



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
November 18, 2025
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Minutes - 10/28/25
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 932 N. Vail Ave. - SF/New - DC25-080
- VI. OTHER BUSINESS
- 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

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 28, 2025

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

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

Members Absent: None

Also Present: Mayor Jim Tinaglia, Village of Arlington Heights
Trustee Tom Schwingbeck, Village of Arlington Heights
Robert Obrzut, Realty Champions for 1500 E. Euclid Ave.
Tony VanDijk, Marton Premier Homes for 704 & 706 S. Mitchell Ave.
Holly Connors, Owner of 704 & 706 S. Mitchell Ave.
Jack & Christine Busby, Owners of 1532 N. Ridge Ave.
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR OCTOBER 14, 2025

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF OCTOBER 14, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. AWARD PRESENTATION**2025 Alan F. Bombick Excellence in Design Award**

Mayor Tinaglia said he was honored to be here tonight, having known and worked with Alan Bombick as a previous Design Commissioner himself for 11 years. Alan was a very articulate architect and projects that came before the Design Commission became better because of Alan's insight, experience, and knowledge. Alan Bombick was a founding member of the Design Commission, serving on this commission for 21 years, and in memory of Alan's passing in June of 2016, and in honor of his contributions to the aesthetic growth of Arlington Heights, the annual Alan F. Bombick Award for Excellence in Design was established. This award is intended to promote and celebrate outstanding architectural design contribution in Arlington Heights and is awarded each year to one single-family project and one commercial or multi-family project. He introduced Commissioner Eckhardt who is also a founding member of the Design Commission.

Commissioner Eckhardt thanked Mayor Tinaglia and Trustee Schwingbeck for being here tonight, as well as members of the Design Commission and other guests. Being a founding member of this commission with Alan since 1995, this award and this commission's work is meaningful to him, and he is honored to participate in this award. Alan was articulate, he was balanced in his opinions on design, and he encouraged and welcomed creativity. **Commissioner Eckhardt** thanked Alan's entire family for being here tonight, and he introduced Alan's wife Diane. Diane thanked everyone here tonight and expressed the family's gratitude for creating this annual award in memory of Alan, who really loved doing the work of this commission, for both the betterment of Arlington Heights and for the comradery of this commission. Alan really valued all aspects of design; aesthetics, functionality, proportion, and he became LEED certified because he also valued the impacts on the environment. She congratulated the recipients of this year's award.

Commissioner Eckhardt introduced the other members of the Design Commission, as well as Steve Hautzinger, Staff Liaison to this commission. He thanked them all for their dedication and service to the community.

Chair Kingsley presented the annual award for the single-family category; 624 N. Hadow Avenue, the Zittergruen residence; John Anstadt, architect, and Rich Bondarowicz, builder. **Chair Kingsley** said this project was chosen because it is an excellent example of the Village's Single-Family Design Guidelines. It is a home that fits well in the surrounding neighborhood and it uses context and character of the neighborhood. Albeit it is a large home, it is a large site and the massing is beautifully done and articulated, and it is broken down throughout the elevation and it brings the scale down, and so it fits nicely with the neighbors. The commissioners especially appreciate the recessed side-load garage that keeps the focus on the main door, all things this commission looks for. The materials and colors are exceptional, the white siding with limestone headers, silver/grey windows, and the faux cedar roofing. The award was presented to the recipients. **Mr. Anstadt** said it is great to build in this community and to work with Rich. **Mr. Bondarowicz** said they are all very proud of this home and he knew from the beginning how important it is that this home fit in the neighborhood. He thanked the commission for the award.

Chair Kingsley presented the annual award for the commercial category; Chase Bank located at 585 E. Palatine Road; The Architects Partnership, architect; Norcon, Inc, the general contractor; Kimley-Horn, the civil engineer; Terra Engineering, the landscape architect; Sound Structures, the structural engineer; and Elevate Consulting Engineers, the MEP engineer. **Chair Kingsley** said that when this project was reviewed by the Design Commission, the commissioners were struck by the design and uniqueness of the building at

the corner of Rand & Palatine Road. The commissioners appreciate how different the design is from other Chase Bank buildings, and the creative floor plan that mirrors the adjacent streets and fits in with the site. The massing in the middle of the building draws attention to the entrance, the use of materials, and the unique sloped standing seam metal roof and exposed heavy wood timbers that are not typically seen on commercial buildings are a breath of fresh air. The extensive landscaping includes a rain garden feature in the front. The award was presented to the recipients. **Gene Boldt** said that as the owners, they are proud to be in the community and they look at the Village as a really important partner. This is a really prominent location in the Village and they are happy to have done something special here, a little different from what they typically do.

ITEM 2. SINGLE-FAMILY TEARDOWN RE-REVIEW**DC#25-065 – 1500 E. Euclid Ave.**

Robert Obrzut, representing *Realty Champions*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing one-and-a-half story home and detached garage to allow construction of a new two-story home with an attached, three-car side load garage. The project complies with the R-3 zoning requirements, and is pending Plan Commission review and Village Board approval for subdivision to make the existing lot buildable. The project was continued from the previous Design Commission meeting on October 14, where the commissioners expressed some concerns with the design. Since then, revised plans were submitted that include the following changes:

- The front door has been changed to a more traditional front door design with sidelights and transom.
- The front and rear porch columns have been changed to a more substantial simple white box column design.
- The windows on all sides of the house have been revised with a more uniform style, sizing, and head height.
- Wall sconce light fixtures have been added to front garage elevation as well as at all exterior doors.
- The rear patio roof is improved with a separate roof/awning above the patio door.
- Numerous 3D renderings have been provided for review.

Staff felt the petitioner did a good job addressing the majority of the Design Commission's concerns, resulting in a more cohesive design. The only item that still looks unresolved is the application of the horizontal gray siding and the vertical white siding that changes randomly from wall to wall and from first-floor to second-floor. For a simpler appearance, it is recommended to make the entire first-floor on all sides of the house gray horizontal siding, and make the entire second-floor on all sides of the house white vertical siding. The recommendation to center the wall sconce light fixtures on the south (front) wall of the garage below the second-floor windows above has been agreed to by the petitioner before this meeting. Staff recommends approval of the revised design, with the recommendation regarding the gray horizontal siding and the white vertical siding.

Mr. Obrzut said they tried to accommodate the previous comments as much as possible, and he welcomed any other comments from the commissioners.

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

The commissioners summarized their comments. **Commissioner Seyer** said the revised design looks much nicer, and he reiterated Staff's comment about the oddness of the material changes.

Commissioner Kubow agreed with Staff's comments and with Commissioner Seyer. He asked what the reason is for not continuing the patio roof over the back door, and **Mr. Obrzut** said he is trying to allow more natural light into the home because it faces north. **Commissioner Kubow** had concerns about the east elevation that lacked detail above the single garage door, and **Mr. Obrzut** said there is an interior closet at that location. Overall, **Commissioner Kubow** said the revisions are a vast improvement from the original design, but felt there was more that could be done with the design.

Commissioner Eckhardt asked why the coloration on the second-floor is sometimes white and sometimes gray, which makes sense on the front and side of the home, but not on the rear elevation. **Mr. Obrzut** said the coloration being proposed is an attempt to do something different than the typical cookie-cutter home, which he has been successful building in other communities. **Commissioner Eckhardt** appreciated the 3D drawings provided and understood the explanation about the coloration, although he did not agree. Otherwise, he was in support of the changes that were made.

Commissioner Fitzgerald thanked the petitioner for all the changes that were made to the home; it looks really nice and will now be more universal to a large group of buyers. He agreed that the light fixtures should be centered and larger, and he suggested pulling the front walkway away from the garage wall to allow space for plantings.

Chair Kingsley appreciated the changes that were made, especially changing the columns in the front that helps a lot at the entrance. She agreed with most of the comments from the other commissioners, and had strong concerns about the change in materials on the first-floor and second-floor. She preferred to see the colors as a massing; the 2-car garage, the sidewalls, and the front walls to all be grey horizontal siding, and the 2-story box on the right in 3D View 4 to all be white vertical siding. Or, the entire the first-floor to be grey horizontal siding and the entire second-floor to be white vertical siding. The stone base should continue to wrap around the 2-car garage on the back of the home, and she agreed with the landscape suggestion from Commissioner Fitzgerald. She also agreed with the suggestion to add windows above the one-car garage on the east elevation.

Commissioner Seyer asked the petitioner to respond to the concerns about the siding, and **Mr. Obrzut** said it is something they can change to make everyone happy. **Commissioner Seyer** said his siding concerns are by mass, with the exception of the small portion on the second-floor of the west elevation of 3D View 4. He wanted to see this fixed. That being said, he had no problem with the option of the first-floor being all one color and the second-floor being another color.

Commissioner Eckhardt preferred each mass be studied with regards to the colors. He liked that some areas are full two-story colors, especially the front elevation, and he was okay with the colors on the west elevation as shown that are a bit unique and different. He felt the 3D View 4 should be all white on the second-story.

Commissioner Fitzgerald was okay with the colors presented tonight, knowing that from the street it will look more expected, whereas the rear of the home is a bit more unusual. He liked the idea that the massing dictate the color rather than the first-floor and second-floor.

Commissioner Kubow was okay with the randomness and playful nature of the home as shown. Changing to grey siding on the first-floor and white siding on the second-floor would take that uniqueness away, and he agreed with Commissioner Seyer about focusing on the singular mass and making it a bit more consistent. **Commissioner Seyer** said that in regards to 3D View 4, it is a really large gray wall with just 2 very small windows, and having a break in materiality there would help, especially since it is facing the adjacent neighbors and long driveway. **Chair Kingsley** agreed and said one wall should change from horizontal siding to vertical white siding, and **Mr. Obrzut** agreed to the suggestion.

Chair Kingsley reiterated the suggestion to pull the sidewalk away from the home to allow for landscaping and to help soften it. **Mr. Obrzut** agreed with the suggestion, but said that he needed to consult with his team regarding the suggestion to add windows in the closet on the east elevation, second-floor.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 1500 E. EUCLID AVENUE. THIS RECOMMENDATION IS BASED ON REVISED PLANS RECEIVED 10/22/25, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO CENTER THE TWO LIGHT FIXTURES ON THE FRONT ELEVATION AND DOUBLE THE SIZE OF THE FIXTURES.
2. A REQUIREMENT TO ADJUST THE FRONT WALKWAY TO PROVIDE FOR FOUNDATION LANDSCAPING, TO BE SUBMITTED TO STAFF FOR REVIEW.
3. A REQUIREMENT TO CHANGE THE COLORATION OF THE EAST ELEVATION, ON THE UPPER RIGHT SIDE, TO MATCH AND ALIGN WITH ITS ADJACENT FINISHES ON THE SECOND-FLOOR.
4. A RECOMMENDATION TO ADD A CLERESTORY WINDOW OR SKYLIGHT IN THE CLOSET ON THE SECOND-FLOOR, EAST ELEVATION, TO ALLOW FOR NATURAL LIGHT.
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.

Commissioner Kubow said that doubling the size of the light fixtures is problematic because all the light fixtures are the same size. **Chair Kingsley** agreed and felt it should be a recommendation, and said she also had concerns about larger lights that face the neighbors.

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

1. A REQUIREMENT TO PROVIDE ADEQUATELY SIZED LIGHT FIXTURES THAT ARE CENTERED ON THE FRONT ELEVATION.

Commissioner Seyer seconded the motion.

Chair Kingsley said the goal of the recommendation to add a window or skylight on the east elevation is to add some type of fenestration there to break up the second-story; a skylight is not necessary.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW**DC#25-061 – 704 S. Mitchell Ave.****DC#25-062 – 706 S. Mitchell Ave.**

Tony VanDijk, representing *Marton Premier Homes*, and **Holly Conners**, the owner, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing one-and-a-half story home and detached two car garage to allow construction of two, new two-story homes, both with attached, two-car garages. The proposed new home on the north lot (704 S. Mitchell) will have approximately 2,958 square feet, and the proposed new home on the south lot (706 S. Mitchell) will have approximately 2,970 square feet. Both homes comply with all of the R-3 zoning requirements.

The existing home proposed for demolition is a Tudor-style home that according to the real estate listing was built in 1929. The existing home was not included in the 2004 School of the Art Institute Historic Preservation Report because this part of the neighborhood was not covered in the report. Staff feels the architectural quality of the existing home is not significant and the home actually looks somewhat out of place in this location. However, the Design Commission should evaluate the proposed demolition per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, which states, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission will need to evaluate if the existing home has “significant architectural, historical, aesthetic, or cultural value”.

In regards to the two new homes, the surrounding context in this location is predominantly two-story homes with front load garages on 50-foot wide lots. The scale and massing of the proposed new homes fit well within this context. The basic layout of the two homes is similar, but Staff feels that the architectural designs, which differ in style, detailing, materials, and colors, result in two designs that look substantially different, yet complement each other as well as the surrounding context. Staff recommends approval of both of the home designs as submitted.

Mr. VanDijk said the existing home on the site is in complete disrepair, with the foundation crumbling and posts being added in the basement to help hold up the structure. He presented the material samples for the two new homes.

Chair Kingsley asked if there was any public comment on these two projects and there was response from the audience.

PUBLIC COMMENT

Michael Silvestri, 709 S. Mitchell Ave. He lives right across the street and had concerns about the colors of the new homes because 704 is proposed to be dark gray, the existing house to the north at 702 is dark grey, 706 is proposed to be dark green, and his home across the street at 709 is dark green. He also said the address for one of the new homes is not correct.

Mr. Hautzinger said that both new homes will be assigned a final street address by the Village Building Department at the time of building permit. Mr. Silvestri was very concerned about the two large parkway trees in front of 706 S. Mitchell, and **Mr. VanDijk** confirmed that both trees will remain.

Greg Osterhues, 634 S. Mitchell Ave. They love the home that is there now and know the family that lived there, but the home is old and has holes in the foundation, and it's time for new homes to be built there.

Brian Tharp, 705 S. Mitchell Ave. He lives across the street from the site and agreed with the comments from Greg that the existing home is very nice but is old and in poor condition. He has been inside the existing home and cannot see how the home can be salvaged. He had no concerns with the two new homes, and would leave the color selections up to the commission.

Jay Kallas, 702 S. Mitchell Ave. He lives next to the existing home and was okay with a new home being built next to him. Being a neighbor to the family that lived in the existing home, he has heard stories that the existing foundation is destroyed and the home needs to come down, which he would leave up to this commission to decide. He reiterated the concerns about the similar siding color selections.

The commissioners summarized their comments. **Commissioner Kubow** said it would be helpful to see 2 color renderings next to each other to compare the color selections for the two homes. However, after seeing the material samples tonight, he felt there was a natural contrast between the grey siding and the green siding being proposed. He liked the material palette for both new homes, however, he wanted to see the stone base carried around on at least 2 sides of the home. He also suggested adding some protection or an overhang above the patio door on the rear elevation.

Holly Connors said that she owns this property and she was the selling real estate agent for the previous owners. She agreed to the suggestion to add a covering over the back door, as long as it did not block any sun for the adjacent home. She confirmed that the foundation of the existing home is crumbling, the home is dangerous and needs to come down.

Commissioner Eckhardt questioned someone's comment about switching the siding colors. **Ms. Connors** said that grey siding is proposed for the home at 704, but the home next to it at 702 is also a grey color, so switching the grey and green siding would help that situation. The home at 706 would then have the dark grey siding and the home next to it is white. **Commissioner Eckhardt** felt this was a good solution and he liked the colors. He had no comments and supports the suggestion to add a small roof over the patio doors on the rear elevation.

Commissioner Fitzgerald asked if both homes will have the same color wood trim and **Ms. Connors** said that one wood tone is darker than the other. **Commissioner Fitzgerald** loved the front of both homes and all the details proposed, but the sides and back have no architectural value compared to the front. He wanted to see details added in the form of materials. **Ms. Connors** agreed with the previous suggestion to wrap the stone around the sides of the home.

Commissioner Seyer liked that both homes have almost the exact same floor plate but do not look the same, and it was difficult for him to determine the best placement of color for each home without being there. He pointed out that the drawings have an error showing the fireplace on both the rear elevation and on the side elevation for the home at 706. He was concerned that both homes have identical rear elevations which causes a monotony issue for the homes behind them. He wanted to see some play with the windows on the rear elevation. **Mr. Hautzinger** clarified that the home at 706 S. Mitchell has a flat rear elevation, and the home at 704 has a jog in the floor plan on the rear elevation which changes the massing. **Commissioner Seyer** said that although that helps, there should still be some variety in the windows on the rear elevation for the neighbors' benefit. Otherwise, he was in support of the designs.

Chair Kingsley agreed with most of the comments and said that both homes are nice. She especially liked that the neighbors here tonight are in agreement about the condition of the

existing home, and they like what is being proposed for the new homes. It makes sense to switch the siding colors between the 2 new homes, but suggested changing the roof color at 706 to something warmer and more in line with an earthy green color, with bronze windows and a bronze door. She loved the idea to add a shed canopy over the back doors, but said they should be different on each home. Lastly, **Chair Kingsley** suggested smooth trim. **Ms. Connors** was happy with the suggestions.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOMES TO BE LOCATED AT 704 & 706 S. MITCHELL AVENUE. THE RECOMMENDATION FOR 704 S. MITCHELL AVENUE IS BASED ON THE ARCHITECTURAL PLANS AND SITE PLAN RECEIVED 9/11/25, REVISED EXTERIOR MATERIALS RECEIVED 10/3/25; AND THE RECOMMENDATION FOR 706 S. MITCHELL AVENUE IS BASED ON THE ARCHITECTURAL PLANS AND MATERIALS RECEIVED ON 7/24/25 AND REVISED SITE PLAN RECEIVED ON 9/11/25, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A REQUIREMENT TO FLIP THE COLOR PALETTE BETWEEN THE TWO HOMES, FOR STAFF REVIEW.**
- 2. A REQUIREMENT TO ADD A SMALL SHED ROOF ABOVE THE PATIO DOOR ON THE REAR ELEVATION OF BOTH HOMES, WITH SOME AESTHETIC DIFFERENCE BETWEEN THE TWO, FOR STAFF REVIEW.**
- 3. A RECOMMENDATION TO USE SMOOTH TRIM ON BOTH HOMES, AND TO CARRY THE STONE BASE AROUND THE SIDES OF BOTH HOMES.**
- 4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 5. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Commissioner Fitzgerald questioned the addition of a shed roof above the patio doors as a requirement instead of a recommendation. **Commissioner Kubow** said it appeared the owner was agreeable to doing this. **Ms. Connors** said that she is, and she asked for clarification that only the colors are being flipped between the two homes, not the designs, which **Commissioner Kubow** confirmed. **Commissioner Eckhardt** suggested adding shingle style siding across the top triangular section of the side of the home at 706 S. Mitchell that will help create some unique character on the home. **Chair Kingsley** agreed with the suggestion and added that there should be a recommendation for one of the roof colors to change, because both roofs are rather large and are both black.

A MOTION WAS MADE BY COMMISSIONER KUBOW TO AMEND THE MOTION TO ADD THE FOLLOWING:

6. A RECOMMENDATION TO CONSIDER A DIFFERENT ROOF COLOR ON ONE OF THE HOMES TO HELP DIFFERENTIATE THE TWO.

COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTION.

Commissioner Seyer asked how far back the stone base will go on the sides of the homes, and it was stated that it is a recommendation. **Commissioner Seyer** clarified that the goal is to not have any of the side elevations repetitive.

Mr. Hautzinger clarified that the full material color palette for each home is being flipped from what is currently proposed, not just the siding color, which the commissioners confirmed.

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW**DC#25-077 – 1532 N. Ridge Ave.**

Jack & Christine Busby, the owners, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single-story home with one-car attached garage to allow construction of a new two-story home with an attached, two-car garage. The proposed new home complies with the R-3 zoning requirements; however, the proposed driveway width is 23'-10", which exceeds the maximum allowed 22-foot width. The driveway width will need to be corrected for building permit approval.

The existing neighborhood consists of primarily single-story homes with one car attached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, as well as to evaluate the proposed architectural design against the context of the neighborhood. Although the neighborhood is predominantly single-story homes, it should be noted that there are numerous other similar teardowns previously completed throughout the neighborhood, including four on this block.

Overall, the proposed architectural design is nicely done with a traditional style and scale that is generally consistent with other newer homes in the neighborhood. The single-story roof line across the front elevation and the one-and-a-half story garage massing help to soften the scale of the home across the front elevation. It also helps that the second floor is relatively small and set back, and the roof slopes down to a single-story height at the rear elevation. The proposed tan siding and brown roof is a nice earth tone color palette that will fit in well in this location. Staff recommends approval as submitted.

Mr. Busby said they are lifelong residents of Arlington Heights and have lived in this home for 30 years where they raised their four children. They are proposing to tear down their existing one-story home and build a larger two-story home with a basement to accommodate their large family and their golden years. He welcomed any questions and concerns from the commissioners.

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

The commissioners summarized their comments. **Commissioner Eckhardt** had no comments, he liked the home, he liked the colors, all the elevations have charm and unique details; the home is well done.

Commissioner Fitzgerald also liked the new home and appreciated that it is interesting and beautiful and all four sides; the scale is good and he liked the colors. He suggested adding a window or other detail along the large wall of the left side of the garage facing the front porch. He also suggested vertical siding above the front door, although he was not opposed to the siding currently being proposed there. This is a beautiful home.

Commissioner Seyer said it is a really nice home and loved that the owners of the existing home will be living in it. He did not see a roof plan showing how the small roofline above the garage comes together, and he cautioned the petitioner that it could be more complicated than it needs to be; it might be simpler without it.

Commissioner Kubow agreed with the commissioners' comments and loved that the current longtime residents want to tear down the existing home and build a larger one for their family.

He commended the architect on the design, especially the side elevations that are very dynamic and many-leveled. He was in support as proposed.

Chair Kingsley was glad to see the current owners staying in the neighborhood and being able to accommodate their entire family as well as their golden years. The new home is really nice and the architect did a great job of creating a home that fits well on the site and meets the family's wants. The drawings show a lot of lights on the front of the home; she suggested 2 lights on the garage and ceiling lights under the front porch, and having low wattage on any other lights on the front. She suggested a different material above the front door under the gable, or a light there; something in that area so it is not all siding, and she also recommended smooth trim.

Christine Busby said the small dormer above the garage was originally a larger dormer to provide for more light in there, but the dormer was sized down because they do not want to lose the shape of the garage. However, after hearing the commissioners' comments about how that dormer factors into the roofline, she is a bit concerned about it and asked for any recommendations from the commissioners. **Commissioner Seyer** said because there is no 3D plan or roof plan, right now that dormer looks complicated; he encouraged the homeowners to review this detail with the architect before going too far with it. **Commissioner Fitzgerald** referred to a home on the 300 block of S. Bristol near the corner that has this same detail above the garage, and it looks very nice. He encouraged the owners to look at that home for guidance. **Ms. Busby** also appreciated the comments about the lights on the front of the home, which they will take care of.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 1532 N. RIDGE AVENUE. THIS RECOMMENDATION IS BASED ON ARCHITECTURAL PLANS RECEIVED 10/18/25, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO STUDY THE SIDING MATERIAL OVER THE FRONT PORCH.
2. A RECOMMENDATION TO STUDY THE LIGHTS ON THE FRONT OF THE HOME.
3. A RECOMMENDATION TO STUDY THE LEFT SIDE OF GARAGE WALL FACING THE FRONT PORCH.
4. A RECOMMENDATION TO STUDY THE TWO DORMERS ABOVE THE GARAGE.
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.

Mr. Hautzinger clarified that a recommendation is not the same as a requirement, but the petitioner is encouraged to look at the recommendations made in the motion.

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

DRAFT

ITEM 4. OTHER BUSINESS**Public Comment**

Keith Moens expressed concern that every teardown approval takes away a small or affordable home and replaces them with larger, sometimes spec homes, at a much higher price. He asked the commission to give serious consideration and effort to regulate teardowns before they get out of control again, and regulate teardowns that address the dwindling entry level housing shortage in Arlington Heights. He encouraged the commissioners to use their leverage to address this issue.

The commissioners felt this was an important comment and they entertained a brief discussion on the matter. It was said that historic preservation and affordability are two different things; not tearing down for historic reasons is in this commission's purview; however; not tearing down a home because it is small and does not have historic character is not part of this commission's purview. It was commented that a separate group could be formed to study this issue, because the Design Commission does not make policy.

Melissa Cayer asked if materials are re-used when a home is torn down, because older materials are better quality than those used in new homes. She also asked about property tax bills and suggested a moratorium on new housing until property taxes get solved.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 8:30 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
11/18/2025

Item: 932 N. Vail Ave. - SF/New - DC25-080

Department: Planning & Community Development

Item Description:

Requested Action

Approval of the proposed architectural design for a new single-family residence.

Recommendation

It is recommended that the Design Commission approve the proposed design for a new single-family residence to be located at 932 N. Vail Avenue. This recommendation is based upon the architectural plans received on 10/22/25, 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.
2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

1. Staff Report_932 N Vail Ave
2. Exhibits_932 N. Vail Ave

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 932 N. Vail Avenue
Project Address: 932 N. Vail Avenue
Prepared By: Steve Hautzinger

Date Prepared: November 13, 2025

PETITION INFORMATION:

DC Number: 25-080
Petitioner Name: Rafal Koniecki
Petitioner M&R Builders
Address: 1311 Foxford Lane
Lockport, IL 60441
Meeting Date: November 18, 2025

Requested Action(s): Approval of the proposed architectural design for a new 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 build a new two-story residence with attached two-car garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet and the proposed residence will have 2,964 square feet. This project complies with all of the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 24 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 24.5 feet Side: 5.2 feet Side: 5.2 feet Rear: 53.5 feet
Building Height (to the midpoint)	25 feet	24.8 feet
FAR	2,970 SF	2,964 SF
Building Lot Coverage	2,310 SF	2,014 SF
Impervious Surface Coverage	3,630 SF	2,763 SF

This project is appearing before the Design Commission primarily due to the proposed development of an existing long time vacant lot. The surrounding context in this location is varied with a mix of older and newer homes, single-story, one-and-half-story, and two-story homes with a mix of attached and detached garages.

The proposed new house fits very well with the style and scale of the adjacent neighbors which are both two-story homes with attached front-load garages. Overall, the proposed design is very nicely done with architectural interest and detail on all sides of the house. The proposed exterior materials and colors are unique, nicely coordinated, and very attractive.

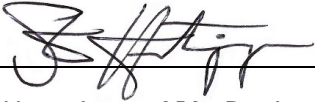
RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for a new single-family residence to be located at 932 N. Vail Avenue. This recommendation is based upon the architectural plans received on 10/22/25, 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.

2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



November 13, 2025

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

c: Petitioner, DC File 25-080



W Willow St

E Willow St

N Chestnut Ave

N Highland Ave

N Vail Ave

N Dunton Ave

N Evergreen Ave

N Chestnut Ave

N Highland Ave

N Vail Ave

N Dunton Ave

N Evergreen Ave

W Elm St

St. James
Catholic
School

```

      CHAIN LINK FENCE
      WOOD FENCE
      METAL FENCE
      VINYL FENCE
      EASEMENT LINE
      SETBACK LINE
      INTERIOR LOT LINE

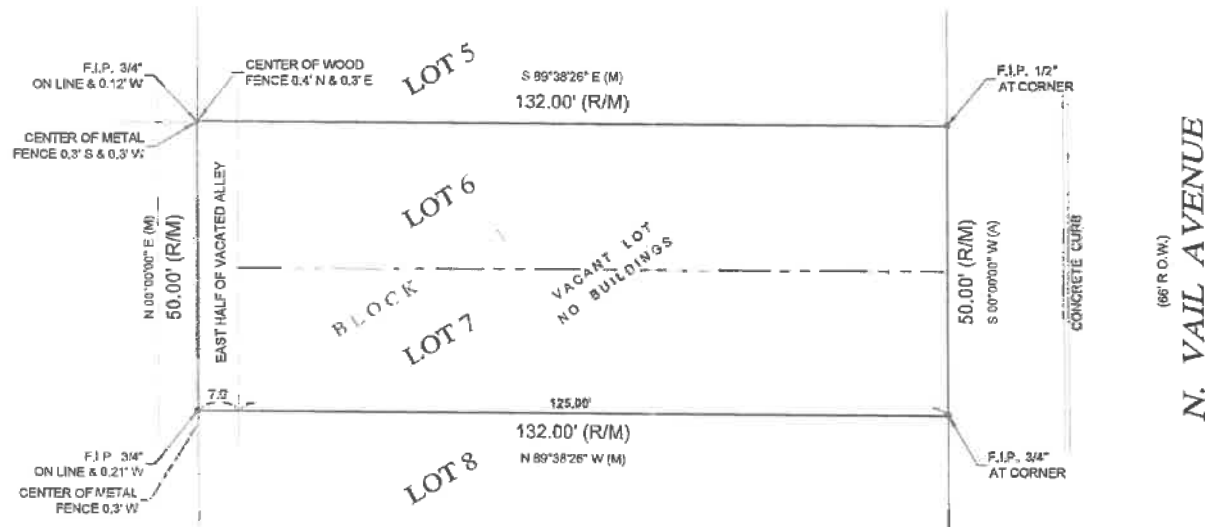
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LOTS 6 AND 7 TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS 6 AND 7, IN BLOCK 1 IN DUNTON AND OTHER'S SUBDIVISION OF LOTS 4 AND 5 AND 6 OF NORTHWEST 1/4 AND LOTS 1, 2, 8 AND 9 OF SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 8,600 SQ. FT. OR 0.15 ACRES MORE OR LESS



BASIS OF BEARING:
WEST LINE OF N. VAIL AVENUE AS FOUND
MONUMENTED AND OCCUPIED.
S 00°00'00" N (A)



Mn is Engineering, Inc.
515 Warrville Road, Lisle, IL 60532
Phone: (630) 271-5770
Fax: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2026
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

DRAWN BY: RT REVISED: JOB NO. 25-06-0151



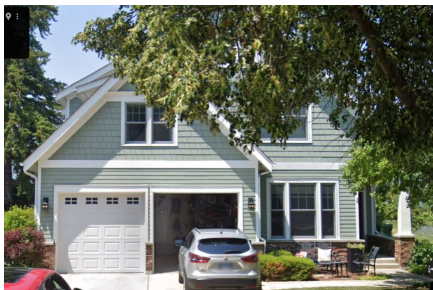
SUBJECT PROPERTY -
PROPOSED



PROPERTY TO LEFT
910 N. VAIL AVE.



PROPERTY TO LEFT 2
916 N. VAIL AVE.



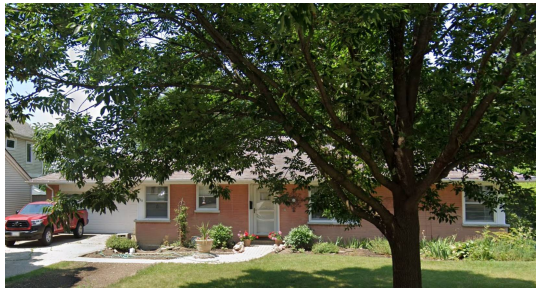
PROPERTY TO LEFT 1
920 N. VAIL AVE.



SUBJECT PROPERTY
N. VAIL AVE.

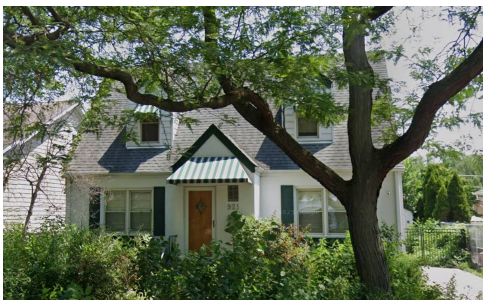


PROPERTY TO RIGHT 1
934 N. VAIL AVE.



PROPERTY TO RIGHT 2
940 N. VAIL AVE.

N. VAIL AVE.



PROPERTY ACCROSS 2
921 N. VAIL AVE.

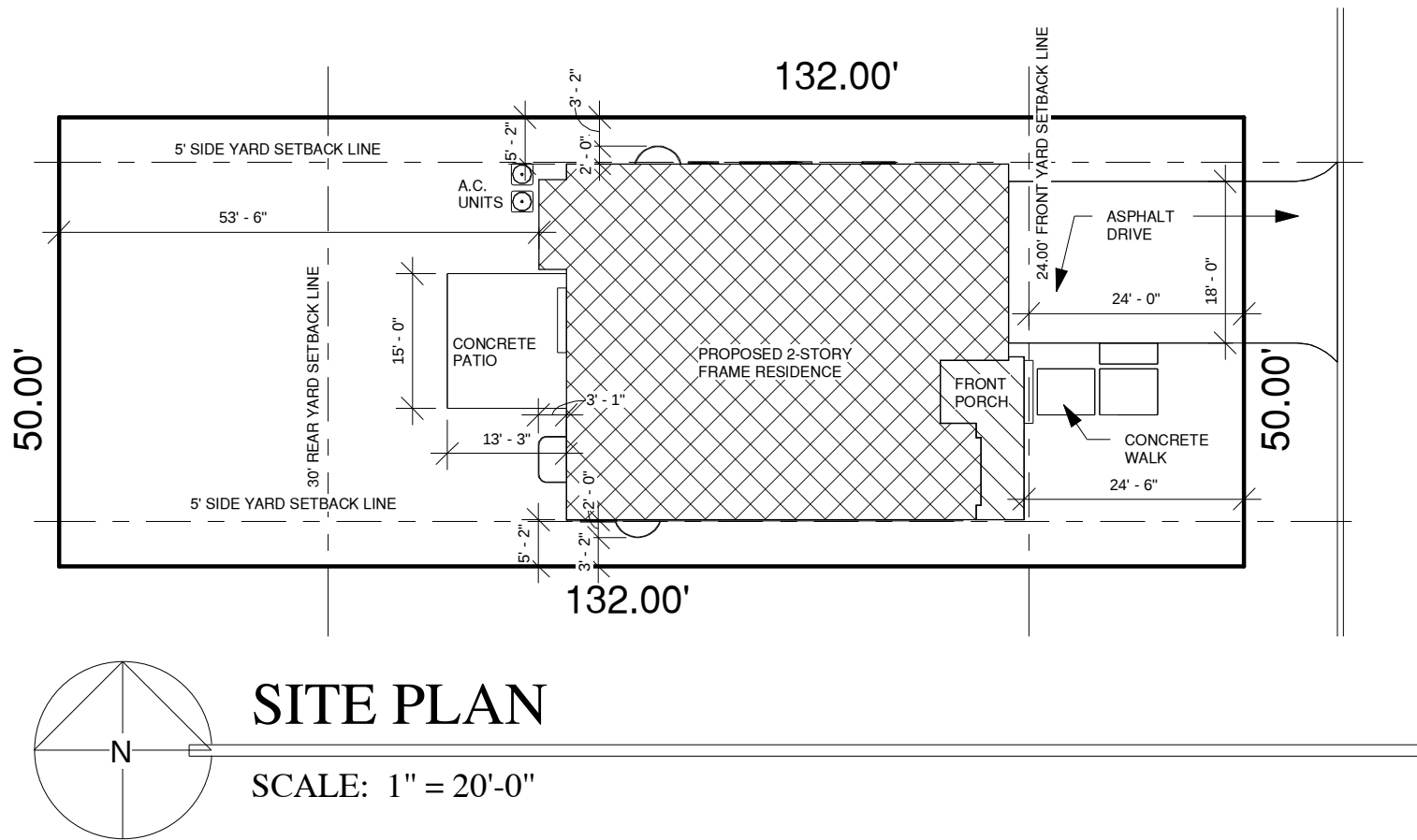


PROPERTY ACCROSS 2
927 N. VAIL AVE.

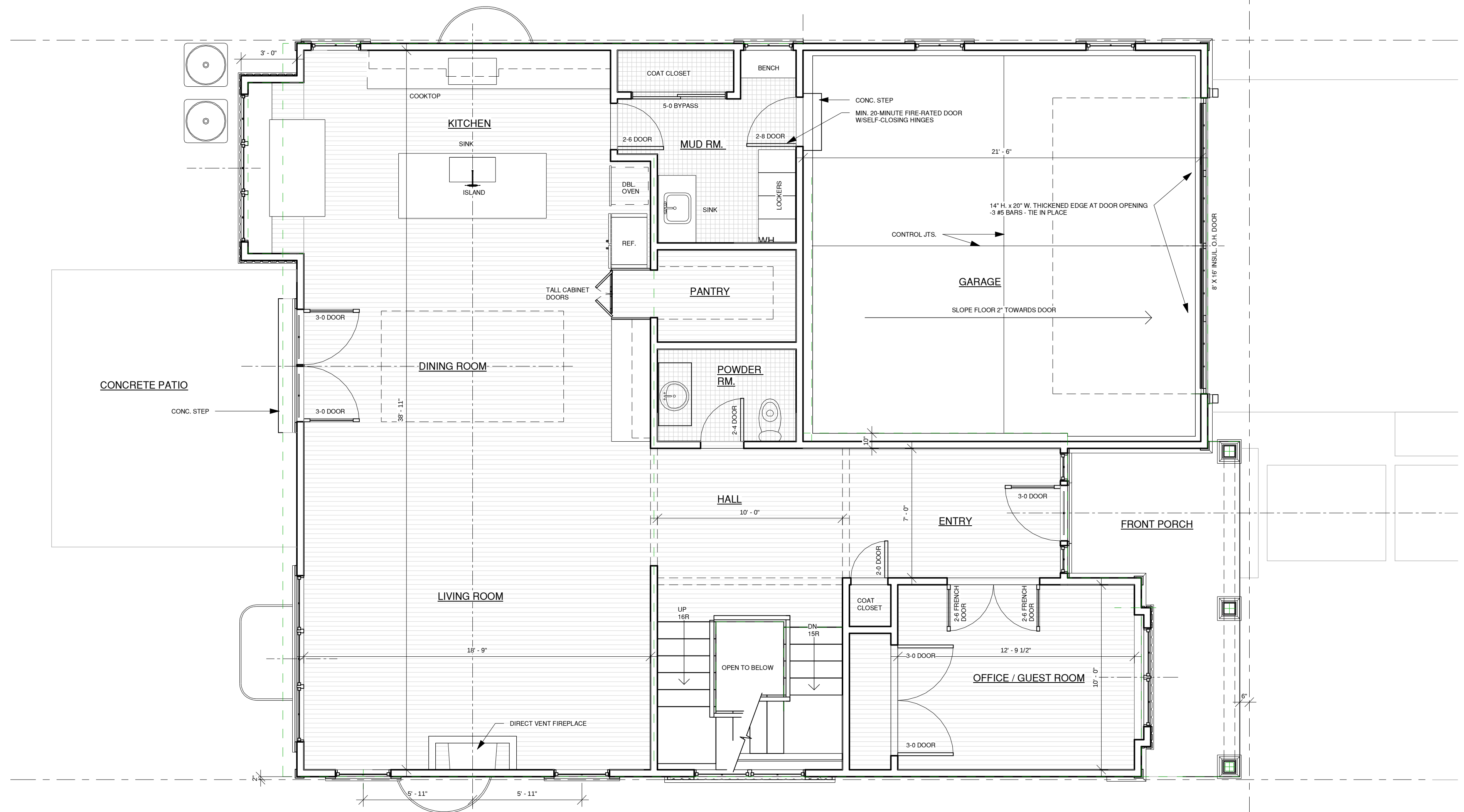


PROPERTY ACCROSS 2
931 N. VAIL AVE.

W. WILLOW STREET



VAIL AVENUE



ARCHITECTS

825 East Rand Road, Suite 230
Arlington Heights, IL 60004
Phone: (847) 394-4131
Fax: (847) 394-4132
www.parcraft.com
Illinois Design Firm Registration:
184.007356

**NEW CUSTOM
HOME BY:**

M&R Builders, Inc.
1311 Foxford Lane
Lockport, IL 60441

Project Address:
932 N. Vail Ave.
Arlington Heights, IL

ISSUE	DATE
PRELIMINARY	8/4/2025
DESIGN DEV.	10/21/2025
PERMIT SET	

DRAWN BY: PAR
CHECKED BY: PAR

SIGNATURE:
DATE: _____
EXPIRES: 11/30/26

JOB NO.: VAIL AVE.

SHEET:
A1
OF:



ARCHITECTS

825 East Rand Road, Suite 230
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CHECKED BY: PAR

SIGNATURE:

DATE: _____

EXPIRES: 11/30/26

JOB NO.: VAIL AVE.

SHEET:

A2

OF:



SOUTHEAST VIEW



NORTHEAST VIEW



EAST VIEW



WEST VIEW



SOUTHWEST VIEW



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SIGNATURE:
DATE:
EXPIRES: 11/30/26

JOB NO.: VAIL AVE.

SHEET:

R1

OF:



SOUTHEAST VIEW



NORTHEAST VIEW



WEST VIEW



SOUTHWEST VIEW



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PERMIT SET	

DRAWN BY: PAR

CHECKED BY: PAR



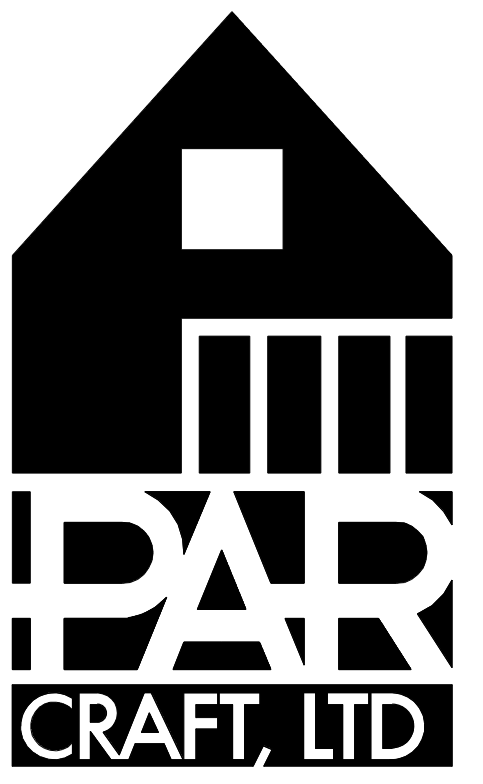
SIGNATURE: *Paula Rogner*
DATE: _____
EXPIRES: 11/30/26

JOB NO.: VAIL AVE.

SHEET:

A5

OF:



ARCHITECTS

825 East Rand Road, Suite 230
Arlington Heights, IL 60004
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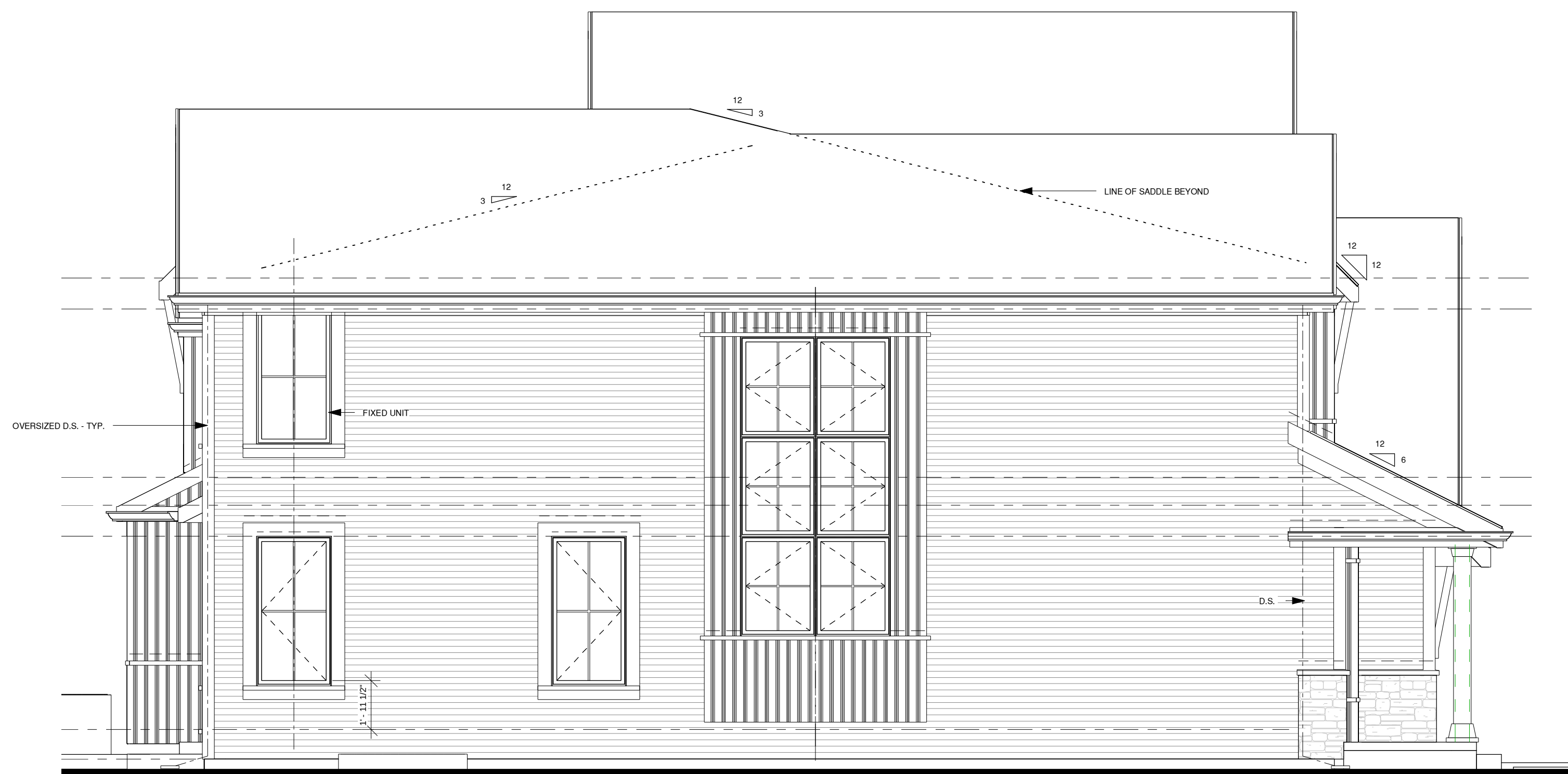
ISSUE	DATE
PRELIMINARY	8/4/2025
DESIGN DEV.	10/21/2025
PERMIT SET	

DRAWN BY: PAR
CHECKED BY: PAR

PAULA A. ROGNER
001-016083
STATE OF ILLINOIS
Architect
Signature: *Paula A. Rogner*
DATE: _____
EXPIRES: 11/30/26

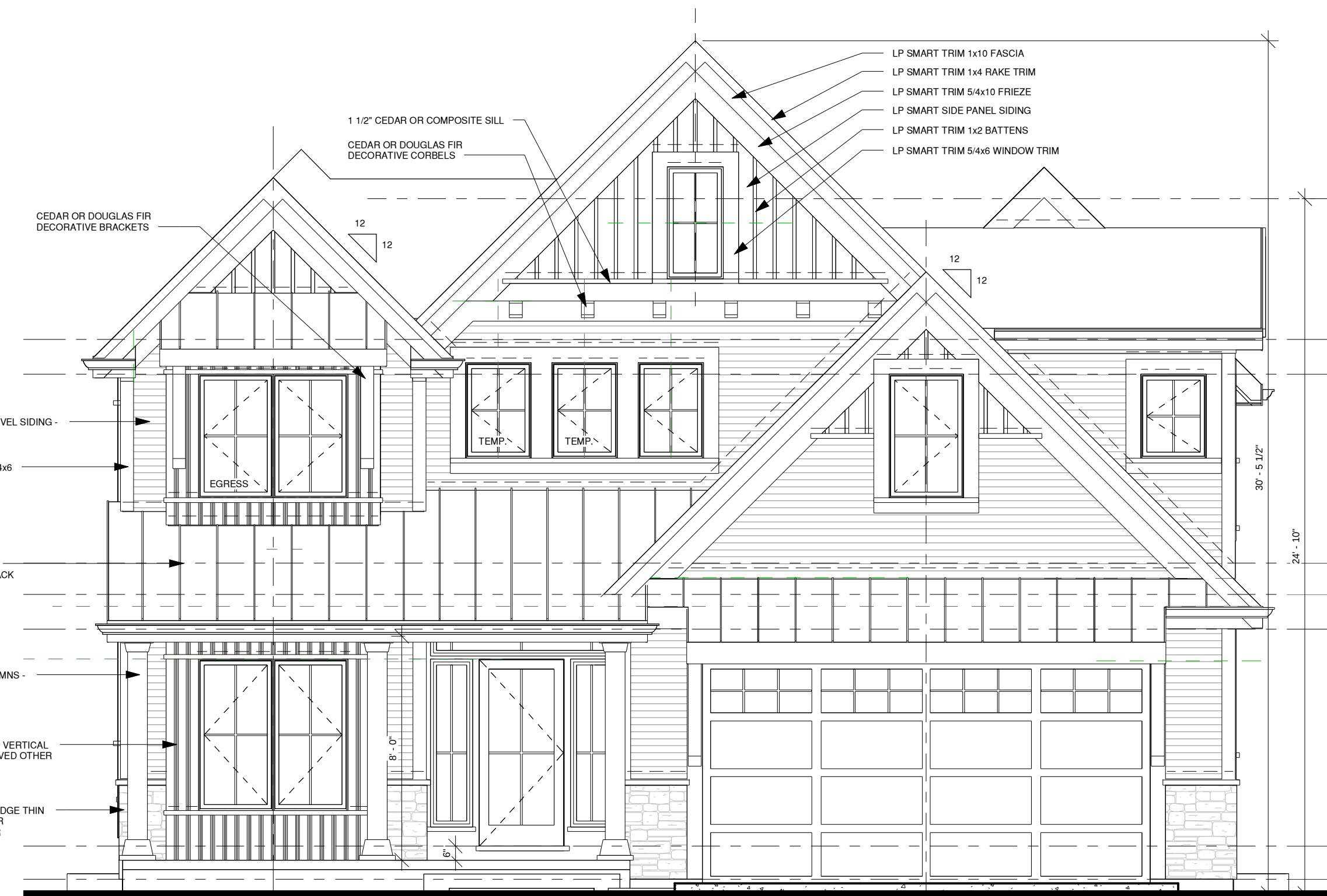
JOB NO.: VAIL AVE.

SHEET:
A4
OF:



LEFT ELEVATION (south)

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



FRONT ELEVATION (east)

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



RIGHT ELEVATION (north)

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



REAR ELEVATION (west)

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



ARCHITECTS

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184.007356

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Lockport, IL 60441

Project Address:
932 N. Vail Ave.
Arlington Heights, IL

ISSUE	DATE
PRELIMINARY	8/4/2025
DESIGN DEV.	10/21/2025
PERMIT SET	

DRAWN BY: PAR
CHECKED BY: PAR

SIGNATURE: _____
DATE: _____
EXPIRES: 11/30/26

JOB NO.: VAIL AVE.

SHEET:

A3

OF:

Material Board – Vail Residence

1. Paul A. Rogner (architect)
M&R Builders (owner)
2. September 28, 2025
3. New Custom Home
4. 900 Block N. Vail Ave.

Siding: LP SmartSide bevel siding
(6" reveal)
Manufacturer: Louisiana Pacific
Color: Quarry Gray



Stone: Halquist Cambridge thin stone
veneer.
Color: White



Roof: Architectural Asphalt shingles
Manufacturer: GAF
Color: Charcoal



Trim: LP Smart Trim engineered wood
Manufacturer: Louisiana Pacific
Color: Black



Trim: LP Smart Trim engineered wood
Manufacturer: Louisiana Pacific
Color: White



Windows: Fibrex Composite Clad
Manufacturer: Andersen
Color: Black

