



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
June 23, 2026
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. 5/19/26 Minutes
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 622 S. Mitchell Ave. - DC26-034 - SF/Addition
 - B. 318 W. Wing St. - DC26-039(H) - SF/Teardown
- 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: 1900 EAST THOMAS STREET, JOHN HERSEY HIGH SCHOOL -
DC #26-030, SIGN VARIATION

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 19th day of May, 2026 at the hour of
6:30 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JOHN FITZGERALD
TED ECKHARDT
JONATHAN KUBOW
RICH BONDAROWICZ

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: I will call the Design Commission for May 19, 2026 to order. First item is Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON KINGSLEY: Thank you.

Next item is roll call.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Here.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Here.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Here.

MR. HAUTZINGER: Commissioner Bondarowicz.

COMMISSIONER BONDAROWICZ: Here.

MR. HAUTZINGER: And Chair Kingsley.

CHAIRPERSON KINGSLEY: Here. We're all here.

Next item is approval of the last minutes from April 28th.

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

approve.

CHAIRPERSON KINGSLEY: There's a motion to approve those

minutes.

COMMISSIONER ECKHARDT: Second.

CHAIRPERSON KINGSLEY: There's a second.

Any discussion?

(No response.)

CHAIRPERSON KINGSLEY: Roll call please to approve the

minutes.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Bondarowicz.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: And Chair Kingsley.

CHAIRPERSON KINGSLEY: Abstain. I was absent.

Okay, the next item is old business, we don't have any. So, new business, I'll just briefly go over our how we run our meetings.

So, there are four petitions, and the Staff will introduce each item, each petition, give us an overview of it. Then, the petitioner will have a chance to come up to the podium and just talk about the project. Then, we'll open it up to public for any comments, and then the Commissioners will then discuss it, okay?

So, 1900 East Thomas Street is our first one.

MR. HAUTZINGER: Which is John Hersey High School, and they are here tonight seeking approval to replace their existing scoreboard which is

located in the north end of their football field with a new electronic video scoreboard at the same location.

Let me scroll over to the aerial image and get everybody oriented. So, I think everybody is probably pretty familiar with the property, but obviously the entire Hersey property is outlined in the red border here. You can see the football field in the northeast corner, and then, you know, kind of beyond the north end zone is the location of that existing scoreboard, which again is the same location for the proposed new scoreboard.

So, scrolling forward here, let's stop here at the image of the existing scoreboard. This is 400 square feet with an overall height of 22 feet. Then, in the same location, here is the proposed new scoreboard. This one is 528.3 square feet, so about 128 square-foot larger than the existing, and the overall height is 31 feet two inches, not quite, you know, about nine-foot taller.

Part of the reason for the increase in height is actually the increase in ground clearance. The existing scoreboard is lower to the ground about six feet above grade, and the manufacturer of the new scoreboard recommends 10 feet of clearance. This is for a few reasons: one is for safety to avoid collisions with the, you know, someone playing a sport that might go running into that direction; the protection of the scoreboard itself to avoid damage, getting it up a little higher; and then of course it improves visibility.

So, in general, as far as the code and what we're here tonight, you know, there is a sign variation to allow the scoreboard basically because it's a unique, obviously a unique type of signage request that is just not covered in the Sign Code. So, we have a variation simply to allow the 528.3 square-foot, 31-foot two-inch tall electronic video scoreboard, where scoreboards are not a permitted type of signage, okay.

Then, let me give a little bit of overview, the background. In your packet, the Petitioner did provide a letter that explained some of the background associated with the scoreboard. One of the key things to understand is that this is a district-wide initiative for all the D214 high schools. They've already been installed, very similar scoreboards to this one have been installed at Buffalo Grove and Wheeling High Schools, and installation at the remaining schools are planned to be completed over the next two summers with Hersey and, I believe, Prospect targeting getting it completed this summer.

Aside from just the nice update and modernization that a new digital scoreboard like this would bring to their football facility and their athletic fields, the Petitioner also explained in that letter that this will play a part in their school career and technical education curriculum. So, the scoreboard will be student operated during sporting events which provides an opportunity for hands-on learning for those students to gain, you know, similar real-world experience, doing sideline interviews, live event video coverage, instant video replays. You know, the goal is to have a format that would mirror a professional broadcast journalism, you know, type of work. So, it's not just for the games, but it also does have an advantage for the students which I think is important to consider.

The video portion of the board which, obviously, you can see in the mockup on the screen where the huge image of the players is, you know, the

scoreboard itself actually is technically just the bottom of the whole overall sign, the biggest portion being the video board. The Petitioner explained in that letter that the video board portion, to minimize, you know, the impact of this, is going to be used for varsity athletic events only, including football, soccer, lacrosse and track meets. They report that none of those events run past 10:00 p.m., which is important just to know when is this all going to be shut off in the evenings. So, the intention would be that this video display would be off at all times except for when there's a sporting event happening.

The new video board will have auto-dimming functionality to control the brightness, which is really important. You know, electronic signs like this got a really bad reputation early on because there were just some out there that were super overly bright and very jarring. Now, I don't know if you can even get one without the auto-dimming functionality, but it has a photo sensor so if you have a cloudy day, it will dim it down a bit; if it's a really bright sunny day, it has to brighten up the board so you can still see it. But that's really important so that it will dim automatically based on ambient light conditions to avoid, you know, something that's overly bright.

Also, it will not have sound. They said that the audio will continue to be provided by the existing athletic field speakers which are located near the press box. So, the video board itself is not going to project any new sounds. There's not any speakers associated with this, it's just the display.

During events, the use of the board will include advertisements from local sponsors. So, there is a second variation associated with this item, to allow basically advertising a business or a service that's not located on the same property as the sign. Per code, that's prohibited. So, a variation to allow those off-premise sponsor advertisements is also required as part of this request.

So, Staff's comments about the proposal is that overall, you know, we do not object to the new video scoreboard. Since it is replacing an existing scoreboard in the same location at an existing football field, this isn't a huge change. Use of the video board to display scores, video replays, even the sponsor advertisements, Staff feels it's an appropriate use associated with an athletic field. Staff feels that the impact to the surrounding neighbors should be minimal.

There are some exhibits in the packet that help to illustrate, it's a little difficult to see, but you can take a closer look, but they've illustrated how the visitor bleachers are along the street on the east side of the property, and that's really going to obscure the majority of the view of this scoreboard. It obscures the existing one completely. It is anticipated that the new one might be a little bit visible peeking up above those bleachers, but again, in Staff's assessment, we're not overly concerned about it being, you know, a negative impact.

The design of the scoreboard is nicely done. Let me scroll back to that. Overall, I mean, this would be a really nice enhancement to the dated appearance of what's been there for a while. So, you know, in that regard, it's always nice to welcome improvements like this.

The only comment that we had about the design is, you know,

this is the front of the existing and the rear of the existing, front of the proposed. Then, the manufacturer did provide this image which is a similar scoreboard, but this was anticipated that the back of the proposed scoreboard might look similar to this one which Staff does feel looks a little unfinished, especially considering there are residences to the north that might have some visibility of the scoreboard from the back of their homes.

So, Staff's recommendation would be if they could incorporate some sort of, you know, finished cabinet around all of this. We had some brief correspondence with the Petitioner about that and, considering Hersey's colors with orange and brown, you know, the orange looks great on the front, there's definitely no need for bright orange on the back, but brown would be great. It blends in with nature and to try to make this look a little more finished.

So, that would be our only recommendation. Aside from that, Staff is recommending approval of both variations. We do have a few conditions that we just want to include in that recommendation for approval if the Design Commission agrees. It's really just documenting mostly all the points that the Petitioner and Staff have already discussed about when it's going to be used, that it will be turned off no later than 10:00 p.m. and whenever there is not a sporting event going on. Of course the off-premise sponsor advertisements will only be run on the screen during those sponsored events. It's not something that's going to be up throughout the day or something like that. The auto-dimming technology, no sound, and then the recommendation for the finished panel. That's our comments.

CHAIRPERSON KINGSLEY: Thank you.

Would someone from the Petitioner like to speak on this?

MR. DEMARAKIS: Since I signed in, I'll come up and say a few words. I'm George Demarakis with ARCON Associates. We are the architects for District 214. I'm actually an Arlington Heights resident. I used to, if you looked at that map, our house is looking at the building on my left because I grew up here.

Steve did a great job kind of iterating everything that we needed to say, but I will just kind of piggyback off a little more specifically about the need and the whys. I always say as an architect, we just want to make sure that we have the right reason for what we're doing. Hearing from the District, the initiative that they've put in place, and the board is pretty strong on that, is getting our students career ready, right?

The CTE program is something that's been flourishing for District 214, be it autos, be it culinary, you name it. They've been wanting to make sure they get our students at the high school ready to go right into the real world. I wish I had an opportunity like this when I was younger. But having this as being student run and operated, teaching the journalism, the broadcasting, looking at the instant replays, doing interviews on the sidelines, getting them to understand those real-world activities at a much younger age is a, you know, really great thing that they're doing. That's something that they're trying to push as much as they can throughout all their schools.

So, Steve mentioned that we had already started, the two schools are already in place. This summer is the next two, and we'll be following with Elk Grove and Rolling Meadows next year in hopes to kind of get that

everywhere throughout. But everything that they've put in their recommendation and the caveats that they're putting in there is something that, on behalf of the School District, I can firmly say they agree with and we will accommodate.

I love orange. It made it easy when I went to Uofl because all my shirts were already purchased in high school so I didn't buy anything, but that's it. We're open for questions from both sides and we're happy to be here. Thank you for the opportunity and looking into this in such a timely manner because I know we kind of turned this in pretty quickly. So, thank you.

CHAIRPERSON KINGSLEY: Thank you.

Is there anyone in the audience, the public that would like to speak on this one or have questions?

(No response.)

CHAIRPERSON KINGSLEY: Okay, no one is here to speak on this petition. We'll start with us, the committee.

Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: All right, thank you.

I am in favor of this variance. I think that the only time it would affect anyone is at night, but the lights within the stadium are going to be on anyway. I like that it's going to be turned off at 10:00 o'clock.

I do agree with the Staff's conditions, and it would be nice to have the back look better than is presented tonight. Then, as far as the conditions, I would like to maybe make it open that they could use this during graduation if they chose to. I mean, that could be interesting. That's all I have.

CHAIRPERSON KINGSLEY: All right, thank you.

Commissioner Eckhardt?

COMMISSIONER ECKHARDT: Thank you.

Well, I think the saddlebag use for the student education and development is fantastic. Things that are going on in the schools, this is just wonderful that they can get real life experience and see their stuff on the board. I have no issue with the design.

I agree, the back needs some kind of a, some bright metal. It could be, it doesn't have to be bright orange, but it should be finished a little bit. Also, I support Staff's narrative regarding the rules, and that's it. I'm in favor of it.

CHAIRPERSON KINGSLEY: Thank you.

Commissioner Kubow?

COMMISSIONER KUBOW: I just want to add I agree with the rest of the Commissioners and Staff's report. Just a general clarification. So, we have items 1 through 5 are requirements essentially, we're in agreement. Item 6 is a recommendation, but a question for the Petitioner.

Are you planning to do the back finish? That's a done deal?

MR. DEMARAKIS: Yes.

COMMISSIONER KUBOW: Okay, so I am in agreement to both variances.

CHAIRPERSON KINGSLEY: Okay, Commissioner Bondarowicz?

COMMISSIONER BONDAROWICZ: Same. I have no further comment. I think what everyone said is spot on, and if you intend on doing

something with the back side, I think that's great.

CHAIRPERSON KINGSLEY: Thank you.

My only comment would be the color is black and I think that's great, but if the back is going to be brown, and since the color of Huskies is brown and orange, maybe dark bronze for the frame and for the enclosure might work as well. It's actually real closer, too, from the entire thing. So, that's, I would just say that I think that would be fine, too.

Then, the other thing that, I just need a little, I'm all for this, but just a question about the sponsorship advertising. So, I'm assuming that it's going to be clear what the money is going towards, you know, like is it sponsoring the Boosters or is it, you know, I guess that's kind of weird to say. I'm assuming that, but soccer is going to be different than football. Right?

MR. DEMARAKIS: Yes. Yes, that's correct.

MS. MISTAK: Yes, but we, I don't know if --

CHAIRPERSON KINGSLEY: Sure, if you could just state your name real quickly?

MS. MISTAK: Aneta Mistak, I'm Director of Operations for District 214.

CHAIRPERSON KINGSLEY: Okay.

MS. MISTAK: Thank you for pointing that. Actually, during our board meeting, when we brought that to our board for discussion and approval, since it's such a new thing and we do not have any type of sponsorship to report, all of the money that they will collect by the sponsorship, they will go to improve all of the facilities. Because we have so many needs on the outside, and recently in Buffalo Grove, we did two phases and now we're doing the stadium. We would like to have that in each school so the students from 214, they will have the same opportunity and, you know, to use their fields. Whatever will be collected will go for improvement of the baseball, softball, soccer. We see that we have a lot of needs, that all of the money will go be distributed evenly through all of the sports.

CHAIRPERSON KINGSLEY: Great, and that's how, is that how it's going to be at Wheeling, too?

MS. MISTAK: Yes, that will be Wheeling, that will be also the BG, Buffalo Grove, and Wheeling. In the future, we're trying to get this summer hopefully Prospect High School, and then next summer we will have the Elk Grove Village and Rolling Meadows. Also the same, we are now in agreement with and we have approval by the board that we can display on the fence the sponsors, and that money will go toward the same funds that we will improve the facility outside and inside for athletics and physical education.

CHAIRPERSON KINGSLEY: And maybe the CTE program or whatever you call it.

MS. MISTAK: Yes, especially broadcasting since the students will be highly involved. Yes, definitely.

CHAIRPERSON KINGSLEY: That's awesome. Thank you very much.

MS. MISTAK: Thank you.

CHAIRPERSON KINGSLEY: All right, so I'm glad about that, and I

don't have any other questions.

COMMISSIONER KUBOW: I'd like to make a motion to approve DC #26-030.

CHAIRPERSON KINGSLEY: Thank you.

COMMISSIONER KUBOW: My motion will include the agreement between Staff and the Petitioner on Items 1 through 6 that means they're all requirements, and on, well, No. 6, the recommendation, it's to confirm the requirement, but also that bronze or brown be the color to match the school's color. That concludes my motion.

Motion to recommend approval to the Village Board of DC #26-030 for the following sign variations for John Hersey High School at 1900 East Thomas Street:

1. **A variation from Chapter 30, Section 30-203, *Residential (R) Districts Signage Provisions*, to allow a 528.3 square-foot, 31-foot two-inch tall electronic video scoreboard, where scoreboards are not a permitted type of signage; and**
2. **A variation from Chapter 30, Section 30-102(f), *Prohibited Signs*, to allow off-premise sponsor advertisements on the video scoreboard.**

This recommendation is based on the plans received 4/20/26, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following:

1. **The operation and use of the video board portion of the scoreboard shall be restricted to IHSA-sanctioned home games for varsity-only athletic events, including football, soccer, lacrosse, and track meets. Freshman and JV sports will use the bottom portion scoreboard only.**
2. **The video scoreboard shall be turned off at the end of the sporting event, no later than 10:00 p.m., and will be turned off at all times when not in use for a school event.**
3. **Off-premise sponsorship advertisements shall only be displayed during sponsored events.**
4. **Per Chapter 30, Section 30-705(h)(3), the video board display shall have auto-dimming technology to automatically adjust the brightness to 0.3 foot candle maximum above ambient lighting conditions.**
5. **There shall be no sound emitted from the video scoreboard.**
6. **The back of the new scoreboard will be enclosed with a smooth finished cabinet in a bronze or brown color to match the school's color.**
7. **This recommendation 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 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.

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

COMMISSIONER FITZGERALD: Second.

CHAIRPERSON KINGSLEY: Motion and a second.
Any discussion?

COMMISSIONER ECKHARDT: I have a quick question, and I'm not trying to turn this around a little bit, but the schools are selling advertising. When the racetrack put their sign up on 53, they made a deal with the Village to provide advertising for themselves, and then advertising to support paying for the sign. I'm assuming that the kind of advertising that you'll be selling would be appropriate for the high school audience and the activities that are on the property, not something, are you establishing some kind of a --

MS. MISTAK: Yes. What we decided, we have a lot of sponsoring for athletics sponsors. We have a lot of sponsors that come and support us with the equipment, with the PE clothes, with football, with the goalposts, everything will come from those. So far, they didn't have any other agreement or, you know, petitioners that they would like to, and I know that the administration didn't agree. I know they mostly will come from athletics.

COMMISSIONER ECKHARDT: Yes.

MS. MISTAK: Yes, because that's going to work and we would like to, it's kind of like not only advertising. It's also that the students, they have a local, you know, component that it's advertising, but they are playing. Also, they are using their equipment, they're using the outfits and on and on.

COMMISSIONER ECKHARDT: Okay, I don't need to change the motion. I was just curious to know that that was being paid attention to.

MS. MISTAK: Yes, and we did have that standard, a conversation with our school board before we brought that to them. We had a discussion and then approval, yes.

COMMISSIONER ECKHARDT: Okay.

MS. MISTAK: Thank you.

COMMISSIONER ECKHARDT: Thank you.

CHAIRPERSON KINGSLEY: Thank you.

Okay, there's a motion and a second and, I think, no more discussion? I think we're ready for roll call.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Bondarowicz.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: And Chair Kingsley.

CHAIRPERSON KINGSLEY: Yes.

The motion has passed. Good luck.

MR. DEMARAKIS: Thank you.

MS. MISTAK: Thank you.

MR. DEMARAKIS: Thank you so much.

MR. HAUTZINGER: And I do always just like to remind that you guys are aware that for sign variations, the Design Commission makes a recommendation to the Village Board, so I'll be in touch with you guys to coordinate that meeting in particular as quick as we can.

MR. DEMARAKIS: Excellent, thank you very much.

MS. MISTAK: Thank you.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 6:52 p.m.)

DRAFT

DESIGN

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

COMMISSION

RE: 375 EAST RAND ROAD - DC #25-096
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 19th day of May, 2026 at the hour of
6:52 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JOHN FITZGERALD
TED ECKHARDT
JONATHAN KUBOW
RICH BONDAROWICZ

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: All right, so the next item on our agenda is 375 East Rand Road, DC #25-096.

Staff?

MR. HAUTZINGER: Okay, so I did want to point out actually, just to sort of look ahead a little bit, the following three items, the remaining three items on the agenda are all associated with the same development, but we're going to take them one piece at a time. There's two buildings as part of that development, so we'll look at the architectural review of the first building and have a motion on that one, then we'll look at the architectural review of the second building, and then there's a sign variation package that kind of covers the whole site that we'll go through as the final item.

So, I'll give a quick overview just of the proposed development just for everyone's understanding, and that will apply to the next two items on the agenda as well. I also did want to mention that this project does require Plan Commission review and Village Board approval, so for projects that require Plan Commission approval, the Design Commission will be focusing on building, architectural design, and signage only. So, any other matters regarding like traffic or zoning-related issues, those will be reviewed by the Plan Commission at a subsequent meeting.

Okay, you can see the aerial up on the screen and of course the subject property highlighted inside the red boundary in the center. I just kind of want to show sort of a big zoomed out view here to get a sense of the location and what's around it. Directly to the south, this is the Town and Country Shopping Center. Directly to the north is NorthPoint Shopping Center. Kind of northwest up Rand Road here is the Annex of Arlington Shopping Center, the Arlington Plaza, and then down southwest is Southpoint.

So, this particular property is right in the center of what we've been calling our Uptown Shopping District. It really is kind of the hub of all the largest retail centers in Arlington Heights just as far as surrounding context comes into play here.

Let me scroll forward to the, let me use the aerial image here just to show the existing conditions on the site so everybody understands. Currently, there is the former Pep Boys building kind of on the south end of the site here. The other building on the site is the Suburban Glass I believe it's called.

MR. KATSIAMBIS: Yes.

MR. HAUTZINGER: All right, thank you.

Then there's also a few accessory structures, so the small detached garage storage structures on the site. Not to be confused, the existing Gatsby's Restaurant is abutting that Suburban Glass building, but they are separate buildings on separate properties, and Gatsby's has remained and is not in the scope of this project. So, that's what's there, and let me scroll to the proposed site plan.

So, on the new site plan, you can see that they're proposing to demolish the Suburban Glass building. There will be two new buildings on the north end of this site, this one, and kind of the northeast corner is the Dutch Bros Coffee freestanding new construction building. Adjacent to that, they're anticipating

another fast-food restaurant, but that will be a future review. That's not in the packet tonight, those plans haven't been finalized yet, but just again for your understanding of the overall development, it is anticipated to have that additional brand-new building.

Then, the subject building that we're going to talk about first here is the existing Pep Boys building which is going to undergo a major renovation, actually with demolition of a significant portion of it. The existing building is 20,480 square feet. The proposed renovation, it will take off the kind of covered loggia area on the north end of the building, a portion of the east end of the building, and a portion of the south. So, it will be reduced from 20,000 square feet down to about 11,000 square feet.

Since they're taking off that portion of the building, it is going to be a brand-new facade, which is nice. They have the ability to design and build that facade brand new which, interestingly, it's a little confusing because the existing shows this kind of corner tower feature and which at first glance you would think this is a renovation of that tower. But this is actually, on the top image of the existing building is going to be completely removed and a similar feature will be built on for the new building and that's what you see below, obviously converting it to a multi-tenant retail building. The expectation is to have a bank with a drive-through on the south end here. That's what this canopy is for.

The new building facade will have a nice mix of materials including brick, stone, EIFS, there's faux wood siding that Staff feels all work very well together. The design is also broken up nicely with the varied parapet wall heights as well kind of the jogs in the exterior wall. So, Staff feels they've done a nice job with kind of articulating that building and creating a nice-looking, attractive building.

The only concern that Staff had about the design is that on this north wall, you can see the rendering of the existing building, all the columns and the covered area will be removed, but the existing brick wall beneath that is going to remain, which is shown here on the new building design. So, this wall here is going to be existing brick with some of the openings in-filled and then painted. The rear wall of the building will also be painted brick, but again, since this is all being completely removed and pushed back, this is a new wall with new face brick.

It's not a huge concern, but thinking about, and it's nice that the new face brick wall is the one that's facing Palatine Road, it's the most visibility, but as you go through the site, you are going to see this side as well. So, there's a little bit of a mis-match between a nice new face brick wall and then a painted brick wall.

Whether or not that's a big concern, we'll leave that up to the Design Commission to evaluate that one detail.

Aside from that, Staff has no comments about the architectural design. We think they did a great job. Obviously, there's placeholders on each of the tenant spaces for signage. This building is nicely designed for wall signage.

Rooftop mechanical equipment, we always look to make sure that's going to be screened. In this case, the parapet walls are not tall enough to screen the equipment, but they did include on their plan, on their roof plan, you can

see with this dashed line that they are going to have some freestanding screens that wrap around the back and sides of the anticipated mechanical equipment on the roof, which is a nicer way to do it than individual screens on each of the units which can start looking a little cluttered.

This is like a nice balanced layout, so that should look good. It's going to be a corrugated panel screening. The only thing that wasn't indicated is what the color of that is going to be, small detail. The Staff, we're recommending either matching the brick wall or the metal coping, I mean, it would be just a little detail that the Design Commission can cover.

Then, finally, the trash enclosure which is to the north of the building on the site, I'll get back to that site plan. Trash enclosure will sit over here adjacent to the new building, and the drawings of that look very nice, using stone and brick from the building. So, no comments about that, that looks nicely done.

Overall, Staff is recommending approval of the design, just with the comment about evaluating the mismatched two sides between the face brick and the painted brick, and then also to clarify what's the color of that rooftop screen going to be. Otherwise, we recommend approval.

COMMISSIONER KUBOW: Steve, can you possibly go to the site plan? I know north seems to be kind of the recommendation here. Is it just there?

MR. HAUTZINGER: What is it?

COMMISSIONER KUBOW: Or is it the south and west for the recommendation on determining if the painted brick wall in the north elevation is acceptable? Is it just north or are you saying south and --

MR. HAUTZINGER: They're proposing it on the north and then also on the west. Staff is not raising any concern about the back side of the building being a painted brick. We're just wondering if having a painted brick wall on the north and then a new face brick wall on the south, they're just going to have a little bit of a different appearance obviously with mortar joints in the new brick wall that would be painted over in the existing wall.

Does that clarify it?

COMMISSIONER KUBOW: Yes, it does. Thank you.

CHAIRPERSON KINGSLEY: Thank you.

Would the Petitioner like to come up and speak?

MR. BARAD: My name is Ben Barad; I'm with Core Acquisitions, the developer. On this kind of part of the project, I don't have too many comments, I'll just note we're dealing with the next three parts. I also I wanted to come up and introduce myself, I'm with the Developer. Here we have Jim, our Architect on this multi-tenant building. Liz is our Architect with the Dutch Bros that's coming up. Then, Ian, our Engineer, is here as well to kind of just help and answer any questions that you guys might have.

With the screening, I know there was some question about that. We have the, it's the metal curbing?

MR. HAUTZINGER: Yes, the screening for the RTU units. We would just recommend matching the metal coping with the building which is like a dark bronze.

MR. MIKULSKI: I think that's a good decision.

MR. HAUTZINGER: Yes.

CHAIRPERSON KINGSLEY: Okay, thank you. If you could just state your name.

MR. MIKULSKI: Yes, Jim Mikulski, PFDA Architects.

CHAIRPERSON KINGSLEY: Okay, thank you. It's just for our record. Thank you.

MR. MIKULSKI: Sure.

MR. BARAD: Thank you.

CHAIRPERSON KINGSLEY: All right, so is there anyone in the audience that would like to ask questions or be heard on this petition?

(No response.)

CHAIRPERSON KINGSLEY: No, there's no one. We'll start with the Commission.

Commissioner Eckhardt?

COMMISSIONER ECKHARDT: Thank you.

The wood grain material, is that a metal panel that's rendered to look like wood or is it; what is that?

MR. MIKULSKI: It is a composite wood, sort of like a lot of Starbucks that you see around the area, they're utilizing the same kind of material. So, it's just like a wood composite.

COMMISSIONER ECKHARDT: Wood composite material, okay.

MR. MIKULSKI: Yes, it's not metal.

MR. BARAD: We actually, we have a material board with the physical materials.

COMMISSIONER ECKHARDT: Generally we see those. Could you bring it over?

MR. BARAD: Yes.

COMMISSIONER ECKHARDT: That would be great, thanks.

MR. HAUTZINGER: Sorry for the interruption, but did you both sign in? I just want to make sure for the minutes. There's a sign-in sheet there, just before you begin, so --

MR. MIKULSKI: Yes, I can do that.

MR. HAUTZINGER: -- that we can get your names into the record. Thank you.

MR. BARAD: Yes.

COMMISSIONER ECKHARDT: So, the wood in that sample is coming off a little lighter and a little yellower than what this exhibit looks like. Maybe it's just me.

Okay, well, I don't, I mean, I think it's a nice design. I like the five elements. When I'm looking at the rendering, I see the paint sample is not bright white which I was concerned about, that it would really stand out if it were bright white, but is that EIFS between, on the upper band, that's the EIFS?

MR. MIKULSKI: That's right, yes.

COMMISSIONER ECKHARDT: Yes, the EIFS-1, okay. That was one of my concerns. I do believe that the north elevation does need to be fenestrated with a more novel material than just paint. It's really facing, you know,

the road. You've got two elevations, and so I think I'd like to hear my colleagues come in on that, but when we look at that elevation, right there, Steve, thank you. Hold that one. Something, that needs a little something, you know. I'm not sure what, but it needs something.

That's really all I have for the moment. I'm supporting the project, but that one elevation, per Staff's comments, needs something. That's all for now.

CHAIRPERSON KINGSLEY: Okay, thank you.

Commissioner Kubow?

COMMISSIONER KUBOW: I generally agree with what Staff has recommended, same with Commissioner Eckhardt, but I don't mind that north elevation. I think it's nice, it's clean. I don't know what I would recommend. I think generally I'm fine with it.

I also commend you guys for keeping the existing building and renovating it. I think it's a huge, huge improvement on what has been, like what has been a bit of an eyesore for the Village for a long time. So, to see some improvements there is going to be great for the community, but generally, I approve of what's been proposed.

CHAIRPERSON KINGSLEY: Thank you.

Commissioner Bondarowicz?

COMMISSIONER BONDAROWICZ: So, the brick walls that you're specifying Alpine Ridge, are those, where are those walls?

MR. MIKULSKI: So, you see the BRK-1?

COMMISSIONER BONDAROWICZ: Yes.

MR. MIKULSKI: So, that brick wall is going to be the new south facade behind the decorative corner as it wraps. Then the north is what we're essentially going to try to match that color with new paint over the existing wall.

COMMISSIONER BONDAROWICZ: Got it, because that Alpine Ridge is, that actually is not a solid color, right? That brick actually --

MR. MIKULSKI: Yes, it's kind of, yes, it's more of a textured, kind of like a velour.

COMMISSIONER BONDAROWICZ: So, because, but are you thinking that you're just going to paint like a solid paint or you're going to have a company do a finish on it where you're doing like a staining of the brick?

MR. MIKULSKI: It would just be like a Le Sourire paint over the existing brick, yes. That was our intention, yes.

COMMISSIONER BONDAROWICZ: So, one of the things that can be done with that is that you can use like a NOCO company, right? You guys have probably heard of them, where they can come out and actually stain the brick and get a little more texture to it instead of just being solid paint, and get it a little bit closer to that brick so that it doesn't look like there's just a painted wall in the back of it. I'm not thinking about the cost of that of course but, you know, it's just, it will look a little more consistent.

So, the wall panel product, the bamboo product, is that acting as a rain screen? Like what's it doing? Is that what you're waterproofing is, or is there something behind it?

MR. MIKULSKI: There's going to be something behind it, too, yes. Typically, they'll have, you know, a membrane behind that, and then we'll start framing behind it with the, you know, the moisture resistance barrier and that's attached to the outside of it. It's all weatherproof though, yes.

COMMISSIONER BONDAROWICZ: Yes, the other Commissioners, I don't know if you've noticed what's going on with these composite panels like on the Starbucks, they're shrinking, they're cracking, they're gapping. They actually don't look great after a fairly short period of time. There's the Starbucks, well, there's a couple of them and, you know, they did them vertically, they didn't do them horizontally, but what's happening in-between the boards is they're acting more of a rain screen instead of something solid. Then what's happening is that they're shrinking and they're just, I mean, they just don't look good after like five years. I'm not saying that that is that kind of a product, that I would strongly suggest that you find something premium to deal with that situation because that's a pretty important element then.

MR. MIKULSKI: Yes, that's surprising because, yes, Starbucks, I mean, they've been utilizing that for the last handful of years without any issues.

COMMISSIONER BONDAROWICZ: Not yet. Well, if you look at, like there's a Starbucks in Mount Prospect that's right on Rand Road that's not too far from here, if you go cruise the drive-through, it's gapping like crazy. But I think it's installed vertically so it's more of a rain screen and there's waterproofing behind it.

MR. MIKULSKI: Yes.

COMMISSIONER BONDAROWICZ: That's why I was wondering if that is more of a direct waterproofing because this is going to be up for the next 20-30 years. Yes, but that's more of a product detail. My only suggestion would be that that brick wall to the north is not just a painted brick, that it's addressed to try to look like the other brick as close as possible so that there's some consistency, because I think, I've actually used that Alpine Ridge product and it has more of a mottled finish. It's not just like a solid color, right?

MR. MIKULSKI: Right. Yes.

COMMISSIONER BONDAROWICZ: So, to try to achieve it so it just doesn't look like you just painted a wall on that side, right, because you're going to have the same thing on the back I believe, right?

MR. MIKULSKI: Yes, that's the northern and then the western, yes, we're going to, our intention was to have the same look. So, yes, whether we're painting or staining, we should keep that consistent.

COMMISSIONER BONDAROWICZ: That would just be, my only suggestion is that instead of a solid paint, is that we get as close to that brick as possible. If it means that it's a process of staining the brick and getting a more consistent look just so that it doesn't look you glued on a painted box.

MR. MIKULSKI: Sure.

CHAIRPERSON KINGSLEY: Okay, nothing else?

COMMISSIONER BONDAROWICZ: I don't have anything further.

CHAIRPERSON KINGSLEY: Okay, thank you very much.

Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: Overall, I like the project. I like the idea of staining, and I'm also okay with the idea of painting. I will tell you that I am concerned of the lack of just architectural interest on the painted version for the right side of the north elevation. It just seems like it just stops.

Is there landscaping there at all or anything to give you some value or just a block of brick wall?

MR. MIKULSKI: That's going to be the sidewalk up against the building if I'm not mistaken. Yes.

COMMISSIONER FITZGERALD: Well, I do have a concern that there's just, it looks like the back of the building when you're pulling in. Then, going to the south elevation, is there anything to soften the left side of this wall where somebody near it will be, again that looks like it should be the back of the building when it's really going to be part of the front. That's the part that faces south, right? So, that faces Palatine Road? So, to me that's a front of the building and that needs something. That's all I have.

CHAIRPERSON KINGSLEY: Thank you.

So, I think I agree with most of the Commissioners. I think it's a really nice project. I'm delighted that you guys are using the existing building and going from there.

I do agree about the bamboo or the composite material for the wood. I have a little hesitation with that. Have you used this material before in other projects like this?

MR. MIKULSKI: Yes. Yes, we've used it on all of the Starbucks that we've done, about five or six of them. We haven't had any issues up to this point.

CHAIRPERSON KINGSLEY: So, it's a tongue and groove like this one?

MR. MIKULSKI: It's a tongue and groove just like that, yes.

CHAIRPERSON KINGSLEY: Are the corners mitered?

MR. MIKULSKI: Usually there's a finished piece, there's a finished piece at each corner for like an outside corner as you got them up.

CHAIRPERSON KINGSLEY: Yes, and --

MR. MIKULSKI: Yes, so it's --

CHAIRPERSON KINGSLEY: -- from what I can tell from the renderings anyway, it just looks like it might be mitered. Steve, if you could pull up the west elevation? You can see how the parapets when they return, you can see the wood turning there. So, you'd, say on the right and left side, you're going to have a little piece of return there, right?

MR. MIKULSKI: Yes, there's going to be a receiving channel, like a corner element for each one of those. That's usually how they turn the corners on those.

CHAIRPERSON KINGSLEY: Like aluminum?

MR. MIKULSKI: It will be the same material as that typically.

CHAIRPERSON KINGSLEY: Okay, and then what's going to be on the back of these? Is that just the roofing material?

MR. MIKULSKI: That's just the roofing membrane, yes, going up, yes, but those two on the sides are the return walls back to the roof. So, from the

side, you know, you won't be able to see that white membrane that's going up.

CHAIRPERSON KINGSLEY: Yes. I'm a little concerned with on the right side here, because on the right of the screen as we're looking at the west elevation, that is Rand Road, and you'll be able to see that edge. I'm thinking about at least returning that parapet, the thickness that you've returned the stone on the face.

MR. MIKULSKI: I see what you're saying.

CHAIRPERSON KINGSLEY: Just so that there's some depth to it. I understand the other ones are going to be far enough away, but on that one I think returning it. If you say that the corner is essentially, you know, it blends in, I'm okay with it and you've used it before. I'm just not familiar with it.

The way that it meets the stone, I guess it's this gray concrete? No. Is that the coping? No, this is the coping, a precast coping that it sits on, correct?

MR. MIKULSKI: The precast stone is at the base of the building, so we have the stone, so there's going to be that stone cap.

CHAIRPERSON KINGSLEY: Okay, so then what's the -- I'm sorry, could you go to the front elevation, Steve?

MR. HAUTZINGER: Sure.

CHAIRPERSON KINGSLEY: What's under the wood, what's the material there?

MR. MIKULSKI: That's just an EIFS material like a band, yes, underneath that.

CHAIRPERSON KINGSLEY: Okay, so there's two places, three places where the EIFS is. It's over the canopy where it says Exit. Then that's what I would call like the coping of the stone piers, and then also in the two panels, the signage.

MR. MIKULSKI: That's right, and the coping at the wood material at the top.

CHAIRPERSON KINGSLEY: So, that cornice is all EIFS?

MR. MIKULSKI: It's all EIFS, you have the projection, and then you have the metal coping over it.

CHAIRPERSON KINGSLEY: Okay. All right, I was hoping that that was, the stone just would I think dress it up a little bit.

Then, there's a comment in here about thin brick. So, this darker brick, the piers, the Black Forest, is that, is it thin brick all over, or is it --

MR. MIKULSKI: The stone on these piers, these are essentially going to be like plant-on piers. There's an existing masonry wall along that where the service bays were. So, we're going to have like plant-on piers at each one of those locations with the thin stone. Then the brick on the south facade, that's all going to be just a full utility size, because that's going to be a brand-new wall.

CHAIRPERSON KINGSLEY: Okay, so then those piers and the base and all that, okay.

MR. MIKULSKI: Yes.

CHAIRPERSON KINGSLEY: So, when you turn the corner and the thickness of those piers, are those going to be mitered or are those going to be a

unit where you can see so it looks like an actual full depth brick?

MR. MIKULSKI: No, those there, those are probably going to be either mitered or there's going to be kind of stepped in. There's an eight-inch or 12-inch return at each one of those piers.

CHAIRPERSON KINGSLEY: I think, for me, I have a hard time with that personally. I would really like that to be the, I know it gets a lot more expensive, but to get the units that make it look like it's full brick, especially since you're going to have full brick on the other side.

MR. MIKULSKI: Well, that particular material, they actually do have, certain pieces are cornered like you're saying.

CHAIRPERSON KINGSLEY: Yes.

MR. MIKULSKI: Then there's other underneath that will just be, you know, so it actually looks like an actual, you know, brick in the return corner there.

CHAIRPERSON KINGSLEY: Yes, it looks like it.

MR. MIKULSKI: Yes.

CHAIRPERSON KINGSLEY: As long as there's no mitering, I'm okay with it.

MR. MIKULSKI: Yes. No, there's not, their material and the typical way that they install that, it won't look mitered.

CHAIRPERSON KINGSLEY: Okay, well, we can put that in the minutes then.

MR. MIKULSKI: Sure.

CHAIRPERSON KINGSLEY: That will make me feel better if those returns will look like full depth masonry.

MR. MIKULSKI: They will.

CHAIRPERSON KINGSLEY: Thank you.

I guess my other comment that I have is the coloring of that. It would probably just be a recommendation, but I, too, feel like that wood color is a little bit light. I also pause a little bit about, you have almost like two different palettes going. You have a warm palette, the wood and the dark bronze in the storefront and the canopy, and then the brick walls, the stone, and the metal coping and other dark-colored gray, they're all a cool color. So, I don't really care which way you go, but I think they should all, the brown should become a gray, or the gray should become a brown. Then I would just consider making the wood a little bit darker.

MR. MIKULSKI: Yes. That particular manufacturer has quite a few different color options, so we can certainly look into that.

CHAIRPERSON KINGSLEY: Okay, thank you. So, those are my comments. One quick thing, I do agree with Commissioner Fitzgerald about the west side of the south elevation, that the portion that doesn't have a canopy over it, it seems like it needs a little attention where those meters are.

COMMISSIONER ECKHARDT: Madam Chairperson, may I have a round two?

CHAIRPERSON KINGSLEY: Yes. Yes, you may.

COMMISSIONER ECKHARDT: Thank you.

Correct me, I want to make sure I'm looking at the same

image. I have this on my screen which is the 3D. I think that's the side elevation north?

MR. HAUTZINGER: Yes.

COMMISSIONER ECKHARDT: Okay, so I'm looking at this rendering and I'm seeing, I did a doodle sketch here, so there seems to be a potential direction where you could colorize or treat the top part and the bottom part differently because I think that elevation is a key part of the corner of the building. So, one, you could paint the top similar to the light-colored wood, and the bottom, you know, you could paint just so it's two colors, or you can run some wood across the top and paint the bottom. But it looks like the side of a warehouse to me, and I understand it's a large-scale brick, economy brick or something, but you're in-filling the two holes there. I can't tell if the brick is being fingered, you know, so it looks like a monolithic wall.

I just think it's, as Commissioner Fitzgerald's concern about this elevation to the south, I'm concerned about the north one, they both face streets. I think there needs to be some design work done particularly on the north. It doesn't have to be the whole thing, it could be the first half, but it needs, there's substantially more exposed that's flat and monolithic and uninteresting and unremarkable than the portion that you've designed so nicely at the retail windows. So, I've got a problem with this.

MR. HAUTZINGER: I just want to, excuse me, clarify one thing. When you said that the north wall faces the street, and it's not that you won't be able to see it at all, but it is set back quite a distance from Rand Road and there will be a building between it and the road. I mean, the south elevation will definitely be highly visible from Palatine Road, and those meters are a concern. I actually overlooked that; I didn't notice that detail on there, but I wanted to make sure that you are oriented okay, and if you're concerned about the view back --

COMMISSIONER ECKHARDT: Well, I understand it's tucked around the corner, Steve, but I still think it's facing, you know, facing the other building, it's facing the parking lot.

MR. HAUTZINGER: It's facing the inside of the circulation of the overall property.

COMMISSIONER ECKHARDT: And if you go back to that elevation please for a moment?

MR. HAUTZINGER: Sure.

COMMISSIONER ECKHARDT: Please.

MR. HAUTZINGER: Yes.

COMMISSIONER ECKHARDT: There.

So, you've got three modules. You've got the finished end, and then you've got two modules, I don't know if it's broken up by an expansion joint maybe or what, I don't know what that line is, it's a gutter maybe. I don't know what it is.

MR. HAUTZINGER: It says reveal.

COMMISSIONER ECKHARDT: It's a reveal. So, there's three elements there. I think that middle element needs to be improved to look like it's a finished part of the building.

MR. MIKULSKI: Well, we could also, as we're showing on the south facade there, the stone base that goes the full depth of the building, we could go ahead and do that on the north side as well to kind of break it up a little bit. Steve, that stone base going all the way to the back, right. Then at the top adjacent to the wood paneling, we could also have just an EIFS, you know, just an inch-and-a-half EIFS over the existing brick that we have, yes, as well.

COMMISSIONER ECKHARDT: Okay, and what should the color, what is the paint color that's going to be on that from this guy here?

MR. MIKULSKI: Yes, that's going to be matching that Alpine Ridge brick sample.

COMMISSIONER ECKHARDT: Oh, that. Okay, so that's --

MR. MIKULSKI: Yes, kind of a grayish --

COMMISSIONER ECKHARDT: Okay, so that's going to be that kind of warm gray-brown color. So, you're proposing to tie this together running where it's going at the bottom similar to the south elevation and along the north?

MR. MIKULSKI: That's right.

COMMISSIONER ECKHARDT: Okay, I'm warming up.

MR. MIKULSKI: And then along with that, also we have the EIFS at the top of the building. We could have an EIFS band as well in line with the top of the canopy.

CHAIRPERSON KINGSLEY: And you would take that how far did you say?

MR. MIKULSKI: Well, I think if we did it that way, it would only, you would have to probably the entire depth of the building.

CHAIRPERSON KINGSLEY: So, you're, currently right now, you are talking about having a base, like the stone base and then having an EIFS upper and then painted brick in the middle?

MR. MIKULSKI: That's right.

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER FITZGERALD: Can you say that again? I kind of lost you there.

MR. MIKULSKI: Sure.

COMMISSIONER FITZGERALD: So, you're thinking the very top, or are you thinking of adding that where the line is in the middle? Is that what you said?

MR. MIKULSKI: At the top of the canopy above the storefront is the idea that the white --

COMMISSIONER FITZGERALD: This?

MR. MIKULSKI: Yes, right there. So, take that all the way back. Everything above there to the coping would just be an EIFS skin coat essentially that would match that color right there. Yes, that's right.

COMMISSIONER FITZGERALD: Okay, I think that's interesting. I was also wondering although there won't be any signage there, would it be ridiculous to put a couple of lights, gooseneck lights?

MR. MIKULSKI: Just like a decorative light you mean?

COMMISSIONER FITZGERALD: Just have decorative, and have

them operational, but --

MR. MIKULSKI: Because we are showing the wall pack lighting, but you're talking about something a little bit more decorative?

COMMISSIONER FITZGERALD: Well, so to me, the east elevation which does not face a street I really like. If we can just put any elements of that around to the sides or the front, I would like it, but --

MR. MIKULSKI: Okay.

COMMISSIONER FITZGERALD: -- what do the rest of you feel about it?

COMMISSIONER ECKHARDT: Agreed.

COMMISSIONER KUBOW: Right.

CHAIRPERSON KINGSLEY: I, too, but I think that it almost needs to go farther because most of the visual is going to be, you know, higher up. It's not going to be, I mean, I like the base that you're talking about, but I think most people wouldn't see, there'll be cars and stuff there. They're going to see, you know, three to five feet up on the wall. If you look at the east elevation, you've got complexity to it. On the south and the north, it's just on the corner, right?

So, I don't know if, you're not going to build a tower again on the right side of the north elevation because it's probably cost prohibitive and it's too much I think.

COMMISSIONER FITZGERALD: That's also existing brick you're painting, right? So, you are trying not to do anything there except fill it in and paint.

MR. MIKULSKI: That's right.

COMMISSIONER FITZGERALD: Do you have to fill it in? Do you have to fill it in with brick?

MR. MIKULSKI: The existing storefront openings?

COMMISSIONER FITZGERALD: Yes. Any idea there?

MR. MIKULSKI: Well, let's see, what tenant was that? What tenant is that? There's an opportunity, we'd have to have conversations with --

MR. BARAD: The tenant and see.

MR. MIKULSKI: And see what their interior layout will be and if that would be able to accommodate them.

COMMISSIONER KUBOW: You would just be losing a ton of square footage, right?

COMMISSIONER BONDAROWICZ: Well, there's, it might have windows and --

MR. MIKULSKI: Square footage wouldn't be impacted.

COMMISSIONER BONDAROWICZ: Windows where they don't want them.

MR. MIKULSKI: Right.

COMMISSIONER BONDAROWICZ: So, I have a question about what you're talking about applying. If you would apply, you know, essentially that wainscot, are you talking about something that is like the thin stone that goes right on the surface? Because you don't have any room.

MR. MIKULSKI: Right.

COMMISSIONER BONDAROWICZ: Obviously, you don't want to

tear down this wall.

MR. MIKULSKI: Yes.

COMMISSIONER BONDAROWICZ: And then build a wall, right?

MR. MIKULSKI: Right.

COMMISSIONER BONDAROWICZ: So, whatever you're going to do, you want to apply it over the wall, right?

MR. MIKULSKI: Sure.

COMMISSIONER BONDAROWICZ: So, you're going to have kind of a funky condition though if you apply something as a wainscot up to a certain point, right?

MR. MIKULSKI: It would have to be mortared directly to the existing brick.

COMMISSIONER BONDAROWICZ: Yes, I mean, you're going to have a joint, you know, you're going to have a maintenance potential thing, too, right? Is your, I'm going to ask the architects on a suggestion of what could be added to the wall or applied to the wall or like a metal trellis. I know we don't have any, there's no planting area in front of there to grow anything, right? Because the concrete goes right up against it. It does not appear, right, the sidewalk goes up against it. But even if it was, something that looked like anodized steel frames that gave you the visual to break up the wall, but painted behind it, you know, applying something to the base and having a mortar joint or a caulk joint and an EIFS, like you said, it may not be enough, but maybe something that would help break up the wall. I mean, you know, it's just got to go with the style.

CHAIRPERSON KINGSLEY: Yes, like even just putting awnings, two more sets of awnings on there --

COMMISSIONER BONDAROWICZ: Yes. Yes.

CHAIRPERSON KINGSLEY: -- and a painted square.

COMMISSIONER BONDAROWICZ: Yes.

CHAIRPERSON KINGSLEY: I don't know; that's probably a bad idea.

COMMISSIONER BONDAROWICZ: Well, you know, very often a metallic decorative frame would be attached to the wall with some sort of a stanchion, right, that would give you a trellis to grow something on. You don't have any planting area there, right?

MR. MIKULSKI: No. No, that's a sidewalk up against the building.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: Could I jump in?

CHAIRPERSON KINGSLEY: Yes.

MR. HAUTZINGER: You know, I appreciate all of the discussion and suggestions. Personally, I think just, you know, I am seeing now that the north elevation is really lacking compared to the south elevation. If that stone base could be added to the north, I think personally that would be a really nice move to enhance that north elevation.

Then, your comment about the EIFS, I wouldn't want to necessarily see the brick replaced with EIFS. I think that's a downgrade, especially the face brick on the south, because I also wouldn't want to see this become more

and more of a mismatch between the north and the south. I think it's important that these two, whatever you do on the north I think you'd want to do on the south. The goal is for it to be like a cohesive-looking building.

If you want to do something with a band, this thin gray band, if just that band continued through just as a trim piece and do the same on this side on the south, so then both sides are going to be a brick wall with a stone base, a thin kind of accent band, and then the NOCO would be a huge upgrade instead of just a monochromatic paint. I think you'd have a nice-looking design. It is the side of the building.

Of course, you can go further with false storefronts and awnings and gooseneck lightings and all that. I don't know that it's really warranted personally. But I guess I just wanted to reiterate, whatever you decide to do with the north, I think you can't forget about the south. I think it's important that those two stay relatively similar.

CHAIRPERSON KINGSLEY: I'm not sure about the EIFS coping that goes --

MR. HAUTZINGER: Trim piece?

CHAIRPERSON KINGSLEY: Trim piece.

MR. HAUTZINGER: Yes.

CHAIRPERSON KINGSLEY: How would that work?

MR. MIKULSKI: Well, I mean, it would just be attached directly to the masonry, it would be a detail. I mean, the stone base I don't think would be an issue at all, installing that directly to the masonry. It would just be like the thin stone detail that you see quite often. Maintenance might be a concern.

COMMISSIONER BONDAROWICZ: Sure, you could figure that out, right? We don't have to --

MR. MIKULSKI: Yes.

CHAIRPERSON KINGSLEY: What about stone instead of the EIFS on the storefronts? What if you do the stone around an upper instead of EIFS?

MR. MIKULSKI: Stone up above as well?

CHAIRPERSON KINGSLEY: Yes.

MR. MIKULSKI: I don't know, it might clash a little bit. I mean, just having stone, so essentially the same stone base and then the brick in the middle and then more stone on top?

CHAIRPERSON KINGSLEY: Just the stone coping. I'm not trying to mount, you know, instead of being an EIFS trim, be the cast stone trim.

MR. MIKULSKI: Oh, you're almost at the, well, the attachment would be the difficult part there because you actually have a solid precast stone material that you're going to be integrating to an existing masonry wall. So, that's a tricky detail.

CHAIRPERSON KINGSLEY: Okay.

MR. MIKULSKI: The south wall is not an issue because that's all new, so having that precast like you're saying as part of the wall assembly, that's fine. The north elevation though, that's an existing wall.

CHAIRPERSON KINGSLEY: Right.

MR. MIKULSKI: Which is a different situation.

COMMISSIONER FITZGERALD: And what did you think of the idea of the metal grid? I would be actually okay with just maybe two metal grids and no stone on the bottom. I don't think you need plants to make it look like there's a trellis or, just an architectural interesting metal work.

MR. MIKULSKI: So, you're just talking about a decorative metal vertical trellis and, you know, split --

COMMISSIONER FITZGERALD: Something that Staff has to be okay with.

COMMISSIONER BONDAROWICZ: As long as it matched the bronze anodized of the windows and have kind of a, you didn't change the vibe of the building, you're just creating sort of a false window look. It's probably less expensive than doing all this other work.

MR. MIKULSKI: True.

COMMISSIONER BONDAROWICZ: Right? And you could do three lights instead of two, right, for --

CHAIRPERSON KINGSLEY: And then how would you do that on the south with the meters? The south wall?

MR. MIKULSKI: Well, would we keep the stone on that base on the south elevation? Like, you know, he was saying, we kind of want the north elevation and the south elevation to kind of be the same. So, if we're not going to have the stone on the north which is this trellis element, I would almost rather have that on the south elevation as well and omit the stone base that runs the entire depth of the building.

CHAIRPERSON KINGSLEY: Okay, then if you did that, then where would the trellis or the metal panels go?

MR. MIKULSKI: Well, we would have to take a closer look at that --

CHAIRPERSON KINGSLEY: Okay.

MR. MIKULSKI: -- to see visually what makes the most sense.

COMMISSIONER FITZGERALD: On the north, is that gutter in the middle staying? The line of reveal, is that what it says?

MR. MIKULSKI: Yes, I think that's the existing control joint.

COMMISSIONER FITZGERALD: That's not a gutter, that's just -- okay, sorry. Well, I'd be in favor of the metal pieces approved by Staff.

CHAIRPERSON KINGSLEY: How do you feel about the base?

COMMISSIONER FITZGERALD: Well, on the north, for me, if there are cars there, it's going to be like you're not going to see it.

CHAIRPERSON KINGSLEY: But you want to keep it on the south?

COMMISSIONER FITZGERALD: I would be open to that, and I would be curious to hear what you guys say because you have the meters which the meters are not in our renderings, but you have the meters, they can play with those grids to kind of take the attention off of that.

CHAIRPERSON KINGSLEY: Anyone else?

COMMISSIONER ECKHARDT: Well, I like Petitioner's concession to add the stone wainscot on the north and maybe continue the EIFS banding to break up the height and paint it, and I would be okay with that direction. I think adding grillage is a little bit, you know, contrived. I mean, if we put grillage on there,

then you should put some little lights on it, I mean, it gets out of control.

But I like, I think the big palette needs something on it and I like the wainscot. I appreciate Commissioner Fitzgerald's thoughts that cars would hide it, but it's still going to be seen. I see it right now, you know. Sorry, you've sabotaged your own presentation with your rendering.

But I like adding, I hate to use this word, but I think it needs to be decorated and I like the idea of the stone coming like on the south so it's matching. The top part, if you feel like you want to continue the EIFS banding, that's easy to add, too. Really it's a simple detail, not very expensive. There's always, you know, then you can look at it later and come back and go, you know, we decided we really want to add EIFS on the top portion with some color to band the whole thing, but in a full-scale mockup, you can look at that later.

But I think to get you out of here, then that's more of --

CHAIRPERSON KINGSLEY: They're the same color, the EIFS and the paint for the brick, correct?

MR. MIKULSKI: That's right, yes.

CHAIRPERSON KINGSLEY: So, you're not going to see much difference other than texture.

MR. MIKULSKI: Yes.

COMMISSIONER ECKHARDT: I think the brick is, now the EIFS is that light color and then the brick is matching the brick, right?

CHAIRPERSON KINGSLEY: On the north elevation it's painted.

COMMISSIONER ECKHARDT: It's painted and that color is matching the brick I thought he said.

MR. MIKULSKI: The paint is supposed to be matching the brick.

COMMISSIONER ECKHARDT: I'm sorry, I think --

MR. MIKULSKI: You're right, yes.

MR. HAUTZINGER: The drawings call for the north existing brick wall to be painted to match the new brick wall on the south.

MR. MIKULSKI: That's right, the BRK-1.

COMMISSIONER ECKHARDT: Okay.

CHAIRPERSON KINGSLEY: So, it just, but the brick isn't all one color, so what paint are you painting it?

MR. MIKULSKI: A gray color that's --

COMMISSIONER ECKHARDT: That matches that --

CHAIRPERSON KINGSLEY: One of those grays that's the brick, okay. So, it's not white, it's a gray.

MR. MIKULSKI: That's right, yes.

CHAIRPERSON KINGSLEY: To match Alpine Ridge.

MR. MIKULSKI: Kind of a light gray, yes.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER KUBOW: I agree with Commissioner Eckhardt. I think that's the simplest, most elegant approach. I like the idea of adding some type of like metal panel feature, but I agree that it could look a little tacked on. I think Commissioner Eckhardt's recommendation seems to be the most consistent north and south and the simplest. That could pretty much get to where we'd like

this to go.

CHAIRPERSON KINGSLEY: I have a quick question for you, Commissioner. So, the stone base on the north, the painted brick, painted or stained, and then a row of EIFS that lines up with the EIFS's on the main front of the building, and then on the south, there's no changes, or do you want a trim piece on the top that is either EIFS or stone that continues that line across, or are we not doing anything to that elevation?

COMMISSIONER KUBOW: Okay, does that continue above that awning, or that --

COMMISSIONER ECKHARDT: The canopy I think is a big element.

COMMISSIONER KUBOW: The canopy.

MR. MIKULSKI: I almost think that the south elevation, providing more EIFS at the top there would probably be a disservice because it is going to be a new, more decorative-looking brick that we're putting there because it's a brand-new wall essentially. So, why take away from the texture and color of that brick?

CHAIRPERSON KINGSLEY: Yes. Yes.

COMMISSIONER ECKHARDT: I agree with the architect of record.

CHAIRPERSON KINGSLEY: I would rather see, if you did it there, that it be the stone, and on the north if you did it, that it be EIFS. As you had said, it would be too hard to do the stone. That's all, but if you do one on the south, I think it has to be the precast.

COMMISSIONER FITZGERALD: Are you allowed to move the electric meters around the side to the west, or is there a problem with that? Are they gas meters?

MR. MIKULSKI: I think we are able to do that.

COMMISSIONER FITZGERALD: I just think it's strange that we're going to see all these electric meters as a frontage.

MR. MIKULSKI: Yes.

COMMISSIONER FITZGERALD: This is the front of the building when you're on Palatine Road. If you did that, I'd be okay with anything that anybody is saying.

CHAIRPERSON KINGSLEY: The gas meters are right around the corner.

MR. MIKULSKI: Yes, we are providing gas meters around the corner there. We do have limited sidewalk back there, so clearance, you know, is an issue for traffic going back and forth, but --

COMMISSIONER FITZGERALD: Okay.

MR. MIKULSKI: -- that's something that we could explore.

CHAIRPERSON KINGSLEY: I think we all would agree that that would be a huge move, to be able to move that off of the main elevation that you'll see.

MR. SPENCE: Can I make a comment and just state my name?

CHAIRPERSON KINGSLEY: Absolutely.

MR. SPENCE: Ian Spence, Kimley-Horn.

CHAIRPERSON KINGSLEY: Why don't you, or just talk a little louder. Ian Spence?

MR. SPENCE: Ian Spence, Kimley-Horn, Civil Engineer. I just wanted to note, it's not really shown in the specification, I don't disagree with, you know, seeing the meter on the south side. That's something that's not portrayed on this image. There's a decent enough landscape on the south side along Palatine Road. So, if the concern I guess are the cars, and it's about like 100 feet off of the road, so if the screening of those meters is I guess from the road, there is a good amount of landscaping, and the road is also about like three feet higher than the building. So, that's almost like eye-level.

I think there may be a little bit more screening than was being portrayed on the south side. That's not to say that they're wouldn't be- screening, I mean, I understand, but I just want to make that note that there's a good amount of landscaping on the south side.

CHAIRPERSON KINGSLEY: Thank you, and that's the easement or that's the parkway?

MR. SPENCE: Correct.

CHAIRPERSON KINGSLEY: That's not your property.

MR. SPENCE: Yes, we are likely to landscape that entire frontage.

CHAIRPERSON KINGSLEY: You will be?

MR. SPENCE: Yes.

CHAIRPERSON KINGSLEY: And what is your plan in general?

MR. SPENCE: My plan?

CHAIRPERSON KINGSLEY: Or the plan.

MR. SPENCE: We have worked with the Village Staff a good bit to try to fill that area with --

COMMISSIONER ECKHARDT: I think the Plan Commission will look at the landscaping on this rare instance, right?

MR. HAUTZINGER: Yes.

CHAIRPERSON KINGSLEY: Is it going to be trees like, you know, like mature, but --

MR. SPENCE: It's a mix of shrubs and trees. I think there's more -- I'm not a, sorry, I'm not a landscaper, but --

CHAIRPERSON KINGSLEY: -- it could change in other words? The density of the current landscaping could change and it could get either more diaphanous, is that right, where you could see through, or it could become more of a screen? I have a feeling the Plan Commission will want to be able to see this new building, no? Okay, thank you.

Can you comment about moving the meters?

MR. SPENCE: We've had contact with the dry utility companies. I think it's feasible to move it to the west side of the building, but don't hold me to that.

COMMISSIONER ECKHARDT: I think it will get in harm's way to me.

COMMISSIONER KUBOW: Yes, it's tight.

COMMISSIONER ECKHARDT: And you'll have bollards over there. You'll have, so people don't, people do goofy things in drive-throughs.

MR. SPENCE: I guess that's the other concern. We do have bollards placed at that corner, sort of protected by those.

COMMISSIONER ECKHARDT: And how many feet from the building to the lot line over there?

MR. SPENCE: On the west?

COMMISSIONER ECKHARDT: Yes.

MR. SPENCE: Maybe like 15 feet or so, it's pretty tight.

COMMISSIONER BONDAROWICZ: 15?

MR. MIKULSKI: Maybe about 16 feet or so.

MR. SPENCE: 16 feet. So, yes, I mean, from a safety perspective, it's probably better suited on the south. Just knowing NICOR may want a straight shot to the meter, so wrapping around the building property --

COMMISSIONER BONDAROWICZ: I don't think you're going to be able to move them because ComEd is going to have a requirement of a certain number of feet in front of it to actually service the panels --

MR. SPENCE: Yes.

COMMISSIONER BONDAROWICZ: -- which I don't think you're going to have on that back side. They're going to require a certain distance, and I don't see where else they would go. I think that may be why you guys actually curved the driveway also so that you have a place to work if someone had to service the meters because you cannot, from a life safety perspective, you can't be right in the driveway working on an electric meter.

COMMISSIONER ECKHARDT: What about your order boards on that drive-through?

MR. BARAD: It's a bank, there's no --

COMMISSIONER ECKHARDT: They're way at the top or are they down --

CHAIRPERSON KINGSLEY: It's a bank.

MR. BARAD: It's a bank. There's no, it's not --

COMMISSIONER ECKHARDT: Oh, it's a bank.

MR. BARAD: Yes.

COMMISSIONER ECKHARDT: Oh, okay.

COMMISSIONER BONDAROWICZ: There's just a couple of teller lanes.

COMMISSIONER ECKHARDT: People don't order up money.

MR. BARAD: Usually not, yes.

COMMISSIONER BONDAROWICZ: Have a cheeseburger or two.

COMMISSIONER ECKHARDT: Okay, sorry.

CHAIRPERSON KINGSLEY: Okay, I think we've had enough.

Do the Petitioners or anybody want to speak on this again?
(No response.)

CHAIRPERSON KINGSLEY: No, okay. I think we need to wrap this up.

So, does anyone have a motion or more questions?

COMMISSIONER ECKHARDT: I'll take a shot at it, Madam Chairman.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER ECKHARDT: Okay, I would like to approve the

Petitioner's submittal this evening with the following requirement: that the north elevation be treated with a stone base wainscot similar to that detail on the south elevation; the brick will be painted a color to match Alpine Ridge brick, color samples to be submitted to Staff for review; at the developer's option, he could continue the EIFS accent strip banding across the north elevation at his option, but that is not a requirement.

Let's see, what else? What else have we missed? I know I veered a little bit, but we'll see what happens. That's my motion.

CHAIRPERSON KINGSLEY: Okay, there's a motion on the floor.

Is there a second?

COMMISSIONER KUBOW: Second.

CHAIRPERSON KINGSLEY: There's a second.

Any discussion?

COMMISSIONER BONDAROWICZ: I think I would just ask, however we would add to that motion, is that we would consider if there's not going to be some sort of decorative band up high, that maybe we add a third light fixture, maybe something that's more, a light fixture that's a little more decorative than just the wall pack, something that just helps break up that wall.

MR. MIKULSKI: Sure.

COMMISSIONER BONDAROWICZ: Wall packs are just boxes, right, it's just something.

MR. MIKULSKI: Yes.

CHAIRPERSON KINGSLEY: So, are you --

COMMISSIONER ECKHARDT: He can make another motion.

CHAIRPERSON KINGSLEY: Is this, are you talking about just on the north elevation, replacing the two wall packs or also on the south elevation?

COMMISSIONER BONDAROWICZ: Just this north elevation. I take that back; the north and south elevations should have more decorative light fixtures that are not simple wall packs. That would help break up the solid mass of the wall, with three being on the north elevation and, if the spacing is appropriate, to have two on the south elevation.

CHAIRPERSON KINGSLEY: Okay, so you're amending the motion to include that?

COMMISSIONER BONDAROWICZ: Yes.

CHAIRPERSON KINGSLEY: Okay, is there a second?

COMMISSIONER ECKHARDT: Second.

CHAIRPERSON KINGSLEY: Okay, so there's an amended motion.

MR. HAUTZINGER: I mean, I think we can vote on that amendment and then go back to the original if you want to do it that way, kind of a formal procedure.

COMMISSIONER KUBOW: Sure.

MR. HAUTZINGER: So, if you would like to take a vote on the proposed amendment?

CHAIRPERSON KINGSLEY: Okay, so the one that's on the table right now is a motion to add decorative lights on the north and the south elevation. There's been a motion and a second. Take roll call.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: Commissioner Bondarowicz.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: And Chair Kingsley.

CHAIRPERSON KINGSLEY: Yes.

MR. HAUTZINGER: Now, we have an amended motion; back to the original as amended.

CHAIRPERSON KINGSLEY: Okay, thank you.

I had one and it had to do with the parapet and making the parapet return the same distance that the pier was turning on the west elevation. I'm not sure how everyone felt about that, but because that's Palatine Road.

MR. HAUTZINGER: And I also have one comment before anybody changes anything else. Your comment, your motion on the north elevation with the recommendation for the optional EIFS band, I just want to clarify. You're talking about this band?

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: The band only?

COMMISSIONER ECKHARDT: Correct.

MR. HAUTZINGER: Not the whole top portion of the wall?

COMMISSIONER ECKHARDT: No, just the band --

MR. HAUTZINGER: Just the band, okay.

COMMISSIONER ECKHARDT: -- and that's optional, it's not a requirement --

MR. HAUTZINGER: Yes. Got it.

COMMISSIONER ECKHARDT: -- because I think it might be attractive with or without it.

CHAIRPERSON KINGSLEY: Okay, so can I make a motion, amend the motion?

COMMISSIONER FITZGERALD: It's your --

CHAIRPERSON KINGSLEY: I guess I am. I'd like to amend the motion to make it a requirement that the south parapet wall return north along, I guess that would be the west elevation, the depth of the pier on the west elevation.

COMMISSIONER ECKHARDT: Yes, that's clear. Second.

CHAIRPERSON KINGSLEY: Okay, so there's an amended motion. There's a motion and a second.

COMMISSIONER ECKHARDT: We still haven't voted on my first motion.

CHAIRPERSON KINGSLEY: Right, but we're trying to follow it correctly, so now we're going to vote, it's the first time we've done this.

COMMISSIONER ECKHARDT: Keith, don't stare at us.

CHAIRPERSON KINGSLEY: Yes.

MR. MOENS: I'm not.

CHAIRPERSON KINGSLEY: He's our parliamentarian.

MR. HAUTZINGER: He's going to be jumping up and down.

CHAIRPERSON KINGSLEY: I know, he's going to be so happy. So, we're going to vote on the amended portion of the motion which is the parapet wall.

Roll call.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Bondarowicz.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: And Chair Kingsley.

CHAIRPERSON KINGSLEY: Yes.

So, that has passed as well.

Is there any other discussion or amendments?

(No response.)

CHAIRPERSON KINGSLEY: No? Then we will take roll call on our initial motion.

MR. HAUTZINGER: As amended.

CHAIRPERSON KINGSLEY: As amended.

Motion to approve DC #25-096, the proposed commercial remodel design located at 375 East Rand Road, subject to compliance with the plans received 11/25/25, compliance with all applicable Federal, State, and Village codes, regulations, and policies, the issuance of all required permits, and the following:

1. The north elevation shall be treated with a stone base wainscot similar to that detail on the south elevation.
2. The brick will be painted a color to match Alpine Ridge brick, color samples to be submitted to Staff for review.
3. It is recommended, not a requirement, to continue the EIFS accent strip banding across the north elevation, at the Petitioner's option.
4. The north and south elevations should have more decorative light fixtures that are not simple wall packs to help break up the solid mass of the wall, with three being on the north elevation and, if the spacing is appropriate, to have two on the south elevation.
5. The south parapet wall should return north along the west elevation, the depth of the pier on the west elevation.
6. This approval deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from

zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and 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.

7. All signage must meet code, Chapter 30.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Bondarowicz.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: And Chair Kingsley.

CHAIRPERSON KINGSLEY: Yes.

All right, it has passed in our new forum. All right, so that was

DC #25-096.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:55 p.m.)

DESIGN

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

COMMISSION

RE: 411 EAST RAND ROAD, DUTCH BROS COFFEE - DC #26-007
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 19th day of May, 2026 at the hour of
7:55 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JOHN FITZGERALD
TED ECKHARDT
JONATHAN KUBOW
RICH BONDAROWICZ

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: Now, we're on to 411 East Rand Road, DC #26-007, for Dutch Bros. Coffee. Again, Staff will give an overview and the Petitioner will come up. I'll just state, if you spoke or going to speak, just make sure you've signed in at the end of the night so we have your information. Thanks.

MR. HAUTZINGER: And, actually, if you wouldn't mind please coming up to the podium? I think everybody was clear enough, but we're reporting it to be transcribed and there's a microphone at the podium to pick up any comments. So, anybody who speaks should please come on up. So, okay.

Okay, so moving on, this is the Dutch Bros building, and again, we'll just focus on the architectural design of that new building. I think everybody is oriented by now, but I've got that highlighted on the site plan, the building that we're talking about here.

So, okay, and these are the four exterior elevations. So, the proposed new building, as Staff understands it, is based on Dutch Bros Coffee's standard brand prototype design. The design includes gray brick walls on all four sides, and there is a corner feature that's made of blue fiber cement panel siding.

One detail, interesting, kind of piggybacking on our previous conversation about the parapet return, notice on this one that this tower does return back across the roof on all four sides, which is really a nice detail. So, I kind of commend the architecture and/or the Dutch Bros Coffee's prototype, but that's nice to see. It alleviates any of those concerns that you have, that you start seeing the back side of a false parapet. This is a really nice way to do it.

The building also has dark gray canopies on three sides. The larger canopy is actually on the south side of the building where there's a walk-up order window. I should clarify, this restaurant does not have an interior for customers to go inside to order or to dine. So, this is drive-through only to pick up your order or there's an option to walk up to the window, place your order and get it from the outside. That would be under this canopy on the south, drive-through lane along the north under this canopy, and then there's just presumably a more decorative storefront window with a canopy above it on the short end which basically is on the northwest.

So, kind of acknowledging the all-brick exterior, that's a nice quality material of course on all four sides. It's a great starting point. I'm a little afraid to even bring this up now, but we had mentioned that this building, the back portion of the side walls seemed a little void on both, you know, the north, this is the side that really runs parallel to Rand Road, I'm calling that the north, and then the south, that is more internal to the site. You know, there's plenty of interest and detail going on where the tower anchors the corner of the building and the front. The canopies fill in some of the space with the signage. It all works really well together. You get towards the back and it's a bit lacking in detail.

What Staff had noted in our Staff report, you know, is there an option to enhance those portions of the building? Suggestions that we had made is just some potential, and again here we're working with a brand-new building, not a renovation, so some of the complexities of the previous conversation should not be a factor here. This building can be designed and built however it's determined.

So, we are suggesting potentially brick coursing, decorative

banding. There's an actually an option to do like a false window or two, picking up on some of the windows that are already there. If those are just black spandrel windows, it just looks like back of the house, the lights are off, but it would break up that wall, and/or decorative lighting. So, again, similar to the conversation we just had. I'll let the Design Commission take a look at those portions of the design.

This building does include six wall signs, so you can see two on the side facing Rand Road, there's two really on the architectural front which is the west side of the building, and then one on the other two sides. Per code, only one wall sign is allowed per street frontage. So, there are six here. This is really part of the next application which is the sign variation, but just a little heads up as it relates to the architecture. Keep that in the back of your mind, we'll talk about that with the next one.

Rooftop screening, this one includes full height parapet walls to fully screen all the mechanical equipment. So, that's always ideal. No concerns there.

Trash screening, similar to the other building, they have done a nice job designing the freestanding trash enclosure with the same materials as the building, which we always encourage and look for. So, no concerns there.

Aside from the back portion of those walls, Staff is recommending approval as submitted.

CHAIRPERSON KINGSLEY: Thank you.

Does the Petitioner want to come up?

MS. KIVLAND: Thank you. My name is Liz Kivland, I'm with Chipman Design Architecture. I'm one of the Architects working on this building.

Pretty straight-forward. It's an upgrade with the all brick from their standard prototype. We realize that that looks best in this market and they want to appease their customers visually and with good coffee. So, yes, it's pretty straight-forward.

Materials we think work well and blend nicely and we're open to suggestions. To break up the brick, we want to do a soldier course around the building. That is something that's easily changed and done. The false windows get a little difficult for us. There is a double wall there, so keeping them ventilated so we don't have issues with the windows later can be an issue. So, it's not a favored suggestion, but yes, we're open to any comments.

CHAIRPERSON KINGSLEY: Thank you. I do have a quick question. The wood that's on here, that's for the soffit?

MS. KIVLAND: It's the underside of the canopy at the walk-up window.

CHAIRPERSON KINGSLEY: But just at the walk-up?

MS. KIVLAND: Yes.

CHAIRPERSON KINGSLEY: Okay.

MS. KIVLAND: The other canopies are all prefabricated material.

CHAIRPERSON KINGSLEY: Okay, thank you, and then the soldier course you're talking about is the one at the base?

MS. KIVLAND: There is a soldier course that caps the base, but then we also have them above the windows.

CHAIRPERSON KINGSLEY: Oh, correct, I see that.

MS. KIVLAND: So, we can continue that line of the one above the windows.

CHAIRPERSON KINGSLEY: On the drive-through elevation?

MS. KIVLAND: Yes, but around the rest of the building.

CHAIRPERSON KINGSLEY: Okay, yes, all right. Thank you.

MR. HAUTZINGER: And this is a photo of the same design completed elsewhere --

MS. KIVLAND: Yes, correct.

MR. HAUTZINGER: -- for reference. Full scale mockup of the entire building, in case you haven't --

CHAIRPERSON KINGSLEY: Right, it's just, is that the right orientation?

MR. HAUTZINGER: It is.

CHAIRPERSON KINGSLEY: It is, okay. All right, so this would be the right side. Okay, all right. Thank you very much.

Commissioner Kubow?

COMMISSIONER KUBOW: Yes, I don't know if I'm easier going tonight, but I think just the simple design, I'm fine with it. I think it's a smaller building so you don't have too much, although I do agree with Staff's recommendation on having the lights because it will bring a little consistency to some of the surrounding buildings.

But I guess I want to get to signage because I think this is part of the whole encompassing approval.

MR. HAUTZINGER: Sure.

COMMISSIONER KUBOW: I think your recommendation, Staff's recommendation for signage is what specifically? Two signs versus the six?

MR. HAUTZINGER: We were recommending four maximum.

COMMISSIONER KUBOW: Right, and can you walk me through that, what you're recommending?

MR. HAUTZINGER: You know, we actually did not specify and we will get into this in the next review. But we compiled, you know, data, like permit history data of other signage for similar drive-through restaurants, and originally kind of seeing is there a way to justify all these signs or maybe five of the six. It really just was adding up to be somewhat excessive as compared to other businesses in terms of the quantity as well as the total square footage of signage.

So, we do always like to keep that in check in terms of a level playing field being, you know, and not giving unfair advantages to certain businesses. With that in mind, we just couldn't really justify recommending more than four wall signs. At the same time, I'm not sure which two to pull out, so we kind of wanted to leave that up to the Petitioner and Design Commission to maybe kick around and make that decision.

COMMISSIONER KUBOW: Okay, thank you. We'll get the sign plan I guess in the next review, but --

MR. HAUTZINGER: Yes.

COMMISSIONER KUBOW: -- overall, I approve the design. I would

likely require just take two gooseneck lights. We have two blank walls on the, one on the right elevation, the other on the left elevation, I think those would be good opportunities to have a little bit of decoration on.

CHAIRPERSON KINGSLEY: Okay, thank you.
Commissioner Bondarowicz?

COMMISSIONER BONDAROWICZ: So, I'm going to go back to the signs because I think it's hard to understand what the building looks like knowing how many signs we have or don't have, because if we get rid of a sign in one place, it's going to make it look more blank. So, we have a little bit of a chicken and the egg problem, right, of how many.

From the architect's perspective or the Applicant's perspective, which signs are the critical signs for signage and visibility from the street so we're not negatively impacting the business?

MS. KIVLAND: Sure. I would say on the blue tower, the front, the smaller elevation, keeping that window is quite important to the brand. That image is part of the brand identity for sure, and on the blue tower which is also a piece of their brand identity is important to them. So, on that one, I would say we would lose the Dutch Bros signage across the larger window. Then at the back elevation, the other small elevation there, we would keep that one as well. That way we're seeing the windmill from either side of how we're approaching from Rand Road. So, that is important for the brand.

So, we'd lose the window on the larger side of the blue tower, but keep the Dutch Bros there. Then, yes, it's interior to the site, but we would keep the Dutch Bros as well on the larger all brick elevation.

COMMISSIONER BONDAROWICZ: Because that's the, where you're walking up if you're doing a pickup, right, or ordering at the window?

MS. KIVLAND: Yes.

MR. HAUTZINGER: Or approaching in your car from Palatine Road.

MS. KIVLAND: Yes.

COMMISSIONER BONDAROWICZ: So, you need to see it.

MS. KIVLAND: Yes. So, that would be the choices that the brand would support.

COMMISSIONER BONDAROWICZ: Can you point out which ones you're getting rid of again?

MR. HAUTZINGER: I can review it.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: This windmill would be eliminated --

MS. KIVLAND: Yes.

MR. HAUTZINGER: -- and this Dutch Bros sign would be eliminated --

MS. KIVLAND: Yes.

MR. HAUTZINGER: -- and the other four would remain.

COMMISSIONER BONDAROWICZ: Okay, if we were going to suggest adding the soldier course and the rowlocks; where would it work best in your opinion?

MS. KIVLAND: I think if we kept it going from the top of the windows

all the way around the building, so we're just taking an element that's already there and working it in to the entire building. So, it would provide a little bit of visual relief from all of the brick. It's still brick but, you know, it's a slightly different geometry to just give it some interest, simple. I don't think it adds any cost; the mason is still laying up brick.

COMMISSIONER BONDAROWICZ: And then, Commissioner Kubow commented about adding some decorative lighting. Where would you see some decorative lighting?

MS. KIVLAND: We could probably do it on the two panels that kind of align that is in the center, not necessarily the center, but off center of the two larger elevations is actually a six-inch bump-out. So, it comes along, so there is a little bit of plane change along this elevation, so I would say we would add it to that bump-out piece. Now, maybe two on the larger one and we can shrink the bump-out and do one each elevation.

They do have lights on the, they're hard to see, but there are lights on each of the piers of the walk-up. So, we would ask to just repeat that light. It's an up and down --

CHAIRPERSON KINGSLEY: That's similar to the photograph that was submitted?

MS. KIVLAND: Yes. Yes.

COMMISSIONER BONDAROWICZ: So, the top of the windows, there's really just that. The walk-up, there's a consistent line for top of windows.

MS. KIVLAND: There is.

COMMISSIONER BONDAROWICZ: Where you can carry that soldier around.

MS. KIVLAND: Yes.

COMMISSIONER BONDAROWICZ: Now, the other white elements are these boards, right, the menu boards?

MS. KIVLAND: Yes, they are snap frames to allow, when they're near the order windows, there are menu boards. There's a couple of smaller ones, so we can do advertising, seasonal drinks, that type of thing to, you know, they change them out depending on what the menu changes are.

COMMISSIONER BONDAROWICZ: Okay.

MR. HAUTZINGER: I can sort of jump ahead on that topic just in terms of what Staff's comments are that we'll get to with the next item on the agenda, but all the snap frames on this north elevation Staff is not in support of. It really just, they seem to be just supplemental menu advertising, probably promotional of certain things. Just considering that this is facing Rand Road, there's also a menu board here at the pickup window that I guess maybe we don't understand how that's utilized, but it seems unnecessary and just kind of adding clutter to this north elevation.

That's going to be Staff's position, and again we can look at that a little closer when we get to it. But as far as your comment about thinking about how the building looks with or without signage; I just wanted to mention that's going to be Staff's recommendation. We're in support of the snap frames and the menu board at the walk-up window because obviously a customer is walking up

there to order. They don't have the benefit of seeing the drive-through signage from their car in advance of the pickup.

COMMISSIONER BONDAROWICZ: Can someone, are you able to explain why all those boards are necessary?

MS. KIVLAND: I'm sorry, what's that?

COMMISSIONER BONDAROWICZ: So, to answer the question about all the boards on this side, you know, you've got three of them, are they all necessary for the business operation?

MS. KIVLAND: On the drive-through side, there are other municipalities that have had an issue with them, so the brand is okay getting rid of the snap frames along the drive-through. It's not their favorite but, you know, they understand that there is a concern there from municipalities. But definitely along the walk-up window side, those are utilized by customers.

MR. HAUTZINGER: What about the wall-mounted, illuminated menu board next to the pickup window? What's the logic there?

MS. KIVLAND: Excuse me. They don't, their menu boards aren't -- let me back up here.

So, all of their ordering is with runners similar to what we see around here. Portillo's or Chipotle's have them as well. So, there is no audio at the menu boards, it's all runners. So, you're not necessarily consecutively in line.

So, the runners can get you at any point, so it may be that you could get to the drive-through window; if for some reason, you know, you got up there first, you could straight order from that menu board at the drive-through window. So, there are other menu boards along the way, but it's intended to move that line really quickly because they do quite a volume of business. So, without the, you know, kind of standard order, wait a minute, and then drive up to pick up your drink, they have runners doing orders on iPads, running into the building, running out your drink. If you go to the site plan, there's like a peel-off lane as part of the drive-through. So, they move cars out very quickly with that system.

So, it seems a little odd to have it so close to where you think you're done with your interaction, but it could very well be that someone gets up there and, you know, then it's their turn to order and they just happen to have to do it at the drive-through window.

CHAIRPERSON KINGSLEY: So, how many are there? There's the one at the drive-through, and then where's the other one? At the walk-up?

MS. KIVLAND: Yes, and --

CHAIRPERSON KINGSLEY: Okay.

MS. KIVLAND: -- then there's ones along the drive-through lanes as well.

CHAIRPERSON KINGSLEY: Right, that's the one that we're talking.

MS. KIVLAND: Yes.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER BONDAROWICZ: Because there's three there, right, on the drive-through side?

MS. KIVLAND: So, those two that are farther back are more advertisement. So, there is drive-through, or there's menu boards at the drive-

through lanes, typical like you would see to order at different drive-through windows. Again, no audio. So, the one up at the drive-through window is actually usually a menu and the other ones tend to be advertisements. So, they're willing to lose the others one farther back because they have the menu boards in the drive-through lanes, but the one up at the window they'd like to keep though.

MR. BARAD: If I could expand on that real quick? Dutch Bros, they are really aware of the traffic management situation we get further along in the process and approval process. They came up with a traffic management plan and they've done studies and the way they've operated throughout the country. Every menu board where they place it is there for a specific reason and it helps just with operations flow and so there's not a huge stack of cars at the drive-through that it efficiently operates in. Every place where the true menu boards are is essential to their operations.

CHAIRPERSON KINGSLEY: Thank you.

Okay, I think we're back to Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Okay, I actually, as to the building, I like it. In fact, I like all four sides. I may have some comments about signage.

The area that is to the south, like near where the generator is or the transformer is in that, is that going to be a landscaped area or what is that area? So, it's kind of southwest of the building. It says that there's a transformer I think in there and it looks like it's where --

MS. KIVLAND: It will be a landscaped area.

COMMISSIONER FITZGERALD: Okay, so that's really your only greenery?

MS. KIVLAND: Correct, and a little bit along the parkway --

COMMISSIONER FITZGERALD: Okay, and then the Rand Road side, because you have a relief on the, I'm going to call it the left side or the southeast side, that wall, I think that's actually okay, for me. So, I'm okay with the building as presented.

CHAIRPERSON KINGSLEY: Okay, thank you. I agree with what everyone has said. I think it's a nicely designed building. I like some of the detailing, I like the wood soffit and things like that.

I agree with the lighting, having like maybe two in the base that you were talking, you know, keeping the bump-out where it is and adding the two lights, especially if they match. I think that'd be great.

Then, I would say the soldier course, I'm not so sure it needs it, but I think it would, for me, would be a recommendation unless you all think it would be a requirement. Then I guess we'll talk about the signage at the next motion.

Anybody else have comments or do we have a motion?

COMMISSIONER ECKHARDT: I'll make a motion. I think the motion is we are, I would move we accept the petition as submitted with a requirement to add some decorative lights, and then I need some help on which elevations we think that is. There's a couple of them, but I'm not sure.

CHAIRPERSON KINGSLEY: I think probably in the north and south, the long elevations.

COMMISSIONER ECKHARDT: North and south, a couple of decorative lights. The installation of a soldier course higher up would be at the option of the Petitioner, but this brick work on the very bottom is very attractive and I believe that's part of the submittal. That's it.

Motion to approve DC #26-007, the proposed architectural design for Dutch Bros Coffee to be located at 411 East Rand Road. This approval is subject to compliance with the plans received 1/15/26, compliance with all applicable Federal, State, and Village codes, regulations and policies, the issuance of all required permits, and the following:

1. **Some decorative light fixtures shall be added along the north and south elevations.**
2. **A recommendation to enhance the wall areas with soldier coursing above the windows around the building at the option of the Petitioner.**
3. **This approval deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.**
4. **All signage must meet code, Chapter 30.**

CHAIRPERSON KINGSLEY: Okay, there's a motion.

Is there a second?

COMMISSIONER KUBOW: Second.

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

Any discussion?

(No response.)

CHAIRPERSON KINGSLEY: There is no discussion. So, I guess we can go for a roll call vote.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Bondarowicz.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: And Chair Kingsley.

CHAIRPERSON KINGSLEY: Yes.

All right, so that has passed, with just a couple of extra lights.
(Whereupon, the meeting on the above-mentioned petition was adjourned at 8:18 p.m.)

DRAFT

DESIGN

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

COMMISSION

RE: 375-425 EAST RAND ROAD - DC #26-029
SIGN VARIATION

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 19th day of May, 2026 at the hour of
8:18 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JOHN FITZGERALD
TED ECKHARDT
JONATHAN KUBOW
RICH BONDAROWICZ

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: Then, last, we have the sign variation,

DC #26-029, for 375-425 East Rand Road.

MR. HAUTZINGER: Which basically covers the whole site, right.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: Okay, I'm just going to pull up the site plan here for reference and just give a general summary of the variations that are being requested. They really have three categories: ground signs, wall signs, and drive-through signs.

So, the ground signs are, they are proposing two 116 square-foot ground signs where 66 square-foot is the maximum allowed. Those ground signs are located inside the red circles here on the site, one next to the driveway off of Rand Road and one in the southeast corner adjacent to the driveway entrance from Palatine. So, we've got these two monument signs, and this is an image of that sign.

So, I'll get into the Petitioner's hardship and then Staff's comments for each one of these, but first, I'll just kind of finish an overview. But they are proposing that these signs will be the only two ground signs. So, Dutch Bros won't have their own separate freestanding sign. The future other drive-through restaurant won't have a separate ground sign. They're going to have all their tenants just on these two signs. For the Pep Boys building as well, all the tenants in the site will be accommodated on these two signs.

In regards to wall signs, really I think we already kind of covered an introduction of that. The wall sign variations are associated with the Dutch Bros building and it's to allow the six wall signs proposed where only one wall sign is allowed per code. You get one wall sign per street frontage, there's just the one street frontage on Rand Road, so technically per code, there would only be one sign allowed.

That being said, and I will get into more detail, but it is not uncommon, in fact almost all of the drive-through restaurants in Arlington Heights have received some amount of variation for additional wall signage. In fact, we're in the process of amending code to allow two by right, and that's a separate issue, but just a little background there.

Then, finally is the drive-through signs. Let me zoom in on their site plan to explain that. So, if you can look past all the red arrows, here's the two drive-through lanes. At each drive-through lane, there are two freestanding menu board signs. There's one here and here for the inner drive-through lane, there's one here and here for the outer drive-through lane.

Per code, you're allowed to have a pre-sell menu board and a menu board at each drive-through lane. So, these first two menu boards are allowed by right. The second two menu boards are also allowed per code. So, where they're going over is now to have two additional wall-mounted menus for a total of six.

The variation that we have says for four menu boards where two are allowed by code. That's because we're putting these pre-sell into a separate category, even though they're really the same thing. So, if that gets confusing, feel free to ask questions, but essentially, they're going to end up with a total of six menu boards, four of them are freestanding in the drive-through lane,

one of them will be at the pickup window on the building, and the other one is wall-mounted at the walk-up window on the building, for a total of six.

Per code, drive-through menu boards are not supposed to face the street. The idea is they should be on the side or behind the building. Because the configuration of this building really kind of turned sideways, that the drive-through lane is parallel to the road, you end up with one of those menu boards facing the street. So, there's a separate variation for that alone.

Then, finally, the supplemental snap frame advertising signs that we were talking about, there is a total of eight of those proposed on the building, four on the north elevation and four at the pickup window on the south elevation. So, that's the total ask in terms of sign variations.

Let me skip ahead here. The Petitioner submitted a letter, part of requesting a sign variation, they need to clarify, you know, respond to the criteria for a sign variation including hardship, unique circumstance. You know, for the ground sign, the Petitioner feels that the additional size is needed to effectively serve all seven of the different businesses that they anticipate having in this site across the development. Again, because they're not going to have separate ground signs, they're asking for larger ground signs to accommodate all the businesses.

The wall signs for Dutch Bros, the Petitioner feels the six signs are necessary to be consistent with their national brand prototype, and that enhanced visibility is critical, particularly for southbound traffic to the primary point of access to the site. So, in general, they are asking for those signs to maintain brand consistency and ensure adequate visibility.

For the drive-through signs, they report that the proposed drive-through menu signs are a Dutch Bros standard prototype menu signage. Again, I guess that just speaks to the operation.

So, Staff's comments, starting first with the ground sign, you know, in general, this is a nicely designed sign. We've put in a rendering of the building that we just got done discussing in detail, and they are using the same, you know, stone materials and metal materials which is, you know, always encouraged. So, that's a nice design approach for the sign. However, we did review, again, like comparing to other businesses, specifically this Table 5 that was in the Staff report, this is a comparison of the subject property, the size of the property, the total square footage of the businesses on the property, and the size of the site area, and then how many signs and how large, as compared to the surrounding larger retail centers that we talked about earlier in the evening.

Town and Country, Arlington Plaza, NorthPoint, Arlington Heights Promenade, they all have code-compliant size ground signs and they're much larger retail centers with more businesses. So, I mean, Staff really has a hard time justifying, I mean, you guys will be welcome to, after I finish the review, you know, explain your point of view on it. But looking at the numbers, it just doesn't seem justifiable to support the oversized ground signs for this relatively small retail development as compared to these much larger ones that have code-compliant size signs.

By the way, the size of the ground signs is determined by code

on two factors, it's the width of the road and the speed limit on the road. So, in some cases, 66 square feet is the maximum allowed, in other cases 80 square-foot is the maximum allowed, and that just depends whether it's Arlington Heights Road and/or Palatine. They have slightly different factors that apply, you know, in most cases, and to be honest, I had to convince myself, I looked back and pulled some old permits on Town and Country. Are those really 66 square feet? I did find each of their tenant panels were about seven square feet each. There was seven or so, or six, seven or eight of them stacked. If there was eight of them, that's 56 square feet. They have the name of the retail center Town and Country above that. So, they were right there.

There's always additional square footage for the structure of the sign, kind of the decorative components of the sign. So, we really just measured the area of the sign based on the signage itself. There's a limit on how much additional structure could be added, but like for the base of your wall sign, we're not including that in the total area. It's just the size of the sign panels themselves, which by the way, I mean, so Staff's position on that sign is that we really do feel like it should just be redesigned to comply with code.

Really in a way, it's kind of an inefficient sign. I mean, it's a nice-looking sign, but it's just getting too large as compared to what code allows and what everyone else has. All this like 10 inches of space between each of the panels, it really just adds up. Then this overall rectangle here just gets kind of huge as compared to the other businesses. Really if you cut this about in half and stacked those tenants vertically, that's a more common approach that we're seeing in the other retail centers. Staff does feel you would be able, you should be able to accommodate all your businesses on a sign of that size.

Again, looking around at the surrounding, other large retail centers with their multi-tenant signs for examples, we'd encourage this should just be redesigned. So, unfortunately, Staff can't support that variation request.

For the wall signs, we already talked about. For Dutch Bros, you know, again, we in our Staff report provided a summary of wall signs at other drive-through restaurants. So, you can see the total number of wall signs at all these different drive-through restaurants. These are all in Arlington Heights, you know, ranging from two, two and three is the most common. There's one McDonald's that has four wall signs, and then the total square footage of those signs, again looking at the six proposed for the total 152 square feet, it's just way beyond.

This 212 for Raising Cane's is a little bit misleading because their giant No. 1, which is really part of the wall, that was considered to be a sign and it was approved by a variation. So, it seems like they have a huge amount of signage, but actually that was kind of a sign/architectural feature, so it's kind of a ginormous sign. So, based on this though, you know, like we said, Staff would recommend four and it sounds like hopefully that will be agreeable to the Petitioner and we'll see what the Design Commission thinks.

Drive-through signs, no objection to the wall-mounted menu board and the four snap frames that are adjacent to the walk-up window. Again, that's internal to the site. This is really speaking to people that are, or customers

that are already on the site, you're not really going to see it from the street. So, that's this elevation here.

This is the wall-mounted menu board that's illuminated, and that looks like this here, okay, in detail. Then, these other ones, these are two large and two small snap frames where they put in their, I guess rotating advertisements. So, these are just really like poster frames that are mounted to the wall. We just took to the internet, this is a completely for reference only image from the internet that shows, you know, how they've used these at some other locations so you get an idea of how those snap frames will work.

Again, so this will look really similar to what's being proposed at this site with one menu board and some snap frames. Staff is in support of that. No harm done. It looks nice. In fact, it's a whole lot nicer to have this than to slap a bunch of things up after the fact which you sometimes see at different drive-through restaurants, hanging off of the drive-through menu board or the building wall. This is really nice and neatly done, so Staff is in support of that.

However, we already talked about on the north face of the building where it's facing Rand Road, I guess our feeling was that the wall-mounted menu board, the small snap frames with the larger snap frames is just a little bit, it's nothing that we've seen at any other drive-through restaurants. So, we don't see the hardship or the unique circumstance that justifies it here. So, we're not in support of those including the wall-mounted menu board, although it sounds like there may be some good rationale for that, you can hear more from the Petitioner.

I think that's the summary of our comments. So, as submitted, the one, two, three, four, five variations, Staff is recommending denial, and this is at the end of the report, but instead we're recommending approval of sign variation No. 2. So, No. 1, we're just recommending denial and that's off the list. No. 2, we recommend approval, but for a total of four wall signs instead of six. Sign variation No. 3, we're in support of three of the four menu boards, but not this one. Then, for variation No. 5, we're in support of four of the snap frames at the walk-up window, but not the four snap frames at the drive-through lane. Hopefully that made sense.

CHAIRPERSON KINGSLEY: Thank you.

Petitioner, would you like to come up and speak on that?

MR. BARAD: So, for the monument sign, generally when we have three buildings there'd be three separate ground signs. We'll do our best to kind of shrink it up to kind of get it close enough to complying with the code. Especially on the multi-tenant buildings, they rely on these signs. They don't have visibility on the street, and that's the only visibility. They don't have any frontage, so it's essential to the operations and, but otherwise, they wouldn't have any visibility on Rand and Palatine.

With the Dutch Bros and the future user on the other pad, they only have frontage on Rand Road. They rely on these ground signs on Palatine, that's the only visibility on Palatine, and there is access of course to the site through Palatine to get there. This is their only visibility, so they rely on all of that traffic. That's how they have their visibility.

There is, I guess we could shrink it up and get it as close as possible to code compliant, but we do need to have space for all of these tenant

signs. That's really important to their visibility and to help drive customers.

CHAIRPERSON KINGSLEY: I have a quick question. So, as presented tonight, I know that this sign is 116 square feet. Approximately how many square feet are each one of those tenants, the six tenants?

MR. MIKULSKI: Well, like, are you talking about the square footage of the panels that are shown here?

MR. BARAD: Like the panels themselves?

CHAIRPERSON KINGSLEY: The tenants, yes. So, the --

MR. MIKULSKI: The actual tenant panels?

CHAIRPERSON KINGSLEY: Yes.

MR. MIKULSKI: On here. Yes, so they're at four-foot by two-foot, so approximately eight square feet.

CHAIRPERSON KINGSLEY: Okay, and what did you say the other ones were, Steve?

MR. HAUTZINGER: At Town and County, seven square-foot.

CHAIRPERSON KINGSLEY: So, they were seven, okay. So, these are just slightly bigger, each one of these tenants except for the bottom where it says Old National. That one is larger, and who is going to be in that one? Is that going to be --

MR. BARAD: The Old National Bank.

CHAIRPERSON KINGSLEY: Oh, okay.

MR. BARAD: Yes.

CHAIRPERSON KINGSLEY: Yes, right, but that one is twice as big?

MR. BARAD: Yes.

CHAIRPERSON KINGSLEY: Okay, got it. Thank you. It was probably a silly question, but thank you.

MS. KIVLAND: We kind of went through the Dutch Bros signage. So, the menu boards, we have to go back to Dutch Bros to see which ones are more efficacious for them. So, I'm thinking it's keeping the ones at the drive-through because that is the bulk of their business. They do a lot of mobile ordering through their app but, you know, keeping those ones at the drive-through lanes I think would be, so I'd request that we have four and that chances are we're going to keep them at the lanes. Then I'd have to ask about the others at the building.

Personally, I would request five. I know that's two more than what Staff is recommending, but the way they keep their operations moving and to keep that traffic flowing and not backing up is, you know, having those menu boards available.

CHAIRPERSON KINGSLEY: And when you say five, you mean the two --

MS. KIVLAND: Four at the drive-through lanes and then the one at the walk-up.

CHAIRPERSON KINGSLEY: Okay, and is that not what Staff was saying?

MR. HAUTZINGER: Yes, it is a little confusing. In order to kind of make these variations under code, because code will allow, like the four that are out here would all be allowed by code --

MS. KIVLAND: Okay.

MR. HAUTZINGER: -- because the first two are considered pre-sell menu boards.

MS. KIVLAND: Oh, okay, so you're saying get rid of one at the --

MR. HAUTZINGER: The only one that we were objecting to is the one at the pick-up window. That seemed unnecessary and it's facing the road which is not allowed and adding kind of just a visual clutter.

MS. KIVLAND: Yes.

MR. HAUTZINGER: So, yes. Otherwise, Staff was in support of the four that are in the drive-through lane.

MS. KIVLAND: Okay, sorry I mis-understood.

MR. HAUTZINGER: Plus the fifth that would be at the walk-up window.

MS. KIVLAND: Yes. So, I think that would be acceptable for Dutch Bros.

CHAIRPERSON KINGSLEY: Okay, and what about Staff's recommendation then to eliminate everything on the drive-through side because Staff has recommended to get rid of the menu board on that wall and then all the snap frames on that wall?

MS. KIVLAND: Yes. We'd like to keep something there. I think the menu board is probably the more important, the snap frames are less important to Dutch Bros because they do have a large online presence. They have a bit of a cult following, not around here yet, but very much so. So, I think those snap frames on the drive-through side we'd be willing to take away if we could keep the menu board on the drive-through side.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: Can I also clarify one thing? Is it correct that customers can also mobile order?

MS. KIVLAND: They do.

MR. HAUTZINGER: And then this really just becomes a pickup lane?

MS. KIVLAND: Yes.

MR. HAUTZINGER: In which case they don't need a menu board at all, just saying.

CHAIRPERSON KINGSLEY: Also, in the image that Staff had provided on the snap frames and what was in the Dutch Bros' snap frame, one of them looked as if it was a menu.

MS. KIVLAND: Yes.

CHAIRPERSON KINGSLEY: Now, I know that's not the same as the menu board.

MS. KIVLAND: Right.

MR. HAUTZINGER: This here, yes.

CHAIRPERSON KINGSLEY: So, one is static and one is not.

MR. HAUTZINGER: It actually looks like the identical display. So, they're using one of those snap frames as an additional menu board which personally, I mean, Staff wasn't interpreting these as being, you know, mandating

exactly what's going to go in there. It's all menu board. If they want to have the same thing --

MS. KIVLAND: Yes. So, if we lose the illuminated menu board at the drive-through and have one of the larger snap frames, then that would satisfy. Because there is no dictating what they'd put in there at any given moment. They'll change it out and we have no --

CHAIRPERSON KINGSLEY: All right, thank you.

Is there anyone else in the audience or the public that would like to speak on this, or Petitioner? Yes? If you could just state your name.

MR. KATSIAMBIS: Yes, my name is Ioannis Katsiambis, I'm the Manager of Gatsby's Pizza Pub from up to seven years. We're there for a long time, we're trying to survive. It's very tough.

The building next to us, those two buildings, they lasted two and a half years. They're like a cancer to us, destroying the business because of the fence, and because of the garbage and the rats and the broken doors and the young kids go in there and jump the fence, they do rave parties. A lot of people that are homeless sleep there. The police is not enough. We did make complaints to the Health Department and the Police, they're still there.

I feel if it was Downtown Arlington Heights close to Alfresco, you guys would do something different. You'll tear the building down or clean something, but it's like a cancer to us. Nobody cares, like we're outside from Alfresco, nobody cares about our business or anything else.

So, I would appreciate if you help these people just develop this place. They're the second business that are trying to develop this place. The first one has run away because there's an issue with IDOT, you cannot make a left turn and you know that on Rand Road. I hope they succeed.

So, that's it. I'm begging you guys to try to help these people to clean this place up. That's my only concern; otherwise, if you can take those buildings down, it's unbearable to us. That's all. I appreciate it as a taxpayer and working for 20 years in the city, I would appreciate that. That's all.

CHAIRPERSON KINGSLEY: So, you're for everything.

MR. KATSIAMBIS: I appreciate it. Thank you.

COMMISSIONER ECKHARDT: Thank you for coming in.

MR. KATSIAMBIS: Thank you.

CHAIRPERSON KINGSLEY: Would you mind, did you sign in? Did you put your name in? That would be great.

MR. KATSIAMBIS: Yes, okay.

CHAIRPERSON KINGSLEY: Okay, thank you.

MR. KATSIAMBIS: Sorry.

CHAIRPERSON KINGSLEY: No, that's okay, thank you.

MR. HAUTZINGER: Thank you.

CHAIRPERSON KINGSLEY: While he's signing in, is there anyone else, anyone in the audience that wants to speak on this?

(No response.)

CHAIRPERSON KINGSLEY: No. Okay, then we'll go to Commissioners. Commissioner Bondarowicz?

COMMISSIONER BONDAROWICZ: It might be a little bit confusing what you said on the drive-through side.

COMMISSIONER ECKHARDT: He knows it's complicated.

COMMISSIONER BONDAROWICZ: Yes. Well, so could you bring up the drive-through side? You have two snap and one menu on the drive, attached to the building, right? I believe you just said that you don't need the menu one, but you want to keep the snap?

MS. KIVLAND: Yes, one larger frame, whether it's illuminated menu or the snap frame, I think it would be helpful to the customers and to their operation.

COMMISSIONER BONDAROWICZ: Okay, because, so how would they use it? When they come through the drive-through, they get to, you know, two cars before the window, historically have they ever placed an order?

MS. KIVLAND: Most likely, but not necessarily. If the line is moving very quickly, sorry, I'll stand. If the line is moving very quickly and the runners are very efficient and maybe they're getting to the back of the line first, you might get to that drive-through before your order is placed.

COMMISSIONER BONDAROWICZ: So, whether it's snap or digital, in either case there's no voice?

MS. KIVLAND: Correct.

COMMISSIONER BONDAROWICZ: So, you're looking at it, remembering what you're going to order?

MS. KIVLAND: Yes.

COMMISSIONER BONDAROWICZ: And hopefully you're such a cult follower that you remember your --

MS. KIVLAND: Yes, absolutely.

COMMISSIONER BONDAROWICZ: And then you get to the window and you ordering at the window?

MS. KIVLAND: Not necessarily. A runner could come to you at any moment or you can order from the window.

COMMISSIONER BONDAROWICZ: So, what if the, as Staff mentioned, the one that appears to be past the window seems odd to us.

MS. KIVLAND: Okay.

COMMISSIONER BONDAROWICZ: Right? I think that's what you said, Steve, right, is that --

MR. HAUTZINGER: Yes.

COMMISSIONER BONDAROWICZ: You're kind of like past the window, why would you need that one there? That's probably breaking up the blue facade.

MR. BARAD: Could I touch on that quickly?

COMMISSIONER BONDAROWICZ: Yes. Yes, yes.

MR. BARAD: So, that window, it's not always, you're not always picking every drink from the window. They a lot of times have runners, as Liz mentioned, to grab the drink from the window and bring it out to your car. So, you can order from any part of the line. You can pick up your drink from any part of the line. There's a bypass lane. This is part of their operations to have them move very quickly. So, sometimes you're getting up there and you're ordering there

because that's how quickly they operate and shuffling cars in and out through the drive-through. So, that pickup window, yes, sometimes you'll just go there like at a different drive-through and you pick up from there, but a lot of times there's a runner who will find your car in line wherever you are and bring it to you.

COMMISSIONER BONDAROWICZ: But if you bring up the site plan, if you ordered there, so where, you know, point out where that is. It's all the way at the end, you're leaving.

MR. BARAD: So, there's a bypass lane; it's just to the right.

COMMISSIONER BONDAROWICZ: Yes, but by the time you got to that window and you looked at that menu, you're the first in the queue, right? If you ordered from that, you would either be sitting there or you'd pull out.

MS. KIVLAND: No, you could sit there, they might tell you to like pull out, but like if it's not ready, but you could sit there and everyone else can bypass around you.

COMMISSIONER BONDAROWICZ: But you'll have already been at car No. 4 at some point because you've not been able, here's where I'm going with this. I'm trying to figure out where is the best spot to give you a digital board --

MS. KIVLAND: Sure, yes.

COMMISSIONER BONDAROWICZ: -- because if you could pick one, where would be the ideal spot?

MS. KIVLAND: If I could pick one spot, I think I would agree with you and have it be farther back --

COMMISSIONER BONDAROWICZ: Yes, so that you can look at it, right?

MS. KIVLAND: Yes.

MR. HAUTZINGER: There is one issue with that, it's that because of the setback of the building wall, is a menu with a small print mounted on the wall here readable from somewhere in the car? I mean, normally you're driving right up next to that menu.

MS. KIVLAND: Yes, absolutely not, but not this gal anyway.

MR. HAUTZINGER: You know what I'm saying?

MS. KIVLAND: Yes.

MR. HAUTZINGER: It might be okay for one of those folks like those poster advertisements which that doesn't support, but for a menu, that might be a little difficult.

COMMISSIONER BONDAROWICZ: So, can we go back to the elevation? So, does Dutch Bros do a digital sign that's on a pedestal that could be closer to the vehicle?

MS. KIVLAND: That is like the runners' way, so they do not want to impede, there is a door coming outside of that blue tower. So, with that in mind, I would say that the last place is the winner for having the illuminated sign. It is out of the way and it is readable by --

COMMISSIONER BONDAROWICZ: Because how many were there prior to getting to this point?

MS. KIVLAND: Say that again?

COMMISSIONER BONDAROWICZ: How many numbers were there

before you got to that last four-car queue?

MR. HAUTZINGER: In each drive-through lane, you would pass two of these. So, there's four of these here out in the drive-through, there's two in each lane. We're considering one of these a pre-sell. Usually, the pre-sell is smaller than the main menu. In this case, they're the same size and they're both relatively small.

By the way, each of these has a snap frame on each side as well. So, there's already four of these, each has two snap frames, that's eight snap frame advertisements in the drive-through lane which is part of again Staff's concern.

COMMISSIONER BONDAROWICZ: They really want you to memorize it.

MR. HAUTZINGER: They really want to get them out there, the images out there.

COMMISSIONER BONDAROWICZ: Is it a digital board that's just past there?

MR. HAUTZINGER: None of these are digital, by the way, sorry to interrupt.

MS. KIVLAND: No, they're just illuminated. They're not digital.

COMMISSIONER BONDAROWICZ: Oh, it's not. So, these are all, so it's not being used to tell a runner car No. 4, he's got three drinks?

MS. KIVLAND: Yes, I don't know their operation communications piece, but they're all iPad drive and, you know --

MR. BARAD: There's no speaker boxes on any of the menus.

MS. KIVLAND: Yes.

MR. HAUTZINGER: Yes, and they're not digital, changeable drive-through menu boards. These are just illuminated, printed cabinets basically with the printed menu inside and it's lit up.

COMMISSIONER BONDAROWICZ: The one at the end seemed odd if that's the case. You're there and you're not --

MR. HAUTZINGER: And that's this one here, and that's illuminated as well.

COMMISSIONER BONDAROWICZ: Yes, unless of course you get to that window and you're ordering at that window --

MR. HAUTZINGER: Right.

COMMISSIONER BONDAROWICZ: -- and you don't know what you're getting.

MR. HAUTZINGER: If they're as busy as you say, I don't know if anybody is going to be first in line, right?

MR. BARAD: Some of those could be first.

MS. KIVLAND: Yes. Yes. They have people lining up at 4:30 in the morning.

MR. HAUTZINGER: Yes, they waited a while to get there.

COMMISSIONER BONDAROWICZ: We don't want the business to fail because someone can't order obviously.

MS. KIVLAND: Yes. Yes.

COMMISSIONER BONDAROWICZ: We just need to find that middle ground on not having so many of these.

MS. KIVLAND: Yes. I would say that the four in the drive-through lane are of primary importance to ushering the cars through. This last one, it's important, but it's not nearly as important as the first four.

CHAIRPERSON KINGSLEY: Okay, anything else?

MS. KIVLAND: No.

CHAIRPERSON KINGSLEY: Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: All right, I'm going to need help with this. Okay, so the first --

MR. HAUTZINGER: Just say sounds good.

COMMISSIONER FITZGERALD: The first ground sign one, I am going kind of lenient on anything within this whole corner because I think these angles are difficult. So, I would be open to increasing the signs a little bit, but not as big as you have. If you're coming on Rand Road and you're heading southeast, I mean, you will not even see the front of these buildings. You will not even know these buildings or businesses exist.

MR. BARAD: Yes.

COMMISSIONER FITZGERALD: So, I think there needs to be some give from us for that. The six wall signs on the building, can we go to that? To me, you have to have one on two sides of the tower, so you've got two on the tower, the windmill I think. This is Rand Road?

MR. HAUTZINGER: Yes.

COMMISSIONER FITZGERALD: I'm still thinking about that. Can we go to the one that's around the corner? To me, that is one that I would be more against than the one --

CHAIRPERSON KINGSLEY: On the Dutch Bros?

COMMISSIONER FITZGERALD: Yes, thank you. Thank you, the Dutch Bros I'd be against. By the way, are the windmills illuminated?

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: Interior?

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: White I assume?

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: Okay, thank you. Then, all right, so this is the side. I think, okay, so the Dutch Bros written out would be harder for me to approve than the walk-up sign. So, the walk-up sign, is this the one that you would see from Palatine?

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: Okay, so I almost think you have to have that one. Is that what you're hoping for?

MS. KIVLAND: I hope so.

COMMISSIONER FITZGERALD: I think you do, too, because otherwise you have no idea. Then the other sign which would be the southeast side, hmm, I'm drawn on that one. I mean, it looks cool and yet, I think it looks good on the tower as well. I'd like to hear what the other Commissioners say about

that.

Okay, for the menu board signs, I'm okay with the four within the drive. I would actually want to see a snap frame, I'm okay where you have it next to the window because if you're parked at the window and the window is here and the board is right there, I think you can read it and I think the lighting would be good enough from the building and the structure that you have. But the other, I don't want any, I would prefer not to see any illuminated signs along Rand Road because we haven't allowed that yet and I think that just gets busy.

I'm not in favor of the snap frames on the front. If they're on the sides and the back, I'm okay with that.

Did I get everything?

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER FITZGERALD: I think I did.

MR. HAUTZINGER: Yes.

COMMISSIONER FITZGERALD: I think the logo is great. I think it's going to say a lot, especially if this business takes off. Everybody is going to know just looking at the logo, they're not going to have to have the name, but I think you need the name on the Rand side. You need something to see from Palatine, and I don't want to see any illuminated signs on Rand. I just would be open to one snap to the right of --

MS. KIVLAND: So, if we kept both windows on each side of the tower, and then move the Dutch Bros sign to where this back window is, would that be acceptable?

COMMISSIONER FITZGERALD: Yes. I think this is a difficult site.

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: I don't think we see sites like this very often.

MS. KIVLAND: So, two Dutch Bros and then the two windmills.

COMMISSIONER FITZGERALD: So, I am going a little further I guess than what Staff is. I think that's all I have --

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER FITZGERALD: -- and I may need a nap.

CHAIRPERSON KINGSLEY: Thank you.

Commissioner Eckhardt?

COMMISSIONER ECKHARDT: Thank you.

I concur with my colleague, Commissioner Fitzgerald. I think he logically went through each of the elements and, you know, it's a unique little building. The windmill is really a cool logo and if you had to add your name, I mean, it's kind of buried. So, again reiterating the ground signs, two are okay, but they've got to be scaled down to get closer to the 66 square feet each.

The wall signs, I know the code allows one, but you're showing four. Four is where we landed I believe. The snaps, I think we need to limit those. I can't remember what John said a minute ago, and that's where I am.

CHAIRPERSON KINGSLEY: Okay, Commissioner Kubow?

COMMISSIONER KUBOW: So, generally speaking, I'm in agreement with Staff's recommendations. I agree with Commissioner Fitzgerald on

finding a happy medium on the monument signs. I did notice in your comparison that we had 80 square feet for certain, whether it's speed determinations, I think that could be a potential goal if you want to try and find a metric that you want to go for. But I do think that we need to look beyond the 66 square feet because of the unique and challenging nature of this site. But overall, I'm in agreement with Staff's recommendations, just I think we should be a little bit more lenient with the ground signage square footage.

CHAIRPERSON KINGSLEY: Okay, thank you.

I just have a quick question for you, for Commissioner Fitzgerald. What did you say about, did you think he was specific about the monument sign? Because I didn't hear him --

COMMISSIONER FITZGERALD: I did not give a number.

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER KUBOW: No, there wasn't a specific number, but I think we should consider an increase potentially to Staff's discretion potentially on something beyond 66, the code-required 66 square feet.

CHAIRPERSON KINGSLEY: Okay, excellent. I concur with most everything. I like the signs, as Commissioner Fitzgerald had talked about, with two windmills, two Dutch Bros, and the Dutch Bros on the other one that goes on the back as we had talked about before. I'm in agreement with all menu signs except not the illuminated one on Rand.

But as you guys had indicated, they have done a lot of research on traffic, and if they need a menu sign at that last window, they need a menu sign there. Just give it to them and it's not illuminated, and then get rid of all the advertisement if we can. In my mind, better to have no snap frames anywhere, but that's just me. Like including on the four menu signs, but no one has talked about that, but I think it's just, I mean, we've got eight on the drive aisles and four on the walk-up aisles. So, we've got 12 advertisement snap panels. So, that would be my only issue with that.

Then, for the monument sign, I agree with everybody that we need to give them some leniency. I'm just a little perplexed about how we get to 116 square feet. Could you just tell me how this sign, if each tenant, I mean, I might just be going cuckoo, but if each tenant is approximately eight square feet and we've got six tenants that are eight and one at 16, that isn't 116, or are we doing both sides?

MR. HAUTZINGER: Excuse me. Basically, the area of the sign is calculated nine-foot three-inch wide by 12-foot six-inch tall. So, we're not, we don't normally make it down to the, I know I said signage area only and then there's additional structure. The additional structure is kind of this back bend in the stone base in this case, but otherwise, it's based on this whole rectangle here.

CHAIRPERSON KINGSLEY: Okay, so it's not my math. Okay, great, great. Then I'm totally in agreement with that. I think like closer to 80 is something that we could go towards, especially keeping the seven to eight square feet per sign. I think that is doable.

So, that's where I'm with this. The only thing that we didn't, that I brought up that no one else talked about was the snap signs and I don't know

how you guys feel about that.

MR. HAUTZINGER: One thing that I can say about the snap frames that are on the drive-through menu, we included this entire area as part of the menu board area, and whether they want, although I see what you're saying. These are more like posters of large-scale images most likely, instead of traditional menu.

CHAIRPERSON KINGSLEY: But is the size --

MR. HAUTZINGER: It's not, and that's why I was kind of making a case to not penalize them for these snap frames. It's more just like a different, changeable version, a non-illuminated portion of their drive-through menu board that they're allowed to have.

Do you know what I'm saying?

MR. BARAD: If I could kind of clarify and expand? Those portions are for, they have seasonal specials or seasonal drinks, so those are kind of part of the menu board, like you won't know about them unless they're there somewhere. So, that's just kind of part of the menu board when they order.

MR. HAUTZINGER: So, they keep the center portion probably the same?

MR. BARAD: Yes, and then depending on the specials, their seasonal drinks, those go under the snap frames.

MR. HAUTZINGER: And the side portions allow them to change those out a little more frequently.

MR. BARAD: Yes, it's not really advertising, it's part of the menu board for like their specials.

CHAIRPERSON KINGSLEY: And that doesn't push them over a size?

MR. HAUTZINGER: It does not, no.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: The menu boards including those, those were all considered. The whole thing is considered a menu board, yes.

CHAIRPERSON KINGSLEY: Okay. All right, then I'll just go back on what I said and then I'll be fine with these. I'm probably the only one who doesn't want them on the building, but --

MR. HAUTZINGER: At the walk-up board?

CHAIRPERSON KINGSLEY: At the walk-up, but if that's what they do, I'd rather, as Staff said, I'd rather see them in frames, nicely put in there than kind of sporadically throughout.

MR. HAUTZINGER: Yes. If I could jump in and actually the comment about the 80 square-foot for the ground sign, I think that's a good idea. I mean, I know there's a lot of, we're figuring this out as we go here, and you said we can try to get it down, something closer to 66. You kind of echoed that, but what does that mean?

I think there is some logic to the 80 square-foot. In the code, depending on the size of the road and the speed limit of the road, you're either going to have a max 40, 60, 66 or 80. So, allowing them to go to 80 seems like a nice, there's a little logic behind that, basically giving them a little more signable area to work with based on the unique challenge, because the whole logic behind

the way the code is set up, size of the road, speed limit of the road is, you know, depending on how big and fast it is, you need a bigger sign. Smaller road, slower, you don't need such a big sign. In this case, we can give them a little more signable area just because it's a challenging site is what I'm hearing.

So, I think there's some logic to that. To exceed 80 might start becoming a bit arbitrary and a little harder to justify bigger than it's allowed anywhere.

COMMISSIONER BONDAROWICZ: So, we could add that into a motion.

MR. HAUTZINGER: Correct.

COMMISSIONER BONDAROWICZ: Okay, yes.

CHAIRPERSON KINGSLEY: Does the Petitioner want to say anything? Otherwise, I think we're going to be going to a vote.

(No response.)

CHAIRPERSON KINGSLEY: All right, any other discussion or can we go for a vote?

COMMISSIONER FITZGERALD: We have to have a motion.

CHAIRPERSON KINGSLEY: Or a motion?

COMMISSIONER FITZGERALD: Can I just say a few things and not say it's a motion?

CHAIRPERSON KINGSLEY: And then later say it's a motion?

COMMISSIONER FITZGERALD: And then later make a motion with these things said?

CHAIRPERSON KINGSLEY: Sure.

COMMISSIONER FITZGERALD: All right, so I would be, I personally would be open to 80 square feet for the monument signs, and that's 80 square feet each, right?

MR. HAUTZINGER: Correct.

COMMISSIONER FITZGERALD: Okay, I would be open to the three windmills that are presented, and then the two that say Dutch brand, one on the Rand sign and then one on the opposite side which to me would be the Palatine side.

CHAIRPERSON KINGSLEY: Can we just pause there for a sec?

COMMISSIONER FITZGERALD: Yes.

CHAIRPERSON KINGSLEY: Steve is just going to show what it is.

MR. HAUTZINGER: I'm looking for the sheet.

CHAIRPERSON KINGSLEY: So, in other words, you're eliminating just the one?

COMMISSIONER FITZGERALD: Yes, just the one on the bottom right corner that says Dutch Bros. That's what I'm again suggesting.

MR. HAUTZINGER: And sorry to interrupt, but like there was, somebody mentioned swapping out this windmill for the Dutch Bros name. Did you just say that?

COMMISSIONER FITZGERALD: I did not say that. I like the, I love the symbol on the blue corner and you have to have two. Then, I think you have to have something for the people going northwest on Rand and that gives us the other

Dutch, the other windmill.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER FITZGERALD: I'm going to keep going.

MR. HAUTZINGER: Keep in mind that the Dutch Bros sign is larger than the windmill, so in terms of trying to balance quantity and total square footage.

COMMISSIONER FITZGERALD: Okay.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER FITZGERALD: The four menu boards within the drive-through I'm okay with.

CHAIRPERSON KINGSLEY: Okay, got it.

COMMISSIONER FITZGERALD: Okay, the wall signs, I would like to take, get rid of all of the wall menu boards and allow one snap board next to, or to the right of the drive-through window. And then --

CHAIRPERSON KINGSLEY: Wait, wait. So, you're getting rid of the --

COMMISSIONER ECKHARDT: Wait, wait, wait. I didn't understand that, John.

CHAIRPERSON KINGSLEY: The illuminated one at the walk-up?

COMMISSIONER FITZGERALD: Oh, no, I'm okay with all of those. Okay, walk-up.

COMMISSIONER ECKHARDT: Can you clarify that last one? I didn't, you said I want to eliminate all of the --

CHAIRPERSON KINGSLEY: I think he just wants to eliminate --

COMMISSIONER FITZGERALD: On Rand Road, yes, I want to get rid of everything down there except for one snap board, to me it can be a menu that would be to the right of that. I think, is that, I think that's it. Do you think that's it, Steve, or at least what --

MR. HAUTZINGER: Yes, that's everything.

CHAIRPERSON KINGSLEY: So, how about if we have a discussion before it's a motion?

COMMISSIONER ECKHARDT: Why don't you just make a motion and then we can have a discussion?

CHAIRPERSON KINGSLEY: Because then we'd have to amend it, because he didn't make one yet and I have a question.

COMMISSIONER ECKHARDT: Okay, you're the boss.

CHAIRPERSON KINGSLEY: I'm the boss. So, I think that the snap frame on Rand Road, we should indicate that as a menu, just a non-illuminated menu. I would rather see a menu there than an advertisement.

COMMISSIONER FITZGERALD: That was my intention so I will say that. So, okay.

CHAIRPERSON KINGSLEY: Yes, so that's my only thing.

COMMISSIONER FITZGERALD: Okay, anybody else?

COMMISSIONER KUBOW: So, after that, I would just ask the Petitioner if that, what is the preferred location of the one snap frame menu on that side?

MS. KIVLAND: Yes, on the Rand Road side, I would say to the right

of the drive-through, because if it is going to be a menu, then I am not --

COMMISSIONER KUBOW: Okay, yes.

MS. KIVLAND: -- back on the wall. So, I think to help all the people with challenged vision, let's keep it really, really close.

COMMISSIONER KUBOW: That's consistent with John's.

CHAIRPERSON KINGSLEY: And it's also consistent with what they were saying --

MS. KIVLAND: Yes. Yes.

CHAIRPERSON KINGSLEY: -- your presentation. Okay, thank you.

Anybody else?

(No response.)

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER FITZGERALD: Okay, I would like to make a motion on DC #26-029, Sign Variation. I would like to allow a variation for the two ground signs that would be 80 square feet each. I would like to allow the wall signs on the Dutch Bros Coffee building. I would like the three windmills that were presented in the locations that were in the packet. I would like the two that's written out Dutch on the Rand Road side and the back of the building that would be towards Palatine. I would be okay with all the signage presented to the walk-up. I would be okay for one snap sign on Rand Road, it would be for menu only and that would be to the right of the window.

COMMISSIONER ECKHARDT: The message boards for the drive-through.

CHAIRPERSON KINGSLEY: The menu boards.

COMMISSIONER FITZGERALD: The four menu boards, I'm okay with those.

COMMISSIONER ECKHARDT: Okay, as presented?

COMMISSIONER FITZGERALD: As presented, right.

CHAIRPERSON KINGSLEY: So, there's a motion.

COMMISSIONER ECKHARDT: Second.

CHAIRPERSON KINGSLEY: There's a second.

Any discussion, questions?

(No response.)

CHAIRPERSON KINGSLEY: Steve, did you get that?

MR. HAUTZINGER: I did, but for the record, I want to make one clarification. When you said you're okay with the four menu boards, you're talking about the four freestanding menu boards in the drive-through lanes?

COMMISSIONER FITZGERALD: Correct.

MR. HAUTZINGER: And then one menu board at the walk-up window, that one under the umbrella of you're okay with all of those, right?

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Okay, yes, I have it. We'll have to kind of reword the variations as we package this up to go to the Village Board, but otherwise, I have that.

CHAIRPERSON KINGSLEY: But you did do a good job.

MR. HAUTZINGER: You did.

COMMISSIONER FITZGERALD: Thanks.

Motion to recommend approval to the Village Board of DC #26-029, sign variations for 375-425 East Rand:

1. A variation from Chapter 30, Section 30-303(c), *Dimensions*, to allow two 80 sf ground signs, where 66 sf is the maximum allowed size.
2. A variation from Chapter 30, Section 30-402(a), *Number*, to allow five wall signs for Dutch Bros Coffee, where only one wall sign is allowed.
3. A variation from Chapter 30, Section 30-208(b) to allow four menu board signs for Dutch Bros Coffee, where only two menu board signs are allowed.
4. A variation from Chapter 30, Section 30-208(a)(4)(c) to allow one wall-mounted menu board to face Rand Road for Dutch Bros Coffee, where menu boards are required to be located in the side or rear yards, away from the primary street frontage.
5. A variation from Chapter 30, Section 30-208(a)(3) to allow four supplemental “snap frame” menu advertisement signs totaling 19.26 sf for Dutch Bros Coffee, where additional advertising signage is not allowed.

This recommendation is based on the plans received 4/27/26, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Omit the “Dutch Bros” wall sign on the west wall.
2. The wall-mounted menu board located next to the drive-through pick-up window shall be a non-illuminated “snap-frame”.
3. Omit the four “snap frames” on the north wall.
4. This recommendation 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 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.

CHAIRPERSON KINGSLEY: All right, there’s a motion and there’s a second. No more discussion.

Let’s vote, roll call.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Bondarowicz.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: And Chair Kingsley.

CHAIRPERSON KINGSLEY: Yes.

It's passed.

MS. KIVLAND: Thank you.

CHAIRPERSON KINGSLEY: Thanks, it's been a long night.

MR. BARAD: Thank you.

MR. HAUTZINGER: And as I said earlier, and I'll just mention here, this will need to go to the Village Board. So, I'll be in touch with you guys, although this one we're going to be pulling all of this information until you complete your Plan Commission review, and then everything will go to the Village Board at the time for their final consideration.

MR. BARAD: Awesome. Thank you so much.

CHAIRPERSON KINGSLEY: Do you guys want to take this?

MR. BARAD: Yes.

MR. KATSIAMBIS: I have one question. So, there will be a Plan Commission before it goes to Village Board?

MR. HAUTZINGER: Yes.

MR. KATSIAMBIS: Okay, thank you.

MR. HAUTZINGER: Yes.

CHAIRPERSON KINGSLEY: And if you spoke, just make sure that you signed in tonight. Thank you.

All right, the only other item on our agenda is other business and public comment.

Do we have any public comment? Of course.

MR. MOENS: Why not? Keith Moens, Arlington Heights. Chair Kingsley, I just want to thank you for following procedure on that one. You really did great. So, now I know why they called this a special meeting tonight, so you made it all worthwhile now.

No, I think it was simple. It was very straightforward. It was a complicated subject, that letter B, and I know nothing about it. I knew nothing about what was going on, but I could follow exactly what you were doing, so when it got done, it was very clear to me. So, everybody understands. So, I think following that helps protect the Design Commission, knowing that in the end, everybody knows what's happening and there is no confusion on that.

So, I would encourage you to keep that up, move on to the next level on this stuff, but anyway. So, anyway, that's my comment. So, thank you for the opportunity.

CHAIRPERSON KINGSLEY: Thank you, okay.

There's no one else in the audience that want to be heard?

(No response.)

CHAIRPERSON KINGSLEY: Is there a motion to adjourn?

BEFORE ME THIS _____ DAY OF
_____, A.D. 2026.

NOTARY PUBLIC



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
6/23/2026

Item: 622 S. Mitchell Ave. - DC26-034 - SF/Addition
Department: Planning & Community Development

Item Description:

Requested Action(s):

Approval of the proposed architectural design for an addition to an existing single-family residence.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the design of the proposed addition at 622 S. Mitchell Avenue. This recommendation is based upon the plans and materials received on 5/6/26, revised exterior elevations received 6-10-26, and the following:

1. Evaluate the unusual and odd massing of the proposed single-story addition located on the front of the existing two-story house.
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 DC26-034
2. DC26-020, 622 S. Mitchell - Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 622 S. Mitchell Ave
Project Address: 622 S. Mitchell Ave
Prepared By: Steve Hautzinger

Date Prepared: June 18, 2026

PETITION INFORMATION:

DC Number: 26-034
Petitioner Name: Nicholas Georgaklis
Petitioner Address: 734 S. Mitchell Ave
Arlington Heights, IL 60005
Meeting Date: June 23, 2026

Requested Action(s): Approval of the proposed architectural design for an addition to an existing 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 a single-story addition to an existing two-story home. The property has a total land area of 6,600 square feet and the proposed residence with addition will be 2,050 square feet. The plans do comply with the R-3 single-family zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 27 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 27 feet Side: 5 feet Side: 11.9 feet Rear: 57.9 feet
Building Height (to the midpoint)	25 feet	21.2 feet
FAR	2,970 SF	2,050 SF
Building Lot Coverage	2,310 SF	1,938 SF
Impervious Surface Coverage	3,630 SF	3,598 SF

The scope of the proposed addition includes demolition of an existing one-car attached garage (which has already been replaced with a new two-car detached garage located in the rear yard) to allow construction of a new single-story addition across the front of the existing two-story house.

This type of single-story room addition has very commonly been added to the back of many homes. However, this situation is unique because the proposed addition is located on the front of the house due to the setback of the existing two-story house. Staff acknowledges this unique situation and understands the logic of the proposed plan. However, the end result will have the appearance of a new single-story house with an odd second story portion towards the rear. The massing is unusual, which the Design Commission should evaluate.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the design of the proposed addition at 622 S. Mitchell Avenue. This recommendation is based upon the plans and materials received on 5/6/26, revised exterior elevations received 6-10-26, and the following:

1. Evaluate the unusual and odd massing of the proposed single-story addition located on the front of the existing two-story house.
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.

 _____ June 18, 2026

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

c: Petitioner, DC File 26-034



S Walnut Av

W Fairview St

S Ridge Ave

S Ridge Ave

S Walnut Ave

S Mitchell Ave

S Mitchell Ave

S Chestnut Ave

S Chestnut Ave

515

505

415

305

607

608

602

601

611

612

607 E

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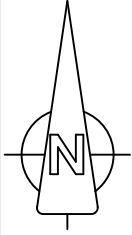
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609

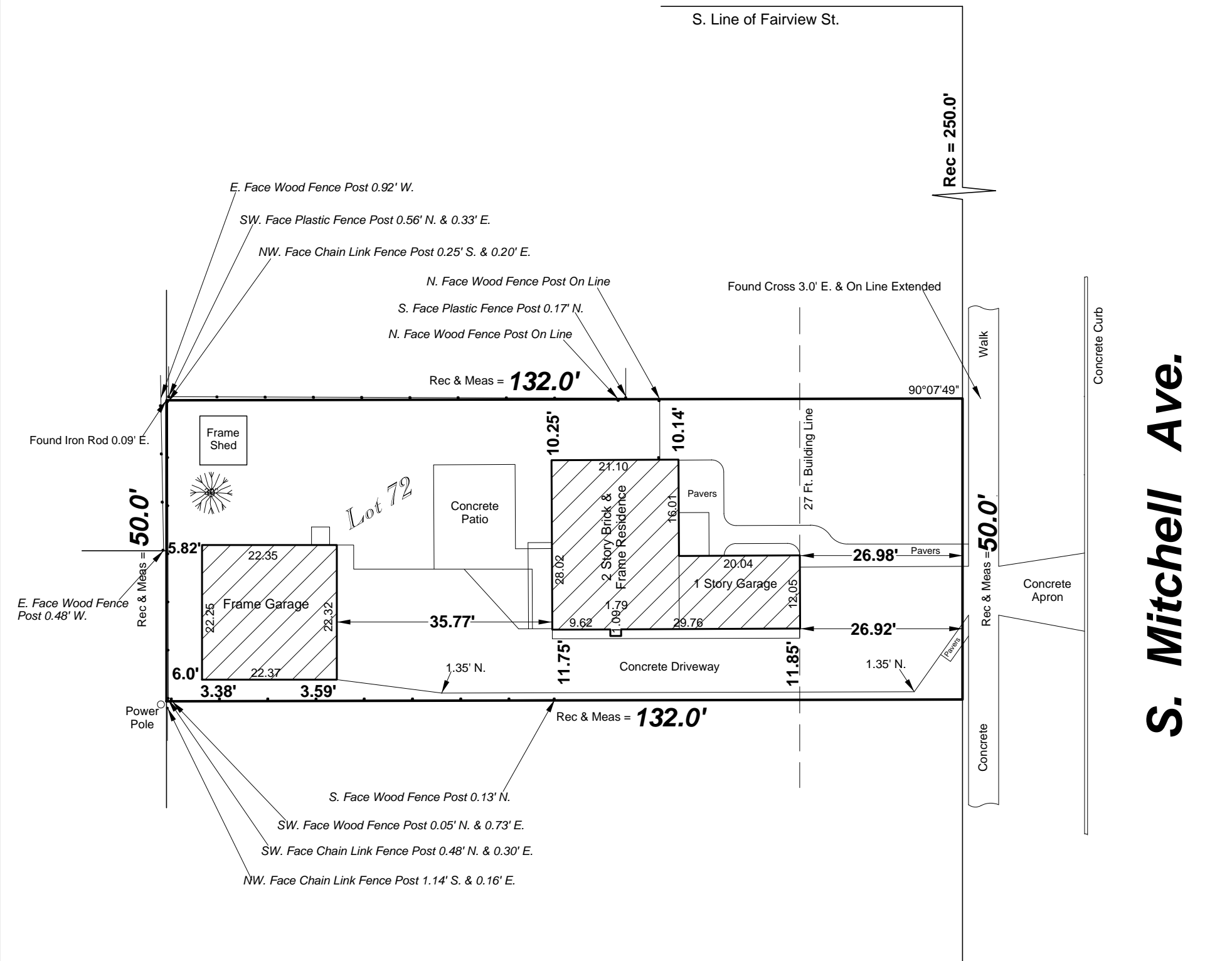
605

601

Plat of Survey *by* Central Survey PLLC



Legal Description
Lot 72 in Fairview, being a Subdivision of part of the Southeast ¼ of Section 31, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois
Commonly Known as: 622 S. Mitchell Ave., Arlington Heights, Illinois
Area of Land Described: 6,600 Sq. Ft.



- Legend**
- N. = North
 - S. = South
 - E. = East
 - W. = West
 - (TYP) = Typical
 - Rec = Record
 - Meas = Measure
 - St. = Street
 - Ave. = Avenue

Decimal/Inch Conversions		
0.01' = 1/8"	0.08' = 1"	0.58' = 7"
0.02' = 1/4"	0.17' = 2"	0.67' = 8"
0.03' = 3/8"	0.25' = 3"	0.75' = 9"
0.04' = 1/2"	0.33' = 4"	0.83' = 10"
0.05' = 5/8"	0.42' = 5"	0.92' = 11"
0.06' = 3/4"	0.50' = 6"	1.00' = 12"

NOTES: *Property corners were NOT staked per customer.* Building lines and easements, if any, shown hereon are building lines and easements as shown on the recorded Subdivision plat.*Consult local authorities for building lines established by local ordinances. *Compare all points before building and report any difference immediately. *Assume no dimension from scaling upon this plat. *AutoCad file will not be provided under this contract.

Scale: 1 Inch equals 20 Feet.
Ordered By: Sooji Swanson
Order Number: 622L

State of Illinois)
County of Cook) S.S.

Central Survey PLLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on Jan. 9, 2026 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 9th day of January 2026

John M. Henriksen P.L.S. #2668 (exp.11/30/2026) Professional Design Firm Land Surveying LLC (#184.005417)
This professional service conforms to current Illinois minimum standards for a boundary survey.



S. Mitchell Ave.



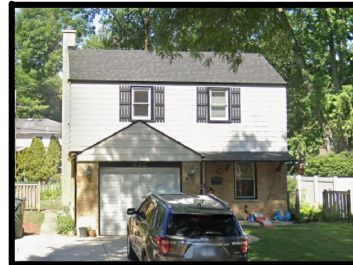
636 SOUTH MITCHELL AVE.
PROPERTY TO SOUTH 3



634 SOUTH MITCHELL AVE.
PROPERTY TO SOUTH 2



626 SOUTH MITCHELL AVE.
PROPERTY TO SOUTH 1



622 SOUTH MITCHELL AVE.
SUBJECT PROPERTY



618 SOUTH MITCHELL AVE.
PROPERTY TO NORTH 1



614 SOUTH MITCHELL AVE.
PROPERTY TO NORTH 2



610 SOUTH MITCHELL AVE.
PROPERTY TO NORTH 3

S MITCHELL AVE.

625 SOUTH MITCHELL AVE.
PROPERTY TO NORTH 1



621 SOUTH MITCHELL AVE.
SUBJECT PROPERTY



615 SOUTH MITCHELL AVE.
PROPERTY TO NORTH 1



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client:
 project name : 622 South Mitchell Avenue
 Residential Addition
 address: 622 South Mitchell Avenue
 Arlington Heights, Illinois 60005
 client name: Sooj Swanson
 Eric Swanson
 contact email: soojswanson@gmail.com
 swanson.eric.d@gmail.com
 contact ph. number: 224.422.8187

project:
**622 South Mitchell Avenue
 Residential Addition**
 622 South Mitchell Avenue
 Arlington Heights, IL 60005

drawn by: _____ ng
 checked/approved by: _____ ng
 scale: _____ as noted
 project No.: 2602
 date: 05-05-2026

1 | neighboring properties
 scale: nts 

sheet title:
**Comparison of
 Neighboring Properties**

sheet No.:

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 Residential Addition
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 Eric Swanson
 contact email: soojiswanson@gmail.com
 swanson.eric.d@gmail.com
 contact ph. number: 224.422.8187

project:
**622 South Mitchell Avenue
 Residential Addition**
 622 South Mitchell Avenue
 Arlington Heights, IL 60005

drawn by: _____ ng
 checked/approved by: _____ ng
 scale: _____ as noted
 project No.: 2602
 date: 05-05-2026

sheet title:
Neighboring Elevations

sheet No.: _____



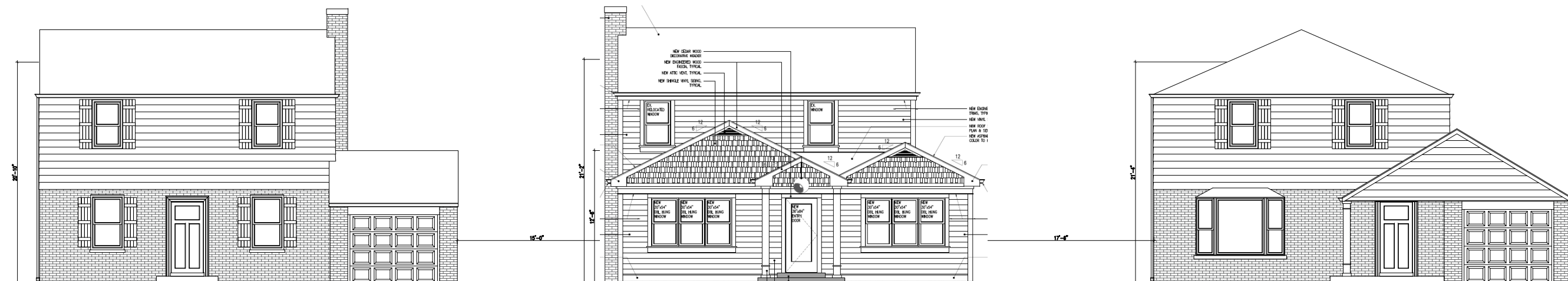
622 SOUTH MITCHELL AVE.
 SUBJECT PROPERTY

622 SOUTH MITCHELL AVE.
 SUBJECT PROPERTY

622 SOUTH MITCHELL AVE.
 SUBJECT PROPERTY

1 | neighboring elevations - existing

scale: $\frac{3}{32}'' = 1'-0''$



622 SOUTH MITCHELL AVE.
 SUBJECT PROPERTY

622 SOUTH MITCHELL AVE.
 SUBJECT PROPERTY

622 SOUTH MITCHELL AVE.
 SUBJECT PROPERTY

2 | neighboring elevations - proposed

scale: $\frac{3}{32}'' = 1'-0''$



photo of existing - north



photo of existing - north



photo of existing - east



photo of existing - east



photo of existing - east



photo of existing - south



photo of existing - south



photo of existing - west



photo of existing - west

GDS

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client:
project name : 622 South Mitchell Avenue
Residential Addition
address: 622 South Mitchell Avenue
Arlington Heights, Illinois 60005
client name: Sooji Swanson
Eric Swanson
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swanson.eric.d@gmail.com
contact ph. number: 224.422.8187

project:
**622 South Mitchell Avenue
Residential Addition**

622 South Mitchell Avenue
Arlington Heights, IL 60005

drawn by: _____ ng
checked/approved by: _____ ng
scale: _____ as noted
project No.: 2602
date: 05-05-2026

sheet title:
Existing Photos of Site

sheet No.:

MATERIALS SCHEDULE:

ITEM:	MATERIAL:	MANUFACTURER:	COLOR:	NOTES:
BRICK	CLAY	NA	YELLOW-GRAY	BRICK IS EXISTING, NO NEW BRICK IS PROPOSED
ROOF	ASPHALT SHINGLE	OWENS CORNING O.E.	ONYX BLACK	UPPER ROOF IS EXISTING, ALL NEW LOWER ROOFS TO MATCH EXISTING
SIDING 1	VINYL SIDING	MASTIC PLY GEM	EVEREST	D4 HORIZONTAL
SIDING 2	VINYL SIDING	MASTIC PLY GEM	EVEREST	SHINGLES
SIDING 3	ACCENT SIDING	WOOD PLANK O.E.	LIGHT ASH	-
SIDING TRIM	COMPOSITE	LP SMART SIDE	WHITE	-
GUTTERS/TRIM/FASCIA	ALUMINUM	GEORGIA PACIFIC O.E.	BLACK	TO MATCH EX. COLOR
WINDOWS	VINYL/ALUMINUM	CLIMA-GUARD O.E.	WHITE	TO MATCH EX. COLOR
GARAGE DOOR	VINYL	NA	WHITE	GARAGE DOOR IS EXISTING

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client:
 project name : 622 South Mitchell Avenue
 Residential Addition
 address: 622 South Mitchell Avenue
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 client name: Soojil Swanson
 Eric Swanson
 contact email: soojilswanson@gmail.com
 swanson.eric.d@gmail.com
 contact ph. number: 224.422.8187

project:
**622 South Mitchell Avenue
 Residential Addition**
 622 South Mitchell Avenue
 Arlington Heights, IL 60005

drawn by: _____ ng
 checked/approved by: _____ ng
 scale: _____ as noted
 project No.: 2602
 date: 05-05-2026

sheet title:
Material Selections
 -
 sheet No.:




BRICK
 COMMON CLAY
 NA
 GRAY
 ALL BRICK IS EXISTING



ROOF
 ASPHALT SHINGLES
 OWENS CORNING
 ONYX BLACK



SIDING TRIMS
 COMPOSITE
 LP SMART SIDE
 WHITE




SIDING 1
 VINYL - D4 HORIZONTAL
 MASTIC PLY GEM
 EVEREST
 COLOR TO MATCH EX.



SIDING 2
 VINYL - SHINGLES
 MASTIC PLY GEM
 EVEREST
 COLOR TO MATCH EX.



SIDING 3
 VINYL - 6" VERTICAL
 TONGUE & GROOVE
 WOOD PLANK
 MODERN EXTERIOR WOOD
 LIGHT ASH



WINDOWS
 VINYL/ALUMINUM
 CLIMA-GUARD
 WHITE - TO MATCH EX.



GUTTERS/TRIM/FASCIA
 ALUMINUM
 GEORGIA PACIFIC O.E.
 BLACK



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
6/23/2026

Item: 318 W. Wing St. - DC26-039(H) - 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 proposed demolition and approval of the architectural design of the proposed new single-family residence located at 318 W. Wing Street. This recommendation is based on the architectural plans received 5-21-26, 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. A recommendation to increase the roof slope on the front box bay, as shown in the color rendering.
3. A recommendation to include decorative window muntins on all sides of the house, as shown in the color rendering.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

1. Staff Report DC26-039
2. DC26-039, 318 W. Wing - Exhibits

3. Existing Photos
4. Inspection Report

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 318 W. Wing Street
Project Address: 318 W. Wing Street
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 26-039
Petitioner Name: Thomas Eckhardt
Petitioner Address: TDE LTD Architects
 249 E. Prospect Avenue
 Mt. Prospect, IL 60056
Meeting Date: July 23, 2026

Date Prepared: June 17, 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 detached two-car garage to allow construction of a new two-story residence with an attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,810 square feet, and the proposed new house will have 3,959 square feet. The plans do comply with all of the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 25 feet Side: 6.7 feet Side: 6.8 feet Rear: 47.3 feet
Building Height (to the midpoint)	25 feet	25 feet
FAR	8,810 SF	3,959 SF
Building Lot Coverage	3,084 SF	2,742 SF
Impervious Surface Coverage	4,405 SF	4,028 SF

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. Homes in the report are rated in order of importance as "Contributing", "Notable", and "Exceptional". The subject house was given the lowest rating of "Contributing", and the report estimates the home's construction to be between 1930-1950. Staff suspects that the existing house was actually constructed prior to 1930 based on its appearance and construction methods, such as a brick foundation.

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 petitioner has provided interior photos of the existing house as well as an Inspection Report to outline the home's condition. The Inspection Report notes sloping floors throughout due to foundation and structural issues, but at face value, the home appears to be in relatively good condition. In regards to "significant architectural, aesthetic, or cultural value", Staff does not find this particular house to be particularly significant in regards to its historical character and contribution to the surrounding context,

which is already a mix of newer and older homes. Typically, Staff encourages renovation/addition of contributing historic homes, in lieu of teardown/new construction, but in this case, due to the lack of significant architectural value and the mixed surrounding context, Staff does not strongly oppose the proposed redevelopment.

In regards to the design of the proposed new house, overall it is nicely designed with a traditional style that will fit well in this location. As illustrated in the color rendering, the proposed exterior materials are nice quality and well coordinated. There are a few discrepancies between the color rendering and the architectural Elevations, such as the front box bay, which has nicer proportions with a steeper roof slope in the rendering. The rendering also includes decorative muntins in the windows, which is a nice traditional detail that is recommended to be incorporated on all sides of the house. Staff appreciates that the garage is recessed behind the front wall of the house to keep the focus on the front windows and entry porch instead of the garage doors. Staff also appreciates that the proposed stone base wraps around the garage and partially down the left side elevation instead of being applied to the front elevation only.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed demolition and **approval** of the architectural design of the proposed new single-family residence located at 318 W. Wing Street. This recommendation is based on the architectural plans received 5-21-26, 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. A recommendation to increase the roof slope on the front box bay, as shown in the color rendering.
3. A recommendation to include decorative window muntins on all sides of the house, as shown in the color rendering.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



June 17, 2026

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

c: Petitioner, Emily Rodman-Director of Planning and Community Development, DC File 26-039



435

421

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214

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Goedke House

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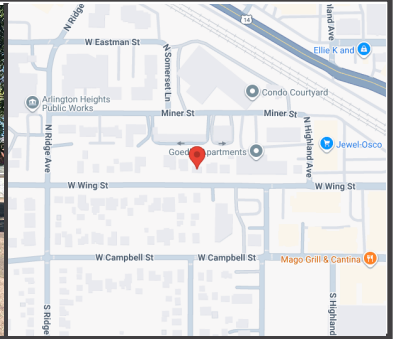
Cedar Village of Arlington Heights

Cedar Village of Arlington Heights

N Chestnut Ave

N Chestnut Ave

1



PROPERTY ADDRESS: 318 W WING STREET, CHICAGO, ILLINOIS 60005

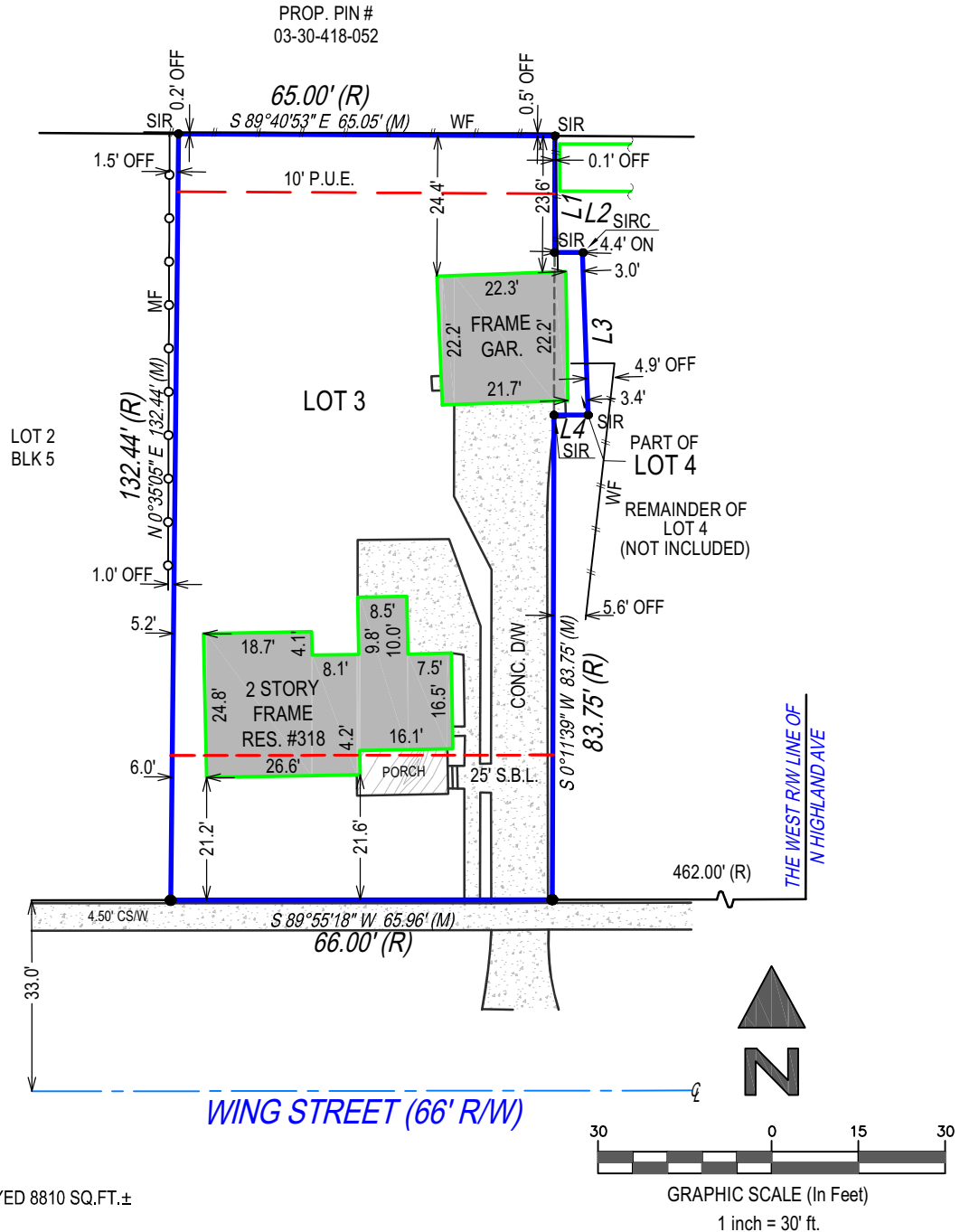
SURVEY NUMBER: IL2509.5649

IL2509.5649
 PLAT OF SURVEY
 COOK COUNTY, ILLINOIS

PROP. PIN #
 03-30-418-052

LINE TABLE:

- L1 S 0°11'39" W 20.15' (M)
 20.15' (R)
- L2 S 89°48'21" E 4.82' (M)
 4.82' (R)
- L3 S 2°02'57" E 28.10' (M)
 28.10' (R)
- L4 N 89°48'21" W 5.92' (M)
 5.92' (R)



TOTAL AREA OF PROPERTY SURVEYED 8810 SQ.FT.±

STATE OF ILLINOIS SS
 COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
 LICENSE EXPIRES 1/30/2026
 EXACTA LAND SURVEYORS, LLC
 PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
 PDF # 184008059
 o: 773.305.4011
 316 East Jackson Street | Morris, IL 60450



120 North LaSalle Street | Suite 900
 Chicago, IL 60602
 p: 312.264.4714
 f: 312.407.9241

DATE OF SURVEY: 09/29/25
 FIELD WORK DATE: 9/26/2025
 REVISION DATE(S): (REV.0 9/29/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



W. WING STREET



410 W. WING STREET



402 W. WING STREET



318 W. WING STREET
PROJECT PROPERTY



314 W. WING STREET



312 W. WING STREET

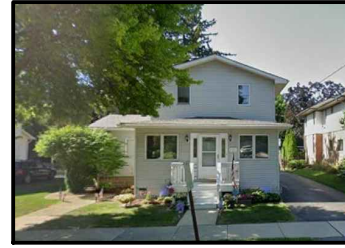


308 W. WING STREET

W. WING STREET



409 W. WING STREET



401 W. WING STREET



317 W. WING STREET



318 WING COLORED ELEVATION

318 WING MATERIAL BOARD AND SCHEDULE

Asphalt Roof Shingles: GAF Charcoal



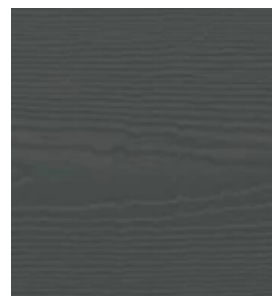
Siding: James Hardie Pearl Gray



Trim, Soffit Frieze: James Hardie (Smooth) Arctic White



ROOF RAKE: JAMES HARDIE MIDNIGHT BLACK



Window: VINYL BLACK EXTERIOR



Aluminum Gutter: ACM BLACK



Stone: Fond Du Lac Stone Ridge

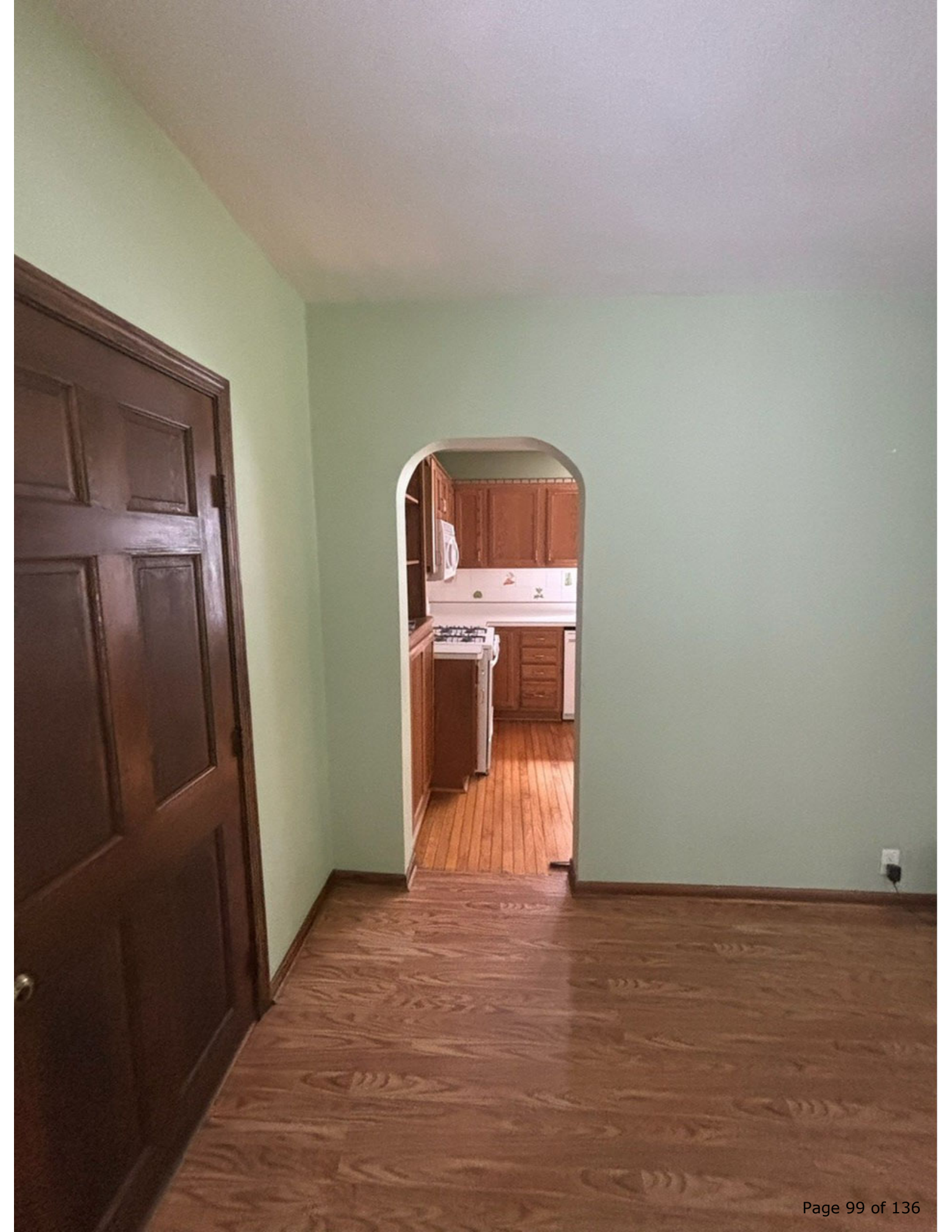












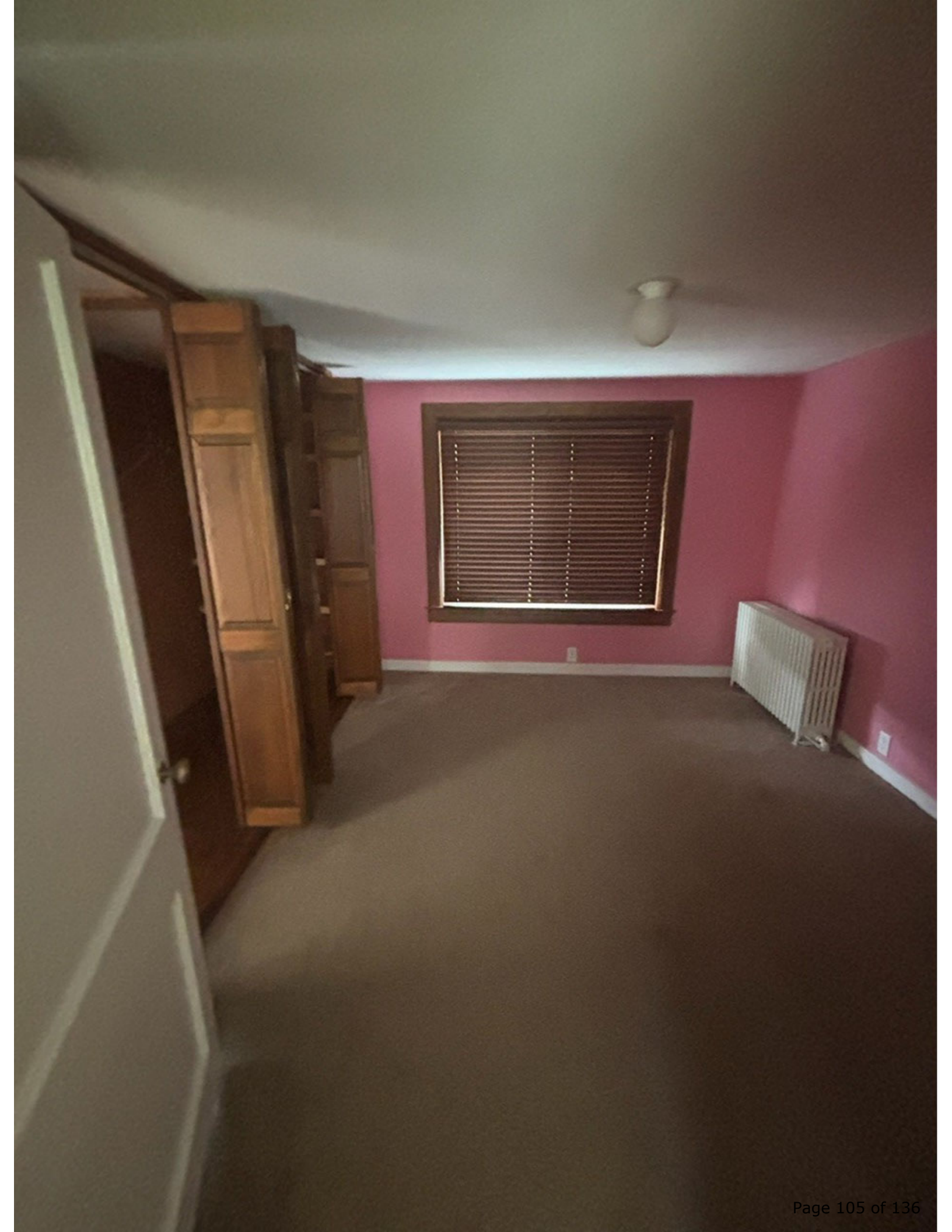


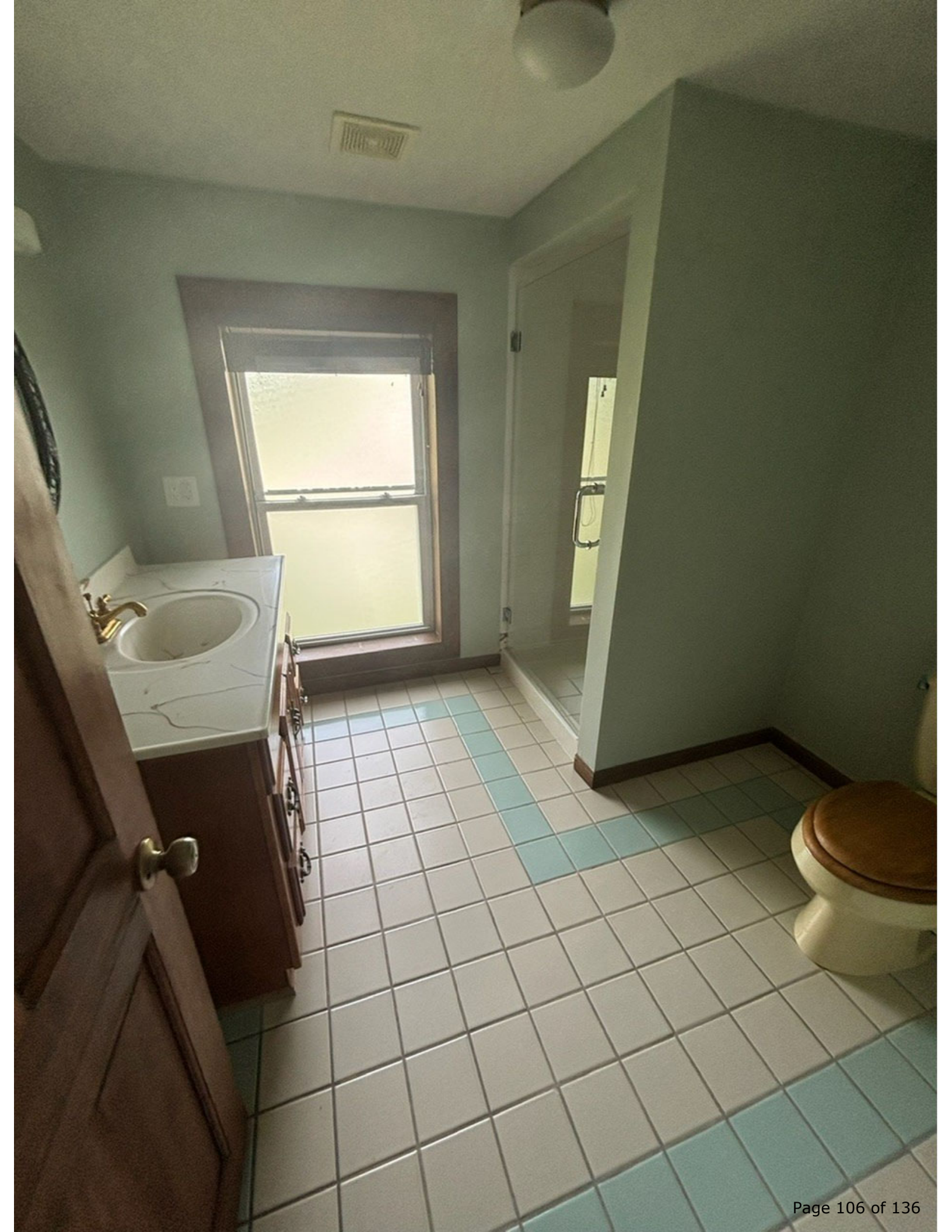












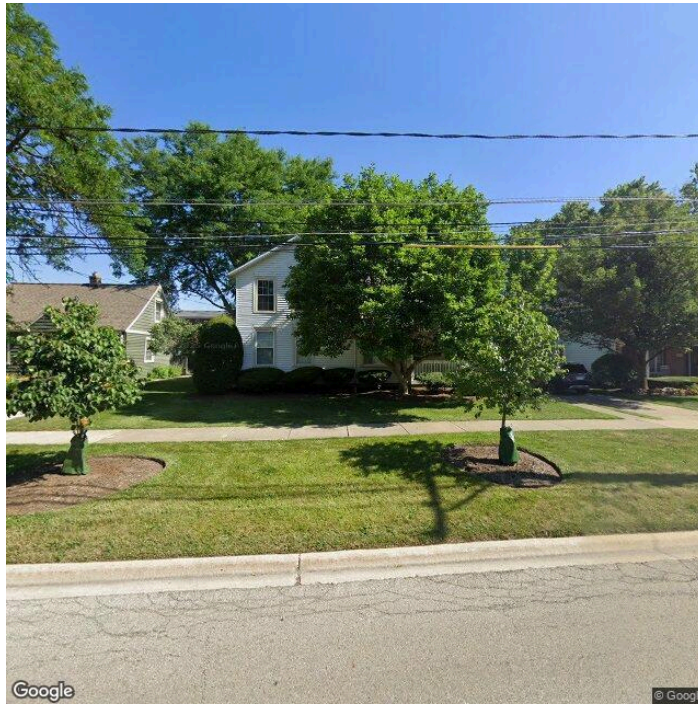












PROPERTY INSPECTION REPORT

318 W Wing St
Arlington Heights, IL 60005

Steve Weirich
JUNE 11, 2026



Inspector

Ryan Foley

Licensed Property Inspector, 450.003750,
Exp. 11-30-2026, Certified Mold Inspector,
Certified Sewer Scope Technician, Certified
Infrared Technician

847-975-1280

ryan@mac7propertyservices.com



Agent

Steven Weirich

Compass Real Estate - Arlington Heights

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Our Mission Statement: "At MAC7 Property Services, we empower property owners, commercial and residential real estate industry professionals with thorough, accurate, and timely property insights.

Check out our website for more information on our other divisions:

<https://www.mac7propertyservices.com/>

Deficiency Key:

REPAIR/REPLACE - The item(s), component(s) or unit(s) is either not functioning as intended or is in need of minor repairs. These items can be repaired / replaced by a handyman or a qualified contractor.

DEFERRED COST - The item(s), component(s) or unit(s) has reached the end of its useful life and may require replacement within the next five years. Recommend buyer budget for future replacement.

MAJOR/SAFETY CONCERNS - Items in this summary are either not functioning as intended, have significant costs related to repairs and may be considered a safety hazard. Recommend further inspection by a qualified contractor.

To enlarge pictures or videos click on the picture or video.

To build a Repair Request List for the seller/attorney, select Report Tools in the upper right corner and select Repair Request Builder.

Please click on the link below for a video on how to use our Repair Request Builder

<https://www.youtube.com/watch?v=J3PYNxC7prM>

- 🔧 3.1.1 Exterior - Siding, Flashing & Trim: Vegetation
- 🔧 3.1.2 Exterior - Siding, Flashing & Trim: Power Washing
- 🔧 3.4.1 Exterior - Walkways, Patios & Driveways: Concrete Surfaces
- ⚠️ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Retaining Walls
- ⚠️ 3.8.1 Exterior - Electrical: Electrical Safety Concerns
- 🔧 3.9.1 Exterior - Exterior Plumbing: Non anti siphon hose spigot
- 🔧 3.10.1 Exterior - Foundation: Foundation Cracks
- 🚫 4.1.1 Roof - Coverings: Older Roofing Materials
- 🔧 4.1.2 Roof - Coverings: Tree Overhang
- 🔧 4.2.1 Roof - Roof Drainage Systems: Gutter Damage
- 🔧 5.3.1 Interior - Electrical Components: Nob and Tube
- ⚠️ 5.5.1 Interior - Walls and Ceilings: Sealing height/slope floors
- ⚠️ 5.7.1 Interior - Steps, Stairways & Railings: Improper Rise/Run
- ⚠️ 7.1.1 Plumbing - Main Water Shut-off Device: Corrosion
- ⚠️ 8.1.1 Basement, Foundation, and Crawlspace - General: Foundation
- ⚠️ 8.3.1 Basement, Foundation, and Crawlspace - Floor Structure: Floor Joists
- ⚠️ 8.5.1 Basement, Foundation, and Crawlspace - Oil tank: Oil tank

1: MAC7 PROPERTY SERVICES

Information

MAC7 Property Services Overview

MAC7 Property Services is a nationally scalable, fully integrated property services company offering unmatched expertise across residential, commercial, industrial, and institutional real estate sectors. With over 20 years of experience, MAC7 is more than an inspection firm — we are your complete property solutions partner.

Whether you're a homeowner, broker, investor, or property manager, MAC7 provides a one-stop platform to identify, diagnose, and resolve every property-related issue with precision, speed, and professionalism.

We don't just find problems — we solve them.

At MAC7, inspection is only the beginning. Our network of in-house specialists and vetted contractors means we're fully equipped to provide real-time solutions with a single call.

What We Offer:

- Packages
- Services
- Memberships
- Dry basement warranty
- Tech Platform To Protect Your Investment

Why Choose MAC7?

- 20+ Years of Experience
- Fully Licensed, Certified, and Insured
- Integrated Technology & Reporting Systems
- AI-Powered Scheduling & Smart Property Alerts
- Trusted by 5,000+ Clients & Partners Nationwide

2: INSPECTION DETAILS

Information

General: Weather Conditions

Clear

General: Temperature

Above 65 degrees

General: Building Type

Single Family

General: Siding Material

Aluminum Siding

General: In Attendance

Client

General: Occupancy

Vacant

3: EXTERIOR

Information

Vegetation, Grading, Drainage & Retaining Walls: Ground Status

Visible

Exterior Plumbing: Main Fuel Disconnect

The location of the main fuel disconnect is important to know in case of an emergency or repairs. A video is provided with location and other relevant information.

Observations

3.1.1 Siding, Flashing & Trim

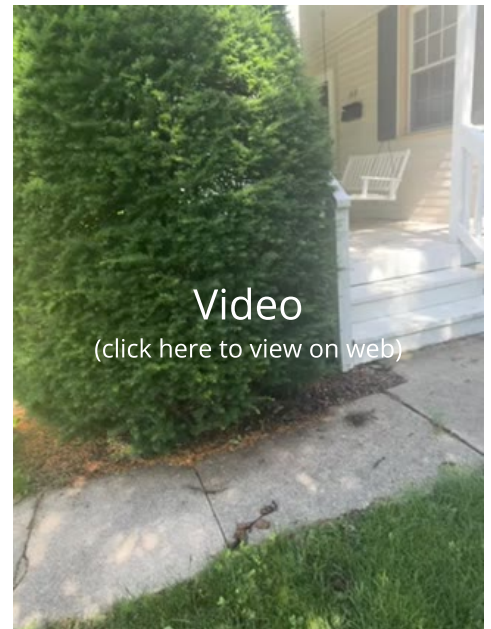
 Repair / Replace

VEGETATION

At the time of inspection, vegetation was observed to be close to and/or in contact with building materials. Vegetation contact can trap moisture, promote pest activity, and accelerate deterioration of exterior components. Recommend qualified professional repair as needed.

Recommendation

Contact a qualified professional.



3.1.2 Siding, Flashing & Trim

 Repair / Replace

POWER WASHING

At the time of inspection, several areas of the exterior were observed to have excessive buildup, including moss, mildew, dirt, and/or debris. Such accumulation can retain moisture, contribute to surface deterioration, and create slippery or unsafe conditions. Recommend qualified professional power wash as needed.

Recommendation

Contact a qualified professional.



3.4.1 Walkways, Patios & Driveways

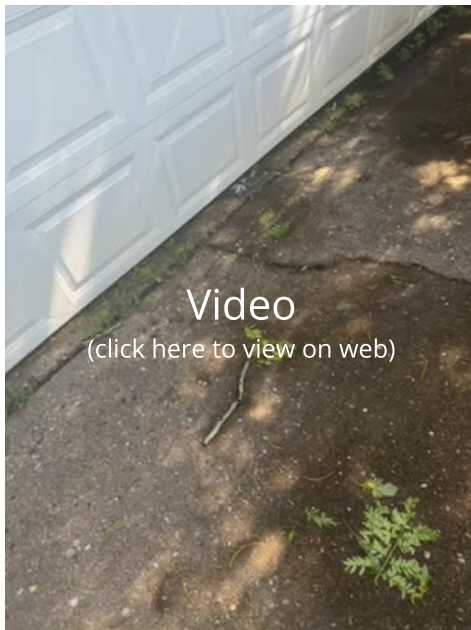
 Repair / Replace

CONCRETE SURFACES

At the time of inspection, concrete surfaces were observed in areas to have settlement and damage. The condition observed can create uneven walking surfaces and lead to further deterioration of the materials over time. Recommend repair by a qualified professional as needed.

Recommendation

Contact a qualified concrete contractor.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

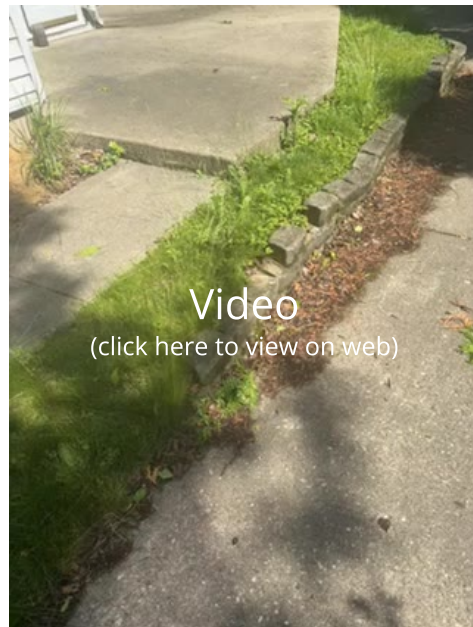
 Major/Safety Concerns

RETAINING WALLS

At the time of inspection, landscape retaining walls were observed in areas to have settlement and loose components. The condition observed can affect stability and may lead to further deterioration over time. Recommend repair by a qualified professional as needed.

Recommendation

Contact a qualified professional.



3.8.1 Electrical

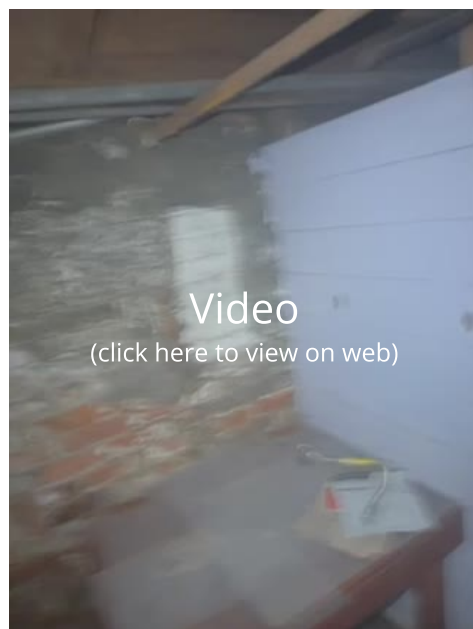
ELECTRICAL SAFETY CONCERNS



At the time of inspection, GFCI protection failed to trip when tested and weatherproof covers were damaged/missing. The condition observed indicates the devices are not providing the intended ground-fault protection, which increases the risk of electrical shock. Recommend evaluation and repair or replacement by a qualified professional as needed.

Recommendation

Contact a qualified professional.



3.9.1 Exterior Plumbing

NON ANTI SIPHON HOSE SPIGOT



At the time of inspection, hose bibs were observed in areas to not have anti-siphon devices installed. The absence of anti-siphon protection can allow contaminated water to be drawn back into the potable water system under certain conditions. Recommend installation by a qualified professional as needed.

Recommendation

Contact a qualified professional.



3.10.1 Foundation

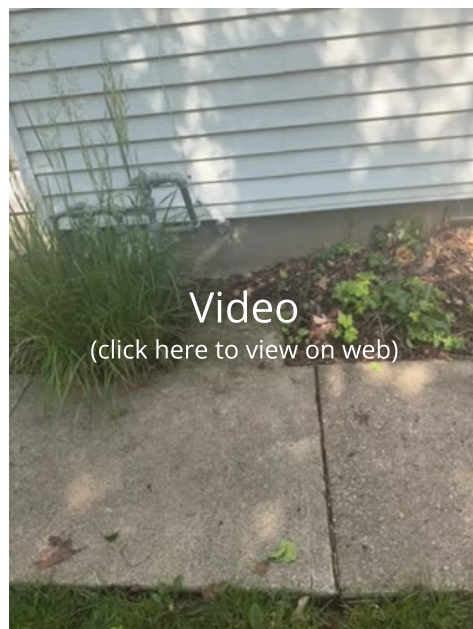
FOUNDATION CRACKS

 Repair / Replace

At the time of inspection, foundation walls were observed in areas to have cracks. This condition can allow moisture intrusion and may contribute to continued deterioration over time. Recommend repair by a qualified professional as needed.

Recommendation

Contact a qualified professional.



4: ROOF

Information

Inspection Method Ground	Roof Type/Style Hip	Material Type Asphalt
Approximate Age of Roofing 20+ years	Layers of Material 1+	

Observations

4.1.1 Coverings

Deferred Cost

OLDER ROOFING MATERIALS

At the time of inspection, roofing materials appeared older and were observed in areas to have age-related wear. The condition observed can affect the remaining service life and overall performance of the roofing system. Recommend repair by a qualified professional as needed and budgeting for replacement.

Recommendation

Contact a qualified roofing professional.



4.1.2 Coverings

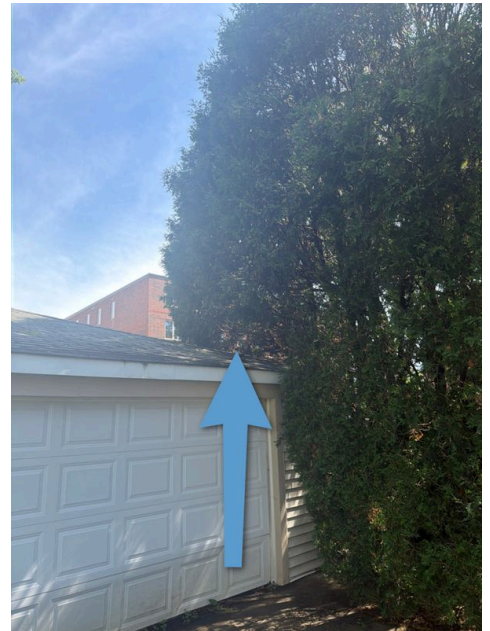
Repair / Replace

TREE OVERHANG

At the time of inspection, tree branches were observed overhanging the roof surfaces. The condition observed can allow debris accumulation and contact with roofing materials, which can contribute to deterioration of the roof covering over time. Recommend trimming by a qualified professional as needed.

Recommendation

Contact a qualified tree service company.



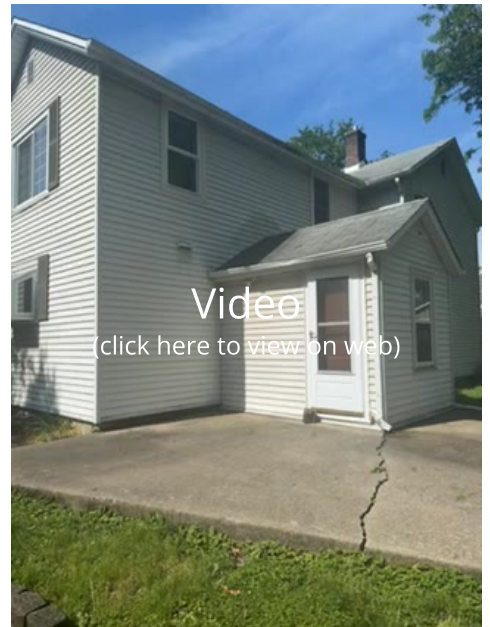
4.2.1 Roof Drainage Systems

GUTTER DAMAGE

At the time of inspection, gutters were observed in areas to have damage and deterioration. The condition observed can affect proper water drainage and may contribute to moisture intrusion or deterioration of surrounding materials. Recommend repair by a qualified professional as needed.

Recommendation

Contact a qualified gutter contractor



5: INTERIOR

Information

Walls and Ceilings: Wall Material	Walls and Ceilings: Ceiling Material
Drywall	Drywall

Electrical Components: Smoke/CO Detectors

Smoke/CO detectors are not tested during a standard property inspection. These can be connected to alarms systems and/or emergency services. It is recommended when purchasing a home to update the smoke/co detectors.

Limitations

General

VISIBILITY LIMITATION

At the time of inspection, portions of the interior had limited visibility due to stored items, restricting the ability to fully observe and evaluate these areas. Concealed components could not be fully evaluated or reported on.

Floors

FLOORS

At the time of inspection, floor coverings were present throughout portions of the home. The floor coverings limited visibility of the flooring materials beneath. Concealed components could not be fully evaluated or reported on.

Observations

5.3.1 Electrical Components

NOB AND TUBE

There are signs of nut into them in the basement

Recommendation

Contact a qualified professional.





5.5.1 Walls and Ceilings

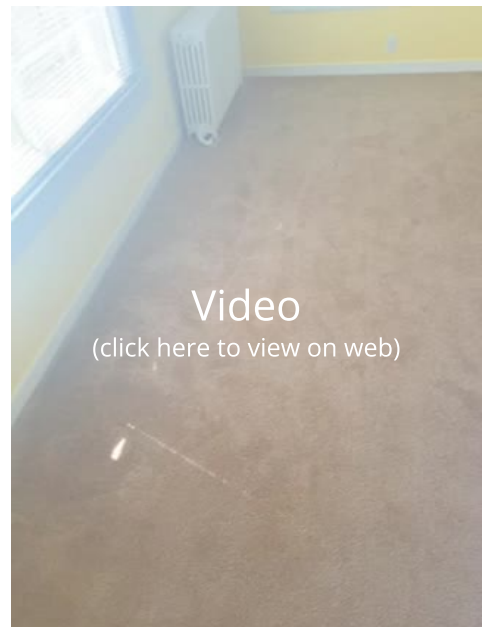
SEALING HEIGHT/SLOPE FLOORS

 Major/Safety Concerns

The ceiling height is extremely low on the second floor as well as the floor floors are sloping and throughout the property due to issues with foundation/l-beams/lolly columns

Recommendation

Contact a qualified professional.



5.7.1 Steps, Stairways & Railings

IMPROPER RISE/RUN

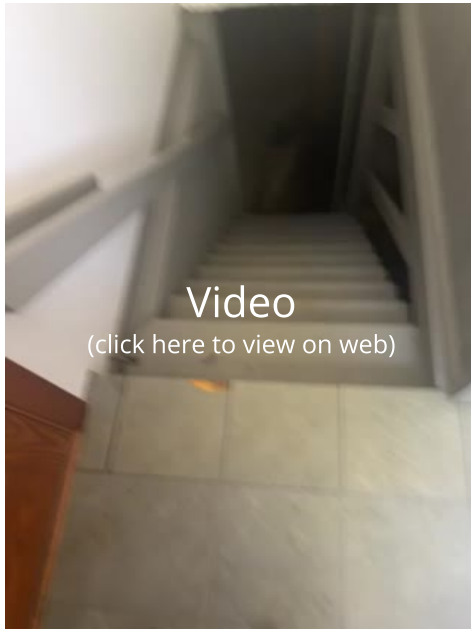
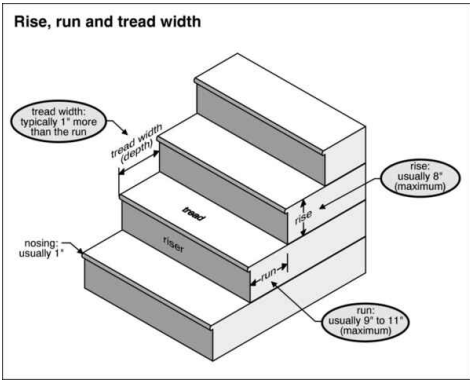
 Major/Safety Concerns

BASEMENT / SECOND FLOOR

During the time of inspection there are staircases with steps that have an improper rise/run. Recommend qualified professional repair to prevent injury.

Recommendation

Contact a qualified professional.



6: GARAGE

Information

Garage Type

Detached, 2-Car

**Garage Overhead Door:
Overhead Door Motor**

Present

7: PLUMBING

Information

Main Water Shut-off Device:

Water Source

Public

Main Water Shut-off Device: Main

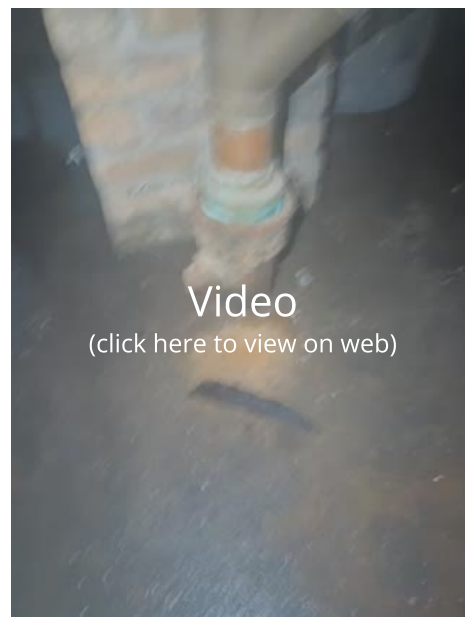
Water Supply

Copper, Galvanized

Drain, Waste, & Vent Systems:

Waste Piping

PVC, Cast



Water Supply, Distribution

Systems: Distribution Material

Galvanized

Main Water Shut-off Device: Water Meter/Main Disconnect

Basement

The main water disconnect is the location where all water to the building can be turned off. It is helpful to know the location in case of an emergency and/or repairs.



Sump Pump: Location

None

At the time of inspection, a sump pump system was observed at the property. These systems are designed to help remove groundwater from around the foundation and discharge water away from the structure to assist in reducing the potential for moisture intrusion. Sump pump systems require routine monitoring and maintenance, including periodic testing, cleaning of the pit, inspection of discharge piping, and verification of proper operation during wet conditions. Typical service life is approximately 5-10 years depending on usage, maintenance, and site conditions. Power outages, mechanical failure, frozen discharge lines, or high groundwater conditions can affect system performance. Recommend asking the property owner about the age, maintenance history, backup systems, and any history of water intrusion or pump replacement. Recommend servicing or replacement as needed upon purchase.

Sump Pump: Sump/Ejector Pump

When moving into a new property, especially if it has a sump pump or ejector pump, it is recommended to inspect, maintain, or replace the pump to ensure it's working properly and won't cause any issues in the future. Mac7 in partnership with Zoeller offers a wide range of pumps as well as a "Dry Basement Guarantee". Contact the office for more information.

Fuel Storage & Distribution Systems: Main Fuel Disconnect

The location of the main fuel disconnect is important to know in case of an emergency or repairs. A video is provided with location and other relevant information.



Observations

7.1.1 Main Water Shut-off Device

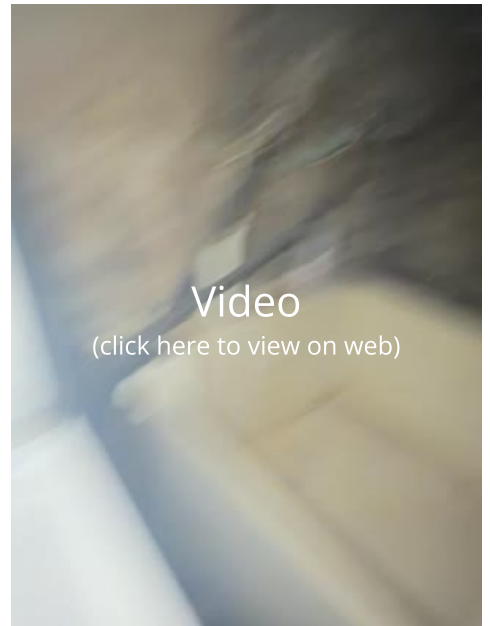
 Major/Safety Concerns

CORROSION

At the time of inspection, corrosion was observed at areas of the water meter and associated piping components. The condition observed may contribute to continued deterioration and can affect the service life of the affected components over time. Recommend repair by a qualified professional as needed.

Recommendation

Contact a qualified plumbing contractor.



8: BASEMENT, FOUNDATION, AND CRAWLSPACE

Information

General: Basement or Crawlspace Basement	General: Basement Type Unfinished	General: Floor Structure Wood Beams
General: Foundation Material Brick, Masonry Block	General: Basement/Crawlspace Floor Material Concrete	

Observations

8.1.1 General

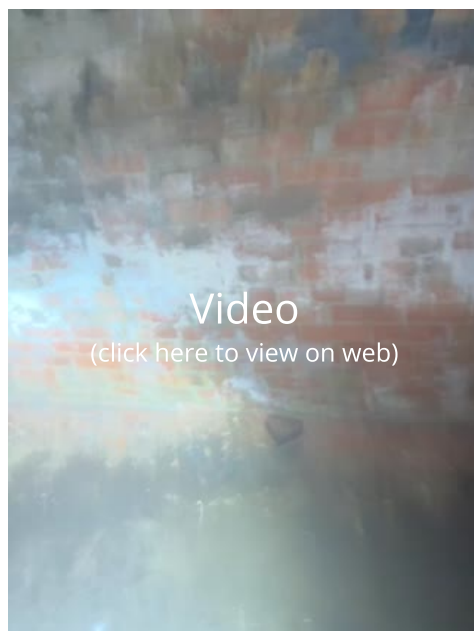
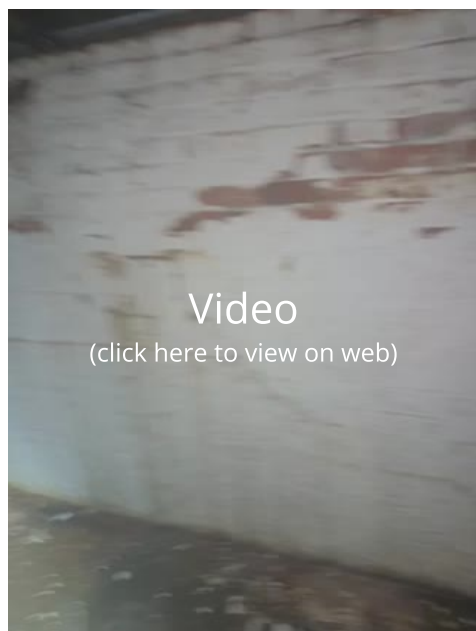
 Major/Safety Concerns

FOUNDATION

There are two different types of foundations in the property. There is brick foundation and block. The west foundation wall is Boeing and has shifted. There are many cracks and water penetrations coming in and all sides of the foundation. There is water penetration all over the floor, as well as effloresce build up on all walls.

Recommendation

Contact a qualified professional.



8.3.1 Floor Structure

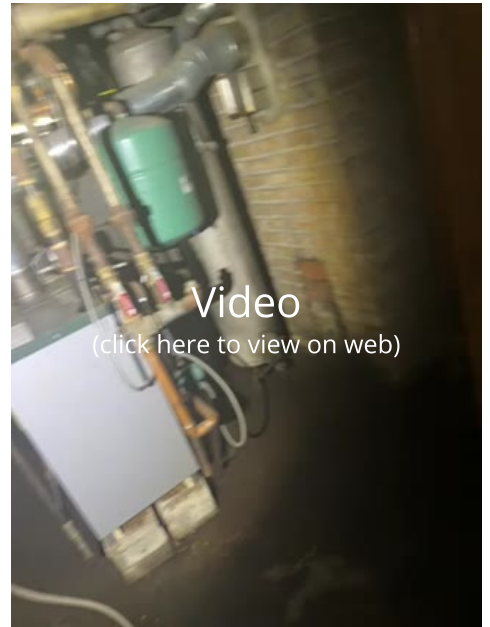
 Major/Safety Concerns

FLOOR JOISTS

Floor Joists are cracked, I beams sagging, improper supports with no footing.

Recommendation

Contact a qualified professional.



8.5.1 Oil tank

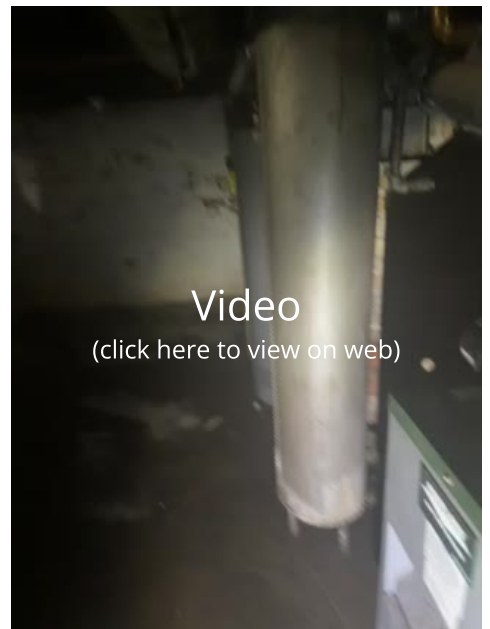
OIL TANK

 Major/Safety Concerns

There is signs of a oil tank in the basement next to the brick chimney.

Recommendation

Contact a qualified professional.



9: DISCLAIMER

Information

Disclaimer

SCOPE OF THE INSPECTION: The inspection will be in accordance with the Standard of Practice of the American Society of Home Inspectors (ASHI). A copy of the standard of practice is available to the client at www.ashi.com. If the state where the inspection is performed imposes more stringent standards or administrative rule, then those state standards shall define the standard of duty and the conditions, limitations and exclusions of the inspection. Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

KEY DEFINITIONS: The following definitions of comment descriptions represent this inspection report. Any recommendations by the inspector suggest a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

1. Apparent Condition: Systems and components are rated as follows:

Repair / Replace- Indicates the component may require repair or replacement anytime within five years.

Deferred Cost- Indicates the component may require repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient, inoperable or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention. Certain safety devices may be noted as an upgrade. Home may not be required to meet current codes. We will address some of the components that are common to upgrade to current safety standards. This may include smoke detectors, GFCI receptacles, etc. It may not be a requirement to upgrade these components, however, upgrading common components will reduce the risk of injury. 2. Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation. 3. Readily accessible systems and components: only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items that obstruct access or visibility. 4. Any component not listed as being deficient in some manner is assumed to be satisfactory. This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects left not repaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly. Please review the report in its entirety. It is up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or a qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

STANDARDS OF PRACTICE

Exterior

Section 197-5.6 Exterior:

- (a) Home inspectors shall observe and report on:
1. All exterior walls and coverings, flashing and trim;
 2. All exterior doors including garage doors and operators;
 3. All attached or adjacent decks, balconies, stoops, steps, porches and railings;
 4. All eaves, soffits and fascias where accessible from the ground level;
 5. All adjacent walkways, patios and driveways on the subject property;
 6. The condition of a representative number of windows.
- (b) Home inspectors are not required to observe and report on the following:
1. Screening, shutters, awnings and other seasonal accessories;
 2. Fences;
 3. Geological and/or soil conditions;
 4. Recreational facilities;
 5. Out-buildings other than garages and carports;
 6. Tennis courts, jetted tubs, hot tubs, swimming pools, saunas and similar structures that would require specialized knowledge or test equipment;
 7. Erosion control and earth stabilization measures;
 8. The operation of security locks, devices or systems;
 9. The presence of safety-type glass or the integrity of thermal window seals or damaged glass.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Plumbing

Section 197-5.8

Plumbing System (a).

Home inspectors shall observe and report on the following visibly and readily accessible components, systems and conditions:

1. Interior water supply and distribution systems including fixtures and faucets;
2. Drain, waste and vent systems;
3. Water heating equipment and vents and pipes;
4. Fuel storage and fuel distribution systems and components;
5. Drainage sumps, sump pumps, ejector pumps and related piping;
6. Active leaks.

(b) In inspecting plumbing systems and components, home inspectors shall operate all readily accessible:

1. Fixtures and faucets;
2. Domestic hot water systems;
3. Drain pumps and waste ejectors pumps;
4. The water supply at random locations for functional flow;
5. Waste lines from random sinks, tubs and showers for functional drainage;

(c) Home inspectors are not required to:

1. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
2. Observe and report on any system that is shut down or secured;
3. Observe and report on any plumbing component that is not readily accessible;
4. Observe and report on any exterior plumbing component or system or any underground drainage system;
5. Observe and report on fire sprinkler systems;

6. Evaluate the potability of any water supply;
7. Observe and report on water conditioning equipment including softener and filter systems;
8. Operate freestanding or built in appliances;
9. Observe and report on private water supply systems;
10. Test shower pans, tub and shower surrounds or enclosures for leakage;
11. Observe and report on gas supply system for materials, installation or leakage;
12. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and equipment;
13. Observe, operate and report on fixtures and faucets if the flow end of the faucet is connected to an appliance;
14. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;
15. Observe and report on any spas, saunas, hot-tubs or jetted tubs;
16. Observe and report on any solar water heating systems.

(d). Home inspections shall describe the water supply, drain, waste and vent piping materials; the water heating equipment including capacity, and the energy source and the location of the main water and main fuel shut-off valves. In preparing a report, home inspectors shall state whether the water supply and waste disposal systems are a public, private or unknown.

Basement, Foundation, and Crawl Space

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Disclaimer

SCOPE OF THE INSPECTION: The inspection will be in accordance with the Standard of Practice of the American Society of Home Inspectors (ASHI). A copy of the standard of practice is available to the client at www.ashi.com. If the state where the inspection is performed imposes more stringent standards or administrative rule, then those state standards shall define the standard of duty and the conditions, limitations and exclusions of the inspection. Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

KEY DEFINITIONS: The following definitions of comment descriptions represent this inspection report. Any recommendations by the inspector suggest a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

1. Apparent Condition: Systems and components are rated as follows:

BUDGET FOR FUTURE REPAIRS (BR) - The item(s), component(s) or unit(s) has reached the end of its useful life and may require replacement within the next five years. Recommend buyer budget for future replacement.

REPAIR/REPLACE (RR) - The item(s), component(s) or unit(s) is either not functioning as intended, or may be considered a safety concern. Recommend further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. Recommend occupants be notified of any safety concerns.

MAJOR/SAFETY CONCERNS (MS) - Items in this summary are either not functioning as intended, have significant costs related to repairs and may be considered a safety hazard. Recommend further inspection by a qualified contractor. Occupants should be notified of any safety concerns. We will address some of the components that are common to upgrade to current safety standards. This may include smoke detectors, GFCI receptacles, etc. It may not be a requirement to upgrade these components, however, upgrading common components will reduce the risk of injury.

2. Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation.

3. Readily accessible systems and components: only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items that obstruct access or visibility.

4. Any component not listed as being deficient in some manner is assumed to be satisfactory. This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects left unrepaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly. Please review the report in its entirety. It is up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or a qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.