



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
September 9, 2025
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Minutes - 8/26/25
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 210 S. Mitchell Ave. - SF/Teardown - DC25-064
 - B. 1721 N. Mitchell Ave. - SF/Teardown - DC25-066
 - C. 815 N. Vail Ave. - SF/Teardown - DC25-068
 - D. 1723 N. Verde Ave. - SF/Addition - DC25-071
- 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.

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 26, 2025

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

Members Present: Ted Eckhardt, Acting Chair
John Fitzgerald
Scott Seyer

Members Absent: Kirsten Kingsley, Chair
Jonathan Kubow

Also Present: Quentin Delgordo & Mario Sertler, Modern Creation for 502 E. Haven St.
Nathan Remitz, Patera Architects for 1000 S. Arlington Heights Rd.
John Kramer, AH Park District for Recreation Park
Maggie Kramer, FGM Architects for Recreation Park
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR AUGUST 12, 2025

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF AUGUST 12, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY NEW REVIEW**DC#25-057 – 502 E. Haven St.**

Quentin Delgordo & Marian Sertler, representing *Modern Creation*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new two-story residence with a three-car attached garage on an existing vacant lot. The project does comply with all R-3 zoning requirements. The subject property is part of a four-lot subdivision that was approved in 1990. This lot was never developed and has remained vacant. The Design Commission approved plans for a new house on this site earlier this year; however, construction of that house did not proceed, and this is a completely new proposal.

The proposed design is required to comply with the Single-Family Design Guidelines, which state that the house should fit with the existing context. The subject property is located on a street where all of the existing homes have a consistent appearance with a traditional style, a mix of masonry and siding, and earth tone color palettes. The proposed new house has an all siding exterior and white/black color scheme that will be in contrast with the surrounding context, which the Design Commission should evaluate. The proposed design also includes a long three-car, side load garage that pushes the main body of the home deep on the lot all the way to the 30-foot minimum rear setback line, which the Design Commission should also evaluate.

Acting Chair Eckhardt asked if there was any public comment on this project and there was response from the audience.

PUBLIC COMMENT

Dave Dupree, 490 E. Haven, said that he lives on the left side of the new home. He reviewed the materials being proposed on that elevation which include stone, white siding, black roofing and black windows.

Matthew Johnson, 506 E. Haven, said that he lives on the right side of the new home. He asked about the color and materials on the garage elevation that will face his home, and commented that the new home will be much farther back on the site than the homes on either side of it. **Acting Chair Eckhardt** replied that the new home is code compliant and meets the 30-foot minimum setback for the rear yard.

The petitioner said the owner wants to build a single-family home for his family on this lot. The exterior of the home will be Arctic White Hardie vertical siding and horizontal siding, black trim and windows, Oyster Gray asphalt roof shingles, and a black metal roof. Material samples were presented.

The commissioners summarized their comments. **Commissioner Seyer** said it is a nice design, although a bit different than other homes in the neighborhood. He pointed out the home across the street that appears to set a precedent for a long driveway and a long 3-car side load garage. He likes to see some variety on the street, so he was okay with what is proposed, as long as there are no neighbor objections, which he did not hear any. This is a nice design and he had no strong comments about modifying anything. He is in support of the design.

Commissioner Fitzgerald agreed it is a nicely designed home, and although the garage is big, there is another similar 3-car side load garage at 484 E. Haven, so he is okay with the scale. He commented that the Arctic White is very bright, and he had concerns about the

enormous white wall on the east elevation that is in front of the home to the east, and he felt that additional detail to soften the long expanse is necessary.

Acting Chair Eckhardt agreed with Commissioner Fitzgerald's comments that the garage elevation needs more detail, it is a big, blank wall right now, and he suggested adding a couple of windows. He asked the petitioner about any landscape plans for that elevation, and the petitioner replied that there is not much room between the two homes for landscaping, but he was not opposed to adding windows there. **Acting Chair Eckhardt** was okay with the other elevations.

Acting Chair Eckhardt commented that with only 3 of the 5 commissioners here tonight, a unanimous vote is needed for a motion to pass. A project can be tabled tonight and continued to a future meeting if a petitioner prefers to wait until more commissioners are present.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 502 E. HAVEN STREET. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 7/18/25, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD 3 WINDOWS, A MINIMUM OF 3-FEET WIDE, ALONG THE EAST GARAGE WALL, WITH AN OPTION THAT ONE OF THE WINDOWS IS A DOOR, TO BE APPROVED BY STAFF.
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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
3. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Acting Chair Eckhardt clarified for the petitioner the difference between a requirement and a recommendation with regards to the requirement to add windows in the garage on the east elevation. It was also clarified that the requirement allows for flexibility on the arrangement of the additional windows, to be reviewed and approved by Staff.

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

ITEM 2. COMMERCIAL REVIEW**DC#25-009 – Gas Station - 1000 S. Arlington Heights Rd.**

Nathan Remitz, representing *Patera Architects*, was present of behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the architectural design for a new gas station and convenience store building at the southwest corner of Arlington Heights Road and Central Road. Complete redevelopment of the site will include four gas pumps and a canopy, a new convenience store building at the south end of the site directly abutting the existing building to the south, new paving/curbs, and perimeter landscaping. The existing telecommunications tower fenced in at the southwest corner of the site will remain as is.

Mr. Hautzinger explained that this project requires Plan Commission review and Village Board approval for a Special Use Permit to allow an auto service station with a convenience mart in the B-2 General Business District. Because this project is going to the Plan Commission, the role of the Design Commission is limited to review of building and signage only.

With regards to the architectural design of the new building, **Mr. Hautzinger** said that overall, Staff feels the proposed architectural design of the convenience store is nicely done with quality materials and detailing. The massing of the building is nicely articulated with variation in the façade and wall height. The storefront windows have a nice rhythm along the front and exterior side facades. The entrance canopy, metal awnings, decorative cornices, and decorative wall sconces complete the design. The only comment on the design is for the Design Commission to evaluate the proposed black/gray color scheme which will be unique in this location.

The proposed gas station canopy structure will include brick column bases to match the building, but otherwise it will be branded based on the fuel company, which is typical for other gas stations in Arlington Heights. All exterior mechanical equipment is required to be screened from view. Two rooftop mechanical units are anticipated and are planned to be placed in the center of the roof. The proposed design includes parapet walls which will screen the view of the rooftop equipment.

With regards to signage, per code, automobile service stations are allowed wall signage, a ground sign, as well as canopy signage. At this time, the only signage provided for review is a place holder for one wall sign above the convenience store entrance, which works well with the building design. It is recommended that the ground sign for this development be designed with a decorative monument style using building materials, such as brick, to match the convenience store. Separate permits are required for all exterior signs.

The plans also include a trash dumpster area located on the side of the building which is illustrated to be enclosed with a wood fence of similar design to the adjacent telecommunications tower enclosure.

Mr. Hautzinger concluded that for the architectural review of the project, Staff recommends approval, with comments that the commissioners should evaluate the color scheme being proposed in this location, and consider including a condition about the monument style for the future ground sign.

Mr. Remitz said he has worked closely with Staff on revisions to the original design, adding additional detail and more push/pull on the roof lines, trying to add some interest to the

building. The color scheme is a darker tone that works well with other projects the owner has done, and he wants to continue using it on this project. It is a good complement to this corner site and it works well with the other brown tones in the area. The building is tucked back as far south as possible and was designed proportionately for this location and site. He was not opposed to the recommendations in the Staff report.

Acting Chair Eckhardt asked if there was any public comment on the project, and there was response from the audience.

PUBLIC COMMENT

Dave Dupree said that there is precedence for a gas station here because there was previously an Amoco gas station on this site, which eventually turned into just an auto repair shop without the gas.

Lenore Rosenblah asked if the wood fence could be dark or light grey instead of the woodgrain color proposed, which will make it more aesthetically pleasing. **Mr. Remitz** said the intent is that the fence be a natural stain cedar fence, but they are open to a specific color if necessary.

Acting Chair Eckhardt asked if the existing fence running north and south is on this property or the adjacent property, and **Mr. Remitz** said it is on this property, and the intent is to leave the fence as it is, unless it needs to be replaced. **Mr. Hautzinger** said that site design elements are the purview of the Plan Commission, which includes the fence along the property line.

The commissioners summarized their comments. **Commissioner Seyer** said it is a nice looking building that will help improve the blank wall of the adjacent building to the south. This new building will create some activation and a much nicer aesthetic than the current conditions at this corner, and he is in favor of it in that respect. He liked the tones of the brick colors being proposed, and he agreed that the existing fence should be painted or stained to match one of the grey colors on the building. He suggested the wood material on the trash screen be changed to metal or a similar material to the roofing so it feels more commercial-grade and a cleaner look overall. He was happy with the overall aesthetics of the building as shown.

Commissioner Fitzgerald agreed with Commissioner Seyer's comments. He liked the new building and commented that the existing fence appears to be falling down. His only concern with the project is the east elevation, where he suggested adding 2 light fixtures on the light grey area to dress up that elevation from Arlington Heights Road. **Mr. Remitz** agreed with the suggestion. **Commissioner Fitzgerald** was also okay with the skinny size of the columns at the gas pump area, which are consistent with the size of the gas pumps.

Acting Chair Eckhardt agreed with the comments from both commissioners. He supported the suggestion to change the wood gate at the trash enclosure area to a metal material, and that the wood fence match the light gray color on the building. Otherwise, the building looks fine to him. He was also in favor of Staff's comments about signage and signable area, and he encouraged those comments be included in the motion.

Commissioner Fitzgerald asked Staff if signage for the building and/or site require Design Commission review. **Mr. Hautzinger** replied that typically the building design and signage are part of this commission's review; however at this time, the petitioner has not finalized signage for the project. When the signage is submitted, if it is code compliant, then Staff does not typically require review by the Design Commission; however, the commission can require signage to come back if necessary. **Commissioner Fitzgerald** said signage is important at this location.

Commissioner Seyer asked the petitioner to clarify the color of the Hardie board panels at the center of the building that appear to be quite dark on the electronic sample board as compared to the rendering, and there is no actual sample provided tonight. **Mr. Remitz** said the intent of the electronic sample image is to show the product and not the color, to show the reveal between the patterns. The panel color will be a lighter grey (Industrial Gray) as shown in the rendering. **Commissioner Seyer** had concerns about not seeing a sample of the panel color and said it should be submitted to Staff for final review and approval. **Mr. Remitz** agreed to provide a sample to Staff, and said the intent is to match the lighter grey stone color, much lighter than the slate grey color shown on the sample board.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE GAS STATION AND CONVENIENCE STORE TO BE LOCATED AT 1000 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 7/8/25, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO SUBMIT A SAMPLE OF THE HARDIE BOARD FIBER CEMENT PANEL COLOR TO STAFF FOR REVIEW AND APPROVAL, TO SHOW IT IS DESIGNED TO MATCH THE LIGHTER GREY BRICK.
2. A REQUIREMENT THAT THE FRONT OF THE TRASH ENCLOSURE GATE BE CHANGED FROM WOOD TO METAL, AND THAT THE METAL COLOR MATCH ONE OF THE GREY COLORS OF THE BUILDING, AND BE SUBMITTED TO STAFF FOR REVIEW AND APPROVAL.
3. A REQUIREMENT THAT THE NEW FENCE ALONG THE PROPERTY LINE BE STAINED OR PAINTED A COLOR TO MATCH ONE OF THE COLORS ON THE BUILDING.
4. A REQUIREMENT TO ADD 2 LIGHT FIXTURES ON THE EAST ELEVATION ON THE OPPOSITE SIDES OF THE WINDOW IN THE LIGHT GREY PORTION OF THE ELEVATION, TO MATCH THE LIGHT FIXTURES ON THE FRONT OF THE BUILDING, WITH THE COLOR OF THE FIXTURES SUBMITTED TO STAFF FOR APPROVAL.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
6. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

Mr. Hautzinger asked for clarification about signage for the site, which was not part of the motion. He asked if signage should be scheduled for Design Commission review once it is finalized by the petitioner, and **Commissioner Fitzgerald** said yes.

ITEM 3. SIGN VARIATION REVIEW**DC#25-052 – A.H. Park District – Recreation Park – 501 E. Miner St.**

John Kramer, representing the *Arlington Heights Park District*, and **Maggie Krieger**, representing *FGM Architects*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The Arlington Heights Park District is currently implementing significant improvements throughout Recreation Park. One of the improvements is a new bathhouse building to replace the existing bathhouse. The new bathhouse design received Design Commission approval on February 25, 2025. The approved building design includes a large rolling gate at the main entrance.

At this time, the petitioner is seeking a variation to allow a 188.8 sf signage graphic to be applied to the rolling gate. The proposed signage will be a graphic of a setting sun above waves of water. The sign will be made of a perforated aluminum panel with a dark bronze finish. The petitioner is also proposing a code-compliant 45 sf wall sign to be located above the rolling gate, which reads "Arlington Heights Park District Recreation Park Pool". The wall sign will be made of dark bronze metal with reverse halo lighting.

The subject property is zoned P-L, Public Land. Chapter 30 Sign Code allows numerous options for signage in the P-L Zoning District, but the proposed sign on a movable rolling gate is unique and not addressed in the code. Therefore, a variation is required.

1. A variation from Chapter 30, Section 30-206 Public Lands (P-L) Districts Signage Provisions, to allow a 188.8 sf sign on a rolling gate, where it is not allowed by code.

Overall, Staff appreciates the tastefully designed signage graphic which will have a subtle appearance that complements the building design and improves the appearance of the large rolling gate. This is a unique situation that does not create a competitive advantage since there is only one park district. During the review of the building design, some of the Design Commissioners expressed their preliminary support of an artistic approach to a graphic on the gate, and Staff feels the proposed sign design accomplishes that goal. Staff recommends approval of the sign variation request as submitted.

Acting Chair Eckhardt asked if there was any public comment on the project and there was no response from those in the audience.

Mr. Kramer said that a sample of the punched metal as well as the color, are provided tonight for review, and he welcomed any questions from the commissioners. **Ms. Krieger** presented the sample of the signage system that will be a series of perforated panels of different sizes; it will be one panel cut together, intended to be the same dark bronze to match other elements on the building, and the color will also match the Community building.

Acting Chair Eckhardt asked if the Design Commission previously reviewed this design, and **Mr. Hautzinger** clarified that this is the first time the commissioners are seeing the waves/sun signage being proposed for the rolling gate. There was a previous concept Planning Staff discussed whether or not this is considered signage or an architectural detail, and determined that it is intended to be a sign and it relates to the type of use at the building. The entire graphic on the rolling gate is regarded as a 188 sf sign that the petitioner is seeking approval for.

Acting Chair Eckhardt asked if there will also be an open/closed neon sign in the adjacent window and **Mr. Kramer** said no.

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

PUBLIC COMMENT

Brad Kaylor asked what elevation the rolling gate is located on and **Mr. Hautzinger** said the east elevation of the building.

The commissioners summarized their comments. **Commissioner Fitzgerald** liked the design, it looks great when it is open and when it is closed, and it fits the building beautifully. This is the exact reason why he is glad there is an option to seek a sign variation, it brings in fun and creative signage like this. **Commissioner Seyer** said the rolling gate looks great and does not feel like a sign or a variance; it is just a graphic that shows where the public can access the building. The quality is going to be on par with the rest of the building and it will be a nice addition to the building. **Acting Chair Eckhardt** agree with the comments; beautiful work, tasteful, and the overall design is very nicely done.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION FOR THE ARLINGTON HEIGHTS PARK DISTRICT – RECREATION PARK LOCATED AT 501 E. MINER STREET, AS SUBMITTED:

- 1. A VARIATION FROM CHAPTER 30, SECTION 30-206 PUBLIC LANDS (P-L) DISTRICTS SIGNAGE PROVISIONS, TO ALLOW A 188.8 SQUARE FOOT SIGN ON A ROLLING GATE, WHERE IT IS NOT ALLOWED BY CODE.**

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED ON 6/25/25, REVISED DRAWINGS A2 RECEIVED 8/5/25, 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, 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.**

Mr. Hautzinger said he will work with the petitioner to schedule the Village Board review of the sign variation request.

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

ITEM 3. OTHER BUSINESS

2025 Alan F. Bombick Award Nominations Discussion

The single-family award recipient was selected by the commissioners. Both the commercial and single-family award recipients will be contacted to schedule the award presentation at a future Design Commission meeting.

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 7:35 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
9/9/2025

Item: 210 S. Mitchell Ave. - SF/Teardown - DC25-064

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 require revisions and re-review the proposed design for a new (teardown) single-family residence to be located at 210 S. Mitchell Avenue. This recommendation is based upon the architectural plans received on 8/19/25, and the following:

1. Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission needs to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value". Staff encourages renovation/expansion of the existing house, while maintaining its historic character, in lieu of teardown/new construction.
2. If the Design Commission does not object to demolition of the existing house, then to comply with the Village of Arlington Heights' Design Guidelines, the proposed new house should be redesigned to better fit with the character of the neighborhood with a one-and-a-half story massing, a raised front porch, a detached garage, or a recessed attached garage.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

ATTACHMENTS:

1. Staff Report_210 S Mitchell Ave
2. Exhibits_210 S Mitchell Ave

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 210 S. Mitchell Avenue
Project Address: 210 S. Mitchell Avenue
Prepared By: Steve Hautzinger

Date Prepared: September 3, 2025

PETITION INFORMATION:

DC Number: 25-064
Petitioner Name: Crystal Campos-Juarez
Petitioner Thomas Architects
Address: 2800 S River Rd #305
Des Plaines, IL 60018
Meeting Date: September 9, 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 one-and-a-half-story residence and detached garage to build a new two-story residence with an attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,022 square feet and the proposed residence will have 2,700 square feet. This project complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 20 feet Side: 5.2 feet Side: 5.2 feet Rear: 43.1 feet
Building Height (to the midpoint)	25 feet	25 feet
FAR	2,710 SF	2,700 SF
Building Lot Coverage	2,108 SF	1,942 SF
Impervious Surface Coverage	3,312 SF	2,840 SF

The existing house (proposed for demolition) is a historic, craftsman, bungalow-style home located on a block that is comprised of predominantly other similar historic bungalows and cape cod style homes with detached garages. However, there are two newer two-story homes with attached garages on the block. One of those new homes was built on a vacant lot, and the other was a teardown of an architecturally insignificant house.

The existing house was not included in the 2004 School of the Art Institute Historic Preservation Report because this part of the neighborhood was not covered in the report. Nonetheless, the existing house does contribute to the historic character of the block as well as the neighborhood. Staff encourages a renovation/expansion of the existing house in lieu of teardown/new construction.

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

In regards to the proposed new house, one of the purposes of the Village of Arlington Heights' Single-Family Design Guidelines is to evaluate how the proposed home fits with the character of the existing neighborhood. In this case, the proposed new house with prominent front load attached garage and only one step up to the

front porch does not fit with the existing context. If the Design Commission does not object to demolition of the existing house, then Staff recommends that the proposed new house should be redesigned to better fit with the character of the neighborhood with a one-and-a-half story massing, a raised front porch, a detached garage, or a recessed attached garage.

RECOMMENDATION:

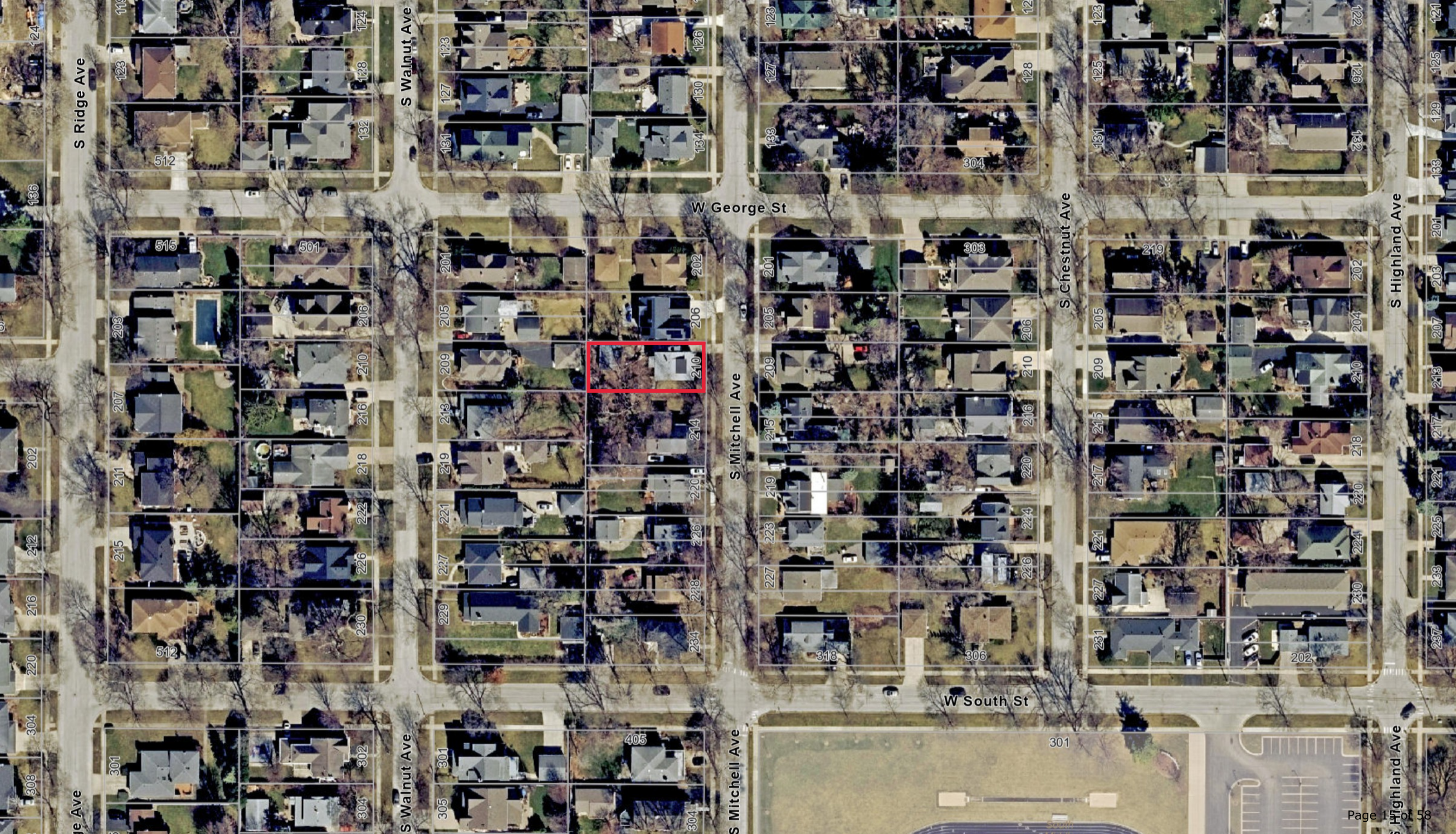
It is recommended that the Design Commission **require revisions and re-review** the proposed design for a new (teardown) single-family residence to be located at 210 S. Mitchell Avenue. This recommendation is based upon the architectural plans received on 8/19/25, and the following:

1. Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission needs to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value". Staff encourages renovation/expansion of the existing house, while maintaining its historic character, in lieu of teardown/new construction.
2. If the Design Commission does not object to demolition of the existing house, then to comply with the Village of Arlington Heights' Design Guidelines, the proposed new house should be redesigned to better fit with the character of the neighborhood with a one-and-a-half story massing, a raised front porch, a detached garage, or a recessed attached garage.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

 _____ September 3, 2025

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

c: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Petitioner, DC File 25-064



S Ridge Ave

S Walnut Ave

W George St

S Chestnut Ave

S Highland Ave

S Mitchell Ave

W South St

S Mitchell Ave

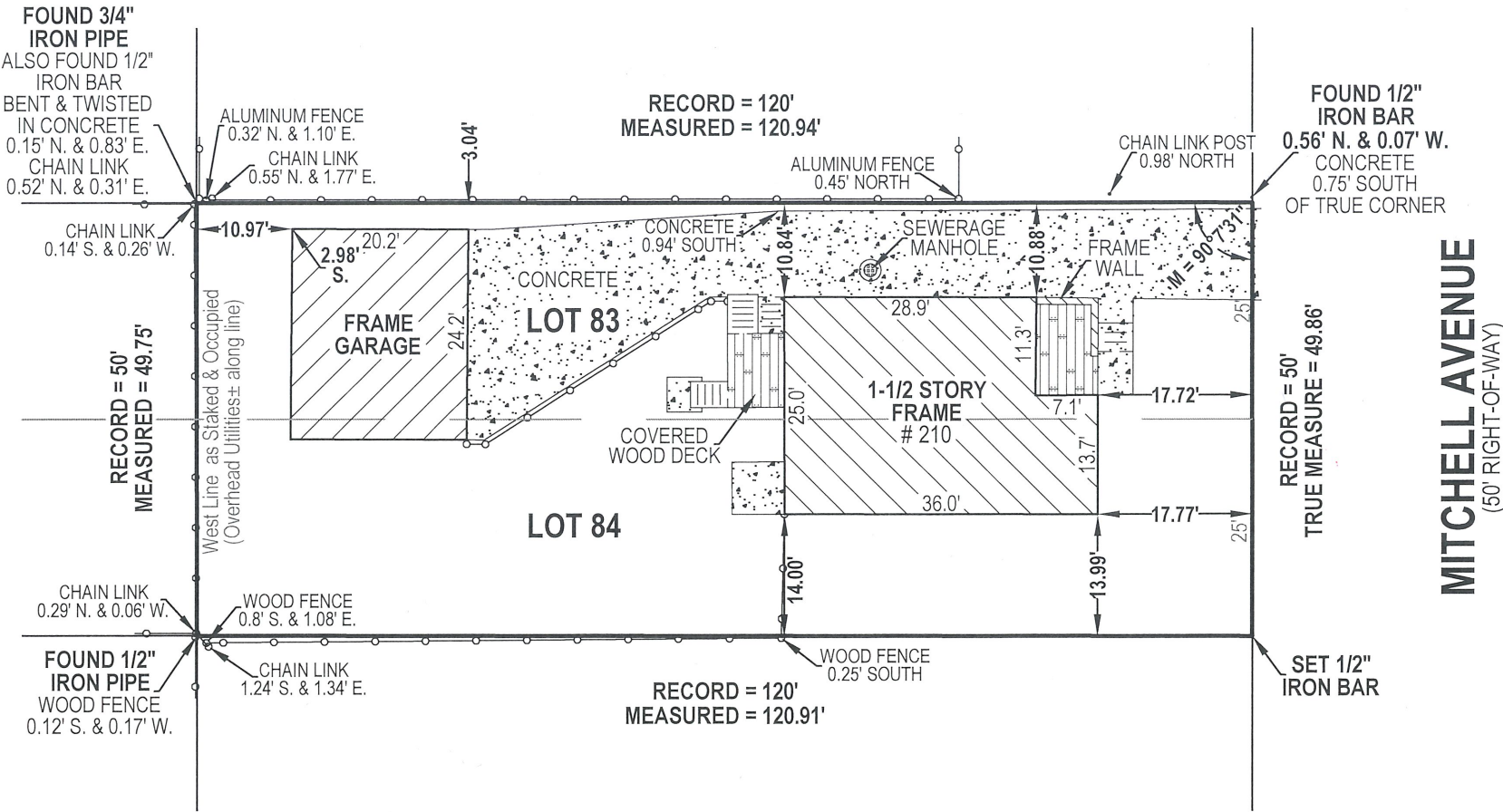
S Highland Ave

MidLakesSurvey.Com
382 Lake Street
Antioch, IL 60002

MID LAKES SURVEY COMPANY
Illinois Professional Design Firm 184.006153
PLAT OF SURVEY

Phone: 847-973-1873
Fax: 847-973-9783
midlakes.survey@yahoo.com

LOT 83 AND 84 IN CAROLINE FIENE'S SUBDIVISION OF THE EAST 18.4 ACRES OF THE NORTH 30.1 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 805.9 FEET OF THE NORTH 405 FEET OF SAID NORTHEAST QUARTER OF SECTION 31), IN COOK COUNTY, ILLINOIS.



SURVEY AREA = 6,022 Sq.Ft.± 0.14 ACRES.

Only those Building Lines and Easements shown on the Recorded Plat of Subdivision or disclosed on a current Title Policy are shown hereon. All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling. All fences are located to centerlines, unless otherwise noted. Field work completed on 03/25/2025.

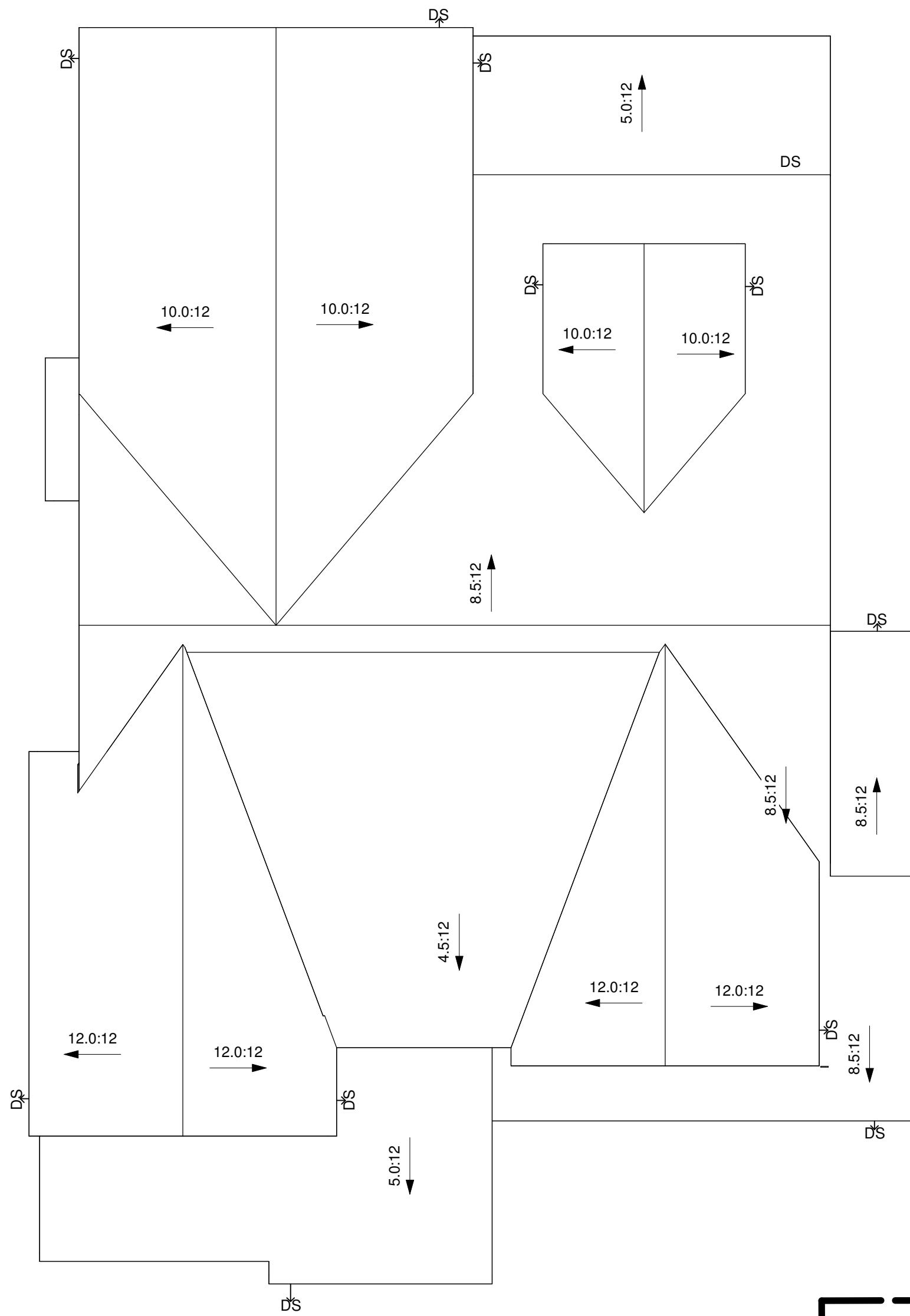
COPYRIGHT© 2025 - MID LAKES SURVEY COMPANY
Job no. 467350 P.I.N. 03 - 31 - 211 - 015 Scale 1" = 20'
Address 210 S. MITCHELL AVENUE Township WHEELING Platted By LR
ARLINGTON HEIGHTS, IL 60005 Ordered By DANNY MALOUF Checked By NNM

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)
On behalf of MID LAKES SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.
Dated MARCH 31, 2025 MID LAKES SURVEY COMPANY
By Nathaniel N. Messer, PLS
Illinois Professional Land Surveyor. My license expires 11/30/2026

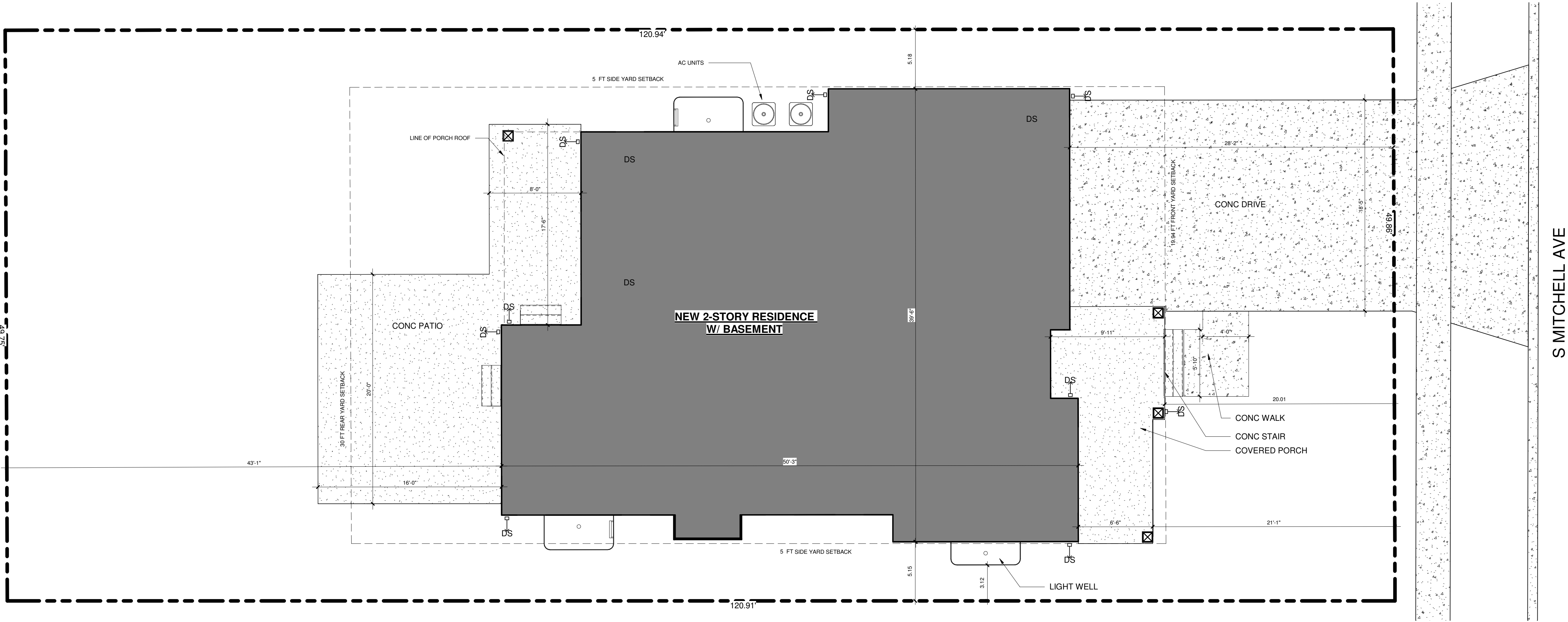


CERTIFIED COPIES EMBOSSED WITH RAISED SEAL

2 ROOF PLAN
3/16" = 1'-0"



1 SITE PLAN - A
3/16" = 1'-0"





PROPERTY TO LEFT- 3
226 S MITCHELL



PROPERTY TO LEFT- 2
220 S MITCHELL



PROPERTY TO LEFT- 1
214 S MITCHELL



SUBJECT PROPERTY
210 S MITCHELL



PROPERTY TO RIGHT- 1
206 S MITCHELL



PROPERTY TO RIGHT- 2
202 S MITCHELL



PROPERTY TO RIGHT- 3
134 S MITCHELL

S MITCHELL AVE

W GEORGE ST

PROPERTY ACROSS - 1
215 S MITCHELL



PROPERTY ACROSS - 2
209 S MITCHELL



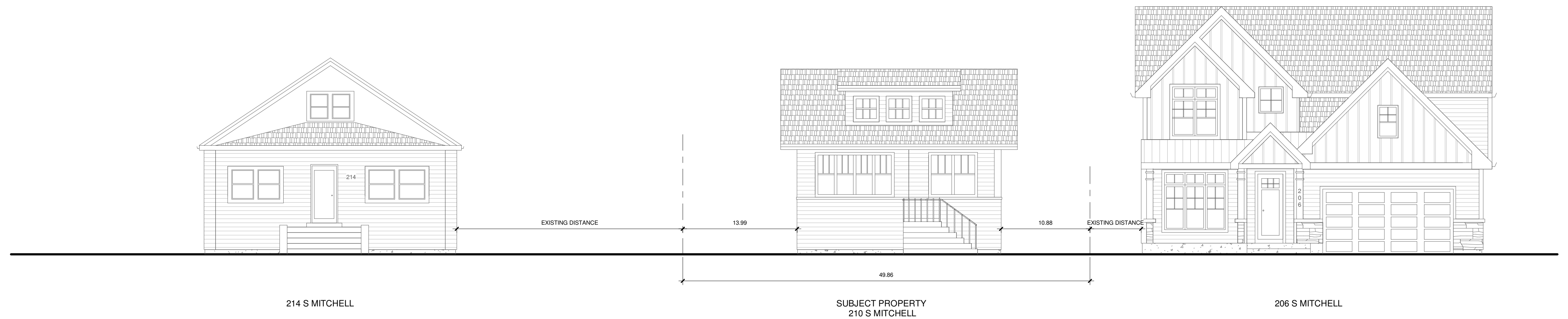
PROPERTY ACROSS - 3
205 S MITCHELL



① NEIGHBORING PHOTOS
3" = 1'-0"



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

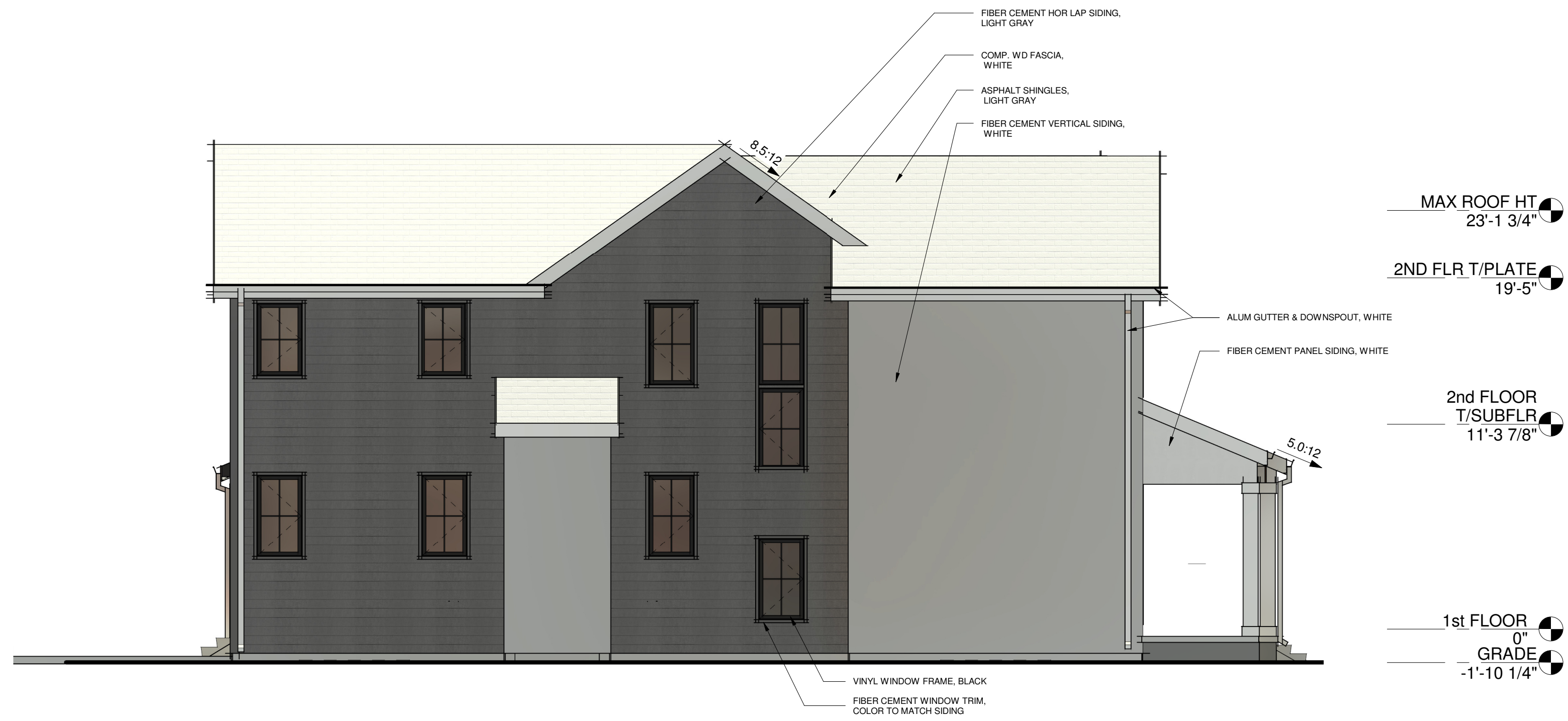


CONTEXT ELEVATION FRONT (EAST)-
EXISTING
② 1/8" = 1'-0"





③ SIDE (NORTH) ELEV - DC
3/16" = 1'-0"



④ SIDE (SOUTH) ELEV - DC
3/16" = 1'-0"

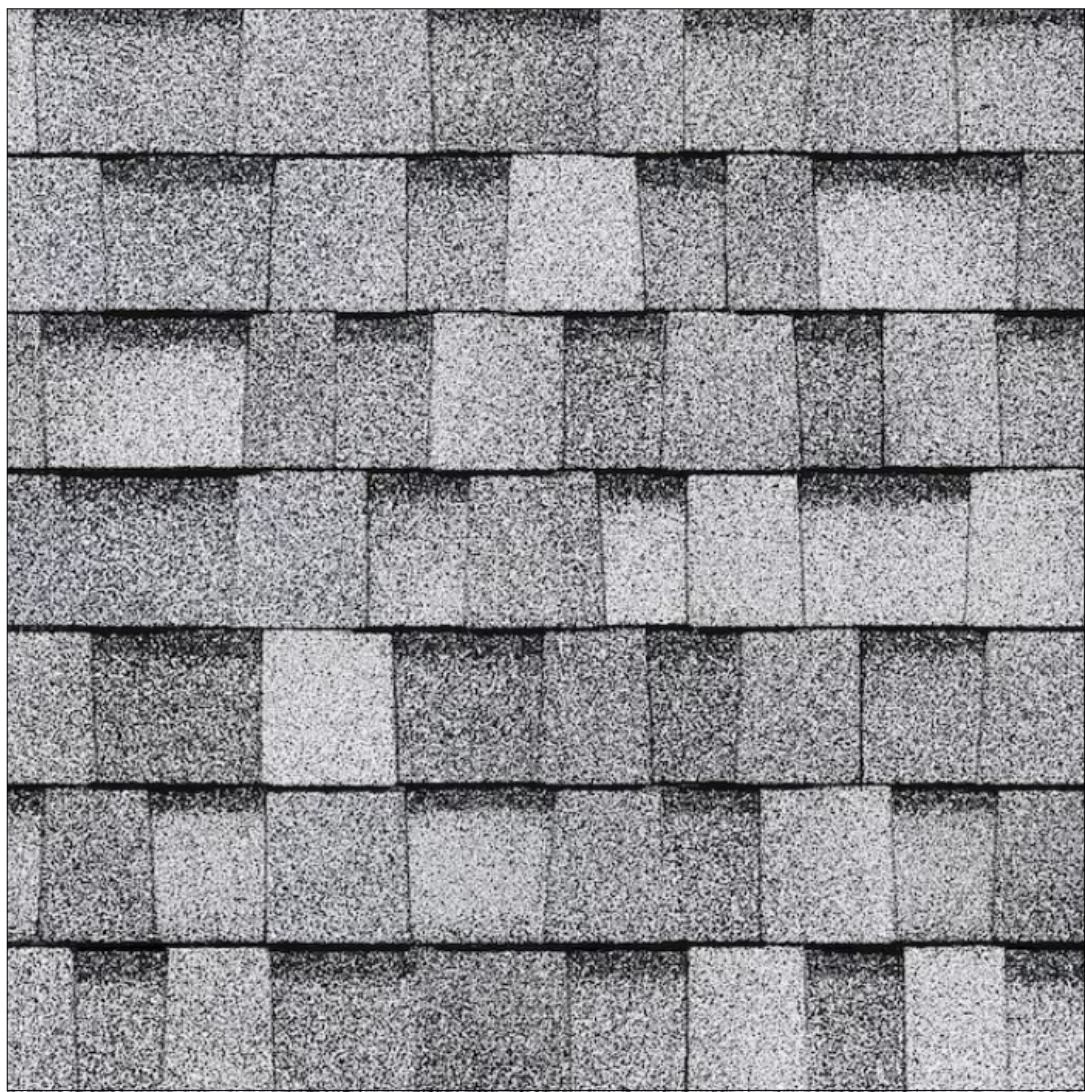


① FRONT (EAST) ELEV - DC
3/16" = 1'-0"



② REAR (WEST) ELEV - DC
3/16" = 1'-0"

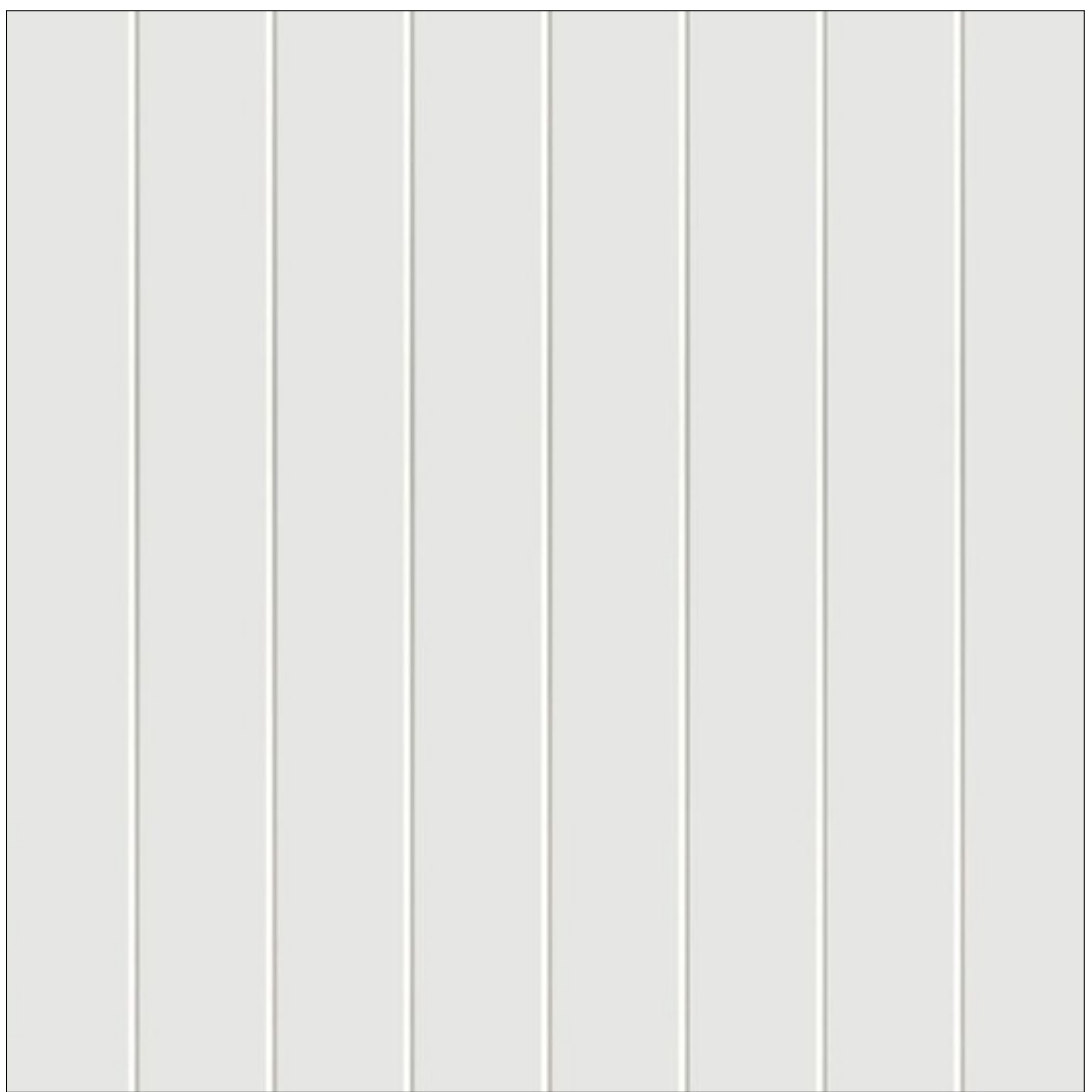
MATERIAL BOARD



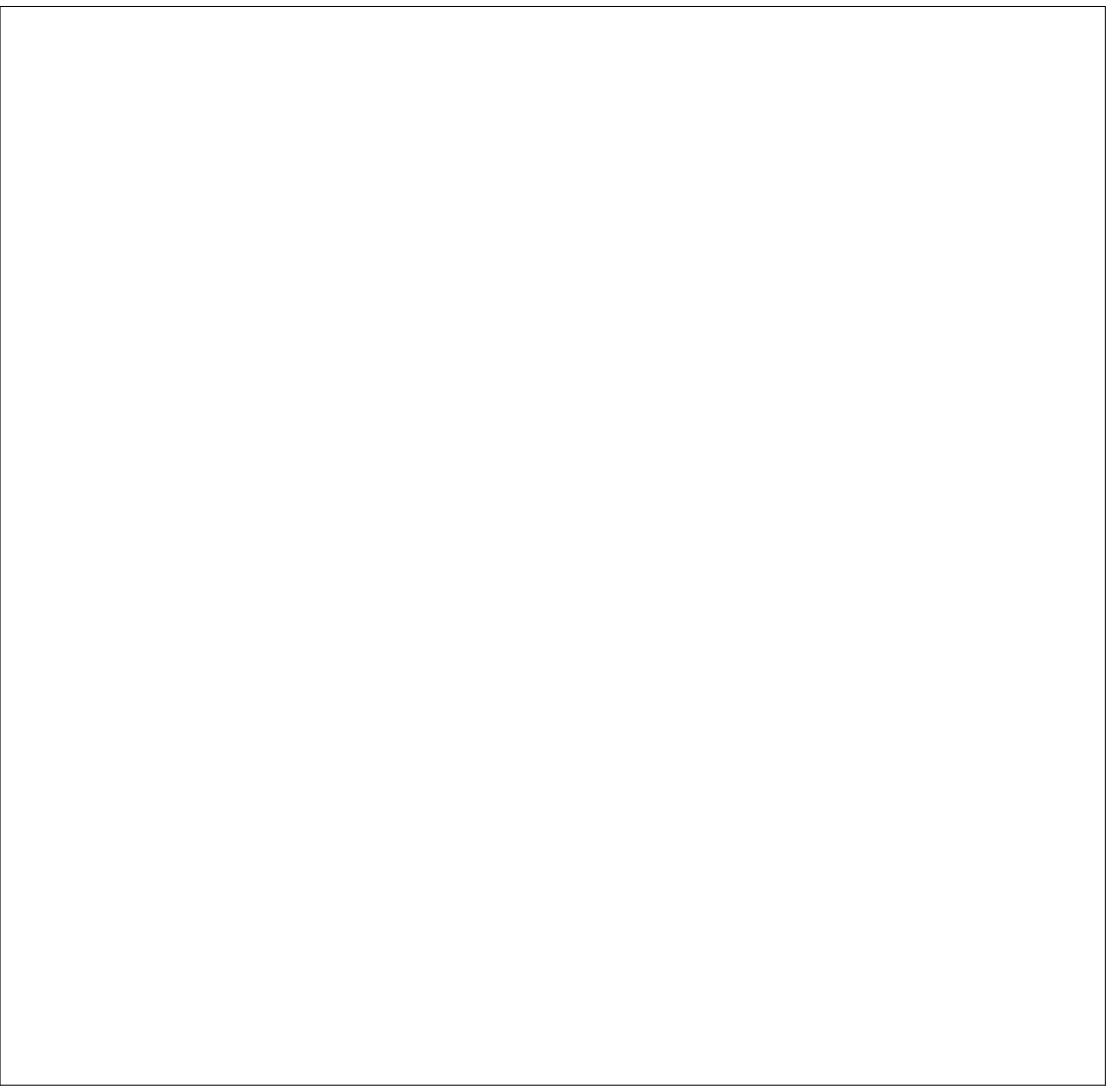
ARCHITECTURAL ASPHALT SHINGLES
LIGHT GRAY



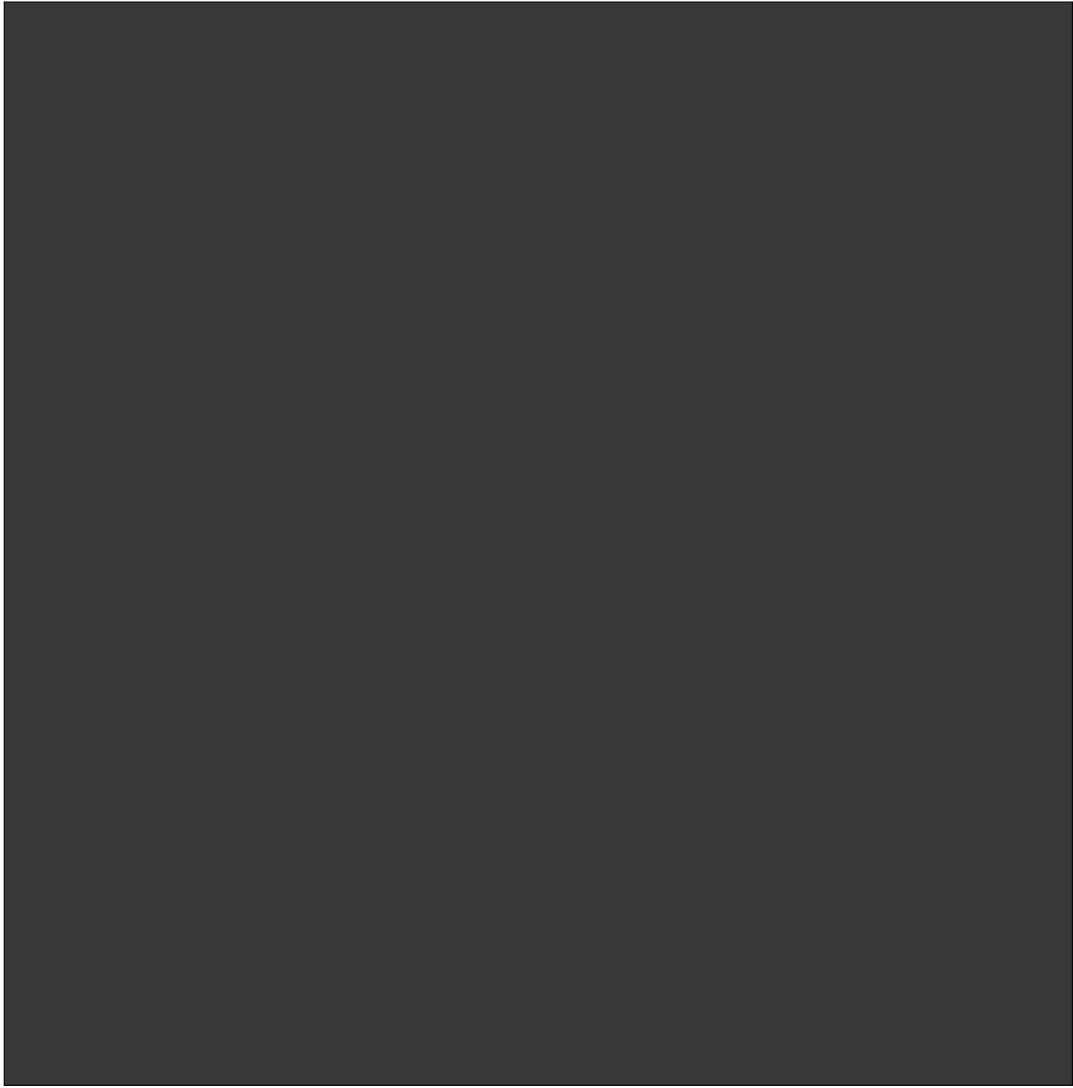
HOR LAP SIDING, 5" EXPOSURE
LIGHT GRAY



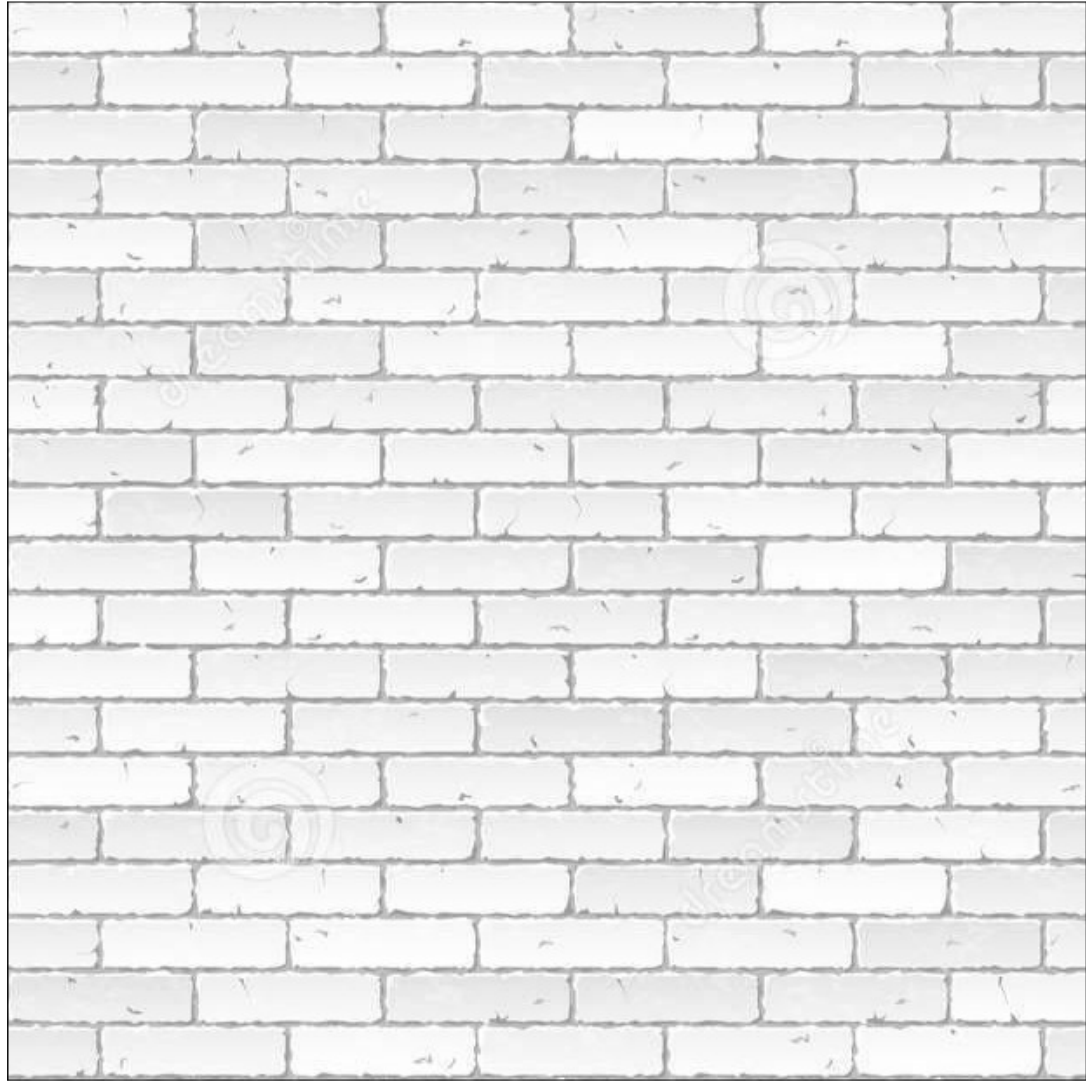
VERTICAL SIDING, 8" EXPOSURE
WHITE



GUTTER / DOWNSPOUTS / FACSIA



EXTERIOR DOOR/ WINDOW FRAMES



FACE BRICK VENEER
WHITE

ITEM	MATERIAL	MANUFACTURER	COLOR
BRICK	BRICK VENEER	VERSETTA	WHITE
ROOF	ASHPHALT SHINGLE	GAF TIMBERLINE	LIGHT GRAY
TRIM	WOOD	MARVIN	WHITE
SIDING	FIBER CEMENT HORIZONTAL LAP SIDING	HARDIE	LIGHT GRAY
SIDING	FIBER CEMENT VERTICAL SIDING	HARDIE	WHITE
WINDOW TRIM	WOOD/ALUMINUM	MARVIN	BLACK



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
9/9/2025

Item: 1721 N. Mitchell Ave. - SF/Teardown - DC25-066

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 approve the proposed design for a new (teardown) single-family residence to be located at 1721 N. Mitchell Avenue. This recommendation is based upon the architectural plans received on 7/30/25, and the following:

1. Evaluate the proposed attached three-car front load garage against the context of the neighborhood.
2. Evaluate the somewhat odd appearance of the blank gable wall above the garage.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

1. Staff Report_1721 N Mitchell Ave
2. Exhibits_1721 N Mitchell Ave

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Lago Residence
Project Address: 1721 N. Mitchell Avenue
Prepared By: Steve Hautzinger

Date Prepared: September 3, 2025

PETITION INFORMATION:

DC Number: 25-066
Petitioner Name: Donovan Eckhardt
Petitioner Address: CD Group Contractors
249 E. Prospect Avenue
Mt. Prospect, IL 60056
Meeting Date: September 9, 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 one-car attached garage to allow construction of a new two-story residence with an attached, three-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,701 square feet and the proposed residence will have 4,301 square feet. This project complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 7.8 feet Side: 7.8 feet Rear: 30 feet	Front: 30.6 feet Side: 8.2 feet Side: 15.9 feet Rear: 30 feet
Building Height (to the midpoint)	25 feet	24.8 feet
FAR	4,318 SF	4,301 SF
Building Lot Coverage	3,395 SF	2,783 SF
Impervious Surface Coverage	4,851 SF	4,352 SF

The existing neighborhood consists of primarily single-story homes with one car attached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, as well as to evaluate the proposed architectural design against the context of the neighborhood. Although the neighborhood is predominantly single-story homes, it should be noted that there are numerous other similar teardowns previously completed throughout the neighborhood, including approximately ten newer two-story homes on this block.

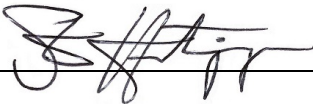
Overall, the proposed architectural design is nicely done with a traditional style and scale that is generally consistent with other newer homes in the neighborhood. The single-story roof line across the front elevation and the massing that steps down to the neighboring single-story house to the north works well to help fit with the immediate context.

The proposed three-car garage is unusual for this neighborhood, which the Design Commission should evaluate, although it is nicely designed by stepping back the front wall. The only other comment on the design is that the blank gable wall above the garage has an unusual and somewhat odd appearance which the Design Commission should also evaluate

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed design for a new (teardown) single-family residence to be located at 1721 N. Mitchell Avenue. This recommendation is based upon the architectural plans received on 7/30/25, and the following:

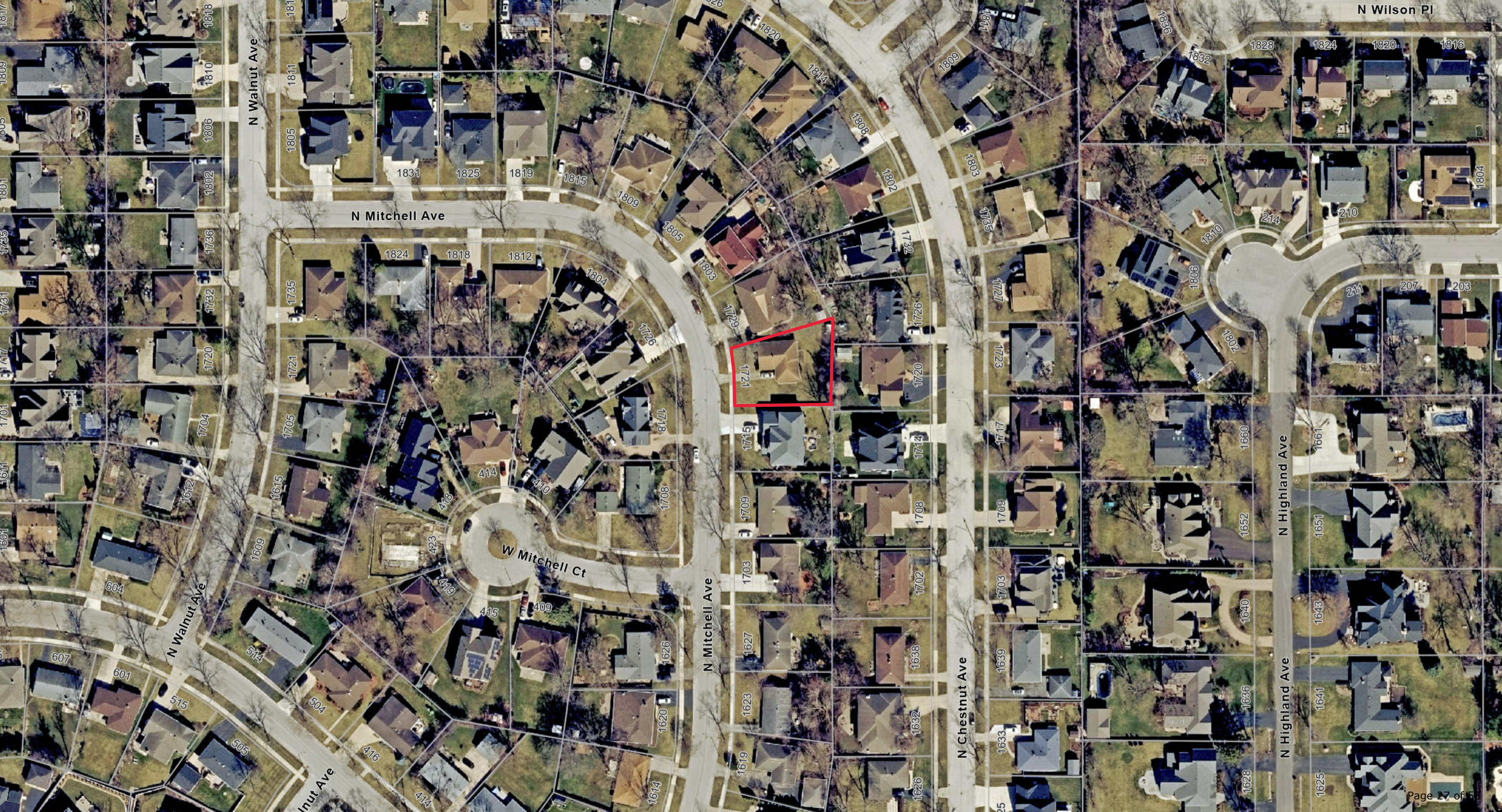
1. Evaluate the proposed attached three-car front load garage against the context of the neighborhood.
2. Evaluate the somewhat odd appearance of the blank gable wall above the garage.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



September 3, 2025

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

c: Petitioner, DC File 25-066



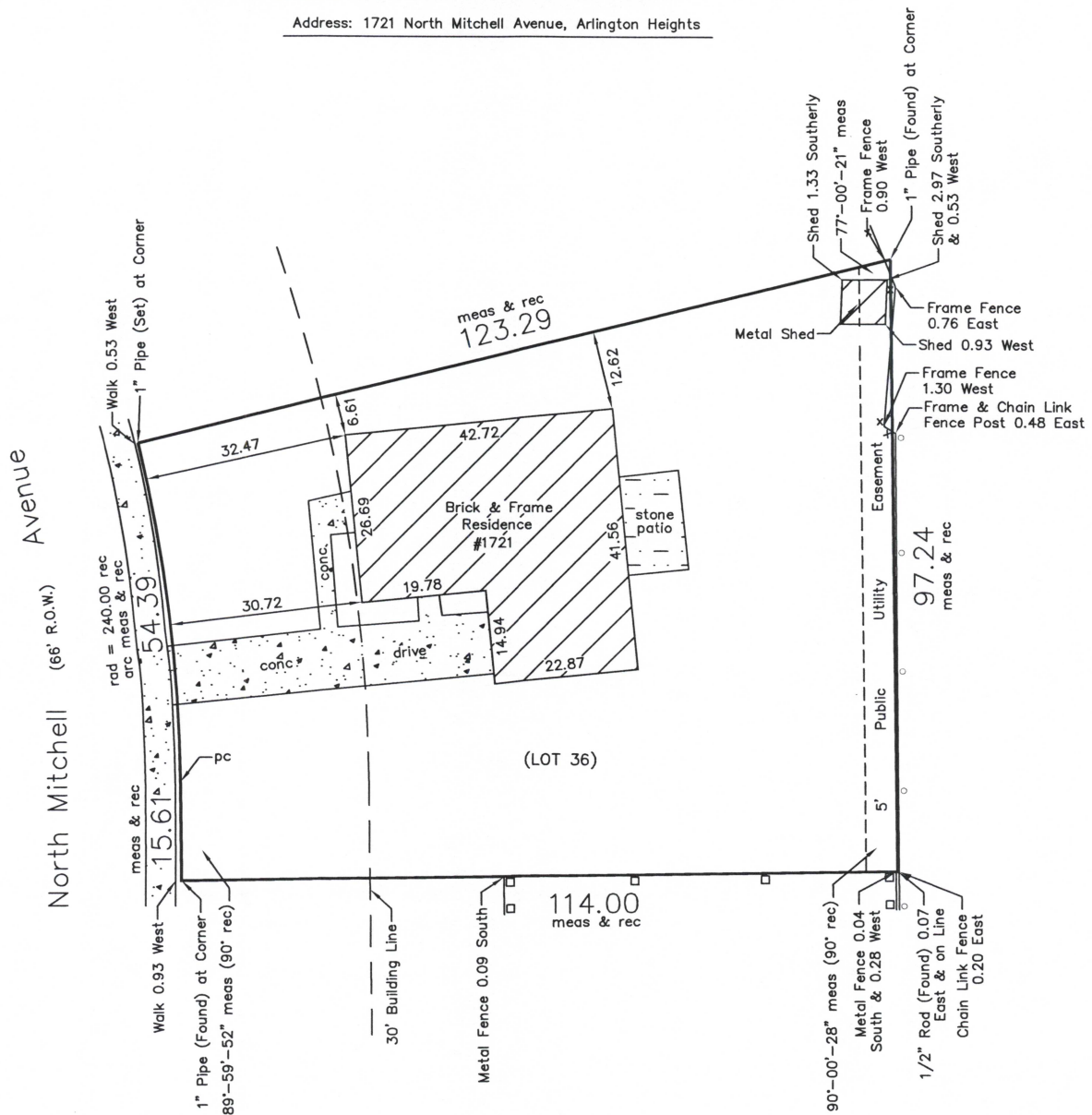


KABAL SURVEYING COMPANY
Land Surveying Services
Plat of Survey

10407 West Cermak Road
Westchester, Illinois 60164
(708) 562-2852
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Lot 36 in Block 2 in Hasbrook Subdivision unit No. 2, of part of the East half of the Northeast quarter of Section 19, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof, recorded October 17, 1957 as Document No. 17041013.

Address: 1721 North Mitchell Avenue, Arlington Heights



LEGEND

R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South, rad = radius
conc = concrete, pc = point of curve

Area of property is approximately 9,701 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed June 26, 2025

Scale: 1 inch = 20 ft.
Order No. 251135
Ordered By: Hawbecker & Garver, LLC



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

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

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2026

ORIGINAL SEAL IN RED

F



1805 North Mitchell Ave



1803 North Mitchell Ave



1729 North Mitchell Ave



Subject Property

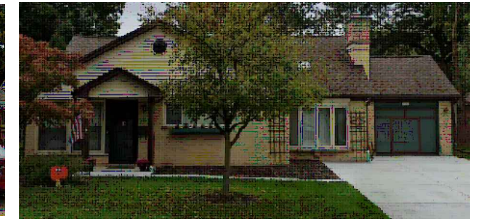
1721 North Mitchell Ave



1715 North Mitchell Ave



1709 North Mitchell Ave



1703 North Mitchell Ave

North Mitchell Avenue



1726 North Mitchell Ave

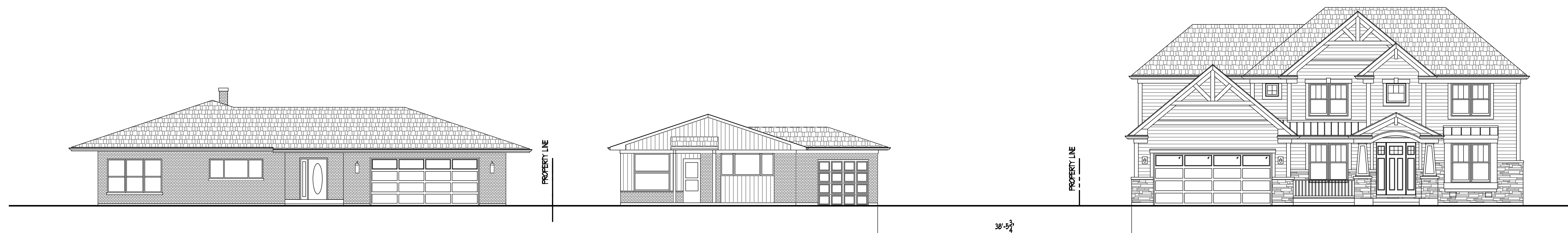


1718 North Mitchell Ave



1708 North Mitchell Ave

PHOTO OF SURROUNDING PROPERTIES



EXISTING CONTEXT ELEVATIONS



PROPOSED CONTEXT ELEVATIONS

CONTEXT ELEVATIONS

1/8" = 1'-0"



CONSULTANTS:

DATE: 04/25/25

SHEET TITLE:

OF

1721 N. Mitchell Arlington Heights IL



Fond Du Lac Stone Ridge



Roof Shingle



James Hardie- Arctic White and black windows



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
9/9/2025

Item: 815 N. Vail Ave. - SF/Teardown - DC25-068

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 **approve** the proposed design for a new (teardown) single-family residence to be located at 815 N. Vail Avenue. This recommendation is based upon the architectural plans received on 8/19/25, and the following:

1. Evaluate the scale of the proposed new home against the surrounding context, which is mostly smaller-scale homes.
2. Evaluate the proposed color scheme, which has a relatively bold appearance due to the black trim. Consider a darker siding color to tone down the contrast with the black trim.
3. Revise the Site Plan to adjust the placement of the house to be on or near the 18.7-foot average front yard setback, and coordinate the layout of the new driveway to maintain a minimum 8-feet of clearance from the existing parkway tree.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

1. Staff Report_815 N Vail Ave
2. Exhibits_815 N Vail Ave

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 815 N. Vail Avenue
Project Address: 815 N. Vail Avenue
Prepared By: Steve Hautzinger

Date Prepared: September 4, 2025

PETITION INFORMATION:

DC Number: 25-068
Petitioner Name: John Haran
Petitioner Address: EJ Builders
346 Ferndale
Elmhurst, IL 60126
Meeting Date: September 9, 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 and detached garage to build a new two-story residence with an attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,375 square feet and the proposed residence will have 3,961 square feet. This project complies with the R-3 zoning requirements as summarized below.

Staff has requested a revised Site Plan from the petitioner to adjust the placement of the house to be on or near the 18.7-foot average front yard setback, in lieu of 30.5-feet as currently shown which would be out of context with the block. Additionally, there is an existing parkway tree that is required to be protected and preserved, and the layout of the new driveway needs to be coordinated to maintain a minimum 8-feet of clearance.

	ALLOWED	PROPOSED
Setbacks	Front: 18.7 feet Side: 7.5 feet Side: 7.5 feet Rear: 30 feet	Front: 30.5 feet Side: 13 feet Side: 10 feet Rear: 36.9 feet
Building Height (to the midpoint)	25 feet	25 feet
FAR	4,188 SF	3,961 SF
Building Lot Coverage	3,281 SF	2,452 SF
Impervious Surface Coverage	4,688 SF	3,112 SF

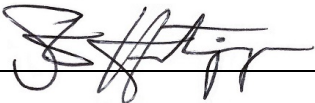
The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area, however the design and character of the existing house (proposed to be demolished) is relatively unremarkable, and the home is not included in the 2004 Community Preservation Report that was prepared by the School of the Art Institute of Chicago.

The existing context on the block is a mix of single-story, split-level, and two-story homes with a mix of attached and detached garages. The proposed new house will be the first teardown on this block. Overall, the proposed design is nicely done, but the Design Commission should evaluate the scale of the proposed new home against the surrounding context which is mostly smaller scale homes. Also, the proposed exterior color scheme should be evaluated which includes a light "Cobblestone" siding paired with black trim that has a relatively bold appearance. A darker siding color, such as tan or brown, could be considered to tone down the contrast with the black trim.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for a new (teardown) single-family residence to be located at 815 N. Vail Avenue. This recommendation is based upon the architectural plans received on 8/19/25, and the following:

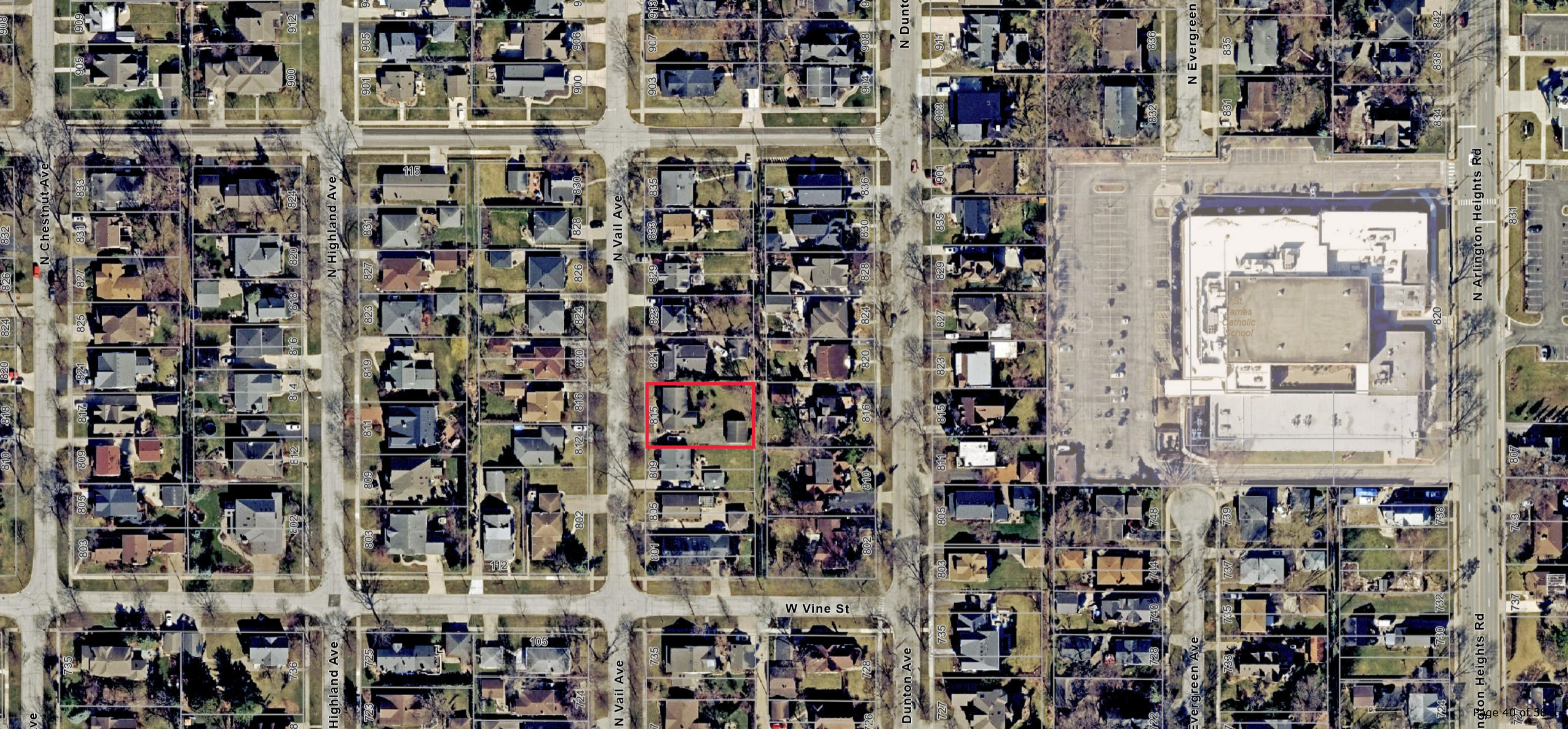
1. Evaluate the scale of the proposed new home against the surrounding context which is mostly smaller scale homes ion.
2. Evaluate the proposed color scheme which has a relatively bold appearance due to the black trim. Consider a darker siding color to tone down the contrast with the black trim.
3. Revise the Site Plan to adjust the placement of the house to be on or near the 18.7-foot average front yard setback, and coordinate the layout of the new driveway to maintain a minimum 8-feet of clearance from the existing parkway tree.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



September 4, 2025

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

c: Petitioner, DC File 25-068



N Chestnut Ave

N Highland Ave

N Vail Ave

N Dunton Ave

N Evergreen Ave

N Arlington Heights Rd

W Vine St

Dunton Ave

Evergreen Ave

N Arlington Heights Rd

St. James
Catholic
School

PLAT OF SURVEY

OF

LOTS 26, 27 AND 28 IN BLOCK 4 IN W. H. AND J. DUNTON AND OTHER SUBDIVISION OF LOTS 4, 5 AND 6 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, IN COOK COUNTY, ILLINOIS.

LEGEND

- (R) – RECORD

(M) – MEASURED

D – DEED

L – ARC LENGTH

R – RADIUS

CH – CHORD
- TF – TOP OF FOUNDATION

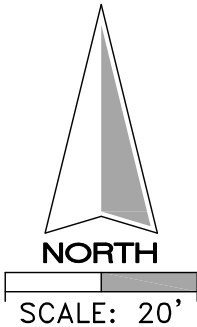
BL – BRICK LEDGE

TC – TOP OF CURB

BC – BACK OF CURB

TW – TOP OF WALL

FF – FINISHED FLOOR

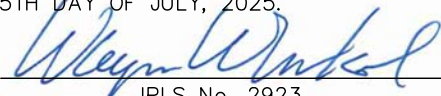


FIELD WORK COMPLETED ON THE 24TH DAY OF JULY, 2025.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 25TH DAY OF JULY, 2025.


IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2026.

© COPYRIGHT NEKOLA SURVEY INC. 2025 "ALL RIGHTS RESERVED"

PREPARED FOR: GABRIEL GROUP, INC.
JOB ADDRESS: 815 N. VAIL AVE., ARLINGTON HTS., IL
SELLER/BUYER: MOSKAL / E&J BUILDERS, INC.
JOB NO.: 25-06-0075

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM

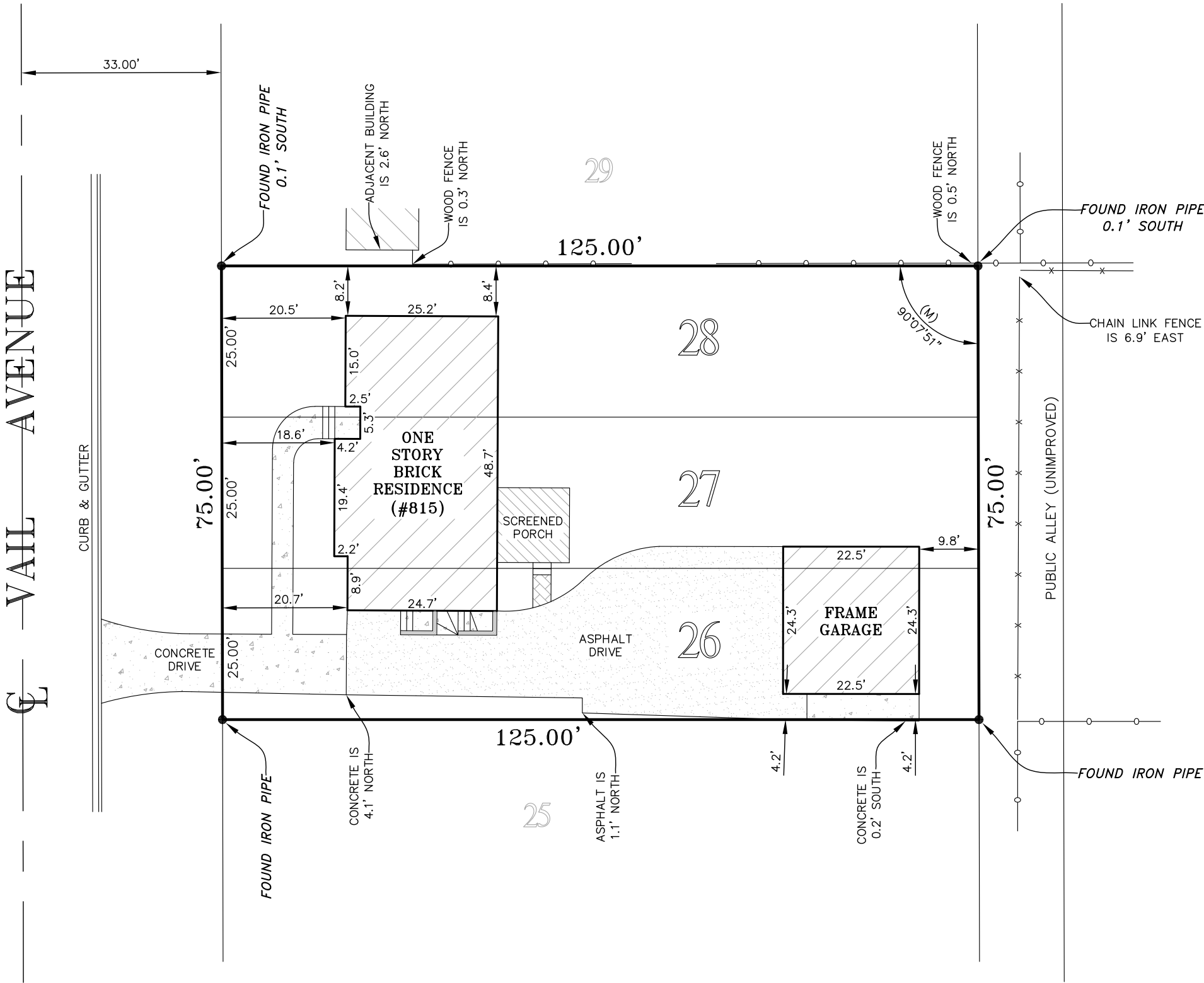
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX

DESIGN FIRM NO. 184.005564

 – "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT **ALONE**. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES. FENCE LOCATIONS ARE MADE TO CENTER OF POSTS UNLESS OTHERWISE NOTED.



AREA = 9,375 SQ. FT.
MORE OR LESS

JOB NO.		25022
DATE:		07-24-25
DRAWN BY:		MDS
SCALE:		AS NOTED
SHEET NO.	1 OF 6	
>SITE PLAN >ELEVATION STUDY		



EXISTING HOUSE - PROPOSED
TO BE DEMOLISHED



829 N Vail, property to left 3. 823 N Vail, Property to left 2. 821 N Vail, Property to left 1. 815 N Vail, Subject property. 809 N Vail, Property to right 1. 805 N Vail, Property to right 2



802 N Vail, Property to left front, 812 N Vail, Property to Front, 816 N Vail, Property to right front



PROJECT:

Custom
Residence:

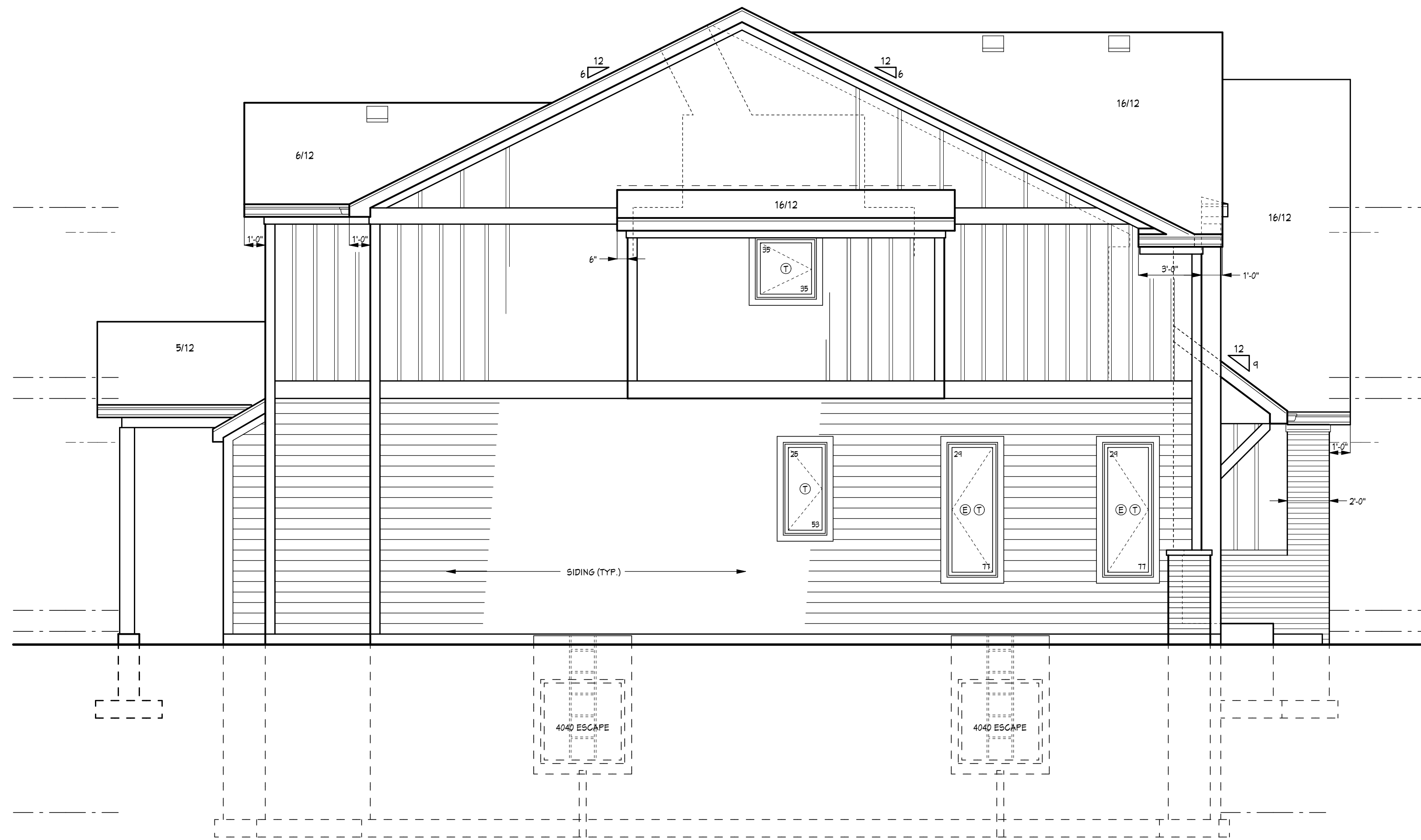
815 N Vail Ave.
Arlington Heights, IL

BUILDER:

E & J Builders, LLC
Elmhurst, IL
Ph. 630.479.4556

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	07-25-25	MDS
	PRELIM. REVIEW	
	07-30-25	MDS
	PRELIM. A.R.B. REVIEW	

JOB NO.		25022
DATE:		07-24-25
DRAWN BY:		MDS
SCALE:		AS NOTED
SHEET NO.	2 OF 6	
FRONT ELEVATION LEFT SIDE ELEV.		



LEFT SIDE ELEVATION

SCALE: 1/4" = 1' 0"

- FOUNDATION STEPS, DROP SIDING, ETC..
AS REQUIRED BY SITE CONDITIONS.
- ALL STEP DOWN SIZES AND LOCATIONS ARE TO
FOLLOW SITE ENGINEERING PLAN BY OTHERS.
- STEPPING SHOWN HEREON IS APPROXIMATE.



FRONT ELEVATION

SCALE: 1/4" = 1' 0"

PRELIMINARY A.R.B.
REVIEW PLANS



SG Design, LLC

05634 Robbins St.
Winfield, IL 60190
630-969-9279
www.SGDesignLLC.com

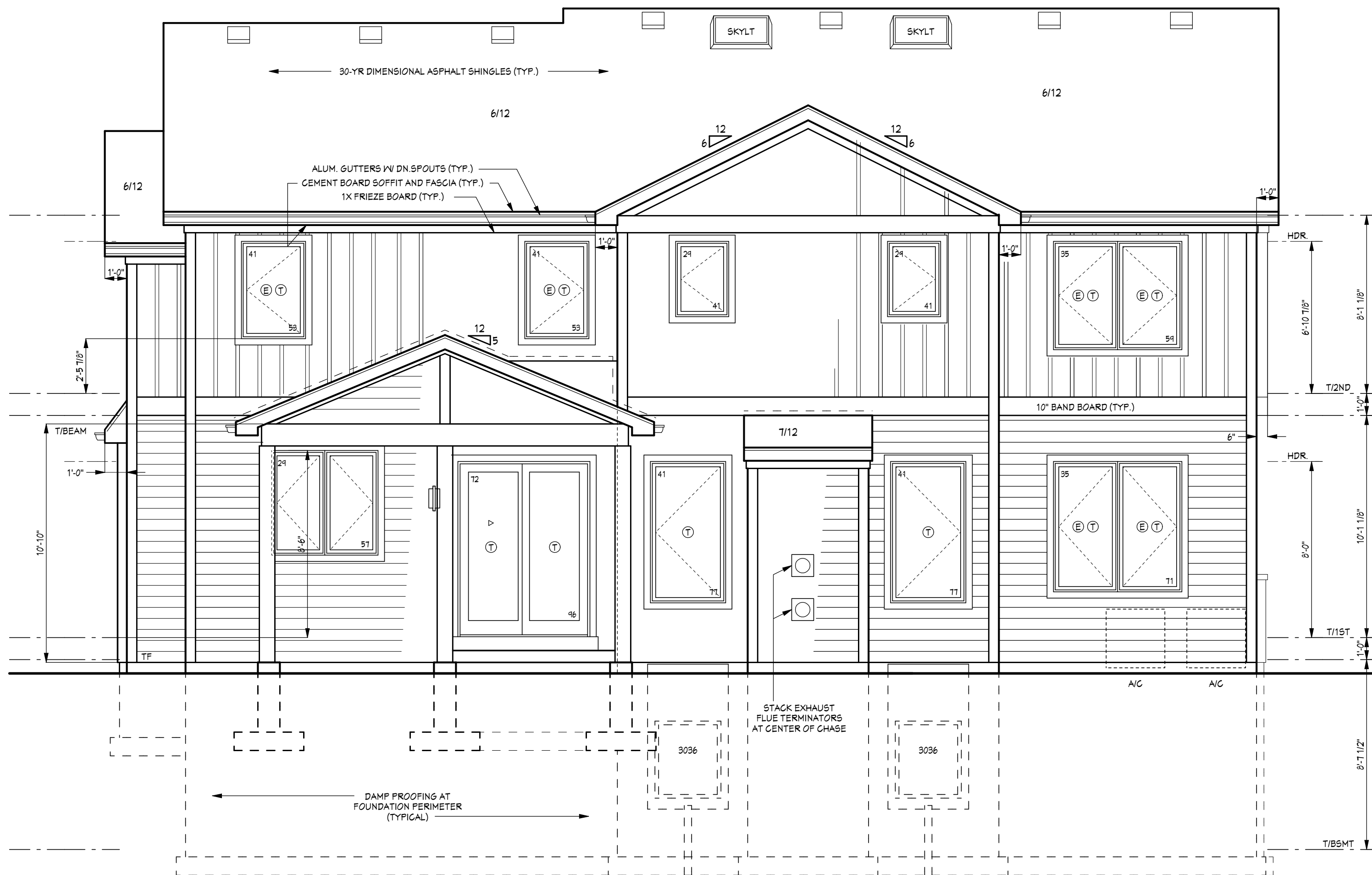


RIGHT SIDE ELEVATION

SCALE: 1/4" = 1' 0"

GRADING / ENGINEERING NOTE

- FOUNDATION STEPS, DROP SIDING, ETC..
AS REQUIRED BY SITE CONDITIONS.
- ALL STEP DOWN SIZES AND LOCATIONS ARE TO
FOLLOW SITE ENGINEERING PLAN BY OTHERS.
- STEPPING SHOWN HEREON IS APPROXIMATE.



REAR ELEVATION

SCALE: 1/4" = 1' 0"

PRELIMINARY A.R.B.
REVIEW PLANS

PROJECT:

Custom
Residence:

815 N Vail Ave.
Arlington Heights, IL

BUILDER:

E & J Builders, LLC
Elmhurst, IL

Ph. 630.479.4556

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	07-25-25	MDS
	PRELIM. REVIEW	
	07-30-25	MDS
	PRELIM A.R.B. REVIEW	

JOB NO.	25022
DATE:	07-24-25
DRAWN BY:	MDS
SCALE:	AS NOTED
SHEET NO.	
> REAR ELEVATION	
> RIGHT SIDE ELEV.	
> REV. LEGD SECTION	

3

OF 6

PHOTO OF THE PROPOSED DESIGN
AND EXTERIOR COLORS (COMPLETED
IN A DIFFERENT COMMUNITY)



815 N Vail



Windows



Siding



Brick



Siding Trim



Roof



Facia



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
9/9/2025

Item: 1723 N. Verde Ave. - SF/Addition - DC25-071

Department: Planning & Community Development

Item Description:

REQUEST

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 1723 N. Verde. This recommendation is based upon the architectural plans received on 8/13/25, 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_1723 N Verde Ave
2. Exhibits_1723 N Verde Ave

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Columbia Residence
Project Address: 1723 N. Verde Avenue
Prepared By: Steve Hautzinger

Date Prepared: September 4, 2025

PETITION INFORMATION:

DC Number: 25-071
Petitioner Name: Diane Columbia
Petitioner Address: 1723 N. Verde Avenue
Arlington Heights, IL 60004
Meeting Date: September 9, 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 a two-story addition to an existing split-level home. An existing attached garage will be demolished, and the expanded home will have no garage. The property has a total land area of approximately 23,000 square feet and the proposed residence with addition will be approximately 2,934 square feet. The plans do comply with the R-E single-family zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet max Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 51.1 feet Side: 18 feet Side: 13.8 feet Rear: 100+ feet
Building Height (to the midpoint)	25 feet	22.5 feet
FAR	6,900 SF	2,934 SF
Building Lot Coverage	6,900 SF	2,235 SF
Impervious Surface Coverage	11,500 SF	5,448 SF

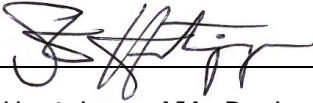
The existing house is a front-to-back split-level design with an attached two-car garage. The homeowner is proposing to demolish the existing attached garage to allow construction of a new two-story addition. The massing of the proposed design has odd proportions with the narrow two-story addition attached to the existing wide single-story front wall. The new addition also includes a separate second front door which adds to the unusual appearance.

The Village's Single-Family Design Guidelines encourage new additions to "look like they belong and not dominate or change the character of the original building". Since the lot size is very large, Staff encouraged the petitioner to consider a single-story addition to align with the massing of the existing house for a more seamless and cohesive appearance. However, the petitioner reported that the proposed design is due to a recent hardship and resulting unique family living arrangement. Considering the hardship and unique circumstance, Staff does not object to the proposed design.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the proposed addition at 1723 N. Verde. This recommendation is based upon the architectural plans received on 8/13/25, 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.



September 4, 2025

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

c: Petitioner, DC File 25-071



North

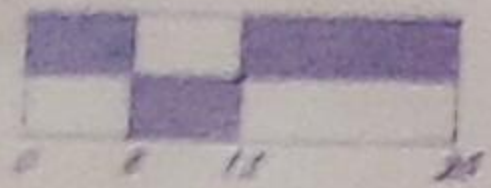


PLAT OF SURVEY

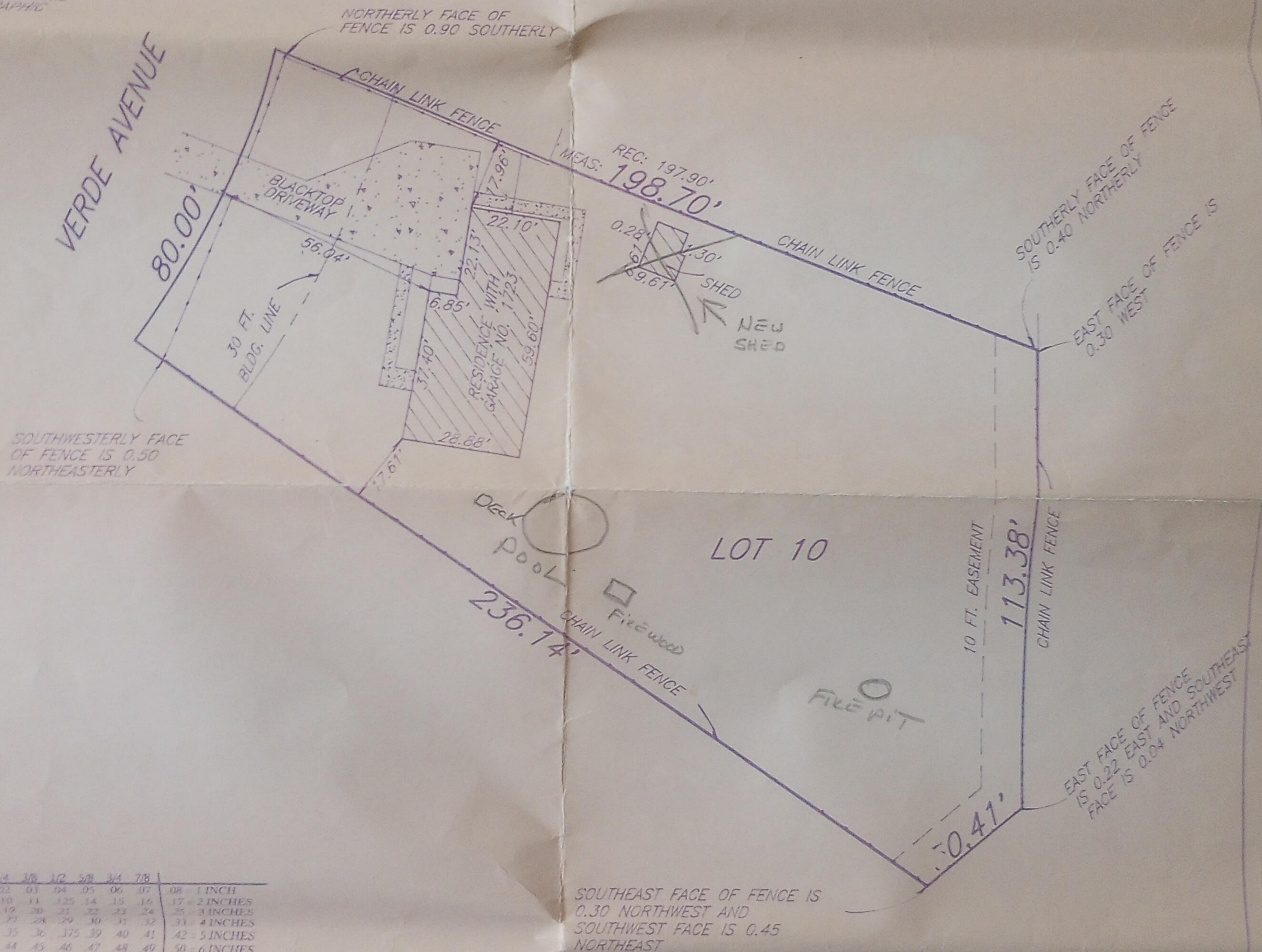
by
Michael J. Emmert Surveys, Inc.
of

Property located at: 1723 N. VERDE AVENUE
Legally described as:

LOT 10 IN LYNNWOOD SUBDIVISION UNIT NO. 4, BEING A SUBDIVISION IN THE EAST 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 19 AND IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



1 IN. = 25 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC



	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	01	02	03	04	05	06	07	08 = 1 INCH
1 AND	09	10	11	12	13	14	15	16 = 2 INCHES
2 AND	18	19	20	21	22	23	24	25 = 3 INCHES
3 AND	26	27	28	29	30	31	32	33 = 4 INCHES
4 AND	34	35	36	37	38	39	40	41 = 5 INCHES
5 AND	43	44	45	46	47	48	49	50 = 6 INCHES
6 AND	51	52	53	54	55	56	57	58 = 7 INCHES
7 AND	59	60	61	62	63	64	65	66 = 8 INCHES
8 AND	68	69	70	71	72	73	74	75 = 9 INCHES
9 AND	76	77	78	79	80	81	82	83 = 10 INCHES
10 AND	84	85	86	87	88	89	90	91 = 11 INCHES
11 AND	93	94	95	96	97	98	99	1.0 = 1 FOOT

NOTE: SOME SURFACE IMPROVEMENTS MAY NOT BE SHOWN
DUE TO SNOW AND/OR ICE COVER

not valid without raised seal



State of Illinois)
County of Cook)

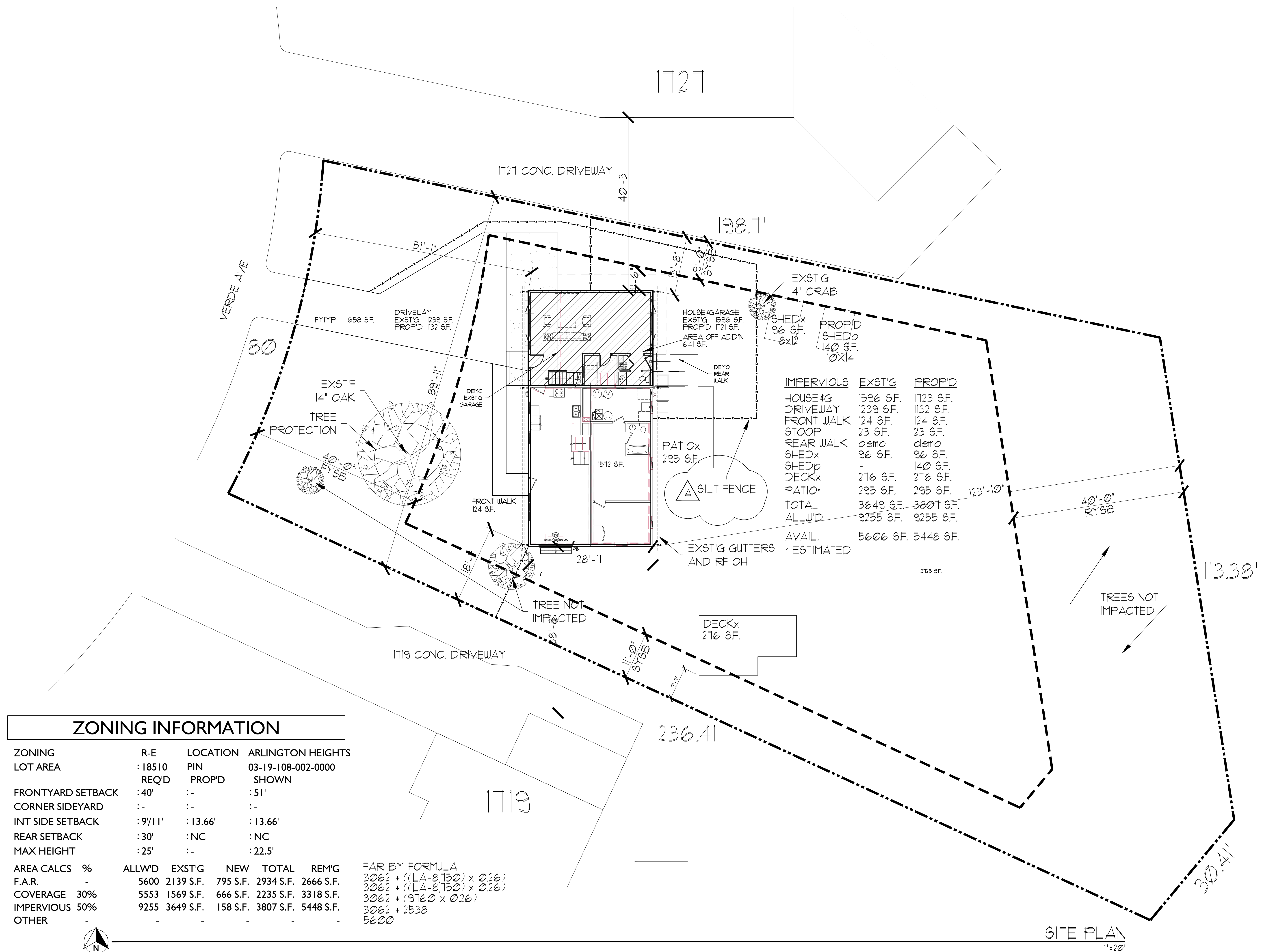
Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. This office shall not be responsible for future construction unless all property corners are established by this office.

Dated this 17 TH day of NOVEMBER 1997

By: *Michael J. Emmert*
Professional Illinois Land Surveyor No. 2499

President

Michael J. Emmert Surveys, Inc.
115 West Palatine Road
Palatine, Illinois 60067-5103
Office 800/991-6898
Fax 991-4999

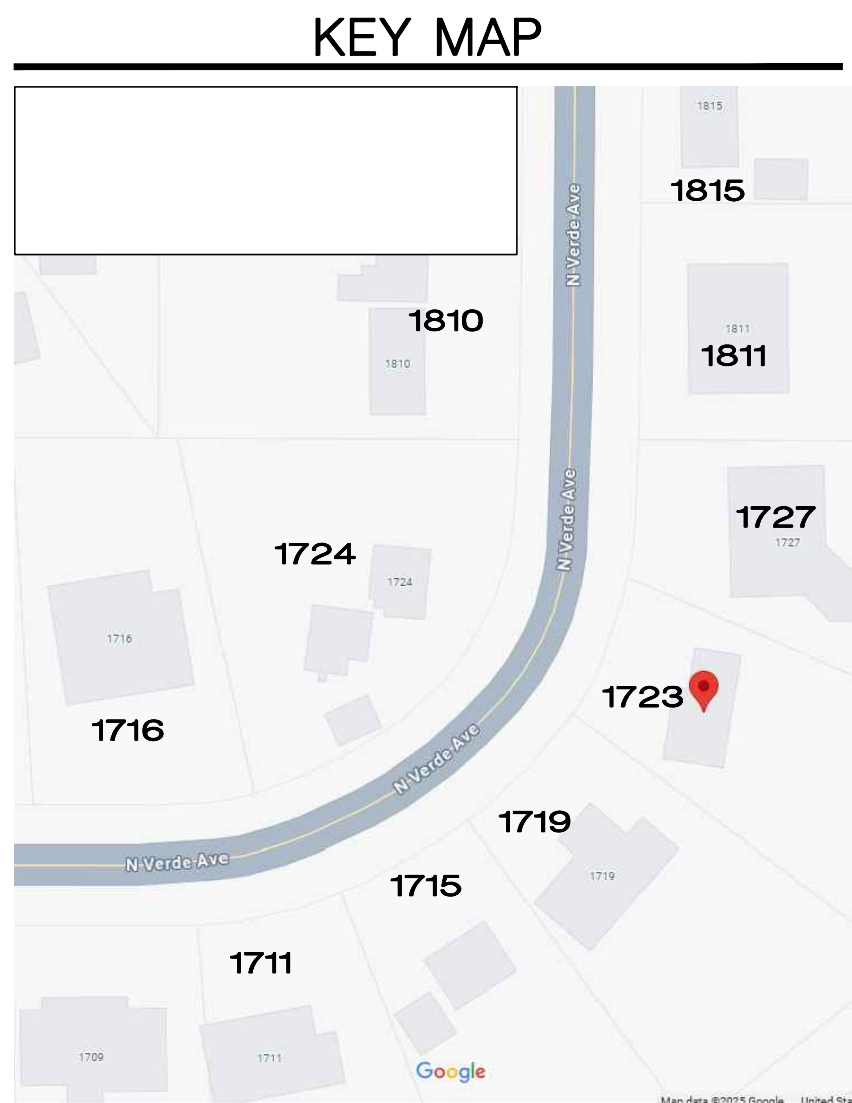


DR

[illegible]

CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE
COLUMBIA HOME ADDITION GARAGE TOPPER ADDITION 1723 N VERDE, ARLINGTON HEIGHTS, ILLINOIS 60004
EXISTING PLANS / DEMO PLANS

DATE	08-13-25
PROJECT NUMBER	251220
EXST SITE	



VINYL SIDING
TO MATCH

ITEM	MATERIAL
SIDING	VINYL
ROOF	ASPHALT
GUTTERS/TRIM	ALUMINUM
WINDOWS/DOORS	VINYL

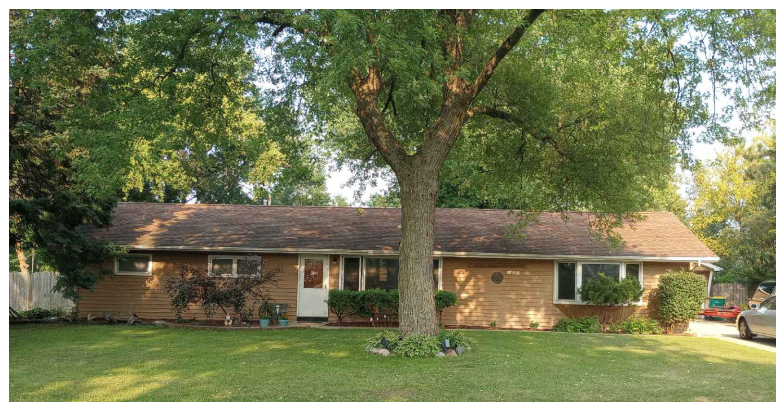


ALUMINUM TRIM
TO MATCH

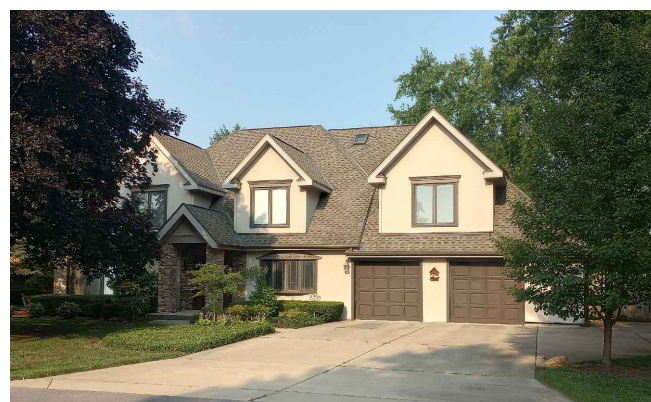
MFG	COLOR
CAMDEN POINT	NATURAL ALMOND
TIMBERLINE	HICKORY
TRIBUILT	DOVER WHITE
HARVEY	WHITE



SHINGLES
TO MATCH



1815



1811



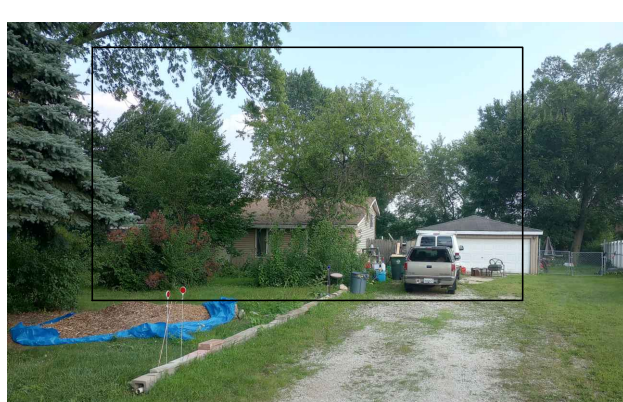
1727



1723



1719



1715

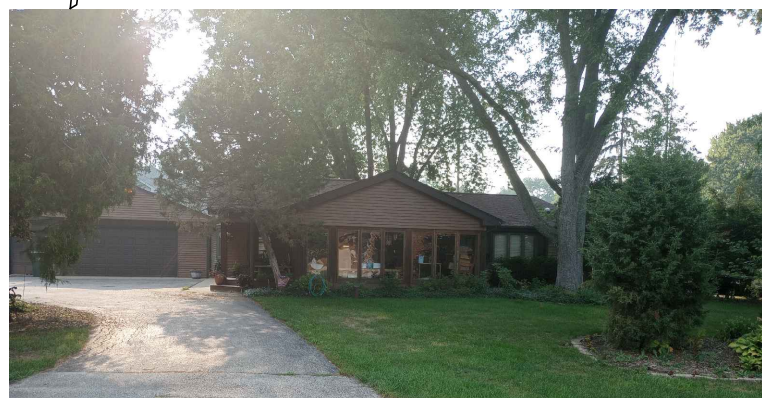


1711

NORTH VERDE



1810



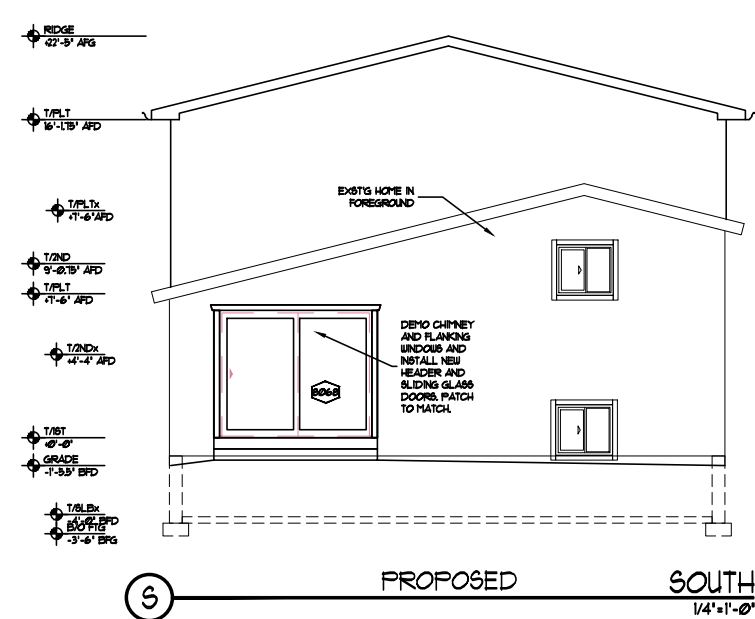
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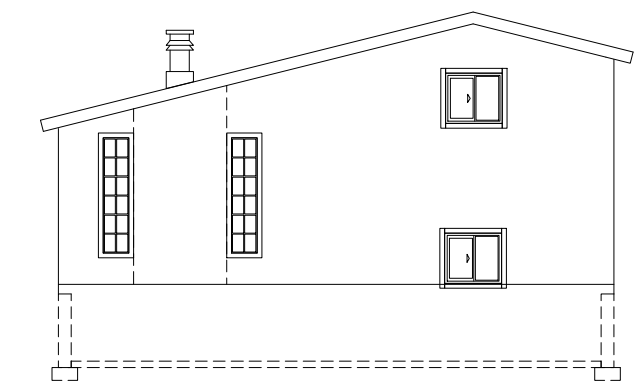
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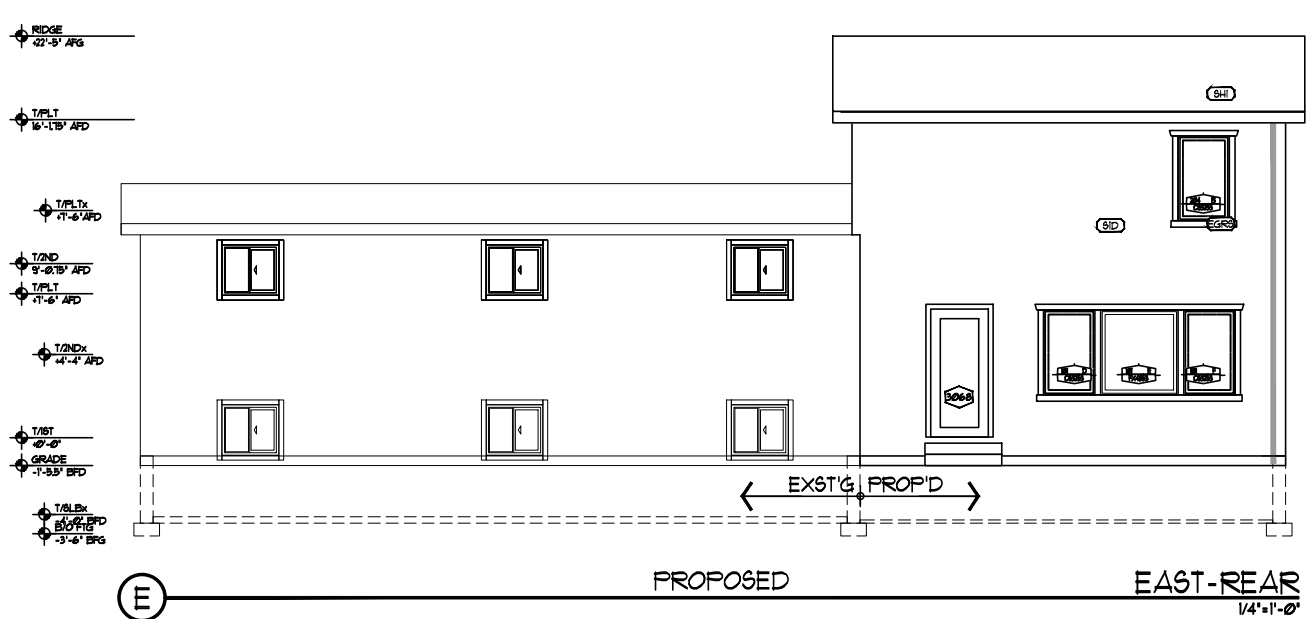
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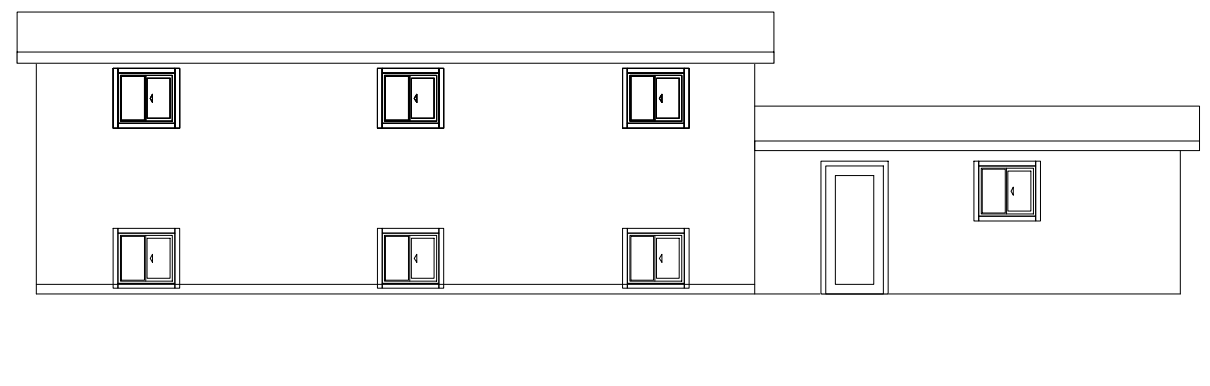
PROPOSED SOUTH
1/4\"/>



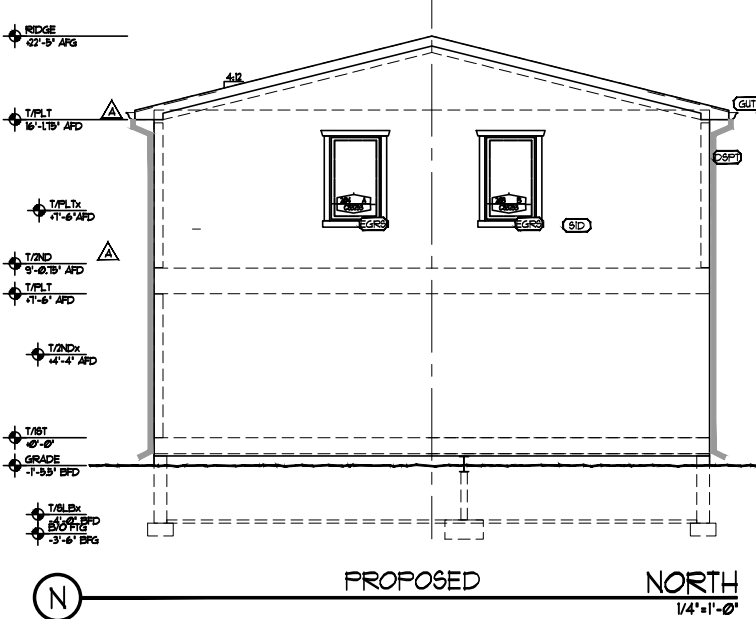
EXISTING SOUTH
1/4\"/>



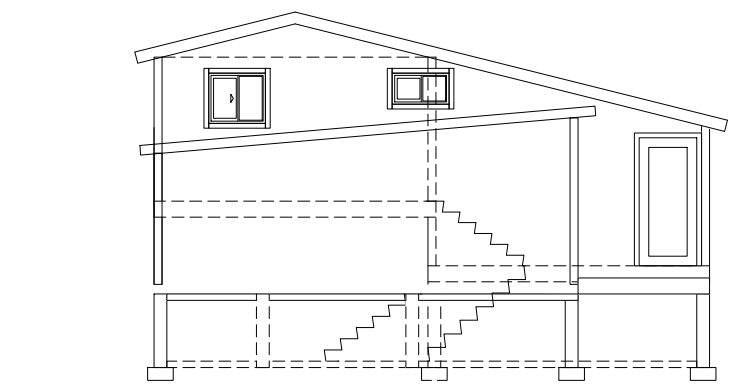
PROPOSED EAST-REAR
1/4\"/>



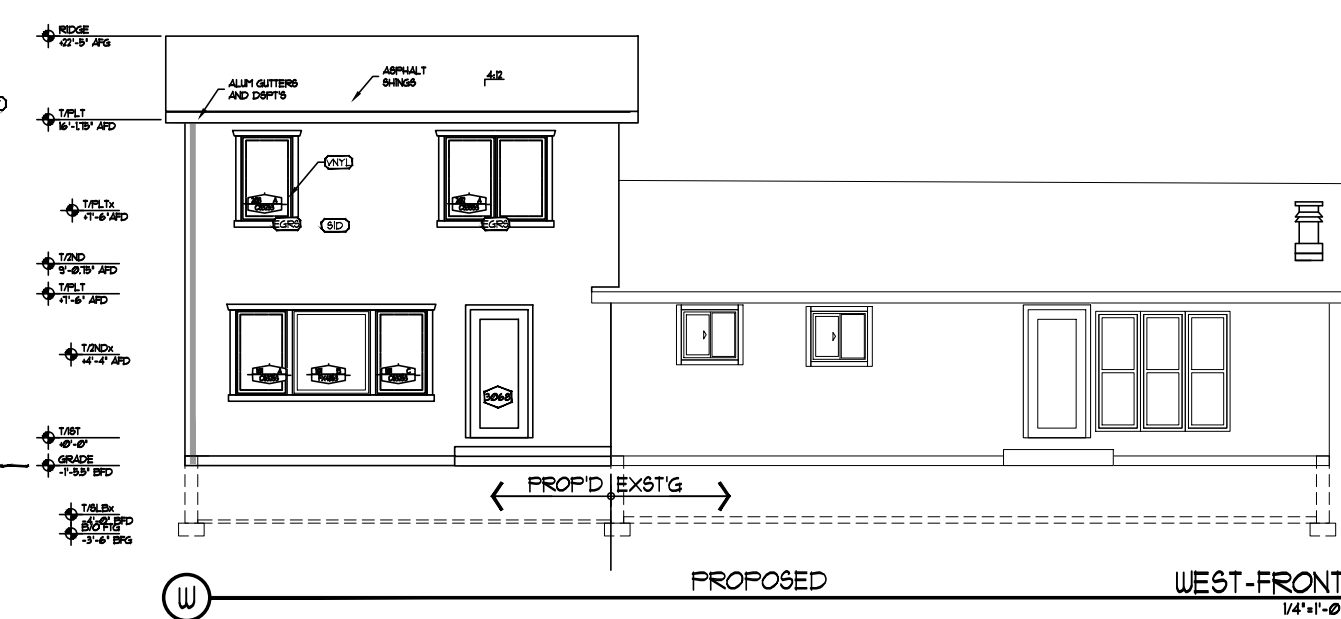
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1/4\"/>



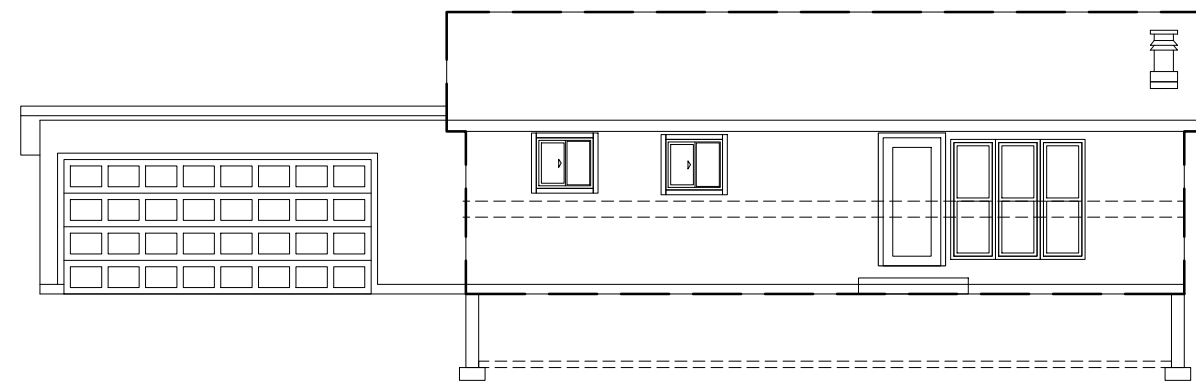
PROPOSED NORTH
1/4\"/>



EXISTING NORTH
1/4\"/>



PROPOSED WEST-FRONT
1/4\"/>



EXISTING WEST-FRONT
1/4\"/>

#	DATE	DESCRIPTION
A	-	PERMIT SET #1
B	-	REVISION SET A
	-	REVISION SET B



1815



1811



1727



1723



1719



1715



1711

NORTH VERDE

1810



WITHOUT TREE / 2012

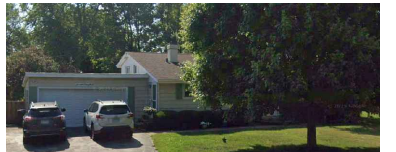
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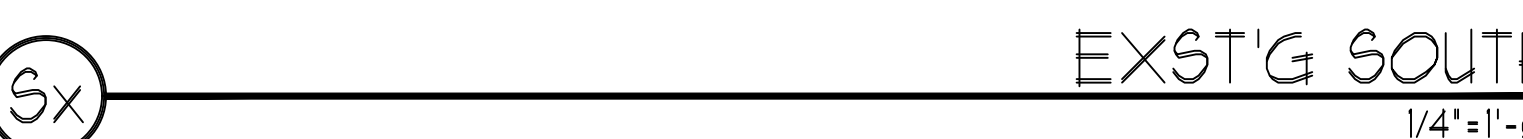
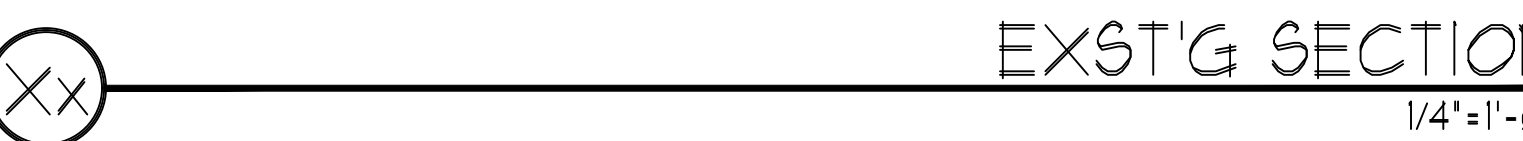
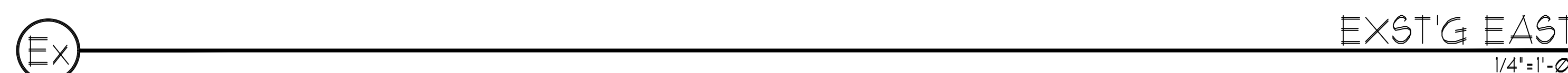
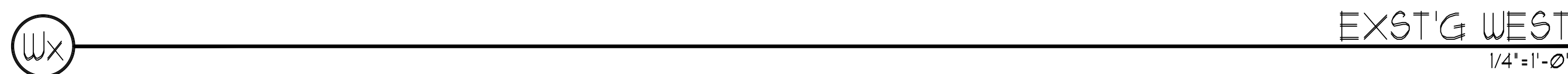
1716



1723



WITH TREE CURRENT



CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE	#	DATE	DESCRIPTION
COLUMBIA HOME ADDITION GARAGE TOPPER ADDITION 1723 N VERDE, ARLINGTON HEIGHTS, ILLINOIS 60004 EXISTING	-	-	PERMIT SET # 1
	A	-	REVISION SET A
	B	-	REVISION SET B

TERRA
ARCHITECTS P.C.
DESIGN FIRM REGISTRATION # 18-00064 exp. 4/30/2013
2185 Maplewood Drive
Gurnee, Illinois
Ph: 847-809-5785
www.terraarchitects.com

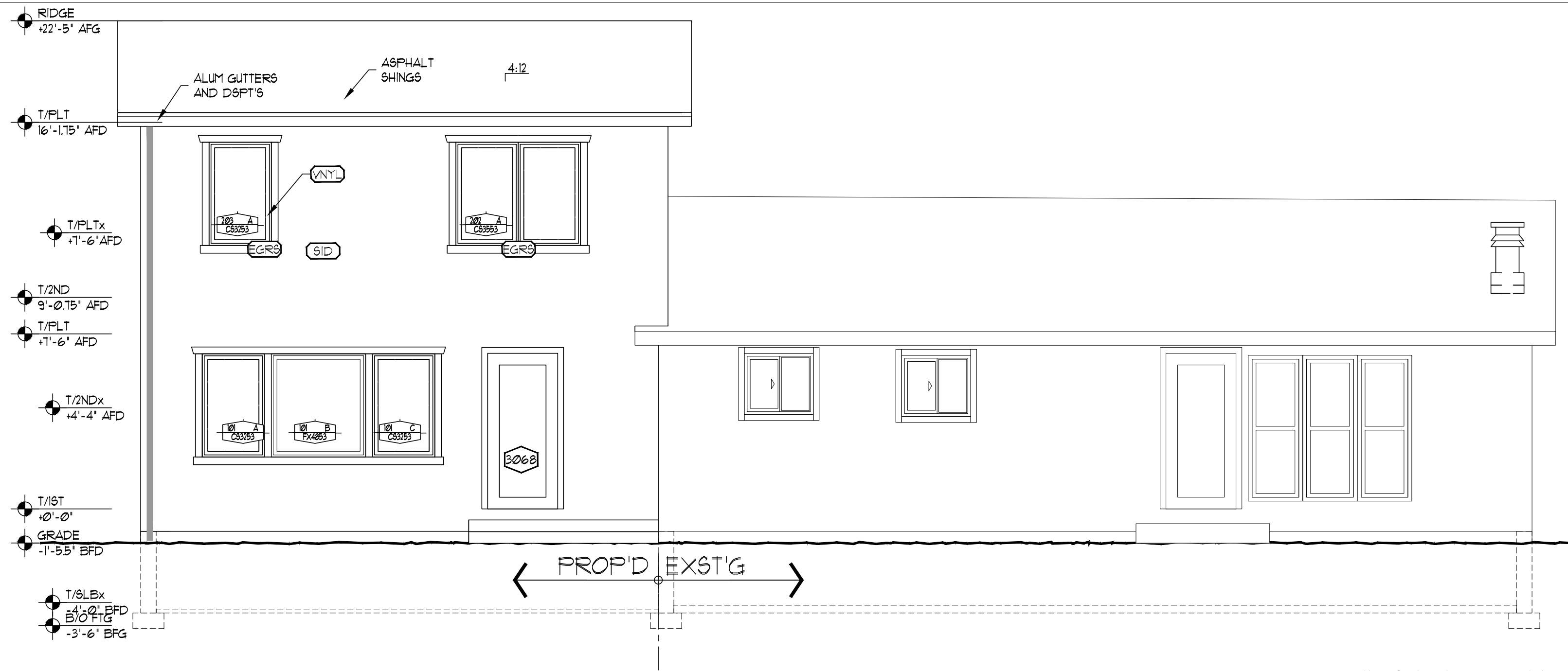
DR

CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE

**COLUMBIA HOME ADDITION
GARAGE TOPPER ADDITION**
1723 N VERDE, ARLINGTON HEIGHTS, ILLINOIS 60004

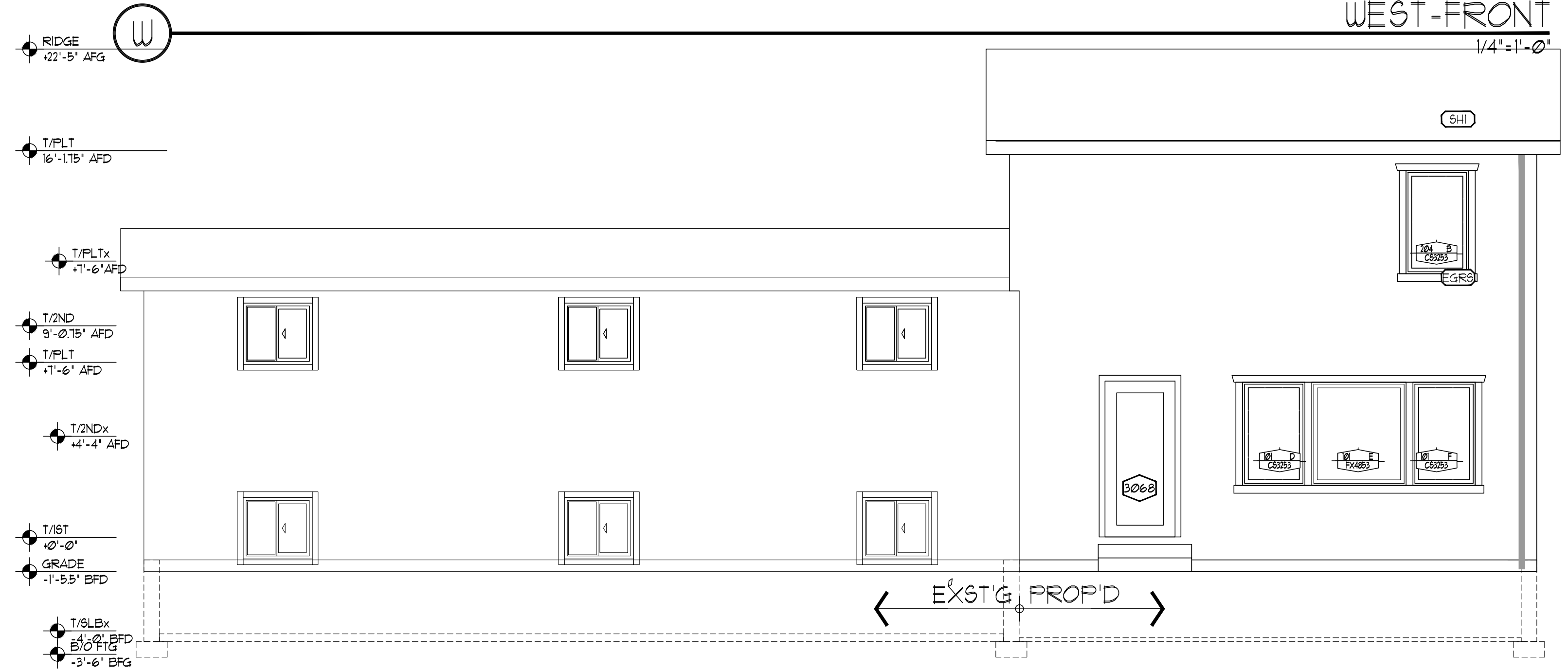
EXISTING

DATE	08-13-25
PROJECT NUMBER	251220
EXST	EXST



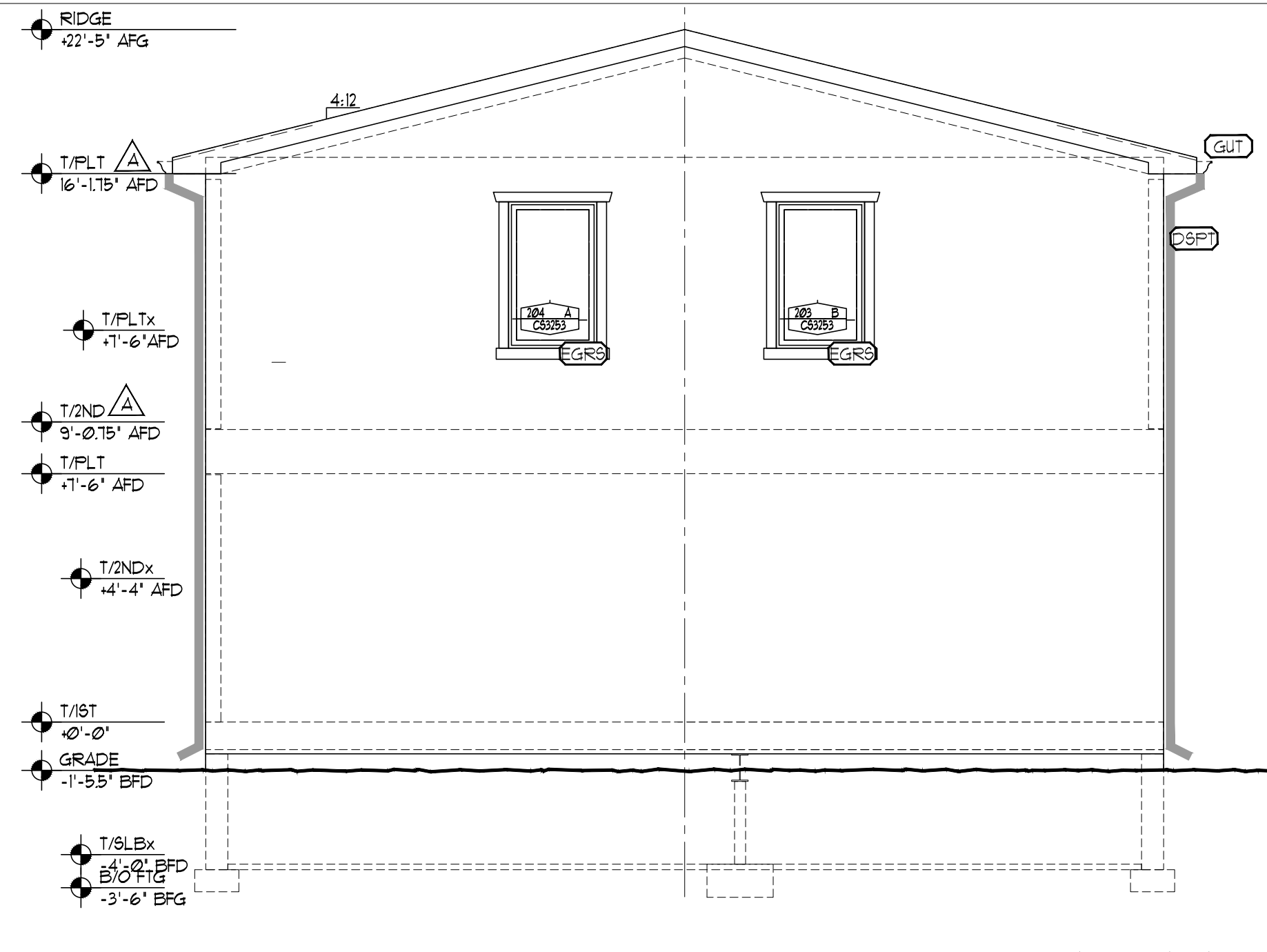
WEST-FRONT

1/4" = 1'-0"



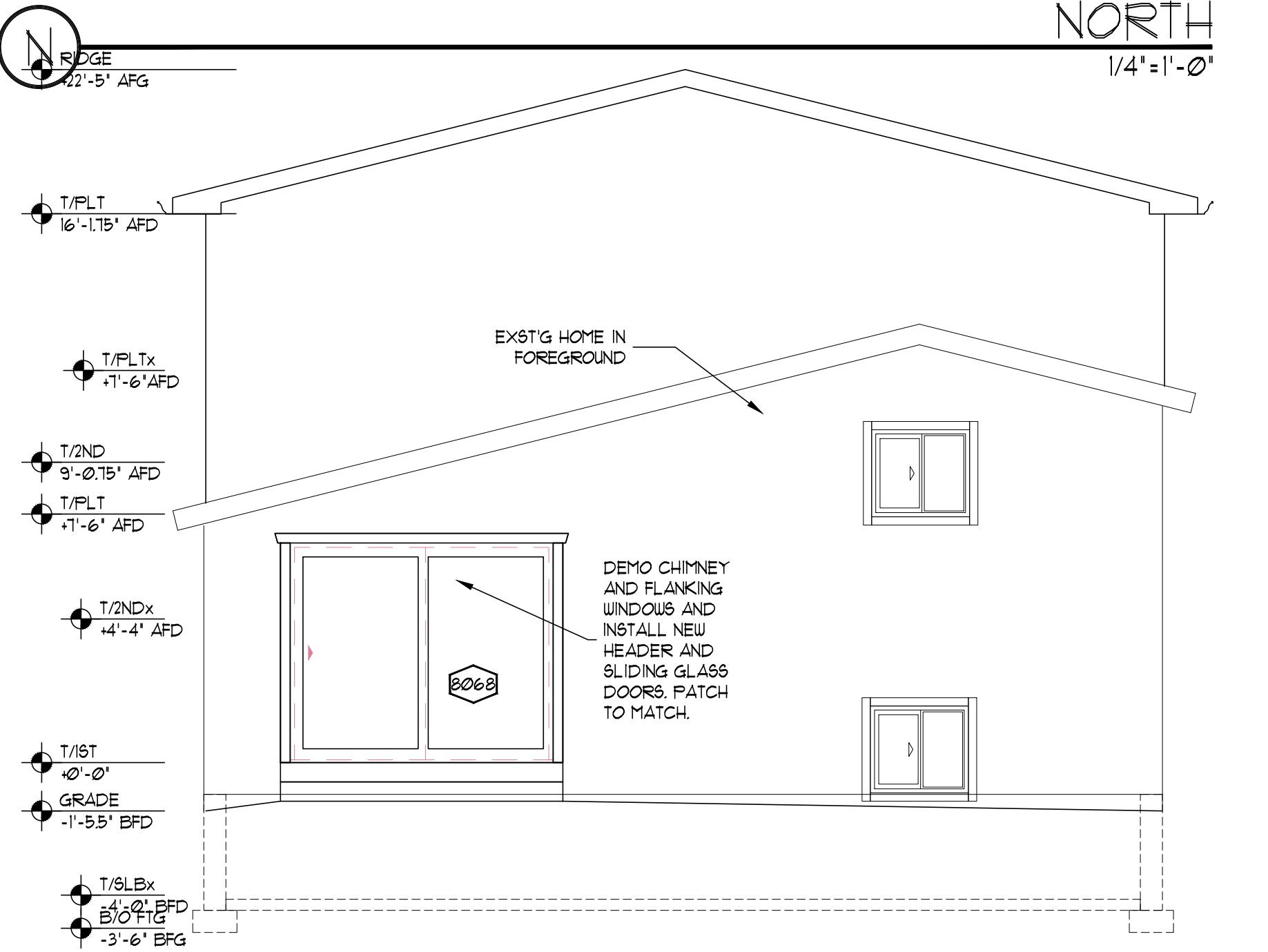
EAST-REAR

1/4" = 1'-0"



NORTH

1/4" = 1'-0"

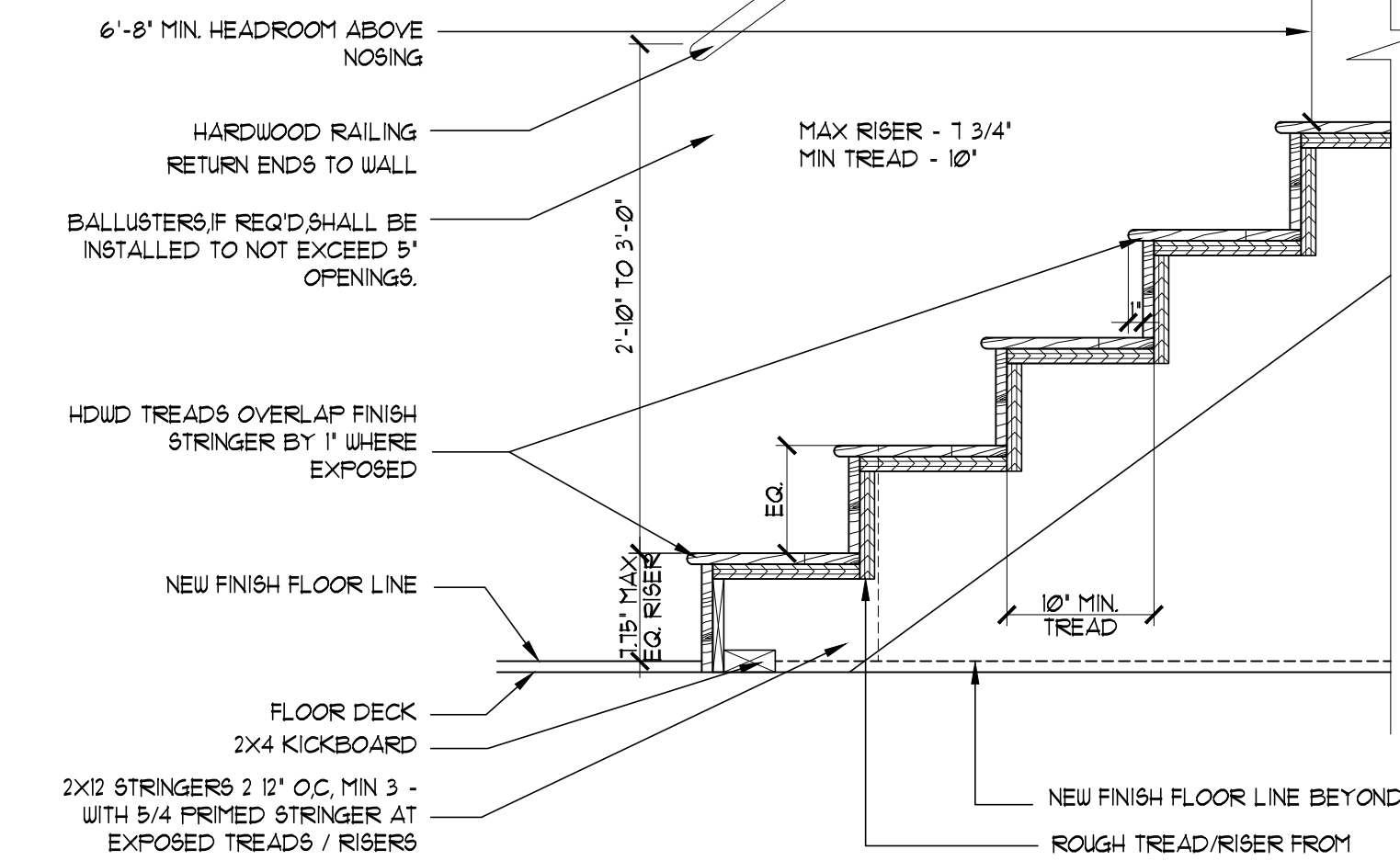


SOUTH

1/4" = 1'-0"

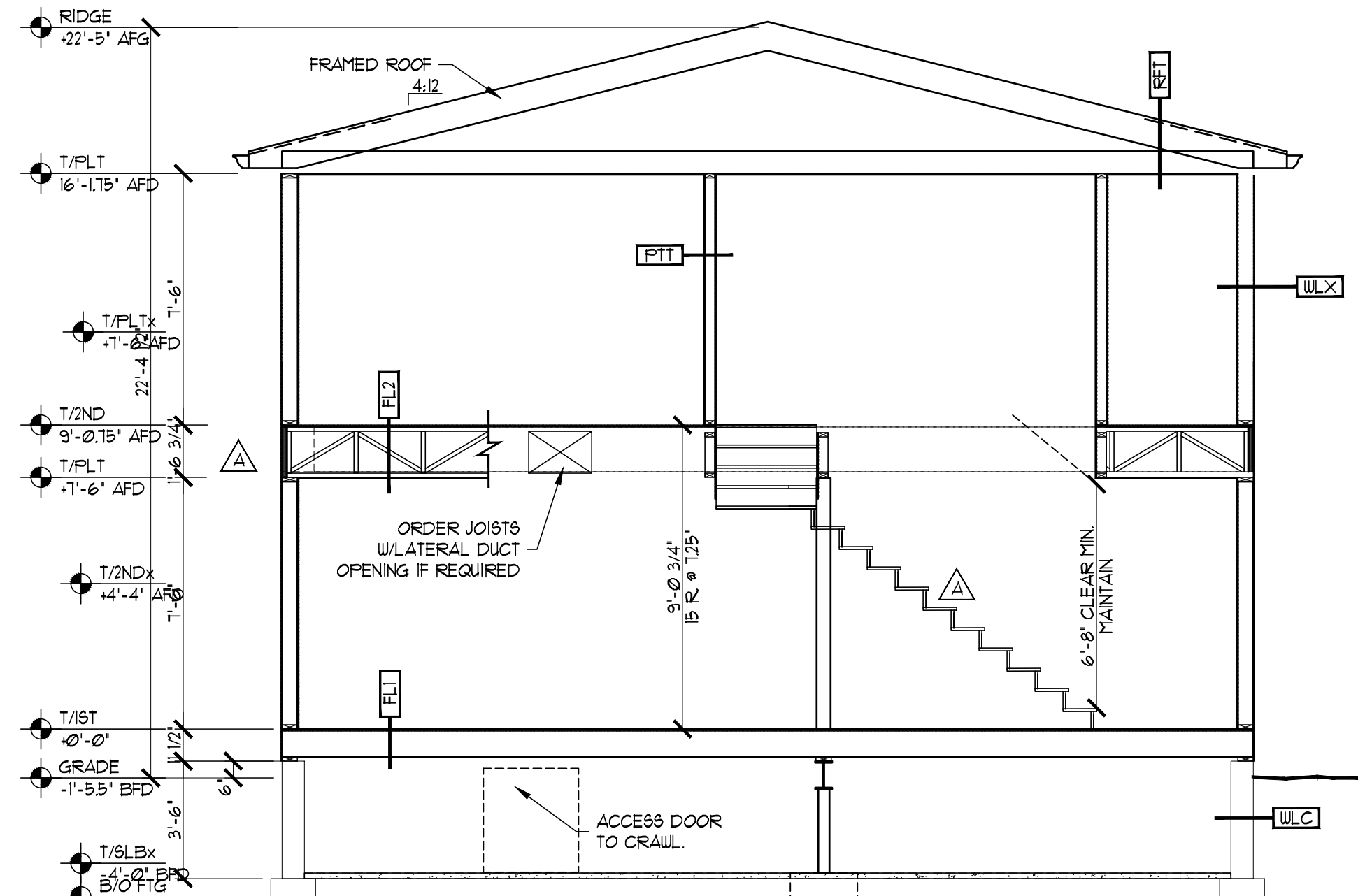
HANDRAILS:

DESIGNED TO RESIST A SIMULTANEOUS VERTICAL AND HORIZONTAL THRUST OF 50 LBS FT AT TOP OF RAILING OR A CONCENTRATED LOAD OF 200 LBS IN ANY DIRECTION, WHICHEVER PRODUCES THE GREATEST STRESS.



STAIR - TYP.

1" = 1'-0"



BUILDING SECTION - EAST/WEST

1/4" = 1'-0"

DR

DATE	DESCRIPTION
	PERMIT SET #1
	REVISION SET A
	REVISION SET B

#	DATE	DESCRIPTION
A		
B		

CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE

COLUMBIA HOME ADDITION
GARAGE TOPPER ADDITION
1723 N VERDE, ARLINGTON HEIGHTS, ILLINOIS 60004

ELEVATIONS AND DETAILS