

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 9, 2025

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

Members Present: Kirsten Kingsley, Chair
Ted Eckhardt
John Fitzgerald
Scott Seyer

Members Absent: Jonathan Kubow

Also Present: Thomas Budzik, Thomas Architects for *210 S. Mitchell Ave.*
Michael Hamman, CD Group Architects for *1721 N. Mitchell Ave.*
John Haran, EJ Builders for *815 N. Vail Ave.*
Diane Columbia, Owner of *1723 N. Verde Ave.*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR AUGUST 26, 2025

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF AUGUST 26, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Kingsley said that Commissioner Seyer will be arriving late tonight and 3 affirmative votes are needed for a motion to pass.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#25-064 – 210 S. Mitchell Ave.**

Thomas Budzik, representing *Thomas Architects*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing one-and-a-half-story home and detached garage to build a new two-story home with an attached two-car garage. The project complies with the R-3 zoning requirements.

The existing home (proposed for demolition) is a historic, craftsman, bungalow-style home located on a block that is comprised of predominantly other similar historic bungalows and cape cod style homes with detached garages. However, there are two newer two-story homes with attached garages on the block. One of those new homes was built on a vacant lot, and the other was a teardown of an architecturally insignificant house. The existing home was not included in the 2004 School of the Art Institute Historic Preservation Report because this part of the neighborhood was not covered in the report. Nonetheless, the existing house does contribute to the historic character of the block as well as the neighborhood. Staff encourages a renovation/expansion of the existing house in lieu of teardown/new construction.

One of the purposes of the Village of Arlington Heights' Single-Family Design Guidelines is to evaluate how the proposed home fits with the character of the existing neighborhood. In this case, the proposed new home with prominent front load attached garage and only one step up to the front porch does not fit with the existing context. If the Design Commission does not object to demolition of the existing house, then Staff recommends the proposed new house be redesigned to better fit with the character of the neighborhood with a one-and-a-half story massing, a raised front porch, a detached garage, or a recessed attached garage. Staff recommends that the Design Commission require revisions and re-review this project.

Tom Budzik discussed the 3 basic points about the project: the condition of the existing home; the constraints of the lot that led them to this solution; and things they did with the design to try to make the new home more in context with the neighborhood. He personally walked through the existing home and felt the home has not been well maintained, and gave a rating of poor to moderate condition on the interior. He said there is nothing particularly exceptional about the interior detailing within the home, and it is difficult to determine the condition of the exterior which is covered with vinyl siding, and gable end brackets are covered over by soffit material. The windows are older single-pane windows, with evidence that the basement windows were missing for an extended period of time that allowed animals inside the home. There are also signs of cracks in the existing foundation, and the front stairs, which are not original, are peeling off the home and in poor condition. There are also concerns about the functionality of the existing home that has a 6'-6" basement ceiling height, a 7' ceiling height that slopes down to 6' on the second-floor front dormer, the existing footprint is only 900 sf, with a side drive on one side of the home and about a 14' side setback on the other side. There are also challenges with expanding the existing home both laterally and upward.

That being said, **Mr. Budzik** said it would be very difficult to remodel, restore, renovate or expand the existing home, unless it was someone who knew exactly what they would do to the home and be fine with an 1,800 sf bungalow, which does not meet the broader market demands today. He acknowledged that he recently completed a new home on Vail with a detached garage, but he pointed out that the lots on Mitchell Avenue are 120' long, compared to those on Vail that are over 130' long, making it extremely tight on impervious lot coverage to make a detached garage functional. The newer home located directly next door that has a frontload, 2-car attached garage is what led them to choose a solution that is similar.

Lastly, **Mr. Budzik** said there is a front porch on the new home that extends across the entire left side of the home and a continuous shed roof, which has a similar feel and detail to some of the other Craftsman homes, as opposed to having the gable end articulated over the front door. The garage roofline goes down and the eave line runs across, giving the home more of a 1-1/2-story massing, in contrast to the newer home on the right that has the garage in line with the front porch and in the same plane as the front setback. The garage has already been pushed back 5 to 6' to allow the front porch to be open and extend out towards the front. The architecture of the new home has more of a contemporary feel to the color palette and material selection, with a lot of it being driven by market demands. Having a detached garage makes a significant difference to the market value of the property, then having an attached garage.

Chair Kingsley 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** liked the new home and said it is well designed. He added that the new home next door makes it difficult to say no to this new home. He was surprised to see the siding in 2 different colors, although he is warming up to it. He suggested the lights be more traditional to try to help fit in with the neighborhood and he asked what the first and second-floor heights are. **Mr. Budzik** said the first-floor is 10' and second-floor is 8'. **Commissioner Fitzgerald** asked if the brick veneer is only on the bottom of the front stoop which is a very nice detail, and **Mr. Budzik** said yes. **Commissioner Fitzgerald** had concerns about the blank wall on the south side of the home that is very big and white; he suggested warming it up.

Commissioner Eckhardt agreed with many of the comments made by **Commissioner Fitzgerald**. He understood the petitioner's comments about the condition of the existing home, and he was okay with the existing home being torn down. He also agreed with the concern about the tall south elevation, and he questioned the interior spaces there. Otherwise he was in favor of the new home, and found the two siding colors to be interesting and fun.

Chair Kingsley appreciated the petitioner's comments about the condition of the existing home, but felt that restoring the existing home is the best solution. Looking at the context photos submitted, she pointed out there is only one new home among the nine homes included in the context photo. If the existing home is not able to be renovated, she asked if something could be put there that is similar to the surrounding homes, and she understood that a detached garage is difficult. She found it difficult to hear the petitioner say they are trying to maximize the building area and trying to meet market demands. The Design Guidelines state that a petitioner should look at the surrounding homes in the immediate vicinity and take cues from them; it is about proportion, size, rhythm, size of the openings, etc. **Chair Kingsley** agreed with Staff that the new home should be redesigned and come back before the commission. In general, there are some details that stand out with the current design, one of them being the color.

Commissioner Seyer arrived at the meeting. **Mr. Hautzinger** summarized Staff's comments, concerns, and recommendation to revise the design and re-review the project. The commissioners each reiterated their comments and concerns for Commissioner Seyer. **Commissioner Seyer** said the new home looks nice, and he agreed with the suggestion to add windows on the blank wall of the south elevation. He pointed out the new home next door, which sets a precedent for this teardown. This is not a neighborhood where detached garages are mandated, and they are not a desirable feature on a home. He was in favor of the new home, with architectural enhancements as suggested by the other commissioners.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 210 S. MITCHELL AVENUE. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 8/19/25, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD FOUR WINDOWS ON THE BLANK WALL OF THE SOUTH ELEVATION, TO ADD CHARACTER ON THE ELEVATION.
2. 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.
3. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Hautzinger asked if adding high transom windows on the south elevation would fulfill the requirement to add windows, because transom windows would result in a very different character. Mr. Budzik had concerns about adding windows in the first-floor bathroom/shower area, and he suggested adding a transom window above the bed in the second-floor bedroom space and adding transom windows in the first-floor office space below. Commissioner Eckhardt was okay with a requirement to add either a pair of transom windows or small double-hung windows on the south elevation.

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

1. A REQUIREMENT TO ADD EITHER A PAIR OF TRANSOM WINDOWS OR SMALL DOUBLE-HUNG WINDOWS ON THE BLANK WALL OF THE SOUTH ELEVATION, TO ADD CHARACTER TO THE ELEVATION, TO BE APPROVED BY STAFF.

Commissioner Fitzgerald said that double-hung windows will better match the neighborhood than transom windows, and better soften and help the elevation fit in. Chair Kingsley clarified that the commissioners want windows added on both the first and second-floor of the south elevation, for Staff review, and that double-hung windows are preferred. Commissioner Eckhardt said that his amended motion stands.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW**DC#25-066 – 1721 N. Mitchell Ave.**

Michael Hamman, representing *CD Group Contractors*, was present of behalf of the project.

Commissioner Eckhardt recused himself from the project because of his professional involvement.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single-story home with one-car attached garage to allow construction of a new two-story home with an attached, three-car garage. This project complies with the R-3 zoning requirements. The existing neighborhood consists of primarily single-story homes with one-car attached garages, and this project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, as well as to evaluate the proposed architectural design against the context of the neighborhood. Although the neighborhood is predominantly single-story homes, it should be noted that there are numerous other similar teardowns previously completed throughout the neighborhood, including approximately ten newer two-story homes on this block.

Overall, the proposed architectural design is nicely done with a traditional style and scale that is generally consistent with other newer homes in the neighborhood. The single-story roof line across the front elevation and the massing that steps down to the neighboring single-story house to the north work well to help fit with the immediate context. The proposed three-car garage is unusual for this neighborhood, which the Design Commission should evaluate, although it is nicely designed by stepping back the front wall. The only other comment on the design is that the blank gable wall above the garage has an unusual and somewhat odd appearance which the Design Commission should evaluate. With these comments, Staff recommends approval.

Mr. Hamman said the new home is for the Lago family who are unable to be here tonight. In response to this comment about the blank front gable, he referred to the elevations that correctly show a vent in the gable. He reviewed the proposed materials that include white Hardie siding, horizontal at the lower level and vertical board and batten at the top level, grey cultured stone at the base of the front porch, and a lower level roof adjacent to the one-story home. He welcomed any questions from the commissioners.

Chair Kingsley 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 Seyer** said that overall he is in favor of the massing and the 3-car garage, and the vent in the front gable helps break up the mass of the gable. He appreciated the color rendering provided that gives a tonality to the home, and he had no major issues with the vertical and horizontal materials; he liked the change. He was in favor of the home as presented and wanted to hear comments from the other commissioners.

Commissioner Fitzgerald was also happy to see the vent in the gable over the garage, although he suggested the vent be larger. He appreciated that the new home is nicely designed on all four sides, but felt the pillars make the front door look very narrow, compared to the large expanse of the garage. He asked if anything could be done with that, at a minimum, remove the stone from the pillars to make the area feel wider. He had no further comments.

Chair Kingsley said it is a nice home and she had no issue with tearing down the existing home because there seems to be a lot of change in this neighborhood. She was also okay with the 3-car garage because it is proportioned to the home and is set back. She liked the color palette and the massing in general is really nice. She felt the gable end above the garage needed attention, and she suggested making the bathroom and closets that are there bigger so there is an opportunity to put windows in that gable instead of the vent. She also questioned if the gable above the garage is even necessary; there could just be a gutter there that comes across. **Commissioner Kingsley** agreed with Commissioner Fitzgerald about the front columns, and she questioned whether space can be added at the front door and a window added to the right of the door. She also said the trim should be smooth. **Mr. Hamman** said the owners would probably be okay with the suggestion to lengthen the wall at the gable above the garage to increase the bathroom and closet, which will allow for a window in that gable, and they would be open to adding space at the front door to allow for a window. **Mr. Hamman** also clarified that the base of the columns will be wood as shown in the drawings not stone as shown in the rendering, and the height of the stone base on the wall will be at the window sill.

Commissioner Seyer agreed with the comments made about the front columns and the suggestion to widen that area to allow for a window to be added next to the front door.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 1721 N. MITCHELL AVENUE. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 7/30/25, 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 THAT THE FRONT COLUMNS BE ALL WOOD AND NO STONE.
2. A RECOMMENDATION THAT THE FRONT COLUMNS BE SPACED FURTHER APART, TO BE APPROVED BY STAFF.
3. A RECOMMENDATION TO CONNECT THE WALLS FROM THE TWO GABLES ON THE SECOND-FLOOR ABOVE THE GARAGE, TO BE APPROVED BY STAFF. IF THIS IS NOT DONE, THEN ADDITIONAL DETAIL BE ADDED TO WHERE THE VENT IS CURRENT PROPOSED IN THE FRONT GABLE, TO BE APPROVED BY STAFF.
4. 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.
5. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

**SEYER, AYE; FITZGERALD, AYE; ECKHARDT, RECUSE; KINGSLEY, AYE.
MOTION CARRIED.**

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW**DC# 25-068 – 815 N. Vail Ave.**

John Haran, representing *EJ Builders*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single-story home and detached garage to build a new two-story home with an attached two-car garage. This project complies with the R-3 zoning requirements. Staff requested a revised Site Plan from the petitioner to adjust the placement of the house to be on or near the 18.7-foot average front yard setback, in lieu of 30.5-feet as currently shown which would be out of context with the block. The petitioner has responded to this request and the setback will be brought forward to align with the average of the block. Additionally, there is an existing parkway tree that is required to be protected and preserved, and the layout of the new driveway needs to be coordinated to maintain a minimum 8-feet of clearance, which the petitioner has also addressed.

The subject property is located in the “Historic Arlington Neighborhood Association” (HANA) area, however the design and character of the existing house (proposed to be demolished) is relatively unremarkable, and the home is not included in the 2004 Community Preservation Report that was prepared by the School of the Art Institute of Chicago. The existing context on the block is a mix of single-story, split-level, and two-story homes with a mix of attached and detached garages.

The proposed new house will be the first teardown on this block. Overall, the proposed design is nicely done, but the Design Commission should evaluate the scale of the proposed new home against the surrounding context that is mostly smaller scale homes. Also, the proposed exterior color scheme should be evaluated, which includes a light “Cobblestone” siding paired with black trim that has a relatively bold appearance. A darker siding color, such as tan or brown, could be considered to tone down the contrast with the black trim. With these comments, Staff recommends approval of the proposed new home.

Mr. Haran said this home is being built for a family that currently live in the area and want to stay in the area. They are here tonight as well. He presented actual material and color samples and clarified that the siding color is not actually as light as it appears in the photo, and they are open to changing the color if necessary. He welcomed any questions from the commissioners.

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

PUBLIC COMMENT

A member of the audience spoke about living on this block for 28 years and how this will be the first teardown on the block. He sees a big change potentially coming. He asked if approving this home will make it easier for the next teardown on the block to happen.

Chair Kingsley replied that this commission does not typically state precedence when approving projects; however, when there are other new homes on the same block, it does open the door to precedence. She referenced the Design Guidelines that take the context of the neighborhood into the discussion for a new home. **Commissioner Eckhardt** added that there are also zoning regulations that play a role in the approval of new homes, and he would expect this neighborhood to grow up to the size of those zoning regulations.

Ryan Andrews, the buyer of this new home, said that he currently lives on N. Highland,

which is in the HANA neighborhood, and he cares very much about the historical aspects of the area. He is open to lightening up the black accent columns instead of having them be all black; they can match the siding. He also said this is a larger lot and they left some room with square footage in order to make the new home fit in nicely on the lot.

Diane Kaffka, 816 N. Vail Avenue, a resident who lives across the street from the site, said that she understood there will be some changes in their neighborhood; this block has not been affected by many changes. She had concerns about the color scheme not matching the homes in the neighborhood and the scale of the home not fitting in with the single-story homes here. She appreciates this commission reviewing those items, as well as the setback of the new home. She had no further comments.

The commissioners summarized their comments. **Commissioner Eckhardt** had no issues with the design of the new home. He liked the two tall elements on the front elevation and that the design goes around all sides of the home. He encouraged the petitioner and homeowner to study different color tones for the two tall elements on the front elevation; the color can still be dark without being black.

Commissioner Fitzgerald said it is a nicely designed home and he appreciated that all four sides look good. He suggested adding windows to the left side of the garage that seems like a blank wall. He liked the darker color on the home and he really appreciated the lighter siding color sample presented tonight. However, he suggested the petitioner study the lighter siding color that seems a little cool with the brick, and consider making it a little darker.

Commissioner Seyer liked the design of the new home and was not opposed to the existing home being torn down. He liked the impact of the change in materials at the top of the three tall gables in the way that the dark color visually shortened the height. The new home has some transitional modern elements to it that are nice, but he had concerns about the horizontal windows in the garage door that push the modern aesthetic too far and compete with the very tall, steep gables. He wanted to see the windows in the garage door removed for a much cleaner looking home. He was in favor of the dark trim at the windows; the contrast is really nice. He wanted to hear the other commissioners thoughts.

Chair Kingsley had no concerns about this home being torn down. The new home is nicely designed, although there are some elements in the color rendering that are different than the drawings, such as the first-floor being entirely masonry in the rendering. **Mr. Haran** said they want the first-floor to be all masonry up to the second-floor, as shown in the photo, as well as the small roof added above the garage door. **Chair Kingsley** said the masonry is really nice, but the color palette is bold and conflicts with the surrounding neighborhood. She suggested a warmer palette to better fit the neighborhood, and she suggested dark bronze instead of black which will go beautifully with the brick. She also agreed with the comments about the garage door and suggested it be the wood color of the front door. **Commissioner Eckhardt** agreed with the comments that the garage door does not fit in with the character of the home and he encouraged that it should be changed.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 815 N. VAIL AVENUE. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 8/19/25, 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 THAT THE BRICK GO UP TO THE TOP OF THE FIRST-FLOOR, AS SHOWN IN THE PHOTO.
2. A REQUIREMENT TO INCLUDE THE CANOPY ROOF OVER THE GARAGE DOOR, AS SHOWN IN THE PHOTO.
3. A REQUIREMENT TO CHANGE THE GARAGE DOOR, TO BE APPROVED BY STAFF.
4. A RECOMMENDATION FOR DARK BRONZE WINDOWS TO WARM UP THE TONE, TO BE APPROVED BY STAFF.
5. A RECOMMENDATION TO WARM UP THE LIGHTER TONE OF THE SIDING COLOR, TO BE APPROVED BY STAFF.
6. A REQUIREMENT TO ADD 1 OR 2 WINDOWS IN THE GARAGE ON THE SIDE OF THE HOME.
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 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.
8. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Seyer said the requirement to add windows in the garage should be approved by Staff. **Chair Kingsley** asked for clarification about what side elevation the 1 or 2 windows will be added.

COMMISSIONER FITZGERALD AMENDED THE MOTION TO MAKE THE FOLLOWING CHANGE, SECONDED BY COMMISSIONER SEYER:

6. A RECOMMENDATION TO ADD 1 OR 2 WINDOWS TO THE REAR OF THE LEFT SIDE ELEVATION.

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

ITEM 4. SINGLE-FAMILY ADDITION REVIEW**DC#25-071 – 1723 N. Verde Ave.**

Diane Columbia, the homeowner, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing a two-story addition to an existing split-level home. An existing attached garage will be demolished, and the expanded home will have no garage. The plans do comply with the R-E single-family zoning requirements. The existing house is a front-to-back split-level design with an attached two-car garage. The homeowner is proposing to demolish the existing attached garage to allow construction of a new two-story addition. The massing of the proposed design has odd proportions with the narrow two-story addition attached to the existing wide single-story front wall. The new addition also includes a separate second front door which adds to the unusual appearance.

The Village's Single-Family Design Guidelines encourage new additions to "look like they belong and not dominate or change the character of the original building". Since the lot size is very large, Staff encouraged the petitioner to consider a single-story addition to align with the massing of the existing house for a more seamless and cohesive appearance. However, the petitioner reported that the proposed design is due to a recent hardship and resulting unique family living arrangement. Considering the hardship and unique circumstance, Staff does not object to the proposed design and recommends approval.

Diane Columbia said that her husband passed away last year unexpectedly and her adult children have moved back home. They did think about the proposed design and they want the addition to align with the front of the existing house. There are 2 existing doors that will remain, but one of those doors will now face to the front instead of the side. She said there are at least 15 other homes in the area that have a similar situation with 2 front doors, so she feels it is not that out of character.

Chair Kingsley asked if there was any public comment on the project and there was no response from the audience.

The commissioners summarized their comments. **Commissioner Fitzgerald** said he was struggling with the design because the addition looks like it was just stuck onto a very nice home. He felt the 2-story portion of the front elevation needs more refinement and more work to make it look more cohesive with the one-story portion of the home.

Commissioner Seyer understood the need for the addition and asked about the garage. **Ms. Columbia** said the garage is being eliminated at this time because it is not their main concern. **Commissioner Seyer** suggested bringing the roofline of the existing house over across the new addition to give some protection to the front door, as well as to provide a slight overlap that will help the two forms start to feel more cohesive.

Commissioner Eckhardt understood the difficulty of how to design the home the way the homeowner needs it to be, and how that design fits into the existing site; the right side of the existing home is split, with most of the living space on the second-floor above the roofline. He agreed with the concerns that the 2-story addition needs to tie in better with the rest of the home, and he agreed with Commissioner Seyer's suggestion to continue the roofline across. He encouraged the petitioner to work with their architect to study how to make the two elements more cohesive, and the architect create a 3-dimensional sketch for the homeowner to show how this can be done.

Chair Kingsley concurred with some of the comments made by the other commissioners. She suggested pushing the addition back 1-foot so the massing makes more sense visually and will be more like the garage is now. She liked Commissioner Seyer's suggestion to have the roofline of the original home wrap over and onto the 2-story addition, and if the new portion of the home can be pushed back a bit, then the overhang will be even deeper. There might even be enough room to the right of the new front door to have a window or a door. She felt it was important to accent one of the two doors as the main door with a canopy over the door that will help to show it is the front door. She also suggested adding a canopy with brackets over the back door. She asked about the colors and materials for the addition, and **Mr. Hautzinger** said they will all match the existing home. **Chair Kingsley** was not opposed to being a little different with color on the new portion of the home, and she was glad to see there is 18-feet of space on either side of the home to allow for a driveway to a future detached garage in the backyard.

Commissioner Fitzgerald liked the idea of having some relief between the existing home and the addition, and he suggested pulling the new portion of the home forward 1-foot. He also liked Commissioner Seyer's suggestion to bring the roofline across from the addition to the existing home; this would have a huge positive impact. **Commissioner Eckhardt** said that pulling the new addition slightly forward could help break down the mass of the addition; however, bringing the roofline from the addition across to the existing home might be enough.

Commissioner Seyer said that moving the addition slightly forward would not allow the exiting roofline to be brought over, and he felt it would accentuate the differences between the two even more, making them two volumes with no overlap. He would rather see an overlap from the existing home to the new addition. This would be the best and easiest way to better tie the two volumes together. **Commissioner Fitzgerald** agreed. **Commissioner Seyer** said that at a minimum, the roofline should be extended across to the edge of the front stoop; however, extending the roof to the left edge of the window would be a better aesthetic.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE SINGLE-FAMILY HOME LOCATED AT 1723 N. VERDE AVENUE. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 8/13/25, 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 EXTEND THE EXISTING FRONT ROOFLINE EAVE TO THE NORTH SO THAT IT EXTENDS AT LEAST PAST THE NEW FRONT DOOR.
2. A RECOMMENDATION THAT THE ARCHITECT STUDY IF THE ROOFLINE CAN BE EXTENDED FURTHER TO OFFER ADDITIONAL PROTECTION FOR THE WINDOWS, TO BE APPROVED BY STAFF.
3. 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.

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

Chair Kingsley reiterated her suggestion to add a canopy above the back door.

Mr. Hautzinger stated that extending the front roofline across the addition was a really great suggestion which will make the two-story addition fit much better with the existing home.

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

ITEM 5. OTHER BUSINESS

Commissioner Eckhardt gave an update that he contacted the family of Alan Bombick and Mayor Tinaglia with regards to the presentation of the award this year, and he is waiting for their response. **Chair Kingsley** said she notified both of the award recipients.

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO ADJOURN THE MEETING AT 8:15 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.