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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.

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

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

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.

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

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?

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

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.)

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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