

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

**ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 25, 2025**

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

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

Members Absent: Jonathan Kubow, Chair
Scott Seyer

Also Present: Kevin Purdom, JRC Design Build for *1006 N. Evergreen Ave &
1142 N Mitchell Ave.*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR FEBRUARY 25, 2025

**A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY
COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF FEBRUARY 25,
2025. ALL WERE IN FAVOR. MOTION CARRIED.**

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#25-007 – 1006 N. Evergreen Ave.**

Kevin Purdom, representing *JRC Design Build*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story home with an attached two-car garage to build a new two-story house with an attached three-car garage. The project does comply with all R-3 zoning requirements. The existing neighborhood has a variety of homes including single-story, split-level, and two-story homes. There is also a mix of both attached and detached garages. This block of north Evergreen has primarily smaller scale single-story homes.

The subject property is a corner lot. The front of the proposed new home is facing Willow Street on the south, with the three-car attached garage facing Evergreen Avenue on the east. Staff feels that the three-car garage facing Evergreen dominates the facade, which is completely out of character with the surrounding context. The two-story mass at the corner is also out of scale with the adjacent single-story homes, and the three-car garage is out of context with the existing homes the either have detached garages or a one-car attached garage.

The Single-Family Design Guidelines require that the placement of the garage be compatible with the neighborhood, and that the garage should not take up a large portion of the front elevation. On a corner lot, a house has two street facing elevations, and in general, Staff discourages facing a “garage only” façade to one of the streets. Staff recommends that the garage be placed towards the rear of the lot, away from the street intersection, for design interest on both street facing elevations. The commissioners were provided two nice examples of corner homes that have attached garages located away from the street intersection, both within one block of the subject property. Also provided was a nice example of a corner house that is designed with highly detailed architecture on both of the street frontages, which is ideal.

Staff recommends the proposed new home either be redesigned or flipped on the site, to move the garage to the rear of the property. Flipping the proposed house on the lot would allow for a side load garage located on the west end of the house, as well as a single-story massing facing Evergreen, which would fit much better with the surrounding context.

Kevin Purdom said they are currently working with a potential client on the design of this new home, who has certain preferences. If the garage is flipped to become a side-load garage, it would cause the interior layout and flow of the home to be re-worked, and the 30' backyard that exists with the current design to be lost. The potential buyer prefers the family room to be on the back of the home with privacy facing the backyard, versus on the side of the home facing the street. The original design they submitted had a large gable over the 3-car garage; however, after initial comments from Staff, that element was revised to hip roofs to be more in context with the corner site and to address the adjacent single-story home. Flipping the home would lose a lot of usable space outdoors and put the driveway on Willow St, which is a busier street than Evergreen, which ends at Oakton. **Mr. Purdom** said he was surprised to hear the concerns about the proposed design because he has done 3 similar projects in the last 4 years within a few blocks of this site, all with this same garage design on a corner lot. This is the first time they have encountered any concerns with the design. They hope to sign the client that they have been working with on this home, and not end up spending more time and money to redesign the home and end up having to find somewhere else to go. **Mr. Purdom** said they are open to making some changes to accentuate the architectural side of the garage, but are opposed to flipping the home or redesigning it because of the time they

have already invested into it.

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

PUBLIC COMMENT

Vivian Menzies, 212 W. Fremont St. She supported the comments from Staff on this project; flipping the home is a great alternative. She said that both Willow and Evergreen are very quiet streets at this location. The new home is a nice design and either way works for her.

The commissioners summarized their comments. **Commissioner Eckhardt** said that flipping the home will eliminate any private yard space, so he agreed with the petitioner's preference that the family room face west into the rear yard, with the driveway on the opposite side. He was inclined to stay with the current site plan. He questioned why there is no connection from the entrance driveway to the Willow Street sidewalk, which he felt was needed, and **Mr. Purdom** said they are open to adding that. **Commissioner Eckhardt** cautioned the petitioner about the very bright white element of the Hardie panels between the stacked windows, and he asked about the design intent of the areas of dark siding, which he had concerns with the amount and placement of, especially on the garage elevation and the excessive amount on the rear elevation. He had no further comments at this time.

Commissioner Kingsley agreed with most of Commissioner Eckhardt's comments and said the home is nicely designed. With regards to the petitioner's comments about his surprise to hear concerns about the new home, since he previously completed 3 other homes in the area that are similar, she said that each home is unique because of the surrounding homes, which is the reason for the Design Guidelines that state that a new home should be compatible/sympathetic to the surrounding neighborhood. Most homes adjacent to this home are brick, one-story, hipped, with detached garages, and everything presented for the new home is opposite that, or is not that. **Commissioner Kingsley** said the comments given should not be a surprise and she felt the home should be re-designed because of that. She understood why the family room is preferred on the back of the home, but felt the elevation facing Evergreen screams 'back of the home'. Also, the density of the home; if it were not as tall and had some warm masonry tones in it, might help because of the surrounding context.

Commissioner Kingsley said that although there is some masonry proposed at the front entry, there needs to be more masonry on the home. She agreed with Commissioner Eckhardt that there is something odd about the coloring on the home, and she felt that when materials change color and are essentially the same material, it follows in massing; the two gables in the front and the setback could be the light grey, and then the garage and the smaller gable could be all dark grey siding. She suggested adding a canopy over the doors on the back of the home for protection from the weather, and she reiterated that the new home needs to respond to the neighborhood, which is what the Design Guidelines speak to.

Acting Chair Fitzgerald was struggling with the design and that the east elevation facing Evergreen is all garage. He appreciated the attempt to dress up that elevation and try to break up the colors and add awnings over the door, which helps for him. He understood that buyers prefer a 3-car garage over a 2-car, and that flipping the home is an option, but not without impacting the family room location and backyard; however, he felt that with some trickery, there could still be great access. Although he understood a buyer's preference for the current design, he still did not like it as presented tonight, and felt that having the 3-car garage only on Evergreen was rude to the neighbors. He also commented that 3 positive votes are needed for a motion to pass tonight. He presented options to the petitioner with regards to voting tonight, or continuing to a future review after changes are made to the design.

Mr. Hautzinger said that continuing the project to a date specific will not require a sign posting or the 15-day timeframe, and continuing the project to a future re-review date to be determined will require another sign posting. He also explained the tight time constraints with continuing the project to the next meeting in two weeks. **Mr. Purdom** said their preference is to return in two weeks; they intend on revising the garage elevation, but will probably not flip the home as suggested.

Acting Chair Fitzgerald encouraged the petitioner to provide exhibits of the other homes he completed in this area that are similar. He also commented that landscaping can help soften the driveway.

Commissioner Kingsley pointed out that the new home is currently sited with a large exterior side yard, and if the home was brought forward to the setback line, it would improve the backyard size and would also be nicer to the adjacent neighbor. She suggested the petitioner consider this.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO CONTINUE THE REVIEW OF 1006 N. EVERGREEN AVENUE (DC#25-007) TO THE NEXT DC MEETING ON APRIL 8, 2025.

Mr. Hautzinger asked for clarification that relocating the garage is not a deal-breaker for the commissioners here tonight, as long as the petitioner can do a better job with that elevation. Commissioners Eckhart and Fitzgerald agreed. **Commissioner Kingsley** said that she is 90% against it, but if they can make it look good and make it look like a front of the house. **Mr. Hautzinger** said the size of this lot allows for the option to move the home south to the setback line to maximize the side yard, and if the garage was flipped to the other side, it could also slide forward to maximize the back corner to develop a really nice private backyard. **Acting Chair Fitzgerald** referred to the open space on the southeast corner of the home, and suggested filling in that space with a laundry room or mud room, which could help to improve the east elevation so that it is not just garage only.

Commissioner Kingsley reiterated that there is no way that the current plan is going to work by just adding a gable or other element; it needs to be re-worked, otherwise it does not work for her. She encouraged the petitioner to review the Design Guidelines, look at the plan, and make it work.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW**DC#25-014 – 1142 N. Mitchell Ave.**

Kevin Purdom, representing *JRC Design Build*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence with attached one-car garage to build a new two-story house with an attached two-car garage. The project complies with all R-3 zoning requirements. The existing neighborhood has a variety of homes including single-story and two-story homes. The subject property is located on a block that was originally primarily single-story homes with a mix of attached and detached garages. However, it should be noted that there have been six other teardowns/new, two-story homes previously completed on this block.

Overall, the massing of the new home is unique and nicely designed to fit well with the other newer homes on the block. The single-story roof lines across the front elevation work well to help relate to the scale of the adjacent single-story home. There is a nice level of detail applied on all sides of the house. The primary concern with the proposed design is the very dark exterior color scheme, which will have a bold appearance in this location. The Design Commission should evaluate the black color scheme for appropriateness in this location. With this recommendation, Staff recommends approval.

Mr. Purdom said he recently finished construction on a new home located 3 sites down from this property that has a white and black color scheme, and the home located directly next to it has blue Hardie-siding; he wants to do something different with this new home. A similar color scheme with the black and the wood accents was done on Yale Court, and he really likes how it turned out, and wants to do something different along this block. They are currently working on an addition to the single-story home at the corner, and that homeowner loves the design of this new home. **Mr. Purdom** acknowledged that the new home does seem a little dark, but wood was added on the garage door, the brackets, and the front door, and they played around with having the center gable all through the entry be a vertical wood as well, with that wood brought into the back with the beam. They want to do something different than the black and white and the light greys that they have been doing, and they are confident that the dark color when finished will look really good. **Mr. Purdom** also said that this is a spec home.

Acting Chair Fitzgerald asked if there was any public comment on this project, and there was a response from the audience.

PUBLIC COMMENT

Vivian Menzies, 212 W. Fremont Ave. She hated to see the loss of the existing little brick ranch, it is attainable housing, which the entire block was at one time. This is a perfectly functional home that a young family could buy. The design of the new home is nice, although she was not personally a fan of the black exterior. She also did not like the vertical siding that is just a big trend right now that she feels will go away soon.

The commissioners summarized their comments. **Commissioner Kingsley** agreed with the resident's comments about losing a lot of the Village's attainable housing, although this commission cannot do anything about that right now. She felt the proposed design was interesting, with some quirkiness about it, and the massing is probably okay, although she suggested bringing down the scale of the right side of the home by hiping the roof. She liked the black color being proposed, which can be really cool, but because this is a 2-story home next to a one-story and there are still a lot of smaller brick homes on the block, the

color might be a little strong. She asked for clarification on where there wood accents will be, besides the brackets, front door and garage door. **Mr. Purdom** said that all of the eaves/soffits will also be the natural wood color. **Commissioner Kingsley** preferred a slightly lighter black siding color, because the roof, gutters, fascia, trim, and windows are all black. She also felt the wood tone accents should be a little darker. **Mr. Purdom** was okay with darkening up the wood tone accents.

Commissioner Eckhardt was okay with the black color being proposed for the home, and suggested the material adjacent to the front door underneath the overhang be the same light brown color as the front door. He also suggested adding brackets or columns at the front door, similar to the garage; carrying the wood accent under the roof on the rear elevation around to the back; and adding landscaping to help soften the black color. **Commissioner Eckhardt** liked the massing of the home and had no further comments.

Acting Chair Fitzgerald said the home design is not very modern, but it has a few twists to a somewhat traditional home, which is really nice. The massing is fine, and he suggested making one of the trim siding colors lighter and more interesting. He liked the idea of adding more wood around the front entrance, but was unsure about adding columns or brackets. He also liked the lighter wood color sample presented; going too dark will darken everything. This change could be approved by Staff.

Commissioner Kingsley was in favor of the slight difference in color between the siding and the trim on the rear elevation, as it appears in the rendering. The vertical board and batten could remain the darker black, but the horizontal siding color could be a slightly lighter color. She asked if the trim and the board and batten will be smooth, and **Mr. Purdom** said yes.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1142 N. MITCHELL AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 2/11/25, 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 ON THE FRONT ELEVATION THAT ALL OF THE TRIM/SIDING AROUND THE FRONT DOOR (UNDER THE CANOPY) BE CHANGED TO THE NATURAL WOOD COLOR.
2. A RECOMMENDATION TO FURTHER STUDY THE FRONT ENTRANCE DESIGN TO ADD EITHER BRACKETS OR COLUMNS, TO BE APPROVED BY STAFF.
3. A RECOMMENDATION ON THE REAR ELEVATION THAT ALL OF THE TRIM/SIDING AROUND THE PATIO DOOR (UNDER THE CANOPY) BE CHANGED TO THE NATURAL WOOD COLOR.
4. A REQUIREMENT THAT THE PETITIONER CHANGE THE SIDING COLOR TO BE SLIGHTLY LIGHTER THAN THE BLACK TRIM COLOR, TO BE SUBMITTED AND REVIEWED BY STAFF.
5. A REQUIREMENT THAT THE PETITIONER SUBMIT A LANDSCAPE PLAN TO STAFF FOR REVIEW AND APPROVAL.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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 PROPRIATENESS 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.

7. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Kingsley asked for clarification about the requirement to study the trim color; should the trim color or the siding color get lighter. **Commissioner Eckhardt** said either one, but he preferred the trim be darker as shown in the rendering. **Commissioner Kingsley** agreed and also wanted it to be clear that the trim is smooth and the soffits are wood-colored, because the submittal does not currently show this.

Acting Chair Fitzgerald said that since this is a spec home, there should not be a requirement for a landscape plan because this home should have a custom landscape plan, and he suggested a requirement for landscaping along the front foundation only. **Commissioner Eckhardt** wanted some assurance that the foundation around the house will be fully landscaped to soften the dark color of the house. **Commissioner Fitzgerald** suggested that some minimal amount of landscaping be required in the front. **Mr. Purdom** said they typically sell the house before construction and then work with the homeowner to choose and install landscaping as part of construction of the home.

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

5. A REQUIREMENT THAT THE PETITIONER SUBMIT A MODEST LANDSCAPE PLAN FOR THE FRONT YARD ONLY, WITH AN UNDERSTANDING THAT THE FUTURE BUYER WILL CONTINUE TO DEVELOP THEIR OWN CUSTOM LANDSCAPE PLAN.
8. A REQUIREMENT THAT PER THE PETITIONER, THE TRIM ON THE HOUSE WILL BE SMOOTH, AND ALL OF THE SOFFITS WILL BE THE NATURAL WOOD COLOR TO MATCH THE FRONT DOOR AND GARAGE DOOR.

COMMISSIONER KINGSLEY SECONDED THE AMENDED MOTION.

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

ITEM 3. OTHER BUSINESS

Public Comment

In response to the resident's comment earlier tonight about keeping existing, small modest homes in the Village for affordable housing, **Commissioner Eckhardt** suggested that the Village consider buying some of these homes with the affordable housing funds to address the affordable housing issue. The Village could then work with local high school students to remodel these small homes and then sell them affordably to someone. **Mr. Hautzinger** said that he will share these comments with the Village Staff Housing Planner.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 7:35 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.