



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
April 28, 2026
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. 4/14/26 Minutes
- IV. OLD BUSINESS
 - A. 16 E. Euclid Ave. - DC25-102 - SF/Teardown (continued from 4/14/26)
- V. NEW BUSINESS
 - A. 510 W. Sigwalt St. - DC26-024 - SF/Teardown
 - B. 6 S. Vail Ave., Metropolis Ballroom - DC25-081 - Sign Variation
 - C. Chapter 30 Sign Code Amendments - DC26-028
- 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 - DC #25-102 - SF/TEARDOWN
(CONTINUED FROM 3/24/26)

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 14th day of April, 2026 at the hour of
6:30 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JOHN FITZGERALD
TED ECKHARDT
SCOTT SEYER
JONATHAN KUBOW

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: I'd like to call the Design Commission to order. Today is April 14th, and the first item on our agenda is the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON KINGSLEY: Thank you.

Okay, now we need to take roll call, please.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Here.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Here.

MR. HAUTZINGER: Commissioner Seyer.

COMMISSIONER SEYER: Here.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Here.

MR. HAUTZINGER: And Chair Kingsley.

CHAIRPERSON KINGSLEY: Here.

Thanks.

Okay, so the next item is approval of minutes from March 24th.

COMMISSIONER FITZGERALD: I'd like to make a motion to approve.

COMMISSIONER ECKHARDT: Second.

COMMISSIONER SEYER: Second.

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

MR. HAUTZINGER: Wait up, I've got to get a name for that.

CHAIRPERSON KINGSLEY: Oh, yes, yes. Right, Scott Seyer seconded that.

MR. HAUTZINGER: There we go.

CHAIRPERSON KINGSLEY: Any discussion?

(No response.)

CHAIRPERSON KINGSLEY: All those in favor say aye?

(Chorus of ayes.)

CHAIRPERSON KINGSLEY: The minutes have been approved.

Our old business at 16 East Euclid, DC #25-102, have asked to continue this until April 28th.

Is there a motion on the floor to extend that?

COMMISSIONER KUBOW: I'll make a motion to move old business 16 East Euclid to; what is it again?

CHAIRPERSON KINGSLEY: April 28th.

COMMISSIONER KUBOW: To April 28th.

COMMISSIONER SEYER: Second.

CHAIRPERSON KINGSLEY: There's a motion and a second. All those in favor say aye?

(Chorus of ayes.)

CHAIRPERSON KINGSLEY: So, that has been continued to the next meeting which is April 28th, and there will not be new posting because we

approved it here at the meeting.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 6:34 p.m.)

DRAFT

DESIGN

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

COMMISSION

RE: 9 NORTH VAIL AVENUE – DC #26-027 - CBD COMMERCIAL

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 14th day of April, 2026 at the hour of
6:34 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JOHN FITZGERALD
TED ECKHARDT
SCOTT SEYER
JONATHAN KUBOW

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: Okay, next item is 9 North Vail, DC #26-027. So, typically, what we do is we allow the Staff to do a presentation, then we offer the Petitioner time to speak on the submittal. Then we open it up to the public, and then the Board will talk about it, okay?

So, Staff?

MR. HAUTZINGER: All right, the Petitioner is here tonight proposing exterior modifications to an existing commercial building in the downtown to accommodate a new restaurant. This project was previously reviewed and approved by the Design Commission about one year ago, back in April 8th of last year. The restaurant was originally planned for the first floor only with an office tenant that was going to remain on the second floor. But at this time, their plans have changed a bit and the restaurant is expanding to occupy both floors of the building, which comes into play with the appearance of the new design.

They're proposing changes to the previously approved facade design, so the Design Commission re-review and approval is required. I was going to start just by a quick recap of what we looked at last year and what was decided, and then we can look at the updates that they have for tonight.

So, the image up on the screen right now, this is the way the building looked before anything started, you know, again before last year's approval. The proposal at that time was to remove these false gables at the top of the building, provide a new decorative metal cornice in place of those. The first floor was going to be clad in a fiber cement product by James Hardie with a V-groove detail and it was going to be a dark cast bronze color.

The second floor had the existing orange brick and they were proposing to white wash that with a color by Benjamin Moore called "Hazy Skies." It was kind of a creamy color. Then they were proposing new dome-shaped fabric awnings in the arches above all of the first-floor windows.

Here is the rendering from, again, last year's review and approval. So, here's these fabric-striped awnings that were proposed and approved. There would be decorative wall sconces between, on the piers between all of the windows. They had, at the time, proposed these dark metal, dark bronze, basically ornamentation applied above each of the second-floor windows. Then, at the time, they were proposing to create, convert one of the windows into a new entrance for the restaurant here, and the existing door then would serve the office tenant to the second floor.

So, that was then, and let me now flip back to where we are today. First, I just want to show a current photograph of the building, again, kind of mid-construction. They've been working on, over the course of last year, interior improvements, and then obviously, you can see the false brick gables have been removed. Then, they have built up the height of that front wall, which wasn't in their original plan, so that's one of the new details to take a look at tonight. So, building up that front wall is one of the, there's about a four-foot increase in height on the front.

The second thing that they're proposing, here is a rendering of the new design. On the first floor, instead of the Hardie board siding that was reviewed and approved last year, they're now proposing to do cement stucco over

that first floor. So, all the dark color that you see on the first floor will be cement stucco and the siding is completely removed from the scope of work.

Also, the size of the metal cornice, so one of the challenges with the new design, you know, as you can see here with the increased height to the front wall, it was a nice improvement in terms of enhancing screening to the rooftop mechanical equipment, but it did make the building look a little top-heavy. So, the challenge now was to, what do you do with the design to deal with all this extra space now on the upper portion of the building facade?

So, the proposal that they have here is, one thing is to increase the height of the decorative metal cornice, where before it was just one and a small layer. I think now it's like a triple-layer cornice, takes up a little bit more of that height, and then of course adding the awnings above the windows. These are fabric awnings above the second-floor windows, with the gooseneck lighting above that will shine on the awnings and accent those. Then, with the awnings added to the second floor, they have removed the awnings from the first-floor windows.

So, overall, Staff feels the revisions that they're proposing are nice enhancements, and actually we feel that it's actually an improved version of last year's design which was also a very nice design. As I've mentioned, the raised parapet improved the rooftop screening, but it did look a little top-heavy. With the addition of the awnings and the gooseneck lighting and the cornice, you know, Staff feels that this actually turned out really nice and the proportions of the building are better than they were before. Actually, looking back at the old rendering, now it looks a little squatty, so this is a nice improvement.

One minor detail that we just wanted to point out was, with the new gooseneck lighting, this is nothing that we've discussed with the Petitioner, but thought of it while we were preparing our report and comments. Just want to make sure that the power supply for the new gooseneck lighting is done behind the wall and recessed into the brick as opposed to exposed surface mounted conduits which you do sometimes see when people add gooseneck lighting to an existing building. Understandably, it's difficult to do, so we'll get their comments on that tonight. But Staff feels that's an important detail to maintain the really nice, clean appearance that this building has. Again, we can discuss that but we would encourage making that a requirement.

In regards to the first floor, Staff feels the change from the fiber cement siding to cement stucco is also a good improvement. There were originally some concerns about the fiber cement siding in the downtown. It's a little out of character where, you know, all the other buildings in the downtown almost exclusively are brick and stone masonry, and having fiber cement siding was a little concerning. There was also a lot of discussion about the details in that fiber cement siding, especially where it met these arched windows and how all those details were going to work. So, there were some challenges with it.

The stucco actually Staff feels is a great solution. It will be a nice, smooth, clean appearance. You know, we feel, you know, rock hard and cement stucco over masonry, very durable just like, you know, the other brick buildings in the downtown. So, no concerns there. In fact, Staff feels that it might

be an enhanced design solution from the previous.

The proposed color for the stucco is called "Black Fox" by Sherwin-Williams. I think the Petitioner most likely brought some samples tonight. If not, I have some small fan deck samples on hand here. Staff was recommending to consider an alternate, very similar color by Sherwin-Williams, basically, you know, one panel over in the fan deck. That shifts the color a little bit from the very dark gray that's being proposed to a very dark bronze, kind of brown, slightly more brown color. That's the way, you know, we've interpreted the rendering all along, and the dark gray with the cream doesn't seem as compatible with the context in the downtown as more of this rich kind of more bronze color with the cream. So, again, I don't know if they have larger samples to review. If not, you can take a closer look at these, see what the Design Commission thinks about that.

Then, as far as omitting the awnings from the first floor, originally I was not happy about hearing that because I thought that was such a nice detail in the first design. But seeing it now with the, you know, the arched window openings and being able to express those, Staff has no objections to that. We did just have one comment though, to consider maybe adding one awning just over the entrance. So, the existing entrance will be the entrance to the restaurant now. Since the office tenant on the second floor is gone, there's no need for the new second entrance; and this particular detail is different as you can see here, you know, there's like a brick almost infill in that arch. So, an awning in that location would cover the brick and also highlight the entrance. It just seems like a nice little detail; obviously, not a big concern, but a recommendation by Staff.

Finally, just in regards to the sign, we're basically where we were last year with that. It's still relatively schematic and just representative of what the plans are for a wall sign. As we mentioned last year, in the downtown, all new signs do require design review. Staff administratively approves like the vast majority of those, so assuming there's no objections or specific concerns from the Design Commission tonight, whenever this project gets to the point where you have all the details of that sign, what the materials are going to be, how the lighting is going to work, you know, is it face-lit or backlit, you will have to submit a separate Design Commission application just for the sign and that will be reviewed by Staff.

Overall, Staff is recommending approval, again with just a few comments about the concealed conduits for the gooseneck lights, a recommendation for this Sherwin-Williams "Status Bronze" color instead of the proposed "Black Fox", and a recommendation to add an awning at the entrance.

CHAIRPERSON KINGSLEY: Thank you.

Does someone want to speak on it out of the three of you?

MR. DELANEY: Sure, I will, or at least let me start.

CHAIRPERSON KINGSLEY: Can you just state your name for the record?

MR. DELANEY: My name is Tom Delaney. I am one of the building owners and also one of the partners of Hugh's, the restaurant. I think Staff's report summarizes where we stand today, with the changes that we've made. Expanding to the second floor allows more flexibility for the use of the space. But also to the comments about the conduit, that will be easy for us to do since there will be

renovations made up there so we can open up the walls.

I do have samples of the colors, and Steve, do you have the rendering that I sent you this afternoon?

MR. HAUTZINGER: I do, yes. I can pull that up.

MR. DELANEY: So, this we put together to address the comments made about putting an awning on the door and also the colors of both the stucco and the brick stain which I have samples of. So, that's really our only outstanding comment or issue is the one on color. So, how would you like to proceed? Would you like to review these?

CHAIRPERSON KINGSLEY: So, is the color in this new rendering, is that the color that you've, the Black Fox?

MR. DELANEY: So, initially, when we presented this, it was Urbane Bronze --

CHAIRPERSON KINGSLEY: Okay.

MR. DELANEY: -- and Staff recommended that Stately Bronze, to which I brought up the Black Fox as an option. This is actually the Urbane Bronze, the original intent.

CHAIRPERSON KINGSLEY: Okay, yes, but you can show it to us. So, you'd be okay with the Urbane Bronze?

MR. DELANEY: Yes.

MR. HAUTZINGER: So, to be clear, the Urbane Bronze was actually a very dark gray color, almost black, that was approved last year. Then this year, they've put the stucco, they proposed this Black Fox.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: And then Staff made a recommendation for, coincidentally the color Staff was recommending is called Status Bronze. Again, that's here in this fan deck.

COMMISSIONER FITZGERALD: So, which is which? This is the bronze obviously.

MR. DELANEY: That is the Stately Bronze which I had previous swatches as well.

CHAIRPERSON KINGSLEY: It's interesting how they look so different, right, for the paint.

MR. DELANEY: Right. So, that's what we're looking at there.

CHAIRPERSON KINGSLEY: Yes.

MR. DELANEY: And then this is the brick.

CHAIRPERSON KINGSLEY: So, which is which? This is the Urbane?

MR. DELANEY: This is Urbane Bronze which is that one.

CHAIRPERSON KINGSLEY: Okay, this one is Black Fox?

MR. DELANEY: This was, in the proposal when, the bronze has more brown in it, this has a little bit more brown in it.

CHAIRPERSON KINGSLEY: Got it, and then this is the color of the second floor?

MR. DELANEY: Correct.

CHAIRPERSON KINGSLEY: Can you just confirm the color of the

windows? Is it black?

MR. DELANEY: The windows are bronze.

CHAIRPERSON KINGSLEY: Bronze.

MR. DELANEY: They are bronze, which is why we're staying in that earth tone.

CHAIRPERSON KINGSLEY: You don't have a sample of it? It's okay.

MR. DELANEY: I don't.

CHAIRPERSON KINGSLEY: It's like dark brown.

MR. DELANEY: Yes.

CHAIRPERSON KINGSLEY: And what about the awnings?

MR. DELANEY: The awnings, we're proposing that the stripe matches the stucco. So, whatever the color would land on there will be, it's the bronze and then the cream color stripe.

CHAIRPERSON KINGSLEY: So, they will match the colors that you'll paint.

MR. DELANEY: Yes.

CHAIRPERSON KINGSLEY: Okay, and then the gooseneck lighting will be?

MR. DELANEY: That's a bronze as well.

CHAIRPERSON KINGSLEY: A bronze. So, everything will be bronze.

MR. DELANEY: Yes.

CHAIRPERSON KINGSLEY: I have one more question. If we look at the rendering that you sent today, the cornice looks a little bit different.

MR. DELANEY: It was a little bit of AI taking some artistic freedom.

CHAIRPERSON KINGSLEY: Okay.

MR. DELANEY: So, we can do that detail to match the plan that was submitted.

CHAIRPERSON KINGSLEY: So, the drawings are more accurate or this rendering is more accurate?

MR. DELANEY: The drawings are what we submitted for bringing down the height of the parapet. We can do this detail or we can simplify based on comments.

COMMISSIONER SEYER: It looks maybe that the drawings had a little bit more of a -- sorry.

CHAIRPERSON KINGSLEY: Go ahead.

COMMISSIONER SEYER: It's simplified.

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER SEYER: Not so ornate.

COMMISSIONER KUBOW: Looks like a more modern aesthetic.

COMMISSIONER SEYER: Yes, it does.

MR. HAUTZINGER: I mean, I would like to clarify it again. We just received these a couple of hours ago and they're super helpful. They look fantastic in general as conceptual renderings, but there are definitely some details that are inconsistent with the drawings. So, the Design Commission should focus on the

drawings as what's going to govern here, those are what's to scale.

I do think this building is a little shorter, in the rendering it looks a little shorter than what it is. Like the awnings look a little shorter, they're mounted a little lower. You know, the Hugh's sign, it actually looks really nice at this scale but it's shown smaller than it is in the drawings and it's between these two bands which aren't really shown on the plan.

So, there's a few little details that differ. You know, again, conceptually, this is a great representation showing it in context with the downtown, and this is a second view that they've provided as well which shows a little more context. So, definitely very helpful.

The cornice looks fantastic in the rendering. As far as the detailing of that, the one in the drawings is actually a little blockier and simpler. I mean something like this might be a really nice enhancement, but again the Design Commission can comment on that.

CHAIRPERSON KINGSLEY: Okay, thank you.

Anyone else in your team?

MR. KALAWAY: No, I think just --

CHAIRPERSON KINGSLEY: Can you just state your name? Sorry.

MR. KALAWAY: Tom Kalaway. Yes, I think as far as the color goes, we would just, we felt that as part of our brand that we have somewhat have been advertising the signs at our website, it's certainly more of a black background, which we obviously have no intention of black but we wanted to go a slightly darker bronze which was the Urbane Bronze that's shown here, just to sort of stay in line with the brand that we've been, at least that the community has started to identify with. You know, we feel it's original and it's got a pop against the cream on top.

CHAIRPERSON KINGSLEY: It's your intention, you guys don't have an issue with the awning as Staff had said, on the first floor? You're showing it.

MR. DELANEY: We don't, no. Yes, we can --

CHAIRPERSON KINGSLEY: And then the intention would be that it matches whatever color is the stucco.

MR. DELANEY: It would match, correct, and as will the stripes.

CHAIRPERSON KINGSLEY: Yes. Okay, anyone else? One more left.

Do you want to speak on it?

MR. PEOTA: I have nothing to say.

CHAIRPERSON KINGSLEY: Okay.

All right, is there anyone in the public that would like to be heard on this?

(No response.)

CHAIRPERSON KINGSLEY: No, okay. So, then I guess we'll start with the Board.

Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: Right. I really loved this project when it came in. I thought it looked great, and I actually think it looks better so it's even more exciting. Out of the colors that were given, the one that is more bronze is my least favorite. I do like more of that chalky, grayish color versus the bronze.

Out of the two different moldings, the one that was presented today to me gave the flavor like it could have been original and then was just painted to make it updated.

I love the awnings. It just looks fantastic, it really does. It's exciting. So, that's all I have.

CHAIRPERSON KINGSLEY: Thanks.

Commissioner Eckhardt?

COMMISSIONER ECKHARDT: Thank you.

I also loved the project when it came in. I loved the awnings on the first floor being striped. At that time, I thought it was a black and white building which I was fine with. The dark bronze is, I don't have an issue with. The testimony is that this is a cement stucco, it's not EIFS, right?

MR. DELANEY: Correct.

COMMISSIONER ECKHARDT: Okay, there will be some expansion joints required and I would consult with your plasterer to figure out where you're going to put those. So, it would probably be at least two joints on that elevation running vertically. I think it's really important to figure out where they're going to go, and they're not shown here.

I saw in your rendering that you're wrapping around the corner about 12 inches, which is one of my questions and you've sort of answered that in your rendering. That looks great.

I concur with Commissioner Fitzgerald on the capital on top of the building, the cornice. I think it's ornate, it should be ornate. It's reminiscent of an old building and I like that look.

The entrance, I admit I was kind of surprised when you said you were going to add maybe an awning at the door and it might have also been striped, but I think now the black, the dark tone is probably in keeping with the monolithic elements of your ground floor. So, I'm okay with that.

The banding on the building and the signable area, if you go back to the drawings, I think the Hugh's was being kind of squeezed at a pinch-point there and that's too tight up against the awning. I don't think, I mean, that's, that doesn't work, but your most recent rendering, creating a signable area with the band, I think is fantastic.

I think the restaurant is going to become known right away, so even a blade sign will probably be enough to get patrons in the door. But in this case, the rendering that you submitted tonight, I think, if you'd go back to that, Steve? So, that one makes a lot of sense to me. That signable area fits nicely. There's enough margin above. I mean, if you want to make it a little bigger, you can slide that down about three, four inches and still have the same look, but I think the height of that Hugh's is readable enough and I'm presuming it's going to be lit inside. It will be a lit sign, right?

MR. DELANEY: Yes. Yes.

COMMISSIONER ECKHARDT: Okay, that's all I got. I love the project.

CHAIRPERSON KINGSLEY: Okay.

Commissioner Seyer?

COMMISSIONER SEYER: Thanks.

I hated the false gables to begin with, so I'm so glad to see them gone. That's an era that I wish was never occurred in architectural.

The increased height is great in the sense that it did make it top-heavy, but the new cornice, the awnings, they all help. I love removing the awnings at the ground floor I have to say. That really increases the visibility and that's what's so important about activating street level retail. So, I love it, and it makes the one awning at the door so much more a direct call for the entry. I think that's the way it actually was in the beginning previously, but it's a great move.

So, I totally like the improved stucco as opposed to the fiber cement cladding. I think it's going to be a nice, smooth look to it all.

So, the new cornice, I mean, yes, the rendering is nice, I can go with the other one, too. Just the fact that it has one is really nice. It just anchors the top. So, if anything, I might make it a recommendation as opposed to requirement because I don't know, I don't want a whole new rebuild of something. But then again, it's just nice to have something dramatic at the top which both schemes I think do.

Let's see here. I got that, that, that. Then, yes, the most important one really is I think the color. I thought it was black to begin with. I love the beige-y, creamy white at the top. It blends nice with the south side which is exposed to a lot of street traffic, so I think it looks great. I just want that to be darker, so I like the darker of the two and I like the more neutral which is SW7048 Urbane Bronze, because the first one, I'm sorry to say I made a terrible decision when I was in high school and I bought a terribly brown car. I remember it like it was yesterday and so I'm really glad this is in the meeting minutes, but it was this and I continued to be made fun of it for 30 years. So, I would really like it to not be this color.

So, I think that is, sorry, Status Bronze, with all due respect to whatever that came from, but I like the Urbane Bronze which is the more neutral of the three and just clean. I like that it sets itself apart. I think it's going to be a great attribute and great addition to the street.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER SEYER: That's it.

CHAIRPERSON KINGSLEY: Thank you.

Commissioner Kubow?

COMMISSIONER KUBOW: Not much more to add. That was perfection, Commissioner Seyer. But what I would say is when you guys came in previously, I loved the design then. I thought it was simple, it was elegant. What's surprising to see today is you've improved on it dramatically, and now we have it just so well executed. So, kudos to the architect and to you guys who kind of came up with this concept. It's fantastic. I can't wait for it be open.

What struck me the most with Commissioner Seyer's comment is when you moved the awnings from the ground level to the second-floor activation of street-level, it's huge for any like thriving village and downtown. But I think it will be thriving for your business because you'll get more exposure into that ground level. People are going to be able to see in and be like what's going on there at Hugh's. So, I think it's just good exposure for you as business owners and

the restaurant, so I think it's a brilliant move.

I agree with the rest of the Commissioners when it comes to the colors, the material palette. Both Black Fox and Urbane Bronze look pretty similar to me. I lean more towards Urbane Bronze, but I would say I'd be down for both and whatever you guys think matches your concept that goes with the website. Go for it.

Then, for the cornice, I mean, I like both as well. I like the simple, kind of modern version that we had in the exhibits, but I also love the more ornate, classic version that we have in the rendering.

So, if you go back to the rendering, I love everything about that. If you could make that what it is, that's perfection to me. So, approved as proposed is what I would say.

CHAIRPERSON KINGSLEY: Okay, thank you.

So, I don't have much more to say. I agree, I think Urbane Bronze is the one that I really like. It has a little bit more gray in it, but it's warm and matches this.

I wrote down a bunch of questions and comments, and actually you guys have already answered all of them, so that's great. I think the design is really nice. I think it's going to look great. I think the cornice originally, I liked the more simple one, but this one could work as well. I like how it's wrapping, as Ted had said, for like at least a foot and that you're bringing it all the way down and it wraps up there so it looks like a facade, you know, not tucked on at the side. I think it looks good, I like it.

I only have one question, maybe two, and that one is the base on this rendering, it looks like the base is new like it's granite or something. Is it, are you replacing the base?

MR. DELANEY: That is not the intention. That was another limitation of using a software again like this.

CHAIRPERSON KINGSLEY: It's okay.

MR. DELANEY: The intention is to --

CHAIRPERSON KINGSLEY: Okay, I'm just curious. All right, and then the other thing is with the sign and the lighting, if you could just look at the intensity and the color of it and just make sure that it looks as classy as what we're seeing in this image. We want our eyes, like drawing our eyes in is going to be really important, right? So, just work with Staff on intensity and color of the light. Other than that, I think it looks great.

MR. HAUTZINGER: Can I make a few comments?

CHAIRPERSON KINGSLEY: Sure.

MR. HAUTZINGER: On the signage lighting, I guess I'd be curious just to ask the question now since we're all here discussing it. I always thought La Tasca's sign was so classy, it was backlit as opposed to face-lit. So, that's like the backlit, halo style lighting.

COMMISSIONER FITZGERALD: Which sign?

MR. HAUTZINGER: It was the La Tasca Restaurant when it used to be there.

COMMISSIONER FITZGERALD: Oh, okay. All right.

MR. HAUTZINGER: So, that might be, you know, that would be my recommendation, to do a backlit halo instead of face-lit. I don't know if you guys have talked about that or considered any of that yet, but I'm also curious what the Design Commissioners think about that before I mislead them. I think you probably all recall the La Tasca sign I'm referencing?

CHAIRPERSON KINGSLEY: Yes. My kneejerk reaction, and I'd like to hear what everybody else says, but it is that I think you guys can probably come up with something that goes along with your, you know, with how you want to portray Hugh's. So, hopefully, if it is illuminated, it won't be too bright and stark. But, actually, this rendering almost looks like it's stainless steel or some kind of a metal color --

MR. DELANEY: Yes. Yes.

CHAIRPERSON KINGSLEY: -- and that could be really cool, too.

MR. DELANEY: Yes, the goal is for it to be subtle and classy, and also the wall sconces, the building is going to be illuminated at the sign. We don't have to put a neon sign on here for people to find that. So, it will be subtle.

MR. HAUTZINGER: Something subtle, okay. Thanks for the feedback on that.

CHAIRPERSON KINGSLEY: Anyone else want to touch on that?

COMMISSIONER FITZGERALD: I would agree to everything the Chairperson has said.

MR. HAUTZINGER: Okay.

COMMISSIONER ECKHARDT: Quick question. I would talk to the sign guys about a backlit sign as reflecting onto a black surface.

MR. HAUTZINGER: Yes, that's true.

COMMISSIONER ECKHARDT: If you shine a white light on a black building, you don't see any light. So, that needs to be figured out if you want that sign to pop. Now, if there are lights, it will shine up on it. If it's a polished stainless or something, it will reflect off your light and people will see it, but I would, I'm okay with it not being superbright letters like the guy across the street in the second floor. I don't need to say more, right?

MR. HAUTZINGER: Right.

COMMISSIONER ECKHARDT: Otherwise, that's my two cents.

CHAIRPERSON KINGSLEY: Okay, anyone else?

MR. HAUTZINGER: Yes, I have just a couple of other questions or comments. One, the light fixtures above the awnings, when they submitted their package, they showed these light fixtures the way they're depicted in this rendering which is kind of like a barn style fixture with a flat bottom. I was concerned with the flat bottom, that that's going to maybe be glaring when you're looking up from the street or anything at those, as opposed to a different type of light that angles back a bit which is what then, after making that comment, they switched it in their package to this style of light because of Staff's feedback to their submittal. But now, I mean, seeing it in this rendering, it does look great and that's a nice style of fixture. I was just concerned about the use of that type of fixture on the second floor.

So, I don't know if there's any opinion on that, but I don't want there to be any confusion if they go with the other style, because that's what's in

their package for approval. So, this is actually not representative of what they've specified. Any opinion on that from the Design Commission, or let them figure it out and go with their preference? Staff would feel that way, that you guys could do what you think is best.

COMMISSIONER SEYER: If I may? I tend to agree with, when you come back with an enhanced version, we know where you're headed. So, I would trust the Applicants that they're going to get the right fixture. They're not going to get something too small or too wild or too crazy.

MR. HAUTZINGER: Right.

COMMISSIONER SEYER: So, that's my own opinion.

MR. HAUTZINGER: Yes, I was concerned that if they went with the other style, then it might actually look, okay, this isn't what we saw at the meeting. So, I just wanted to make that clarification.

Then, finally, on the colors --

COMMISSIONER SEYER: I didn't even notice the change, to be honest with you. I just see gooseneck.

MR. HAUTZINGER: Okay, and they are all just gooseneck fixtures, but --

COMMISSIONER SEYER: Yes.

MR. HAUTZINGER: -- you can see even in this rendering, with the flat bottom, you know, I mean I know this is just a rendering, but you can kind of see up into that light as opposed to the other style that is intended to shine a bit more back at the awning and reduce that glare a bit. It's a small detail.

COMMISSIONER ECKHARDT: Steve, they make lamps that have glare reflect at bottoms.

MR. HAUTZINGER: That's an option, too.

COMMISSIONER ECKHARDT: And that's, you know, that's every day.

COMMISSIONER SEYER: If I may, I always, like the rule always is the higher-detailed drawing --

MR. HAUTZINGER: Governs.

COMMISSIONER SEYER: Governs, correct. A rendering versus an actual call out of fixture, I go with the call out of fixture, and I like the fixture that's on there. I think that's fine. When you, like you said, when you reflect it back onto the building, it's just going to enhance it.

MR. HAUTZINGER: That was the thought.

COMMISSIONER SEYER: Yes.

MR. HAUTZINGER: So, would it be safe to say that the Design Commission will be fine kind of either way?

COMMISSIONER SEYER: Yes.

MR. HAUTZINGER: And let them choose.

COMMISSIONER FITZGERALD: Probably better.

MR. HAUTZINGER: It would be good if that could be reflected in the motion as well.

COMMISSIONER SEYER: Okay.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: And then, finally, whoever makes the motion can just clarify which color or colors the Design Commission supports.

CHAIRPERSON KINGSLEY: Okay, thank you.

COMMISSIONER SEYER: So, I'd like to make a motion.

CHAIRPERSON KINGSLEY: Great.

COMMISSIONER SEYER: I'm running out of time so might as well.

CHAIRPERSON KINGSLEY: Make it good.

COMMISSIONER SEYER: I'd like to approve DC #26-027 for 9 North Vail Avenue, approved as submitted with the recommendation to investigate halo signage for the actual Hugh's above the door. A recommendation for additional ornament at the cornice, perhaps just at the top to add one more horizontal band, but it's just a recommendation. Difference between a recommendation and a requirement, our recommendations are, well, I'll let the Chairman state that. But a recommendation just to look at the horizontal, any horizontal profiles and see how they adjust with the signage so that it's all clean, but I know it will be done at a later date as this continues forward. A recommendation that both lighting fixtures, whether the one that's submitted in the drawings or the one in the renderings is approved, as long as it's kind of an ornate gooseneck fixture. I would say it's a requirement that whenever we have lighting at the top and the bottom, that they both have the same light temperature. That would be the key. I know you would do that anyway, but it's always nice just to say it, so you don't have a second floor that's super cool and a lower floor that's super warm. I think, oh, and a requirement that we go with 'as submitted' color for the base of Sherwin-Williams Urban Bronze SW7048 or something very similar to that tone, but a more neutral dark gray. That's it.

Motion to approve the proposed architectural design for exterior modifications to the existing commercial building at 9 North Vail Avenue, DC #26-027. 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. A recommendation to investigate halo signage for the actual "Hugh's" (sign) above the door.
2. A recommendation for additional ornament at the cornice, perhaps just at the top to add one more horizontal band.
3. A recommendation to look at the horizontal profiles and see how they adjust with the signage so that it's all clean.
4. A recommendation that both lighting fixtures, whether the one that's submitted in the drawings or the one in the renderings, is approved, as long as it's kind of an ornate gooseneck fixture.
5. A requirement that whenever we have lighting at the top and the bottom, that they both have the same light temperature, so you don't have a second floor that's super cool and a lower floor that's super warm.

6. A requirement that we go with 'as submitted' color for the base, Sherwin-Williams Urban Bronze SW7048 or something very similar to that tone, but a more neutral dark gray.

COMMISSIONER KUBOW: I second the motion.

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

Any discussion?

COMMISSIONER FITZGERALD: Do we need to mention the conduit in the wall, or since the Petitioner has stated that would be easy; is that there?

MR. HAUTZINGER: It's up to you.

COMMISSIONER KUBOW: I think it's been noted, in my opinion.

CHAIRPERSON KINGSLEY: And my only question that I have is we talked about the cornice a little bit and the difference between the rendering and the drawing, if we call this one the drawing, giving them the option to do either one.

Is that the intent in your recommendation?

COMMISSIONER SEYER: Yes, but I don't know if it has to follow the rendering necessarily, but I think both of them have a nice, strong cap to the end that was missing previously. It's just sometimes it looks different when you see it in 3D versus a 2D elevation. Should the Applicants look at it and say, you know what, yes, that's a new idea, we could add a little bit to the very, very top where you have a large band on the top and that they think that looks better, I would trust them. But I also would trust what I see here because it's very similar in color to the brick wash, and I think they're going to blend in and all they're going to do is just enunciate the top of the building which both do a good job at.

CHAIRPERSON KINGSLEY: Okay, so what I'm hearing is your motion stands.

COMMISSIONER SEYER: That's what I believe, yes.

CHAIRPERSON KINGSLEY: Okay, any other discussion?

(No response.)

CHAIRPERSON KINGSLEY: We'll take roll call I think. Do we have to take roll call on that, or can we just say all in favor?

MR. HAUTZINGER: Either way.

CHAIRPERSON KINGSLEY: Okay, all in favor say aye?

(Chorus of ayes.)

CHAIRPERSON KINGSLEY: Opposed?

(No response.)

CHAIRPERSON KINGSLEY: None. So, the motion has passed.

Good luck.

COMMISSIONER SEYER: Great luck. Can't wait to see it.

CHAIRPERSON KINGSLEY: See it in July.

MR. DELANEY: Thank you.

CHAIRPERSON KINGSLEY: Do you have any questions regarding recommendation and requirement? Requirement is just you have to do it. Recommendation is --

MR. DELANEY: No, I'm clear on that, yes.

COMMISSIONER SEYER: The only requirement there was the light

temperature be the same.

MR. DELANEY: Yes.

CHAIRPERSON KINGSLEY: And I think the color.

COMMISSIONER SEYER: Which I'm sure you will do anyway, but some people don't. They put up super cool temperature lights and then that is a problem.

MR. HAUTZINGER: And the color you were going to say also is a requirement?

CHAIRPERSON KINGSLEY: Also, the color was a requirement, the Urbane Bronze.

COMMISSIONER SEYER: Yes.

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER KUBOW: Or something very similar to the Urbane.

COMMISSIONER SEYER: Yes. If it's a Benjamin Moore, it's just the equivalent of that.

CHAIRPERSON KINGSLEY: Okay, that was our last thing in the agenda other than public comment.

No public comment?

(No response.)

CHAIRPERSON KINGSLEY: Have we got anything else?

COMMISSIONER FITZGERALD: I have one if I may? It seems like it's a trend throughout Arlington Heights that companies are sticking their little signs in islands and at the ends of streets, you know. I noticed there were several for Christmas, and now there's two for the spring. Is that allowed? Because I noticed that one of them was being mowed today and they mowed around it and they Weed Eater-ed around it, and it's still sitting there.

I don't really want these signs in the middle of our neighborhoods. Is there any --

MR. HAUTZINGER: I mean, those would not be allowed, no, especially in like, you know, public land like that, like those common islands.

COMMISSIONER FITZGERALD: Okay.

MR. HAUTZINGER: I mean, historically, when companies are doing work in someone's house and they put a small sign in the front yard for the builder or the architect, those have typically been accepted and nobody ever complains about that, but what you're talking about is different. That's out in the common area and it's advertising for some service. Those should be removed.

COMMISSIONER FITZGERALD: So, I've been going out and pulling them out. So, what should I do in the future?

MR. HAUTZINGER: You could tell me and I can report it to Code Enforcement, and probably they would just go out and pull them out as well.

COMMISSIONER FITZGERALD: All right. Okay, good to know.

MR. HAUTZINGER: Yes.

COMMISSIONER FITZGERALD: Thank you.

MR. HAUTZINGER: You're welcome.

CHAIRPERSON KINGSLEY: This is my last meeting with Commissioner Seyer. So, I just want to say it's been a pleasure.

COMMISSIONER SEYER: Thank you very much.

CHAIRPERSON KINGSLEY: Yes, I'm going to miss you.

COMMISSIONER SEYER: Thank you.

COMMISSIONER ECKHARDT: Actually, I'd like to say a few words, too.

CHAIRPERSON KINGSLEY: Yes, we really appreciate your insight. You bring a lot of depth to this Committee.

COMMISSIONER SEYER: Thank you very much.

COMMISSIONER ECKHARDT: I concur. Scott, when you came on, I was thrilled. You're a Starpower architect. You work for a Starpower firm. You've brought to this Committee something that I remember when I was a young pup in the business and I still am.

COMMISSIONER SEYER: Love that there's an audience for this.

COMMISSIONER ECKHARDT: And you'll be missed. I would, you know, obviously we all wish you well. You will be missed in this Committee, and I

want to thank you for all your wisdom and all of your catches on strange little details and your doodle sketches on your computer, and all the good things that you bring to this Committee. I'm very proud of it. I'm very proud of the fact that this Committee is comprised of architects, and we're losing a good one. So, my best to you and thank you.

COMMISSIONER SEYER: Thank you very much. I appreciate it, thanks.

COMMISSIONER ECKHARDT: And don't get into a fight with a dermatologist.

COMMISSIONER SEYER: There you go.

COMMISSIONER ECKHARDT: They win.

CHAIRPERSON KINGSLEY: All right, is there a motion to adjourn?

COMMISSIONER SEYER: Motion to adjourn, please.

COMMISSIONER KUBOW: Second.

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

The meeting is adjourned.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:16 p.m.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF KANE)

I, RONALD LeGRAND, JR., 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.

 RONALD LeGRAND, JR.

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

 NOTARY PUBLIC



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
4/28/2026

Item: 16 E. Euclid Ave. - DC25-102 - SF/Teardown (continued from 4/14/26)

Department: Planning & Community Development

Item Description:

Requested Action(s): Approval of the proposed architectural design for a new (teardown) single-family residence.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new (teardown) single-family residence located at 16 E. Euclid Avenue. This recommendation is based on the architectural plans received 4-15-26, site engineering plan received 2-19-26, materials/colors received 12-18-25, and the following:

1. Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission will need to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value".
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

1. Staff Report DC25-102
2. DC25-102, 16 E Euclid - Exhibits
3. DC25-102, 16 E Euclid - Existing Photos

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Hansen Residence
Project Address: 16 E. Euclid Avenue
Prepared By: Steve Hautzinger

Date Prepared: April 23, 2026

PETITION INFORMATION:

DC Number: 25-102
Petitioner Name: Shawna Hepperle
Petitioner Address: Icon Development Group
106 Roman Lane
Hawthorne Woods, IL 60047
Meeting Date: April 28, 2026

Requested Action(s): Approval of the proposed architectural design for a new (teardown) single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing to demolish an existing two-story house and a detached two-car garage to allow construction of a new two-story residence with an attached three-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 19,558 square feet, and the proposed new house will have 4,836 square feet. The plans comply with all of the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 30 feet Side: 7 feet Side: 7 feet Rear: 160 feet
Building Height (to the midpoint)	25 feet	24.5 feet
FAR	8,261 SF	4,836 SF
Building Lot Coverage	6,845 SF	2,925 SF
Impervious Surface Coverage	9,779 SF	8,672 SF

The subject property is located in the Historic Arlington Neighborhood Association (HANA) neighborhood. The existing home (proposed to be demolished) was included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights, such as the subject "Rec Park" neighborhood. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Contributing".

Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission will need to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value".

The massing of the existing house is awkward. The right (east) side of the house appears to be an addition that looks out of character with the original left (west) side of the house. The front porch meets the bay window in an awkward manner which does not look original. The interior of the house is in very poor condition, with no historic character to preserve. The house is very close to the street, in front of the adjacent homes, which disrupts the flow of the streetscape and it stands out in a negative way.

Typically, Staff encourages renovation/addition of contributing historic homes, in lieu of teardown/new construction, but in this case, Staff does not see any significant architectural value and therefore does not object to the proposed demolition.

In regards to the proposed new house, overall it is nicely designed with a traditional style that will fit well in this location. The side load garage arrangement works well to turn the face of the garage doors away from the street, and it complements the existing neighboring house which has a similar side load garage. The main body of the house is set back slightly farther than the adjacent homes, but this due to an existing ComEd transformer easement that is located on the property.

RECOMMENDATION:

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

 April 23, 2026

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

c: Petitioner, Emily Rodman - Director of Planning and Community Development, DC File 25-092



W Euclid Ave

E Euclid Ave

N Dunton Ave

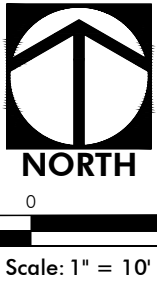
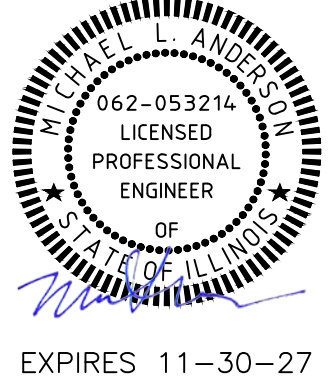
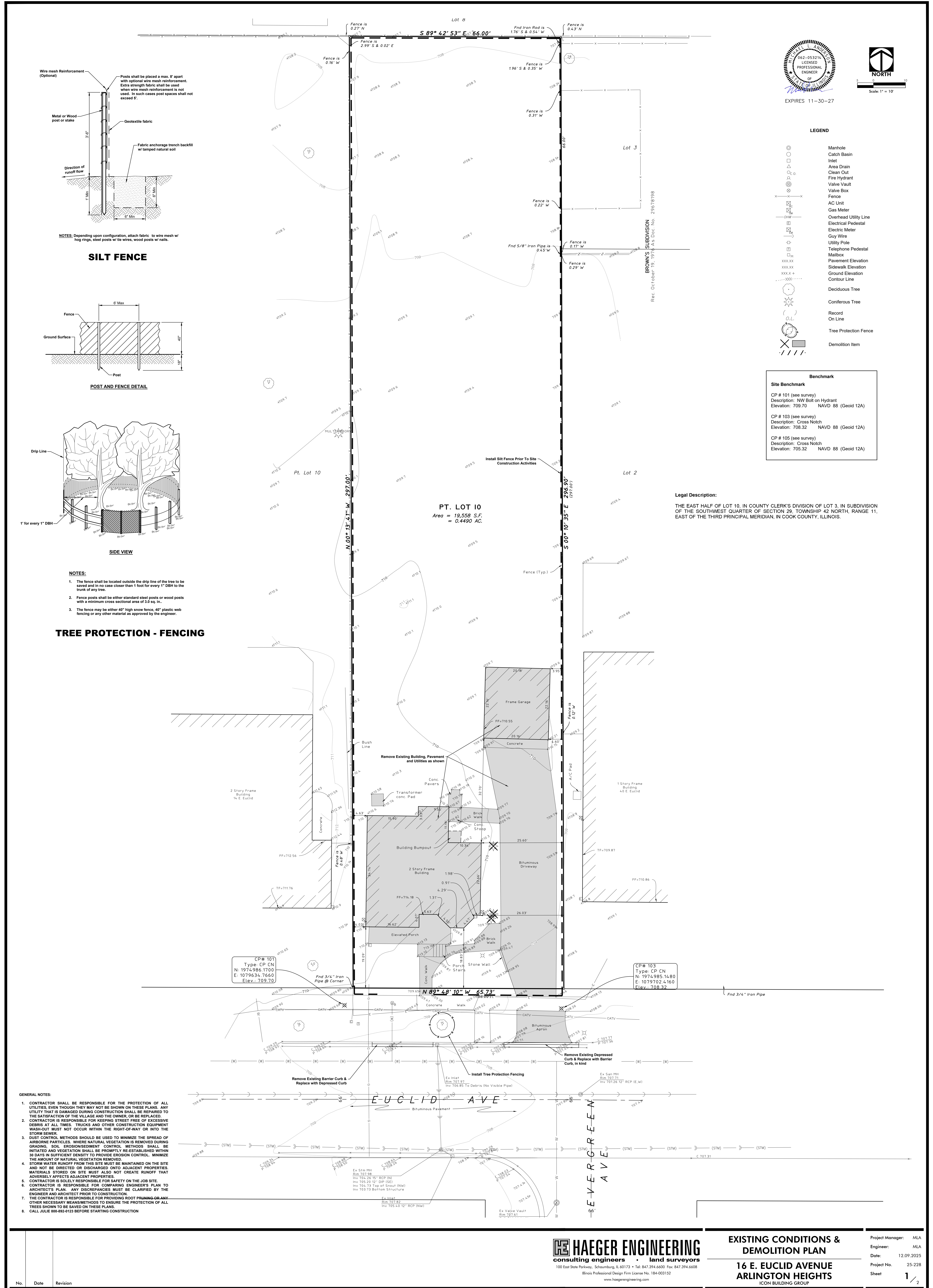
N Dunton Ave

N Evergreen Ave

N Arlington Heights Rd

N Arlington Heights Rd

Arlington
Heights
Memorial
Library



EXPIRES 11-30-27

LEGEND

- Manhole
- Catch Basin
- Inlet
- Area Drain
- Clean Out
- Fire Hydrant
- Valve Vault
- Valve Box
- Fence
- AC Unit
- Gas Meter
- Overhead Utility Line
- Electrical Pedestal
- Electric Meter
- Guy Wire
- Utility Pole
- Telephone Pedestal
- Mailbox
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Record On Line
- Tree Protection Fence
- Demolition Item

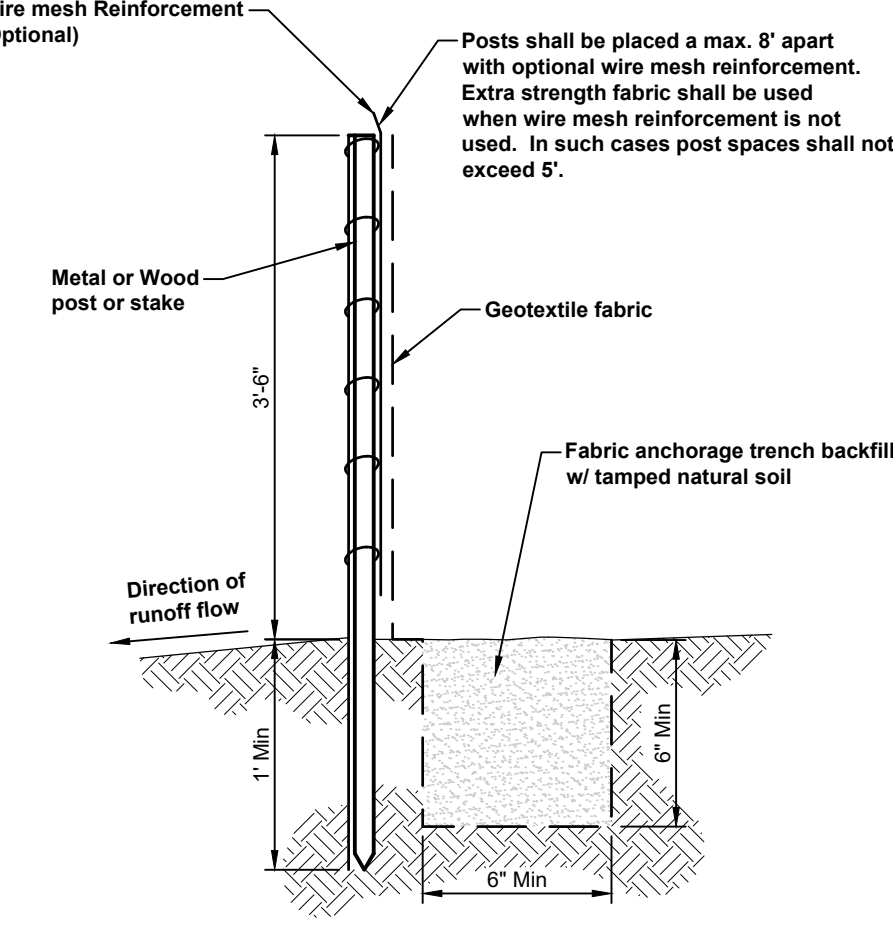
Benchmark

- Site Benchmark**
- CP # 101 (see survey)
Description: NW Bolt on Hydrant
Elevation: 709.70 NAVD 88 (Geoid 12A)
- CP # 103 (see survey)
Description: Cross Notch
Elevation: 708.32 NAVD 88 (Geoid 12A)
- CP # 105 (see survey)
Description: Cross Notch
Elevation: 705.32 NAVD 88 (Geoid 12A)

Legal Description:

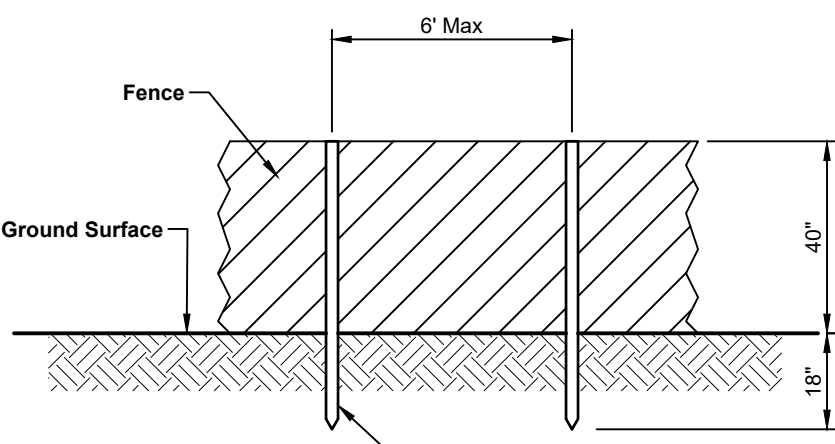
THE EAST HALF OF LOT 10, IN COUNTY CLERK'S DIVISION OF LOT 3, IN SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SILT FENCE

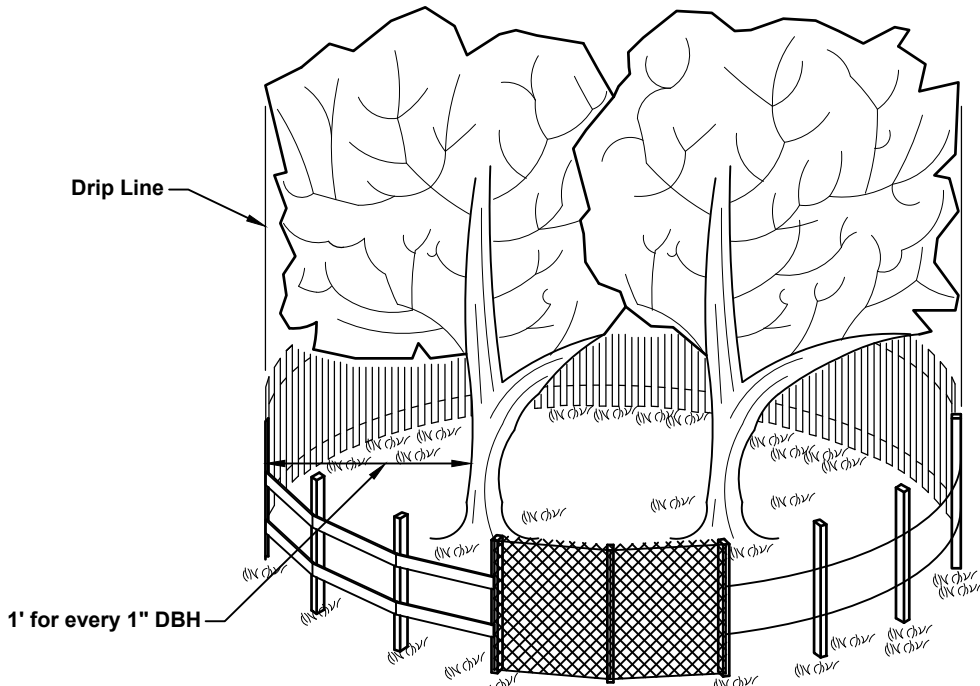


NOTES: Depending upon configuration, attach fabric to wire mesh w/ hog rings, steel posts w/ tie wires, wood posts w/ nails.

POST AND FENCE DETAIL



SIDE VIEW



NOTES:

- The fence shall be located outside the drip line of the tree to be saved and in no case closer than 1 foot for every 1" DBH to the trunk of any tree.
- Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in..
- The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer.

TREE PROTECTION - FENCING

- GENERAL NOTES:
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, EVEN THOUGH THEY MAY NOT BE SHOWN ON THESE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR BE REPLACED.
 - CONTRACTOR IS RESPONSIBLE FOR KEEPING STREET FREE OF EXCESSIVE DEBRIS AT ALL TIMES. TRUCKS AND OTHER CONSTRUCTION EQUIPMENT WASH-OUT MUST NOT OCCUR WITHIN THE RIGHT-OF-WAY OR INTO THE STORM SEWER.
 - DUST CONTROL METHODS SHOULD BE USED TO MINIMIZE THE SPREAD OF AIRBORNE PARTICLES. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, SOIL EROSION/SEDIMENT CONTROL METHODS SHALL BE INITIATED AND VEGETATION SHALL BE PROMPTLY RE-ESTABLISHED WITHIN 30 DAYS IN SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL. MINIMIZE THE AMOUNT OF NATURAL VEGETATION REMOVED.
 - STORM WATER RUNOFF FROM THIS SITE MUST BE MAINTAINED ON THE SITE AND NOT BE DIRECTED OR DISCHARGED ONTO ADJACENT PROPERTIES. MATERIALS STORED ON SITE MUST ALSO NOT CREATE RUNOFF THAT ADVERSELY AFFECTS ADJACENT PROPERTIES.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE.
 - CONTRACTOR IS RESPONSIBLE FOR COMPARING ENGINEER'S PLAN TO ARCHITECT'S PLAN. ANY DISCREPANCIES MUST BE CLARIFIED BY THE ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ROOT PRUNING OR ANY OTHER NECESSARY MEANS/METHODS TO ENSURE THE PROTECTION OF ALL TREES SHOWN TO BE SAVED ON THESE PLANS.
 - CALL JULIE 800-892-0123 BEFORE STARTING CONSTRUCTION

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EXISTING CONDITIONS & DEMOLITION PLAN
16 E. EUCLID AVENUE
ARLINGTON HEIGHTS
ICON BUILDING GROUP

Project Manager: MLA
Engineer: MLA
Date: 12.09.2025
Project No.: 25-228
Sheet: 1/2

COLOR PHOTOS OF SURROUNDING PROPERTIES
16 E. EUCLID AVE



Property to Left 3
Vacant Lot



Property to Left 2
8 E. Euclid Ave



Property to Left 1
14 E. Euclid Ave



Subject Property
16 E. Euclid Ave



Property to Right 1
40 E. Euclid Ave



Property to Right 2
104 E. Euclid Ave



Property to Right 3
108 E. Euclid Ave

MAIN STREET



Property Across 1
514 N. Evergreen

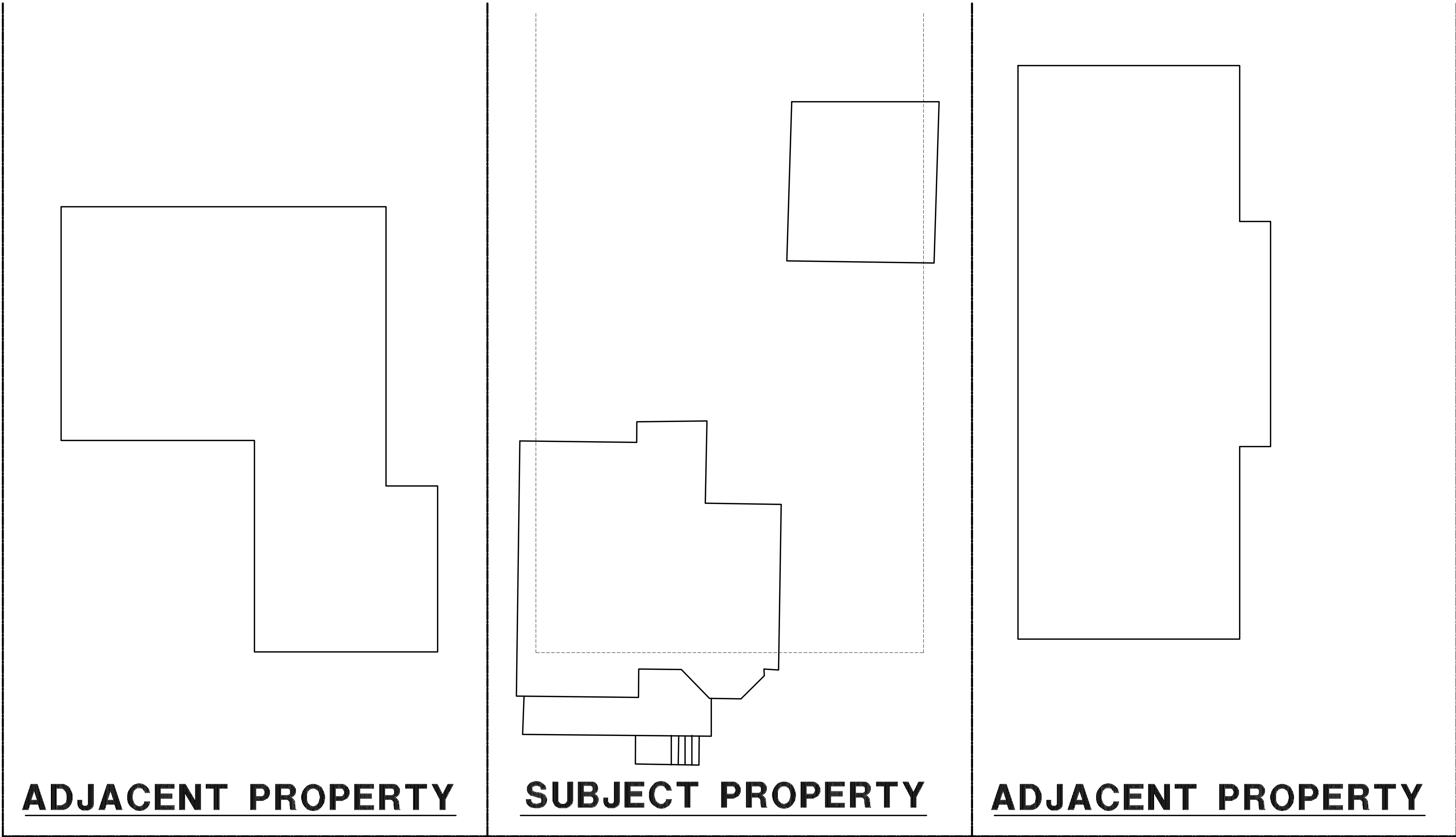


Property Across 2
515 N. Evergreen



Property Across 3
519 and 527 N Dunton ; 3 and 9 E Euclid ave

A CUSTOM HOME FOR THE HANSEN FAMILY
16 EAST EUCLID AVENUE
ARLINGTON HEIGHTS, ILLINOIS
PREPARED FOR
ICON BUILDERS



EUCLID AVE.



EXISTING

SHEET NO. P-10		A CUSTOM HOME FOR THE HANSEN FAMILY 16 EAST EUCLID AVENUE ARLINGTON HEIGHTS, ILLINOIS PREPARED FOR ICON BUILDERS		JOB NO.				PSENKA ARCHITECTS Inc. ARCHITECTURE • PLANNING • DESIGN • BUILD 148 WEST STATION STREET, BARRINGTON, IL 60010 TEL 847/596-4701 FAX 847/596-4701		COPYRIGHT THIS DOCUMENT IS THE PROPERTY OF PSENKA ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS INC. THIS PROJECT AND ALL ITS CONTENTS ARE THE PROPERTY OF PSENKA ARCHITECTS INC. AND WILL REMAIN THE PROPERTY OF PSENKA ARCHITECTS INC. FOR THE ENTIRE TERM OF THE PROJECT. ALL RIGHTS ARE RESERVED. PSENKA ARCHITECTS INC. © 2025		ISSUE DATES: DATE 4/15/26 FOR REVIEW -		REMARKS FOR REVIEW -	
				APPROVED	PAP	CHECKED BY:	PAP								
				DRAWN BY:	PAP										

PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE
			

A CUSTOM HOME FOR THE HANSEN FAMILY 16 EAST EUCLID AVENUE ARINGTON HEIGHTS, ILLINOIS ICON BUILDERS	JOB NO.		 PSENKA ARCHITECTS, Inc. ARCHITECTS • PLANNERS • DESIGNER • BUILDERS 148 WEST STATION STREET, BARKING, IL 60010 TEL 847-596-4701 FAX 847-596-4700	COPYRIGHT THE HANSEN OPERATIONS AND ARCHITECTURE PROJECT ARE THE PROPERTY OF PSENKA ARCHITECTS, INC. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEMS, WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS, INC.	ISSUE DATES:	
	DRAWN BY:	PAP			DATE	FOR REVIEW
	CHECKED BY:	PAP			4-18-26	-
	APPROVED	PAP				

ICON BUILDERS



A CUSTOM HOME FOR THE HANSEN FAMILY
16 EAST EUCLID AVENUE
ARLINGTON HEIGHTS, ILLINOIS

DRAWN BY: PJP
CHECKED BY: PJP
REPAID OK

ICON BUILDERS

JOB NO.

DRAWN BY: PJP

CHECKED BY: PJP

APPROVED: PJP

PSENKA ARCHITECTS Inc.
ARCHITECTURE - PLANNING - DESIGN - BUILD
144 WEST STATION STREET, BARRINGTON, IL 60010
PHONE 847-556-4700
FAX 847-556-4701

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1994/IT DATES:

REMARKS

SHEET NO.

P-1

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© 2005 PSENKA ARCHITECTS

ICON BUILDERS

[illegible]

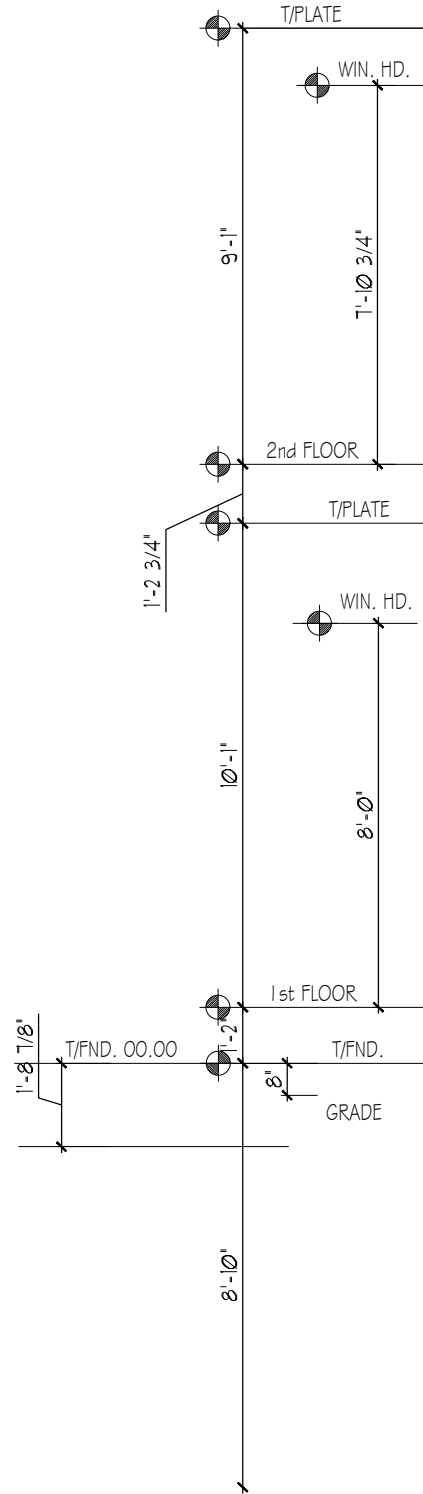
A CUSTOM HOME FOR THE HANSEN FAMILY
16 EAST EUCLID AVENUE
ARLINGTON HEIGHTS, ILLINOIS
PREPARED FOR
ICON BUILDERS



LEFT SIDE ELEVATION

--	--

A CUSTOM HOME FOR THE HANSEN FAMILY
16 EAST EUCLID AVENUE
ARLINGTON HEIGHTS, ILLINOIS
PREPARED FOR
ICON BUILDERS



REAR ELEVATION

A CUSTOM HOME FOR THE HANSEN FAMILY
16 EAST EUCLID AVENUE
ARLINGTON HEIGHTS, ILLINOIS
PREPARED FOR

ICON BUILDERS

DRAWN BY: PJP

CHECKED BY: PJP

APPROVED: PJP

UCB NO.

DATE: 4-15-26

REMARKS:

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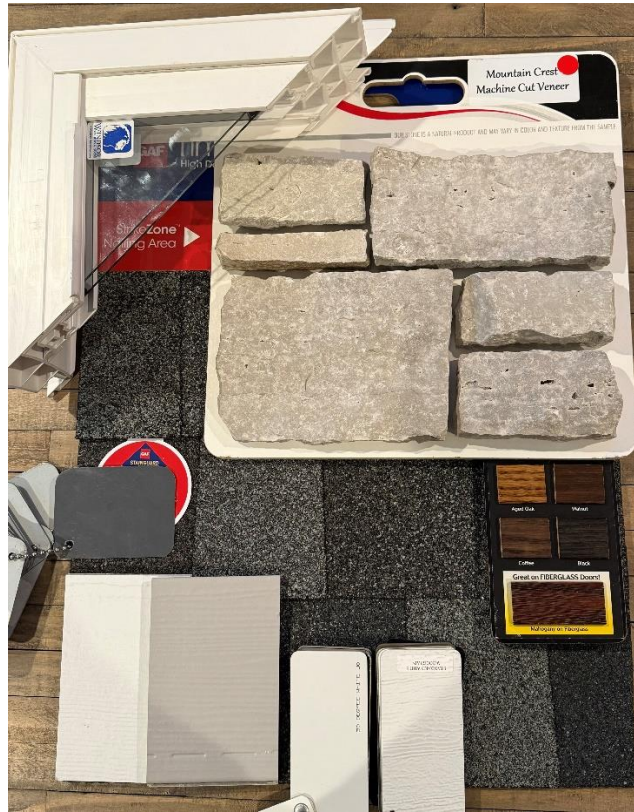
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Exterior Selections

Betsy & Kyle Hansen

16 E. Euclid Ave, Arlington Heights

12-18-25



Roof: GAF Timberline in Nantucket Morning

Metal Roof: Charcoal Gray

Gutters & Downspouts: 30 Degree White

Windows: Midway Single Hung White Interior/White Exterior

Trim/Corbels and Columns: SW 7005 Pure White

Soffit/Fascia: SW 7005 Pure White

Siding: James Hardie Pearl Gray

Board/Batten Siding: James Hardie Artic White

Shake: James Hardie Pearl Gray

Stone: Level 1 Eden Valders Mountain Crest Machine Cut

Front Door: Stained Walnut

Garage Doors: Clopay Classic Collection –White Traditional Long Panel with Plain Long Windows



2019 Google Streetview























VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
4/28/2026

Item: 510 W. Sigwalt St. - DC26-024 - SF/Teardown

Department: Planning & Community Development

Item Description:

Requested Action(s): Approval of the proposed architectural design for a new (teardown) single-family residence.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the design of the proposed new (teardown) single-family residence located at 510 W. Sigwalt Street. This recommendation is based on the architectural plans received 4-17-26, and the following:

1. Evaluate the proposed contemporary architectural style, side load garage wing, increased front setback, long side wall, and contemporary color scheme against the surrounding traditional context and character.
2. Consider a revised layout where the main body of the house is located at the front setback line with a two-car side load garage on the side of the house combined with a front facing recessed one-car garage.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

1. Staff Report DC26-024
2. DC26-024, 510 W Sigwalt - Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Single-Family Teardown
Project Address: 510 W. Sigwalt Street
Prepared By: Steve Hautzinger

Date Prepared: April 22, 2026

PETITION INFORMATION:

DC Number: 26-024
Petitioner Name: Kelle Bruckbauer
Petitioner Address: Tinaglia Architects
814 W. Northwest Hwy.
Arlington Heights, IL 60004
Meeting Date: April 28, 2026

Requested Action(s): Approval of the proposed architectural design for a new (teardown) single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing to demolish an existing single-story house with an attached two-car garage to allow construction of a new single-story residence with an attached three-car side load garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 27,457 square feet, and the proposed new house will have 6,105 square feet. The plans comply with all of the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 17.9 feet Side: 9.9 feet Side: 9.9 feet Rear: 30 feet	Front: 32.8 feet Side: 9.9 feet Side: 10 feet Rear: 109.2 feet
Building Height (to the midpoint)	25 feet	22.5 feet
FAR	11,421 SF	6,105 SF
Building Lot Coverage	9,610 SF	5,482 SF
Impervious Surface Coverage	13,729 SF	8,396 SF

The subject property is located on a street made up of older traditional style homes that have raised first floors, one-and-a-half or two-story massing, and detached garages. The existing house (proposed to be demolished) is a single-story home with an attached front load garage which is actually out of context with the character of the other homes on the block. It should be noted that there are two low ranch style homes across the street.

Ideally, a new home in this location would be designed with a traditional style and massing and a detached or recessed garage to complement the character of the existing adjacent homes. However, the proposed new home has a more contemporary appearance with low hipped roofs, a large clerestory, and a three-car side load garage wing projecting out in the front of the house.

Per the Arlington Heights' Single-Family Design Guidelines, the Design Commission should evaluate the following concerns with the proposed design:

- Architectural Style. Evaluate the proposed contemporary style design against the surrounding traditional character.

- **Garage Wing.** The three-car side load garage wing projecting out in front of the house pushes the main body of the house deeper into the lot, placing the bulk of the house behind the neighboring house to the east. This arrangement may have a negative impact on the adjacent house.
- **Front Setback.** The proposed front setback is 32.8 feet, which exceeds the 17.9 foot average setback of the block. For a cohesive streetscape appearance, new homes are generally encouraged to be aligned with the existing homes on the street.
- **Long Side Wall.** The garage wing on the front is combined with a bedroom wing on the rear, which together create a relatively long side wall. The long wall is nicely broken up with jogs and material changes which does help to break down the scale.
- **Color Scheme.** The proposed color scheme consists of a stained composite tongue & groove siding combined with dark bronze windows and trim, and a stone base. The proposed materials and color scheme contribute to the contemporary appearance that may feel out of place in this location.

Staff suggests that an alternate layout be considered where the main body of the house is located at the front setback line with a two-car side load garage on the side of the house combined with a front facing recessed one-car garage. The conceptual image below illustrates the suggested layout, and is not intended to dictate the architectural design.



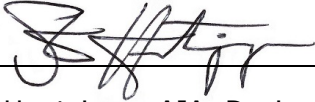
Conceptual image illustrating a potential alternate garage layout

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the design of the proposed new (teardown) single-family residence located at 510 W. Sigwalt Street. This recommendation is based on the architectural plans received 4-17-26, and the following:

1. Evaluate the proposed contemporary architectural style, side load garage wing, increased front setback, long side wall, and contemporary color scheme against the surrounding traditional context and character.
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4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



April 22, 2026

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

c: Petitioner, DC File 26-024



S Ridge Ave

S Mitchell Ave

S Chestnut Ave

S Fernandez Ave

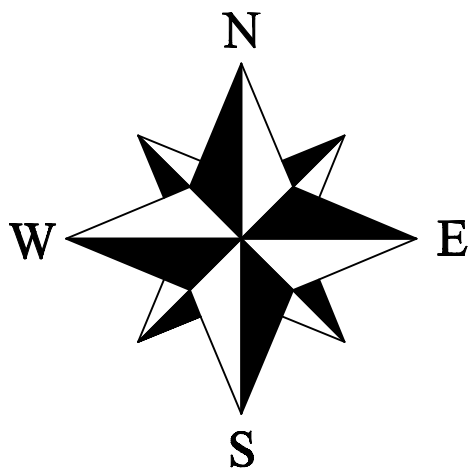
S Walnut Ave

W Sigwalt St

S Ridge Ave

S Mitchell Ave

S Chestnut Ave



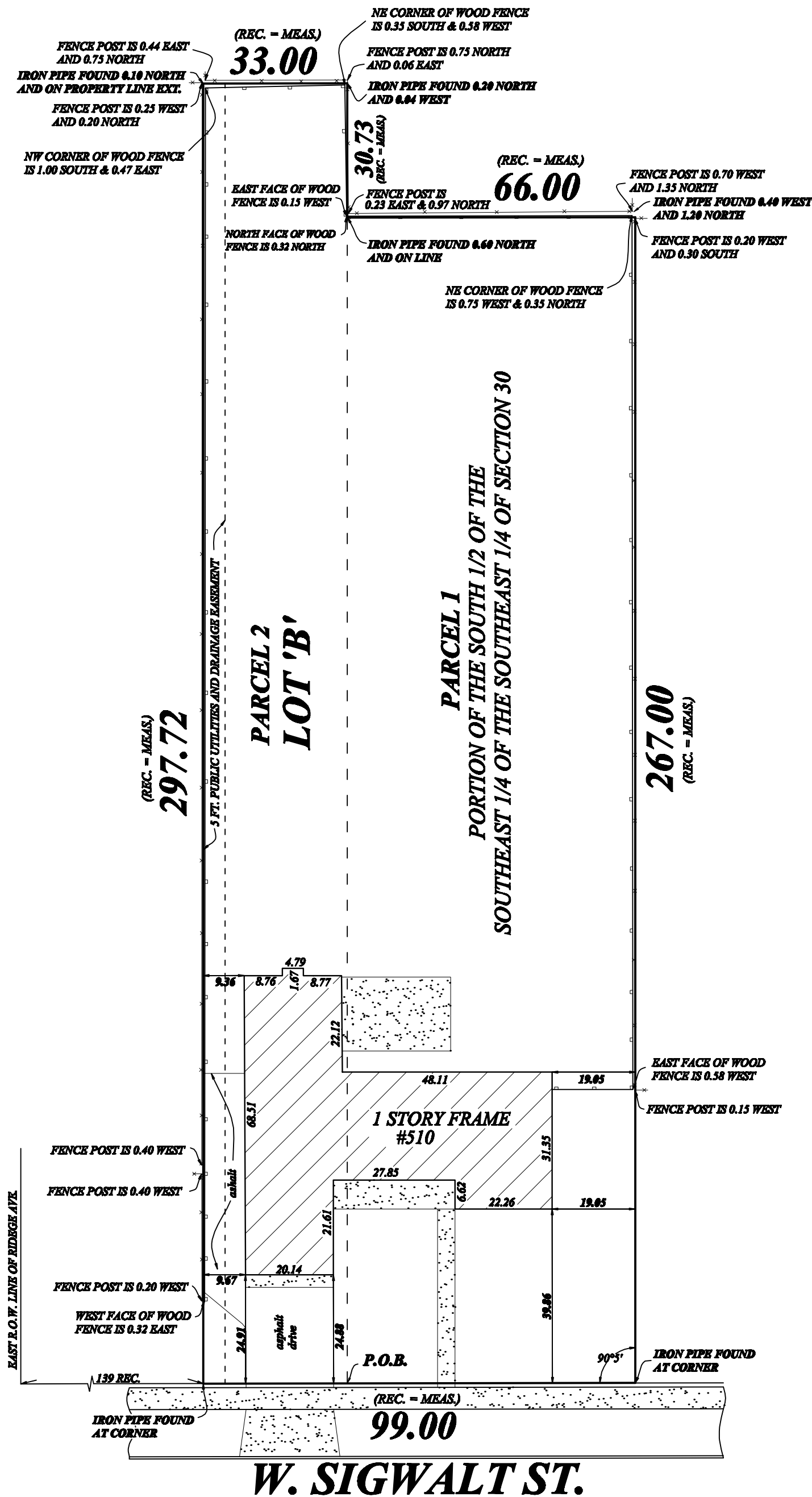
PLAT OF SURVEY

LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT "B" IN RIDGELAWN, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 30 AFORESAID, RECORDED MAY 28, 1929 AS DOCUMENT NO. 10384264; THENCE NORTH ALONG THE EAST LINE OF SAID LOT "B" A DISTANCE OF 267 FEET; THENCE EAST 66 FEET; THENCE SOUTH 267 FEET TO A LINE 33 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 30; THENCE WEST ALONG SAID LINE 33 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 66 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT "B" IN RIDGELAWN, BEING A SUBDIVISION OF THAT PART LYING SOUTH OF THE CENTERLINE OF CAMPBELL STREET OF THE EAST 157 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE WEST 198 FEET OF OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 27446.9 SQ. FT.



I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS.

SIGNATURE DATE: JULY 16, 2025

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.	
SCALE	1 INCH = 25 FEET
ORDERED BY	WILLIAM M. SHEFFER
JOB NUMBER	250716S
FIELDWORK COMPLETION NUMBER	7/16/2025
MUNICIPALITY	ARLINGTON HEIGHTS

ANDRZEJ MURZANSKI PLS REGISTRATION NO. : 35-3258
EXPIRES 11/30/2026

ANDRZEJ MURZANSKI LAND SURVEYORS, INC.

240 COUNTRY LANE
GLENVIEW IL, 60025
PHONE: 847-486-8731
amurzanski@outlook.com

CLIENT

MR. & MRS.
KOPKE
1715 E. BURNING TREE COURT
ARLINGTON HEIGHTS, IL 60005

PROJECT

CUSTOM RESIDENCE
510 W. SIGWALT STREET
ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

PROP. ARCH
SITE PLAN

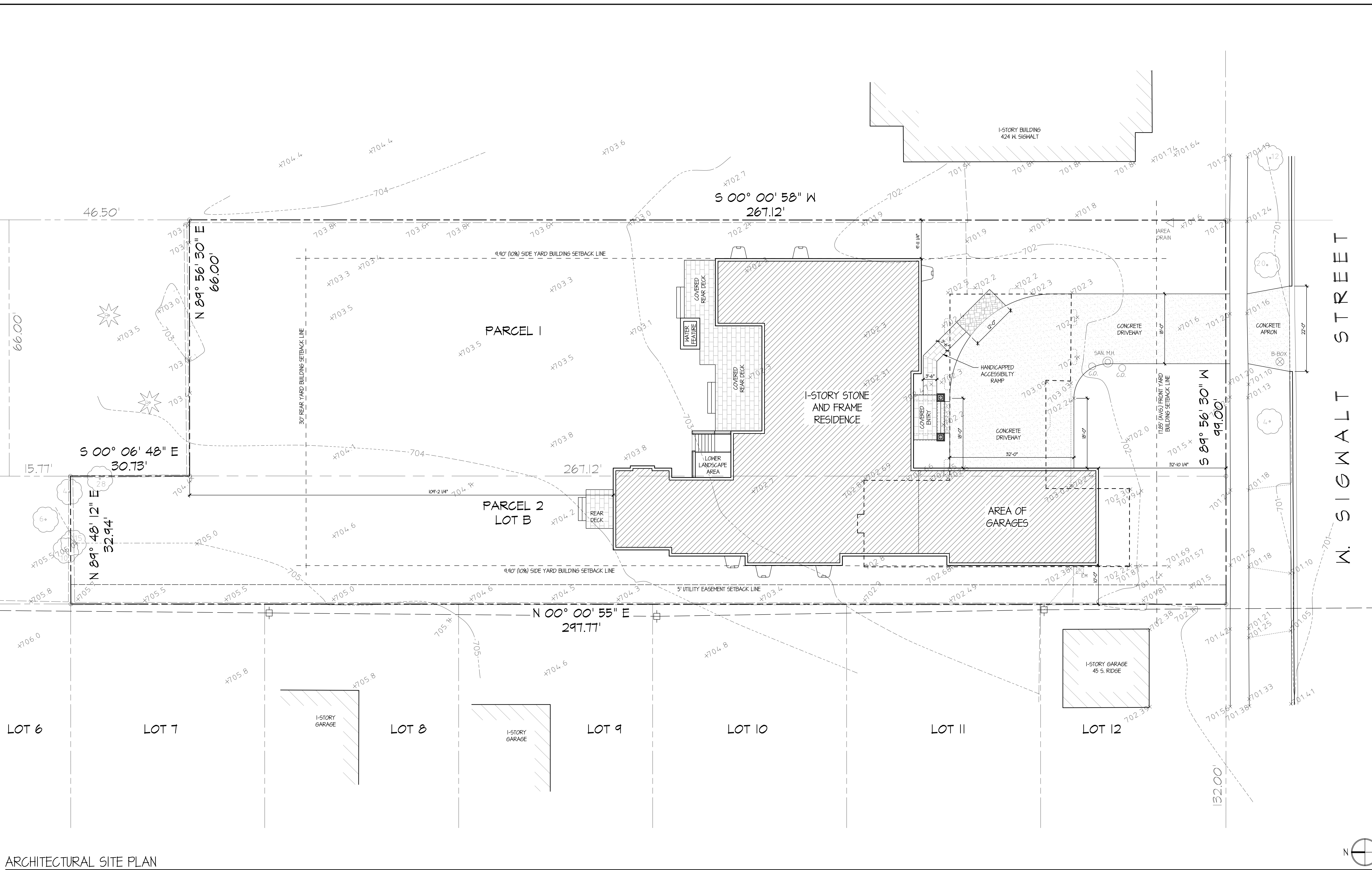
FILE NAME 4268-PP			
DRAWN BY RDL		DATE 3.19.26	
NO.	REVISED PER	DATE	BY
1	D.C. SUBMITTAL	3.19.26	RDL
2	REV. D.C. SUBMITTAL	4.17.26	RDL

JOB NO. 426825

SHEET NO.
OF 6

CS

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

CODE REQUIREMENTS / ZONING CALCULATIONS
- BASED ON THE VILLAGE OF ARLINGTON HEIGHTS ZONING CODE -

ZONING DISTRICT: R-3

LOT SIZE (SQ. FT.): 21,451 SQ. FT. = 0.48 ACRE

MAXIMUM BUILDING HEIGHT:

25 FEET OR 2 1/2 STORIES
- MEASURED TO MEAN HEIGHT
OF GABLE ROOF LINE

REQUIRED BUILDING SETBACKS:

FRONT = AVERAGE = 17.85'
SIDE YARD = 10% = 4.90'
REAR = 30'

PROPOSED BUILDING SETBACKS:

FRONT (SOUTH) = 32'-10" (1/4")
SIDE (EAST) = 9'-11" (1/4")
REAR (NORTH) = 10'-2" (1/4")
SIDE (WEST) = 10'-0"

MAX. FLOOR AREA RATIO:

- ALLOWABLE = 9438 + [(14.4-9750) x .4]
= 11,420.80 SQ. FT.

- PROPOSED =

1st FLOOR = 4,234.14 SQ. FT.
GARAGE = 1,145.38 SQ. FT.
VOLUME > 7'-0" = 1,114.43 SQ. FT.
GARAGE ALLOW. = 400.00 SQ. FT.
TOTAL = 6,105.05 SQ. FT.

MAX. BUILDING LOT COVERAGE (35%):

- ALLOWABLE = 9,604.45 SQ. FT.
- PROPOSED = 5,482.11 SQ. FT.

MAX. IMP. SURFACE COVERAGE (50%):

- ALLOWABLE = 13,728.50 SQ. FT.
- PROPOSED = 8,396.11 SQ. FT.

MAX. FRONT YARD IMP. SURFACE COVER (50%):

- ALLOWABLE = 1,625.64 SQ. FT.
- PROPOSED = 541.01 SQ. FT.

A NEW CUSTOM RESIDENCE FOR:
MR. & MRS. KOPKE
510 W. SIGWALT STREET
ARLINGTON HEIGHTS, ILLINOIS 60005

DRAWING INDEX

CS	COVER SHEET WITH ARCHITECTURAL SITE PLAN
1.P	PROPOSED 1st FLOOR PLAN
2.P	PROPOSED ROOF PLAN & CLERESTORY PLAN
3.P	PROPOSED EXTERIOR ELEVATIONS
4.P	PROPOSED EXTERIOR ELEVATIONS
5.P	PROPOSED EXTERIOR ELEVATIONS

STATEMENT OF COMPLIANCE

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT, (ILL. REV. STAT. 1985, CH. 111, PARS. 3711 ET SEQ. AS AMENDED) AND THE ILLINOIS ACCESSIBILITY CODE, 71 ILL. ADM. CODE 400.

I HEREBY CERTIFY THAT THESE DRAWINGS
HAVE BEEN PREPARED UNDER MY
SUPERVISION AND TO THE BEST OF MY
KNOWLEDGE CONFORM TO ALL OF THE
BUILDING ORDINANCE AND
REGULATIONS OF THE VILLAGE OF
ARLINGTON HEIGHTS, ILLINOIS.

JOB NUMBER: 426825
LICENSE EXPIRES: 11-30-2026

JAMES J. TINAGLIA

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S. RIDGE AVENUE

1 PROPERTY LEFT
45 S. RIDGE AVENUE

SUBJECT PROPERTY
510 W. SIGWALT STREET

1 PROPERTY RIGHT
424 W. SIGWALT STREET

2 PROPERTIES RIGHT
422 W. SIGWALT STREET

3 PROPERTIES RIGHT
410 W. SIGWALT STREET

S. MITCHELL AVENUE

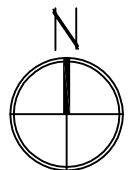
WEST SIGWALT STREET

PROPERTY ACROSS RIGHT
515 W. SIGWALT STREET

PROPERTY ACROSS
102 S. WALNUT AVENUE

S. WALNUT AVENUE

PROPERTY ACROSS LEFT
415 W. SIGWALT STREET



CONTEXT PHOTO DIAGRAM

NOT TO SCALE

T | N A G L | A

ARLINGTON HEIGHTS, IL 60005

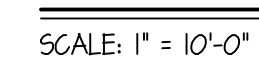
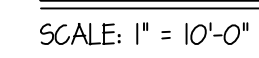
510 W. SIGWALT STREET
ARLINGTON HEIGHTS, IL 60005

CONTEXT
ELEVATION STUDY

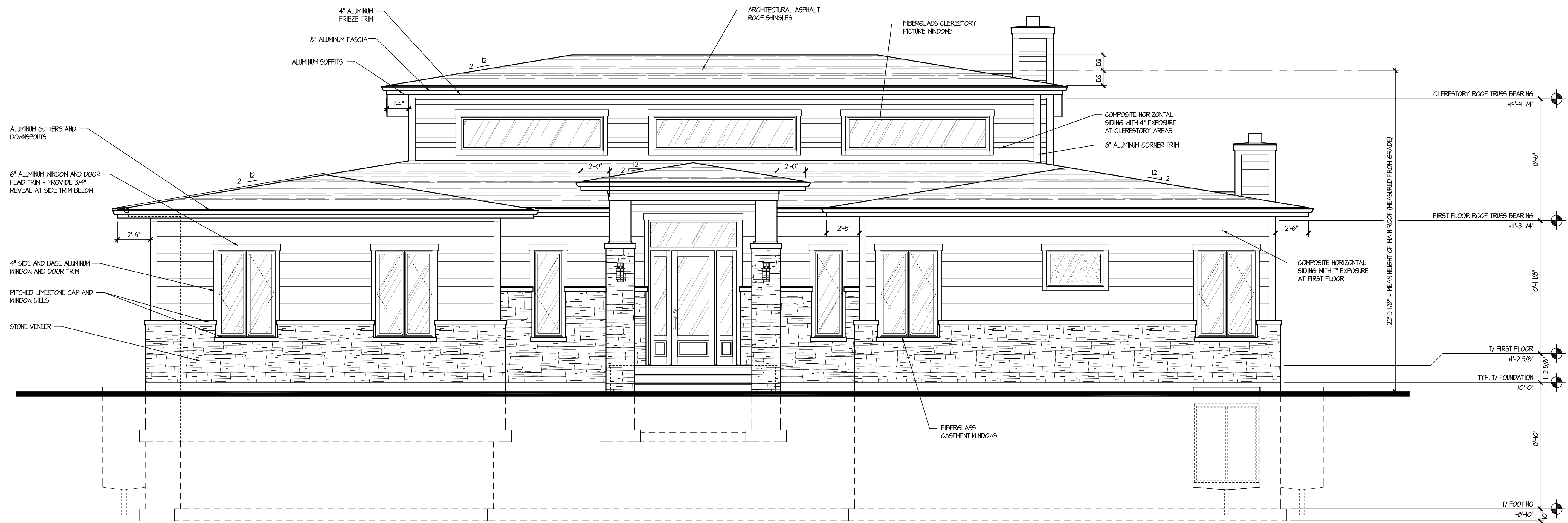
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1	D.C. SUBMITTAL	3.17.26	RDL
2	REV. D.C. SUBMITTAL	4.17.26	RDL

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PROFESSIONAL DESIGN FIRM LICENSE #184-002934

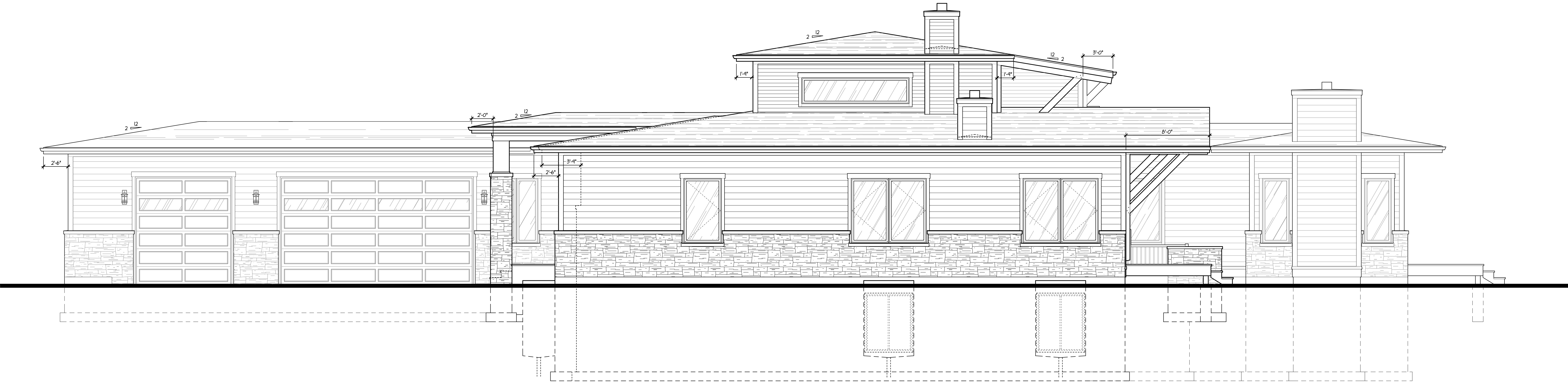


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PROPOSED FRONT (SOUTH) ELEVATION

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



PROPOSED RIGHT SIDE (EAST) ELEVATION

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

TINAGLIA ARCHITECTS-INC.
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS-IL 60004
VOICE • 847 253 0002
DATA • 847 255 3063
www.tinaglio.com

TINAGLIA
ARCHITECTS-INC.

CLIENT

MR. & MRS.
KOPKE
1715 E. BURNING TREE COURT
ARLINGTON HEIGHTS, IL 60005

PROJECT

CUSTOM RESIDENCE
510 W. SIGWALT STREET
ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

PROPOSED
ELEVATIONS

FILE NAME 4268.RP			
DRAWN BY RDL		DATE 3.19.26	
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1	D.C. SUBMITTAL	3.19.26	RDL
2	REV. D.C. SUBMITTAL	4.17.26	RDL

JOB NO. 426825

SHEET NO. 3.P
OF 6

CLIENT

MR. & MRS.
KOPKE
1715 E. BURNING TREE COURT
ARLINGTON HEIGHTS, IL 60005

PROJECT

CUSTOM RESIDENCE
510 W. SIGWALT STREET
ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

PROPOSED
ELEVATIONS

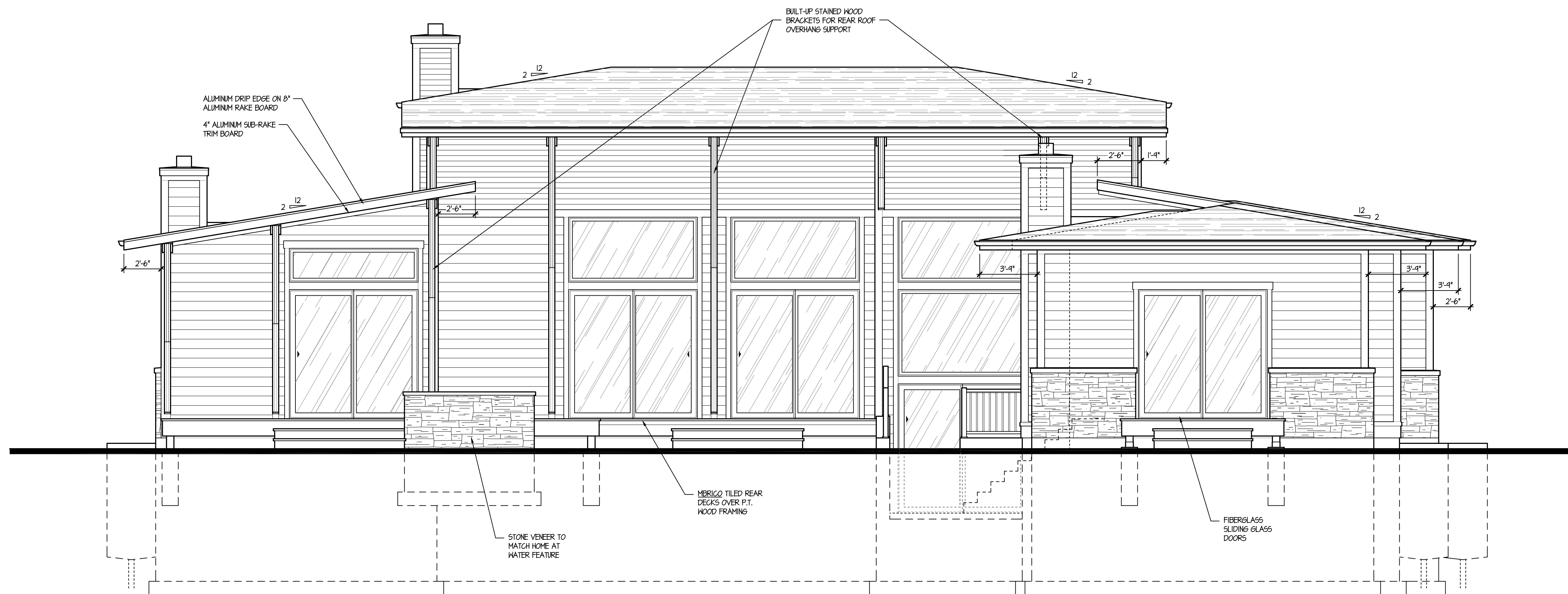
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2	REV. D.C. SUBMITTAL	4.17.26	RDL

JOB NO. 426825

SHEET NO.
OF 6

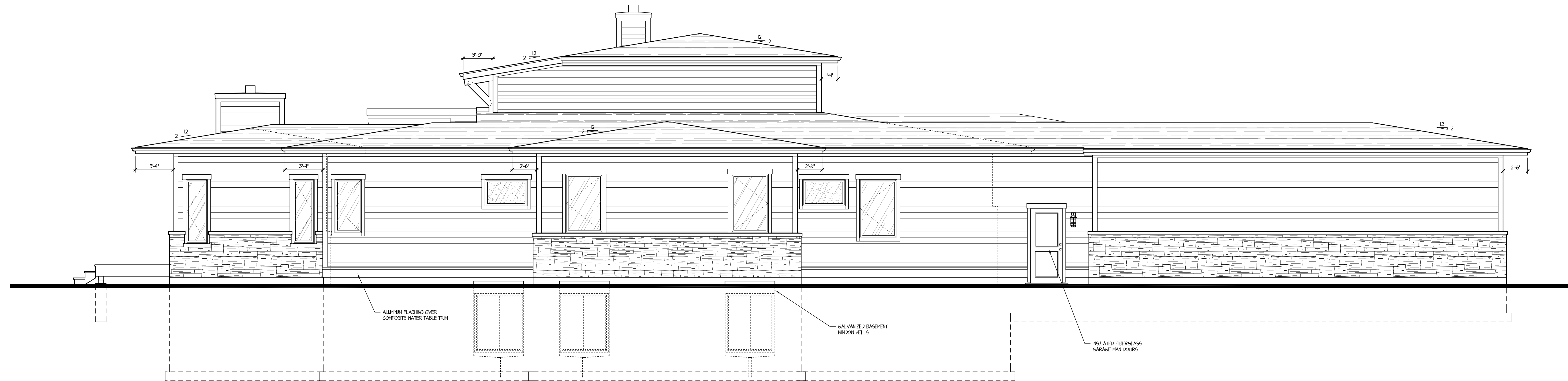
4.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



PROPOSED REAR (NORTH) ELEVATION

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



PROPOSED LEFT SIDE (WEST) ELEVATION

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

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TINAGLIA ARCHITECTS • INC
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 255 3063
www.tinaglia.com

TINAGLIA

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PROPOSED
ELEVATIONS

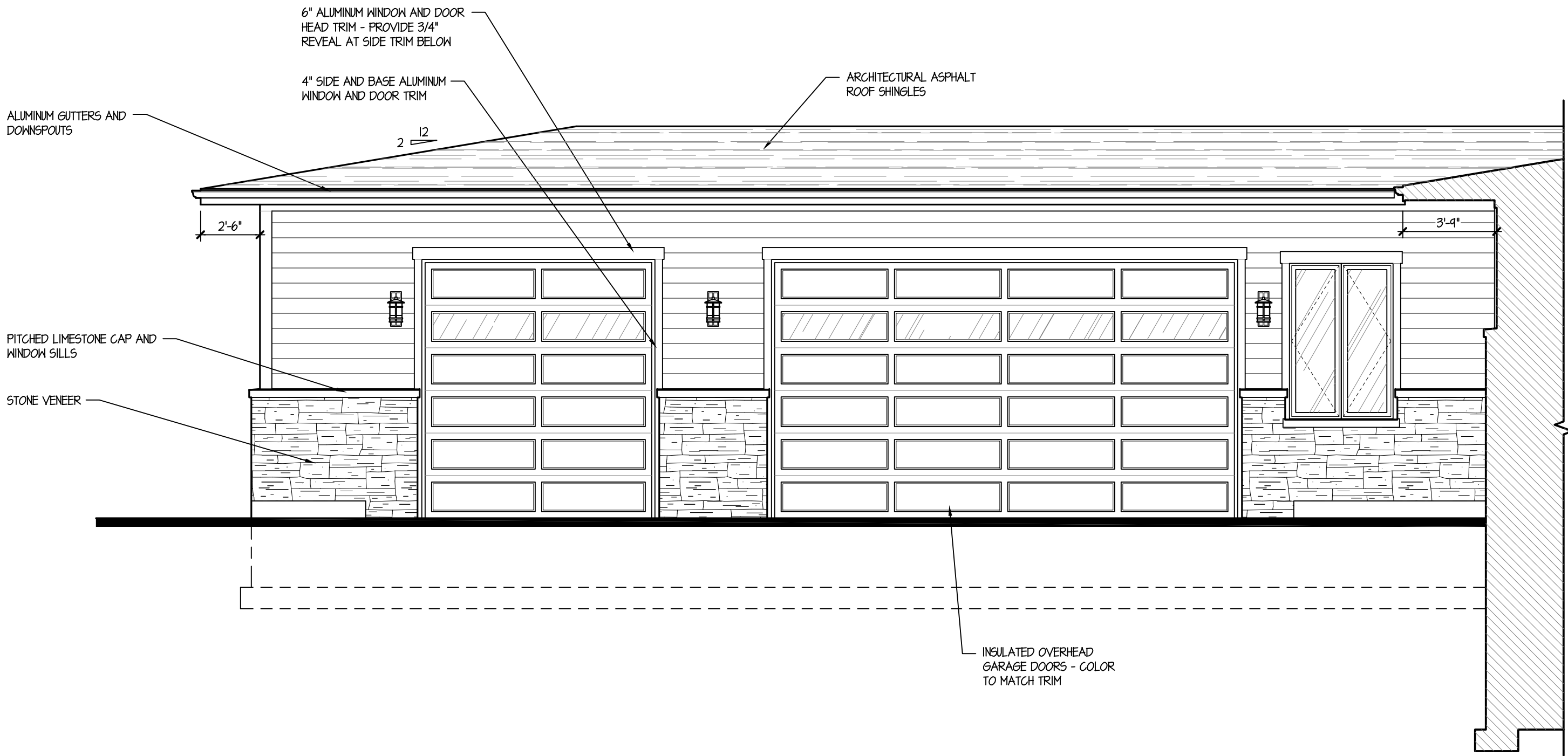
FILE NAME 4268-PP
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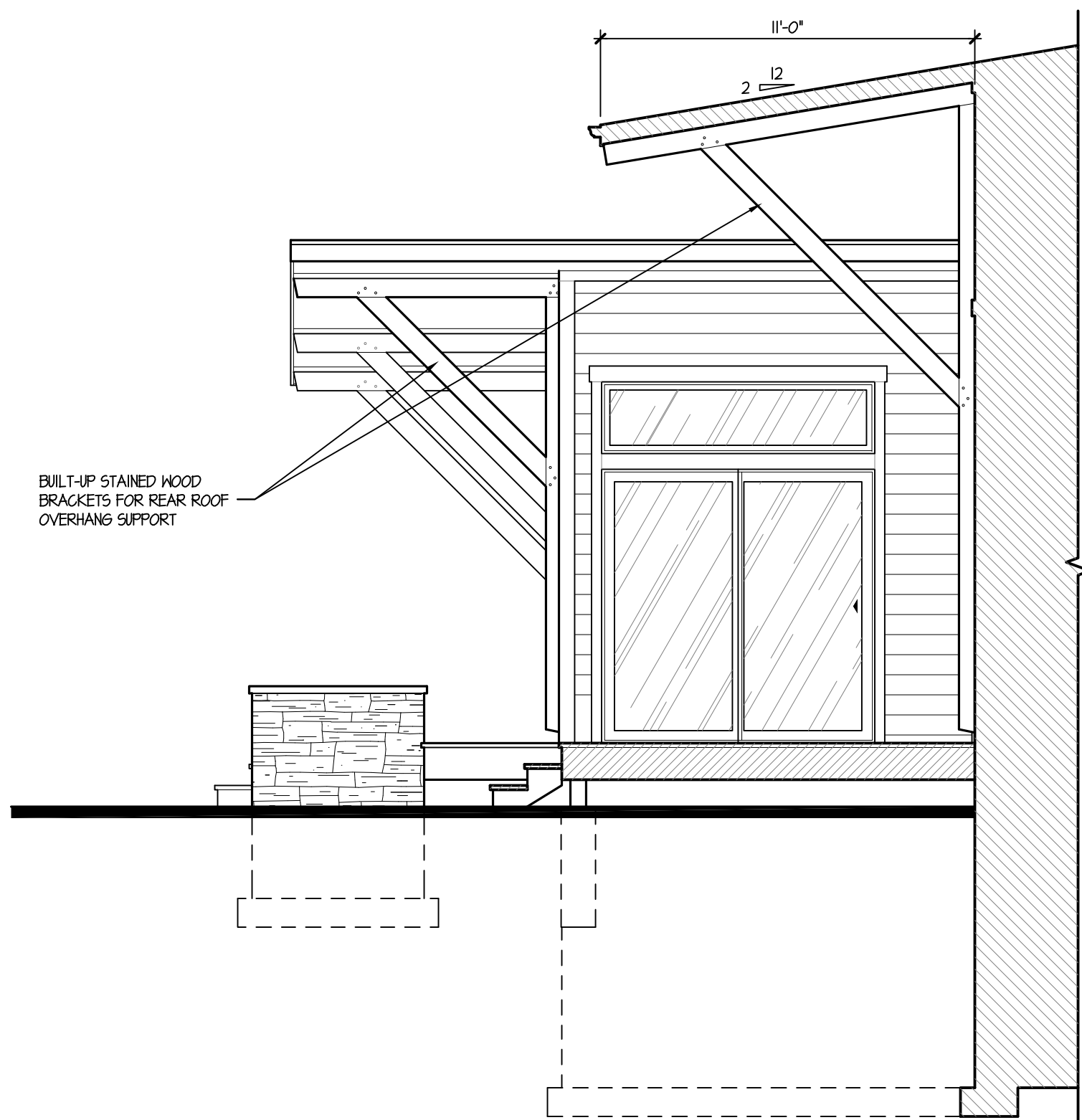
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OF 65.P

PROFESSIONAL DESIGN FIRM LICENSE # 184-002934



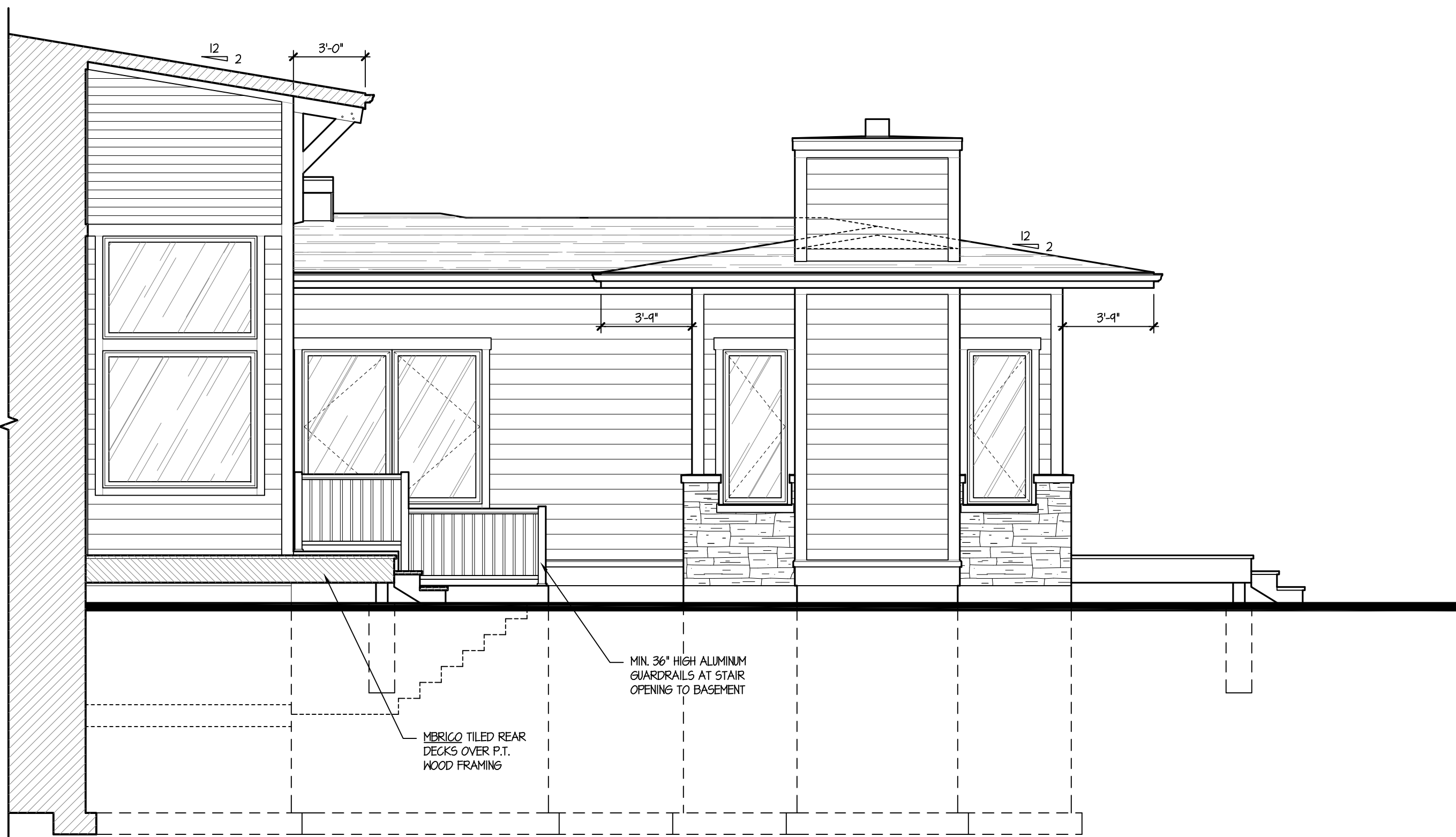
PROPOSED GARAGE FRONT (EAST) PARTIAL ELEVATION

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



PROPOSED ENTERTAINMENT AREA (WEST) PARTIAL ELEVATION

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



PROPOSED STAIRS / PRIMARY BEDROOM (EAST) PARTIAL ELEVATION

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



MATERIAL LIST

PETITIONER NAME: TINAGLIA ARCHITECTS
DATE: MARCH 19, 2026
PROJECT: KOPKE RESIDENCE
LOCATION: 510 W. SIGWALT STREET

SINGLE FAMILY TEARDOWN & NEW CUSTOM RESIDENCE:

STONE: EDEN VALDERS STONE
"VALDERS FULL COLOR MACHINE CUT VENEER"

WINDOWS: ENERLUX FIBERGLASS CASEMENT WINDOWS
COLOR: 'DARK BRONZE'

ROOF SHINGLES: "TIMBERLINE HDZ" BY GAF
COLOR: 'BARKWOOD'

HORIZONTAL SIDING: ACRE WOODGRAIN T&G V-JOINT SIDING
SIZE: 1X6
COLOR: EDMUND ALLEN "BILOXI"

TRIM/SOFFITS/FASCIA: QUALITY EDGE ALUMINUM TRIM
COLOR: "MOCHA 507"

GUTTERS/DOWNSPOUTS: ALUMINUM WITH COLOR TO MATCH TRIM

TINAGLIA

ARCHITECTS

MATERIAL SAMPLES

PETITIONER NAME: TINAGLIA ARCHITECTS
DATE: MARCH 19, 2026
PROJECT: KOPKE RESIDENCE
LOCATION: 510 W. SIGWALT STREET



ROOF SHINGLES



SIDING



TRIM/SOFFIT/FASCIA



STONE



WINDOWS



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Design Commission
4/28/2026**

Item: 6 S. Vail Ave., Metropolis Ballroom - DC25-081 - Sign Variation

Department: Planning & Community Development

Item Description:

Requested Action(s):

Design:

1. Approval of the proposed design for new retractable awnings at the Metropolis Ballroom second floor outdoor terrace.
2. Approval of the proposed design for a new fabric color at the Metropolis Ballroom existing entrance canopy.

Sign Variation:

3. A variation from Chapter 30, Section 30-201 Downtown (B-5) District Sign Requirements, to allow six, 11.25 sf wall-mounted banners, where wall-mounted banners are not a permitted type of signage in the Downtown.

RECOMMENDATIONS:

1. It is recommended that the Design Commission **deny** the design of the proposed retractable awnings above the outdoor roof terrace.
2. It is recommended that the Design Commission **approve** the design of the new fabric color at the Metropolis Ballroom existing entrance canopy.
3. It is recommended that the Design Commission **deny** the variation from Chapter 30, Section 30-201 Downtown (B-5) District Sign Requirements, to allow **six**, 11.25 sf wall-mounted banners, where wall-mounted banners are not a permitted type of signage in the Downtown.
4. It is recommended that the Design Commission **approve** a variation from Chapter 30, Section 30-201 Downtown (B-5) District Sign Requirements, to allow **four**, 11.25 sf wall-mounted banners, where wall-mounted banners are not a permitted type of signage in the Downtown.

These recommendations are based on the plans received 3/16/26, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. A recommendation that if complete coverage of the outdoor terrace is desired, then a custom permanent decorative canopy be designed to fit with and enhance the appearance of the building. Otherwise, smaller awnings, either fixed or retractable, are recommended to align with the windows in a

similar manner as the existing awnings.

2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.

ATTACHMENTS:

1. DC25-081 Staff Report
2. DC25-081, Ballroom - 4-28-16 Exhibits
3. 7-22-25 Exhibits - FOR REFERENCE ONLY
4. DC Minutes 7-22-25

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Metropolis Ballroom,
Awnings and Sign Variation
Project Address: 6 S. Vail Avenue
Prepared By: Steve Hautzinger

Date Prepared: April 17, 2026

PETITION INFORMATION:

DC Number: 25-081
Petitioner Name: Tom Manetti
Petitioner Address: Wayne Enterprises Chicago
2616 S. Clearbrook Drive
Arlington Heights, IL 60005
Meeting Date: April 28, 2026

Requested Action(s):

Design:

1. Approval of the proposed design for new retractable awnings at the Metropolis Ballroom second floor outdoor terrace.
2. Approval of the proposed design for a new fabric color at the Metropolis Ballroom existing entrance canopy.

Sign Variation:

3. A variation from Chapter 30, Section 30-201 Downtown (B-5) District Sign Requirements, to allow six, 11.25 sf wall-mounted banners, where wall-mounted banners are not a permitted type of signage in the Downtown.

Design Commission Responsibility:

The subject awnings and sign designs are being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501.e.1, which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

Section 6-501.e.3.b, states that the Design Commission shall "review all applications for sign permits for signs in the Central Business District and all requests for variations from Chapter 30."

Chapter 30 Sign Code, Section 30-201 states, in the Downtown, if the requested sign, awning, or canopy does not appear to meet such regulations and/or guidelines, then the Director of Planning and Community Development shall forward the application to the Design Commission. The Design Commission shall hold public meetings and determine whether to issue a Certificate of Approval for such signs.

Chapter 30, Section 30-201.h.2 outlines Design Standards, which state that the major consideration in selecting sign materials is compatibility with the architecture of the building, and awnings should be compatible with the architecture of the building.

ANALYSIS:

Summary and Background:

The Metropolis Ballroom occupies the entire second floor of the existing building located at the southwest corner of Vail Avenue and Campbell Street in the Downtown. Their main ballroom is located on the south end of the building, above Hey Nonny, which includes an outdoor roof terrace facing Vail Avenue. The north end, located above Armand's Pizzeria, includes three smaller banquet rooms and a kitchen.

The petitioner is proposing to add three new types of exterior signage to enhance the visibility of their business: retractable awnings above the outdoor roof terrace, an update to the existing main entrance

canopy, and new wall-mounted vinyl fabric banner signs.

This project was previously reviewed by the Design Commission on July 22, 2025. At that time, the petitioner was proposing the retractable awnings above the outdoor roof terrace, the same update to the existing main entrance canopy, and fixed awnings with signage above all of the second-floor windows on the north end of the building.

Staff raised concerns about the poor appearance of the retractable awnings which were not aligned with the terrace windows, and were proposed to be mounted at staggered heights and overlapped for continuous coverage above the terrace. Staff recommended that if complete coverage above the outdoor terrace was desired for weather protection, then a custom permanent decorative canopy should be designed.

Staff also raised concerns about the appearance of the proposed fixed awnings at the north end of the building which looked too cramped and busy with the existing building design. Staff recommended that alternative options for signage be explored such as small vertical banners mounted to the brick wall between the windows, similar to the existing vertical banners at the Metropolis Theater building next door.

The Design Commission agreed with Staff's concerns, and the project was continued for re-review at a future meeting date, with direction to study other signage options and provide more precise plans drawn to scale for the next review.

Project Update:

In response to the feedback from the Design Commission, the petitioner has made changes to their proposed signage package as follows:

Retractable Awnings. The retractable awnings are no longer staggered and overlapped, but instead are proposed to be mounted in a straight level line. However, the retractable awnings are still not aligned with the terrace windows below.

Entrance Canopy. The proposal to replace the existing black fabric with new blue fabric has not changed.

Wall-mounted Banners. The previously proposed window awnings have been omitted, and instead the petitioner is proposing six vinyl fabric banner signs to be mounted on the brick wall between the second-floor windows. Three of the banners will face Campbell Street on the north, and three banners will face Vail Avenue on the east. The proposed banners are unique and are not covered in Chapter 30 Sign Code as a permitted type of signage, so a variation is required.

Table 1: Wall-Mounted Banner Signs Summary:

BANNER QUANTITY	ELEVATION / FRONTAGE	BANNER DIMENSIONS AND SIZE	TOTAL SIZE
3	North Elevation / Campbell Street	30" w. x 54" h. = 11.25 sf each	33.75 sf
3	East Elevation / Vail Avenue	30" w. x 54" h. = 11.25 sf each	33.75 sf
TOTAL			67.5 sf

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

- a. That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- b. That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- c. That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- d. That the variation will not alter the essential character of the locality;*
- e. That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has stated the need to improve their identity so that everyone knows that the second-floor space belongs to the Ballroom. They are trying to improve their visual street presence, which they feel is being forgotten and swallowed by everything around them, especially during the outdoor dining season. The proposed retractable awnings and wall-mounted banners are intended to clarify that the second-floor space belongs to the Metropolis Ballroom. They feel that they deserve a fair chance to update their look and have a better street appearance. They considered many signage options for the building, but the length of the building with two street frontages is difficult to find signage for, with limited options. They are asking for the same opportunity as other businesses to create an identity for the Ballroom through the use of awnings and signage.

Staff Comments:

Retractable Awnings. Staff appreciates that the proposed retractable awnings are now mounted in a continuous level line. However, Staff still feels that not aligning the awnings with the terrace windows below has a poor appearance that is not acceptable in this prominent downtown location. If complete coverage of the terrace is desired, then Staff still recommends a custom permanent decorative canopy designed to fit with and enhance the appearance of the building. Otherwise, smaller awnings, either fixed or retractable, are recommended to align with the windows in a similar manner as the existing awnings.

Entrance Canopy. Staff has no objection to the proposal to replace the existing black fabric with new blue fabric.

Wall-mounted Banners. Overall, Staff commends the petitioner's effort to come up with a creative sign proposal that looks nice and works well with the existing building design. However, Staff questions the need for six banners, which looks somewhat excessive and busy. The proposed banners are similar to blade signs, which per code are limited to one per street frontage and six sf maximum size each. Considering the unique signage challenge with drawing attention to the second floor, Staff recommends and would support a total of four banners, with two facing each street, but Staff cannot justify the need for six banners.

RECOMMENDATIONS:

1. It is recommended that the Design Commission **deny** the design of the proposed retractable awnings above the outdoor roof terrace.
2. It is recommended that the Design Commission **approve** the design of the new fabric color at the Metropolis Ballroom existing entrance canopy.
3. It is recommended that the Design Commission **deny** the variation from Chapter 30, Section 30-201 Downtown (B-5) District Sign Requirements, to allow **six**, 11.25 sf wall-mounted banners, where wall-mounted banners are not a permitted type of signage in the Downtown.
4. It is recommended that the Design Commission **approve** a variation from Chapter 30, Section 30-201

Downtown (B-5) District Sign Requirements, to allow **four**, 11.25 sf wall-mounted banners, where wall-mounted banners are not a permitted type of signage in the Downtown.

These recommendations are based on the plans received 3/16/26, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. A recommendation that if complete coverage of the outdoor terrace is desired, then a custom permanent decorative canopy be designed to fit with and enhance the appearance of the building. Otherwise, smaller awnings, either fixed or retractable, are recommended to align with the windows in a similar manner as the existing awnings.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.



April 17, 2026

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

c: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Petitioner, DC File 25-081



March 16, 2026

Planning & Community Development Department
Village of Arlington Heights

Re: Metropolis Ballroom (6 S. Vail Avenue); Resubmittal Response to Staff Comments
(Awnings & Signage)

Dear Steve and Planning & Community Development Staff,

On behalf of Metropolis Ballroom (6 S. Vail Avenue), thank you for your continued review and for offering to work with us to refine our awning and signage package so that Staff can recommend approval. Please accept this cover letter and the attached revised materials as our resubmittal in response to the Staff comments provided in your review letter.

We understand the overall concern that the proposal appeared excessive and visually busy. In response, we have simplified the package, reduced the total signage, eliminated the noncompliant corner sign element, clarified dimensions, and provided updated drawings and renderings to demonstrate the proposed appearance from street level.

Summary of Revisions and Responses to Staff Comments

1) Overall Signage Package / “Busy” Appearance

- The total signage has been reduced to six (6) signs total: three (3) on the Vail Avenue side and three (3) on the Campbell Street side, as shown in the attached layout documents.
- The corner projecting blade sign has been eliminated from the package, consistent with Staff’s recommendation.

2) Wall-Mounted Banner (Flag) Signs / Sign Variation

- We understand that the wall-mounted banner signs require a Sign Variation and Village Board approval process. We will proceed with the separate Sign Variation application as required.
- The attached documents clarify the banner size, proportions, mounting approach, and placement.

3) Banner Locations and Quantity



- The previously proposed banners above Hey Nonny and Armand’s have been omitted, as recommended by Staff. This is shown on the attached drawings/layout.
- Banner signs have been redesigned to include “Metropolis Ballroom” for improved recognition. The proposal includes two (2) banner sets, each consisting of three (3) banners—one set on the Vail Avenue frontage and one set on the Campbell Street frontage.

4) Banner Message / Readability

- Staff noted that “MB” alone may be unclear to the public and recommended “METROPOLIS BALLROOM” as the primary readable message.
- We are including an updated banner design sheet reflecting this change for improved immediate identification.

5) Retractable Awnings / Alignment, Projection, and Street-Level Appearance

- We understand Staff’s recommendation to revise the layout to six (6) awnings aligned with the windows. After reviewing the functional requirements and vendor constraints, we are proposing four (4) wider retractable awnings to meet the veranda coverage need (approximately 13 feet of depth) and to maintain a clean, cohesive appearance.
- When extended, the retractable awnings open at approximately a 105-degree slope. Because the veranda is located on the second floor, the awnings in the open position will visually block most of the window alignment from a first-floor street view. As shown in the attached renderings (open and retracted), the four-awning configuration does not negatively affect the architectural integrity of the façade; on the contrary, it simplifies the overall appearance by reducing visual segmentation while providing the required functional coverage.

6) Scaled Drawings / Floor Plan, Elevations, and Section Views

- We acknowledge Staff’s requirement for drawings drawn to scale with dimensions, including a floor plan, exterior elevations, and a section (side) view.
- This resubmittal includes new scaled and dimensioned awning drawings (plan view and exterior elevation) as well as a mounting/bracket detail demonstrating how the awnings attach to the building.

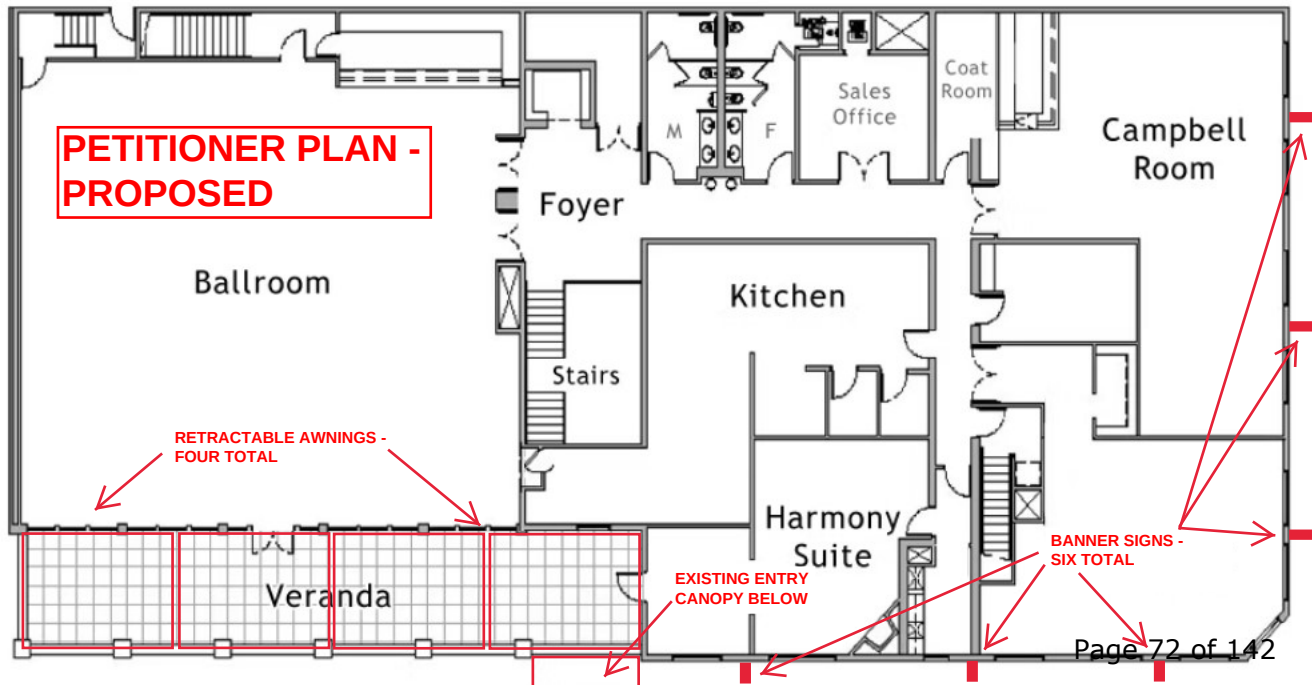
7) Condo Board Approval

We acknowledge the requirement for written documentation of Condo Board approval prior to the next Design Commission review. We are actively working with the Condo Board and will submit the written approval as soon as it is received.

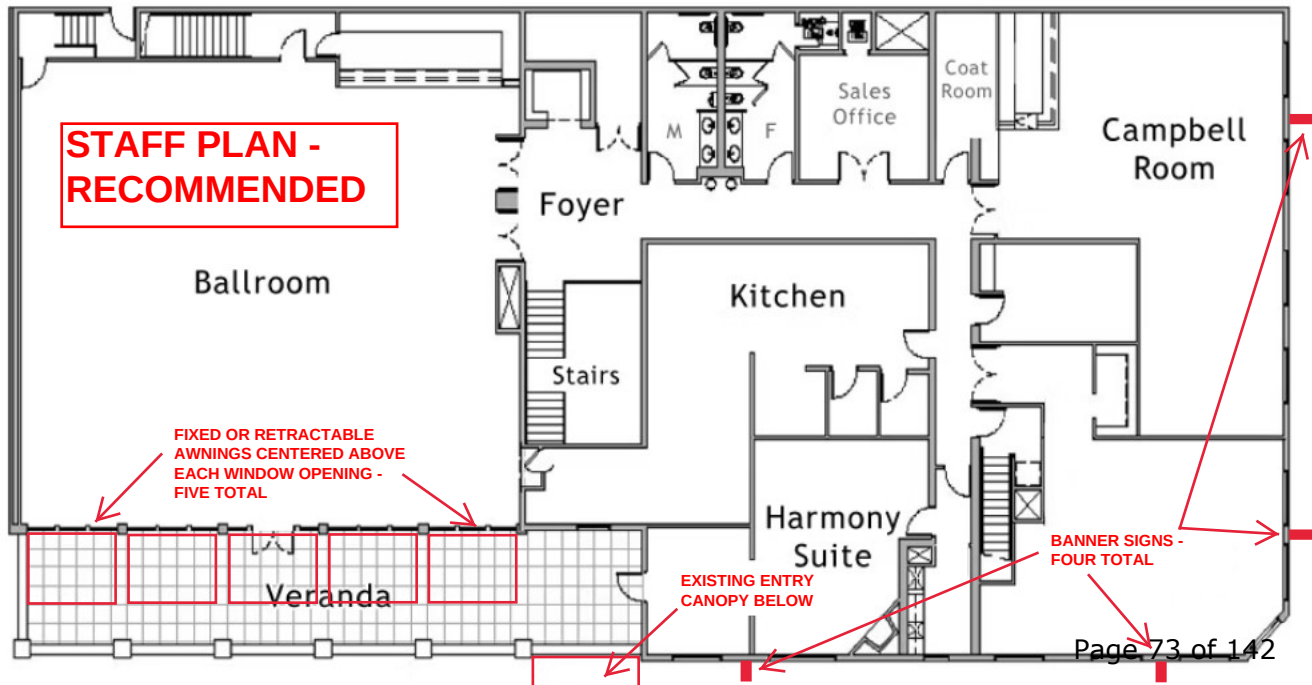


SUBJECT PROPERTY -
METROPOLIS BALLROOM

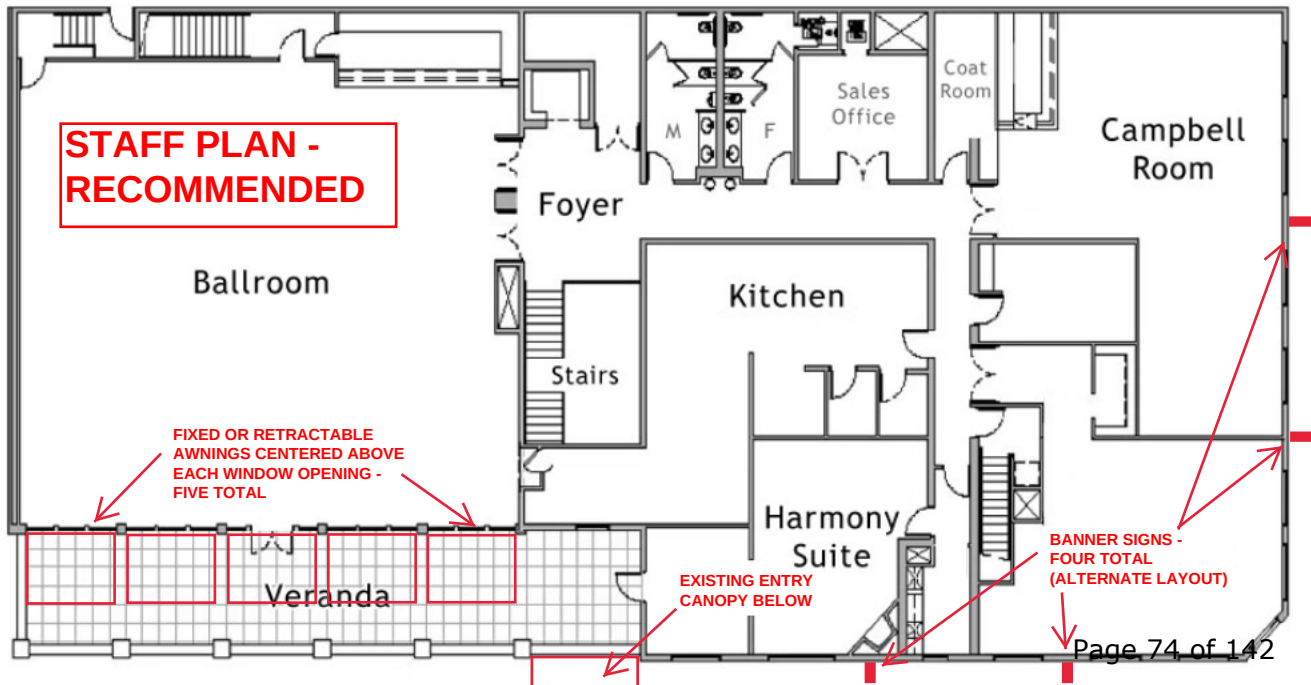
**PETITIONER PLAN -
PROPOSED**



**STAFF PLAN -
RECOMMENDED**



**STAFF PLAN -
RECOMMENDED**





EXISTING AWNINGS AT
OUTDOOR TERRACE

Welcome to
Arlington Alfresco
Dining • Shopping • Entertainment



**EXISTING AWNINGS AT
OUTDOOR TERRACE**



PROPOSED RETRACTABLE AWNINGS -
CLOSED POSITION



PROPOSED RETRACTABLE AWNINGS -
OPEN POSITION



PROPOSED RETRACTABLE AWNINGS -
CLOSED POSITION



[0'-8"]

SPECS
1'-0" Below Gutter Line
Projection: 13'-2"
Valance: 0'-8"
Slope: 105°

PROPOSED RETRACTABLE AWNINGS -
OPEN POSITION



GRAPHIC SIZES:

Logo = 0' - 5" tall x 3' - 3" wide

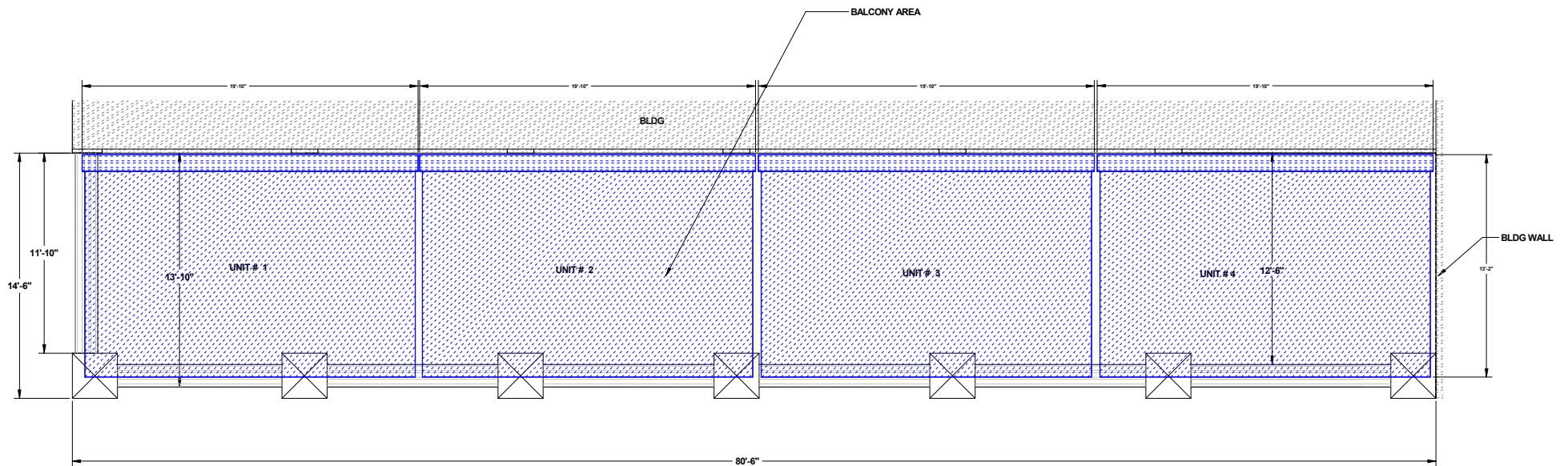
METROPOLIS BALLROOM

20'-0"

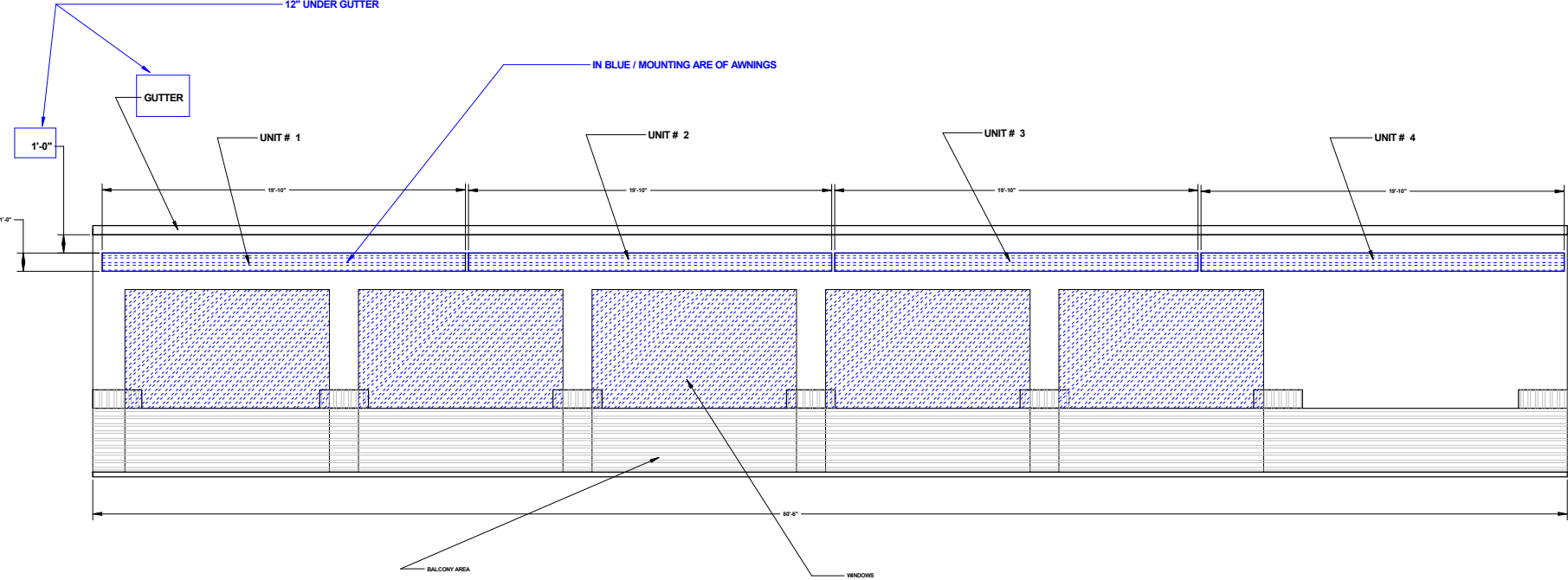
8'-0"

CLIENT <i>Metropolis Ballroom</i>	DRAWING DESCRIPTION <i>Graphics Approval Sheet</i>	AWNING COVER MATERIAL <i>Sunbrella Marine Blue</i>	REVISION BY	DATE	 THATCHER OAKS COMMERCIAL AWNINGS 450 W. Wrightwood Avenue Elmhurst, IL 60126 Phone: (630) 833-5700 Fax: (630) 832-5995 Page 82 of 142
SALES REP <i>Allison</i>	DRAWN BY <i>Sean</i>	GRAPHIC APPLICATION <i>Arlon</i>			
ORDER #	DATE <i>03/05/2026</i>	GRAPHIC COLOR(S) <i>Color Graphics</i>			
CLIENT APPROVAL	SCALE				

METROPOLIS BALLROOM
736362
PLAN VIEW



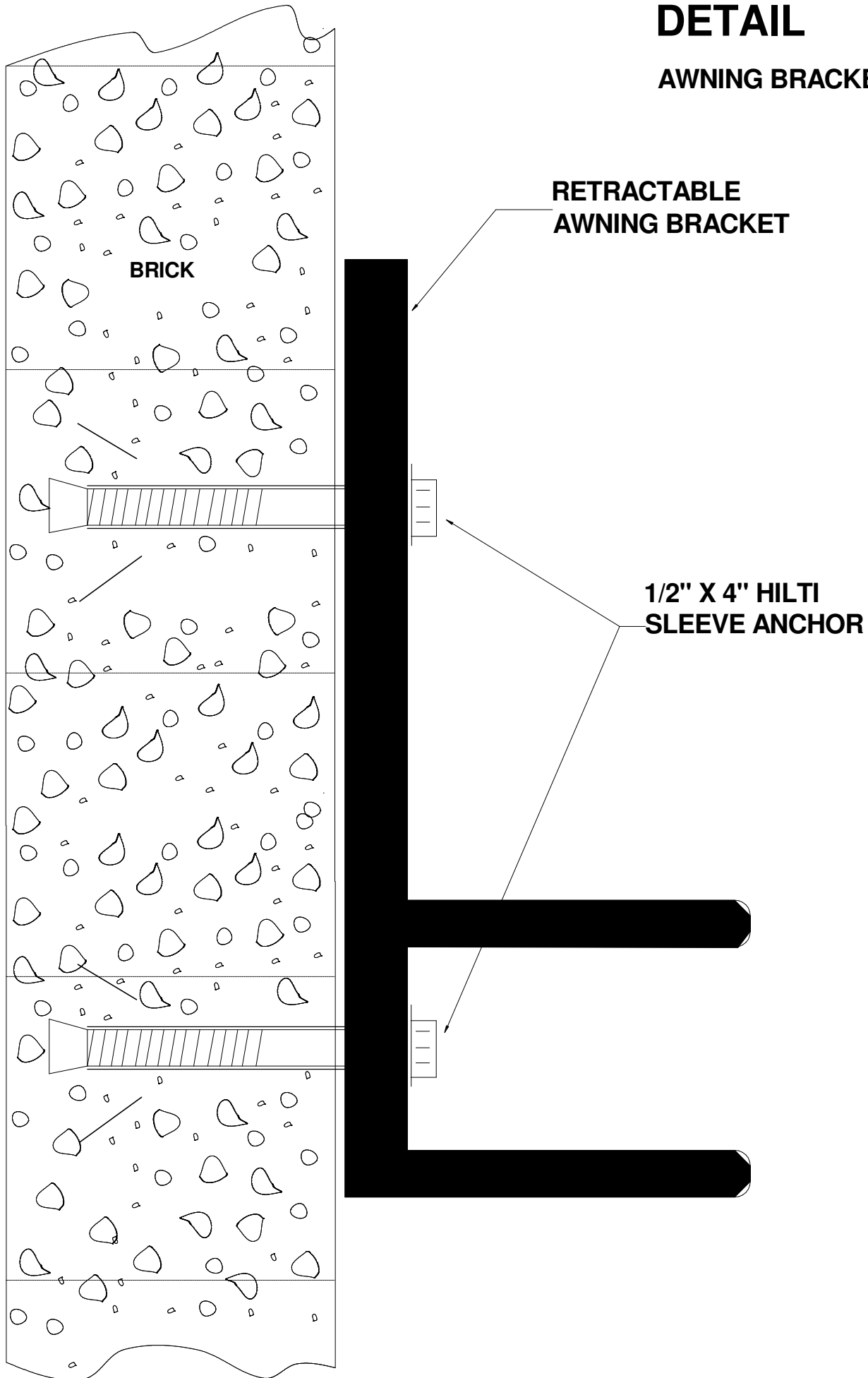
PLAN VIEW OF PROPOSED RETRACTABLE AWNINGS AT TERRACE



ELEVATION VIEW OF PROPOSED RETRACTABLE AWNINGS AT TERRACE

DETAIL

AWNING BRACKET @ WALL





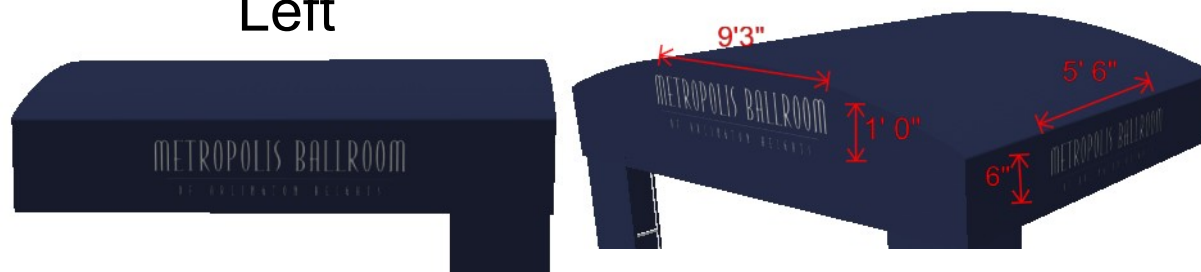
EXISTING ENTRANCE CANOPY

Entrance canopy

Side view
Front & Right

Materials	
Fabric	Acrylic
Color	Marine Blue
Frame	Using existing framework
Graphics	Lettering to be painted in white on each awning sign band.

Side view
Left

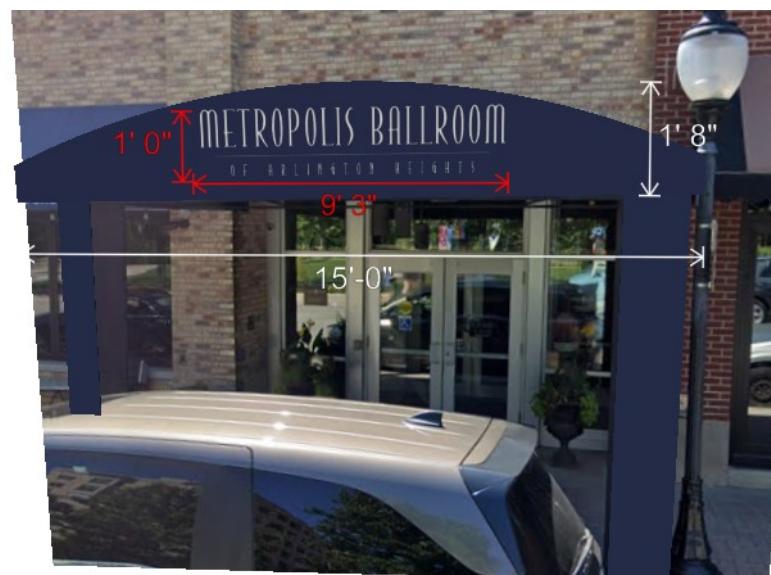


**PROPOSED NEW BLUE
FABRIC ON EXISTING
CANOPY FRAME**

Front

Before

After



Hunzinger Williams, Inc

27982 W Commercial Ave #1
Lake Barrington, IL 60010
+1 847-381-1878
info@hwawnings.com

Customer: Tom Manetti

Project: Metropolis

Prepared by: Valentin Marian

Date: 5/07/2025

Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 30 lbs per sq. ft. live load).

Date: 03-10-26

Product: LED
Machine: FAB
Designer: CLH
Sales Person: CLH

Job Schedule:

Permits: ☐

Pick Up: ☐

Install: ☐

Ship: ☐

If Approved, Please Fill Area

Signature:

Print Name:

If not email changes

Bill To Client:
Metropolis Ballroom
Arlington Heights IL

Att: Thomas

*Text/Design Subject to Possible Change / Artwork For General Mockup Purposes Only



18oz Blockout Banner

Size 30" W x 54" H

Finishing: 4" Pockets top/bottom
Webbing & Wind Slits

Fabricated Perm. Brackets

33" long / Powder-coated Black satin
w/ Ball Ends

Hardware Example Photos - >



PLEASE NOTE:
Standard production time on most Print/Graphic Orders is 5-10 business days from signed approval or when materials for your project arrives (whichever may be longer). Anything required for a certain date/event/rush may have Rush Fee Applied. Prices DO NOT include tax, freight or installation where applicable unless noted. *Custom One Off Signs & electrical Fabricated items are 5-7 weeks in most cases.

YOU ARE THE LAST PERSON TO APPROVE THIS PROOF
This proof for your project approval is YOUR responsibility to proofread and check all items of your project carefully. IC Signs & Graphics is NOT responsible for errors that are overlooked during the proofing process. YOU will be responsible for reprint costs. By signing this proof and OR replying to the email communication w/ this proof prior for an approval, you are taking all liability that the proof is correct.

WE HAVE MOVED! 522 Sheridan Rd Highwood IL 60040 P: 708-669-7177 W: icsignsinc.com

No Verbal Changes or Approvals Allowed / All Approvals or Changes must be emailed

Date: 03-10-26

Product: Print
Machine: HP
Designer: CLH
Sales Person: CLH

Job Schedule:

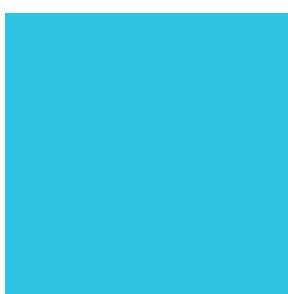
Permits: ☐

Pick Up: ☐

Install: ☐

Ship: ☐

Color Guide

 = Banner

 = Bracket

If Approved, Please Fill Area

Signature:

Print Name:

If not email changes

Bill To Client:
Metropolis Ballroom
Arlington Heights IL

Att: Thomas

Scaled
Aprox
Measurements
For Mounting



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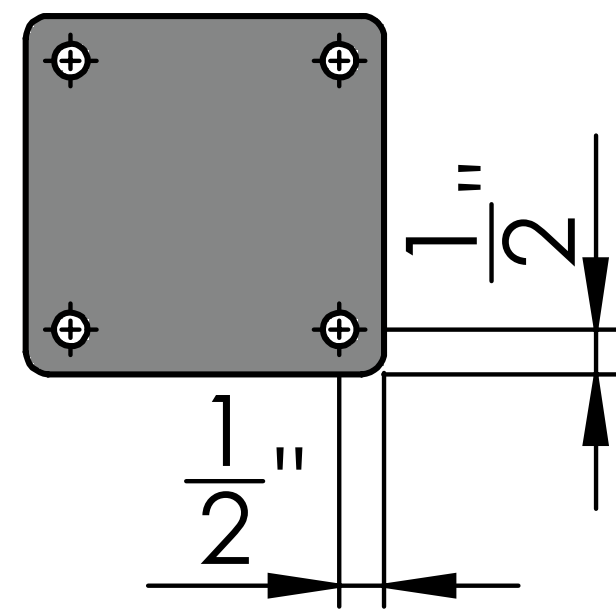
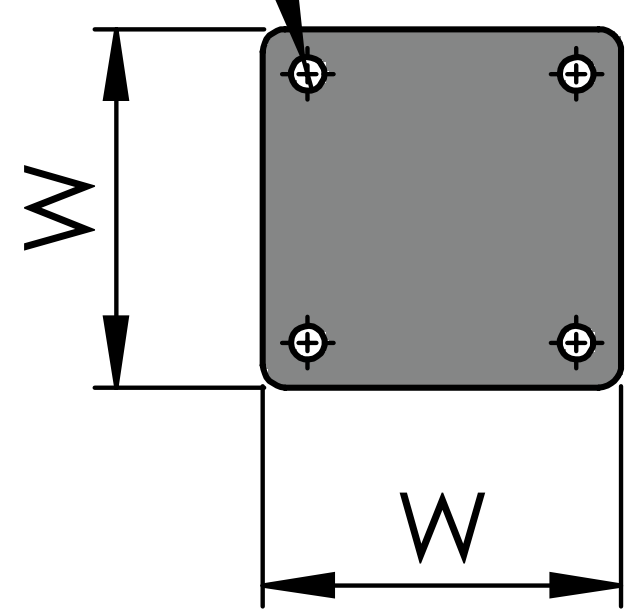
Pick Up: ☐

Install: ☐

Ship: ☐

	Standard Sizes
Arm Length (L)	32"
Mounting Plate Width (W)	6"

Ø 3/8" THRU TYP



SIDE VIEW

Ø 3" STEEL
BALL FINIAL

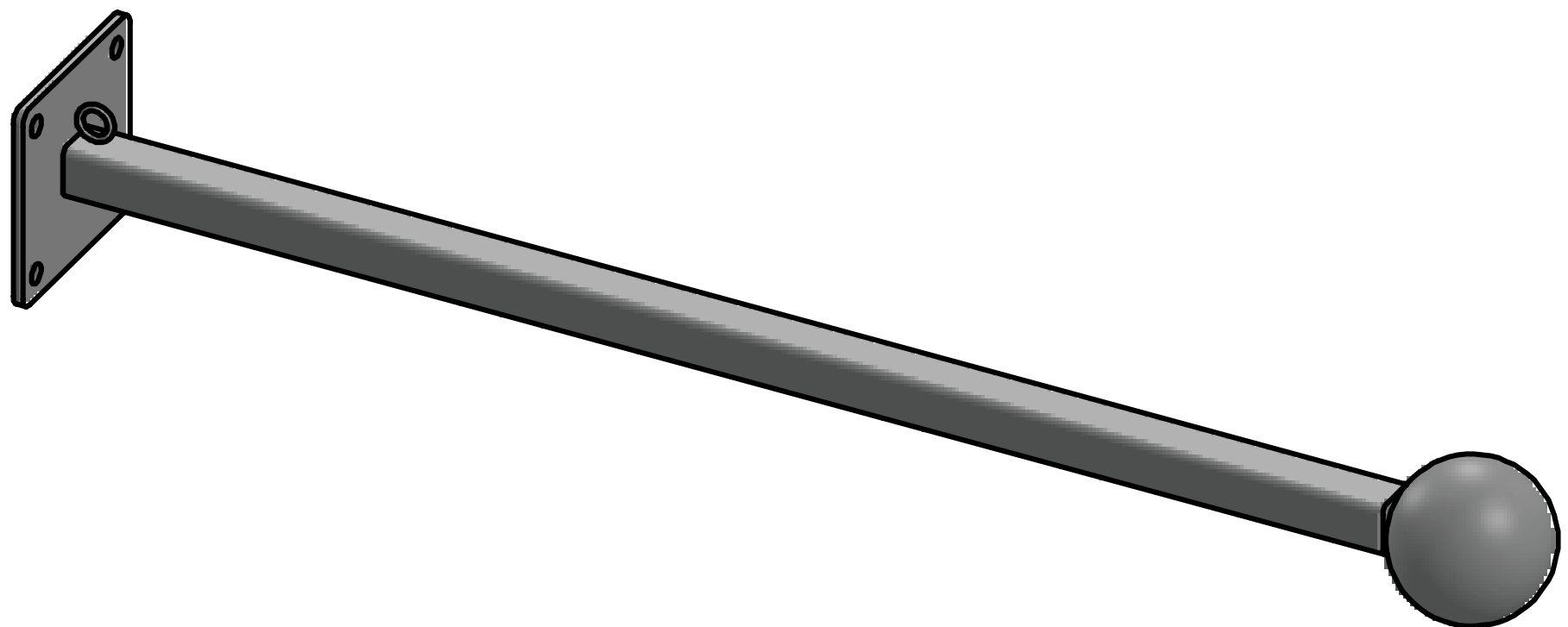
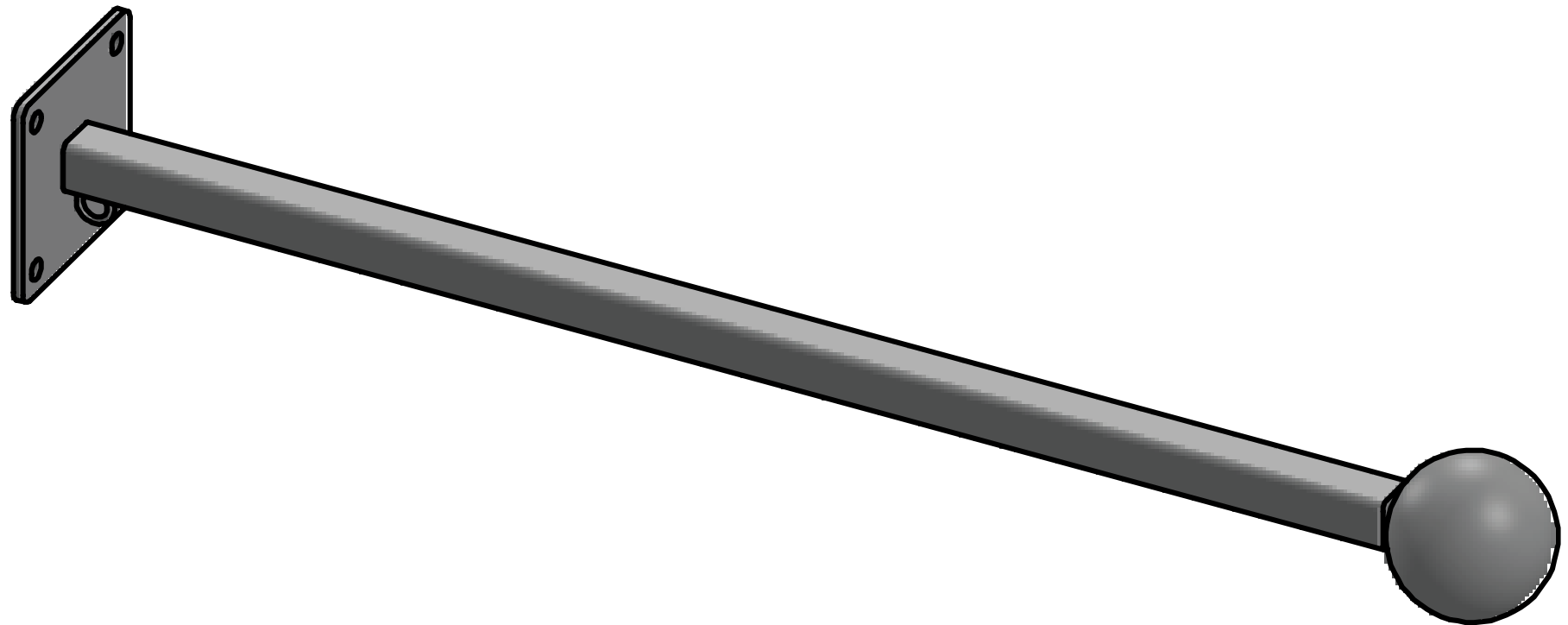
1" STEEL
SQUARE TUBE

BANNER
TIE-DOWN RING

L
32"



FRONT VIEW



If Approved, Please Fill Area

Signature:

Print Name:

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*Text/Design Subject to Possible Change / Artwork For General Mockup Purposes Only



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Hardware Example Photos - >



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Pick Up: ☐

Install: ☐

Ship: ☐

If Approved, Please Fill Area

Signature:

Print Name:

If not email changes

Bill To Client:
Metropolis Ballroom
Arlington Heights IL

Att: Thomas

Color Guide

☐ = Bracket ☐ = Banner

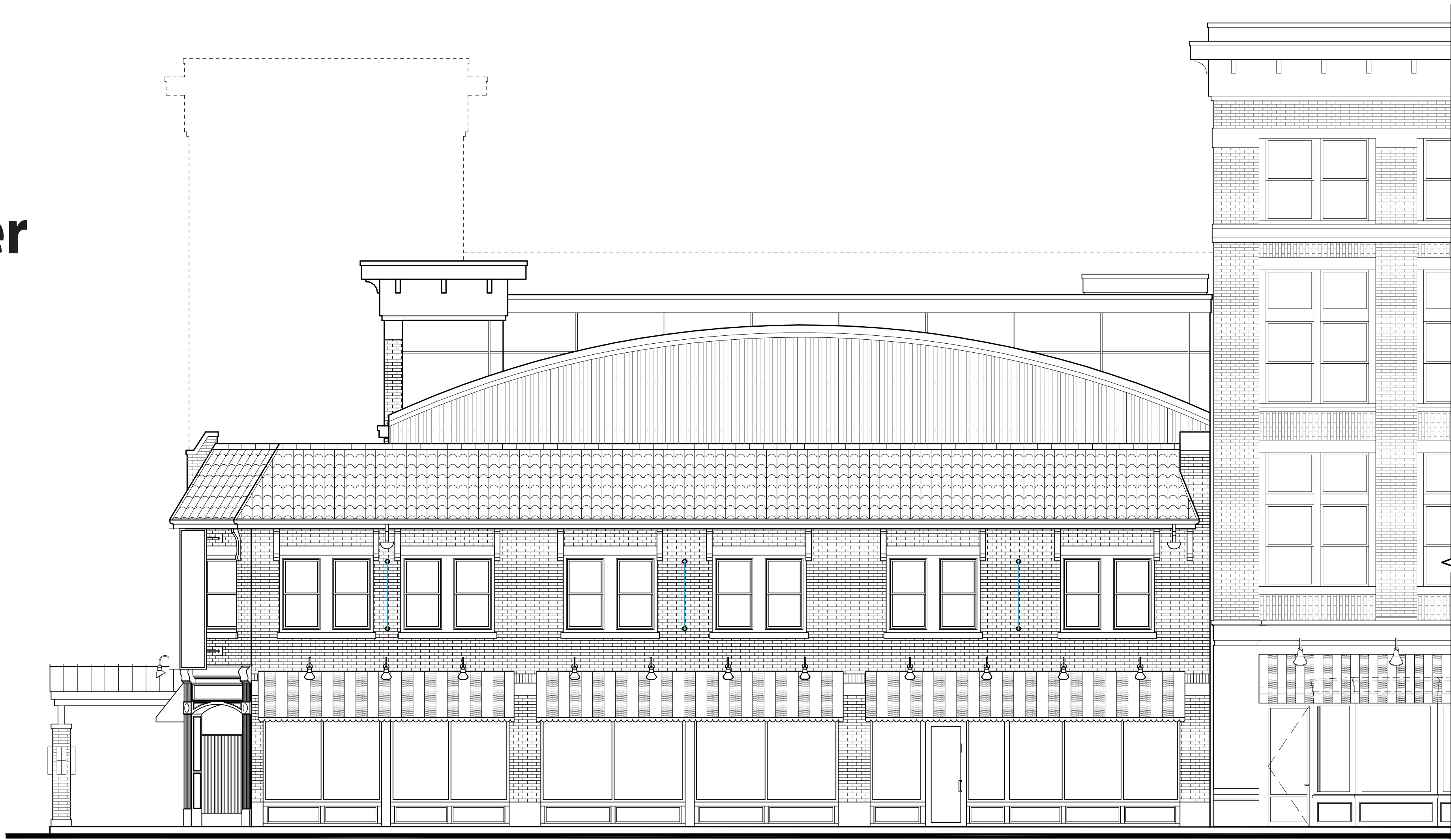
24" From
Roofline

30" W

4" Sewn
Pockets

54" H

4" Sewn
Pockets



PROPOSED CAMPBELL STREET (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"



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METROPOLIS BALLROOM



WEDDINGS

METROPOLIS BALLROOM



EVENTS

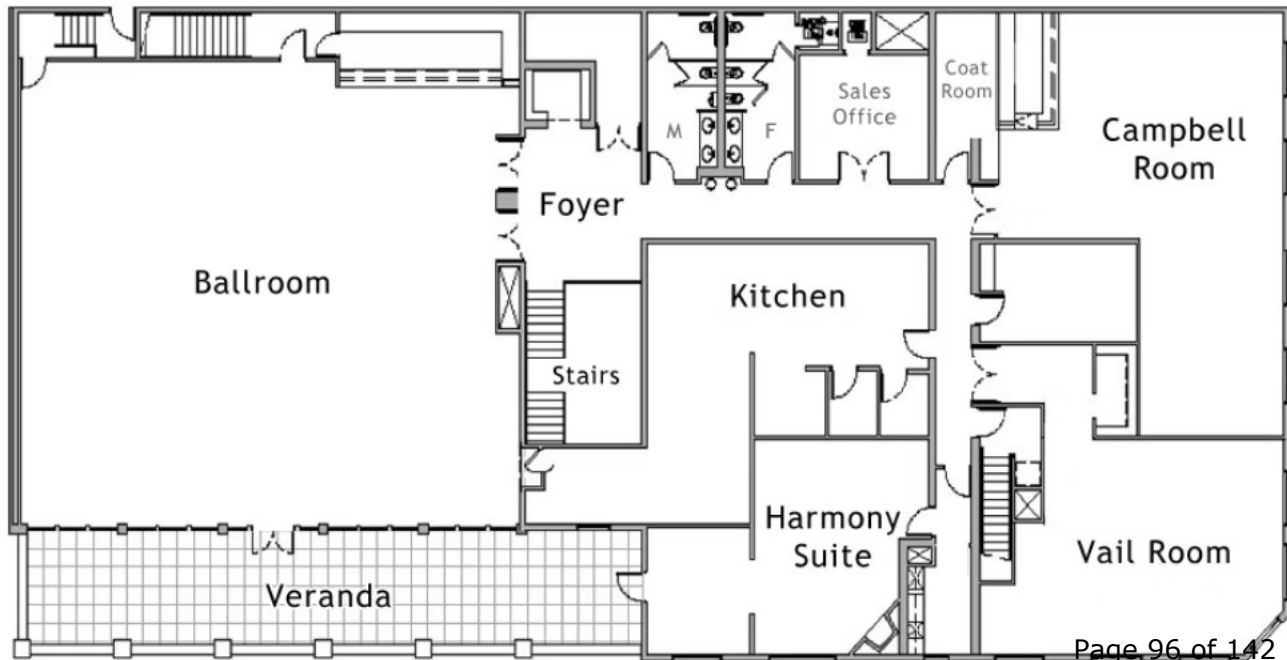
METROPOLIS BALLROOM



BRUNCH



SUBJECT PROPERTY - METROPOLIS BALLROOM





EXISTING AWNINGS AT
OUTDOOR TERRACE



EXISTING AWNINGS AT
OUTDOOR TERRACE





PROPOSED
RETRACTABLE
AWNINGS -
MOUNTED
STAGGERED
HEIGHT AND
OVERLAPPING



Hunzinger Williams, Inc

27982 W Commercial Ave #1
Lake Barrington, IL 60010
+1 847-381-1878
info@hwawnings.com

Customer: Tom Manetti

Project: Metropolis

Prepared by: V. Marian

Date: 7/02/2025

Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 30 lbs per sq. ft. live load)



**PROPOSED
RETRACTABLE
AWNINGS -
MOUNTED
STAGGERED
HEIGHT AND
OVERLAPPING**



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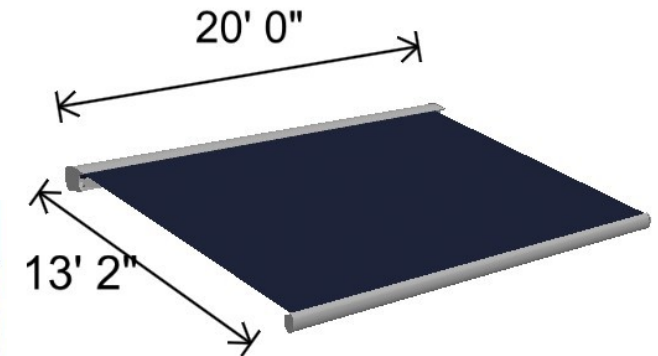
Retractable Awning Plans

Materials	
Fabric	Acrylic
Color	Marine Blue
Retractable awnings	Four (4) similar full cassette retractable awnings, each 20'-0" wide with a 13'-2" projection, overlapping 6"

Front view : Open



Side view : Open



**PROPOSED
RETRACTABLE
AWNINGS -
MOUNTED
STAGGERED
HEIGHT AND
OVERLAPPING**



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Customer: Tom Manetti

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Prepared by: V. Marian

Date: 7/02/2025

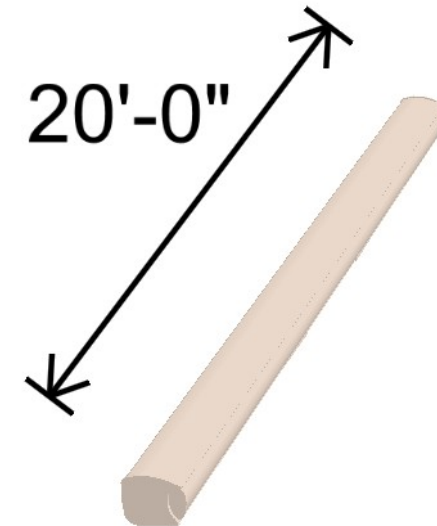
Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 102 psf).

Materials	
Frame Color	Almond
Fabric Color	Marine Blue
Retractable awnings	Four (4) similar full cassette retractable awnings, each 20'-0" wide with a 13'-2" projection, overlapping 6"

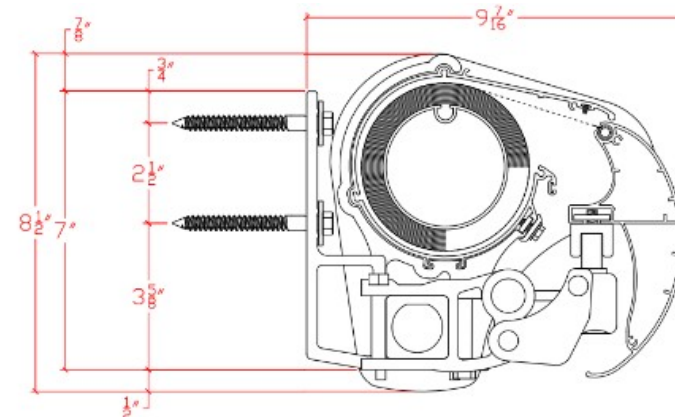
Front view : Closed



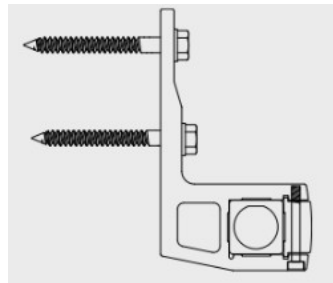
Side view: Closed



Side view: Closed



Wall bracket
heavy duty
4 per awning



Hunzinger Williams, Inc

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Customer: Tom Manetti

Project: Metropolis

Prepared by: V. Marian

Date: 7/02/2025

Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 140psf).

Similar
awnings
projects



Top Left: 6 Units
Bottom Right: 1 Unit



Hunzinger Williams, Inc

27982 W Commercial Ave #1
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info@hwawnings.com

Customer: Tom Manetti

Project: Metropolis

Prepared by: Valentin Marian

Date: 7/02/2025

Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 30 lbs per sq ft live load)











EXISTING ENTRANCE CANOPY



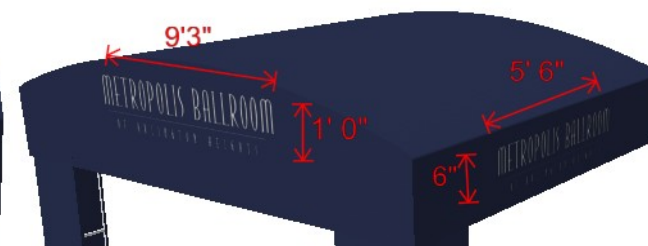
EXISTING ENTRANCE CANOPY

Entrance canopy

Side view
Front & Right

Materials	
Fabric	Acrylic
Color	Marine Blue
Frame	Using existing framework
Graphics	Lettering to be painted in white on each awning sign band.

Side view
Left

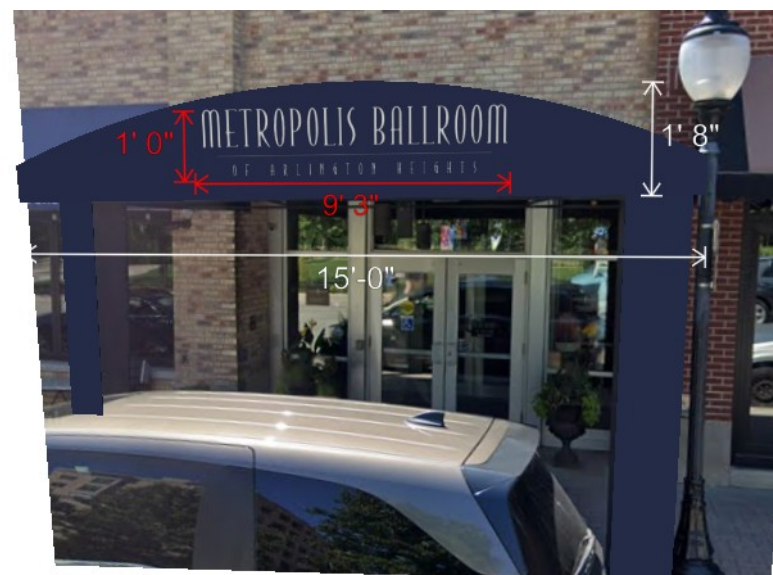


**PROPOSED NEW
BLUE FABRIC ON
EXISTING
CANOPY FRAME**

Front

Before

After



Hunzinger Williams, Inc

27982 W Commercial Ave #1
Lake Barrington, IL 60010
+1 847-381-1878
info@hwawnings.com

Customer: Tom Manetti

Project: Metropolis

Prepared by: Valentin Marian

Date: 5/07/2025

Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 30 lbs per sq. ft. live load).



EXISTING SECOND FLOOR
WITHOUT AWNINGS



**PROPOSED NEW SECOND
FLOOR AWNINGS WITH
BLUE FABRIC AND BLUE
FRAMES**



Hunzinger Williams, Inc

27982 W Commercial Ave #1
Lake Barrington, IL 60010
+1 847-381-1878
info@hwawnings.com

Customer: Tom Manetti

Project: Metropolis

Prepared by: Valentin Marian

Date: 7/2/2025

Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 36 lbs per sq. ft. live load)



EXISTING SECOND FLOOR
WITHOUT AWNINGS



**PROPOSED NEW SECOND
FLOOR AWNINGS WITH
BLUE FABRIC AND BLUE
FRAMES**



Hunzinger Williams, Inc

27982 W Commercial Ave #1
Lake Barrington, IL 60010
+1 847-381-1878
info@hwawnings.com

Customer: Tom Manetti

Project: Metropolis

Prepared by: Valentin Marian

Date: 7/2/2025

Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 30 lbs per sq. ft. live load)



EXISTING SECOND FLOOR
WITHOUT AWNINGS



PROPOSED NEW SECOND
FLOOR AWNINGS WITH
BLUE FABRIC AND BLUE
FRAMES



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Customer: Tom Manetti

Project: Metropolis

Prepared by: Valentin Marian

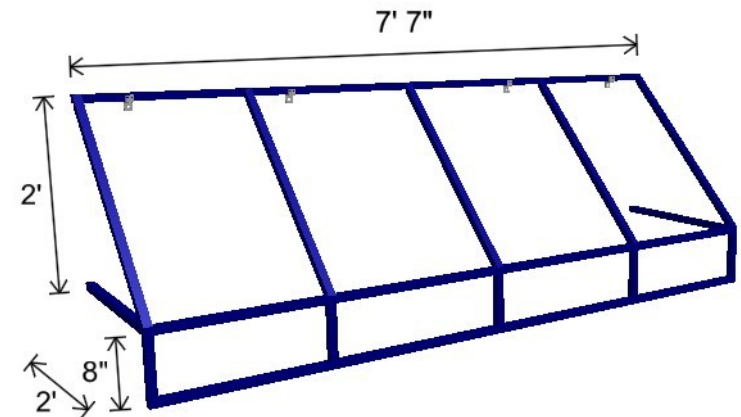
Date: 7/2/2025

Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 30psf).

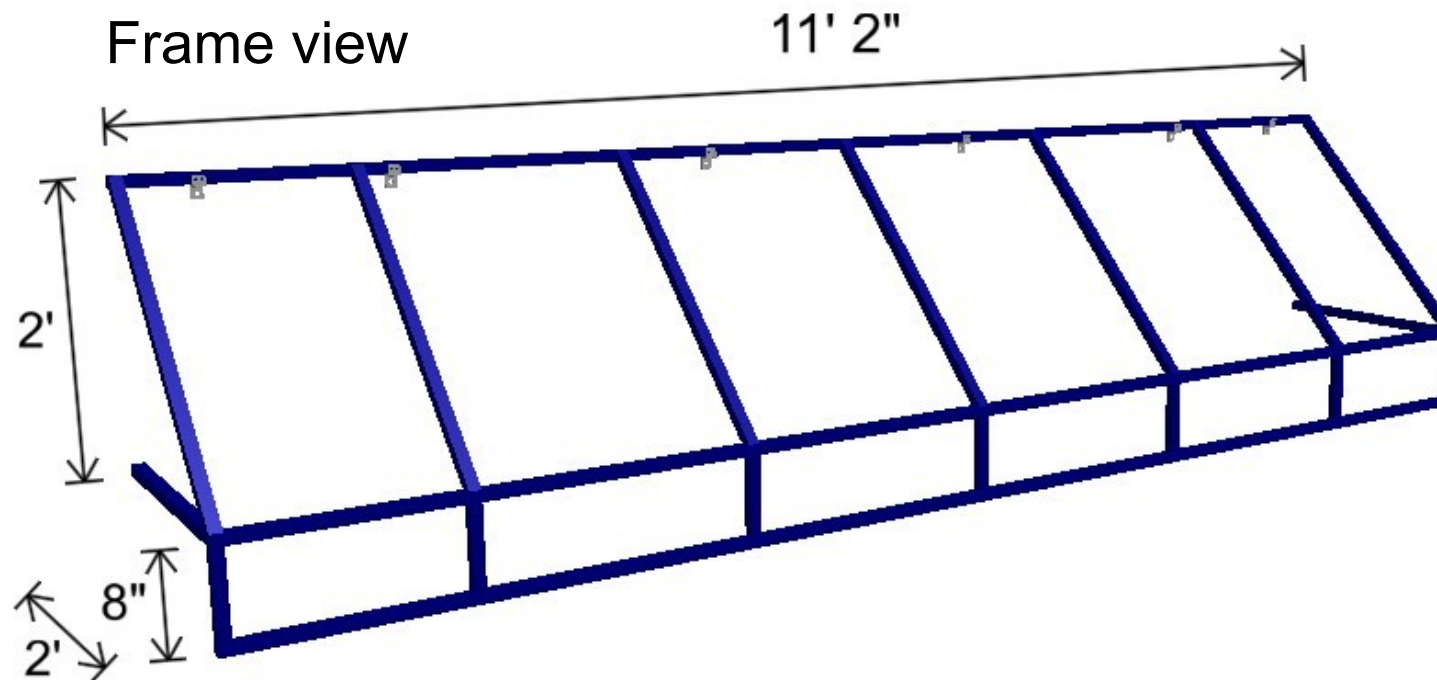
Traditional Awning Plans

Materials	
Fabric	Acrylic
Color	Marine Blue
Frame	Aluminum square tube 1" x 1"
Frame coating color	Matching fabric - Marine Blue
11 Frames	Ten (10) frames at 7'-7" wide 2'-0" projections 2'-0" wall, and one (1) frame 11'-2" wide 2'-0"

Front view



Frame view



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Customer: Tom Manetti

Project: Metropolis

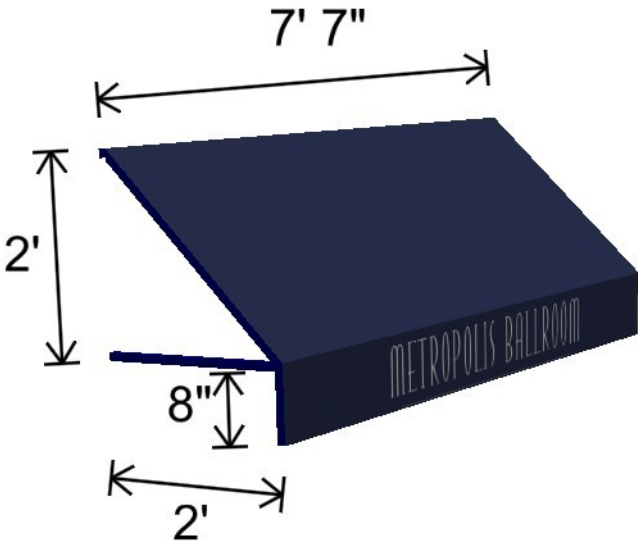
Prepared by: Valentin Marian

Date: 7/2/2025

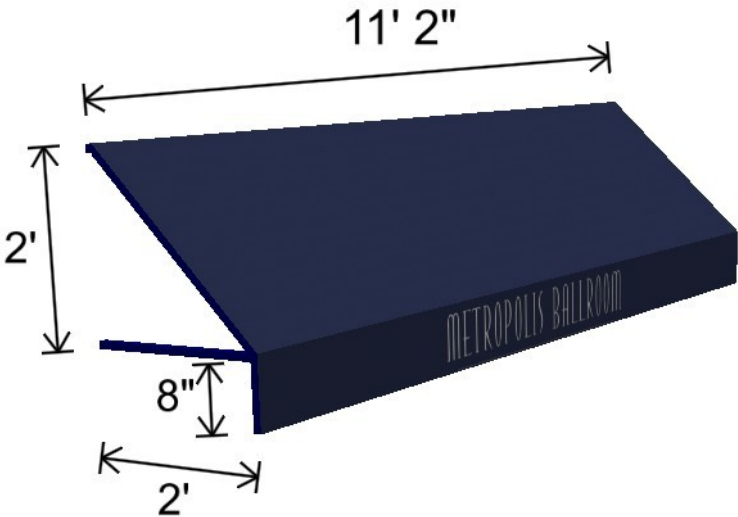
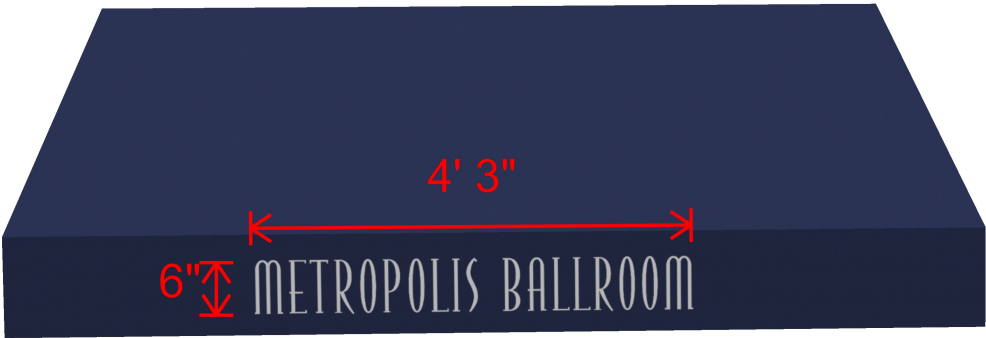
Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 30 lbs per sq ft live load)

Side view

Materials	
Fabric	Acrylic
Color	Marine Blue
Frame	Aluminum square tube 1" x 1"
Frame coating color	Matching fabric - Marine Blue
11 Frames	Ten (10) frames at 7'-7" wide 2'-0" projections 2'-0" wall, and one (1) frame 11'-2" wide 2'-0" projections 2'-0" wall
Graphics	Lettering to be painted in white on each awning sign band.



Front view



Hunzinger Williams, Inc

27982 W Commercial Ave #1
Lake Barrington, IL 60010
+1 847-381-1878
info@hwawnings.com

Customer: Tom Manetti

Project: Metropolis

Prepared by: V. Marian

Date: 7/2/2025

Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 140psf).



STAFF ALTERNATE RECOMMENDATION:
CONSIDER SIMILAR SMALL "METROPOLIS
BALLROOM" BANNERS MOUNTED BETWEEN THE
WINDOWS IN LIEU OF AWNINGS COVERING THE
WINDOWS.

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JULY 22, 2025

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

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

Members Absent: None

Also Present: Kevin Purdom, JRC Design Build for *1523 N. Fernandez Pl.*
Thomas & Didi Manetti, Owners of *Metropolis Ballroom*
Valentin Marian, Hunzinger Williams for *Metropolis Ballroom*
Rick Cavanaugh, Stoneleigh Companies for *One Arlington Pavilion*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR JUNE 24, 2025

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF JUNE 24, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

REVIEW OF MEETING MINUTES FOR JULY 8, 2025

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF JULY 8, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. CBD AWNING REVIEW**DC#25-027 – 6 S. Vail Ave. – Metropolis Ballroom**

Tom & Didi Manetti, Owners of *Metropolis Ballroom*, and **Valentin Marian**, representing *Hunzinger Williams*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the proposed design for new exterior awnings at the Metropolis Ballroom main entrance, outdoor terrace, and second-floor windows. The Metropolis Ballroom occupies the entire second floor of the building located at the southwest corner of Vail Avenue and Campbell Street in the Downtown. The main ballroom is located on the south end of the building, above Hey Nonny, which includes an outdoor roof terrace facing Vail Avenue. The north end, located above Armand's Pizzeria, includes three smaller banquet rooms and a kitchen.

At this time, the petitioner is proposing to add three types of awnings to the building: retractable awnings above the outdoor roof terrace, an update to the existing main entrance canopy, and new awnings on the remainder of the second-floor windows. This building is a condominium, so the petitioner is required to obtain condo board approval for the proposed awnings from the other business owners in the association.

Chapter 30, Section 30-201.h.2 outlines Design Standards, which state that the major consideration in selecting sign materials is compatibility with the architecture of the building, and awnings should be compatible with the architecture of the building.

Retractable Awnings:

The proposed retractable awnings are intended to be mounted on the wall above the outdoor roof terrace at the main ballroom. They are proposed to be mounted with a staggered height and overlapped to provide continuous coverage over the roof terrace. It is unclear based on the plans received if the existing fixed awnings are intended to remain or be removed. Either way, Staff objects to the appearance of the proposed retractable awnings in this prominent downtown location.

This type of retractable awning is more appropriate for a backyard patio, and it does not fit with the architecture of the existing building or the character of the Downtown. Additionally, the proposed staggered height and overlapping layout will have a poor makeshift appearance. The ballroom has five window openings with five existing fixed awnings centered above each window. The proposal for four retractable awnings that are not aligned with the windows is not compatible with the architecture of the building. If coverage above the outdoor terrace is desired for weather protection, then a custom designed permanent decorative canopy is recommended. The canopy should be designed to be architecturally compatible with the existing building using permanent building materials such as glass, brick, stone, wood and/or metal.

Mr. Hautzinger noted that upon reviewing this proposal, a new CMU wall extension above the existing brick wall at the roof terrace was observed. The CMU wall is unfinished and has a poor appearance. This wall was constructed without a permit. The petitioner should clarify why this wall was built and how it will be finished. A permit application showing how the wall was built, and how the wall will be architecturally finished needs to be submitted for approval.

Entrance Canopy:

The existing entrance canopy above the sidewalk along Vail Avenue was approved by sign variation back in 2001. At this time, the petitioner is proposing to simply replace the existing black fabric with new blue fabric. The existing signage on the front and sides of the canopy

will be replicated on the new fabric.

Staff encouraged the petitioner to consider a more permanent new entrance canopy to better highlight the entrance to the Metropolis Ballroom, but Staff does not object to maintaining the existing fabric entrance canopy. The only comment is that the proposed new blue color is very close to the blue awnings of Hey Nonny, which could be confusing.

Fixed Awnings:

The petitioner is proposing to add individual fixed awnings to all of the second-floor windows located above Armand's Pizzeria. It is unclear based on the plans received if the awnings will be inset mounted to the window frames, or outside mounted to the brick wall. Either way, Staff has concerns about the appearance of the awnings. The proposed blue awnings combined with the existing black awnings below and green mansard roof above looks quite busy with too many colors. The three different colors do not work well together. Additionally, it is odd that the proposed awnings cover the majority of the windows that they are mounted on, blocking the view.

Staff recommends that alternative options for signage be explored such as small vertical banners mounted to the brick wall between the windows, similar to the existing vertical banners at the Metropolis Theater building next door. This would require a variation, but it would be a better and more creative design solution that Staff would support.

In summary, Staff recommends denial of the retractable awnings, with the comments provided tonight, and that the Design Commission evaluate the design proposal for the entrance canopy and fixed awnings.

Didi Manetti said one of the reasons for their current proposal is for functionality to provide some coverage of the outdoor veranda space to protect it from the elements and for increased visual street presence for the Ballroom, which is being swallowed by everything around it, especially during the outdoor dining season. This will help clarify that the second-floor space belongs to the Metropolis Ballroom and not Hey Nonny. They are trying to improve their identity without being a distraction to the existing street. She presented handouts to the commissioners and Staff, which included photos of the existing Ralph Lauren store on Michigan Avenue that has similar blue awnings with gold accents. The idea for the retractable awning was found during their travels to Europe where many 5-star hotels and outdoor cafes and verandas have retractable awnings. She disagreed that this type of awning is for a residential backyard; it is something widely used in Downtown Chicago Gold Coast by a lot of restaurants with outdoor dining. The existing fixed awnings will be removed and the new retractable awnings will be located in almost the exact same location. Staggering the awnings will provide continuous coverage across the entire veranda, with only a couple of inches overlapping between the awnings. The reason for the new CMU wall is because the veranda extends all the way to the corner, but the wall height is different. They intend to paint this wall a lighter color consistent with the surrounding wall once they receive approval for the new awnings. The blue awning color is different than the green/greyish blue color of the Hey Nonny awnings, and the blue color is consistent with the awnings at their headquarters building on S. Clearbrook drive, as well as their logo for the parent company to the Metropolis Ballroom, Elegant Cuisine and Corky's Catering, businesses that they brought to Arlington Heights from other communities. **Ms. Manetti** said they deserve a fair chance to update their outdoor look to have a better street appearance and not be swallowed by other restaurants. They bring in a lot of business to the other businesses. She welcomed any questions from the commissioners.

Tom Manetti said the original entrance of the ballroom was blue and the existing black was installed temporarily to cover holes in the original awning. He started this process thinking approval was not needed because he was just replacing and expanding, but the work was stopped once they were told it needed approval, which put them behind schedule 4 months. He was not trying to do anything to detract from the existing ballroom or the Downtown area. They looked at many options to cover the veranda, from doing a permanent structure or a glass structure, and he listened to feedback from his customers who said they like the open experience of the balcony during events. That is why they are proposing retractable awnings across the veranda space. He said that he does events all over Chicago and the Metropolis Ballroom is a very unique venue that people look at for ideas, and the concepts being proposed tonight are really good concepts. **Ms. Manetti** added that the small window awnings do not cover that much of the window as shown in the rendering, they are mostly for decoration.

Valentin Marian said the new awnings will be the exact same material as the awnings on the other side, and the frame color will match as well. He apologized for the poor design renderings that are not to scale. The retractable awnings are commercial grade, fully enclosed, no front valance, with remote-control flexibility to control them one at a time, more than one at a time, or all at the same time. The fixed awnings are intended to be open to allow the valance to have the Ballroom name and allows for a lot of natural light, and go about half way down on the windows. **Mr. Manetti** added that morning and afternoon events would now have some shade from the sun.

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

PUBLIC COMMENT

Rick Cavanaugh said he supports the Ballroom and the new awnings to help improve the image and presentation of the Ballroom that is limited on the streetscape.

The commissioners summarized their comments. **Commissioner Eckhardt** asked for clarification on the color of the front edge of the awning; it is shown in white and in blue. **Mr. Marian** said the white is intended to blend in with the existing wall color. **Mr. Manetti** added that when the awning is against the wall, the awnings will blend with the coloring of the building. **Commissioner Eckhardt** had concerns with the white edge color and preferred that it be blue. He appreciated the clarification about the awning offset, which is very important for complete coverage, but he preferred there be 5 awnings instead of 4. The rhythm of the existing awnings align with the rhythm of the columns on the building, which makes sense, as opposed to the up and down of the proposed new awnings. He also had concerns about the 13'2" span of the retractable awning. He had no concerns with the blue color of the entrance canopy, or the blue awnings on the second-floor above Armand's.

Commissioner Fitzgerald understood the reason for retractable awnings over the balcony, but preferred 5 awnings instead of 4, which is more architecturally consistent with the building. He was okay with the canopy at the Ballroom entrance on the east elevation, but felt the blue awnings on the second-floor and the existing black awnings for Armand's and the green roof, look very busy. The Ralph Lauren example provided by the petitioner shows all the awnings matching and symmetrical, which looks fantastic on that building; however, that is not the case with this building. He was really struggling with all that is being proposed for this building and was opposed to the awnings being blue on the Armand's side of the building. **Mr. Manetti** clarified that when they extend the building to build over the dock area to the south, there will be a fifth retractable awning above that space.

Commissioner Fitzgerald said his issue is with the architecture of the existing building and the 5 banks of windows, with the proposed awnings randomly placed above them. He wanted it to look more purposeful and make sense with the architecture of the building. **Mr. Hautzinger** asked if there will be awning coverage from the edge of the ballroom all the way into the corner of the veranda, and **Mr. Manetti** said yes. **Mr. Hautzinger** agreed with the commissioners' comments that the awnings need to align with the architecture of the building, which could mean a sixth awning above the inside corner.

Commissioner Seyer said the confusion is that there is no plan. There needs to be a plan to show how the awnings align with the existing openings because right now it looks haphazard because it does not show how short of the wall the awnings will be. He could not support this because the awnings appear too up and down, and the further the awnings go out they will need space to move up and down with the wind. He has never seen awnings overlap and he questioned what the manufacturer's recommendations are for doing that. He wants to do everything he can to give the Ballroom all the signage they need for success, but he does not want to do something that will look not look nice. The awnings should relate to the piers, the posts, and the module of the building wall; it will look much cleaner if they align with the vertical posts in that wall. **Commissioner Seyer** was okay with the blue entrance canopy on the east elevation, and agreed with the concerns that the blue awnings on the north elevation with the existing black awnings and green roof detract from the beautiful building. He had concerns that the awnings on the north elevation will limit the amount of natural light and feel dark. He felt this was a mistake and the petitioner will not be happy with the results. He encouraged the petitioner to re-think this design and change the module on the retractable awnings and either change the color and/or change the size; they are too big on the second-floor at the main ballroom.

Commissioner Kubow appreciated the presentation and exhibits provided, as well as the passion from the owners, which is important to him because this is a prominent corner in the Downtown and the Ballroom is a huge amenity for the Village. He wants to work with the petitioner to try and get more visibility for the Ballroom, but he agreed with the commissioners' concerns. The existing east elevation is very clean and simple, and the staggered awnings throw things off, and it is hard to visualize with the renderings presented. He suggested replacing the 5 existing fixed awnings with what is being proposed, but staying with the modular style this is already in place with the existing awnings, and then adding a sixth awning in the corner. **Commissioner Kubow** understood there will be a gap between the awnings, but said the manufacturer had to have a way to introduce a flap or something to cover the gap. He felt the staggered awnings add chaos to the elevation, which right now is very clean and attractive. The existing unfinished CMU wall extension that was done without a permit should be painted to match a component of the brick, and he was fine with the entrance canopy as proposed.

Commissioner Kubow asked the petitioner if signage and exposure are the reasons why the awnings are being added above Armand's, and **Mr. Manetti** replied that it is really about identifying the Ballroom when people look up to the second-floor, and he wants about half of what is shown in the cut/paste renderings. **Commissioner Kubow** said he could not get on board with that because there is just too much going on with all the awnings, and it will not look good. If more signage is needed, he would suggest a variation to add tasteful signage to the second-floor to identify that it is part of the Metropolis Ballroom.

Chair Kingsley concurred with the comments from the commissioners. In essence, these are two different buildings with one function, which she felt is the disconnect. The newer building with the Ballroom and Hey Nonny has blonde brick, and the historic old Hagenbring building at the corner has red brick and a green tile roof. She was not opposed to the awnings at the veranda being retractable, but felt more information was needed, such as how far apart

the housing will be. The awnings need to fit architecturally with the buildings, and providing examples of overlapped awnings would help. She suggested that the awnings over the outdoor balcony space be a cream color instead of blue, which will match the wall and make the awning disappear on the wall, become part of the wall when extended, and the edge will disappear. **Chair Kingsley** was okay with the entrance canopy being proposed, but felt that signage was really needed there, and the height of the sign letters on the entrance canopy is limited by the size of the canopy. She suggested adding signage above the entrance canopy as well. She also felt that signage was needed at the corner above the Armand's sign. She was opposed to the blue awnings on the north elevation. The blue color on the bronze windows and the green roof do not go together. If signage is needed there, then signage should be proposed, maybe a blade sign.

Commissioner Eckhardt asked about rain run-off from the retractable canopies if the 13'2" extends out over the edge of the balcony. **Mr. Manetti** said the 13'2" projection is at an angle and will still cover the balcony space, with the water run-off being collected by the deck drains.

Mr. Marian said that wind can create service issues and potential hazards with the retractable awnings, so they are trying to reduce those issues by overlapping them. He has worked with overlapping awnings in a residential setting, with a 6-inch offset between awnings. **Chair Kingsley** asked how high above the windows the awnings will be mounted and **Mr. Marian** said they will be at the same location as the existing awnings. He did not have the exact measurements tonight. **Mr. Manetti** said the existing awnings are approximately 8-inches below the gutter line, with room to go a little higher and a little lower for the offset that is needed; they will be mounted as high as possible. **Commissioner Eckhardt** said it would be helpful to see photographic images of the overlapping application of these awnings, from a few different angles.

Mr. Hautzinger asked for clarification on the intended mounting height of the awnings; will they be the same height as the bottom of the existing awnings, which is just above the window, or will they be as high as possible on the wall? He pointed out that the bottom of the existing awning frames are aligned with the top of the window. **Mr. Manetti** clarified that the awnings are proposed to be mounted at the top of the existing awnings, and the angle of the awning can be adjusted.

Chair Kingsley asked that the petitioner to take into consideration the commissioner's comments and if they want to move forward, then come back with more information about the awnings, such as size, angle, etc. **Commissioner Fitzgerald** wanted to know exactly where the awnings will be attached to the building, with scale drawings provided to show exactly what is being proposed. **Commissioner Eckhardt** asked for a wall section showing in/out and where the awning is in relation to the front of the parapet wall. **Commissioner Kubow** said the project can be tabled tonight and the commissioner can review the comments made tonight and come back at a later date.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO CONTINUE THE REVIEW OF THE METROPOLIS BALLROOM AWNINGS LOCATED AT 6 N. VAIL AVE. (DC25-027) TO A DATE ACCEPTABLE TO PETITIONER IN THE FUTURE.

Commissioner Kubow said there is a lot to take in here and some real work needs to be done by the petitioner in order for the commissioners to approve the project. He encouraged the petitioner not rush to come back and to make sure everything is right before returning for another review. **Mr. Hautzinger** said an architectural drawing of the building elevation that shows the exact awning placement on the building wall, with dimensions, is needed for

the next review. Also, a building section view showing the mounting height and how far the angle comes down and projects out across the terrace. **Chair Kingsley** said that the finish of the concrete block wall will also help the commissioners make their decision. **Mr. Hautzinger** added that most of the commissioners expressed concerns about the individual awnings above Armand's, and that they are not the right solution for signage. There was a suggestion to take advantage of the corner of the building by adding signage in lieu of signage in all the windows. **Mr. Hautzinger** wanted the petitioner to understand that it is not just a matter of providing scale drawings for those awnings, but instead, totally different options need to be studied and proposed.

Didi Manetti said they considered many options for the building but the length of the building and the scale of turning the corner is very difficult to find signage for. They are asking for the same opportunity as Armand's and Hey Nonny to create a footprint for the Ballroom with awnings and signage, and what was presented tonight is the only thing they came up with that will stay consistent with the building and other awnings. Their choices are very limited, and they are behind the mark because everyone has already marked their territory and they are being forgotten. They cannot agree to a different color because blue is their brand color, and a different color will not make a difference because either going with black awnings or doing no awnings will look like the space belongs to Armand's or Hey Nonny. They have been a good player for the community and they have lost a lot of business because of supporting other businesses in the community, and they are asking for identity so everyone knows that the second-floor space belongs to the Ballroom. She is okay with providing more accurate drawings, and the individual awnings can be mounted higher to cover less of the windows.

Chair Kingsley said the commissioners are here to review the design of the project, they heard the comments made and they want to support the project; however, they feel that what is being presented tonight is not quite it and can be better. The minutes from this meeting will be provided to the petitioner for their review. She reiterated that if signage is the problem, then signage should be proposed, because the commissioners want the business to succeed. **Ms. Manetti** understood and said they feel the new awnings are consistent with the awnings being used by other businesses, and they are kind of having trouble finding solutions for signage that will cover the perimeter of the building, but that is something they can think more about. This is not something they take lightly and have thought about a lot of options to come up with what is being proposed. She asked the commissioners to reconsider and be more openminded with the individual awnings. **Chair Kingsley** encouraged the petitioner to work with Staff on any changes they are considering.

Mr. Hautzinger said that Staff encouraged the petitioner to consider a more permanent new entrance canopy to better highlight the main entrance of the Ballroom. In light of the feedback given tonight, he suggested the petitioner consider a new canopy with prominent signage at the front door. He encouraged the petitioner to find the right creative design solution and then Staff can evaluate how it relates to code.

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



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
4/28/2026

Item: Chapter 30 Sign Code Amendments - DC26-028

Department: Planning & Community Development

Item Description:

PROPOSED CHAPTER 30 SIGN CODE AMENDMENTS

1. Drive-through Restaurant Menu Signage
2. Drive-through Restaurant Wall Signage
3. Sign Variation Notification Requirements

RECOMMENDATIONS:

1. Modify code to allow fully electronic menu boards for drive-through restaurants as follows:
 - Fully electronic menu boards shall not exceed 23 square feet in size.
 - Fully electronic pre-sell menu boards shall not exceed 10 sf in size.
 - Fully electronic menus shall be required to follow operational standards:
 - The menu board shall have a static display only. No scrolling, fading, flashing, animation, or video is permitted.
 - The menu board must use auto-dimming photocell technology to adjust the display brightness automatically based on ambient lighting conditions.
 - Off-premises advertising is not allowed.
 - Shall only be illuminated the same hours that the business is open.
2. Modify code to allow an additional wall sign on an additional wall which fronts on the privately-owned parking area for the restaurant.
3. Modify code to change the requirement for written notification for sign variations to be sent by first class mail (instead of certified mail) due 15 days before the meeting date (instead of 7 days).

ATTACHMENTS:

1. Staff Report - Sign Code Amendments 4-28-26
2. Attachment I - Text Amendments

STAFF REPORT

PROPOSED CHAPTER 30 SIGN CODE AMENDMENTS

DC Number: 26-028
Date Prepared: April 2, 2026
Prepared by: Steve Hautzinger, Design Planner
Department of Planning and Community Development
DC Meeting Date: April 28, 2026

OUTLINE

1. **Drive-through Restaurant Menu Signage**
 - A. Background
 - B. Possible Options
 - C. Recommendation
2. **Drive-through Restaurant Wall Signage**
 - A. Background
 - B. Possible Options
 - C. Recommendation
3. **Sign Variation Notification Requirements**
 - A. Background
 - B. Possible Options
 - C. Recommendation

ATTACHMENTS

- I. **Proposed Chapter 30 Text Amendments**, dated April 2, 2026

INTRODUCTION

This report covers proposed amendments for three separate signage matters. Two of these matters are related to drive-through restaurant signage and are intended to be less restrictive than current code, to allow more signage flexibility for these businesses. The third matter is in regards to changes to the sign variation notification requirements to make the mailing requirement more consistent with the Village's mailing requirement for zoning hearings as outlined in Chapter 28, Section 28-14.

1. Drive-through Restaurant Menu Signage

A. BACKGROUND:

Chapter 30 Sign Code contains regulations for drive-through restaurant signage including the primary menu boards, pre-sell menu boards, as well as items such as speaker bollards, clearance bars, and canopies. Currently, code only allows fixed printed (non-electronic) menu boards with a separate small 2 square foot digital order screen for order confirmation.

Issue:

In recent years, the Village has received numerous requests from various drive-through restaurants to replace their fixed printed menu boards with fully electronic displays. Fully electronic menu boards are becoming the industry standard for drive-through restaurants, and many businesses have reported corporate requirements to convert to fully electronic menu boards. These businesses claim that fully electronic menu boards allow easier menu updates, better order accuracy, and improved visual communication with their customers.

Research:

To date, the Village of Arlington Heights has reviewed and approved six sign variation requests to allow fully electronic menu boards for various drive-through restaurants. These variations have provided the opportunity to evaluate each request on a case-by-case basis, and to monitor the outcome.

Initially, a potential concern was a possible nuisance to adjacent residential properties due to the brightness of a fully electronic menu sign. However, all fully electronic menu boards will be required to include photo sensor/auto-dimming functionality which will limit the brightness to be similar to traditional illuminated menu boards. Additionally, fully electronic menu boards are significantly smaller than traditional printed menu board displays which also helps to reduce the amount of illumination. Also, per Chapter 28, a 6-foot tall screen is required between commercial and residential zoning districts, which is most commonly satisfied with a 6-foot tall solid fence. To date, there have been no complaints or issues reported from any of the existing operating fully electronic menu boards. For these reasons, Staff has no concerns about allowing fully electronic menu boards in all locations where a traditional printed menu board would already be allowed.

The previously approved variations have also provided useful data on the common sizes and arrangement for both pre-sell and primary electronic menu boards. Code currently allows up to 49 sf for conventional printed menu boards, and up to 24 sf for pre-sell menus, which are based on industry standards. However, fully electronic menu board installations have been consistently smaller than printed menu boards, which appears to be due to the standard sizes of outdoor electronic display units as well as the reduced space required by changeable displays.

The previously approved electronic menu boards have been very consistent in size, and typically include two electronic displays for the main menu board, and one electronic display for a pre-sell menu. Each display is roughly 10 sf in size. The proposed code amendment is to allow up to 23 sf for the main electronic menu board, and 10 sf for an electronic pre-sell menu. A summary of the previously approved variations with sizes is outlined in Table 1 below.

Table 1: Previously Approved Variations for Fully Electronic Menu Boards:

DC Number and Business Name	Address	Fully Electronic Pre-Sell Menu Size	Fully Electronic Menu Size	REMARKS
DC19-085, McDonald's	15 E. Dundee Road	10 sf	20 sf	Variation approved on 11/4/19
DC19-086, McDonald's	1920 N. Arlington Heights Road	10 sf	20 sf	Variation approved on 11/4/19
DC21-072, Burger King	675 E. Rand Road	--	22.2 sf	Variation approved on 2/7/22
DC23-024, Portillo's	806 W. Dundee Road	7.2 sf	21.4 sf	Variation approved on 9/5/23
DC25-019, Dunkin'	1010 E. Rand Road	--	20 sf	Variation approved on 10/6/25
DC25-091, Popeye's	15 E. Dundee Road	7.6 sf	22.6 sf	Variation approval recommended on 2/17/26

Image 1. Example of a Traditional Printed Menu Board:

This traditional menu board is 39 sf. 49 sf maximum is allowed by code.



Image 2. Example of a Fully Electronic Menu Board:

This fully electronic menu board is 20 sf. 23 sf is the proposed maximum to be allowed by code.



B. POSSIBLE OPTIONS:

Option 1: Make no change to the current code.

Continue to not allow fully electronic menu boards for drive-through restaurants.

Option 2: Modify code to allow fully electronic menu boards for drive-through restaurants as follows:

- Fully electronic menu boards shall not exceed 23 square feet in size.
- Fully electronic pre-sell menu boards shall not exceed 10 sf in size.
- Fully electronic menus shall be required to follow operational standards:
 - The menu board shall have a static display only. No scrolling, fading, flashing, animation, or video is permitted.
 - The menu board must use auto-dimming photocell technology to adjust the display brightness automatically based on ambient lighting conditions.
 - Off-premises advertising is not allowed.
 - Shall only be illuminated the same hours that the business is open.

C. RECOMMENDATION:

The approval of the previous variations and lack of issues with the currently operating electronic menu boards has justified amending code to allow fully electronic menu boards. The Village Board has also expressed their preliminary support for a code amendment to allow electronic menu boards for drive-through restaurants.

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

1. Modify the current code as outlined in **Option 2** above. See Attachment I for Proposed Chapter 30 Text Amendments.

2. Drive-through Restaurant Wall Signage

A. BACKGROUND:

For wall signs, Chapter 30 Sign Code states, "Each business establishment shall be permitted one wall sign per street frontage it faces, provided, however, that an additional wall sign shall be permitted on an additional wall which fronts on a privately-owned parking area for that building serving more than one establishment." This generally works well for most businesses, including multi-tenant single-story buildings, such as a typical retail center where each business has only one wall with one sign, except for end units which are allowed two signs. However, drive-through restaurants are typically stand-alone buildings, where code only allows one wall sign per street frontage.

ISSUE:

The branding standards and prototype building designs for drive-through restaurants typically include a wall sign on the front of the building facing the street, and at least one additional wall sign located on the side wall at the main building entrance. The main entrance is typically located on the side wall due to the drive-through lane which circles around the front of the building. The issue is that since the main entrance is almost always on the side wall of the building, a sign is desired to highlight the entrance, but code only allows one sign.

As a result of this unique building and site layout, the Village has reviewed and approved numerous sign variation requests from various drive-through restaurants for additional wall signs.

RESEARCH:

Table 1 below summarizes the previous wall sign variations that have been approved for drive-through restaurants. Based on this data, the demand for additional wall signs for drive-through restaurants is consistent across numerous different franchises. In some cases, these businesses have received approval for 3 or 4 wall signs, which Staff feels should still be reviewed on a case-by-case basis. However, many of these businesses are satisfied with two wall signs, so it is Staff's recommendation to amend code to allow a second wall sign for all drive-through restaurants.

Table 1: Summary of Previous Wall Sign Variations for Drive-Through Restaurants:

BUSINESS NAME, ADDRESS	STREET FRONTAGES / NUMBER OF WALL SIGNS PERMITTED	NUMBER OF WALL SIGNS APPROVED	TOTAL SQUARE FOOTAGE OF WALL SIGNAGE	REMARKS
McDonald's, 1920 N Arlington Heights Rd	1	4	82.8 sf	Variations Approved in 2006
McDonald's, 45 E Golf Rd	1	3	60.8 sf	Variations Approved in 2019
McDonald's, 15 E Dundee Rd	1	3	58.8 sf	Variations Approved in 2006
Arby's, 100 W. Rand Rd	1	2	51.6 sf	Variations Approved in 1984
Burger King, 675 E. Rand Rd	1	3	99.8 sf	Variations Approved in 2012
Taco Bell, 1530 W Algonquin Rd	1	2	55.4 sf	Variations Approved in 2019
Popeye's, 7 W Dundee Rd	1	2	85.2 sf	Variations Approved in 2017
Culver's, 2060 E. Northwest Hwy	1	3	85.5 sf	Variations Approved in 2012
Raising Cane's, 225 E Rand Rd	1	3	212.1 sf	Variations Approved in 2022
Chipotle, 711 E. Palatine Rd	1	2	76 sf	Variations Approved in 2023

Image 1. Example of a Drive-Through Restaurant with Two Wall Signs:



B. POSSIBLE OPTIONS:

Option 1: Make no change to the current code.

Continue to allow only one wall per street frontage for drive-through restaurants.

Option 2: Modify code to allow an additional wall sign on an additional wall which fronts on the privately-owned parking area for the restaurant.

C. RECOMMENDATION:

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

2. Modify the current code as outlined in **Option 2** above. See Attachment I for Proposed Chapter 30 Text Amendments.

3. Sign Variation Notification Requirements

A. BACKGROUND:

Per Chapter 30 Sign Code, petitioners for sign variations are required to provide public notification in the form of a sign posted at the property as well as written notices delivered to surrounding property owners. The current requirement for written notices is to be delivered either in person or by certified mail, to be completed not less than 7 days prior to the date of the meeting.

ISSUES:

The requirement for certified mail is inconsistent with the Village's notification requirements for zoning related matters, which only require first class mail. Staff feels that certified mail is an unnecessary expense for petitioners which costs approximately \$6 to \$10 per letter, where standard first-class mail only costs 0.78 cents. Depending on the number of surrounding properties to be notified, the cost can be substantial.

Additionally, written notices for zoning related matters are due 15 days prior to the meeting, where written notices for sign variations are due only 7 days before the meeting. Staff feels that 7 days is an insufficient amount of time for surrounding property owners to receive their notifications, since both first class and certified mail can take 1 to 5 business days to deliver. In fact, certified mail can take longer due to potential delays in obtaining signatures upon delivery.

Due to the inconsistent and insufficient written notification procedures, Staff is recommending that the written notification requirements for sign variations be changed to first class mail, sent 15 days before the meeting date.

B. POSSIBLE OPTIONS:

Option 1: Make no change to the current code.

Continue to require certified mail notification due only 7 days prior to the meeting date.

Option 2: Modify code to change the requirement for written notification for sign variations to be sent by first class mail (instead of certified mail) due 15 days before the meeting date (instead of 7 days).

C. RECOMMENDATION:

It is recommended that the Design Commission recommend approval of the proposed sign code revisions as follows:

1. Modify the current code as outlined in **Option 2** above. See Attachment I for Proposed Chapter 30 Text Amendments.

ATTACHMENT I

DC Number: 26-028
Date Prepared: April 2, 2026
Prepared by: Steve Hautzinger, Design Planner
Department of Planning and Community Development

PROPOSED CHAPTER 30 TEXT AMENDMENTS

Drive-through Restaurant Menu Signage

Section 30-101 - Definitions

11. Drive-through Clearance Bar. A stand-alone structure that alerts a vehicle operator of any height restrictions they may encounter on the site.
12. Drive-through Digital Order Screen. A sign associated with a drive-through restaurant that uses electronic means such as combinations of LEDs, fiber optics, light bulbs or other illumination devices to display order information for the customer and/or person to person ordering.
13. Drive-through Menu Board. A sign display associated with a restaurant drive-through, either located on a wall or as a ground sign, which displays the varieties of food and drink available to the customer at that restaurant location only. Drive-through Menu Boards may consist of either fixed printed (non-electronic) displays, or fully electronic displays that utilize LED, LCD, OLED, or similar electronic image-producing technology capable of displaying changeable images.
14. Drive-through Pre-Sell Menu Board. Generally, a smaller version of the drive-through menu board which is located in proximity to but in advance of the drive-through menu board and displays the food and drink options available to the customer at that restaurant location only. Drive-through Pre-Sell Menu Boards may consist of either fixed printed (non-electronic) displays, or fully electronic displays that utilize LED, LCD, OLED, or similar electronic image-producing technology capable of displaying changeable images.

Section 30-208 - Drive-through Restaurant Menu Signage.

- a. General Provisions.
 1. Dimensions. No drive-through sign shall exceed seven feet in overall height.
 2. Message. Drive-through signs may only feature products sold on the premises.
 3. Advertising. No additional advertising or attachments shall be permitted on the digital order screen, drive-through menu boards and pre-sell menu boards, speaker bollard, canopies, clearance bar or exterior of the structure.
 4. Location.
 - a. All drive-through signage may only be located along approved and operating drive-through lanes.
 - b. Speaker bollards, menu boards, pre-sell menu boards and digital order screens shall be located 15 feet minimum from any residential property line.
 - c. Drive through menu boards, pre-sell menu boards and digital order screens, shall be located in the side or rear yards, away from the primary street frontage.
 - d. Drive-through menu boards, pre-sell menu boards and digital order screens shall not be oriented towards the public right-of-way.
 - e. All directional signage located within the drive-through facility shall comply with Chapter 30, Article III, Section 30-302(b).
 5. Illumination. Signs may be internally or externally lit but the light shall be contained to the drive-through lane only, and in accordance with Sections 30-117 and 30-118 of this Code.
 6. Landscaping. All free standing signs shall be located within a landscaped area, separated from and protected from vehicular circulation or parking areas.

7. Operational Standards. The following operational standards shall apply to all fully electronic menu boards:

- a. The menu board shall have a static display only. No scrolling, fading, flashing, animation, or video is permitted.
- b. The menu board must use auto-dimming photocell technology so that the display brightness automatically adjusts based on ambient lighting conditions. Brightness shall be limited to .3 footcandles maximum above ambient lighting conditions at the established measurement distance based on the size of the sign, using the following formula. For example, for a menu board that measures 20 square feet, the brightness will be measured at 44 feet from the sign.

$$\text{Measurement Distance} = \sqrt{\text{Area of Sign Sq. Ft.} \times 100}$$

Written certification from the manufacturer must be provided with the application which verifies the auto-dimming function in accordance with the requirements in this paragraph. Verification of compliance with the brightness standard will be accomplished using a footcandle illuminance meter based on procedures as established by the International Sign Association.

- c. Off-premises advertising is not allowed.
 - d. All electronic menu boards are only permitted to be illuminated the same hours that the business the sign represents is open.
- e. Drive-through Menu Boards.
- a. Number. One drive-through menu board is allowed per drive-through lane.
 - b. Dimensions. Drive-through menu boards shall not exceed 49 square feet in size. Fully electronic menu boards shall not exceed 23 square feet.
 - c. Digital Order Screens. Drive-through menu boards may include a digital order screen that complies with the regulations outlined in Section 30-208(d) of this Code.
- f. Drive-through Pre-sell Menu Boards.
- a. Number. One drive-through pre-sell menu board is allowed per drive-through lane.
 - b. Dimensions. Drive-through pre-sell menu boards shall not exceed 24 square feet in size. Fully electronic pre-sell menu boards shall not exceed 10 square feet.
 - c. Location. Drive-through pre-sell menu boards should be located in close proximity to the drive-through menu board.
- g. Drive-through Digital Order Screens.
- a. Number. One digital order screen display is allowed per drive-through lane.
 - b. Dimensions. Digital Order screens shall not exceed two square feet in size.
 - c. Display. When not engaged, the digital order screen shall have a non-glare, unobtrusive static display.
- h. Other allowed drive-through structures.
- a. Speaker Bollard: One speaker bollard is allowed per drive-through lane. The speaker bollard may include a digital order screen. No business or product signage shall be permitted on the speaker exterior. The sound from the speaker shall not be audible at or beyond the property line, and the speaker shall be equipped with an adjustable volume control.

- b. Clearance Bar: One clearance bar structure is allowed per drive-through lane. A clearance bar shall not include business or product signage and shall be of a simple design that complements the building design and signage.
- c. Canopy: One canopy is allowed per drive-through lane and shall not display business or product signage or additional advertising. Canopies shall be of a simple design that complements the building design and signage.

Article IV - Wall Signs

Section 30-402 - Number.

- a. Each business establishment shall be permitted one wall sign per street frontage it faces, provided, however, that an additional wall sign shall be permitted on an additional wall which fronts on a privately-owned parking area for a building which serves more than one establishment.
- b. Multi-story buildings. For multi-story buildings with a shared common entrance, only one wall sign is allowed at the top of the building per building per street frontage. A business establishment located on the ground floor of a multi-story building that has a separate dedicated main entrance (not a shared common entrance) shall be permitted one wall sign per street frontage. That wall sign must be mounted directly above/adjacent to their ground floor space, and an additional wall sign shall be permitted on an additional wall which fronts on a privately-owned parking area for a building which serves more than one establishment. No business shall be permitted more than two wall signs.
- c. Drive-through Restaurants. A drive-through restaurant shall be permitted one wall sign per street frontage it faces, and an additional wall sign shall be permitted on an additional wall which fronts on its privately-owned parking area for the restaurant.

Article IX - Variations

Section 30-904 - Notification Requirements.

- a. An applicant for sign variation shall, not less than ~~seven~~ 15 days and not more than 30 days prior to the date set for the meeting of the Design Commission to hear the variation, serve written notice, either in person or by ~~certified~~ first class mail, on the last known taxpayers and/or property owners of record as reflected in the county records, of all property within 100 feet in each direction of the property lines of the subject property for which a variation is being requested; provided the number of feet occupied by all public roads, alleys and other public ways shall be excluded in computing the 100 feet. If any part of a condominium property is located within this distance, written notification shall be made to the condominium association. If no such association exists, the applicant must notify each individual taxpayer of record in the condominium property. If, after a bona fide effort to determine such by the applicant, the owner of the property on which the notice is to be served cannot be found, the notice requirements of this Section shall be deemed satisfied.

The required notices shall contain the address of the location for which the sign variation is requested, a brief statement of the nature of the request, the name and

address of the legal and beneficial owner of the property, and time and date on which the meeting shall be held.

The applicant shall furnish, ~~at the time of the meeting,~~ a written statement certifying that he or she has complied with the requirements of this subsection. Attached to the written statement shall be a list of all property owners notified in accordance with the above, ~~the receipts of the certified mail or~~ the signatures of the property owners acknowledging the personal visit of the applicant, the returned notices which were undeliverable by the post office, along with a copy of the notice sent to each of the individuals therein specified.