



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
July 8, 2025
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 608 N. Dunton Ave. - SF/Addition - DC25-024
 - B. 306 W. Elm St - SF/Teardown - DC25-038
 - C. 108 S. Highland Ave - SF/New - DC25-044
- VI. OTHER BUSINESS
- VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
7/8/2025

Item: 608 N. Dunton Ave. - SF/Addition - DC25-024

Department: Planning & Community Development

Item Description:

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the design of the proposed addition at 608 N. Dunton Avenue. This recommendation is subject to compliance with the plans received on 6/18/25 and the following:

1. A recommendation to change the proposed triple window in the new second floor bedroom to a single window centered above the new door below to better fit with the historic character of the house and neighborhood.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

1. Staff Report - 608 N Dunton Ave
2. Exhibits - 608 N Dunton Ave

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Lynde Residence
Project Address: 608 N. Dunton Ave.
Prepared By: Steve Hautzinger

Date Prepared: July 1, 2025

PETITION INFORMATION:

DC Number: 25-024(H)
Petitioner Name: Robert Friedman
Petitioner Address: 9438 Keeler Avenue
Skokie, IL 60076
Meeting Date: July 8, 2025

Requested Action(s): Approval of the proposed architectural design for an addition to an existing single-family residence.

ANALYSIS:

Summary

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

The petitioner is proposing to add a new two-story addition to an existing two-story house. There is an existing driveway for parking, but there is no garage. The property has a total land area of 6,375 square feet and the proposed residence with addition will be 3,040 square feet. This project requires the following zoning variations from the Zoning Board of Appeal, which will be a separate application and a separate public meeting:

Zoning Variation 1. Front Setback. The required front setback is 22.0', which is based on the average setback of the existing homes on the block. The proposed front setback is 15.3', measured from the property line to the existing porch. The proposed porch expansion is encroaching 6.7' into the required setback.

Zoning Variation 2. F.A.R. (Floor Area Ratio). Per code, the maximum allowed floor area for this lot size is 2,869 sf. The proposed floor area is 3,040 sf, which exceeds the maximum allowed by 171 sf.

Zoning Variation 3. Building Height. Per code, the maximum allowed building height is 25' measured to the midpoint of the roof. The height of the proposed addition is 25'-5" to the midpoint of the roof, which exceeds the maximum allowed.

	ALLOWED	PROPOSED
Setbacks	Front: 22 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 15.3 feet (variation required) Side: 5 feet Side: 7.9 feet Rear: 47.6 feet
Building Height	25 feet to the midpoint	25.4 feet (variation required)
FAR	2,869 SF	3,040 SF (variation required)
Building Lot Coverage	2,231 SF	2,061 SF
Impervious Surface Coverage Total	3,506 SF	2,904 SF

The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area, and the existing house was included in the 2004 Community Preservation Report that was prepared by the School of the Art Institute of Chicago 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 subject house is rated as "Notable" with a National Folk style and estimated construction being pre-1890.

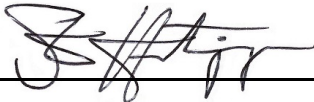
The petitioner is proposing a two-story addition to be located on the rear side of the existing house, as well as an expansion of the existing raised front porch to wrap around and down the side of the house. Overall, the proposed addition is nicely designed to fit with the scale, massing, and style of the existing house. Staff commends the petitioner for thoughtfully improving and maintaining this notable historic home. The proposed wrap around porch is a very nice enhancement to the historic character of the house, as well as visually and physically connecting the new addition with the existing house.

The only comment on the proposed design is that the triple window in the front of the new second floor bedroom looks cramped and out of character with the existing house. It is recommended to change the proposed triple window to a single window centered above the new door below to better fit with the historic character of the house and neighborhood.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the proposed addition at 608 N. Dunton Avenue. This recommendation is subject to compliance with the plans received on 6/18/25 and the following:

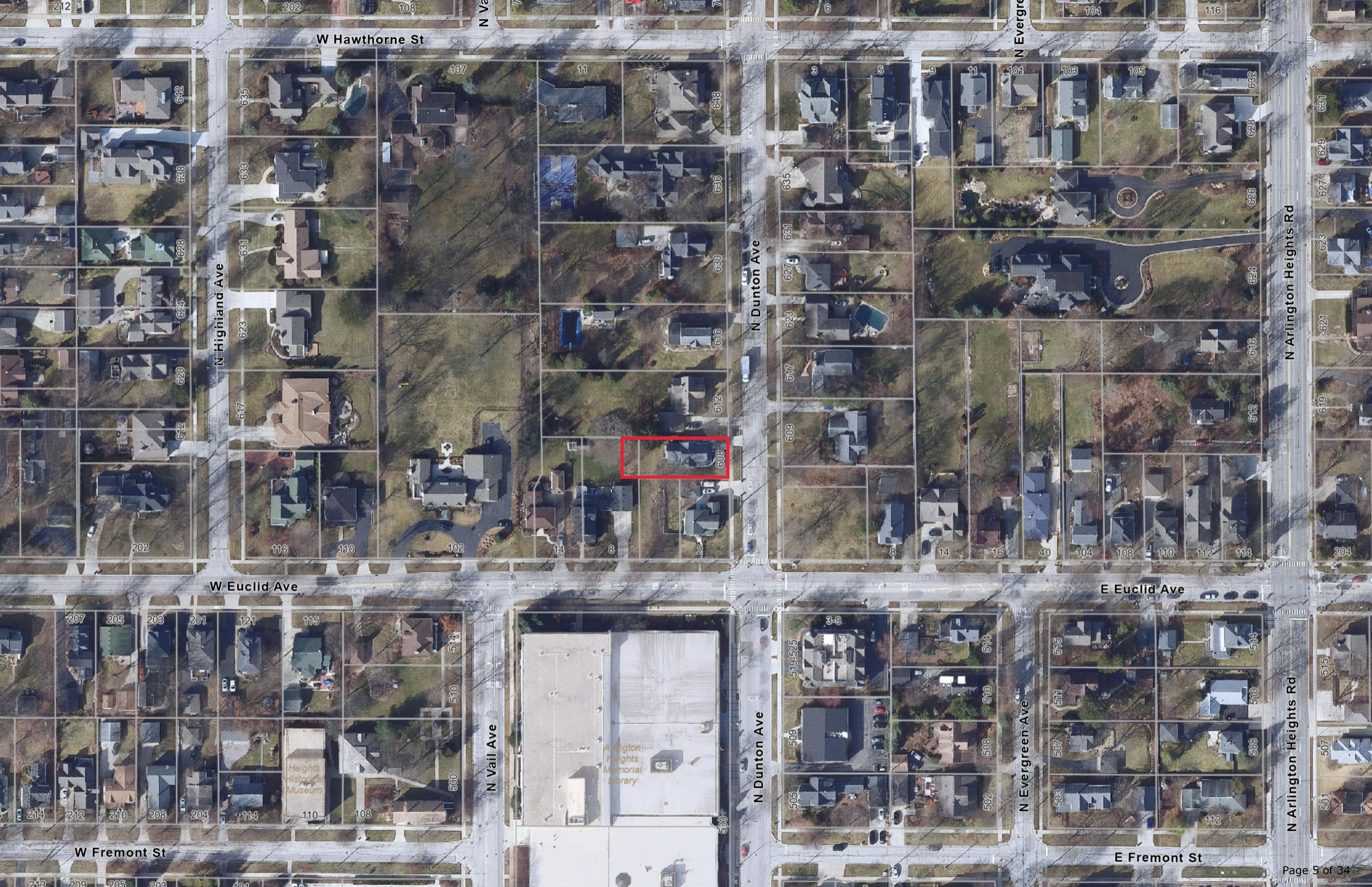
1. A recommendation to change the proposed triple window in the new second floor bedroom to a single window centered above the new door below to better fit with the historic character of the house and neighborhood.
2. This review deals with architectural design only and should not be construed to be 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.



July 1, 2025

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

Cc: Petitioner, DC File 25-024(H)



W Hawthorne St

N Highland Ave

N Dunton Ave

N Evergreen Ave

N Arlington Heights Rd

W Euclid Ave

N Vail Ave

N Dunton Ave

N Evergreen Ave

N Arlington Heights Rd

W Fremont St

E Euclid Ave

E Fremont St

Arlington Heights Memorial Library

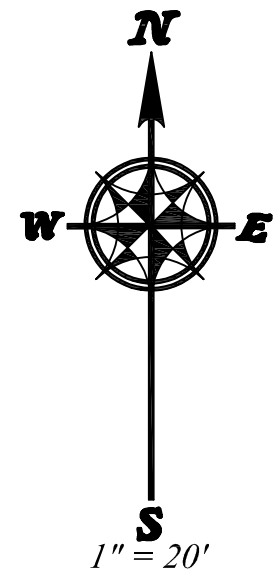
Arlington Heights Historical Museum



MURRY AND MOODY, LTD.

Land Surveyors

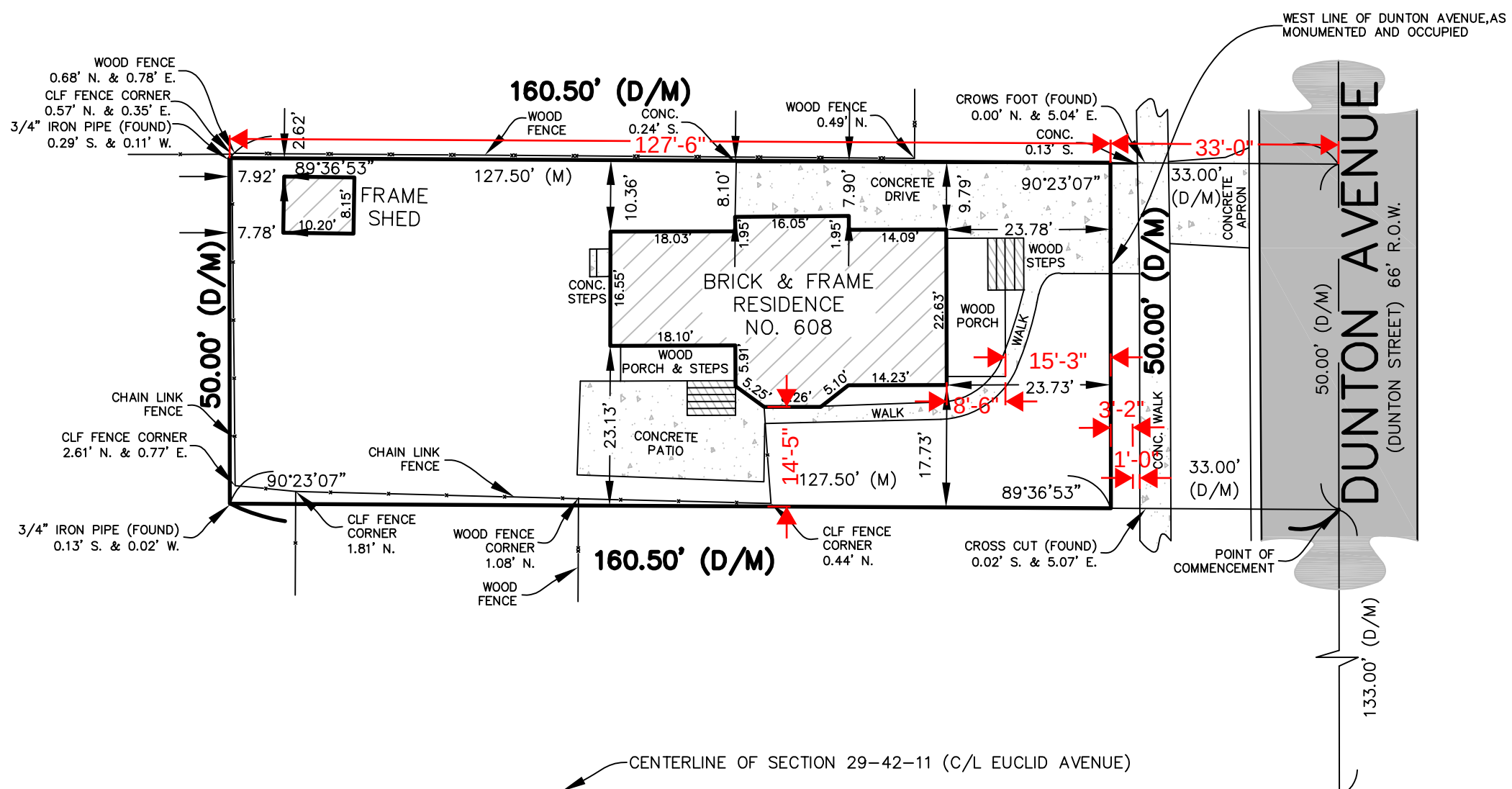
Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960



PLAT OF SURVEY OF

THE PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT 133 FEET NORTH OF CENTER LINE OF SECTION 29 IN THE
CENTER OF DUNTON STREET RUNNING THENCE WEST 160 1/2 FEET; THENCE NORTH 50
FEET; THENCE EAST 160 1/2 FEET; THENCE SOUTH 50 FEET ALONG CENTER LINE OF
STREET TO PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

AREA = 6,374.86 ± S.F. / 0.146 ACRES



LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90°00'00" indicate degrees, minutes and seconds.

50.25 / N 90°00'00" E indicates measure dimension / bearing.
(50.25) / (N 90°00'00" E) indicates record dimension / bearing.
[50.25 d] / [N 90°00'00" E d] indicates deed dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

Order Number: 25-1089

Survey Made For: RBR - Total Home Remodeling

STATE OF ILLINOIS } s.s. COUNTY OF COOK }

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: April 11, 2025

Palatine, Illinois: April 16, 2025

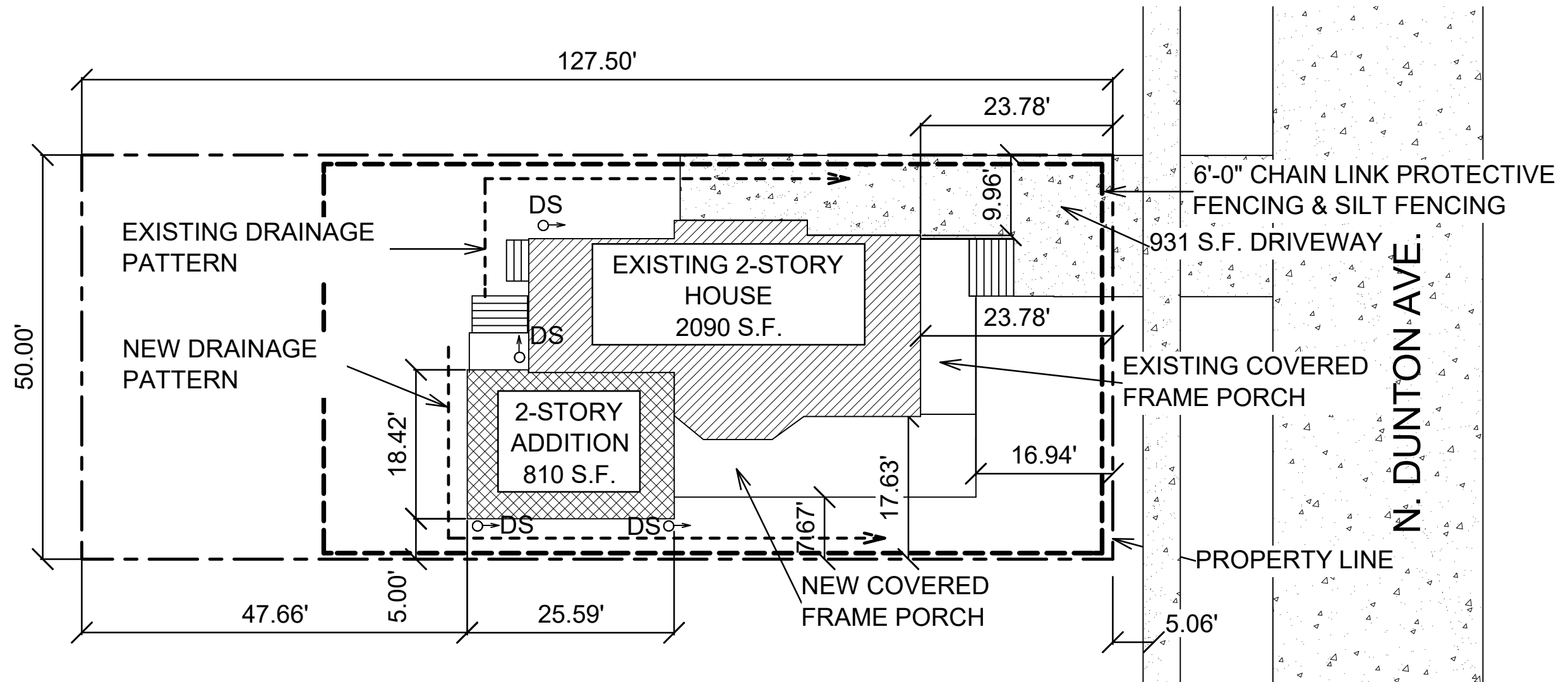


Illinois Professional Land Surveyor - Barbara C. Murry 035-003529
License Renewal date: November 30, 2026

Project Number: 25108900

Field Book: 393L23-25

Drawing File: 25108900.dwg



SITE PLAN
1"=20.0'



05/15/25
04/08/25
04/01/25
03/11/25

2-STORY ADDITION LYNDE RESIDENCE 608 N. DUNTON AVE. ARLINGTON HEIGHTS, IL 60004	ROBERT N. FRIEDMAN ARCHITECT 9438 KEELER AVE. SKOKIE, IL 60076 (847) 293-2421 rfried.arch@gmail.com	SHEET NO. 2 OF 14 Page 7 of 34
--	--	---



2 W. EUCLID AVE.



608 N. DUNTON AVE.
SUBJECT PROPERTY



612 N. DUNTON AVE.



616 N. DUNTON AVE.



630 N. DUNTON AVE.

HOUSES NEXT DOOR TO PROPERTY



617 N. DUNTON AVE.



609 N. DUNTON AVE.

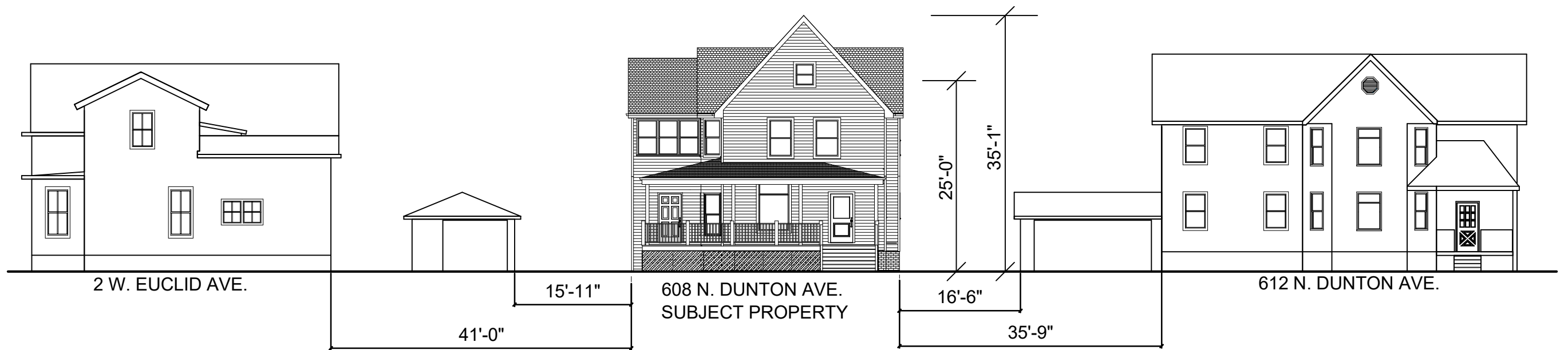


8 W. EUCLID AVE.

HOUSES ACROSS DUNTON AVE.

05/15/25
04/08/25
04/01/25
03/11/25

2-STORY ADDITION LYNDE RESIDENCE 608 N. DUNTON AVE. ARLINGTON HEIGHTS, IL 60004	ROBERT N. FRIEDMAN A R C H I T E C T 9438 KEELER AVE. SKOKIE, IL 60076 (847) 293-2421 rfried.arch@gmail.com	SHEET NO. 11 OF 14 Page 8 of 34
--	--	--



PROPOSED SCALED STREET ELEVATION

1"=15.0'



EXISTING SCALED STREET ELEVATION

1"=15.0'

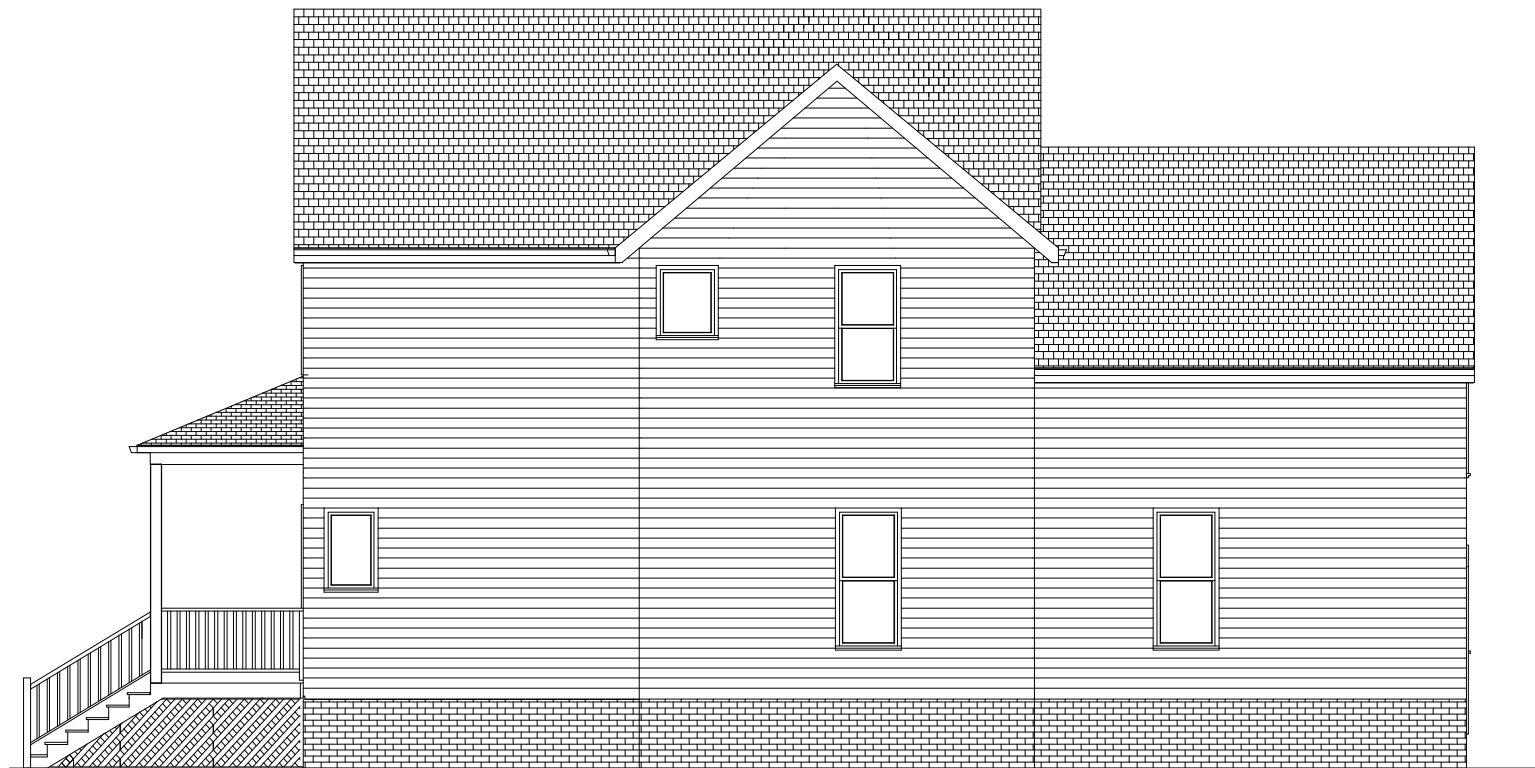
INDEX	
1	STREET ELEVATIONS
2	SITE PLAN
3	EXISTING 1ST FLOOR PLAN
4	EXISTING 2ND FLOOR PLAN
5	PROPOSED 1ST FLOOR PLAN
6	PROPOSED 2ND FLOOR PLAN
7	EXISTING ELEVATION
8	EXISTING ELEVATIONS
9	PROPOSED ELEVATIONS
10	PROPOSED ELEVATIONS
11	PHOTOS OF NEIGHBORING HOUSES
12	MEASUREMENTS OF FRONT YARDS
13	ROOF PLAN
14	MATERIALS

2-STORY ADDITION
LYNDE RESIDENCE
608 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL 60004

ROBERT N. FRIEDMAN
ARCHITECT
9438 KEELER AVE.
SKOKIE, IL 60076
(847) 293-2421
rfried.arch@gmail.com

05/15/25
04/08/25
04/01/25
03/11/25

SHEET
NO.
1
OF 14
Page 9 of 34



EXISTING NORTH ELEVATION

1/8"=1'-0"



EXISTING EAST ELEVATION

1/8"=1'-0"

05/15/25
04/08/25
04/01/25
03/11/25

2-STORY ADDITION LYNDE RESIDENCE 608 N. DUNTON AVE. ARLINGTON HEIGHTS, IL 60004	ROBERT N. FRIEDMAN A R C H I T E C T 9438 KEELER AVE. SKOKIE, IL 60076 (847) 293-2421 rfried.arch@gmail.com	SHEET NO. 7 OF 14 Page 10 of 34
--	--	---



EXISTING WEST ELEVATION

1/8"=1'-0"

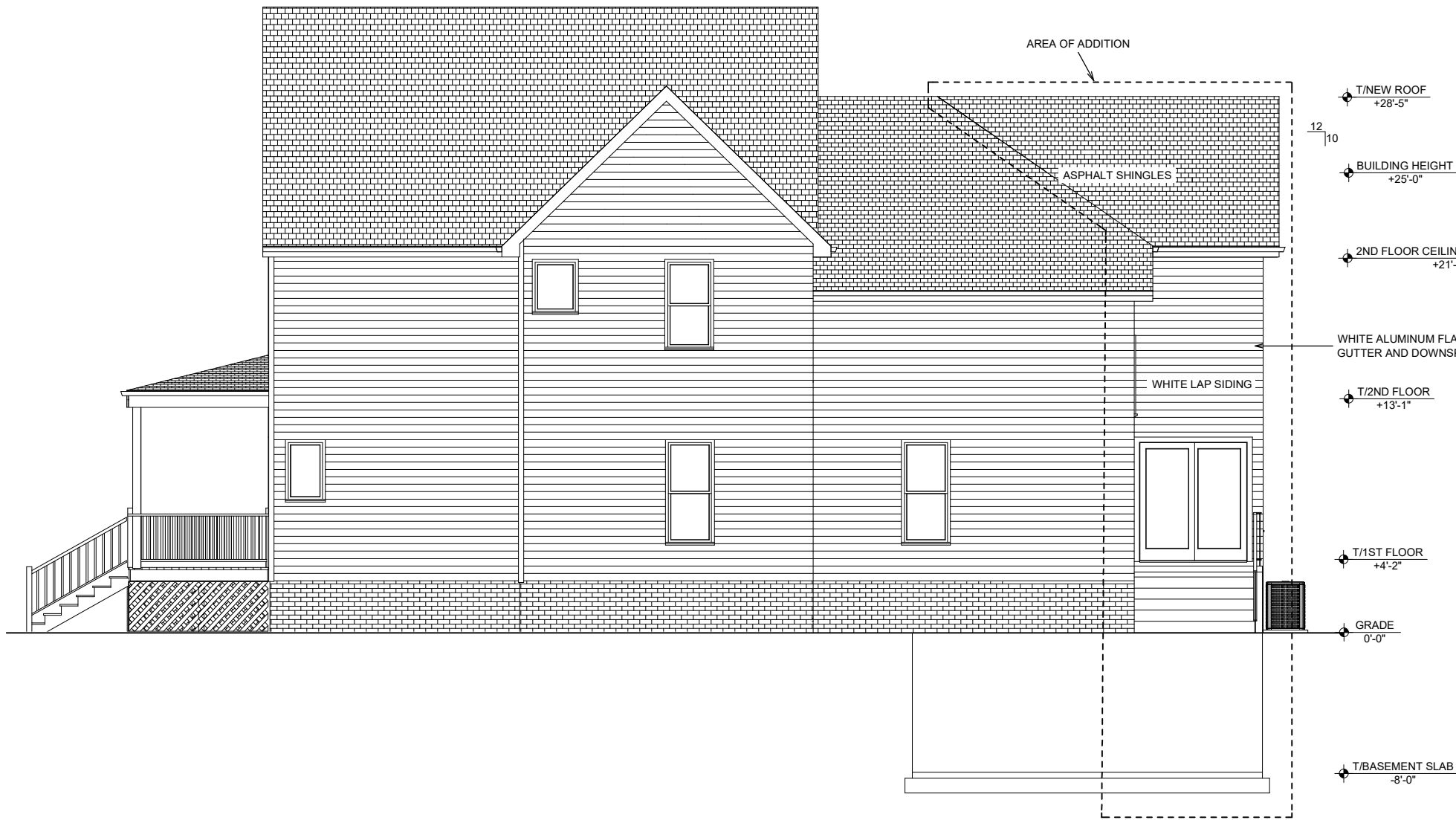


EXISTING SOUTH ELEVATION

1/8"=1'-0"

05/15/25
04/08/25
04/01/25
03/11/25

2-STORY ADDITION LYNDE RESIDENCE 608 N. DUNTON AVE. ARLINGTON HEIGHTS, IL 60004	ROBERT N. FRIEDMAN A R C H I T E C T 9438 KEELER AVE. SKOKIE, IL 60076 (847) 293-2421 rfried.arch@gmail.com	SHEET NO. 8 OF 14 Page 11 of 34
--	--	---



NORTH ELEVATION

1/8"=1'-0"

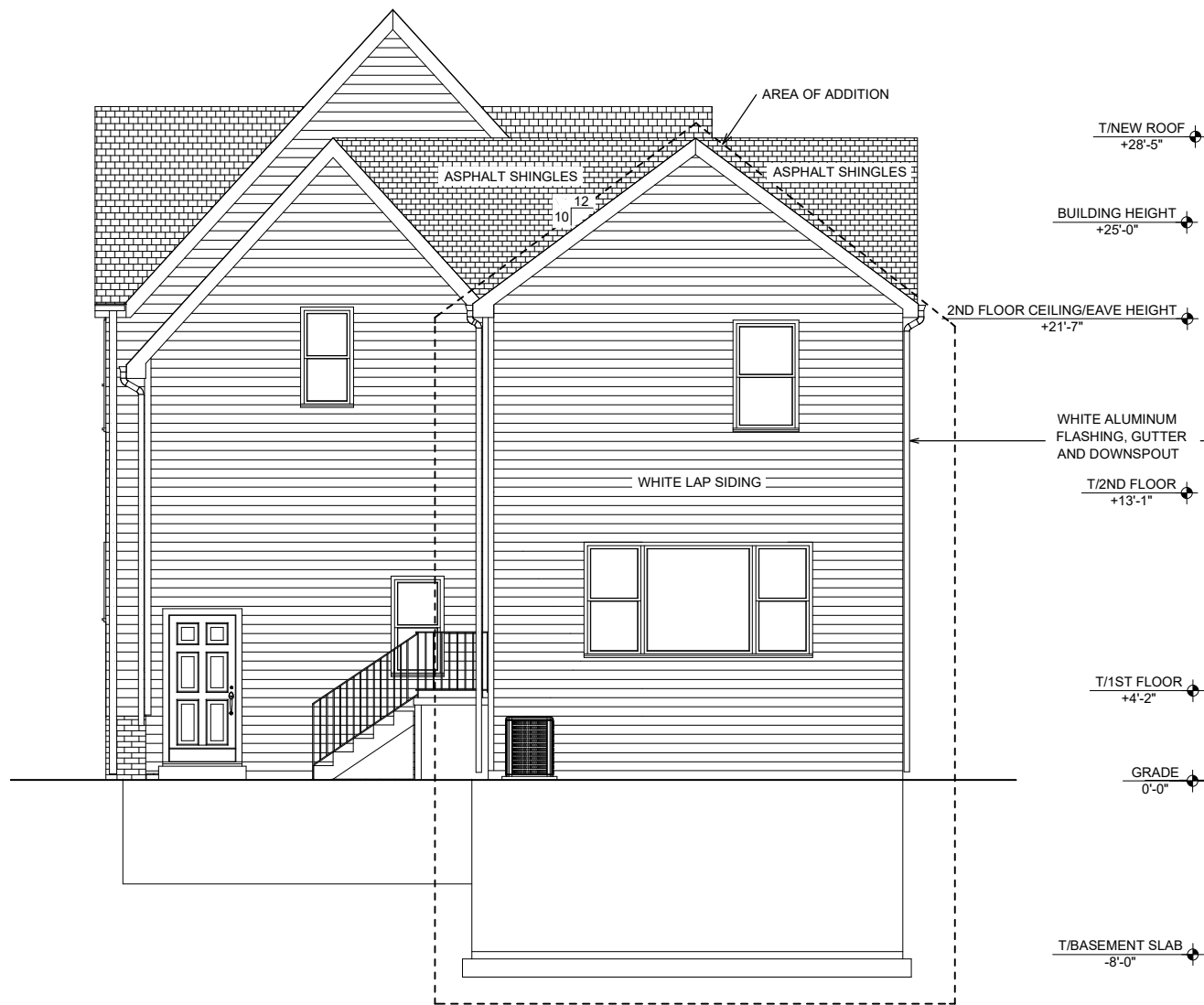


EAST ELEVATION

1/8"=1'-0"

05/15/25
04/08/25
04/01/25
03/11/25

2-STORY ADDITION LYNDE RESIDENCE 608 N. DUNTON AVE. ARLINGTON HEIGHTS, IL 60004	ROBERT N. FRIEDMAN A R C H I T E C T 9438 KEELER AVE. SKOKIE, IL 60076 (847) 293-2421 rfried.arch@gmail.com	SHEET NO. 9 OF 14 Page 12 of 34
--	--	---



WEST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

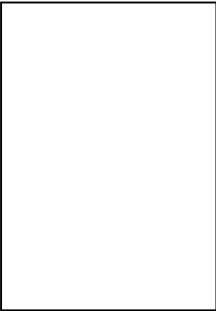
1/8"=1'-0"

05/15/25
04/08/25
04/01/25
03/11/25

2-STORY ADDITION LYNDE RESIDENCE 608 N. DUNTON AVE. ARLINGTON HEIGHTS, IL 60004	ROBERT N. FRIEDMAN A R C H I T E C T 9438 KEELER AVE. SKOKIE, IL 60076 (847) 293-2421 rfried.arch@gmail.com	SHEET NO. 10 OF 14 Page 13 of 34
--	--	--

MATERIAL SCHEDULE				
ITEM	MATERIAL	MANUFACTURER	COLOR	REMARKS
ROOF	ASPHALT SHINGLES	CERTAINTEED	WEATHERED WOOD	MATCH EXISTING
SIDING	FIBER CEMENT	JAMES HARDIE	4" WHITE/WHITE TRIM	
GUTTERS/TRIM/FASCIA	ALUMINUM	ACM	WHITE	MATCH EXISTING
WINDOWS	ALUMINUM CLAD WOOD	PELLA	WHITE	MATCH EXISTING

MATERIAL SAMPLES

 ASPHALT SHINGLE ROOFING CERTAINTEED COLOR: WEATHERED WOOD	 HORIZONTAL FIBER CEMENT JAMES HARDIE 6" COLOR: ARCTIC WHITE	 ALUMINUM CLAD WINDOWS PELLA WINDOWS COLOR: WHITE	 ALUMINUM FLASHING, FASCIA, GUTTERS & DOWNSPOUTS ACM COLOR: WHITE
---	--	---	---

05/15/25
04/08/25
04/01/25
03/11/25

2-STORY ADDITION LYNDE RESIDENCE 608 N. DUNTUN AVE. ARLINGTON HEIGHTS, IL 60004	ROBERT N. FRIEDMAN A R C H I T E C T 9438 KEELER AVE. SKOKIE, IL 60076 (847) 293-2421 rfried.arch@gmail.com	SHEET NO. 14 OF 14 Page 14 of 34
--	--	--



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
7/8/2025

Item: 306 W. Elm St - SF/Teardown - DC25-038

Department: Planning & Community Development

Item Description:

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed architectural design for the new (teardown) single-family home to be located at 306 W. Elm Street. This recommendation is based on the architectural plans received 6/10/25, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to revise the design to place the garage on the west end of the property, away from the street intersection.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

1. Staff Report - 306 W Elm St
2. Exhibits - 306 W Elm St

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Jurjovec Residence
Project Address: 306 W. Elm Street
Prepared By: Steve Hautzinger

Date Prepared: July 1, 2025

PETITION INFORMATION:

DC Number: 25-038
Petitioner Name: Thomas Budzik
Petitioner Address: Thomas Architects
2800 S. River Road, Unit 305
Des Plaines, IL 60018
Meeting Date: July 8, 2025

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story residence with attached two-car garage to build a new two-story house with an attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The lot has a total land area of 9,375 square feet, and the proposed house will have 3,416 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 26.29 feet Exterior Side: 31.79 feet Side: 7.5 feet Rear: 30 feet	Front: 26.32 feet Exterior Side: 32.2 feet Side: 7.58 feet Rear: 32.2 feet
Building Height	25 feet to the midpoint	24.9 feet to the midpoint
FAR	4,188 SF	3,416 SF
Building Lot Coverage	3,281 SF	2,257 SF
Impervious Surface Coverage Total	4,688 SF	3,504 SF

The existing neighborhood has a variety of homes including single-story, one-and-a-half-story, and two-story homes. There is also a mix of both attached and detached garages.

The subject property is a corner lot. The front elevation of the proposed house is facing Elm Street on the south, with the two-car attached garage facing Chestnut Avenue on the east. Overall, the proposed design is nicely done in a traditional style with quality materials that will generally fit well with the character of the neighborhood. However, placement of the garage facing Chestnut Avenue raises concerns. On a corner lot, a house has two street facing elevations, and in general, Staff discourages facing a "garage only" façade to one of the streets.

The Single-Family Design Guidelines encourage the entry of the house to be the focal point. The entry facing Elm Street is very nicely designed as the focal point of the front elevation. However, by placing the garage around the corner, the garage becomes the focal point facing Chestnut Avenue. The Single-Family Design Guidelines state:

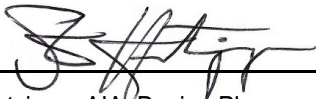
- "Garages which take up a large portion of the front façade should be avoided. The emphasis should be on the entry and home rather than the garage."
- "Is the placement of the garage compatible to the neighborhood?"
- "Does the garage take up a large portion of the front elevation?"

In this neighborhood, the majority of homes on corner lots have their garages located towards the rear of the property, either attached or detached. Therefore, Staff feels that the proposed garage placement is out of character in this location. Ideally, Staff recommends revising the design to place the garage on the west end of the property, away from the street intersection.

RECOMMENDATION:

It is recommended that the Design Commission evaluate to the proposed architectural design for the new (teardown) single-family home to be located at 306 W. Elm Street. This recommendation is based on the architectural plans received 6/10/25, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

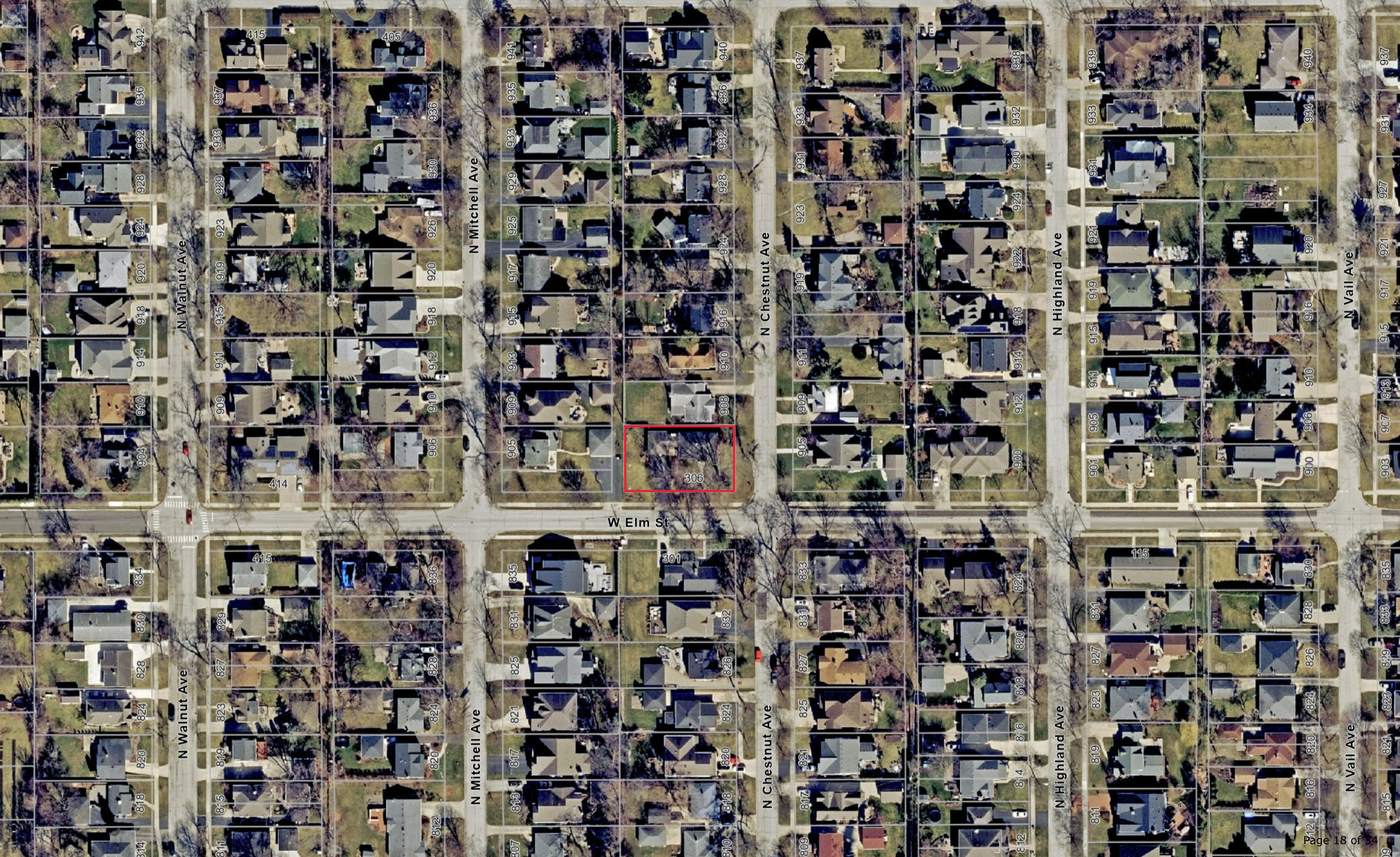
1. A recommendation to revise the design to place the garage on the west end of the property, away from the street intersection.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues 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.

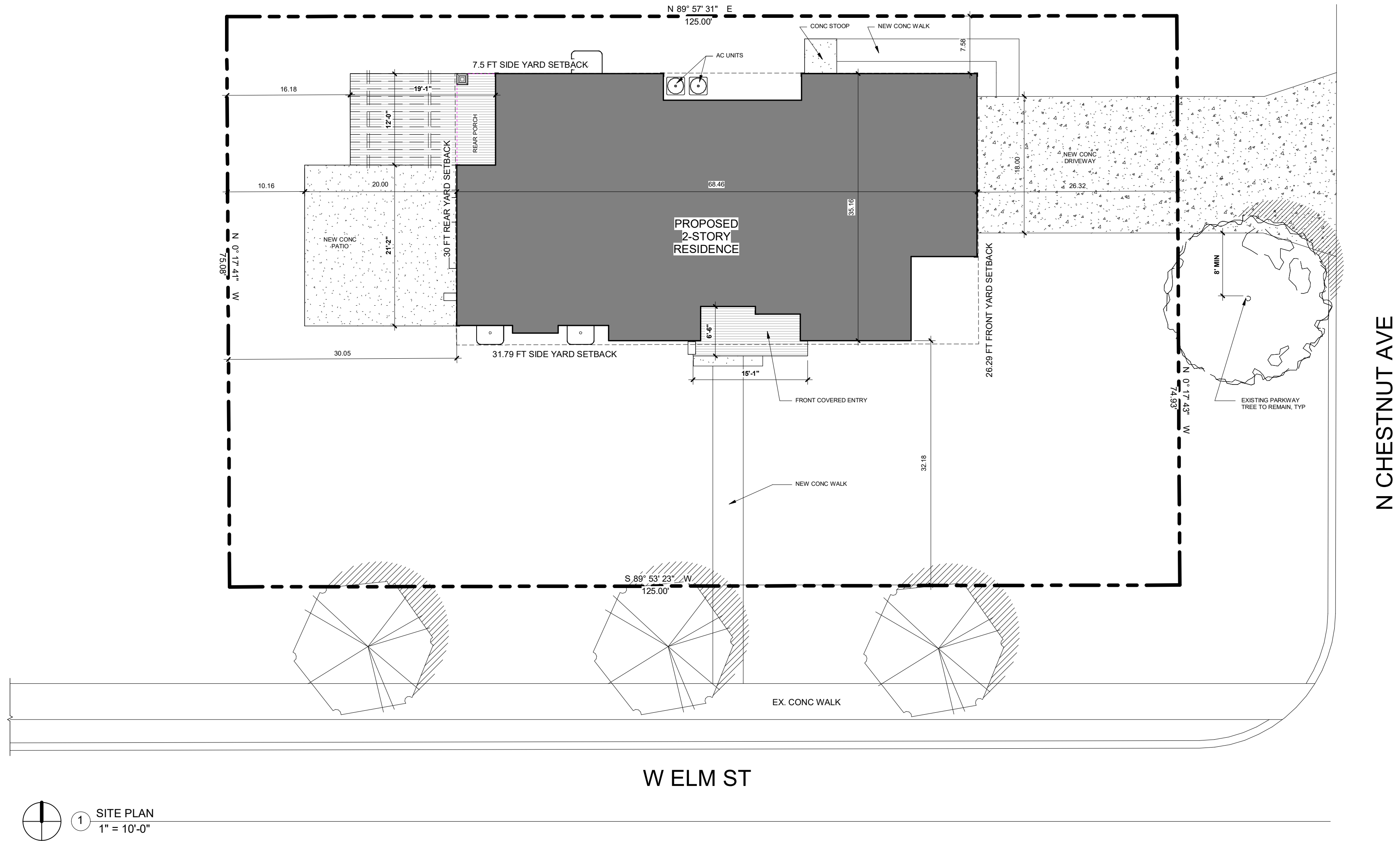
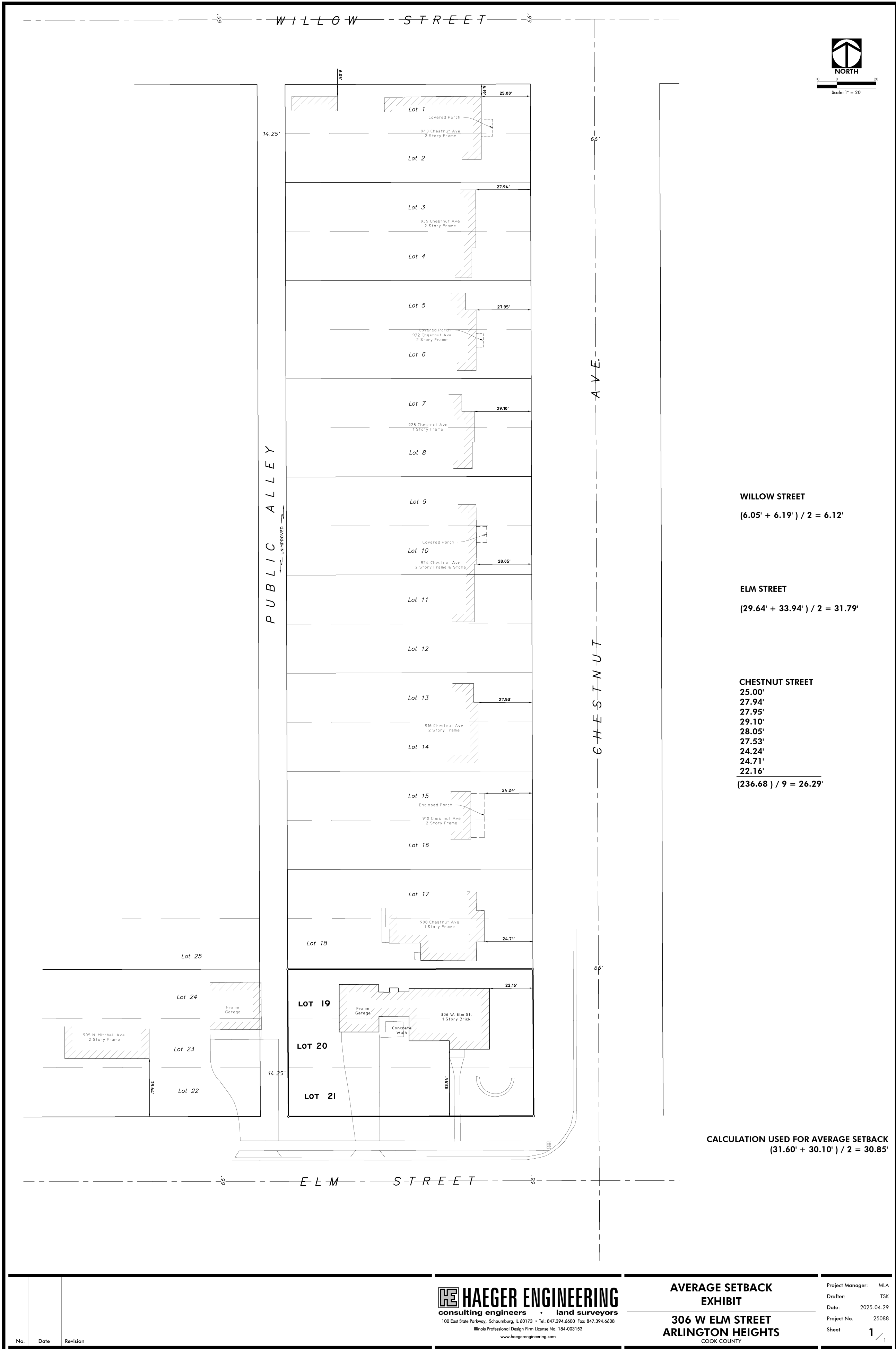


July 1, 2025

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

Cc: Petitioner, DC File 25-038





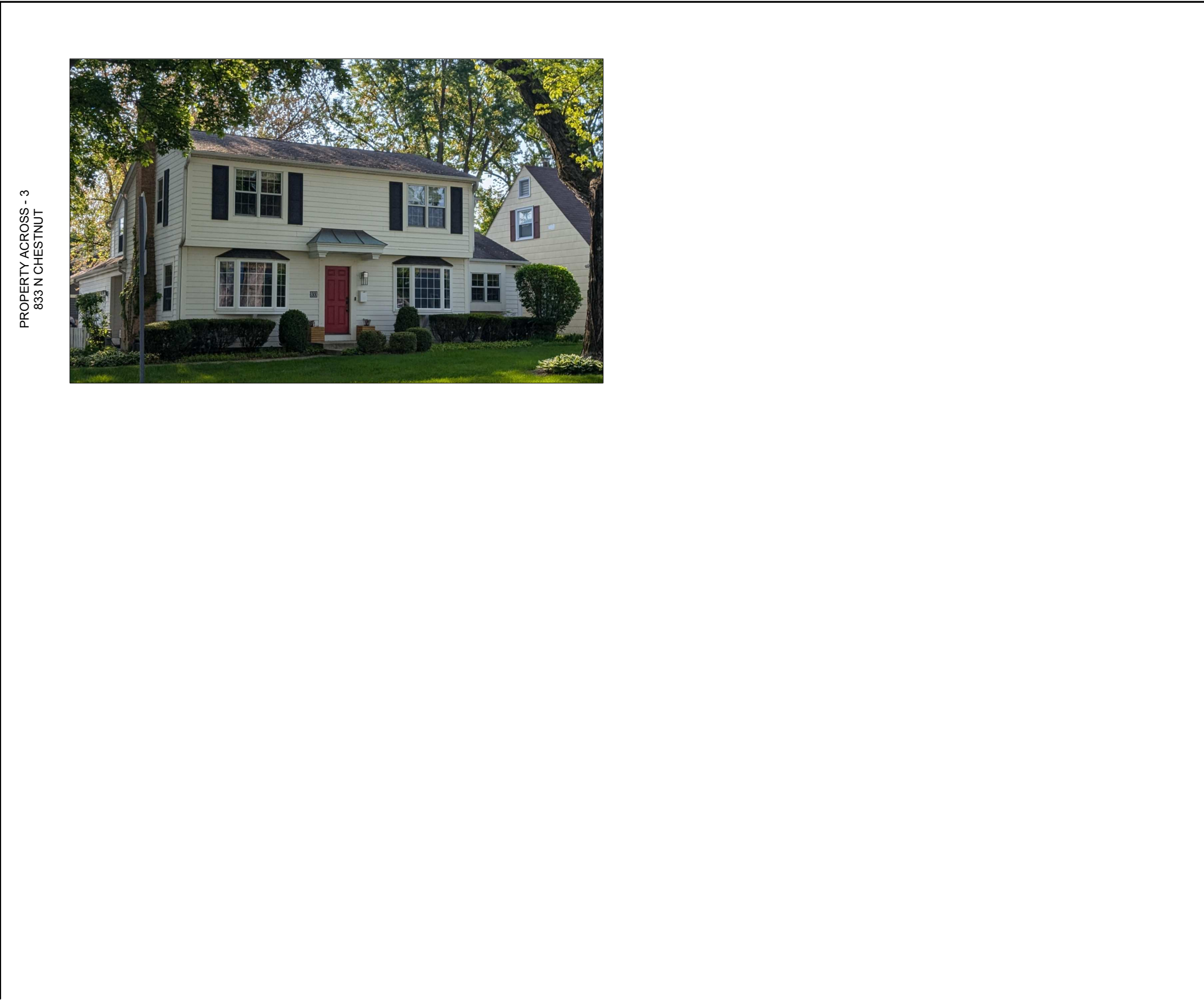
NEIGHBORHOOD PHOTOS

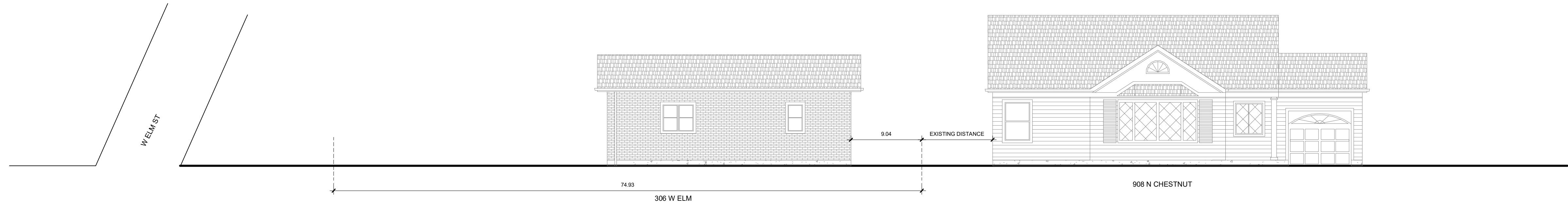
306 W ELM ST
ARLINGTON HEIGHTS, IL

25-030
NEW RESIDENCE

D3
06.10.25

DC.6

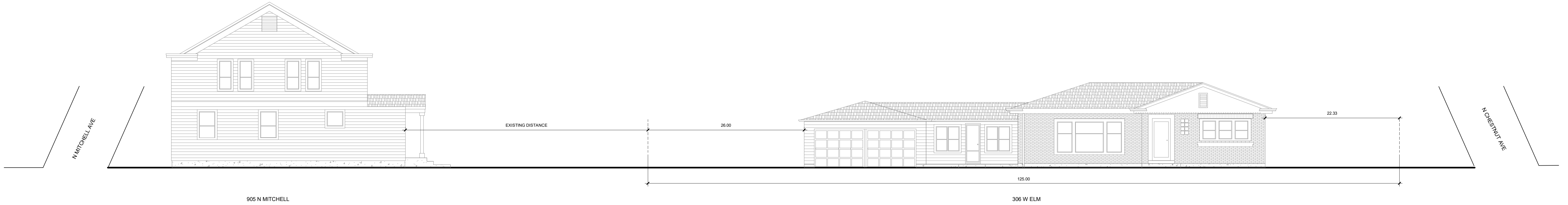




1 CONTEXT ELEVATION (EAST)- EXISTING
1/8" = 1'-0"



2 CONTEXT ELEVATION (EAST)- PROPOSED
1/8" = 1'-0"



3 CONTEXT ELEVATION (SOUTH)- EXISTING
1/8" = 1'-0"

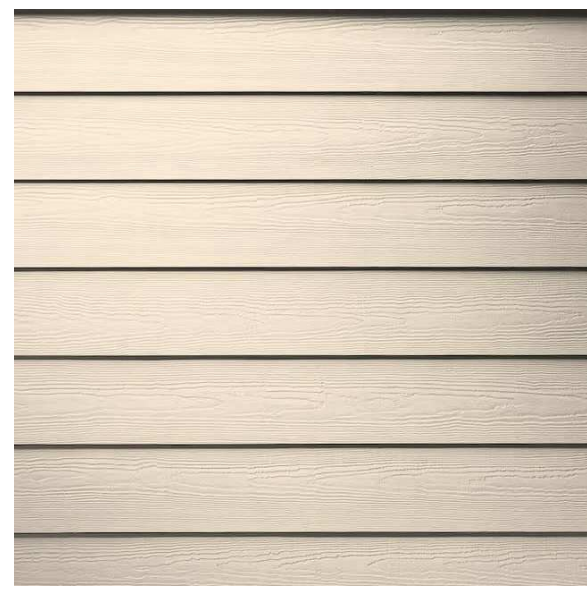


4 CONTEXT ELEVATION (SOUTH)- PROPOSED
1/8" = 1'-0"

MATERIAL BOARD



ARCHITECTURAL ASPHALT SHINGLES
DRIFTWOOD



LP CLAPBOARD SIDING
PAINT LIGHT CREAM



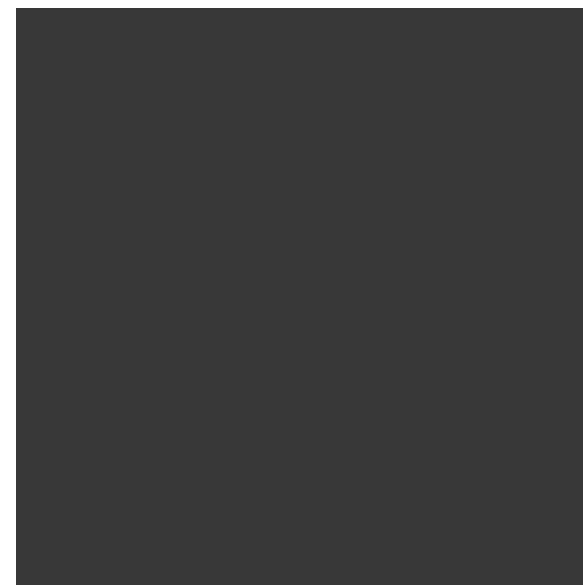
LP GROOVE REVEAL PANEL SIDING
PAINT LIGHT CREAM



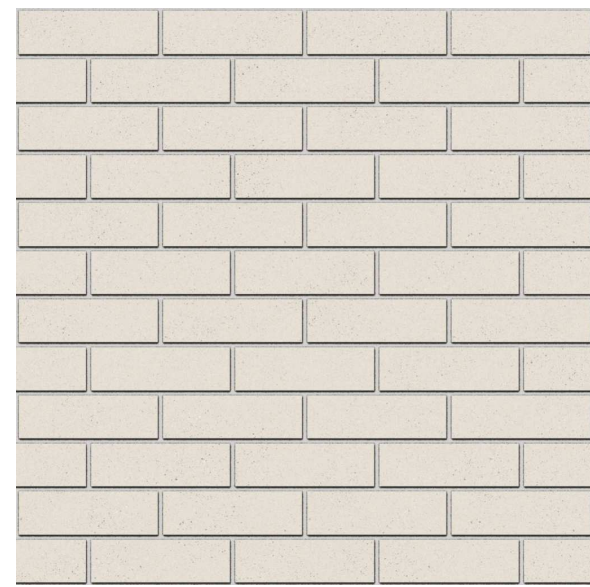
NATURAL STONE VENEER
LIGHT GRAY



ALUM CLAD WINDOWS / GUTTERS
STORM GRAY



STANDING METAL SEAM ROOF
CHARCOAL



FACE BRICK VENEER
LIGHT CREAM

FASCIA / TRIM / BRACKETS / COLUMN
PAINT LIGHT CREAM TO MATCH SIDING



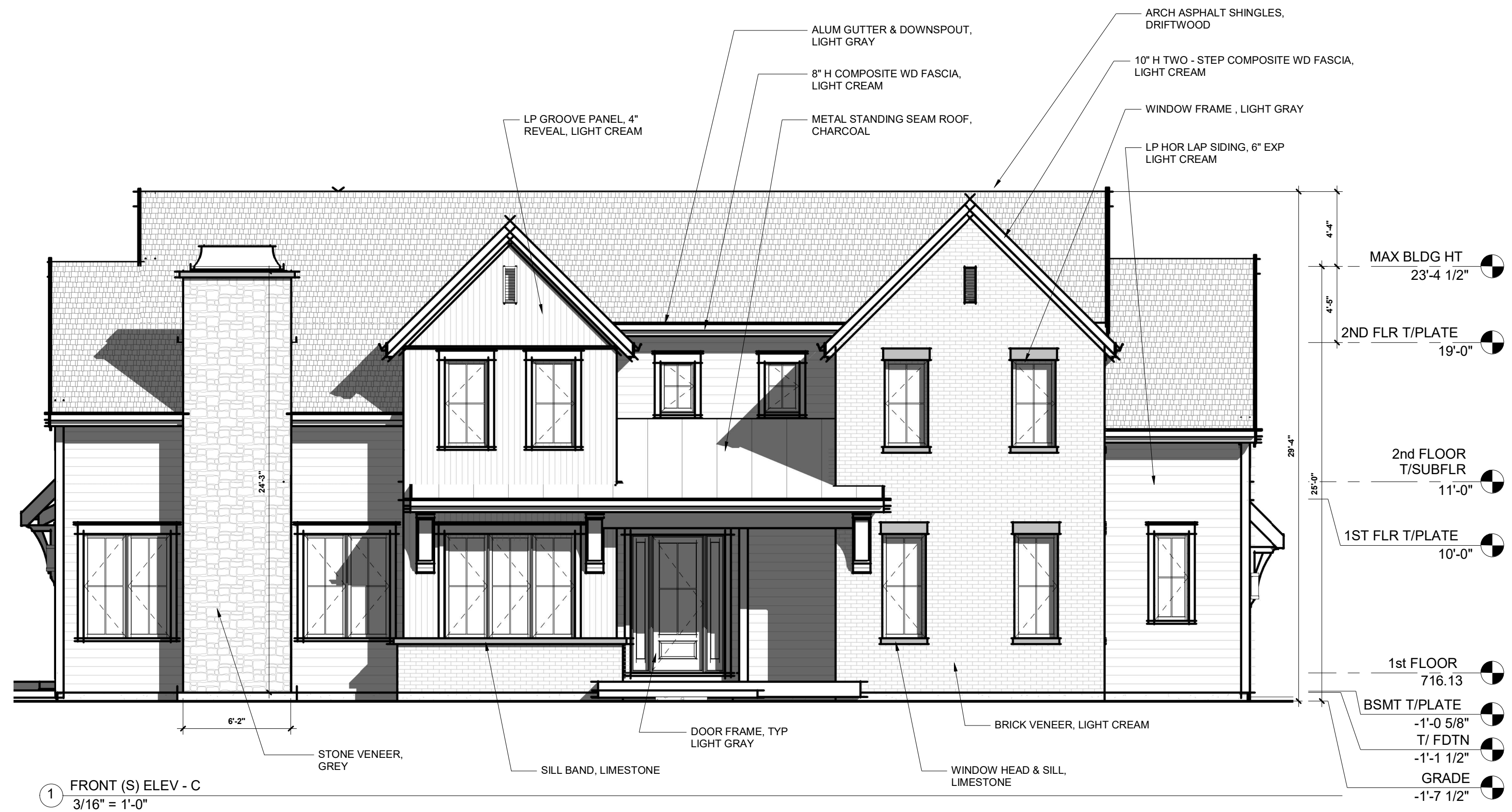
FRONT VIEW - 1



REAR VIEW



FRONT VIEW - 2





VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
7/8/2025

Item: 108 S. Highland Ave - SF/New - DC25-044

Department: Planning & Community Development

Item Description:

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 108 S Highland Street. This recommendation is based on the architectural plans received 6/9/25, 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, 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.
2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

1. Staff Report_108 S Highland Ave
2. Exhibits - 108 S Highland Ave

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Cannistra Residence
Project Address: 108 S. Highland Ave.
Prepared By: Steve Hautzinger

Date Prepared: June 27, 2025

PETITION INFORMATION:

DC Number: 25-044
Petitioner Name: Gina Zari
Petitioner Address: 2110 W. Waveland Ave.
Chicago, IL 60618
Meeting Date: July 8, 2025

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story residence with a detached two-car garage on an existing vacant lot. The subject site is zoned R-4, Two Family Dwelling District. The property has a total land area of 6,978 square feet and the proposed residence will have approximately 3,075 square feet. This project received approval from the Zoning Board of Appeals on May 12, 2025 for the following zoning variations:

- To allow an existing substandard lot to be buildable (6,978 sf lot size, where 8,750 sf minimum is required. 50-foot lot width, where 70-foot minimum is required).
- To allow 4,352 sf of Impervious Surface Coverage, where 3,489 sf is the maximum allowed.

	ALLOWED	PROPOSED
Setbacks	Front: 22 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25 feet Side: 6 feet Side: 6 feet Rear: 37.5 feet
Building Height	25 feet to the midpoint	23.2 feet to the midpoint
FAR	3,140 SF	3,075 SF
Building Lot Coverage	2,442 SF	2,416 SF
Impervious Surface Coverage Total	3,489 SF	4,352 SF

The subject property was sold back in 2009, at which time the previously existing house and detached garage were demolished, creating the vacant lot that exists today. The vacant lot was recently sold to new owners, who are proposing to build a new house. This property is located just south of the Downtown, where the character of the neighborhood is primarily traditional and historic, with one-and-a-half story bungalows and two-story homes with detached garages.

Overall, the proposed design is very nicely done with a unique style that will have a modern appearance while still fitting in nicely with the traditional character of the neighborhood. The detached garage located in the rear yard and the covered front porch are important features contributing to the character in this location. The proposed exterior materials and colors are very attractive and nicely coordinated, including a composite shake cedar roof that will elevate the home's curb appeal.

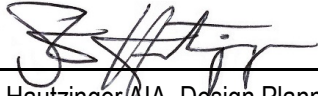
RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 108 S Highland Street. This recommendation is based on the architectural plans received 6/9/25, 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, 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.

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



June 27, 2025

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

Cc: Petitioner, DC File 25-044



LOTS 25 AND 26 IN BLOCK 3 IN WESTVIEW ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE EAST 805.9 FEET OF THE NORTH 405 FEET OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

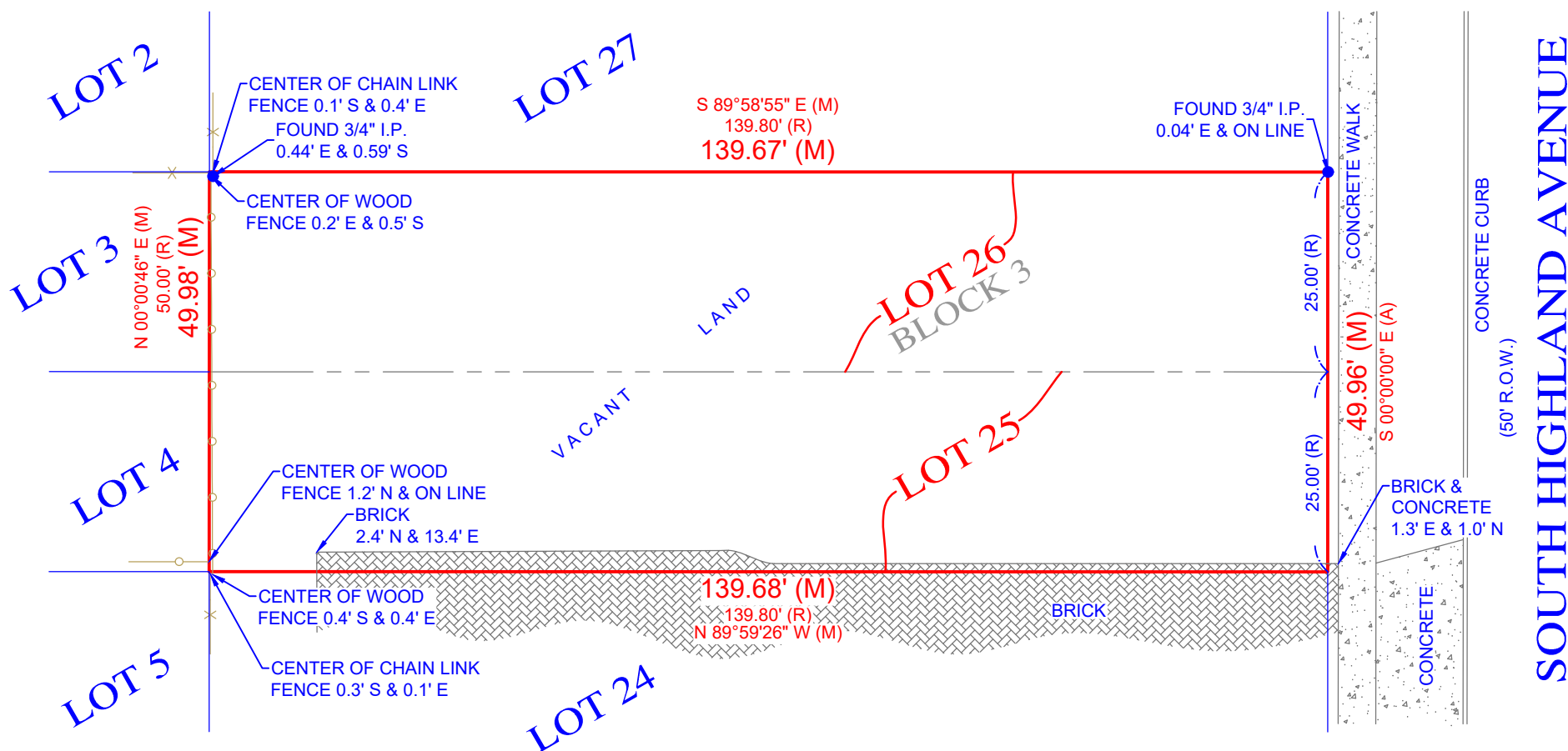
A horizontal number line with tick marks at -20, -10, 0, and 10. A blue bar is drawn from -20 to 0, and a white bar is drawn from 0 to 20.

BASIS OF BEARING:
WEST LINE OF SOUTH HIGHLAND AVENUE AS
FOUND MONUMENTED AND OCCUPIED.

S 00°00'00" E (A)

AREA OF SURVEY:

"CONTAINING 6979 SQ. FT. OR 0.16 ACRES MORE OR LESS"



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
 LICENSE EXPIRATION DATE NOVEMBER 30, 2026
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 108 SOUTH HIGHLAND AVENUE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT DROST, KIVLAHAN, MCMAHON & O'CONNOR LLC

FIELDWORK DATE (CREW) 12/05/2024 (LS/SS)

DRAWN BY: GN REVISED: - JOB NO. 24-12-0036





PROPERTY TO LEFT 3
122 S HIGHLAND



PROPERTY TO LEFT 2
114 S HIGHLAND



PROPERTY TO LEFT 1
110 S HIGHLAND



SUBJECT PROPERTY
108 S HIGHLAND



PROPERTY TO RIGHT 1
104 S HIGHLAND



PROPERTY TO RIGHT 2
44-36 S HIGHLAND



PROPERTY TO RIGHT 3
34 S HIGHLAND

SOUTH HIGHLAND AVENUE



PROPERTY ACROSS 1
111 S HIGHLAND



PROPERTY ACROSS 2
105 S HIGHLAND

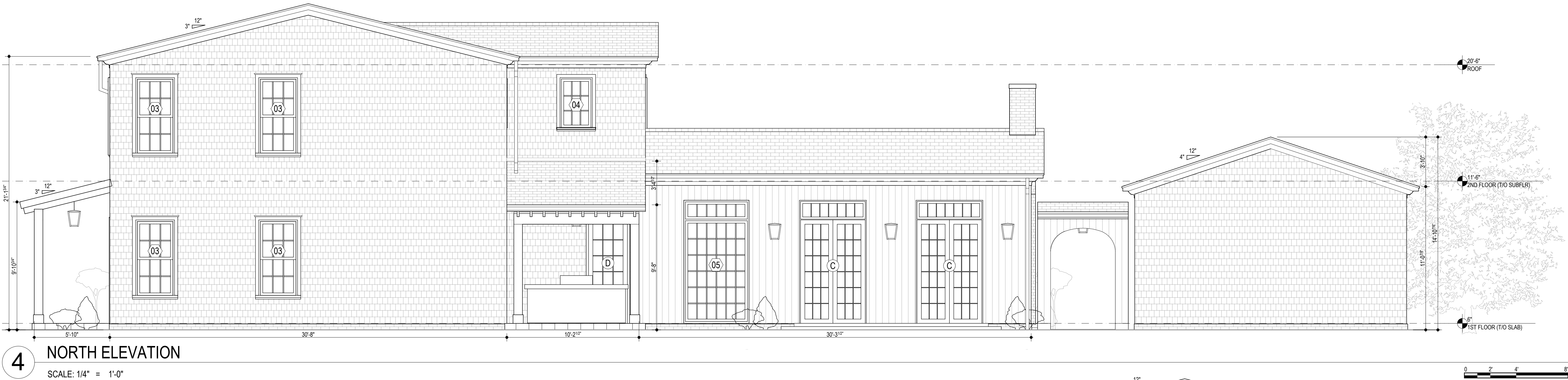


PROPERTY ACROSS 3
115 W SIGWALT

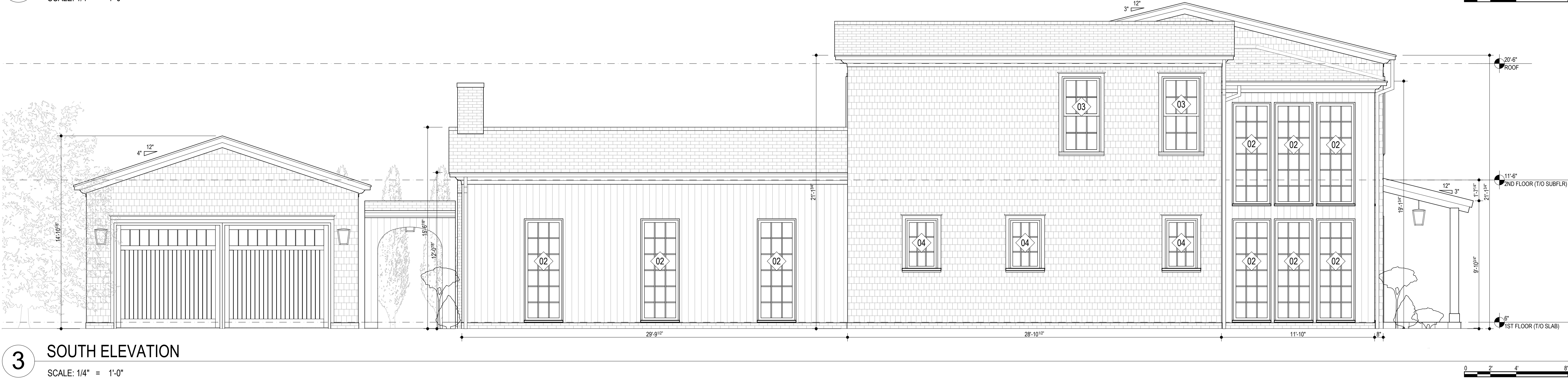


ELEVATION LEGEND

MATERIAL SCHEDULE			
ITEM	MATERIAL	MNFCTR	COLOR
6" VERTICAL SIDING	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
SHINGLE SIDING	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
	COMPOSITE	BRAVA	NEW CEDAR
SHAKE ROOF	CLAY	GLEN GERY	CHARTER WHITE
WINDOWS	ALUM CLAD WOOD	MARVIN	WHITE
SHUTTERS	PVC	TIMBER LANE	BLUE TOPAZ
SOFFITS/ FASCIA/ GUTTER/ DOWNSPOUT	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
	ALUMINUM	WILCO	EGG SHELL



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



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



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



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

WINDOW TAG. REFER TO WINDOW SCHEDULES.

WINDOW SCHEDULE				
ID	OPERATION	FRAME MATERIAL	OPENING SIZE	
			WIDTH	HEIGHT
01	SH	ALUM	2'-8"	6'-0"
02	FIXED	ALUM	3'-0"	8'-0"
03	SH	ALUM	3'-0"	6'-0"
04	CASEMENT	ALUM	2'-6"	4'-0"
05	FIXED	ALUM	5'-0"	9'-6"
06	CASEMENT	ALUM	2'-2"	3'-0"

DOOR TAG. REFER TO DOOR SCHEDULES.

DOOR AND FRAME SCHEDULE					
ID	POSITION	DOOR			MATL
		WD	HT	MATL	
09	Interior	2'-8"	8'-0"	SC WOOD	WD
09	Interior	3'-6"	8'-0"	SC WOOD	WD
09	Interior	2'-6"	8'-0"	SC WOOD	WD
09	Interior	6'-0"	8'-0"	SC WOOD	WD
09	Interior	8'-0"	8'-0"	SC WOOD	WD
09	Interior	10'-8"	9'-0"	SC WOOD	WD
09	Interior	4'-0"	8'-0"	SC WOOD	WD
A	Exterior	3'-0"	7'-10"	SC WOOD	ALUM
B	Exterior	2'-8"	8'-0"	SC WOOD	WD
C	Exterior	5'-0"	8'-0"	SC WOOD	WD
D	Exterior	3'-0"	8'-0"	SC WOOD	WD



MODULAR BRICK
CHARTER WHITE



VERTICAL FIBER CEMENT SIDING
ARCTIC WHITE



EXTERIOR LIGHTING
OIL RUBBED BRONZE



COMPOSITE SHAKE ROOF
NEW CEDAR



STRAIGHT EDGE SHINGLE FIBER CEMENT SIDING
ARCTIC WHITE



ALUMINUM GUTTERS
EGGSHELL



HARDSCAPE ACCENT
BLACK RIVER ROCK



STONE PAVING
NATURAL BLUESTONE

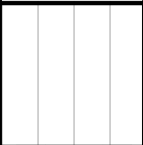
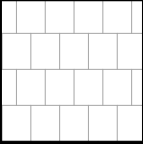
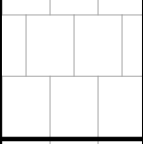
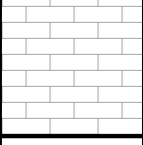


PERMEABLE PAVING
TREO SMOOTH GRANITE



ALUMINUM-CLAD WINDOWS
STONE WHITE

PVC SHUTTERS
BLUE TOPAZ

MATERIAL SCHEDULE				
	ITEM	MATERIAL	MNFCTR	COLOR
	6" VERTICAL SIDING	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
	SHINGLE SIDING	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
	SHAKE ROOF	COMPOSITE	BRAVA	NEW CEDAR
	BRICK	CLAY	GLEN GERY	CHARTER WHITE
	WINDOWS	ALUM CLAD WOOD	MARVIN	WHITE
	SHUTTERS	PVC	TIMBER LANE	BLUE TOPAZ
	SOFFITS/ FASCIA	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
	GUTTER/ DOWNSPOUT	ALUMINUM	WILCO	EGG SHELL