

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