

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 26, 2025

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

Members Present: Ted Eckhardt, Acting Chair
John Fitzgerald
Scott Seyer

Members Absent: Kirsten Kingsley, Chair
Jonathan Kubow

Also Present: Quentin Delgordo & Mario Sertler, Modern Creation for *502 E. Haven St.*
Nathan Remitz, Patera Architects for *1000 S. Arlington Heights Rd.*
John Kramer, AH Park District for *Recreation Park*
Maggie Kramer, FGM Architects for *Recreation Park*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR AUGUST 12, 2025

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF AUGUST 12, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY NEW REVIEW**DC#25-057 – 502 E. Haven St.**

Quentin Delgordo & Marian Sertler, representing *Modern Creation*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new two-story residence with a three-car attached garage on an existing vacant lot. The project does comply with all R-3 zoning requirements. The subject property is part of a four-lot subdivision that was approved in 1990. This lot was never developed and has remained vacant. The Design Commission approved plans for a new house on this site earlier this year; however, construction of that house did not proceed, and this is a completely new proposal.

The proposed design is required to comply with the Single-Family Design Guidelines, which state that the house should fit with the existing context. The subject property is located on a street where all of the existing homes have a consistent appearance with a traditional style, a mix of masonry and siding, and earth tone color palettes. The proposed new house has an all siding exterior and white/black color scheme that will be in contrast with the surrounding context, which the Design Commission should evaluate. The proposed design also includes a long three-car, side load garage that pushes the main body of the home deep on the lot all the way to the 30-foot minimum rear setback line, which the Design Commission should also evaluate.

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

PUBLIC COMMENT

Dave Dupree, 490 E. Haven, said that he lives on the left side of the new home. He reviewed the materials being proposed on that elevation which include stone, white siding, black roofing and black windows.

Matthew Johnson, 506 E. Haven, said that he lives on the right side of the new home. He asked about the color and materials on the garage elevation that will face his home, and commented that the new home will be much farther back on the site than the homes on either side of it. **Acting Chair Eckhardt** replied that the new home is code compliant and meets the 30-foot minimum setback for the rear yard.

The petitioner said the owner wants to build a single-family home for his family on this lot. The exterior of the home will be Arctic White Hardie vertical siding and horizontal siding, black trim and windows, Oyster Gray asphalt roof shingles, and a black metal roof. Material samples were presented.

The commissioners summarized their comments. **Commissioner Seyer** said it is a nice design, although a bit different than other homes in the neighborhood. He pointed out the home across the street that appears to set a precedent for a long driveway and a long 3-car side load garage. He likes to see some variety on the street, so he was okay with what is proposed, as long as there are no neighbor objections, which he did not hear any. This is a nice design and he had no strong comments about modifying anything. He is in support of the design.

Commissioner Fitzgerald agreed it is a nicely designed home, and although the garage is big, there is another similar 3-car side load garage at 484 E. Haven, so he is okay with the scale. He commented that the Arctic White is very bright, and he had concerns about the

enormous white wall on the east elevation that is in front of the home to the east, and he felt that additional detail to soften the long expanse is necessary.

Acting Chair Eckhardt agreed with Commissioner Fitzgerald's comments that the garage elevation needs more detail, it is a big, blank wall right now, and he suggested adding a couple of windows. He asked the petitioner about any landscape plans for that elevation, and the petitioner replied that there is not much room between the two homes for landscaping, but he was not opposed to adding windows there. **Acting Chair Eckhardt** was okay with the other elevations.

Acting Chair Eckhardt commented that with only 3 of the 5 commissioners here tonight, a unanimous vote is needed for a motion to pass. A project can be tabled tonight and continued to a future meeting if a petitioner prefers to wait until more commissioners are present.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 502 E. HAVEN STREET. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 7/18/25, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A REQUIREMENT TO ADD 3 WINDOWS, A MINIMUM OF 3-FEET WIDE, ALONG THE EAST GARAGE WALL, WITH AN OPTION THAT ONE OF THE WINDOWS IS A DOOR, TO BE APPROVED BY STAFF.**
- 2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 3. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Acting Chair Eckhardt clarified for the petitioner the difference between a requirement and a recommendation with regards to the requirement to add windows in the garage on the east elevation. It was also clarified that the requirement allows for flexibility on the arrangement of the additional windows, to be reviewed and approved by Staff.

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

ITEM 2. COMMERCIAL REVIEW**DC#25-009 – Gas Station - 1000 S. Arlington Heights Rd.**

Nathan Remitz, representing *Patera Architects*, was present of behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the architectural design for a new gas station and convenience store building at the southwest corner of Arlington Heights Road and Central Road. Complete redevelopment of the site will include four gas pumps and a canopy, a new convenience store building at the south end of the site directly abutting the existing building to the south, new paving/curbs, and perimeter landscaping. The existing telecommunications tower fenced in at the southwest corner of the site will remain as is.

Mr. Hautzinger explained that this project requires Plan Commission review and Village Board approval for a Special Use Permit to allow an auto service station with a convenience mart in the B-2 General Business District. Because this project is going to the Plan Commission, the role of the Design Commission is limited to review of building and signage only.

With regards to the architectural design of the new building, **Mr. Hautzinger** said that overall, Staff feels the proposed architectural design of the convenience store is nicely done with quality materials and detailing. The massing of the building is nicely articulated with variation in the façade and wall height. The storefront windows have a nice rhythm along the front and exterior side facades. The entrance canopy, metal awnings, decorative cornices, and decorative wall sconces complete the design. The only comment on the design is for the Design Commission to evaluate the proposed black/gray color scheme which will be unique in this location.

The proposed gas station canopy structure will include brick column bases to match the building, but otherwise it will be branded based on the fuel company, which is typical for other gas stations in Arlington Heights. All exterior mechanical equipment is required to be screened from view. Two rooftop mechanical units are anticipated and are planned to be placed in the center of the roof. The proposed design includes parapet walls which will screen the view of the rooftop equipment.

With regards to signage, per code, automobile service stations are allowed wall signage, a ground sign, as well as canopy signage. At this time, the only signage provided for review is a place holder for one wall sign above the convenience store entrance, which works well with the building design. It is recommended that the ground sign for this development be designed with a decorative monument style using building materials, such as brick, to match the convenience store. Separate permits are required for all exterior signs.

The plans also include a trash dumpster area located on the side of the building which is illustrated to be enclosed with a wood fence of similar design to the adjacent telecommunications tower enclosure.

Mr. Hautzinger concluded that for the architectural review of the project, Staff recommends approval, with comments that the commissioners should evaluate the color scheme being proposed in this location, and consider including a condition about the monument style for the future ground sign.

Mr. Remitz said he has worked closely with Staff on revisions to the original design, adding additional detail and more push/pull on the roof lines, trying to add some interest to the

building. The color scheme is a darker tone that works well with other projects the owner has done, and he wants to continue using it on this project. It is a good complement to this corner site and it works well with the other brown tones in the area. The building is tucked back as far south as possible and was designed proportionately for this location and site. He was not opposed to the recommendations in the Staff report.

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

PUBLIC COMMENT

Dave Dupree said that there is precedence for a gas station here because there was previously an Amoco gas station on this site, which eventually turned into just an auto repair shop without the gas.

Lenore Rosenblah asked if the wood fence could be dark or light grey instead of the woodgrain color proposed, which will make it more aesthetically pleasing. **Mr. Remitz** said the intent is that the fence be a natural stain cedar fence, but they are open to a specific color if necessary.

Acting Chair Eckhardt asked if the existing fence running north and south is on this property or the adjacent property, and **Mr. Remitz** said it is on this property, and the intent is to leave the fence as it is, unless it needs to be replaced. **Mr. Hautzinger** said that site design elements are the purview of the Plan Commission, which includes the fence along the property line.

The commissioners summarized their comments. **Commissioner Seyer** said it is a nice looking building that will help improve the blank wall of the adjacent building to the south. This new building will create some activation and a much nicer aesthetic than the current conditions at this corner, and he is in favor of it in that respect. He liked the tones of the brick colors being proposed, and he agreed that the existing fence should be painted or stained to match one of the grey colors on the building. He suggested the wood material on the trash screen be changed to metal or a similar material to the roofing so it feels more commercial-grade and a cleaner look overall. He was happy with the overall aesthetics of the building as shown.

Commissioner Fitzgerald agreed with Commissioner Seyer's comments. He liked the new building and commented that the existing fence appears to be falling down. His only concern with the project is the east elevation, where he suggested adding 2 light fixtures on the light grey area to dress up that elevation from Arlington Heights Road. **Mr. Remitz** agreed with the suggestion. **Commissioner Fitzgerald** was also okay with the skinny size of the columns at the gas pump area, which are consistent with the size of the gas pumps.

Acting Chair Eckhardt agreed with the comments from both commissioners. He supported the suggestion to change the wood gate at the trash enclosure area to a metal material, and that the wood fence match the light gray color on the building. Otherwise, the building looks fine to him. He was also in favor of Staff's comments about signage and signable area, and he encouraged those comments be included in the motion.

Commissioner Fitzgerald asked Staff if signage for the building and/or site require Design Commission review. **Mr. Hautzinger** replied that typically the building design and signage are part of this commission's review; however at this time, the petitioner has not finalized signage for the project. When the signage is submitted, if it is code compliant, then Staff does not typically require review by the Design Commission; however, the commission can require signage to come back if necessary. **Commissioner Fitzgerald** said signage is important at this location.

Commissioner Seyer asked the petitioner to clarify the color of the Hardie board panels at the center of the building that appear to be quite dark on the electronic sample board as compared to the rendering, and there is no actual sample provided tonight. **Mr. Remitz** said the intent of the electronic sample image is to show the product and not the color, to show the reveal between the patterns. The panel color will be a lighter grey (Industrial Gray) as shown in the rendering. **Commissioner Seyer** had concerns about not seeing a sample of the panel color and said it should be submitted to Staff for final review and approval. **Mr. Remitz** agreed to provide a sample to Staff, and said the intent is to match the lighter grey stone color, much lighter than the slate grey color shown on the sample board.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE GAS STATION AND CONVENIENCE STORE TO BE LOCATED AT 1000 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 7/8/25, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO SUBMIT A SAMPLE OF THE HARDIE BOARD FIBER CEMENT PANEL COLOR TO STAFF FOR REVIEW AND APPROVAL, TO SHOW IT IS DESIGNED TO MATCH THE LIGHTER GREY BRICK.
2. A REQUIREMENT THAT THE FRONT OF THE TRASH ENCLOSURE GATE BE CHANGED FROM WOOD TO METAL, AND THAT THE METAL COLOR MATCH ONE OF THE GREY COLORS OF THE BUILDING, AND BE SUBMITTED TO STAFF FOR REVIEW AND APPROVAL.
3. A REQUIREMENT THAT THE NEW FENCE ALONG THE PROPERTY LINE BE STAINED OR PAINTED A COLOR TO MATCH ONE OF THE COLORS ON THE BUILDING.
4. A REQUIREMENT TO ADD 2 LIGHT FIXTURES ON THE EAST ELEVATION ON THE OPPOSITE SIDES OF THE WINDOW IN THE LIGHT GREY PORTION OF THE ELEVATION, TO MATCH THE LIGHT FIXTURES ON THE FRONT OF THE BUILDING, WITH THE COLOR OF THE FIXTURES SUBMITTED TO STAFF FOR APPROVAL.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
6. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

Mr. Hautzinger asked for clarification about signage for the site, which was not part of the motion. He asked if signage should be scheduled for Design Commission review once it is finalized by the petitioner, and **Commissioner Fitzgerald** said yes.

ITEM 3. SIGN VARIATION REVIEW**DC#25-052 – A.H. Park District – Recreation Park – 501 E. Miner St.**

John Kramer, representing the *Arlington Heights Park District*, and **Maggie Krieger**, representing *FGM Architects*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The Arlington Heights Park District is currently implementing significant improvements throughout Recreation Park. One of the improvements is a new bathhouse building to replace the existing bathhouse. The new bathhouse design received Design Commission approval on February 25, 2025. The approved building design includes a large rolling gate at the main entrance.

At this time, the petitioner is seeking a variation to allow a 188.8 sf signage graphic to be applied to the rolling gate. The proposed signage will be a graphic of a setting sun above waves of water. The sign will be made of a perforated aluminum panel with a dark bronze finish. The petitioner is also proposing a code-compliant 45 sf wall sign to be located above the rolling gate, which reads “Arlington Heights Park District Recreation Park Pool”. The wall sign will be made of dark bronze metal with reverse halo lighting.

The subject property is zoned P-L, Public Land. Chapter 30 Sign Code allows numerous options for signage in the P-L Zoning District, but the proposed sign on a movable rolling gate is unique and not addressed in the code. Therefore, a variation is required.

1. A variation from Chapter 30, Section 30-206 Public Lands (P-L) Districts Signage Provisions, to allow a 188.8 sf sign on a rolling gate, where it is not allowed by code.

Overall, Staff appreciates the tastefully designed signage graphic which will have a subtle appearance that complements the building design and improves the appearance of the large rolling gate. This is a unique situation that does not create a competitive advantage since there is only one park district. During the review of the building design, some of the Design Commissioners expressed their preliminary support of an artistic approach to a graphic on the gate, and Staff feels the proposed sign design accomplishes that goal. Staff recommends approval of the sign variation request as submitted.

Acting Chair Eckhardt asked if there was any public comment on the project and there was no response from those in the audience.

Mr. Kramer said that a sample of the punched metal as well as the color, are provided tonight for review, and he welcomed any questions from the commissioners. **Ms. Krieger** presented the sample of the signage system that will be a series of perforated panels of different sizes; it will be one panel cut together, intended to be the same dark bronze to match other elements on the building, and the color will also match the Community building.

Acting Chair Eckhardt asked if the Design Commission previously reviewed this design, and **Mr. Hautzinger** clarified that this is the first time the commissioners are seeing the waves/sun signage being proposed for the rolling gate. There was a previous sign concept of a swimmer. Planning Staff confirmed that entire graphic on the rolling gate is regarded as a 188 sf sign which requires a variation.

Acting Chair Eckhardt asked if there will be an “open/closed” neon sign in the adjacent window and **Mr. Kramer** said no.

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

PUBLIC COMMENT

Brad Kahler asked what elevation the rolling gate is located on and **Mr. Hautzinger** said the east elevation of the building.

The commissioners summarized their comments. **Commissioner Fitzgerald** liked the design, it looks great when it is open and when it is closed, and it fits the building beautifully. This is the exact reason why he is glad there is an option to seek a sign variation, it brings in fun and creative signage like this. **Commissioner Seyer** said the rolling gate looks great and does not feel like a sign; it is just a graphic that shows where the public can access the building. The quality is going to be on par with the rest of the building and it will be a nice addition to the building. **Acting Chair Eckhardt** agree with the comments; beautiful work, tasteful, and the overall design is very nicely done.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION FOR *THE ARLINGTON HEIGHTS PARK DISTRICT – RECREATION PARK* LOCATED AT 501 E. MINER STREET, AS SUBMITTED:

- 1. A VARIATION FROM CHAPTER 30, SECTION 30-206 PUBLIC LANDS (P-L) DISTRICTS SIGNAGE PROVISIONS, TO ALLOW A 188.8 SQUARE FOOT SIGN ON A ROLLING GATE, WHERE IT IS NOT ALLOWED BY CODE.**

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED ON 6/25/25, REVISED DRAWINGS A2 RECEIVED 8/5/25, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. 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.**

Mr. Hautzinger said he will work with the petitioner to schedule the Village Board review of the sign variation request.

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

ITEM 3. OTHER BUSINESS

2025 Alan F. Bombick Award Nominations Discussion

The single-family award recipient was selected by the commissioners. Both the commercial and single-family award recipients will be contacted to schedule the award presentation at a future Design Commission meeting.

Public Comment

There was none.

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