Agenda
Village of Arlington Heights
Design Commission
UPDATED MEETING LOCATION - ARLINGTON HEIGHTS POLICE STATION - 200 E. SIGWALT ST.
MULDER COMMUNITY ROOM, 1ST FLOOR
October 10, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#23-050 - Chestnut Rowhomes - 315 W. Rand Rd. & 2201 N. Chestnut Ave.

B. DC#23-051 - 716 N Dunton Ave. - SF/Teardown

VII. OTHER BUSINESS

A. Public Comment

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Design Commission
10/10/2023

Item: DC#23-050 - Chestnut Rowhomes - 315 W. Rand Rd. & 2201 N. Chestnut Ave.

Department: Planning & Community Development Department

Requested Action

Approval of the proposed architectural design for a new multi-family rowhome building.

RECOMMENDATION

It is recommended that the Design Commission approve the proposed design for the Chestnut Rowhomes at 315 W Rand Road & 2201 N Chestnut Ave. This recommendation is based on, and subject to compliance with, the plans received 9/8/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. 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, sign code or building 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/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Chestnut Rowhomes
Project Address: 315 W Rand Road & 2201 N Chestnut Ave

Prepared By: Steve Hautzinger
Date Prepared: October 3, 2023

PETITIONER INFORMATION:

DC Number: 23-050
Petitioner Name: Kelle Bruckbauer
Petitioner Address: Tinaglia Architects
814 W. Northwest Hwy
Arlington Heights, IL 60004

Meeting Date: October 10, 2023

Requested Action(s):
Approval of the proposed architectural design for a new multi-family rowhome building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for Subdivision, Rezoning, Special Use Permit, and Setback Variations. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****."*

Summary:
The subject property is a triangular shaped lot that consists of two land parcels currently zoned R-1, One Family Dwelling District. The total area is approximately 61,527 square feet (1.41 acres). The site is bounded by Chestnut Avenue to the west and Rand Road to the northeast. On the Rand Road frontage there is an existing automobile repair facility (Arlington Performance Center). At the rear of the subject property, along the Chestnut Avenue frontage, is a single-family home that is owned by the repair shop.

The petitioner is proposing to demolish the single-family home to allow construction of a new three-story, five-unit townhome building. The existing automobile repair facility will remain. The property is proposed to be subdivided to reconfigure the parcels so that the automobile repair facility and the townhomes will be on their own separate lots.

Architectural Design:
Overall, the proposed design for the new rowhome building is nicely done. The design is a traditional style with a variety of colors and materials which adds interest to the design. The design includes an equivalent level of detailing on all sides of the building, which is always encouraged. The surrounding context has little significance to the design with vacant lots across the street, existing townhomes to the northwest, and the nearest single-family home over 110 feet away to the south.

Trash Screening:
The site plan includes one trash dumpster which is required to be screened from view. The dumpster will be located within a gated enclosure located behind the building.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed design for the Chestnut Rowhomes at 315 W Rand Road & 2201 N Chestnut Ave. This recommendation is based on, and subject to compliance with, the plans received 9/8/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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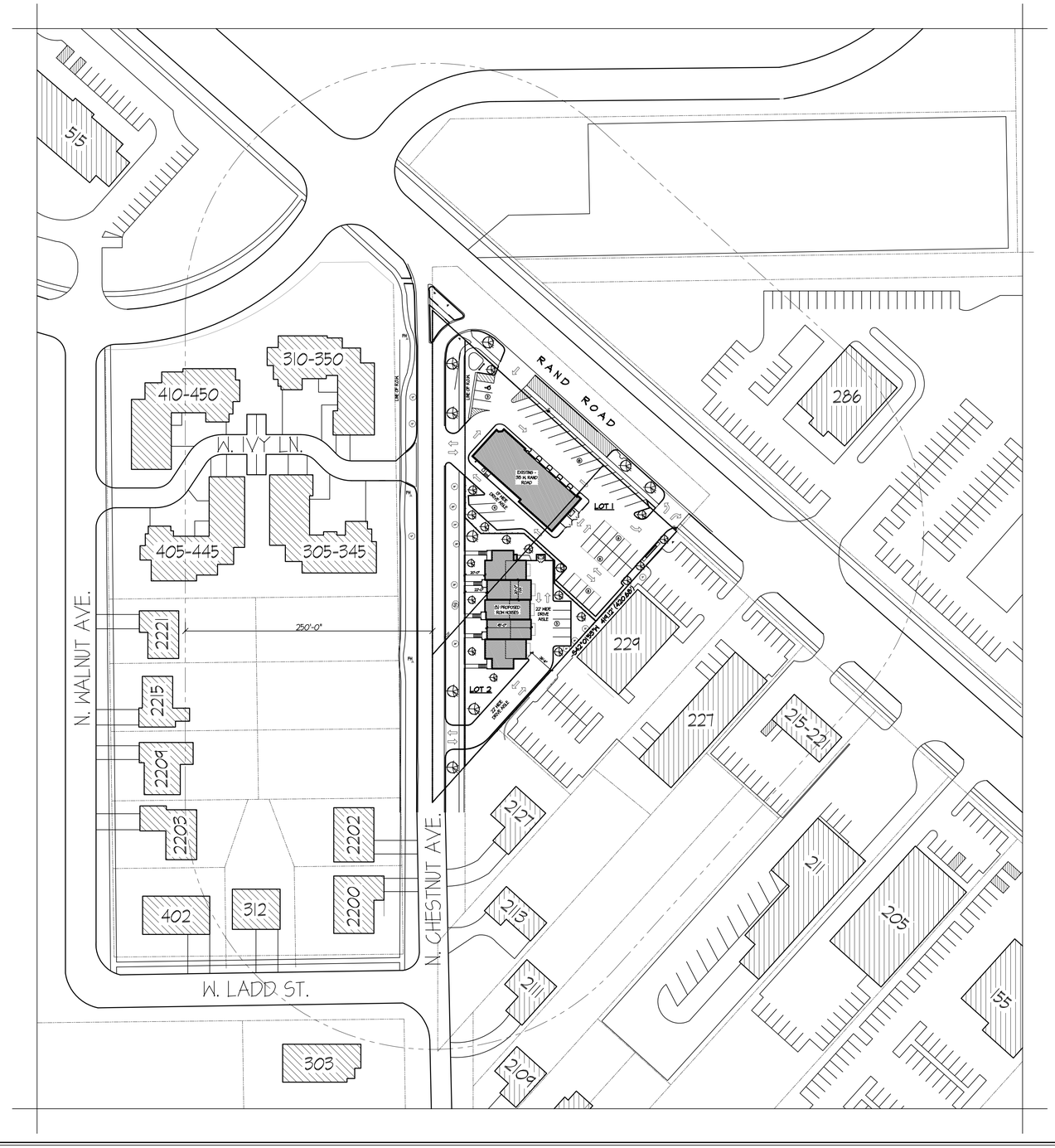
October 3, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-050

2204
2210
2216
2222
2224
2228
N Walnut Ave
2203
2209
2215
2221
405-445
410-450
310-350
305-345
W Ivy Ln
2200
2202
6
2206
2208
N Chestnut Ave
N Chestnut Ave
2127
2201
316
310
324
229
227
286
215-224
211
264-278
W Rand Rd
205



CONTEXTUAL SITE PLAN

SCALE: 1" = 60'-0"

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PROJECT
NEW ROWHOME DEVELOPMENT
CHESTNUT AVE. & RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-DC Site Context | DRAWN BY: RDL | DATE: 8.25.23

NO.	REVISED PER	DATE	BY
2	PC & DC SUBMITTALS	8.23.23	KQB

DRAWING TITLE
CONTEXTUAL SITE PLAN

JOB NO. 416622

SHEET NO. CP.1
OF --

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

P.I.N. xx-xx-xx-xx
xx-xx-xx-xx

FINAL PLAT

OF

CHESTNUT ESTATES

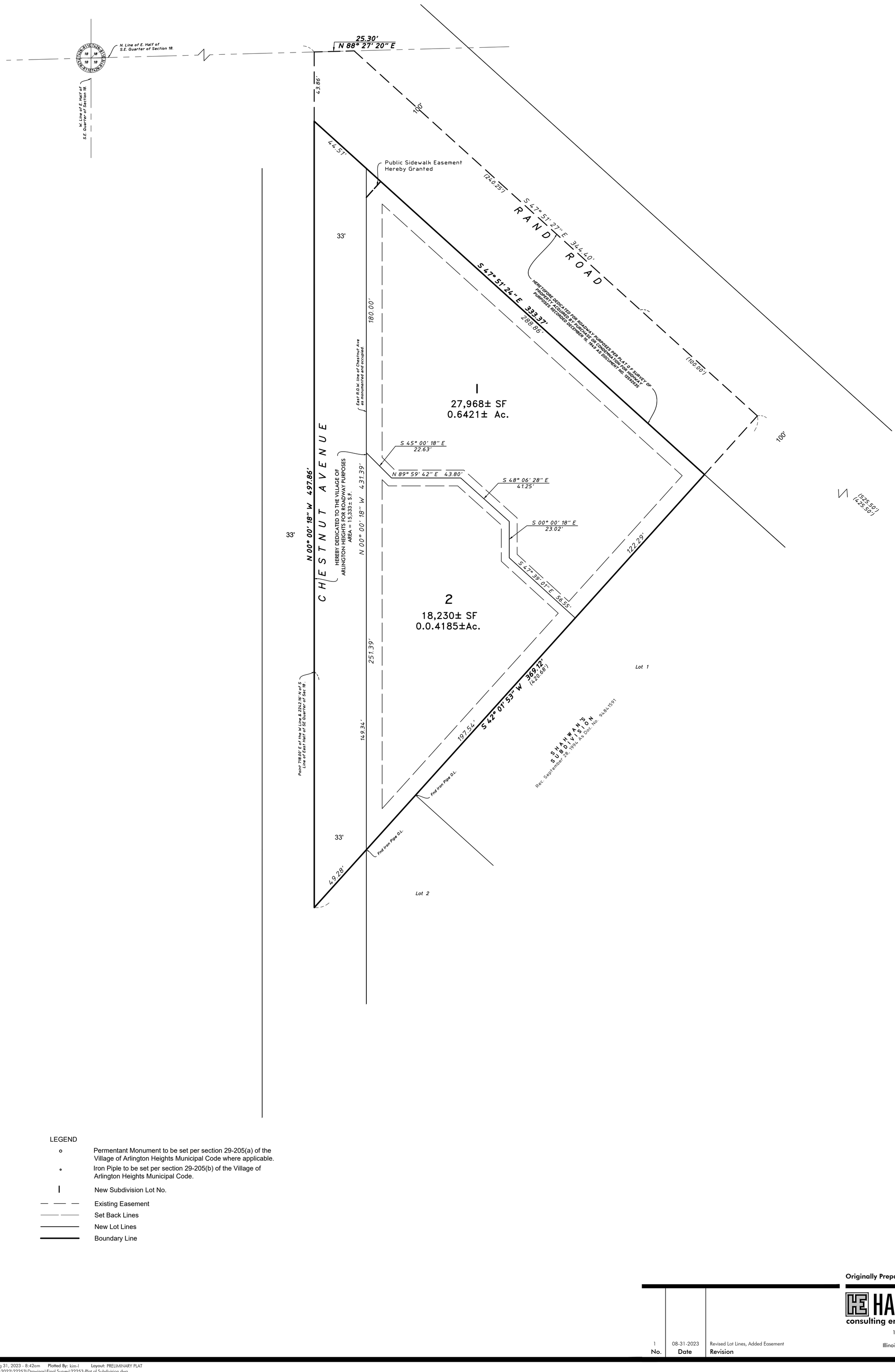
BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS A PRELIMINARY PLAT, OF NO LEGAL EFFECT AND NOT TO BE RECORDED

N

30 15 0 30

SCALE: 1" = 30'



LEGEND

- ○ Permentant Monument to be set per section 29-205(a) of the Village of Arlington Heights Municipal Code where applicable.
- ○ Iron Piple to be set per section 29-205(b) of the Village of Arlington Heights Municipal Code.
- I New Subdivision Lot No.
- — — — Existing Easement
- ——— ——— Set Back Lines
- ——— New Lot Lines
- ——— Boundary Line

Originally Prepared: 04.05.2023 **Project No. 22-253**

No.	Date	Revision
1	08-31-2023	Revised Lot Lines, Added Easement

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

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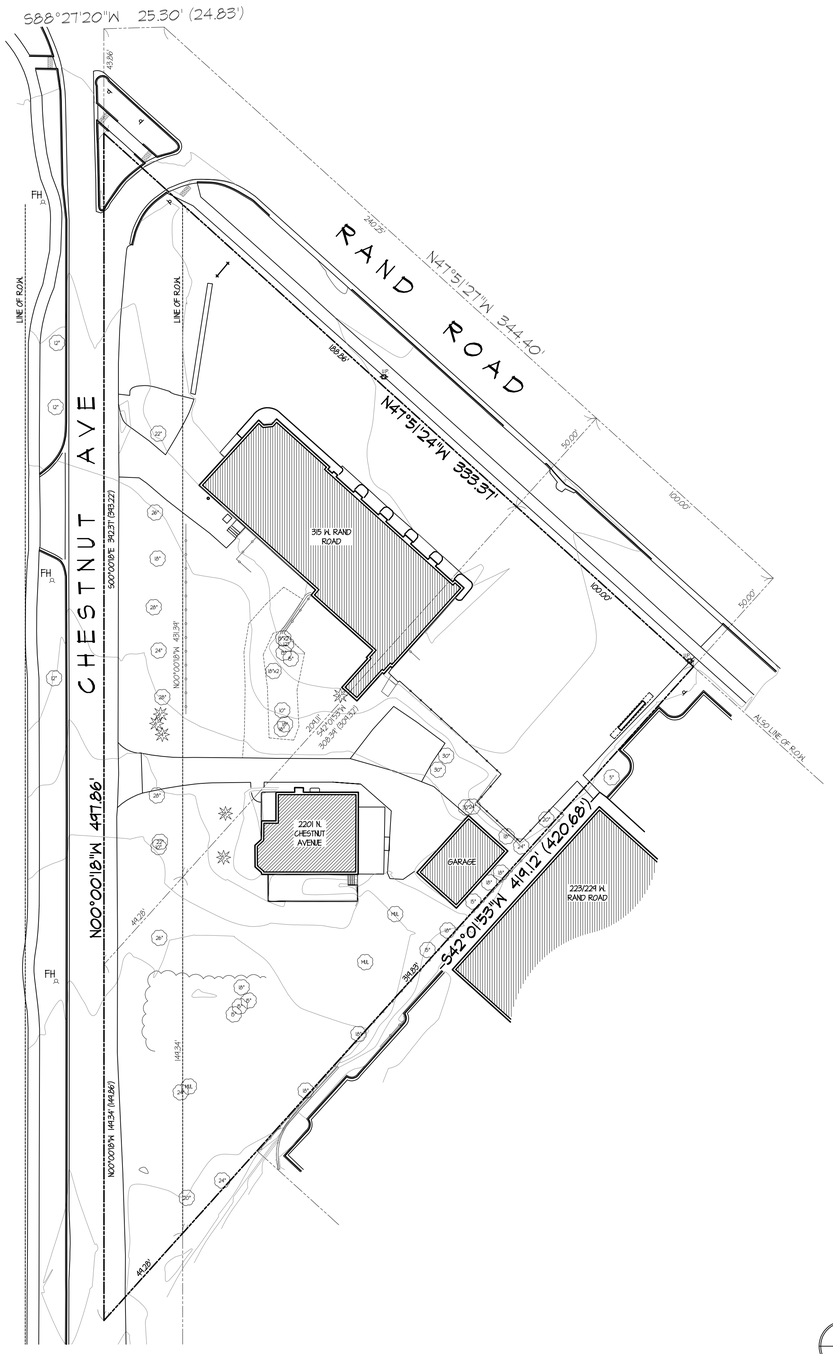
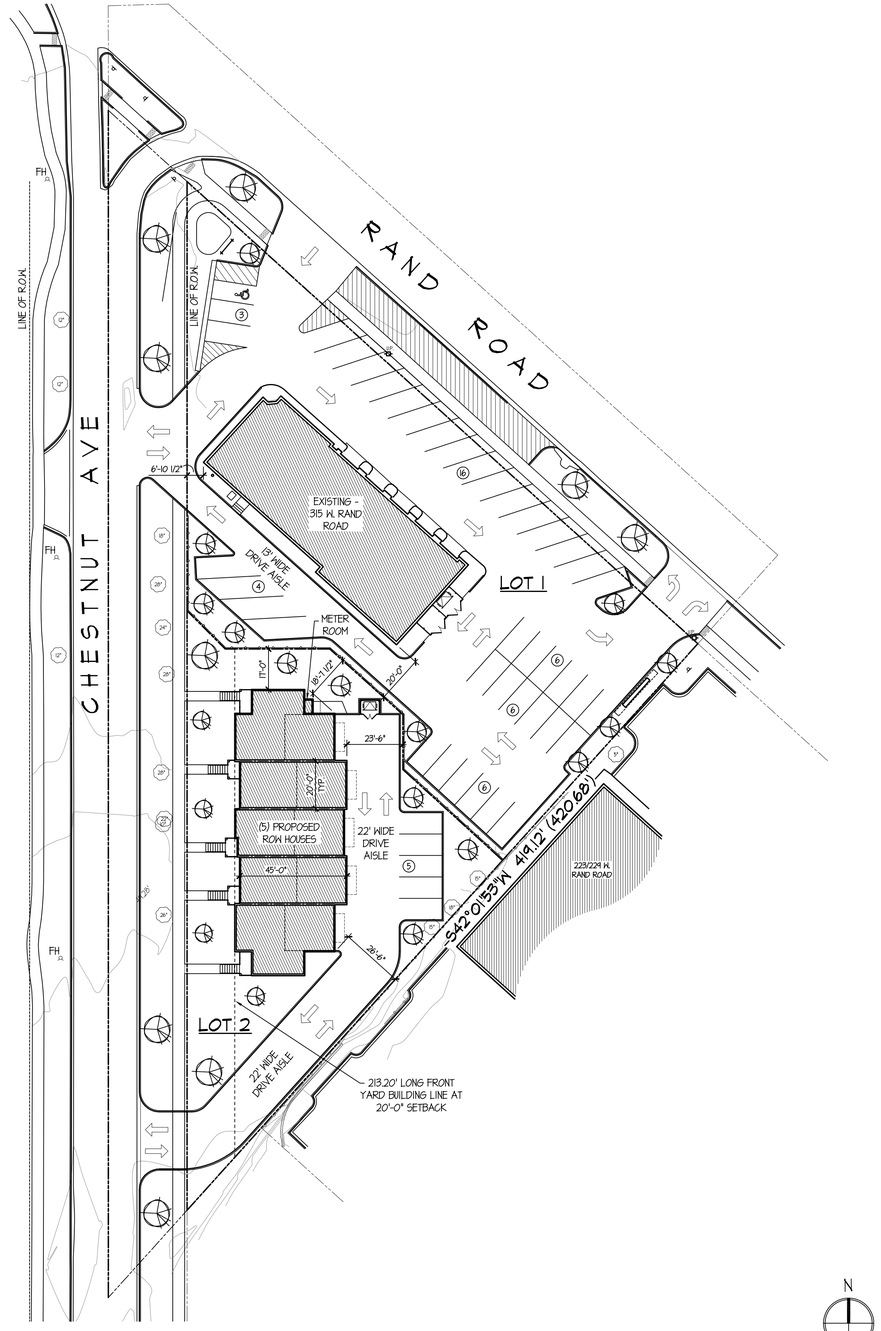
Plot Date: Aug 31, 2023 - 8:42am Plotted By: kim-l Layout: PRELIMINARY PLAT
File Name: P:\2022\22253\Drawings\Final Survey\22253-Plat of Subdivision.dwg





PROJECT DATA

EXISTING CONDITIONS

EXISTING ZONING DISTRICTS: EASTERN PARCEL = R-1 SINGLE FAMILY DWELLING DISTRICT
WESTERN PARCEL = R-1 SINGLE FAMILY DWELLING DISTRICT

EXISTING NEIGHBORING ZONING DISTRICTS:
NORTH = R-6 MULTIPLE FAMILY DWELLING DISTRICT
EAST = B-2 GENERAL BUSINESS DISTRICT
SOUTH = R-1 SINGLE FAMILY DISTRICT
WEST = R-6 MULTIPLA FAMILY DWELLING DISTRICT & R-1 SINGLE FAMILY DISTRICT

EXISTING OVERALL LOT SIZE: (BOTH PARCELS): 61,525.74 SQ. FT. = 1.41 ACRES

EXISTING PARCEL USAGE: NORTH = AUTO REPAIR SHOP (STRADDLES BOTH PARCELS)
SOUTH = SINGLE FAMILY RESIDENCE (STRADDLES BOTH PARCELS)

PROP. LOT 1 = ARLINGTON PERFORMANCE CENTER

PROPOSED ZONING DISTRICT: P.U.D. / B-2 GENERAL BUSINESS DISTRICT

	REQUIRED:	PROPOSED:
MINIMUM LOT SIZE:	N/A	= 21,964.12 SQ. FT. = 0.64 ACRE
MAX. FLOOR AREA RATIO:	ALLOWED:	PROPOSED:
	250% = 69,411.80 SQ. FT.	4,143.41 SQ. FT. (EXISTING)
MINIMUM YARDS:	REQUIRED:	PROPOSED:
	FRONT (WEST) = 25.00' EXTERIOR SIDE (NORTHEAST) = N/A REAR (SOUTHEAST) = 20.00' INTERIOR SIDE (SOUTHWEST) = 21.32' *	FRONT (WEST) = 6.88' (EXISTING) EXTERIOR SIDE (NORTHEAST) = 40.23' (EXISTING) REAR (SOUTHEAST) = 93.54' (EXISTING) INTERIOR SIDE (SOUTHWEST) = 20.00'
PARKING:	REQUIRED:	PROPOSED:
	ONE SPACE FOR EACH EMPLOYEE PLUS THREE SPACES FOR EACH SERVICE BAY = 21 STALLS	= 41 STALLS, INCLUDING 1 H.C. STALL

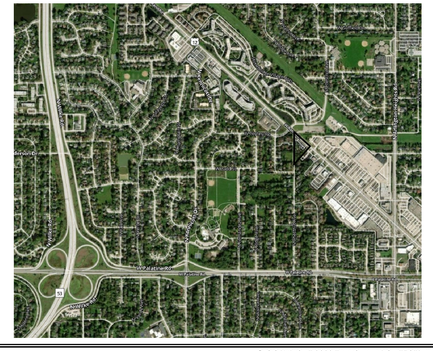
* = 10% OF REQUIRED R-6 SIDE YARD OF ADJACENT PROPOSED LOT 2: 5-UNIT ROWHOME DEVELOPMENT (213.20' x 10% = 21.32')

PROP. LOT 2 = 5-UNIT ROWHOME DEVELOPMENT

PROPOSED ZONING DISTRICT: P.U.D. / R-6 MUTIPLE FAMILY DWELLING DISTRICT

	REQUIRED:	PROPOSED:
MIN. SIZE ZONING DISTRICT:	= 43,560.00 SQ. FT. = 1.00 ACRE	= 18,228.56 SQ. FT. = 0.42 ACRE
MIN. LOT SIZE / DENSITY:	REQUIRED:	PROPOSED:
	= 3,500 SQ. FT. PER 3-BEDROOM DWELLING UNIT	= 17,500.00 SQ. FT. = (5) 3-BEDROOM UNITS
MIN. LOT WIDTH @ BLDG. LINE:	REQUIRED:	PROPOSED:
	= STANDARD LOT 15,000-19,999 SQ. FT. = 90.00'	AT PROP. 20' FRONT YARD BLDG. LINE = 213.20'
MAX. FLOOR AREA RATIO:	ALLOWED:	PROPOSED:
	150% = 27,342.84 SQ. FT.	= 12,516.69 SQ. FT. = 68.98%
MINIMUM YARDS:	REQUIRED:	PROPOSED:
	FRONT (WEST) = 25.00' INTERIOR SIDE (NORTHEAST) = 21.32' INTERIOR SIDE (SOUTHEAST) = 21.32'	FRONT (WEST) = 20.00' INTERIOR SIDE (NORTHEAST) = 15.00' INTERIOR SIDE (SOUTHEAST) = 26.50'
MAX. BLDG. LOT COVERAGE:	ALLOWED:	PROPOSED:
	35% = 6,371.80 SQ. FT.	5,082.00 SQ. FT. = 27.88%
MAXIMUM BUILDING HEIGHT:	ALLOWED:	PROPOSED:
	= 50' MAXIMUM	= 34'-10 3/8"
MIN F.A. PER DWELLING:	REQUIRED:	PROPOSED:
	WITH (5) 3 BEDROOM UNITS = 900 SQ. FT. PER DWELLING UNIT	= (5) 3 BEDROOM UNITS AT 2,245 - 2,781 SQ. FT. EACH
PARKING:	REQUIRED:	PROPOSED:
	(2) STALLS PER DWELLING UNIT = (10) SPACES	(2) INT. SPACES PER UNIT = (10) SPACES (5) ADDITIONAL GUEST PARKING

PROJECT LOCATION MAP



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PROJECT
NEW ROWHOME DEVELOPMENT
CHESTNUT AVE. & RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-7P DRAWN BY: RDL DATE: 5.31.23

NO.	REVISED PER	DATE	BY
1	CPRC COMMENTS	6.30.23	RDL
2	PC & DC SUBMITTALS	8.23.23	RDL

DRAWING TITLE
ARCHITECTURAL SITE PLANS

JOB NO. 416622

SHEET NO. OF 10 CS

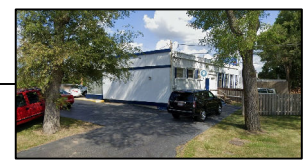
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

PROPERTY ACROSS -
310-350 N. CHESTNUT AVE.

PROPERTY ACROSS -
305-345 N. CHESTNUT AVE.

PROPERTIES ACROSS LEFT -
6 W. IVY LANE &
2206 - 2208 N. CHESTNUT AVE.

PROPERTY ACROSS LEFT -
2202 N. CHESTNUT AVE.



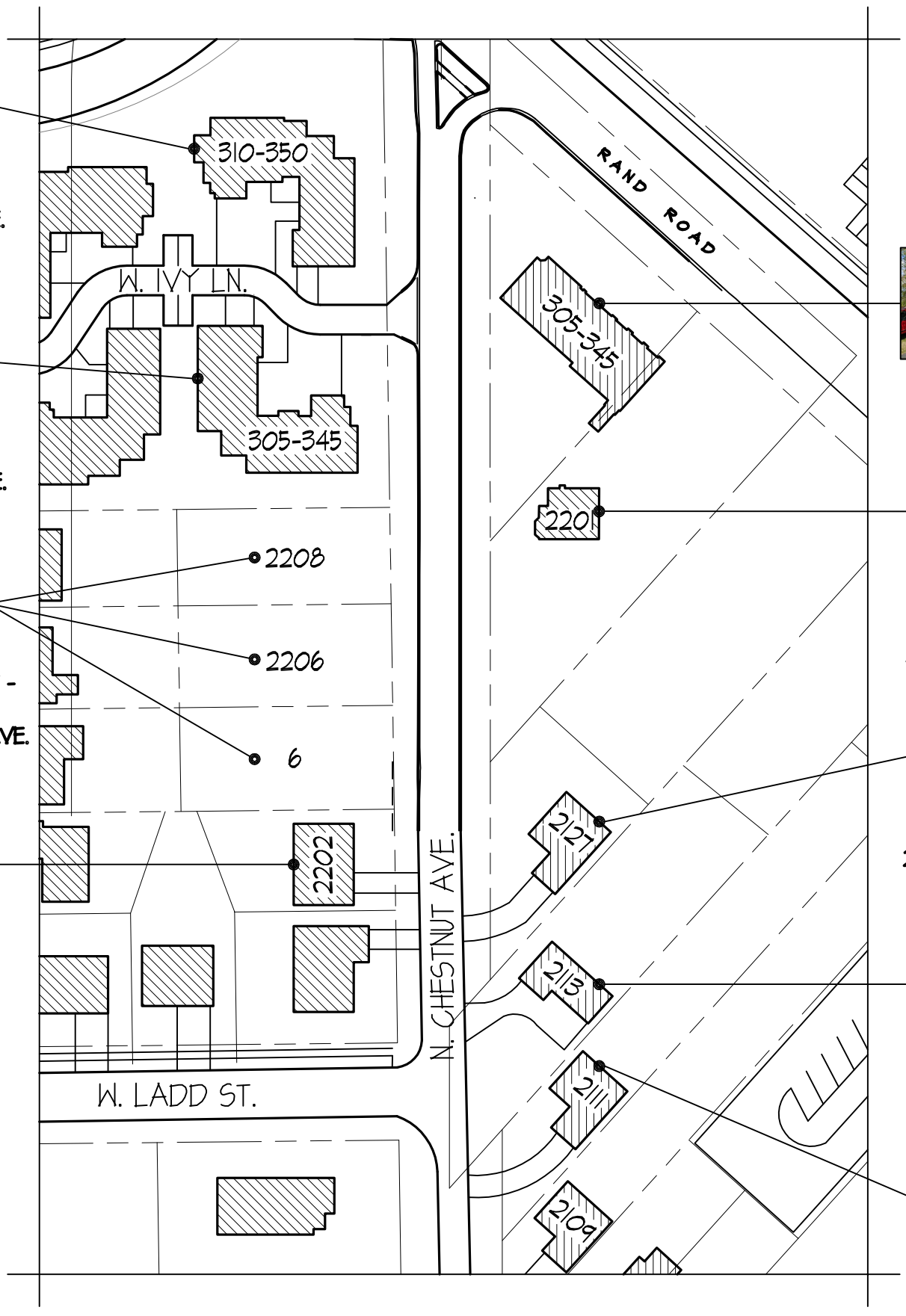
SUBJECT PROPERTY -
315 W. RAND RD

SUBJECT PROPERTY -
2201 N. CHESTNUT AVE.

1 PROPERTY RIGHT -
2127 N. CHESTNUT AVE.

1 PROPERTY RIGHT -
2127 N. CHESTNUT AVE.

2 PROPERTIES RIGHT -
2111 N. CHESTNUT AVE.

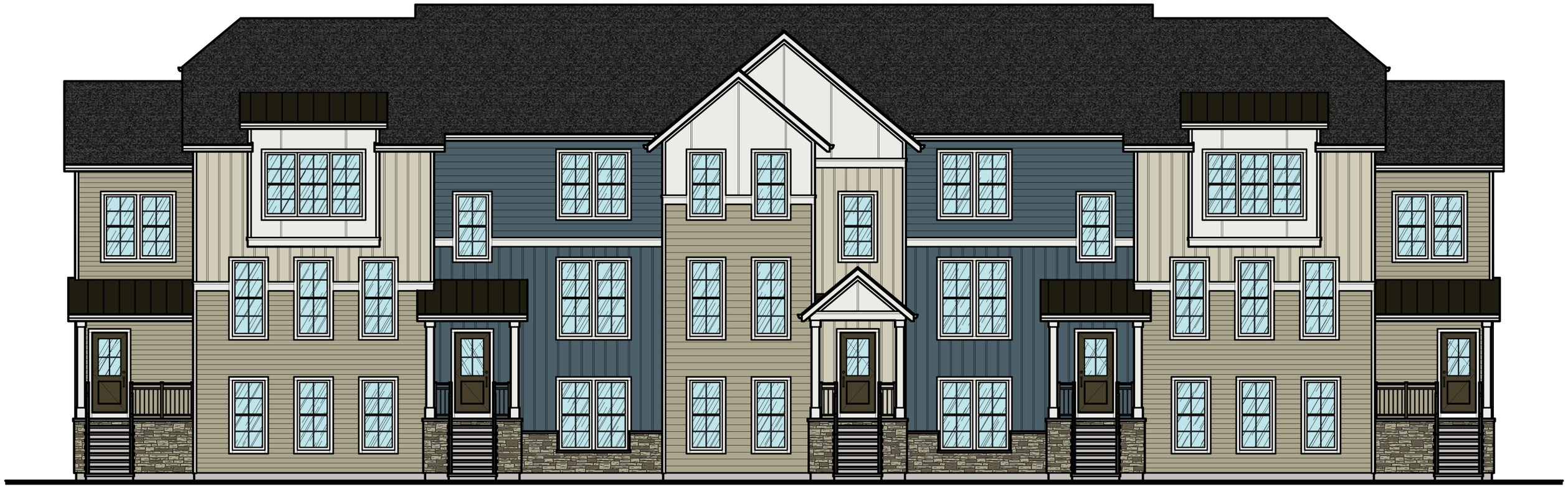


N

CONTEXT PHOTO DIAGRAM

NOT TO SCALE

315 W. RAND ROAD	TINAGLIA ARCHITECTS	JOB NO: 416622 PAGE: 1 of 1 FILE NAME: 4166-DC SUBMITTAL DATE: 8.28.23

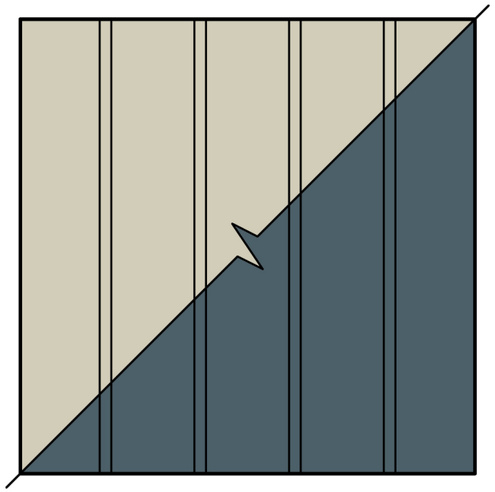


DATE: 8.25.23

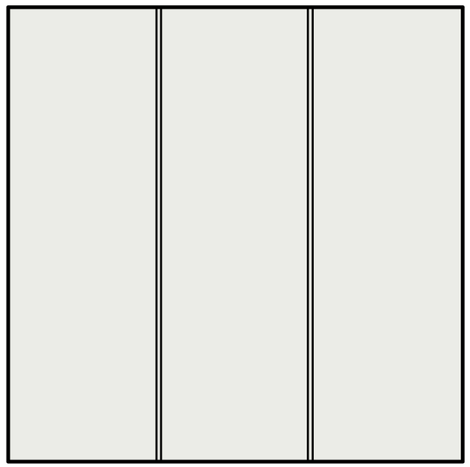
CHESTNUT AVENUE ROWHOMES

TINAGLIA
ARCHITECTS

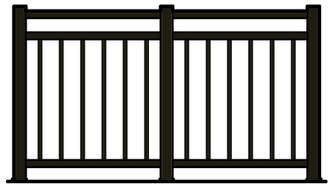
ROOF SHINGLES:
CERTAINTEED "LIFESTYLE SERIES" DESGINER ASPHALT ROOF SHINGLES
COLOR = "MOIRE BLACK"



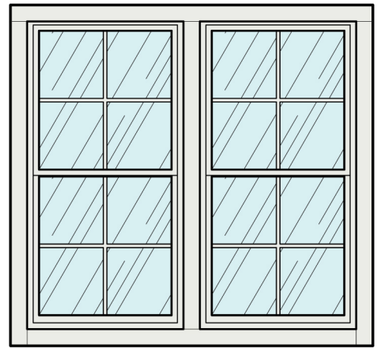
VERTICAL SIDING:
VERTICAL HARDIEPANEL BOARD AND BATTEN SIDING
COLOR = "COBBLE STONE" & "EVENING BLUE"



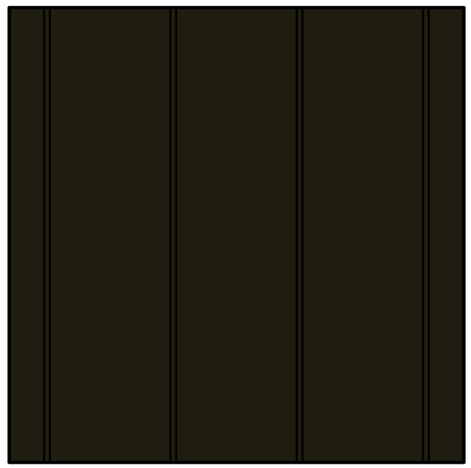
PANEL SIDING:
HARDIEPANEL SIDING WITH VERTICAL BATTENS AS SHOWN
COLOR = "ARCTIC WHITE"



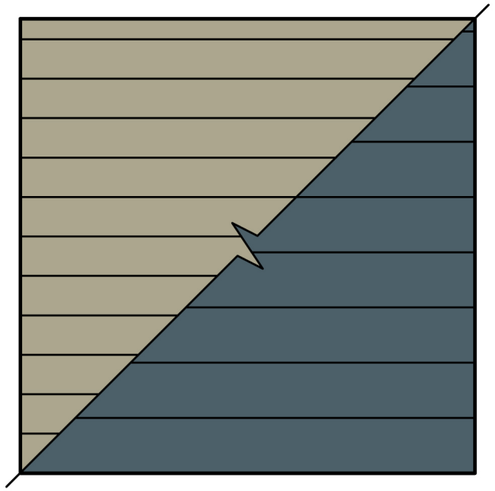
RAILINGS:
ALUMINUM GUARDRAILS & HANDRAILS
COLOR = "DARK BRONZE"



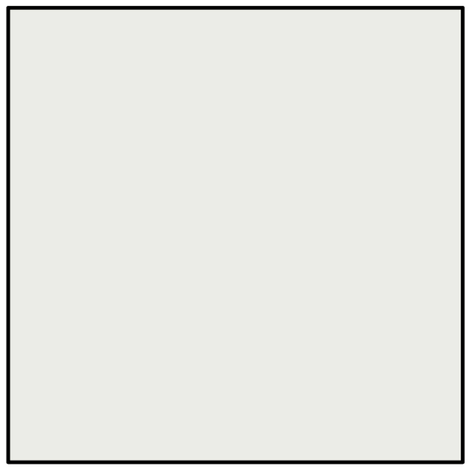
WINDOWS:
PELLA "LIFESTYLE SERIES" ALUMINUM CLAD DOUBLE HUNG
COLOR = "WHITE"



METAL ROOFING:
"SNAP-CLAD" STANDING SEAM ALUMINUM ROOFING
COLOR = "DARK BRONZE"



HORIZONTAL SIDING:
HARDIEPLANK HORIZONTAL SIDING W/ 5" & 7" EXPOSURE
COLOR = "MONTEREY TAUPE" & "EVENING BLUE"



TRIM:
5/4x_ HARDIETRIM TRIM BOARDS
COLOR = "ARCTIC WHITE"

STONE:
"VERSETTA STONE" VENEER PANELS
COLOR = "TERRA ROSA"

DATE: 8.25.23

CHESTNUT AVENUE ROWHOMES

TINAGLIA
ARCHITECTS

5-UNIT BUILDING FRONT (WEST) ELEVATION

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

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FILE NAME: 4166-7P | DRAWN BY: RDL | DATE: 5.31.23

NO.	REVISED PER	DATE	BY
1	CPRC COMMENTS	6.30.23	RDL
2	PC & DC SUBMITTALS	8.23.23	RDL

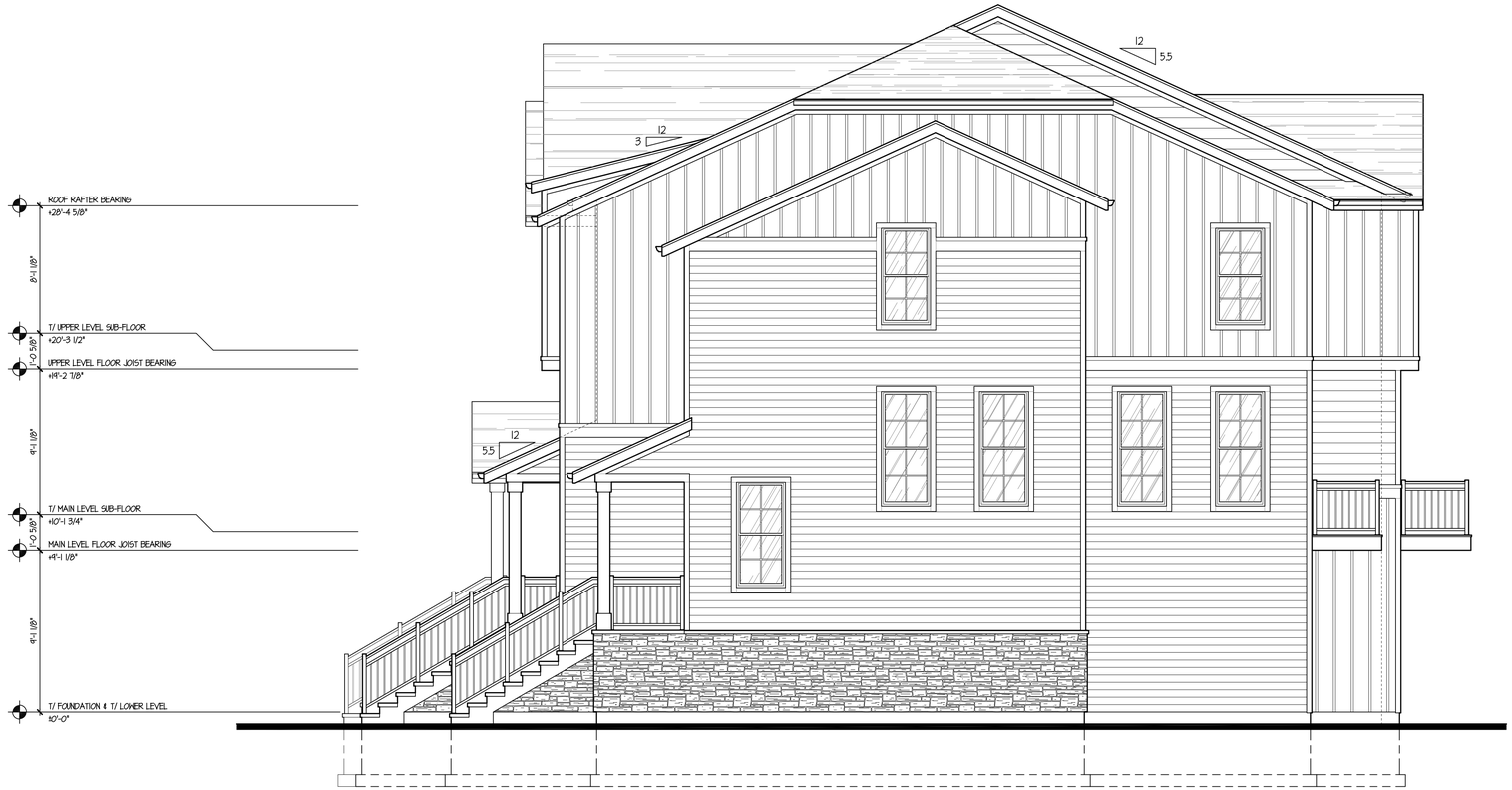
DRAWING TITLE

5-UNIT FRONT ELEVATION

JOB NO. 416622

SHEET NO. 5.P
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING RIGHT SIDE (SOUTH) ELEVATION

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

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DRAWING TITLE

5-UNIT RIGHT SIDE ELEVATION

JOB NO. 416622

SHEET NO. 6.P
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

5-UNIT BUILDING REAR (EAST) ELEVATION

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

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DRAWING TITLE

5-UNIT FRONT ELEVATION

JOB NO. 416622

SHEET NO. 7.P
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

5-UNIT BUILDING LEFT SIDE (NORTH) ELEVATION

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

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NEW ROWHOME DEVELOPMENT
CHESTNUT AVE. & RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-7P DRAWN BY: RDL DATE: 5.31.23

NO.	REVISED PER	DATE	BY
1	CPRC COMMENTS	6.30.23	RDL
2	PC & DC SUBMITTALS	8.23.23	RDL

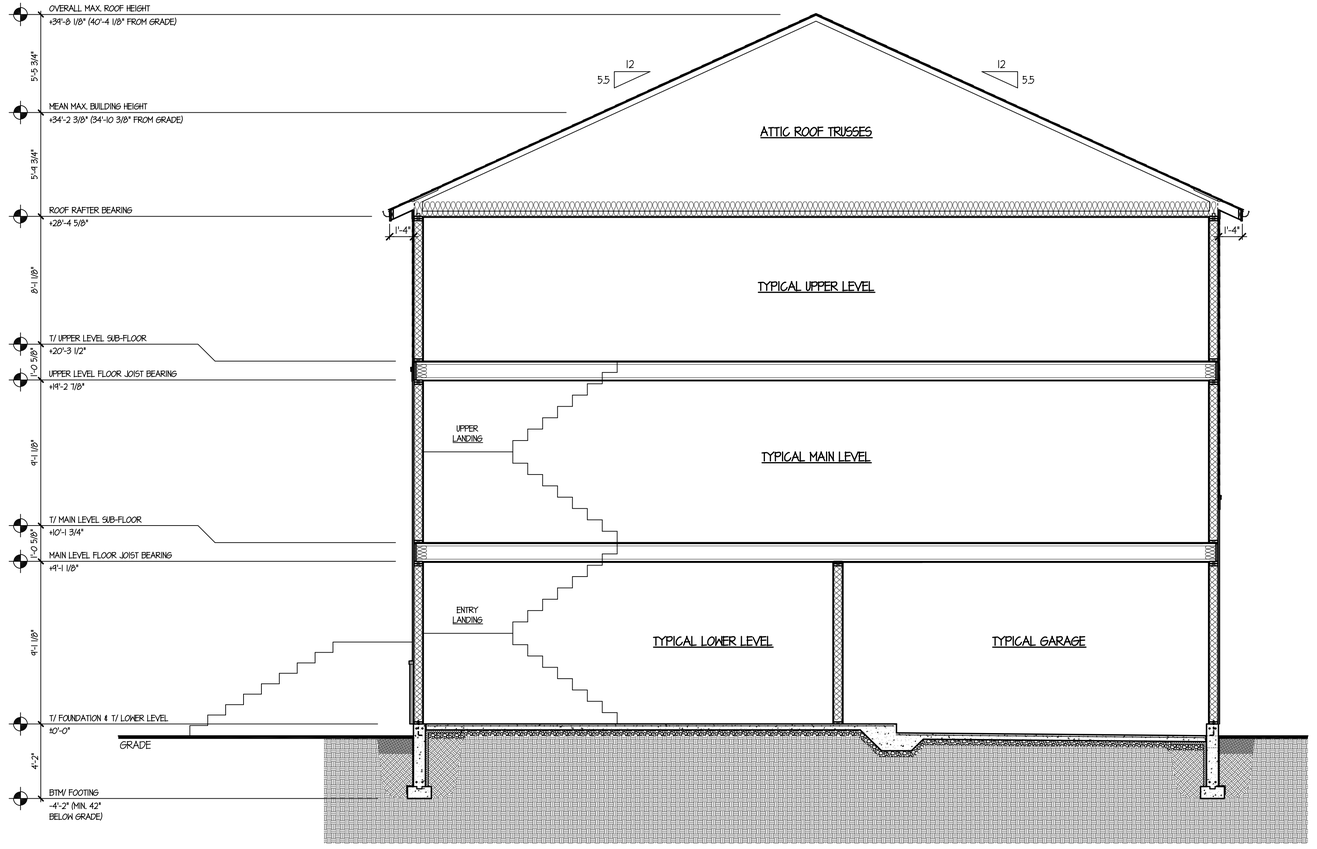
DRAWING TITLE

5-UNIT LEFT SIDE ELEVATION

JOB NO. 416622

SHEET NO. 8.P
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



TYPICAL BUILDING SECTION

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

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TINAGLIA ARCHITECTS•INC
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CLIENT

ARLINGTON PERFORMANCE CENTER
315 W. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

PROJECT

NEW ROWHOME DEVELOPMENT
CHESTNUT AVE. & RAND ROAD
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TYPICAL BUILDING SECTION

JOB NO. 416622

SHEET NO. OF 10 9.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Design Commission
10/10/2023

Item: DC#23-051 - 716 N Dunton Ave. - SF/Teardown

Department: Planning & Community Development Department

Requested Action

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

Recommendation

It is recommended that the Design Commission deny the proposed new single-family residence to be located at 716 N. Dunton Avenue. This recommendation is based on the above analysis and that the proposal does not comply with the requirements and standards of the Village of Arlington Heights Comprehensive Plan, the Single-Family Design Guidelines, the 2004 School of the Art Institute Community Preservation Report, State of Illinois Historic Structures Survey, Chapter 28 Section 28-2 Intent and Purpose 2.1, 2.2, & 2.3, Chapter 28 Section 13.2 Design Review c.1 & 2.a & b, Chapter 28 Section 13.7.a, b. & c., and the following:

1. The proposed redevelopment is not in compliance with Chapter 28, Section 13.7.a, b. & c. The existing historic house should remain and be preserved based on its significant architectural, historical, aesthetic, and cultural value.

2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits
Existing Conditions Report 10-4-23	Correspondence
Letter to Petitioner 8-23-23	Correspondence
Public Comments - Round 1	Correspondence
Public Comments - Round 2	Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Senk Residence
Project Address:	716 N. Dunton Ave.
Prepared By:	Steve Hautzinger
Date Prepared:	October 3, 2023

PETITION INFORMATION:

DC Number:	23-051(H)
Petitioner Name:	Cathleen Deligio
Petitioner Address:	Mastercraft Builders & Carpentry 1000 George Street Barrington, IL 60010
Meeting Date:	October 10, 2023

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, and Chapter 28 (Zoning Regulations) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to demolish an existing two-story residence to allow construction of a new two-story residence with a two-car attached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,263 square feet and the proposed residence will have 2,805 square feet. The proposed new house does comply with the R-3 zoning requirements summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 24.7 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 26.5 feet Side: 5.5 feet Side: 11.9 feet Rear: 30.6 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	2,818 SF	2,805 SF
Building Lot Coverage	2,192 SF	2,103 SF
Impervious Surface Coverage Total	3,445 SF	2,770 SF

2004 School of the Art Institute Community Preservation Report

The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area. The existing house was included in a Community Preservation Report that was prepared by the School of the Art Institute of Chicago in 2004 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 "Exceptional", "Notable", or "Contributing". The existing house is one of only 38 homes in the report rated as "Exceptional". The subject property was platted in 1874, and according to the Preservation Report, the home was built pre-1890.

State of Illinois Historic Structures Survey

The State of Illinois conducted a historic structures survey from 1971-1975. The survey identified architecturally interesting properties throughout Illinois. The subject house was identified as one of 30 significant historic structures in Arlington Heights.

Chapter 28 Zoning Regulations of the Municipal Code

Section 28-2 Intent and Purpose.

2.1 *To promote and protect the public health, safety, morals, comfort and general welfare of the people;*

2.2 *To divide the Village into zones or districts restricting and regulating therein the location, erection, construction, alteration and use of buildings, structures and land for residence, business and manufacturing and other specified uses:*

2.3 *To protect the character and the stability of the residential, business and manufacturing areas within the Village and to promote the orderly and beneficial development of such areas;*

Section 13.2 Design Review. *The procedures to be followed when determining when and how design review will occur shall be as follows:*

c. For demolition in residential zoning districts and all properties in the B-5 zoning district, design review is required prior to a demolition permit being issued. The review will evaluate the following:

1. The development plan; and

2. The estimated time frame for demolition and subsequent redevelopment plan and timeline, including verifying that:

a. Proposed redevelopment is in character with the neighborhood and meets the criteria in the design guidelines; and

b. Proposed redevelopment will not adversely affect the neighborhood.

Section 13.7 Issuance of a Certificate of Approval*, the Design Commission will issue a Certificate of Approval if:*

a. The applicant's plans achieve the purpose and intent of the Design Guidelines; and,

b. The proposed design is compatible with the character of neighboring buildings contributing to a favorable environment in the Village.

c. The existing property or structure is determined not to have significant architectural, historical, aesthetic, or cultural value.

If the Commission denies the issuance of a Certificate of Approval, no building permit or demolition permit will be issued on the application except by direction of the Village Board.

Village of Arlington Heights Comprehensive Plan:

Chapter 6 of the Village of Arlington Heights Comprehensive Plan discusses Historic Preservation. The following historic preservation related goals and policies are included in the Comprehensive Plan and are related to this situation:

Goal

To preserve physical resources of historic value which exemplify the cultural, political, economic or social heritage of Arlington Heights.

Policy

Whenever specific land areas and/or existing structures come under review for general planning progress, or in conjunction with a specific land use petition, consideration should be given to identify for possible preservation purposes, land areas or buildings that meet any of the following criteria:

a. Structures that exhibit a high quality of architectural design reminiscent of the past.

b. Structures that exhibit unusual or distinctive design, or construction technique which contribute to the architectural interest of its environs either as an accent or a counterpoint.

c. Land areas that have long provided an established or familiar visual presence in Arlington Heights by virtue of: a unique location; distinctive physical characteristics; or historical association.

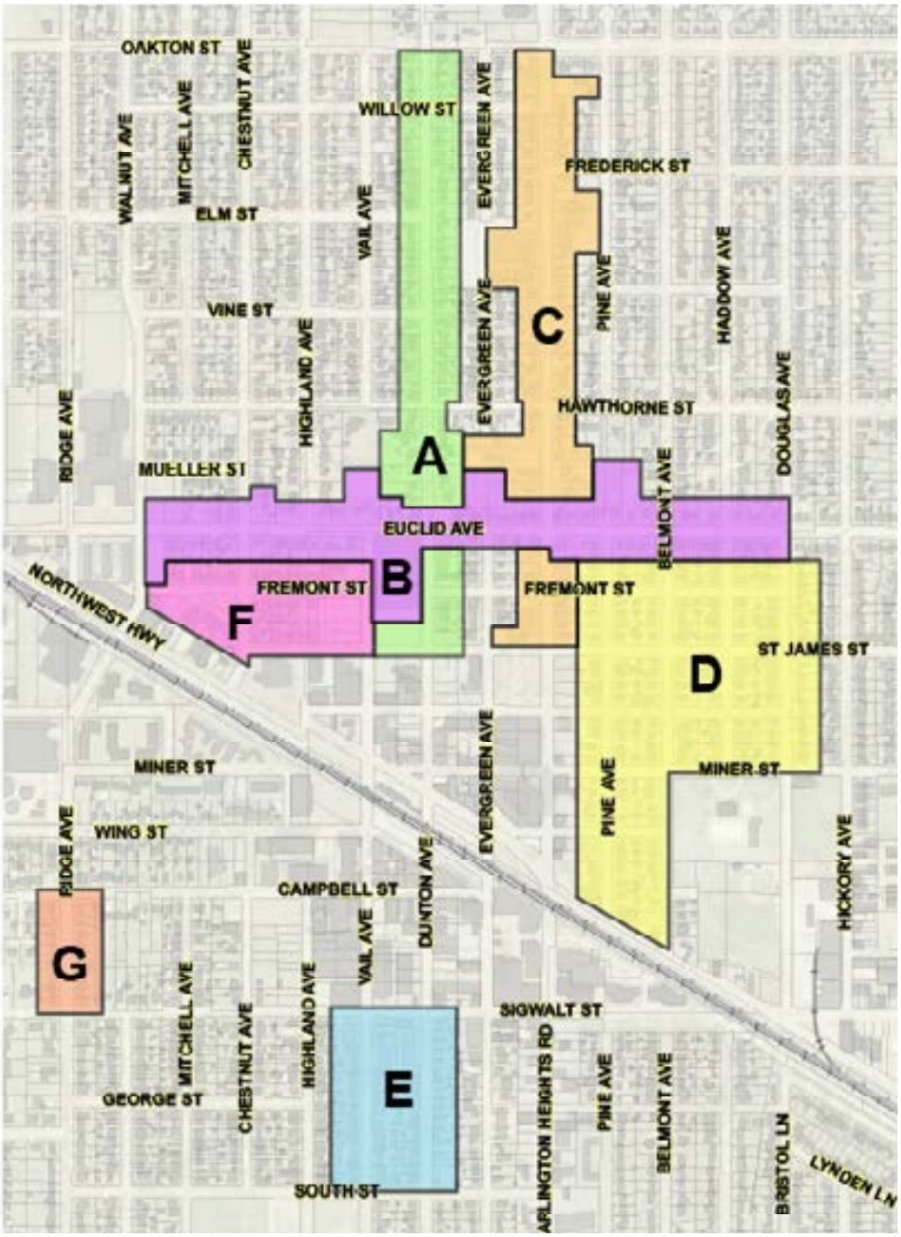
Goal

To preserve and protect existing and future residential neighborhoods in the Village.

Policy

To preserve and renovate housing of historic or aesthetic value and upgrade and renovate public improvements and facilities in Village neighborhoods. To prepare realistic plans for the areas in and around downtown with all necessary safeguards for fine residential and historical properties.

These stated Goals and Policies serve as guidance, however they do not control the use of land unless supplemented with enacted codes. Historic preservation is encouraged, but the Village does not have an actual historic preservation ordinance. In 2005 the Village Board discussed the concept of a historic preservation ordinance. There was interest in doing so, however in order to properly implement such an ordinance, additional staffing would be required. Due to financial constraints, this issue was not pursued.



The area surveyed in the 2004 School of the Art Institute Community Preservation Report was further broken down into 7 potential Neighborhood Conservation Districts (NCD). A NCD is a preservation planning tool employed by communities to identify and protect the distinct physical character of established neighborhoods.

This chart lists each of the potential NCD's and the number of structures rated either Exceptional, Notable, Contributing, or Unrated.

Area	Exceptional	Notable	Contributing	Unrated
A	6	28	17	4
B	8	10	29	17
C	7	17	22	18
D	1	27	67	31
E	0	26	23	10
F	6	9	15	3
G	0	8	12	4

Single-Family Design Guidelines:

The Design Guidelines were prepared by the Village of Arlington Heights Planning & Community Development Department with input from the Ordinance Review Committee on Teardowns, the Design Commission, local residents, and local architects. No approval shall be given for the development, rehabilitation, or exterior modification of any building, structure, or improvement on any parcel subject to a building permit until the proposed development or redevelopment conforms to the Design Guidelines.

The purpose of the Design Guidelines is to provide professional standards to evaluate improvements in the Village of Arlington Heights. Neighborhood and architectural elements include, but are not limited to:

- Evaluation of how the proposed home fits in with the character of the existing neighborhood
- Relationship of the proposed structure to its site and adjacent homes
- Site plan and building orientation, site treatment including site layout
- Review of the elevations
- External architectural features of buildings and structures, including bulk, massing & volume
- Evaluation of materials

The following factors and characteristics relating to a development govern the Design Commission's evaluation of a design submission:

- Conformance to current ordinances of the Village of Arlington Heights
- Conformance to the Comprehensive Plan
- Logic of the design
- Architectural character as it relates to the neighborhood
- Overall composition and balance of the elevation
- Material selection
- Harmony and compatibility to adjacent structures

Staff Comments:

Evaluating this request along with the above referenced 2004 School of the Art Institute Community Preservation Report, State of Illinois Historic Structures Survey, Village of Arlington Heights Comprehensive Plan, Zoning Intent & Purpose, and the Single-Family Design Guidelines, the Design Commission should evaluate as follows:

Per Chapter 28, **Section 13.2 Design Review.**

c. For demolition in residential zoning districts and all properties in the B-5 zoning district, design review is required prior to a demolition permit being issued. The review will evaluate the following:

1. The development plan,

The proposed development plan includes demolition of the existing historic home described in above documents, which Staff opposes due to its significant historical quality.

2. The estimated time frame for demolition and subsequent redevelopment plan and timeline, including verifying that:

a. Proposed redevelopment is in character with the neighborhood and meets the criteria in the design guidelines

The proposed redevelopment is <u>not</u> in character with the neighborhood due to the proposed demolition of the existing historic home. The proposed redevelopment does not meet the criteria in the <u>Design Guidelines</u>, specifically 'architectural character as it relates to the neighborhood' and 'harmony and compatibility to adjacent structures' due to the proposed demolition of the existing historic home which contributes to defining the architectural character of the neighborhood and the existing home is in harmony with the other surrounding historic homes in this location.

b. Proposed redevelopment will not adversely affect the neighborhood.

Demolition/redevelopment of this property would have an adverse effect on the neighborhood due to the loss of the existing historic home and non-conformity with above referenced documents. Other previously approved teardowns in this neighborhood were for houses with insignificant historical, architectural, and aesthetic value.

Per Chapter 28, **Section 13.7 Issuance of a Certificate of Approval**, the Design Commission will issue a Certificate of Approval if:

a. The applicant's plans achieve the purpose and intent of the Design Guidelines.

One standard of the Design Guidelines is how the proposed home fits in with the character of the existing neighborhood. Staff feels that the proposed new house would not fit in with the character of the existing historic neighborhood as well as the existing house does on this property. Additionally, the proposed redevelopment does not meet the criteria in the Design Guidelines, specifically 'architectural character as it relates to the neighborhood' and 'harmony and compatibility to adjacent structures', due to the proposed demolition of the existing historic home which contributes to defining the architectural character of the neighborhood and the existing home is in harmony with the other surrounding historic homes in this location.

b. The proposed design is compatible with the character of neighboring buildings contributing to a favorable environment in the Village.

A new house in this location would not be as compatible as the existing historic house due to the architectural quality of the existing house which fits with the character of the surrounding historic homes in this location and neighborhood.

c. The existing property or structure is determined not to have significant architectural, historical, aesthetic, or cultural value.

Since the existing house is rated "Exceptional" in the Community Preservation Report, and since the house was included in the State of Illinois' Historic Structures Survey, Staff feels that the existing property does have significant historical and cultural value. Additionally, the existing house has a unique and distinctive design with ornate detailing that has architectural and aesthetic value within this historic neighborhood. The house is in a prominent location and it is valued by many of the residents in the HANA neighborhood for its historical quality. The exterior of the home appears to be in good condition. The existing house could be updated and expanded, pending the Design Commission's approval, while still maintaining the historic character. In addition, removal of the house would not be consistent with the Comprehensive Plan, Zoning Intent & Purpose, or Design Guidelines. For these reasons, Staff recommends that the existing house should remain and be preserved.

Staff acknowledges that the petitioner has provided an Existing Conditions Report citing numerous repairs and maintenance required for the existing house. However, the issues in the report appear to be consistent with maintenance and repairs required for any historic home, and not justification for demolition.

The Intent and Purpose of the Chapter 28 Zoning Regulations includes:

2.1 *To promote and protect the public health, safety, morals, comfort and general welfare of the people;*
2.2 *To divide the Village into zones or districts restricting and regulating therein the location, erection, construction, alteration and use of buildings, structures and land for residence, business and manufacturing and other specified uses:*
2.3 *To protect the character and the stability of the residential, business and manufacturing areas within the Village and to promote the orderly and beneficial development of such areas;*

Demolition of the existing historic home would be a loss to the HANA neighborhood as well as the cultural heritage of Arlington Heights. Protecting the character and the stability of residential areas within the Village is one of the purposes of the Zoning Regulations. Preserving physical resources of historic value which exemplify the cultural heritage of Arlington Heights, and preserving and protecting existing residential neighborhoods are goals of the Village's Comprehensive Plan.

Petitioner Options:

1. Seek an alternative lot appropriate for teardown/redevelopment.
2. Preserve and update the existing historic home.

The petitioner was discouraged by Staff from planning a teardown/redevelopment of this property verbally on May 23, 2023, and again in writing on August 23, 2023. A copy of the August 23 letter from Staff to the petitioner is included in the packet.

RECOMMENDATION:

It is recommended that the Design Commission **deny** the proposed new single-family residence to be located at 716 N. Dunton Avenue. This recommendation is based on the above analysis and that the proposal does not comply with the requirements and standards of the Village of Arlington Heights Comprehensive Plan, the Single-Family Design Guidelines, the 2004 School of the Art Institute Community Preservation Report, State of Illinois Historic Structures Survey, Chapter 28 Section 28-2 Intent and Purpose 2.1, 2.2, & 2.3, Chapter 28 Section 13.2 Design Review c.1 & 2.a & b, Chapter 28 Section 13.7.a, b. & c., and the following:

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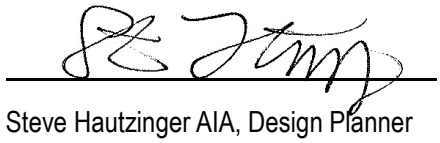
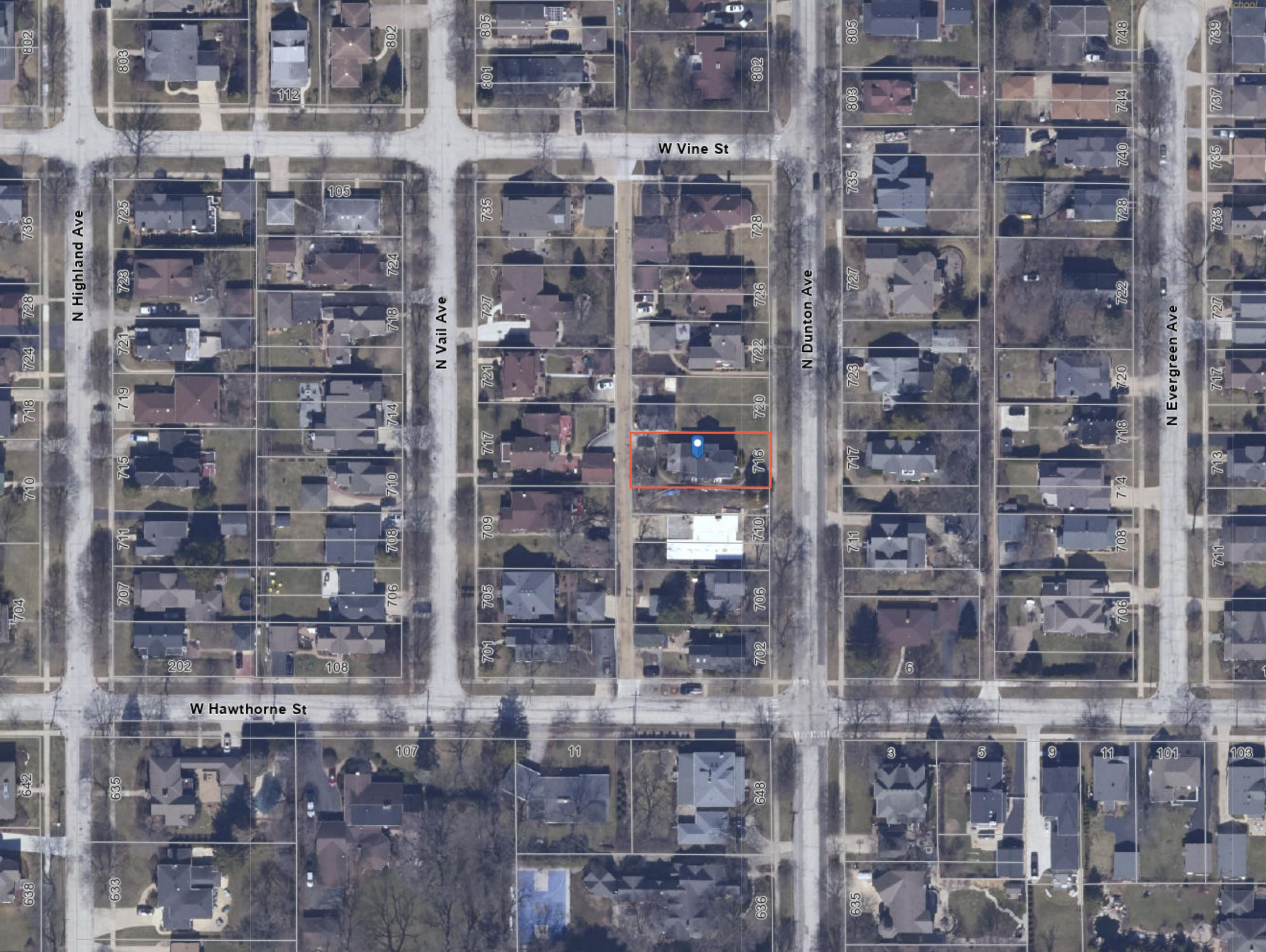


October 5, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-051(H)


W Vine St
W Hawthorne St
N Highland Ave
N Vail Ave
N Dunton Ave
N Evergreen Ave
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101
103

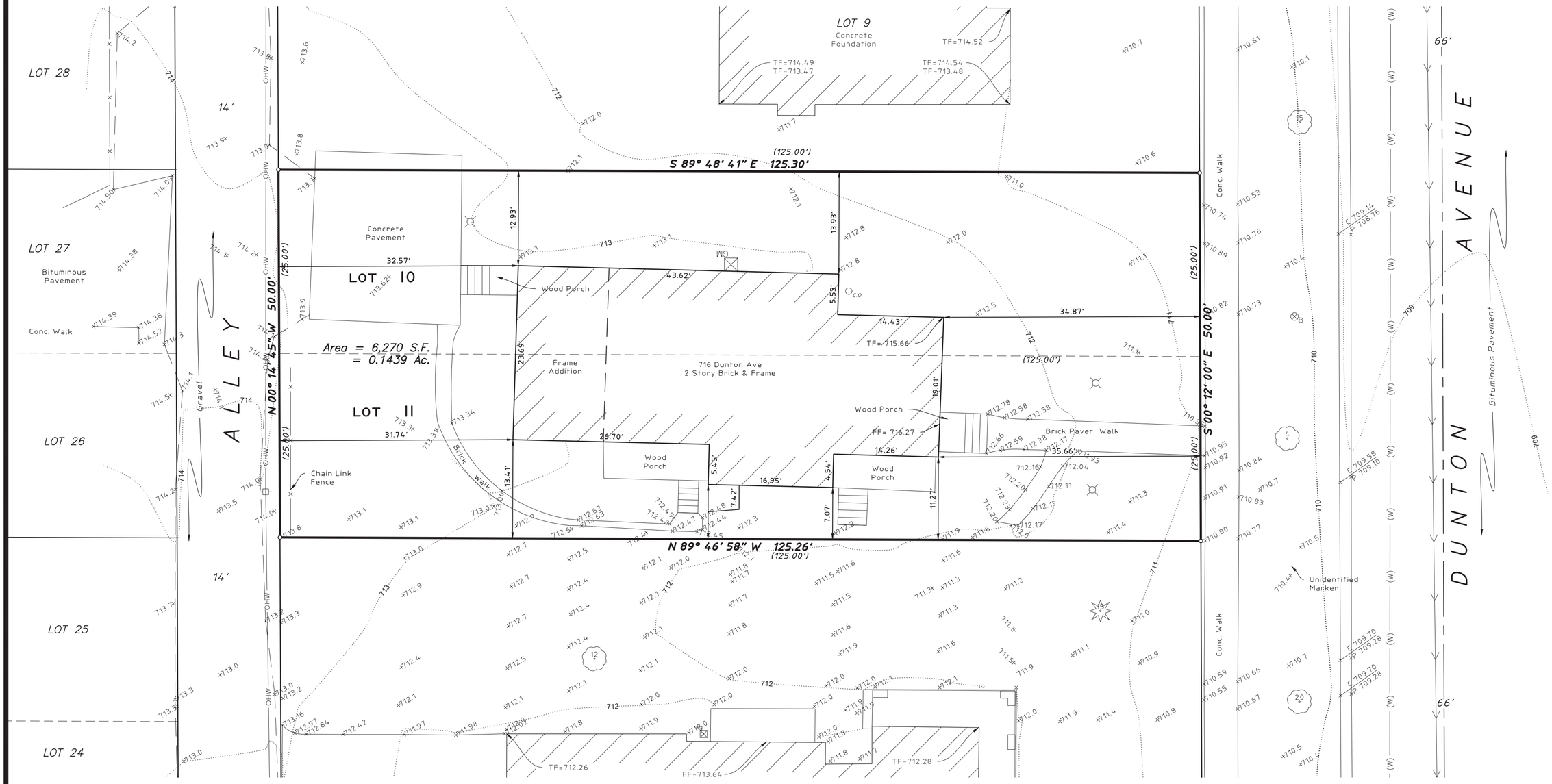
Benchmark

CP # 617 (see survey)
Description: Maze Nail
Elevation: 713.29 NAVD 88 (Geoid 12A)

CP # 600
Description: Cross Notch on Fire Hydrant Bolt
Elevation: 712.66 NAVD 88 (Geoid 12A)

LEGAL DESCRIPTION

LOTS 9 AND 10 IN BLOCK 6 IN W. H. & J. DUNTON & OTHERS SUBDIVISION OF LOTS 4, 5, AND 6 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOTS 1, 2, 8, AND 9 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 21, 1874 AS DOCUMENT NUMBER 152778, IN COOK COUNTY, ILLINOIS.



Surveyor's Notes:

1. Field work was completed on August 30, 2023.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12a) as referenced from Kara Company's RTK Network.
4. A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
5. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

LEGEND

Manhole	Curb & Gutter
Catch Basin	C XXX.XX Curb Elevation and
C.O. Clean Out	P XXX.XX Pavement Elevation
Storm Sewer	XXX.XX Pavement Elevation
Combined Sewer	XXX.XX Sidewalk Elevation
(W) Atlas Water Main	XXX.X + Ground Elevation
Light Pole	XXX Contour Line
Fence	Deciduous Tree
Sign	
GM Gas Meter	Coniferous Tree
OHW Overhead Utility Line	( ) Record
Utility Pole	O.L. On Line

Ordered By: MASTERCRAFT
Order No.: 23161 Lots 8-9

STATE OF ILLINOIS
JEFFREY W. GLUNT
035-3695
SCHAUMBURG, ILLINOIS
PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-24

State of Illinois)
) SS:
County of Cook)

This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Schaumburg, Illinois September 14, 2023

By: _____
Illinois Professional Land Surveyor No. 3695

NORTH
0 10
Scale: 1" = 10'

No.	Revision	Date

HAEGER ENGINEERING
consulting engineers • land surveyors
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Illinois Professional Design Firm License No. 184.003152
www.haegerengineering.com

BOUNDARY & TOPOGRAPHIC SURVEY

716 N. DUNTON AVENUE
ARLINGTON HEIGHTS, IL.

Project Manager: MLA
Drafter: TSK
Date: 2023-09-14
Project No. 23161
Sheet 1/1

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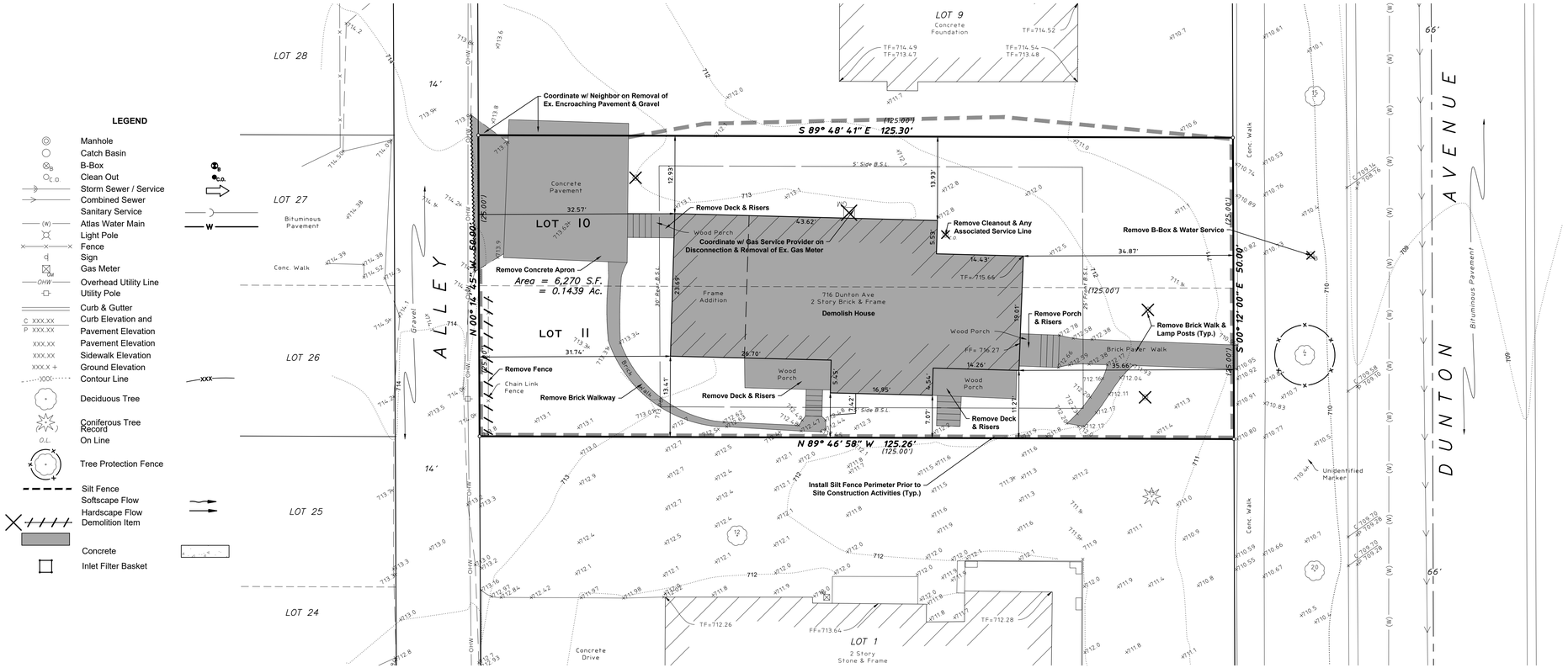
Plot Date: Sep 14, 2023 - 12:40pm Plotted By: tammy-k
File Name: P:\2023\23161\Drawings\Final Survey\23161-716 Dunton Boundary & Topographic Survey.dwg



LEGEND

- Manhole
- Catch Basin
- B-Box
- Clean Out
- Storm Sewer / Service
- Combined Sewer
- Sanitary Service
- Atlas Water Main
- Light Pole
- Fence
- Sign
- Gas Meter
- Overhead Utility Line
- Utility Pole
- Curb & Gutter
- Curb Elevation and
- Pavement Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Record
- On Line
- Tree Protection Fence
- Silt Fence
- Softscape Flow
- Hardscape Flow
- Demolition Item
- Concrete
- Inlet Filter Basket

NORTH

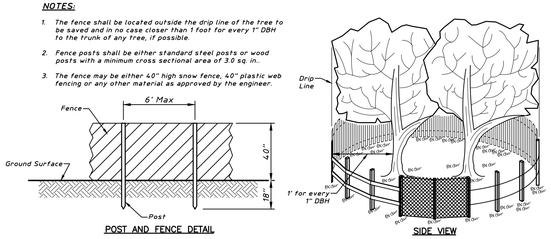
Scale: 1" = 10'

Know what's **below.**
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

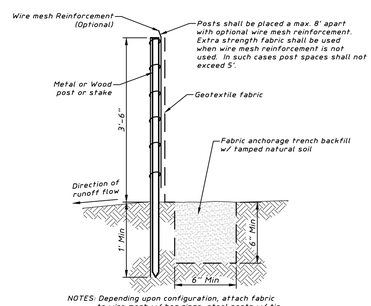
NOTES:

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



POST AND FENCE DETAIL

TREE PROTECTION - FENCING



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

SILT FENCE

LEGAL DESCRIPTION

LOTS 9 AND 10 IN BLOCK 6 IN W. H. & J. DUNTON & OTHERS SUBDIVISION OF LOTS 4, 5, AND 6 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOTS 1, 2, 8, AND 9 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 21, 1874 AS DOCUMENT NUMBER 152778, IN COOK COUNTY, ILLINOIS.

Benchmark

CP # 617 (see survey)
Description: Maze Nail
Elevation: 713.29 NAVD 88 (Geoid 12A)

CP # 600
Description: Cross Notch on Fire Hydrant Bolt
Elevation: 712.66 NAVD 88 (Geoid 12A)

MICHAEL L. ANDERSON
062-053214
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXPIRES 11-30-23

No.	Revision	Date

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consulting engineers • land surveyors
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Illinois Professional Design Firm License No.: 184.003152
www.haegerengineering.com

EXISTING CONDITIONS & DEMOLITION PLAN

SINGLE-FAMILY RESIDENCE
716 N. DUNTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager:	M L A
Engineer:	K P N
Date:	09/11/2023
Project No.	23161
Sheet	1/2

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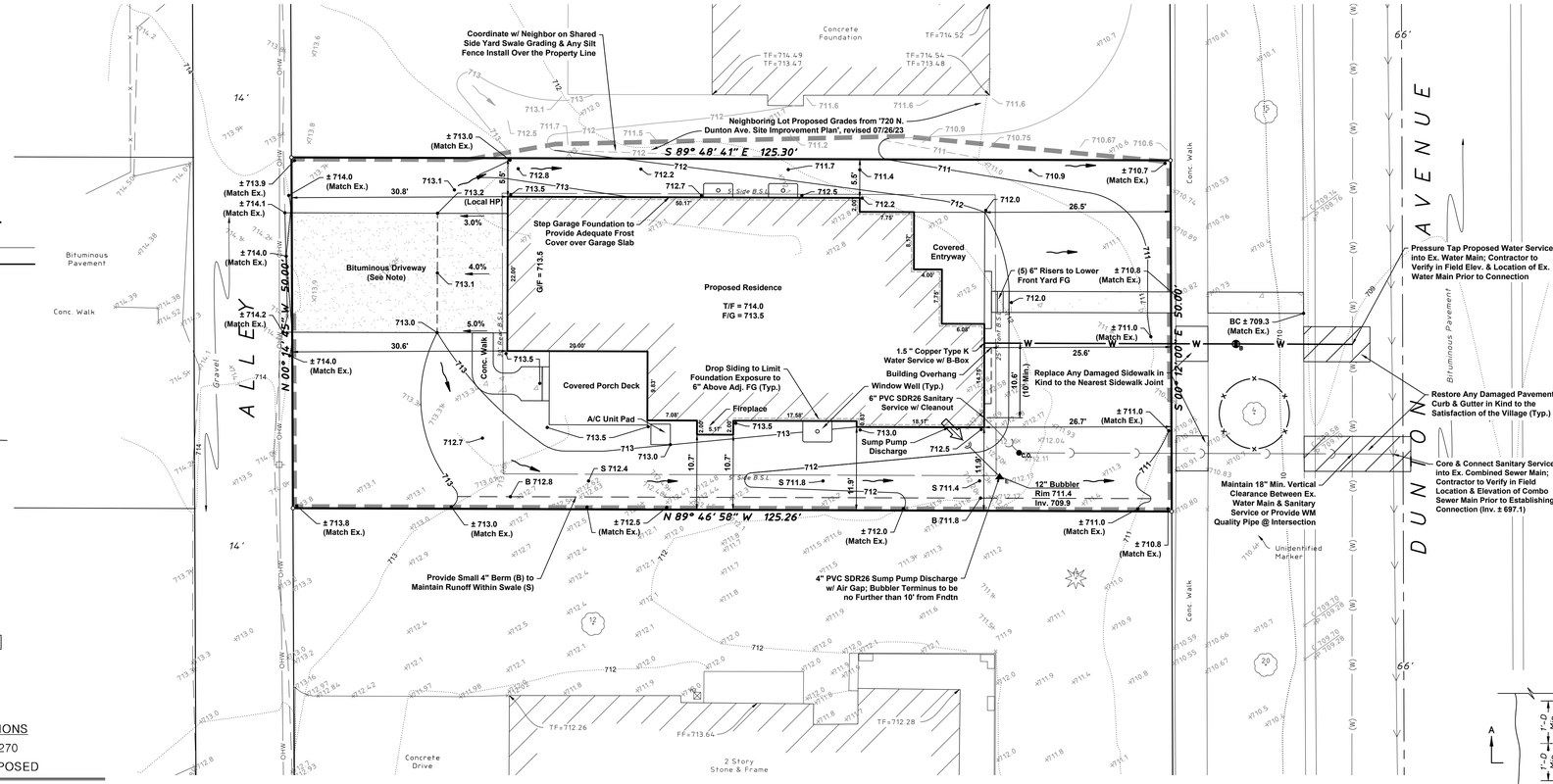
Plot Date: Sep 11, 2023 - 12:18pm Plotted By: karl-n
File Name: P:\2023\23161\Drawings\House Line\23161_716 N. Dunton_eng.dwg



LEGEND

- Manhole
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- Atlas Water Main
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- Sign
- Gas Meter
- Overhead Utility Line
- Utility Pole
- Curb & Gutter
- Curb Elevation and Pavement Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Record On Line
- Tree Protection Fence
- Silt Fence
- Softscape Flow
- Hardscape Flow
- Demolition Item
- Concrete
- Inlet Filter Basket

IMPERVIOUS COVERAGE CALCULATIONS

LOT AREA = 6,270

EXISTING		PROPOSED	
HOUSE…	1,397	HOUSE & GARAGE…	1,865
COMPACTED GRAVEL…	94	DRIVEWAY…	523
CONCRETE PAVEMENT…	420	FRONT ENTRYWAY…	138
DECKS & RISERS…	233	PORCH DECK…	152
BRICK WALKWAYS…	233	WALKS & STEPS…	129
		A/C UNIT PAD…	8
TOTAL IMPERVIOUS…	2,377	TOTAL IMPERVIOUS…	2,815
% IMPERVIOUS	37.91%	% IMPERVIOUS	44.90%
		NET INCREASE	438

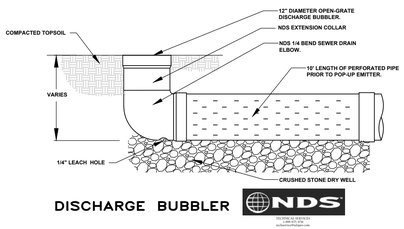
Know what's **below.** **Call** before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

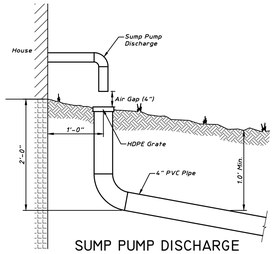
Bituminous Driveway Note:
Bituminous driveway shall be 2.5" thick bituminous surface course (CL 1) over 6" compacted CA-6 subbase.

Concrete Pavement Note:
Private concrete sections (patios, private walks, etc.) shall be 4" Portland Cement Concrete (PCC) over 4" thick (at minimum) compacted gravel.

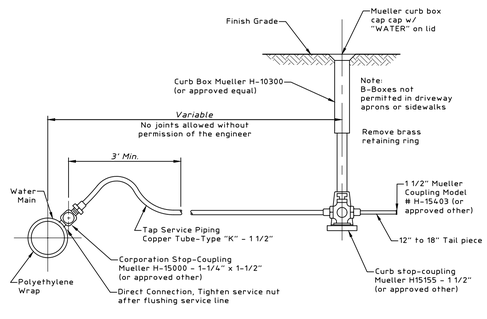
Public Sidewalk Note:
Replaced sidewalk through driveway shall be 6" Portland Cement Concrete (PCC) over 2" thick (at minimum) compacted CA-6 subbase. Replaced sidewalk outside of driveway may be 5" PCC over 2" thick (at minimum) compacted CA-6 subbase. All sections of replaced sidewalk shall be replaced to the nearest sidewalk panel. Any sidewalk damaged during demolition or construction shall be replaced to the nearest sidewalk panel.



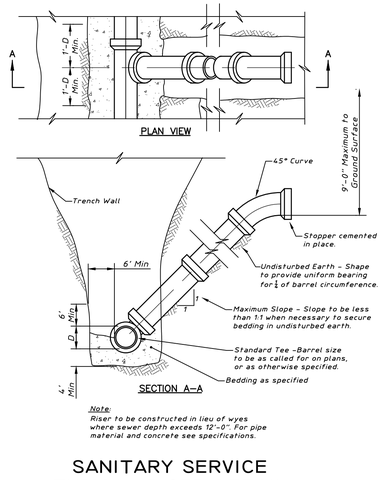
DISCHARGE BUBBLER



SUMP PUMP DISCHARGE HOUSE CONNECTION



WATER SERVICE DETAIL



Note:
Riser to be constructed in lieu of wyes where sewer depth exceeds 12'-0". For pipe material and concrete see specifications.

SANITARY SERVICE TYPICAL RISER DETAIL

NORTH
5 0 10
Scale: 1" = 10'

No.	Revision	Date

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.4600 Fax: 847.394.6608
Illinois Professional Design Firm License No.: 184.003152
www.haegerengineering.com

SITE IMPROVEMENT PLAN

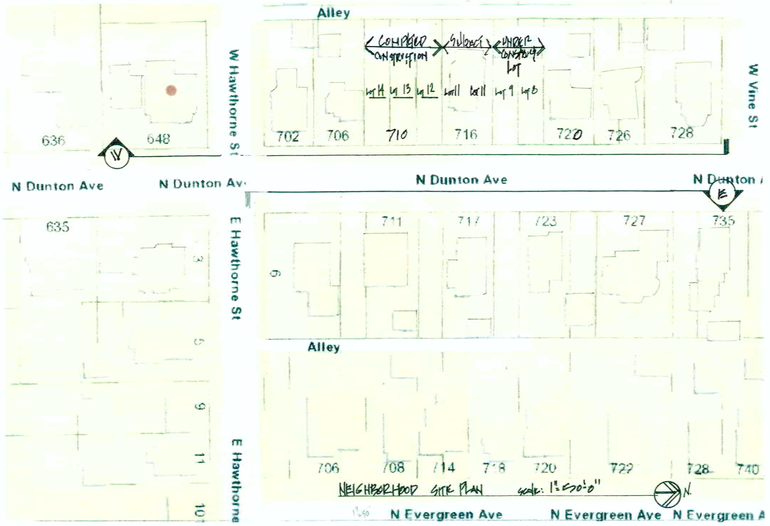
SINGLE-FAMILY RESIDENCE
716 N. DUNTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: M L A
Engineer: K P N
Date: 09/11/2023
Project No. 23161
Sheet 2/2

© 2023 Haeger Engineering, LLC

Plot Date: Sep 11, 2023 - 12:18pm Plotted By: karl-n
File Name: P:\2023\23161\Drawings\House Line\23161_716 N. Dunton_eng.dwg

716 N. Dunton Avenue - Existing House proposed for demolition



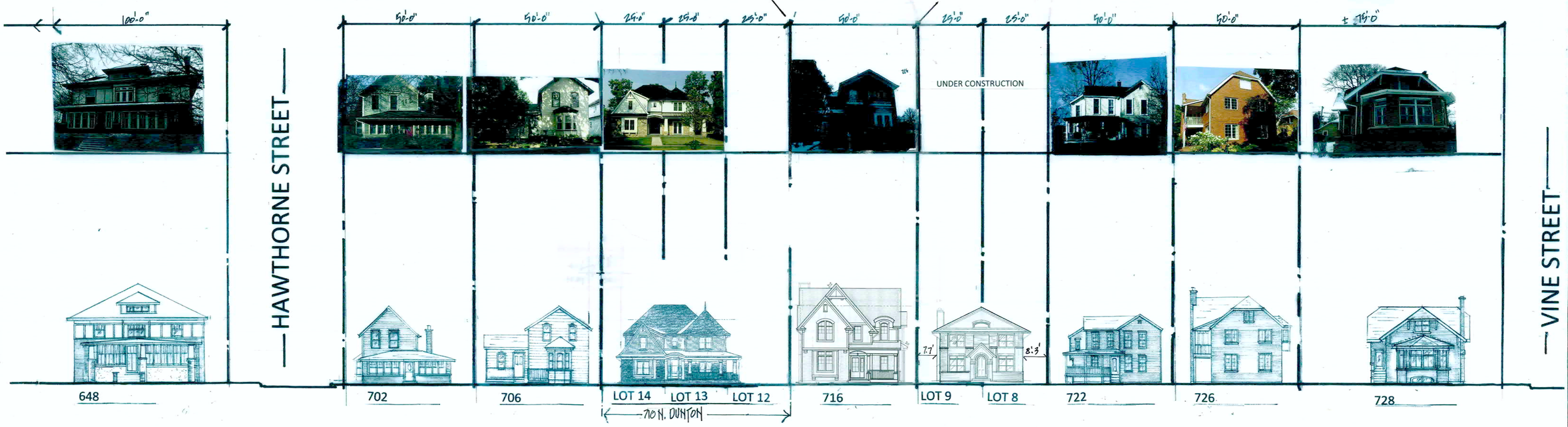
Location: 716 North Dunton Avenue

Material Schedule

Number	Item	Material	Manufacturer	Color
1	Roof	Asphalt	Owens Corning	Sierra Gray
2	Brick	Brick	Glen Gery	Aspen White – Smooth Finish
3	Siding	Board & Batten	LP	Ultra White
4	Windows	Vinyl	Sierra Pacific	White
5	Front Door	Fiberglass	Therma-Tru	Timber Finish
6	Garage Door	Steel	Clopay	White
7	Trim/Fascia	Smooth	LP	White
8	Gutters/Downspouts	Aluminum	Alsco	White

WARNING:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER THESE DRAWINGS OR SPECIFICATIONS IN ANY WAY.

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154



VIEW WEST ON NORTH DUNTON AVENUE

scale: 1/16 = 1'-0

DATE
12.16.22 Lot 8 & 9
4.11.23 Lot 10 & 11 Cul Dunton

DATE:
DRAWN BY:
CHECKED BY:
SCALE:
SHEET TITLE:

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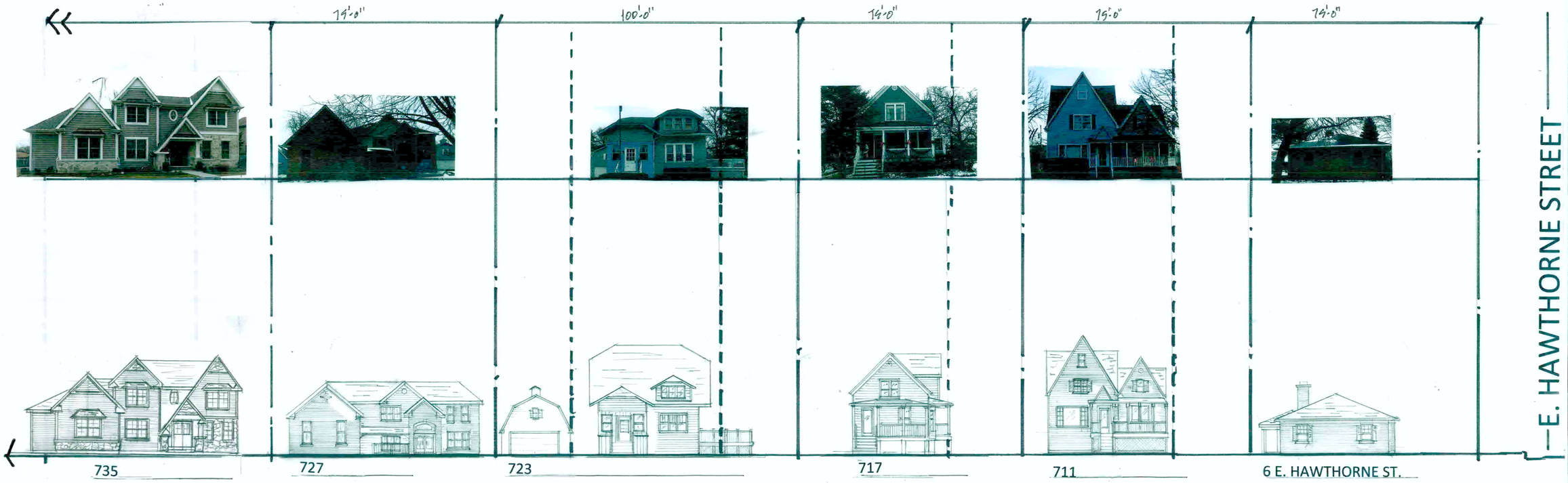


VIEW EAST ON NORTH DUNTON AVENUE

SCALE: 1/16"=1'-0"

WARNING:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER THESE DRAWINGS ORSPECIFICATIONS IN ANY WAY.

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

DATE: 9.11.23 Left & R. (No Dunton)

DATE:
DRAWN BY:
CHECKED BY:
SCALE:

© COPYRIGHT 2023

SHEET TITLE:

SHEET NUMBER:
OF: TOTAL SHEETS

PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

Material Schedule

Number	Item	Material	Manufacturer	Color
1	Roof	Asphalt	Owens Corning	Sierra Gray
2	Brick	Brick	Glen Gery	Aspen White – Smooth Finish
3	Siding	Board & Batten	LP	Ultra White
4	Windows	Vinyl	Sierra Pacific	White
5	Front Door	Fiberglass	Therma-Tru	Timber Finish
6	Garage Door	Steel	Clopay	White
7	Trim/Fascia	Smooth	LP	White
8	Gutters/Downspouts	Aluminum	Alsco	White

PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

WARNING:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER THESE DRAWINGS OR SPECIFICATIONS IN ANY WAY.

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074

PROPOSED NEW SINGLE FAMILY RESIDENCE FOR;
716 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL
MASTER CRAFT BUILDERS & CARPENTRY (847) 875-6249

DATE	
6/5/23	CLIENT REVIEW
7/15/23	CLIENT REVIEW
7/31/23	CLIENT REVIEW
8/16/23	CLIENT REVIEW
9/7/23	APPEARANCE REVIEW

DATE:
DRAWN BY:
CHECKED BY:
SCALE:

© COPYRIGHT 2023

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
OF: TOTAL SHEETS

A4

Location: 716 North Dunton Avenue

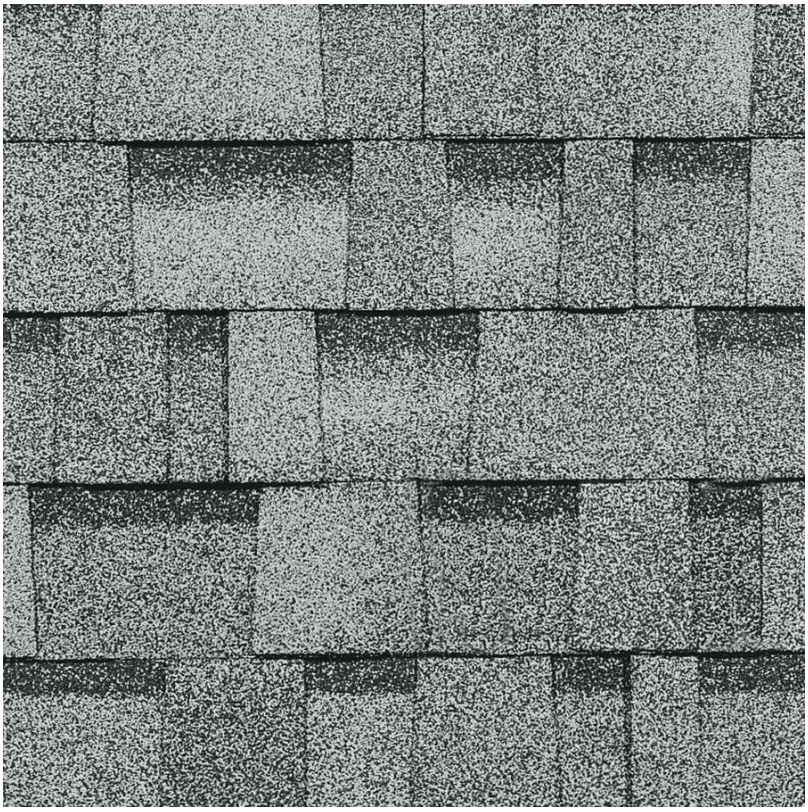
Material Schedule

Number	Item	Material	Manufacturer	Color
1	Roof	Asphalt	Owens Corning	Sierra Gray
2	Brick	Brick	Glen Gery	Aspen White – Smooth Finish
3	Siding	Board & Batten	LP	Ultra White
4	Windows	Vinyl	Sierra Pacific	White
5	Front Door	Fiberglass	Therma-Tru	Timber Finish
6	Garage Door	Steel	Clopay	White
7	Trim/Fascia	Smooth	LP	White
8	Gutters/Downspouts	Aluminum	Alsco	White

Location: 716 North Dunton Avenue

Material Schedule Pictures

1. Roof – Ownes Corning – Sierra Gray

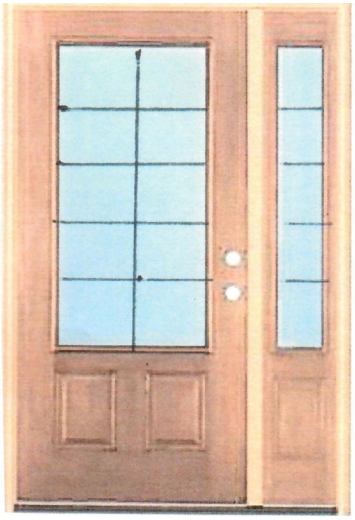


2. Brick – Glen Bery Aspen White Smooth Finish

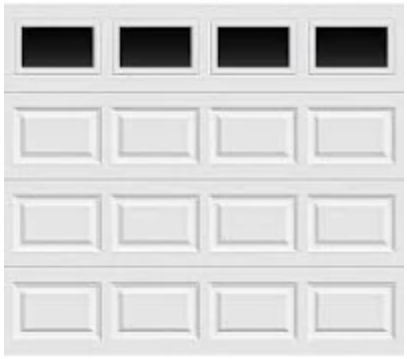
3. Brick – LP Ultra White Board & Batten

4. Windows – Sierra Pacific White5.5.5.

5. Therma Tru Fiberglass Front Door in Timber Finish



6. Clopay White Steel Garage Door



7. LP Smooth White Trim/Fascia

8. Alsco White Aluminum Gutters/Downspouts

ALTA ENGINEERING, Ltd.
CONSULTING ENGINEERS

470 Bennett Road
Elk Grove Village, IL 60007
(847) 357-1007

October 4, 2023

Mr. Vince Deligio
Mastercraft Builders
deligioV@icloud.com

Re: 716 N. Dunton - Existing conditions
Arlington Heights, IL
AEL No. 23514.AEL

Dear Vince,

On October 3, 2023, at your request, I accompanied you on a visit to the referenced residence. No drawings for the existing building were available for review at the time of our inspection.

PURPOSE

The purpose of this visit was to visually inspect the residence structure, to evaluate the structural integrity of the system and to make observations concerning repairs that may be required and/or further investigation that may be necessary to correct any observed deficiencies.

EXISTING CONSTRUCTION

The residence is two story structure over a basement. It is approximately one hundred fifty years of age and appears to be of conventional construction: wood roof deck, rafters and beams; wood floor decks supported on wood joists, beams and beams; perimeter wood bearing walls; brick veneer (aluminum siding at the addition). The rear portion of the building appears to have been an addition. No drawings of the existing residence are available.

OBSERVATION

The following items were noted:

Exterior:

- The exterior brick work is cracked; there is evidence of previous patching and tuck pointing.
- The entry and side porches are deteriorated; the support piers are cracked and are moving. The wood trim, stairs, railings, etc., throughout, are deteriorating.

- The sidewalk along the south side of the house has been removed due to setback issues.
- Exception for a few windows that have been replaced, the remainder of windows, trim, etc. have deteriorated.
- The chimney is cracked and spalled above the roof, likely from water infiltration.
- The wall of the rear addition appears to be sitting on a spread footing. However, the top of the footing is above grade. Likely, there is inadequate frost cover provided.

Interior:

- The existing floor at the rear of the residence is uneven and sloped.
- There is evidence of water intrusion.

Basement:

- The existing basement stairs are narrow and uneven. The railings are questionable.
- The basement is constructed of common brick. There is evidence of water infiltration throughout the basement.
- The height of the basement is less than six feet (6’-0”).
- There is evidence of water infiltration throughout the basement.
- At the north side, the basement wall is deflecting inward. The walls and the skim coating that was added are cracked and spalling. At one location at the base of the stairs, it appears that a piece of concrete wall was added to the interior to strengthen the existing. It too is being displaced and does little to prevent the typical water intrusion.
- The east wall is cracked and spalled. The brick has deteriorated, and the previous skim coat has spalled.
- several steel pipe columns have been added to support the wood beams. At one location the beam has been cut and removed and steel pipes added at each side. It is unclear how the loads bridge over the cut section of the beam.
- Brick cracking, deterioration and water infiltration is common throughout the basement.
- The chimney is cracked and deteriorated and appears to allow significant water infiltration.
- The basement slab has cracked and is uneven throughout.

EVALUATION /RECOMMENDATION

In our opinion, the condition of the residence is poor. The lack of maintenance and repair has significant water to infiltrate the building and allowed the structure to deteriorate.

The work necessary to correct and restore the integrity of the structure is significant:

- New drain tile and sumps.
- New waterproofing of the basement walls.
- Remove and replace the basement walls; the basement could be deepened.
- As an option, the existing basement walls can be reinforced and braced with an additional wall structure.
- The deteriorated or damaged wood beams should be replaced or reinforced to eliminate several of the temporary columns.
- The chimney should be removed and replaced.
- The exterior brick should be patched and/or tuckpointed.
- The exterior wood porches (including foundations) should be removed and replaced.
- The wood railings, trim, architectural elements should be replaced.
- The wood windows and trim should be replaced.
- The interior wood floors should be shimmed or leveled to reduce the unevenness.

With the amount of work required to restore the structure of the building, the repair of the building may be cost prohibitive. Demolition may be a necessary option.

If you have any questions, or if we can be of further assistance to you, please do not hesitate to contact us.

Sincerely,
ALTA Engineering, Ltd.

STATE OF ILLINOIS
CHARLES S. REISING
081-004092
Arlington Hts,
LICENSED STRUCTURAL ENGINEER

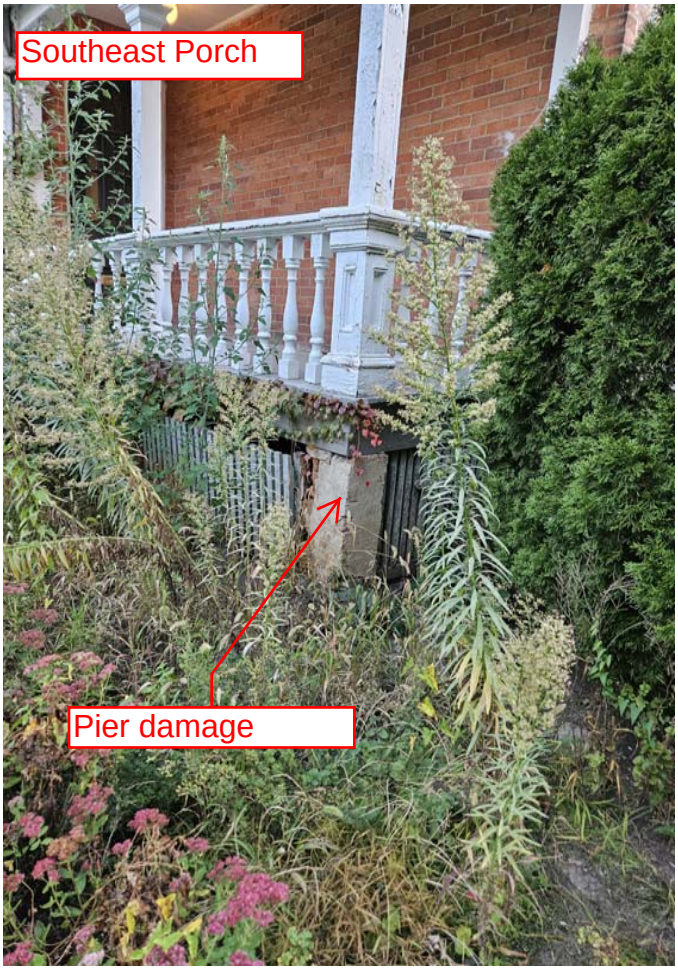
Charles S. Reising, S.E.
President

Date: 10-04-23

License Expires: 11-30-24

East Exterior

East Exterior
Stair / railing deterioration
Stair support

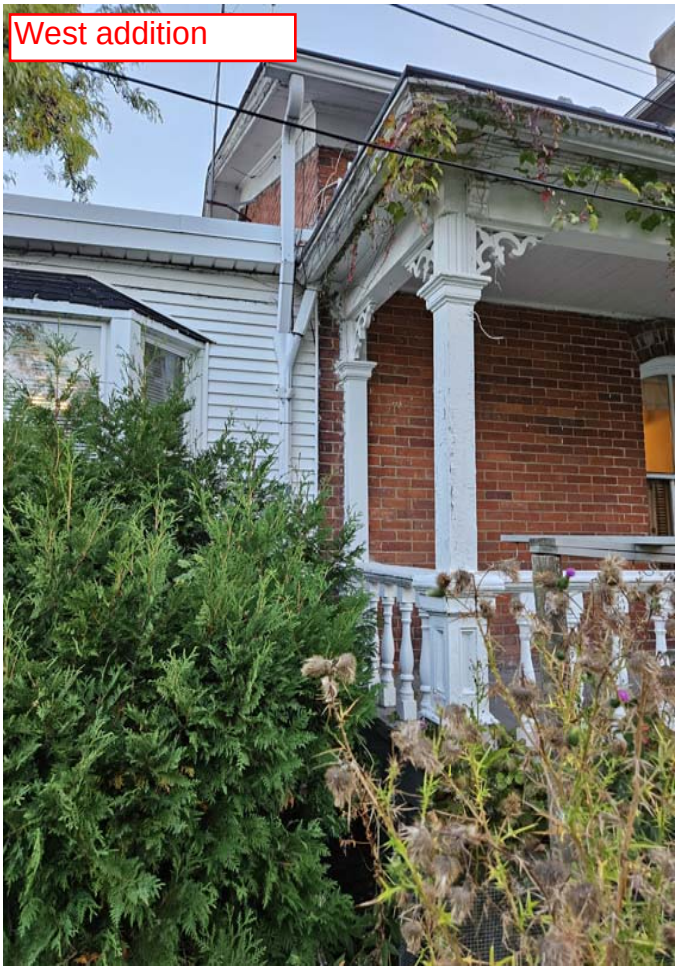

Southeast Porch
Pier damage

Southeast porch
Railing and trim deterioration
Pier damage

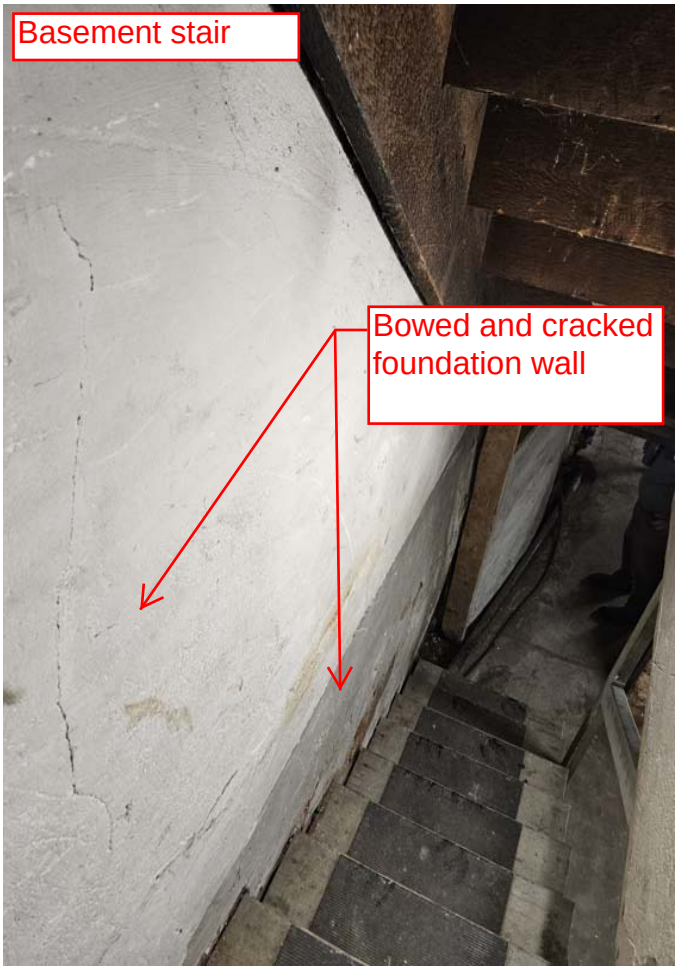
South porch
Railing and stair damage

South porch
Railing damage

South exterior
Trim deterioration


West addition

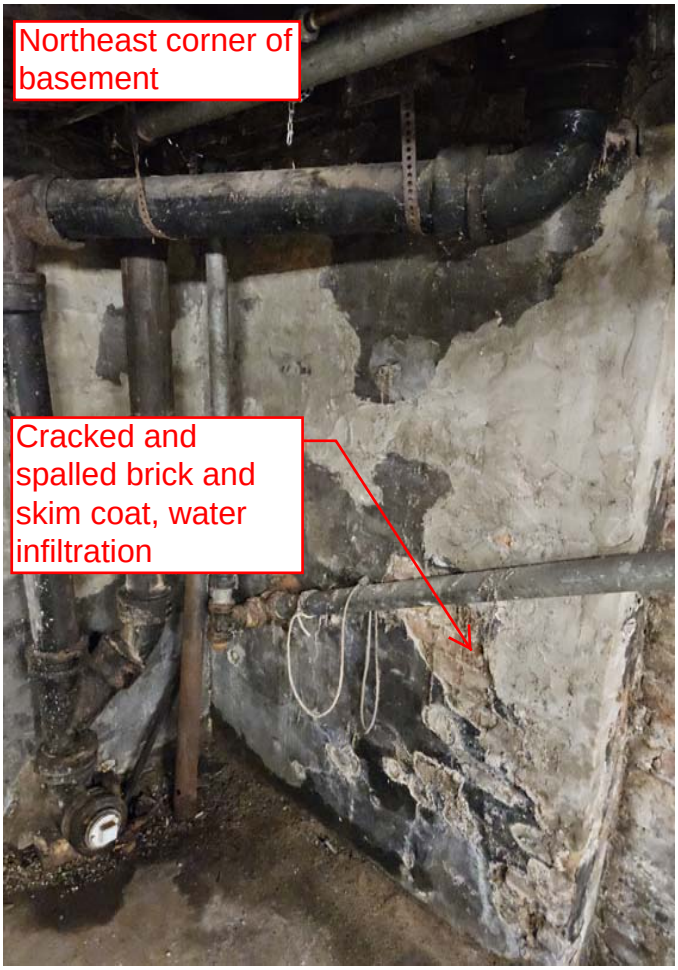
Sidewalk removed


Basement stair
Bowed and cracked foundation wall

Basement stair
Bowed and cracked foundation wall

North basement wall
New reinforcing wall - bowed, lateral movement

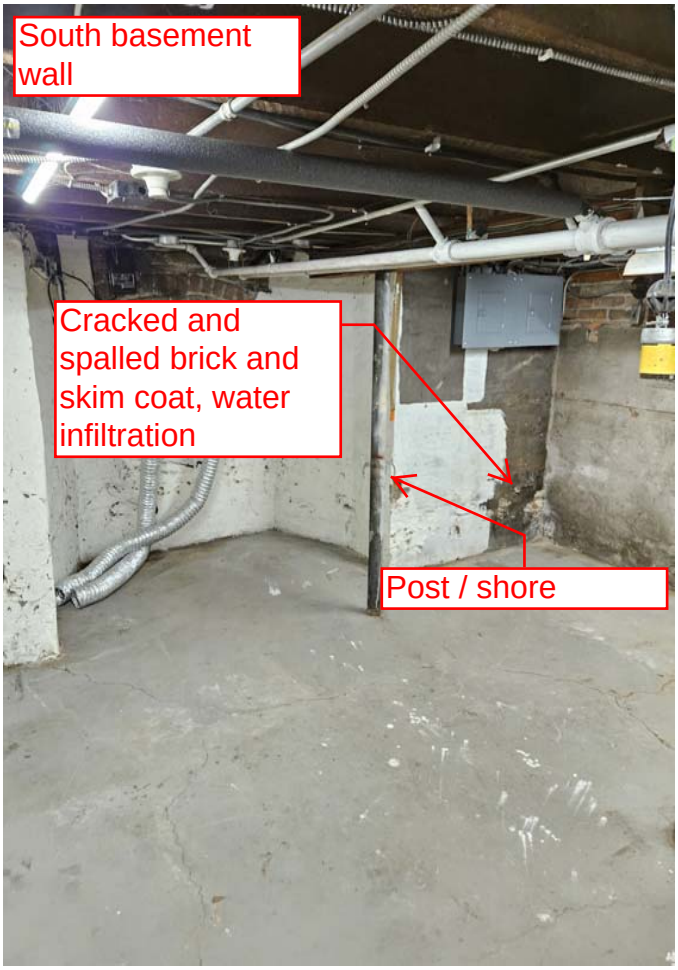
North basement wall
New reinforcing wall - cracked and bowed


Northeast corner of basement
Cracked and spalled brick and skim coat, water infiltration

East basement wall
Spalled and deteriorated brick, water infiltration

East basement wall
Spalled and deteriorated brick, water infiltration

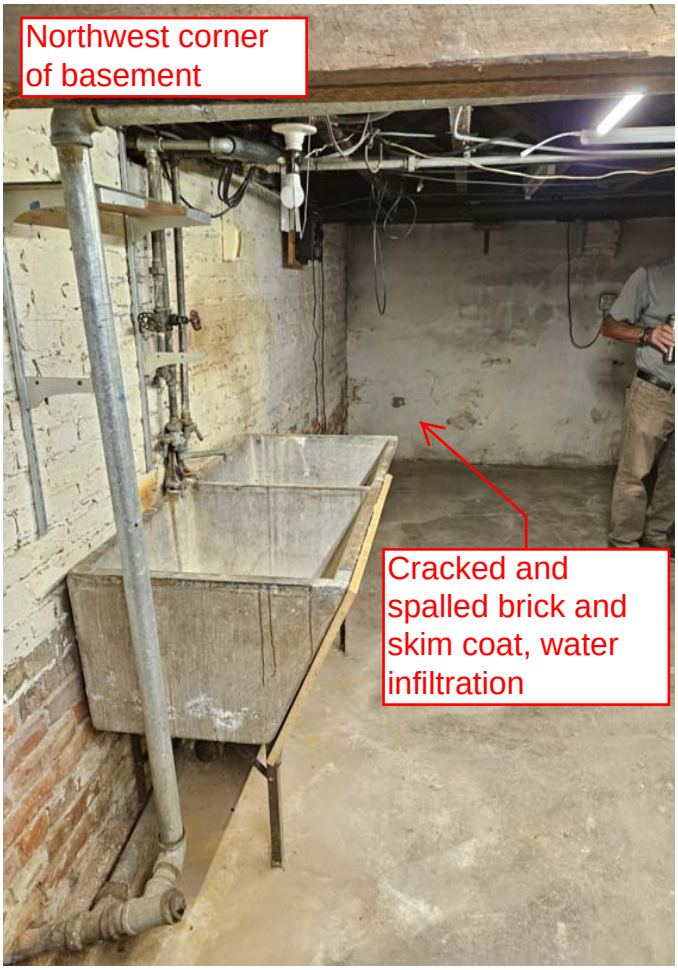
East basement wall
Cracked and spalled brick and skim coat, water infiltration

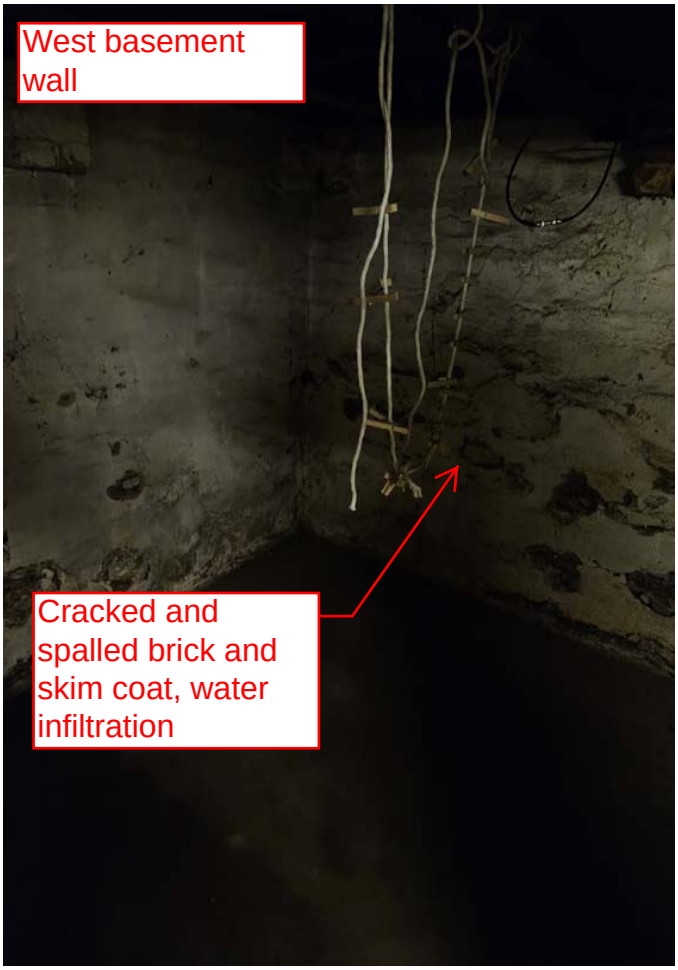

South basement wall
Cracked and spalled brick and skim coat, water infiltration
Post / shore

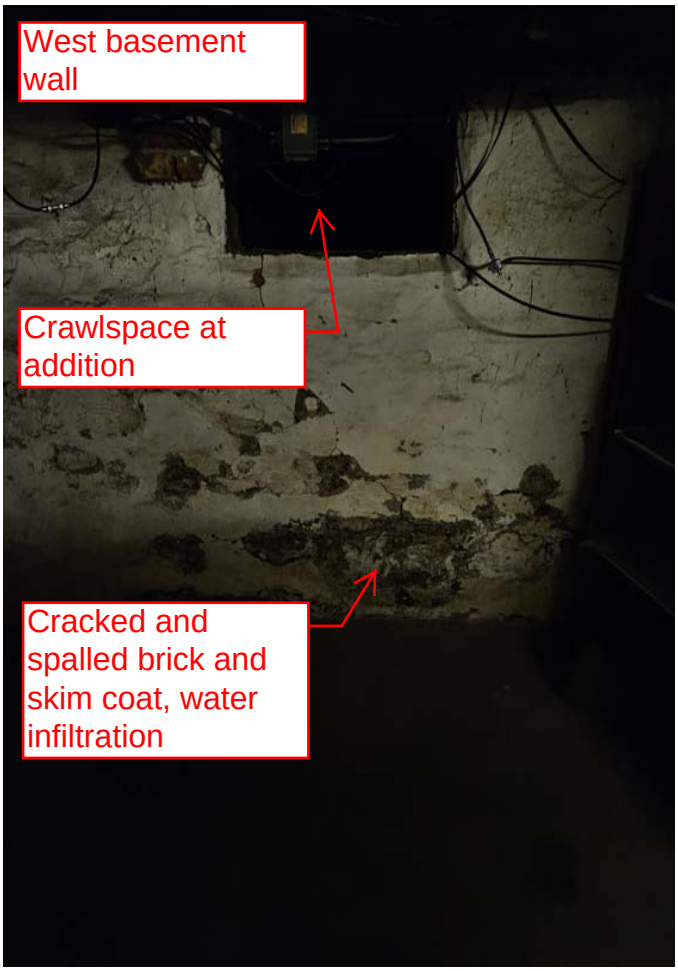
Basement wall
Cracked and spalled brick and skim coat, water infiltration

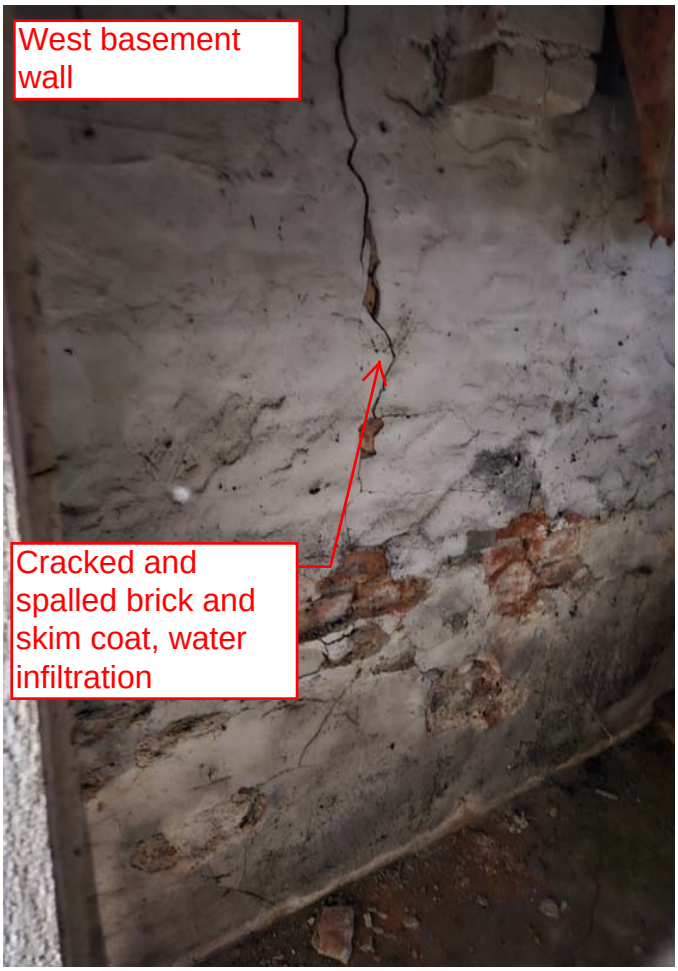
West basement wall
Cracked and spalled brick, water infiltration

West basement wall
Cracked and spalled brick and skim coat, water infiltration

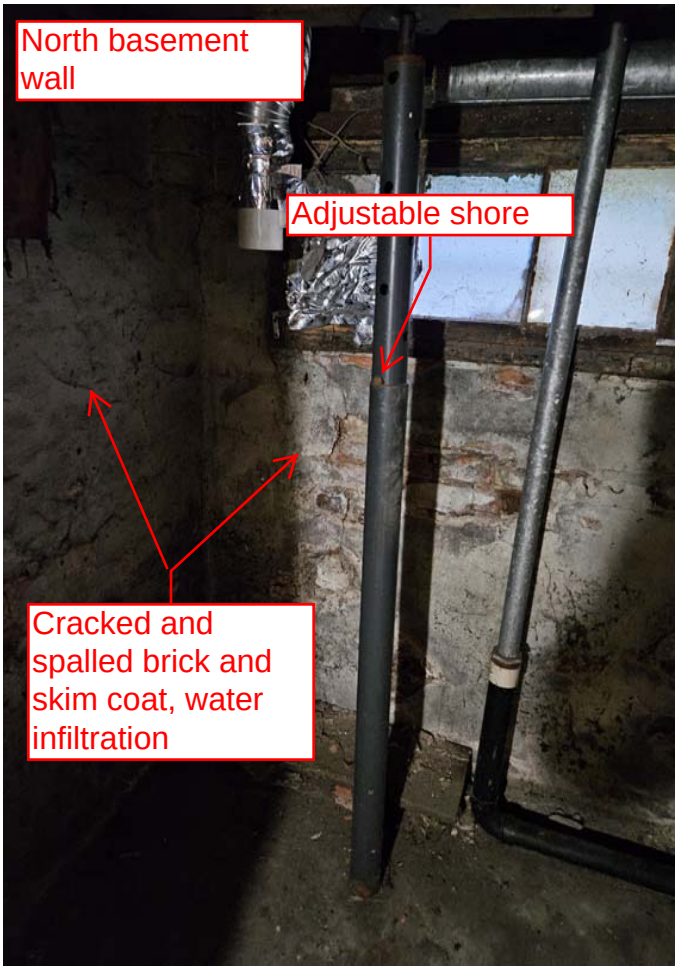

Northwest corner of basement
Cracked and spalled brick and skim coat, water infiltration

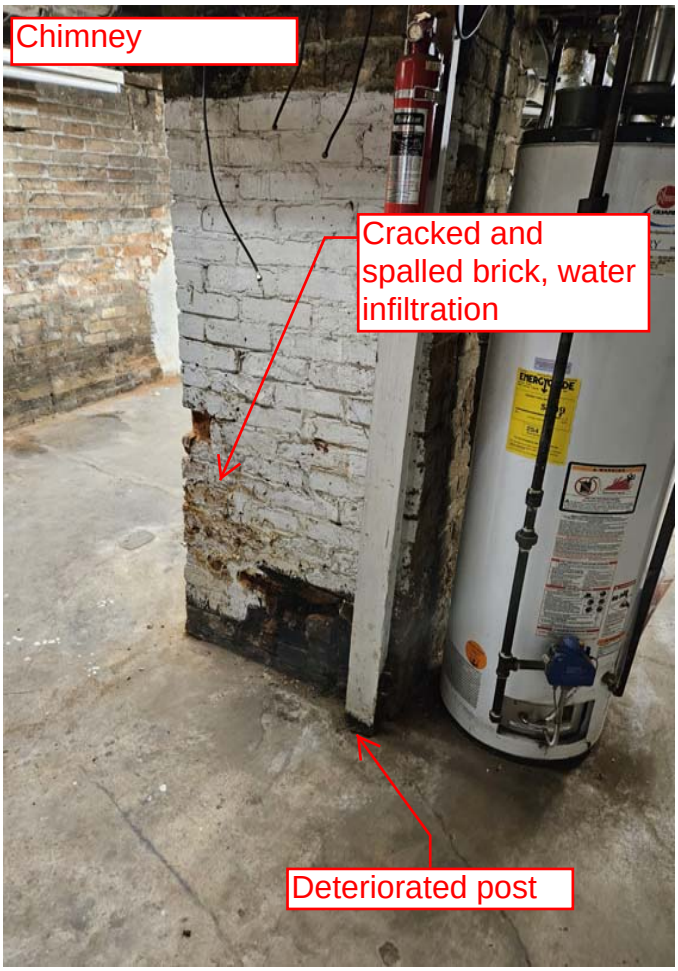

West basement wall
Cracked and spalled brick and skim coat, water infiltration

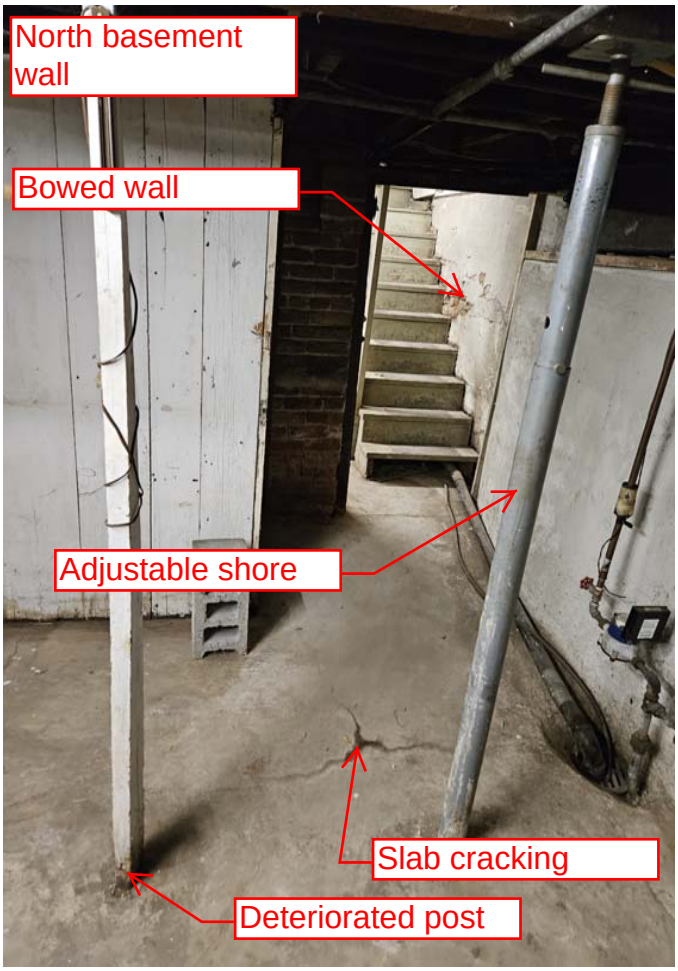

West basement wall
Crawlspace at addition
Cracked and spalled brick and skim coat, water infiltration


West basement wall
Cracked and spalled brick and skim coat, water infiltration

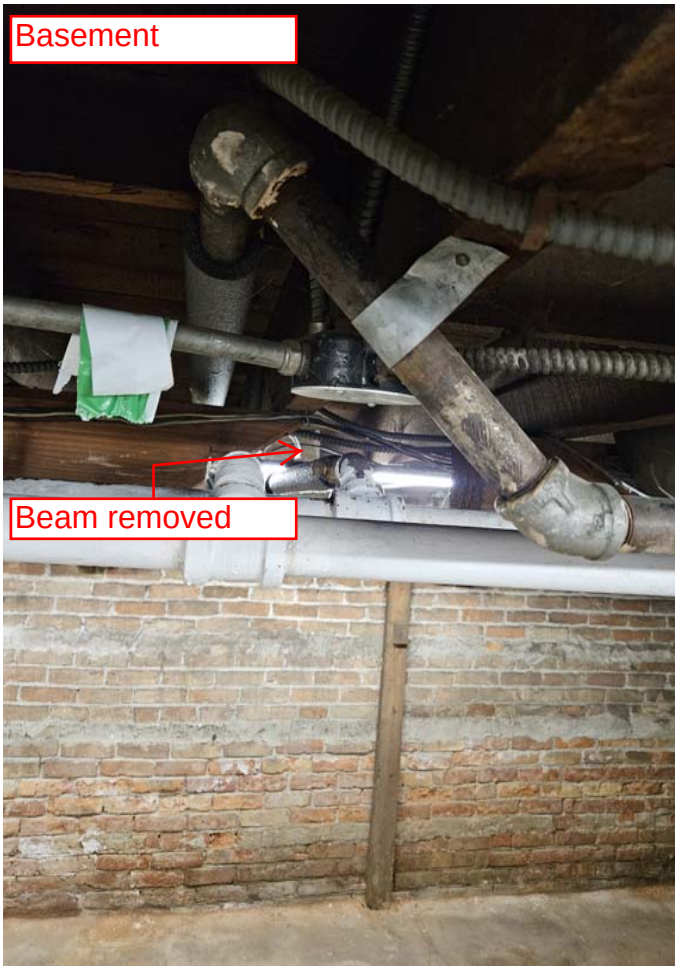
North basement wall
Cracked and spalled brick and skim coat, water infiltration


North basement wall
Adjustable shore
Cracked and spalled brick and skim coat, water infiltration

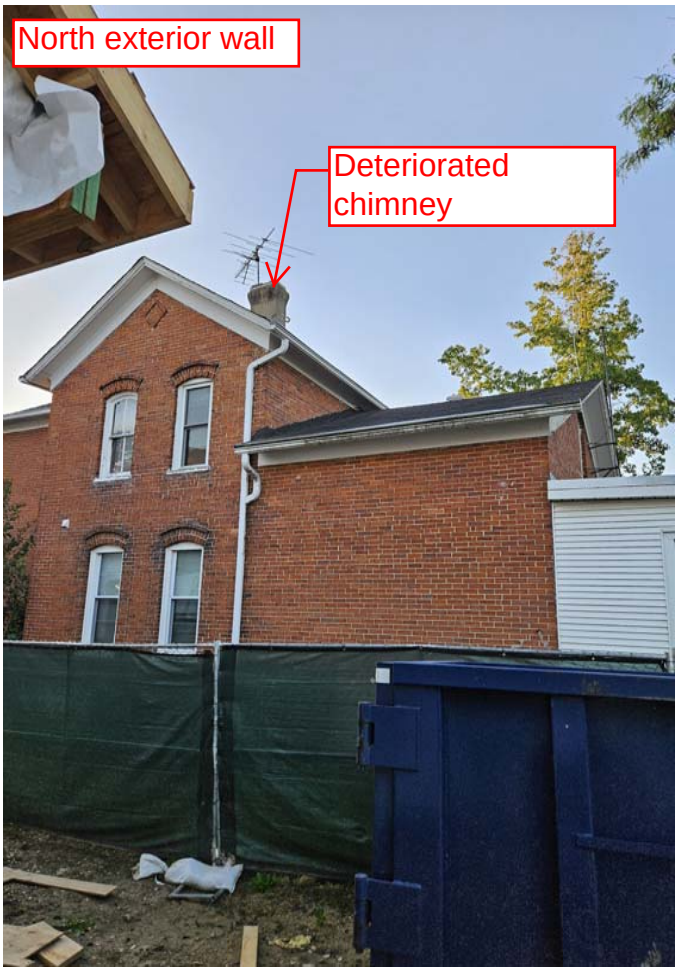

Chimney
Cracked and spalled brick, water infiltration
Deteriorated post


North basement wall
Bowed wall
Adjustable shore
Slab cracking
Deteriorated post

Basement
Adjustable shore


Basement
Beam removed

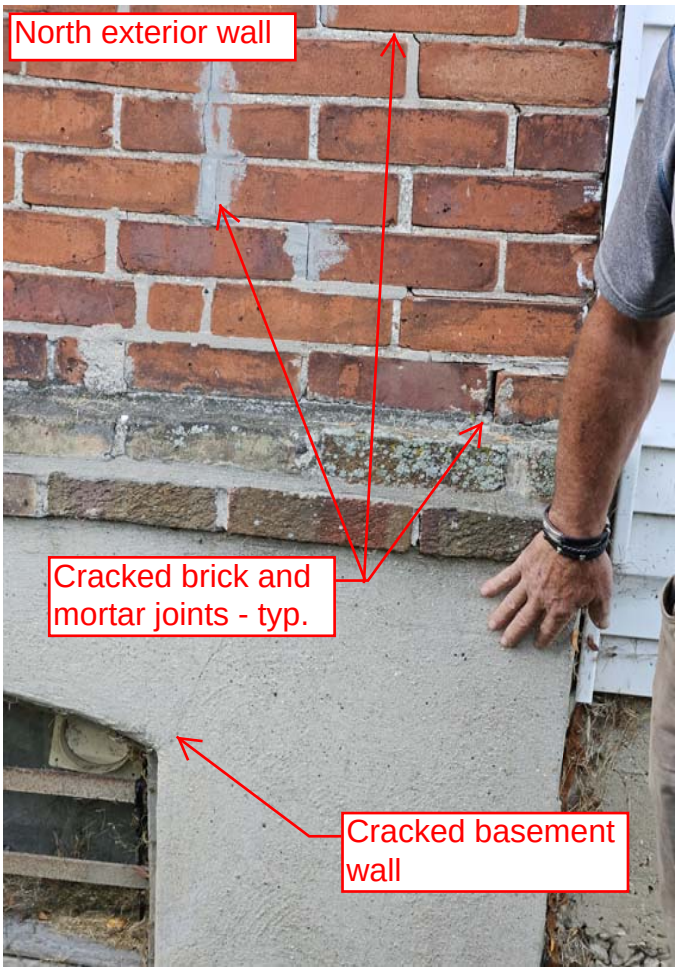
West addition

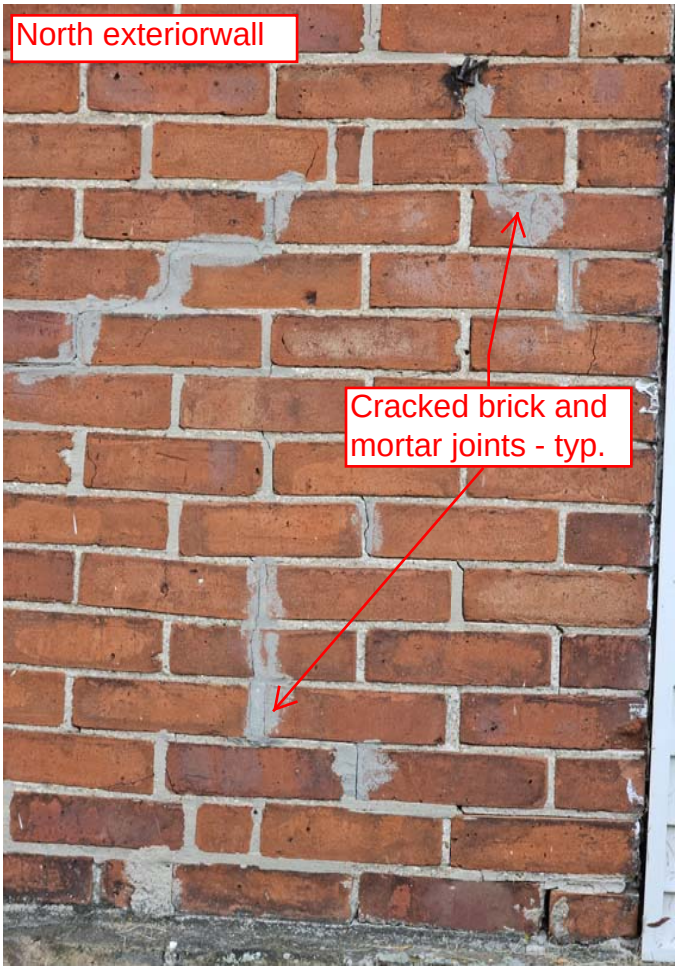

North exterior wall
Deteriorated chimney

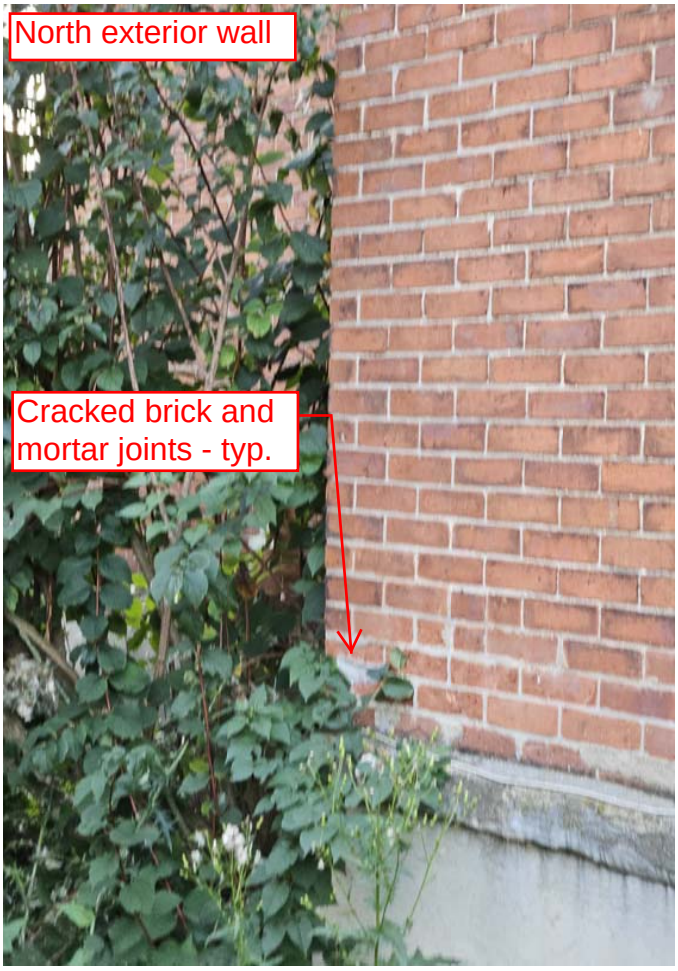
North exterior wall

Addition
Exposed foundation

North exterior wall
Foundation movement


North exterior wall
Cracked brick and mortar joints - typ.
Cracked basement wall


North exteriorwall
Cracked brick and mortar joints - typ.


North exterior wall
Cracked brick and mortar joints - typ.

Northeast corner

Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000
Website: www.vah.com

August 23, 2023

Cathy Deligio
Mastercraft Builders & Carpentry Inc.
1000 George Street
Barrington, IL 60010

RE: 716 N Dunton Avenue

Dear Ms. Deligio:

I am following up to our phone conversation on May 23, 2023, at which time you reported interest from one of your clients to possibly demolish the existing historic home at 716 N. Dunton Avenue in order to build a new house on the lot. As you recall, I was disappointed to hear about this possible plan, and I encouraged you to preserve the existing house. I recommended that you find a client who appreciates the historic quality of the home, and who would want to improve and maintain the existing house instead of demolishing it.

In a recent conversation with your Architect, it was mentioned that you are moving forward with plans for a new house on this lot. In light of this update, I would like to remind you that no demolition permit can be issued without Design Commission approval.

Per Chapter 28 of the Municipal Code, Section 13.2.c, design review is required prior to a demolition permit being issued. The design review will evaluate the development plan including verifying that the proposed redevelopment is in character with the neighborhood and meets the criteria in the Design Guidelines, and that the proposed redevelopment will not adversely affect the neighborhood.

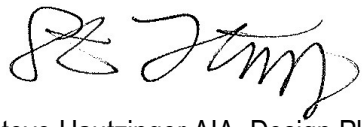
The powers, duties and responsibilities of the Design Commission are set forth in Chapter 6 of the Municipal Code, which states that the Design Commission may perform and exercise their powers and duties "to work towards the aesthetic growth and preservation of the community…as set forth in the Design Guidelines". The purpose of the Design Guidelines is to provide professional standards to evaluate improvements in the Village, including "evaluation of how the proposed home fits in with the character of the existing neighborhood", and "the relationship of the proposed structure to its site and adjacent homes".

Based on the current information available, Staff would not recommend to the Design Commission approval of demolishing the existing house.

The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area, and the existing house was included in a Community Preservation Report that was prepared by the School of the Art Institute of Chicago in 2004 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 "Exceptional", "Notable", or "Contributing". The existing house at 716 N Dunton is one of only 38 homes in the report rated as "Exceptional". Additionally, the subject house was identified as one of 30 significant historic structures in Arlington Heights by the State of Illinois' Historic Structures Survey which was completed in 1971-1975.

Staff recommends preservation of the existing house, which could be updated and expanded, while still maintaining the historic character, to meet a new owner's needs. Please let me know how I can assist you with that effort, or if you have any questions.

Sincerely,



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

Cc: Charles Witherington Perkins - Director of Planning and Community Development

From: Rob Soderholm [redacted]
Sent: Tuesday, September 26, 2023 12:20 PM
To: Hautzinger, Steve; Laurie Turpin-Soderholm
Subject: Comments to be added to 10/10/23 Design Commission Meeting

Hi Steve,

I just wanted to drop you a note concerning the possible demolition of the home at 716 North Dunton Ave. When I moved into the neighborhood 31 years ago, I was stunned by the remarkable home directly across the street. Majestic, beautiful old brick structure: a jewel in a neighborhood of great old homes. Not only was the home a masterpiece but it sat on an undeveloped plot of land that gave it a parklike feel. I remember thinking that someday there would be two new homes on either side of 716, never dreaming that the day might come when that home would be in jeopardy. But that day has come. Development is one thing but destruction of something so special is a travesty. We need to do everything in our power the save this structure from the wrecking ball.

Thank you for your time,

Rob Soderholm

717 North Dunton Ave.

“Don’t harm the charm. Save 716”

From: Leah Sorensen [redacted]
Sent: Tuesday, October 3, 2023 9:49 AM
To: Hautzinger, Steve
Subject: Comments in support of preserving the house at 716 Dunton

Dear Mr. Hautzinger,

My name is Leah Sorensen and I am a resident and board member of the HANA neighborhood and owner of the property at 935 N. Mitchell built in 1950 and renovated by a developer in 2018. I believe in the importance of historic preservation. Giving people a sense of connection to the past and visually illustrating history for future generations is essential to the growth of a community.

I was saddened to hear that a developer has purchased this property at 716 N. Dunton with the intention to tear it down! This historic property built in 1800 has survived numerous changes to Arlington Heights and I'm shocked that a developer would attempt to destroy something so precious and beautiful- a piece of Arlington Heights history after more than 200 years. The audacity! Is the property derelict or majorly rundown and past saving- in that case tear-down could be the only option and a last resort but it's obvious based on my research of the house that it can be renovated and restored. It sits on one of the most popular streets in our village! It's an icon to those of us like me that were raised here and have lived here all our lives. I grew up in the historic neighborhood behind St. Ednas at 503 E. Waverly which was destroyed with tear-downs in the late 1990's and early 2000's. Hardly any of the historic homes stand today on what used to be farm land. Now 38 years later, I choose to live in this village and own property here because I love the character, charm and history of this place. HANA isn't the only neighborhood the village should care about.

It's times like this that I wish the village would invest in a historic preservation commission like the one in Hinsdale. We need an advocate in local government to assist the Village Board in the preservation, protection, enhancement, rehabilitation, reconstruction, or use of historic structures, sites, or areas in the Village, and to educate the residents of the Village regarding the importance of historic preservation. Homes like this do not get a second chance to be part of our significant civic pride. It's essential for us as a community to value what has survived for more than 200 years! Without homes like this, our collective identity isn't grounded in the contributions and hard work of the residents that came before us. Developers cannot be allowed to cannibalize our neighborhoods for profit any longer and I ask you and the design commission to deny this request for tear down.

Sincerely,
Leah Sorensen
935 N. Mitchell Ave. Arlington Heights, IL 60004

From: Laura Mleko [redacted]
Sent: Tuesday, October 3, 2023 10:04 PM
To: Hautzinger, Steve
Subject: 716 N Dunton

Hello

This is a beautiful home with classic features and lines
i hope the developers and Village can come to a compromise and create a home that pays respect to its historical architecture by remodeling it instead of tearing it down .

Thank you,
Laura Mleko
1112 N Princeton

From: Susan Stefaniak [redacted]
Sent: Tuesday, October 3, 2023 11:23 AM
To: Hautzinger, Steve
Subject: 716 N. Dunton

[redacted]

[redacted]

Dear Mr. Hautzinger,

My name is Susan Stefaniak. I have lived at 829 N. Dunton Avenue for 28 years. I am writing to request that 716 N. Dunton would not be allowed to be demolished but rather be restored/updated. Dunton Ave. is one of the more charming streets in our city and in the Historic Arlington Neighborhood district. This home is an integral part of that charm. I've lived in my home for 28 years and it was built in 1929. We have spent many years maintaining, updating and restoring our home to maintain its historic roots and charm while updating it to be relevant for the way we live today. We don't want to become a street of ugly "McMansions" that are empty shells with no character or longer-term we will lose what is appealing about our neighborhood.

Also of note, the home that was allowed to be built at 903 N. Dunton (on a double lot) is an abomination. It is an extremely modern home that does not fit in with the neighborhood at all. Not only that it is 90% BLACK with extremely ugly brick. I know beauty is in the eye of the beholder - but if we don't keep the bar high for new homes built in Arl Hts - especially on one of the most historic streets in the town - we will lose all control and charm of it in the long term which will ultimately impact the value of our homes and appeal of the town.

Thank you for your service to our community and consideration of this appeal.

Susan

--
[redacted]

From: Anne Kauff [redacted]
Sent: Wednesday, October 4, 2023 9:08 AM
To: Hautzinger, Steve
Subject: 716 Dunton

[redacted].

My name is Anne Kauff and I am an artist living at 916 N. Vail Ave. I believe if any home is historic in the historic district of Arlington Heights it is the amazing house at 716 Dunton Ave. It is a lovely old and has been a subject for my paintings because of it's unique architecture. Dunton Ave has a wonderful variety of home styles and the loss of this house is a loss for the charm and character of our town. If this house goes down is there really any point in having a historic district? Sincerely, Anne Kauff

From: Laura Robinson [redacted]
Sent: Wednesday, October 4, 2023 11:14 AM
To: Hautzinger, Steve
Cc: Bill Robinson
Subject: Home at 716 N Dunton Ave

Hi Steve,

We are long-time home owners at 828 North Dunton here in Arlington Heights. It has come to our attention that the house at 716 N Dunton is scheduled to be demolished and replaced with new-build construction. We are so, so saddened by this news. We have a deep love and appreciation for the rich history of this beautiful town including its irreplaceable turn of the century homes. In 1995 we purchased our home - a small 2-bedroom Queen Anne bungalow built in 1927. We have renovated and remodeled our house, but have worked diligently to keep it's historic charm. We treasure our home.

The house at 716 N Dunton is, in fact, one of our favorite homes on the street, if not in the entire town. We had joked with one another several years back, that if we had the means and it ever went up for sale, we would love to buy it and renovate it, to let it live on long into the future. I know that we are not alone in our love for this and other old homes in our community. They represent a "feel" that I believe so many people value and are drawn to in this unique, old, well-established town. Our dream is that the village would encourage - perhaps even require - the preservation of homes with so much rich history, like the 716 house.

We implore you to consider thoughtfully our concerns as well as those of many others. The demolition of the 716 house would be an irreversible and devastating decision for this wonderfully historic town. Thank you so much.

Respectfully,

Laura and Bill Robinson

From: Daniel Kauff <[redacted]>
Sent: Wednesday, October 4, 2023 3:15 PM
To: Hautzinger, Steve
Subject: 716 N Dunton Ave Proposed Teardown

To Steve Hautzinger

I oppose the teardown at 716 N Dunton.

My name is Dan Kauff. I have lived at 916 N Vail Ave for 30 years. When I moved here in 1993 there was quite a variety of housing styles and sizes. The neighborhood was designated historic, which brings with it the issue that many of the houses are older and do not have the amenities that people want in houses today. A common conflict is whether to remodel the older house or tear it down and start fresh. I have seen many teardowns over the years that seem to have a commonality of replacing a smaller structure with a larger one that overcrowds the lot. It permanently changes the aesthetic of the neighborhood, not always, but sometimes for the worse.

The same developer has done teardown and overcrowding on both sides of 716 N Dunton, making this house now look a little out of place. I do not believe this strengthens the argument to tear down 716. As an historic home on Dunton, it should be retained. There should be a way to remodel the interior and preserve the exterior to give a marketable house with modern amenities. This type of remodel is in-progress on the corner of N Vail and Elm.

Please reject the requested variance and ask that the house be preserved.

Thank you,

Dan Kauff

From: Joe Sorensen [redacted]
Sent: Wednesday, October 4, 2023 7:13 PM
To: Hautzinger, Steve
Subject: Re: 716 N Dunton Preservation

Steve,

Thank you for taking the time to review my concerns. Upon doing further research on the property, it appears that Zillow/Redfin has the wrong year listed. I was able to find the correct PIN on the assessor's website (03-29-115-019-0000) and found that it was built in 1883. While the house is not as old as I originally thought, I still think it is important to preserve a unique building that has been in the village for so long.

Thank you,

Joe Sorensen

From: Joe Sorensen [redacted]
Sent: Tuesday, October 3, 2023 10:33 AM
To: Hautzinger, Steve [redacted]
Subject: 716 N Dunton Preservation

Dear Mr. Hautzinger:

My name is Joe Sorensen and I live with my wife, Leah Sorensen, at 935 N Mitchell Ave in Arlington Heights. We have lived here for over 4 years now and reside in the boundaries of the Historic Arlington Neighborhood Association (HANA), which my wife also serves as a board member. It has come to my attention that the home located at 716 N Dunton was purchased by a developer and has plans to demolish it. I think this is outrageous and I am firmly opposed to this. This home was built in the year 1800 and is still standing today. It is not beyond repair and can be renovated by the developer.

There are not many homes in Illinois that are 223 years old. This home was built only 24 years after the founding of our country, and 87 years before the incorporation of Arlington Heights. In my opinion, this home should be considered a de facto landmark. When moving to our current home, my wife and I specifically chose to live within the boundaries of HANA to its variety, character, and historic homes. Our own home was built in 1950 and was renovated in 2018 by a developer who had the boldness to invest his own time and money into saving this home from the wrecking ball. The same can be done with this home as well. We already have enough million dollar "McMansions" in our neighborhood.

I firmly believe that per the municipal code of Arlington Heights, this home meets all the criteria of significant cultural, historical, architectural, and aesthetic value. It is also a prominent home on both the Memorial Day and Fourth of July Parade route. The parades would not be the same if it were torn down. I implore you and the members of the Design Commission to use the powers granted by the municipal code to deny this teardown. My understanding is that the adjacent lots on this property were already sold to build new homes. I think that is a reasonable compromise, but no further concessions should be given. To lose this beautiful, historic home would be akin to New York City demolishing Pennsylvania Station to make room for Madison Square Garden--a regret that many share. Let us remember the mistakes of the past and not lose this beautiful home forever.

Sincerely,

Joe Sorensen

935 N Mitchell Ave
Arlington Heights, IL 60004

From: Catherine Smith [redacted]
Sent: Thursday, October 5, 2023 6:33 AM
To: Hautzinger, Steve
Subject: A Plea to Save Our Italianate Historic Home at 716 N Dunton

[redacted]

Design Commission members,

I write to you today with a plea for preservation of the beloved Italianate historic home at 716 N Dunton, with earnest hope that you will consider safeguarding this invaluable piece of architectural history that sits on one of our original main neighborhood streets in Arlington Heights.

This architectural gem, with its graceful arched windows, ornate cornices, and exquisite detailing, represents a masterpiece of design but also serves as a tangible connection to the past, reminding us of the dedication and craftsmanship of those who came before us.

I kindly request that you consider preserving our Italianate historic home as a symbol of our commitment to preserving our community's history and culture.

Thank you for considering this request so that we can protect and cherish this invaluable part of our Village's legacy.

Sincerely,

Cathy Smith
104 E Hawthorne Street
Arlington Heights, IL

From: Susan Skrudland [redacted]
Sent: Wednesday, October 4, 2023 9:29 PM
To: Hautzinger, Steve
Subject: 716 N Dunton

[redacted]

Hi Steve,

I urge the Design Commission to deny the demolition of the home located at 716 N Dunton Avenue. I believe that this house has significant value to Arlington Heights. It's distinctive style contributes to the architectural diversity of the immediate neighborhood and the unique character of our community. It is a landmark that connects us to our past in a beautiful and relevant way.

Sincerely,

Susan Skrudland
735 N Vail Avenue
Arlington Heights

From: Cari I. K.
To: Planning
Subject: 716 N Dunton Ave
Date: Thursday, October 5, 2023 12:13:21 PM

[redacted]

To: The Design Commission of the Village of Arlington Heights, IL

We, the concerned residents and community members of Arlington Heights, urge you to exercise your authority under Municipal Code 13.7 to deny the demolition of the historic property located at 716 North Dunton Avenue. The loss of this home would have a significantly negative impact on our neighborhood and our community as a whole.

This charming house stands as a testament to our town's rich history and architectural heritage. Built in approximately 1878, it has witnessed generations come and go, serving as a tangible link to our past. Preserving such historical landmarks is vital for maintaining the unique character that defines Arlington Heights.

By denying the demolition request for 716 North Dunton Avenue, we can protect not only an important piece of our local history but also maintain the distinct charm that draws people to this neighborhood. Here are some compelling reasons why preserving this historic home is crucial:

1. Architectural Significance: The house at 716 North Dunton Avenue showcases Italianate design elements that are rare in today's construction practices. Its intricate details and craftsmanship reflect an era when homes were built with care and attention to detail.

2. Community Identity: Our neighborhood takes pride in its historical roots, which contribute greatly to its identity and sense of place. Losing this iconic landmark would erode our community's unique character and diminish its appeal for residents and visitors alike.

3. Economic Benefits: Studies have consistently shown that neighborhoods with well-preserved historic properties experience increased property values over time compared to areas lacking such cultural assets (source: National Trust for Historic Preservation). By protecting 716 North Dunton Avenue from demolition, we can help maintain property values in our community while attracting potential homeowners who appreciate living amidst history.

4. Environmental Sustainability: Demolishing buildings contributes significantly to waste generation, energy consumption during construction, and the loss of embodied energy within existing structures. By preserving 716 North Dunton Avenue, we can promote sustainable practices and reduce our carbon footprint.

We understand that progress and development are essential for any community's growth. However, it is equally important to strike a balance between progress and preservation. In this case, denying the demolition of 716 North Dunton Avenue aligns with Arlington Heights' commitment to honoring its past while embracing its future.

We respectfully request that you exercise your authority under Municipal Code 13.7 to protect this historic property from demolition. By doing so, you will not only preserve our neighborhood's character but also demonstrate your dedication to fostering a vibrant community that values its history.

Together, let us ensure that future generations can appreciate the beauty and significance of 716 North Dunton Avenue!

Sincerely,

Cari Klinkenborg
514 N Evergreen Avenue
Arlington Heights, IL 60004

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From: Ed Macke [redacted] >
Sent: Thursday, October 5, 2023 2:00 PM
To: Hautzinger, Steve
Subject: Proposed TearDown for 716 N. Dunton

[

Steve, et. al.,

We recently received news that there is a proposed developer teardown of the house located at 716 N. Dunton.

As you know, part of Arlington Heights' charm is its many historic buildings. The house in question is a beautiful home, and has apparently even received state recognition by being listed on the "Illinois Historic Structures Survey".

I'm not sure why they would want to tear down that beautiful home, but if I had to guess I'd say it's to build yet another eyesore "McMansion" that is ridiculously large for the lot and has no historic and little aesthetic value, but makes maximum profit for the developer.

Please help keep Arlington's historic charm and reject the teardown unless the proposed development replaces it with something equally charming, unique, and in keeping with AH's ambiance.

Thanks!
Ed Macke
1016 N Chestnut Ave

From: Donald Hermann [redacted] >
Sent: Friday, October 6, 2023 10:13 AM
To: Hautzinger, Steve
Subject: Possible tear down - 716 N Dunton

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To Whom it may concern;

After reading about the request for another tear-down in the historic part of Arlington Heights, i decided to follow the suggestion and make my feelings known to you.

i have lived in Arlington Heights my whole life - first on So. Walnut and now on No. Chestnut in the HANA neighborhood. I've always admired the way folks have kept up their property and made minor changes to the older homes to maintain the charm and keep them looking so beautiful. Some of that neighborhood 'charm' is being lost as huge homes are built on relatively small lots after tear-downs. This home certainly is a beautiful image of older Arlington Heights and obviously is not an eye-sore. I remember my uncle, who lived in the area, saying that he knew the woman who lived there and she so hoped it would not be torn down after the was gone.

Let's work to maintain the historic and yes, 'charming' look of old Arlingtons Heights as long as it is not an eyesore, which this definitely is not.

Thanks for listening,

Marilyn (Meyer)Hermann

From: John Petrovski [redacted] >
Sent: Thursday, October 5, 2023 4:43 PM
To: Hautzinger, Steve
Subject: 716 N Dunton

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Per VAH Municipal Code 13.7 item C, the Design Commission has the power and responsibility to deny a request to tear down a home that is considered to have significant cultural, historical, architectural or aesthetic value.

This home is exceptional and enhances the character and culture of AH. Surely there are many many other homes in AH that a developer can scrape and make a profit on. I ask that you protect this one.
John Petrovski 60 year resident of AH.
Sent from my iPad

From: Karen Cullotta [redacted] >
Sent: Thursday, October 5, 2023 1:49 PM
To: Hautzinger, Steve
Subject: 716 N. Dunton

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Mr. Hautzinger,
I am reaching out today to strongly urge village officials to deny the pending permit request for demolition of the historic home at 716 N. Dunton Ave. As a proud longtime resident of the village, and the owner of a century old home, I am saddened and disheartened by the uptick in demolitions of historic homes in the village. Most recently, a circa 19th century farmhouse on my block was torn down and replaced by a modern structure with an architectural style that appears better suited for an industrial park. Hence, I'm puzzled why the village feels the need to acquiesce to the design plans of builders and architects who seem to have no appreciation nor understanding of the importance of preserving the history and architectural integrity of the community. Of course, short of national landmark status, I realize it is technically not "illegal" for these demolitions to take place, nor can the village prohibit a contractor from purchasing these historic properties. Nonetheless, like many historic towns across the U.S., the village can create financial incentives for buyers who are interested in preserving and renovating, rather than demolishing, historic homes. Indeed, given the rash of tear downs in the HANA neighborhood in recent months, these demolitions are not only erasing the history and architectural integrity of the community, but also eliminating many of the village's more affordable starter homes, often making it impossible for first time buyers who were born and raised in Arlington Heights to raise their own families in their hometown.
Above all, I hope you understand that the emails and petition related to the preservation of the historic home at 716 N. Dunton Ave. was prompted by a deep pride, love and respect for our hometown, not discontent with village leaders, especially our devoted public servants. Later this month, I invite you to witness the joy and enchantment on the faces of the families trick-or-treating on Dunton Avenue - a Halloween tradition due in large part to the neighborhood's gracious historic homes. Please do what you can to ensure these historic homes are not destined for demolition, and on the contrary, can remain the jewels in the crown of our wonderful village.
Thanks for your consideration.
Warm regards,
Karen

Sent from my iPhone

From: Monica Lang [redacted] >
Sent: Friday, October 6, 2023 10:58 AM
To: Hautzinger, Steve
Subject: 716 N Dunton tear down

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Thank you for advising us of actions in the Historic District where we have lived for 42 years. While we appreciate the significance of historical properties, the commission may not understand the scope of maintaining one of these properties. We would not want to block any attempt by an owner to establish another home on the site that they own. 716 N Dunton was identified as exceptional in 2004. A lot of maintenance must have been incurred since then. The property picture shows that it is tired and in need of attention. Our home is on the corner of Chestnut and Oakton. We are forever fixing and improving every facet of our home that was built in 1947. We sympathize with the homeowners who want to redesign their living arrangements. We should support them with their petition. Any plan would still have to be approved by the building commission. Our area is evolving very nicely with the process to have a plan complimentary to the neighborhood approved prior to permitting. Let them have their dream.
The Langs
1019 N Chestnut
Arlington Heights IL 60004

Sent from my iPhone

From: Kathleen Lynde [redacted] >
Sent: Friday, October 6, 2023 9:11 AM
To: Hautzinger, Steve
Subject: 716 N Dunton

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good Morning,

We live at 608 N Dunton Ave, a home once owned by the Leutschwager Family. Some of Arlington Heights first residents. Our home was built in 1894 and we are the second family who has owned our home.

When we bought our home in the HANA neighborhood in May of 2016 we were committed to the integrity of the neighborhood and the pride the original home owners took in maintaining its ornate woodwork and characteristics. Our home had not been updated since the 1960's and we took on a major internal renovation. We kept original doors, baseboards, and trim. We since have resided and redone the porch all with the basis of keeping the house's original intent. We walk around our neighborhood in awe of the way our neighbors have taken historical houses and made them thrive in a time of teardowns and shifts in economic status in Arlington Heights.

By tearing down 716, you are not only sending a message to neighbors that the way they upheld the integrity of their properties doesn't matter but compromising the way that the HANA neighborhood differentiates itself from the other neighborhoods in Arlington Heights.

If neighbors want a teardown, have them go elsewhere in AH. Please keep HANA historical!

Thank you for your time.

Proud HANA neighbors,
Casey and Kathleen Lynde

--
Kathleen S. Lynde

From: Marcia [redacted] >
Sent: Thursday, October 5, 2023 9:50 PM
To: Hautzinger, Steve
Subject: Dunton house

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Hello,
I live on Highland Ave, and appreciate all of the different styles of houses. That said it saddens me that the older house between the 2 new ones will be demolished. Living in the Hana District is very special, and I wonder, at some point, what is the need or purpose of the Hana Historical district if all the historical buildings are gone.

Marcia Bowen
922 N Highland Ave

From: Leslie Marquard <[redacted]>
Sent: Thursday, October 5, 2023 3:21 PM
To: Hautzinger, Steve
Subject: Dunton teardown

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Tom,

I just read about the proposal to tear down 716 N Dunton. As a developer myself, I can understand why tearing down a structure is more economically viable and even more feasible to build a home that today's buyers want. However, it is not the way to go in this case. I live in HANA myself and driving around, I see very little (and ever shrinking) evidence that HANA has any historic properties left in it. I'm not sure why it is even designated historic. It's more of a mid-century-modest-homes, mixed with giant-new-edifices-that-do-not-reflect-anything-historic sort of area. This particular property I have never entered myself, but if it is one of 38 such properties, do you really want there to be 37? When will it be 36?

I have restored plenty of run down or old and outdated properties, and even won a historic preservation award in Evanston for saving a historic house that had suffered a bad fire. Tearing that down would have been easy, and even recommended, but we didn't. Now, it is set for the next 100 years with a family that loves it and is taking great care of it. If you buy a designated house, you should not expect to tear it down. Buy a different house. (I would have bought this one had I known about it.)

While I am not the owner of 716 N Dunton, and don't know the situation the developer who does own it is in, I just don't see the point in tearing down such a rare and special brick home in HANA. What would be better is for the developer to use a little vision and redevelop the house to be even more spectacular than it is, and let it live on. HANA otherwise, might soon need to be renamed.

Blessings on your important work in our village,

Leslie Marquard
315 W Vine St
[redacted]

From: Cyd Petrovski [redacted] >
Sent: Thursday, October 5, 2023 3:03 PM
To: Hautzinger, Steve
Subject: Please do not allow 716 N Dunton to be torn down

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Dear Steve Hautzinger,

I live in the Arl Hts HANA neighborhood a few blocks from 716 N Dunton red brick Victorian house. On Oct 10 your committee will decide whether to allow it to be torn down. Please DO NOT allow this cultural treasure to be torn down. I actually have a painting of this house in my living room. This home is so beautiful and unique. I'm sure the owner could update it and sell it for a good profit.

Thank you,
Cynthia Petrovski
729 N Mitchell Ave
AH IL 60004

From: Scott Anstandig <[redacted]>
Sent: Thursday, October 5, 2023 2:30 PM
To: Hautzinger, Steve
Cc: [redacted]
Subject: 716 N. Dunton - Please act to protect this historic home!

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Mr. Hautzinger,
As a resident of the HANA neighborhood (715 N. Mitchell Ave.), please deny the contractor request for a demolition at 716 N. Dunton.

I have spent my career working for and with architects, engineers, and preservationists-- their passion for design has given me an appreciation for design and history; it would be an absolute shame that the public at large would be denied yet another opportunity to appreciate what makes our neighborhood and Village so special. I'm all for "progress" but the contractor will find another opportunity to profit elsewhere under more appropriate circumstances.

HANA is quite literally losing its history, one home at a time. Furthermore, families like mine are being priced out of this beautiful neighborhood. I don't understand what young families can afford the homes being built and priced at $800k+ with each new home that is constructed at the site of a tear-down.

My wife and I purchased our home in 2013 as one of the least expensive "move-in ready" homes in the neighborhood. When we had children, we renovated while preserving the integrity of our 1944 home. We now get to enjoy a lovely home and all the benefits of living in a family-oriented neighborhood with access to all that downtown AH has to offer.

Simply put, we would be extremely hard pressed to afford a home in HANA today, and that's simply not fair to the diversity of families and lifestyles we should be attempting to attract to the HANA district.

Best,
Scott Anstandig
[redacted]

From: Matt Shimkus [redacted]
Sent: Thursday, October 5, 2023 4:23 PM
To: Hautzinger, Steve
Subject: 716 N Dunton

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Mr. Hautzinger, as a resident of the HANA district, I am in support of tearing down 716 N Dunton and allowing a new home to go in that maintains historical design elements. While I appreciate the historical value of the home, I also appreciate that the design board has a track record of properly balancing progress and modernity with an acknowledgement to the past. This house needs a major update and I'm glad to know someone is willing to make that investment. I understand my opinion runs contrary to the HANA board.

Thank you.

Matt Shimkus
918 N Mitchell Ave

From: Melissa Turner [redacted] >
Sent: Thursday, October 5, 2023 10:44 PM
To: Hautzinger, Steve
Subject: Demolition of home at 716 N. Dunton

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr Hautzinger,

I am writing in opposition of the demolition of the historic home at 716 N Dunton ahead of the public hearing on 10/10/2023.

Allowing the demolition of a functional, aesthetically unique historic home for the purposes of new construction in a **historic neighborhood** is extraordinary short sighted and tragic for the Hana neighborhood, and the village of Arlington heights at large.

Preserving the few historic homes in our neighborhood is vital to maintaining the character and identity of our community.

Historic homes are not just pretty structures, they are the namesake of Hana. Keeping them intact preserves our sense of identity, connection to the past, and positively impacts the property values and desirability of our neighborhood.

If this demolition is requested by residents our neighborhood, I would respectfully hope that they reconsider and renovate rather than demolish their home. My 110 year old home would likely be considered historic, and be worth significantly more to me and our neighborhood if the renovations made in the 60's had preserved rather destroy all signs of its age and origin. We need to learn from mistakes made.

If this is a builder looking to place a 4,000 square foot home onto a nice piece of land, we have many more non-historic homes and lots in the neighborhood than historic ones. It cannot be the position of a village that historic homes in historic neighborhoods can be torn down at will, or we will no longer be the historic area, and frankly the MAAH (McMansionville area of Arlington Heights) just doesn't have the same ring to it.

Thank you for your consideration,

Sincerely,

Melissa Turner, MD
HANA resident
Arlington Heights business owner (60005)

From: Matt Becker [redacted]
Sent: Monday, October 9, 2023 1:00 PM
To: Hautzinger, Steve
Subject: Save 716 N Dunton Ave

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr. Hautzinger,

I live on the 800 block of N. Dunton. I strongly oppose any demolition and new construction at 716 N Dunton.

It is an exceptional home and this Commission has a responsibility to the community. Once this home is gone, it is gone forever.

And no one should believe this developers crocodile tears of the house can't be saved. They knew or should have known this was not a tear down when they bought it.

It's time to do the right thing and save 716 N Dunton Ave.

Thank you,

Matt Becker

From: Eileen Devine [redacted]
Sent: Monday, October 9, 2023 2:06 PM
To: Hautzinger, Steve
Subject: 716 North Dunton

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Steve,

For 36 years I've had the privilege of walking down Dunton Avenue, getting lost in the beauty and history of Arlington Heights. The Italianate home at 716 N Dunton helps provide that connection.

I'm asking the Design Committee to please give a long pause before destroying this home. Instead explore alternatives of how we can go about saving this idyllic architectural beauty.

All of us are the visionaries, and now responsible for this glorious piece of history.

Sincerely,

Eileen Devine
201 W. Euclid Ave
Arlington Heights, IL 60004
[redacted]

From: Steve Martini [redacted]
Sent: Monday, October 9, 2023 2:28 PM
To: Hautzinger, Steve
Subject: 716 N. Dunton

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Steve Hautzinger -

It was brought to my attention that the possible teardown of the home at 716 N. Dunton will be discussed at tomorrow's Design Commission Meeting. I read the staff recommendation and **completely agree** with staff that the structure "should remain and be preserved based on its significant architectural, historical, aesthetic, and cultural value." My wife and I are home owners just a few blocks from this house and we feel that homes such as this one on Dunton are an undeniable part of this community's identity and should be celebrated, not discarded.

Thank you for the reasoned findings of staff and please let us know if the attendance of area residents for tomorrow's meeting would be a benefit in helping to preserve this home.

Sincerely,

Steve Martini
202 W. Euclid Ave.

From: Annie Mentkowski [redacted]
Sent: Monday, October 9, 2023 12:48 PM
To: Hautzinger, Steve
Subject: 716 N. Dunton Potential Tear Down

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr. Hautzinger:

I am writing to urge the Arlington Heights Design Commission to deny the permit to demolish the house at 716 N. Dunton Ave. It is my understanding that this house was rated *exceptional* in a 2004 Illinois historic structures survey. That findling alone, under the village municipal code, should be enough to deny the tear down request. VAH Municipal Code 13.7 item C states that the Design Commission has the power and responsibility to deny a request to tear down a home that is considered to have significant cultural, historical, architectural or aesthetic value. This home's age, unique style, and building details make it a significant cultural, historical and architectural asset to the village.

Moreover, in the nearly five years I have lived in the neighborhood I have watched the neighborhood change from a quaint, charming, historic neighborhood to one filled with cookie cutter new construction McMansions. Aesthetics aside, losing yet another historic home to new construction is wasteful from an environmental standpoint. The amount of waste generated from tearing down and rebuilding is appalling. Surely, this beautiful structure can be saved.

Thank you for your time and consideration,
Annie Mentkowski
823 N. Dunton Ave

From: Michael Weber [redacted]
Sent: Monday, October 9, 2023 4:05 PM
To: Hautzinger, Steve
Subject: 716 N. Dunton Ave.

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr. Hautzinger,

I hope this email finds you well. In my more than two decades of residing in Arlington Heights, I've had the privilege of serving as a board member and past president of HANA (Historic Arlington Neighborhood Association). Currently, I also sit on the board for the Arlington Heights Historical Society. I am writing to you today because, once again, we find ourselves in a position where we must protect the unique charm of our neighborhood by preserving a house whose character is unmatched and impossible to replicate in today's world.

Having witnessed numerous teardowns and remodels in and around the HANA neighborhood, as well as throughout Arlington Heights and the surrounding suburbs, I believe that 716 N. Dunton Ave. is a truly exceptional property that should be safeguarded. The proposed new home bears a striking resemblance to the standard designs found in the neighborhood, and while it may conform to the modern "aesthetic," it threatens to erase the distinctiveness that has made the HANA neighborhood so special. What's more, any replacement for this beautiful home would likely maximize the floor area ratio (FAR) and once again overshadow neighboring residences. A prime example is the new home built on the open land that was once part of the 716 property, a clear case of prioritizing square footage and profits over preserving our neighborhood's character.

I would like to share an excerpt (italicized) from a communication I received from Dan Schoenberg at the Historical Museum:

> *According to materials from the Arlington Heights Historical Society, this house was known as the Behlendorf home and was originally constructed around 1878 for a Mr. Hanchett, a local photographer. The property served as a rental from 1887 to 1894 when it was acquired by Charles Behlendorf for his family. The Behlendorf family resided at 716 N. Dunton until 1963, after which their daughter and son-in-law, Mr. and Mrs. Verton Collingnon, continued to call it home until at least 1977 (when property records become less clear).*
>
> *Apart from its distinctive Italianate detailing and brick cruciform floor plan, the house featured a unique zinc-lined shower stall in the primary bedroom, supplied with rainwater collected in a tank installed in the attic.*
>
> *Furthermore, the 2004 Historic Architectural Survey conducted by the School of the Art Institute of Chicago recognized this house as an exceptional example of local historic architecture and emphasized its historical architectural significance.*

Drawing on my experience as an architect who has been involved in numerous residential designs in and around Arlington Heights, I can attest that it is far too easy to opt for demolition and new construction rather than preserving and enhancing an existing house to retain its character. The character and diversity of our neighborhood are of paramount importance. Removing yet another historically significant home to make way for another generic "cookie-cutter" residence would only reaffirm the belief that history and neighborhood character hold little value in Arlington Heights. At times, it falls upon clear-headed individuals to step in and preserve and honor our housing past. I urge the Design Commission to vote in favor of preserving this house and oppose its demolition.

Thank you for your time and consideration.

Sincerely,

Michael Weber, NCARB, ALA
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