

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

**ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 18, 2025**

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

Members Present: Kirsten Kingsley, Chair
John Fitzgerald
Jonathan Kubow

Members Absent: Ted Eckhardt
Scott Seyer

Also Present: Rafal Koniecki, M&R Builders for 932 N. Vail Ave.
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR OCTOBER 28, 2025

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF OCTOBER 28, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY NEW REVIEW

DC#25-080 – 932 N. Vail Ave.

Rafal Koniecki, representing *M&R Builders*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new two-story residence with attached two-car garage on an existing vacant lot. This project complies with all of the R-3 zoning requirements. 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. Staff recommends approval of the design as submitted.

Rafal Koniecki said he is the builder of the new home, which will be for sale when complete in the Spring.

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

PUBLIC COMMENT

Tim Brandvold, 934 N. Vail Avenue. He lives immediately north of the site and is here to get more information about the new home and to ask questions about drainage. Drainage on the existing site currently goes to the south and back of the property, and he wants assurance that his property will not be impacted by drainage from the new home. He also asked if a fence will be built when the house is complete and if so, if details can be provided.

Mr. Koniecki said the Village will review drainage to make sure it meets code and that the adjacent properties do not flood. Mr. Brandvold wanted more assurance than that. **Chair Kingsley** said drainage is not part of this commission's purview; however, the new home does meet the zoning requirements for impervious surface coverage, building lot coverage and FAR. She encouraged the neighbor to communicate his concerns about drainage to the Village Engineering Department, as well as to the contractor. Mr. Brandvold asked what his recourse would be if his home is impacted by water from the new home. **Mr. Hautzinger** reiterated that the Engineering Department can provide answers to questions about drainage, and as part of the building permit review process, the petitioner will be required to submit site engineering drawings that will be reviewed by the Engineering Department for code compliance. Comments from this meeting will also be provided to the Engineering Department to let them know about this concern.

Mr. Koneicki said that a fence is not intended at this time and will be discussed with the future buyer if they are interested. Mr. Brandvold asked the builder to provide him with details of the fence design to help him replace/add a fence on his property.

The commissioners summarized their comments. **Commissioner Fitzgerald** liked the new home and the colors, and that all four sides of the home look good. He was in support of the new home. **Commissioner Kubow** was also in support of the new home and appreciated that all four sides of the home are nicely detailed, including the stone base being wrapped around to the side of the home. **Chair Kingsley** said it is a nice home and it should fit in.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 932 N. VAIL AVENUE, AS SUBMITTED. THIS RECOMMENDATION IS BASED ON ARCHITECTURAL 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. 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.
2. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 2. OTHER BUSINESS

Public Comment

Keith Moens asked about fence regulations and if a permit is required. The commissioners confirmed that a fence permit is required and provided a general response regarding some of the primary fence code requirements.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 6:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.