



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
June 25, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 5/28/24

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#24-029 - 902 N. Gibbons Ave. - SF/Addition

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



Design Commission
6/25/2024

Item: Minutes - 5/28/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description

Minutes 5/28/24

Type

Minutes

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 28, 2024

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

Members Present: John Fitzgerald, Acting Chair
Kirsten Kingsley
Scott Seyer

Members Absent: Jonathan Kubow, Chair
Ted Eckhardt

Also Present: Kevin Purdom, JRC Design Build for *911 N. Chestnut Ave.*
Oscar Alba, Architectonic Solutions for *Plaza del Grato*
Steve Hautzinger, Planning Staff

Acting Chair Fitzgerald explained that with only 3 of the 5 commissioners here tonight, a unanimous vote is required for a motion to pass. The petitioner has the option to continue the review of their project to a future meeting where more commissioners are in attendance.

REVIEW OF MEETING MINUTES FOR MAY 14, 2024

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF MAY 14, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#24-036 – 911 N. Chestnut Ave.**

Kevin Purdom, representing *JRC Design Build*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single-story residence with one-car attached garage, to build a new single-story residence with an attached two-car garage. The proposed house will have approximately 2,564 square feet, and it requires a zoning variation for a front yard setback encroachment. Otherwise, the plans do comply with all other R-3 zoning requirements. The existing house on the subject property is located all the way at the back of the site, which is odd and out of context. The required front setback is based on the average setback of all existing homes on the block, including the subject property, which is creating an unusual setback requirement. The new house is proposed to be setback 25 feet, which will fit well with the surrounding context, but requires approval by the Zoning Board of Appeals, which is scheduled for June 10.

In regards to the proposed design, the existing neighborhood has a mix of single-story, one-and-a-half-story, and two-story homes of predominantly traditional style. There are 15 homes on the block, 9 with detached garages, and 7 with attached garages. All of the homes with attached garages have the garage either flush with or recessed behind the front wall of the house. Overall, the proposed design has a nice appearance with a traditional style that will generally fit well in this location. However, the proposed garage is projected out in front of the house, which is not consistent with the surrounding context of primarily detached or recessed garages. A better design would be to justify the main part of the house towards the front, with the garage recessed behind. Staff recommends the Design Commission evaluate the forward placement of the proposed attached garage against the context of the neighborhood of predominantly detached or recessed garages.

Mr. Purdom said the potential buyers of this new home are here tonight, and he has been working with them since late last year on the design of this new home. They plan to make this their last home and want it to be single-story, with nice workability, and the flow of the home is really important. They have gone through so many different iterations of this design; they tried a side-load garage to avoid having the garage be the focal point of the front of the home, but due to it being a one-story home, it took up more impervious than they were able to. The garages on some of the neighboring homes are either flush or 1 or 2-feet in front of it. The proposed new home projects 10-feet past the front of the home, but there is also a bump-out of landscaping that is planned to be part of the design. The proposed new home cannot push and pull back because the mudroom is located behind the garage, which flows into the kitchen, and past the mudroom is the master bathroom/walk-in closet that has access through the mudroom. He reiterated that they have been tweaking the design since last November and finally found a design that works for the potential buyers and what they want in the future, which is the garage projecting slightly past the front of the home. They feel the proposed design is low-key, with the front of the garage lining up with the neighboring home and the back of the front of the main house lining up with the adjacent home on the other side; they are using the context to base their design. If the garage is pushed back, it will run into the rear setback line, as well as shortens the kitchen and throws off the flow from the mudroom to the master. He had no further comments and welcomed any questions from the commissioners.

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

PUBLIC COMMENT

Vivian Menzies, 212 W. Fremont St. She lives in this neighborhood, which is the HANA area that consists of a lot of historic and mid-century homes on this street. She really likes the design of the new home and is okay with the garage as proposed; however, she had concerns about the vinyl siding being proposed. Most of the homes in the neighborhood are either wood siding, brick, or even Hardie-board, something a little more substantial than vinyl siding. The new home is a welcome addition because the existing home is at the very back of the property and has looked

pretty bad for many years. The new home blends in okay; although she did not like the middle window on the front elevation. She liked the double windows on the right side of the home and wanted to see something similar in the middle of the front elevation, which would add to a more traditional look to the home, instead of mixing styles. She also commented that this particular site has not been mowed for a long time, which is getting to be an issue with a lot of teardowns in town. She explained that the HANA historic preservation committee has tried to ask for a demolition by neglect ordinance, and this ties into that, because sometimes a developer just lets it sit and does not take proper care of the home. If they could get some support from the Design Commission about more care of homes that are slated to be torn down, it would be really helpful.

Acting Chair Fitzgerald asked Staff what can be done in response to the comments about the maintenance of the property. **Mr. Hautzinger** said there are code requirements regarding grass height, which can be reported to the Village Health Department for enforcement. However, the demolition by neglect is a more complex issue that is currently being evaluated by multiple departments at the Village with regards to historic preservation.

Richard Russell, 919 N. Chestnut Avenue. He lives directly north of the site and met the potential buyers of the new home last week. He is excited to see this property move along and it looks like a nice new home. He wanted to raise the concern about the wide discrepancy in elevation between this property and his; the grading hits the driveway and causes flooding, often times significant flooding. Currently, the site sits lower than the street level, and when a new home is built on the site, he is concerned about how it is graded, and that attention is given to helping move the water along. He asks about contingencies to ensure that everything is in line for everyone with this.

Acting Chair Fitzgerald stated that grading/flooding concerns or issues are not under the purview of this commission; however, the Village Engineering department is responsible for approving a grading plan for the new home. Mr. Russell said that he provided pictures of past flooding and is happy to work with the petitioner/homeowners on this matter. The petitioner/homeowner said they are aware of the existing grading issue and water concerns, and having less driveway on their side will allow less water to accumulate. Their engineer will definitely take this into account, the grading plan will be important, which they will get into once they get to permitting.

Mr. Hautzinger said the comments made tonight by the neighbors will become part of the record and will be shared with the Village Engineering Department.

The commissioners summarized their comments. **Commissioner Kingsley** was glad to see this property being redeveloped, which will be good for the neighborhood. She agreed with Staff about pushing the 2-car garage back if possible, or somehow highlighting the front door more. She liked the suggestion from the neighbor about changing up the window in the front so it stays in line with the other windows on the home, especially in the back. There is something about the front door too; maybe how it is rendered to appear dark and not as welcoming as it could be. **Commissioner Kingsley** also agreed with the comment about the vinyl siding; since this is a more historic area in nature, changing the vinyl siding to either cedar or Hardie would be beneficial to the new home. The same goes with the windows; the vinyl windows being proposed do not have muntins expressed on the outside of the windows, which helps the home and is part of the contextual area. With regards to the flooding issues, **Commissioner Kingsley** said that if a civil drawing with grading is done for the site, it will become public record for the neighbor to see, and if there is going to be significant re-grading, then the benchmark for where the height of the building is taken from should be clear. She did not want there to be an issue with the neighbors on that. With regards to the design, **Commissioner Kingsley** said it is a nice design and noble that the home is one-story; she encouraged the petitioner to consider the comments made tonight.

Commissioner Seyer liked the current position of the garage with the rest of the home, it is a little bit of a variation on everything else and he understood why; it is creating a more private, intimate setting at the front, so he is okay with the current layout. He agreed with the concerns about the vinyl siding. The petitioner explained that they originally proposed Hardie siding and different materials for the home, but after the final costs came in, the siding was value engineered and tweaked at the last moment to change to vinyl. **Commissioner Seyer** found it hard to tell a homeowner what materials to use on the front of their home, but he agreed with the comments about the vinyl siding. He had

concerns about the column on the front elevation that looks weird; not only is it half the size of the columns on the back of the home, but it is a whole new element in the front. He would rather see the column bigger and white and consistent with the white trim at every corner and at every change of plane. This would frame the entry better. He applauded the one-story home being proposed that fit in with the scale of the neighborhood, and he reiterated his concerns about the front columns that are the wrong material and the wrong scale. He was okay with the windows being setback as proposed and he understood it is about visibility, although he wanted to hear the other commissioners' thoughts about that.

Acting Chair Fitzgerald said it is a beautiful home and he especially likes the colors. He agreed that the column on the front of the home at the front entry should be bigger, although he was okay with the color as proposed because it ties in with the element over the garage. He felt the wood element over the garage is too low compared to the porch, the windows, the front door, and the small roof to the left. He suggested raising this element higher, with the option to make it wider as well. He agreed with the comment about the front door, it seems a little hidden, and he very much agreed with the concerns about the front window; it seems short compared to everything else and he questioned furniture placement behind the window. He also asked the petitioner to bring in actual material samples for all future projects.

Commissioner Kingsley asked about the material being proposed in the arches of the gable ends, and **Mr. Purdom** said it will be smooth Hardie, with the details of the panels still being worked out. This will be the only Hardie material on the home. **Commissioner Kingsley** agreed with the other commissioners that the column on the front elevation, the one not attached to the wall, should be beefed up, and she would consider changing it to white to help 'finish' the front elevation and make it land on the ground better. She referred to the soffit on the right that appears to be following the rafters; she was unsure about the details right above the column on the opposite corner of the gable. The detail of how it is going to land on that column is important. **Mr. Purdom** said the intent is to keep the returns, but a decision needs to be made about the detail on the other gable because it might look awkward with the eyebrow. **Commissioner Kingsley** said that Staff should review this detail. She also commented about the light sconces shown on either side of the box bay window on the front elevation, and suggested eliminating those sconces and moving them to the entry so the front door is accentuated.

Commissioner Seyer asked for clarification about the issues with the front door. **Acting Chair Fitzgerald** preferred the entry be brighter, with lights added, and larger columns that are white in color, all of which will definitely bring more attention to that area. It appears to be the most recessed area on the entire front elevation, and it should be more welcoming. **Commissioner Kingsley** agreed and said the front door is rendered in dark right now, and so is the column, but if it is rendered light and the door and the trim are a lighter color, that area will be more welcoming. It will also help if the windows on the front are changed. She preferred that the column be changed to white, which will help finish the structure of the home, clarify the soffit detail, and add lighting in that area.

Commissioner Seyer pointed out the horizontal wood beam that runs above the columns at the front door and said if the columns are changed to white, then the beam color should match. He also said the column on the right side of the front entry seems odd, and he wanted to hear the other commissioners' thoughts on that. **Mr. Purdom** said the column to the right is there to help frame out the entry with some type of natural wood. **Commissioner Kingsley** said if the beam above the column matches the column, then the column to the right of the entry is not necessary. **Acting Chair Fitzgerald** liked the color white for the column and beam above, but for him it was a recommendation, and he suggested the shorter window on the front elevation match the length of the box bay window to the right of it, and reiterated his suggestion to raise the wood element above the garage door.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 911 N. CHESTNUT AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 5/15/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE CHANGES THAT NEED TO BE MADE TO ADDRESS THE INCONSISTENCIES IN THE DRAWINGS, ESPECIALLY IN RELATIONSHIP TO THE SOFFIT, BE REVIEWED BY STAFF.
2. A RECOMMENDATION THAT THE 3 WINDOWS IN THE FRONT BECOME POTENTIALLY DOUBLE-HUNG WINDOWS THAT MATCH THE REST OF THE HOME, POTENTIALLY BEING LOWER TO MATCH THE BOX BAY.
3. A RECOMMENDATION TO USE A COMPOSITE MATERIAL VERSUS VINYL SIDING, FOR LONGEVITY AND TO FIT IN WITH THE NEIGHBORHOOD MORE COHESIVELY.
4. THAT THE PETITIONER PAY CLOSE ATTENTION TO THE WATER AND THE ELEVATION OF THE HOME, ESPECIALLY HOW IT RELATES TO THE NEIGHBORS, WITH REGARDS TO THE CIVIL DRAWINGS.
5. A REQUIREMENT THAT THE FRONT COLUMN BE MORE SUBSTANTIAL.
6. A RECOMMENDATION THAT THAT FRONT COLUMN AND BEAM ABOVE BE WHITE LIKE THE TRIM.
7. A RECOMMENDATION TO ELIMINATE THE ENGAGED FRONT COLUMN ON THE RIGHT.
8. A RECOMMENDATION TO ELIMINATE THE SCONCES ON EITHER SIDE OF THE BOX BAY ON THE FRONT ELEVATION.
9. A REQUIREMENT THAT THE DETAILS OF THE SOFFIT AND THE ARCHES BE SUBMITTED TO STAFF FOR REVIEW AND APPROVAL.
10. A RECOMMENDATION TO RE-EVALUATE THE TRELLIS ABOVE THE GARAGE DOOR AND RAISE IT UP HIGHER TO PROVIDE MORE HEAD HEIGHT, SIMILAR TO THE BOX BAY WINDOW, FOR STAFF REVIEW AND APPROVAL.
11. 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 Seyer said no comment was made about the front door itself, and he suggested amending the motion with regards to the materiality of the front door. He felt strongly that if there is a requirement to increase the size of the front column, then it should be a requirement to eliminate the column to the right, which is not structurally necessary in his opinion.

COMMISSIONER KINGSLEY AMENDED THE MOTION AS FOLLOWS:

7. A REQUIREMENT TO ELIMINATE THE FRONT COLUMN ON THE RIGHT, THE ENGAGED COLUMN.
12. A RECOMMENDATION TO RECONSIDER THE FRONT DOOR MATERIAL TO A LIGHTER COLOR, EVEN IF IT IS JUST THE TRIM.

COMMISSIONER SEYER SECONDED THE MOTION.

**KINGSLEY, AYE; SEYER, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.**

ITEM 2. COMMERCIAL REVIEW**DC#23-069 – Plaza del Grato – 1736-1790 W. Algonquin Rd.**

Oscar Alba, representing *Architectonic Solutions*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is here tonight seeking approval of the design for exterior facade modifications as well as new landscaping at the existing Plaza del Grato shopping center. This project does not require Plan Commission review; therefore, the Design Commission's responsibility is to review all elements under the Commission's responsibility.

The scope of the project includes the following:

- Replacement of the existing upper stucco and clay tile facade with new EIFS and composite wood siding (existing dark bronze aluminum storefronts to remain).
- Redesign of the central focal point facade feature.
- Replacement of existing soffit light fixtures.
- New landscaping throughout the site.

The subject site is 124,867 square feet (2.87 acres), the existing building is approximately 41,000 square feet, and the property is zoned B-2 General Business District.

The existing building has a dated and worn appearance. The existing building design has a southwestern theme with stucco walls, clay tile roofing and curving parapet detailing. The proposed design will replace the dated stucco and sloped clay tile roofs with a more modern white EIFS and stained wood siding for a more contemporary appearance. The arches and curved parapets will be removed from the central focal point facade feature, and replaced with a more modern composition of EIFS and wood siding with stone accents.

Staff encouraged the petitioner to completely remove the overhang/soffits, and provide a new taller flat facade with metal canopies and/or awnings for a more modern appearance. However, the petitioner's preference is to keep the existing overhanging facade above the storefronts. Overall, the proposed facade design and new materials will be a welcome refresh and update to the building.

Staff has a concern regarding the replacement of the soffit lighting above the storefronts that they should not be overly bright. The petitioner should provide an analysis of current light levels compared to the new light levels to ensure that the brightness of the new light fixtures is appropriate.

The existing rooftop mechanical equipment is screened by the existing parapet walls, which will remain with the new design. The existing landscaping throughout the property is sparse and in poor condition. The petitioner is providing new landscaping throughout the site, with a landscape plan included in the submittal.

Mr. Hautzinger stated that per Chapter 28, Section 6.15, all off-street parking areas are required to be screened along the public way. Such screening is generally accomplished with three-foot tall densely planted shrubs. There is an existing row established landscaping along a portion of the street frontage that is in good condition and will remain, and the remaining street frontage will be screened with new continuous shrubs. Code also requires 4" caliper shade trees in all landscape parking islands. The proposed landscaping includes new 4" caliper shade trees in most of the existing parking islands, however the plans will need to be revised to include 4" caliper shade trees in all of the islands.

Overall, the proposed new landscaping will be a significant improvement to the appearance of the property. Salt and drought tolerant plants were encouraged, and have been provided.

With regards to signage, there are two existing ground signs facing Algonquin, and one abandoned ground sign within an internal parking island. Per code, only one ground sign is allowed. The plans indicate removal of the abandoned internal ground sign as well as the eastern ground sign facing Algonquin Road, thereby complying with code. The petitioner reported that the existing ground sign to remain will be updated, but new sign plans have not yet been received.

Window signage throughout the retail center is currently excessive and has a bad appearance. The owner has agreed to update the window signs to comply with Chapter 30 Sign Code. Some of the storefronts currently have LED lighting outlining the windows, and the owner has agreed to remove the LED lighting to comply with Chapter 30 Sign Code.

Staff recommends approval of the proposed design, architecturally and the landscaping, with consideration given to the conditions outlined in the Staff Report including those that are code requirements.

Mr. Alba agreed with the comments given by Staff and said he has been working with Staff on the modifications to the shopping center, including the existing signage.

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

The commissioners summarized their comments. **Commissioner Seyer** loved the design being proposed that will really clean up the shopping center and bring some logic to everything; it will be a great upgrade. He was okay with the wood material being proposed, but said the color is also throwing him off a bit; it has more of a residential feel to it and with respect to the stone that is there. The wood material looks good on the elevations, but he has concerns about how it looks after seeing the samples provided tonight. He referred to Sheet A131 and said he is confused by the detail at the base of the column; he asked if it is the same material on all four sides and **Mr. Alba** said yes, it is the same material on all four sides. **Commissioner Seyer** said this needs to be clarified. With that, he is in favor of the proposed modifications.

Commissioner Kingsley said this will be a really nice update for the center, and she agreed with the comment about the color of the wood material. The color palette in general is really good, it is a real cool tone palette, but the wood stands out and makes the stone look dirty. She suggested changing either the wood color or the stone color. **Mr. Alba** was not opposed to looking at other colors for the composite material and possibly offer a few other options. He also said they plan to paint the side walls of the two buildings in the shopping center as well, to match the color chosen for the building facade. **Commissioner Kingsley** was okay with the existing overhangs, which are nice places for new lighting, and said the accent lighting shown on the columns should be the same color temperature as the soffit lighting. She agreed with Staff comments regarding the trees and signage.

Acting Chair Fitzgerald was excited for the upgrade to this center; overall, it will look very nice. With regards to the colors, he referenced the bronze windows that will remain, and he suggested the stone color be more tan, although it could be a warmer grey so it all ties together. He agreed that the color palette appears both cool and warm at the same time, and that the colors need to blend. He also agreed that the lights should all be the same color temperature. Looking at the landscape plan, he commented that the Tupelo is a beautiful tree but really fragile, and a few of the other trees shown are really, really messy trees that will result in extra maintenance in the parking lot.

Commissioner Seyer said it would be helpful if the commissioners provide direction to Staff and the petitioner with regards to warmer color options, and clarification on the temperature of the lighting. **Mr. Alba** said the existing lighting is 4,000 Kelvin and will all be removed, and the Nuvo up/down lighting being proposed will be 3000 Kelvin, and the new downlights will be 4000 Kelvin. He added that he can follow-up with Staff with the number and spacing of the existing fixtures that are 4000 Kelvin, which can be reduced to 3000K. **Commissioner Kingsley** commented that the 16-inch light fixtures being proposed appear really large, and she suggested the petitioner consider smaller lights. **Mr. Hautzinger** wondered if this was just a drafting error. **Mr. Alba** said the new fixtures are small, but include a larger cover plate.

The commissioners suggested warmer stone color options such as Hampton, Manhattan, and Primavera, which are from the same stone manufacturer as the currently proposed stone color. **Commissioner Kingsley** said the Benjamin Moore 'Twilight Gray' color should change to something a little warmer.

Mr. Hautzinger asked the petitioner to clarify the areas of EIFS that are grey and white on the building. **Mr. Alba** said there is another grey color that is darker, which he did not have a sample of tonight, that will alternate with the lighter grey color throughout the facade of the buildings. **Mr. Hautzinger** asked if the commissioners are recommending the color of the wood paneling be changed to a warmer color. **Commissioner Seyer** referred to the manufacturer website for the wood paneling and said that the color Pretzel being proposed appears to be the most muted color option; the other color options appear to get very brown very quickly. He was in favor of keeping the Pretzel color currently being proposed, but felt the stone color should change to be a closer match. **Acting Chair Fitzgerald** agreed, but reiterated that the colors should be reviewed and approved by Staff.

Commissioner Seyer asked for clarification about the color of the EIFS. **Mr. Hautzinger** said the notes on the drawing indicate 'Super White' on the columns and the band, and 'Twilight Gray' on the trim details on the columns, but the overall facade will be all 'Super White'. **Mr. Alba** said the main facade will be Super White and Twilight Gray, but there could be a third or fourth tone of white or light grey, such as White Haze, on alternating tenant panels. **Commissioner Kingsley** was okay with the front facade being the Super White color, and then an accent color that is warmer; however, she did not want to see the rest of the building painted a stark white color, maybe a color somewhere in between. **Mr. Hautzinger** asked the commissioners if they objected to the Super White color, and **Commissioner Seyer** replied that he believed the color was not as super white as the name implies. **Commissioner Kingsley** said if the building has a light, a medium, and a dark color, then the light and the dark colors being proposed on the front elevation make sense, but if the back of the building is painted, then maybe it should be a medium color. She did not want to see too many more colors involved. The other commissioners agreed.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE ARCHITECTURAL DESIGN FOR PLAZA DEL GRATO LOCATED AT 1736-1790 W. ALGONQUIN ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 4/2/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE SCONCE LIGHTS AND THE SOFFIT LIGHTS BE THE SAME KELVIN TEMPERATURE, PREFERABLY 4,000 KELVIN, WHICH IS WHAT THE EXISTING LIGHTING IS.
2. A REQUIREMENT THAT THE STONE MATERIAL BE MODIFIED TO HAVE MORE WARMTH, WITH A SUGGESTION TO PROVIDE SAMPLES OF THE COLORS 'MANHATTON', 'HAMPTON', AND 'PRIMAVERA' TO STAFF FOR REVIEW AND APPROVAL, AS WELL AS KEEPING THE 'PORT ROYAL' COLOR FOR REFERENCE, FOR STAFF APPROVAL.
3. A REQUIREMENT THAT THE EIFS COLOR BE MODIFIED SO THE MAIN FACADE IS MAINTAINED AT 'SUPER WHITE', THE DARKER COLOR BE WARMER THAN THE PROPOSED 'TWILIGHT GRAY', AND THE MEDIUM COLOR, SUGGESTED TO GO ON THE SIDES AND BACK OF THE BUILDING, BE WARMER THAN THE PROPOSED 'WHITE HAZE' COLOR, TO MATCH THE OVERALL AESTHETIC OF THE COMPOSITION.
4. A REQUIREMENT THAT THE ALL OF THE EIFS AT THE STOREFRONT ELEVATIONS BE 'SUPER WHITE'.
5. 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 Kingsley said the Kelvin temp of the existing lighting is not known at this time, and it would be beneficial for the petitioner to provide Staff what the current lighting is for intensity and for color. She agreed with Staff that the intensity of the lighting is important, because of the light fixture being proposed under the soffits. **Mr. Hautzinger** reiterated that no existing lighting will remain, and **Commissioner Seyer** said the requirement he made is to match the Kelvin temperature of the existing lighting that is there now, which he thought was 4,000 Kelvin based on what the petitioner said. He is generally okay with something in the 3,000 to 4,000 range for this building. **Commissioner Kingsley** wanted the motion to include the other items in the Staff report such as: provide 4-inch caliper trees in all landscape islands, update all existing window signage to comply with code, remove all LED strip lighting from the storefront, and update the existing ground sign to match the new architecture of the building.

A MOTION WAS MADE BY COMMISSIONER SEYER TO AMEND THE MOTION TO ADD THE FOLLOWING:

1. A REQUIREMENT THAT THE PETITIONER SUBMIT DATA FOR THE EXISTING LIGHTING COLOR TEMPERATURE, AND IF IT IS WITHIN 3,000 TO 4,000 KELVIN, THAT THE NEW SCONCE LIGHTS AND SOFFIT LIGHTS BE THE SAME AND MATCH THE EXISTING COLOR TEMPERATURE.
6. A REQUIREMENT TO PROVIDE 4" CALIPER SHADE TREES IN ALL LANDSCAPE ISLANDS.
7. A REQUIREMENT TO UPDATE ALL EXISTING WINDOW SIGNAGE TO COMPLY WITH CODE.
8. A REQUIREMENT REMOVE ALL LED STRIP LIGHTING FROM THE STOREFRONTS.
9. A REQUIREMENT THAT THE EXISTING GROUND SIGNAGE BE REVISED IN DESIGN TO MATCH THE NEW DESIGN FOR THE NEW STOREFRONT.

COMMISSIONER KINGSLEY SECONDED THE AMENDED MOTION.

**KINGSLEY, AYE; SEYER, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.**

ITEM 3. OTHER BUSINESS

Public Comment

There was none.

Acting Chair Fitzgerald wanted to encourage petitioner to bring actual material samples for these reviews, which is extremely helpful. **Mr. Hautzinger** agreed. **Commissioner Seyer** was okay with telling a petitioner that their project could be continued or conditioned upon approval if material samples are not brought to the meeting.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:55 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



**Design Commission
6/25/2024**

Item: DC#24-029 - 902 N. Gibbons Ave. - SF/Addition

Department: Planning & Community Development Department

REQUESTED ACTION

– Approval of the proposed architectural design for an addition to an existing single-family residence.

RECOMMENDATION

– It is recommended that the Design Commission approve the design of the proposed addition at 902 N. Gibbons Avenue. This recommendation is based on the architectural plans received on 5/30/24, and the following:

1. A recommendation to soften the shoulders by stepping down the massing at the sides.
2. A requirement to change the exterior color palette to a much softer palette of earth tone colors to better fit with the neighborhood, to be approved by Staff.
3. A requirement to change the standing seam metal roofing to an earth tone asphalt shingle roofing material.
4. A requirement to clarify all exterior materials on the elevations.
5. A requirement to clarify the siding exposure in the gables.
6. A requirement to change the vertical siding shown on the base of the north elevation to match the rest of the house.
7. A requirement to either eliminate the “decorative 2x4” brackets in the side gables, or add the same detail to the front gable.
8. A requirement to clarify and coordinate the linework on the ends of the porch roof for a cohesive appearance.
9. A recommendation to increase the size of the porch columns and change the treated wood to a more finished quality material.

10. 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 Design Commission and any other Commission or Board approval conditions. It is the petitioner'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.

11. Compliance with all 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: Broucek Residence
Project Address: 902 N. Gibbons Ave
Prepared By: Steve Hautzinger

Date Prepared: June 19, 2024

PETITION INFORMATION:

DC Number: 24-029
Petitioner Name: Eric Brahar
Petitioner Address: Brahar Architects
180 S. Western Avenue, Suite 151
Carpentersville, IL 60110
Meeting Date: June 25, 2024

Requested Action(s): Approval of the proposed architectural design for an addition to an existing 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 a full second floor addition and a new full front porch on an existing single-story house. An existing attached two-car garage will remain. The property has a total land area of 8,736 square feet and the proposed residence with addition will be approximately 2,456 square feet. The project does comply with the R-3 single-family zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 24.8 feet Side: 13 feet Side: 6.6 feet Rear: 75.7 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	3,931 SF	2,456 SF
Building Lot Coverage	3,058 SF	1,962 SF
Impervious Surface Coverage Total	4,368 SF	3,394 SF

Overall, the massing of the proposed second floor addition with low pitched roof is simple and straight forward, however it would be encouraged to soften the shoulders by stepping down the massing at the sides. The full front porch works well to relate to the scale of the adjacent homes. However, the proposed materials and colors are very bold and out of character with the neighborhood. Dark blue siding with black windows, black trim, black gutters and a black standing seam metal roof will look very dark and out of place in this location. A much softer palette of earth tone colors is recommended to better fit with the neighborhood. Also, an asphalt shingle roof is recommended in lieu of a metal roof.

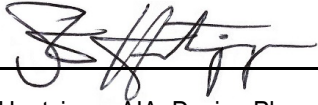
Additionally, the following issues should be evaluated:

- The linework on the exterior elevations is unclear. The materials and color designations need to be clarified
- The siding exposure in the gables is inconsistent and unclear.
- The material at the base of the wall on the north elevation looks uncoordinated and is not noted.
- There are "decorative painted 2x4" brackets in the side gables, but not in the front gable, which seems odd.
- The linework on the ends of the front porch roof are mismatched, and the detailing is unclear.
- The wall material in the small second floor dormer gables is not noted.
- The proposed treated wood porch columns look too thin and will have an unfinished appearance.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the proposed addition at 902 N. Gibbons Avenue. This recommendation is based on the architectural plans received on 5/30/24, and the following:

1. A recommendation to soften the shoulders by stepping down the massing at the sides.
2. A requirement to change the exterior color palette to a much softer palette of earth tone colors to better fit with the neighborhood, to be approved by Staff.
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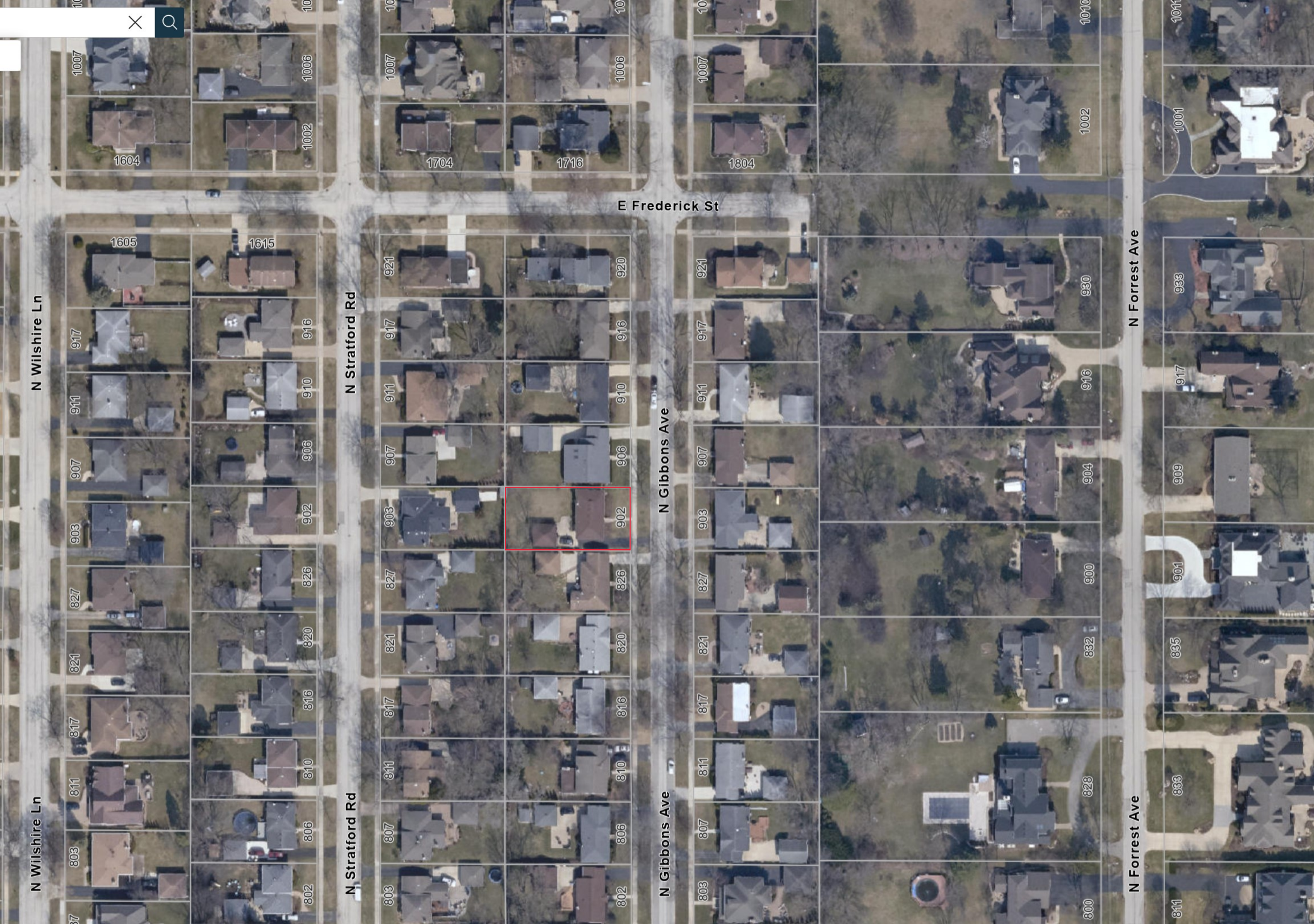


June 19, 2024

Steve Hautzinger AIA, Design Planner

Department of Planning and Community Development

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 24-029



N Wilshire Ln

N Wilshire Ln

N Stratford Rd

N Stratford Rd

N Gibbons Ave

N Gibbons Ave

N Forrest Ave

N Forrest Ave

E Frederick St



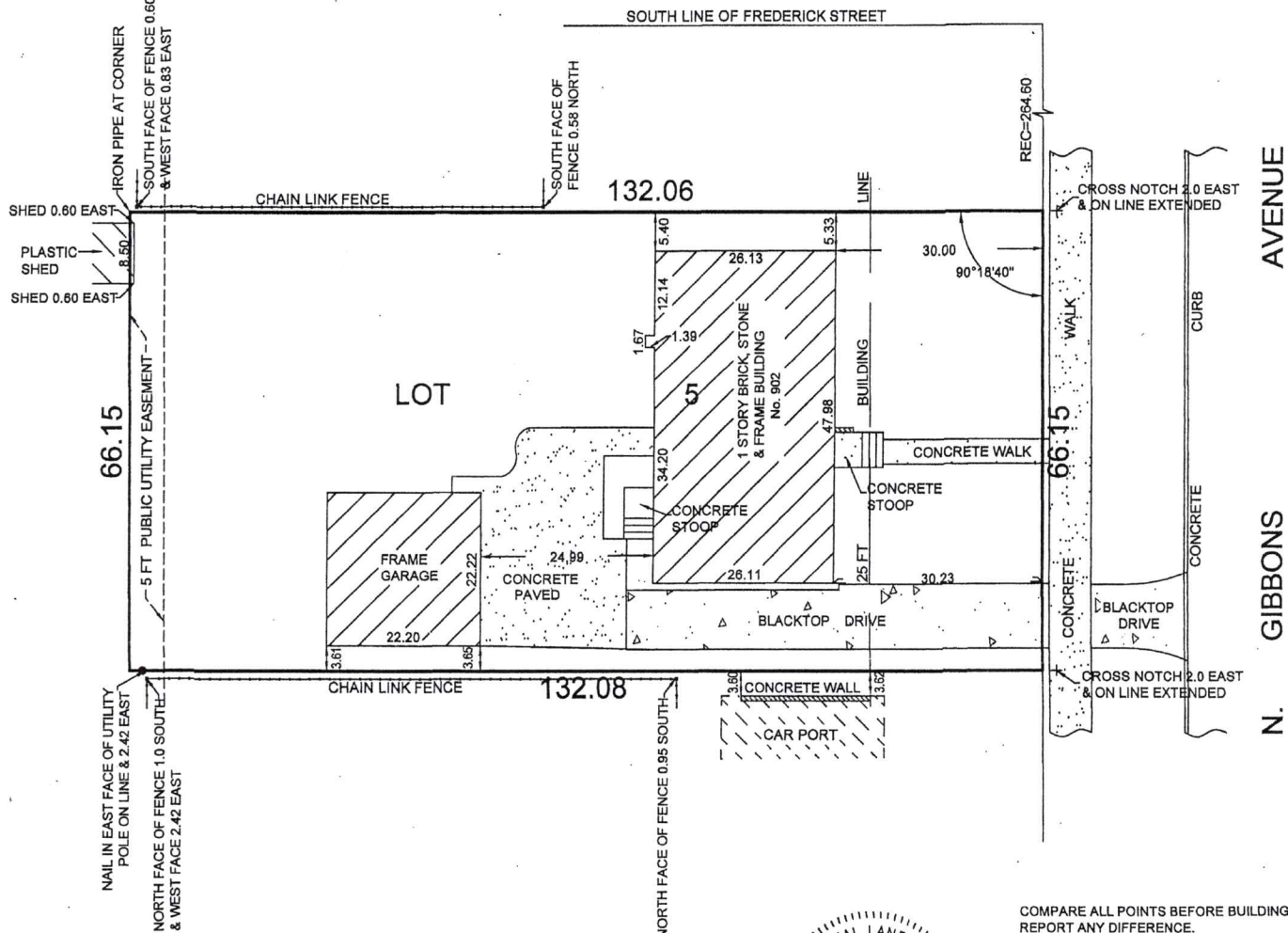
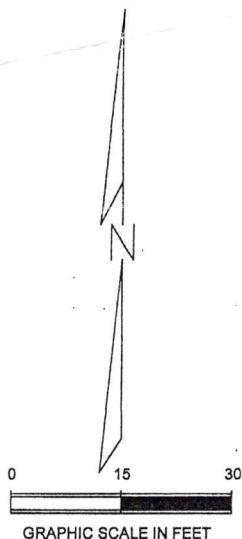
CERTIFIED SURVEY, INC.

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email : surveys@certifiedsurvey.com

PLAT OF SURVEY

LOT 5 IN BLOCK 5 IN FIDELITY ARLINGTON ESTATES, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 297 FEET OF THE SOUTH 450 FEET THEREOF) ACCORDING TO THE PLAT 16340863 IN COOK COUNTY, ILLINOIS.



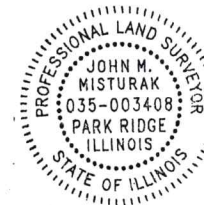
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

ORDER No. 200524
DATE: DECEMBER 7, 2020
ORDERED BY: JPR LAW, LLC

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

DECIMALS OF FOOT AND THEIR EQUIVALENT IN INCHES AND FRACTIONS THEREOF.

.01=1/8"	.07=7/8"	.50=6"
.02=1/4"	.08=1"	.58=7"
.03=3/8"	.17=2"	.67=8"
.04=1/2"	.25=3"	.75=9"
.05=5/8"	.33=4"	.83=10"
.06=3/4"	.42=5"	.92=11"
		1.0=12"



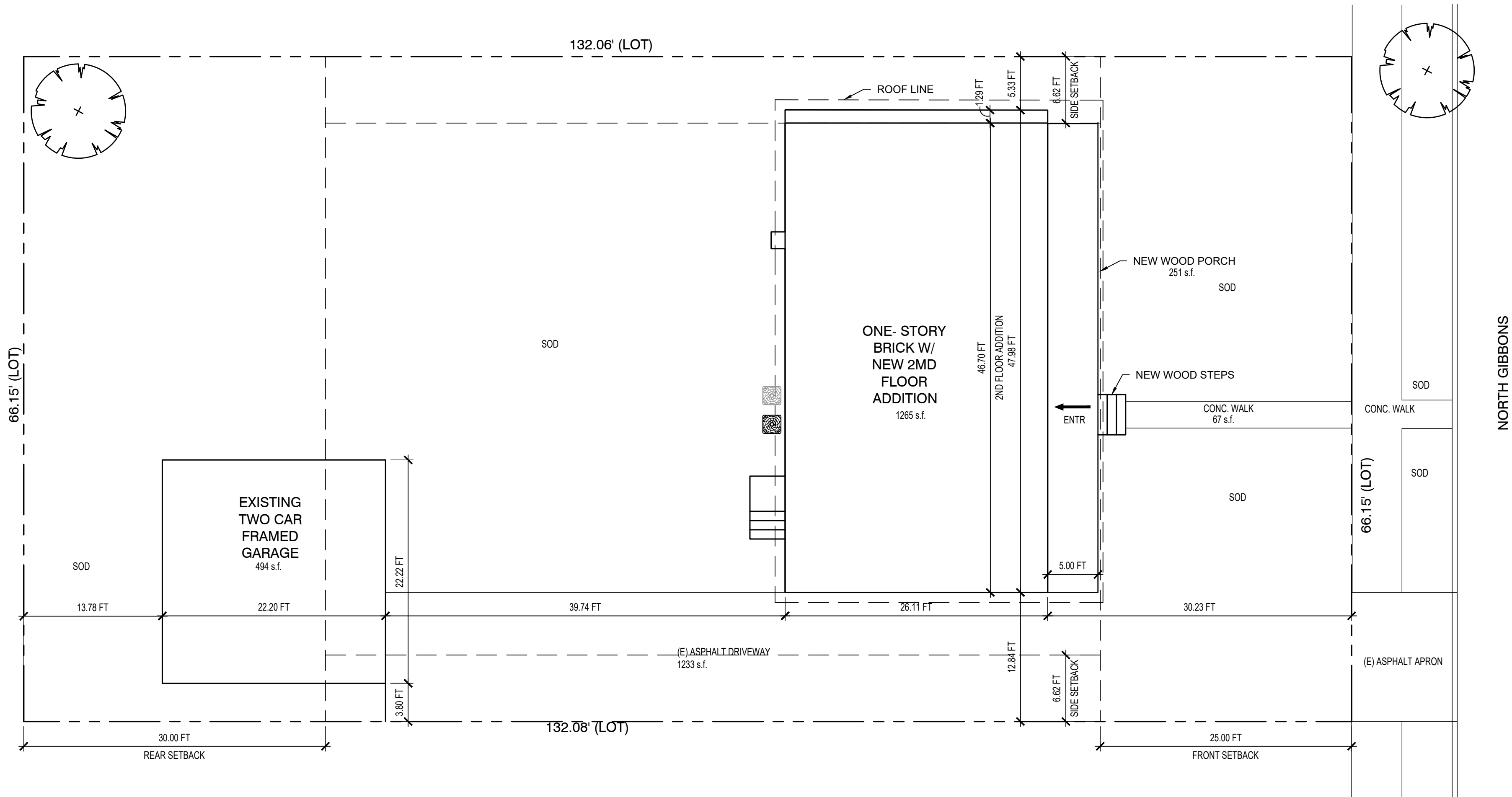
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS) THIS PROFESSIONAL SERVICE CONFORMS TO
 COUNTY OF COOK) SS THE CURRENT ILLINOIS MINIMUM STANDARDS
 FOR A BOUNDARY SURVEY.

WE CERTIFIED SURVEY, INC DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

PROFESSIONAL ILLINOIS LAND SURVEYOR
 LICENSE EXPIRES NOVEMBER 30, 2022

8735.774



SITE IMPROVEMENTS			
ITEMS	EXISTING S.F.	NEW S.F.	TOTAL S.F.
BUILDING FOOT PRINT	1255	0	1255
ACCESSORY BUILDINGS	494	0	494
DRIVEWAY/APRON	1233	0	1233
SIDEWALK & PATIO	67	0	67
		TOTAL	3049
LOT	8736	RATIO: HARD/SOFT	0.35

DISCLAIMER:
THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON ON THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF ANY DISCREPANCY, ERROR, OMISSION, OR AMBIGUITY IN THE CALCULATIONS, DRAWINGS, AND/OR SPECIFICATIONS UNTIL THE PROJECT ARCHITECT OR ENGINEER HAS BEEN NOTIFIED, AND HAS CORRECTED, MADE THE INCLUSION OR HAS MORE CLEARLY EXPLORED THE INTENT OF THE DRAWING CALCULATIONS AND/OR SPECIFICATIONS.

brahar

architects PLLC

CHICAGO, ILLINOIS
DESIGN FIRM # 184-008636-0001

VOICE: 773.998.1824
brahararchitects@gmail.com
EXP - 4/30/2025

PIN # 03281100240000

THE RESIDENCE AT
902 N GIBBONS
ARLINGTON HGTS, ILLINOIS

REVISIONS	
08.28.23	CLIENT REVIEW
03.21.24	ARCHITECTURAL REVIEW SUBMITTAL
04.25.24	ARCHITECTURAL REVIEW RE-SUBMITTAL

DATE: 06.25.23
DRAWN BY: ERB

SHEET NAME
SITE PLAN

SHEET NUMBER
A0.9

PERMIT #

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



PHOTOS OF SURROUNDING PROPERTIES



PROPERTY TO LEFT 3
816 N. GIBBONS AVE



PROPERTY TO LEFT 2
820 N. GIBBONS AVE



PROPERTY TO LEFT 1
826 N. GIBBONS AVE



SUBJECT PROPERTY
902 N. GIBBONS AVE.



PROPERTY TO RIGHT 1
906 N.GIBBONS AVE



PROPERTY TO RIGHT 2
910 N. GIBBONS AVE



PROPERTY TO RIGHT 3
916 N. GIBBONS AVE



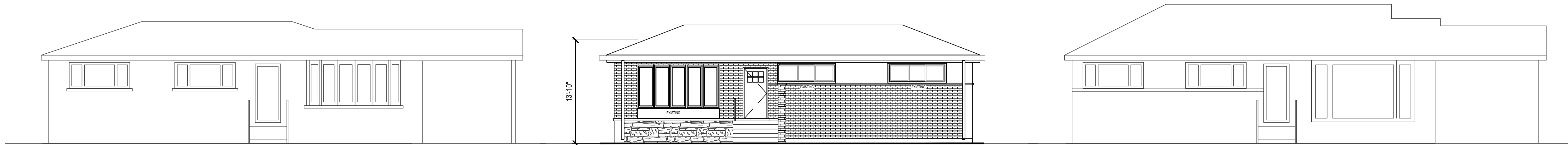
PROPERTY ACROSS 1
907 N. GIBBONS AVE



PROPERTY ACROSS 2
903 N. GIBBONS AVE



PROPERTY ACROSS 3
827 N. GIBBONS AVE



1 EXISTING CONTEXT ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED CONTEXT ELEVATION
SCALE: 1/8" = 1'-0"



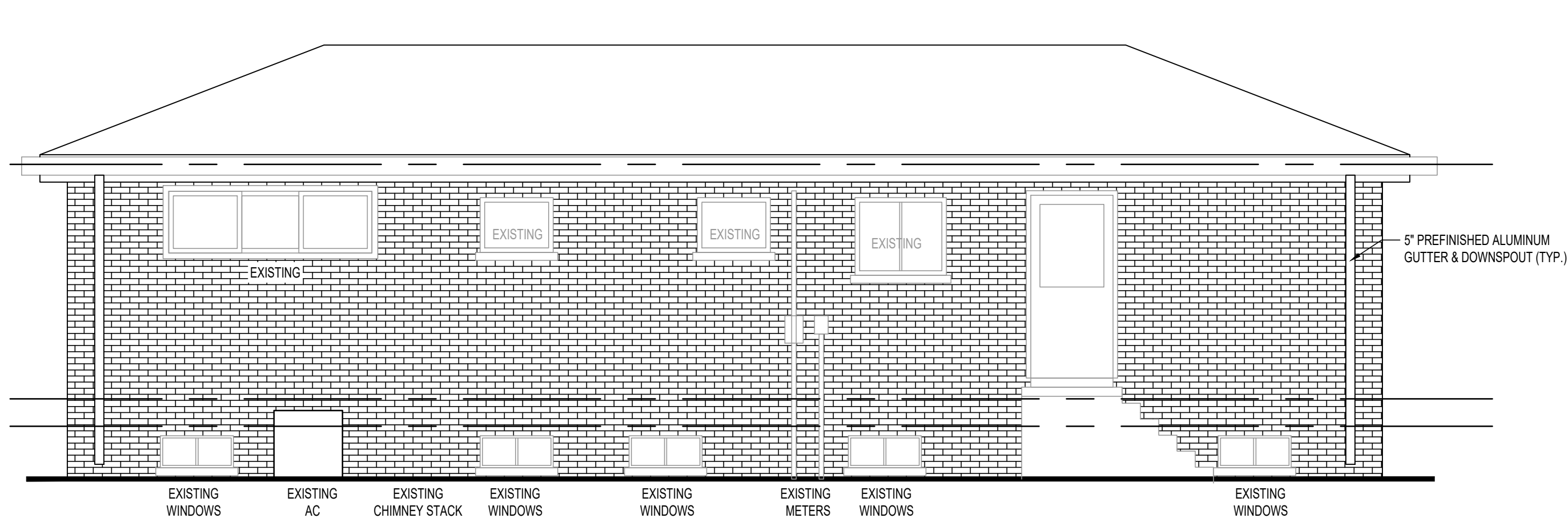
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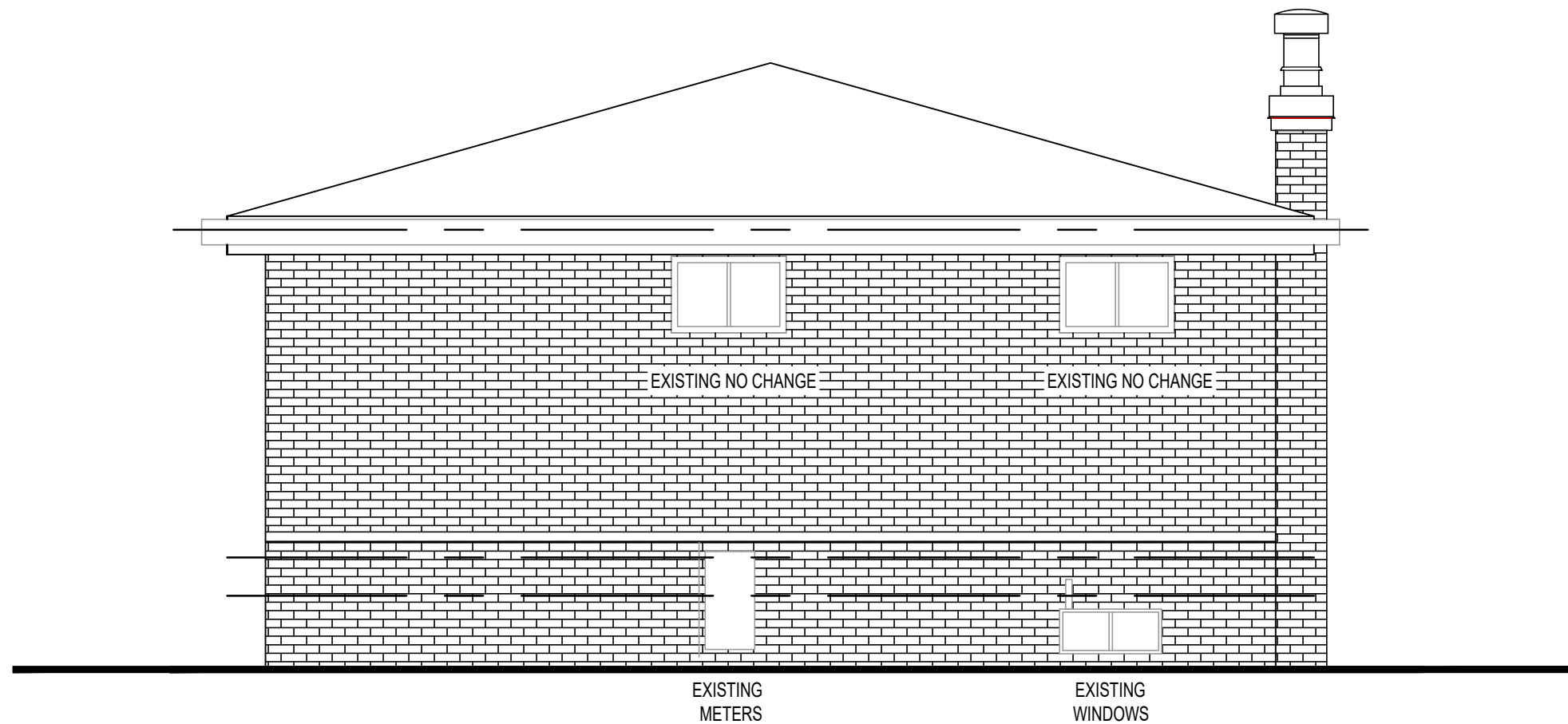
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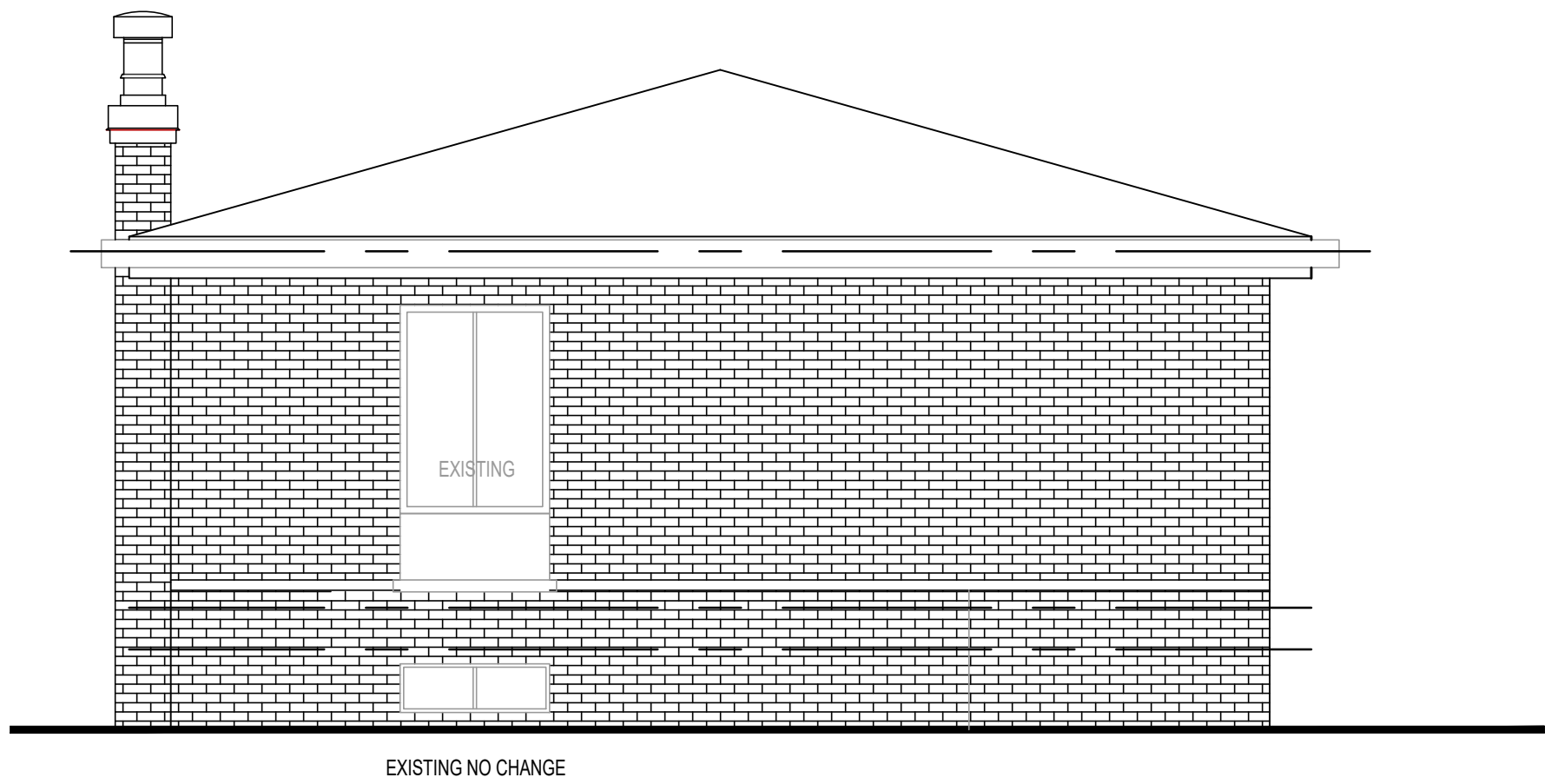
DATE: 06.25.23
DRAWN BY: ERB
SHEET NAME
CONTEXT ELEVATIONS
SHEET NUMBER
SK-1
PERMIT #



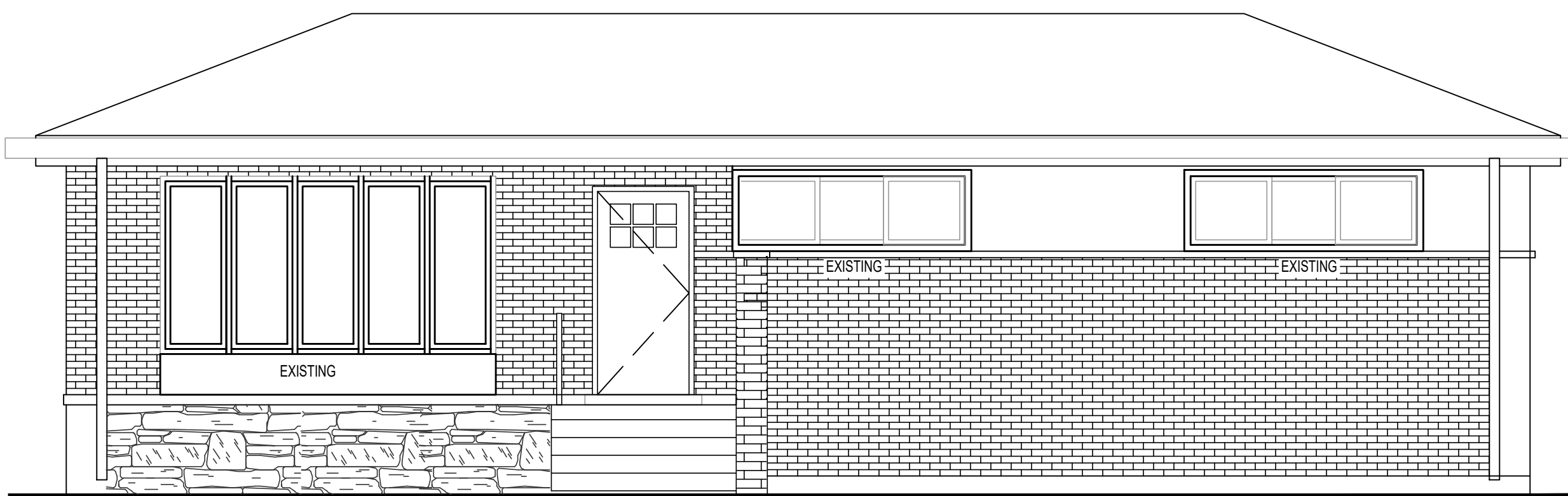
3 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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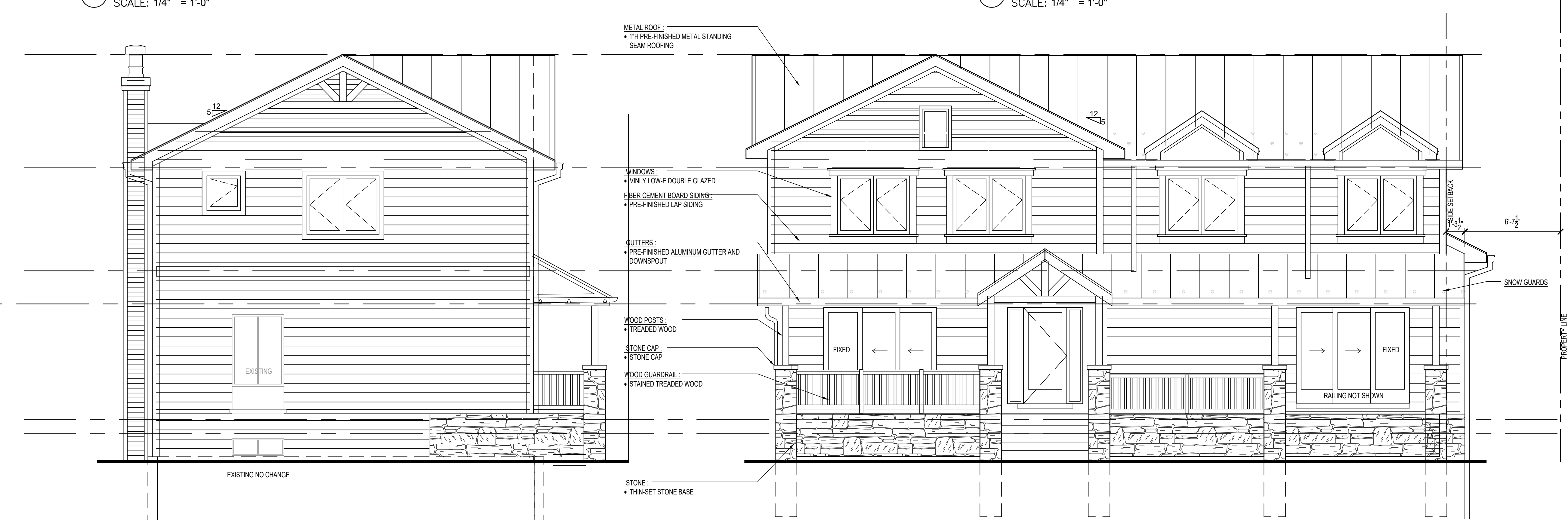
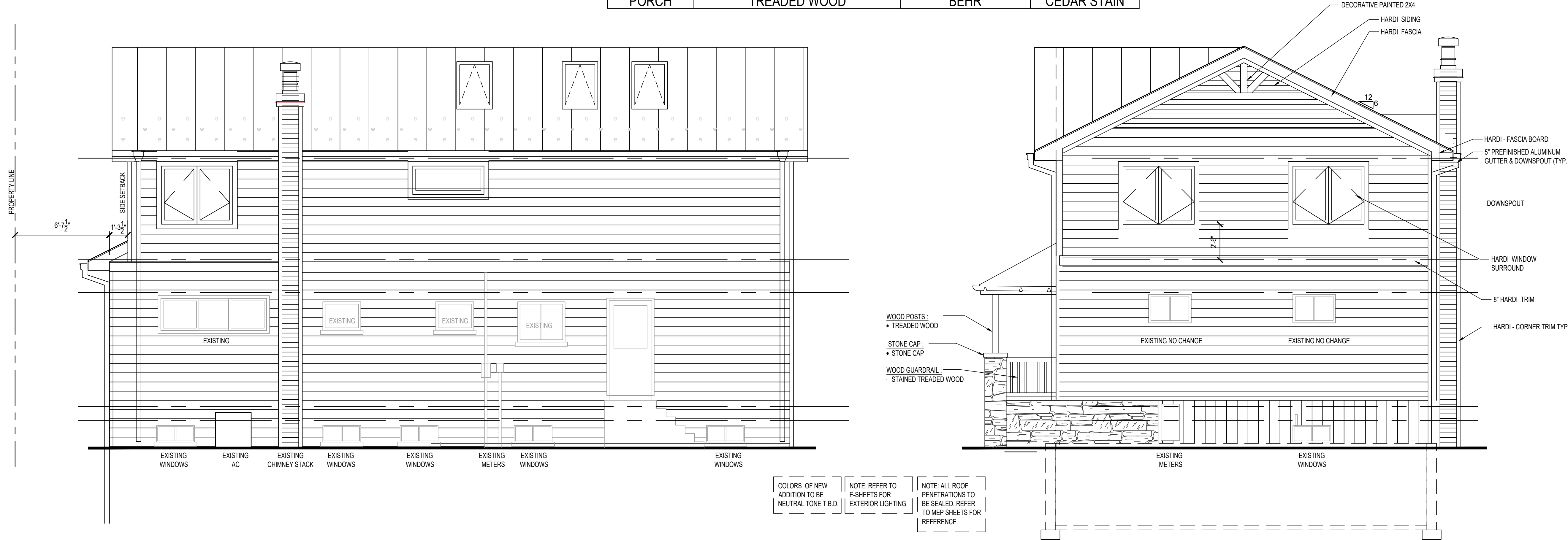
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THE RESIDENCE AT
902 N GIBBONS
ARLINGTON HGTS, ILLINOIS

REVISIONS	
08/26/23	CLIENT REVIEW
03/21/24	ARCHITECTURAL REVIEW SUBMITTAL

DATE: 06.25.23 DRAWN BY: ERB	SHEET NAME
EXISTING BUILDING ELEVATIONS	
SHEET NUMBER	
SK-2	
PERMIT #	

MATERIAL SCHEDULE			
ITEM	MATERIAL	MANUFACTRER	COLOR
STONE BASE	CONCRETE	BOULDER CREEK	MISTY GRAY
SIDING	CEMENT BOARD	ALLURA	BISCAYNE BLUE
ROOF	METAL STANDING SEAM W/ 16" O.C. SEAM SPACING	PREMIUM PRO-SNAP	MIDNIGHT BLACK
WINDOWS	VINYL	JELD-WEN	BLACK
GUTTER/	ALUMINUM	ACM	BLACK
TRIM/ FASCIA	CEMENT BOARD	ALLURA	BLACK
PORCH	TREADED WOOD	BEHR	CEDAR STAIN



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BUILDING ELEVATIONS
SHEET NUMBER
A2.1
PERMIT #

MATERIAL SCHEDULE

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SIDING	CEMENT BOARD	ALLURA	BISCAYNE BLUE
ROOF	METAL STANDING SEAM W/ 16" O.C. SEAM SPACING	PREMIUM PRO-SNAP	MIDNIGHT BLACK
WINDOWS	VINYL	JELD-WEN	BLACK
GUTTER/	ALUMINUM	ACM	BLACK
TRIM/ FASCIA	CEMENT BOARD	ALLURA	BLACK
PORCH	TREADED WOOD	BEHR	CEDAR STAIN

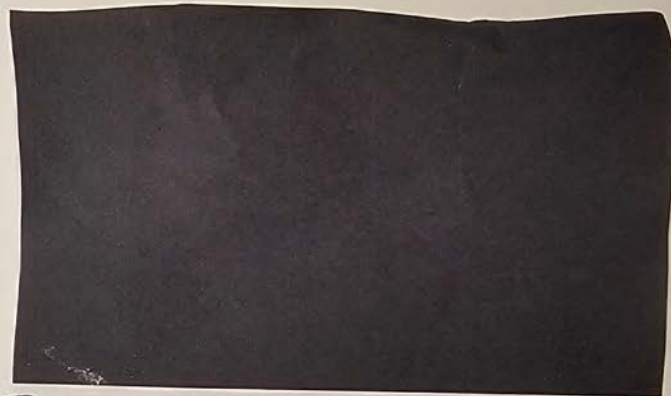


GUTTER, TRIM, FASCIA
BLACK BREAK METAL

WINDOWS
BLACK VINYL



2 N. GIBBONS
LINGTON HEIGHTS
MARCH 21, 2024



ROOF MIDNIGHT
GRAY



SIDING
METAL SIDING
BISCAYNE BLUE

**Boulder
CREEK**
Stone Products

DESIGNED BY NATURE
PERFECTED BY BOULDER CREEK™



Ph: (847) 696-1686
Fax: (847) 696-1495

www.panelbrick.com
sales@panelbrick.com

6959 N Milwaukee Ave
Niles, IL 60067

STONE BASE MISTY GRAY



STONE SAMPLE BOARD DOES NOT REPRESENT ACTUAL PRODUCT



Lap Siding

Panel Siding

Shake Siding

Color Matched Trim

Finish Warranty: 15-year limited paint finish warranty and a premium 30-year limited paint finish warranty

Substrate Warranty: Allura 30-year transferable limited warranty

Available in 13 Colors: Shown - Carbon Black

SIDING

METAL SIDING

BISCAYNE BLUE COLOR

