

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 23, 2024

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

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

Members Absent: John Fitzgerald

Also Present: Brad Kahler, Owner of 208 N. Haddow Ave.
Gary Lira, Lira & Associates for 208 N. Haddow Ave.
James Rhodes, Klein Thorpe and Jenkins for 208 N. Haddow Ave.
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR JANUARY 9, 2024

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

ITEM 1. SINGLE-FAMILY TEAROWN RE-REVIEW**DC#23-059(H) – 208 N. Haddow Ave.**

Gary Lira, representing *Lira & Associates*, **James Rhodes**, attorney for the petitioner, and **Brad Kahler**, the owner, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is here tonight 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 project does comply with all of the R3 zoning requirements. This project was previously reviewed by the Design Commission on December 12th, 2023, at which time it was continued for re-review due to concerns regarding the proposed demolition of the existing home, as well as concerns regarding the appearance of the proposed new home. The subject property is located in the Rec Park neighborhood, and the existing home was included in a community preservation report which was prepared by the School of the Art Institute of Chicago in 2004 for the Village of Arlington Heights to help raise awareness of preservation in the community. Homes in the report are rated in order of importance as Exceptional, Notable or Contributing. The subject home is rated as Contributing. Additionally, per the Municipal Code, 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 home, Staff encourages a renovation and expansion of the home in lieu of the teardown and new construction.

Mr. Hautzinger gave a summary of the comments made at the review on December 12th. Multiple residents attended the meeting and spoke in objection to the proposed teardown, as well as with concerns regarding the design of the proposed new home. The commissioners did state that if the new home was designed well enough to put in this location, the majority of the Design Commissioners appeared to not be opposed to the teardown; however, they did need to see resolution of the design issues that were raised at the last meeting. Staff had raised concerns about the proposed design having potentially too modern of an aesthetic for this more historic character of the Rec Park neighborhood. The design had a black and white color scheme, and there were large areas of Charcoal Gray panel siding, which gave the house a bold appearance that Staff was concerned would look out of place in that location. Staff also requested the Design Commission evaluate the proposed attached garage in this location. It was recommended that a detached garage would be ideal, but an attached garage that was further recessed from the front of the house to diminish the appearance was also an option that was suggested.

The Design Commission agreed that the proposed color scheme was too bold in this location. Their specific concern was the Charcoal Gray panel siding. Additionally, they were concerned about the Charcoal Gray trim and fascia. The commissioners did encourage a detached garage, but the majority felt an attached garage could be acceptable if it was recessed further from the front of the house.

In response to the comments on December 12th, the petitioner has made changes and submitted a new set of plans for review tonight. **Mr. Hautzinger** gave a summary of the changes that were made. In general, the large areas of Charcoal Gray panel siding have been completely omitted from the design, so the entire design will be vertical white board and batten siding on all sides of the house. The color of the trim and the fascia has been changed from Charcoal Gray to white, as well as the color of the garage door. The garage was pushed back from its original location about 4-1/2-feet and is now about 3-feet behind the front wall of the house, and the garage wall is now about 3-feet back. The front porch was widened to be a full front porch, and the brick base along the bottom of the porch was continued across the face of the garage and down the side of the garage to break up the large wall of siding.

Staff comments regarding the revisions are as follows: Due to the historical value and character of the existing home, Staff still encourages a renovation and expansion of that home in lieu of tear down and new construction. However, if the Design Commission is in agreement with the demolition, Staff’s comments regarding the proposed new design are that it is a significant improvement from the previous proposal; omitting the Charcoal Gray siding, the Charcoal Gray trim, fascia, and garage door, was a big move to really improve how this house would fit in the neighborhood and not

stand out looking too bold. Staff also recommends changing the windows, gutters and downspouts to white, which are proposed to be black. Exhibits of different color schemes showing similar style homes in all white as well as with different levels of black accents were included in the Design Commission packet. The all white options look very nice and have been very successful in other neighborhoods, and that is Staff's recommendation on the color scheme. Staff appreciates that the garage was moved back behind the front wall of the house and the full front porch was a nice enhancement to the design.

Staff is still recommending the Design Commission evaluate the current design, keeping in mind Staff's encouragement to potentially renovate and expand the existing house versus tear down, and if the Design Commission supports the new house, a recommendation to change the windows, gutters and downspouts from black to white.

Mr. Hautzinger presented the exhibits prepared by Staff of examples of homes with white and black color schemes. Given the cohesive historic character of Rec Park, Staff is recommending Color Scheme 1, the all-white option.

Mr. Rhodes said he is an attorney with the law firm of Klein Thorpe & Jenkins, probably the oldest municipal firm in the State of Illinois. He thanked the commissioners for the opportunity to present a re-design plan for the home at 208 N. Haddow. He introduced the owner, Brad Kahler, and Gary Lira of Lira & Associates, who are also here tonight. With respect to preparing changes to the plan, he said that Brad and Gary have attempted to address all of the comments that were raised at the last meeting in December, as well as take into consideration the design standards. They went over the design standards, as well as how the Design Commission has applied those standards to other properties not only within this neighborhood, but also in other neighborhoods in the Village, to get an idea of what type of consistency the Design Commission has with respect to these types of situations. He said the new home conforms to current ordinances and they are not asking for any variations, and no special use or rezoning is required for this property. The home is in conformance with the Comprehensive Plan, and they have reviewed the height of the home with respect to the design standards and other properties within the neighborhood, the setbacks for the front, sides and rear yards within the neighborhoods, and the various scale of homes in the neighborhood, including the volume of the homes and how they are laid out. They reviewed the square footage, the number of stories within the home, the architectural elements including the porch, the garage, the roof pitch, windows, window heights, the siding, the trim and the front entry. They also reviewed the proposed materials, which he noted are all high-quality materials, and Mr. Lira will review the changes that were made. **Mr. Rhodes** said that with regards to color, everyone recognizes that color is a matter of personal taste, and he believes that the contrast being proposed for this new home does show architectural character with respect to this particular property. He also noted that on Pine St. approximately a block further to the north than this home, there is an older home that is white with black window elements within the entire home, so it is not unusual to have that type of design in this area. He said the pictures shown by Staff that show the contrast with respect to some of the homes that have the black design, do show some architectural character that have been designed for this home. With that, he turned it over to Mr. Lira who will go through all the elements that were done. He was happy to answer any questions.

Mr. Lira said that the owner of the home absolutely loved the initial design presented at the last meeting and a lot of effort was put forth into working through different schemes and different options. It took a lot of time after the last meeting before Brad could sit down and actually talk about it because he loved that design. **Mr. Lira** presented photos of homes taken by Mr. Kahler that were previously approved by the Design Commission, with Mr. Kahler asking how these homes fit into the context of the neighborhood and still got approved because they are not even close to what he wants to build in this neighborhood. The photos include a home that was shown at the last meeting with a detached garage that is not articulated, not set back, nothing; and an ultra-modern home with wood siding, gables, shed dormers, and a front porch. **Mr. Lira** said that they spent many hours reviewing the audio recording from the meeting in December so that Brad could do his due diligence and hear what the neighbors and the commissioners had to say, and it was not taken lightly. He tried to determine what he could do to the design and still love his home, and the design presented tonight is what he came up with.

Mr. Lira said they first reviewed the comments given about renovating the existing home instead of tearing it down. They walked through the home again and determined that it is not an addition-worthy home. The foundation is concrete

block, no drain tile, crumbling, low head height; the first-floor joists go in different directions than the second-floor joists; bearing points are off; it does not meet current insulation codes and the exterior walls have mold on them. There is too much on this house that is not worth saving. He knows the Village likes to call this house a historic house, but just because it is old does not make it historic and does not make it worth saving, and he has done a lot of projects where the home is saved. Additionally, Mr. Kahler has concerns about the asbestos in the existing home, which he is not interested in removing for a renovation.

Mr. Lira said they next reviewed the comments given about the exterior siding. The commissioners' previous comments were that there is a lot of board and batten siding in the Village and it is rampant and beyond. So they looked at the exterior materials and he showed many options to Brad of different sidings and gave him addresses to go look at those homes, but Brad loves the board and batten siding, and although the Village does not have a monotony code, Brad took it upon himself and surveyed homes in the surrounding area and found a large amount with shake siding. **Mr. Kahler** said that he surveyed the areas of Arlington Heights Rd. to Dryden, and Northwest Highway to Euclid, which by his account include about 248 homes, zero of which he could find with any board and batten siding. Going a little further north up to Frederick where there are a couple hundred more homes, he found two homes with white board and batten siding. These two homes are shown on the map he provided of the area that shows Frederick Street down to just past Rec Park, and Arlington Heights Road to Dryden.

Mr. Lira said they also reviewed the colors being proposed and the possibility of using a different color such as a warm gray or a cool grey. He showed Brad different options, but Brad loves white; however, he did select a Sherwin Williams color that is off-white and he is willing to concede on the color so it is not a bright white. With regards to the grey panels, Brad begrudgingly has eliminated them and went full with the board and batten, the exterior porch has been extended across the full length of the home, which will provide some relief and soften the home from the street. The garage has been pushed further back; the garage actually sets back 7-feet from the front of the house because the south side of the house is the furthest projecting part of the house, so it is set 7-feet from the front of the house, 13-feet from the porch. To articulate the main gable on the south side of the home, the width of the home was reduced 6-inches in the front and 12-inches off the back of the home. **Mr. Lira** said this again was not taken lightly, it has taken a lot of time on Brad's part to listen to the commissioners and to the neighbors.

Commissioner Eckhardt asked Mr. Lira if the home he is presenting tonight is of high quality and compatible with the homes in the close surrounding neighborhood, and **Mr. Lira** said yes, definitely.

Mr. Kahler presented a color rendering of the final design being reviewed tonight, which was not previously provided for tonight's review. The rendering gives a nice visual representation of what the home will look like, which includes the garage pushed back, the porch extending across the front of the home, and all vertical siding in a new color scheme. He said he was struck by Commissioner Eckhardt's comment about how we are not all going to get what we want and everyone might just be a little unhappy, so he really thought hard about what he can give up and what he really wants to keep that is important to him. This is his personal preference, he really likes this style, this look, and he cannot really explain it any better; this is what he wants. He spent numerous hours driving up and down streets, working with Gary and looking at pictures, and this is the design he landed on. He hopes it is a good step forward and feels it is a better fit and it helps answer some of the questions and concerns raised at the last meeting.

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

PUBLIC COMMENT

Gregg Hansen, 304 N. Hadow Ave. He asked for clarification on the maximum height requirement for a new home, and **Mr. Hautzinger** said it is 25-feet to the mid-point of the roof. Mr. Hansen said he values the ongoing efforts of this committee to review designs for home remodels and new construction. Your efforts tremendously contribute to the trait that Arlington Heights is well known for, and that is a large town with a small-town community appeal. He said the Rec Park neighborhood emulates that appeal through the historic nature of the many near 100-year-old homes in his neighborhood and the diligence of many neighbors who remodel their homes to accommodate the growing number of

younger families in the neighborhood and work to keep the vintage appeal to the look of their homes. He and his wife are here tonight to support a renovation of this existing vintage Sears home, so it can continue to contribute to sustaining that small town appeal of their neighborhood. The photos of homes shown tonight by the petitioner, and when you say neighborhood and community and then use all of Arlington Heights, that can be misleading because within Arlington Heights there are specific communities that have different characteristics to them. He recognizes the homes shown in these photos, but they are not in the Rec Park neighborhood. To him, the proposed new home at 208 N. Haddow is visually overwhelming and it detracts from the visual appeal of the surrounding "historic" homes. To him, it is large in size, very expansive, and when you put up three homes in a row, the vertical siding is distracting from the flow of the other homes there. Most of the homes around their neighborhood have lateral slats, they have some vertical characteristics, but not to the extent of this new home. Expanding the porch across does not bother him, but the false porch at the second-floor porch is out of character in this neighborhood. Changing the character of a home in a community of neighbors to facilitate an investor maximizing profit is not an enhancement to our community, in his opinion. Remodeling the existing Sears home helps retain the character the neighborhood owns and that members of our community value deeply. The desire to retain this stark nature of our community has been demonstrated by the noteworthy support of our neighbors for the restoration of the historic Rec Park Fieldhouse. Retaining the unique character of the Sears home in combination with the vintage appeal of the other homes in our neighborhood, will enhance the small town feel of recreation and neighborhood. Thank you for your time.

Karen Enright, she lives directly north of the home at 208 N. Haddow. She has 3 main considerations that she believes were not addressed in the new plan presented tonight. Since this home is one of the few remaining Sears homes from the 1920's that were built in Arlington Heights, she believes that this one does have significant historic architectural and aesthetic value to the neighborhood. This is in an area of similar homes and she was disappointed to see that not enough effort was made to devise a plan for renovation and expansion, rather than demolition. As she said in December, this home has been well maintained by the previous owner. Secondly, when considering the plans for new construction, there was little or no effort to change the footprint of this planned home. The structure still sits to the limits designated by the building codes rather than by the aesthetics of this special area of Arlington Heights. Create a park like atmosphere with wide open green space around each home that will provide privacy, a peaceful atmosphere, as well as an area for water absorption to prevent flooding. The proposed plan stretches from side to side with the minimum allowed space between homes. Suddenly, a block of three homes will now appear crowded. There are areas in Arlington Heights where such crowding is the norm, but it is not in fitting with this area. Moving the garage much further back, it is about 3-feet back, she did not think it made any difference when looking it, or detaching it from the back of the home might help some. Lastly, she sees very little change in this new plan besides some color changes, it is still a very modern looking house with vertical siding and a steel roof. This type of home does not belong in this area of historic homes. Thank you.

Vivian Menzies, 212 W. Fremont. She said this home should not be torn down for two reasons, the first one is the home itself. It is a large and generous home and it could be added on to, it is a charming house and it is really consistent with the other homes in that neighborhood. The second reason is the neighborhood itself; Arlington Heights has a relatively small number of older homes with pockets of these older homes, and this is a particularly special one because of the way it faces the Rec Park Fieldhouse building. Standing at Rec Park and looking down that street, there is a consistency. The houses are all large, they are well spaced, there is room for an addition if somebody wanted to put an addition on, and there is just a cohesiveness because all the homes are a similar size and look. There is a lot of that kind of foursquare style, with detached garages. Putting a house with an attached garage just completely changes the look, and the vertical siding is going to go out of style in short order. So it is just those two aspects; the house itself, but really more importantly is the block. When you look at both sides of the block there is great consistency, same age, approximately the same size, and the charm of those homes; it is a Sears home which is unique too. There are just a few of those left, so she would hate to see this house torn down. Thank you.

Marianne Crosby-Anderson, 728 N. Dunton Ave. Thank you for the opportunity to speak and for all your hard work that you always provide. She wants to point out in the context of 208 N. Haddow, and wants to read aloud what it says in the Village Comprehensive Plan about historic preservation. It says that this is a long-range plan that looks ahead towards goals of the Village and discusses historic preservation in Chapter 6, and the goal that talks about to preserve

physical resources of historic value, which exemplify cultural, political, economic or social heritage of Arlington Heights. There is a section that talks about giving consideration to structures that exhibit a high quality of architectural design, reminiscent of the past, structures that exhibit unusual or distinctive design, and land areas that have long provided an established or familiar visual presence in Arlington Heights for virtue of a unique location, distinctive physical characteristics or historical association. She said that the area that this house is in and the house itself fits some of those descriptions. Thank you very much.

Myles Whitebloom, 203 N. Haddow Ave. He lives at the corner of Miner and Haddow which is across the street from this site. He did not want to dwell on what has already been said tonight and he appreciates the commission listening to their input very much. We rely on the commissioners to save great neighborhoods like this because we are proud of being there and very much enjoy the architecture that exists as it stands right now. We would love to keep it that way, keep the existing house and add on to it, but then again, he was here in December and knows the majority of the commissioners basically gave the approval to go ahead and knock it down, pending a nice design and an improved design. So he would very much like to keep it that way because there are only a small pocket of neighborhoods left in Arlington Heights that really do have that vintage, historic feel. With that said, if it was a new house here, making it fit is critical, and the board and batten is so contemporary. He would very much like it to just be on the second-floor so the vertical siding does not go all the way up on both the north and south elevations. He is not an architect, but it is just too much. He said the reason Brad did not see too many board and batten homes in the area is because it does not fit here, and that is why there are plenty of homes north of Euclid and north of Oakton and so on. The design of the new home is great, but it is just not appropriate for our neighborhood. Some of the other homes that were shown tonight when demonstrating the black and the white conceptual view, fit better from a design standpoint; there are no big walls on the north and south elevation. He is sure that all the commissioners, and Gary, probably have half a dozen maybe a dozen designs on your computer as we speak that might fit better, that will look more appropriate for this neighborhood if it was a new build. He knows the commissioners are okay with a new build and it is probably going to come to that, sadly, but we very much need to think about the contemporary aspect of the design, not to mention the garage, which would be great if it was pushed back another 5-10 feet, something to break up the horizontal. There are so many beautiful houses in our town that this commission has approved that have been built in the past ten years, but once this house goes down and the new one goes up, it will set a bad precedent. We all know that in 10 or 20 years when we start driving around Rec Park, it is going to be one house after another after another, because we are letting a decent house go down. I know Gary said the house does not have good bones apparently, but somehow some way a lot of the houses in Rec Park have been added on to, many, many of them. The one right across the street was redone, a farmhouse at 207 N. Haddow. So it is possible, it takes money, yes, but this takes a lot of money as well. Mr. Whitebloom said that when Brad was asked at the last review if he was going to be living in the new house, to him the answer he gave did not sound very convincing. It seems like Brad loves the design, but he got the impression that he loves it and may very well flip it, and then we are the ones stuck with it and he will be gone, but he can tell us if we're wrong. He got the impression he is not going to live in his house. He appreciates the commissions' time and the commission has to do what is best, that is all we can ask. Thank you.

Karen Taylor, 1307 S. Ridge Ave. She has lived in Arlington Heights since 1979 and she questioned proof that this is a Sears house. She has been in the Haddow house and could find nothing that showed her that it was a Sears house; no documentation, no markings in the house. She attended a presentation at the library of a woman who has researched and documented Sears houses, and the woman named 10 homes in the Village that are Sears house, and this home was not one of them. She was waiting to hear about this home or any home on Haddow, but it was never mentioned, and it is not in her books or in documentation. Ms. Taylor said she is not here tonight to say this is not a Sears house, but how do we know that it is? Someone from the audience spoke out and said that her house is absolutely a Sears house and she can show a catalog with her exact house in it. Ms. Taylor said she is not questioning that, she is just saying that we can't find anything in this house that says it is a Sears house. Like it was said, old does not mean historic.

Brian Forrest, 22 N. Belmont Ave. He said this is a really fantastic looking house, it just does not fit very well within the Rec Park neighborhood for a lot of the reasons that have been already highlighted. He said that size is a big part of that, the upstairs balcony, the siding, the color scheme, all kinds of elements that have been highlighted already, along

with the attached garage. Some of the examples that were shown with the question of how do these fit better within the neighborhood than this one, he felt the main answer to that is that they are in different neighborhoods. That kind of shows a general misunderstanding of the unique character of the Rec Park neighborhood, which is part of why we are here. He felt the new home would look great in a lot of places within Arlington Heights, and he understands that this commission is hesitant to tell people what they can and cannot do with property they own, to tell people that they can't knock down a house. In the rare situation where it is appropriate, there was a home on Dunton a month or two ago, he felt this home was certainly one that merits serious consideration, because once the precedent is set that we are going to knock down old, viable properties, it will just continue to get easier and easier, and then the character in the notebook turns over pretty quickly and significantly. He said his family has done a project similar to what could be done with this house if it were not going to be demolished. They took a house that is about 100 years old and added on to it, modernized it for the needs of current families, which is not always easy to do from an architectural perspective and from a cost perspective, but he felt it is worthwhile to maintain the character of the neighborhood that we have in Arlington Heights. He said it is not even necessary to do a huge renovation and expansion, it is up to individual tastes on how big a home people want, but this home with a fine touch could be renovated into a home that would be a good fit for a lot of people. He would love that the existing home not be demolished, but the design of a new home should be a lot different than what it is because it does not show a whole lot of significant changes from what was originally presented. He asked the commission that this project not be approved and please help maintain the character of the Rec Park neighborhood.

Mr. Rhodes asked if he could address the comments that were made by the public, and **Chair Kubow** said he would go next to the commissioners for their comments and then come back to the petitioner.

The commissioners summarized their comments. **Commissioner Eckhardt** asked for clarification about the railing and flat roof on the second-floor, front elevation. **Mr. Lira** stated that it is a railing and a flat roof at the second-floor, and in response to the comment made that it is out of character for the neighborhood, he referenced the corner home two properties to the north that has a similar element. Someone in the audience said that it is his home being referenced, but it does not have a double porch like this new home.

Commissioner Eckhardt said the question about whether the Sears home is significant enough to save, it looks like the home to the left of this one is exactly the same home and he does not know if that is a Sears home. He looks at the homes that are up and down the street and considers that the home being reviewed tonight is a larger home on a larger lot, and if an addition were put on the existing house, it would have similar massing, wide shoulders, and be tall. To him, the size of the home is not an argument to restrict the owner from building to Village codes. When he looks at the current design, he felt that significant concessions were made. He did not care for some of the flat panels or the multi-color trim on the previous design, and all those things have been addressed by the petitioner. With regards to the issue of black windows versus white windows, he said that black windows are not going out of style soon, and white on white is a little more in keeping with the character of the neighborhood, although not significant enough. There are homes that are grey, but there are also a lot of white homes with dark roofs, and the home next door has a gambrel roof with a flat screened enclosed porch, which is kind of not in character with other homes in the neighborhood. He felt the home being reviewed tonight is pretty similar to those in the photos presented tonight; two-story, symmetrical windows, and the attached garage is conducive to a modern home like this. The only thing that causes him some concern is the issue of the vertical siding, the massing of the home is not dissimilar, the color scheme has now become almost exactly like the rest of the homes around, and the porch going all the way across is charming and softens the elevation. A lot has been done to the home, and he wants to hear comments from the other commissioners.

Commissioner Kingsley said she would beg to differ on a couple of those points from Commissioner Eckhardt. To her, the massing of the new home versus the old home, there are approximately the same amount of windows on the new home as the old home, but the new home is twice as wide. That is just the start of where she sees a difference in the new home. Personally, she would really like to see the existing home saved. This neighborhood is made up of people who spoke tonight that moved into a home with a block foundation and they put an addition on their home, and they spent a lot of money doing that. What they did was keep the home and add an addition off the back, so yes, they are getting a larger home, but no one typically moves into this neighborhood thinking they will have an attached garage.

Most homes in Rec Park have a detached garage, which is a big issue for her because of the rhythm of the street and how much void versus house there is on the block, and that is a big part of it. So that's where she is at with this; she would really like to see a little more done for that. It was said that this is going to be the petitioner's home, which is great and the neighbors would welcome him to the neighborhood, but their concerns are valid. If this ends up going forward and the home is approved, there are a couple of things she has questions about. The columns are shown as straight and square with no base or capital, which she understands can be a farmhouse look, but a farmhouse is not typically found in this neighborhood. There is more detail in those kind of elements on the home, so she wanted to see what that would look like. She wanted to see a sample of the white brick, the material for the porch railing, address the difference between the proposed steel roof versus a standing metal roof instead, which in her opinion is a little more elevated, indicate whether the lights on the front and side of the home will actually be used, with specs submitted to Staff for review. She suggested adding a window on the front elevation above the front door to keep the rhythm of the openings, and address the muntins in the glazing, whether they will be simulated divided lights or grills between the glass. Also address why casement windows were chosen when most of the homes on this block have double-hung windows, which will change the look of the home greatly. In response to the petitioner's comment that there is no monotony code in the Village, she believed that there actually is a monotony code in the Village, although it would not apply in this situation; however, the Design Guidelines are there to help us look at the surrounding neighborhood and allow homes to fit within it, and although the petitioner brought up other examples, those are different neighborhoods. This is a specific neighborhood that has asked for a specific look here, and some of the homes that were presented as examples, came in front of this commission and had neighbors at the review who expressed their opinion, and the Design Commission listened to the neighbors on some of them. She would rather see a re-do of the design so the massing is more similar on the front of the home, or renovate the existing home instead.

Commissioner Seyer appreciated the comments from the public and everyone here, even though they are not always in agreement. He said one of the more frustrating things can be when the commissioners give comments at one meeting and then give conflicting comments at the next meeting, so he wants to stand by his previous comments. The home that is there now is very nice, but he sees no reason why it should not be demolished for a newer home. It is a real slippery slope to start saying that because a home is older, it cannot be torn down, and he is not going to backtrack on that. If the home is historically relevant, the commission will talk about that, but he did not see that in this particular home. It is a nice home and a new home will be just as nice. He is standing by his comments that it is just not worth forcing a costly renovation to keep this home; it is not going to have the ceiling heights or any of the things that a new home will have, without major cost. Moving the garage back has helped, which the commissioners asked to be done and the petitioner did that, and in his opinion it has helped the massing. He said the vertical siding is quite nice, it is clean and he is okay with that. The home looks nice and will fit in, and the changes that were made have made the home better and the petitioner listened to the commissioners' previous comments. He questioned the roof on the right side above the garage where the roof comes down and is still a continuous roof with a slight angle change, but also a change of material. To him, it just seems odd when that happens, but he was okay with it if the other commissioners have no issue with it. With regards to the second-story balcony element on the front of the home, **Commissioner Seyer** said he has seen this done before and he could go either way with it. In general, he felt the home will look very nice and he is in favor of it. He also liked Commissioner Kingsley's request for added detail on the columns; there is a lot of detail on this home and it would benefit from a little more detail in the columns.

Chair Kubow said he is struggling with this right now because he is typically pretty lenient when it comes to tear downs in the Village; however, not necessarily in neighborhoods like this. He appreciates what is being presented tonight, which is an improvement to the context of the neighborhood, which is key. He also appreciates all the diligence that Brad has done going around the neighborhoods and looking at what has been approved and what has been done locally. He noted that some of the photos presented tonight are in areas that lack consistent context, and in this specific quadrant of eight homes, there is some real consistency, and the new design, while it is still a vast improvement fitting in, he is still struggling to see it fit in. He thanked the petitioner for the rendering that helps him get more comfortable with the home and makes the home feel more like a traditional home that would potentially fit in this small house quadrant. Chair Kubow had a couple of ideas: when looking at this in 2-D context, the house obviously looks much different, and he asked the petitioner if he considered pushing the garage further back, keeping it attached but rotating it so you enter at an angle so the house still feels thinner but it is not as wide. That would be quite an extensive re-

design, but he felt it would help fit in with the context here. He liked what was done on the front elevation, but he would recommend eliminating the false balcony at the second-floor, and dropping it down to the first-floor porch and then raising it up to 36 or 42-inches; that would feel a little more traditional and is already seen on the block. He is struggling and did not really have a yes or no right now. He said the house is wonderful, but he sees the homes right around there and just did not see this home fitting in yet. It is close, but he felt a few more tweaks would help.

Mr. Rhodes addressed comments made by the public and the commissioners. He reiterated a few things with regards to historic preservation. Comments were made about whether this home is a Sears house, and he said that even this is not a Sears home, it is listed as Contributing in the Village report that has never been adopted by the Village Board. Nonetheless, the standard for a Contributing house is that it is an older home that potentially has some historic significance, but it has some type of addition or alteration that no longer makes it the type of home that could be considered a landmark. The existing home would never be subject to historic preservation under that standard. He said that the home located next to this home is listed as Notable, and if that is a Sears home it is a very traditional style Sears home and it shows that. **Mr. Rhodes** pointed out that the elevation on the existing home has been altered, and Brad and Gary talked about trying to alter the home and the costs involved in making an addition. With respect to the garage, he referenced the home directly behind this home that has an attached garage with approximately the same set back as this home, and the same style with respect to the dormer up above. Attempting to take the garage and make it part of the mass, which the design standards talk about, incorporating the garage into the mass of the home rather than making it a stand-off situation, pushing it back further or taking it in and turning it and moving it back behind the house will increase the impervious surface of this property, which is something they do not want to do. Also, Brad wants to make sure there is a significant amount of green space in the back of the home, and this is the design they came up with. It is moved back the same way the home on the other side is moved back and it is moved back the same distance as other homes within this neighborhood. **Mr. Rhodes** also talked about the term 'neighborhood', stating that the only place that neighborhood is talked about is within the Comprehensive Plan; it is not defined within the zoning code and it is not defined within the design standards. The Comprehensive Plan talks about it in terms of areas and this area is noted as being from Northwest Highway in part, or Miner in part, up to Fremont, and from Pine to Douglas. That is the neighborhood to be looking at, and within that neighborhood there are all sorts of different styles of homes. Within the report that was done for the Village, there are homes on Haddow that are Craftsman, National Folk home, Foursquare, Folk Victorian, Dutch Colonial, Colonial Revival, Minimal Traditional; those are all on Haddow. So there is a mix of different types of styles of home, it is not one predominant home style. They have taken this design an attempted to incorporate as much as they could from all of the other types of homes that are located not only on Haddow, but also within this particular area.

Mr. Rhodes also responded to the comment made about the Comprehensive Plan with respect to historic preservation. He said that within the provision within the Comprehensive Plan, it states that they recommend a historic preservation ordinance and they recommend establishing conservation districts within the Village; however, none of that was ever done, so there is nothing with respect to historic preservation in the Village. As a resident of Arlington Heights himself for almost 50 years, he likes historic preservation and loves the HANA area and the areas around there, and if individuals want to preserve their properties historically, they need to petition the Village Board to have a historic preservation ordinance, and establish conservation areas and covenants, which was recently done in the HANA neighborhood. Established covenants that indicate that homes are either teardowns or strict regulations with respect to what can happen on those properties. That's a valid method that he felt would work well here, but someone has to make the first step, maybe it's the residents or maybe it's this commission. With respect to the design being reviewed tonight, they think it fits in and is another example of something that would be an asset to this area and to this neighborhood.

Mr. Lira said that when he drives through communities like Evanston, Winnetka, Glencoe, and older portions of Glen Ellyn and Wheaton, the beauty of the neighborhoods is the variety of the homes, going from a 50's ranch stucco house to a brand new two-story house, to a Colonial to a Prairie style home, that is exciting to architects. We are not looking at a McMansion here, we are not looking at the reason why this commission was created, we are not looking at a stone home; we are looking at a nicely detailed wooden home with different siding than the majority of the homes around it, which is great. He referenced a home across the way that has 3 different color sidings and shakes, it has a Craftsman

style look to it, and it is fantastic. That is what makes a neighborhood exciting. He said the details on the new home will be consistent with the style of architecture, it will not over detailed it because that is not the style; however, they will not under detail it and walk away without making it look good, that's for sure, especially knowing the scrutiny that is going to be on them. With that, he said that this is a fantastic house for this neighborhood, it is a great transition. He also reiterated Mr. Rhodes' comment about the covenant that was created in the HANA neighborhood, and how homeowners have the right to create a covenant to protect certain homes or neighborhoods; maybe the Village should send those things out to those who come here so they are aware that they have this option. Thank you for your time.

Mr. Kahler said that in closing, a lot of time from his team as well as Steve's team and the commissioners has gone into this project, and they feel they have made the concessions where needed, and there are some things that he really likes in terms of the design. He did not want to see the same house next to each other on an entire block, and an entire neighborhood is more than one block long. This is what he wants to see built and hopes this commission has seen the concessions made and are happy with their compromises.

Commissioner Kingsley had a few questions from when she spoke earlier tonight about the materials, and she asked the petitioner for a response. **Mr. Lira** said the columns will be a big cedar post, and whether it is detailed with an additional base and capital or left a big cedar post is yet to be determined. The cedar will be stained opaque white. He understood the concerns about the columns appearing too weak, and they do not plan on sacrificing the design in any way. The brick will be painted the same color as the siding, all monochromatic, the porch material will be either stone or stamped concrete, and the porch railing will be cedar stained white. **Commissioner Kingsley** asked why steel is proposed for the roof instead of standing aluminum, and **Mr. Lira** said the roof above the garage will be a baked enamel standing seam roof. There will be 6 lights on the front of the home and 2 on the north side by the garage door, which will all be consistent. **Commissioner Kingsley** said if this project goes forward, she would recommend eliminating the lights on the front elevation at the second-floor that are not consistent with the neighborhood. She also asked about the window material and the muntins, and **Mr. Lira** said the windows are wood and muntins area SDL.

Commissioner Kingsley further stated that she felt there is a push for people to want to keep what is there because change is hard. She referenced the Design Guidelines, not design standards as referenced by Mr. Rhodes, which are very subjective and the only thing that this commission has to go on. Some of the commissioners believe that some of this new home fits in and some believe that it does not, and for her, this is a lovely home and she agreed with the those whose spoke tonight, but not necessarily on this neighborhood and it just needs a little bit more. For her, it is less about the materials as is it about the massing and about the rhythm of the windows and how it is going to address the street.

Commissioner Seyer was confused about Commissioner Kingsley's comments regarding the rhythm of the windows. **Commissioner Kingsley** clarified that it is the amount of windows proportionate to the amount of wall, versus the original. Because this block is so uniform and consistent, the size of the windows are almost the same as what is currently there and the windows on the neighboring homes. She felt there needed to be more windows, and the percentage of glazing on the front elevation is less than what she would like to see, there is a lot more on the existing home and on the other homes on the block. She also suggested adding a window above the front door. **Commissioner Eckhardt** agreed with the suggestion to add a window above the front door, but commented that a closet and bedroom align in that area and could pose a problem with the addition of a dead center window in that space. **Mr. Lira** disagreed with the comment about the amount of glazing on the front elevation and the need for that extra window. **Commissioner Seyer** pointed out that the rendered elevation presented tonight shows two windows at the second-floor gable, and the drawing submitted for the packet shows only one. **Mr. Lira** clarified that the rendering is correct in showing two windows at the gable on the front elevation. **Commissioner Seyer** said he agreed with Commissioner Kingsley's suggestion to remove the light fixtures on the second-floor of the front elevation because they just don't fit in. He was primarily in favor of moving forward with the current design and was still interested in hearing the other commissioners' opinions on the metal roof above the garage and the balustrade above the front porch.

Commissioner Eckhardt said he could support the home without the second-floor lights on the front elevation, which are not compatible with the neighborhood, and he felt the metal roof above the garage was unnecessary and should be a shingle roof to match the other roof, and without question, there needs to be more on the columns to make them authentic, it needs some detail and trim like the older homes in the neighborhood.

Chair Kubow said that he has been going back and forth for the past hour between the context and the elevations, trying to take everything in front of him and process it, which is getting him a bit more comfortable with the massing. He said that it would have really helped to see a 3-dimension massing dropped right into the context of the surrounding homes, because looking at it in 2-D, it looks much bigger than everything, it's wide, it's tall, but looking at it from the sides it starts to drop down and it does not feel as imposing. He acknowledged the costs involved in these additional renderings, but for something like this that was going to be a bit more challenging, it would have been really helpful.

Chair Kubow said he is starting to get a bit more comfortable with the massing, as he looks at all four elevations, and he keeps looking at the context. He said it is a very nicely designed home, and with a couple more tweaks it potentially could fit. The more time he spends studying this, the more comfortable he gets with it. **Commissioner Seyer** asked for clarification on what a couple more tweaks entails and **Chair Kubow** said he meant the comments made by the other commissioners.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 208 N. HADDOW AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 1/12/24, 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 TO REMOVE THE EXTERIOR LIGHTS FROM THE SECOND FLOOR, FRONT ELEVATION.**
- 2. A REQUIREMENT TO MATCH THE ELEVATIONS TO THE RENDERING WITH TWO WINDOWS AT THE FRONT LEFT SIDE OF THE SECOND FLOOR.**
- 3. A REQUIREMENT TO CHANGE THE MATERIAL OF THE KINK IN THE ROOF ABOVE THE GARAGE TO SHINGLE ROOFING TO MATCH THE REST OF THE ROOF.**
- 4. A REQUIREMENT FOR ADDITIONAL DETAIL ON THE FOUR COLUMNS AT THE FRONT PORCH TO REFLECT AN ADDED LEVEL OF DETAIL THAT IS INDICATIVE OF THE STYLE OF ARCHITECTURE.**
- 5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**

Commissioner Eckhardt asked if the commissioners want the petitioner to come back with revised plans and perhaps develop a sketch-up model to see the home in 3-dimension, or leave it up to Staff to review and determine whether it should come back to this commission. **Chair Kubow and Commissioner Seyer** felt the comments were minimal enough and it did not need to come back to this commission.

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

ITEM 2. OTHER BUSINESS

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO
ADJOURN THE MEETING AT 8:05 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.