

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 12, 2024

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

Members Present: Jonathan Kubow, Chair
Kirsten Kingsley
John Fitzgerald

Members Absent: Ted Eckhardt
Scott Seyer

Also Present: Brian Kelly, J & B Homes of Illinois for 407 & 419 S. Pine Ave.
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR OCTOBER 22, 2024

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF OCTOBER 22, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY NEW REVIEW**DC# 24-065– 407 S. Pine Ave.**

Brian Kelly, representing *J&B Homes of Illinois*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build two new 2-story, single-family homes, both with 3-car attached garages on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District, and is part of a new two-lot subdivision that received Village Board approval on August 8, 2024. Design Commission approval for the two new houses is required per the approved Subdivision Ordinance. The corner lot has a total land area of 11,870 square feet and the proposed new home will have 4,004 square feet. The height of the proposed house at the corner is 25.5 feet, which exceeds the maximum allowed 25-feet, and needs to be corrected prior to building permit approval. The plans do comply with the rest of the R-3 zoning requirements.

Overall, the proposed design is nicely done with a traditional massing and detailing that will generally fit well in this location. The proposed design and color scheme is distinctly different from, but will nicely complement, the adjacent proposed new home at 419 S. Pine. However, there are some design details for the Design Commission to evaluate as follows:

- **Window Trim.** The Material List specifies the window trim as white, but the rendering shows black trim around the front bay windows. Staff recommends white trim around all of the windows.
- **Gutters.** The Material List specifies black gutters (and downspouts), but the rendering shows white gutters. Staff recommends white gutters as shown in the rendering.
- **Front Porch Roof.** The front porch roof has a relatively steep 8:12 pitch which makes the porch roof look large. Staff recommends reducing the pitch of the porch roof.
- **Front Porch Columns.** The front porch columns are shown as plain box columns. A simple base and cap trim are recommended.
- **North Elevation.** The north elevation facing Grove Street has an unbalanced appearance. The small, off-center, second floor box bay looks random. Further design development is encouraged to provide a more balanced composition on this elevation facing the street.

Mr. Hautzinger said that Staff is recommending approval of the proposed design, with the comments given for consideration by the commissioners.

Mr. Kelly said he provided Staff with a photo of this same house built elsewhere, although that home has dark trim around the front bays that he is now changing to white. With regards to the front columns, he felt the simplicity of the columns is what makes them look nice, and the small details being proposed on the columns are not showing well. These details include a 1x12 trim around the base of the column and a 1x4 around that, with the same detail at the top of the column. This will give the columns more architectural detail. With regards to the metal roof over the front entry area, he felt the 8/12 pitch was not that steep, although he could lower it, but his preference is to leave the pitch as proposed. He explained that he tried to incorporate the metal roof on the side and rear elevation as well, which will match nicely with the windows and the roof color to give a nice contrast to the grey and the white. On the left side elevation, the second-floor window was bumped out for aesthetics and because of the bathtub that sits beneath the window and the chimney bump-out below it. The horizontal siding will be grey Hardie board, all the board and batten at the top will be white, and the entire gable area will be white, so there will be a good amount of contrast. **Mr. Kelly** also said that the patio door and the kitchen window on the rear elevation were bumped out with the metal roof above them to give more depth to the elevation. He explained that changing the size of the small windows on the left side elevation will negatively impact

the interior floor plan of the Study; functionality is very important to make sure all the rooms have good wall space and good space for furniture placement. Small windows were also added on either side of the fireplace. On the second-floor, windows could be added somewhere on the right-side elevation, but he did not want to take away from the usefulness of the master bedroom closet located there. He welcomed any questions from the commissioners.

Chair Kubow 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 Fitzgerald** said the colors being proposed for the two homes are very similar, and he was open to more of a separation of colors between the homes. He asked about the trim color around all the windows, as well as the gutters and downspouts. **Mr. Kelly** replied that the window trim will be white, and the gutters and downspouts could be either light or dark. **Commissioner Fitzgerald** was okay with either color for the gutters and downspouts, but felt that one home should have the light color and the other home have the dark color, and **Mr. Kelly** agreed. **Commissioner Fitzgerald** was open to either white or the dark color shown in the photo for the bay windows on the front elevation, and he was okay with the pitch of the metal roof over the front entry area because he really liked the 4 windows above it and did not want to see any of that impact lost if the windows got larger. He was okay with the north side of the home, but hoped the future owner would add sufficient landscaping to soften the elevation, and he was fine with the small details of the front columns. **Commissioner Fitzgerald** pointed out the area at the south end of the rear elevation that had no architectural interest, and asked where the a/c units would be located. **Mr. Hautzinger** replied that a/c units are shown in that area on the rear elevation, and **Commissioner Fitzgerald** said that adding landscaping around those units will help soften that flat wall on the rear elevation. **Mr. Kelly** suggested adding a couple of transom windows in the mudroom on the rear elevation, similar to the small windows on the front elevation above the metal roof. **Commissioner Fitzgerald** agreed with the suggestion and said it would be nice for the mudroom as well as the view from the backyard. **Commissioner Fitzgerald** liked the darker color on the bays of the front elevation as shown in the photograph submitted by the petitioner. **Mr. Kelly** said he would love to do that because he built this home before, and originally it was all white in those areas, but it just did not pop and looked very plain so he painted the two bump-outs and the garages the dark color and it gave the home great curb appeal. **Commissioner Fitzgerald** had no further comments.

Commissioner Kingsley said the color rendering does not include some of the details shown in the drawings, such as the vertical board and batten in the gable ends, and the panels in the bump-out gables. **Mr. Kelly** said his intent is to do a bump-out gable similar to what is shown in the photograph, which is not reflected in the drawings. **Mr. Hautzinger** asked the petitioner if his preference is to build the home like the one shown in the photograph, including the colors and details shown, in lieu of the plans submitted, and **Mr. Kelly** said yes.

Commissioner Kingsley said the home in the photograph shows a bump-out gable with a horizontal insert, which is different than the drawings. **Mr. Kelly** replied that he could go with either a horizontal or a vertical insert. **Commissioner Kingsley** also asked about the rake detail and whether or not it will bump out, and **Mr. Kelly** said that it will not and he would build it as shown in the photograph. **Commissioner Kingsley** liked the white window trim shown in the drawings, and the windows in the dark bump-outs that have dark trim as shown in the photograph. The only location of vertical board and batten is on the two gable ends on the front elevation and on the gable ends on the sides, with white in the gable ends and grey everywhere else. **Mr. Kelly** added that the larger horizontal trim boards between the first and second-floor will also be done in white. **Commissioner Kingsley** felt that black

gutters would look nicer with the colors being shown in the photograph, and the front columns definitely need a base and capital, especially if it is just a concrete porch. Also, because the home is up about 2' to 3' from the street, reconsidering the surface material of the front porch is important because it will be more at eye level. With regards to the side elevation where it steps down, **Commissioner Kingsley** said the siding will follow the stepped foundation resulting in about 6-inches of exposed foundation. **Mr. Kelly** said the retaining wall is meant to die into the foundation where it transitions down, so the concrete will not be seen, and he could add a nice tree at that front corner of the home to help everything look good. **Commissioner Kingsley** liked the petitioner's idea to add windows in the mud room on the rear elevation, and she also suggested making the square windows on the left side elevation taller. She said the north elevation is an important elevation on this corner lot, and something should be done in order to make it look more inviting. She looked at the other home at 419 S. Pine to determine if switching the homes would be better with regards to the north elevation. **Mr. Kelly** was open to adding 2 upper transom windows on the north elevation in the master closet, to add more detail on that side of the home; however, he was concerned about compromising the shelving space in the mater closet. **Commissioner Kingsley** said the head height of the transom windows should match the head height of the adjacent window, and Staff should review and approve this with regards to the balance of the elevation and how it relates to the windows below. **Mr. Kelly** said the transoms will not be as tall, but will be more rectangular, and the headers and the alignment will be exactly the same. **Commissioner Kingsley** said the head height of the doors on the front elevation appear to be lower than the windows in the office. **Mr. Kelly** confirmed that they are at different heights because the roofline comes down because it is recessed in, but the window on each side of the door is lined up to be consistent across that recessed area. He preferred to keep the double windows taller on each side where the main gables are. **Commissioner Kingsley** reiterated that she wanted to make sure that those new windows are as high as they can be. She also asked about the trim, which **Mr. Kelly** said would be textured LP and Hardie. **Commissioner Kingsley** highly recommended smooth trim instead. She had no further comments.

Chair Kubow said he originally felt the two homes were a little too similar, as opposed to the home in the photograph that is very bold and dynamic. This site is kind of a gateway that leads into the Scarsdale neighborhood and it is important to have a home that is dynamic architecturally, which he felt this home is, but with a couple tweaks. He agreed with the commissioners' comments about the north elevation, and was happy to hear the petitioner willing to add windows on that elevation, as well as on the rear elevation. Overall, he felt this new home will be a great addition to the neighborhood.

Mr. Kelly said he chose to build this house on this site because the lot is more wide than deep, which is not typical of an infill lot. This results in a much nicer side yard and back yard. This home will fit very nice on the corner and will not look like a huge massing of a home. He said his background in architecture and his experience in planning/zoning, allows him a good understanding of how to make things look like they have been there before. He felt this corner home will set a nice precedent for entering the Scarsdale neighborhood, and he will make sure that the home turns out great.

Commissioner Fitzgerald commented about the two transom windows being added on the north elevation, and whether they should be the same size as the windows above the front porch. **Commissioner Kingsley** felt the windows on the north side should be the same proportion as the first-floor windows below, otherwise they should match the windows in the Study. **Commissioner Fitzgerald** had concerns that matching the window height will compromise too much of the closet space, and **Commissioner Kingsley** had no concerns about that because this is a corner home and the north side of the home needs to look good. She added that since this home was previously built by the petitioner elsewhere, there should

be some give and take with the design. **Mr. Kelly** pointed out that the first-floor of the home has a 9' ceiling height, but the second-floor has an 8' ceiling height; therefore, he preferred the windows in the master closet be the same width as the other windows, and the height be lower. He wants to make sure he can maximize the closet space to create a wow factor for prospective buyers.

Mr. Hautzinger appreciated the petitioner working with the commissioners in response to their concerns about the north elevation, but he felt that adding transom windows was not the right solution to enhance that elevation. A lot of little windows on that elevation would not look good; he would rather see a window added the same size as the bathroom window, which would look a lot more balanced. **Chair Kubow** agreed with those comments. **Commissioner Fitzgerald** asked for clarification that Staff would rather see a window added that is the same size as the adjacent bathroom window, or no window added at all, and **Mr. Hautzinger** said yes, because he is not comfortable approving the addition of two small transom windows on the north elevation because it will not look good. **Chair Kubow** said since Staff feels strongly about this, he was fine with the matter of the small windows being left up to the discretion of Staff.

Mr. Hautzinger asked if the commissioners were in support of the color scheme presented in the photo of the completed home, in lieu of the colors shown in the plans submitted. The commissioners said that they are in support of that, as was the petitioner. **Mr. Hautzinger** asked if the small bay on the north elevation will be dark or light, and **Mr. Kelly** said it will be completely white.

Someone from the audience asked when the grading of the lot would be discussed. **Chair Kubow** said the Design Commission only reviews the architecture of the home; grading is reviewed by the Village Engineering department, so any concerns about grading should be directed to the Engineering Department. **Commissioner Fitzgerald** added that a petitioner is not allowed to shed any additional water onto the adjacent property; a sump pump and downspout cannot be more than 10' from the home and on the sides of the home next to another home, they cannot be extended to the side. The audience member stated that this vacant lot is already 5 steps lower than the lot next to it, and there is already a lot flooding back behind the lot. She said she is not against the new home, she just does not want any more flooding. **Commissioner Kingsley** said the two sites are pretty low compared to the homes to the south. **Mr. Kelly** also said that there are no low points in the lots themselves, but they do slope down from south to north; following the gradual slope in the road. No additional water is being sent to the south, and the arrows on the site plan show the current flow of water. **Mr. Kelly** referred to the two sets of contours on the site plan, one showing the existing contours and the other showing the proposed grading contours that are not being raised; however, **Commissioner Kingsley** pointed out that the survey shows a 2' increase in grade at the patio. **Mr. Hautzinger** presented a context elevation with grading that he requested from the petitioner. It shows how the grade on the corner lot steps up from Grove Street, and then steps up again to the adjacent home. Pine Avenue slopes down toward Grove Street. **Chair Kubow** commented that the survey appears to show the water being driven towards the southeast corner of Pine and Grove, and he asked if that is where the flooding exists. A member of the audience (Kim Dyer) said that it floods right at the corner of where her home is to the south of the site and the two homes behind her, because the home next to her was built at the wrong level, and then she had to re-grade twice. She added that her home also has 5 concrete steps coming from the side of her home going down to grade.

Chair Kubow reiterated that it appears the water is being driven towards the corner of Pine and Grove, which is really the only and best solution. **Mr. Kelly** stated that is where the storm manholes are located. Another audience member, (Kristin Oversmith) said that that

corner floods as well, the drains do not have enough capacity.

Mr. Hautzinger said that on the topic of the grading and flooding, this project requires a building permit with grading plans that will be reviewed by the Village Engineering department before the building permit is approved. The best course of action for any neighbor is to reach out to the Engineering department for the opportunity to look at or discuss the permit plans as they come through.

Kim Dyer was concerned because the home next to her was built at the wrong level; whoever was checking that home during construction was working off the wrong building plans. She wants to know who in the Engineering Department is overseeing this process because she wants to be sure there are no mistakes with this new home. She said that all the flooding on her block started when a new home was built on the empty lot next to her home. She has no objection to building these new homes, she just does not want neighbors to have more water problems. **Mr. Hautzinger** provided his contact information to the resident and said he could put her in contact with the appropriate person in Engineering.

Commissioner Kingsley asked the petitioner to confirm that both new homes will step down about 2-feet, and **Mr. Kelly** said it is about 2-1/2-feet on average, even between the existing home; there is about 6-feet of transitional grade from the very highest point on the south property line to the road on Grove. Each home will step down and keep with the contours of the natural grading so the new homes will look right with how the street actually slopes. **Mr. Hautzinger** said the street appears to slope down about 5-feet from the end of the property to the corner. He also reiterated that this will be reviewed by the Village Engineering department to confirm there are no issues with how the homes are being sited and the height of the homes. **Commissioner Kingsley** asked if there will be a sidewalk, and **Mr. Hautzinger** said there will not be which was discussed as part of the Plan Commission and Village Board review and approval; with the exception of the small L-shaped sidewalk at the corner.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 407 S. PINE AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 10/23/24, 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 BAYS ON THE WEST ELEVATION WILL BE THE DARK GRAY COLOR SCHEME AS SHOWN IN 'EXHIBIT A-PHOTOGRAPH' SUBMITTED BY THE PETITIONER, AND WILL ALSO INCLUDE THE BUMP-OUT GABLES THAT WILL BE PAINTED WHITE WITH NO STEP IN THE GABLE RAKE TRIM.
2. A REQUIREMENT THAT THE GUTTERS BE BLACK, AND THE TRIM WILL FOLLOW THE COLORS IN 'EXHIBIT A', WHICH WILL BE ALL WHITE, EXCEPT FOR IN THE THREE DARK GREY BUMP-OUT AREAS ON THE WEST ELEVATION.
3. A REQUIREMENT THAT THE FRONT PORCH COLUMNS WILL HAVE A CAPITAL AND A BASE BUILT UP AND PAINTED THE SAME COLOR AS THE COLUMN.
4. A RECOMMENDATION THAT THE PETITIONER LOOK AT THE MATERIAL OF THE PORCH FLOOR, AND CONSIDER SOMETHING OTHER THAN CONCRETE.
5. A REQUIREMENT THAT THE PETITIONER REVISE THE FENESTRATION ON THE NORTH SIDE OF THE HOME TO BETTER BALANCE THAT FACADE AND MAKE IT MORE WELCOMING, TO BE SUBMITTED TO STAFF FOR REVIEW.
6. A REQUIREMENT TO ADD WINDOWS IN THE MUD ROOM ON THE EAST ELEVATION, TO BE SUBMITTED TO STAFF FOR REVIEW.

7. A STRONG RECOMMENDATION TO USE SMOOTH TRIM.
8. THAT THE COLOR SCHEME SHOWN IN 'EXHIBIT A', WILL INCLUDE THE HORIZONTAL FRIEZE BOARDS ON THE FRONT GABLE ENDS.
9. 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.
10. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 2. SINGLE-FAMILY NEW REVIEW**DC# 23-066 – 419 S. Pine Ave.**

Brian Kelly, representing *J&B Homes of Illinois*, 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 three-car attached garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District, and is part of a new two-lot subdivision that received Village Board approval on August 8, 2024. The property has a total land area of 10,043 square feet and the proposed residence will have 3,991 square feet. The plans comply with the R-3 zoning requirements.

Overall, the proposed design is nicely done with a traditional massing and detailing that will generally fit well in this location. The proposed design and color scheme is distinctly different from, but will nicely complement, the design of the adjacent new home at 407 S. Pine; however, there will be even more contrast between the two homes now that the adjacent home was approved based on the photo presented by the petitioner. **Mr. Hautzinger** asked for clarification regarding the extra tall dormer shown in the photo of the completed house, and **Mr. Kelly** said that was an error in construction on that home and the dormer on this project will be lowered 1-foot and as shown in the drawings. **Mr. Hautzinger** said that aside from this one concern, Staff recommends approval of this new home as submitted.

Mr. Kelly said he went with cool colors on the previous home, but decided to go with warmer, earth tone colors for this home, which he believes is the new trend coming back. These materials include natural stone, cobblestone color siding, a dark brown beam over the 2-car garage door that will match the shutters, and a brown bronze exterior trim color. He felt these warm, inviting colors will fit in well with the character of this neighborhood and be a nice transition to the existing homes further to the south.

Chair Kubow 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 Kingsley** felt the window grills should be simulated divided lights, which makes a big difference on large windows like this, especially white windows. The home is nice, she loved the swoop on the front of the home; however, in relationship to the other home, she suggested a different front door color. **Mr. Kelly** said the front door will be real mahogany, and **Commissioner Kingsley** said that the front door appears black in the photo provided. She asked about the color of the shutters, and **Mr. Kelly** said the shutters are custom made cedar shutters stained a dark brown color to match the simulated beam above the garage door. **Commissioner Kingsley** asked if the beam above the garage will be canted at the ends, as shown in the photograph but not the drawings; she felt that canted ends look better. **Mr. Kelly** agreed that canted ends look better, but said it is very difficult to find a beam more than 16-feet in length. **Commissioner Kingsley** preferred that the stone base on the front elevation not come up around the window edges, and **Mr. Kelly** said he could do either/or; it is easier to do it the way she is suggesting. **Commissioner Kingsley** asked if all the gooseneck lights shown on the front elevation are intended; she suggested removing the light shown in the gable because it will not be very neighborly. **Mr. Kelly** said the gooseneck lights are intended and the light in the gable is a nice architectural element that lights up the gable. He suggested a compromise that the light fixture in the gable have a 30-degree angle back to the home.

Commissioner Kingsley reiterated her preference for smooth trim versus textured, and that simulated divided windows would look better, and she preferred the stone at one level. She

also suggested adding a small canopy over the back door, similar to what was done on the other home, and **Mr. Kelly** agreed.

Commissioner Fitzgerald asked if both the front door and the garage doors will be mahogany, and **Mr. Kelly** said only the front door. **Commissioner Fitzgerald** was open to the garage doors being white or a color matching something, because right now his eyes go right to the dark garage doors. **Mr. Kelly** said that the garage doors are wood grain and look really nice. **Commissioner Fitzgerald** agreed that the ends of the beam over the garage door should be angled, although it was not a requirement for him. He liked all the gooseneck lights shown in the drawing; however, he cautioned the petitioner about the wattage to be used, so the home does not end up looking like a public building, and the front porch should be evenly lit. He was okay with the light in the gable end because it looks great architecturally. He also liked that the roof over the second-floor dormer will be brought down, as clarified by the petitioner. He also suggested larger lights on either side of the door on the rear elevation. **Commissioner Fitzgerald** said this is a beautiful home and the sides and rear elevations will look nice as well. **Mr. Kelly** said the lights on the rear of the home will probably match the lights on the front elevation, but be a smaller, 12-inch fixtures will be used.

Commissioner Fitzgerald asked the other commissioners how they felt about the color of the garage doors. **Commissioner Kingsley** said having the garage doors be similar to the cobblestone color of the siding would look classier than dark brown or white. **Commissioner Fitzgerald** agreed and had no further comments.

Chair Kubow loved the differentiation between the 2 new homes; the previously reviewed home had more of a bold contemporary look, and this home feels more traditional, and he appreciates the warmer color palette. He agreed with the commissioners' comments and the concerns about the color of the garage doors. He said these two homes next to each other both have a 3-car garage, something not seen too often in this Scarsdale neighborhood, and the garages on both homes are a dark color. He agreed with the suggestion to soften the color of the garage doors on this home, so the focus can be on the stone, the porch, and the other components of the architecture. This is a beautiful home and both these homes will be a great addition to the neighborhood.

Mr. Kelly had no problem changing the dark brown color of the garage doors to white, but he had concerns that the cobblestone color might wash the color away on the third-car garage with the board and batten around it. He could try a mock-up of the cobblestone color to decide, and he reiterated that the dark brown doors being proposed are really nice. **Commissioner Kingsley** reiterated that because both these new homes are next to each other and both homes have dark garage doors, the commissioners felt this home should have lighter garage doors. She was not in favor of white garage doors because there is not a lot of white on the home; the home is mostly the cobblestone siding and the stone. She preferred to see a light color on the garage doors; whether the stone gets a little darker or the cobblestone siding gets a little darker, to differentiate between the siding and the stone color. She added a suggestion to carry the board and batten material on the front of the single car garage around to the side of the home. **Mr. Kelly** agreed with the suggestion and said he could add white board and batten to the side elevation and inside the triangles of each gable, which will help break up the colors as well. **Mr. Hautzinger** said that gable detail is already being done on the other home, and he clarified that Commissioner Kingsley's suggestion was to wrap the board and batten on the front of the single car garage onto the side elevation, and he suggested doing the same with the stone base. **Mr. Kelly** said he could wrap the stone base around to the side elevation under the windowsill, and change the horizontal siding to board and batten to match the front. The commissioners agreed with that idea.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 419 S. PINE AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 10/23/24, 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. THAT THE SECOND-FLOOR DORMER WINDOW ON THE FRONT ELEVATION WILL BE AS SHOWN IN THE DRAWING AND NOT THE PHOTOGRAPH.
2. A REQUIREMENT THAT THE GARAGE DOORS BE A COBBLESTONE COLOR.
3. A RECOMMENDATION THAT THE BEAM OVER THE GARAGE MATCH THE PICTURE, WHICH HAS THE SLANTED ENDS.
4. A RECOMMENDATION TO ADD A CANOPY OVER THE BACK DOOR ON THE REAR ELEVATION.
5. A RECOMMENDATION THAT THE LIGHT FIXTURES ON EITHER SIDE OF THE BACK DOOR BE LARGER.
6. A REQUIREMENT THAT THE BOARD AND BATTEN SIDING AND THE STONE BASE ON THE SINGLE CAR GARAGE BE WRAPPED ON TO THE SOUTH SIDE OF THE GARAGE.
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.
8. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Kelly asked for clarification about the garage door color; does it have to be the cobblestone color or a color similar? **Commissioner Fitzgerald** said it was a requirement. **Chair Kubow** had concerns about making a specific color a requirement; he preferred some optionality in case that color does not work. **Commissioner Kingsley** said the intent is that the color be similar to the siding color, but not white. **Chair Kubow** said there are colors that can be drawn from the stone, and sticking with that color palette will offer many options to work from for the garage doors, including white. **Commissioner Fitzgerald** said that a light color other than cobblestone could be chosen, but it should be approved by Staff. **Mr. Hautzinger** asked if white is an option for the garage doors and **Commissioner Fitzgerald** said he is okay with white, since the windows and trim are white. **Chair Kubow** appreciated Commissioner Kingsley's comment that white is only used as an accent, but he felt that white garage doors will work here. **Commissioner Fitzgerald** said that going with a color for the garage doors would be that extra step to make the home more elegant, and **Commissioner Kingsley** agreed and said just like using simulated divided lights in the windows and smooth trim; it is the difference between making the home that much better.

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

2. A REQUIREMENT THAT THE GARAGE DOOR COLOR BE COBBLESTONE OR A LIGHTER COLOR, TO BE REVIEWED AND APPROVED BY STAFF.
9. A RECOMMENDATION TO USE SMOOTH TRIM, AND SIMULATED DIVIDED LITE WINDOWS.

COMMISSIONER KINGSLEY SECONDED THE AMENDED MOTION.

Mr. Hautzinger clarified that the amended motion states the garage doors can be the Cobblestone color or a lighter color. **Commissioner Fitzgerald** said the intent is that the color be Cobblestone or a color pulled from the stone color, but it must be approved by Staff. **Mr. Hautzinger** said it should match the siding color or lighter, and the commissioners agreed.

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

ITEM 3. OTHER BUSINESS

Public Comment

A resident in the audience thanked the commissioners for listening to her comments regarding her issues with engineering and the existing flooding issues that were not caused by her home.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:00 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.