

# **APPROVED**

## **MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION**

**ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS RD.  
AUGUST 13, 2024**

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

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

Members Absent: Jonathan Kubow, Chair

Also Present: Cathleen Deligio, Mastercraft Builders for 702 N. Dunton Ave.  
Dan Poloz, Poloz Architects for 900 S. Evergreen Ave.  
Steve Hautzinger, Planning Staff

### **REVIEW OF MEETING MINUTES FOR JULY 9, 2024**

**A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF JULY 9, 2024. ALL WERE IN FAVOR. MOTION CARRIED.**

### **REVIEW OF MEETING MINUTES FOR JULY 23, 2024**

**A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF JULY 23, 2024. ALL WERE IN FAVOR. MOTION CARRIED.**

**ITEM 1. SINGLE-FAMILY ADDITION REVIEW****DC#24-028(H) – 702 N. Dunton Ave.**

**Cathleen Deligio**, representing *Mastercraft Builders*, was present on behalf of the project.

**Mr. Hautzinger** summarized Staff comments. The petitioner is proposing a small second-floor addition to an existing two-story home. An existing detached garage is being replaced with a new detached garage under a separate previously approved permit. The proposed addition does comply with the R-3 single-family zoning requirements. The property is located in the “Historic Arlington Neighborhood Association” (HANA) area, and the existing home was included in the 2004 Community Preservation Report that was prepared by the School of the Art Institute of Chicago to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as “Exceptional”, “Notable”, or “Contributing”. The subject house is rated as “Exceptional”.

The existing home is currently being renovated by the petitioner under a separate interior remodel permit, including the replacement of all windows with new white vinyl windows. Staff commends the petitioner for preserving and renovating this important historical home in lieu of teardown/new construction. The proposed addition is a small, 144 sf second floor bathroom and walk-in closet addition along the front of the home. The massing of the design is a simple gable roof framed into the side of the existing main gable roof. Overall, the proposed design is nicely done to match the style, character, color and materials of the existing home. Staff recommends approval as submitted.

**Ms. Deligio** had no comments at this time, other than wanting to keep moving forward with the project.

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

**PUBLIC COMMENT**

MaryAnn Crosby-Anderson, 728 N. Dunton Avenue, the other corner of this block. She submitted an email to Staff for the commissioners prior to this meeting, and it appears as though her concerns about this project have been corrected. She thanked Staff for doing so. Her concern was with the context exhibit which showed 716 N. Dunton as a picture of the existing home, but the rendering on the bottom was a drawing of the home that they proposed to build, if they had been allowed to teardown 716 N. Dunton. Since there has been a number of butting of heads on this block, for 716 and 720, she thought it was important that all the documentation be accurate. She is happy to say that the proposed addition is very nice and she has no problems with it. She appreciates that Mastercraft has taken the time to find a way to renovate this home rather than knock it down, and she appreciates that they found a way to repair the foundation, which was one of the concerns at 716 N. Dunton. She is in support of this project.

The commissioners summarized their comments. **Commissioner Kingsley** said it is a nicely proportioned addition to the existing home, and it looks like it was added on years ago. She liked that the addition is similar in scale to the existing home, and that it has the same siding. She suggested adding a window on the back of the addition, although she acknowledged that the floor plan probably does not allow for that. She had concerns about the new windows with the decorative grids between the glass. **Ms. Deligio** provided a photo of the new vinyl windows that were installed and said there was previously a mishmash of various windows throughout the home. **Commissioner Kingsley** was okay with the new windows; however, in the future, when working on a historic structure, it is really important to have windows with simulated divided lights. **Commissioner Kingsley** also said it would be helpful to have a full drawing of the proposed and existing elevations of the existing home in context with the adjacent homes.

**Commissioner Eckhardt** said the addition is very well designed in terms of massing, he had no issue with it. He thanked the petitioner for maintaining the character of the neighborhood and designing the addition to make it look like it was always there. He was in support of the project.

Commissioner Seyer had nothing further to add and was in favor of the design. Acting Chair Fitzgerald agreed.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 702 N. DUNTON AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 8/7/24, MATERIAL LIST AND SAMPLE BOARD RECEIVED 7/2/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

**ITEM 2. SINGLE-FAMILY ADDITION REVIEW****DC#24-052 – 900 S. Evergreen Ave**

**Dan Poloz**, representing *Poloz Architects*, was present on behalf of the project.

**Mr. Hautzinger** summarized Staff comments. The petitioner is proposing a complete renovation and full second floor addition to an existing single-story home. An existing attached two-car garage will remain. The existing home and new second floor addition are encroaching approximately 11-inches into the required 30-foot rear setback, so a zoning variation is required. The plans do comply with all other R-3 single-family zoning requirements.

The existing home is located on a large corner lot. The surrounding context in this location is primarily single-story homes. The proposed full second-floor addition looks somewhat massive, and the vertical detailing accentuates the tall appearance. The proposed black & white color scheme has a bold appearance that looks out of place in this location. A better design approach in this location would be a second-floor addition with a one-and-a-half-story massing, and a more subdued earth tone color palette. It does help that there is abundant space between the existing house and the surrounding neighbors to help minimize the impact. The Staff report includes photos of examples of similar completed projects in this neighborhood with one-and-a-half-story additions, and softer colors. Staff requests the Design Commission's evaluation of the proposed design, with a recommendation to revise the design with a one-and-a-half story massing and an earth tone color palette to better fit with the scale of the neighborhood.

**Mr. Poloz** presented a revised rendering that shows better context of the proposed design. He said the existing owners have outgrown the current space of the home. The proposed second-floor will include extra bedrooms, an office, and the master bedroom. They originally considered expanding out instead of up, but felt that the additional mass to this corner site would not be respectful to the neighborhood. They want to keep some of the original geometry by adding the second-story directly over the first-floor to both maximize the needed square footage while still keeping the FAR below the maximum allowed.

**Mr. Poloz** said there are other homes in the area that have undergone similar transformations from earth tone colors to more of a dramatic shift of colors. They completed a trend analysis of other new homes/additions in the neighborhood, and found that many of them follow the 'black and white' color palette that they are proposing, and he reviewed the homes in the analysis and said that they want to stay on this same trend. They are proposing to maintain some of the existing brick facade and paint it white. There is a lot of distance between this home and some of the neighboring homes, and also a lot of existing trees that will soften the facade of the second-story addition. The revised renderings presented tonight provide more clarity on the look and feel of the second-story addition.

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

The commissioners summarized their comments. **Commissioner Eckhardt** pointed out that the rendering and the drawings show a different color for the garage door and front door; he asked for clarification. **Mr. Poloz** said the intent is for more of an earth tone color for the garage door, and similar earth tone planks on the soffit under the roof above the front entry area, which will also include lights. The front door will be black. **Commissioner Eckhardt** said he was initially concerned about the black lines on the home, but the more he looks at it the more he likes it; it is unique and different, but not so different that it is offensive in any way. He was okay with the 2 matching tall gables on the front elevation, which are pretty flat, and had no issues with any of the other details. He did not see gutters on the home and asked about the color of them. **Mr. Poloz** replied that the gutters will be similar to the black trim, and they are considering on the rear elevation to run a downspout between the two windows to create symmetry. **Commissioner Eckhardt** was okay with black gutters and had no further comments.

**Commissioner Seyer** said it is worth noting that the petitioner is adding on to the existing home and not tearing it down, and with that, he felt the proposed design needs a little leniency on some of the things the commissioners might

typically hone in on because the existing footprint is what it is. He felt that the vertical black lines follow a rule on every elevation; they are either at a corner or they align with the windows. However, the east and west elevations look really busy, especially the east elevation that has a lot of vertical lines, and he suggested there be no lines that align with the roof above. He preferred the garage door be monochromatic and grey in color, and he pointed out the existing window next to the front door and the new window above it that are in the same wall but look blatantly different. He suggested matching the second-floor window with the existing window below it, or doing something to align the first-floor window with the window above it, otherwise the second-floor will jump out that it is an addition that came later. He had no further comments at this time.

**Mr. Poloz** understood the concerns about the windows and explained that they tried to be consistent with some of the existing elements of the home and considered painting the existing windows black. Their intent is to have the windows on the first-floor match the ones above.

**Commissioner Kingsley** concurred with the comments made by Commissioner Seyer; it does get a little busy with the black verticals. She also said the gable above the garage has a horizontal line at the bottom that ties the verticals together and grounds it, but there are a lot of the verticals that do not have a horizontal black line, which she felt then they are floating on something. That was something that should be looked at. **Commissioner Kingsley** also referred to the window over the garage, which is a large gable with a very small window and a different proportion. She felt something should be done on that elevation, either make it a hip or make it a smaller gable, make the window larger, make two windows; it is missing something and there is so much white there, and she agreed with the suggestion from Commissioner Eckhardt to add an elevation change to provide some relief. Also, the rear elevation has a nice bump-out, and the petitioner will need to study the gutter that will come down off the valley there and onto the patio door. She also suggested adding a roof over the patio door. **Commissioner Kingsley** also said that something that will help with making this feel like all the elevations flow together, is not only the proportion of the windows to all the other windows, but on the wall itself. The rectangles formed by the window grilles should be the same proportion.

**Acting Chair Fitzgerald** agreed with a lot of the comments given by the other commissioners. The rear elevation is his favorite, it is simple and clean. He strongly felt that the window over the garage is too small, and it should be a requirement that the existing window to the right of the front door be changed because it will be obvious that it was the one old piece on the home. He was okay with either color for the garage door, but he preferred grey. He cautioned the petitioner about the brightness of the Arctic White color on the entire home. He had no further comments.

**Commissioner Eckhardt** strongly agreed with the concerns about the front elevation and the window above the garage door, which he suggested making taller, similar to the window on the other side of the front elevation. He encouraged making this a requirement. He added a suggestion to have muntins made to fit into the existing first-floor window next to the front door, which will bring the window into the same vocabulary as the rest of the window muntins.

In regards to the height on the east and west elevations, **Commissioner Kingsley** said the petitioner might want to consider matching the eaves in the dormers with the gutters of the main gable that it is crossing, similar to the bump-out on the rear of the home where the eaves continue. This might help with the verticality of the east and west elevation, and reduce the height above the window to the gable end. She also asked about the finishing of the top of the half brick wall, and **Mr. Poloz** replied it will be a light grey limestone cap that they do not intend to paint. **Commissioner Kingsley** loved the idea of limestone and agreed with not painting it, and she suggested painting the brick in a slightly darker color than white so the limestone does not become a stripe within two pieces of white. She recommended that be reviewed by Staff.

**Mr. Hautzinger** pointed out that the elevations depict the brick painted in a grey color, and the renderings provided tonight show the brick as white to match the siding. **Acting Chair Fitzgerald** liked the grey color option. **Mr. Poloz** suggested a whitewash finish that is not a pure white but rather a greyish contrast. **Commissioner Eckhardt** asked what color the existing brick is and **Mr. Poloz** said it is a yellow/beige, which **Commissioner Eckhardt** said would not whitewash very well. **Commissioner Kingsley** suggested a slightly darker tone paint color than white.

**Commissioner Seyer** said that it sounds like two or three commissioners prefer a requirement that a modification be made to the first-floor window adjacent to the front door, which will add cost, and he asked the petitioner for a response to that. He reiterated that that window needs to be the same as what is above in some manner; either with color and possibly the addition of faux muntins. **Mr. Poloz** replied that if the existing window is replaced with a new window to match the window above in terms of style and function, and they provide a revised elevation to show the darker trim and the new window, would the commissioners approve that? **Acting Chair Fitzgerald** asked if this existing window is the only original window remaining in the home and **Mr. Poloz** said yes. **Mr. Poloz** added that they are sensitive to the budget, although it might be worth spending more now instead of down the road. **Acting Chair Fitzgerald** reiterated that this existing window will stand out a lot with everything else being new.

**Commissioner Seyer** reiterated that he is okay with either the top window getting smaller or the existing first-floor window getting a little wider and changing color; both windows need to be black and they both need to be the same width opening and aligned as close as possible. **Commissioner Kingsley** agreed and said the main window will be seen by everyone and it definitely has to match and be black. It should also be a requirement that the petitioner re-look at the window above the garage and balance it out better, and a requirement that the color of the brick be a different tone, to be reviewed by Staff. **Acting Chair Fitzgerald** agreed.

**A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 900 S. EVERGREEN AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE SITE PLAN AND EXTERIOR ELEVATIONS RECEIVED 8/7/24, MATERIAL LIST AND SAMPLE BOARD RECEIVED 8/8/24, FLOOR PLANS RECEIVE 7/12/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:**

1. A REQUIREMENT THAT THE EXISTING, NORTH-FACING WINDOW ADJACENT TO THE FRONT DOOR BE BLACK, AND MATCH THE SECOND-FLOOR WINDOW DIRECTLY ABOVE IT.
2. A REQUIREMENT THAT THE BRICK COLOR BE A SLIGHTLY DARKER COLOR THAN WHITE, TO BE APPROVED BY STAFF.
3. A REQUIREMENT THAT THE PETITIONER RE-EVALUATE THE FENESTRATION PATTERN OF THE AREA ABOVE THE GARAGE ON THE FRONT ELEVATION, TO HELP WITH THE AESTHETICS OF THAT AREA, AND CONSIDER ONE LARGER WINDOW, OR TWO WINDOWS, OR A PROJECTION, FOR STAFF REVIEW AND APPROVAL.
4. A RECOMMENDATION TO REDUCE THE HEIGHT OF THE DORMERS ON THE EAST AND WEST ELEVATIONS.
5. A RECOMMENDATION THAT THE TRIM FOLLOW THE RENDERINGS SUBMITTED TONIGHT, AND CONSIDER ADDITIONAL TRIM AT THE BASE ABOVE THE LIMESTONE CAP.
6. A RECOMMENDATION TO CONSIDER THE GREY OPTION FOR THE GARAGE DOOR COLOR.
7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

**Commissioner Seyer** suggested a requirement that the vertical black accents on the east and west elevations that align with the edges of the gable above be removed, keeping only the accents at the edge of the window and at the

outside corners. **Commissioner Eckhardt** was unsure which lines would change, and **Mr. Hautzinger** clarified. **Commissioner Eckhardt** had concerns about removing the two outside verticals that would result in a visual loss of the tall box. **Commissioner Kingsley** said removing those lines will help reduce the visual height of the home, and it would look even better if the dormers were lowered too. **Commissioner Eckhardt** understood and was fine with it. **Commissioner Seyer** felt this should be a requirement because it looks very, very busy the way it is, especially compared to the rear of the home that will be visible because this is a corner lot. **Commissioner Kingsley** said the suggested base trim can then be eliminated.

**A MOTION WAS MADE BY COMMISSIONER KINGSLEY TO AMEND THE MOTION AS FOLLOWS:**

- 5. A REQUIREMENT TO ELIMINATE THE VERTICAL TRIM ON THE EAST AND WEST ELEVATIONS THAT ARE ALIGNED WITH THE GABLE DORMER ENDS ABOVE.**

**COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTION.**

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

**ITEM 3. OTHER BUSINESS**

**2024 Alan F. Bombick Award – Discussion of Nominations**

**Mr. Hautzinger** presented the projects being considered for the award this year that include completed and constructed single-family and commercial projects. The commissioners reviewed the nominations and agreed on the winner for the single-family award (new single-family house at 129 S. Vail Ave.) and the winner for the commercial award (Joe Zivoli's four retail renovation projects located at: 500-550 W. Northwest Highway, 1050 S. Arlington Heights Road, 1141 S. Arlington Heights Road, and 1005-1015 S. Arlington Heights Road).

**2025 DC Budget**

**A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE PROPOSED DESIGN COMMISSION BUDGET FOR YEAR 2025.**

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

**Public Comment**

Keith Moens made a constructive suggestion regarding how to make an amended motion. He explained that any commissioner can move to make an amendment to a motion, and then discuss that amendment separate from the original motion, and then take a vote on the amended motion. If the amended motion passes, then the original motion is changed by that amendment, and a vote is then taken on the original motion as amended. He said this will help the public to understand what is in a motion.

**A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO ADJOURN THE MEETING AT 8:30 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.**