



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
April 14, 2026
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. 3/24/26 Minutes
- IV. OLD BUSINESS
 - A. 16 E. Euclid Ave. - DC25-102 - SF/Teardown (continued from 3/24/26)
- V. NEW BUSINESS
 - A. 9 N. Vail Ave. - DC26-027 - CBD Commercial
- 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

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DESIGN

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

COMMISSION

RE: 16 EAST EUCLID AVENUE – SF/TEARDOWN; DC #25-102

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 24th day of March, 2026 at the hour of
6:30 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
TED ECKHARDT
SCOTT SEYER
JOHN FITZGERALD

MEMBERS ABSENT:

JONATHAN KUBOW

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: I'd like to call to order the Design Commission meeting for March 24th, 2026.

First item on our agenda is Pledge of Allegiance.
(Pledge of Allegiance recited.)

CHAIRPERSON KINGSLEY: Thank you.

The next item is approval of minutes from February 24th, 2026.

COMMISSIONER ECKHARDT: Recuse. I was not at the meeting.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER SEYER: Motion to approve the minutes.

COMMISSIONER FITZGERALD: I'll second.

CHAIRPERSON KINGSLEY: There's a motion and a second.

All those in favor say aye?

(Chorus of ayes.)

MR. HAUTZINGER: And excuse the interruption, could we also do a roll call for the minutes?

CHAIRPERSON KINGSLEY: Oh, sure.

MR. HAUTZINGER: If I can just do that quickly?

Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Present.

MR. HAUTZINGER: Commissioner Seyer.

COMMISSIONER SEYER: Present.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Here.

MR. HAUTZINGER: And Commissioner Kubow.

(No response.)

MR. HAUTZINGER: And Chairperson Kingsley.

CHAIRPERSON KINGSLEY: Here.

MR. HAUTZINGER: Thank you.

CHAIRPERSON KINGSLEY: Thanks.

All right, old business, we have none, so we go on to new business.

Our first is DC #25-102, and we're going to be --

MR. HAUTZINGER: Yes, the Petitioner contacted me today. They have, at the very last minute here, decided to make some changes voluntarily to their design. Instead of presenting a design they know is getting changed, they just asked if they could have this continued to the next meeting which is scheduled for April 14th.

CHAIRPERSON KINGSLEY: Do we need to vote on that?

MR. HAUTZINGER: If there's no objection, yes, the Commission should make a motion.

COMMISSIONER ECKHARDT: Madam Chairman, I'd like to make a **motion to continue Item DC #25-102** to the date that Steve mentioned, which was?

MR. HAUTZINGER: April 14th.

COMMISSIONER ECKHARDT: **April 14th.**

COMMISSIONER SEYER: Second.

CHAIRPERSON KINGSLEY: So, there's a motion and a second to postpone the first item on our agenda to April 14th.

All those in favor say aye?

(Chorus of ayes.)

(Whereupon, the meeting on the above-mentioned petition was continued to April 14, 2026.)

DESIGN

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

COMMISSION

RE: 1415 WEST MAUDE AVENUE – SF/TEARDOWN; DC #26-008

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 24th day of March, 2026 at the hour of
6:33 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
TED ECKHARDT
SCOTT SEYER
JOHN FITZGERALD

MEMBERS ABSENT:

JONATHAN KUBOW

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: All right, so next item is DC #26-008, 1415 West Maude. The first thing that we'll do, and this will be for both petitioners, is that we'll have Staff present the project. Then, you'll have a chance to come up and speak on that. Then, we'll open it up to any of the public, and then the Commissioners will get a chance to speak on it.

Okay? Thanks.

MR. HAUTZINGER: Okay, the Petitioner is here proposing to demolish an existing single-story residence with an attached two-car garage to build a new two-story residence with an attached three-car garage. The project does comply with all of the R-E zoning requirements.

As you can see on the aerial up on the screen, this project is located in an R-E Zoning District where the minimum lot size is 20,000 square feet. So, we're dealing with a neighborhood that has, generally speaking, large lots. There have been numerous other teardowns previously completed in this neighborhood, and the proposed new house will fit comfortably on this subject large lot property.

To the renderings here, overall the proposed design is nicely done, has a nice level of detail and architectural interest on all sides of the house. The primary material, the cladding for the home is a fiber-cement panel siding. The renderings read almost like a metal panel but it's not a metal panel, and I know the Petitioner is here with some samples to present, but it is a fiber-cement panel siding. It does give the house a more contemporary appearance of course in lieu of the more traditional lap siding or board and batten. There's flush panel joints between each of the panels that I think the Petitioner also has some material samples of those joints and the colors.

That's one of the details that was a little vague in their proposal, so we just want to make sure. I know this has come up when we've seen projects like this in the past, to get an understanding. The renderings read as these black lines between each of the panels, is that actually what it's going to be? We'll review the samples to understand that better.

So, aside from evaluating the appearance of that panel siding, Staff feels the proposed design meets the intent of the Single-Family Design Guidelines, and we do recommend approval.

CHAIRPERSON KINGSLEY: Thank you.
Petitioner?

MR. KACPRZYNSKI: Okay, so I brought with me some materials so I can present them to you. Is that okay?

CHAIRPERSON KINGSLEY: That would be great. If you could just put them up here? Thank you.

MR. KACPRZYNSKI: Okay, so this is the stone. It's like typical natural stone with veneer, four inches thick. My client wants to use, this is the typical channel that goes between the boards, so it goes like that. All right? The color of it will most probably be like charcoal or some dark gray, but he's thinking about it, you know. It might even be painted the same color like that paneling. So, that's the one here.

There are different options for that. For the corners, for

example, like this one, inside corners. The inside corner is right here; it looks like this. All this is just the samples; they could be painted other colors.

CHAIRPERSON KINGSLEY: So, it's expressed then, these, right? What color? The panels are prefinished?

MR. KACPRZYNSKI: They're coming white, it comes white, but the color was, I don't remember, but it was like the paint of off-white something, not white-white. Not like a bright white, but something off-white.

CHAIRPERSON KINGSLEY: Well, it says here that it's a James Hardie white which is arctic white.

MR. KACPRZYNSKI: Yes. Arctic white? I'm not sure, you know, I'm not sure if it would be that white. Arctic white is super white.

CHAIRPERSON KINGSLEY: Yes.

MR. KACPRZYNSKI: Yes, so it would be just a little bit off-white, but I'm not sure what the color will be.

CHAIRPERSON KINGSLEY: Okay.

MR. KACPRZYNSKI: So, it will be like this, you know.

CHAIRPERSON KINGSLEY: Okay, so it's not prefinished, you're going to paint it?

MR. KACPRZYNSKI: They will paint it, yes. They will paint it because it's, the channel is not, they nail the panels and then they have to patch it and paint it. So, they're going to be painted on that.

CHAIRPERSON KINGSLEY: Okay, so it's a painted Hardie smooth panel, and then the --

MR. KACPRZYNSKI: This will be --

CHAIRPERSON KINGSLEY: Okay, and then the hardware is going to be expressed, it's not going to be hidden, and it's going to be painted a dark color?

MR. KACPRZYNSKI: Yes.

CHAIRPERSON KINGSLEY: Right, okay.

COMMISSIONER ECKHARDT: Can I ask a question, Madam Chairman?

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER ECKHARDT: On that color presentation, the channel, I'm not exactly sure what color. I heard dark; I heard light; I heard we're going to paint it. What color will it be?

MR. KACPRZYNSKI: It will be charcoal, something like that.

COMMISSIONER ECKHARDT: Charcoal.

MR. KACPRZYNSKI: Yes, like a dark gray.

COMMISSIONER ECKHARDT: Okay, or dark gray.

MR. KACPRZYNSKI: The windows would be black and all those connections --

COMMISSIONER ECKHARDT: Okay, I got it, I got it. Okay, I just didn't, that's fine.

MR. KACPRZYNSKI: There are different channels, too. I'm not, it's just the client is not, he'll be dealing with that with the contractors.

COMMISSIONER ECKHARDT: Yes.

MR. KACPRZYNSKI: And different channels, you know, for example, this is one is super expensive, right? It's like the two elements, right. This one is like just a single one. So, I'm not sure which one he will decide to do it, but it will be something like that.

CHAIRPERSON KINGSLEY: So, the panels, it's going to be charcoal gray in between the two panels.

MR. KACPRZYNSKI: Yes.

CHAIRPERSON KINGSLEY: Okay, and then the soffits are black?

MR. KACPRZYNSKI: Yes. Black gutters.

CHAIRPERSON KINGSLEY: And the fascia and gutters.

MR. KACPRZYNSKI: Yes.

CHAIRPERSON KINGSLEY: And then the roofing is dark?

MR. KACPRZYNSKI: Yes, it's also charcoal.

CHAIRPERSON KINGSLEY: Okay.

MR. KACPRZYNSKI: I have the architectural fiber-cement swatches.

CHAIRPERSON KINGSLEY: And the downspouts?

MR. KACPRZYNSKI: Also black.

CHAIRPERSON KINGSLEY: Also black. They're not shown on the elevations?

MR. KACPRZYNSKI: No.

CHAIRPERSON KINGSLEY: No, okay. All right, I think, do you have anything else you want to tell us?

MR. KACPRZYNSKI: No, I think that's all.

CHAIRPERSON KINGSLEY: Okay, thank you. You can just leave them there, and then we'll just talk about it.

MR. KACPRZYNSKI: Okay.

CHAIRPERSON KINGSLEY: Is there anyone in the audience that would like to be heard on this?

(No response.)

CHAIRPERSON KINGSLEY: If there's no one in the audience, we'll go to the Commissioners.

Commissioner Eckhardt?

COMMISSIONER ECKHARDT: Thank you. I like the modern aspect of this home. I have one technical comment to make. The reveal strips are subject to a lot of handling and I'm wondering why the Petitioner is not considering anodized aluminum which is a lot more durable and not subject to scratches and so on.

MR. KACPRZYNSKI: Aluminum instead of fiber-cement?

COMMISSIONER ECKHARDT: This is a one-way conversation.

CHAIRPERSON KINGSLEY: We'll let you have a chance to --

COMMISSIONER ECKHARDT: We'll let you reply.

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER ECKHARDT: So, that I'm concerned about. Since it's going to be dark, it's going to be very visible, and a scratch is really going to show. Anyway, I'm concerned about that, and touching it up later is very complicated, I mean, almost impossible to get it exactly right, not getting dark paint

on the white panels. I'm concerned about that.

The other thing, I see that your design has mostly white panels on the ground floor, and then you've expressed certain surfaces on the second floor, not exclusively but almost, with the woodgrain panels. On the back elevation, the one that, it's pictured on the left up and the left lower, that dark panel on the top, to me I'm thinking that that panel should continue down to the ground.

Do you understand the area that I'm talking about?

MR. KACPRZYNSKI: Yes.

COMMISSIONER ECKHARDT: You can almost see those panels projecting straight down.

Yes, Steve, that one and its twin on the other side.

So, I'm just, for consideration, I just, I don't want to change your design. I'm not going to be your architect, but it just looks, the darker panel on top of a lighter panel, the dark represents heavy, the white is light, and it just looks like it wants to go down. That's just my comment.

Other than that, that's really all I have.

MR. HAUTZINGER: One clarification. I'm not sure if you're picking it up on the projection, but it is stone under here. I just want to make sure you understood that, and if you still feel the same way with that being stone instead of the white panel.

COMMISSIONER ECKHARDT: Actually, I did know it was stone. I just thought, you know, but I'm saying I'm not, it's not going to be, it's not make or break for me.

MR. HAUTZINGER: Sure.

COMMISSIONER ECKHARDT: It's just comment, the stone, you know --

MR. KACPRZYNSKI: Can I respond now to that? Because we can consider it done. It's just my client wants to do exactly what you want, you know, just that was his comment upwards. So, it will be done.

COMMISSIONER ECKHARDT: So, you're thinking about that?

MR. KACPRZYNSKI: Yes.

COMMISSIONER ECKHARDT: Okay.

MR. KACPRZYNSKI: I mean, it's my client's thinking about it and, you know, I'll do it. And I agree with you; it's fine.

COMMISSIONER ECKHARDT: It's your house, you know, I'm not going to design it for you, but it's just my opinion. Okay, I'm done.

CHAIRPERSON KINGSLEY: Okay, you're done?

Okay, Commissioner Seyer?

COMMISSIONER SEYER: I think it looks nice. I like the new materials as far as something that's a bit more modern, and I just think that the combination looks great. I champion some new ideas. So, it looks nice.

I like that the horizontal joints have some alignment, whether it's at the top of the window or the bottom, you know, I noticed the rear view one, it sort of doesn't align with the mullion. I think it would be nicer if it did, but I will leave that up to you. But I think if the window mullion, the horizontal mullion lined up with the joint, it would just be further enhanced, and on the right-hand side there.

MR. KACPRZYNSKI: This one here?

COMMISSIONER SEYER: That one, yes.

MR. KACPRZYNSKI: Okay.

COMMISSIONER SEYER: But, you know, something to think about. But I just think, generally, if you can line it up with something, it's nice. I understand that line continues all the way around, but just a comment. I think the rest of it looks quite nice. I'm all in favor of it. That's it.

CHAIRPERSON KINGSLEY: Thank you.

Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: I like and appreciate that the house looks good on all four sides. I think the materials are nice. I like the colors of the material and I would also just like you to think about if the black materials of it were maybe more of a dark gray so it wouldn't be as harsh, but that would not be a requirement for me at all. That's all I have.

CHAIRPERSON KINGSLEY: Thank you.

So, I concur with most of the comments here. I think it's, you know, a nicely designed house. I think that the colors need to be, we need to know what the color of the white is. I prefer not to have it be white-white, but it can't be a tan and you have, you know, a cool trim like the black trim. So, that will have to be approved by Staff, but definitely not white, so I'm glad to hear that.

I agree with Commissioner Fitzgerald about doing something more like a warm gray or a dark gray versus a black, even for the soffits and fascia and gutters. The windows, I don't know what brand you're using, but oftentimes they can come in a, like a gun metal versus a black and it almost looks black. It's just not as severe, especially when you're putting it up against something so stark as a white panel.

MR. KACPRZYNSKI: Okay.

CHAIRPERSON KINGSLEY: My other comment is just the fact that that house in the presentation, can you bring up the context elevation? So, I know that you have, you're about a foot-and-a-half out of the ground, right? And then you have ten-foot first floor ceilings and then a nine-foot second floor. So, you have a low pitch, so your max is going to be at 25 feet.

I think that this elevation, maybe it's correct and it's always hard with these elevations because you can't go up to the other houses and really measure them, but I really think that your house is going to be much bigger than those other ones. Obviously, it is bigger on this, you know, this drawing, but this shows us, even if this is correct, this shows us that this new building is a lot bigger than the other ones.

Our design guidelines show you're supposed to, you know, have some context. I'm happy that you have, I mean, I'm not sure what you're doing that's similar to the other houses, but a nod would be nice and we're not really seeing that in too much of what you're putting in.

So, I guess coming back again to the Design Commission, I like this house, but there is context that we're supposed to be looking at. So, that's the one thing that gives me pause on this. One of the things you could do is lower the first floor by putting the joist for the first floor set into the foundation so there's a

ledge and you've got a foot; you take a foot off of the house.

MR. KACPRZYNSKI: Okay, I can do that.

CHAIRPERSON KINGSLEY: So, it's just something to consider and might help the neighbors.

Then, beyond that, it's just kind of a picky little thing about the front elevation. Kind of like what Commissioner Eckhardt said about the wood, and that is the piers that go up on the front elevation on either side of that center window above the front door, I know it's similar to the piers on the left around I guess the living room.

Yes, thanks, Steve.

But maybe it's because it's so close to the overhang and just tight underneath those windows, but to me that just, there's something awkward about that and I would think about looking at that detail a little bit closer.

MR. KACPRZYNSKI: Which one exactly?

CHAIRPERSON KINGSLEY: Just the two piers around that window or whatever you want to call that. It's not a make or break; it's just something that I think unfinished in my mind.

COMMISSIONER FITZGERALD: Looking at the elevation, it's not like the rendering; there's stone going up there.

CHAIRPERSON KINGSLEY: Yes, that is, yes.

MR. HAUTZINGER: That's stone in the rendering as well.

CHAIRPERSON KINGSLEY: This is stone.

COMMISSIONER FITZGERALD: Oh.

COMMISSIONER ECKHARDT: It's hard to see that. Thank you for blowing that up.

COMMISSIONER FITZGERALD: Yes.

CHAIRPERSON KINGSLEY: So, those are my comments.

Do you want to talk about any of those?

MR. KACPRZYNSKI: Okay, so I can, you know, I can lower the floor, it's not a problem, you know. I can use the top floor trusses and lower the floor a foot; it's not a big deal. But I know we have one-story single-family homes on both sides and this is two stories, so we will be always bigger, larger, you know. We have across the street two-story buildings. We have on the end of the block big houses. It's not just two small houses on both sides.

CHAIRPERSON KINGSLEY: I understand. I'm not asking you to put a one-story house in there; I'm not. I was just trying to say what could you do to help your house.

MR. KACPRZYNSKI: I can lower the first floor.

CHAIRPERSON KINGSLEY: That was all, okay.

MR. KACPRZYNSKI: I can do it. No problem.

CHAIRPERSON KINGSLEY: Okay, that's great. What about doing a darker gray versus a black?

MR. KACPRZYNSKI: No problem.

CHAIRPERSON KINGSLEY: Okay.

MR. KACPRZYNSKI: Yes, soffits, gutters. The windows, too? I will ask my client, you know, because they are on a budget, you know. It's just I've got

to discuss this with them, but that is fine, I'm okay with that color.

CHAIRPERSON KINGSLEY: Okay. All right, thank you.

MR. KACPRZYNSKI: And, obviously, I'll do that wood-looking thing going down on the back. No problem.

CHAIRPERSON KINGSLEY: Well, we haven't made our motion yet, so you can wait and see what we say in the motion.

MR. KACPRZYNSKI: Okay.

CHAIRPERSON KINGSLEY: Okay. All right, do we have any other comments from Commissioners?

(No response.)

CHAIRPERSON KINGSLEY: Is there a motion?

COMMISSIONER ECKHARDT: Sure. I'd like to make a motion, Madam Chairman.

I would move that we approve the Petitioner's submittal this evening with the requirement that the first floor be lowered by 10.5 or 11 inches depending on the joist size to bring that elevation down a little bit, and that the Petitioner be required to select a gray tone for the reveal and submit that color to Staff for approval. Then a recommendation, which is different than a requirement, a recommendation that the Petitioner consider alternative first floor material from stone to maybe wood on the back, but that's just a recommendation, not a requirement.

COMMISSIONER SEYER: Second.

CHAIRPERSON KINGSLEY: There's a motion and a second.

Any comments or questions?

COMMISSIONER FITZGERALD: Ted, would you be okay if the gutters and soffits would also be a recommendation to be a dark gray?

COMMISSIONER ECKHARDT: A dark gray, yes. How do we do this? I'll make a new motion.

CHAIRPERSON KINGSLEY: Can you also consider putting something in the motion that talks about the color of the panels need to be approved by Staff?

COMMISSIONER ECKHARDT: Sure.

CHAIRPERSON KINGSLEY: Because we don't know the color of those yet.

COMMISSIONER ECKHARDT: Okay, I'm going to make a new motion, Motion No. 2. I don't think we actually technically had a second on the 1; did we?

CHAIRPERSON KINGSLEY: He did.

COMMISSIONER SEYER: I did.

COMMISSIONER ECKHARDT: Oh, we did, okay.

COMMISSIONER SEYER: Yes.

COMMISSIONER ECKHARDT: I would move that we approve the Petitioner's submittal this evening with the following requirements: that the Petitioner lower the first floor by approximately 10.5 or 11 inches by recessing joists into the foundation; that the Petitioner select a gray tone for the reveals, a requirement; and then as a recommendation, the Petitioner consider alternative

colors for the soffits and gutters to be in gray tones instead of black, but that is a recommendation; also, a requirement that the Petitioner submit actual color samples of the cement panels for Staff review. Testimony is that it's not super bright white like arctic white from Hardie but a different color, and that when that color is submitted, that it not be too yellowy like creamy, you know, it should be a white, not that color. But, again, Staff will review that, and if they have any concerns, then, you know, you'll probably have to come back here, but that's it, period.

Motion to approve the proposed design for a new (teardown) single-family residence to be located at 1415 West Maude Avenue. This recommendation is based upon the architectural plans received on 1/18/26, and the following:

- 1. A requirement that the Petitioner lower the first floor by approximately 10.5 or 11 inches by recessing joists into the foundation.**
- 2. A requirement that the Petitioner select a gray tone for the reveals.**
- 3. A recommendation that the Petitioner consider alternative colors for the soffits and gutters to be in gray tones instead of black.**
- 4. A requirement that the Petitioner submit actual color samples of the cement panels for Staff review. Testimony is that it's not super bright white like arctic white from Hardie but a different color, and that when that color is submitted, that it not be too yellowy like creamy.**

COMMISSIONER FITZGERALD: Second.

CHAIRPERSON KINGSLEY: Okay, there's a motion and a second.

If I could just confirm that last part of the motion that talked about the color of the panels, that was a requirement, correct?

COMMISSIONER ECKHARDT: That's a requirement that he submit those, yes.

CHAIRPERSON KINGSLEY: Okay, that was all I needed to know.

Any other questions?

(No response.)

CHAIRPERSON KINGSLEY: Okay, there's a motion and a second.

All those in favor say aye?

(Chorus of ayes.)

CHAIRPERSON KINGSLEY: Opposed?

(No response.)

CHAIRPERSON KINGSLEY: None.

The petition is granted, or it's approved.

MR. KACPRZYNSKI: I have just one question. So, do we have to come back next month with a sample, or I can --

CHAIRPERSON KINGSLEY: No, you can work directly with Staff now.

MR. KACPRZYNSKI: Oh, okay.

CHAIRPERSON KINGSLEY: So, we've approved it and then, but you have to follow those recommendations and the requirements essentially that

we have in the motion.

MR. KACPRZYNSKI: Okay, so I can continue with the construction plans, right?

CHAIRPERSON KINGSLEY: Yes.

MR. KACPRZYNSKI: Okay, good. All right, thank you.

CHAIRPERSON KINGSLEY: Yes, thank you for coming.

MR. KACPRZYNSKI: Okay, thank you.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 6:55 p.m.)

DESIGN

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

COMMISSION

RE: 442 SOUTH KENNICOTT AVENUE – SF/ADDITION; DC #26-013

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 24th day of March, 2026 at the hour of
6:55 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
TED ECKHARDT
SCOTT SEYER
JOHN FITZGERALD

MEMBERS ABSENT:

JONATHAN KUBOW

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: All right, so the last item on our agenda is DC #26-013, 442 South Kennicott. I am going to be recusing myself on this one, and I believe --

ACTING CHAIRPERSON ECKHARDT: One of those guys has to make a motion.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER SEYER: I make a motion that Commissioner Eckhardt serve as temporary Chairperson for this particular submittal.

COMMISSIONER FITZGERALD: I second.

ACTING CHAIRPERSON ECKHARDT: All in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON ECKHARDT: All right, thank you.

The Petitioners are here I see. Come on down. So, why don't we start with the Staff overview on the project? Thank you.

MR. HAUTZINGER: Okay, the Petitioner is proposing an addition to the second story of an existing two-story home. The plans do comply with all of the R-3 Single-Family Zoning requirements.

So, per the Village's Single-Family Design Guidelines, one of the evaluation criteria is the overall composition and balance of the elevation. Just for reference, I know everybody probably understands but the subject property is depicted here on the top in the middle as existing, and then the same property on the bottom in the middle as proposed. So, you can see the area of the addition at the front entry as well as above the garage. So, that's really the only part that we're looking at here. I just wanted to get you acclimated to it.

So, again, following the Single-Family Design Guidelines in regards to overall composition and balance of the elevation, the existing house has a fairly low-hipped 3:12 roof pitch throughout. The proposed addition has a steeper 10:12 roof pitch gable that Staff feels looks out of balance with the existing part of the house.

The Single-Family Design Guidelines also state that new additions will look like they belong and not dominate or change the character of the original building. Staff does feel that the steep roof pitch on the proposed addition looks somewhat out of place with the rest of the existing portion of the home. In that regard, it does dominate the appearance and it results in an appearance of, you know, kind of the left side of the house being the existing part and the right-side being kind of the obvious newer part, instead of a more cohesive, kind of integrated design.

So, obvious suggestion would be to potentially lower the roof pitch on the new addition to be more in context with the remaining part of the house. I'm sure there's other design solutions as well. But aside from that one detail, I mean, Staff is recommending approval of the project. The addition itself fits in really well with the rest of the house. That's not a concern. It's just this kind of mismatched roof issue that we're asking the Design Commission to evaluate.

ACTING CHAIRPERSON ECKHARDT: Okay, welcome, Mr. Ginnodo. I'll just bring up the reference that since there's three members here tonight, you will be required to have a unanimous vote to go forward. It's your

option to wait for another member to show up later or go forward. Would you like to continue?

MR. GINNODO: Continue?

MR. WOLF: Yes.

MR. GINNODO: Yes, we'd like to continue.

ACTING CHAIRPERSON ECKHARDT: Okay, thank you. All right, could you begin your presentation, please?

MR. GINNODO: Sure. So, the clients are here, Paul and Andi Wolf, long-time members of Arlington Heights. I mean, three generations on one side of the family. They have been in the house since about 2019. Am I getting that right? Three children, two dogs, and a lot of happiness in the house. They have no intention of flipping this and moving on. This is for their own residence for the foreseeable future.

The house conforms with all of the envelop requirements and it does not have a pitch that matches the existing house. Though we looked at about a dozen options that tried to use a hipped or low gable, none of them were satisfying. So, we went down a different road, and when I say none of them were satisfying, it was not satisfying to the architect or the client. So, we explored different avenues, and we've had about six different versions of this, and I think we've finally gotten it to a point where everybody's happy on our side of the table.

It's not acontextual, it's just a little different. If you go up and down the street, there are several of these. There's a couple of single-story homes and, you know, the siding, the brick, the asphalt shingles, every once in a while a metal roof, sometimes you have panel and batten, board and batten. This collection of materials has evolved overtime throughout the neighborhood and across that whole street. So, we feel like we're actually really contextual in terms of materiality and mass.

With respect to the roof, it's decidedly different and intentionally so. I feel like we've kind of satisfied the requirements of comfortability with the other neighbors. We don't have anybody here to say otherwise that I'm aware of.

Have you had any conversations with anybody negative or otherwise?

MR. WOLF: We've heard nothing.

MR. GINNODO: No negative comments from customers, or other neighbors. So, we feel like we're in a pretty good spot for this to go forward.

Now, as far as contextualism goes, the left-hand side of the house is pretty much what it is right now with a little bit of articulation, window pattern and that sort of thing. If you could stay back on the context elevation, that'd be helpful.

MR. HAUTZINGER: The left side and the front elevation, sir?

MR. GINNODO: Yes, yes. Thanks, Steve. If you look, it's very similar to the house just to the left, it has a pitched roof. So, those two are talking pretty well to each other. Also on the left house, there are several peaks that kind of protrude up from the house, the large central massing on that side of the left house and the porch. So, we're kind of in tune with that in terms of conceptual

language.

On the right, purely accidental as it turns out, the board and batten that's in the gable area is repeated in ours. So, it's not an acontextual, it's just different. So, I guess that's the -- we're going to be standing on.

ACTING CHAIRPERSON ECKHARDT: You're concluded?

MR. GINNODO: I am concluded.

ACTING CHAIRPERSON ECKHARDT: Okay, thank you.

Commissioner Seyer?

COMMISSIONER SEYER: I think the house looks very nice. I do notice, and I think it's important to point out that there's four homes in a row that right now, and this is one of four that look almost identical. So, one of our challenges is always to create some individual character, and I think that's what this does. So, if you lower the pitch of the roof, it starts to become tied in with the others in a way that it's already respecting it, but the new roof pitch I think just sets it apart in a more modern way. I think it also breaks up the monotony of the wall of homes.

So, I'm all in favor of the pitch in the way that it's been presented. I think the materials are very similar to what's there right now as far as the color palette. So, it's going to look very modern but it will help still fit in with the neighborhood and I like it. No comments other than that.

ACTING CHAIRPERSON ECKHARDT: Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: I agree that the addition or the roof part is a little unusual, but I think that it's not so unusual that it won't fit in. I also think that when you're looking at the pictures here up on the screen, it looks more dramatic, but when the house is all white, it's just going to be a nice detail. It's not going to be like three different houses which is what this looks like. So, I'm okay and in favor of it.

ACTING CHAIRPERSON ECKHARDT: Thank you.

My comments are in line with my colleagues. I like the way the house is designed. I think the architect has created an entrance pediment and a roof that match. If it were flattened down, it would look like more of the same. So, I like it and am fine with the way it's been presented tonight.

MR. GINNODO: Thank you.

ACTING CHAIRPERSON ECKHARDT: Any other comments?

(No response.)

ACTING CHAIRPERSON ECKHARDT: Okay, is there a motion, please?

COMMISSIONER SEYER: I'd like to make a motion for DC #26-013 at 442 South Kennicott, to approve as submitted.

Motion to approve the design of the proposed addition at 442 South Kennicott Avenue. This recommendation is based upon the architectural plans received on 2/13/26.

COMMISSIONER FITZGERALD: I'll second.

CHAIRPERSON KINGSLEY: Good.

Steve, can we have a voice vote you call it?

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Seyer.

COMMISSIONER SEYER: Yes.

MR. HAUTZINGER: Acting Chair Eckhardt.

ACTING CHAIRPERSON ECKHARDT: Yes.

Okay, motion carries.

MR. GINNODO: Thank you.

ACTING CHAIRPERSON ECKHARDT: Thank you very much.

Good luck with your house.

MR. GINNODO: Thank you.

ACTING CHAIRPERSON ECKHARDT: Do we have any public comment?

(No response.)

ACTING CHAIRPERSON ECKHARDT: None, okay.

All right. Motion to adjourn?

COMMISSIONER SEYER: Motion to adjourn, please, Acting Chairperson.

COMMISSIONER FITZGERALD: I'll second that.

ACTING CHAIRPERSON ECKHARDT: All in favor say aye?

(Chorus of ayes.)

COMMISSIONER SEYER: That's it. Thank you very much.

ACTING CHAIRPERSON ECKHARDT: We're done. Have a good evening, everybody.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:05 p.m.)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, ANDY KRECZKO, 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.

ANDY KRECZKO

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

NOTARY PUBLIC



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
4/14/2026

Item: 16 E. Euclid Ave. - DC25-102 - SF/Teardown (continued from 3/24/26)

Department: Planning & Community Development

Item Description:

The petitioner has requested to CONTINUE this item for review at the next Design Commission meeting on April 28, 2026.

ATTACHMENTS:

None



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
4/14/2026

Item: 9 N. Vail Ave. - DC26-027 - CBD Commercial
Department: Planning & Community Development

Item Description:

Requested Action:

Approval of the proposed architectural design for exterior modifications to an existing commercial building in the Downtown.

Recommendation:

It is recommended that the Design Commission **approve** the proposed architectural design for exterior modifications to the existing commercial building at 9 N. Vail Avenue. This recommendation is based on the plans dated and received on 4/8/26, 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. Power for the new gooseneck lights shall be concealed within the brick wall. Exposed surface mounted electrical conduits shall be prohibited.
2. A recommendation to use Sherwin Williams "Status Bronze" instead of "Black Fox" to give the stucco a bronze/brown tone instead of dark gray.
3. A recommendation to keep just one of the dome awnings above the entrance door to highlight the entrance, provide weather protection, and cover the blank brick wall.
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 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. All signage must meet code, Chapter 30.

ATTACHMENTS:

1. DC26-027 Staff Report
2. DC26-027, 9 N. Vail - 4-14-26 Exhibits
3. 4-8-25 Exhibits - FOR REFERENCE ONLY
4. DC Minutes 4-8-25

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 9 N. Vail Avenue
Project Address: 9 N. Vail Avenue
Prepared By: Steve Hautzinger

Date Prepared: April 7, 2026

PETITIONER INFORMATION:

DC Number: 26-027
Petitioner Name: Nate Bartlett
Petitioner Address: Dunne Kozlowski
3215 W Division Street
Chicago, IL 60651
Meeting Date: April 14, 2026

Requested Action(s):

Approval of the proposed architectural design for exterior modifications to an existing commercial building in the Downtown.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

The proposed new restaurant requires Special Use zoning approval either through a formal Plan Commission review and Village Board approval or an Administrative (Staff) Special Use Waiver. Because this project requires Special Use approval, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Background and Summary:

The petitioner is proposing exterior modifications to an existing commercial building in the Downtown to accommodate a new restaurant tenant. This project was previously reviewed and approved by the Design Commission back on April 8, 2025. The restaurant was originally planned for the first floor only, with an office tenant on the second floor. However, at this time, the petitioner is planning to expand the restaurant to occupy both floors of the building. The petitioner is proposing changes to the previously approved façade design, so Design Commission re-review and approval is required.

A summary of the approved façade design from April 8, 2025 is as follows:

- Remove the existing false gables at the top of the façade.
- Add a new decorative metal cornice along the top of the wall.
- Apply new James Hardie Artisan V-Groove fiber cement siding, in a dark "Cast Bronze" color, over the existing brick on the first floor.
- Paint the existing orange brick on the second floor with a white wash of Benjamin Moore "Hazy Skies", which is a cream color.
- Add new dome shape fabric awnings above the first floor windows.
- Add new decorative wall sconce light fixtures on the piers between the first floor windows.
- Add new decorative dark bronze metal lintels above the second floor windows.
- Convert one existing first floor storefront window to a new restaurant entry door.

A summary of the current proposed façade changes is as follows:

- The height of the front brick wall has been increased approximately four feet.
- The approved Hardie siding material is being omitted, and cement stucco over the existing first floor brick is proposed instead.

- The size of the decorative metal cornice is being increased.
- Decorative fabric awnings and gooseneck light fixtures have been added above the second floor windows.
- The dome shaped awnings at the first floor windows have been omitted.

Architectural Design:

Staff feels that the proposed revisions to the previously approved design are nice enhancements that improve upon the previous façade design. The existing raised parapet wall improved screening of the rooftop equipment, but it gave the building a top-heavy appearance. However, the addition of the second floor awnings, the gooseneck lighting, and the larger decorative cornice work very well to add interest to the design and fill out the empty wall space, giving the overall façade very nice proportions. One minor detail to confirm is that the new gooseneck lighting will not have exposed surface mounted electrical conduits. Power for the gooseneck light fixtures should be recessed into the brick wall for a clean appearance.

In regards to the first floor, Staff feels that the change from fiber cement siding to cement stucco is another nice improvement. Staff originally had some concerns about the use of siding in the Downtown as well as some of the complicated details, but cement stucco will be durable and have a sleek appearance that will fit well in the Downtown. The proposed stucco color is "Black Fox" by Sherwin Williams, which is a very dark gray. Staff recommends considering an alternate similar Sherwin Williams color called "Status Bronze" which has a slightly more bronze/brown tone than the "Black Fox". Staff feels that a Bronze/Cream palette will fit better in the Downtown than Dark Gray/Cream.

Staff does not object to omitting the dome shaped awnings at the first floor, but one suggestion is to consider keeping just one awning above the entrance door which will work well to highlight the entrance, provide weather protection, and cover the blank brick wall.

Signage:

The proposed wall sign for the new restaurant is still schematic. Once the details of the sign have been determined and finalized, a separate Design Commission application for Downtown Signage will need to be submitted for Staff review.

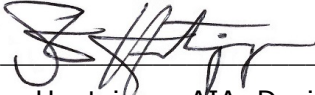
RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for exterior modifications to the existing commercial building at 9 N. Vail Avenue. This recommendation is based on the plans dated and received on 4/8/26, 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. Power for the new gooseneck lights shall be concealed within the brick wall. Exposed surface mounted electrical conduits shall be prohibited.
2. A recommendation to use Sherwin Williams "Status Bronze" instead of "Black Fox" to give the stucco a bronze/brown tone instead of dark gray.
3. A recommendation to keep just one of the dome awnings above the entrance door to highlight the entrance, provide weather protection, and cover the blank brick wall.
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 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. All signage must meet code, Chapter 30.



April 8, 2026

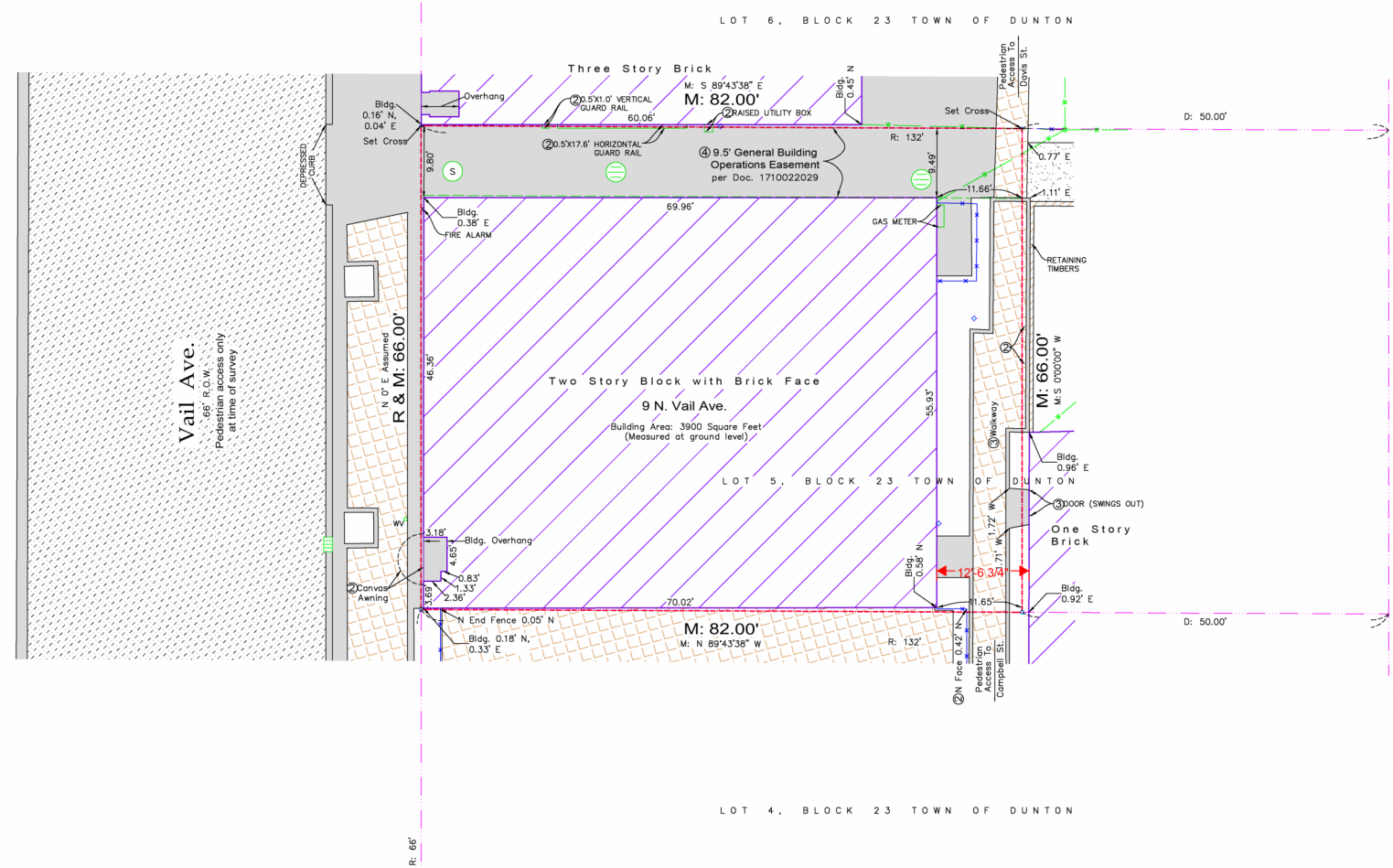
Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Petitioner, DC File 26-027

ALTA/ NSPS Land Title Survey

LEGAL DESCRIPTION

LOT 5 (EXCEPT THE EAST 50.0 FEET THEREOF) IN BLOCK 23 IN THE TOWN OF DUNTON, BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SURVEY NOTES:

- A. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
- B. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF THE SURVEY AND THROUGH A NORMAL WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- C. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS. AT THE TIME OF SURVEY, THE SITE WAS COVERED WITH 0 INCHES OF SNOW AND PILES.
- D. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED.
- E. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION INCLUDED ON SCHEDULE A TO THE TITLE COMMITMENT FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- F. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- G. THE AREA OF THE DESCRIBED PARCEL IS 5412.1 SQUARE FEET OR 0.12 ACRES.
- H. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- I. ALL SUBSTANTIAL FEATURES ON THE PROPERTY ARE SHOWN ON THE SURVEY.
- J. NO EVIDENCE OF RECENT EARTHWORK, CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED.

TO: ATTORNEYS' TITLE GUARANTY FUND, INC.
COMMITMENT NO. 220256205212
EFFECTIVE DATE: JUNE 16, 2022

AND: DELANEY CAPITAL PARTNERS

AND: VANTAGE FINANCIAL, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 4, 7a, 7b, 8, 9 (IF VISIBLE), 11 (OBSERVED EVIDENCE ONLY), AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE OF SURVEY: JULY 29, 2022

Vincent B. Frye

VINCENT B. FRYE, P.L.S. NO. 3272
MY LICENSE EXPIRES 11-30-2022
ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION NO. 4183



JN 220440

LEGEND	
R - RECORD DISTANCE	SET 1/2" REBAR
M - MEASURED DISTANCE	LIGHT
D - DEED PROPERTY LINE	WATER VALVE
FENCE LINE	ASPHALT
CONCRETE	GRAVEL
DRAIN INLETS	PAVERS
UTILITY POLE W/ OVHD. WIRES	SANITARY MANHOLE

SCHLAF-SEDIG & ASSOCIATES, INC.
130 GATES STREET
ELBURN, ILLINOIS 60119
(830) 365-9831
schlafsedig@comcast.net

TITLE EXCEPTIONS (PART II OF TITLE COMMITMENT) STANDARD EXCEPTIONS

2 ENCROACHING GUARD RAILS AND UTILITY BOX ATTACHED TO BUILDING TO NORTH ALONG NORTH PROPERTY LINE, ENCROACHING CONCRETE AND PAVERS ALONG EAST PROPERTY LINE, ENCROACHING FENCE ALONG SOUTH PROPERTY LINE AND ENCROACHING AWNING ALONG WEST PROPERTY LINE, ALL SHOWN ON SURVEY.

3 WALKWAY USED FOR PEDESTRIAN ACCESS TO CAMPBELL AND DAVIS STREETS AND DOOR OF BUILDING TO EAST ACROSS EAST PORTION OF PROPERTY SHOWN ON SURVEY.

4 EASEMENT SHOWN ON SURVEY.

5 NO EASEMENTS ARE SHOWN ON RE-RECORDED VERSION OF PLAT OF SUBDIVISION, DUNTON, RECORDED MAY 4, 1886.

OTHER TITLE EXCEPTIONS ARE NOT SURVEY MATTERS.

Campbell St.
Open To Vehicular Access

PLAT OF SURVEY



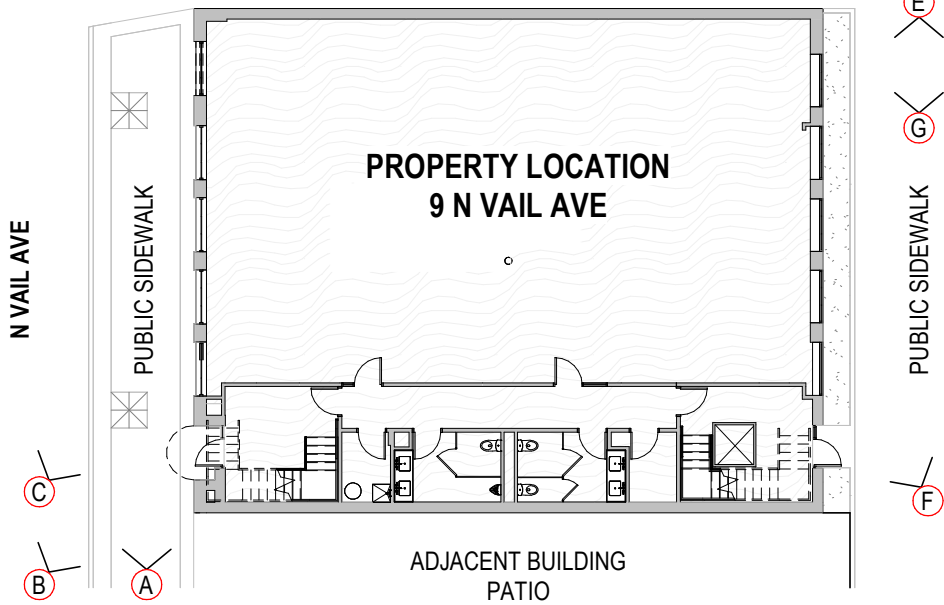
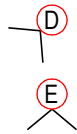
AH-2
9 N VAIL 2026-04-08



1 LOCATION MAP
NOT TO SCALE



BUILDING OPERATIONS
EASEMENT



2 KEY PLAN
NOT TO SCALE



A N. VAIL AVE. PUBLIC SIDEWALK AND
PROPERTY'S FRONT FACADE



B N. VAIL AVE. PUBLIC SIDEWALK AND
PROPERTY'S FRONT FACADE



C N. VAIL AVE. PUBLIC SIDEWALK AND
PROPERTY'S FRONT FACADE



D BUILDING OPERATIONS EASEMENT TO N. VAIL AVE.



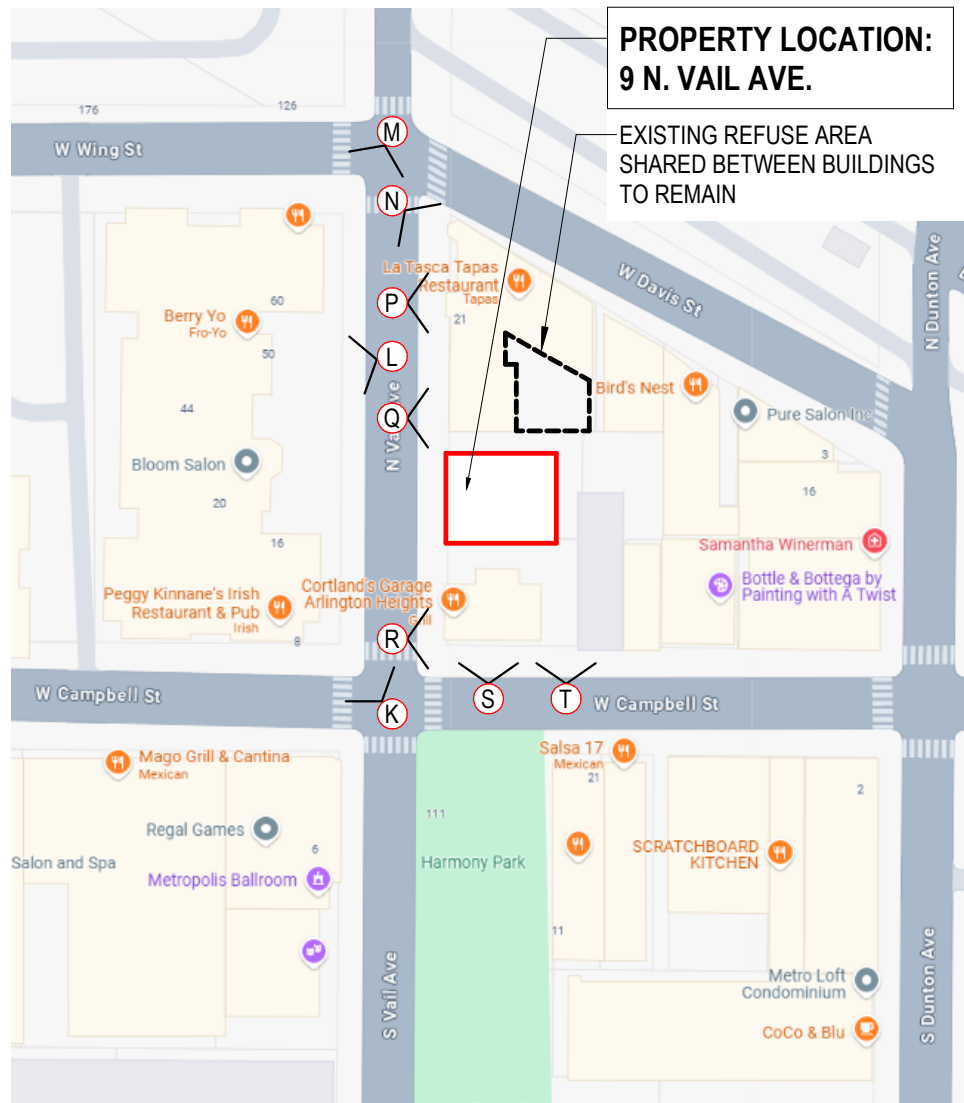
E PUBLIC SIDEWALK TO CAMPBELL ST. AND
PROPERTY'S REAR FACADE



F PUBLIC SIDEWALK TO BUILDING OPERATIONS EASEMENT,
PROPERTY'S REAR FACADE, AND
SHARED BUILDING REFUSE AREA BEYOND



G PUBLIC SIDEWALK TO BUILDING OPERATIONS EASEMENT,
AND SHARED BUILDING REFUSE AREA BEYOND
(INCLUDING THIS PROPERTY'S TRASH AREA)



LOCATION MAP - SURROUNDING PROPERTIES
NOT TO SCALE



(K) ACROSS THE STREET - 8 N. VAIL AVE.



(L) ACROSS THE STREET - 44 N. VAIL AVE.



(M) ACROSS THE STREET - 70 N. VAIL AVE.



(N) TO THE LEFT - 25 W. DAVIS ST.



(P) TO THE LEFT - 21 N. VAIL AVE.



(Q) TO THE LEFT - 17 N. VAIL AVE.



(R) TO THE RIGHT - 1 N. VAIL AVE.



(S) TO THE RIGHT / AROUND THE CORNER - 1 N. VAIL AVE.



(T) TO THE RIGHT / AROUND THE CORNER - 1 N. VAIL AVE,
PUBLIC SIDEWALK TO PROPERTY'S EASEMENT, AND
18 W. CAMPBELL ST.

LOCATION MAP AND SURROUNDING PROPERTY PHOTOS

**CURRENT PHOTO SHOWING
RAISED PARAPET WALL**

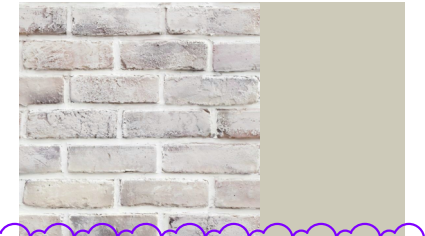




1 EXISTING / DEMOLITION ELEVATION - N. VAIL AVE.
1/8" = 1'-0"

- ① REMOVE EXISTING DECORATIVE PARAPET WALL.
- ② REMOVE PORTION OF EXISTING STOREFRONT AND WALL BELOW.
- ③ NEW EXTRUDED ALUMINUM PARAPET CAP, POWDER-COATED TO MATCH BENJAMIN MOORE - ALASKAN SKIES - 972

- ⑧ WHITE WASH EXISTING MASONRY. BENJAMIN MOORE - ALASKAN SKIES - 972



- ⑨ NEW CEMENT STUCCO APPLIED TO EXISTING BRICK SW7020 BLACK FOX (DARK BROWN)



- ④ EXISTING STOREFRONT TO REMAIN



- ⑩ NEW WALL SCENCE : SATURN OUTDOOR WALL SCENCE BY JUSTICE DESIGN GROUP

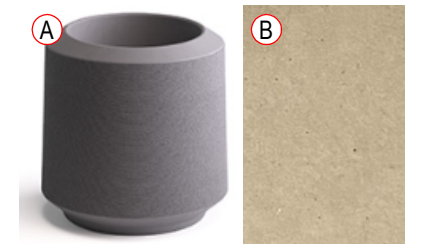


- ⑥ NEW FABRIC AWNING



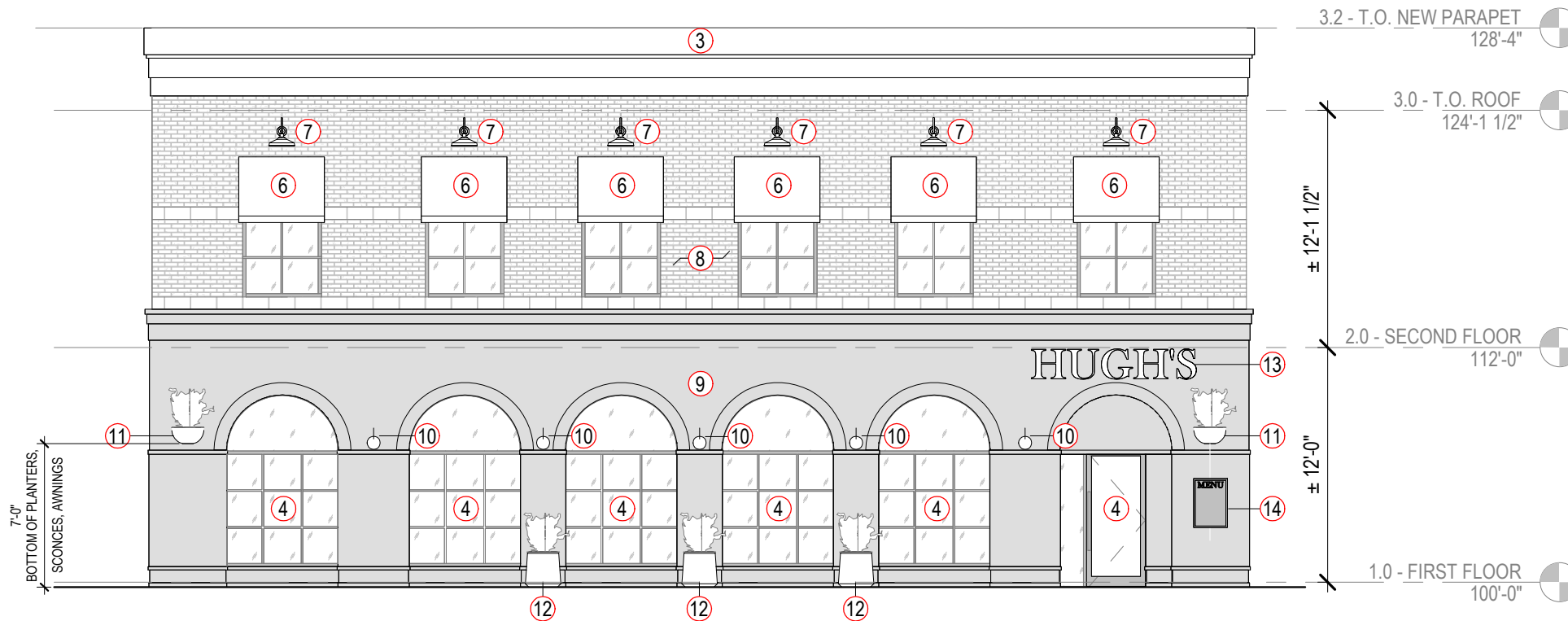
- ⑪ NEW WALL-MOUNTED PLANTER TO MATCH ⑫ PLANTER

- ⑫ NEW FREE-STANDING PLANTER:
A KORNEGAY DESIGN BY LANDSCAPE FORMS : OFFSET SERIES - OS-23
B COLOR : SANDSTONE



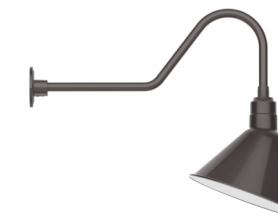
- ⑬ NEW RESTAURANT SIGNAGE

- ⑭ NEW MENU SIGNAGE



2 PROPOSED ELEVATION - N. VAIL AVE.
1/8" = 1'-0"

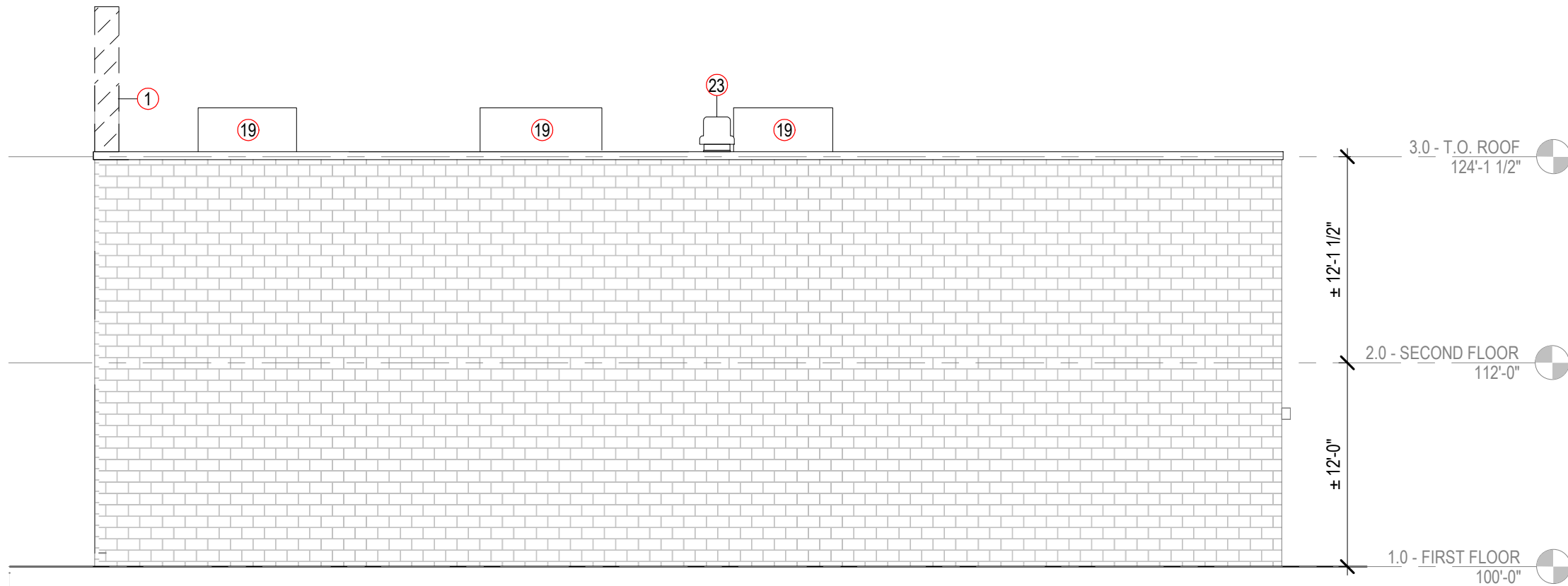
- ⑦ NEW GOOSENECK LIGHTING : ANGLED OUTDOOR GOOSENECK LIGHT ANGLED 14" SHADE ARCHITECTURAL BRONZE BY MONTCLAIR LIGHT WORKS VIA LIGHTOLOGY



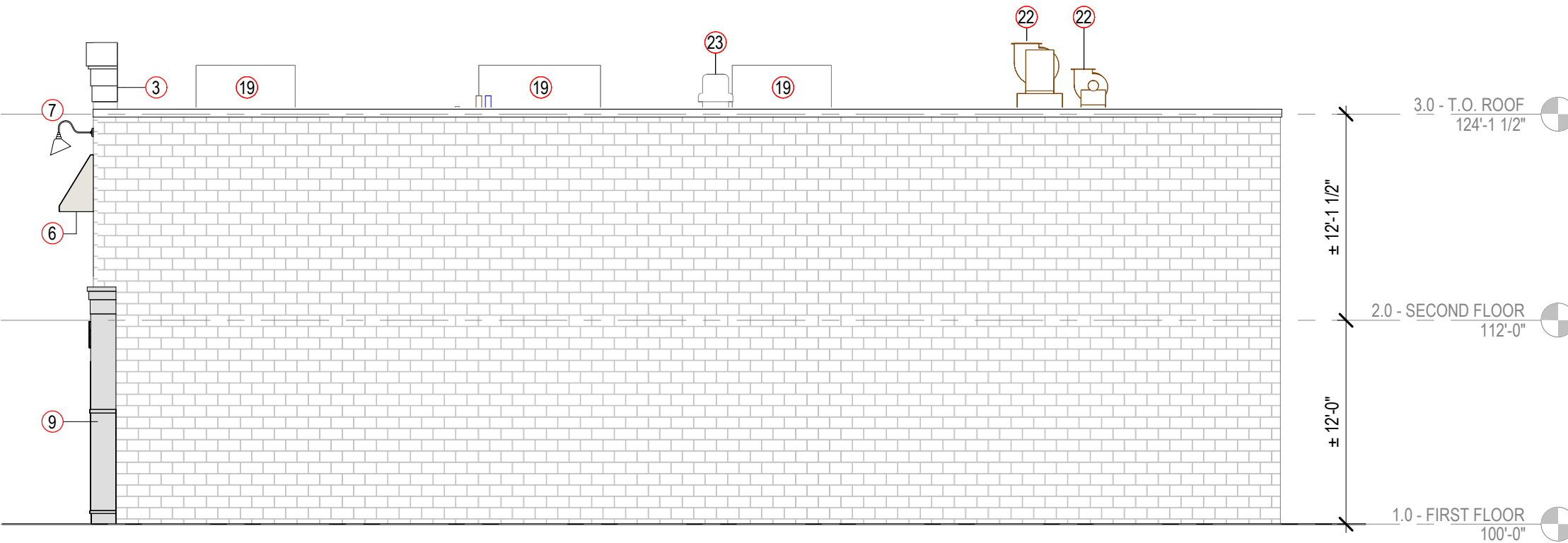
- EXTERIOR SCOPE OF WORK :**
- COSMETIC CHANGES TO EXISTING FACADE, INCLUDING,
 - INSTALLATION OF NEW LIGHT FIXTURES AND AWNINGS ON N. VAIL AVENUE ELEVATION, AND
 - NEW FINISHES
 - REMOVAL OF PORTION OF EXISTING DECORATIVE PARAPET AT N. VAIL ELEVATION
 - WORK AT ROOF LEVEL, INCLUDING,
 - NEW MECHANICAL EQUIPMENT



1 PROPOSED ELEVATION - N. VAIL AVE.
1/4" = 1'-0"



1 DEMO / EXISTING ELEVATION - ADJACENT PATIO
1/8" = 1'-0"



2 PROPOSED ELEVATION - ADJACENT PATIO
1/8" = 1'-0"

- ① REMOVE EXISTING DECORATIVE PARAPET WALL.
- ③ NEW EXTRUDED ALUMINUM PARAPET CAP, POWDER-COATED TO MATCH BENJAMIN MOORE - ALASKAN SKIES - 972
- ⑥ NEW FABRIC AWNING. IMAGERY BELOW FOR REFERENCE TO PATTERN ONLY. COLORS TO MATCH ⑧ BRICK WASH AND ⑨ STUCCO.



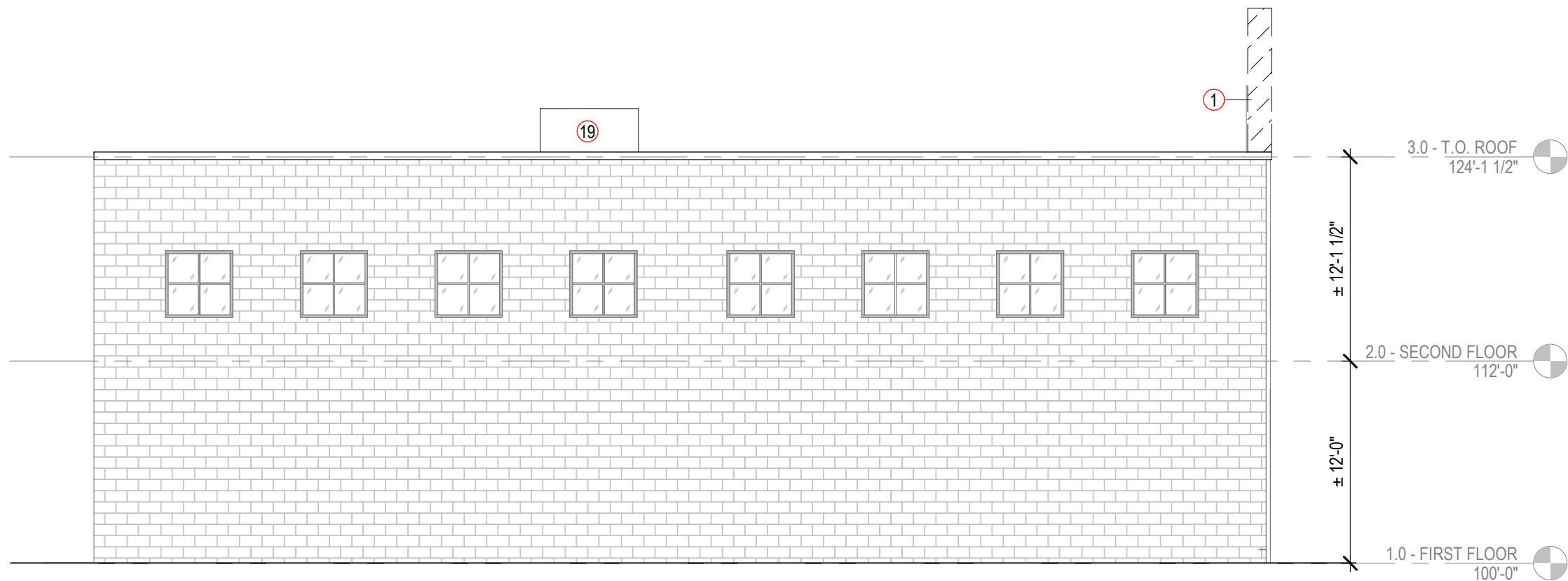
- ⑦ NEW GOOSENECK LIGHTING : ANGLED OUTDOOR GOOSENECK LIGHT ANGLED 14" SHADE ARCHITECTURAL BRONZE BY MONTCLAIR LIGHT WORKS VIA LIGHTOLOGY



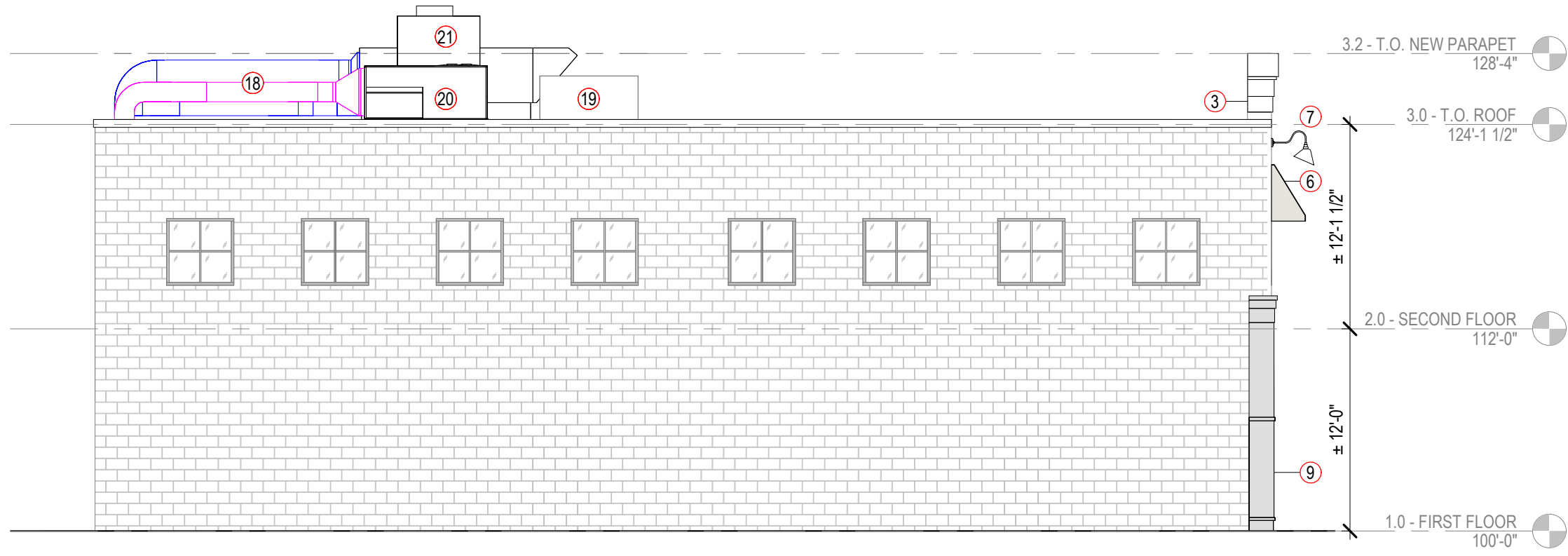
- ⑨ NEW CEMENT STUCCO APPLIED TO EXISTING BRICK SW7020 BLACK FOX (DARK BROWN)



- ①⑨ EXISTING RTU TO REMAIN.
- ②② PROPOSED KITCHEN EXHAUST FAN.
- ②③ EXISTING EXHAUST FAN.



1 DEMO / EXISTING ELEVATION - EXISTING EASEMENT
1/8" = 1'-0"



2 PROPOSED ELEVATION - EXISTING EASEMENT
1/8" = 1'-0"

- 1 REMOVE EXISTING DECORATIVE PARAPET WALL.
- 3 NEW EXTRUDED ALUMINUM PARAPET CAP, POWDER-COATED TO MATCH BENJAMIN MOORE - ALASKAN SKIES - 972



- 6 NEW FABRIC AWNING. IMAGERY BELOW FOR REFERENCE TO PATTERN ONLY. COLORS TO MATCH 8 BRICK WASH AND 9 STUCCO.



- 7 NEW GOOSENECK LIGHTING : ANGLED OUTDOOR GOOSENECK LIGHT ANGLED 14" SHADE ARCHITECTURAL BRONZE BY MONTCLAIR LIGHT WORKS VIA LIGHTOLOGY



- 9 NEW CEMENT STUCCO APPLIED TO EXISTING BRICK SW 7020 BLACK FOX (DARK BROWN)



- 11 NEW WALL-MOUNTED PLANTER TO MATCH 12 PLANTER

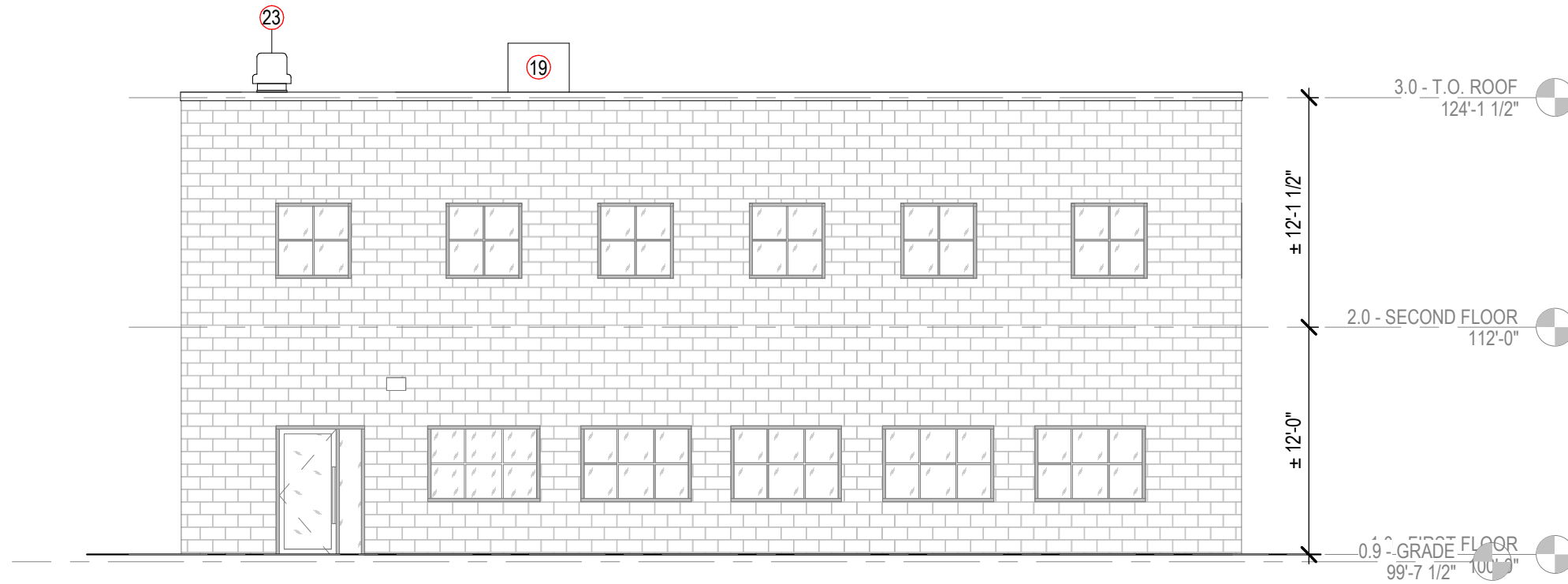
- 18 NEW DUCTWORK FOR KITCHEN EQUIPMENT.

- 19 EXISTING RTU TO REMAIN.

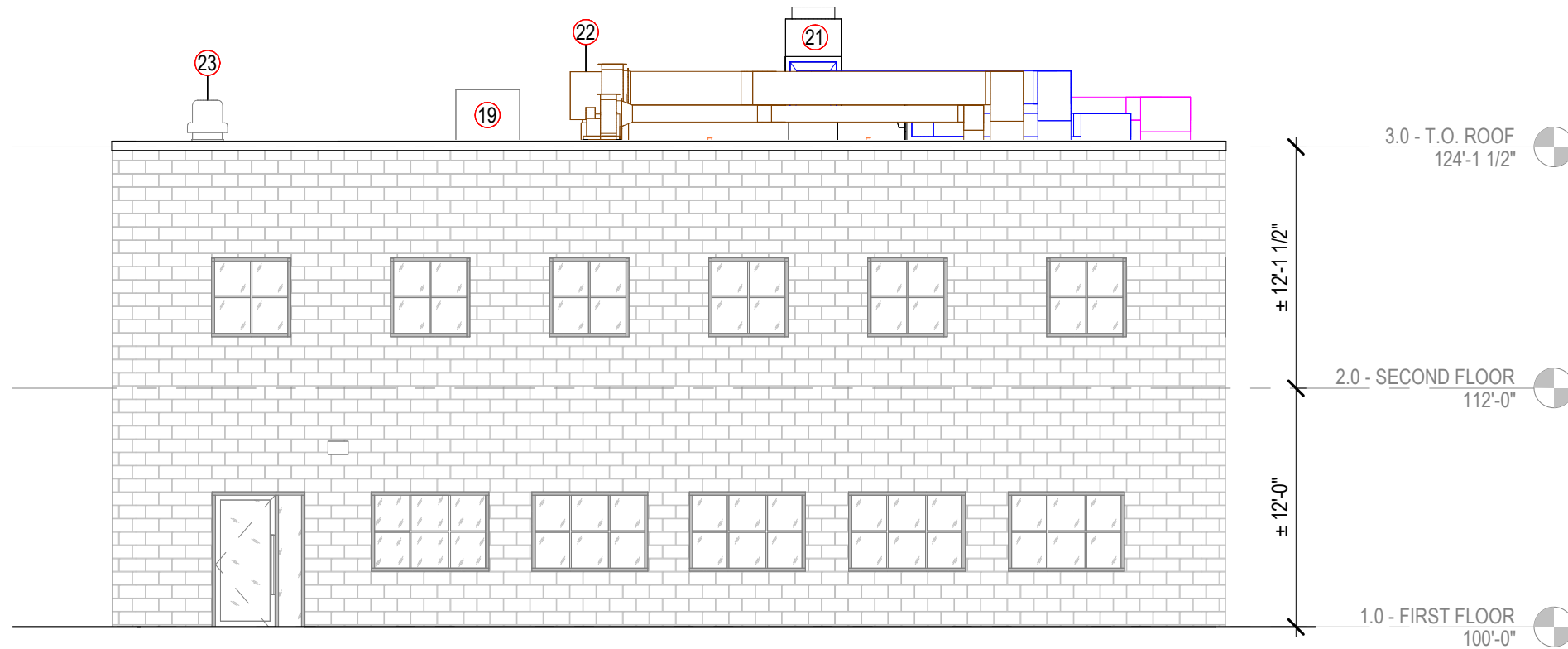
- 20 PROPOSED RTU.

- 21 PROPOSED MAKE-UP AIR UNIT.

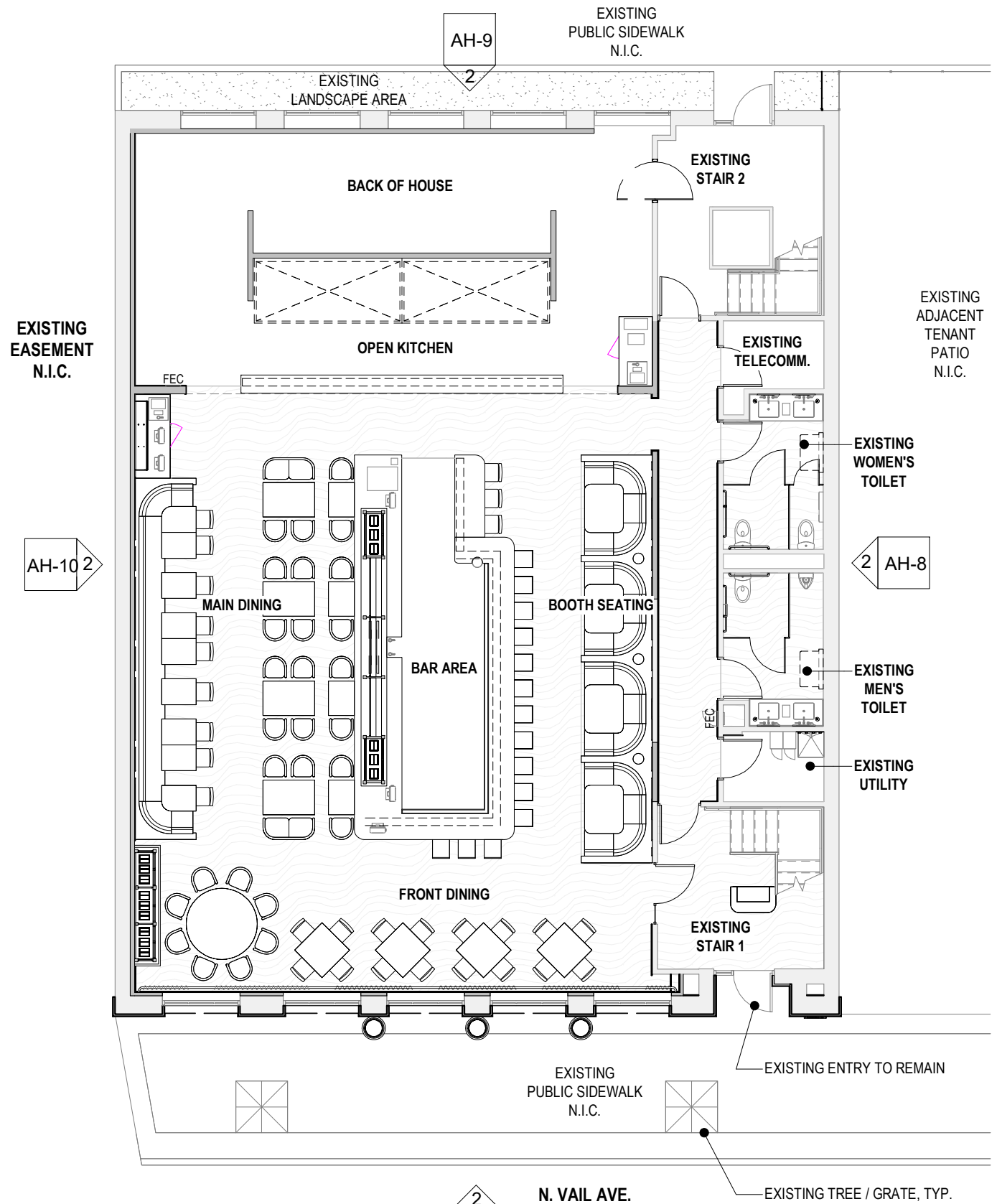
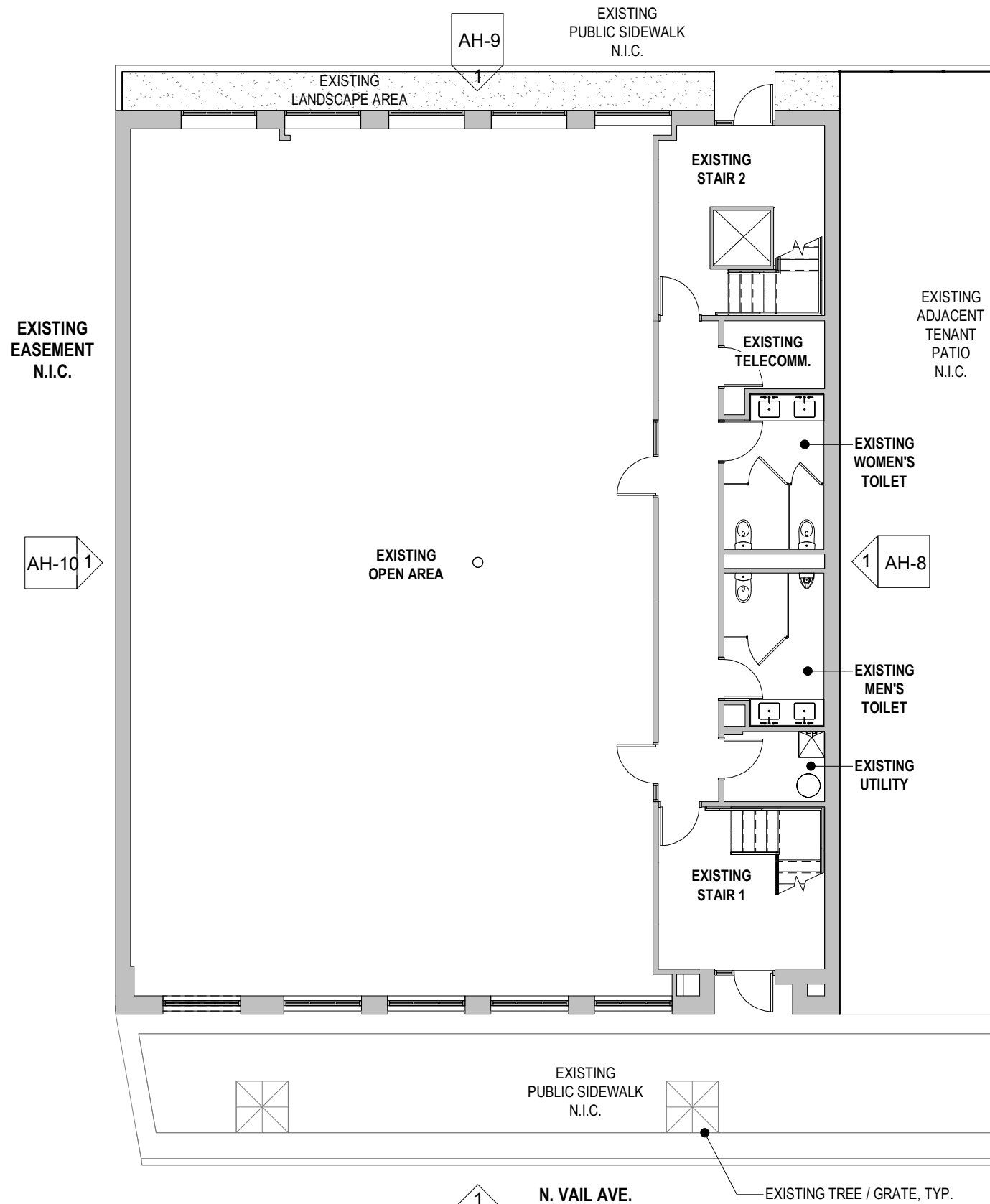
- ①9 EXISTING RTU TO REMAIN.
- ②1 PROPOSED MAKE-UP AIR UNIT.
- ②2 PROPOSED KITCHEN EXHAUST FAN.
- ②3 EXISTING EXHAUST FAN



1 DEMO / EXISTING ELEVATION - PEDESTRIAN SIDEWALK
1/8" = 1'-0"



2 PROPOSED ELEVATION - PEDESTRIAN SIDEWALK
1/8" = 1'-0"

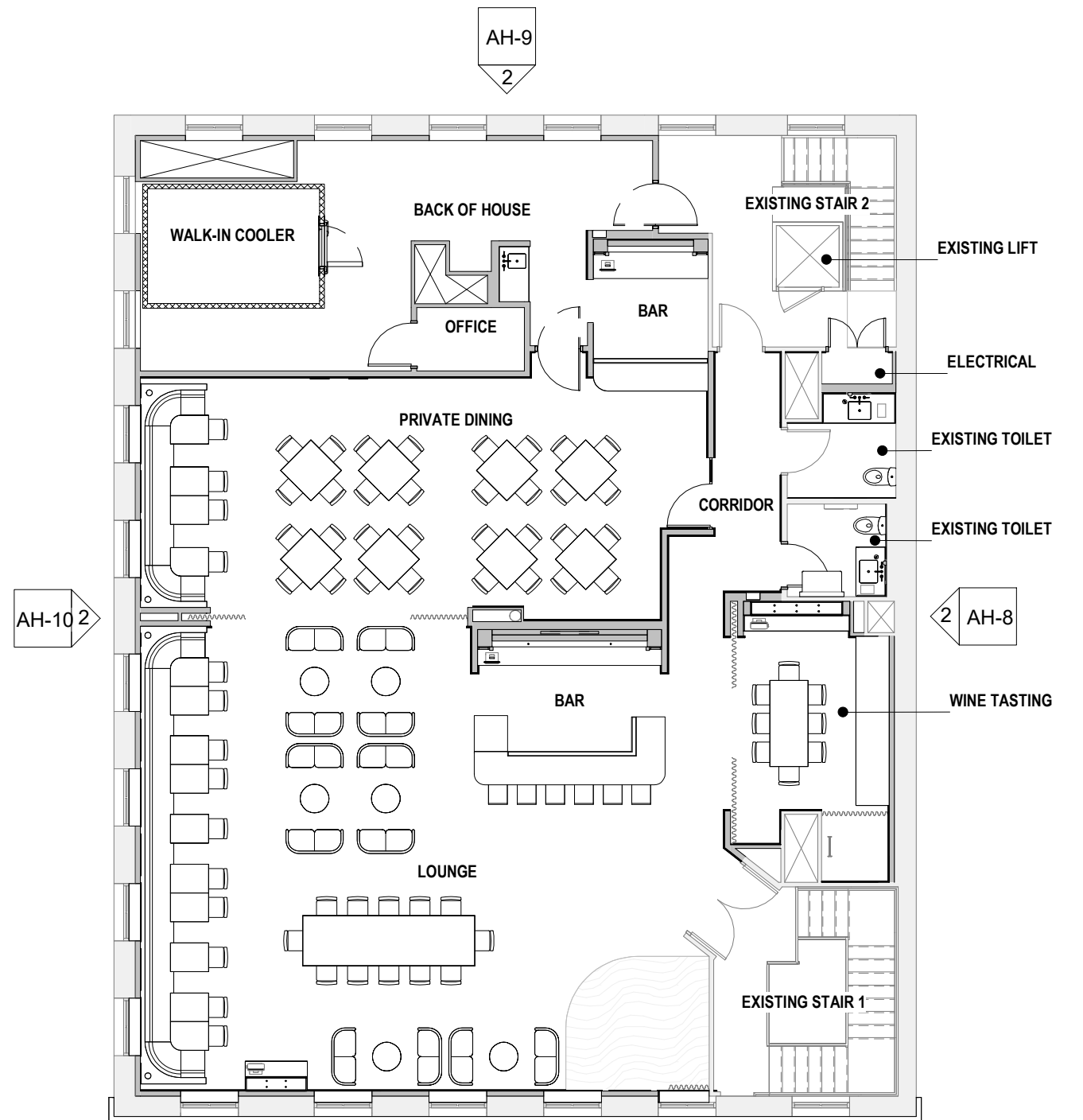
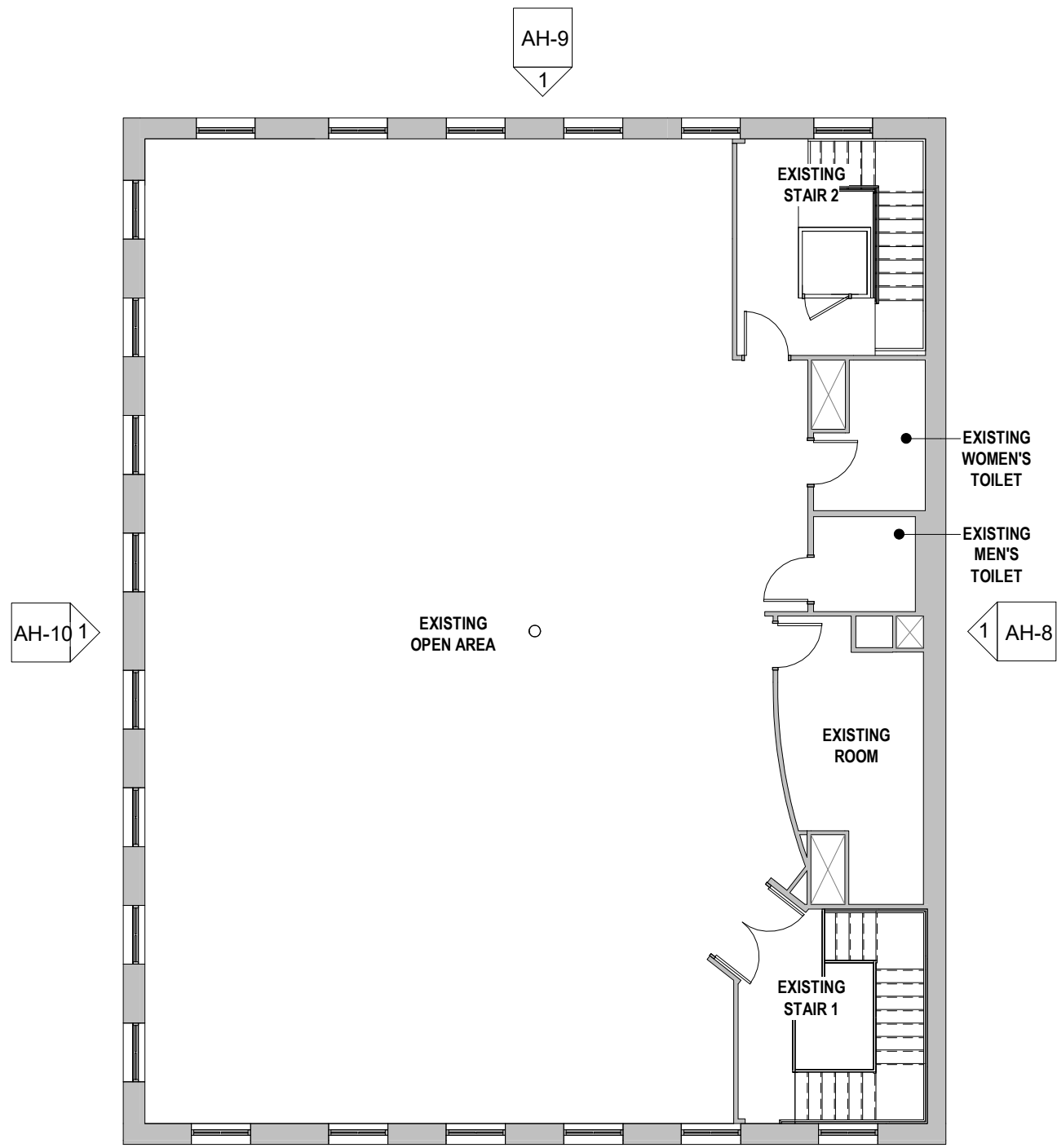


1 EXISTING SITE AND FLOOR PLAN - LEVEL 1
3/32" = 1'-0"

2 PROPOSED SITE AND FLOOR PLAN - LEVEL 1
3/32" = 1'-0"



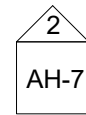
EXISTING AND PROPOSED FLOOR PLANS



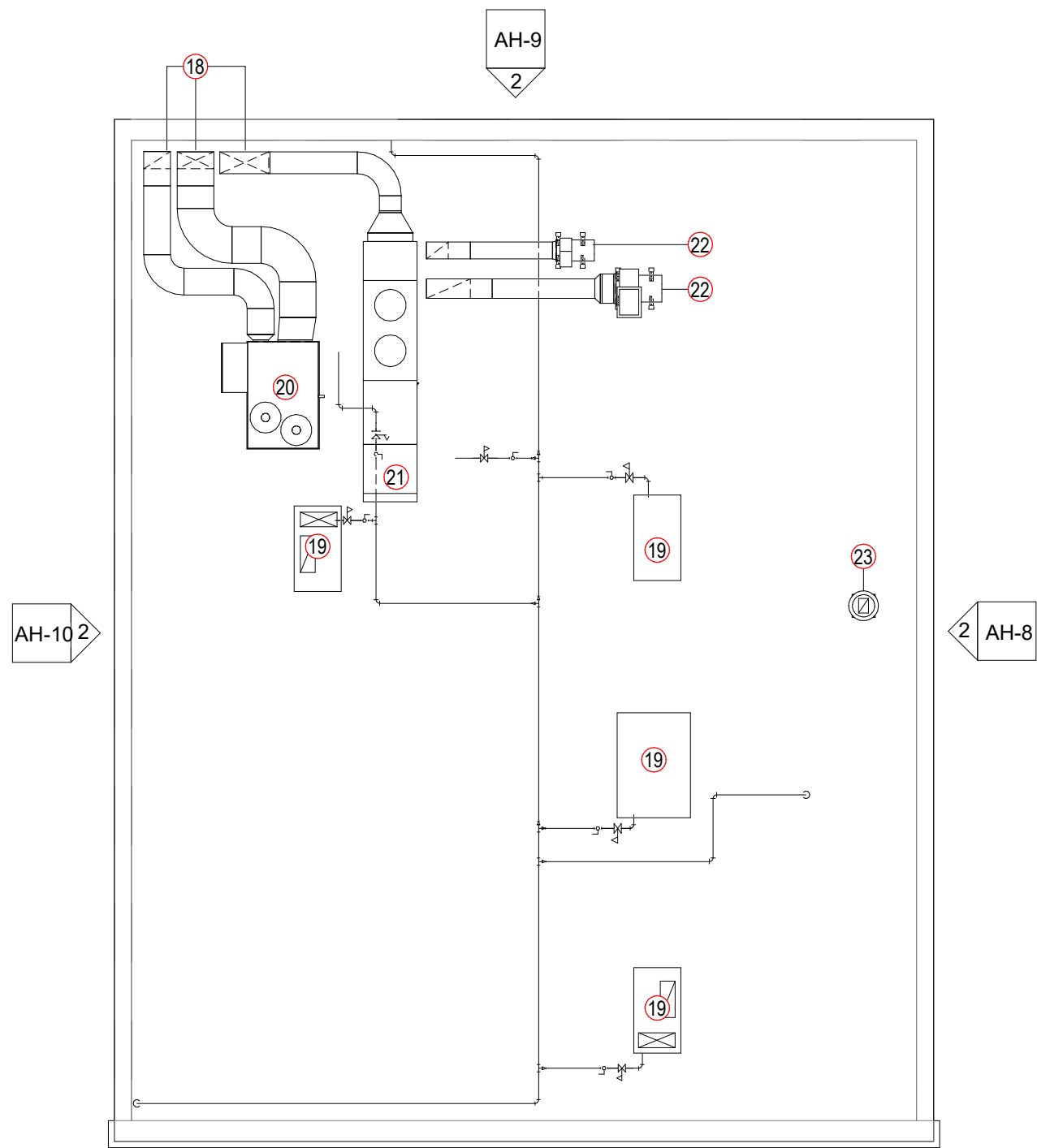
1 EXISTING FLOOR PLAN - LEVEL 2
3/32" = 1'-0"



2 PROPOSED FLOOR PLAN - LEVEL 2
3/32" = 1'-0"



EXISTING AND PROPOSED FLOOR PLANS



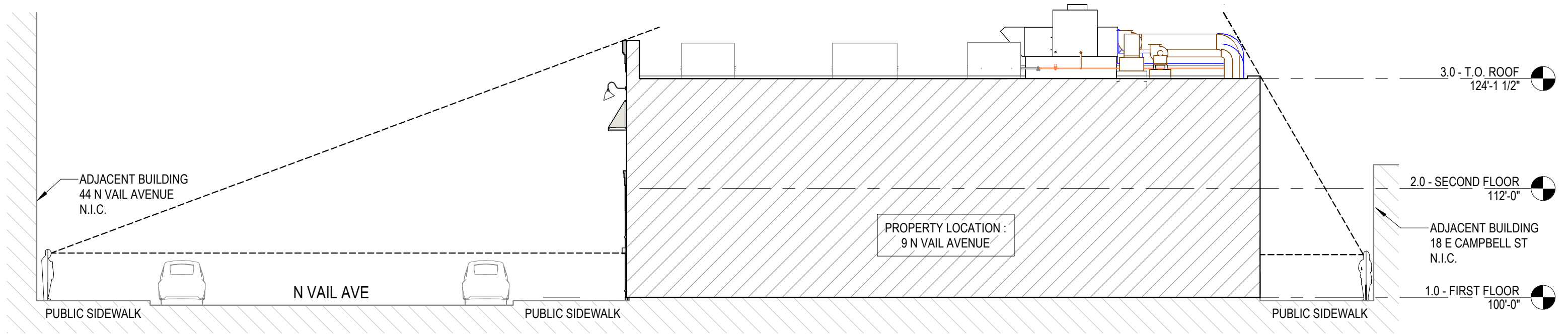
- ⑱ NEW DUCTWORK FOR KITCHEN EQUIPMENT.
- ⑲ EXISTING RTU TO REMAIN.
- ⑳ PROPOSED RTU.
- ㉑ PROPOSED MAKE-UP AIR UNIT.
- ㉒ PROPOSED KITCHEN EXHAUST FAN.
- ㉓ EXISTING EXHAUST FAN

1 PROPOSED ROOF PLAN
3/32" = 1'-0"

2
AH-7

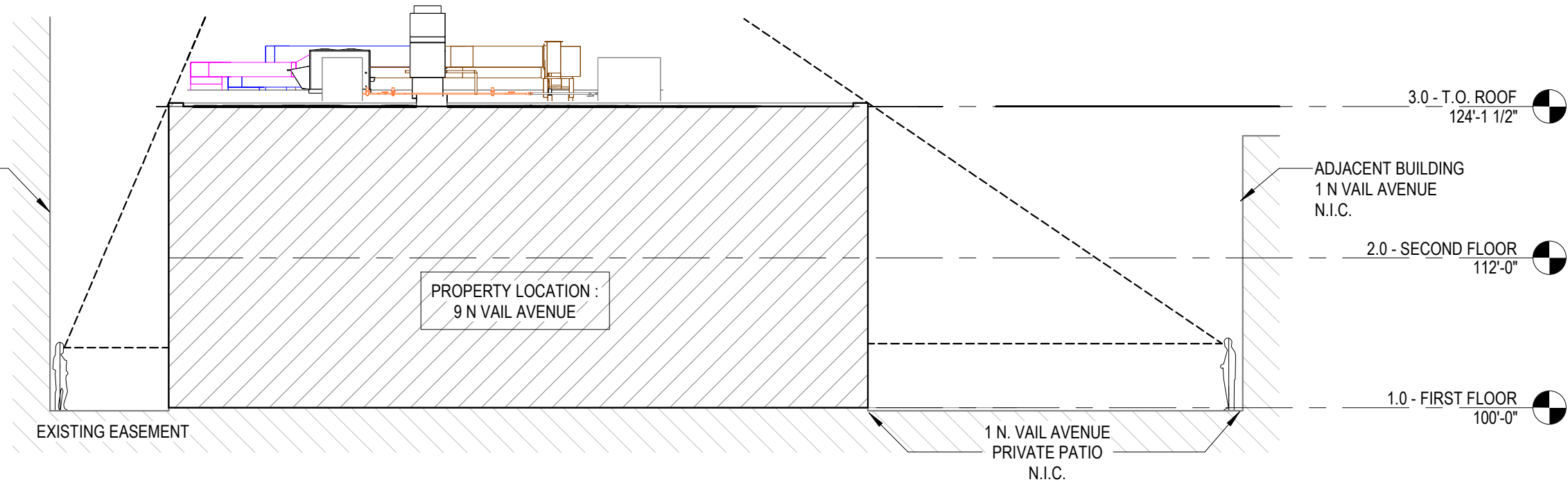


PROPOSED ROOF PLAN



1 SITE LINE DIAGRAM 1 - LOOKING NORTH
3/32" = 1'-0"

GENERAL NOTE :
NO EXISTING OR PROPOSED ROOFTOP UNITS
VISIBLE FROM N. VAIL AVE. OR PUBLIC SIDEWALKS



2 SITE LITE DIAGRAM 2 - LOOKING EAST
3/32" = 1'-0"

GENERAL NOTE :
NO EXISTING OR PROPOSED ROOFTOP UNITS VISIBLE FROM
PUBLIC ALLEY OR ADJACENT BUILDING PRIVATE PATIO.



EXTERIOR MATERIAL LIST

PETITIONER NAME DUNNE KOZLOWSKI
DATE 8 APRIL 2026
PROJECT RESTAURANT BUILD-OUT AT 9 N VAIL AVENUE
LOCATION 9 N VAIL AVENUE

BRICK EXISTING TO REMAIN, REFINISH
 WHITE WASH PAINT : BENJAMIN MOORE - ALASKAN SKIES - 972

STOREFRONT EXISTING TO REMAIN

DOOR EXISTING TO REMAIN

SIDING CEMENT STUCCO INSTALLED TO EXISTING BRICK
 AT FIRST FLOOR LEVEL
 SW7020 BLACK FOX (DARK BROWN)

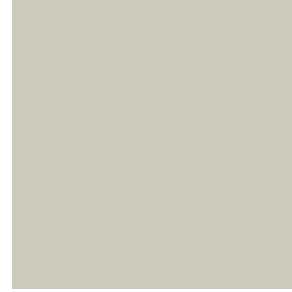
FABRIC AWNING DARK BROWN AND CREAM STRIPES
 SUNBRELLA : BEAUFORT CLASSIC

ACCENT TRIM DARK ANODIZED BRONZE

PARAPET CAP EXTRUDED ALUMINUM
 POWDERCOATED : BENJAMIN MOORE - ALASKAN SKIES - 972

EXTERIOR MATERIALS BOARD

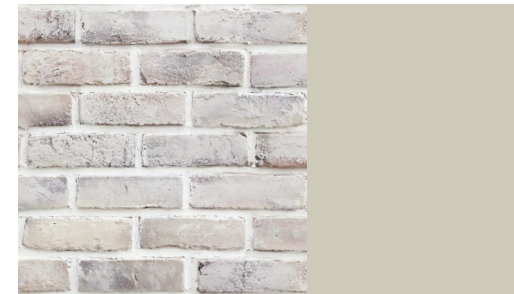
③ **PARAPET CAP** : EXTRUDED ALUMINUM
 COLOR : POWDER-COATED TO MATCH
 BENJAMIN MOORE - ALASKAN SKIES - 972



④ **STOREFRONT SYSTEM**
 COLOR : DARK BRONZE ANODIZED ALUMINUM
 EXISTING TO REMAIN



⑧ **EXISTING BRICK**
 RE-FINISHED WITH WHITE WASH :
 COLOR : BENJAMIN MOORE - ALASKAN SKIES - 972



⑥ **FABRIC AWNING**
 SUNBRELLA - BEAUFORT CLASSIC



⑨ **CEMENT STUCCO**
 INSTALLED TO EXISTING BRICK
 SW7020 BLACK FOX (DARK BROWN)



EXTERIOR FIXTURES

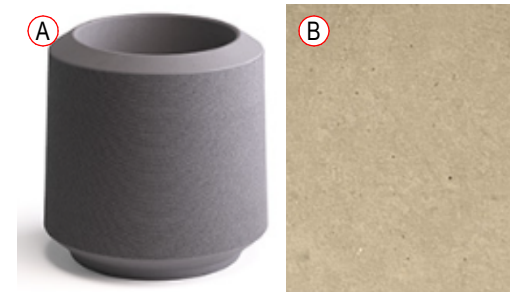
⑦ **NEW GOOSENECK LIGHTING** :
 ANGLED OUTDOOR GOOSENECK LIGHT
 ANGLED 14" SHADE
 ARCHITECTURAL BRONZE
 BY MONTCLAIR LIGHT WORKS
 VIA LIGHTOLOGY



⑩ **WALL SCONCE**
 SATURN OUTDOOR WALL SCONCE
 BY JUSTICE DESIGN GROUP
 COLOR : MATTE BLACK FINISH W/ OPAL GLASS



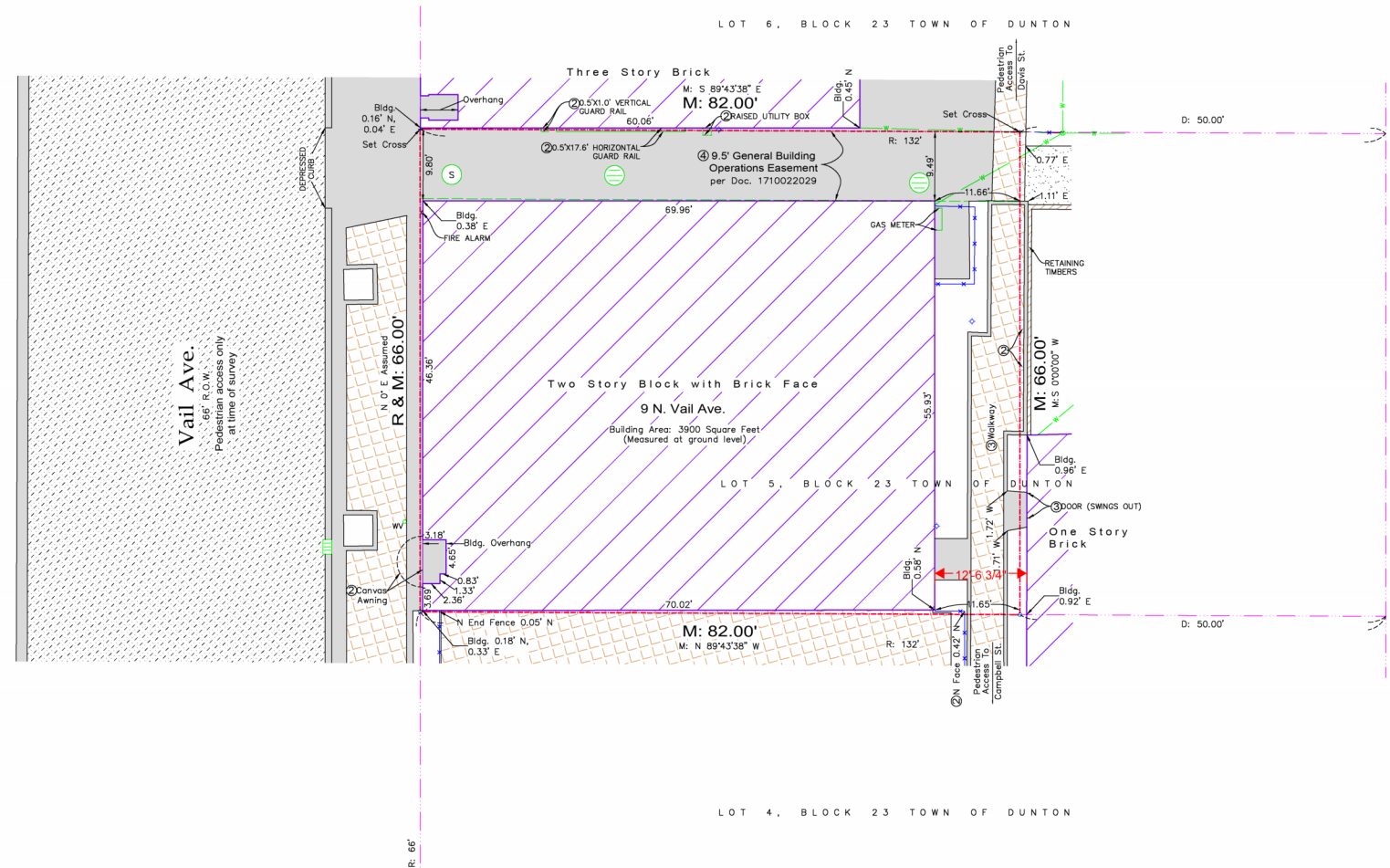
⑫ **FREE-STANDING PLANTER**
 (A) KORNEGAY DESIGN BY LANDSCAPE FORMS :
 OFFSET SERIES - OS-23
 (B) COLOR : SANDSTONE



ALTA/ NSPS Land Title Survey

LEGAL DESCRIPTION

LOT 5 (EXCEPT THE EAST 50.0 FEET THEREOF) IN BLOCK 23 IN THE TOWN OF DUNTON, BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SURVEY NOTES:

- A. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
- B. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF THE SURVEY AND THROUGH A NORMAL WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- C. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS. AT THE TIME OF SURVEY, THE SITE WAS COVERED WITH 0 INCHES OF SNOW AND PILES.
- D. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED.
- E. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION INCLUDED ON SCHEDULE A TO THE TITLE COMMITMENT FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- F. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- G. THE AREA OF THE DESCRIBED PARCEL IS 5412.1 SQUARE FEET OR 0.12 ACRES.
- H. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- I. ALL SUBSTANTIAL FEATURES ON THE PROPERTY ARE SHOWN ON THE SURVEY.
- J. NO EVIDENCE OF RECENT EARTHWORK, CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED.

TO: ATTORNEYS' TITLE GUARANTY FUND, INC.
 COMMITMENT NO. 220256205212
 EFFECTIVE DATE: JUNE 16, 2022

AND: DELANEY CAPITAL PARTNERS

AND: VANTAGE FINANCIAL, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 4, 7a, 7b, 8, 9 (IF VISIBLE), 11 (OBSERVED EVIDENCE ONLY), AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE OF SURVEY: JULY 29, 2022

Vincent B. Frye

VINCENT B. FRYE, P.L.S. NO. 3272
 MY LICENSE EXPIRES 11-30-2022
 ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION NO. 4183



JN 220440

LEGEND

- R - RECORD DISTANCE
- M - MEASURED DISTANCE
- D - DEED PROPERTY LINE
- FENCE LINE
- CONCRETE
- DRAIN INLETS
- UTILITY POLE W/ OVHD. WIRES
- SET 1/2" REBAR
- LIGHT
- WATER VALVE
- ASPHALT
- GRAVEL
- PAVERS
- SANITARY MANHOLE

SCHLAF-SEDIG & ASSOCIATES, INC.
 130 GATES STREET
 ELBURN, ILLINOIS 60119
 (830) 365-9831
 schlafsedig@comcast.net

TITLE EXCEPTIONS (PART II OF TITLE COMMITMENT) STANDARD EXCEPTIONS

- 2 ENCROACHING GUARD RAILS AND UTILITY BOX ATTACHED TO BUILDING TO NORTH ALONG NORTH PROPERTY LINE, ENCROACHING CONCRETE AND PAVERS ALONG EAST PROPERTY LINE, ENCROACHING FENCE ALONG SOUTH PROPERTY LINE AND ENCROACHING AWNING ALONG WEST PROPERTY LINE, ALL SHOWN ON SURVEY.
 - 3 WALKWAY USED FOR PEDESTRIAN ACCESS TO CAMPBELL AND DAVIS STREETS AND DOOR OF BUILDING TO EAST ACROSS EAST PORTION OF PROPERTY SHOWN ON SURVEY.
 - 4 EASEMENT SHOWN ON SURVEY.
 - 5 NO EASEMENTS ARE SHOWN ON RE-RECORDED VERSION OF PLAT OF SUBDIVISION, DUNTON, RECORDED MAY 4, 1886.
- OTHER TITLE EXCEPTIONS ARE NOT SURVEY MATTERS.

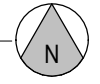
PLAT OF SURVEY

AH-2
 9 N VAIL 2025-03-25

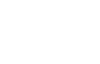




1 LOCATION MAP
NOT TO SCALE



BUILDING OPERATIONS
EASEMENT



(A) N. VAIL AVE. PUBLIC SIDEWALK AND
PROPERTY'S FRONT FACADE



(B) N. VAIL AVE. PUBLIC SIDEWALK AND
PROPERTY'S FRONT FACADE



(C) N. VAIL AVE. PUBLIC SIDEWALK AND
PROPERTY'S FRONT FACADE



(D) BUILDING OPERATIONS EASEMENT TO N. VAIL AVE.



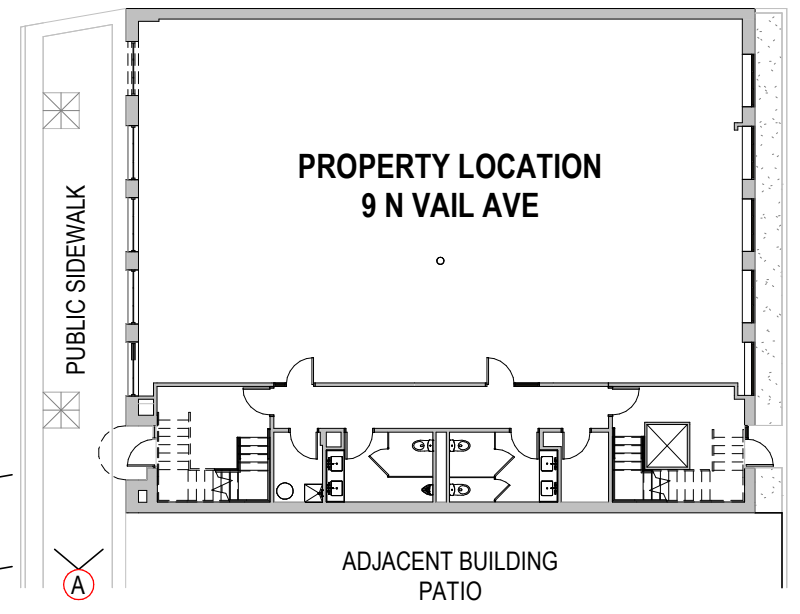
(E) PUBLIC SIDEWALK TO CAMPBELL ST. AND
PROPERTY'S REAR FACADE



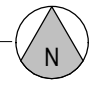
(F) PUBLIC SIDEWALK TO BUILDING OPERATIONS
EASEMENT, PROPERTY'S REAR FACADE, AND
SHARED BUILDING REFUSE AREA BEYOND

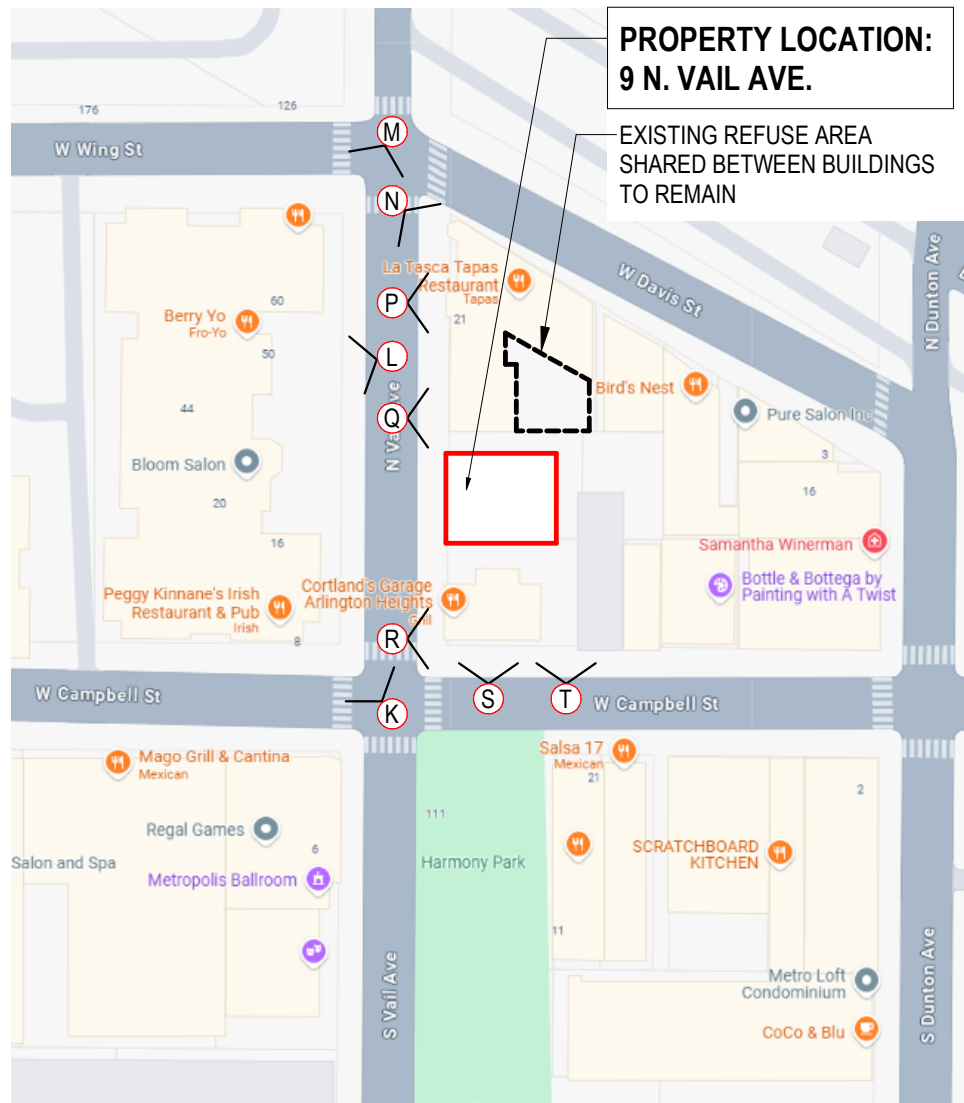


(G) PUBLIC SIDEWALK TO BUILDING OPERATIONS EASEMENT,
AND SHARED BUILDING REFUSE AREA BEYOND
(INCLUDING THIS PROPERTY'S TRASH AREA)



2 KEY PLAN
3/64" = 1'-0"





LOCATION MAP - SURROUNDING PROPERTIES
NOT TO SCALE



(K) ACROSS THE STREET - 8 N. VAIL AVE.



(L) ACROSS THE STREET - 44 N. VAIL AVE.



(M) ACROSS THE STREET - 70 N. VAIL AVE.



(N) TO THE LEFT - 25 W. DAVIS ST.



(P) TO THE LEFT - 21 N. VAIL AVE.



(Q) TO THE LEFT - 17 N. VAIL AVE.



(R) TO THE RIGHT - 1 N. VAIL AVE.



(S) TO THE RIGHT / AROUND THE CORNER - 1 N. VAIL AVE.



(T) TO THE RIGHT / AROUND THE CORNER - 1 N. VAIL AVE,
PUBLIC SIDEWALK TO PROPERTY'S EASEMENT, AND
18 W. CAMPBELL ST.

LOCATION MAP AND SURROUNDING PROPERTY PHOTOS







1 EXISTING / DEMOLITION ELEVATION - N. VAIL AVE.
1/8" = 1'-0"

- ① REMOVE EXISTING DECORATIVE PARAPET WALL.
- ② REMOVE PORTION OF EXISTING STOREFRONT AND WALL BELOW.
- ③ NEW EXTRUDED ALUMINUM PARAPET CAP, POWDER-COATED TO MATCH BENJAMIN MOORE - HAZY SKIES - OC-48

- ⑧ WHITE WASH EXISTING MASONRY. BENJAMIN MOORE - HAZY SKIES - OC-48



- ⑨ NEW PAINTED FIBER CEMENT BOARD SIDING WITH WOOD-LOOK INSTALLED TO EXISTING EXTERIOR WALL : HARDIE ARTISAN SIDING W/ V-GROOVE

- Ⓐ V-GROOVE SIDING PROFILE :
- Ⓑ PAINT COLOR : THE PAINT LAB - CAST BRONZE



- ④ NEW STOREFRONT SYSTEM. FRAME FINISH TO MATCH BASE BUILDING STANDARD.



- ⑩ NEW WALL SCNCE : SATURN OUTDOOR WALL SCNCE BY JUSTICE DESIGN GROUP



- ⑤ NEW STAINED-WOOD DOOR FOR PRIMARY RESTAURANT ENTRANCE.



- ⑥ NEW FABRIC DOME AWNING.



- ⑪ NEW WALL-MOUNTED PLANTER TO MATCH ⑫ PLANTER

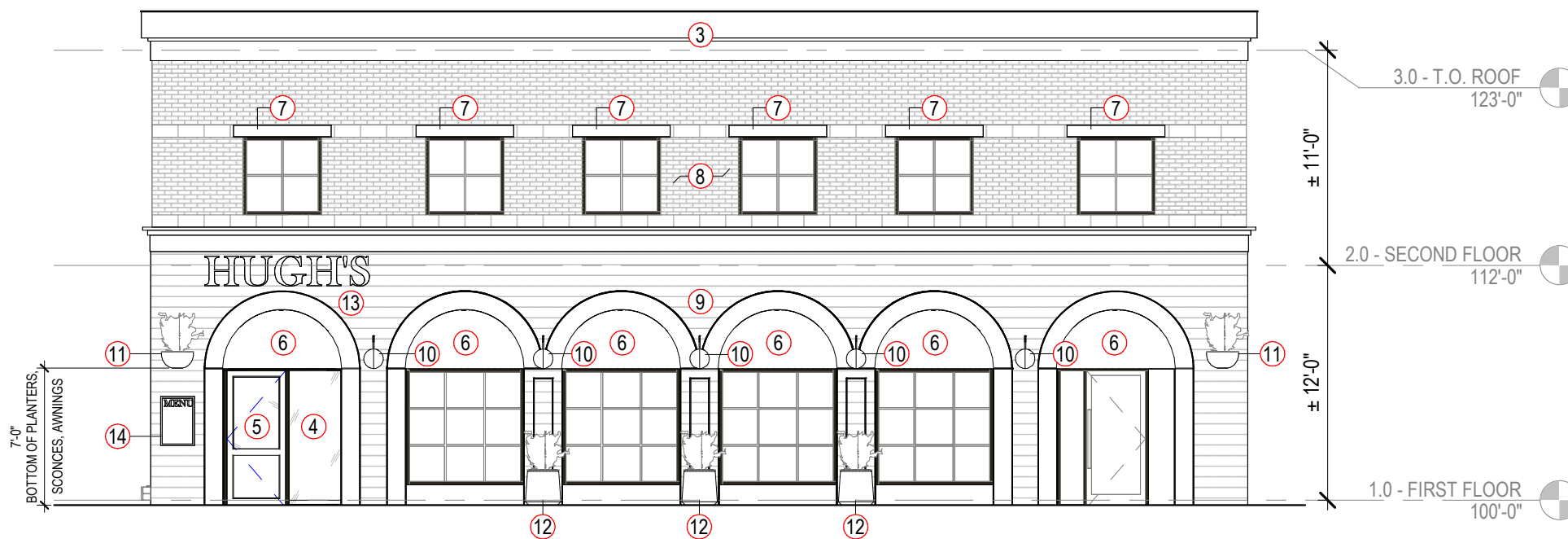
- ⑫ NEW FREE-STANDING PLANTER:
Ⓐ KORNEGAY DESIGN BY LANDSCAPE FORMS : OFFSET SERIES - OS-23
Ⓑ COLOR : SANDSTONE



- ⑦ APPLIED DECORATIVE METAL LINTEL EXTRUSION. COLOR TO MATCH
- ⑨ FIBER CEMENT BOARD SIDING.

- ⑬ NEW RESTAURANT SIGNAGE

- ⑭ NEW MENU SIGNAGE



2 PROPOSED ELEVATION - N. VAIL AVE.
1/8" = 1'-0"

EXISTING AND PROPOSED ELEVATIONS

- EXTERIOR SCOPE OF WORK :**
- COSMETIC CHANGES TO EXISTING FACADE, INCLUDING,
 - INSTALLATION OF NEW STOREFRONT ENTRANCE ON N. VAIL AVENUE ELEVATION,
 - INSTALLATION OF NEW LIGHT FIXTURES ON N. VAIL AVENUE ELEVATION, AND
 - NEW FINISHES
 - REMOVAL OF PORTION OF EXISTING DECORATIVE PARAPET AT N. VAIL ELEVATION
 - WORK AT ROOF LEVEL, INCLUDING,
 - NEW MECHANICAL EQUIPMENT

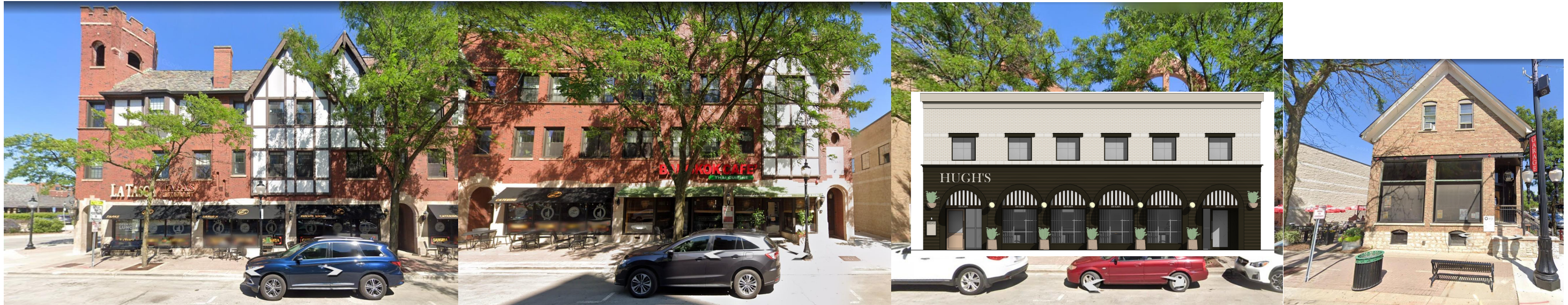


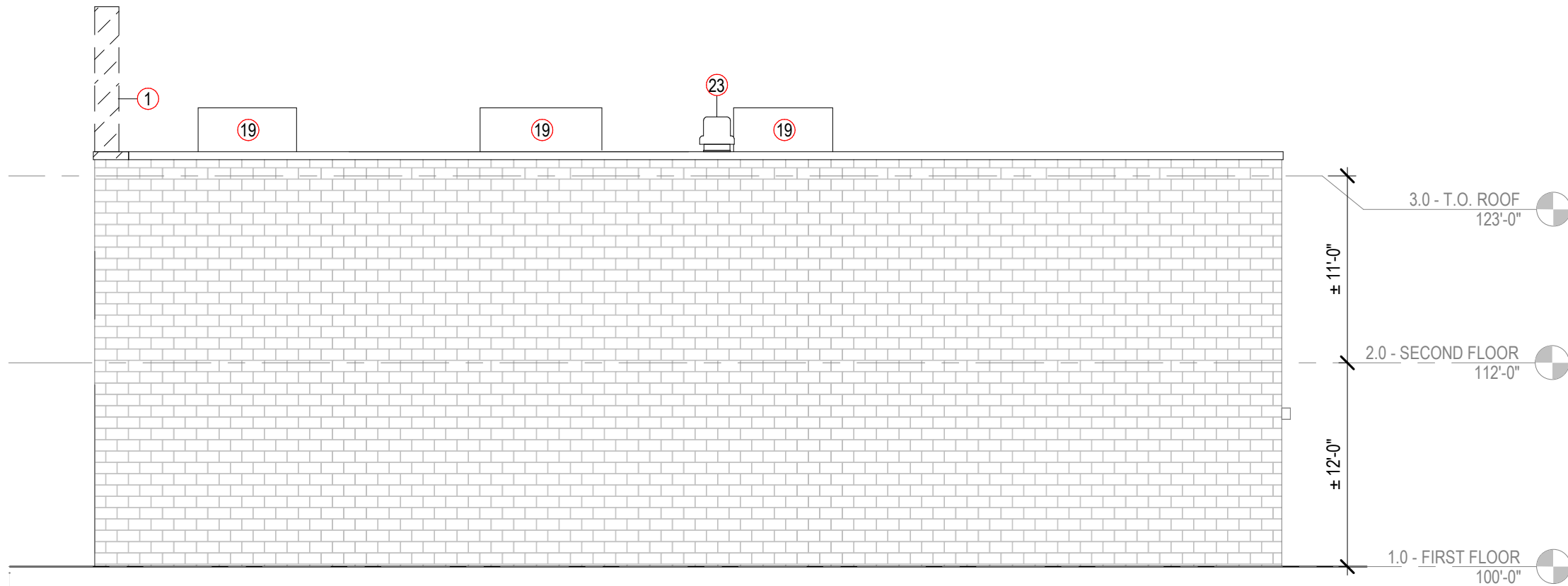
1 PROPOSED ELEVATION - N. VAIL AVE.
1/4" = 1'-0"

9 N Vail Ave Existing Streetscape

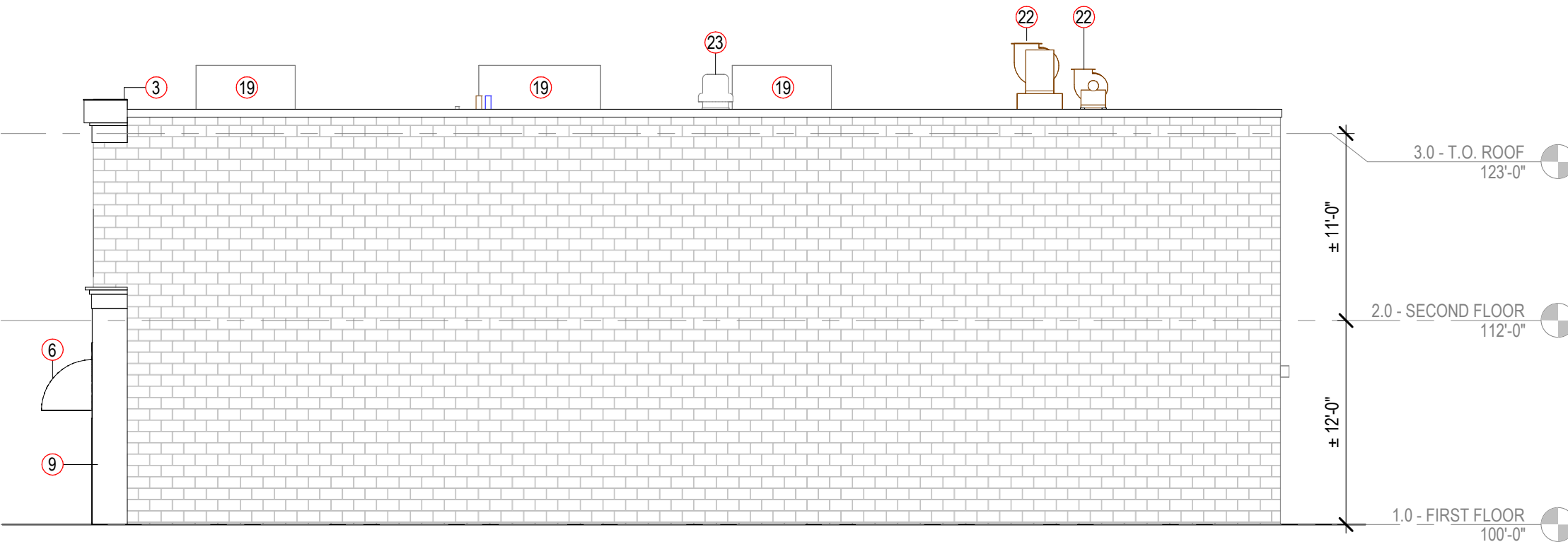


9 N Vail Ave Proposed Streetscape





1 DEMO / EXISTING ELEVATION - ADJACENT PATIO
1/8" = 1'-0"



2 PROPOSED ELEVATION - ADJACENT PATIO
1/8" = 1'-0"

- ① REMOVE EXISTING DECORATIVE PARAPET WALL.
- ③ NEW EXTRUDED ALUMINUM PARAPET CAP, POWDER-COATED TO MATCH BENJAMIN MOORE - HAZY SKIES - OC-48

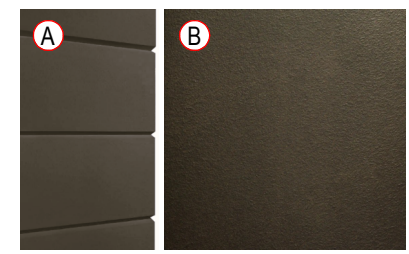


- ⑥ NEW FABRIC DOME AWNING. IMAGERY BELOW FOR REFERENCE TO SHAPE AND PATTERN ONLY. COLORS TO MATCH ⑧ BRICK WASH AND ⑨ FIBER CEMENT BOARD SIDING.

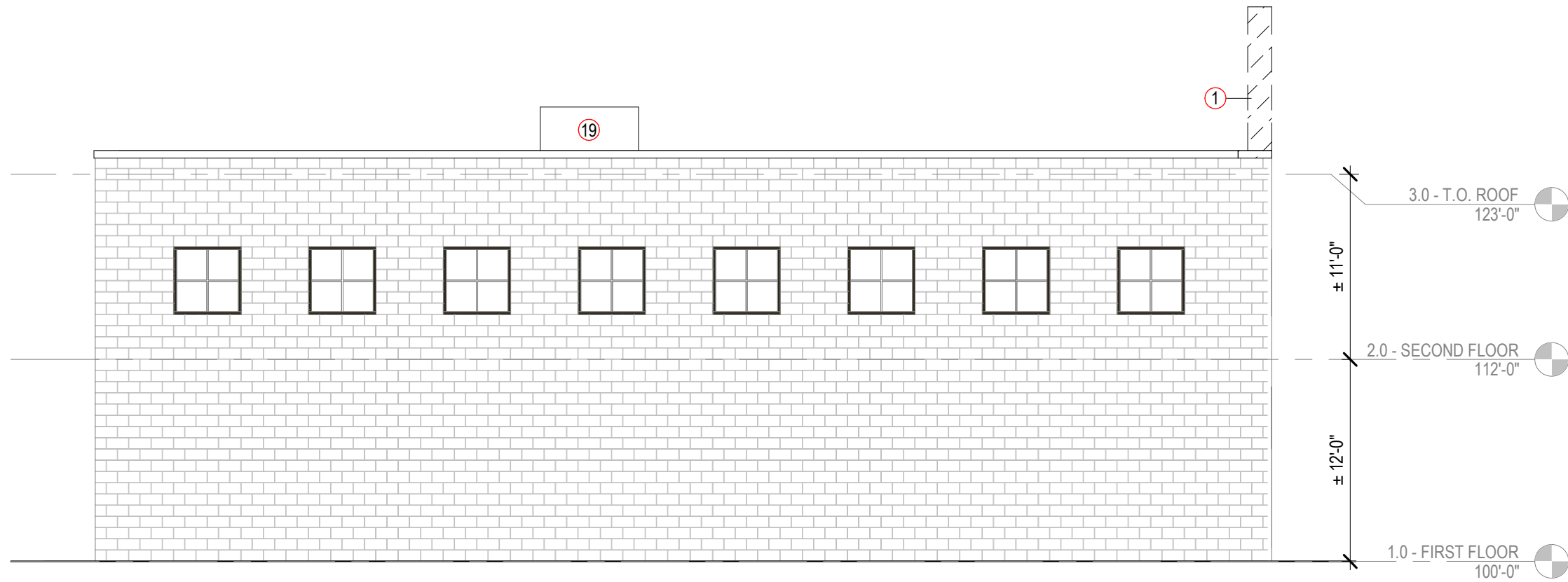


- ⑨ NEW PAINTED FIBER CEMENT BOARD SIDING WITH WOOD-LOOK INSTALLED TO EXISTING EXTERIOR WALL : HARDIE ARTISAN SIDING W/ V-GROOVE

- Ⓐ V-GROOVE SIDING PROFILE :
- Ⓑ PAINT COLOR : THE PAINT LAB - CAST BRONZE



- ⑱ EXISTING RTU TO REMAIN.
- ⑳ PROPOSED KITCHEN EXHAUST FAN.
- ㉓ EXISTING EXHAUST FAN.



- ① REMOVE EXISTING DECORATIVE PARAPET WALL.
- ③ NEW EXTRUDED ALUMINUM PARAPET CAP, POWDER-COATED TO MATCH BENJAMIN MOORE - HAZY SKIES - OC-48

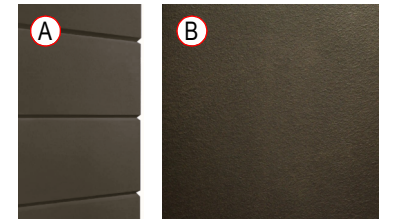


- ⑥ NEW FABRIC DOME AWNING. IMAGERY BELOW FOR REFERENCE TO SHAPE AND PATTERN ONLY. COLORS TO MATCH ⑧ BRICK WASH AND ⑨ FIBER CEMENT BOARD SIDING.



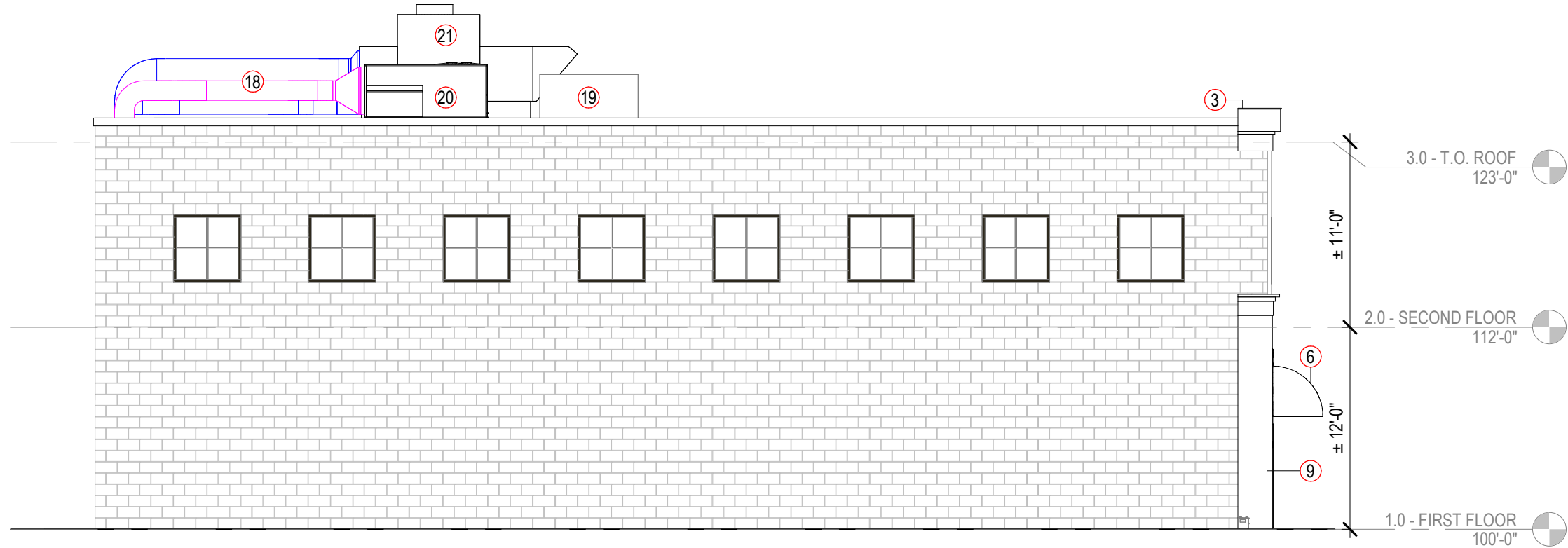
- ⑨ NEW PAINTED FIBER CEMENT BOARD SIDING WITH WOOD-LOOK INSTALLED TO EXISTING EXTERIOR WALL : HARDIE ARTISAN SIDING W/ V-GROOVE

- Ⓐ V-GROOVE SIDING PROFILE :
- Ⓑ PAINT COLOR : THE PAINT LAB - CAST BRONZE



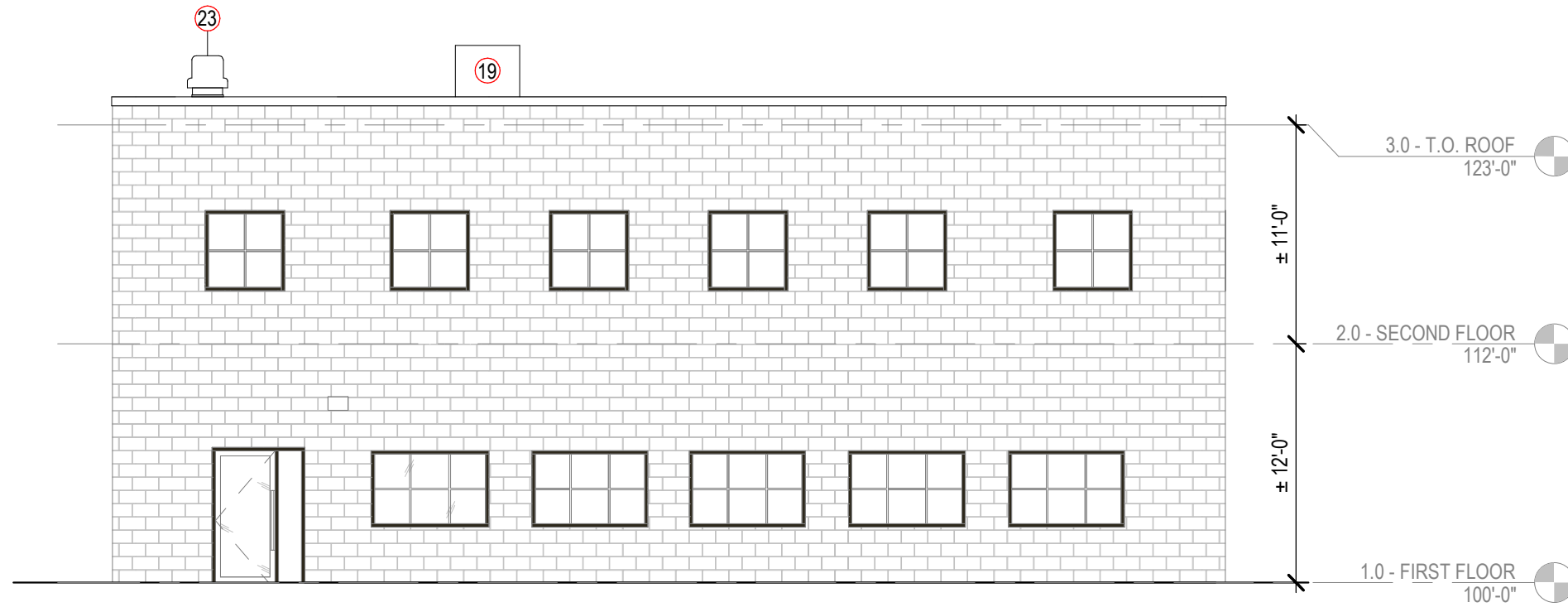
- ⑪ NEW WALL-MOUNTED PLANTER TO MATCH ⑫ PLANTER
- ⑱ NEW DUCTWORK FOR KITCHEN EQUIPMENT.
- ⑲ EXISTING RTU TO REMAIN.
- ⑳ PROPOSED RTU.
- ㉑ PROPOSED MAKE-UP AIR UNIT.

1 DEMO / EXISTING ELEVATION - EXISTING EASEMENT
1/8" = 1'-0"

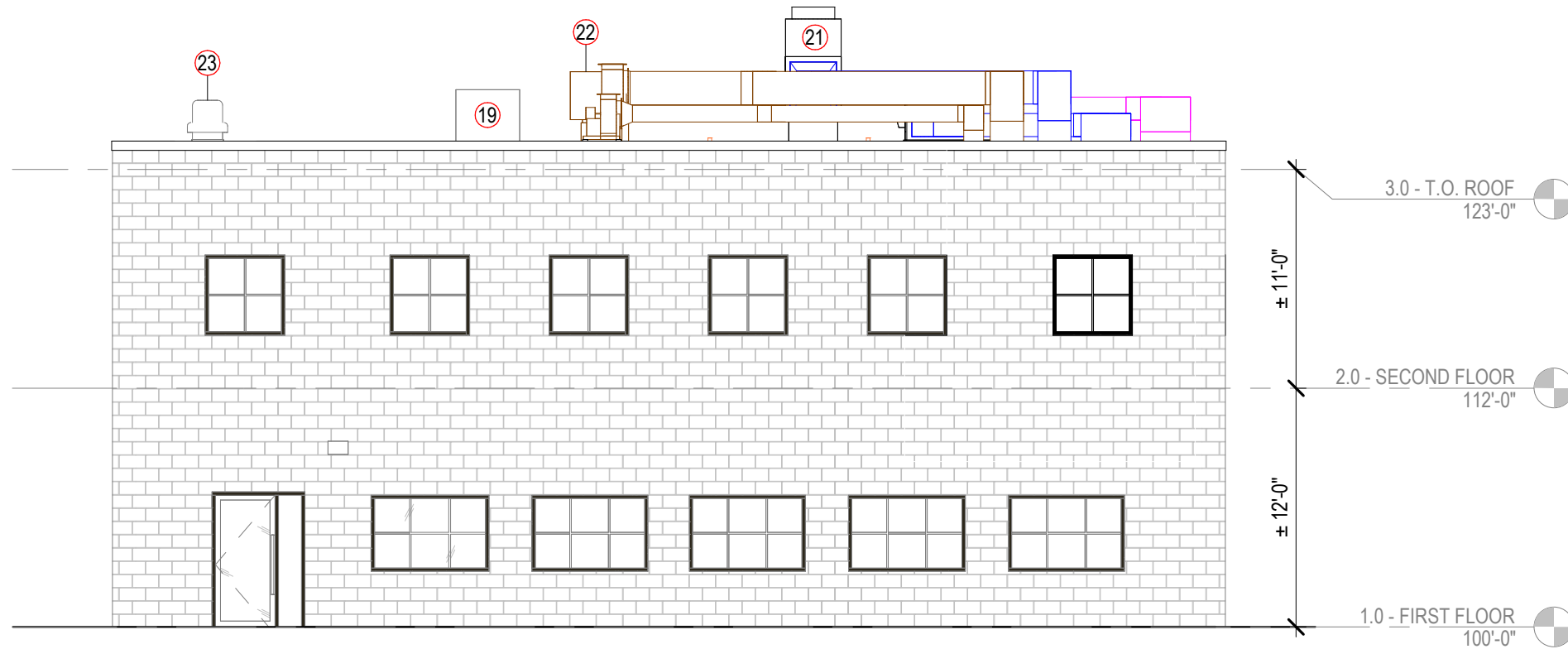


2 PROPOSED ELEVATION - EXISTING EASEMENT
1/8" = 1'-0"

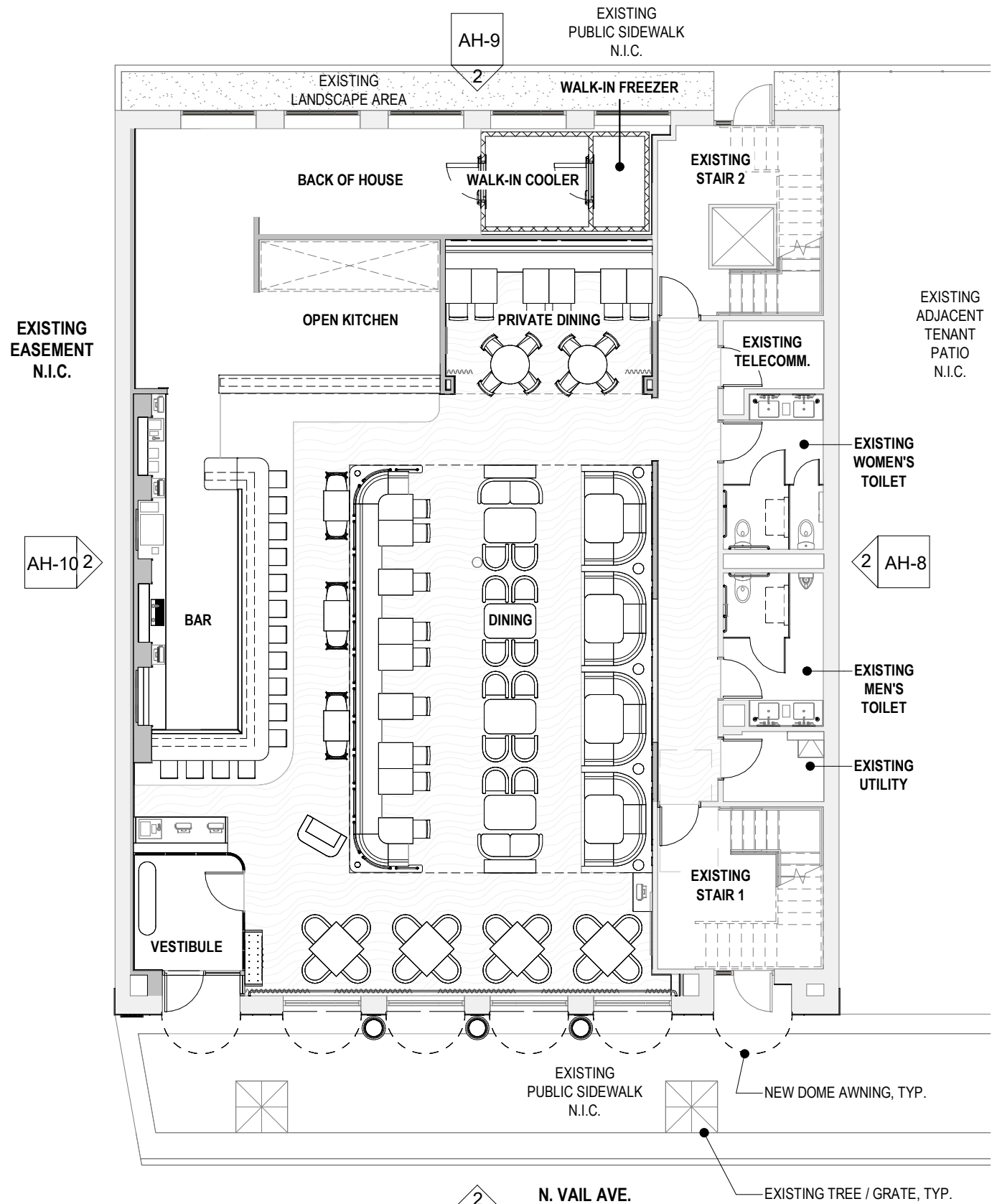
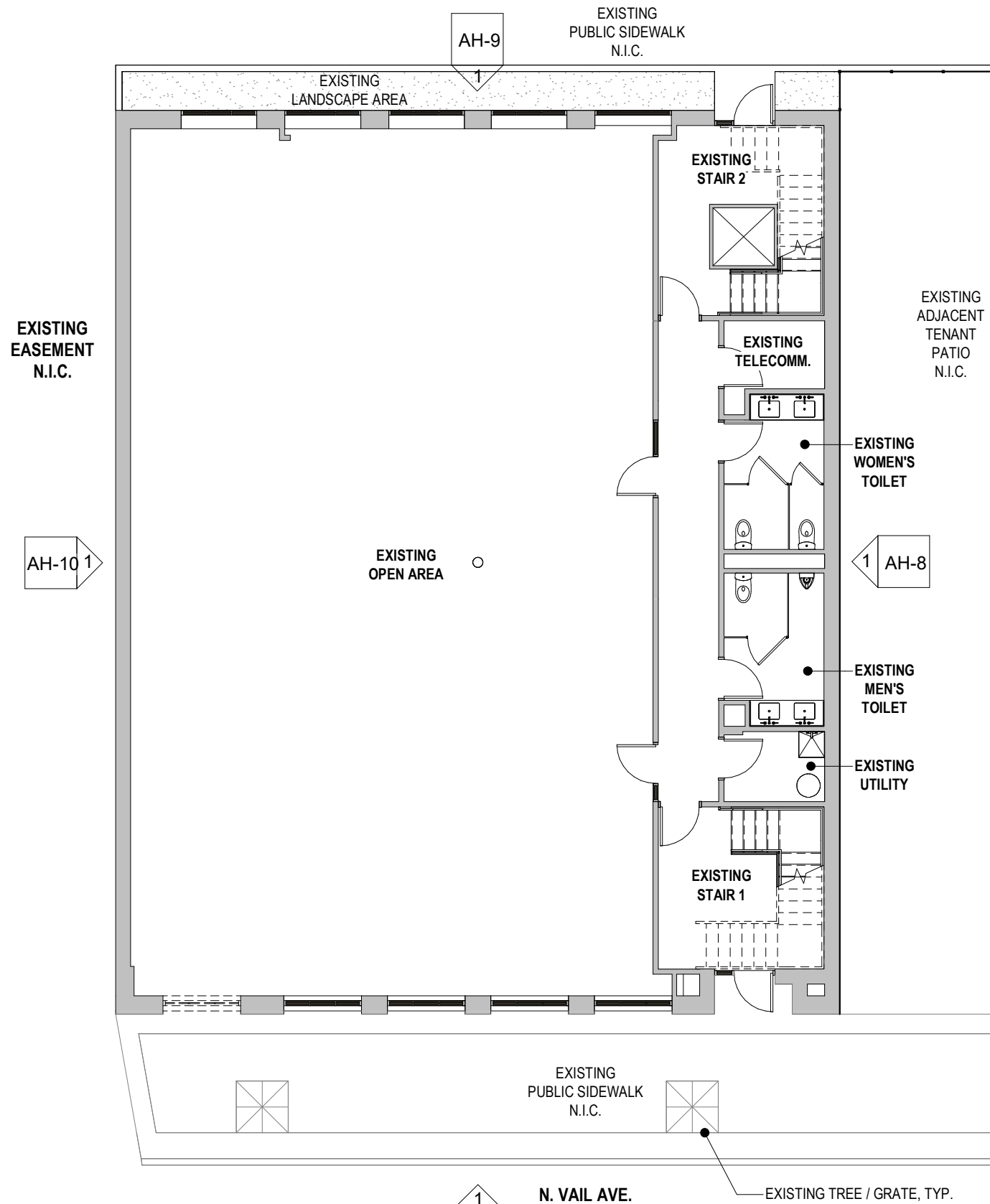
- ①⑨ EXISTING RTU TO REMAIN.
- ②① PROPOSED MAKE-UP AIR UNIT.
- ②② PROPOSED KITCHEN EXHAUST FAN.
- ②③ EXISTING EXHAUST FAN



1 DEMO / EXISTING ELEVATION - PEDESTRIAN SIDEWALK
1/8" = 1'-0"



2 PROPOSED ELEVATION - PEDESTRIAN SIDEWALK
1/8" = 1'-0"

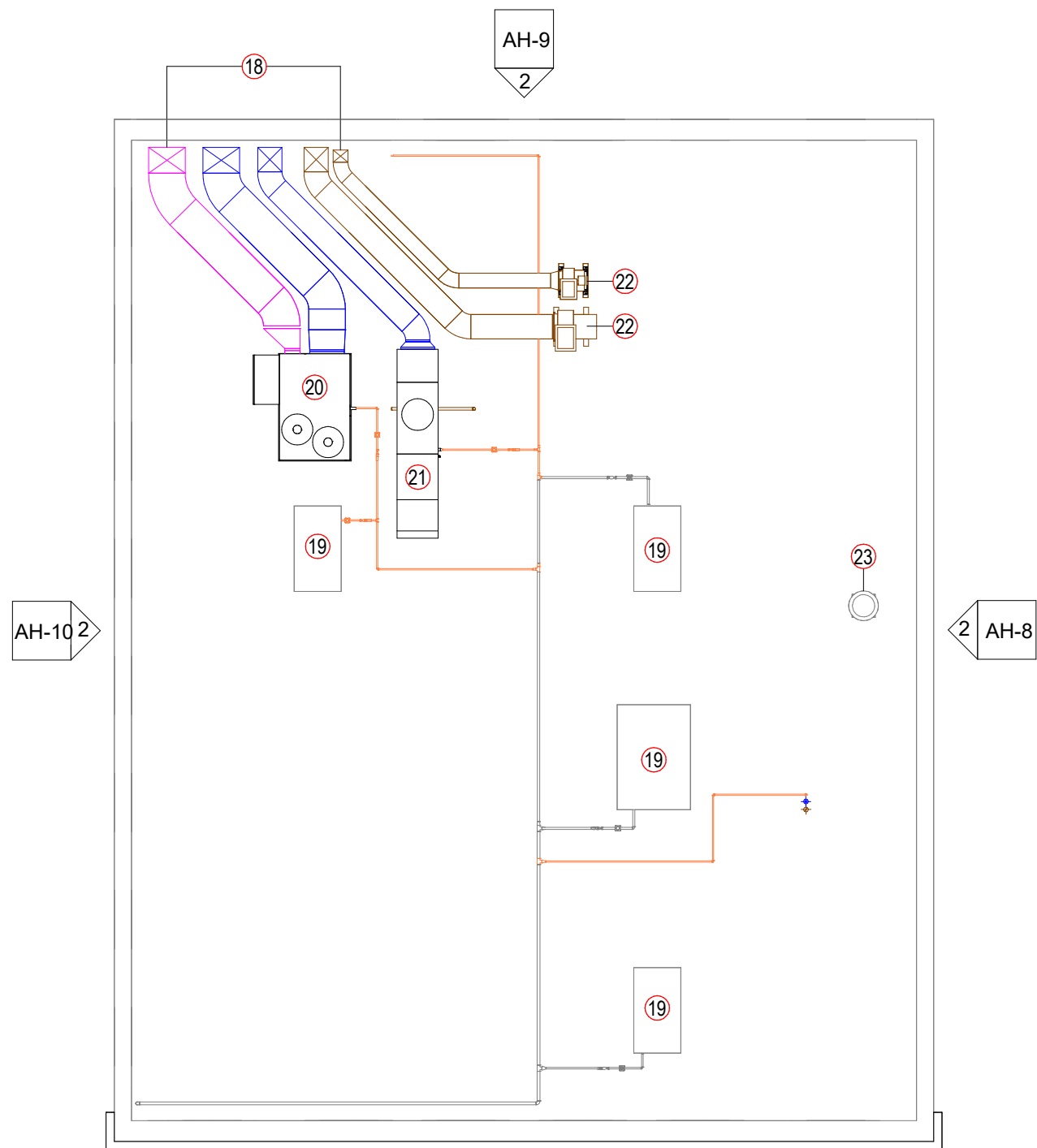


1 EXISTING SITE AND FLOOR PLAN
3/32" = 1'-0"

2 PROPOSED SITE AND FLOOR PLAN
3/32" = 1'-0"



EXISTING AND PROPOSED FLOOR PLANS



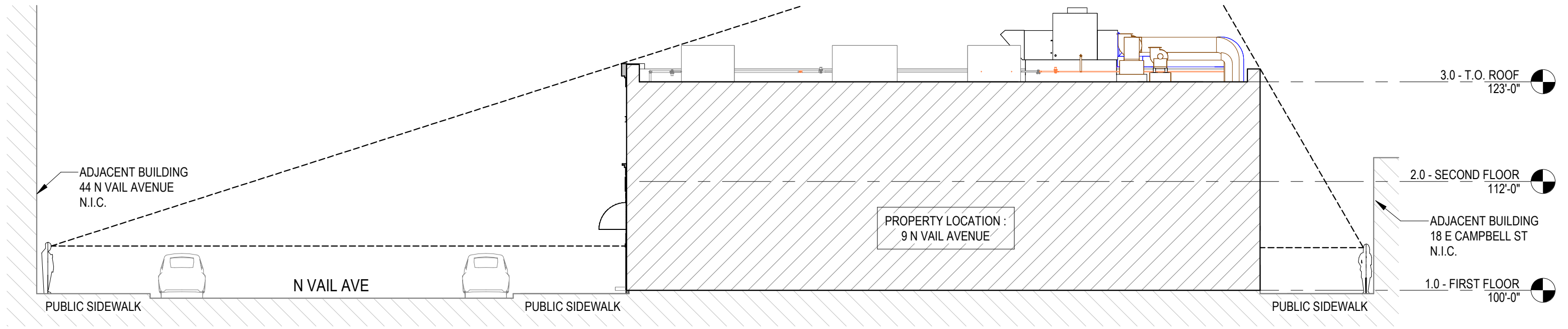
- ⑱ NEW DUCTWORK FOR KITCHEN EQUIPMENT.
- ⑲ EXISTING RTU TO REMAIN.
- ⑳ PROPOSED RTU.
- ㉑ PROPOSED MAKE-UP AIR UNIT.
- ㉒ PROPOSED KITCHEN EXHAUST FAN.
- ㉓ EXISTING EXHAUST FAN

1 PROPOSED ROOF PLAN
3/32" = 1'-0"

2
AH-7

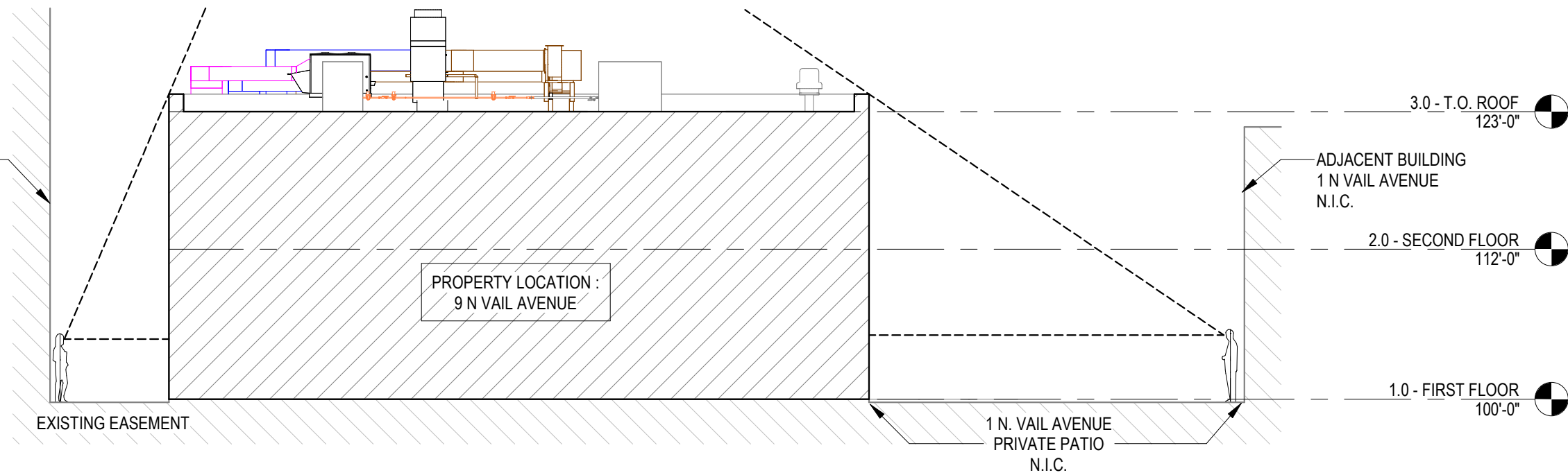
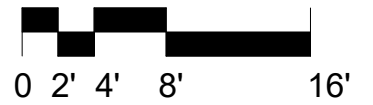


PROPOSED ROOF PLAN



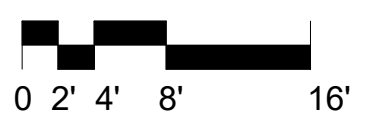
1 SITE LINE DIAGRAM 1 - LOOKING NORTH
3/32" = 1'-0"

GENERAL NOTE :
NO EXISTING OR PROPOSED ROOFTOP UNITS
VISIBLE FROM N. VAIL AVE. OR PUBLIC SIDEWALKS



2 SITE LITE DIAGRAM 2 - LOOKING EAST
3/32" = 1'-0"

GENERAL NOTE :
NO EXISTING OR PROPOSED ROOFTOP UNITS VISIBLE FROM
PUBLIC ALLEY OR ADJACENT BUILDING PRIVATE PATIO.

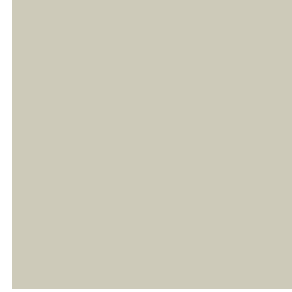


EXTERIOR MATERIAL LIST

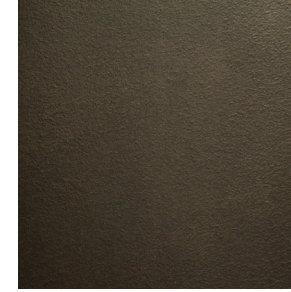
PETITIONER NAME	DUNNE KOZLOWSKI
DATE	20 MARCH 2025
PROJECT	RESTAURANT BUILD-OUT AT 9 N VAIL AVENUE
LOCATION	9 N VAIL AVENUE
BRICK	EXISTING TO REMAIN, REFINISH WHITE WASH PAINT : BENJAMIN MOORE - HAZY SKIES - OC-48
STOREFRONT	TO MATCH BASE BUILDING STANDARD BLACK ANODIZED ALUMINUM
DOOR	STAINED WOOD W/ HALF GLASS LITE
SIDING	HARDIE ARTISAN SIDING W/ V-GROOVE PROFILE PAINT : THE PAINT LAB - CAST BRONZE
FABRIC AWNING	DARKEST BROWN AND CREAM STRIPES
ACCENT TRIM	DARK ANODIZED BRONZE
PARAPET CAP	EXTRUDED ALUMINUM POWDERCOATED : BENJAMIN MOORE - HAZY SKIES - OC-48

EXTERIOR MATERIALS BOARD

③ **PARAPET CAP** : EXTRUDED ALUMINUM
COLOR : POWDER-COATED TO MATCH
BENJAMIN MOORE - HAZY SKIES - OC-48



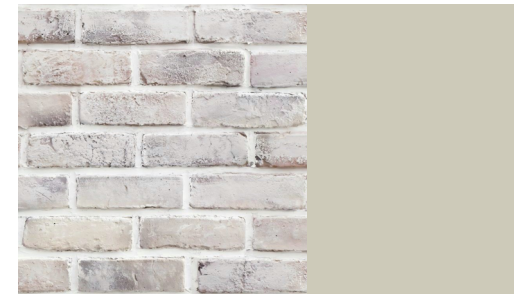
⑦ **ACCENT TRIM AT SECOND FLOOR LINTELS**
COLOR : DARK BRONZE
FINISH TO MATCH ⑨ SIDING BELOW



④ **STOREFRONT SYSTEM**
COLOR : BLACK ANODIZED ALUMINUM
TO MATCH BASE BUILDING STANDARD



⑧ **EXISTING BRICK**
RE-FINISHED WITH WHITE WASH :
COLOR : BENJAMIN MOORE - HAZY SKIES - OC-48



⑤ **FRONT DOOR**
SOLID WOOD W/ GLASS LITE
FINISH : STAINED TO MATCH IMAGERY BELOW



⑨ **HORIZONTAL CEMENT BOARD SIDING**
A HARDIE ARTISAN SIDING W/ V-GROOVE PROFILE
B COLOR : THE PAINT LAB - CAST BRONZE



⑥ **FABRIC DOME AWNING**
COLOR : DARKEST BROWN AND CREAM

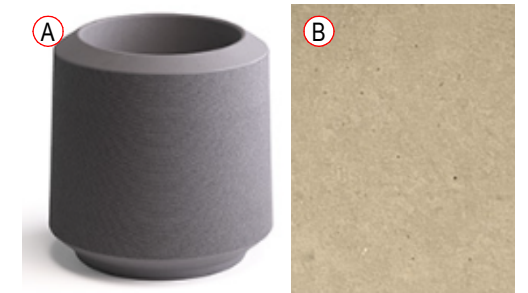


EXTERIOR FIXTURES

⑩ **WALL SCONCE**
SATURN OUTDOOR WALL SCONCE
BY JUSTICE DESIGN GROUP
COLOR : MATTE BLACK FINISH W/ OPAL GLASS



⑫ **FREE-STANDING PLANTER**
A KORNEGAY DESIGN BY LANDSCAPE FORMS :
OFFSET SERIES - OS-23
B COLOR : SANDSTONE



APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 8, 2025

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

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

Members Absent: Scott Seyer

Also Present: Jim Cochran & Kevin Purdom, JRC Design Build for *1006 N. Evergreen Ave.*
Corey Dunne, Dunne & Kozlowski for *9 N. Vail Ave.*
Meghan Hartnett, DKMO for *Arlington Heights Ford Pro*
Cassie Smith, *Arlington Heights Ford Pro*
William Holley, Bright Light Sign Co. for *Arlington Heights Ford Pro*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR MARCH 25, 2025

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF MARCH 25, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. CBD COMMERCIAL REVIEW**DC#25-017 – 9 N. Vail Ave.**

Corey Dunne, representing *Dunne & Kozlowski*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing exterior modifications to an existing office building in the Downtown to accommodate a new restaurant tenant in the first-floor. A summary of the proposed front elevation facade changes are as follows:

- Remove the existing false gables at the top of the façade.
- Add a new decorative metal cornice along the top of the wall.
- Apply new James Hardie Artisan V-Groove fiber cement siding, in a dark “Cast Bronze” color, over the existing brick on the first floor.
- Paint the existing orange brick on the second floor with a white wash of Benjamin Moore “Hazy Skies”, which is a cream color.
- Add new dome shape fabric awnings above the first-floor windows.
- Add new decorative wall sconce light fixtures on the piers between the first-floor windows.
- Add new decorative dark bronze metal lintels above the second-floor windows.
- Convert one existing first floor storefront window to a new restaurant entry door.

The proposed new facade will be a very nice update to the existing building which currently has a relatively unremarkable appearance in this prominent location in the Downtown. Overall, the proposed facade design is very nicely done with a rich and classy appearance. The proposed dark bronze fiber cement siding will add a warm and welcoming appearance to the first-floor storefront. However, the use of fiber cement siding in the Downtown is unusual, where the buildings are predominantly durable masonry construction. The Design Commission should evaluate the proposed use of siding, especially considering that it will cover an existing brick facade that appears to be in very good condition. The only other comment on the design is a recommendation to continue the new decorative cornice on all sides of the building for a more cohesive appearance since the sides of the building are highly visible.

The plans include new rooftop mechanical equipment and ductwork which will be located towards the rear of the existing roof. The existing parapet wall will screen the equipment on all sides of the building as illustrated by the sight line diagrams. At this time, the proposed new restaurant wall sign is schematic. Once the details of the sign have been determined and finalized, a separate Design Commission application for Downtown Signage will need to be submitted for Staff review.

With these comments, Staff recommends approval.

Corey Dunne said the appearance and perception of the existing building will change to reflect the new restaurant being brought into the first-floor. They want to make the existing facade look less corporate by neutralizing the existing orange brick and creating a visual break between the first and second-floor; the second-floor will continue to be an office use. They want the facade to be more inviting and interactive, as well as complement the surrounding buildings. **Mr. Dunne** said he previously worked on other Downtown Arlington Heights restaurants such as Passero, Hey Nonny, and Mago, so he is very familiar with the Downtown area. They are proposing to whitewash the brick on the front facade with an off-white, ivory color, which complements the stucco and masonry on other buildings on this block. The addition of wood cladding at the first-floor will bring in a European vibe and old-school storefront feel. Because of climate and maintenance issues, they ultimately decided on using fiber cement siding, which will allow for a painted finish while giving the warmth and texture

they are trying to achieve. In order to make the facade more inviting, striped canvas awnings are being added over the existing arch windows, sconce lights will be added between each of the bays, and planters placed between them to help soften it up. **Mr. Dunne** also said the current entrance to the building is at the south end of the front facade; however, they want to move the restaurant entrance to the north end of the front facade so it will be separate from the entrance to the second-floor.

Mr. Dunne presented samples of the materials being proposed. The Hardie siding is a flat panel with a V-groove profile in a charcoal color; an off-white ivory paint color for the whitewash going over the existing orange brick; striped fabric for the awnings; the metal coping will be a shade darker than the brick color; the existing storefront material to match; and a stained wood entry door for more warmth and prominence. **Mr. Dunne** understood that signage will be a separate submittal, but he presented a sample of a pre-finished metal for the sign that will have reverse channel lit letters; something soft and respectable. **Mr. Hautzinger** said that if the commissioners are in support of the design and materials being presented tonight for the wall sign, then a separate Design Commission application for the signage would not be needed.

Commissioner Eckhardt liked the smooth siding being proposed, and asked about the detail on the arch above the awnings. **Mr. Dunne** explained that there is an existing detail on the brick that they want to keep the shape of, and add a solid trim board to follow it, giving the horizontal siding a little bit of additional detail.

Chair Kubow asked if there was any public comment and there was no response from the audience.

The commissioners summarized their comments. **Commissioner Kingsley** said it is an exciting update for this property. She reviewed the material samples presented, and said she is not opposed to having the Hardie Artisan wood siding in the Downtown, it is a high-quality material. The stripe in the awning fabric is extremely fun, and she loved the dark base with a light entrance door. She liked the attempt to differentiate between the first and second-floor on the front facade, but wanted to see the same material continue and wrap onto the sides of the building as well. She suggested wrapping it to the cornice at a minimum, because stopping it at the corner lacks integrity. Doing this will make it look like the entire building was built that way, and the proposed 'Hazy Skies' color is similar to the split face block color that exists. **Commissioner Kingsley** also had concerns about the details of how the front windows will be wrapped with trim. **Mr. Dunne** said the trim around the arch top might be better served in a break metal for a cleaner look. **Commissioner Kingsley** said most of the surrounding buildings have a different material where it attaches to the ground, and the material being used below the Hardie siding is going to really matter. **Mr. Dunne** said that these details have not been fully worked out yet, waiting for the commissioners' feedback tonight, and they will take this comment into consideration.

Commissioner Kingsley also had concerns about how the existing mortar that appears to be similar in color to the existing red brick, will be treated when the brick is whitewashed. **Mr. Dunne** said their intent is to try to keep some of the existing modeling, keep a little of that color variation. **Mr. Hautzinger** asked for clarification about the method being used to paint over the existing orange brick. Whitewashing sounds semi-transparent, but the rendering shows an even monochromatic appearance. **Mr. Dunne** explained that they do not want to see any of the existing orange brick; however, they do not want the brick to look painted, they want to see some tonal difference, so they are still determining the level of transparency they want to achieve in the process of staining the brick. **Commissioner Kingsley** said that staining the brick while allowing it to be breathable is very important, and because the top of the front facade will be warm, she would suggest a slightly lighter color.

Mr. Dunne presented an alternate color that is more in the brown family. He also said that they studied turning the corner with the new siding on the building, and because of costs and logistics of the close proximity of the adjacent property (Cortland's Garage), they decided on turning the corner only 2-feet. **Commissioner Kingsley** had no further comments.

Commissioner Fitzgerald was excited about the project, which he said was fantastic. The colors are dramatic and not warm, and he liked the awning color. He liked the idea of bringing the cornice around at least onto the two sides of the building because of the visibility from Cortland's and from the north. He asked if the planters shown up high on the front facade will match the planters on the ground, and **Mr. Dunne** said yes. **Commissioner Fitzgerald** said the higher planters are unusual, especially the design of the plants that are shown. He liked the wall sign shown on the rendering, but he was also very open to new signage and variations to create something exciting with signage if the petitioner chooses to do so. **Mr. Dunne** appreciated the comments about the signage.

Commissioner Eckhardt acknowledged the extremely small setback on the south side of the building, and said he was okay with just the 2' of cornice wrapping being proposed on both sides of the building. He was in full support of the dark color being proposed for the front facade, and had concerns about the signage for the second-floor tenant in conjunction with signage for the first-floor restaurant. **Mr. Dunne** said that signage for the second-floor tenant will probably be a placard at their entrance door to the second-floor. **Commissioner Eckhardt** suggested the petitioner consider staining the first story of split face block going down the alley side of the building the same dark color on the front façade because that corner of the building is very visible from a walking perspective. He liked the solid body stain being proposed, which should be monolithic as shown in the rendering with no bleed-through. He loved the project and had no further comments.

Chair Kubow was very excited about the project and loved the design. He cautioned the commissioners about the motion including a requirement for anything that is outside of the property line, which is not under the petitioner's control. Overall, he supports the current design. **Mr. Hautzinger** commented that based on the Plat of Survey, there is only about 2.2 inches of setback at the southwest corner of the building, which gets slightly larger going east, and he agreed that the motion should not include a requirement for any detailing beyond the property line. There is an option for a 2" deep cornice detail along the south wall.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR EXTERIOR MODIFICATIONS TO THE EXISTING BUILDING AT 9 N. VAIL AVENUE. THIS RECOMMENDATION IS BASED ON THE PLANS DATED 3/25/25, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A REQUIREMENT THAT THE DETAILS OF THE MATERIAL ON THE FRONT FACADE AROUND THE WINDOWS, SUCH AS HOW THE ARTISAN SIDING FINISHES INTO THE TRIM AND HOW IT SITS ON THE GROUND, ARE ALL BROUGHT TO STAFF FOR REVIEW, PRIOR TO FINALIZING THE DESIGN.**
- 2. THAT THE PROPOSED BLACK COLOR AS SUBMITTED ON THE FRONT FACADE IS ACCEPTED, AS WELL AS AN OPTION FOR A SHADE THAT IS SLIGHTLY LESS DARK, TO BE REVIEWED BY STAFF.**
- 3. A REQUIREMENT TO FURTHER STUDY THE MASONRY STAINING TO UNDERSTAND HOW IT IS GOING TO WORK, AND SUBMIT TO STAFF FOR REVIEW.**
- 4. AN ACKNOWLEDGEMENT THAT THE EXISTING SMALL TOP OF WALL COPING ON THE SIDE ELEVATIONS WILL BE THE SAME COLOR AS THE NEW FRONT CORNICE.**

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 PROPRIATENESS 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 the commissioners are okay with the black stain color proposed for the front facade, and are also open to a dark grey color, but not a brown color.

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