BY STAFF.

KUBOW, AYE; ECKHARDT, AYE; KINGSLEY, AYE; FITZGERALD, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.

Commissioner Kingsley commented that the petitioner is proposing only half the amount of impervious surface than code allows, which should help with the water issues.

DRAFT

ITEM 7. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:40 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



**Item:** DC#18-043 - 905 N. Hickory Ave. - SF/Teardown

**Department:** Planning & Community Development

### **Requested Action**

Approval of the proposed architectural design for a new single-family residence.

### **Recommendation**

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 905 N. Hickory Ave. This recommendation is based on the architectural plans dated and received 6/25/18, and the following:

1. Front Elevation. Consider clipping the top of the gable above the windows with a hip to visually reduce the height of the garage wall.
2. Front Elevation. It is recommended to extend the front porch forward in front of the garage wall to shift the focus away from the garage, and to make the porch more usable.
3. Side Elevations. It is recommended to change the 8:12 back slope of the gable to 12:12 for a more balanced appearance.
4. Left Elevation. Consider wrapping the full height brick down the side of the garage to avoid an awkward transition detail at the outside corner.
5. Left Elevation. It is recommended to add a window on the side of the garage to break up the blank wall.
6. Right Elevation. Consider adding a window in the stairwell to add interest to the design and help break up the large wall area.
7. Rear Elevation. It is recommended to add the vertical siding detail in the top of the gable to match the side elevations.
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.

**ATTACHMENTS:**

**Description**

Staff Report

Exhibits

**Type**

Board or Commission Report

Exhibits



## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** 905 N. Hickory Ave.  
**Project Address:** 905 N. Hickory Ave.  
**Prepared By:** Steve Hautzinger

**Date Prepared:** July 12, 2018

### PETITION INFORMATION:

**DC Number:** 18-043  
**Petitioner Name:** Joe Wronkiewicz  
**Petitioner Address:** Stonefield Custom Homes LLC  
1000 S. Brockway Street  
Palatine, IL 60067  
**Meeting Date:** July 24, 2018

**Requested Action(s):** Approval of the proposed architectural design for a new 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 build a new two-story residence with an attached, two-car garage on an existing vacant lot. A single-story residence and detached garage were recently demolished on this site. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,948 square feet, and the new house is proposed to have approximately 3,266 sf. The proposed 3,266 square foot house slightly exceeds the maximum allowed 3,126 square footage, which will need to be corrected prior to building permit approval. Otherwise, the project complies with the R-3 zoning requirements as summarized below.

|                                   | <b>ALLOWED</b>                                                    | <b>PROPOSED</b>                                                     |
|-----------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------|
| Setbacks                          | Front: 26.2 feet<br>Side: 5 feet<br>Side: 5 feet<br>Rear: 30 feet | Front: 26.2 feet<br>Side: 5 feet<br>Side: 7 feet<br>Rear: 57.3 feet |
| Building Height                   | 25 feet to the midpoint                                           | 20.8 feet to the midpoint                                           |
| FAR                               | 3,126 SF                                                          | <b>3,266 SF</b>                                                     |
| Building Lot Coverage             | 2,432 SF                                                          | 2,120 SF                                                            |
| Impervious Surface Coverage Total | 3,474 SF                                                          | 2,728 SF                                                            |

The existing neighborhood consists of primarily smaller scale, single-story homes with detached garages. However, there have been numerous teardowns previously completed in the neighborhood and on this block, two of which have attached front loading garages.

The proposed design has a traditional appearance and a similar scale as other newer homes in this neighborhood. However, the following revisions are recommended to enhance the design:

**Front Elevation.** The garage wall is tall with a steep roof pitch that dominates the front of the house.

- Consider clipping the top of the gable above the windows with a hip to visually reduce the height of the garage wall.
- It is recommended to extend the front porch forward in front of the garage wall to shift the focus away from the garage, and to make the porch more usable.

**Side Elevations:**

- The side gables look out of balance. It is recommended to change the 8:12 back slope of the gable to 12:12 for a more balanced appearance.
- Consider wrapping the full height brick down the side of the garage to avoid an awkward transition detail at the outside corner.
- It is recommended to add a window on the side of the garage to break up the blank wall.
- The right side elevation is large and lacking detail. Consider adding a window in the stairwell to add interest to the design and help break up the large wall area.

**Rear Elevation:**

- For a more cohesive appearance, it is recommended to add the vertical siding detail in the top of the gable to match the side elevations.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 905 N. Hickory Ave. This recommendation is based on the architectural plans dated and received 6/25/18, and the following:

1. Front Elevation. Consider clipping the top of the gable above the windows with a hip to visually reduce the height of the garage wall.
2. Front Elevation. It is recommended to extend the front porch forward in front of the garage wall to shift the focus away from the garage, and to make the porch more usable.
3. Side Elevations. It is recommended to change the 8:12 back slope of the gable to 12:12 for a more balanced appearance.
4. Left Elevation. Consider wrapping the full height brick down the side of the garage to avoid an awkward transition detail at the outside corner.
5. Left Elevation. It is recommended to add a window on the side of the garage to break up the blank wall.
6. Right Elevation. Consider adding a window in the stairwell to add interest to the design and help break up the large wall area.
7. Rear Elevation. It is recommended to add the vertical siding detail in the top of the gable to match the side elevations.
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.

\_\_\_\_\_  
July 12, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-043

ALAN J. COULSON, P.C.

PROFESSIONAL LAND SURVEYORS

Plat of Survey

FILE

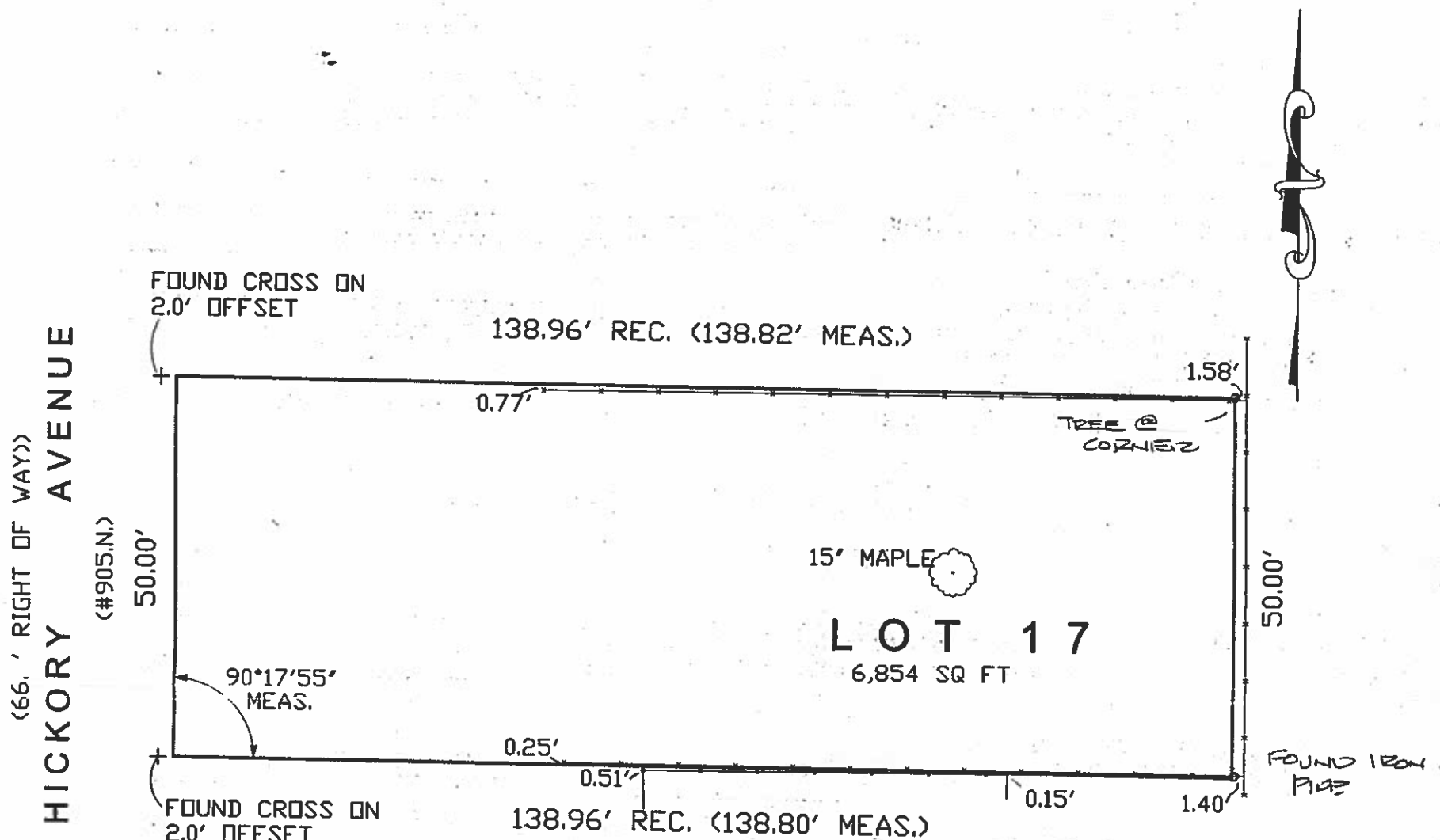
RECEIVED

APR 26 2018

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

OF PROPERTY DESCRIBED AS FOLLOWS:

Lot 17 in Block 2 in Chas. W. James' Subdivision of Lots 1, 2, 3, 4, 5, 7 and 8 of Block 1 and Lots 1 to 8, both inclusive, being all of Block 2 in Arlington Farms, being a subdivision of the East 60 acres of the West Half of the Northeast Quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.



FIELD WORK COMPLETED SEPT. 15, 2017

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Professional Design Firm  
Land Surveying Corporation  
License No. 184-002863

Scale: 1" = 20'  
Ordered: STONEFIELD  
Owner: -  
Page: 42-11-29A  
Drawn: [Signature]  
Job: A59421L  
City: ARLINGTON HRS.

STATE OF ILLINOIS  
COUNTY OF KANE ss SEPT. 12, 2017

I hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

Any discrepancy in measurements should be promptly reported to surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

THIS SURVEY IS VALID ONLY  
WITH EMBOSSED SEAL

I hereby certify that I have surveyed the above described premises according to the official record, and that the above plat correctly represents said survey.

CHARLES J. HILL, P.L.S. NO. 2700 LICENSE EXP. 11/30/18

ALAN J. COULSON, P.C.  
PROFESSIONAL LAND SURVEYORS  
645 S. 8th St., (Rte. 31) West Dundee, IL 60118  
Phone: (847)-426-2911 Fax: (847)-426-8074  
E-MAIL: [SIRVAYR@ALANJCOULSON.COM](mailto:SIRVAYR@ALANJCOULSON.COM)

Compare the description on this plat with deed. Refer to title for easements and buildings lines.





## ACCESSORY BUILDING INFORMATION

*Please refer to Section 6 of the Zoning Ordinance for more information.*

---

**Garage Type:**    Detached    ☐    Attached    ☒

*If Attached:*    Total Area:    484    Square Feet

*If Detached:*    Total Area:    \_\_\_\_\_    Square Feet

Garage Height:    \_\_\_\_\_    Feet

Detached Shed Height:    \_\_\_\_\_    Feet

Total Shed Area:    \_\_\_\_\_    Square Feet

**Garage Impact on Floor Area**

All garage space in excess of 400 square feet is counted toward the Floor Area of the principal structure. However, if the proposed garage is detached, it may qualify for the Floor Area Bonus for Detached Garages. Please refer to Section 6.5-7 of the Zoning Ordinance for more information.

---

## IMPERVIOUS COVERAGE CALCULATIONS

*Please refer to Section 5 of the Zoning Ordinance for more information.*

**Total Allowed:**    Subject Property:    3474    Square Feet

**Front Yard Only:**    625    Square Feet

---

**Proposed: Subject Property**

First Floor Area:    1396    Square Feet

Garage Square Footage:    +    484    Square Feet

Accessory Structures:    +    \_\_\_\_\_    Square Feet

Other Impervious Coverage:    +    790    Square Feet

**Total Proposed:**    =    2670    Square Feet

**Proposed: Front Yard Only**

**Total Proposed:**    =    532    Square Feet

---

## PROPOSED SETBACKS AND BUILDING HEIGHT

*Please refer to Section 5 of the Zoning Ordinance for more information.*

**Front:** Required:    25    Feet

**Side:** Required:    5    Feet

**(Ext.) Side:** Required:    5    Feet

**Rear:** Required:    30    Feet

**Proposed:**    26.2    Feet

**Proposed:**    5    Feet

**Proposed:**    6    Feet

**Proposed:**    57.3    Feet

**Direction:**    N    S    E    W

**Direction:**    N    S    E    W

**Direction:**    N    S    E    W

**Direction:**    N    S    E    W

*\* Please refer to the attached form that explains the calculation of the required front yard and exterior side yard setbacks.*

---

## ARCHITECT'S STATEMENT OF ACCURACY

I, James Byrnes, Architect, hereby certify that the information provided on this form is a correct representation of the proposed modifications to the subject property.

Dated this 5<sup>TH</sup> day of JUNE, 2018.

\_\_\_\_\_  
 (Signature)



| SHEET SCHEDULE |                                         |
|----------------|-----------------------------------------|
| NO.            | SHEET CONTENTS                          |
| 1              | SITE PLAN                               |
| 2              | FRONT ELEVATION<br>LEFT SIDE ELEVATION  |
| 3              | REAR ELEVATION<br>RIGHT SIDE ELEVATIONS |
| 4              | FLOOR PLANS                             |
| 5              | FOUNDATION PLAN                         |
| 6              | SECTIONS                                |
| 7              | ELECTRICAL PLANS                        |

Sheet Number:

**1**

## Two Story Residence





905 North Hickory Avenue  
Surrounding Properties

Property to Left 3  
917 N Hickory Ave



Property to Left 2  
913 N Hickory Ave



Property to Left 1  
909 N Hickory Ave



**\*Subject Property\***  
**905 N Hickory Ave**



Property to Right 1  
901 N Hickory Ave



Property to Right 2  
845 N Hickory Ave



Property to Right 3  
841 N Hickory Ave



East Frederick Street

North Hickory Avenue



Property Across 1  
910 N Hickory Ave



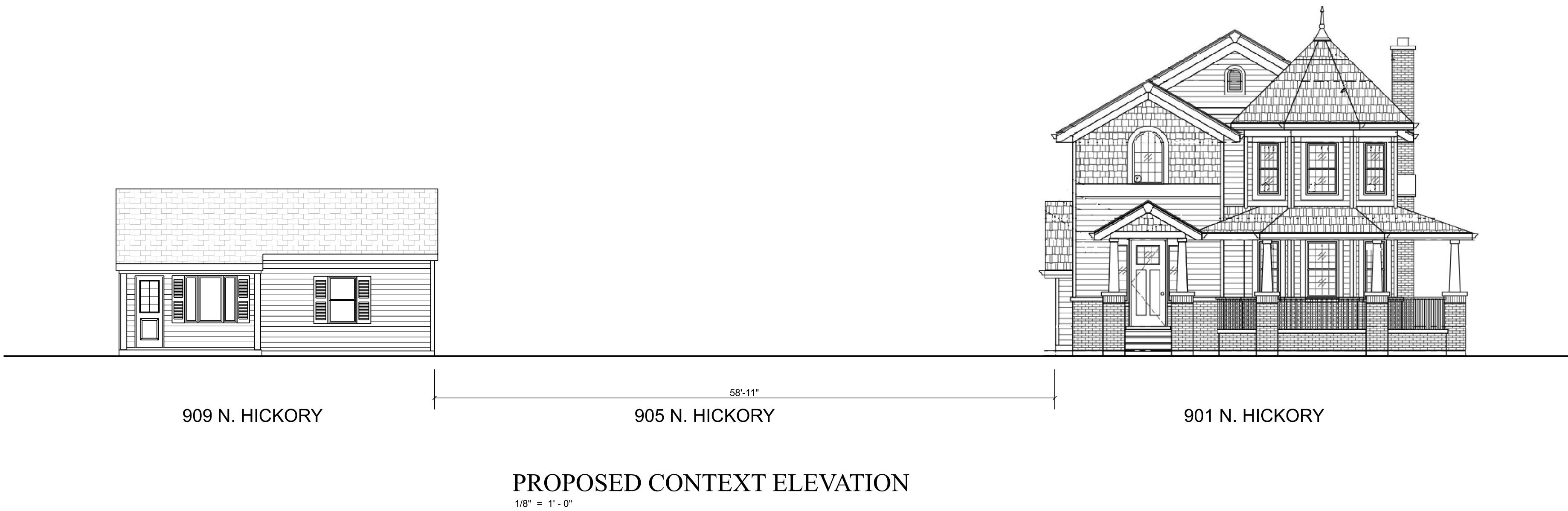
Property Across 2  
906 N Hickory Ave



Property Across 3  
902 N Hickory Ave



Property Diagonally  
Opposite  
846 N Hickory Ave



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James Byrnes, Architect NCARB  
CUSTOM ARCHITECTURAL DESIGNS  
8803 West Hillside Road Crystal Lake, Illinois 60012  
Phone: 815/477-7717 Web: byrnesarchitect.com

Stonfield Group  
1000 S. Brockway Palatine, Illinois 60067  
Phone: (847) 963-9100

Context Elevations  
Two Story Residence  
905 N. Hickory Arlington Heights, Illinois

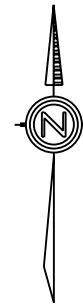
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| Issued for Construction: |
| Plan No:                 |

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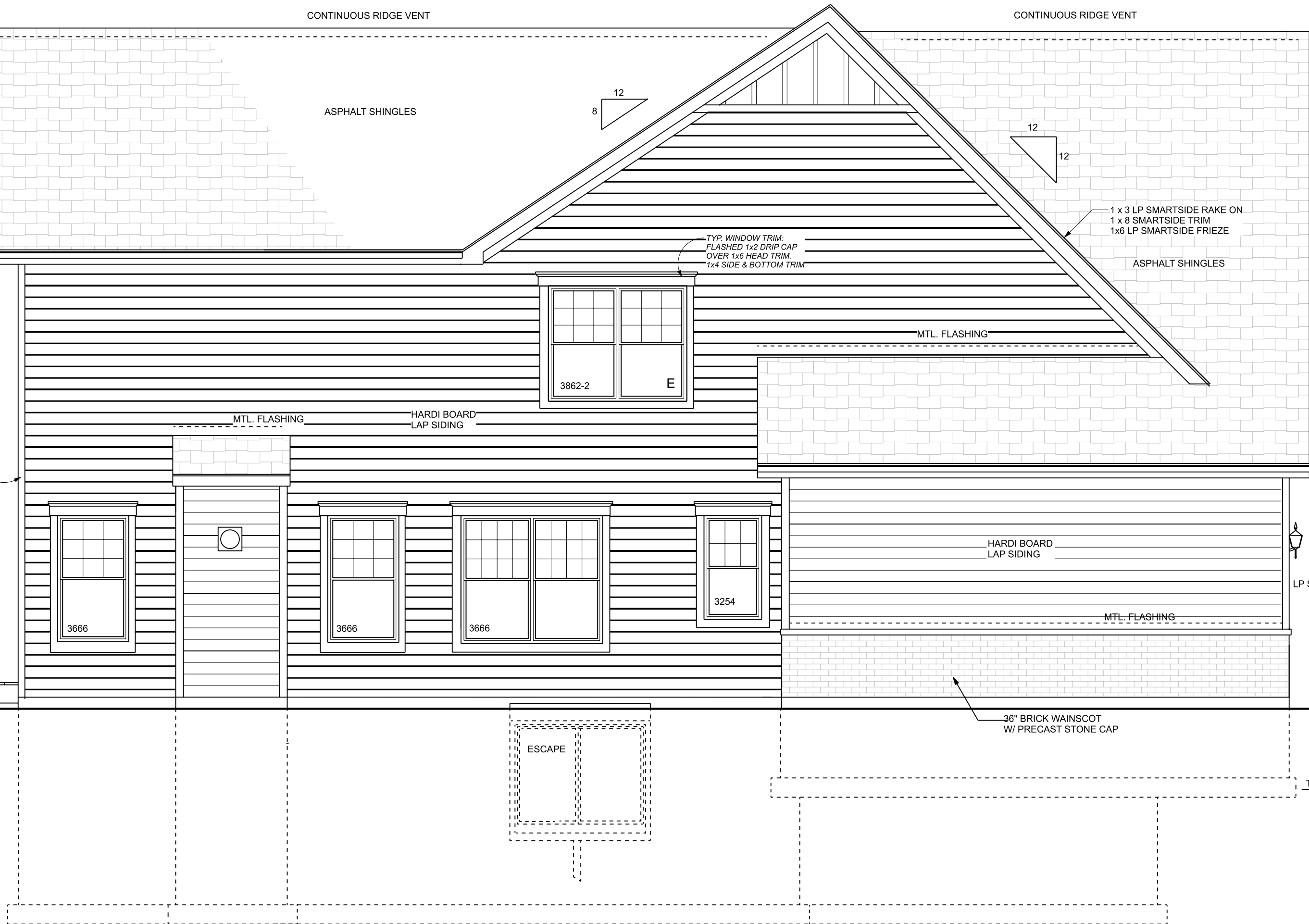
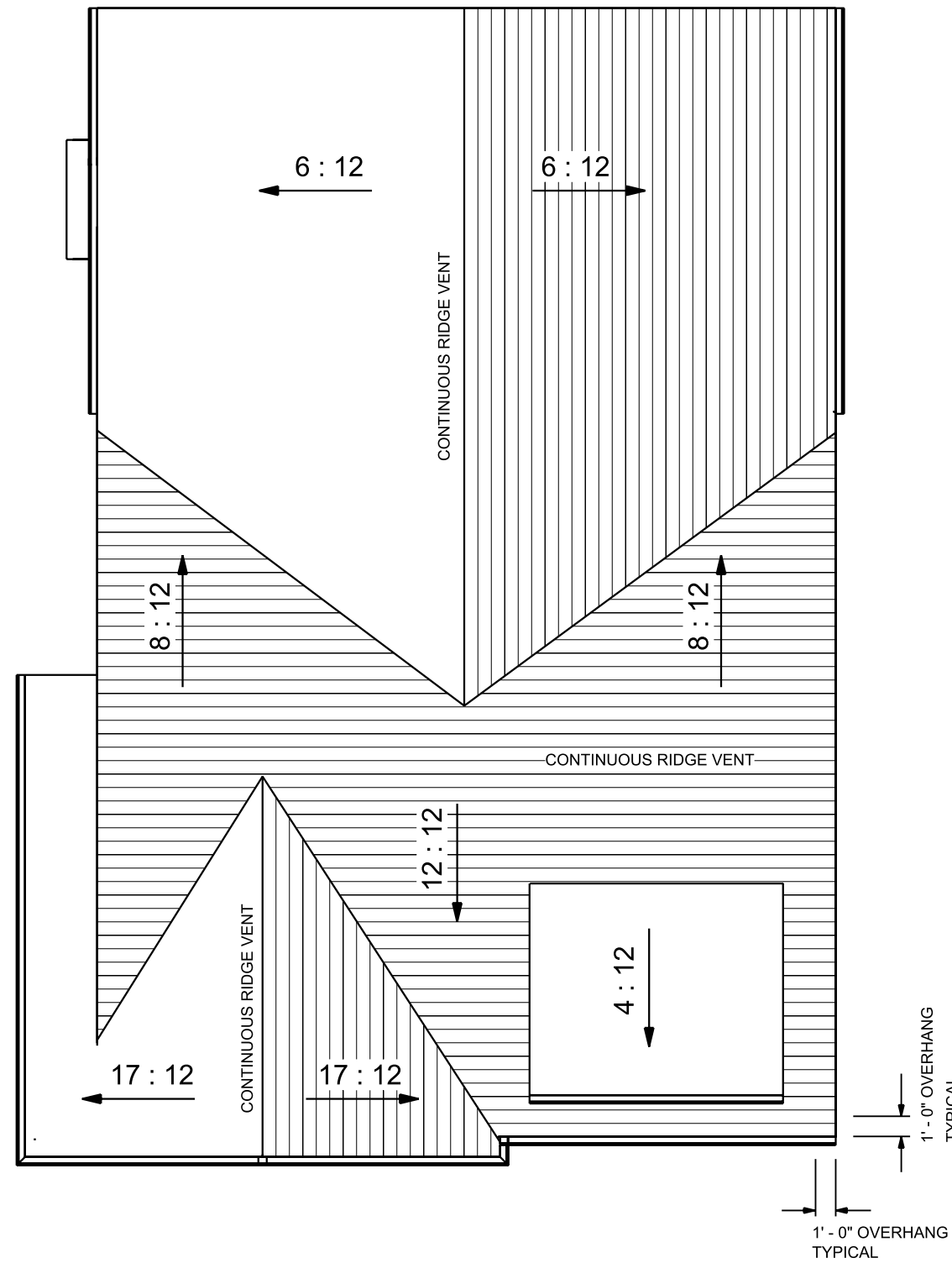
9





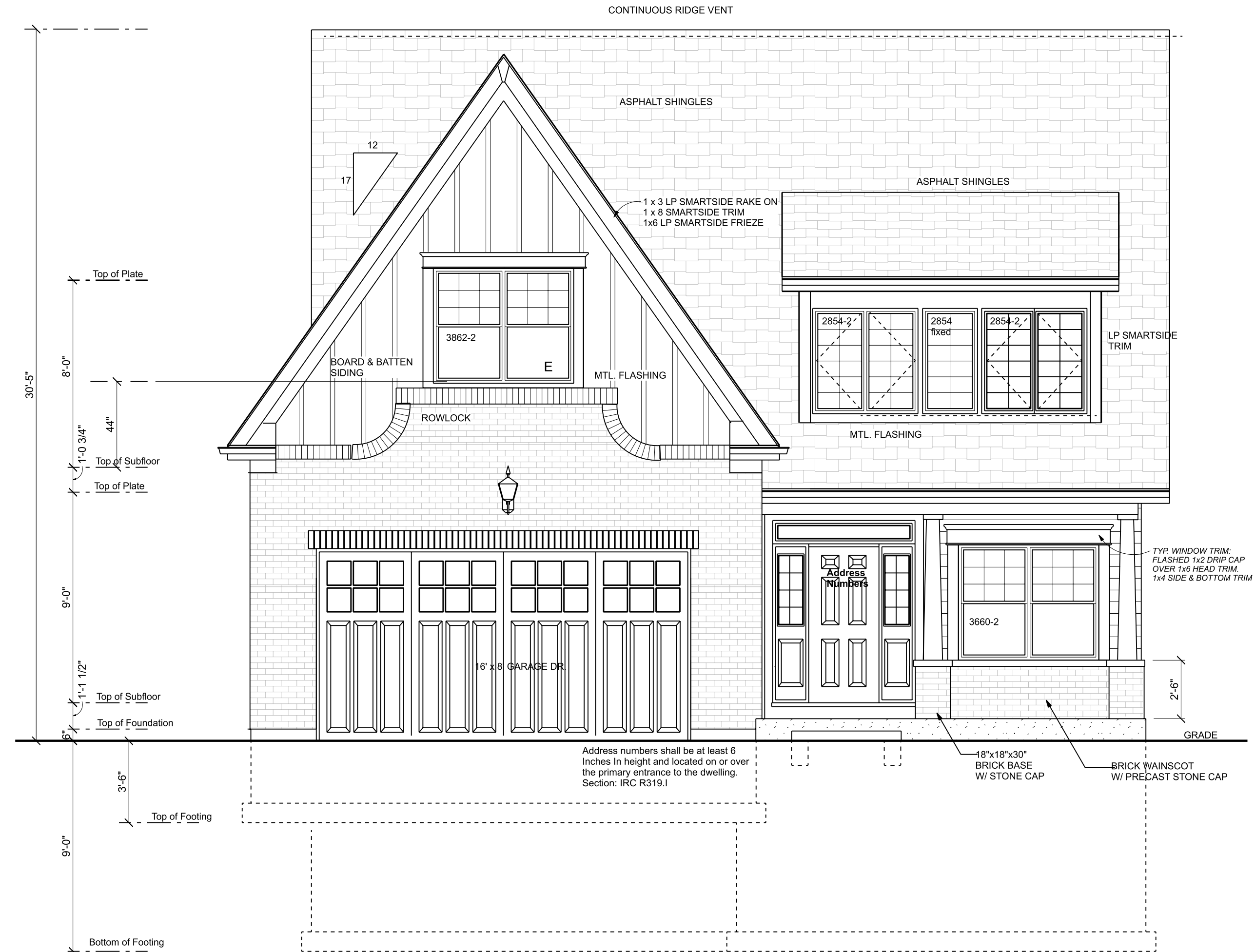
# ROOF PLAN

SCALE: 1/8" = 1'-0"



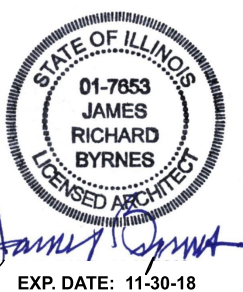
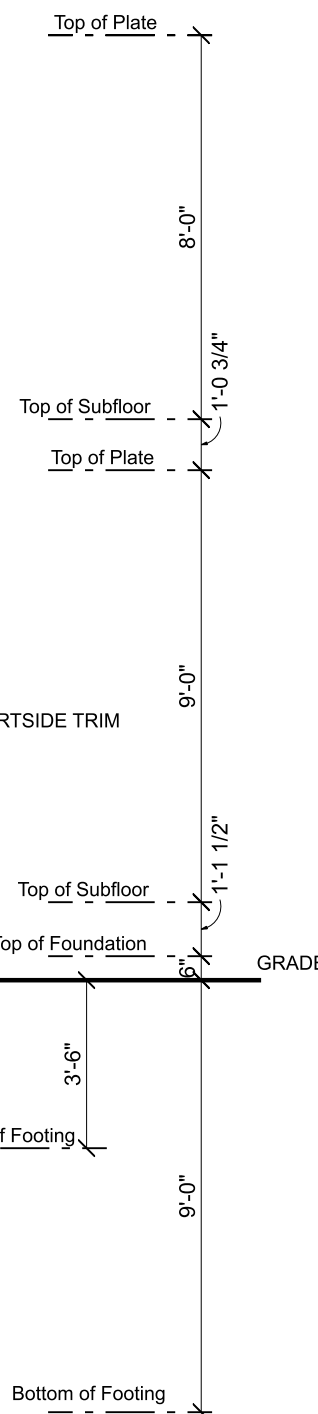
# LEFT ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"



# FRONT ELEVATION (WEST)

SCALE: 1/4" = 1'-0"



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**Stonfield Group**  
1000 S. Broadway Palatine, Illinois 60067  
Phone: (847) 963-9100

## Elevations

**Two Story Residence**  
905 N. Hickory Arlington Heights, Illinois

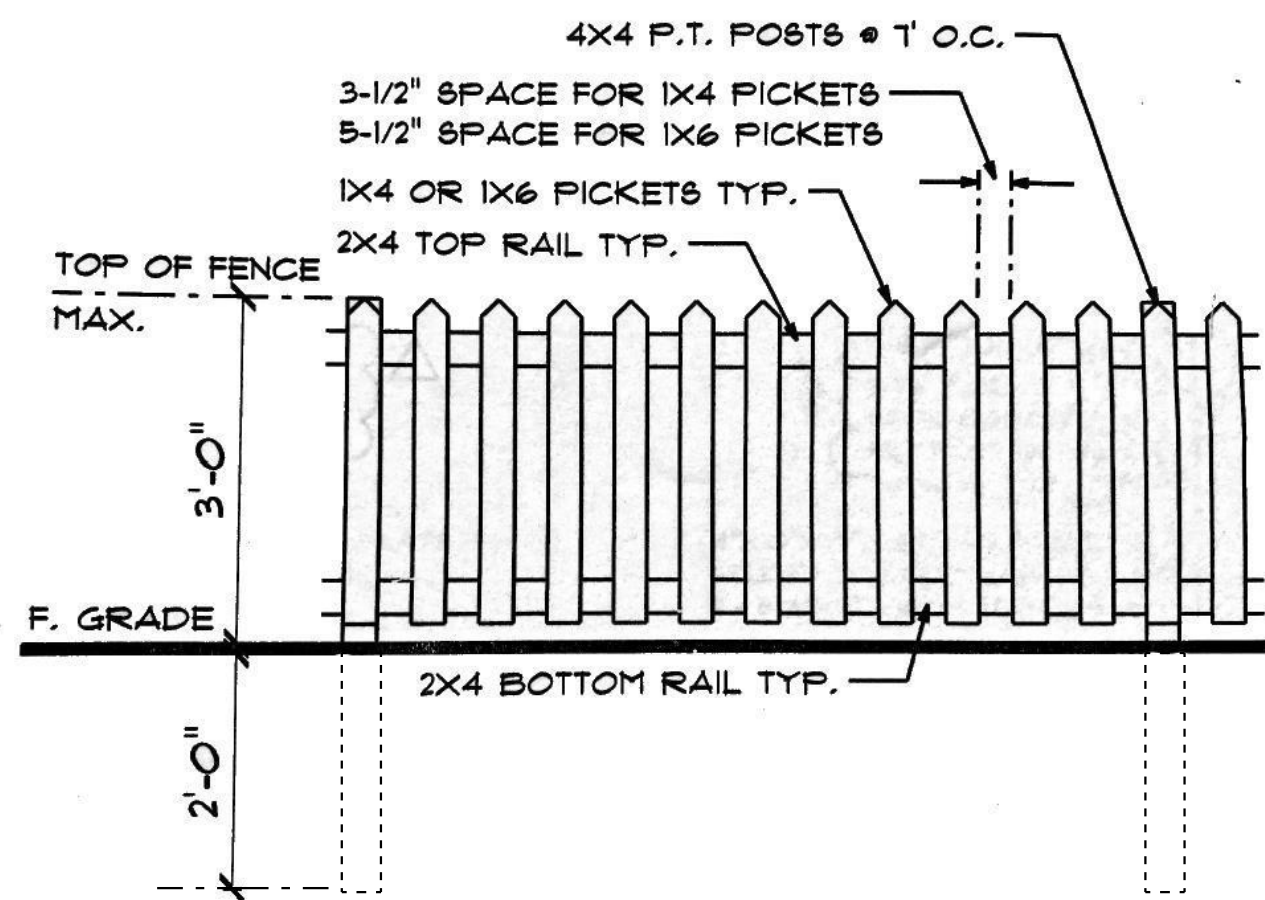
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| Date:                    | 6-25-18 |
| Issued for Permit:       |         |
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**2**





Typical Fence Detail

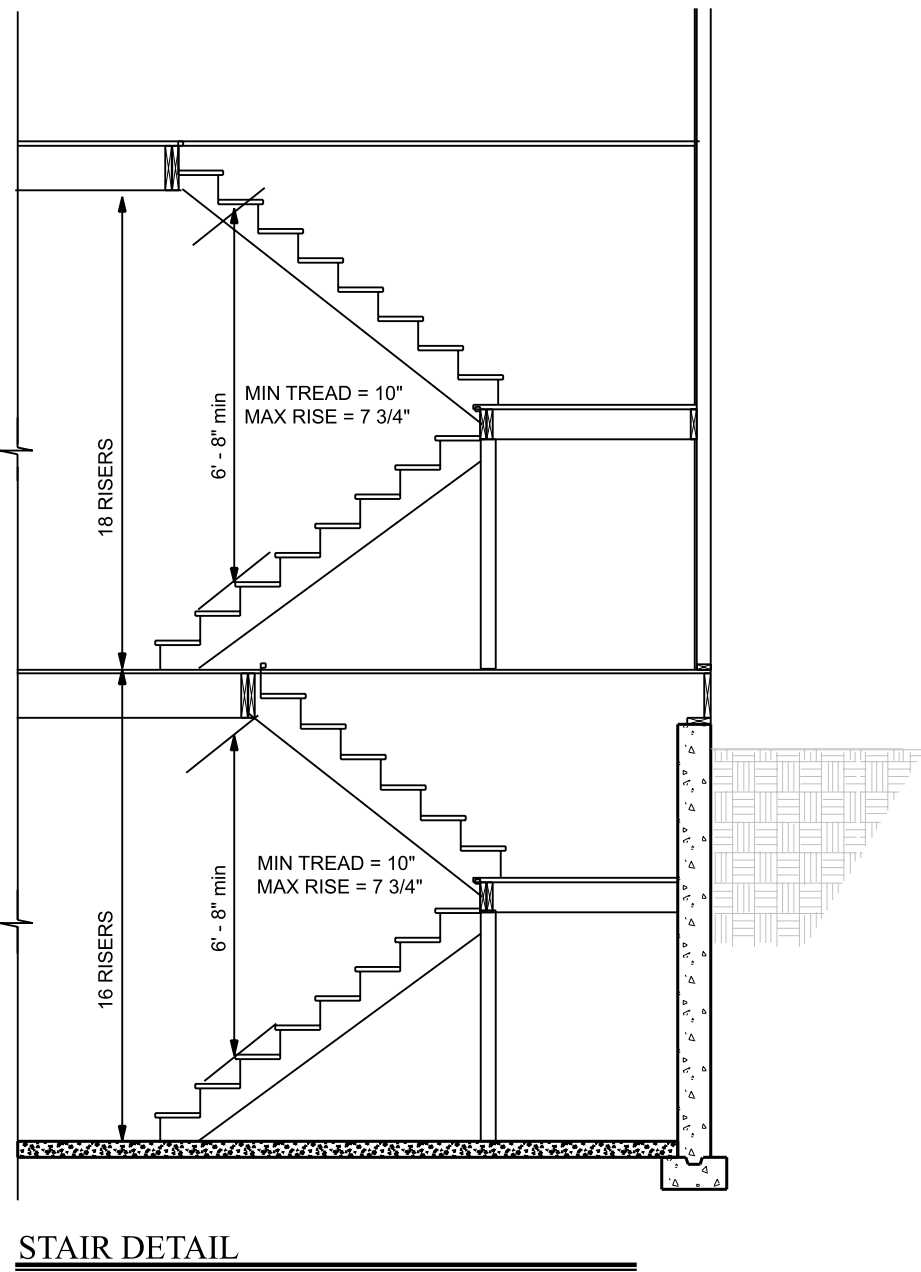
HANRAILS SHALL BE PROVIDED ON STAIRWAYS OF 3 OR MORE RISERS, MIN 34", MAX 38" ABOVE TREAD. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWELL POSTS.

GUARDRAILS SHALL BE PROVIDED ON PORCHES, BALCONIES, OR RAISED FLOOR SURFACES MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW, NOT LESS THAN 36" IN HEIGHT. REQUIRED GUARD RAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 4" OR MORE IN DIAMETER. REQUIRED GUARD RAILS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS THAT RESULT IN A LADDER EFFECT.

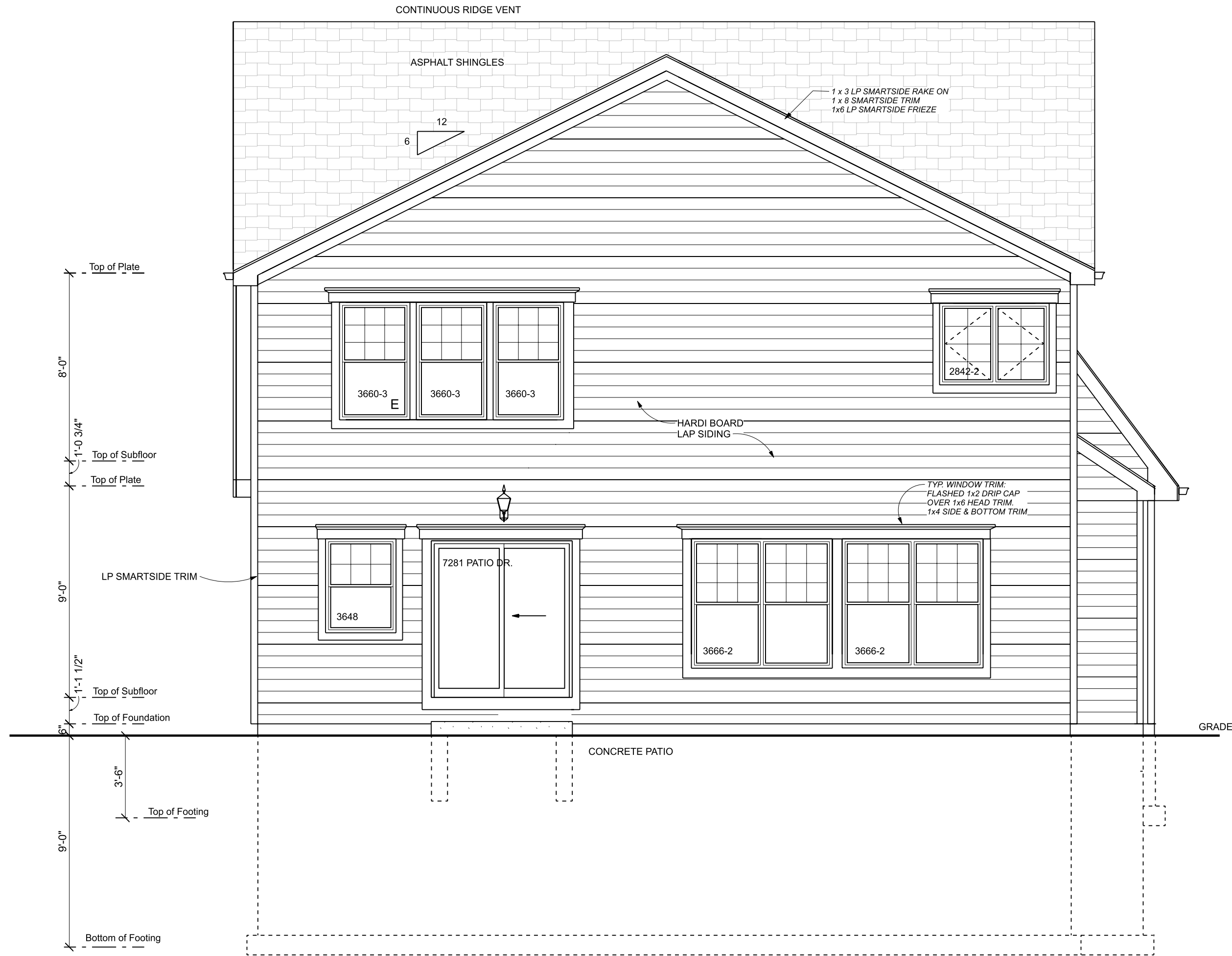
HANDRAILS SHALL HAVE EITHER A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1 1/4" TO 2", OR A NON-CIRCULAR CROSS SECTION WITH A PERIMETER CROSS SECTION OF AT LEAST 4" BUT NOT MORE THAN 6 1/4" AND A LARGEST CROSS SECTION DIMENSION NOT EXCEEDING 2 1/4".

HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 38" RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS OF THREE OR MORE RISERS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWELL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND HANDRAIL.

HANDRAILS SHALL NOT PROJECT MORE THAN 3 1/2" INTO THE STAIR WIDTH. THE MIN. TREAD DEPTH IS 10" NOSING TO NOSING. STAIR RISERS SHALL NOT EXCEED 7 3/4". BALLASTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.



STAIR DETAIL  
SCALE: 1/4" = 1'-0"



REAR ELEVATION (EAST)

SCALE: 1/4" = 1'-0"

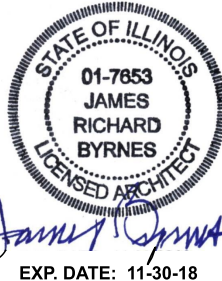


RIGHT ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TAKEN FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS NOTED OTHERWISE ON PLAN.
  2. VERIFY ALL EXISTING DIMENSIONS AND CONDITION AT THE JOB SITE PRIOR TO SUBMISSION OF BIDS. COMPARE ARCHITECTURAL DRAWING WITH DRAWINGS PREPARED BY OTHERS AND REPORT ANY DISCREPANCY TO ARCHITECT. NOTE: MECHANICAL DRAWINGS SHALL BE DESIGN BUILD. CONTRACTOR TO HAVE DRAWINGS PREPARED AND SUBMIT SAME TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
  3. THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.
  4. THE WORK DELINEATED IN THESE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS SHALL CONFORM TO ALL CODES, REQUIREMENTS, AND STANDARDS THAT HAVE JURISDICTION IN THE STATE OF ILLINOIS.
  5. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.
  6. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ARCHITECT'S AND ENGINEER'S JOB SITE VISITS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
  7. CONTRACTOR TO REFER TO NOTES AS DESCRIBED ON EACH DRAWING SHEET AND INCORPORATE AS PART OF THIS SCOPE OF WORK.
  8. ALL MANUFACTURED ITEMS, MATERIAL, AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED, USED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURED WRITTEN SPECIFICATIONS AND INSTRUCTIONS.
  9. THE GENERAL CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSTALLATION METHODS, MEANS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATION TO ALL PORTIONS OF THE WORK.
- STRUCTURAL STEEL SHALL BE A36.  
ALL STEEL MUST BE PROVIDED W/ A SHOP COAT OF RUST INHIBITIVE PAINT.



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Elevations

Two Story Residence

905 N. Hickory Arlington Heights, Illinois

| No. | Date: | Revision |
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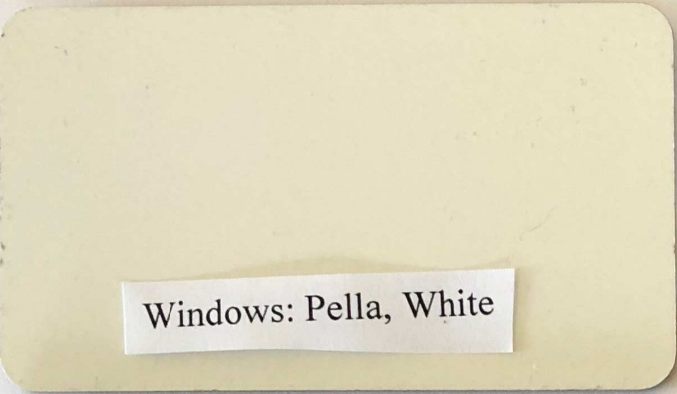
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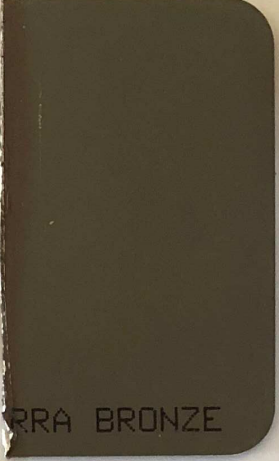




905 North Hickory Avenue - Major Material Sample Board



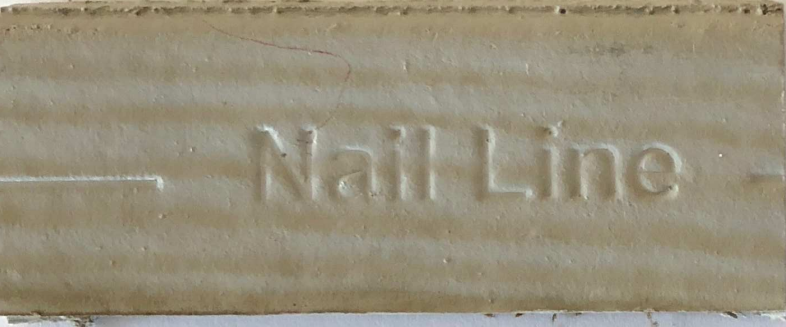
Windows: Pella, White



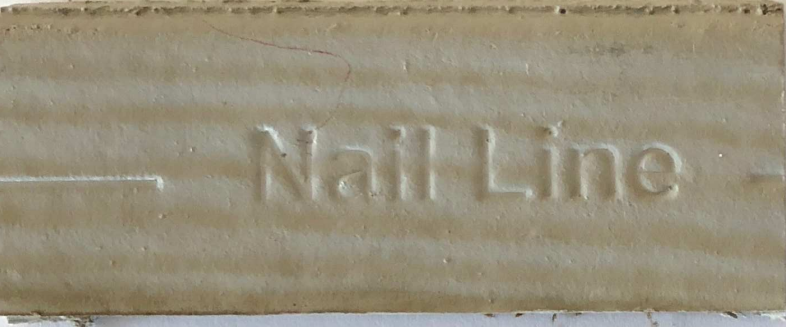
TERRA BRONZE



Brick: General Shale,  
LWM Shadow Grey Tudor



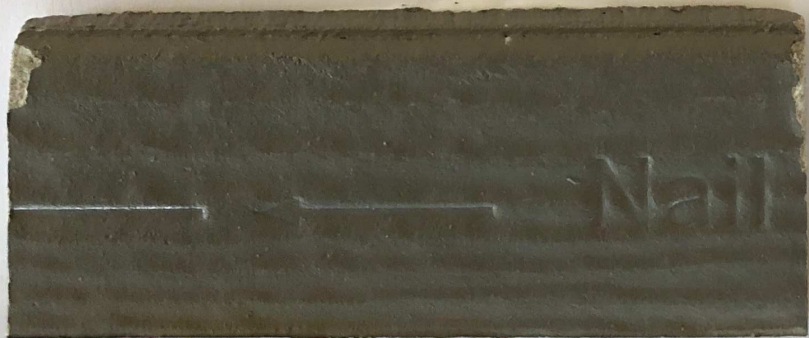
Gutters: Owens Corning, Bronze



Siding: Hardie Plank, Pearl Gray



Roof: CertainTeed Landmark, Moire Black



Trim / Fascia: Hardie Plank, Aged Pewter



Stone: Buechel,  
Stratford Cross

---

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[WWW.STONEFIELDINC.COM](http://WWW.STONEFIELDINC.COM)



905 North Hickory Avenue, Arlington Heights

Material Schedule

| Item                       | Material          | Manufacturer                    | Color                       |
|----------------------------|-------------------|---------------------------------|-----------------------------|
| Brick                      | Clay              | General Shale                   | LWM Shadow Grey<br>Tudor    |
| Roof                       | Asphalt Shingles  | CertainTeed<br>Landmark         | Moire Black                 |
| Siding                     | Fiber Cement      | James Hardie                    | Pearl Gray                  |
| Gutters / Trim &<br>Fascia | Aluminum / LP     | Owens Corning /<br>James Hardie | Terra Bronze/Aged<br>Pewter |
| Windows                    | Vinyl / Wood Jamb | Pella 250 Series                | White                       |
| Garage Door                | Stamped Steel     | C.H.I                           | Bronze                      |
| Stone                      | Stone             | Buechel Stone                   | Stratford Cross             |

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