

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JULY 23, 2024

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

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

Members Absent: Jonathan Kubow, Chair
Scott Seyer

Also Present: John Anstadt, JMB Architects for 812 N. Mitchell Ave.
Danielle & Blair McLaughlin, Owners of 812 N. Mitchell Ave.
Steve Hautzinger, Planning Staff

Acting Chair Eckhardt said that with only 3 of the 5 commissioners here tonight, a unanimous vote is required for a vote to pass. The petitioner has the option to continue their project to a future meeting where more commissioners are present.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#24-045 – 812 N. Mitchell Ave.**

John Anstadt, representing *JMB Architects*, and **Danielle & Blair McLaughlin**, the owners, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single-story house with attached two-car garage to build a new a new two-story residence with an attached three-car garage. The proposed design complies with the R-3 zoning requirements. He clarified that the Staff report shows an incorrect amount for the maximum FAR allowed; it is actually 5,619 sf instead of 5,475 sf; however, either way the new home is in compliance. The subject property is located in a neighborhood with a mix of older historic homes with detached garages, as well as newer homes with attached garages. Overall, the neighborhood has a predominantly traditional style. The existing single-story house being proposed to be demolished, is approximately 76 years old, however upon an initial review, it does not appear to be architecturally or historically significant, and it was not included in the 2004 School of the Art Institute Historic Preservation Report.

The proposed design for the new home includes many traditional features and massing such as gable roof forms, pitched roofs, and punched window openings. However, the use of materials and colors gives the home a modern appearance. The house is large, but the massing is nicely scaled and broken down with many smaller components. Overall, the proposed design is very high quality, but the modern aesthetic should be evaluated by the Design Commission against the context of the traditional neighborhood.

The design includes one small section of black standing seam metal roofing above the side load garage. This small amount of black metal roofing feels out of place with the rest of the color palette which is primarily light gray, dark gray, and bronze. It is recommended to either change the metal roofing color to a dark gray, or replace it with asphalt shingles. With these comments, Staff recommends approval of the project.

Danielle McLaughlin said that they have met many of the neighbors who have expressed excitement to see a new home being built here. **Mr. Anstadt** said they were unable to obtain an exact stone sample; however, the sample presented tonight is similar. They are proposing more of a transitional style home, with peaked roofs and other elements that are done on purpose to tie into that traditional sense. There are some flat roofs, with one over the front door and one over the powder room, but everything else will be a pitched roof with a modern element at the front corner window. The homeowners are looking for a modern design, and they feel this design incorporates the modern with the traditional style being proposed.

Acting Chair Eckhardt asked the petitioner to respond to Staff's comment about the black standing seam metal roof, and **Mr. Anstadt** said he agreed with the comment; it should be a bronze color to match the windows.

The commissioners summarized their comments. **Commissioner Kingsley** appreciated the color renderings and 3D drawings provided by the petitioner. With regards to colors and materials, she felt the soffit and fascia color appear darker in the rendering than the sample provided, and she asked about the material for the vertical siding. **Mr. Anstadt** said the siding will be either a fiber cement material or an ash siding product; the goal is to have the look of verticality, with a preference not to use board and batten. **Commissioner Kingsley** asked if corner boards are being used and the color of them. **Mr. Anstadt** said their intent is to use corner boards in the darker color shown. He added that they are looking for some contrast at the corners with the window trim and the corner boards. **Commissioner Kingsley** was in favor of that being the same color, although not a requirement; it is more modern this way and also more traditional. She also suggested adding a window in the tall gable end over the garage, or a plain faux shutter, which will break up the massing. The same could happen on the back porch.

Commissioner Fitzgerald liked the home, which appears somewhat transitional, and he liked the metal roof, although he preferred to leave the color of the metal roof open; he liked both the idea of bronze and the idea of black to match the color to the roof shingles. He liked the color of the stone and the colors of the home, and liked Commissioner Kingsley's idea of adding something above the garage. He referred to the side of the covered porch on the back of the home and suggested adding a solid wall to help with noise from the two a/c units located there. **Mr. Anstadt** said they considered locating the two a/c units in front of the family room, and they go back and forth between there and the proposed location; however, they feel the current location is best. They are currently discussing how to reduce the noise in this area, and he asked Staff if a solid wall there will count towards FAR. **Mr. Hautzinger** replied that it would not count towards FAR if the end wall remains open.

Acting Chair Eckhardt concurred with the other commissioners' comments. He asked about the large space above the garage, and **Mr. Anstadt** said the space is not planned for storage or living, and access is only as required by code. **Acting Chair Eckhardt** also asked about the 3 small boxes shown on the drawing above the windows on the west elevation, and **Mr. Anstadt** replied that these are transom windows which they are still in budget discussions about. **Acting Chair Eckhardt** was in favor of adding the transom windows, the more natural light the better. He liked the home as proposed, the aesthetic is great and the colors are fine.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 812 N. MITCHELL AVENUE. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 6/12/24, REVISED SAMPLE BOARD AND RENDERINGS RECEIVED 7/11/24, 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 RECOMMENDATION TO KEEP THE PROPOSED METAL ROOFING AND TO CHANGE THE COLOR, TO BE APPROVED BY STAFF.
2. A RECOMMENDATION TO CHANGE THE COLOR OF THE CORNER TRIM BOARDS TO MATCH THE SIDING COLOR, TO BE APPROVED BY STAFF.
3. A RECOMMENDATION TO ADD SOME TYPE OF DETAIL ABOVE THE GARAGE DOOR AT THE SINGLE GARAGE, AND AN OPTION TO DO SOMETHING SIMILAR ON THE BACK AT THE FAMILY ROOM, TO BE APPROVED BY STAFF.
4. A RECOMMENDATION TO ADD A SOLID WALL ON THE SIDE OF THE COVERED PATIO, TO HIDE THE A/C UNITS, TO BE APPROVED BY STAFF.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Acting Chair Eckhardt explained to the petitioner that a recommendation is not the same as a requirement. **Commissioner Kingsley** asked for clarification about the color presented tonight for the standing seam metal roof, and **Commissioner Fitzgerald** said it is black, which he is not opposed to; however, he wanted the petitioner to have the option to change the color, and have it approved by Staff. **Acting Chair Eckhardt** said that the rendering makes the metal roof appear greyer than the sample presented.

FITZGERALD, AYE; KINGSLEY, AYE; ECKHARDT, AYE.

ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. OTHER BUSINESS

Public Comment

There was no one in the audience for public comment.

**A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO
ADJOURN THE MEETING AT 6:55 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.**