



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
January 23, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 1/9/24

IV. REPORTS

V. OLD BUSINESS

A. DC#23-059(H) - 208 N. Haddow Ave. - SF/Teardown

VI. NEW BUSINESS

VII. OTHER BUSINESS

A. Public Comment

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
1/23/2024

Item: Minutes - 1/9/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description

Minutes - 1/9/24

Type

Minutes

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 9, 2024

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

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

Members Absent: None

Also Present: Melissa Toops, OKW Architects for *Arlington 425-Parking Garage*
Bruce Adreani, Norwood Builders for *Arlington 425/Campbell Building*
Samuel Pavlovic, Pavlovic Architecture for *217 E. Foster St.*
John Timpe, Pavlovic Architecture for *217 E. Foster St.*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR DECEMBER 12, 2023

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF DECEMBER 12, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. CBD COMMERCIAL REVIEWDC#23-066 – Arlington 425–Parking Garage – 44 S. Highland Ave.

Melissa Toops, *OKW Architects*, and Bruce Adreani, representing *Norwood Builders*, was present on behalf of the project.

Mr. Hautzinger said the petitioner is here tonight seeking approval of the architectural design for the parking garage at the Arlington 425 Planned Unit Development in the Downtown. On December 12, 2023, the Design Commission reviewed proposed exterior design changes to the originally approved 2021 parking garage design. A summary of that review is as follows:

- The body of the parking garage was proposed to be changed from a highly detailed architectural grade precast concrete with brick exterior and decorative metal railings, to a simplified painted precast concrete structure.
- The stair and elevator towers were proposed to be reduced in size. The same materials and detailing from the approved 2021 design would be used, but the glass curtain wall features were proposed to be replaced with simpler single windows. Additionally, the detailing at the top of each tower was only on the two exterior walls, where the existing stair towers have cornice and brick detailing wrapping all four sides.
- The north garage elevation was changed from either a four or five-story design, to a split four and five-story design.
- An enclosed bike room, sprinkler room, and dog wash were added with plain painted precast concrete exterior walls.
- The pedestrian bridge was omitted.
- An exterior generator on grade with metal fence screening was added to the plans.

Staff raised concerns regarding the revised design as follows:

- The proposed painted precast concrete panels would be a downgrade from the previously approved 2021 design, which included architectural grade precast concrete with brick exterior and decorative metal railings throughout to match the existing municipal garage. Staff did not agree with matching the old, dated painted portion of the original 1980's municipal garage, noting that the painted concrete requires significant maintenance.
- The proposed exterior painted precast concrete first floor walls of the enclosed bike room, sprinkler room, and dog wash are prominent, lacking detail, and had a poor appearance.
- The massing of the north elevation looked very awkward with a partial fifth floor, and the massing of the south stair tower was awkwardly narrow.
- The revised simplified stair tower designs needed to be evaluated by the Design Commission, and the two-sided design at the top floor was unacceptable.
- It was recommended that the proposed parking garage design be revised to more closely match the existing municipal garage and the previously approved 2021 design including:
 - o Architectural grade precast concrete walls with brick veneer and decorative metal railings at prominent locations, in lieu of painted precast concrete.
 - o A full five-story façade on the north elevation
 - o Appropriately proportioned and detailed stair towers including four-sided detailing at the top floor.
 - o The exterior walls of the bike room, sprinkler room, and dog wash require further design development.

The Design Commission felt the proposed revised design was not acceptable. They felt that people will walk through the development, and the garage needed to look great on all sides. Concern was raised about the mismatch in quality between the highly detailed stair towers and the painted precast walls of the garage. It was recommended to go back to the previously approved design as close as possible, to look more like a building, and less like a garage. It was commented that the openings on the garage are too large, where the original approved design had smaller openings with a more residential scale, similar to a window.

At that time, the petitioner expressed their desire to make the garage look different from the Village garage so that people will understand that it is not the Village garage. The petitioner also said that they did not want to include

decorative railings on the garage because they felt it had a prison-like appearance. It was suggested by one of the Design Commissioners that a different color brick could be used on the new garage. The commissioners voted to continue the project for re-review.

The petitioner has submitted a revised design for review tonight. The revised design includes the following features:

- Architectural grade precast concrete walls with brick veneer throughout. The brick color has been changed from matching the red brick on the existing municipal parking garage to matching the tan brick that will be used on the new apartment building to face Campbell Street.
- A full five-story façade on the north elevation.
- Nicely proportioned and detailed stair towers including four-sided detailing at the top floor.
- The exterior walls of the bike room, sprinkler room, and dog wash have been enhanced with architectural grade precast concrete, instead of painted precast concrete.
- The metal fence around the generator has been replaced with architectural precast concrete walls.

Overall, Staff feels the current design is a significant improvement from the previous proposal that was reviewed on December 12, and Staff appreciates the effort made by the petitioner to address the Design Commission's concerns. Replacing the painted precast walls with architectural precast/brick walls is an important enhancement to the appearance of the garage, as well as eliminating the maintenance concerns associated with a painted exterior. Staff supports the new brick color which will match the new apartment building that the parking garage will be primarily serving. Staff also supports the overall design concept to complement, but not directly copy, the existing municipal garage. Overall, the proposed design is nicely done, but Staff recommends that the following details be evaluated:

- **Decorative Metal Panels.** The design includes decorative metal panels to break up the large openings. The proposed decorative panels are a nice idea to complement the decorative metal coping on the stair towers as well as the decorative metal railings on the existing municipal garage. However, the proposed decorative metal panels are very light in appearance. Staff wonders if the members of the metal panels could be deeper for a more pronounced appearance.
- **Architectural Precast Reveals.** The reveal pattern in the architectural precast panels appears somewhat minimal, especially at the first and second levels. Staff recommends that additional detailing be provided, such as a projected sill profile at all openings, similar to the Village garage. Also, additional reveal detailing at the first floor is recommended, such as varying the width of the reveals, to add more variety and interest to the precast panels, similar to the Village garage.
- **Stair Towers.** Overall, the stair towers look great, but an additional precast concrete band and stone lintels above the windows is recommended to improve the integration with the walls of the garage, as well as to better coordinate with the existing municipal garage.
- **Generator Screen.** The new precast concrete generator screen walls are a nice improvement from the previous metal fence. However, it is recommended that the walls be capped with a more decorative profile, and the height of the walls needs to be confirmed to fully screen the generator.

Overall, Staff recommends approval of the current design, with a recommendation that the commissioners consider the comments and details stated by Staff tonight.

Ms. Toops thanked the commissioners for their comments given at the last review and acknowledged that the design is a big change from the previously approved design. Their goal is to look at this as a campus, a collective group of buildings built together; this project will be primarily serving the multi-family building and it made sense to them to allow that architecture to become complimentary to one another. Every side of the parking garage building will have the same level of finish that continues on from the existing Vail garage. This is an open parking garage and they are working within the limitations of that, but they want to bring down the scale by creating vertical stone elements to try to break out the monotony of the brick, to allow for the individual vertical components of the metal panels to start to create a level of detail that is more hearkening to the multi-family building. They feel that the refinements stated by Staff are all something they can absolutely study; looking at the joint reveals, addressing the nuance of the panels, etc. They

feel confident that this project hopefully addresses the items the commissioners brought to them at the last review.

Mr. Adreani thanked the commissioners for being here tonight and he reiterated that having this building blend in with their new apartment building creates a unison that keeps the Village parking garage apart from theirs. The changes that were made includes almost every item the commissioners talked about at the last review. They are trying to value engineer this building in order to be cost effective and in order to make sure that this project goes along the way they expected it to. These modifications are more expensive, but they are willing to go ahead with what they put back into it to keep it apart from the Village parking garage and make it different than the first design that was brought before this commission a long time ago. They appreciate any comments tonight and the commissioners' faith in their project as they go forward.

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

PUBLIC COMMENT

Jerry Schiffman, 1 S. Highland Ave. He asked where the access will be to get into the parking garage. Ms. Toops said the primary access is from inside the campus itself, with another entrance off Highland; predominately, the entrances have not changed from the previously approval. Mr. Schiffman also asked if the entrance on Highland will be gated off for non-access, and Ms. Toops said that ground-floor parking is for commercial parking, so it will not be gated; however, there will be a gate to access residential parking above. Mr. Schiffman asked how this will separate it from the current garage, and Mr. Adreani said with signage. Mr. Schiffman replied that the design of the garage has no effect on those using it publicly because there will be a sign, but people will ignore the sign and pull into the garage anyway, we already know that. In his opinion, this campus idea in the middle of a downtown area does not really seem like it fits in with the neighborhood design, which is that all the buildings are kind of all inclusive. He was concerned about the panels and asked how wide they are and if they hang vertically. Ms. Toops explained and pointed out where the metal panels will span between the pre-cast. The walls will be all structural pre-cast, and the metal panels are just a decorative element to break up the massing. Mr. Schiffman asked if the west elevation is being completed now, because it was stated at the last review that it is not, and Mr. Adreani said that all four sides of the garage have now been finished with the current design. Mr. Schiffman said that other than value engineering, this design is more acceptable; however, the compatibility of the different brick color versus the brick color that currently exists is hard to see until the two materials are side by side. He mentioned the depth of the brick, and questioned if it will start to come off. There have been problems with other buildings downtown where panels were applied to concrete and the panels have failed and fallen off the building. He wants to make sure we are looking at something that is going to be easy to maintain and will last a long time. Mr. Adreani said yes.

Colin Dwyer, 418 E Jules St. He is a life scout going for Eagle Scout in Troup 34, and he is trying to get his communication merit badge. He asked how many spots there will be for bike parking in this new update for the parking garage. Ms. Toops said there will be 64 bike parking spaces, which is in excess of the minimum requirement per the zoning code. Chair Kubow asked how the ratio of bike parking in multi-family is determined, and Ms. Toops said it is a metric of the unit count and the number of commercial parking spaces. Mr. Hautzinger said that requiring bike parking at all new developments is a relatively new requirement that was added to the Municipal code. It was clarified by Ms. Toops that these bike parking spaces are for residents of the development, not the public; however, there will also be public bike parking spaces per the previously approved landscape plan for this development.

In response to public comment, Ms. Toops said the intent is that the pre-cast panels be cast with the brick in place, so it should be a more predictable material, and the intent of the brick color is to compliment the previously approved multi-family color; to match and/or complement the existing brick color to the best of their ability.

The commissioners summarized their comments. Commissioner Eckhardt thanked the petitioner for responding to all the commissioners' previous comments and concerns, at an additional expense. With regards to issues brought forward by Staff, he felt the decorative grills between the mid-spans of the open-air portion of the garage are really attractive, especially from a pedestrian standpoint; however, he questioned if they should be beefed up to make them more visible from farther away. He suggested infilling the top two and the bottom two with a heavy screen that still

allows air, but shows a little darker; however, he supports the grills the way they are currently shown as a piece of art that should stay black. With regards to the reveals, he questioned why the horizontal reveals are about 1 to 1-1/2" high and the vertical reveals are very very slight; are those just pre-cast joints or are they also cast reveals. He leaned towards a wider reveal. He questioned if the lack of a stone lintel at the top of the stair tower windows was a drafting error because it cannot be only brick at the top; there should be something up there. He wanted to hear comments from the petitioner about the generator screening, which he was in favor of putting a top cap on, even if it was just another reveal in the pre-cast and not an actual cap. Other than these four items, he liked the design as presented.

Commissioner Kingsley thanked the petitioner for addressing some of the commissioners' comments from the last review. She explained that two comments made at the last review were that the commissioners wanted the parking garage to look more like a building than a parking garage, and that the large openings be made smaller so it did not look like a parking garage. However, when she looks at the current design in general, it has pretty much the same openings that the previous design had, and she felt the current design did not respond well to those two comments, which are the two comments she thought were the significant changes between the originally approved garage design and these last two submittals. She referenced the originally approved design. She said she has no issue with the corner tower elements; however she felt that the proposed design looks like a parking garage, where the originally approved design looked like a building and not a garage. That is where she felt the current design is unsuccessful. Because the corner towers are so different than the space in between, she felt the brick should come all the way down and be almost like four corner pieces, with infill in between; however, the stone material being proposed is fine. Commissioner Kingsley felt the brick color should either match the existing or match the 425 building. The color of all the metal on the 425 building is proposed to be black, and she asked about the metal color on the Village parking garage. Mr. Hautzinger said the metal color on the existing village garage is a dark charcoal color. Commissioner Kingsley suggested a slightly different metal color on the parking garage, perhaps a charcoal or a dark grey color, and she felt that extending the pre-cast columns through the top of the building made it look more like a parking garage. Lastly, she liked the decorative metal panels located in between the openings of the garage, but said they are just decoration that you will look straight through and not see the breakdown of the big openings, and although it will allow for air movement, it will also allow everyone to see the ceiling of the parking garage and all the lighting. She is not in favor of the decorative metal panels, they do not adequately do the job that the commissioners had previously asked for.

Commissioner Fitzgerald also appreciated the work that was done on the current design. With regards to the new brick color and the brick color on the existing parking garage, he wanted samples of both colors to be submitted to Staff for review and approval. He agreed with Staff comments about the generator screen; however, he just wanted to see it dressed up and not redesigned. He agreed with the suggestion that the decorative metal panels be a little stronger, more thick or dense so they stand out more. He was okay with the precast panels and the detail of the panels, and he was 50/50 with the details at the top of the windows of the towers, however he did not like the idea of bringing the horizontal stone panels through the towers because he liked the look of the beautiful brick wall. Commissioner Fitzgerald agreed with Commissioner Kingsley's comment that the openings are big, and the previous design made it look more like a building; now it looks like a parking garage.

Commissioner Seyer thanked the petitioner for the changes that were made since the last review. He was pretty much in agreement with most of the commissioners' comments. He said the brick color is great, he likes it and it is all going to be earth tones, but he agreed with Commissioner Fitzgerald that a sample should be submitted to Staff for review and approval; however, he felt very confident that it will look good. He said the commissioners previously asked for better materials, which he felt the petitioner came back with, and although the current design can continue to be harped on and further designed, overall it looks much better. The more that is added to it, the more cost is added, and he would rather see that cost go into the other buildings. Commissioner Seyer liked the current design, it's clean and it's much better than what was shown at the last review, and he agreed that the generator screen wall could use a cap at the top. He liked the details as shown and acknowledged the difficulty in reading the metal grills in the rendering, which he felt would look nice. He also liked how the columns come up beyond the top parapet. He liked everything being shown tonight and had no reason to vote against it, with the exception of a couple minor comments and the material sample submission for the brick.

Chair Kubow was in agreement with the other commissioners, the changes that were made are subtle but impactful. He also agreed with Commissioner Kingsley, although he struggles to provide the direction needed to get it back to what the design once was, and he understood the position the petitioner is in. He also agreed with Commissioner Seyer about a preference to see the capital put towards the buildings and not the parking garage, but this design is still a substantial deviation from the originally approved design, and he did not currently see how to get closer to that without a pretty significant change that goes against what a majority of the commissioners had previously recommended. He said the petitioner did a good job with the commissioners' comments, while also keeping costs in mind, which he respects. In general, he approves of what is being proposed tonight, with the recommendations from Staff.

Commissioner Eckhardt asked the petitioner about the reveals. Ms. Toops gave an explanation about the pre-cast panels and the wall columns with regards to the reveals, and added that the elevations are not necessarily the truest representation of the vertical reveal line. The horizontal reveal lines were studied for variation, thickness, depth, and height, to try to create differentiations between the vertical columns and the base. They are currently scaled at 1-inch, and the depth is around 1/4" to 1/2". Commissioner Eckhardt referred to the drafted elevations and asked about the width of the vertical reveal that is not part of the column, and Ms. Toops said that is probably closer to 1/2" or 3/4", purposely made a little smaller than the horizontal reveals. Commissioner Eckhardt also asked about the details at the top of the stair tower window, he was looking for something with visual weight up there, which could be a brick detail or another piece of stone or a little black panel; he would leave this up to Staff to review. Ms. Toops said that having heard comments tonight, she would like to study the replacement of a stone lintel above there, this was something they struggled with as well.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE PROPOSED DESIGN REVISIONS FOR THE ARLINGTON 425 PARKING GARAGE AT 26 S. HIGHLAND AVENUE. THIS RECOMMENDATION IS BASED ON THE REVISED DRAWINGS AND MATERIAL LIST DATED AND RECEIVED 1/3/24, 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 THAT THE PETITIONER PROVIDE EXPANDED EXHIBITS TO IDENTIFY THE REVEAL DIMENSIONS ON THE ELEVATIONS.
2. THAT THE BRICK OF THE GARAGE CAN MATCH THE BUILDING THAT IT IS COMPLEMENTARY TO, NOT THE EXISTING PARKING GARAGE, WITH A REQUIREMENT THAT THE PETITIONER PROVIDE BRICK SAMPLES TO STAFF FOR FINAL REVIEW AND APPROVAL.
3. A REQUIREMENT THAT THE GENERATOR SURROUND HAVE ADDED DETAIL AT THE TOP IN PARTICULAR, TO BE REVIEWED BY STAFF.
4. IN GENERAL, THE DECORATIVE METAL PANELS ARE ACCEPTED AS DESIGNED, BUT FURTHER STUDY IS REQUIRED ON HOW THE GRILLS MIGHT BE MODIFIED TO GIVE THEM MORE PRESENCE, FOR STAFF REVIEW.
5. A REQUIREMENT THAT THE PETITIONER PROVIDE A LINTEL DETAIL OR STONE BAND OR OTHER ARCHITECTURAL DETAIL AT THE HEAD OF THE TOP OF THE HIGHEST WINDOW IN THE STAIR TOWER, TO BE REVIEWED BY STAFF.
6. 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, SIGN CODE OR BUILDING 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/OWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Hautzinger asked if the comments made about the detail of adding a projected sill at the precast concrete openings was intentionally left out of the motion or an oversight. Commissioner Eckhardt said he intentionally left that out.

Commissioner Kingsley asked for clarification on which items are requirements and that Staff would review, which Commissioner Eckhardt clarified. Commissioner Kingsley also commented that a lighter black color should be considered for the color of the metal, with Staff to review and approve.

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

7. A REQUIREMENT THAT THE METAL COLOR BE A LIGHTER BLACK COLOR, TO BE REVIEWED AND APPROVED BY STAFF.

SEYER, AYE; FITZGERALD, AYE; ECKHARDT, AYE; KUBOW, AYE; KINGSLEY, NAY.
MOTION CARRIED.

ITEM 2. SINGLE-FAMILY NEW REVIEWDC#23-062 – 217 E. Foster St.

Samuel Pavlovcik & John Timpe, representing *Pavlovcik Architecture*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new two-story residence with a two-car attached garage on an existing vacant lot. The property does comply with all R-3 zoning requirements. The subject property is part of a subdivision that was approved in 2004; however, this lot was never developed and has remained vacant.

The proposed design is required to comply with the Single-Family Design Guidelines, which state that the house should fit with the existing context. The subject property is on a street where all of the existing homes have a very consistent appearance with a traditional style, a mix of masonry and siding, and earth tone color palettes. The proposed design has a non-traditional appearance with large format fiber cement siding panels, plain casement windows without grids, and a contemporary black & gray color palette. The low hipped roof looks out of place with the scale and proportion of the other homes on the street. The large amount of wall space above the windows and below the eaves has an odd appearance, which is especially prominent on the second story. The joint pattern in the siding is not centered horizontally or vertically on any of the walls, which looks random and unrefined.

A design with a more traditional appearance to better complement the character of the existing homes on the block is recommended in this location. If a contemporary design is the goal, it is recommended that the design be revised to more closely match the scale, proportions, colors and materials used on the existing homes. Staff feels this project requires revisions and a re-review.

Mr. Pavlovcik said the proposed new home will be the owner's primary residence for his family, and they want to maintain a more contemporary design. With that, they want to proceed forward in terms of still respecting the character of the neighborhood and taking into consideration this commission's comments to find a way to come to a successful solution with the design. In response to staff comments and after discussions with the homeowners, they are definitely amenable to different color options from the black and grey; however, the Hardie panels are preferred instead of any other type of siding, as well as stone instead of brick. Material samples were brought tonight to show what is currently being proposed for the new home. In response to Staff comments, the low hipped roofs were a design decision to try to keep more of a Prairie style yet contemporary look, without completely ignoring the neighbors by doing a flat roof or parapet wall construction; keeping some form of pitched roof similar to the neighbors. The heights were based on the mid-points of neighborhood roofs to determine the most-fitting, and a few projections were incorporated in the front facade without it being too square or too plain, similar to the size and scale of some of the neighboring properties. The homeowner had specific ideas about the floor plan, specifically the second-floor primary suite, which resulted in smaller windows in the bathroom on the front façade that are symmetrical; however, there could be some opportunity for potentially raising those windows, although increasing them in size could become difficult, but they are open to some of those modifications as well. A double-hung window would not work in the application of the second-floor, and the homeowner wants to avoid window grids. Mr. Pavlovcik said that right now the joint pattern noted on the elevation is just an infill of a CAD hatch pattern to represent the material of Hardie panels as well as the stone on the bottom. Based on the color chosen for the panels, the Hardie panel size will be 48" x 120", which allows further refinement with the design and thoughtful placement of seams to ensure that it will look proper on the elevations.

Chair Kubow 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 said that every home does not need to have the same roof pitch; there is a certain contextual relationship, but some homes stand out a little more than others. In his opinion, there are a few homes on this street that do look the same, and he fine with a little bit of variety. The proposed new home is not ultra-modern and it fits in. He pointed out that the rendering does not show the stone aligned with the base of the windows; however, the elevations do show them aligned, which he is in favor of. He said

that the Hardie fiber cement panels being proposed are being used more and more, and it is better when at least one vertical seam lines up with an edge of a window, as opposed to no relationship. He felt these were minor comments and was interested in what the other commissioners have to say. Commissioner Seyer said he is in favor of going forward with the design, but asked about the dark color of the window frames with regards to the Hardie board. Mr. Pavlovcik said right now it is planned to be black or dark bronze to match the aluminum. Commissioner Seyer was concerned about the black garage door that will really pop with the other light colors being proposed on the home. He likes the design and the scale, but felt the stone should align with the window sills, and he wanted to hear the other commissioners' opinion on the materiality of the garage as well as the other materiality as far as the colors.

Commissioner Fitzgerald said he was surprised when he first saw the design of the new home, but he did not have a problem with the way it fits into the neighborhood, different is good. This is a fairly traditional design, it is updated and modern, but there is nothing crazy about it. His first comment is that the new home feels inexpensive, although he is not sure what is making it feel that way. He is a little concerned about the panels, the composite around the windows, and the look of the stone in the rendering; he suggested a bigger more pronounced cap on the stone. He said that bigger light fixtures that really fit the scale of the home are needed. He referred to the material samples and asked if the color of the stone is a blend of the two colors shown, which he has never seen anything like before. Mr. Timpe referenced a home on N. Pine that his client used as reference with regards to the stone. Commissioner Fitzgerald said the stone colors look checkered to him, and he preferred something more simplified. He concluded that he is frustrated because he does not love the design, but he cannot explain why not.

Commissioner Kingsley said that although she has some reservations about the home, she was not completely opposed to it and had questions about the detailing. With regard to the Hardie panel system, she asked if there will be hardware in between the smooth panels, and what that material will be. Mr. Timpe said it is a butt seam, with no reveal at the seam; there should not be anything on the front where the two panels meet. Commissioner Kingsley also asked how the corners of the panels will be finished, because the panels cannot be mitered. She suggested adding hardware made for these Hardie panels that cover the ends and finishes it. She said the panel system could look really nice, but the location of the seams is really important because of their visibility. Commissioner Kingsley also asked about the ceiling heights and the window and door heights. The petitioner replied that the first-floor ceiling height is 10-feet and the second-floor is 9-feet, and the height of the doors and windows on the first and second-floor are the standard 6'8".

Commissioner Kingsley understood that the owners want to design a home that is different and more Prairie style, which she felt the design was not; however, she felt the design was missing things such as raising the head height to help the elevation. Mr. Timpe replied that the door heights were originally designed at 8', but in discussions with the owners they decided to bring them down to a standard height so they were easier to purchase and less expensive. Commissioner Kingsley replied to then bring the soffit down so the head height between the top of the door and the underside of the soffit is reduced. She also commented that the second-floor windows in the primary closet, primary bath, and stairwell are inoperable, and could be an issue with light and ventilation code requirements, and the first-floor windows in the two front rooms are also inoperable. The petitioner said the owners are amenable to changing the style of the first-floor windows on the front of the home; however, one of those windows is in a storage room and the other is in the office that has operable windows on the side. Commissioner Kingsley wanted to see further study of the four large windows on the front elevation, to break down the scale to be more like the windows on the sides of the home. Lastly, she agreed with the comments about the stone color, and suggested the two colors be more similar. She was not completely sold on the 'Weather Cliff' color for the siding panels that is a little warm compared to the other cool colors being proposed, and she was not completely sold on the black soffit. For her, the black garage door is not as big of a deal as the soffit, which is going to be a hard line on the building.

Commissioner Eckhardt said when he first saw the design he did not like the front elevation in the rendering. He is okay with the materials, but his concern is with the grid system of the Hardie panels. He has experience with panelized homes and has designed Japanese homes that are on a specific module. He explained that working with these Hardie panels is difficult, the panels are not successful when the ends butt together because the panels never come to the job site perfect and the edges of the panels get dented the minute they are handled. He had concerns that the homeowner

would not be happy with the edges of the panels once they are installed. He pointed out the size and arrangement of the panels, referring to the east elevation that shows a smaller panel at the right end of the elevation and a larger panel at the left side of the elevation. The joints need to be drawn to be aesthetically connected to the window openings, which takes a lot of study to do, but needs to be done. Commissioner Eckhardt also commented about the amount of waste with the type of panels, trying to get the joints to be exactly where you want them, and the need for backers behind each joint; these panels are not a typical 16-inch on center module. It takes a lot of skill and care to build a home like this. The porthole windows in the bathrooms and the long, thin windows look good in the panels, but there is something wrong with the panel system. He cautioned the petitioner to pay close attention to the ventilation requirements with regards to the inoperable second-floor windows, as previously commented by Commissioner Kingsley.

Commissioner Eckhardt said the home needs to be re-designed, and if the panel system stays, then it has to marry to the windows and the location, the windows need to fit into the panels properly, and the panels need to be what they are, real panels with reveals. The mix of the stone colors is too different, and he felt a light grey and a dark grey color would be more successful. He liked the color of the Hardie panels. He said the home has the potential to be okay, but it needs to come together right and needs further study, especially with the joints and the reveals. He would like to see the project continued so the petitioner can work out these details and return for another review.

Chair Kubow liked the massing of the home, and the warmer color palette that is consistent with this neighborhood. He liked the design and said there are a lot of little things that can be done to it while maintaining the massing and some of the overall architecture to get the home to the right place for everyone. A lot of comments were given tonight for the petitioner to digest and he felt the design was not that far off. He would have a tough time approving the design as shown tonight, and felt that additional studies were needed.

Commissioner Fitzgerald commented about the function of the proposed wood deck on the back of the home, which appears very small for a home of this size. He encouraged the petitioner to think about how the deck will be used and how it will work now and in the future.

Commissioner Seyer said that a few commissioners have talked about the outside corner trim, and he noted that Hardie makes an outside corner trim that is meant for these architectural panels, so he is not concerned about the panels. He sees a lot of images tonight that show a very monolithic, large format, nice corner, and as long as that is called out as such, he had no concerns. He agreed with Chair Kubow's comment that this design is not that far away, and that just a few notes, details, or even a sample would really help. Commissioner Kingsley added that Hardie also makes trim for in between the panels.

Chair Kubow summarized that if appears the commissioners prefer to continue the project to allow the petitioner time to potentially revine the design and come back for another review. He asked the petitioner about their timeline and the petitioner said it is not an issue for them to come back to the next meeting in two weeks; however, the homeowner is out of the country but is available to participate remotely if necessary. The petitioner also asked if there is an opportunity for this review to continue as they progress into the permit level of drawings, possibly administratively. Commissioner Eckhardt said that if the project remains with the panelize system, he could not support the project until he sees where the joints are. Chair Kubow encouraged the petitioner to focus on the design drawings for their next review, before starting on permit level drawings. Mr. Hautzinger added that revised drawings are needed by early next week for the project to be scheduled for the next meeting in two weeks, otherwise the next meeting date is February 13, with revised drawings needed a minimum of a week prior. The petitioner said they would target the first meeting in February. Mr. Hautzinger said that sign posting is not required if the meeting is continued to a specific date.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO CONTINUE THE REVIEW OF 217 E. FOSTER ST. (DC#23-062) TO THE FEBRUARY 13, 2024 DESIGN COMMISSIONER MEETING, WITH THE FOLLOWING:

1. A SUGGESTION THAT THE PETITIONER CONSIDER ALL OF THE COMMENTS GIVEN TONIGHT, NOT ONLY ABOUT THE REVEALS AND PANELS.

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

DRAFT

ITEM 3. OTHER BUSINESS

Public Comment

There was no comment.

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 1/23/2024

Item: DC#23-059(H) - 208 N. Haddow Ave. - SF/Teardown

Department: Planning & Community Development Department

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 208 N. Haddow Avenue. This recommendation is based on the architectural plans received 1/12/24, and the following:

1. Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission needs to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value". Due to the character of the existing house, Staff encourages a renovation/expansion of the existing house, while maintaining its historic character, in lieu of teardown/new construction.
2. A recommendation to change the color of the windows, gutters, and downspouts from black to white to further improve the design with a more traditional appearance to fit with the neighborhood.
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, 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.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:**Description**

Staff Report

Exhibits 1/23/24

Exhibits 12/12/23

Minutes 12/12/23

Black-White Color Scheme Examples -
FOR REFERENCE ONLY

Public Comments - Recvd on 1/23/24

Type

Board or Commission Report

Exhibits

Exhibits

Minutes

Exhibits

Correspondence

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Kahler Residence
Project Address: 208 N. Haddow Ave.
Prepared By: Steve Hautzinger

Date Prepared: November 7, 2023
Date Revised: January 17, 2024

PETITION INFORMATION:

DC Number: 23-059(H)
Petitioner Name: Brad Kahler
Petitioner Address: 309 E. Rand Road, #201
Arlington Heights, IL 60004
Meeting Date: November 14, 2023
Re-Review Meeting Date January 23, 2024

Requested Action(s): Approval of the proposed architectural design for a new (teardown) single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing to demolish an existing two-story residence and detached garage to allow construction of a new two-story residence with an attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,712 square feet and the proposed residence will have approximately 3,798 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20.9 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 20.9 feet Side: 6.6 feet Side: 6.7 feet Rear: 41.2 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	3,920 SF	3,798 SF
Building Lot Coverage	3,049 SF	3,040 SF
Impervious Surface Coverage Total	4,356 SF	4,096 SF

Historic Preservation:

The subject property is located in the Rec Park neighborhood. The existing home (proposed to be demolished) was included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights, such as the subject "Rec Park" neighborhood. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Contributing".

Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission will need to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value". It appears that the existing home is in good condition, and the home does appear to be contributing to the historic character of the neighborhood. Due to the character of the existing house, Staff encourages a renovation/expansion of the existing house, while maintaining its historic character, in lieu of teardown/new construction.

Design Commission Meeting, December 12, 2023:

This project was reviewed by the Design Commission on December 12, 2023, at which time it was CONTINUED for re-review due to concerns regarding the proposed demolition of the existing house as well as concerns regarding the appearance of the proposed new house.

Multiple residents spoke in objection to the proposed teardown, as well as with concerns regarding the design of the proposed new house. The Design Commission stated that if the new house was designed well enough to fit in this location, then the majority of the Design Commissioners would not be opposed to teardown. However, they needed to see that design before making a final decision on demolition of the existing home.

Staff raised the following concerns regarding the design of the proposed new house:

- One of the goals of the Village of Arlington Heights' Single-Family Design Guidelines is to evaluate how homes fits with the character of the existing neighborhood. In this case, the proposed design had a modern aesthetic that the Design Commission was requested to evaluate against the historic character of the neighborhood. The design had a black and white color scheme with large areas of charcoal gray panel siding which had a bold appearance that may look out of place in this location.
- The scale and massing of the proposed home fit well with the surrounding context, but the majority of the homes in this neighborhood have detached garages, so the Design Commission was requested to evaluate the proposed attached garage in this location. A design with a detached garage would be ideal, or the attached garage could be further recessed back from the front wall of the house to diminish its appearance.

The Design Commission agreed that the proposed color scheme was too bold in this location, with specific concern regarding the charcoal gray panel siding and charcoal gray trim and fascia. The Design Commission encouraged a detached garage, but the majority felt that an attached garage could be acceptable if it was further recessed from the front of the house.

Project Update:

In response to the comments on December 12, the petitioner has made changes to the proposed design as follows:

- Siding. The large areas of charcoal gray panel siding have been omitted. The revised design has vertical white board and batten siding on all sides of the house.
- Trim and Fascia. The color of the trim and fascia has been changed from charcoal gray to white throughout the design.
- Garage Door. The color of the garage has been changed from charcoal gray to white.
- Attached Garage. The garage has been moved back approximately 4 1/2 feet. The garage was previously about two feet in front of the main house wall, but it is now recessed about three feet behind it.
- Front Porch. The proposed front porch has been widened across the entire front of the house.
- Brick Base. The brick base has been extended across the front and down the side of the garage.

Staff Comments:

Due to the historical value and character of the existing house, Staff still encourages a renovation/expansion of the existing house, while maintaining its historic character, in lieu of teardown/new construction.

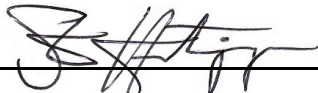
In regards to the design of the proposed new house, Staff feels that the revised design is a significant improvement to the previous proposal. Omitting the charcoal gray siding, trim, fascia and garage door was an important change to improve the contextual relationship with the neighborhood. Staff also recommends changing the windows, gutters, and downspouts to white to further improve the design with a more traditional appearance to better fit with the neighborhood (see the "Black & White Color Scheme Examples" in the packet for reference).

Additionally, Staff appreciates moving the garage back behind the main wall of the house, which helps to diminish the appearance in this neighborhood of predominantly detached garages. Finally, the full front porch is a nice enhancement to the design.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 208 N. Haddow Avenue. This recommendation is based on the architectural plans received 1/12/24, and the following:

1. Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission needs to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value". Due to the character of the existing house, Staff encourages a renovation/expansion of the existing house, while maintaining its historic character, in lieu of teardown/new construction.
2. A recommendation to change the color of the windows, gutters, and downspouts from black to white to further improve the design with a more traditional appearance to fit with the neighborhood.
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, 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.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



January 17, 2024

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-059(H)

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All demolition required shall include wall framing and all associated material, including but not limited to: Electrical, Mechanical, Plumbing and HVAC. The Contractor shall be responsible for the removal of all work to be demolished shall be the responsibility of each individual contractor to make the necessary adjustments, temporary/permanent as required to complete work required.

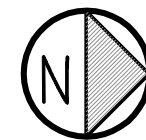
All demolition work required to be verified with existing conditions prior to any work performed. Should any trade require additional information regarding demolition work, the contractor is to contact the Architect immediately prior to any work beginning. Should the trade not receive a written directive from the Architect prior to the beginning of work, the contractor shall bear all responsibility for that portion of work, and any work affected.

Each trade understands that the Owner has requested permit plans, only, from the Architect. Typical construction details and designs are not provided as per the Owner. Should the contractor require additional information than provided on the plans, he shall contact the Architect immediately prior to any work beginning. Should the trade not receive a written directive from the Architect prior to the beginning of work, the contractor shall bear all responsibility for that portion of work, and any work affected.

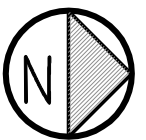
All new work shall be as required by the Owner, and applicable to all trades. Demolished/Relocated systems are to be reworked as required to provide a complete and properly operating system.

All notes depicted in the documents shall be considered typical throughout. Discrepancies within the documents or related to the work shall be verified by the Contractor. Should the contractor proceed without receiving a written directive from the Owner, then the contractor shall bear full responsibility for that portion, and any work effected by it.

DC1



8 Roof Plan



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



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



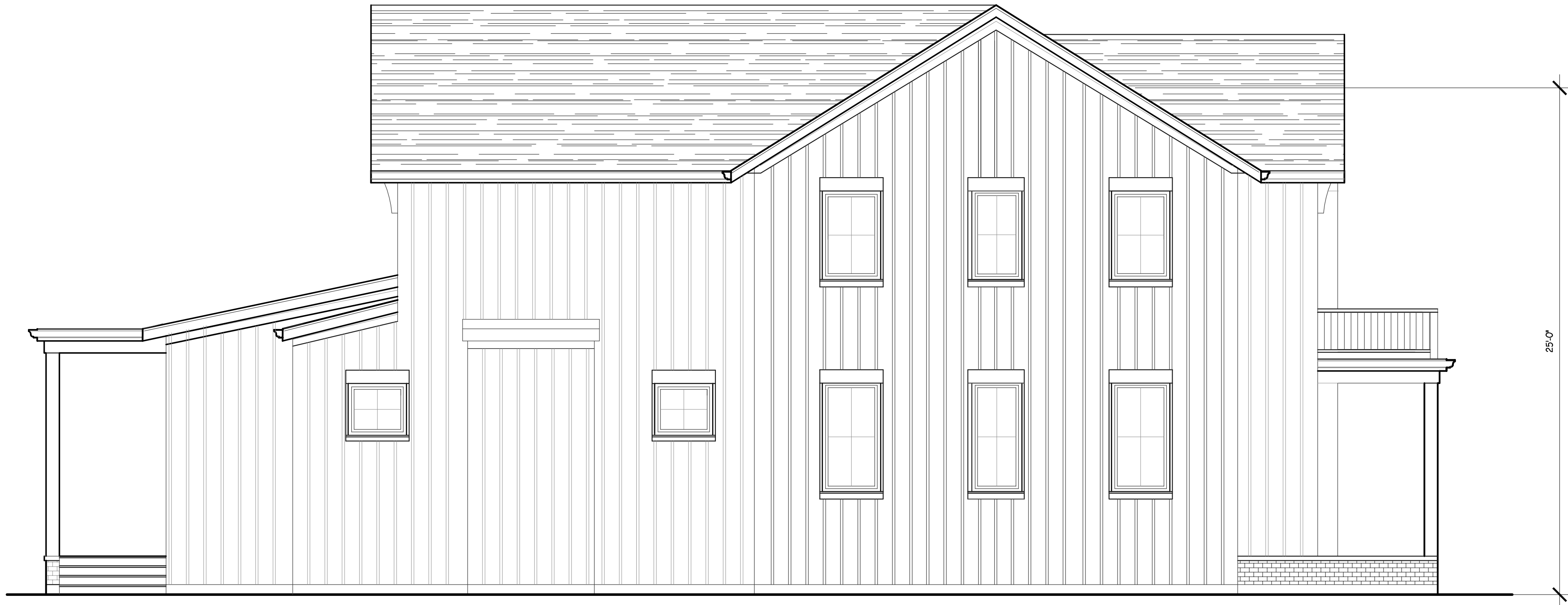
2015 S. Arlington Hts. Rd.
Suite 118 C
Arlington Heights, IL 60005
Phone 847.956.7100
Fax 847.956.7170

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MISCELLANEOUS NOTE:
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East Elevation



South Elevation

Kahler Residence

L&A # 2023

208 N. Haddow
Arlington Hts., IL 60004

New Residence

DATE:
Design
Commission
12 Jan 2024

SHEET INDEX:

DC2



2015 S. Arlington Hts. Rd.
Suite 118 C
Arlington Heights, IL 60005
Phone 847.956.7100
Fax 847.956.7170

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West Elevation



North Elevation

Kahler Residence

L&A # 2023

208 N. Haddow
Arlington Hts., IL 60004

New Residence

DATE:
Design
Commission
12 Jan 2024

SHEET INDEX:

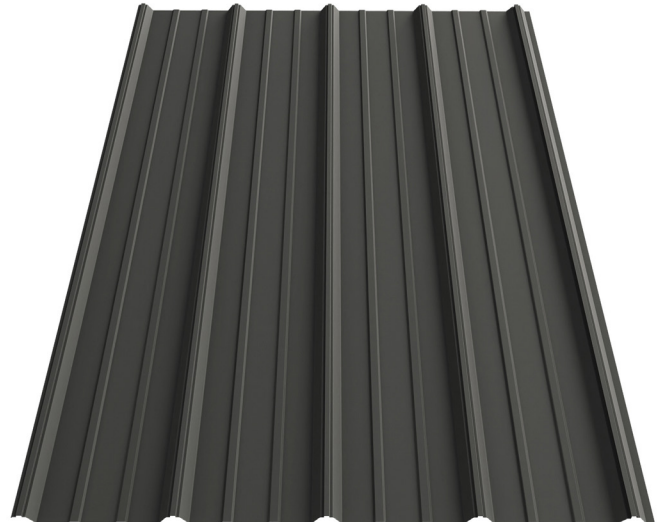
DC3

MATERIAL SAMPLES

208 North Haddow Avenue



Asphalt Roof Shingles
GAF Pewter Gray



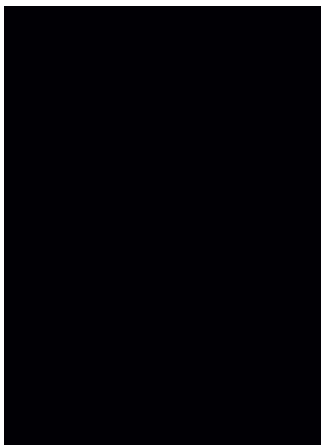
Steel Roof
Midwest Black



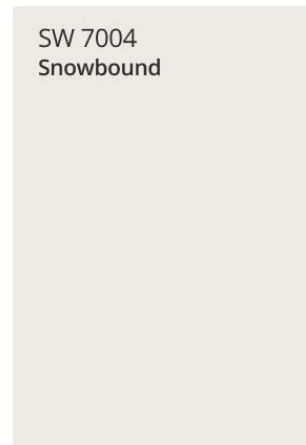
Aluminum Gutters
ACM Black



Aluminum Downspouts
ACM Black



Aluminum/Fiberglass Windows
Marvin Ebony



SW 7004
Snowbound

Aluminum Soffits, Fascia, Trim
LP Board & Batten Siding
Thin Brick
Fiberglass Exterior Doors
Steel/Composite Garage Door

MATERIAL SCHEDULE

208 North Haddow Avenue

ITEM	MATERIAL	MANUFACTURER	COLOR
Roof	Asphalt Shingles	GAF	Pewter Gray
Roof	Steel	Midwest	Black
Gutters, Downspouts	Aluminum	ACM	Black
Soffits, Fascia, Trim	Aluminum	ACM	SW 7004 Snowbound
Board & Batten Siding	Engineered Wood	LP	SW 7004 Snowbound
Thin Brick	Brick	Z-Brick	SW 7004 Snowbound
Windows	Aluminum/Fiberglass	Marvin	Ebony
Exterior Doors	Fiberglass	Therma-Tru	SW 7004 Snowbound
Garage Door	Steel/Composite	Ideal	SW 7004 Snowbound

Wing St

N Pine Ave

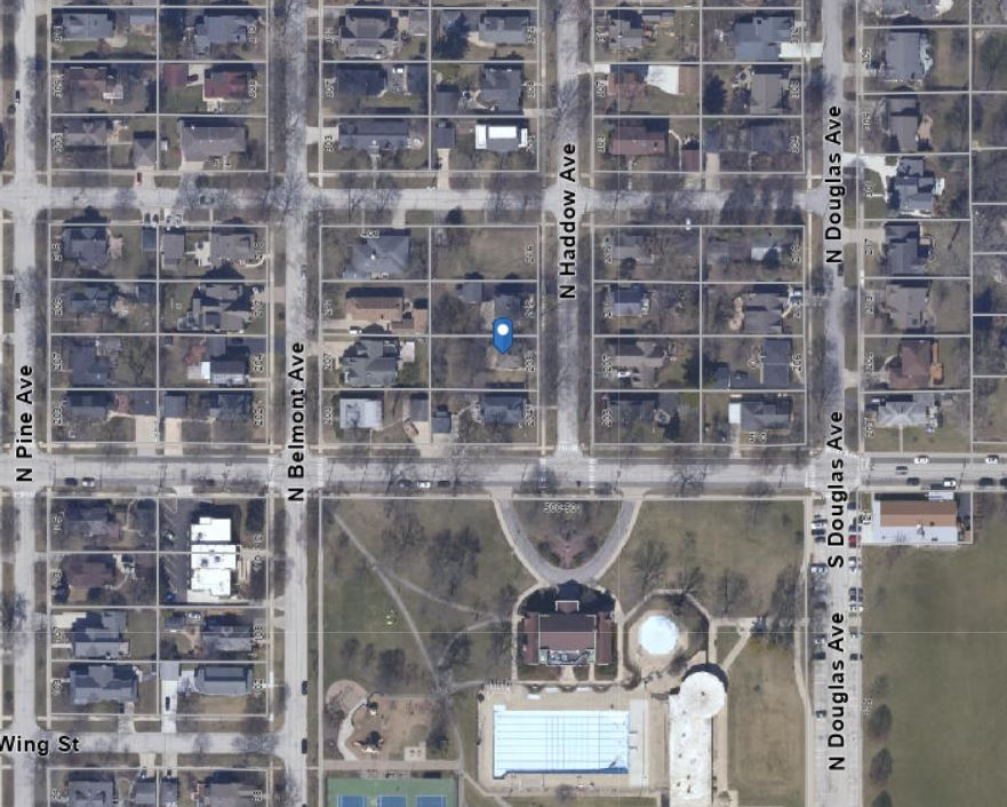
N Belmont Ave

N Haddow Ave

N Douglas Ave

S Douglas Ave

N Douglas Ave



LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P. = SET IRON PIPE
FT. = FEET/FOOT	S.I.R. = SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

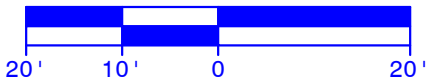
	= CHAIN LINK FENCE
	= WOOD FENCE
	= METAL FENCE
	= VINYL FENCE
	= EASEMENT LINE
	= SETBACK LINE
	= INTERIOR LOT LINE

PLAT OF SURVEY
OF

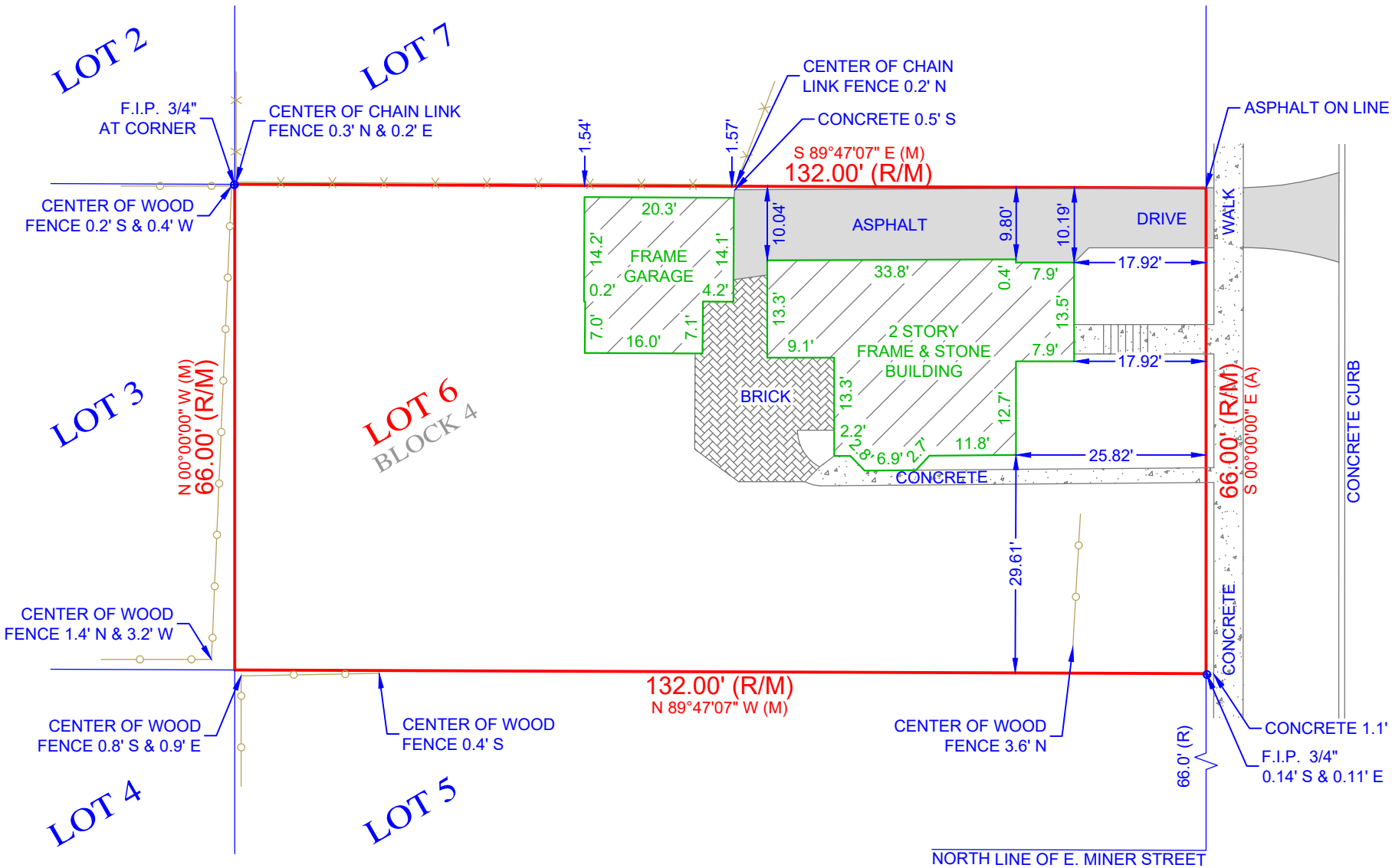
IN BLOCK FOUR (4) OF THE EAST SIDE SUBDIVISION OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) (EXCEPT THE WEST 600 FEET THEREOF) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN.

AREA OF SURVEY:

"CONTAINING 8,711 SQ. FT. OR 0.19 ACRES MORE OR LESS"



BASIS OF BEARING:
WEST LINE OF N. HADDOW AVENUE AS FOUND
MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION.
S 00°00'00" E (A)



N. HADDOW AVENUE
(66' R.O.W.)



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE }

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 5TH DAY OF SEPTEMBER, A.D., 2023,
AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 208 N. HADDOW AVENUE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT VINEYARD HOMES, LLC

FIELDWORK DATE (CREW) 08/31/2023 (JB/TR)
DRAWN BY: RE.S. REVISED: JOB NO. 23-08-0417

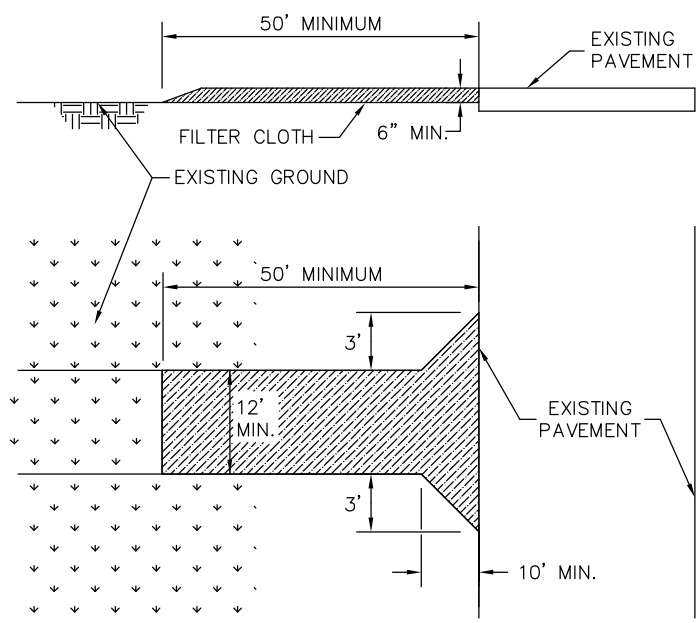
Lot Development Plan - Existing Conditions & Erosion Control

Lot 6 in Block Four of the East Side Subdivision of the South Half of the Northeast Quarter of the Southwest Quarter (except the West 600 feet thereof) of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Site Benchmark
Top nut on Fire Hydrant at the Northwest corner of Haddow Avenue and Miner Road.
Elev=682.27 NAVD 88

Legend

- TF = Top of Foundation
- GF = Garage Floor
- LO = Look Out
- WO = Walk Out
- TC = Top of Curb
- BW = Back of Walk
- FG = Finished Grade
- P.U.E. = Public Utility Easement
- D.E. = Drainage Easement
- CL = Center Line
- x (100.00) = Proposed Elevation
- x 100.00 = Existing Elevation
- = Existing Contour
- = Proposed Contour
- = B-box
- = Storm Manhole
- = San Manhole
- = Valve Vault
- = Fire Hydrant
- = Down spout
- = Drainage Flow
- = Watermain
- = Storm Sewer
- = Sanitary Sewer
- = Exst. Tree
- = Remove Tree
- = Proposed Evergreens



STABILIZED CONSTRUCTION ENTRANCE
(TEMPORARY)

CONSTRUCTION ENTRANCE SPECIFICATIONS

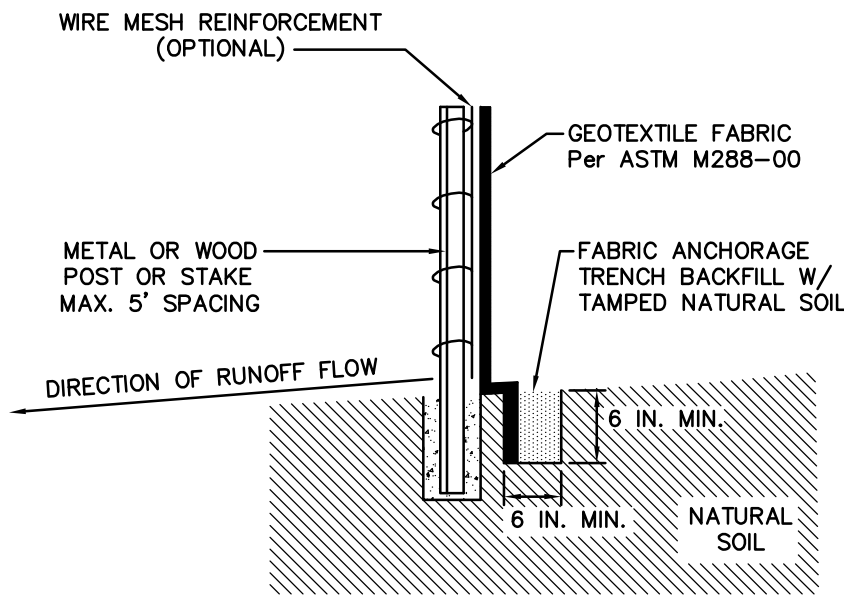
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- THICKNESS - NOT LESS THAN (6) INCHES.
- FILTER CLOTH - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

Typical Construction Sequencing

1. Install soil erosion and sediment control measures.
2. Tree removal where necessary (clear & grub).
3. Construct sediment trapping devices.
4. Strip topsoil and stockpile.
5. Excavate for basement and stockpile.
6. Install foundation.
7. Backfill foundation and rough grade side.
8. Re-spread Topsoil.
9. Fine grade and permanently stabilize site.
10. Remove all temporary SE/SC measures after site is stabilized with vegetation.
11. Soil erosion and sediment control maintenance must occur every two weeks and after every 1/2" or greater rainfall event.

Utility Note

The location of the existing sanitary and watermain lines are approximate only and shown to illustrate actions to be taken to abandon said lines. The contractor shall confirm the location with the Village's Public Works Department.



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

TYPICAL DETAILS FOR SILT FENCE CONSTRUCTION

All dimensions are in Feet and Decimals thereof.

- 1 = Portable Toilet
- 2 = Refuse Dumpster
- 3 = Construction Material Storage
- 4 = Topsoil Stock Pile
- 5 = Concrete Washout

Taurus Engineering, L.L.C.

5N557 Route 59
Bartlett, IL 60103
630-549-5506
tauruseng@sbcglobal.net

Design Firm 184.002441-0002

Prepared For:
Vineyard Homes LLC

Property Address:
208 N Haddow Avenue
Arlington Heights, IL
Project #23-015

original plan date
Revision:
Date

Scale: 1"=10'

CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and pictorially represents the information obtained from field survey performed on September 13, 2023 along with data obtained from public sources, including utility atlas information and previous surveys and drawings pertaining to the site and adjoining properties.

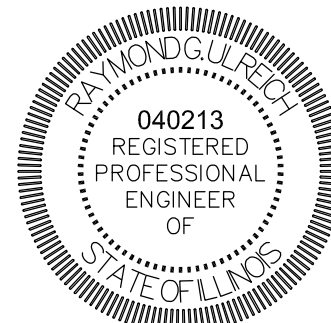
Dated at Bartlett, Illinois,

This 22nd day of September, 2023.

Block Setbacks	
Address	Setback
212	25.8
208	25.8
204	25.8
Average	25.8

Survey Data

Building location, building ties, measured property dimensions and all topographic information is based on the Plat of Survey prepared by Morris Engineering Inc. dated September 5, 2023.





2015 S. Arlington Hts. Rd.
Suite 118 C
Arlington Heights, IL 60005
Phone 847.956.7100
Fax 847.956.7170

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Certification

Kahler Residence

L&A # 2023

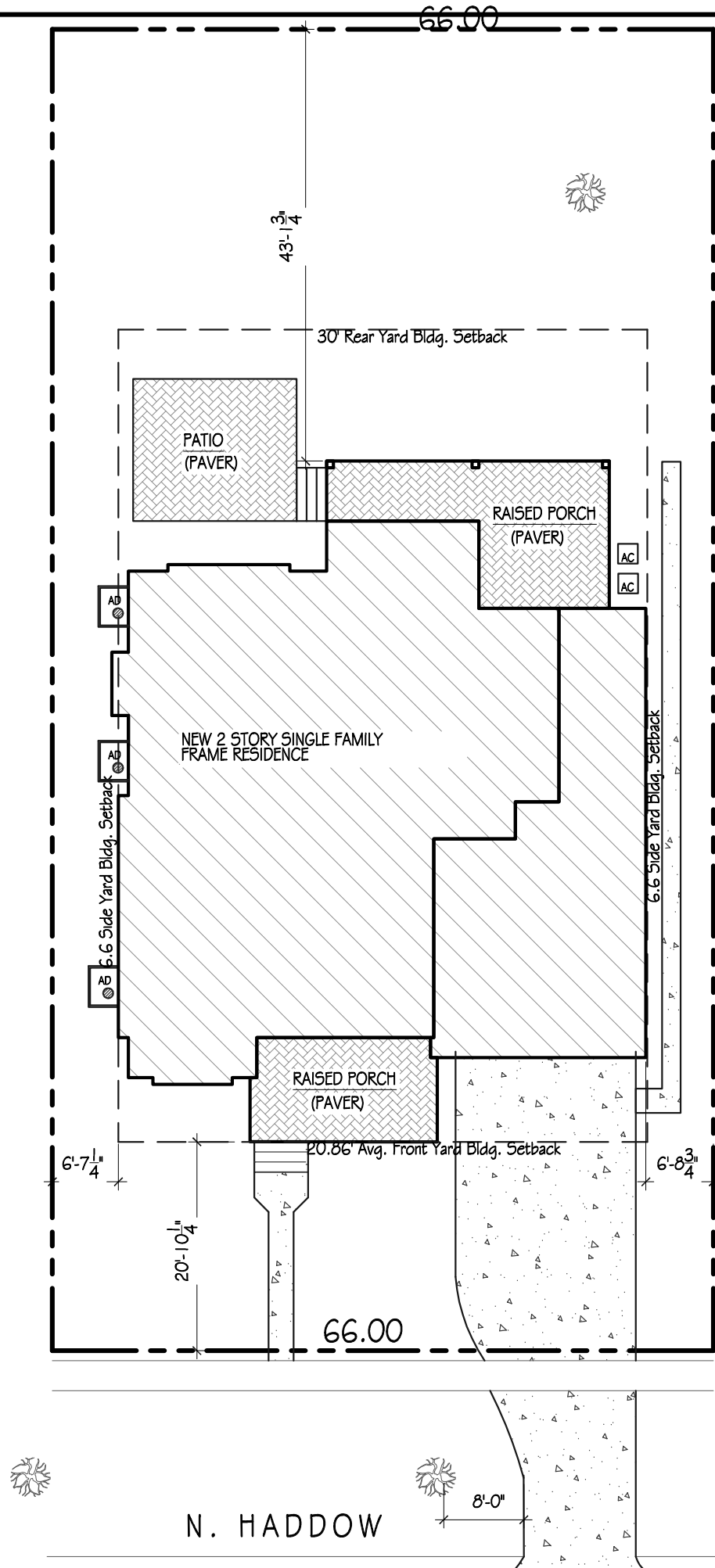
208 N. Haddow
Arlington Hts., IL 60004

New Residence

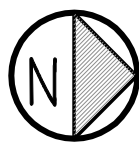
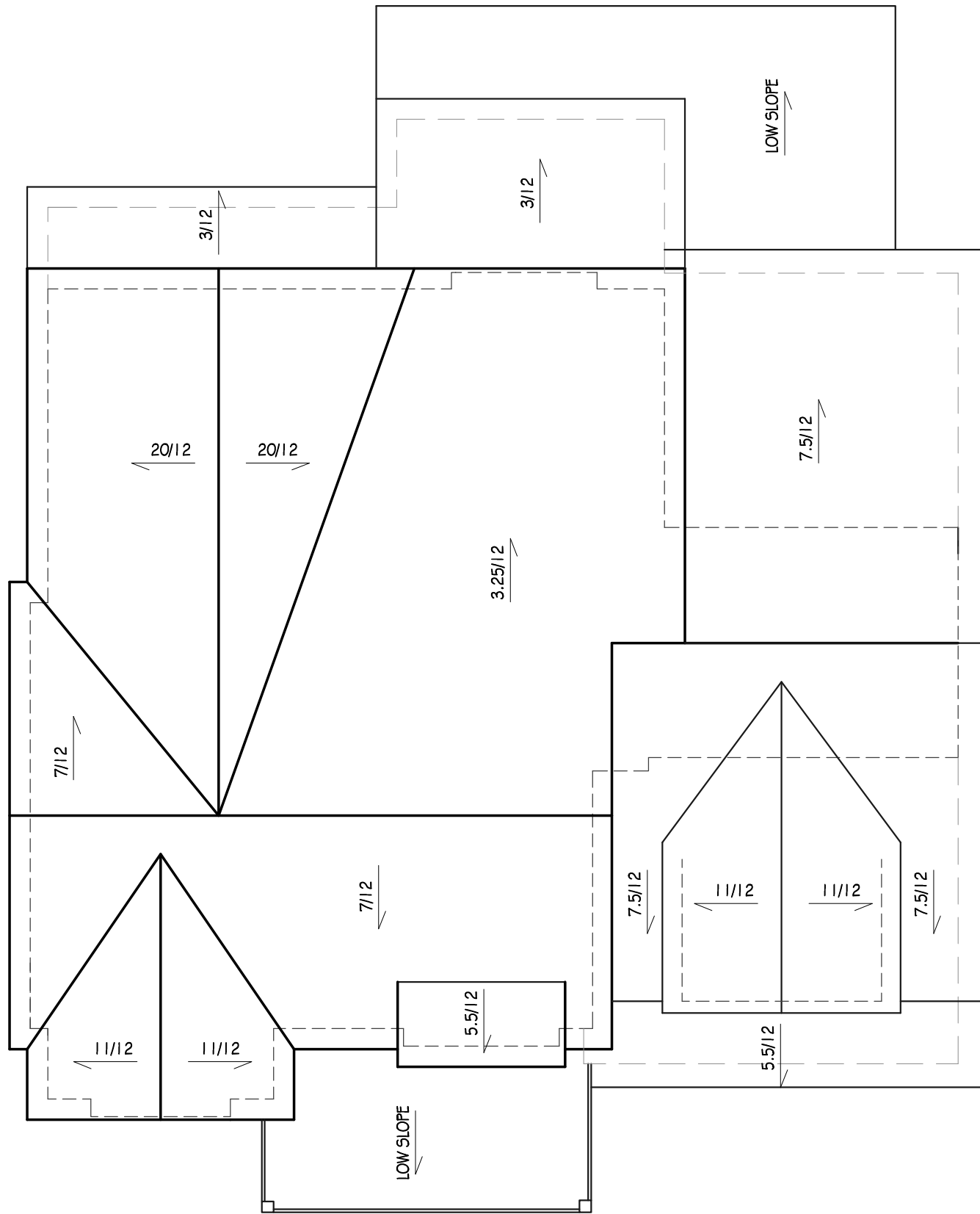
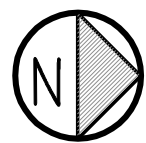
DATE:
Design
Commission
24 Oct 2023

SHEET INDEX:

DC1



AVERAGE SETBACK	
212 N. HADDOW	25.83'
208 N. HADDOW	17.83'
212 N. HADDOW	18.92'
AVERAGE SETBACK	20.86'



14 Site Plan

scale: 1" = 15'-0"

8 Roof Plan

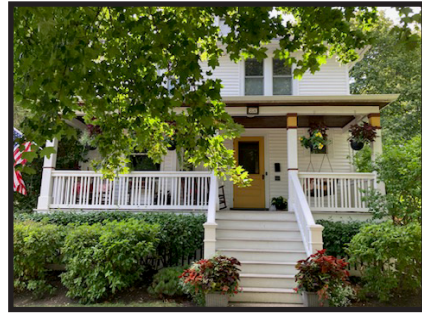
scale: 1/8" = 1'-0"



16 Context Elevations

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

EAST MINER STREET



Property to Left 1

204



Subject Property

208



Property to Right 1

212



Property to Right 2

216

NORTH HADDOW AVENUE



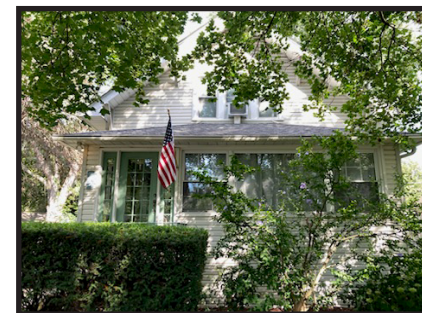
Property Across 1

203



Property Across 2

207



Property Across 3

211

EAST EASTMAN STREET



208 N. Haddow Avenue - Existing
House proposed for demolition



2015 S. Arlington Hts. Rd.
Suite 118 C
Arlington Heights, IL 60005
Phone 847.956.7100
Fax 847.956.7170

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Kahler Residence

L&A # 2023

208 N. Haddow
Arlington Hts., IL 60004

New Residence

DATE:
Design
Commission
24 Oct 2023

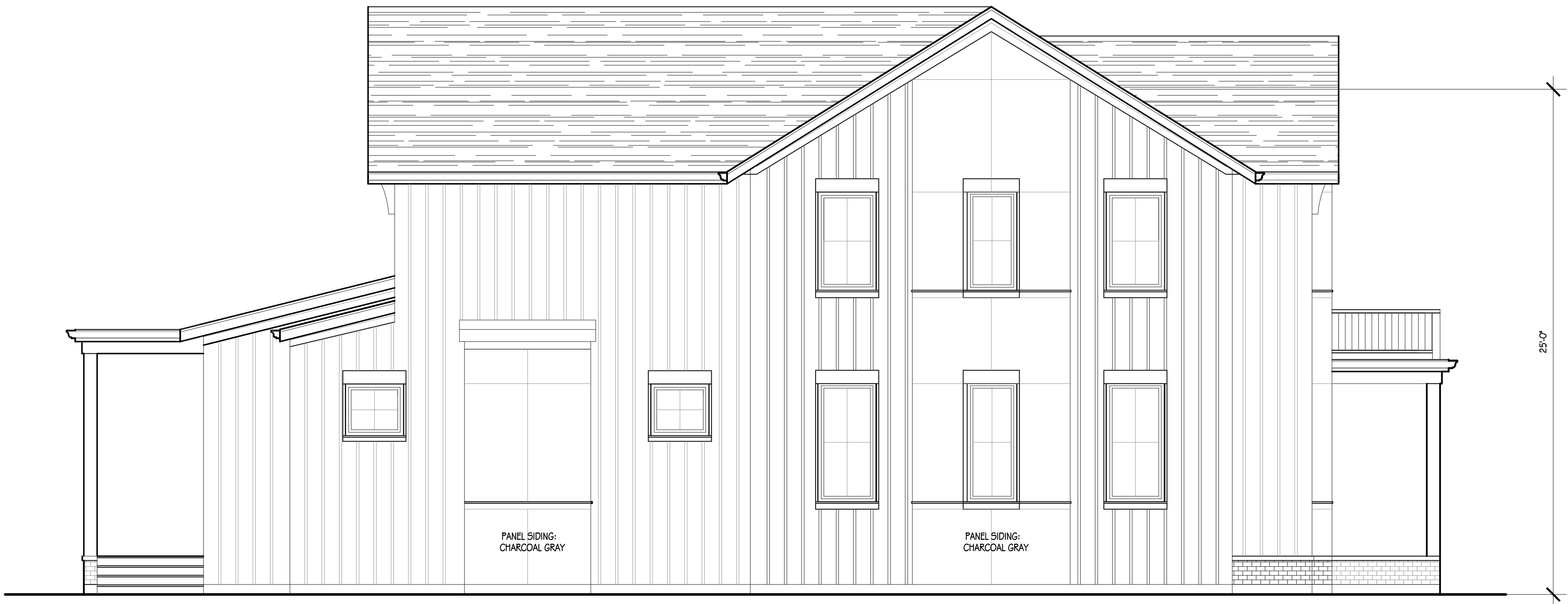
SHEET INDEX:

DC2

** MATERIAL SELECTIONS AND COLORS **	
BOARD & BATTEN SIDING:	SMARTSIDE / WHITE
PANEL SIDING:	SMARTSIDE / WHITE
FASCIA & SOFFIT & COLUMNS & BRICK:	CEDAR / CHARCOAL GRAY
WINDOWS & GUTTERS & BRACKETS:	ALUM / BLACK
DOORS & OHD:	FRP / BLACK
ROOF:	ASPHALT / CHARCOAL GRAY
STANDING SEAM ROOF:	ALUM. / BLACK
STANDING SEAM ROOF:	ALUM. / BLACK



East Elevation



South Elevation



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Kahler Residence

L&A # 2023

208 N. Haddow
Arlington Hts., IL 60004

New Residence

DATE:
Design
Commission
24 Oct 2023

SHEET INDEX:

DC3

** MATERIAL SELECTIONS AND COLORS **			
BOARD & BATTEN SIDING:	SMARTSIDE / WHITE		
PANEL SIDING:	SMARTSIDE / CHARCOAL GRAY		
PASOA & SOFFIT:	BRICK CEDAR / CHARCOAL GRAY		
WINDOWS & GUTTERS & BRACKETS:	ALUM / BLACK		
DOORS & CHD:	FRP / BLACK		
ROOF:	ASPHALT / CHARCOAL GRAY		
STANDING SEAM ROOF:	ALUM / BLACK		
STANDING SEAM ROOF:	ALUM / BLACK		



West Elevation



North Elevation

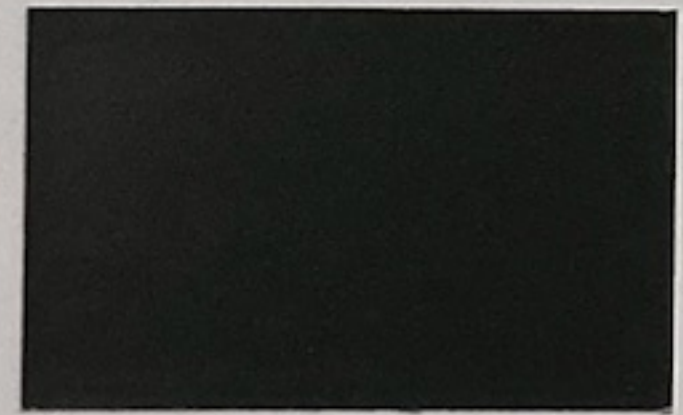
MATERIAL SCHEDULE

208 North Haddow Avenue

Roof - Shingle



Roof - Steel
Gutters
Windows

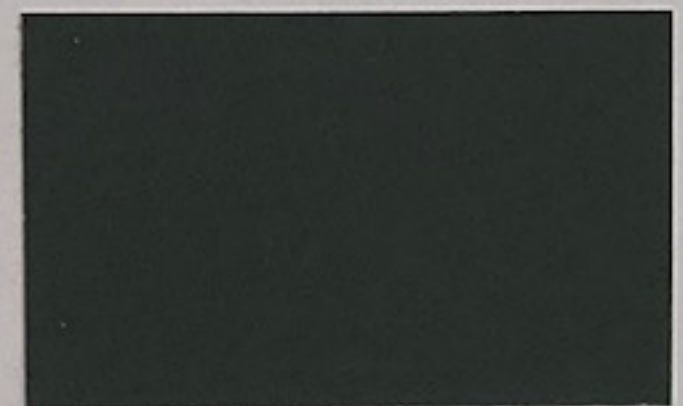


BLACK

Garage Door

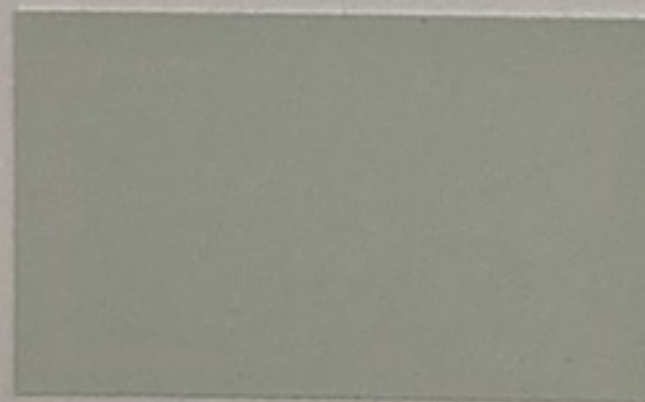


Wood Panel Siding
Trim & Fascia



CHARCOAL GRAY

Board & Batten Siding



WHITE

MATERIAL SCHEDULE

208 North Haddow Avenue

ITEM	MATERIAL	MANUFACTURER	COLOR
Roof	Asphalt Shingles	GAF	Charcoal
Roof	Steel	Midwest	Black
Gutters	Aluminum	ACM	Black
Trim & Fascia	Aluminum	ACM	Charcoal Gray
Wood Panel Siding	Engineered Wood	LP	Charcoal Gray
Board & Batten Siding	Engineered Wood	LP	White
Windows	Aluminum/Fiberglass	Marvin	Black
Garage Door	Steel/Composite	Ideal	Dark Gray

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
DECEMBER 12, 2023

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

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

Members Absent: None

Also Present: Gary Lira, Lira Associates for *208 N. Haddow Ave.*
Brad Kahler, Owner of *208 N. Haddow Ave.*
James A. Rhodes, Attorney with Klein, Thorpe & Jenkins, for *208 N. Haddow Ave.*
Melissa Toops, OKW Architects for *Arlington 425-Parking Garage*
Bruce Adreani, Norwood Builders for *Arlington 425/Campbell Building*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR NOVEMBER 28, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF NOVEMBER 28, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#23-059 – 208 N. Haddow Ave.

Gary Lira, representing *Lira & Associates*, Brad Kahler, the owner, and James Rhodes, attorney with *Klein, Thorpe and Jenkins*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is here tonight seeking approval to demolish an existing two-story home and detached garage to build a new two-story home with an attached two-car garage. The project does comply with the R3 zoning requirements. This property is located in the Rec Park neighborhood, and an aerial image and photos were shown for reference and context. The existing home was included in the Community Preservation report that was prepared for the Village of Arlington Heights by the School of the Art Institute back in 2004. The report was prepared in an effort to raise community awareness and promote preservation of historic character in certain neighborhoods in Arlington Heights such as the subject Rec Park neighborhood. Homes in the report are rated in order of importance as Exceptional, Notable, or Contributing. The subject house is rated as Contributing. Per the municipal code Chapter 28 Section 13.7 that outlines the Design Commission's authority, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission will need to evaluate A) the applicant's plans achieve the purpose and intent of the Design Guidelines; B) the proposed design is compatible with the character of neighboring buildings, contributing to a favorable environment in the Village; and C) if the existing property or structure is determined not to have significant architectural, historical, aesthetic, or cultural value. If the Commission denies the issuance of the Certificate of Approval, no building permit or demolition permit will be issued on the application except by the direction of the Village Board in the event of an appeal.

Mr. Hautzinger said that the existing home appears to be in good condition and based on the surrounding properties, the home does appear to be contributing to the historic character of the neighborhood. It fits in very well with the surrounding homes. Due to the character of the existing home, Staff would encourage a renovation or expansion of this house, while maintaining its historic character, in lieu of a teardown and new construction. The site does have quite a bit of space to the side and to the rear, to accommodate what would appear to be an opportunity for a nice addition/renovation of the home.

With regards to the proposed new design, one of the purposes of the Village of Arlington Heights Single-Family Design Guidelines, is to evaluate how the proposed home fits with the character of the existing neighborhood. In this case, the proposed design has a modern aesthetic that the Design Commission should evaluate against the historic character of the neighborhood. The design has a black and white color scheme with large areas of charcoal gray panel siding, which will have a bold appearance that may be out of place in this location. The scale and massing of the proposed home fits well, but the majority of the homes in this neighborhood have detached garages, so the Design Commission should evaluate the proposal for an attached garage in this location. A design with a detached garage would be ideal or an attached garage could be further recessed back from the front of the house to diminish the appearance. Staff is requesting the Design Commission to evaluate these issues.

Those present on behalf of the petitioner introduced themselves. Mr. Lira said they received the Staff report and they obviously do not agree with all the comments in the report, and definitely agree with Staff's comment about the massing. He explained that when Mr. Kahler purchased the property, his intent was to build a home that he wanted to either sell or move into. They looked at potentially doing a renovation on the existing home, and with today's standards and everything that today's homes have, determined that was not an option. Mr. Lira said his firm has done close to 1000 additions and renovations, not all in Arlington Heights, and one of their most successful additions is the home at Haddow and Euclid that had the bones for a renovation. They did a wonderful addition and renovation on that home; however, the home being presented tonight is not that home. He said Staff's report mentions the historic nature of the home; however, in his opinion, just because a house is old, it does not make it historic, and there is no historic landmark on this house or anything in the area. Mr. Rhodes said that he reviewed the 2004 Community Preservation Report that was done by the Art Institute and referenced within the design standards and also within the Village Comprehensive Plan. Three specific criteria or standards were created in the report; Exceptional, Notable and Contributing, but the

fact of the matter is that no standards were provided with any of those criteria with respect to particular properties. The reports states that 'Exceptional' was designated for properties that the surveyors "felt", which is a quote, were eligible for the National Register of Historic Places. It did not provide any criteria as to that standard, they did not indicate what those properties in fact possess that would require them to be acceptable, and with respect to the Notable and Contributing, again, they do not provide any standards as to how they arrived at either one of those criteria based upon a particular property. Mr. Rhodes also noted that the Study did provide certain recommendations to the Village with respect to what things the Village could do, and the Village frankly has not followed any of those recommendations; it has not adopted a historic preservation ordinance, it has not adopted any conservation districts, it has not sought certified local government status from the Illinois Historic Preservation Agency; so with respect to 'Contributing', he would point out that within the area designated Area D, there have been approximately 8 properties, not including the one before you tonight, that all had a 'Contributing' designated status, all were subject to redevelopment and teardown. Therefore, this is not a situation where this is the first one within this area, there are situations with respect to other 'Contributing' properties that have in fact been torn down and redeveloped.

Commissioner Eckhardt asked about the total number of homes reviewed by the students in the report, and how many homes were designated as 'Contributing'. Mr. Rhodes said that hundreds of homes were reviewed in the report and probably the overwhelming majority of them were designated 'Contributing'; however, he did not have the report with him tonight. Commissioner Eckhardt acknowledged that the report is not an official Village report, and he questioned how much weight should be put on it, while understanding it is only a recommendation tool. Mr. Rhodes recognized there are also provisions within the Comprehensive Plan that reference historic preservation, and in a number of instances, the Comprehensive Plan indicates that the goals and policies within the provision of the Comprehensive Plan do not control the use of land unless supplemented with an active code such as a historic preservation ordinance. It is his understanding that in 2005, the Comprehensive Plan stated that the Village look at a historic preservation ordinance and perhaps put one together, and also look at potential for neighborhood conservation districts, but they decided because of financial constraints, they would not go any further with either one of those.

Mr. Lira said that addresses the criteria based on the report. As Staff said, the massing of the proposed new home is consistent with the context of the neighborhood, which is what they strive for when they design a home; they do not strive for something that is going to be an eyesore by any means. He had no further comments.

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

PUBLIC COMMENT

Tammy Patrika, 204 N. Haddow, which is the property just to the south of the home in question. She has lived there for 37 years and she is speaking on behalf of a number of neighbors that are both here and some who could not be here tonight. She has their names and addresses, there are 14 households.

Karen Enright, 212 N. Haddow, which is the home just to the north of the home being reviewed tonight. She has lived there for 36 years and she has been a resident here since 1983, with her first home being a new home at Palatine and 53. She chose to live in the Rec Park area mainly because of its historic nature of homes, the park-like atmosphere, the mature trees, and the green space between the homes. Her home is a Sears house built in the 1920's, full of charm and history, a home that has many previous owners who stop by to share that history and stories of the home. It is these older homes and mature environment that makes Rec Park an area so charming and special and a desired place to live. The existing home at 208 N. Haddow is also a Sears home built in the 1920's, and like many homes in that area, it might be considered small by today's standards; however, it has many possibilities for renovation, other than demolition. In the years that she has lived here, she has observed first hand that the home being reviewed tonight was always well taken care of and loved, it has had two roofs put on since she has been there, the siding and gutters are only a year old, the foundation and chimney have been tuckpointed and painted, they have new historically accurate Pella windows, the mature trees were always professionally maintained, the yard and gardens were always beautiful, and the inside of the home, though not modernized, was always well taken care of. She said it is a bad precedent to

allow a home to be demolished simply because it is old and small. If this occurs, more investors will seek to demolish homes in the area, destroying the charm and history not only of this neighborhood, but of Arlington Heights itself.

Tammy Patricca thanked the Design Commission for giving them the opportunity to speak and she thanked them for the work they do to really take into consideration the neighborhoods in which questions like this come up. As Karen said, their primary concern is that this sets a new precedent for what a teardown is in their neighborhood. The Rec Park area is bordered by roughly Euclid, Northwest Highway, Arlington Heights Road, and Dryden, but the area of homes that are in the 75- to 100-year-old range is really only three blocks by five blocks in size. So every tear down they have really affects what the ambience of their neighborhood is and it has a negative effect on the aesthetic. She has also witnessed that this home has been very well taken care of over the years, and she lives in a home that is exactly the same model as this home, and was built the same year at the same time. Over the years, she has seen two other homes that are of this model in their immediate neighborhood; one is at 202 N. Belmont and one is at 15 N. Belmont. All three of those homes had two-story additions put on over the years. Speaking only to her home, which went from a three bedroom, living room, dining room, kitchen, to a ½ bath made out of the original pantry on the first floor. Her home now is 4 bedrooms, 2-1/2 baths, a family room, a finished basement with office space, laundry, and a rec room. It is the thing that modern families want. They were constrained with their addition in that they already had a first-floor family room put on their house when they moved in, and it did not have the kind of foundation that allowed them to go up two-stories. So if that had been allowable, that would have added about another 300 square feet to the home. All of this is to say that there are options and there are obvious benefits to this house not being torn down. It does contribute to the neighborhood, it does fit in, and there are many two-story additions in their neighborhood that have been made in a way that have not affected the way the neighborhood looks and feels. She presented pictures of her home and the other two homes that had additions put on them. One other concern they have about the design of the new home is that as you go up and down the street on their part of Rec Park, there is a space between all of the homes. The original homes were all placed on their individual lots to maximize privacy around the homes, but also to allow for permeable green space and mature plantings and trees. If this house comes down and a new house is built instead, it will take out four or five mature trees from the yard, and she shared a picture of that which showed which trees they are. Another thing she noticed when driving through her neighborhood was that the homes are not only positioned to give green space around, but in all but a couple of instances that she saw, there were no instances of three structures being at 13-feet apart on both sides of the middle house. And in the places where she did see that, it was a noticeable difference from the other blocks in the neighborhood. It creates kind of a wall of visual density that is not apparent in other places. And in both of those instances that she saw, it was because there was either an attached garage on one of the homes, or it was modern construction with an attached garage and a larger sideways home, rather than a home that would use the depth of the lot. That is one of the reasons that she would advocate for more space for the new home to be centered in the lot and for a detached garage, as recommended by staff. The majority of the homes in their neighborhood have a detached garage, which allows for the homes to have a little bit more space between them then and gives more continuity of character throughout the neighborhood. Also, although this is an engineering issue, she wants it to be in the record that there was a 3000 square foot home built behind 208 N. Haddow about 12 years ago, and once that happened, although everything was done to Village code, the home at 208 as well as her home have three to four inches of standing water in the backyard, and they still have a river that runs down their lot line to Haddow when there is a heavy rain. She can guarantee that if a house this size without adequate permeable space between the homes is allowed here, she will most definitely have flooding. She knows this is an Engineering thing and she will bring that up if it gets to that point, but she wants this commission to know this is an aspect that affects their neighborhood, not just for this, but also the precedent of a large home with less space between the houses. The yards of the original homes were not graded to be able to take the kind of runoff that occurs when half of the permeable space on the lot is taken up by the home and other buildings. We've talked about the major issues that we have, both with the idea of a teardown and the idea of a brand-new build of this size and in this style, and we most definitely advocate for a tasteful addition that does what the owner and investor want, and we are greatly disturbed by the idea that a home of this character, this condition, and this charm, would be considered a teardown, which will most definitely put the bar for other investor developers at a different place than it has been. She said they are not against teardowns in general, they recognize there have been many homes in their neighborhood that were either 1000 square feet or under that were not taken care of, have been neglected, even abandoned in some cases, that were appropriate teardowns, and that the homes that replaced them did add to their neighborhood. However, they do not believe that

this home is one of those instances. This is a typical Rec Park home, with 3 bedrooms, 1-1/2 bath, living space, that is charming and welcoming to a family, and so they hope that this commission takes those things into consideration. She has a letter from a neighbor that was delivered to her today that she wants to read into the record as follows:

This is from James and Susan Wilson-Bulka who at 211 N. Haddow, which is kitty corner in front of the home in question. We resided in the Recreation Park neighborhood at 211 N Haddow Avenue since 1999. Our property is across from 208 N. Haddow Ave, the home that is proposed to be demolished. We have reviewed the November 7 Staff Design Commission report and the proposed design of the Kahler residence and disagree with the demolition of the existing home. The character of the existing property contributes to the neighborhood's historic appearance and should be preserved. The existing property is in a state where it could be renovated and expanded to maintain that character. The previous owner had mentioned that the existing home is a Sears home and there are inventory numbers on the beams in the basement. According to the design by Lira & Associates, the proposed demolition would remove three of the four mature trees standing over 40 feet that contribute to the park-like atmosphere of the neighborhood. Not only do these large trees aesthetically contribute, but they also provide shade, being west of their home, and shelter for many of the nesting and migratory birds that pass through our Village. Within the past year, the property at 216 N. Haddow had the mature trees removed, which noticeably diminished the neighborhood's atmosphere. The proposed new construction's color scheme, large dark panels and vertical siding, would conflict with the neighborhood's overall appearance. The proposed attached garage is also out of character with the predominantly detached garages in the neighborhood. The overall design may be more attractive and very well suited in an existing neighborhood with a similar aesthetic. For these reasons, we disagree with the demolition of the existing home and the new construction of the proposed building, and suggest renovation and expansion of this property to maintain the neighborhood's historic character.

Ms. Petricca said she thinks she speaks for all those people that are on her list in saying that we concur with everything that is in this letter and we ask that you take it to heart and preserve this tiny historic part of our Village. Thank you.

Commissioner Eckhardt asked the resident if she is familiar with the Art Institute study, and Ms. Petricca said she knew that it existed and that the homes on their block were part of it, but she has never seen the study itself; however, she knows that the home at 216 N. Haddow that was demolished, was not mentioned even as a Contributing home. There were homes that were left out of the study.

MaryAnn Crosby-Anderson, 728 N. Dunton Avenue. She thanked Staff and the commissioners for all their hard work and conscientious consideration that is always given; the commissioners do a great job and it is good to know that they have the future of their neighborhoods in your hands. She is also a 36-year resident of Arlington Heights. She is here tonight to request the Design Commission to deny demolition of the single-family home at 208 N. Haddow and to lend support to the immediate neighbors of the home. She agrees with Staff's suggestion to renovate the existing home in a manner that fits the historic aesthetic of the neighborhood. While she lives about seven blocks from the subject property, they have spent many thousands of hours in the subject property's neighborhood. Their children were lifeguards and swim instructors at Rec Park, and her husband swims about 5 times a week at Rec Park. From an architectural standpoint, they chose to live in the center of Arlington Heights because of its rich architecture. She knows from conversations with newer Arlington Heights residents, that buyers and investors are attracted to the older areas of central Arlington Heights for the same reason; they like the older atmosphere, the older aesthetic. A friend of hers has said that if they wanted to live in a new construction cookie counter house, they would move to Hoffman Estates. The Rec Park area is the first exposure of Arlington Heights that many non-residents have. Over the summer, during Frontier Days, the 4th of July parade ends there; it's an image that many people who are first coming to Arlington Heights and maybe want to spend money there or buy a home there see. She brought a thumb drive to present 4 images tonight; the section of the Municipal Code that Staff mentioned that states that for demolition in residential zoning districts, design review is required; and then A: the proposed redevelopment has to be in character with the neighborhood and meet the criteria of the Design Guidelines, and the proposed redevelopment must not will not adversely affect the neighborhood. Next is Section 13.7, B: the proposed design is compatible with the character of neighboring buildings contributing to its favorable environment in the Village, and C: the existing property or structure is determined to not have significant architectural, historical, aesthetic, or cultural value. That is a determining factor

in whether or not the Design Commission decide to allow this home to be demolished, and she thinks we have already heard from the neighbors that they feel that this property has significant architectural, historical, aesthetic or cultural value. That statement does not say it has to have all 4. So she said that in spending a lot of time in that area and knowing Karen's house and the people who live around there, that there is a certain aesthetic in that area, there is a certain older aesthetic, and she has not been in the subject property, but knows people who have, and she understands that it is a beautiful home, and it is a Sears home. She spent a lot of time reading up on Sears homes and for her it was a phenomenon to know how they are really coveted by a lot of people. She felt that this is a factor that should be considered. The next two images are slides of homes in her neighborhood that is seven blocks away. These two homes were in terrible shape, and they were renovated and added on to and they are now show pieces in their neighborhood. They are both 100 plus years old homes and they are very valuable now and they are absolutely stunning. She said what you have is a situation where it's 100% possible to show this home some love, renovate it and make it beautiful. Not every old house needs to be destroyed. She said that there were 517 homes included in the survey that was done by the Art Institute, and the percentage that have been demolished include a small number of homes in all three categories. The report also includes a fourth category called 'Unrated'. She understands it is possible that the study could be redone, which would be wonderful, and she encouraged anybody who has any influence in getting that done, to get that done, but once again, she really hopes that this commission gives some consideration to taking Staff's suggestion of renovation rather than demolition. Thank you.

Sarah McKinney, 203 W. Fremont. She is not in the immediate neighborhood of this home, but she does live in a historic home and in a historic neighborhood in Arlington Heights. She has long been concerned about how we as a Village think about preserving our historic homes and neighborhoods. She has noticed our Village Staff is starting to question teardowns and she sees them reflecting back on the Municipal Code already in place to help guide these decisions, and she is so glad; she is really happy to see Staff encouraging the renovation or expansion for this home. She recognizes that change is really the only constant in our world, what is desired in a home has definitely changed over time, that is so understandable. But she felt there is a way to accommodate for this change and still preserve some of this history that contributes to the character of our town. These are solvable design challenges; it does not take completely tearing down and rebuilding. Thank you.

Myles Whitebloom, 203 N. Haddow Ave. Every time he looks out his front window, he sees the home at 208 N. Haddow, and it is a beautiful house. He has been in his home for 21 years, and when he first drove through this neighborhood looking to buy a home, he saw the beautiful Rec Park building and the surrounding homes that are all well maintained and beautiful. They all take pride in their homes, and the homes all have good bones. The home next to his at 207 N. Haddow did a major addition 25 years ago and it still looks phenomenal today. So to take a home like this and knock it down, that cost and the cost to build a new home would make it an amazing place without a doubt, but hopefully the house will remain. From a design standpoint for the new home, the vertical design just does not fit; put some horizontal siding on that, it would be a lot better, and set the garage back 10-feet, some easy fixes, if it came to that, which obviously a detached garage would be most ideal. The vertical pattern is not a 100-year-old house, it does not have that look to it. At a minimum, those are some of his thoughts. It all goes back to when he first drove down that block and if the homes were all like this; the whole precedent of the new home and then suddenly we have a whole row of those, like up on Beverly, north, and other places in town. That is not the Rec Park that we know. This could be the first domino and we would all hate to see that. Thanks for your time.

Chair Kubow closed the public comment portion of the meeting.

The commissioners summarized their comments. Commissioner Kingsley thanked the residents for being here tonight and for supporting the Village and saying what they believe in. It helps the commissioners. She also thanked the petitioners for presenting a well thought out design for the new home. Although the survey that was done by the School of the Art Institute of Chicago may not be 'official', it was adopted by the Village of Arlington Heights and is referred to in Village code. The task of this commission is to make sure that new homes or additions are compatible and do not alter the neighborhood, and since 2003, this commission is also tasked with giving a demo permit. Most homes that are proposed to be torn down do not have contributing characteristics that give it historical, aesthetic, or cultural value of significance in the area. However, it recently happened that this commission denied a teardown

because of the historical value of the existing home. Commissioner Kingsley said that the existing home is a four square, with only about four or five homes in the four to five block area of Rec Park, and the fact that this home would be torn down is sad. She felt it would alter the character of the neighborhood because the neighborhood in this case is really only four homes long. It is an 8-house block, 4 on one side and 4 on the other side, which is unique to this area. There was a home that was torn down in the last few years at the northwest corner of the block, and that home was smaller and fell into disrepair and was empty. So now there are only 7 houses, and with this teardown there will only be 6 homes left. In her opinion, it means that the new design needs to fit in massing, whether it is a renovation or a new house; it needs to fit in massing with the rhythm of the street, with the greenery of the trees that are already there, the coloring, the height, the porch, the materials.

To that point, Commissioner Kingsley said that. Because of the attached garage, it is the maximum that code allows, it is pretty much maxed out on FAR, it is maxed out on building lot coverage, and it is pretty much maxed out on impervious service. The new home meets code, it is not too tall, but there are elements of it that to her do not fit in with the rest of the neighborhood. The fact that the front porch sticks out and is not the full length, the fact that it is not quite as tall, the rhythm of the fenestration on the second floor, it does not really fit in with this neighborhood. Just the size of the glass, the muntins, and that kind of thing. She felt the colors could be better for the neighborhood; the white with gray portions of black fascia and black fascia will definitely stand out, and on this block on that particular side of the street, all the homes have a detached garage. The home being proposed for the end of the block that was approved, had a detached garage, and she felt a detached garage for the new home was better. Commissioner Kingsley also said that the railing over the front porch is something that fits in with the neighborhood. She also questioned the lighting on the front of the home; this should be looked at more closely to make sure that they are not too bright, it is very different than any of the homes in the neighborhood having that many lights on the front of the home. Lastly, she asked about the material on the base of the porch, both on the front and the back. Mr. Lira said that thin brick is proposed on the base of the porch, a dark charcoal color to match the roof, fascia, windows and garage door.

Commissioner Eckhardt said that if the owner decided to put an addition on the home instead, it could be similar in mass to the new home proposed. Every homeowner has the right to build a home to the current building codes, and this new home meets all R-3 zoning requirements, with no variances needed; however, he acknowledged that the setbacks on both sides of the new home are at the minimum. Commissioner Eckhardt said that he sometimes struggles with the charge of this commission to determine whether a new home or addition is compatible with the character of a neighborhood, and in this case, he would argue that this particular block of Haddow does have strong character, with a lot of white homes there. He felt that a white house would absolutely fit here, and a white house with a dark roof would fit here; however, he was concerned about the very dark fascia color at prime areas, which is a little out of character, so much so that he could not support that fenestration. He appreciated modern homes, but in order to determine compatibility, this commission can deny a design they feel is not compatible, or deny the demolition of an existing home; the Village code allows this commission to do that. He said the exterior elevations and materials being proposed for the new home need to be modified, and his biggest concern is with the gray stripes on all the elevations, and the use of dark fascia at prime areas.

Commissioner Seyer thanked the residents for attending tonight, the commissioners appreciate the input even though they may not always agree. This is a wonderful neighborhood and he loves this area where the home is and he felt the home is nice. However, if the commissioners say the home cannot be torn down just because of its age, then a lot of home values will go down, which he felt would set a bad precedent. It is really expensive to modify one of these homes that was built that long ago; the materials are totally different, and the materials are not friendly to more sustainable energy efficient homes. Because the home is older does not mean it has to be saved. Therefore, unless a home is noted as 'Exceptional', he will be in favor of allowing a new home to be built here. With that, Commissioner Seyer said the new home does not fit in at all; it is a modern farmhouse, which is nice, but this commission has seen so many of these that it will become an entire Village of modern farmhouses, and he felt it just did not fit at all. He said that a colored image would go a long way for a site like this that has this kind of neighborhood characteristic, and will help everyone feel good about it and make it feel like it is more contributing to the neighborhood characteristic, but only architects can read 2D black and white drawings. He also felt that the real starkness of the design is too different from

what is seen in the immediate context. This commission approved the home at 947 N. Haddow that has a similar vertical siding and black and white color; however, in his opinion, we cannot keep doing these modern farm homes. Aesthetically, he would say no to the design for the new home, he would like to see it modified with staff's comments to the degree that it can be. He said the new home did not have to have a detached garage, but the design should be modified to fit in better. The existing home did not have to be saved because it is old. He was in favor of a new home here, just not the way it is designed right now.

Commissioner Fitzgerald asked if the owner is building this home to live in or to sell, and Mr. Kahler said he is the owner of the existing home but does not currently live there. He is undecided if he will sell his current home to live in this new home. Commissioner Fitzgerald said that he and his family have lived in five homes and rehabbed all of them, giving a lot of value to the homes and retaining their old character. When he first saw this project, he thought about the potential of rehabbing the existing home, and his second thought was that it is a beautiful new home, but not here. It is too modern, and will look like a home that was built in the 2020's. He had no problem with the white color or the black windows being proposed, but felt the architectural details on the sides of the home are almost being rude to the neighbors, with what they will have to see outside their windows. There is nothing being done there to be a good neighbor. He liked the idea of the front porch, and he was okay with an attached garage because of the other attached garages in the neighborhood in general, but it would have to be recessed and played down in order for him to feel that this home would fit in. He had no further comments.

Chair Kubow said that a lot has been said tonight and he agrees with bits and components of the other commissioners' comments. Although he would personally live in this new home and is a huge fan of it, he agreed with the other commissioners that it does not fit in with this location. He could potentially be on board with the demolition here, if the new design has a more contextual feel towards that specific component, adjacent to Rec Park it would have to really fit in for him to support the demolition of the existing home. He felt the design does not fit in well with this specific, small, neighborhood.

In response to the neighbors' comments, Mr. Lira said that Lira & Associates does a lot of renovation and addition work, with the majority of their projects being renovations, not new homes. They do not do a lot of work with builders, but rather with people who are building homes for themselves, or renovating their existing homes, so he completely and totally understands and appreciates where these comments are coming from. In regards to the existing home, a couple of comments that came up were 'materials and contributing factors'. He said Mr. Kahler did his due diligence and provided the staff report and minutes from the Design Commission review of the corner home at 216 N. Haddow, which he believes Commissioner Kingsley was the architect for. The staff report and minutes state that the petitioner is proposing to demolish an existing 1 & 1/2-story house at that location, which was noted as 'Contributing', and that home was proposing board and batten siding. That home was approved unanimously by the Design Commission. He said that Mr. Kahler also put together a map of attached and detached garages in the neighborhood.

Commissioner Eckhardt interrupted and asked Mr. Lira if he was saying that the home at 216 N. Haddow was a similar design and compatible with the design being presented tonight for the home at 208 N. Haddow, and Mr. Lira replied that he is saying that the home at 216 N. Haddow also has vertical siding. Commissioner Eckhardt said that the corner home being referenced by Mr. Lira is nothing like what is being reviewed tonight, they are two different homes, and Mr. Lira agreed. Commissioner Kingsley pointed out that the design for 216 N. Haddow does have vertical board and batten, but it is all on the second-floor, and the first-floor is all horizontal lap siding with a secondary component on the second-floor. She said that that home was 'Contributing' and might have been torn down prior to the Design Commission review, but that home was not quite a 1 & 1/2-story home, it was in disrepair, and there were maybe 3 owners prior that tried to renovate it and it was in very bad shape. She said that you cannot compare the home being reviewed tonight with that corner home. Mr. Lira said he is only comparing contributing factors, he had not seen a picture of it. Commissioner Fitzgerald said he actually went through the home at 216 N. Haddow and it was so rotten through that there was absolutely no saving that home. So in terms of a teardown, that was not in question for that home. Mr. Lira said he did not go through that home and he was only going through the contributing factors based on the staff report for that corner home. He said that the proposed garage is set back 8 1/2-feet from the front porch. He showed some other examples in neighborhoods; a home at 836 N. Dunton Ave. that was approved in

2019 that has a 2-car attached garage, and the adjacent five homes to it all have detached garages. He said that the garage on the home at 208 N. Haddow will co-exist with the home a lot better than this. He referenced another example of a new home on N. Highland that was approved where the garage is up front and attached, and the neighboring homes all have detached garages. Commissioner Kingsley commented that the home approved in 2019 at 836 N. Dunton is on a corner and it faces the cross street there, so it still has a front of the home, it's not just the garage. Mr. Lira said his point is that that home was built with an attached garage flush, and there is a detached garage to the south of it, and a detached garage across the street. Commissioner Eckhardt acknowledged the examples being presented and said there is an argument that can be made that attached garages are the 2023 kind of a home, but looking at the attached garage home in the context of the street on Haddow, with a bunch of detached garages, pushing that garage back 8 or 10-feet from the wall of the house, not just from the porch, is going to make the front elevation look in scale to the rest of the homes. He felt that is the kind of criteria this commission is looking for. He did not want to discourage anyone from building a home or anyone from putting an addition on their home that will not be usable in today's world. Commissioner Eckhardt said this street is pretty significant, and he is going to support a redesign of the new home because it has to be designed to fit in with this street.

Commissioner Seyer said the petitioner is getting a taste of where the commissioners are at with respect to the project. He reiterated that he is not against the demolition of the existing home and realizes that is not what many of those here tonight wants to hear. If the existing home is going to be demolished, then the new home replacing it needs to be much more compatible. He felt the design is just not there yet, some of the materials are really bold and their contrasting layout. Commissioner Seyer encouraged the petitioner to design a home that everyone can be proud of, and that the neighborhood also embraces; be a good neighbor, and work with the neighbors and try to come back with a better design that is more compatible.

Mr. Lira said that with all due respect, he understood the comments, but he is hearing from the neighbors that they do not want a teardown. Commissioner Seyer reiterated that he is going to be in favor of a teardown to build a nicer, newer home here, but it needs to fit and the new home being reviewed tonight pops out in a negative way with regards to the materials, the color scheme for sure, and the massing. The home kind of wants to be a modern home, but then it kind of wants to be historic, with the railing above the front porch that does not quite have a perfect embracing of a certain style, which he felt could be improved and be something that fits in. He acknowledged that these are subjective opinions, but that is his opinion.

Options were discussed at this time. Chair Kubow said if there is a continuance tonight there should be a timeframe within that continuance, and the question is whether the petitioner will be able to design within that timeframe to come back to this commission. Mr. Lira said he needed to discuss that with his client, and he asked what the timeframe would be. Commissioner Eckhardt did not want to slow down the process but it appeared that the current design would not receive a favorable vote tonight, and the petitioner would then have the option to go forward to the Village Board. He encouraged the petitioner to consider the comments given tonight. Mr. Lira said that he needs to work with his client on what the next steps will be.

Mr. Hautzinger said it appears that there are 2 issues tonight; the first being how the Design Commission feels about the proposed demolition of the existing home, and then depending on the outcome of that, the second issue would be how the commission feels about the current design being proposed for the new home. Continuing the project to have the petitioner work on improvements to the proposed design, only to get denied because the commission does not support demolition of the existing home, would be a waste of everyone's time. He was not clear on where the Design Commission stood in regards to approving demolition.

Commissioner Eckhardt said the teardown of a home is necessary when this commission sees a new home that they like so much and there are overwhelming reasons to tear it down, such as the home is falling apart, which this home is not, and no one has come forward with information that the home is dangerous and unbuildable. Giving this petitioner permission to demolish the home without an approved design is creating a dangerous precedent, which he was against doing.

Mr. Hautzinger reiterated that Commissioner Eckhardt indicated that if the replacement home was nice enough, designed well enough to fit in this location, then he could be in favor of teardown, but he needs to see that design before he can make a decision on demolition of the existing home. Commissioner Eckhardt agreed. Commissioner Seyer also agreed and said he would be in favor of demolition if the new home is an improvement on the existing context. Chair Kubow agreed with both Commissioners Seyer and Eckhardt. Commissioner Fitzgerald said it would be sad if the existing home is torn down, but he would vote the way the other commissioners have indicated. Mr. Hautzinger said that he wants the petitioner to be clear on where the commissioners stand at this point, so he knows how to move forward from here.

Mr. Kahler asked when the next Design Commission meeting will be and Mr. Hautzinger said January 9, 2024.

A member of the audience said that if this commission moves forward with the new home, the neighborhood would most likely have more things to say about what the new design looks like. They concur with many of the things that the commissioners are saying, but they came in with the primary thought of not allowing the home to be torn down; however, their secondary concern is that they still care about what is going to be put in place of it. She asked if there will be an opportunity for them to review the design again, regardless of how things proceed. Chair Kubow said absolutely, if the project is continued tonight, there will be another Design Commission meeting for the public to comment about the project. Commissioner Eckhardt said it is important to try to get some consensus and try to get some agreement from at least the adjacent neighbors. If he makes a motion tonight, he is going to ask that the petitioner use his best efforts to reach out to the community, have a meeting, have some presentations, get some more feedback, and try to come up with productive direction, but keep in mind that the homeowner has the right to do what he is asking to do, with approval from this commission.

Mr. Lira and the owner stepped out of the room for a brief conversation.

Myles Whitebloom, 203 N. Haddow Ave. He said that the chances of the house being knocked down are pretty good, but from a design standpoint, the whole neighborly thing would be great. The neighbors have all seen some beautiful homes that Mr. Lira has created, but this is not one of them, and he needs to hear that. There are a lot of them around town, but Haddow is no place for it. The south elevation wall is unacceptable, there is no reason for that height on that wall, it could be brought down, and the north elevation looks more like a bungalow, and there is no reason not to match it on this side, more of a bungalow look versus that. Also, the grey on those vertical slats is like a prison, he did not know about that until the commissioners started talking about that.

Commissioner Eckhardt said these comments should not be made without the petitioner in the room.

Mr. Lira and Mr. Kahler re-entered the meeting.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO CONTINUE THE REVIEW OF 208 N. HADDOW AVENUE (DC#23-059), TO ALLOW THE PETITIONER TO RESPOND TO THE FOLLOWING:

1. THE COMMISSIONER'S COMMENTS ABOUT THE MASSING, THE COLORATION, DETAILS, AND ESPECIALLY THE COMPATIBILITY OF THIS HOME ON HADDOW.
2. A REQUIREMENT THAT THE PETITIONER PROVIDE A COLOR RENDERED ELEVATION IF THERE IS A DRASTIC COLORATION MOTIF.
3. A RECOMMENDATION THAT THE PETITIONER SET UP A BRIEF PRESENTATION OF THE FINAL DESIGN WITH STAFF.

Commissioner Kingsley said the motion is a synopsis of comments made by the commissioners, it is not just the three items in the motion. Mr. Lira understood. Commissioner Kingsley asked about a date specific for the continuation, and Mr. Hautzinger explained the options of leaving the meeting date open versus a date specific, with regards to sign posting notifications. Mr. Lira asked for a continuation to January 9, 2024, and said that if they are not

able to meet that timeframe due to the holidays, he will advise Staff. Mr. Hautzinger advised that in order to be on the January 9 agenda, the revised plans need to be submitted to staff by the end of this week. Mr. Lira preferred to meet on January 23.

Commissioner Seyer appreciated how hard it is to design a home where a client is happy, but a home cannot be designed by committee, and it is impossible to make the entire neighborhood happy with the design. The character of the homes in the neighborhood should not prevent someone from designing or building a home; however, having something to influence the design to make it compatible is great. He wanted the petitioner to know that this commission does not expect the petitioner to get everyone's approval before coming back to this commission, and it is up to the petitioner about how they want to engage the neighborhood. He was confident the petitioner could solve it, and to try to address the issues that were raised. Mr. Lira appreciated the comments.

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

4. THAT THE PROJECT BE CONTINUED TO THE DESIGN COMMISSION MEETING ON JANUARY 23, 2024.

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



COLOR SCHEME 1:

- **White Windows**
- **White Fascia/Soffits**
- **White Gutters/Downspouts**





COLOR SCHEME 2:

- Black Windows
- White Fascia/Soffits
- White Gutters/Downspouts





COLOR SCHEME 3:

- Black Windows
- White Fascia/Soffits
- Black Gutters/Downspouts



-----Original Message-----

From: Elaine Petricca Schreck <

>

Sent: Tuesday, January 23, 2024 1:57 PM

To: Planning <Planningmail@vah.com>

Subject: 208 N. Haddow

To whom it may concern,

> I am a Rec Park Neighbor writing to voice my concern for the proposed teardown and new construction at 208 N. Haddow. I am unable to attend tonight's meeting, but do want to add my voice in sharing that I do not think this type of large construction is a positive addition to this particular street/neighborhood as it does not match the surrounding area as well as the current home has for decades. Additionally, I value the historic significance of this Sears home especially in light of the number of similar properties nearby. I fear the precedent this teardown would set for the other smaller or older homes throughout the rest of our neighborhood, and would urge the board to instead recommend a more appropriate renovation to match the style of architecture, lot usage, and overall aesthetic of the majority of other homes in the neighborhood.

>

> Thank you,

> Elaine Schreck

> 102 N. Belmont

-----Original Message-----

From: tamara petricca [REDACTED] >
Sent: Tuesday, January 23, 2024 12:41 PM
To: Hautzinger, Steve <shautzinger@vah.com>
Subject: 208 N. Haddow Ave

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on [links or open attachments unless you are sure the content is safe.](#)]

Dear Steve,

My husband and I are unable to attend tonight's meeting concerning 208 N. Haddow Ave., as we are in Florida for our son's wedding. We do have feedback about this project, however, so would appreciate it if you would pass this on to the Design Commission.

Recognizing that the Commission has two decisions to make concerning this project, we would like to address the following:

First- concerning the request for tear down, we agree with Village staff that this property is an excellent candidate for renovation and expansion, and as such should not be considered for tear down. As an historic Sear's Kit home, it is of historical significance to both the Rec Park neighborhood and the wider Village. The home retains its original stained glass, woodwork, doors and hardware, and original footprint and room design. It perfectly blends with and enhances the homes on the block, and as a property lining the way to the front of the historic Rec Park field house, helps provide an aesthetic continuity which a new design will, conversely, take away from.

While we recognize that not all old homes are worth saving, this particular property has been well maintained and preserved. It is neither an eyesore or a neglected property, and is of sufficient size to be a useful, if not lovely, family home. With an appropriate addition and/or renovation, it would be quite desirable for modern living, while retaining the character and charm of our small neighborhood of 100 year old homes.

Second- regarding the proposed new home design, despite some minor improvements to the design, we still feel that the overall width and style are incompatible with the surrounding homes. The house/garage structure extends the maximum allowable width on the lot, and the existing homes on either side are also placed on their lots at the minimum side set back. This creates a continual wall-like impression the length of the block, which could be alleviated by centering the house and detaching the garage behind the home. The "modern farmhouse", with its vertical siding, shed roofing, and open gable roof lines on the north and south elevations is reminiscent of a typical barn or shed when placed amongst homes built in the early 1900's. The front of the house lacks the elevated porches of every other home on this block, and the second story railing introduces a design detail not seen in the Rec Park area. While these aesthetics can be attractive, we feel that this design is not a fit for this historic neighborhood.

At the previous Design Commission meeting, the investor was asked if he was building this home to live in. Mr. Kahler did not commit, but he told the previous owner of 208, as well as other neighbors, that he bought the home as a teardown/rebuild investment property. In fact, the business cards that he gave to us and other neighbors identified him as realtor with eXp Realty LLC, at 200 N. Rand Rd., Arlington Heights- a realty company that specializes in distress and investment properties and short sales. Also at the last meeting, the Commission encouraged Mr. Kahler and Mr. Lira to seek input from the neighbors to guide the original design reworks. To my knowledge, this did not happen.

We are unclear about the Village requirements regarding notification of neighbors about tear down/design meetings, but we did not receive written notification about the meeting on 12/12/23 or the one for tonight, 1/23/24. The original sign posted at the property was removed after the first meeting, and no subsequent sign stating the date and time of tonight's meeting was put up.

It is our strong opinion that Mr. Kahler sees this as an investment property only, needs to build the biggest home he can in order to incur a profit and is not concerned with our neighborhood.

For all the reasons we have stated above, we respectfully request the Design Commission to deny the tear down of 208 N. Haddow, and to reject the proposed design for new construction.

As I stated at the first meeting, we are so very grateful to have a Design Commission overseeing and acting as guardians for our neighborhoods. Each of you is in some sense our neighbor, and you are professional, knowledgeable and thoughtful people- you have our sincere thanks for the job you do on our behalf.

Tammy and Paul Petricca
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