

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 27, 2025

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

Members Present: Kirsten Kingsley, Chair
Ted Eckhardt
John Fitzgerald
Jonathan Kubow

Members Absent: Scott Seyer

Also Present: Peter McGovern, TP Carpentry for *1515 N Fernandez Pl.*
John Haran, E&J Builders for *1515 N. Fernandez Pl.*
Mike Sartore, SG Design LLC for *1515 N. Fernandez Pl.*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR MAY 13, 2025

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF MAY 13, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#25-031 – 1515 N. Fernandez Ave.**

Peter McGovern, representing *TP Carpentry*, **John Haran**, representing *E&J Builders*, and **Mike Sartore**, representing *SG Design LLC*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one-story home with a one-car attached garage, to allow construction of a new two-story home with a 2-car attached garage. There is a minor correction to the front setback that will be worked out through the permit process. Aside from that, the plans comply with all the R-3 zoning requirements. The existing neighborhood consists of primarily single-story homes with one-car attached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardowns/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. Although the neighborhood is predominantly single-story homes, it should be noted that there are three other teardowns previously completed on this block, one which is directly next door, as well as numerous other similar teardowns previously completed throughout the neighborhood.

Overall, the proposed architectural design is nicely done and consistent in scale with other newer homes in the neighborhood. The design includes a one-story front porch and garage roof which helps the scale of the house to fit with the context of single-story homes, although the north wall is a full two-stories located next to the adjacent single-story home. Ideally, the house would be flipped on the site, but an existing street light prevents the driveway from being located on the north. The proposed white and black color scheme raises some concern in this location where most of the existing homes have an earth-tone color palette. The proposed black trim on white siding is especially concerning because of the bold appearance which does not fit with the character of the neighborhood.

Mr. Hautzinger presented examples of black and white color scheme options for reference, which range from Color Scheme 1 where all exterior materials are white except for a black roof, to Color Scheme 5 where all exterior materials are black except for white siding. Staff stated that the petitioner is proposing Color Scheme 5, but Staff recommends that the trim, fascia and soffits be changed from black to white as shown in Color Scheme 3. Additionally, Staff recommends that other siding colors, such as tan or beige, also be considered to soften the appearance of the new larger house in this location. With these comments for consideration, Staff recommends approval of the proposed design.

Mr. McGovern said he was open to making changes to the colors, something similar to color Scheme 3 as shown by Staff. This would include white siding, white trim, white fascia/soffits, black gutters/downspouts, black windows, a black roof, and a black garage door. He also preferred to keep the siding white.

The commissioners summarized their comments. **Commissioner Kubow** said it is a nicely designed home with great proportions and details on all four sides, which is important. He agreed with Staff's concerns about the proposed colors, which he felt are a bit much for this neighborhood. He was glad to hear the petitioner was not opposed to changing to color Scheme 3 presented by Staff. Although he was in support of the proposed design, **Commissioner Kubow** preferred color Scheme 2 that includes white gutters instead of black. He felt color Scheme 2 would not date itself with all of the other black colors included.

Commissioner Eckhardt agreed with Commissioner Kubow's comments. He preferred color Scheme 2 that includes white gutters for a monolithic appearance, although it would not be

a requirement for him.

Commissioner Fitzgerald liked color Scheme 2, but he preferred color Scheme 3. He liked the side and rear elevations, but felt there was a lot going on with the front elevation. He questioned the vertical details on the sides of the windows on the front elevation, and whether those details are the same color as the siding. **Mr. Sartore** explained those details are relief lines, which will be same color as the siding, which **Commissioner Fitzgerald** was okay with. **Commissioner Fitzgerald** also questioned the 45-degree angle details on the front elevation that he felt were inconsistent with the simple and clean details on the rest of the home. **Mr. Sartore** said these details are just meant to create some texture and interest on the front elevation. Other than these comments, **Commissioner Fitzgerald** liked the home.

Chair Kingsley agreed with the comments from the other commissioners, and was in favor of color Scheme 2, without the black gutters. Although she understood the petitioner's comments about the trim details proposed around the box bay windows on the front elevation, she was in favor of using a solid board detail instead, which will make it less busy. She loved the brick and how it ties into the rest of the neighborhood, and although she liked the style of the garage, it did not match the style of the home. She suggested a different garage door style. She liked the French doors in the office on the front elevation, but suggested making the front door a different color to help differentiate between the two doors. **Mr. Sartore** reiterated that the glass front door and style of the garage are attempts to add some modern contrast to the Modern Farmhouse style of the home. **Chair Kingsley** agreed with Staff concerns about the black and white colors being proposed for the new home, although she understood the popularity of using black and white. She suggested a beige/cream color like Navajo White, which closely resembles white, and a dark bronze color for the windows instead of black. These colors will appear similar to black and white, but not as stark, and the roof color should be a color warmer than black.

Mr. Sartore said this is a spec home and color selections come down to marketability to sell the home. He acknowledged that the black and white color combination is very trendy right now. **Chair Kingsley** reiterated that the Design Guidelines include comments to take cues from the surrounding neighborhood, and the majority of homes in this neighborhood are earthtone colors. **Commissioner Eckhardt** was sympathetic to the idea of using a slightly different color tone as suggested by Chair Kingsley, but he could not visualize it without seeing a sample.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1515 N. FERNANDEZ AVENUE. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 4/22/25, 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 TO GO WITH EITHER COLOR SCHEME 2 OR 3 AS PROVIDED BY STAFF.
2. A RECOMMENDATION TO RECONSIDER THE BOX BAYS ON THE FRONT ELEVATION TO SOMETHING MORE SIMPLISTIC WITH A SINGLE PLANK SURROUND DETAIL.
3. A RECOMMENDATION TO RECONSIDER THE STYLE OF GARAGE DOOR TO SOMETHING MORE TRADITIONAL AND LESS MID-CENTURY MODERN.
4. A RECOMMENDATION TO DIFFERENTIATE THE TWO FRONT DOORS ON THE FRONT ELEVATION.
5. A RECOMMENDATION TO CONSIDER A DIFFERENT SIDING COLOR, SUCH AS A

WARMER TONE THAN WHITE, WHILE MAINTAINING THE BLACK FEATURES OF THE HOME.

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 APROPRIATENESS 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 Fitzgerald asked if the possible change in siding color is to be approved by Staff, and **Commissioner Kubow** said yes.

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

ITEM 2. OTHER BUSINESS

Public Comment

There was none.

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