



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
August 11, 2026
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. 7/28/26 Minutes
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 515 S. Chestnut Ave. - DC26-051 - SF/Teardown
- VI. OTHER BUSINESS
 - A. 2026 Alan F. Bombick Award Nominations Review
- VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

- VIII. ADJOURNMENT

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DESIGN

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

COMMISSION

RE: 214 WEST FREMONT STREET - SF/ADDITION - DC #26-048

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Design Commission taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room,
Arlington Heights, Illinois on the 28th day of July, 2026 at the hour of
6:30 p.m.

MEMBERS PRESENT:

TED ECKHARDT, Acting Chairperson
JONATHAN KUBOW
JOHN FITZGERALD

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

ACTING CHAIRPERSON ECKHARDT: Okay, good evening, everybody. My name is Ted Eckhardt, I'm the Acting Chairman tonight. We'll get to that in just a moment, but I'd like to call the meeting to order.

We'll stand and say the Pledge of Allegiance, please.
(Pledge of Allegiance recited.)

ACTING CHAIRPERSON ECKHARDT: Okay, we're going to go to the roll call now.

Steve, if you'll call names?

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Here.

MR. HAUTZINGER: Commissioner Eckhardt.

ACTING CHAIRPERSON ECKHARDT: Here.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Here.

MR. HAUTZINGER: Commissioner Bondarowicz.

(No response.)

MR. HAUTZINGER: And Chair Kingsley.

(No response.)

MR. HAUTZINGER: Are not here.

ACTING CHAIRPERSON ECKHARDT: Okay, so as a little formality here, in order for me to chair the meeting tonight, we have to go through a nomination sequence.

COMMISSIONER KUBOW: Acting Chair, I'd like to make a nomination this evening. Given that we're a quorum of three and our Chair is not here tonight, I'd like to nominate Ted Eckhardt as our Acting Chair this evening.

COMMISSIONER FITZGERALD: I'll second.

ACTING CHAIRPERSON ECKHARDT: Okay, all in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON ECKHARDT: Okay, motion carries.

Thank you.

Okay, first matter of business is the approval of the minutes. By the way, we're calling to order the meeting for July 28th, 2026. I'd like to have one of our members read the minutes to the Board for approval.

COMMISSIONER FITZGERALD: I'd like to make a motion to approve the minutes of 7/14/26.

COMMISSIONER KUBOW: I second the motion.

ACTING CHAIRPERSON ECKHARDT: Are there any additions or deletions from the minutes' text?

(No response.)

ACTING CHAIRPERSON ECKHARDT: There being none, we'll call for a voice vote, please.

MR. HAUTZINGER: Roll call.

Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

ACTING CHAIRPERSON ECKHARDT: Yes.

MR. HAUTZINGER: And Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

ACTING CHAIRPERSON ECKHARDT: Okay, we don't have any old business this morning. Our new business is 214 West Fremont Street. It's DC #26-048, it's an addition. We start out by having our Staff give an overview.

I just want to let the Petitioners and visitors know, since we're only three people tonight, in order for any matter to pass, it has to be unanimous. We need a majority from our Commission when we have five people. So, if you feel for some reason that your matter is not going the way you want, completely just voice it up and we can stop it where it is and we can bring it back when we have a full committee. It doesn't happen very often, but this is vacation time and people are traveling.

So, that being said, Steve, can you give us an overview?

MR. HAUTZINGER: Yes. The Petitioner is here tonight seeking approval of the proposed architectural design for an addition to an existing single-family residence. The property, I always like to just show where we're located at, up on the screen you have an aerial image. Of course the subject property is outlined in the red rectangle. Fremont Street here, just about a block west of the library as the landmark to get you oriented.

Okay, so that's where we're at. Again, it's a proposal to add, it's a two-story addition that will be added to the rear of the existing two-story house. There is currently no garage on the property, so the plans also include adding a new two-car detached garage in the rear yard.

The proposed addition complies with all of the R-3 zoning requirements, but there is one zoning issue. It doesn't really affect the Design Commission, but I just wanted to point it out for context that for the new detached garage in the rear, per Code, the driveway to access that garage is required to be nine feet minimum in width. They only have eight feet seven inches to work with between the existing structure and the driveway. So, in order for that detached garage to be added, a zoning variation would be required for not meeting the minimum width of the driveway, but again, that's really a separate matter, just again for context tonight. The Design Commission will be focused really on the appearance of the design of the proposed addition to the house.

Okay, moving on, this home is an older home that was included in the Community Preservation Report that was prepared by the School of the Art Institute of Chicago back in 2004. As many people are aware, that report was prepared in an effort to raise awareness and promote historic preservation in Arlington Heights. The homes that were included in that report were ranked as contributing, notable, or exceptional. The subject house was rated as contributing.

The report also estimated the home's construction to be pre-1890. Here are some photos of the subject property, kind of looking at the front.

ACTING CHAIRPERSON ECKHARDT: You don't know; do you know how old the house is, Steve?

MR. HAUTZINGER: Again, the report estimates it to be pre-1890. I don't know specifically any more than that.

ACTING CHAIRPERSON ECKHARDT: Yes, okay.

MR. HAUTZINGER: Again, the proposed addition is going to be located on the rear of the house. Let me see, let me go to the survey just for context here.

So, this is the footprint of the existing house. You can see the main portion that faces the front with the entry front porch, but there is this wing off the back. Kind of a little unusual actually, the way that it's a perpendicular wing. It appears to be original to the home. The kitchen, some bedrooms, bathroom are in that wing. They are proposing to demolish that wing in its entirety, and actually there is some context, or some photos of the interior of the home for reference. Let me run you through those real quick.

So, this is the front part of the house, well, here. Of course, the front elevation, front entry porch. As you move inside, this is the living room. By the way, these photos were all taken from a recent real estate listing of the property, so I assume that they're representative of relatively current conditions. This is the living room, and this is in the portion of the existing home to remain. The dining room on the other side of the front entrance, and then here is looking into that wing on the back of the house.

This is the kitchen area that obviously is in pretty rough shape, and beyond that, as you look back, there is another room. This is in the kitchen looking back into the portion of the house that's going to remain. Then this is the room behind the kitchen.

Upper bedroom to remain, another bedroom to remain, and I believe this is a third smaller bedroom to remain. Bathroom is in the wing on the back of the home that will be demolished, along with this kind of half-story space above that rear addition. Here's a view from the back of the house, you can see that entire wing that is proposed to be demolished to make way for the new addition to be constructed.

So, due to the pretty rough condition of the space and the rooms that are in this rear wing of the house, Staff doesn't have any objection to that being demolished. Actually Staff commends the Petitioner for the preservation of the front portion of the home which, in Staff's opinion, is the important part that's doing the work of contributing to the character of the neighborhood in this location. So, this whole area on the front of the house is the portion that's going to remain.

These are also relatively recent photos so you can see kind of the side of that front area. The full two-story portion of the home on the front is the part that's staying, and that one-and-a-half-story wing on the back will be demolished.

So, in regards to the design of the proposed addition, we did just have a number of kind of details. In this situation where you have the existing older portion of the home joining up to the new addition on the back, we just want to take a little bit of a closer look at some of the details, make sure that's all being thought through and the outcome is going to be as desired.

So, in regards to the siding, I know this sounds like a small detail but the first item we noted on our Staff report was the texture of the siding. The plans note that the existing home, the siding is going to be repainted, so

presumably scraped, painted. There's probably going to be a little texture to that just after years of paint, but overall, siding on an old home like this is smooth. Currently, the plans are specifying the James Hardie siding on the new addition that has the kind of fake wood grain texture embossed on it, which might be a little bit of a mismatch in this case. Staff would recommend smooth siding on the addition to better fit with the original siding on the main part of the house.

Also, this is just a detail we'd like to confirm tonight with the Petitioner, which is the exposure of the siding. I don't know what the dimension is of the existing. Obviously, you can see it's a relatively small exposure, probably three, maybe four inches.

COMMISSIONER KUBOW: You're talking about the height?

MR. HAUTZINGER: That would be like the height that you see, the overlap of the board, the exposure is the amount that you can see, the face of that piece of siding. Staff's recommendation would be that the new siding should have the same exposure as the existing just to make that all look like it fits together.

One detail on the east elevation, so by the way, just to clarify what you're looking at here, the drawings on the screen, this is the existing elevations on the top here, and here is proposed. You can see the front is basically the same. They're not really changing the front. Existing and proposed, but the side elevation, this is the wing that's going to be removed, and this is the new addition on the rear. Same thing, on this sheet, this is the existing addition on the rear that's going to be removed, and the new addition, again joining up to the back of that front portion of the house. Then this is the rear elevation of the new addition.

The one detail that I think is worth discussing tonight, on this east elevation, there's a line here that would suggest that there is a corner and maybe a return to that wall, but according to the floor plans, this is all going to be flush. So, marrying up the new siding with the existing siding in the same flush wall plane seems a little tricky. I'd be curious to hear what the Petitioner's plans are for that. Is it going to be too thin? Is there actually going to be a butt joint there between all those boards? Staff would recommend, it might be a nice way to clean that up, if there is the ability to offset that new addition a little bit, even six inches could do the job, just to create an inside corner for that new addition to tie in to the existing portion of the house and not try to get those materials to align and blend exactly.

Corner boards, according to the photos of the house, there's corner boards existing. They're not shown on the plans. I'm assuming they're existing to remain, in which case we would recommend having corner boards on the new addition as well.

Then the windows, similar, the windows are all identified on the architectural plans to be existing to remain. The new windows are specified to be white vinyl. The existing windows are painted white wood, but they do also have newer metal storm windows, which is not uncommon on an older home. So, the black frames that you see here in these images are actually metal storm windows in front of the old wood windows to help protect them and give better weather protection.

The black color actually, in Staff's opinion, is kind of a nice

accent. It kind of goes nice with the color scheme to add a third little accent color to the design. But having new white vinyl windows on the new addition, obviously those aren't going to have storm windows. So, there's going to be a mismatch there, which actually Staff feels maybe that's fine. That might be one detail where having the new being slightly different than the original might not be the worst thing. Something for the Design Commissioners to discuss.

The window trim, architectural plans are just showing kind of a simple picture frame around the windows, but in reality the existing home has a small wood sill projection and a small wood cap on top. That would be a nice detail to replicate on the new addition.

Then, finally, regarding the windows is the grids. You can see the existing windows have the four over four grid pattern in the windows. Architectural elevations aren't showing that. But, again, assuming that the existing windows are intended to remain, Staff would recommend including the decorative grids in the new windows to pick up that same pattern that's in the existing.

Roof height of the addition, this is something that, I'm kind of thinking maybe the architect misinterpreted the code requirement. They're showing this rear addition with a pitched roof and the high point is dimensioned to be 25 feet above grade. Per code, 25-foot is the maximum building height, but that's measured to the midpoint of the roof, not the high point. So, there's actually enough room here to increase that pitch, right, you know, raise that up so the ridge of the addition could align with the ridge of the existing. I think that would be a little more cohesive massing-wise. That can give you a better pitch for rain and everything else.

Finally, just as a side note on the site plan, the garage is, the new garage is shown with a five-foot setback from the rear yard and a five-foot setback from the side yard. Per code, for accessory structures such as a detached garage, five-foot is the minimum for the rear, but you can go as low as three-foot on the side which is not uncommon at all. Given this offset that's required here, just kind of a side note for the Petitioner, you might want to scoot that over a couple of feet, take advantage of that three-foot setback to minimize that offset.

Those are our comments. Overall, Staff is recommending approval.

ACTING CHAIRPERSON ECKHARDT: Could you show us the floor plans, please?

MR. HAUTZINGER: Yes.

ACTING CHAIRPERSON ECKHARDT: I don't know; they weren't in the packet and so I was looking for, did you send those out via e-mail?

MR. HAUTZINGER: We did, yes, but --

ACTING CHAIRPERSON ECKHARDT: Yes, I missed it.

MR. HAUTZINGER: -- I've got them here. So, this is existing, and they're showing that whole rear wing to be demolished. Let me know if you need me to zoom in on anything. Once the rear wing is gone, here is the new first floor here on the right side. So, the new addition is more of a larger square instead of a wing that's existing. Then the upper story as well, again two-story, and here's that wall being flush.

COMMISSIONER KUBOW: Can you zoom in on that, kind of the new --

MR. HAUTZINGER: Right here?

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Yes, I mean, they're showing it as flush. Anything in particular you want to see on the floor plan?

ACTING CHAIRPERSON ECKHARDT: I just hadn't seen this.

MR. HAUTZINGER: Okay, well, again, Staff recommends approval of the design. We do have all those recommendations that are summarized on the cover sheet that you have a copy of, items one through nine for your reference. That's it.

ACTING CHAIRPERSON ECKHARDT: Okay, thank you. So, the way, folks, we're going to go, Staff makes their presentation which Steve has now completed, we're then going to go to the Petitioner for his comments and presentations and reply to whatever he wants to talk about. Then we will go to the public and have public comment. After that, the Design Commissioners will deliberate on what we see, and then we'll be done, okay?

So, that being said, would the Petitioners like to approach and make a presentation at this time?

MR. FANIZZA: Do we come up?

ACTING CHAIRPERSON ECKHARDT: Yes, absolutely, right to the podium.

MR. PLAVSIC: Do you want one at a time or do you want us all?

ACTING CHAIRPERSON ECKHARDT: You can, however you want, it's your call.

MR. HAUTZINGER: And please be sure to sign in if you haven't already.

MR. FANIZZA: I did; I signed in.

MR. HAUTZINGER: Somebody walked in a little later.

MR. PLAVSIC: I did, I'm sorry. I'll sign in.

MR. HAUTZINGER: Yes, if you could just make sure you sign in before you --

MR. PLAVSIC: Yes, of course. Can I put this somewhere?

MR. HAUTZINGER: Right on the table would be good.

ACTING CHAIRPERSON ECKHARDT: Yes, right on the table.

MR. PLAVSIC: Just a sample of the siding; easier to see it.

MR. FANIZZA: Okay, I'm the architect, Antonio Fanizza.

MR. PLAVSIC: I'm Bill Plars; one of the owners.

MR. FANIZZA: Starting with the demolition, when I was originally called to see this, actually the toilet, they had no floors, they just had the pipes. The second floor, you kind of have to walk at an angle to get to the bedroom. That was the reason why I just said the best thing is to just eliminate the whole thing and do it over.

The existing, I think there was an addition done at a much later date that did not really match the existing house anyway. I did not do any brick because it did not have any bricks. I think your Staff considered I think some bricks

at the bottom?

MR. HAUTZINGER: We didn't really comment on that detail.

MR. FANIZZA: Okay, so then we're good, yes, yes, yes. So, what I've basically done is tried to match the addition with the existing residence. If I have to tweak a little bit, yes, I agree. But I'm keeping the same style, same pattern, same everything else, so much so that the existing rest of the house, I really did not modify anything at all. I left it as it is. I left the porch, we just have to repair the floors, repair the spindles and all that. But I'm not changing the character or the architecture or the style of the existing house, and the addition, I'm doing everything possible to complement the existing house, so much so even the porches that I'm doing kind of picks up on what's already up in front.

The siding, I'm picking up what I'm doing in the front. So, the windows, I'm picking up what's already existing in the existing house on the windows. The size is coming pretty close, the color I'm doing pretty close, double-hung the header, double-hung we're proposing. So, even the trim work, we're trying to match the existing trim work that the house has. So, anyway, so like I said, in the end when this is done, my hope is obviously that the addition will look like exactly the existing so it will look like all one continuous house. That would be my ideal.

Roof-wise, I'm matching also the existing residence, matching the angles if I can, although this will be measured, they're wider so it's not going to be the roof pitch, the same pitch, otherwise it'd be too tall, so kind of a little bit lower to kind of hide it a little bit. But, again, matching the siding, matching the shingles, matching the pattern.

After this, if you guys have any questions, please ask.

ACTING CHAIRPERSON ECKHARDT: Okay, do you have anything to add, sir?

MR. PLAVSIC: No, it's just the only thing to add is, when we first looked at this house, my wife loved it, you know. So, we're not from Arlington Heights but we come here an awful lot. So, one of the first things when we saw this house is she said we can do something really special with this house and keep it with the community. So, that's where this kind of spawned off was keeping the front of the house looking original, so from the street appeal, it looked like it still matched the neighborhood, kept the traditional feel.

It's pre-1890, so obviously the interior of the house is in really, really rough shape. So, our original thought of just renovating the home really didn't make sense, you know. So, the best thing for us to do, like Tony said, was to modernize the inside so it will look lovely on the inside but keep the historic look on the outside and make everything kind of married together. So, that continues to be our goal throughout this whole project.

ACTING CHAIRPERSON ECKHARDT: Okay, very good. Good goal, especially in this neighborhood.

MR. PLAVSIC: Of course.

ACTING CHAIRPERSON ECKHARDT: You know about it.

MR. PLAVSIC: Especially by the train station.

ACTING CHAIRPERSON ECKHARDT: Oh, yes.

MR. PLAVSIC: It's a great location.

ACTING CHAIRPERSON ECKHARDT: Okay, is all of your team pretty much completed with their presentation?

MR. PLAVSIC: Yes. Joe is here who's our general contractor. He kind of puts together some of the boards and makes sure, you know, he'll be doing most of this work with his team, but --

ACTING CHAIRPERSON ECKHARDT: Yes.

MR. PLAVSIC: -- this is our core group that's here.

ACTING CHAIRPERSON ECKHARDT: Okay, great.

MR. PLAVSIC: And neighbors, this is where the neighbors will see this pretty much.

MR. MALONE: I know. I also live --

MR. PLAVSIC: Yes, Joe lives --

MR. MALONE: My kids go to Westgate, so when we found this house, I was like, wow, we can make that.

ACTING CHAIRPERSON ECKHARDT: Okay. All right, can you just elaborate for a moment on, I'm looking through the report here to see if there's actually been color samples submitted for the house. My assumption is the existing house is yellow, right?

MR. HAUTZINGER: There's a material board here, it's up on the screen.

ACTING CHAIRPERSON ECKHARDT: Oh, there it is, okay.

MR. PLARS: Yes, you know, I think from a color perspective, you know, when you look at the house, it's an old Colonial. You have some traditional colors, you know, they're whites, light greys, light yellows, light greens, light blues, things of that nature.

ACTING CHAIRPERSON ECKHARDT: Yes.

MR. PLAVSIC: So, you know, that storyboard depicts pretty well, you know, what we're looking at. To be honest, we haven't gotten that far, to even look at it beyond that, you know. When we look at that house, the one thing I try not to do in any community that we're in is if there's a white house next door to us, maybe we don't make it a white house. You know, maybe we make it a slight shade of something different to create some variety, you know, across the street and the landscape there.

So, that might be the only thing that veers, but I think, so far I think these colors are --

MR. FANIZZA: I think you have a brown house next door.

MR. PLAVSIC: Yes.

MR. FANIZZA: So, this will tend to be in a light shade color.

MR. PLAVSIC: Yes, it will be a lighter shade color. The house to the right of us is darker.

ACTING CHAIRPERSON ECKHARDT: So, the clapboard siding, from my seeing, it looks a little greenish. Is that the intent? I can't read what it says.

MR. HAUTZINGER: If I could just jump in? According to the architectural plans, it does say to match existing. The existing as you can see in

the photo is more of a yellow color, white trim, white windows, and then the brick on the base of the existing home is already painted white, and with a dark roof. So, the architectural plans do specify to match existing; however, I did get an e-mail from the owner earlier today with some different color options that he said they're considering for the home.

So, I thought it was important for him to just communicate tonight that maybe they're not going to match the existing colors exactly as they are. I'm assuming you would repaint the existing portion of the house and then the new part to be colorized to match?

MR. PLAVSIC: Yes.

MR. FANIZZA: Yes.

MR. PLAVSIC: Yes, keeping in mind everything that's there is coming off, you know. It will all be sanded down to bare wood so we have a fresh palette to work with from there.

ACTING CHAIRPERSON ECKHARDT: Yes, right.

MR. PLAVSIC: You know, the pale yellow may be an option that works for us, but we haven't been married to that just yet. But the intent would be to keep to one of those soft historic pastels or white.

ACTING CHAIRPERSON ECKHARDT: So, this Board, we're pretty much about all about the look-good business. So, we do want to know what color of the house is, and we want the petitioners to be able to land on something. Now, we have made motions to approve this color or that color or another color, we'll decide later and we'll let Staff look at the color chips if you're not determined. But we sort of like, as do the neighbors who are visiting, to know what this is going to look like.

MR. PLAVSIC: Sure.

ACTING CHAIRPERSON ECKHARDT: So, we can flesh that out, but if you're saying that it's either going to be an off-white or it's going to be that kind of minty or light green or a light yellow, you know, this Board will take that in consideration, but --

MR. PLAVSIC: Got it.

ACTING CHAIRPERSON ECKHARDT: -- we do, there's a few things we really like to land on, that would be what the color palette is, okay?

MR. PLAVSIC: Okay, if I may?

ACTING CHAIRPERSON ECKHARDT: Yes, go ahead. Yes.

MR. PLAVSIC: Our intention then will be to stay as close to the original color as possible. We don't know what that color is. Right now it's a 100-year washed out yellow, but I think it'd be a color, I think we understand the color palette is a pale yellow, so we would stay as close to the natural color as possible.

ACTING CHAIRPERSON ECKHARDT: Okay, all right. Well, again if you would like for us to consider one or two colors, because obviously this is your life house so you want it to be the way you want it. I have no issue with yellow. My colleagues will chime in on that one, okay?

MR. PLAVSIC: Yes, no problem.

ACTING CHAIRPERSON ECKHARDT: Great, okay. At this point, we'll close the portion of the meeting that is the Petitioner. If something comes up,

raise your hand and I'll bring you back up, if you need to clarify something with the neighbors, too.

MR. HAUTZINGER: I'd like to quickly just take the opportunity to clarify what your intentions are for the windows. Again, the architectural plans specify that the existing windows are going to remain. Is that your plan in the existing portion of the house?

MR. FANIZZA: I would, because it's the original, maybe it needs to be touched up, they're wood windows. From the inside, they look real good. They've got the traditional Colonial casings. Once you start taking that out, well, you're not replacing it, you're putting on, you know, modern. So, my intention when I saw the house was to try to keep as much of the original as possible except, you know, maybe strip it, then we refinish it.

ACTING CHAIRPERSON ECKHARDT: Do they have weights in the sides to --

MR. FANIZZA: Well, if I remove it, then probably all the window's weights --

ACTING CHAIRPERSON ECKHARDT: Are they painted shut right now or what?

MR. FANIZZA: I don't think they work though.

MR. PLAVSIC: No.

ACTING CHAIRPERSON ECKHARDT: No?

MR. PLAVSIC: No. Joe has been in the house quite often. I know that it has weights and they're not really --

ACTING CHAIRPERSON ECKHARDT: You can hear the weights clanging around when you open them?

MR. MALONE: Yes.

ACTING CHAIRPERSON ECKHARDT: I'd be shocked if you didn't have them, you know.

MR. MALONE: Yes, they have weights.

MR. FANIZZA: Yes, no, I mean, I just don't want to, I would have to work on that.

ACTING CHAIRPERSON ECKHARDT: They will need to be, you know, they'll have to be restrung.

MR. MALONE: Yes, we're going, it's pretty simple to do.

MR. FANIZZA: And we have done 1890's buildings, yes, it's more expensive to, we have done it or just replaced them.

ACTING CHAIRPERSON ECKHARDT: I had my mother's house so I know exactly, of course that was 46 years ago when I had that house in town, so you know.

MR. FANIZZA: Well, triple the cost.

MR. HAUTZINGER: So, then will the existing black storm windows remain as well?

MR. FANIZZA: That is --

MR. HAUTZINGER: And I'm not necessarily pressuring you to keep them. I just wanted to better understand what your intentions are with it so that everybody, you know, neighbors as well as the Design Commissioners kind of have

an understanding of what to expect because it does change the look, having those black metal frames on there; it's a distinctive detail.

MR. FANIZZA: If you replace the windows, then we'll get rid of that, you know. If you're keeping the windows, then we'll keep them.

MR. MALONE: Just remove them probably.

MR. PLAVSIC: Yes, I think as we put newer windows on the back side of it, it's probably easier just to keep everything consistently white. I know that the black pop is kind of nice, but --

MR. FANIZZA: I thought the intention was to keep them, but --

ACTING CHAIRPERSON ECKHARDT: So, the idea is you might replace them with white storm windows? You'll get some kind of storm because they're not --

MR. PLAVSIC: What's the condition of the storm windows?

MR. MALONE: The storm windows are glazed. I guess I'm looking at --

MR. HAUTZINGER: I'm sorry, if you could state your name just for the recording?

MR. MALONE: Oh, hi, I'm Joe --

MR. HAUTZINGER: Thank you.

MR. MALONE: I'm new at these things.

MR. HAUTZINGER: No, that's okay.

MR. MALONE: Keeping all those windows would be like real cool, but like you're saying keep the black? You know, we could also complement the trim around the windows, you know, to add like black around it, you know, to kind of play with ways to make it pop, you know. Storm windows are nice but they're very inconvenient for people to try to get up and put them down, you know, going up 20 feet in the air, with the little butterfly clips, so it wouldn't be very easy for someone that would purchase the home to have it be more of an upkeep every year. You go up there, put those down, then add screens to go in. I think putting a nice trim and keeping the trim black would be nice, too.

MR. HAUTZINGER: These are not operable storm windows that have a screen built in?

MR. MALONE: No, they're all one solid storm.

MR. PLAVSIC: Like put in after the fact.

ACTING CHAIRPERSON ECKHARDT: Oh, okay. Well --

MR. PLAVSIC: I mean, we do want the homeowners to have something that's functionally easy to work, you know, it's a historic home, but that will have some modern features to it.

ACTING CHAIRPERSON ECKHARDT: If you want to change to a fixed storm window, it's strongly advisable.

MR. PLAVSIC: You were one of those --

ACTING CHAIRPERSON ECKHARDT: I had custom ones made for my old house.

MR. PLAVSIC: Yes. Yes.

ACTING CHAIRPERSON ECKHARDT: And my second house I did the same thing, so I had single glazed, you know, non-insulated windows.

MR. PLAVSIC: Yes, and windows are probably one of the more important things that get put into a home.

ACTING CHAIRPERSON ECKHARDT: Yes. Okay. All right, well, let's move, if you gentlemen could take your seats, thank you very much for your presentation.

MR. FANIZZA: Thank you.

ACTING CHAIRPERSON ECKHARDT: May I see a show of hands of folks that would like to comment on this project? One, two, three, is there a fourth hand back there? No? Three, okay, good. All right, well, why don't I start on my left, sir? Come on down.

MR. GAYNOR: Greetings, Ted.

ACTING CHAIRPERSON ECKHARDT: Hi, how are you?

MR. GAYNOR: Hi, I'm Tom Gaynor, 208 West Fremont Street. My wife Sue and I have been rehabbing Police Chief Scott's house for the past 44 years. So, I have two comments about the design and then one more just general one on preservation.

Overall, we're thrilled that this house is being saved and it's going to maintain the character of it. Steve's comments, I would recommend the Commission takes very close to heart because Steve I think is spot on on the kind of comments that like we are all very much, at least my wife and I are in sync on. So, good job on that, Steve. As always, he's got a really good eye for the historic character of our homes.

So, the two comments are that siding is really important. So, having stripped or fixed or redone the entire house that I live in, it's all half-by-six cedar bevel with four-and-a-half-inch reveal. It's a lot of work to strip all the paint. It took me a year for the siding. The house around the corner, the Laheys, had a very similar issue with their siding. When it's a 100-and-some-years old, it gets tighter and it doesn't hold paint really well.

So, as much as it's nice to maintain the original cedar siding, the neighbors around the corner stripped everything, they did the whole thing in Hardie board, it's half-by-six cedar bevel exact look. But it's all concrete and it's going to be maintenance free. I don't think there are too many people that are as crazy as I am that want to be painting all the time, all right. So, I think the maintenance aspect of it, I'm speaking for the contractor, but I think the return on investment is likely to be there. People are not going to take well to a high maintenance house.

So, I think the siding, get that right. I think that where you blend it, you have to stitch that. If there's a vertical line in the siding, that's just going to look like you don't want it to look.

I like the comments about how you want the house to look like it's always been that way. It doesn't look that way right now in the way it's designed because of the pitch, or the peaks don't line up. That's already been the comment that Steve has made. Get the roofline right, because otherwise people will look at that and go, huh, when did you do the addition? You don't want that to be the case. I think it's got to look like it's always been there pretty purposeful. So, other than that, I think Steve already has made really, really good, solid recommendations.

The general comment I have is that this is, we call this the HANA Triangle. I'm currently serving as HANA president but I'm not here on that regard in that capacity. This neighborhood has survived at least half a dozen potential knockdowns. A number of them were homeowners who came in and, like crazy people like Greg and Vivian and Sue and myself, well, we bought these houses and decided to restore them over time as, you know, time and money permitted. More recently, the model has changed where contractors are able to come in and have things happen in a hurry, but there's an ROI for it. These homes have become so desirable and valuable that the preservation of them is no longer just a do-gooder thing, it's financially the right thing to do. I think that's a really great transition that I think this Commission can help others appreciate.

I've been tapped to be on the Historic Preservation Task Force which I'm really thrilled to be a part. You know, Kirsten is --

ACTING CHAIRPERSON ECKHARDT: We're very excited that Kirsten is going to be on your committee.

MR. GAYNOR: Yes, I think we're going to do some really good digging to figure out what's the right thing for our town, but I'm very excited that the Mayor and the Board have decided this is a priority in a strategic sense, and have put the effort forth to make some really good solid things going forward.

So, I just want to thank this Commission which really does a great job on keeping us on track for keeping the character in place, and the Staff I've always been impressed with in terms of doing the right kinds of stuff as well. So, thank you.

ACTING CHAIRPERSON ECKHARDT: Thank you for the kind words.

Someone across the room?

MS. MENZIES: Good evening. My name is Vivian Menzies. I live at 212 West Fremont which is directly next door to this house.

The Design Commission I think has a unique opportunity tonight. The house at 214 West Fremont is, at Tom said, in the heart of the Memorial Park triangle area which is in the HANA area, the Historic Arlington Neighborhood. It's a house that in most circumstances would have been a teardown. We are delighted that it is about to be rehabbed.

We are very fortunate that the owner who lived there over 50 years was very involved in historic preservation and was a docent for the Chicago Architecture Foundation for many years and always wanted her house to remain. Her daughter felt the same and was able to find a buyer that also feels the same. We're just so, so lucky. We're very supportive of the plan submitted by the developer.

I am also really appreciative of the thoughtful and thorough recommendations outlined by Steve Hautzinger. It's so important in this historic neighborhood that these recommendations become requirements in the motion for approval, which I really hope to see pass tonight. We're just so delighted with this and so happy to be here for a positive reason instead of against something.

So, there are a few little points that are important to me. One is the window style. The existing windows have that four-over-four pattern but the

material it shows is six over six which would give it more of a Colonial look. This isn't a Colonial house and I don't think that really fits with the time period. So, I hope we can either keep the four-over-four, or many of the houses in our neighborhood have a two-over-two vertically divided that seems to me. Our house is about the same period the same time period as this. Our house was built in 1878, it's about as close as we could get, and we've got the same woodwork inside so we know they're pretty close.

The other thing, I do think that the black storm windows really help. They help, the color kind of recedes which is typical of a lot of older homes. So, I hope that maybe that can be kept.

Just as an aside, this house, it's been yellow for maybe 20 years or so. Before that, it was brown. So, it's not an original color. The greenish color that was on the board, actually I thought that looked really nice.

But given that the Village of Arlington Heights has made historic preservation a strategic priority and has put this task force together to implement preservation, I'd love to see the Design Commission really continue to take a proactive approach within the parameters that you've got now. Overall, I'm really supportive of this plan with the added requirements of some of the details, the proper windows, the corner boards, and the trim and siding being matching to the existing, which sounds like what you guys want to do anyway.

So, one concern I have that's just maybe personal to me is, if you're sanding the house or cutting Hardie board, I know there is a tremendous amount of dust. Just as living next door to it, if there's a way to mitigate that at all, I would really appreciate it. Thank you.

ACTING CHAIRPERSON ECKHARDT: Okay, continuing, hello.

MS. McKINNEY: Hi, I'm Sarah McKinney. I live three houses away from this property, and I just want to say thank you to these three. I'm thrilled that you guys are doing this. Just so happy, and as well thank you for what you've presented tonight.

I think Steve's design recommendations really strengthened the proposed design and I would like for them to be requirements rather than recommendations. Then given that historic preservation is one of the Village's current strategic priorities, which we're all very happy about, I think it's a great time to think about what the standards might be that could be implemented for any future projects like this. I've noticed Village Staff has like pretty consistent design recommendations over the years for projects like this, and I'm just wondering like, I know those, I don't doubt that we have internal standards, I know that we do, and I'm wondering if those could be put in like a document somehow or like guidelines. I think that would be a really nice thing for the public.

ACTING CHAIRPERSON ECKHARDT: So, we do have guidelines.

MS. McKINNEY: Yes.

ACTING CHAIRPERSON ECKHARDT: This Village was founded 40-some years ago.

MS. McKINNEY: Right. Yes.

ACTING CHAIRPERSON ECKHARDT: We have a booklet.

MS. McKINNEY: Yes.

ACTING CHAIRPERSON ECKHARDT: Now, it might be generic towards all kinds of houses, new houses, but --

MS. McKINNEY: Exactly, yes.

ACTING CHAIRPERSON ECKHARDT: -- we don't specifically have historic guidelines.

MS. McKINNEY: Yes. I think what I'm asking for is could there someday be a document that's for like these kinds of situation?

ACTING CHAIRPERSON ECKHARDT: Well, there might be with this new committee that the Mayor has formed.

MS. McKINNEY: Yes. Yes, yes.

ACTING CHAIRPERSON ECKHARDT: I'm not exactly sure what's coming out of it but I suspect there's going to be some direction.

MS. McKINNEY: That will be amazing. Thank you.

ACTING CHAIRPERSON ECKHARDT: Yes. Thank you. They have their first meeting coming up.

MS. McKINNEY: I know, yes.

ACTING CHAIRPERSON ECKHARDT: You're going to go, okay, good. Is there anybody else in the audience that would like to comment on this one?

(No response.)

ACTING CHAIRPERSON ECKHARDT: Okay, I'm going to close the portion of the meeting for public comment and we'll go to our Board.

Commissioner Kubow, could you start please?

COMMISSIONER KUBOW: I will start, thank you. You know, I agree with the neighbors and Steve. I commend you guys for not proposing a teardown and working with a very old house. You can tell that the inside is a struggle, so we commend you for not proposing a teardown and working with what you have. I think what you have is already something that's architecturally relatively easy to work with, and I commend Steve as always for a really fantastic review, recommendations and report. It helps provide guidance for us. It also helps really guide these meetings and keep the agendas tight and efficient.

So, you know, I am in general agreement with Staff's recommendations but also with the neighbors' requirements. I think for me, it's easiest just to really go through these. You know, I think at the end of this, I want to get the opinion from you guys on what is achievable, what's going to be a challenge, and you know, to maybe talk through that a bit more.

But starting with number one, a recommendation for smooth versus, or a recommendation to match existing. I think that should absolutely be a requirement. Siding, same, it should match existing. Same for number three, clarify that the new siding will be toothed into existing siding so we have the same vertical exposure. Corner boards are very important, so that would be a requirement for me.

Also, the windows are really providing that pop, so I think having a requirement that there's consistency, I don't know if that's going to be the black or if you're just going to go with white, I think we can talk through that, but there needs to be a consistency on all four sides of the house. Same for number

six, that the trim around the new windows be detailed to replicate the original to the best of your abilities.

ACTING CHAIRPERSON ECKHARDT: What happened to three?

COMMISSIONER KUBOW: Did I skip three?

ACTING CHAIRPERSON ECKHARDT: I thought you did --

COMMISSIONER KUBOW: I had three.

ACTING CHAIRPERSON ECKHARDT: You did? I thought --

COMMISSIONER KUBOW: Yes. I want to match the horizontal; I also want the exposure to match; it should be a requirement.

ACTING CHAIRPERSON ECKHARDT: Okay, sorry to stop you.

COMMISSIONER KUBOW: No, you're fine. Number six, recommendation that the trim around the new windows to be detailed, I'd like to talk about that. I just want to understand what's realistic and what isn't realistic. The recommendation for the new windows to include decorative muntin grids, I am not, I'm fine if this thing is a recommendation.

I think the roof pitch is where I struggle because, and I want to talk to you guys about this. I would like to make this a requirement, but I also don't want to affect budget to a regard where you can't do the project. I don't think it's going to be a terrible cost increase to do that, but I think that's pretty important.

Then the garage, I think that's a recommendation just for the overall user experience and usability of it. I think it will make it a bit easier.

So, I think for me, you know, requirements, one through six are important. The others can be recommendations.

ACTING CHAIRPERSON ECKHARDT: Okay, is that a period at the end of the sentence?

COMMISSIONER KUBOW: And then for the color, I don't like dictating colors. I prefer that you come to us with the color chosen, whether it's yellow, a pale green, something that's in harmony with the existing district. I think we should talk about that because I want to walk away from here with the color chosen, and I think putting color in to Staff for administrative approval has to be. So, that's my recommendations and requirements, period.

ACTING CHAIRPERSON ECKHARDT: Okay, Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: All right, I really love the design and your efforts for the house. It took me quite a while to figure out what was going to be new and what was going to be different, so to me that's very exciting. I'm going to kind of go through the same way that Commissioner Kubow went through.

For the color, you've intended that you want to stay close to what is there or a light traditional color. I like that direction, and to me I would be comfortable with Staff okaying that once you submit something, knowing that it's lighter and traditional.

I agree with the requirement for the smooth siding to match the existing, or I would be open to replacing all of it with Hardie board that is smooth. Great point that you've brought up. You know, it is going to look the same but it's going to be new and maintenance-free.

The siding exposure should match, yes, a requirement. Clarify

the new siding would be toothed into that, yes, but I'm also under the impression there may be a corner board there. Would there? Because even though there's not a corner, still they're on the rest of the house.

MR. MALONE: We would end up seaming at each piece then.

COMMISSIONER FITZGERALD: Okay, all right.

MR. MALONE: You know, going back to the nearest kind of couple of feet to kind of blend it all in so you couldn't tell what it looked like.

COMMISSIONER FITZGERALD: Okay, thank you. A requirement to include the corner boards to match the addition. Since they're not in here, I'd also like that approved by Staff.

Evaluate the appearance of the white windows. I think all of the windows should match, and I love the point of keeping to the traditional and not looking more for a Colonial. I love that little black trim, that tiny little detail. I don't know how you do that in new windows, and I don't know how many people are going to really like these storm windows. So, as much as I like it, I would actually make that a recommendation.

Okay, and then new windows to include decorative muntins, they'd have to match regardless. A recommendation to raise the roof pitch. Is that a big deal, to raise it to match the original?

MR. FANIZZA: Raise which ones?

COMMISSIONER FITZGERALD: The one on the rear of the home, is that the one we're talking about, the one in the proposed north elevation?

MR. FANIZZA: One of the problems is the height restriction I think.

ACTING CHAIRPERSON ECKHARDT: We're okay with that.

MR. FANIZZA: You're okay with that, that I can raise it up?

ACTING CHAIRPERSON ECKHARDT: Yes. The code is to the mean of the roof, it's 25 feet, not the ridge.

MR. FANIZZA: Okay, then I can raise it up to match the existing pitch.

ACTING CHAIRPERSON ECKHARDT: Correct.

COMMISSIONER FITZGERALD: That would be great.

MR. FANIZZA: That would be fine. Except I don't see, the thing is this house has two intersecting gables, that's what creates more confusion. If you look at the actual house, it has one gable going in one direction and there's a gable going toward the front. So, it's not the width, it's not there to make it bigger. I have one gable going in just one direction toward the front. So, the only thing I can do really is I can match the pitch of the house, the height of the house, yes, I can do all that.

COMMISSIONER FITZGERALD: I think that would go a long way because, and it was said perfectly, and I apologize, I don't remember who said it, is that that's going to be your tell-tale sign that this was an addition. So, anything that can be done with that, I am strongly in favor for.

Then, again, on considering moving the garage two to three feet to the side, I would leave that up to you. But it seems like it would be nice to have three more feet in your backyard, or two more feet in your backyard.

That's all I have, but I really, it is really exciting to see you go

through the efforts that you're going through. I think it's, it appears to me with the way that you're talking that when this is finished, no one is going to know that anything was done other than it was well maintained.

ACTING CHAIRPERSON ECKHARDT: Joe, did you want to add something?

MR. MALONE: Yes. Just kind of what I'm looking at with the pitch and the roof and everything, you know, you're trying to say let's tie it in so we can't see it, but you're also going to be changing the pitch of the roof to almost more to look like a steeple to get up to be able to meet the next ridge over. Does that make sense with what I'm asking?

You know, like right now we're like at 7-12, and that's where it ties in going into the other roof. If we're going to keep trying to go up and up, we're changing that pitch now to possibly a 14-12.

Would I be wrong?

ACTING CHAIRPERSON ECKHARDT: No, I don't think we're making ourselves very clear. The existing house has a roof pitch and a height right there. Steve's got his hand on there. That's the point we want to bring that roof below it up to meet that point.

MR. MALONE: I see.

ACTING CHAIRPERSON ECKHARDT: I think that's what the neighbors are referring to, and I think that's my --

MR. PLAVSIC: That's fine. So, the heights, all the maximum heights are all the same.

ACTING CHAIRPERSON ECKHARDT: It all comes together.

MR. PLAVSIC: That's fine, yes.

MR. MALONE: We got it, yes.

ACTING CHAIRPERSON ECKHARDT: Okay, all right.

COMMISSIONER FITZGERALD: That's all I have.

ACTING CHAIRPERSON ECKHARDT: So, I basically echo exactly as my colleagues do so I don't need to get back into the weeds with this. I think we just have to come to a quick, we can either do it in a motion to see which of these are requirements and which are recommendations.

I think from Commissioner Kubow's standpoint, one through seven is definitely a requirement, after that it could be recommendations. Commissioner Fitzgerald, I think he felt number six could be a recommendation, not a requirement.

Is that it?

COMMISSIONER FITZGERALD: No, the recommendation of the trim around the new windows, if I misspoke, no, I think that should, I think all the details should match.

ACTING CHAIRPERSON ECKHARDT: Right, should match, okay.

COMMISSIONER FITZGERALD: The windows, the trim, the siding, the corner boards, it should match or else it's not going to work. It's just going to look like it's been worked.

ACTING CHAIRPERSON ECKHARDT: Okay, so I think number seven should read a requirement that all the windows match exactly as what was

just said. Number eight will be a requirement and not a recommendation that the roof be raised, that's a requirement. Number nine, considering moving the new detached garage, I think that's up to the owner. But I think if you're going to pick up two feet in the yard, you don't want to walk away from that. Then 10, the review deals with architectural design, that's just some boilerplate stuff there.

So, I think we're looking at most of these being requirements with some simplification of the "to match."

Steve?

MR. HAUTZINGER: I think there are some clarifications to be made before we get into a motion. I mean, I think everybody is in agreement what the goal is to try to match, but I'm not sure if we know what that means in some cases. Are we matching new vinyl windows to the existing wood windows? Are we, there's a sample on the table of siding here that's clearly wood. So, are you no longer proposing fiber cement Hardie board on the addition and you're proposing wood? Then the question about replacing all the siding on the existing house with new, is that something that you're considering?

MR. FANIZZA: We're matching the existing.

MR. PLAVSIC: Yes, I think our thought originally is if the wood was in good condition, once we, you know, with it being sanded down, as Joe thinks the wood is in pretty good condition, that we would try to continue putting wood siding throughout the rest of the house and then painting it.

MR. FANIZZA: So, it would not be a Hardie board then.

ACTING CHAIRPERSON ECKHARDT: It's not going to be a Hardie is your point.

MR. FANIZZA: Yes, it would be wood siding which has to either --

ACTING CHAIRPERSON ECKHARDT: Yes, okay.

MR. HAUTZINGER: So, I have a question for the Design Commission. If in the course of construction, if that's their intention to move forward to restore the existing wood siding, use new wood siding to match on the addition, if they get into construction and realize this is unsalvageable, it's in such bad shape, we just need to replace this and we want to use the Hardie board, are they going to be coming back to the Design Commission for that or do you want to consider that as an acceptable alternative and build that in to the approval?

ACTING CHAIRPERSON ECKHARDT: So, I still have the floor right now with my comments. I'm not concerned so much about making a motion based on what their plea is, but understand that, yes, people change, they have reasons why they need to go a different direction. One would be, I mean, I know what it's like to rip on these old houses, I've worked on a lot of them, and you do find surprises. I can tell you that if you stripped all the siding off the house and put it back up with plank in kind dimensionally and painted it, it would look pristine, right? No question about it. Whether it goes back as cedar or if it goes to Hardie, smooth Hardie, it will look pristine.

So, I'm thinking this motion should maybe outline the two options. I think, currently, your statement is you intend to sand down and clean up the existing wood clapboard siding to paint ready and then match it and align it with additional wood siding such that when it's painted, you won't be able to see A and

B, it will all be A, okay. If that's your initial direction, then I think we'll make a motion like that, and these minutes are available and we're talking about it. It's possible to put in the motion that if the Petitioner encounters some extreme hardship trying to accomplish the point of acceptance, which is really all we're concerned about is the point of acceptance, then I think we should be sympathetic.

Now, could our Staff handle that? I think he could because it's pretty straight-forward. This is our new plan, and you'll submit materials, you'll paint up some samples, he'll see it, you know, that would be fine.

So, did you want to comment?

MR. PLAVSIC: I did. So, I'm on the Architectural Review Board for a portion of South Barrington as well, so going into this project, I really didn't think Hardie board originally would be an option for us. Hardie board is easier, it's cleaner, it's faster, it's maintenance-free. The list goes on and on and on.

I know the historic requirements are different from village to village. I honestly thought right from the get go the course would be --

ACTING CHAIRPERSON ECKHARDT: It wasn't, you probably were safe in making that assumption.

MR. PLAVSIC: Exactly, right. Right. I think my preference, I've done a lot of homes, I think my preference for new homeowners going in there is to be maintenance free and to look correct, make the house to look correct. Hardie board would probably be the best solution for that. I just honestly didn't go that direction with a full head of steam. I really didn't think that that would be the direction that we would be approved in. So, if there is a way to have it be --

ACTING CHAIRPERSON ECKHARDT: When we get into our motion, we'll take that in consideration.

MR. PLAVSIC: Oh, yes. Yes, and I'm sorry, just to clarify, Hardie board the entire house.

ACTING CHAIRPERSON ECKHARDT: Yes.

MR. PLAVSIC: A lot of the seaming issues, the seaming issues go away. The dust, yes, different kind of dust, yes, but cedar definitely does produce a lot of dust. So, I'd prefer that direction if possible.

ACTING CHAIRPERSON ECKHARDT: Okay, I think what I'd like to do is --

MR. PLAVSIC: My apologies for not knowing that --

ACTING CHAIRPERSON ECKHARDT: That's okay, but part of the completion of my review, I think I would like to go through one through nine, as Steve has asked, and try to get the exact words. Is that what you're thinking?

MR. PLAVSIC: Yes,

ACTING CHAIRPERSON ECKHARDT: Okay, so recommendation for smooth siding to match existing. Well, I think that's a requirement, not a recommendation. We're going to change that word, or use of Hardie board.

COMMISSIONER FITZGERALD: Smooth.

ACTING CHAIRPERSON ECKHARDT: Smooth Hardie board.

COMMISSIONER FITZGERALD: To match existing is what they're saying, so either or.

ACTING CHAIRPERSON ECKHARDT: It's a requirement for smooth

siding to match existing or smooth Hardie.

MR. HAUTZINGER: If I could ask a question? Do you have any interest in keeping the option on the table to keep the existing siding and then have new siding to match as closely as possible, or would your preference, if approved, to put new siding on the whole house? I mean, I think you just answered that, that you would --

MR. FANIZZA: The original plan was to keep the existing siding and then match the new with the existing, but if there's an option between putting in the cedar siding versus the Hardie board siding, cedar siding is a maintenance issue. So, I would go with the Hardie board.

MR. HAUTZINGER: And that's what you would prefer to do as well?

MR. PLAVSIC: I would prefer it.

MR. HAUTZINGER: So, I mean, some of these recommendations or conditions that we outlined have changed in the course of the conversation tonight. I mean, I would recommend a motion that would say something along the lines of approval based on having all new siding and trim on the existing portion of the house and the new addition to match.

ACTING CHAIRPERSON ECKHARDT: To match the existing profiles.

MR. HAUTZINGER: Yes, match the existing dimensions, match the existing profiles, exactly.

ACTING CHAIRPERSON ECKHARDT: Yes, okay. That's number one. Number two, the siding exposure should match the existing. I think that gets covered in item number one as well. That's a requirement.

Number three, clarify that the new siding will be toothed into the existing siding for a seamless appearance. I think that's a moot item as now we're going in the direction of a whole new house.

Four, include corner boards on the new addition to match existing. I think you will be having corner boards.

MR. FANIZZA: Well, if we're doing new siding, then yes.

ACTING CHAIRPERSON ECKHARDT: Yes, okay. All right, evaluate the appearance of the white painted wood windows with black storm windows in the original house as compared to the proposed white vinyl windows in the new addition. I think Commissioner Fitzgerald outlined a thought on that I thought makes sense.

COMMISSIONER FITZGERALD: I think all the windows should match, but I can't imagine reapplying those storm windows back on the house.

ACTING CHAIRPERSON ECKHARDT: No.

COMMISSIONER FITZGERALD: It looks great. I don't know how you would achieve that if you didn't have the storm windows. Does anybody know that on the committee? So, I'd be open to all white as long as they match and they look traditional and they look like they're original.

MR. HAUTZINGER: I think this is still another tricky detail to clarify that, you know, currently the plan is to keep the existing windows. It sounds like remove the storm windows, but keep the existing wood windows and the new vinyl windows.

MR. FANIZZA: Yes, the issue that I have is if you remove the storm windows, those are, I don't know if they're original, but they're wood. So, you've got, you know, if we're trying to maintenance free, that's not going to be maintenance free. So, if the idea is to replace the existing windows with new windows to match all evenly, then I would suggest to use a metal clad window on the outside and wood on the inside so you can do the black trim around the window as guys are asking.

COMMISSIONER FITZGERALD: Or I was thinking that we could, they could paint the black part portion white so they all appear to match.

ACTING CHAIRPERSON ECKHARDT: Or you can, I mean, you can order split windows but it's going to be a lot of black, not just a little, you know.

Joe, you had a comment?

MR. MALONE: No, we answered it.

ACTING CHAIRPERSON ECKHARDT: Okay. All right, so --

COMMISSIONER FITZGERALD: So, is that answered?

ACTING CHAIRPERSON ECKHARDT: I'm just trying to think, are we just going to leave it evaluate the appearance?

MR. HAUTZINGER: Well, I know this is a little bit unusual to be making all these changes on the fly here. Normally, we have a set of plans that we're either approving or changing one way or another, but these are some pretty big changes. You know, not that the neighbors have the voice to tell you what to do on this house, but I do appreciate having you here for your opinions. The fact that one of the neighbors, you know, vocalized support of putting all new siding on this old home, because that's obviously a level of the historic preservation that the task force is going to dive into, where do you stop? You know, because is replacing all the old siding with new not really preserving it, is replacing the old windows with new not really preserving it? So, where do you stop?

It gives me peace of mind to know that the neighbors are not opposed to having all new siding on this house, replicating the appearance that exists but in a more updated, clean and less maintenance kind of way. So, I think that same issue dovetails into the windows. Is there a scenario where you're going to replace all these old windows with brand new windows, or are you determined to and committed to keeping the old wood windows?

For what it's worth, I agree with the architect that having storm windows over old wood windows is actually a good idea. I mean, to leave those old wood windows exposed --

ACTING CHAIRPERSON ECKHARDT: It's a cost. It's a cost.

MR. HAUTZINGER: I mean, they're there for a reason, and that's to help with, you know, air infiltration as well as protecting those windows. For what it's worth, I do believe the storm windows on there, I haven't been out there to personally look at it, but from what I could tell zooming in on the photos, I think those are like these old triple track windows that have a screen and an operable panel. I don't know that you need to get on a ladder to remove these or not. So, I'm saying they could remain.

MR. MALONE: I mean, if we are going to be, I mean, this is what we discussed, if we're going to do new siding, could we put new windows in? Is that

how --

MR. HAUTZINGER: I think that's what I'm curious to know where you stand.

ACTING CHAIRPERSON ECKHARDT: You've got windows on the back side; they're all new insulated windows.

MR. MALONE: Yes.

MR. HAUTZINGER: I'm curious to know where you stand. I'd be curious to know the neighbors' feelings about that, as well as of course the Design Commissioners.

MR. PLAVSIC: May I?

MR. HAUTZINGER: Let's start with you, yes.

MR. PLAVSIC: Sorry, I love this discussion first of all. Thank you very much for raising it, because it's actually a pleasant surprise.

ACTING CHAIRPERSON ECKHARDT: Well, this is a special neighborhood.

MR. PLAVSIC: We know.

ACTING CHAIRPERSON ECKHARDT: We don't ordinarily behave this way.

MR. PLAVSIC: Well, they'll be for --

ACTING CHAIRPERSON ECKHARDT: This needs discussion.

MR. PLAVSIC: No, I think it's great. You know, our initial thoughts looking at this home were preservation. Preservation and update where we can. So, it is refreshing for somebody who wants to build this for somebody who can enjoy it for the next 50 years. To do that, certain things have to happen. I love the ability of doing Hardie board, maintenance free, it's going to look great, you know, a pleasant surprise to hear that, that people are agreeable to that.

The windows could be the same situation. As we get into these windows more and more, we don't know what we'll find. What I do know is if we replace them all to look the same, we won't have any issues with the windows and the new homeowners get new windows. It definitely will cost more money to build it.

ACTING CHAIRPERSON ECKHARDT: There'll be questions down the road, why didn't you replace those windows out front. I mean, that is definitely going to come up.

MR. PLAVSIC: Yes, we try to keep it historic and preservation, but the new homeowners are going to say I want a maintenance-free home.

ACTING CHAIRPERSON ECKHARDT: So, I think from my standpoint, I think I would support replacing all the windows, but I would also want you to submit profiles and muntin configurations to Staff as part of, perhaps as part of this so that we can verify it's going to look like the original house.

MR. PLAVSIC: May I add to that just really quick?

ACTING CHAIRPERSON ECKHARDT: No.

MR. PLAVSIC: No? All right.

ACTING CHAIRPERSON ECKHARDT: That's it.

MR. PLAVSIC: Sorry, I've run out of time.

ACTING CHAIRPERSON ECKHARDT: Yes. Well, I mean, I don't

want to repeat myself.

MR. PLAVSIC: No, no, no, not at all. The only thing I was going to say is the black screens; those are complete add-on.

ACTING CHAIRPERSON ECKHARDT: You're going to replace the windows, you're going to get storms and screen, you can buy the storms black or the screens black. You can buy them silver. You can buy split windows black on the outside, white on the inside. I mean, I've done them all.

MR. PLAVSIC: Okay, we'll submit a plan.

ACTING CHAIRPERSON ECKHARDT: I think the key is to get something that is in character with the original house and you're going to have to do a little research on that and then show Steve probably because it's going to be in the motion to, you know, like shot drawing, submit them.

MR. PLAVSIC: Right.

ACTING CHAIRPERSON ECKHARDT: And I think that's the way it might come down with this committee. I can guarantee what this motion is going to be but I think that's the direction I'd like to see.

Okay, Steve, where were we?

MR. HAUTZINGER: Would the Chairman entertain soliciting the neighbors' opinion, granted opinion only, regarding replacement windows?

ACTING CHAIRPERSON ECKHARDT: Of course.

MR. HAUTZINGER: I would be curious to know.

ACTING CHAIRPERSON ECKHARDT: We could stop here. Starting with the number one person.

MR. GAYNOR: Tom Gaynor. So, yes, we replaced all of our windows that needed them. I did restore all of the basement windows, it took 20 hours per, but we did all the other windows through Marvin, like two over two's which were in keeping with the historic nature of the place. So, you can get windows that look totally historic, but they work like they're supposed to rather than leaky and, you know, just really tired. So, I think swapping out all the windows and having them all look like they've been there forever is a great idea.

This is going to be a million-dollar house, I mean, people aren't going to want to suffer through leaky windows that don't work well, right? It should just be no questions asked. So, I think the siding issue was if it's, you know, in keeping with the character, the same with the windows, I think that's where historic preservation, and hopefully task force can provide the framework for that stuff.

ACTING CHAIRPERSON ECKHARDT: So, do the other two concur with that?

MS. MENZIES: Pretty much. We have done a couple of additions on our home. So, we have newer windows that match our older windows, and our older windows, you know, have ropes and weights and it's not the most convenient thing in the world, but I think, you know, the key is that they do match the existing.

One point, the black that's on the house now, it's just the storm, it's just that little bit of black. It's not the black trim.

ACTING CHAIRPERSON ECKHARDT: Right, it's not a black window, it's a white window. That little bit of black is the storm window.

MS. MENZIES: Because there's a house in the neighborhood that

did that with black trim and it's just awful looking.

ACTING CHAIRPERSON ECKHARDT: So, are we certain that those storm windows are on the little hooks and they just, it's one big fix --

MS. MENZIES: They're triple tracks.

ACTING CHAIRPERSON ECKHARDT: They're sliders?

MS. MENZIES: They're old triple tracks.

ACTING CHAIRPERSON ECKHARDT: Oh, okay, okay.

MR. GAYNOR: If I could cut in? One question I'd like to ask.

ACTING CHAIRPERSON ECKHARDT: One more? Sure, sure.

MR. GAYNOR: We talked about the corner boards. It's a detail you've got to get right and that's all good. You've got to get the fascias right, too, and hopefully that is something, we haven't talked about it, it's in the drawings, but if you get that wrong, it just looks like the house is totally without the right face. So, it should have the right fascias please.

ACTING CHAIRPERSON ECKHARDT: Right, okay. All right, should we get back on track here? I think we were through --

COMMISSIONER FITZGERALD: I think it's five right here.

ACTING CHAIRPERSON ECKHARDT: Yes. Six is a recommendation that the trim around the new windows be detailed to replicate the original. I think that one is a requirement.

Seven, recommendation for the new windows to include decorative mullion grids to match the existing. That's a requirement that the new windows, all new windows, to include decorative mullion grids to match the windows, submit cut sheets to the Staff.

Okay, eight is the roof raising. Now, I just, I wrote I'm fine with a requirement to raise the roof, architect to update the plans and submit them to Staff for final approval.

Nine, consider moving the newer detached, I think that's at the owner's option. That's a recommendation, and that's it.

So, what happens, gentlemen, I'm excited to see new faces here, once you resubmit these drawings with your revisions and bubble them so Steve can see, he then writes a letter of acceptance by the Design Commission and sends that to the Building Department. So, it's important to re-submit to him. You can do it concurrently for your permit but, you know, he has to write this letter of, what do you call it, Steve?

MR. HAUTZINGER: Certificate of Appropriateness.

ACTING CHAIRPERSON ECKHARDT: Certificate of Appropriateness, okay, that's the proper term. It's the green light from us, and it doesn't happen until he sends it. He makes himself readily available if you have questions or you want to clarify, he's there for you, okay?

MR. PLAVSIC: Great, thank you. Steve, thank you.

ACTING CHAIRPERSON ECKHARDT: Okay, I think I'm finished now.

COMMISSIONER KUBOW: I'm going to make a motion.

ACTING CHAIRPERSON ECKHARDT: Will you make the motion?

COMMISSIONER KUBOW: Yes.

ACTING CHAIRPERSON ECKHARDT: Yes.

COMMISSIONER KUBOW: And I have a feeling that there will be some discussion on this. I think before I make the motion, I want to thank you for being, well, first and foremost, for coming in to the community and wanting to preserve but also being open on what that preservation means because there's a lot of different opinions. Normally, I don't like a design by committee because it creates confusion for the petitioner, but I think it goes to show the need for preservation guidelines. This is a good example and the minutes will show that. It's unfortunate our Chairperson Kirsten is not here because I think she would have been a very valuable resource today, but I think we're able to accomplish it. So, that's my soapbox.

So, I'd like to make a motion to approve 214 West Fremont Street, DC #26-048, with the following requirements and recommendations.

First, a requirement to install new siding, which I believe we confirmed to be Hardie board, to be approved by Staff. Number two is no longer applicable. Number three is no longer applicable. A requirement to include corner boards on the new siding to be in consistency and harmony with the existing neighborhood.

Number five, a requirement to replace all with new windows. The design of those windows will be in harmony with the neighborhood and approved by Staff. Number six, a requirement that the trim around the new windows be detailed to try to replicate to the original design as approved by Staff. Number seven, a requirement that the new windows include decorative muntin grids to be in harmony with the neighborhood as approved by Staff.

Number eight, a requirement to raise the roof pitch of the new addition to align with the ridge as approved by Staff, and a recommendation to move the new detached garage three feet side setback line for improved access.

ACTING CHAIRPERSON ECKHARDT: Is there a comment on the color?

COMMISSIONER KUBOW: Yes. A recommendation to match the existing color and another color that is in harmony with the neighborhood as approved by Staff. That's the motion.

COMMISSIONER FITZGERALD: I'll second.

ACTING CHAIRPERSON ECKHARDT: Okay, is there any discussion on the motion?

COMMISSIONER FITZGERALD: No, I think that was really it.

ACTING CHAIRPERSON ECKHARDT: Good motion.

COMMISSIONER KUBOW: Steve, do you have anything?

MR. HAUTZINGER: Just a couple of small details. The first condition was a requirement for new siding that would be Hardie board. Do you want to specify whether or not that is going to be smooth siding or have the false wood texture to it? It's less of a concern now than it was initially because it's not matching existing, it's all going to be the same. So, whether or not the Design Commission feels like having smooth siding is an important historical detail or if the textured siding is acceptable; I'd be curious to know your thoughts on that.

Two, you said that item two was no longer applicable which

was the siding exposure or the reveal should match existing. I would still encourage that even though it's all new siding, there's a difference in character with the large exposure versus the more narrow that's more historical. I would encourage keeping that as a requirement to, even though the siding is being replaced, it could still match or replicate what was existing.

I think those are the only two details.

COMMISSIONER KUBOW: I think those are fair clarifications. So, I know we can have someone else amend the motion, but I'm going to go ahead and amend my previous motion. To amend the requirement number one, the motion, that's a requirement that smooth siding or textured siding as approved by Staff. Then I'd like to amend my requirement for number two that the siding exposure be as close to what was previously built as possible.

COMMISSIONER FITZGERALD: I will second that.

ACTING CHAIRPERSON ECKHARDT: Okay, is there a discussion?

I have discussion. I think we should come up with smooth or textured, I don't think we should either or. I admit that I am not Kirsten Kingsley sitting here who is an expert at these things, these details. The house when it was built, was it smooth? The existing was smooth?

MR. PLAVSIC: Smooth, right?

MR. MALONE: Yes, that's correct.

ACTING CHAIRPERSON ECKHARDT: Okay.

COMMISSIONER FITZGERALD: Is it fair to say that that's kind of included in there? Oh, no, he did say either or.

ACTING CHAIRPERSON ECKHARDT: Either or, he said either or.

COMMISSIONER KUBOW: I did, and that's why I did say as close to the original but that was more an aside.

MR. MALONE: We'd prefer smooth.

MR. PLAVSIC: I think we'd prefer smooth.

COMMISSIONER KUBOW: Yes, and I'm seeing some heads nodding. That helps clarify that, so I will further amend my motion, specifically a requirement for number one that the new siding that's real close to the old siding will be a smooth finish.

MR. FANIZZA: And the existing is smooth.

ACTING CHAIRPERSON ECKHARDT: Okay.

COMMISSIONER FITZGERALD: Second.

Motion to approve the architectural design of the proposed addition to the existing single-family residence located at 214 West Fremont Street, DC #26-048. This approval is based on the architectural plans received 6/16/26 and the following requirements and recommendations:

- 1. A requirement to (replace the existing siding) install new Hardie board siding with smooth finish to closely match the old siding.**
- 2. A requirement that the siding exposure be as close to the existing siding as possible.**
- 3. A requirement to include corner boards on the new siding to be in**

- consistency and harmony with the existing neighborhood.
4. A requirement to replace all (existing) windows with new windows, the design of which will be in harmony with the neighborhood to be approved by Staff.
 5. A requirement that the trim around the new windows be detailed to try to replicate the original design, to be approved by Staff.
 6. A requirement that the new windows include decorative muntin grids to be in harmony with the neighborhood, to be approved by Staff.
 7. A requirement to raise the roof pitch of the new addition to align with the existing ridge, to be approved by Staff.
 8. A recommendation to move the new detached garage to the three feet side setback line for improved access.
 9. A recommendation to match the existing siding color or another color that is in harmony with the neighborhood, to be approved by Staff.

ACTING CHAIRPERSON ECKHARDT: Okay, any other discussion?
(No response.)

ACTING CHAIRPERSON ECKHARDT: There being none, can we call roll call, please?

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Acting Chair Eckhardt.

ACTING CHAIRPERSON ECKHARDT: Yes.

Good luck. Thank you, everybody, coming here tonight.

(Applause.)

ACTING CHAIRPERSON ECKHARDT: You came together as a community; that's the way it should be. Thank you so much.

MR. PLARS: Thank you.

COMMISSIONER KUBOW: Thank you, guys, good luck.

ACTING CHAIRPERSON ECKHARDT: Okay, we're going to continue on here.

Steve, did you want to present?

Thank you, Joe, nice meeting you.

ACTING CHAIRPERSON ECKHARDT: Okay, we are going to continue with our meeting.

You guys can join in. Okay, thank you. I look forward to the good things you're going to do on that committee.

COMMISSIONER KUBOW: If you guys don't mind, just if you can step out.

MR. PLAVSIC: Have a good evening.

COMMISSIONER KUBOW: Yes, thank you, everyone.

ACTING CHAIRPERSON ECKHARDT: Okay, Steve, you want to present the '27 budget?

MR. HAUTZINGER: Yes. As we do each year, I'll just present our budget for the Design Commission's approval before it goes through the actual budget approval process with the Village Board.

Really, in the past, we had a photocopying line item on here that we would occasionally use. That was really more in the days of the hard copy packets. That's really, we're not really using it so we're proposing to just wipe that out, which leaves just or Bombick Award plaques as our one and only budget item.

We have had our Bombick Award plaques budget set at \$500 I think since it began. All of a sudden though, with the price of plaques, you know, you're ordering from a vendor and there's a little escalation or inflation each year, so those plaque prices have gone up. The last couple of years, we actually had less than six plaques just because, we normally give out three for each award; owner, architect and builder. But occasionally, we have the owner who's also the architect or the architect who's also the builder, so there's only a need for four plaques.

So, we've had less plaques the last couple of years and the price went up but the quantity went down, so we stayed on budget. All of a sudden, we need six plaques and the price is going up, so the \$500 is no longer adequate. We're proposing \$700 to cover the plaques for next year; however, there's a chance that the Village Board won't support that increase. So, instead of getting the \$700 to cover the cost of the plaques that has gone up, we may need to look for new plaques next year to work within the budget.

ACTING CHAIRPERSON ECKHARDT: Okay, let me just open this up to the group here.

Is anybody, I mean, I think the current design we have is really classy.

COMMISSIONER KUBOW: Agreed.

ACTING CHAIRPERSON ECKHARDT: Do we want to consider value engineering the plaque or looking at a different design? I could talk to my neighbor who makes the plaques and see if he has thoughts, or we should be --

COMMISSIONER FITZGERALD: You don't think it's going to get increased?

MR. HAUTZINGER: I guess my recommendation would be to, we can recommend approval of the budget as presented here tonight which is \$700 for the plaques and see what happens. If it gets approved, we're covered and we stick with the original design which I agree, it has been very nice and it's consistent. We've been using that same design each year and it's always been a great option.

ACTING CHAIRPERSON ECKHARDT: Yes.

MR. HAUTZINGER: So, we can start with this but just wanted to give the Design Commission a little background that if it doesn't get approved, we might need to evaluate.

COMMISSIONER FITZGERALD: If they deny it, do they come back with another price or do they just deny it and we have to come back to them?

MR. HAUTZINGER: I'm not sure, to be honest.

ACTING CHAIRPERSON ECKHARDT: You're worrying me, Steve.

MR. HAUTZINGER: This is not a big issue.

COMMISSIONER FITZGERALD: Well, everything is going up in cost. How can they think that it's just going to stay the same every year?

COMMISSIONER KUBOW: There's going to be some escalation --

ACTING CHAIRPERSON ECKHARDT: Don't put that in the minutes.

MR. HAUTZINGER: No, I agree. I mean, you're saying in general.

COMMISSIONER FITZGERALD: In general, everything is going up. So, I would assume every budget has to go up a little bit. We'll go from there I guess.

MR. HAUTZINGER: For many years, we didn't use the full \$500 budget, it rolled over into some other fund or something like that. So, we were allocated the \$500 and we came in under that, \$300, \$350, for many years. Only recently, this year will be the first year where our \$500 budget is not going to be enough to cover the plaques. We're going to get it covered, don't worry, but this is where the proposed increase is coming from.

So, maybe that was a little too much information, but I would recommend, if you're in agreement, recommend approval of the increased \$700 budget.

ACTING CHAIRPERSON ECKHARDT: Okay, do I have a motion to approve the current budget at \$700?

COMMISSIONER FITZGERALD: I would like to make a motion to approve the budget at \$700.

COMMISSIONER KUBOW: I second the motion.

ACTING CHAIRPERSON ECKHARDT: You second.

Roll call, please.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Acting Chair Eckhardt.

ACTING CHAIRPERSON ECKHARDT: Yes.

MR. HAUTZINGER: Okay, that's great. We'll put it forward and we'll see what happens. I just wanted to give you the update or the heads up to that, potentially if it doesn't get approved. I realize it's a small increase, and I agree with you, Commissioner Fitzgerald, that it's a reasonable increase and to be expected.

COMMISSIONER FITZGERALD: Can I make a comment after? I mean, it won't affect the vote, but two comments. One is why don't we just stick to three plaques, end of story?

COMMISSIONER KUBOW: That's what we do, right, three and three?

MR. HAUTZINGER: Three plaques for each award.

COMMISSIONER FITZGERALD: Category, right. You said if there's more people they get more so we --

ACTING CHAIRPERSON ECKHARDT: No, no, we've only done three.

COMMISSIONER FITZGERALD: Okay, I wanted to be clear. Then somewhere in that, I think it would be great to buy a laser pointer for the group.

MR. HAUTZINGER: You know, the problem is the screen here absorbs the laser light.

ACTING CHAIRPERSON ECKHARDT: It doesn't show up.

MR. HAUTZINGER: That's why we ditched it. We have a laser pointer, but this new screen, when you hit it with the laser point, it just disappears.

ACTING CHAIRPERSON ECKHARDT: Call the screen company, tell them you need a --

COMMISSIONER FITZGERALD: All right, we'll forget it then.

MR. HAUTZINGER: We can look into that. That's why I try to be the laser pointer when an --

COMMISSIONER FITZGERALD: All right, as long as you have a reason.

MR. HAUTZINGER: Yes. No, I mean, it was a surprise the first day we had the meeting with the new screen, oh, the laser pointer doesn't work anymore.

COMMISSIONER FITZGERALD: Okay, no worries.

ACTING CHAIRPERSON ECKHARDT: Okay, last item on the agenda is public comment.

MR. MOENS: No, thank you.

ACTING CHAIRPERSON ECKHARDT: Okay.

COMMISSIONER KUBOW: I'd like to make a motion to close tonight's Design Commission meeting.

COMMISSIONER FITZGERALD: I will make a second on that one.

ACTING CHAIRPERSON ECKHARDT: All in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON ECKHARDT: Okay, thank you.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:57 p.m.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF KANE)

I, RONALD LeGRAND, JR., depose and say that
 I am a digital court reporter doing business in the State of
 Illinois; that I reported verbatim the foregoing proceedings and
 that the foregoing is a true and correct transcript to the best of
 my knowledge and ability.

 RONALD LeGRAND, JR.

SUBSCRIBED AND SWORN TO
 BEFORE ME THIS _____ DAY OF
 _____, A.D. 2026.

 NOTARY PUBLIC



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
8/11/2026

Item: 515 S. Chestnut Ave. - DC26-051 - SF/Teardown

Department: Planning & Community Development

Item Description:

Requested Action: Approval of the proposed architectural design for a new (teardown) single-family residence.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed design for a new (teardown) single-family residence to be located at 515 S. Chestnut Avenue. This recommendation is based upon the architectural plans received on 7/31/26, and the following:

1. A recommendation to lower the overall garage height by one or two feet to fit better with the scale of the adjacent homes.
2. A recommendation to change the siding color from the proposed "Pearl Gray" to avoid monotony with the recently expanded house two lots away at the corner (215 W. Park Street).
3. A recommendation to continue the horizontal trim board (located at the second floor line) from the north wall onto the rear and south side walls for a cohesive appearance.
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, 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

1. Staff Report DC26-051
2. DC26-051, 515 S Chesnut - Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Single-Family – Teardown/
New Construction
Project Address: 515 S. Chestnut Avenue
Prepared By: Steve Hautzinger

Date Prepared: August 5, 2026

PETITION INFORMATION:

DC Number: 26-051
Petitioner Name: Thomas Eckhardt
Petitioner Address: TDE LTD Architects
249 E. Prospect Ave
Mt. Prospect, IL 60056
Meeting Date: August 11, 2026

Requested Action(s): Approval of the proposed architectural design for a new (teardown) single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing to demolish an existing single-story residence with an attached one-car garage to build a new two-story residence with an attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,933 square feet and the proposed residence will have 3,562 square feet. This project complies with all of the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 31 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 31 feet Side: 8.2 feet Side: 6.4 feet Rear: 48.8 feet
Building Height (to the midpoint)	25 feet	24.9 feet
FAR	3,570 SF	3,562 SF
Building Lot Coverage	2,777 SF	2,375 SF
Impervious Surface Coverage	3,967 SF	3,622 SF

The subject property is located on a block of single-story homes with one-car attached garages. The homes across the street are predominantly one-and-a-half story homes with detached garages. There is one large newer two-story home on the northwest corner of the block, and a recent second story addition on the northeast corner of the block. Aside from those two corner lots, the proposed new house will be the first two-story house on this block.

Overall, the proposed design is nicely done with a traditional architectural style that will generally fit well in this location. The hipped main roof works well to complement the existing adjacent homes as well as to keep the height of the side walls from being too tall. The single-story front porch and single-story garage help the design to relate to the scale of the adjacent single-story homes.

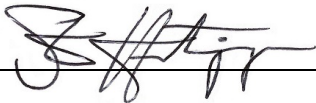
However, the garage wall looks a bit too tall as compared to the adjacent homes, so it is recommended to lower the overall garage height by one or two feet. Also, the proposed "Pearl Gray" siding color is the same color that was used on the recently expanded house two lots away at the corner (215 W. Park Street). A different siding color is recommended to avoid monotony. Finally, there is a horizontal trim board at the

second floor line on the north wall which works well to visually break up the two-story wall, but it is recommended to continue the trim board on the rear and south walls for a cohesive appearance.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for a new (teardown) single-family residence to be located at 515 S. Chestnut Avenue. This recommendation is based upon the architectural plans received on 7/31/26, and the following:

1. A recommendation to lower the overall garage height by one or two feet to fit better with the scale of the adjacent homes.
2. A recommendation to change the siding color from the proposed "Pearl Gray" to avoid monotony with the recently expanded house two lots away at the corner (215 W. Park Street).
3. A recommendation to continue the horizontal trim board (located at the second floor line) from the north wall onto the rear and south side walls for a cohesive appearance.
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, 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



August 5, 2026

Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

c: Petitioner, DC File 26-051



W Park St

S Walnut Ave

S Walnut Ave

S Mitchell Ave

S Mitchell Ave

S Chestnut Ave

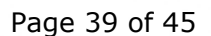
S Chestnut Ave

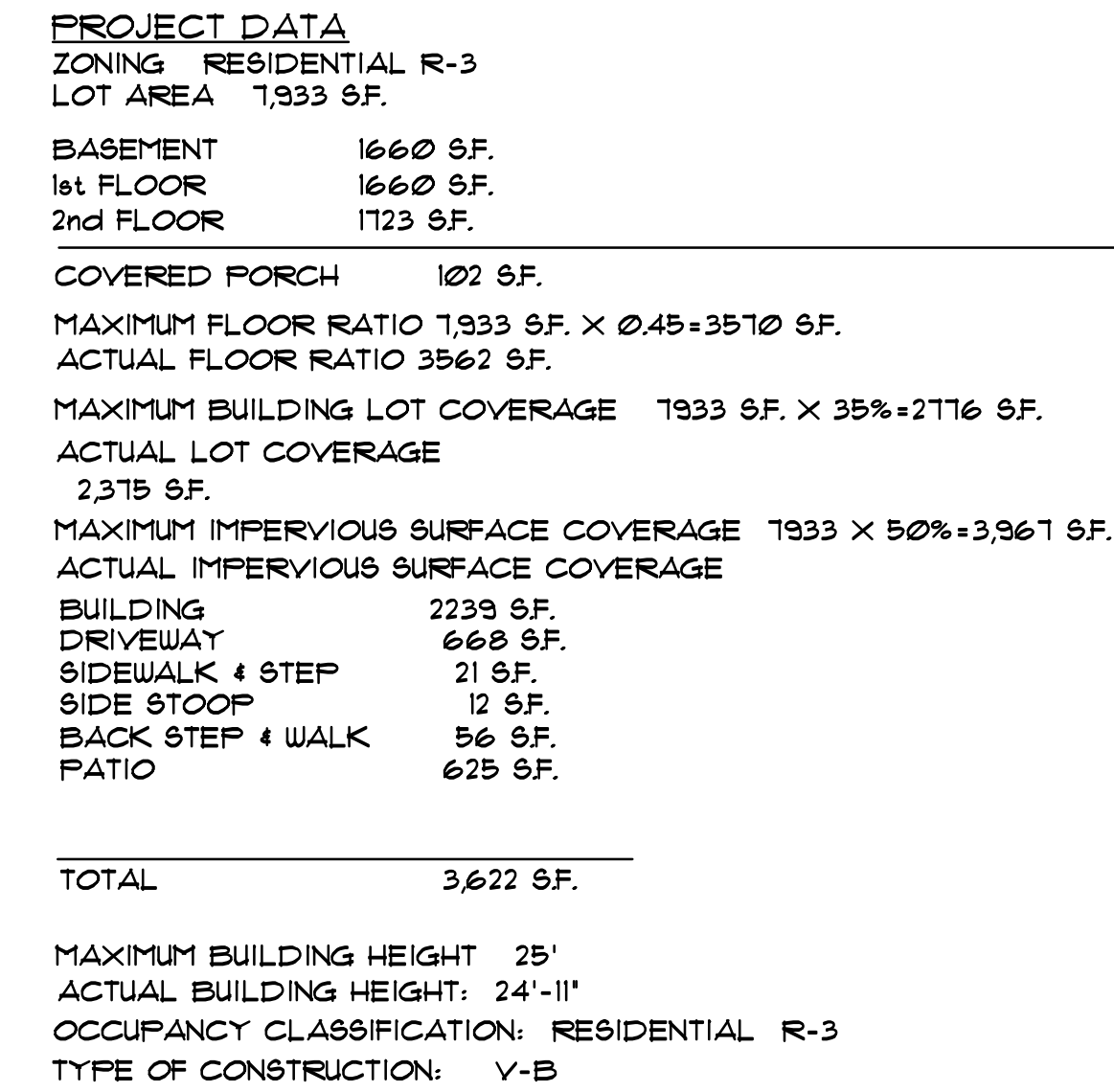
S Highland Ave

S Highland Ave

S Vail Ave

S Vail Ave





SITE PLAN
SCALE: 1/8"=1'-0"

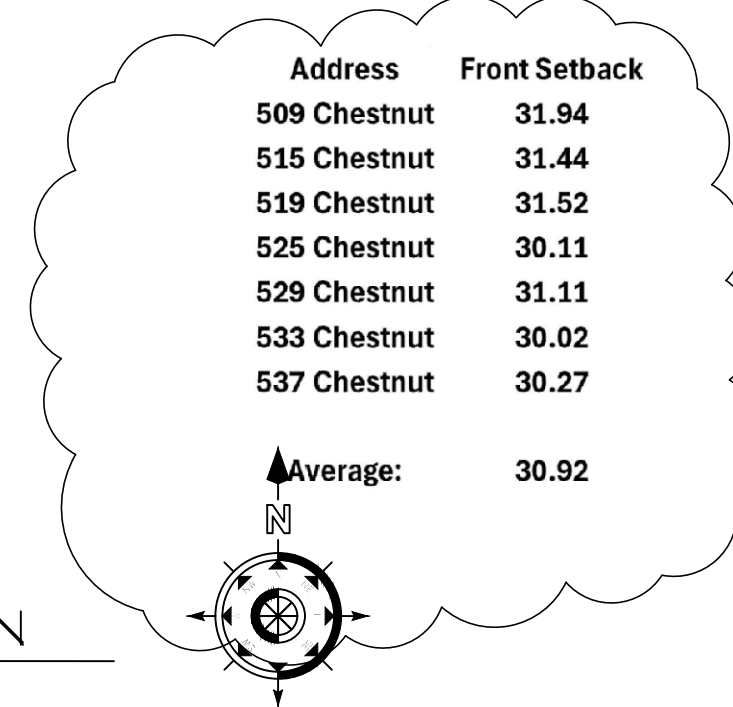


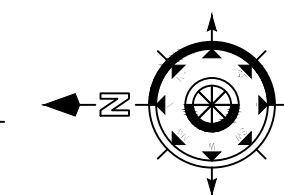
Diagram illustrating the roof layout and vent specifications for a building footprint. The diagram shows a complex roof structure with multiple gables and a central ridge.

Key areas and specifications:

- 24' ROUND GABLE VENT LOUVER 21 SQ.IN. VENT AREA**
- 23'4" X56' W TRIANGLE GABLE VENT LOUVER 89 SQ.IN. VENT AREA**
- (20'X9=180 SQ.IN.)**
- CONT. 8 9 SQ.IN. (28'X9)**
- CONT. RIDGE VENT 9 SQ.IN. NET FREE AREA / L.F. MIN.**
- (17'X9=153 SQ.IN.)**
- (41'X9=423 SQ.IN.)**
- (12'X9=108 SQ.IN.)**
- (30'X9=270 SQ.IN.)**
- (6'X9=54 SQ.IN.)**
- (10'X9=90 SQ.IN.)**
- (18'X9=144 SQ.IN.)**
- (22'X9=198 SQ.IN.)**
- (20'X9=180 SQ.IN.)**
- 36'4" X16' W GABLE VENT LOUVER 28 SQ.IN. VENT AREA**

1 STORY GARAGE
TOTAL ATTIC FLOOR SPACE: 470 SQ. FT
TOTAL VENTILATION REQUIRED
1 SQ.FT.VENT PER 300 SQ.FT ATTIC FLOOR SPACE :156 SQ.FT=224.64 SQ.IN.
RIDGE VENTILATION REQUIRED
TOTAL SQ.FT VENT /2=0.78 SQ.FT.=112.32 SQ.IN.
RIDGE VENT 198 SQ.IN.
GABLE VENT 28 SQ.IN.
ACTUAL TOTAL VENT 226 SQ.IN.
SOFFIT VENTILATION REQUIRED
TOTAL SQ.FT VENT /2=0.78 SQ.FT.=112.32 SQ.IN.
ACTUAL SOFFIT VENT 180 SQ.IN.

ROOF VENTIRATION PLAN
SCALE: 1/8"=1'-0"





215 Park



509 Chestnut

SUBJECT
PROPERTY

515 Chestnut



519 Chestnut



523 CHESTNUT



529 CHESTNUT

515 chestnut



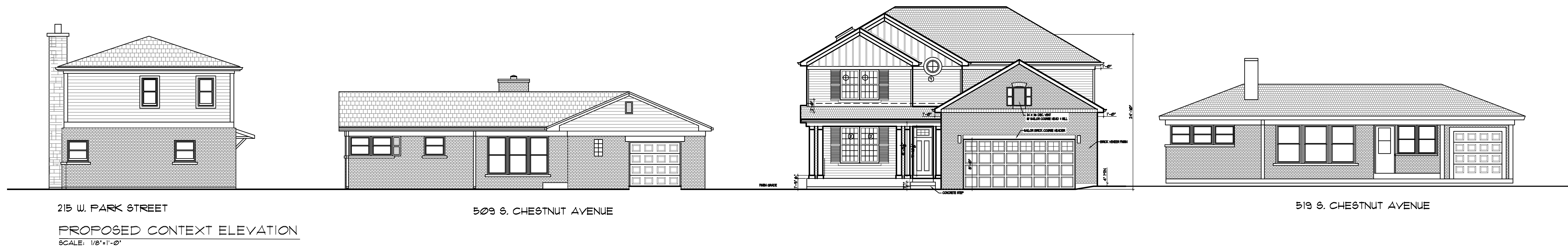
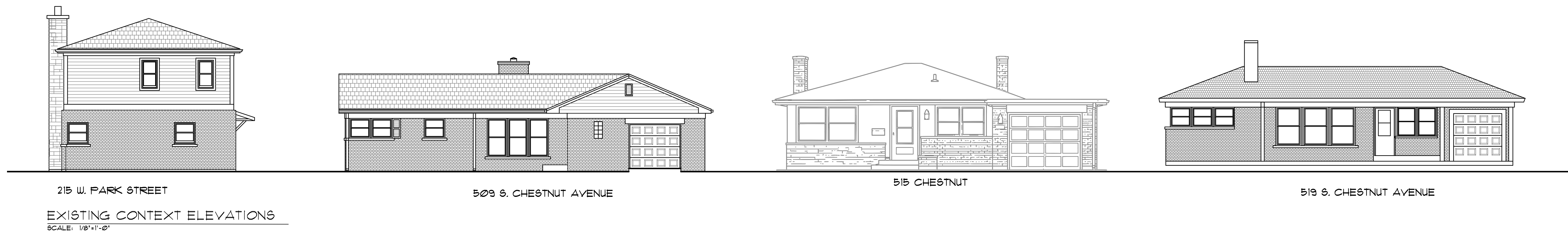
506 S CHESTNUT



510 CHESTNUT



516 CHESTNUT



CD Group

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NEW 2 STORY RESIDENTIAL BUILDING

515 S Chestnut
Arlington Heights IL 60005

[illegible]

PROJECT NO:

SHEET TITLE:

SHEET TITLE:

CONTEXT ELEVATIONS

SHEET NUMBER

A-006

[illegible]

SCALE: 1/4"=1'-0"

[illegible]

SCALE: 1/4"=1'-0"

Page 44 of 45

COLOR & MATERIAL PALETTE



ROOF SHINGLES
CHARCOAL



SIDING
JAMES HARDIE
PEARL GRAY



BOARD & BATTEN
JAMES HARDIE
ARCTIC WHITE



SHUTTERS
IRON ORE



FRONT DOOR
IRON ORE



BRICK VENEER
SANDSTONE BUFF



TRIM / FASCIA
WHITE



GARAGE DOOR
WHITE



COACH LIGHTS
BLACK

