



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
October 28, 2025
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Minutes - 10/14/25
- IV. OTHER BUSINESS
 - A. 2025 Alan F. Bombick Award Presentation
- V. OLD BUSINESS
 - A. 1500 E. Euclid Ave. - SF/Teardown - DC25-065 (continued from 10/14/25)
- VI. NEW BUSINESS
 - A. 704 S. Mitchell Ave. - SF/Teardown - DC25-061
 - B. 706 S. Mitchell Ave. - SF/Teardown - DC25-062
 - C. 1532 N. Ridge Ave. - SF/Teardown - DC25-077
- 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.
OCTOBER 14, 2025

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

Members Present: Kirsten Kingsley, Chair
Ted Eckhardt
John Fitzgerald
Scott Seyer

Members Absent: Jonathan Kubow

Also Present: Robert Obrzut, Realty Champions for *1500 E. Euclid Ave.*
Brian Carley, Bradford Allen for *Arlington Med*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR SEPTEMBER 30, 2025

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 30, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#25-065 – 1500 E. Euclid Ave.**

Robert Obrzut, representing *Realty Champions*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing one-and-a-half story home and detached garage to allow construction of a new two-story home with an attached, three-car side load garage. This project complies with the R-3 zoning requirements, and the property is pending Plan Commission review and Village Board approval for subdivision to make the existing lot buildable.

The surrounding context in this location is primarily smaller scale single-story and split-level homes with a mix of attached and detached garages. The proposed two-story home is relatively large, however, the subject property is unusually large, so the spacing between the proposed new house and the adjacent homes is substantial, making the scale of the home less of a concern for Staff.

The proposed architectural design is comprised of primarily traditional forms, materials, and details. However, the overall composition has a busy and somewhat unresolved appearance primarily due to the numerous varying window sizes and window types which lack consistency or regularity. Additionally, the front entrance has an unusual appearance that looks more like a rear covered patio and patio door than a typical front entry design. The applied gable of stone on the front wall of the garage adds to the random appearance of the design and the steep roof pitch appears out of place with the rest of the house.

Per the Single-Family Design Guidelines, the Design Commission should evaluate the logic of the design, the overall composition and balance of the elevation, and the compatibility with the adjacent homes.

Mr. Obrzut said he is here tonight representing the owners of the property. In response to the comments about the windows, they are trying to maximize furniture layouts for interior rooms, and large windows will limit the layout. He has experience with building modern homes and they are trying to adjust to the Village being more traditional. They want to build a home that is sellable because the new home is an investment property that will be for sale. The main entrance has a single door with picture windows to bring light into the home. Smaller windows at the front door will obstruct the inside and the interior staircase would become visible from the front. They feel the proposed design is a nice plan.

Chair Kingsley asked if there was any public comment on the project and there was no response from the audience.

The commissioners summarized their comments. **Commissioner Seyer** acknowledged that the new home meets code and no variations are needed; however, the juxtaposition of the garage is odd and the front of the home looks confusing. At first, he could not identify where the front door is. The front elevation needs more embellishment to make it more inviting and to be clear that it is the front of the home. The entry porch columns should be larger and consistent with the columns on the rear elevation, and although it would be nice to change the windows and doors, he would not force a petitioner to do something they do not want to do. He suggested different windows on the stone portion of the garage on the front elevation, or adding two small windows within the siding instead of the stone, letting the stone be what it is. There needs to be a stronger presence at the front entry, and there are a lot of rooflines that could be simpler and cleaner. Seeing the new home in 3-D form would help to understand everything that is going on.

Commissioner Eckhardt asked about the colors and materials, and the petitioner presented samples of the materials and indicated the colors and locations on the elevations. **Commissioner Eckhardt** also asked about the columns on the front elevation, and the petitioner said the columns are wood stained. **Commissioner Eckhardt** agreed with Commissioner Seyer's confusion about where the front door is, and the odd garage details. He was surprised to hear this is a spec home because there are a lot design elements that might not appeal to the general buyer. He questioned the lack of symmetry with the windows, and the small windows on the garage elevation. The south elevation is good and the north elevation has a lot of boxes that come together. He agreed that a 3D perspective of the new home would help to understand the dynamics of the shadow of the setback. This is a unique home and the only way he could support the design is by respecting that this is the design the owner wants to go forward with. The front door needs something more to clarify that is the front door, and he suggested 2 doors instead of one. The columns need to be larger and heavier and have more details to make them beautiful; that area needs work.

Commissioner Fitzgerald was okay with the scale of the home, and he liked the colors being proposed. He agreed with the confusion about which elevation is the front, and felt the wood columns on the front porch are too skinny for the size of the home. He was very surprised that this is a spec home with some of the daring design choices being proposed. He initially looked to see if there were elevation changes within each floor because of all the different window sizes on the front elevation, and he felt there should be more uniformity there. He was not in favor of the blank walls on the front of the garage, and he suggested adding something there, a window or a light fixture. He suggested the windows in the office be transom at the top that line up with the top of the front doors, and he also suggested the front door be solid instead of glass. This could help to clarify that it is the front of the home. **Commissioner Fitzgerald** also did not understand the columns on the back of the home and assumed they were drawn incorrectly. The columns should be simpler and cleaner. Overall, this is an unusual home that he felt would limit the market of buyers.

Chair Kingsley agreed with most of the other commissioners' comments. This is a really nice property that can handle the size of the new home, and the setbacks will be good for the neighbors. The materials are good as well. Overall, the way the front of the new home meets Euclid Avenue is missing the mark, compared to some other homes on Euclid that are on a large lot that are grand and make a statement. She felt the front door should be where the stone gable is on the garage because that is where your attention first goes. She agreed with the comments about the four panel front door and suggested setting the interior stairs back to not look so commercial, and increasing the head height of the four door panels to be higher than the head height of the windows in the office. The front door should be more accentuated. The windows and shed roof above the front entry look clunky and like an addition. She suggested lowering that roof pitch and having the eaves continuous and the windows lower. She also asked what the panels were below the gliders on the front elevation and the 2 windows on the north elevation, and the petitioner replied that those are windows. **Chair Kingsley** reiterated that the front elevation is missing the mark. This is a big piece of property and the new home has very small windows, and large windows is what will sell this home. What the home looks like from the front and what is seen out the windows is going to sell this home. She felt the petitioner should go back and look at the design, look at the windows and have more order with them, and look at the columns and the front entry.

Commissioner Seyer had concerns about the patio on the west elevation that continues all the way around the corner but the roof does not, which seems like a weird correlation between the two. **Mr. Obrzut** replied that there is a small section of roof over the patio door on the west elevation. He also said that they will sit down and talk about the comments given tonight and try to make everyone happy with the new home. He asked if there would be another meeting or if they can proceed with approval tonight and bring the changes to Staff, because

time is of the essence. **Commissioner Fitzgerald** felt there were enough issues that the project should come back for another review with the commissioners, and a specific date for that review could be made tonight. **Chair Kingsley** said that updated drawings and elevations would need to be submitted to Staff the week prior to the meeting.

Commissioner Eckhardt asked if the petitioner is willing to make any changes to the design, or preferred a vote be taken tonight. **Mr. Obrzut** and his team left the room for a few minutes for a brief discussion.

During this time, Mark Barringer (1616 E. Euclid Avenue), asked about the height of the new home compared to the height of the current home on the site. **Mr. Hautzinger** referred to the context exhibit that shows the existing home and the proposed home, which is used to determine if the size and scale of the new home fits in with the adjacent homes. It was stated that the height of the new home meets code.

The petitioner and his team returned to the room. **Chair Kingsley** said that while they were out of the room, Mr. Barringer mentioned the Plan Commission review for this project, and asked the petitioner for a summary. **Mr. Obrzut** said they received Plan Commission approval last week to subdivide the property into one lot, and a variation for lot width in the R-3 district. **Chair Kingsley** referred to the site plan and asked about the setback of the new home, and **Mr. Obrzut** said the setback will be 57-feet, which is about 36-feet closer to Euclid than the existing home on the lot.

Mr. Obrzut said based on the comments given tonight, they will make changes to the front elevation, the windows, the columns, and make the entrance grander. **Mr. Hautzinger** said that revised plans must be submitted to Staff by end of day Monday in order to stay on track for Design Commission re-review October 28. If more time is needed, the next meeting will be on November 18. **Mr. Obrzut** said he will keep Staff informed of their progress with the revisions.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO CONTINUE THE REVIEW OF 1500 E. EUCLID AVENUE (DC25-065) TO THE DESIGN COMMISSION MEETING ON OCTOBER 28, 2025.

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

Mark Barringer (1616 E. Euclid Avenue) pointed out his home on the aerial image, which is located directly behind 1500 E. Euclid. He said his property is a very unusual lot configuration and his home looks directly at the back of the home at 1500 E. Euclid, and although he did not have any huge concerns with the new home, he wants to make sure the commissioners take this into consideration when reviewing the project. **Chair Kingsley** said the back of the new home is relatively the same distance as the existing home since the front of the home is moving 36-feet closer to Euclid, but the height of the new home will be taller because it is a full 2-story. The new home meets all code requirements with a height of 25-feet to the middle of the roof. There will no longer be a detached garage. The commissioners appreciated the comments and encouraged the neighbor to come back on October 28.

ITEM 2. SIGN VARIATION REVIEW**DC#25-073 – Arlington Med - 155 E. Algonquin Rd.**

Brian Carley, representing Bradford Allen was present of behalf of the project.

Mr. Hautzinger summarized Staff comments. The subject property is the former Daily Herald office building which has been vacant for many years. The petitioner is working on renovating the building to become a new medical office building. An aerial was presented.

In 2022, the petitioner was granted a sign variation to allow two oversized leasing banners, 420 sf and 840 sf for a total of 1,260 sf, where the total square footage for temporary signs is not allowed to exceed 64 sf, with no individual sign exceeding 32 sf. The variation was approved with a condition that the temporary banners would be removed in two years or upon 50% leasing of the property, whichever is sooner. The sign variation ordinance was approved on October 17, 2022, thereby requiring removal by October 17, 2024.

The banners were installed in late 2022 and they are currently still on the building. The Village recently notified the petitioner that the deadline for removal has passed, which in turn prompted the current extension request to allow the existing banners to remain for an additional 18 months. If the Design Commission and Village Board approve the requested extension, the anticipated Ordinance approval date will be approximately mid-December. Therefore, Staff is interpreting the requested 18-month extension to be removal no later than June 15, 2027.

Since 2022, Bradford Allen has reported diligent efforts to prepare the office building for leasing activity. In summary, the following key activities have taken place:

- The parking garage adjacent to the building was structurally compromised and has been demolished.
- The building interior, including the lobby entrance, has been demolished.
- A medical office vignette was fully built as a medical office model to promote the property to medical office users.
- Office Real Estate brokers have been actively marketing the property and touring the space with prospective tenants.
- A medical office marketing brochure was developed by the petitioner and has been actively distributed.
- A Broker open house was held at the property on June 4, 2025.
- Architects and Engineers have been retained and are working through schematic designs.

In 2022, Staff acknowledged that the subject property is a unique situation since it does not have frontage on Algonquin or Arlington Heights Road, and is only visible from the I-90 tollway. Staff also acknowledged that the site grade is much lower than I-90 making a typical ground-mounted lease sign not visible from the road. Staff also noted that this building is located within the South Arlington Heights Road corridor, where the South Arlington Heights Road Corridor Plan has been adopted to promote new development in this area, and that leasing of this vacant building can contribute to this goal of revitalizing this area. Due to these unique circumstances, Staff felt that the oversized temporary banners were justified and recommended approval.

With regards to the current extension request, Staff supports the success of the proposed development and feels that significant progress has been made towards the goal of revitalizing

this property. Therefore, Staff has no objections to the requested 18-month extension.

Mr. Carley said they have been working with their architects for the last year on the idea of re-dressing the exterior of the building, and he welcomed the commissioners to visit the vignette that they have built on site as a medical office model. The extension of the existing sign banners will help garner attention for new tenants in the building. **Chair Kingsley** asked if 18 months is long enough and **Mr. Carley** said he hopes so. They are looking for an anchor tenant before moving forward with the smaller tenants that have shown interest.

The commissioners were in unanimous support of the extension request for the sign banners on the building. **Mr. Hautzinger** noted that the proposed exterior modifications to the building facade will require a separate Design Commission approval. **Mr. Carley** was aware of this and said they are currently starting that process.

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

PUBLIC COMMENT

Keith Moens said that doing anything to support the building getting leased out is a good move.

Mr. Hautzinger suggested that the petitioner discuss with their team whether or not the 18-month time extension is adequate, and let Staff know if they feel more time is needed, before this request moves forward to the Village Board for final approval. **Mr. Carley** appreciated the suggestion.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE FOLLOWING SIGN VARIATION AMENDMENT FOR ARLINGTON MED AT 155 E. ALGONQUIN ROAD:

- 1. AN AMENDMENT TO SIGN VARIATION ORDINANCE 22-057, SECTION 3, CONDITION B, 'DURATION OF TEMPORARY SIGNAGE' TO ALLOW THE EXISTING TEMPORARY SIGNS TO REMAIN FOR AN ADDITIONAL 18 MONTHS, WHERE REMOVAL IN TWO YEARS (FROM THE ORIGINAL ORDINANCE APPROVAL DATE ON OCTOBER 17, 2022) OR UPON 50% LEASING OF THE PROPERTY IS REQUIRED.**

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH SIGN VARIATION ORDINANCE 22-057, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

- 1. THE TEMPORARY LEASING BANNERS SHALL BE REMOVED NO LATER THAN JUNE 15, 2027.**
- 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.

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

DRAFT

ITEM 3. OTHER BUSINESS

There was no public comment.

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.

DRAFT



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
10/28/2025

Item: 2025 Alan F. Bombick Award Presentation

Department: Planning & Community Development

Item Description:

2025 Alan F. Bombick Excellence in Design Awards

Single-Family Award - Zittergruen Residence, 624 N. Haddow Ave.

Commercial Award - Chase Bank, 585 E. Palatine Rd.

ATTACHMENTS:

1. 2025 Alan F. Bombick Awards

2025

Alan F. Bombick Award for Excellence in Design



Arlington Heights Design Commission

Single-Family Award

Zittergruen Residence, 624 N. Haddow Ave.

Architect: John Anstadt

Builder: Rich Bondarowicz, SMART Builders



Commercial Award

Chase Bank, 585 E. Palatine Road

Architect: The Architects Partnership

General Contractor: Norcon, Inc.

Civil Engineer: Kimley-Horn

Landscape Architect: Terra Engineering

Structural Engineer: Sound Structures

MEP Engineer: Elevate Consulting Engineers





VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Design Commission
10/28/2025**

Item: 1500 E. Euclid Ave. - SF/Teardown - DC25-065 (continued from 10/14/25)

Department: Planning & Community Development

Item Description:

REQUEST

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 1500 E. Euclid Avenue. This recommendation is based upon the revised architectural plans received on 10/22/25, and the following:

1. A recommendation to make the entire first floor on all sides of the house gray horizontal siding, and make the entire second floor on all sides of the house white vertical siding.
2. A recommendation to center the wall sconce light fixtures on the south (front) wall of the garage below the second floor windows above.
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 Re-Review_1500 E Euclid Ave
2. Exhibits_1500 E. Euclid - 10-28-25

3. Exhibits_1500 E. Euclid - 10-14-25

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: 1500 E. Euclid Avenue
Project Address: 1500 E. Euclid Avenue
Prepared By: Steve Hautzinger

Date Prepared: October 8, 2025
Date Revised: October 24, 2025

PETITION INFORMATION:

DC Number: 25-065
Petitioner Name: Robert Obrzut
Petitioner Address: Realty Champions Inc.
675 E. Irving Park Rd, Ste. 201B
Roselle, IL 60172
Meeting Date: October 14, 2025
Re-Review Meeting: October 28, 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 allow construction of a new two-story residence with an attached, three-car side load garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 30,800 square feet and the proposed residence will have approximately 5,372 square feet. This project complies with the R-3 zoning requirements as summarized below. The subject property is pending Plan Commission review and Village Board approval for subdivision to make the existing lot buildable.

	ALLOWED	PROPOSED
Setbacks	Front: 40 feet Side: 11 feet Side: 11 feet Rear: 30 feet	Front: 57 feet Side: 16.8 feet Side: 25 feet Rear: 159 feet
Building Height (to the midpoint)	25 feet	24.6 feet
FAR	12,758 SF	5,372 SF
Building Lot Coverage	10,780 SF	2,686 SF
Impervious Surface Coverage	15,400 SF	5,842 SF

Design Commission Review on October 14, 2025:

This project was previously reviewed by the Design Commission on October 14, 2025, at which time it was CONTINUED for re-review due to concerns with the proposed design. A summary of issues discussed at the meeting is as follows:

- Confusion about the front elevation, specifically that the front door was difficult to identify.
- Suggestions to enhance the front porch columns which looked too thin for the size of the house.
- Mismatched front porch and rear porch column designs.
- Lack of uniformity with the window style, sizes, and head height throughout the design.
- Suggestion to fill in the blank wall on the south garage elevation with windows or light fixtures.
- The awkward appearance of the shed roof above the front entry.
- The odd configuration of the rear patio roof.
- Recommendation to study the design with 3D renderings.

Project Update:

The petitioner has provided revised plans in response to the Design Commission's comments. A summary of the changes is as follows:

- The front door has been changed to a more traditional front door design with sidelights and transom.
- The front and rear porch columns have been changed to a more substantial simple white box column design.
- The windows on all sides of the house have been revised with a more uniform style, sizing, and head height.
- Wall sconce light fixtures have been added to front garage elevation as well as at all exterior doors.
- The rear patio roof is improved with a separate roof/awning above the patio door.
- Numerous 3D renderings have been provided for review.

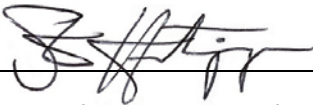
Staff Comments:

Staff feels that the petitioner did a good job addressing the majority of the Design Commission's concerns, resulting in a more cohesive design. The only item that still looks unresolved is the application of the horizontal gray siding and the vertical white siding which changes randomly from wall to wall and first floor to second floor. For a simpler appearance, it is recommended to make the entire first floor on all sides of the house gray horizontal siding, and make the entire second floor on all sides of the house white vertical siding. One other minor detail is a recommendation to center the wall sconce light fixtures on the south (front) wall of the garage below the second floor windows above.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for a new (teardown) single-family residence to be located at 1500 E. Euclid Avenue. This recommendation is based upon the revised architectural plans received on 10/22/25, and the following:

1. A recommendation to make the entire first floor on all sides of the house gray horizontal siding, and make the entire second floor on all sides of the house white vertical siding.
2. A recommendation to center the wall sconce light fixtures on the south (front) wall of the garage below the second floor windows above.
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.



October 24, 2025

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

c: Petitioner, DC File 25-065



623 MELROSE AVE., KENILWORTH, IL 60043
TEL.: (847) 729 8492 FAX : (847) 251 7849
email: POzga@NewSpaceArchitects.com

REVISIONS:

I HEREBY CERTIFY THAT THESE
DRAWINGS WERE PREPARED
UNDER MY SUPERVISION AND
THAT TO THE BEST OF MY
KNOWLEDGE COMPLY WITH THE
BUILDING CODES AND LOCAL
ORDINANCES



NEW SINGLE FAMILY

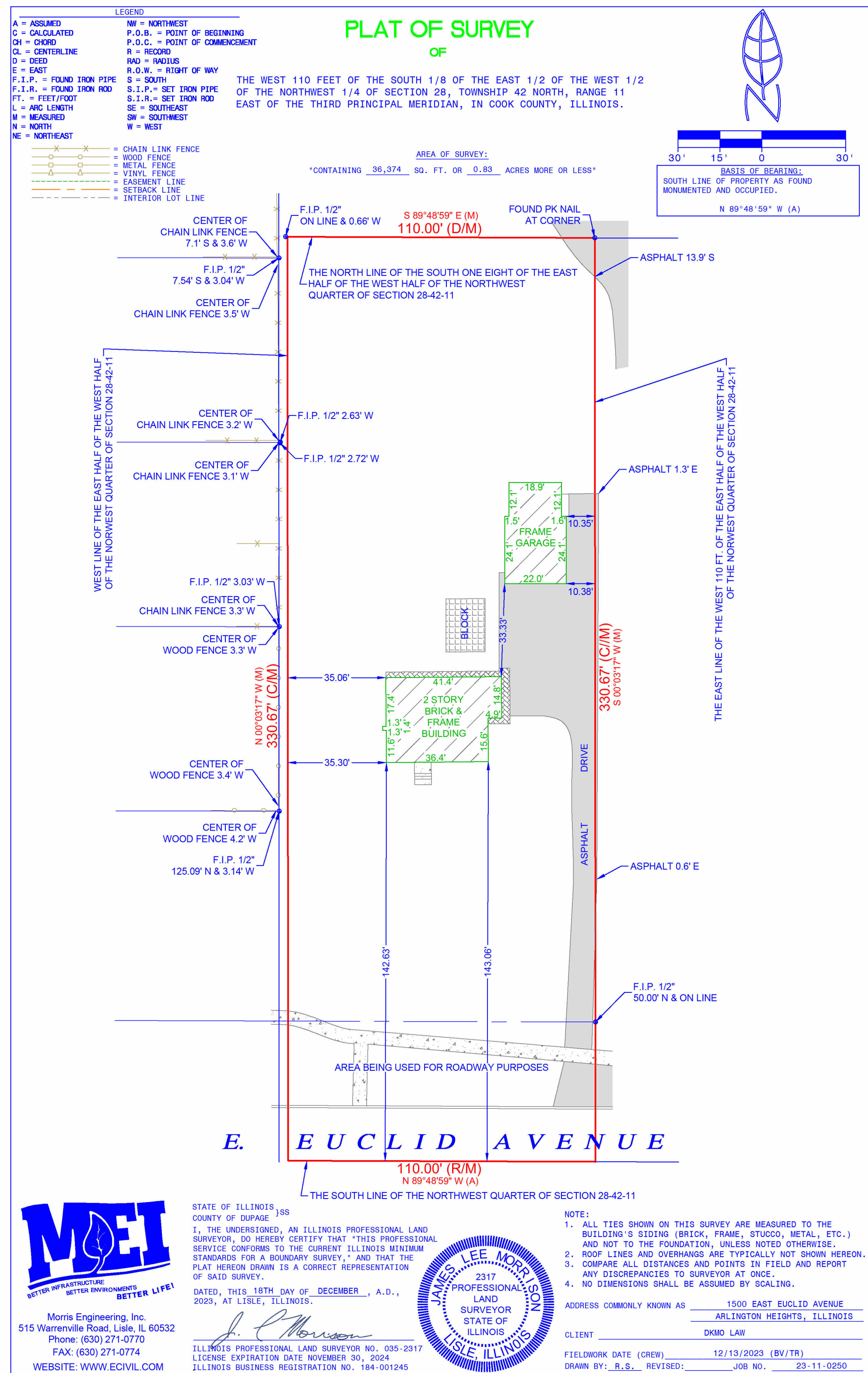
1500 E Euclid Ave. Arlington Heights, IL 60004

DESIGN
4J AND ASSOCIATES INC.
1600 E. THACKER STR.
DES PLAINES IL 60016
PHONE: 773 507 1561
FAX: 773 672 7072

SHEET

A100

10.22.2025



EXISTING PROPERTY PLAT OF SURVEY

SCALE: SEE PLAT OF SURVEY





603 N Wilshire Ln Euclid Ave view



SUBJECT PROPERTY



1616 E Euclid Ave



1704 E Euclid Ave



1702 E Euclid Ave



1706 E Euclid Ave



1708 E Euclid Ave



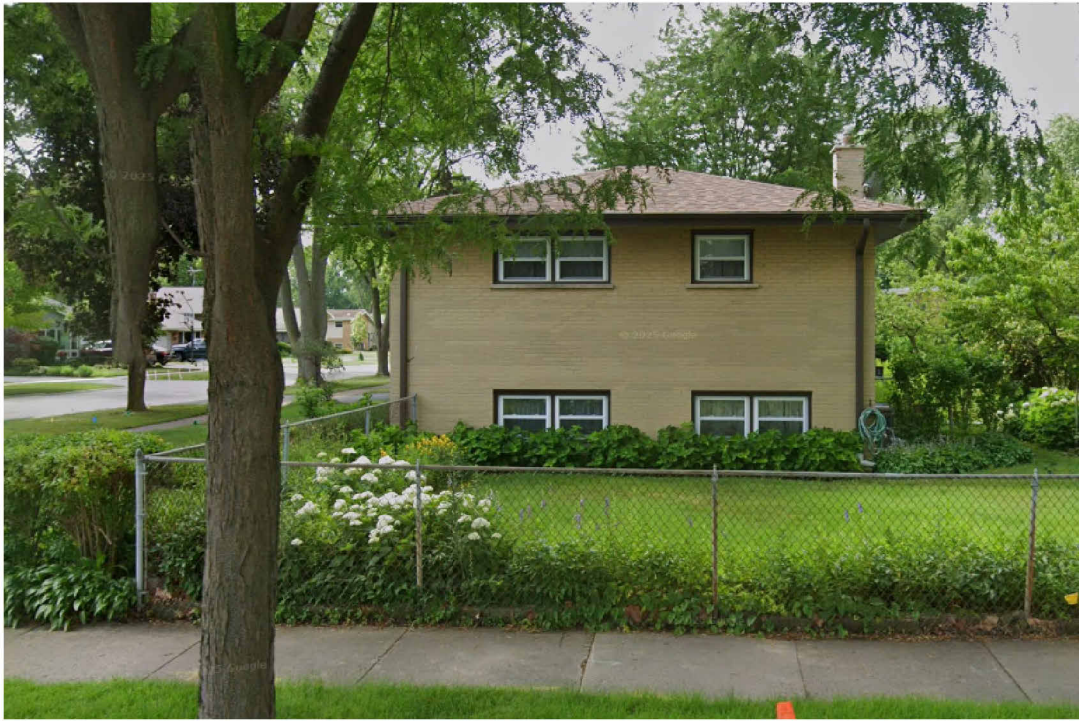
1716 E Euclid Ave



1605 E Euclid Ave



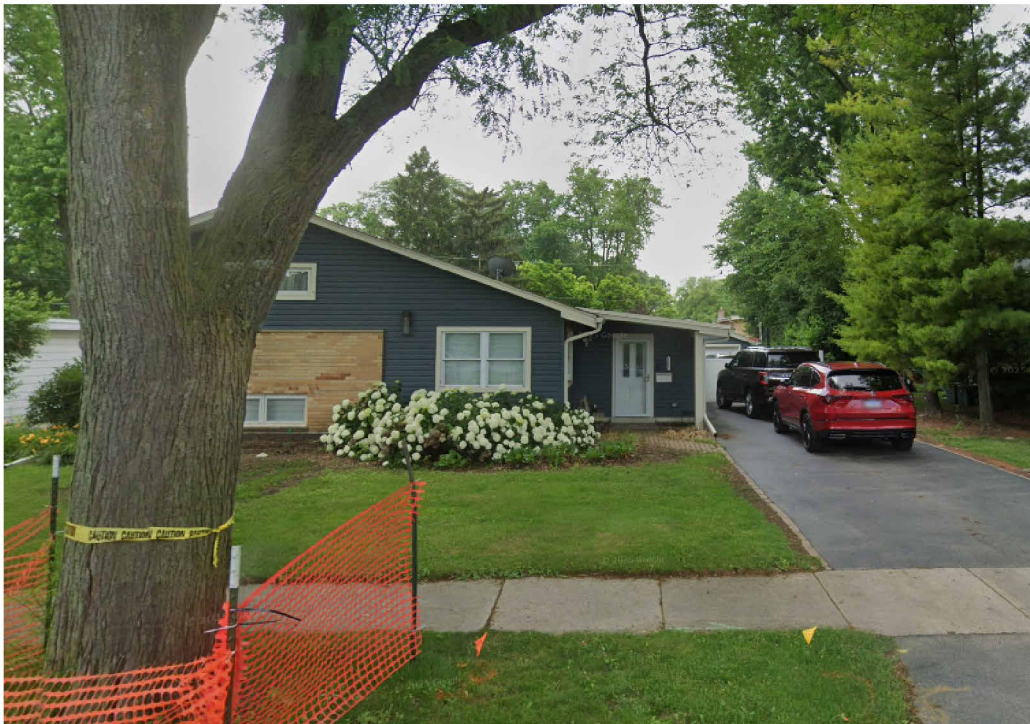
518 N STRATFORD RD Euclid Ave view



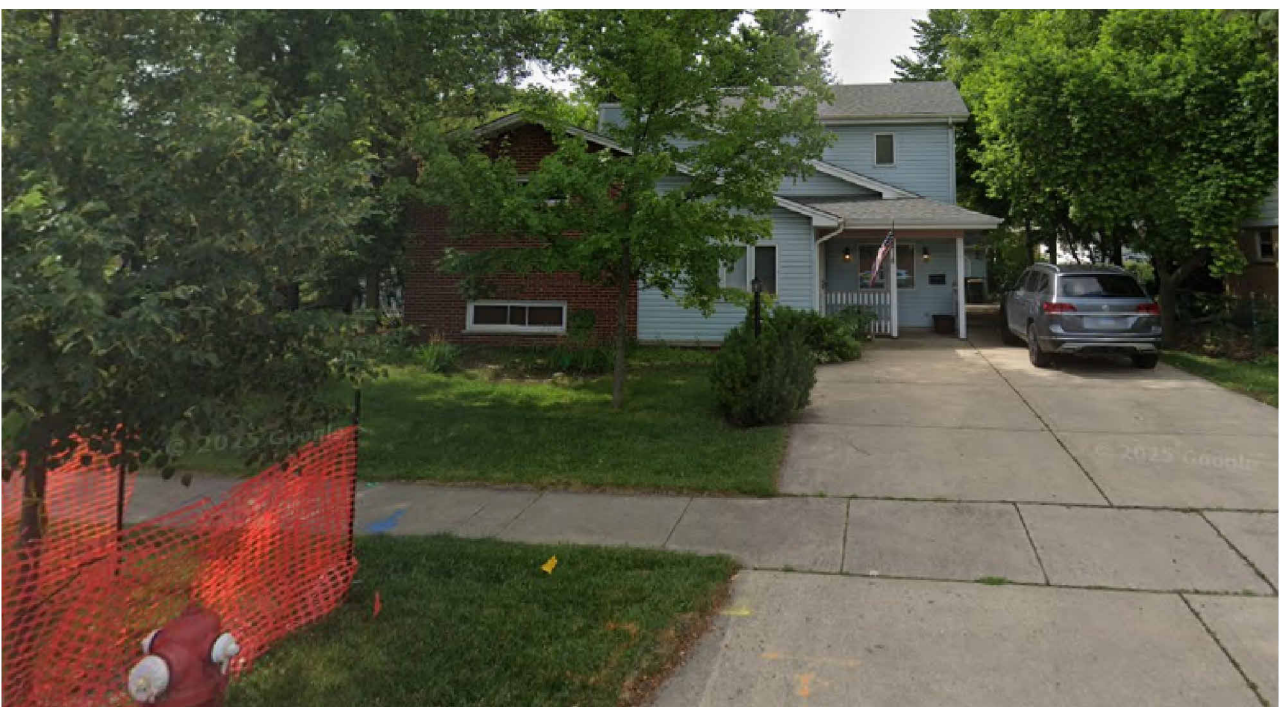
516 N WILSHIRE LN Euclid Ave view



1511 E Euclid Ave



1505 E Euclid Ave



1501 E Euclid Ave



1417 E Euclid Ave



1413 E Euclid Ave



1409 E Euclid Ave



1405 E Euclid Ave





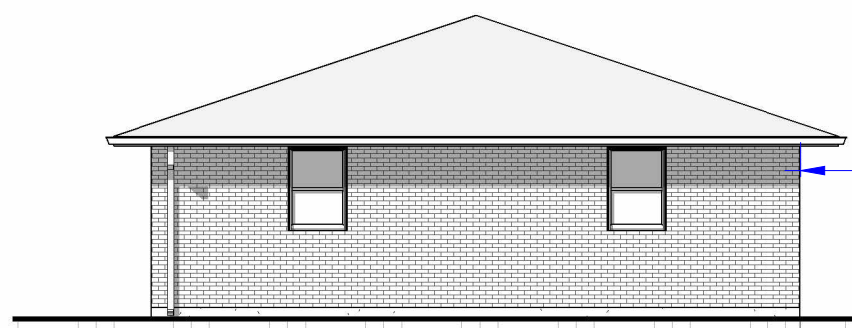
603 N Wilshire Ln Euclid Ave view



SUBJECT PROPERTY



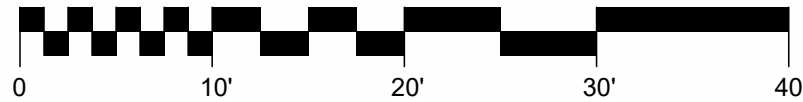
1702 E Euclid Ave



603 N Wilshire Ln Euclid Ave view

Scale: 1" = 10'-0"

Graphic Scale: 1 inch = 10 feet

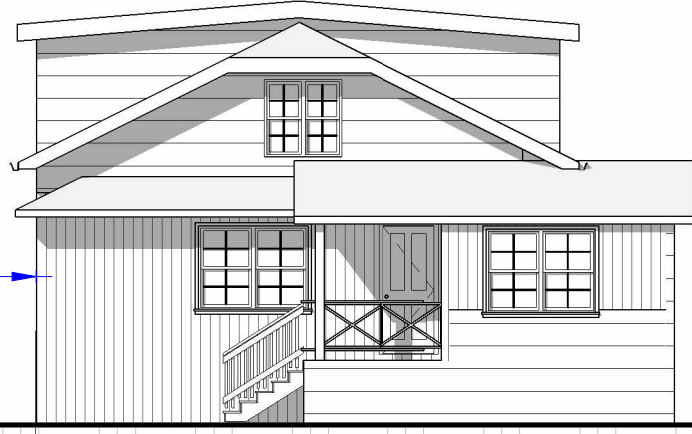
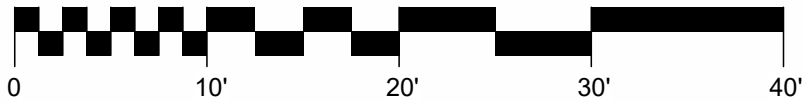


6

EXISTING SOUTH ELEVATION.

Scale: 1" = 10'-0"

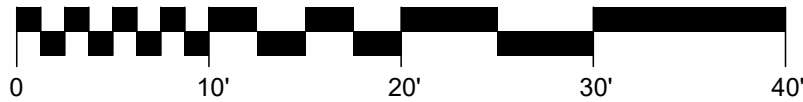
Graphic Scale: 1 inch = 10 feet



1702 E Euclid Ave

Scale: 1" = 10'-0"

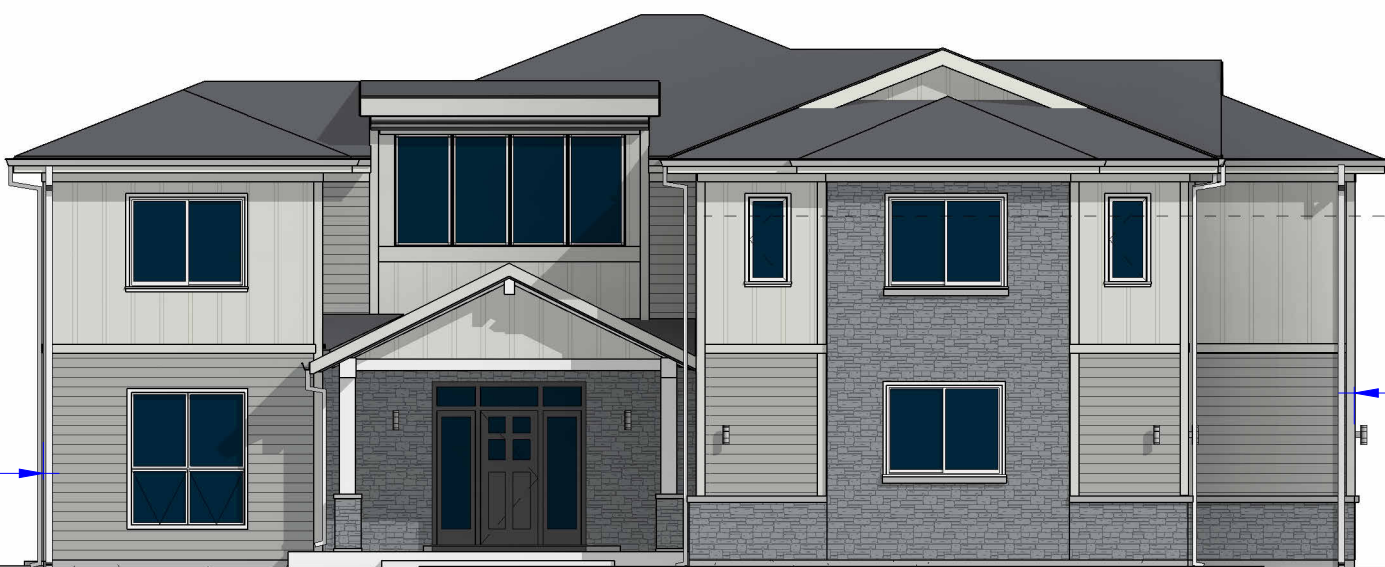
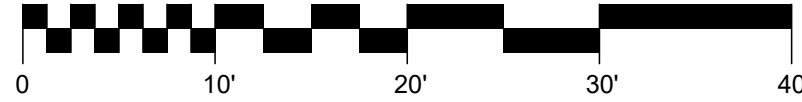
Graphic Scale: 1 inch = 10 feet



603 N Wilshire Ln Euclid Ave view

Scale: 1" = 10'-0"

Graphic Scale: 1 inch = 10 feet



1

1500 E Euclid Ave Elevation

Scale: 1" = 10'-0"

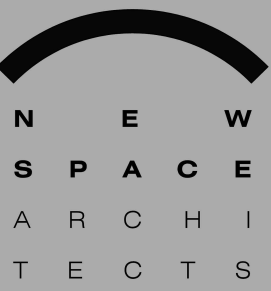
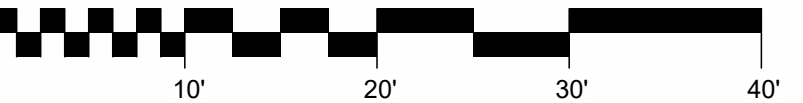
Graphic Scale: 1 inch = 10 feet



1702 E Euclid Ave

Scale: 1" = 10'-0"

Graphic Scale: 1 inch = 10 feet

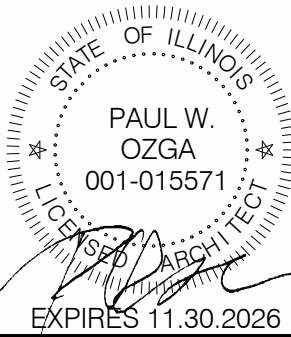


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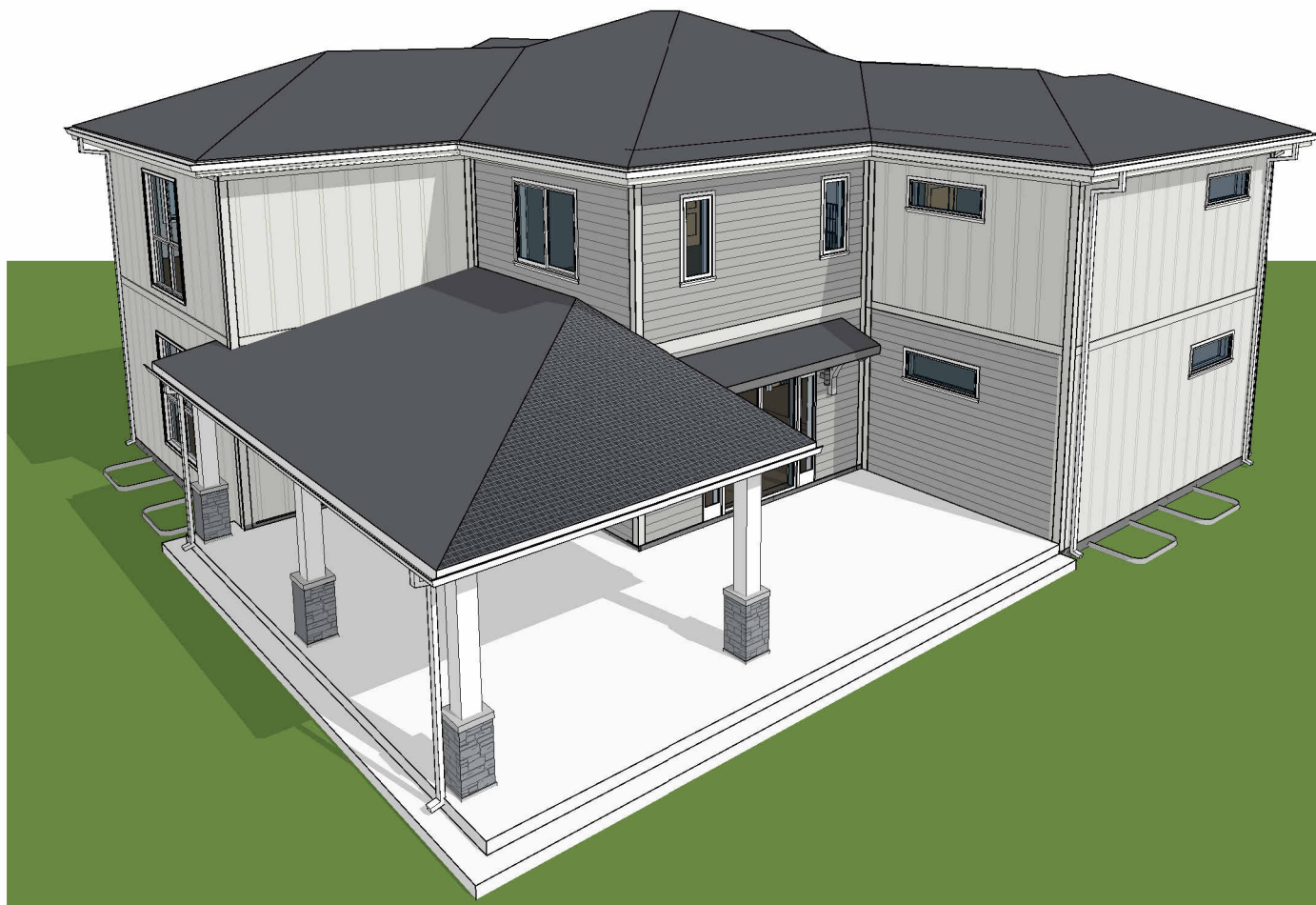
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DES PLAINES IL 60016
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FAX: 773.672.7072

SHEET
A109

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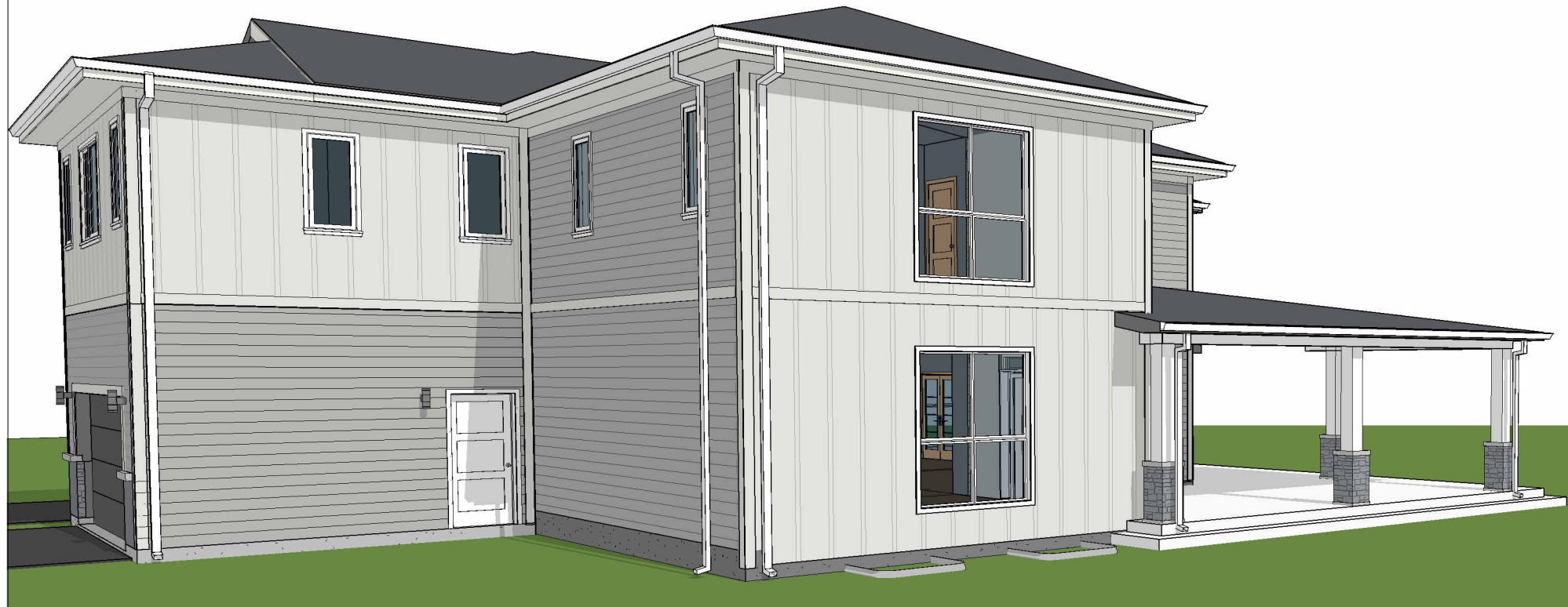
1 3D View 1
Scale:



7 3D View 7
Scale:



8 3D View 9
Scale:



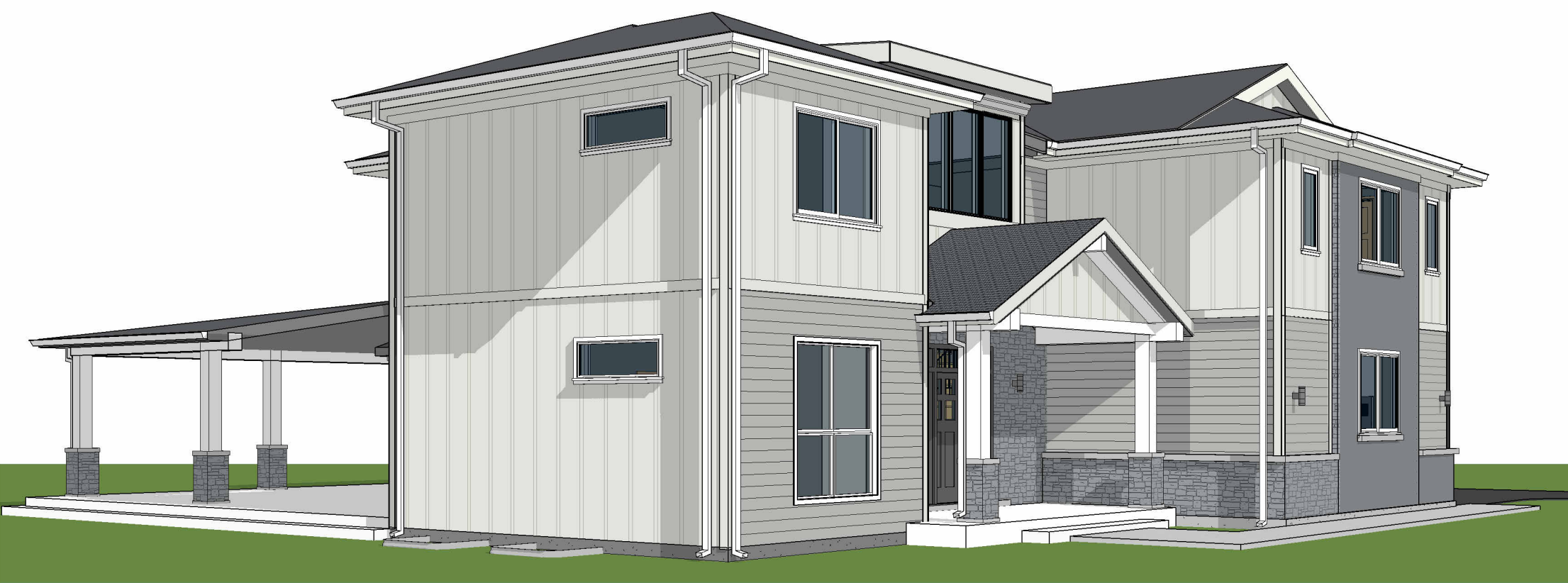
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Scale:



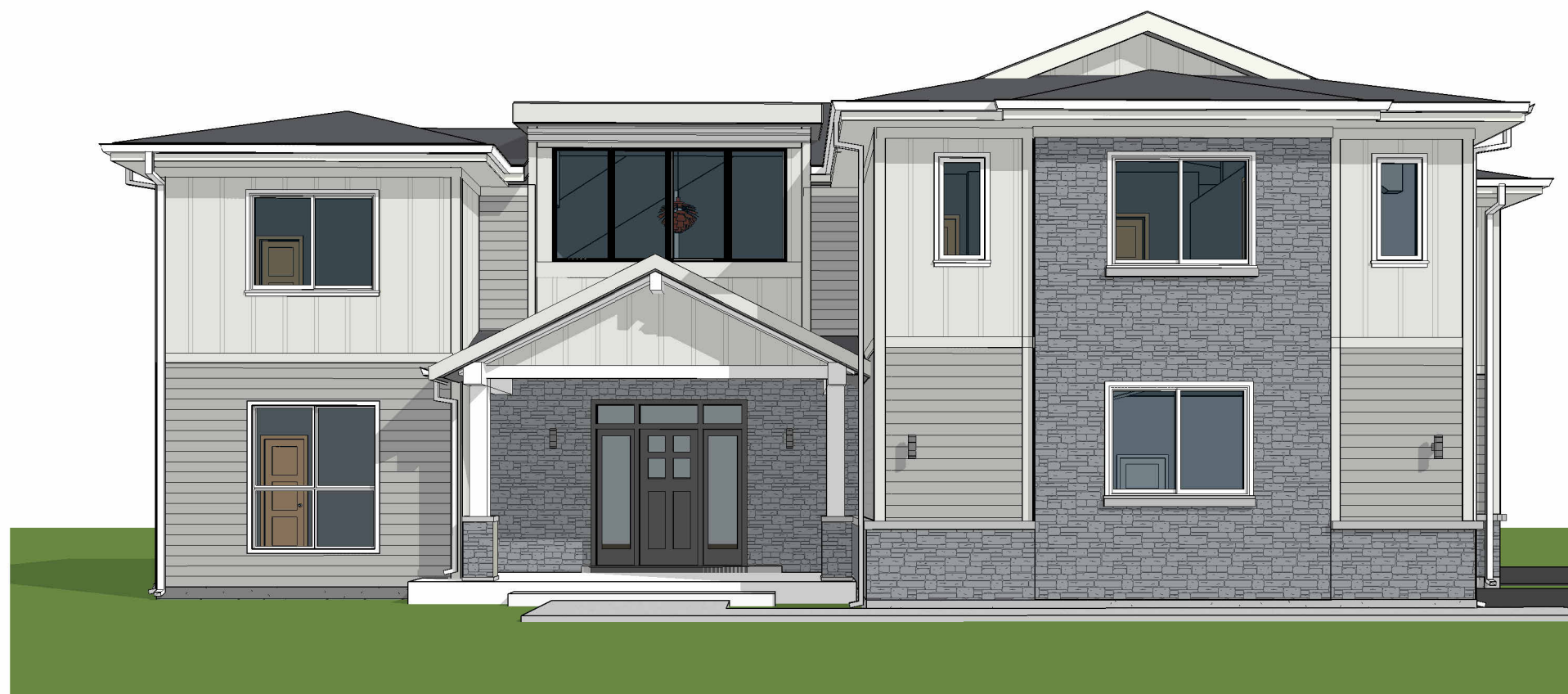
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Scale:



5 3D View 5
Scale:



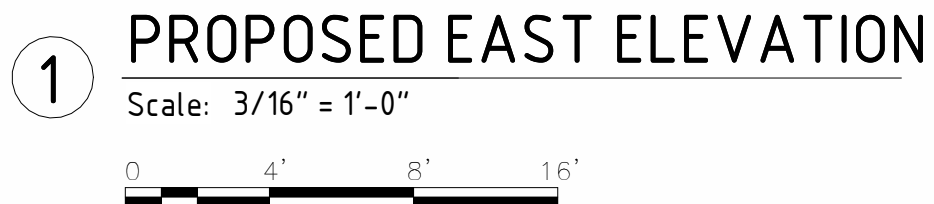
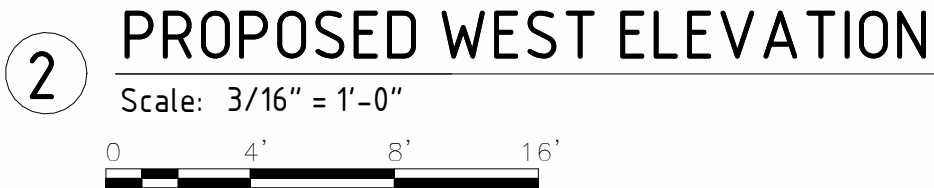
3 3D View 3
Scale:



9 3D View 10
Scale:



6 3D View 6
Scale:



Window Schedule									
Type Mark	Count	WINDOW SIZE		ROUGH OPENING		Light	Vent	Type	Comments
		Width	Height	Rough Width	Rough Height				
BASEMENT									
1	4	3' - 0"	4' - 0"	3' - 0 1/2"	4' - 0 1/2"	12 SF	12 SF	CASEMENT	
1st FLOOR									
2	2	6' - 0"	7' - 0"	6' - 0 1/2"	7' - 0 1/2"	42 SF	17 SF	AWNING WITH FIXED	
3	2	5' - 0"	1' - 7 1/2"	5' - 0 1/2"	1' - 8"	8 SF	8 SF	AWNING	
4	1	8' - 9"	1' - 0"	8' - 9"	1' - 0"	9 SF	0 SF	TRANSOME	
5	1	6' - 0"	4' - 8"	6' - 0 1/2"	4' - 8 1/2"	28 SF	0 SF	SLIDERS	
PROPOSED 2nd Floor									
2	1	6' - 0"	7' - 0"	6' - 0 1/2"	7' - 0 1/2"	42 SF	8 SF	AWNING WITH FIXED	
3	2	5' - 0"	1' - 7 1/2"	5' - 0 1/2"	1' - 8"	8 SF	8 SF	AWNING	
5	4	6' - 0"	4' - 8"	6' - 0 1/2"	4' - 8 1/2"	28 SF	14 SF	SLIDERS	
6	4	3' - 0"	5' - 11"	3' - 0 3/4"	5' - 11 3/4"	18 SF	0 SF	FIXED	
7	10	2' - 0"	4' - 5"	2' - 0 1/2"	4' - 5 1/2"	9 SF	9 SF	CASEMENT	
Grand total: 31									



CLIMATE GUARD WINDOWS



CLIMATE GUARD WINDOWS



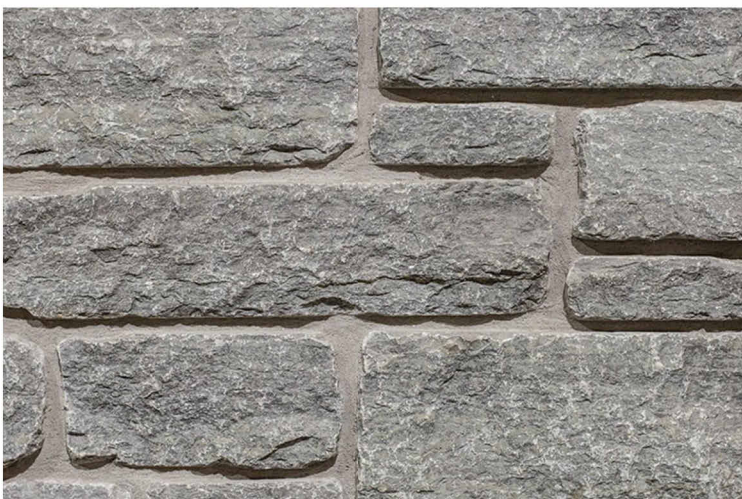
SOFFIT,
VENTED CEDARMILL



TRIM TEXTURED



FASCIA, SMOOTH
FASCIA TRIM



BLUERIVER DIMENSIONAL
TUMBLED



SHINGLES



SIDING (VERTICAL)
4X8 SHEET



SIDING (HORIZONTAL)
HARDIE PLANK



1 PROPOSED SOUTH ELEVATION (STREET)
Scale: 1/4" = 1'-0"
0 2' 4' 8'

MATERIAL SCHEDULE:

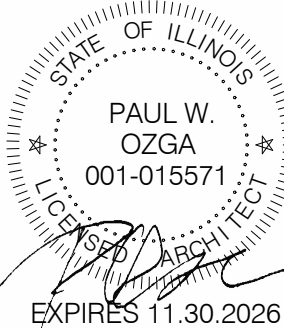
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X SIDING (VERTICAL) 4X8 SHEET CEDARMIL	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
X SIDING (HORIZONTAL) HARDIE PLANK, SELECT CEDARMIL	FIBER CEMENT	JAMES HARDIE	LIGHT MIST
X BLUERIVER DIMENSIONAL TUMBLED	NATURAL STONE	SEMCO	GRAY
X TRIM- ROUGHSAWN	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
X ROOF, TIMBERLINE HDZ	ASPHALT SHINGLES	GAF WOODLAND	CHARCOAL
X WINDOWS	VINYL	CLIMATE GUARD WINDOWS	WHITE
X GUTTERS	ALUMINUM	ALSCO	WHITE
X FASCIA, SMOOTH FASCIA TRIM	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
X DOWNSPOUT	ALUMINUM	ALSCO	WHITE
SOFFIT, VENTED CEDARMILL	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
GARAGE DOOR	ALUMINUM	C.H.I. NUCOR COMPANY	BLACK

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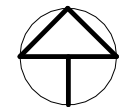
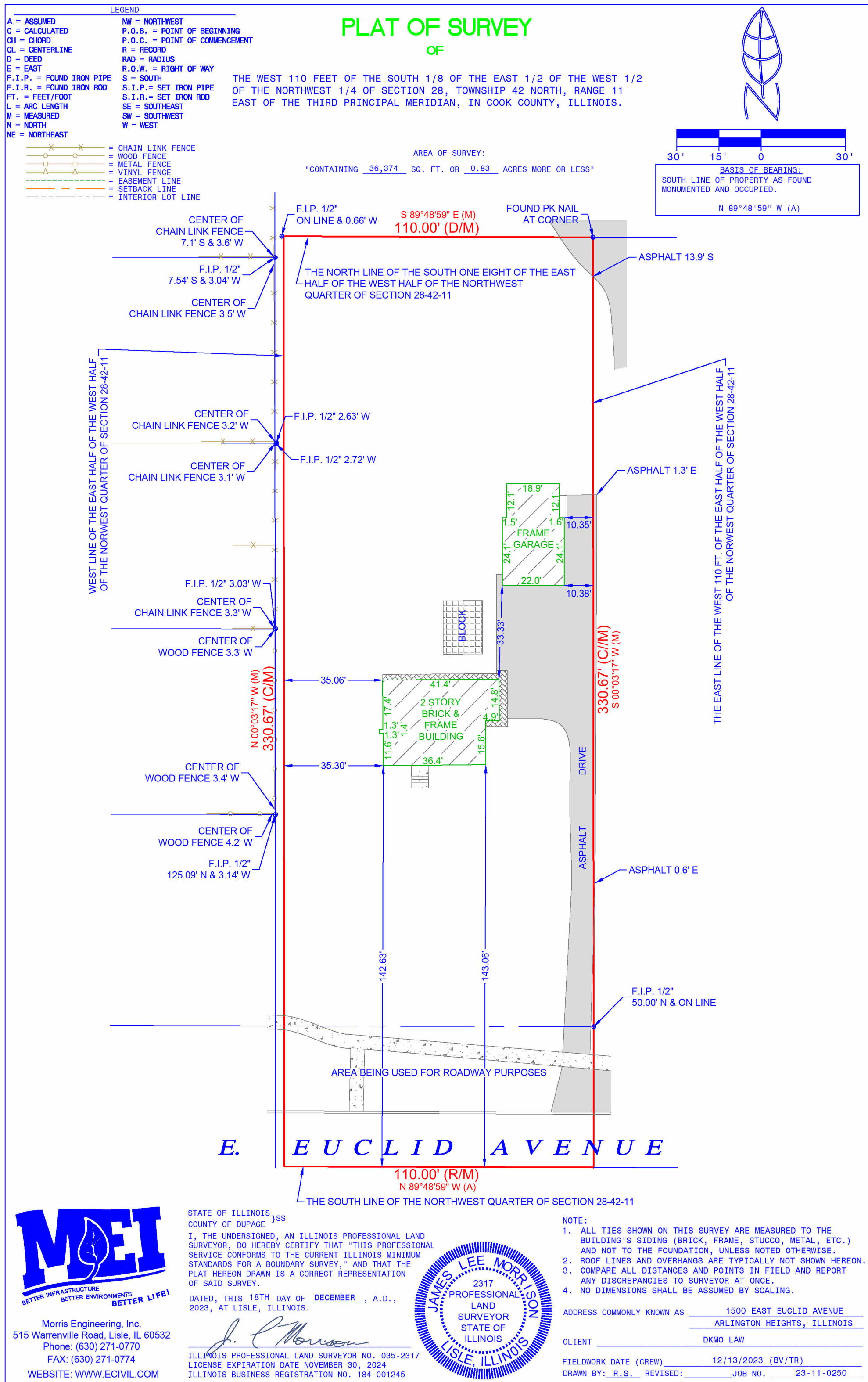
NEW SINGLE FAMILY

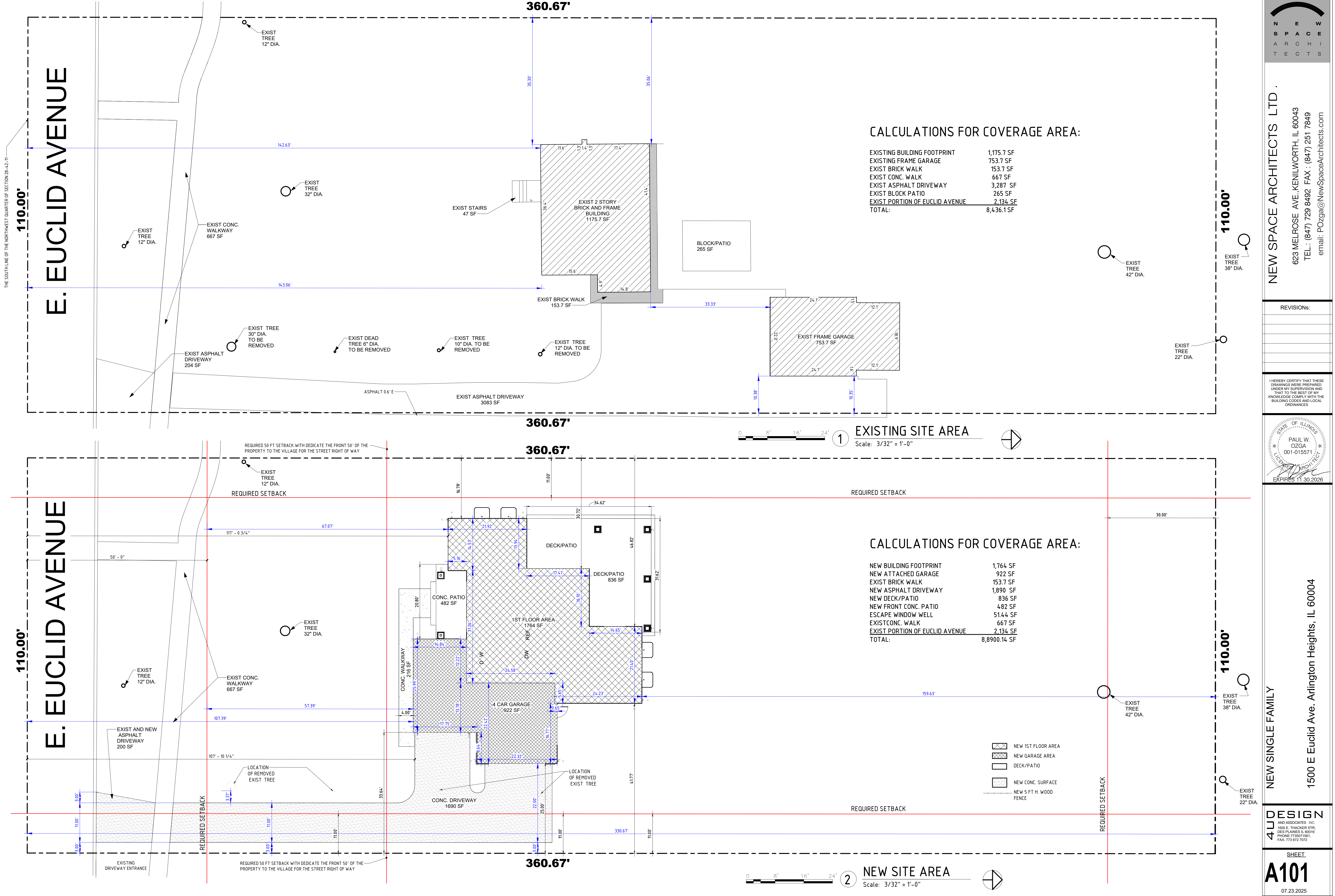
1500 E Euclid Ave. Arlington Heights, IL 60004

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AND ASSOCIATES INC.
1600 E. THACKER STR.
DES PLAINES IL 60016
PHONE: 773.527.1561
FAX: 773.672.7072

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A110
10.22.2025







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STATE OF ILLINOIS

PAUL W. OZGA
001-015571
ARCHITECT
EXPIRES 11.30.2026

NEW SINGLE FAMILY

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FAX: 733.672.7072

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A101

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603 N Wilshire Ln Euclid Ave view



SUBJECT PROPERTY



1616 E Euclid Ave



1704 E Euclid Ave



1702 E Euclid Ave



1706 E Euclid Ave



1708 E Euclid Ave



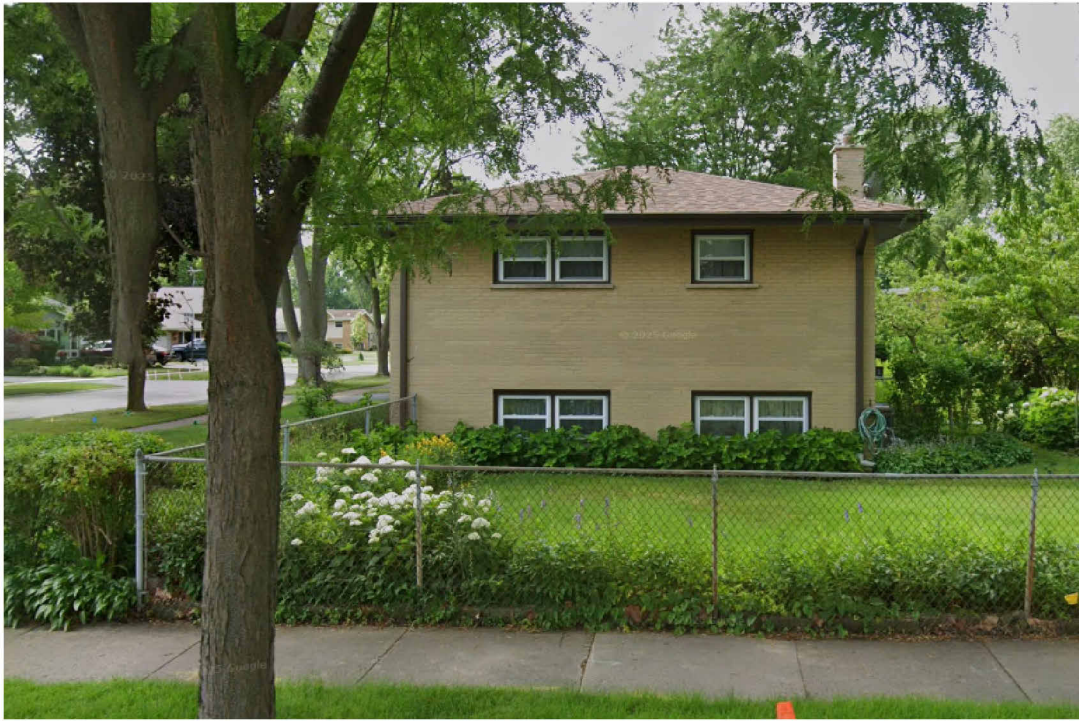
1716 E Euclid Ave



1605 E Euclid Ave



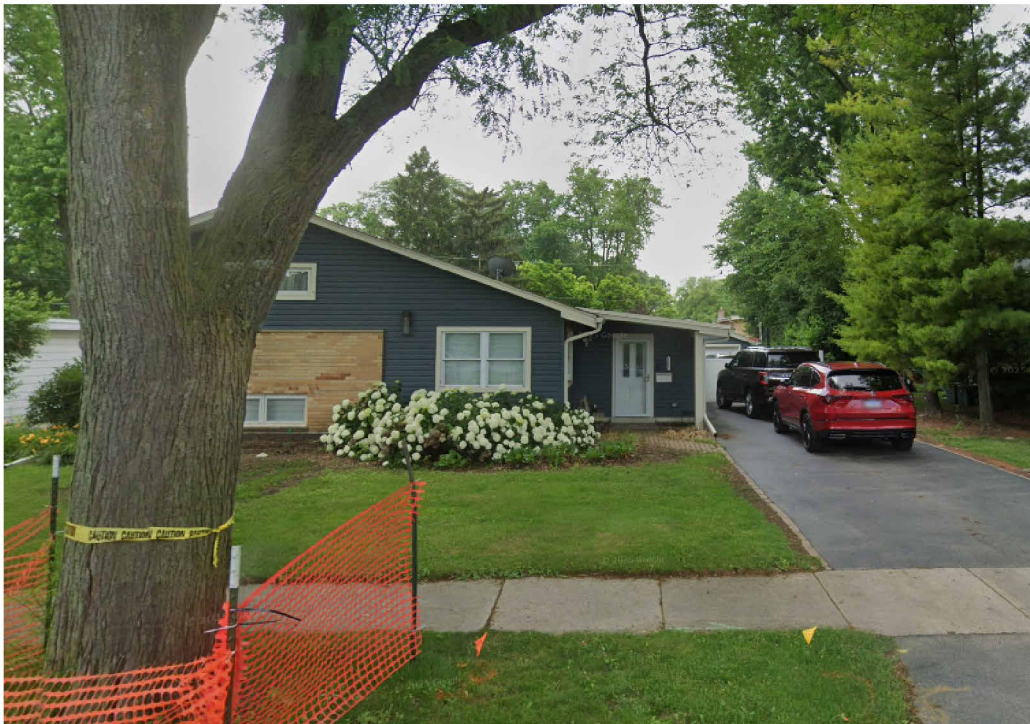
518 N STRATFORD RD Euclid Ave view



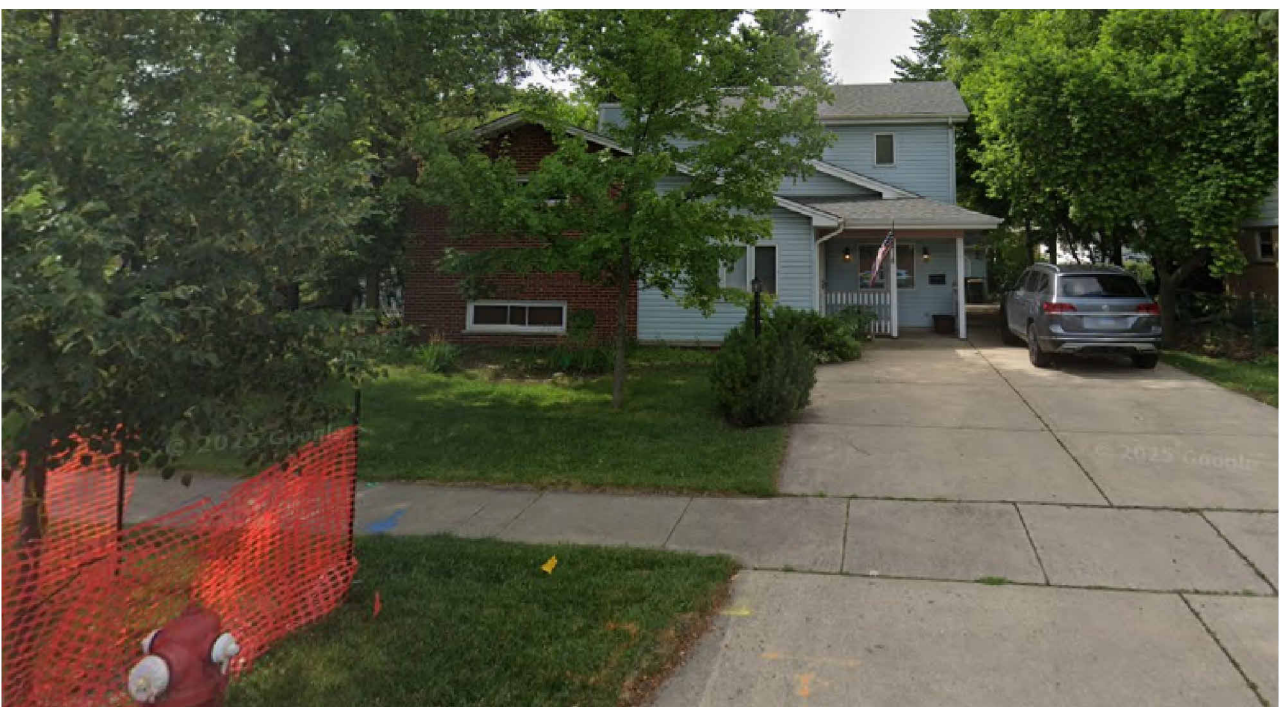
516 N WILSHIRE LN Euclid Ave view



1511 E Euclid Ave



1505 E Euclid Ave



1501 E Euclid Ave



1417 E Euclid Ave



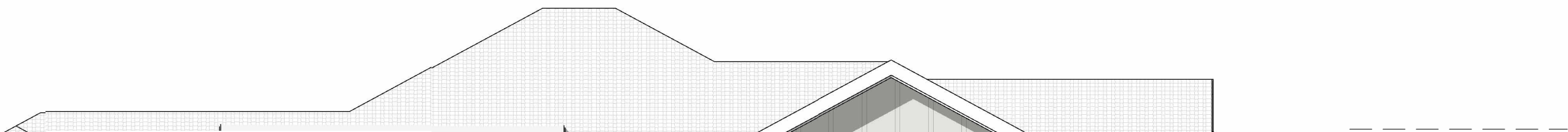
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1409 E Euclid Ave



1405 E Euclid Ave





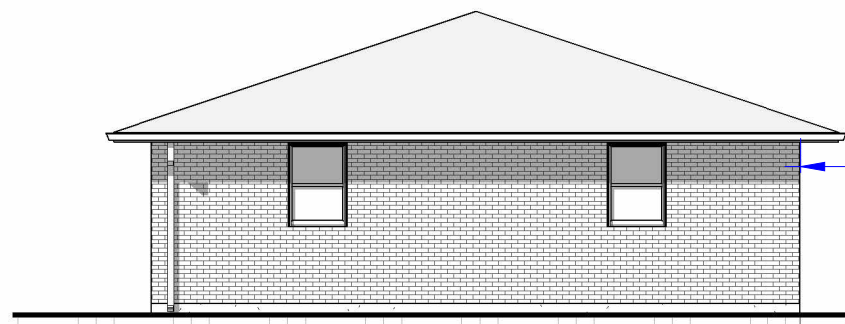
603 N Wilshire Ln Euclid Ave view



SUBJECT PROPERTY



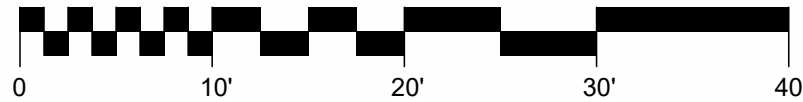
1702 E Euclid Ave



603 N Wilshire Ln Euclid Ave view

Scale: 1" = 10'-0"

Graphic Scale: 1 inch = 10 feet

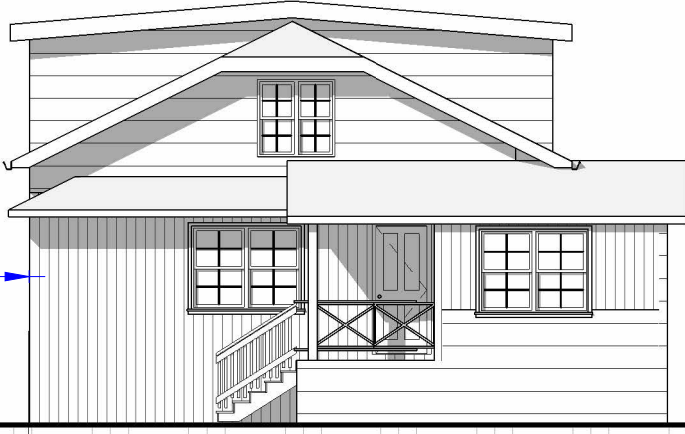
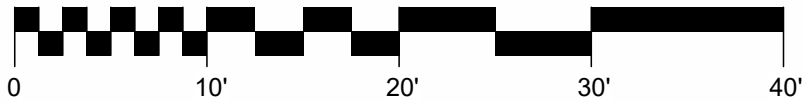


6

EXISTING SOUTH ELEVATION.

Scale: 1" = 10'-0"

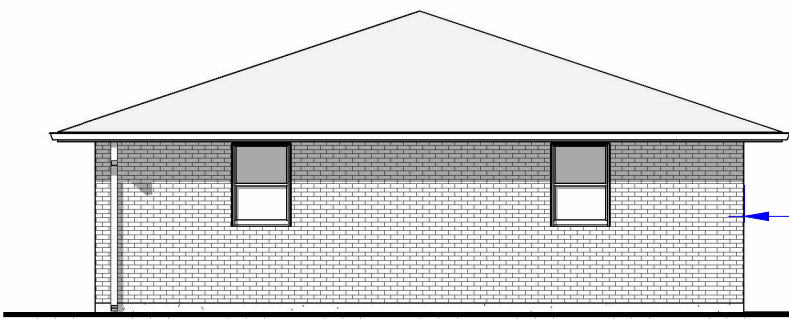
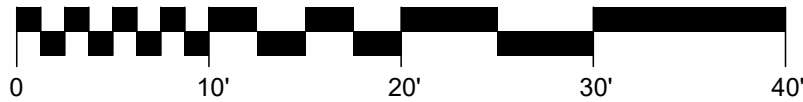
Graphic Scale: 1 inch = 10 feet



1702 E Euclid Ave

Scale: 1" = 10'-0"

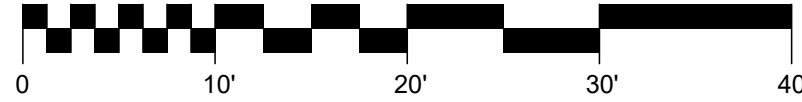
Graphic Scale: 1 inch = 10 feet



603 N Wilshire Ln Euclid Ave view

Scale: 1" = 10'-0"

Graphic Scale: 1 inch = 10 feet



1

1500 E Euclid Ave Elevation

Scale: 1" = 10'-0"

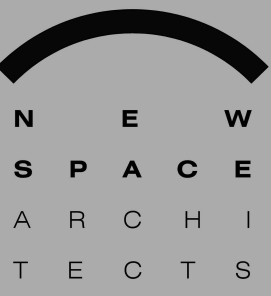
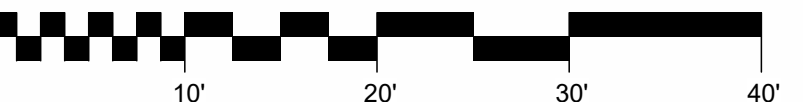
Graphic Scale: 1 inch = 10 feet



1702 E Euclid Ave

Scale: 1" = 10'-0"

Graphic Scale: 1 inch = 10 feet

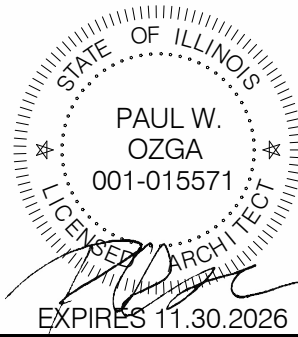


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AND ASSOCIATES INC.
1600 E. THACKER STR.
DES PLAINES IL 60016
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FAX: 773.672.7072

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A108
07.23.2025



Scale: $3/16'' = 1'-0''$



Scale: $3/16" = 1'-0"$



Scale: $3/16" = 1'-0"$



Scale: $3/16" = 1'-0"$



Window Schedule										
Type Mark	WINDOW SIZE			ROUGH OPENING		Light	Vent	Type	Comments	
	Count	Width	Height	Rough Width	Rough Height					
BASEMENT										
11	4	3' - 0"	4' - 0"			12 SF		CASEMENT		
1st FLOOR										
1	2	4' - 0"	8' - 6"	4' - 0 1/2"	8' - 6 1/2"	34 SF	7 SF	AWNING WITH FIXED		
2	1	8' - 0"	2' - 0"	8' - 0"	2' - 6"	16 SF	0 SF	TRANSOME		
4	1	8' - 9"	1' - 0"	8' - 9"	1' - 0"	9 SF	0 SF	TRANSOME		
5	2	5' - 0"	1' - 7 1/2"	5' - 0 1/2"	1' - 8"	8 SF	0 SF	AWNING		
7	1	8' - 0"	8' - 0"	8' - 0 1/2"	8' - 0 1/2"	64 SF	13 SF	AWNING WITH FIXED		
14.9	1	5' - 8"	4' - 4"	5' - 8 1/2"	4' - 4 1/2"	25 SF				
178	2	3' - 1"	4' - 4"	3' - 1 3/4"	4' - 4 3/4"	13 SF		BOUBLE HUNG		
1st FL CEILING										
14.9	1	5' - 8"	4' - 4"	5' - 8 1/2"	4' - 4 1/2"	25 SF				
PROPOSED 2nd Floor										
5	2	5' - 0"	1' - 7 1/2"	5' - 0 1/2"	1' - 8"	8 SF	8 SF	AWNING		
7	1	8' - 0"	8' - 0"	8' - 0 1/2"	8' - 0 1/2"	64 SF	13 SF	AWNING WITH FIXED		
8	2	2' - 0"	4' - 4"	2' - 0 1/2"	4' - 4 1/2"	9 SF	0 SF	FIXED		
9	4	6' - 0"	4' - 8"	6' - 0 1/2"	4' - 8 1/2"	28 SF	14 SF	SLIDERS		
10	4	3' - 0"	5' - 11"	3' - 3 3/4"	5' - 11 3/4"	18 SF	0 SF	FLORED		
11	6	2' - 0"	4' - 5"	2' - 0 1/2"	4' - 5 1/2"	9 SF	0 SF	CASEMENT		
217	1	4' - 0"	4' - 0"	4' - 0 1/2"	4' - 0 1/2"	16 SF				
Grand total: 35										



CLIMATE GUARD WINDOWS



CLIMATE GUARD WINDOWS



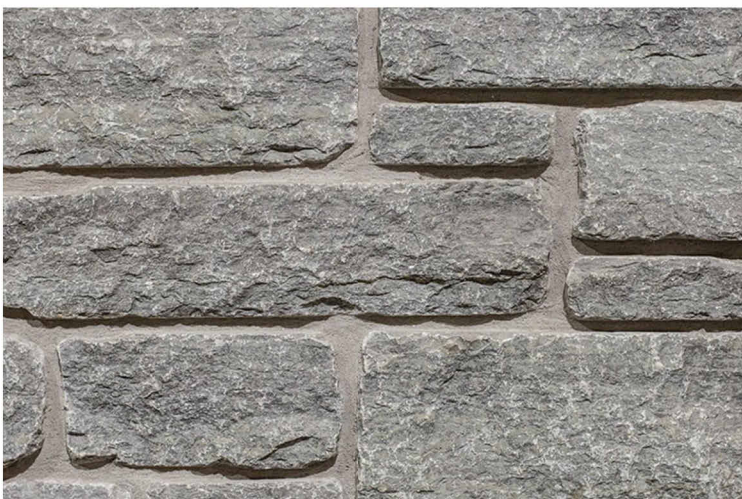
SOFFIT,
VENTED CEDARMILL



TRIM TEXTURED



FASCIA, SMOOTH
FASCIA TRIM



BLUERIVER DIMENSIONAL
TUMBLED



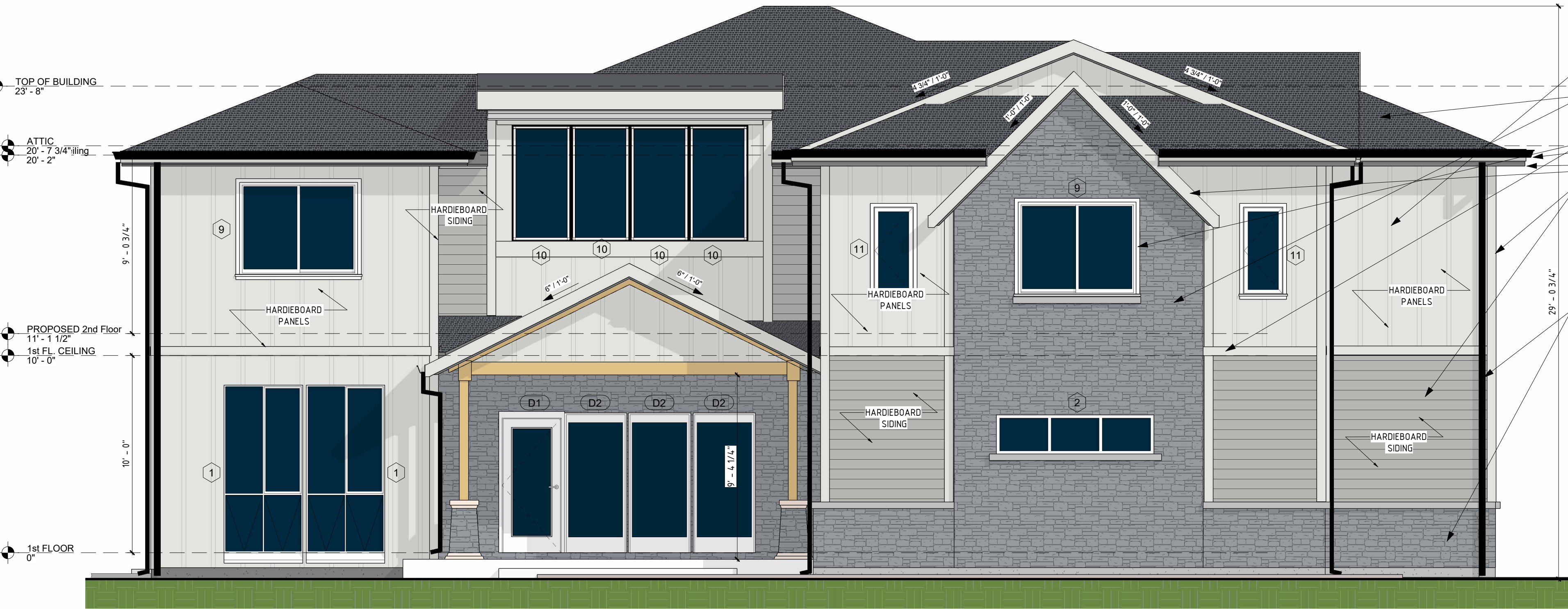
SHINGLES



SIDING (VERTICAL)
4X8 SHEET



SIDING (HORIZONTAL)
HARDIE PLANK



1 PROPOSED SOUTH ELEVATION (STREET)
Scale: 1/4" = 1'-0"
0 2' 4' 8'

MATERIAL SCHEDULE:

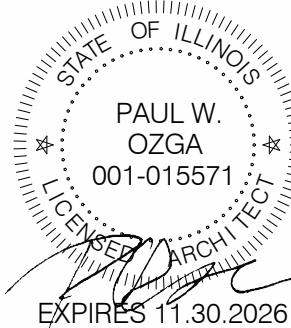
ITEM	MATERIAL	MANUFACTURER	COLOR
X SIDING (VERTICAL) 4X8 SHEET CEDARMIL	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
X SIDING (HORIZONTAL) HARDIE PLANK, SELECT CEDARMIL	FIBER CEMENT	JAMES HARDIE	LIGHT MIST
X BLUERIVER DIMENSIONAL TUMBLED	NATURAL STONE	SEMCO	GRAY
X TRIM- ROUGHSAWN	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
X ROOF, TIMBERLINE HDZ	ASPHALT SHINGLES	GAF WOODLAND	CHARCOAL
X WINDOWS	VINYL	CLIMATE GUARD WINDOWS	WHITE
X GUTTERS	ALUMINUM	ALSCO	BLACK
X FASCIA, SMOOTH FASCIA TRIM	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
X DOWNSPOUT	ALUMINUM	ALSCO	BLACK
SOFFIT, VENTED CEDARMILL	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
GARAGE DOOR	ALUMINUM	C.H.I. NUCOR COMPANY	BLACK

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1600 E. THACKER STR.
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A110
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VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
10/28/2025

Item: 704 S. Mitchell Ave. - SF/Teardown - DC25-061

Department: Planning & Community Development

Item Description:

Requested Action

Approval of the proposed architectural designs for two new (teardown) single-family residences.

Recommendation

It is recommended that the Design Commission approve the proposed designs for two new (teardown) single-family residence to be located at 704 & 706 S. Mitchell Avenue. This recommendation for 704 S. Mitchell is based on the architectural plans & site plan received on 9/11/25 and revised exterior materials received on 10/3/25. This recommendation for 706 S. Mitchell is based on the architectural plans & materials received on 7/24/25 and revised site plan received on 9/11/25, 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_704 S Mitchell Ave
2. Exhibits_704 S Mitchell Ave

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 704 & 706 S. Mitchell Ave.
Project Address: 704 & 706 S. Mitchell Ave.
Prepared By: Steve Hautzinger

Date Prepared: October 22, 2025

PETITION INFORMATION:

DC Number: 25-061 & 25-062
Petitioner Name: Tony VanDijk
Petitioner Address: Marton Premiere Homes
1101 Mink Trail
Cary, IL 60013
Meeting Date: October 28, 2025

Requested Action(s): Approval of the proposed architectural designs for two new (teardown) single-family residences.

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 house and a detached two car garage to allow construction of two new two-story residences both with attached, two-car garages. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 13,200 square feet, and it is made up of two platted buildable lots which are 6,600 square feet each. The proposed new house on the north lot (704 S. Mitchell) will have approximately 2,958 square feet, and the proposed new house on the south lot (706 S. Mitchell) will have approximately 2,970 square feet. Both homes comply with all of the R-3 zoning requirements as summarized below.

DC25-061, 704 S. Mitchell:

	ALLOWED	PROPOSED
Setbacks	Front: 27 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 27.5 feet Side: 6.8 feet Side: 5.8 feet Rear: 53.8 feet
Building Height (to the midpoint)	25 feet	24.9 feet
FAR	2,970 SF	2,958 SF
Building Lot Coverage	2,310 SF	1,847 SF
Impervious Surface Coverage	3,630 SF	2,584 SF

DC25-062, 706 S. Mitchell:

	ALLOWED	PROPOSED
Setbacks	Front: 27 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 27.5 feet Side: 6.8 feet Side: 5.8 feet Rear: 53.8 feet
Building Height (to the midpoint)	25 feet	24.4 feet
FAR	2,970 SF	2,970 SF
Building Lot Coverage	2,310 SF	1,855 SF
Impervious Surface Coverage	3,630 SF	2,613 SF

The existing house (proposed for demolition) is a tudor style home that according to the real estate listing was built in 1929. 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. Normally, Staff encourages preservation of historic homes, but in this case, Staff feels that the architectural quality of the existing house is not significant, and the house actually looks somewhat out of place in this location.

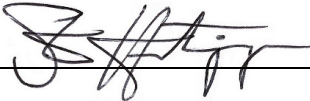
Nonetheless, the Design Commission should evaluate the proposed demolition per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, which states, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission will need to evaluate if the existing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

In regards to the proposed new houses, the surrounding context in this location is predominantly two-story houses with front load garages on 50-foot wide lots. The scale and massing of the proposed new homes fit well within this context. The basic layout of the two homes is similar, but Staff feels that the architectural designs, which differ in style, detailing, materials, and colors, result in two designs that look substantially different, yet complement each other as well as the surrounding context.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed designs for two new (teardown) single-family residence to be located at 704 & 706 S. Mitchell Avenue. This recommendation for 704 S. Mitchell is based on the architectural plans & site plan received on 9/11/25 and revised exterior materials received on 10/3/25. This recommendation for 706 S. Mitchell is based on the architectural plans & materials received on 7/24/25 and revised site plan received on 9/11/25, and the following:

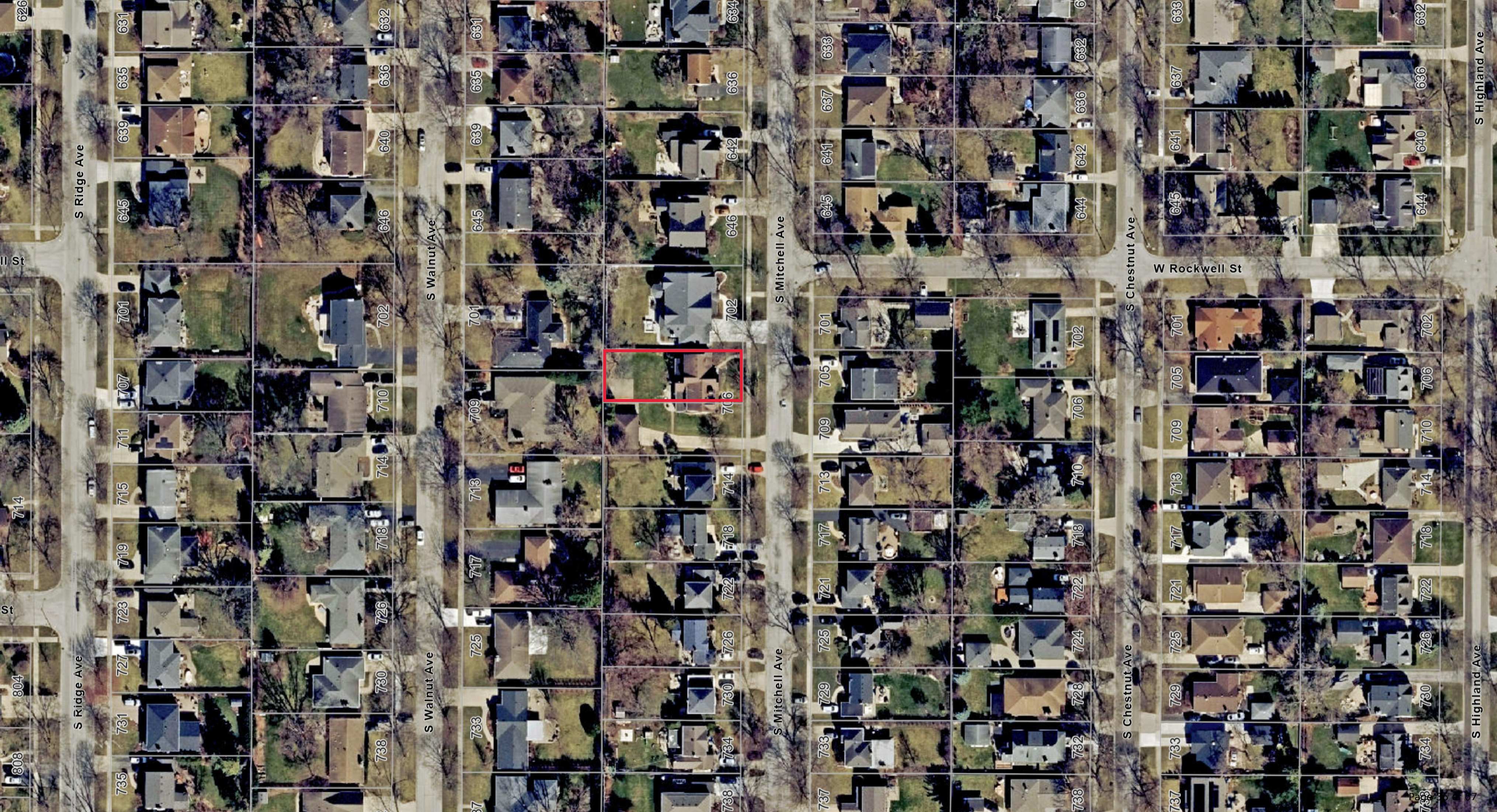
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2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



October 22, 2025

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

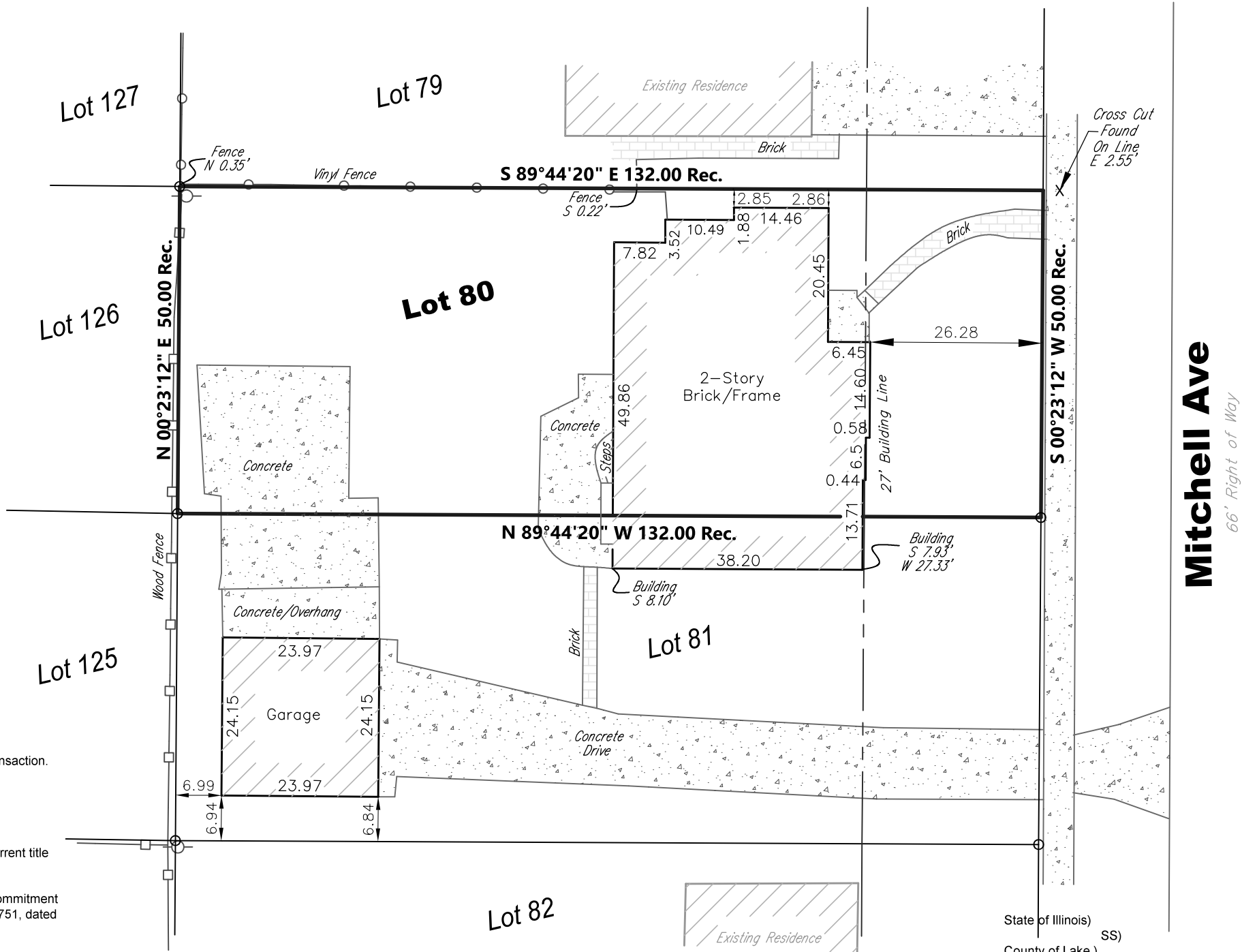
c: Petitioner, DC File 25-061, DC File 25-062





PLAT OF SURVEY

LOT 80 IN FAIRVIEW, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



Legend

- Monument to be Set
- Found Iron Pipe
- X Found Cross
- Utility Pole

Surveyor Notes:

- Field Work Completed on 5-22-2025
- Prepared for Angelina & Herrick P.C., for real estate transaction.
- Site Address: 704 S. Mitchell Ave, Arlington Heights, IL
- Pin No.: 03-31-406-014
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat.
- This plat was prepared with the aid of the current title commitment issued by Landtrust National Title Company No. LN25030751, dated April 25, 2025.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad Files will not be released under this contract.
- The utilities as shown on this drawing were developed from visible observations only.
- All building dimensions and ties are to the current siding material and not to the foundation.
- No boundary corners were set at time of field work. Boundary corners will be set at a later date.
- Bearings are assumed.

State of Illinois)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 28th day of May, A.D. 2025 in Lake Zurich, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 33223
License Expiration Date 11-30-26

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



Drafted By : GJK	Field Work : DH
Drawing Revisions	Date
REVISION	

Field Work Completed:	5-22-2025
Scale: 1" = 20'	Date: 5-28-2025
Site Address:	
704 S. Mitchell Ave.	
Arlington Heights, Illinois	

Land Surveying Services, Inc.
1182 Heather Drive
Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax. (847)847-1279
Professional Design Firm License No. 184-003632

Job Number
LS250668-14

Sheet Name
PLAT OF SURVEY

Sheet Number
SURVEY

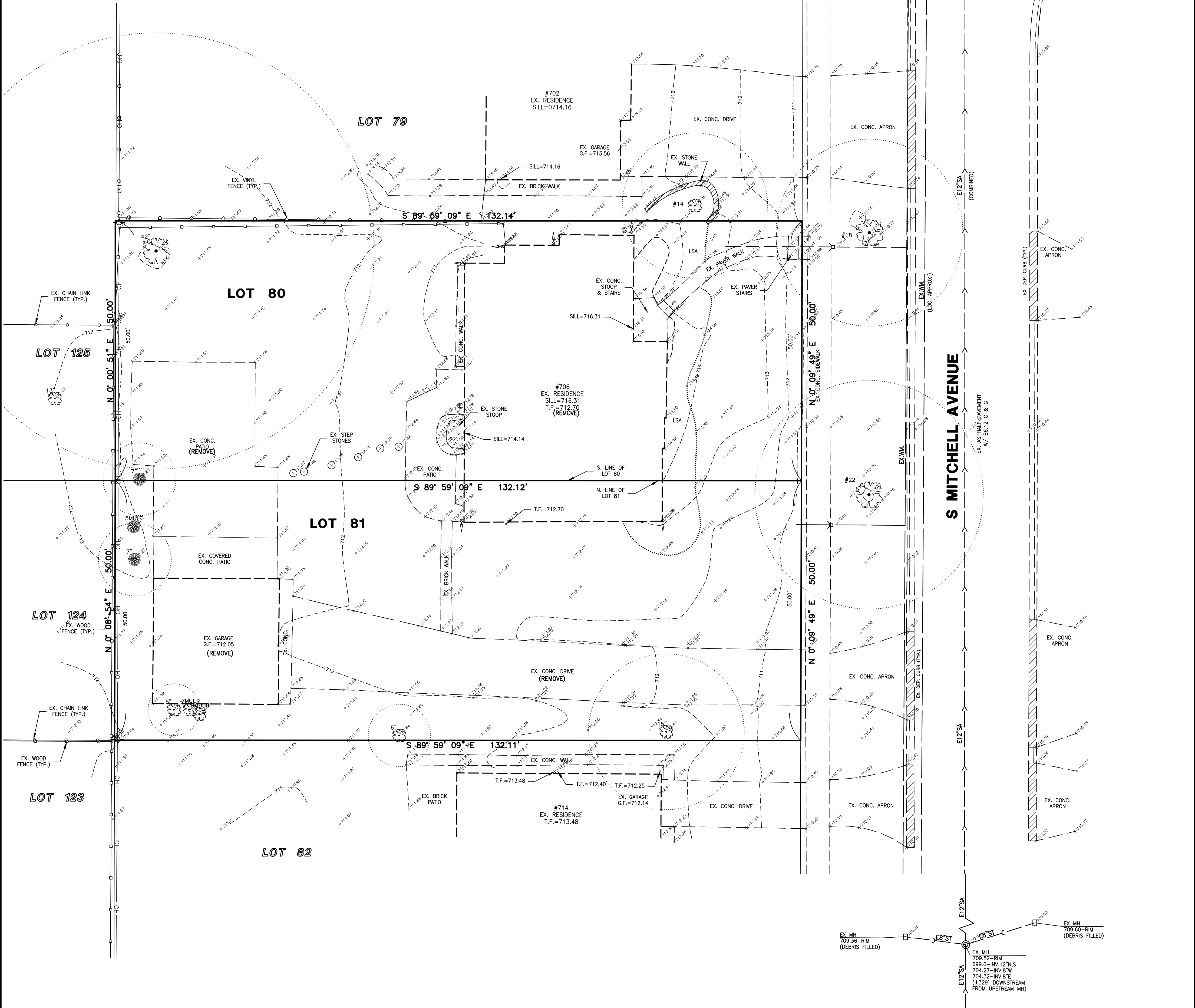
LEGAL DESCRIPTION

LOTS 80 AND 81 IN FAIRVIEW, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROJECT LOCATION



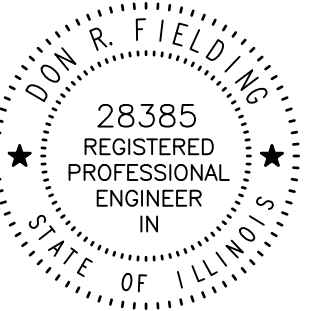
LOCATION MAP



LEGEND

- 104' CONTOUR
- 105.08 SPOT ELEVATION
- 107' DECIDUOUS TREE W/DIA.
- 12" CONIFEROUS TREE W/DIA.
- CRITICAL ROOT ZONE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- DOWNSPOUT

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT #37
ELEVATION=730.77 NAVD88



Don R. Fielding P.E.
SIGNATURE
08-18-25
DATE
EXPIRES 11-30-25

DESIGNED BY:	CJD	DATE:	07-22-25
CHECKED BY:	DRF	DATE:	07-22-25
APPROVED BY:	DRF	DATE:	07-22-25



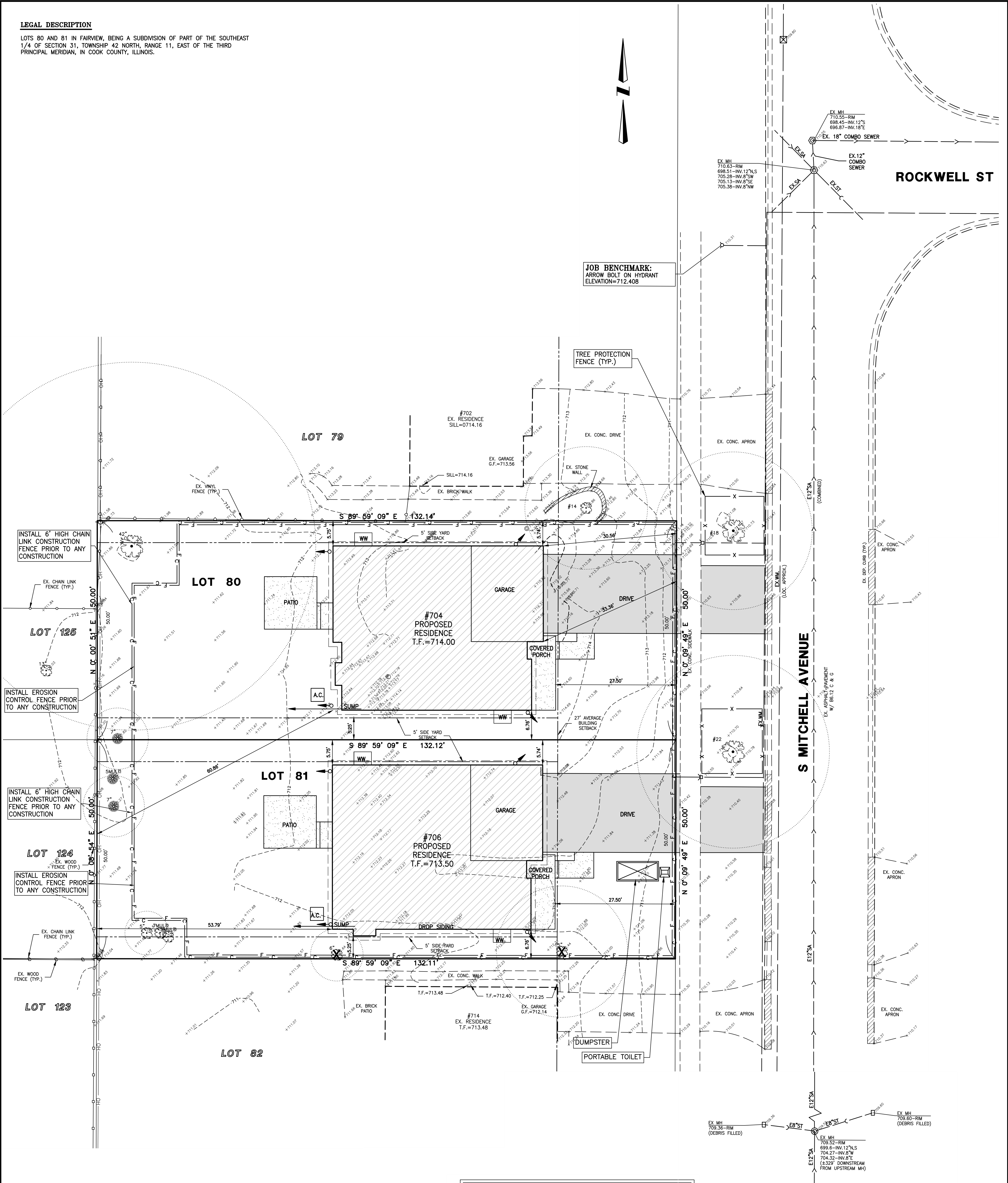
GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE:	1"=10'
DRAWING No.	71142
SHEET	1 OF 4

704 S MITCHELL AVENUE-ARLINGTON HEIGHTS, IL
EXISTING CONDITIONS

LEGAL DESCRIPTION

LOTS 80 AND 81 IN FAIRVIEW, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



EXISTING COVERAGE TABLE - LOTS 80-81

LOT AREA = 13,212 S.F.

EXISTING IMPERVIOUS LOT COVERAGE AREAS

HOUSE = 1,943 S.F.
DRIVE = 1,249 S.F.
WALKS/STOOPS/PADS = 225 S.F.
PATIO = 1,266 S.F.
GARAGE = 585 S.F.
TOTAL EXISTING = 5,268 S.F. (39.9%)

NEW COVERAGE TABLE - LOT 80

LOT AREA = 6,606 S.F.

PROPOSED IMPERVIOUS LOT COVERAGE AREAS

HOUSE = 1,731 S.F.
DRIVE = 559 S.F.
WALKS/STOOPS/PADS = 49 S.F.
PATIO/PORCH = 263 S.F.
WINDOW WELLS = 24 S.F.
TOTAL PROPOSED = 2,626 S.F. (39.8%)

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT #37
ELEVATION=730.77 NAVD88

LEGEND

- 104' - CONTOUR
- 105.08' - SPOT ELEVATION
- 10" - DECIDUOUS TREE W/DIA.
- 12" - CONIFEROUS TREE W/DIA.
- CRITICAL ROOT ZONE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
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- STORM CULVERT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- DOWNSPOUT

DESIGNED BY: CJD	DATE: 07-22-25
CHECKED BY: DRF	DATE: 07-22-25
APPROVED BY: DRF	DATE: 07-22-25

DESIGNED BY: CJD	DATE: 07-22-25
CHECKED BY: DRF	DATE: 07-22-25
APPROVED BY: DRF	DATE: 07-22-25



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E-MAIL: 231@GREENGARD.COM
ILL. REGISTRATION NO. 184-000995

SCALE: 1"=10'
DRAWING NO.: 71142
SHEET 2 OF 4

704 S MITCHELL AVENUE-ARLINGTON HEIGHTS, IL
SITE PLAN

RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION

714 S. MITCHELL AVE.
2 HOUSE LEFT



706 S. MITCHELL AVE.
1 HOUSE LEFT



704 S. MITCHELL AVE.
SUBJECT PROPERTY



702 S. MITCHELL AVE.
1 HOUSE RIGHT



646 S. MITCHELL AVE.
2 HOUSE RIGHT



S. MITCHELL AVE.



709 S. MITCHELL AVE.1 HOUSE
LEFT ACROSS ST.



705 S. MITCHELL AVE.
DIRECTLY ACROSS ST.



701 S. MITCHELL AVE.
1 HOUSE RIGHT ACROSS ST.

W. ROCKWELL ST.

10
A203

NEIGHBORHOOD PHOTO BOARD

NOT TO SCALE

DESIGN STAGE
ALA A.C. =
PRELIMINARY DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
RELEASE FOR PERMIT
REVISIONS

1
2
3
4
5

05-22-25 BA
06-11-25 BA
06-11-25 BA
06-11-25 BA
06-11-25 BA

REVISIONS

MARTON PREMIER HOMES
704 S. MITCHELL AVE.
ARLINGTON HEIGHTS, IL

NEIGHBORHOOD PHOTO BOARD

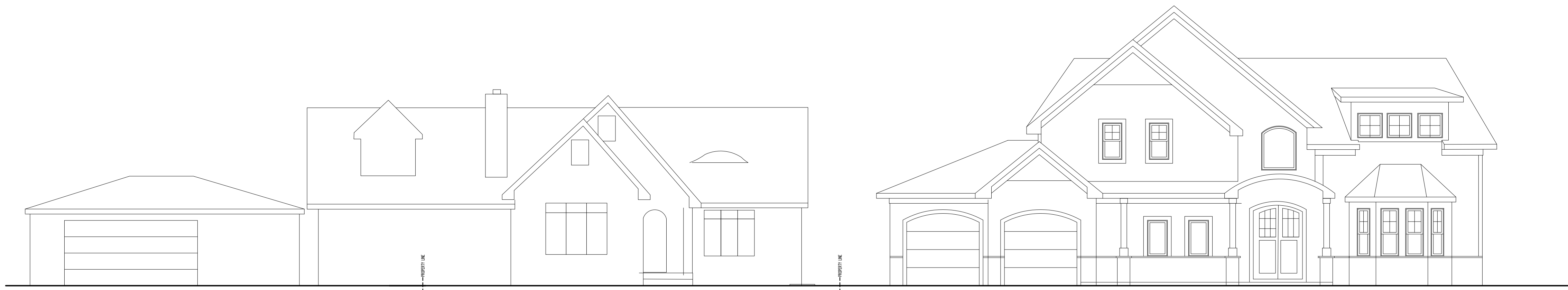
Architects & Planners, Inc.
200 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number:
25172

Sheet Number:
A202

File Name:
25172202

RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION



1C
A202
EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
706 S. MITCHELL AVE.
1/8"=1'-0"

4C
A202
EXISTING FRONT ELEVATION
SUBJECT PROPERTY
704 S. MITCHELL AVE.
1/8"=1'-0"

5C
A202
EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
702 S. MITCHELL AVE.
1/8"=1'-0"



1D
A202
EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
706 S. MITCHELL AVE.
1/8"=1'-0"

4D
A202
PROPOSED FRONT ELEVATION
SUBJECT PROPERTY
704 S. MITCHELL AVE.
1/8"=1'-0"

5D
A202
EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
702 S. MITCHELL AVE.
1/8"=1'-0"

DESIGN STAGE	ALA Q.C.	DATE
PRELIMINARY DESIGN		05-22-24
PRELIMINARY DESIGN		
DESIGN DEVELOPMENT		
RELEASE FOR BID		
PERMITTING		
RELEASE FOR PERMIT		
REVISION		

MARTON PREMIER HOMES
704 S. MITCHELL AVE.
ARLINGTON HEIGHTS, IL

CONTEXT ELEVATIONS

Architects & Planners, Inc.
2800 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALA

Job Number:
24188

Sheet Number:
A201

File Name:
25188201

RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION

REVISIONS	DATE	BY	APP'D	REVISION
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2				
3				
4				
5				

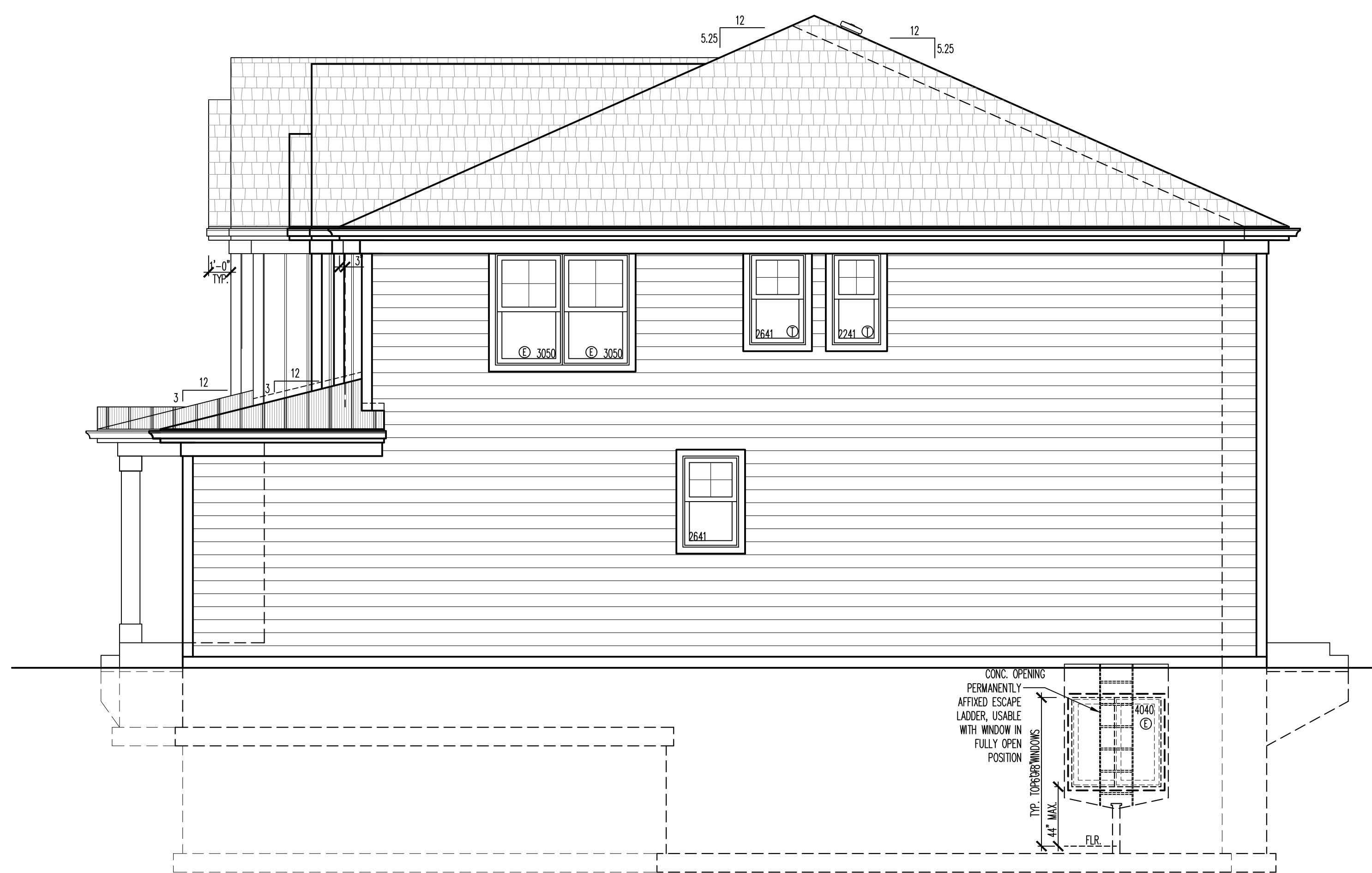
DESIGN STAGE =
ALA C.C. =
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
DESIGN FOR PERMIT
RELEASE FOR BID
RELEASE FOR PERMIT
REVISION

MARTON PREMIER HOMES
704 S. MITCHELL AVE.
ARLINGTON HEIGHTS, IL

Architects & Planners, Inc.
IL Telephone: 312-588-2200 WI Telephone: 262-250-0021
2600 Behan Road at Rt. 176
Crystal Lake, IL 60014
98 W. Main St.
Lake Geneva, WI 53147
1700 E. Racine Ave.
Waukegan, WI 53186
40 Crystal St.
Cary, IL 60013

Job Number:
25188
Sheet Number:
A200
File Name:

COPYRIGHT AS DATED ©
A.L.A. Architects & Planners, Inc.



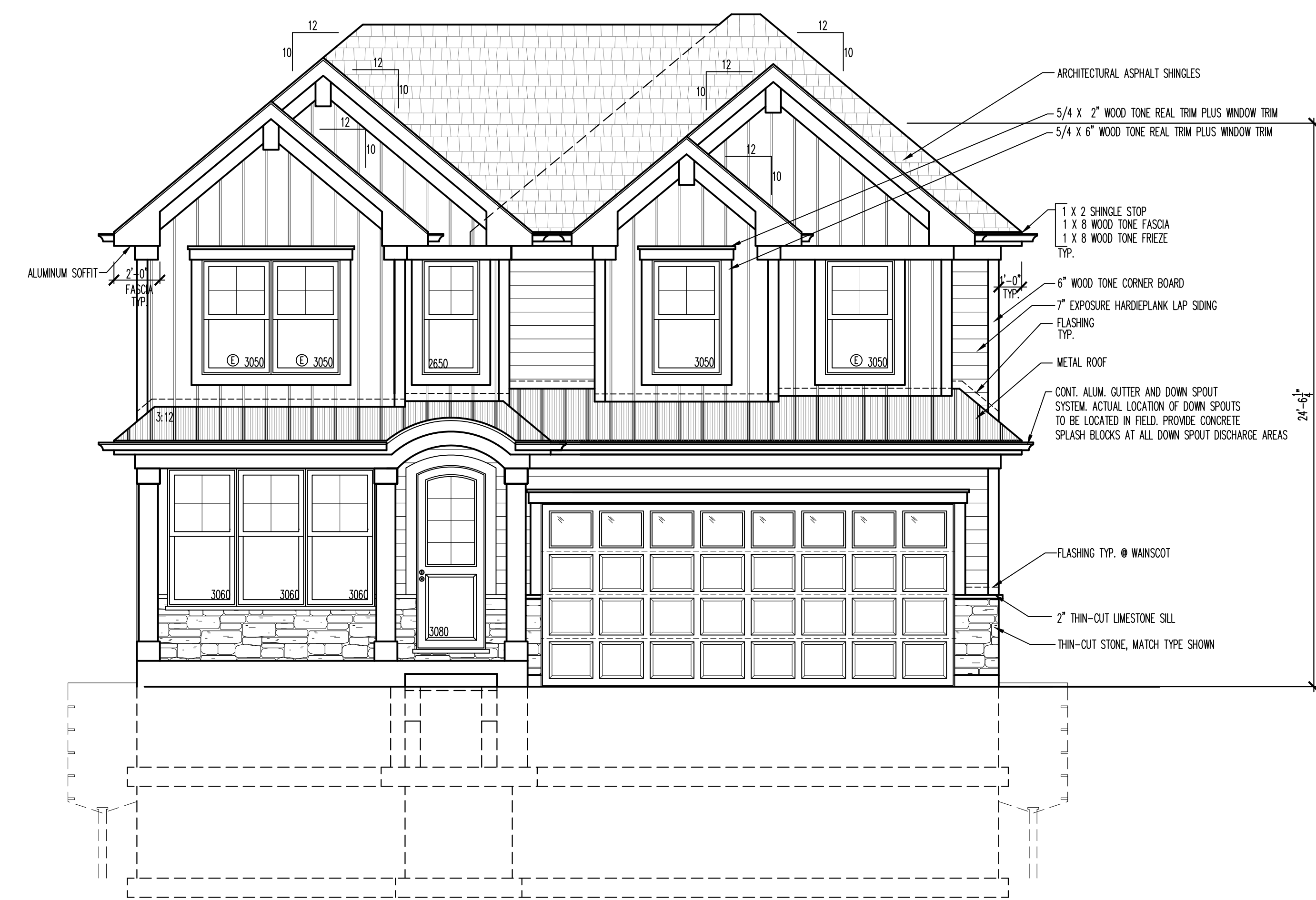
1C
A200
RIGHT ELEVATION
1/4"=1'-0"



1E
A200
LEFT ELEVATION
1/4"=1'-0"



4C
A200
REAR ELEVATION
1/4"=1'-0"



4E
A200
FRONT ELEVATION
1/4"=1'-0"

EXTERIOR DESIGN

704 S MITCHELL AVE, ARLINGTON HEIGHTS



METAL ROOF COLOR



ROOF COLOR



WOOD STAIN
COLOR



GARAGE DOOR STYLE AND COLOR



LP SIDING COLOR



WINDOW STYLE
AND COLOR

WOOD WRAPPED BEAMS



EXTERIOR LIGHTING



FRONT DOOR



STONE STYLE AND COLOR



FRONT DOOR
HARDWARE

Home Address:
704 S MITCHELL AVE, ARLINGTON HEIGHTS

Created:
Revision Dates:
Revision Number:

6.18.2025
10.02.2025
REV 1



Homeowner Signature _____

TriStone Development Signature _____

EXTERIOR COLORS & CONCRETE	TYPE:	COLOR:	GLAZE:	EDGE:	SIZE:	PATTERN:	GROUT:	REVISION DATE:
ROOF:	LANDMARK	MOIRE BLACK						
ROOF - METAL:	UNICLAD	BLACK						
SIDING:	LP SMARTSIDE	CAVERN STEEL						
STONE:	VERSETTA STONE	MISSION POINT TIGHT CUT - 9005174W						
TRIM/SOFFIT/FASICA COLOR:	LP SMART TRIM	SNOWSCAPE WHITE						
WINDOWS:	M/I WINDOWS - VINYL	WHITE EXTERIOR / WHITE INTERIOR						
GABLES:	CEDAR - UNFINISHED	MINWAX RUSTIC BEIGE						
GUTTERS:	NORANDEX	WHITE			5"			
EXTERIOR DOOR:	THERMATRU ENLITEN S82105	WHITE OR STAINED			3'0" - 8'0"			
EXTERIOR DOOR HARDWARE:	SCHLAGE CENTURY F SERIES	BLACK						
PORCH CEILING:	T & G PINE	MINWAX RUSTIC BEIGE						
GARAGE DOOR:	CLOPAY CLASSIC STEEL LONG PANEL	WHITE						
GARAGE DOOR OPENERS:	LIFT MASTER - 1/2 HP							
GARAGE DOOR HARDWARE:	NONE							
EXTERIOR LIGHTING:	KICHLER CYLINDER 15" TALL 93246BK	BLACK			15"			



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
10/28/2025

Item: 706 S. Mitchell Ave. - SF/Teardown - DC25-062

Department: Planning & Community Development

Item Description:

Requested Action

Approval of the proposed architectural designs for two new (teardown) single-family residences.

Recommendation

It is recommended that the Design Commission approve the proposed designs for two new (teardown) single-family residence to be located at 704 & 706 S. Mitchell Avenue. This recommendation for 704 S. Mitchell is based on the architectural plans & site plan received on 9/11/25 and revised exterior materials received on 10/3/25. This recommendation for 706 S. Mitchell is based on the architectural plans & materials received on 7/24/25 and revised site plan received on 9/11/25, 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_706 S Mitchell Ave
2. Exhibits_706 S Mitchell Ave

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 704 & 706 S. Mitchell Ave.
Project Address: 704 & 706 S. Mitchell Ave.
Prepared By: Steve Hautzinger

Date Prepared: October 22, 2025

PETITION INFORMATION:

DC Number: 25-061 & 25-062
Petitioner Name: Tony VanDijk
Petitioner Address: Marton Premiere Homes
1101 Mink Trail
Cary, IL 60013
Meeting Date: October 28, 2025

Requested Action(s): Approval of the proposed architectural designs for two new (teardown) single-family residences.

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 house and a detached two car garage to allow construction of two new two-story residences both with attached, two-car garages. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 13,200 square feet, and it is made up of two platted buildable lots which are 6,600 square feet each. The proposed new house on the north lot (704 S. Mitchell) will have approximately 2,958 square feet, and the proposed new house on the south lot (706 S. Mitchell) will have approximately 2,970 square feet. Both homes comply with all of the R-3 zoning requirements as summarized below.

DC25-061, 704 S. Mitchell:

	ALLOWED	PROPOSED
Setbacks	Front: 27 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 27.5 feet Side: 6.8 feet Side: 5.8 feet Rear: 53.8 feet
Building Height (to the midpoint)	25 feet	24.9 feet
FAR	2,970 SF	2,958 SF
Building Lot Coverage	2,310 SF	1,847 SF
Impervious Surface Coverage	3,630 SF	2,584 SF

DC25-062, 706 S. Mitchell:

	ALLOWED	PROPOSED
Setbacks	Front: 27 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 27.5 feet Side: 6.8 feet Side: 5.8 feet Rear: 53.8 feet
Building Height (to the midpoint)	25 feet	24.4 feet
FAR	2,970 SF	2,970 SF
Building Lot Coverage	2,310 SF	1,855 SF
Impervious Surface Coverage	3,630 SF	2,613 SF

The existing house (proposed for demolition) is a tudor style home that according to the real estate listing was built in 1929. 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. Normally, Staff encourages preservation of historic homes, but in this case, Staff feels that the architectural quality of the existing house is not significant, and the house actually looks somewhat out of place in this location.

Nonetheless, the Design Commission should evaluate the proposed demolition per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, which states, 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 houses, the surrounding context in this location is predominantly two-story houses with front load garages on 50-foot wide lots. The scale and massing of the proposed new homes fit well within this context. The basic layout of the two homes is similar, but Staff feels that the architectural designs, which differ in style, detailing, materials, and colors, result in two designs that look substantially different, yet complement each other as well as the surrounding context.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed designs for two new (teardown) single-family residence to be located at 704 & 706 S. Mitchell Avenue. This recommendation for 704 S. Mitchell is based on the architectural plans & site plan received on 9/11/25 and revised exterior materials received on 10/3/25. This recommendation for 706 S. Mitchell is based on the architectural plans & materials received on 7/24/25 and revised site plan received on 9/11/25, and the following:

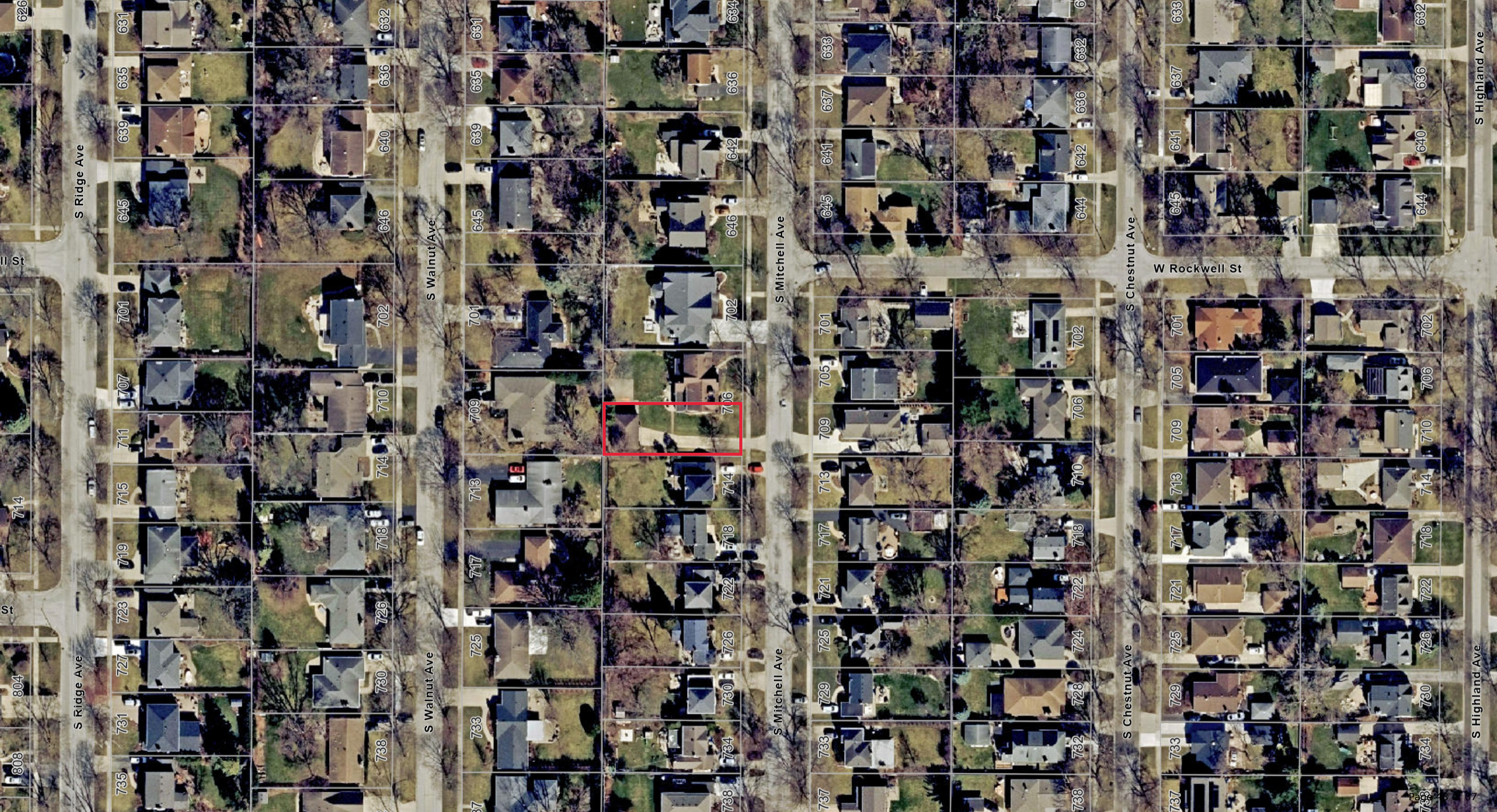
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2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



October 22, 2025

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

c: Petitioner, DC File 25-061, DC File 25-062

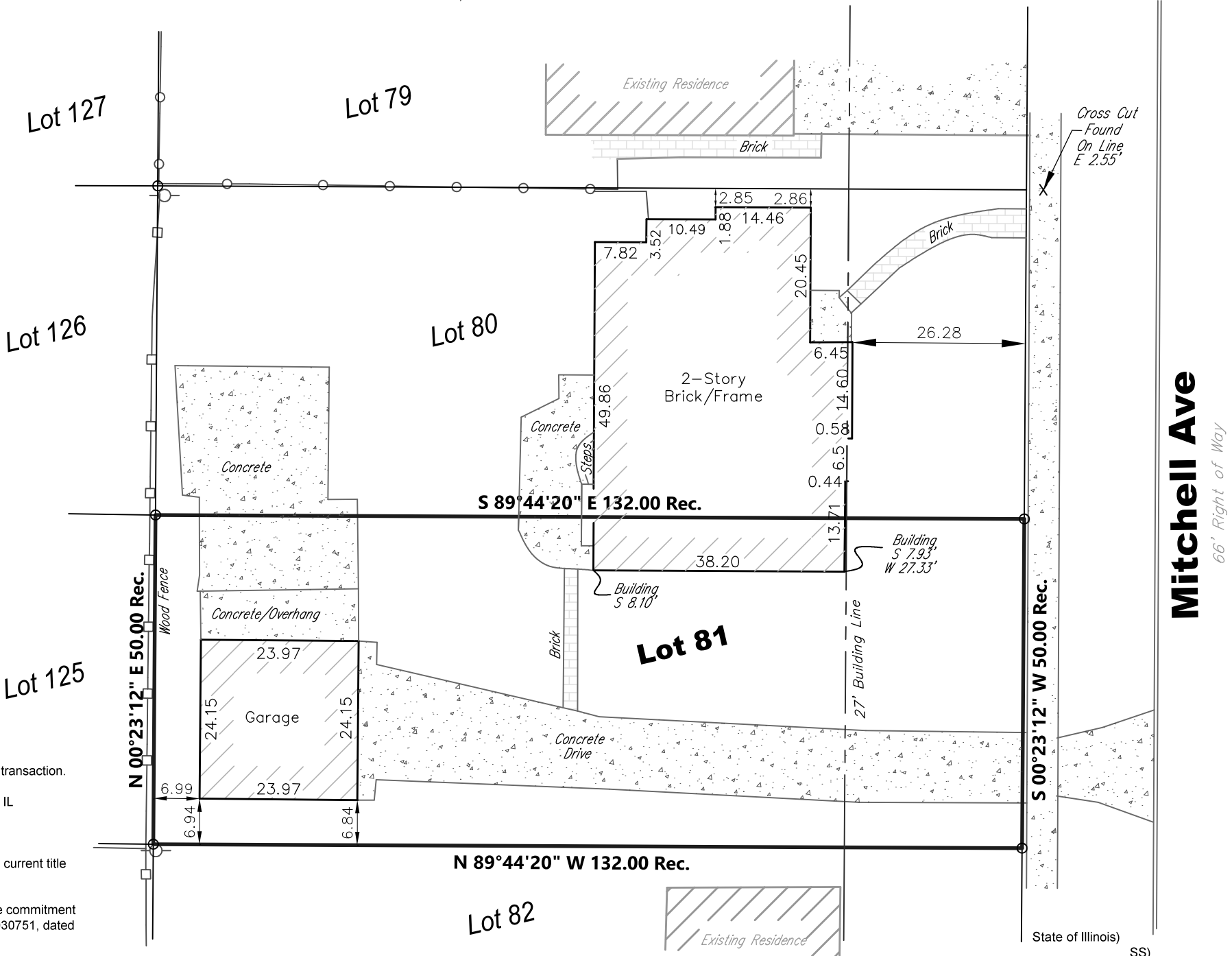




Scale: 1" = 20'

PLAT OF SURVEY

LOT 81 IN FAIRVIEW, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



Legend

- Monument to be Set
- Found Iron Pipe
- X Found Cross
- Utility Pole

Surveyor Notes:

- Field Work Completed on 5-22-2025
- Prepared for Angelina & Herrick P.C., for real estate transaction.
- Site Address: 706 S. Mitchell Ave, Arlington Heights, IL
- Pin No.: 03-31-406-015
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat.
- This plat was prepared with the aid of the current title commitment issued by Landtrust National Title Company No. LN25030751, dated April 25, 2025.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad Files will not be released under this contract.
- The utilities as shown on this drawing were developed from visible observations only.
- All building dimensions and ties are to the current siding material and not to the foundation.
- No boundary corners were set at time of field work. Boundary corners will be set at a later date.
- Bearings are assumed.

Mitchell Ave

66' Right of Way

State of Illinois)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 28th day of May, A.D. 2025 in Lake Zurich, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 33223
License Expiration Date 11-30-26

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



Drafted By : GJK	Field Work : DH
Drawing Revisions	Date
REVISION	

Field Work Completed:	5-22-2025
Scale: 1" = 20'	Date: 5-28-2025
Site Address:	706 S. Mitchell Ave. Arlington Heights, Illinois

Land Surveying Services, Inc.
1182 Heather Drive
Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax. (847)847-1279
Professional Design Firm License No. 184-003632

Job Number
LS250668-015

Sheet Name
PLAT OF SURVEY

Sheet Number
SURVEY

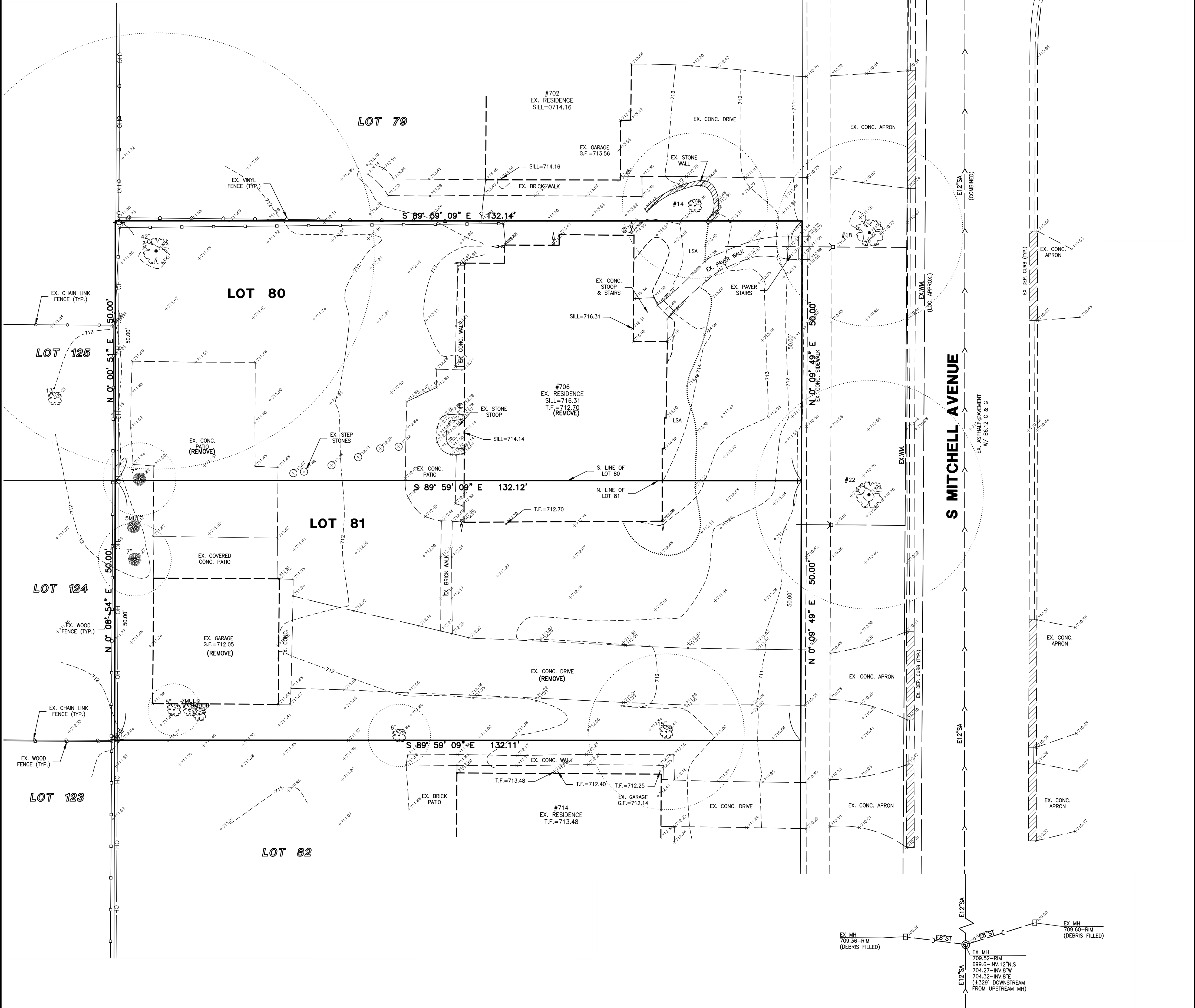
LEGAL DESCRIPTION

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PROJECT LOCATION



LOCATION MAP



LEGEND

- 104' - - - - - CONTOUR
- x 105.08 SPOT ELEVATION
- DECIDUOUS TREE W/DIA.
- CONIFEROUS TREE W/DIA.
- CRITICAL ROOT ZONE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
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- FENCE
- DOWNSPOUT

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT #37
ELEVATION=730.77 NAVD88



Don R. Fielding P.E.
SIGNATURE
07-22-25
DATE
EXPIRES 11-30-25

DESIGNED BY:	CJD	DATE:	07-22-25
CHECKED BY:	DRF	DATE:	07-22-25
APPROVED BY:	DRF	DATE:	07-22-25



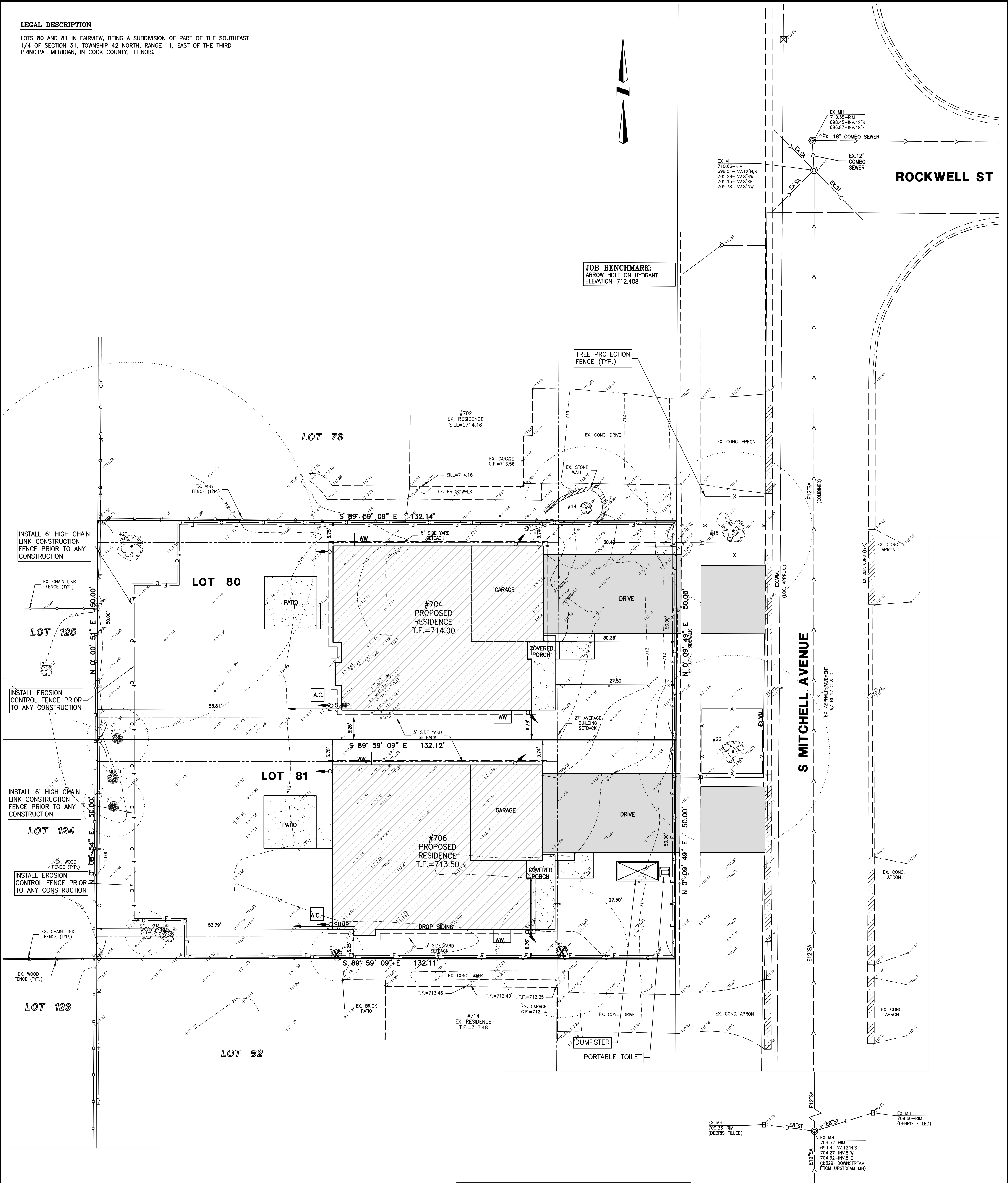
GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883
FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE:	1"=10'
DRAWING No.	71142
SHEET	1 OF 4

706 S MITCHELL AVENUE-ARLINGTON HEIGHTS, IL
EXISTING CONDITIONS

LEGAL DESCRIPTION

LOTS 80 AND 81 IN FAIRVIEW, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



EXISTING COVERAGE TABLE - LOTS 80-81

LOT AREA = 13,212 S.F.

EXISTING IMPERVIOUS LOT COVERAGE AREAS

HOUSE = 1,943 S.F.
DRIVE = 1,249 S.F.
WALKS/SOOPS/PADS = 225 S.F.
PATIO = 1,266 S.F.
GARAGE = 585 S.F.
TOTAL EXISTING = 5,268 S.F. (39.9%)

NEW COVERAGE TABLE - LOT 80

LOT AREA = 6,606 S.F.

PROPOSED IMPERVIOUS LOT COVERAGE AREAS

HOUSE = 1,762 S.F.
DRIVE = 559 S.F.
WALKS/SOOPS/PADS = 49 S.F.
PATIO/PORCH = 263 S.F.
WINDOW WELLS = 24 S.F.
TOTAL PROPOSED = 2,657 S.F. (40.2%)

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT #37
ELEVATION=730.77 NAVD88

LEGEND

- 104' CONTOUR
- 105.08 SPOT ELEVATION
- 10' DECIDUOUS TREE W/DIA.
- 12' CONIFEROUS TREE W/DIA.
- CRITICAL ROOT ZONE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- DOWNSPOUT

DESIGNED BY: CJD	DATE: 07-22-25
CHECKED BY: DRF	DATE: 07-22-25
APPROVED BY: DRF	DATE: 07-22-25

DESIGNED BY: CJD	DATE: 07-22-25
CHECKED BY: DRF	DATE: 07-22-25
APPROVED BY: DRF	DATE: 07-22-25

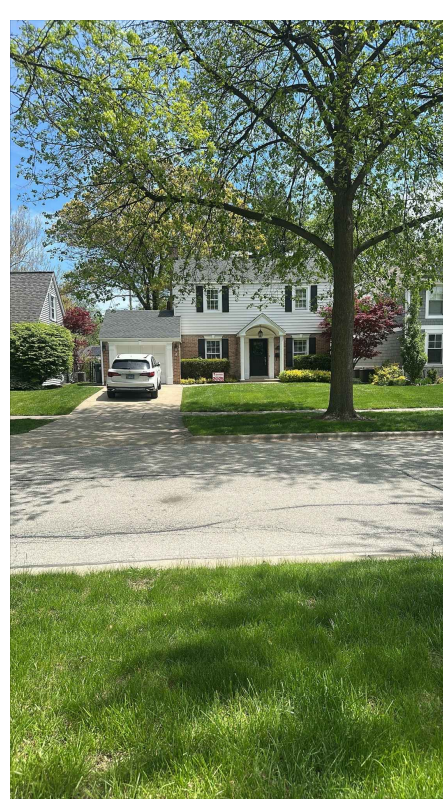


GREENGARD, INC.
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ILL. REGISTRATION NO. 184-000995

SCALE:	1"=10'
DRAWING NO.:	71142
SHEET	2 OF 4

706 S MITCHELL AVENUE-ARLINGTON HEIGHTS, IL

SITE PLAN



NEIGHBORHOOD PHOTO BOARD

NOT TO SCALE

10
A203

NEIGHBORHOOD PHOTO BOARD

NOT TO SCALE

Job Number:
25172

Sheet Number:
A202

Pin Name: 25172202

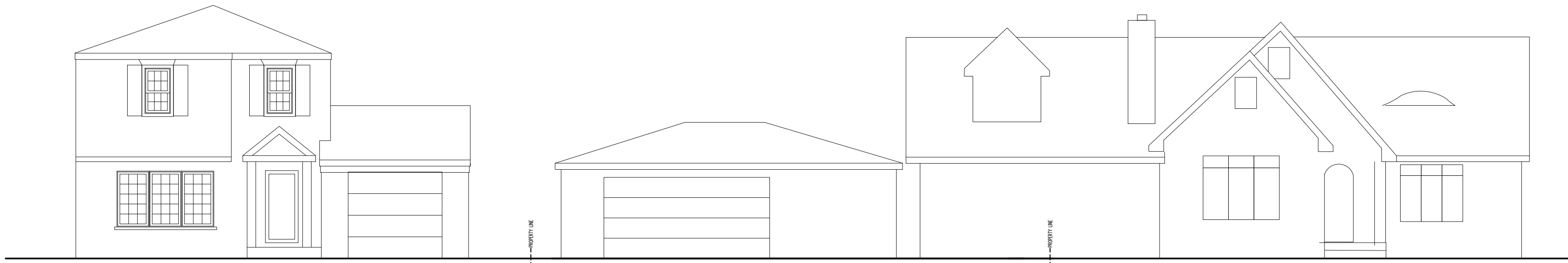
Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

NEIGHBORHOOD PHOTO BOARD

MARTON PREMIER HOMES
706 S. MITCHELL AVE.
ARLINGTON HEIGHTS, IL

DESIGN STAGE
ALL C.C. = DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
FINAL REVIEW
RELEASE FOR PERMIT
REVISION

EXTENSIONS
1 06-27-25 Bld
2 06-17-25 Bld
3
4
5



1C
A202
EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
714 S. MITCHELL AVE.
1/8"=1'-0"

4C
A202
EXISTING FRONT ELEVATION
SUBJECT PROPERTY
706 S. MITCHELL AVE.
1/8"=1'-0"

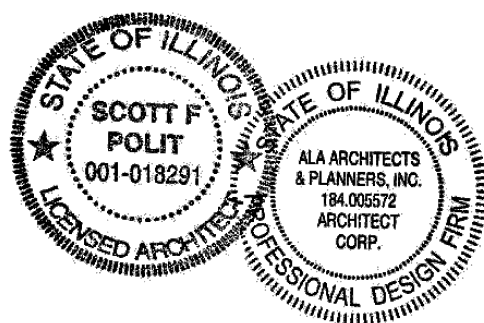
5C
A202
EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
704 S. MITCHELL AVE.
1/8"=1'-0"



1D
A202
EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
714 S. MITCHELL AVE.
1/8"=1'-0"

4D
A202
PROPOSED FRONT ELEVATION
SUBJECT PROPERTY
706 S. MITCHELL AVE.
1/8"=1'-0"

5D
A202
EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
704 S. MITCHELL AVE.
1/8"=1'-0"

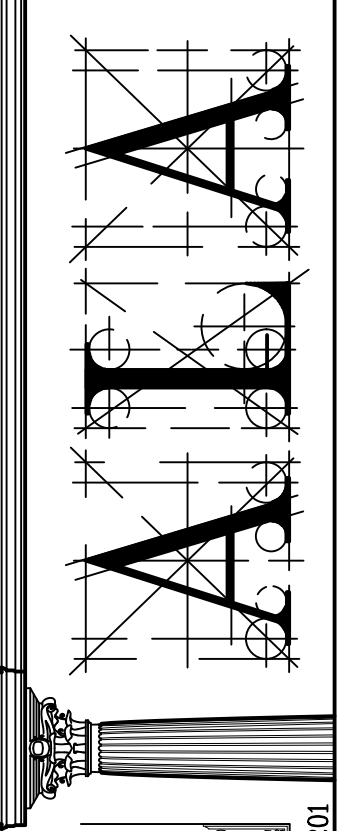


DESIGN STAGE	DATE	REVISION
ALA C.C. =		
CONCEPT DESIGN		
PRELIMINARY DESIGN		
DESIGN DEVELOPMENT		
RELEASE FOR BID		
FINAL REVIEW		
RELEASE FOR PERMIT		
REVISION		

MARTON PREMIER HOMES
706 S. MITCHELL AVE.
ARLINGTON HEIGHTS, IL

CONTEXT ELEVATIONS

Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201



Job Number:
24172
Sheet Number:
A201
Plot Name: 25172201



MARTON PREMIER HOMES
706 S. MITCHELL AVE.
ARLINGTON HEIGHTS, IL



Architects & Planners, Inc.

FRONT ELEVATION
REAR ELEVATION
LEFT ELEVATION
RIGHT ELEVATION

TEL: Telephone: 815-788-9200 98 W. Main St.
 2600 Behm Road at R. 176 Lakes Geneva, WI 53147
 Crystal Lake, IL 60014

40 Crystal St.
 Cary, IL 60013
 1700 E. Racine Ave.
 Waukegan, WI 53186

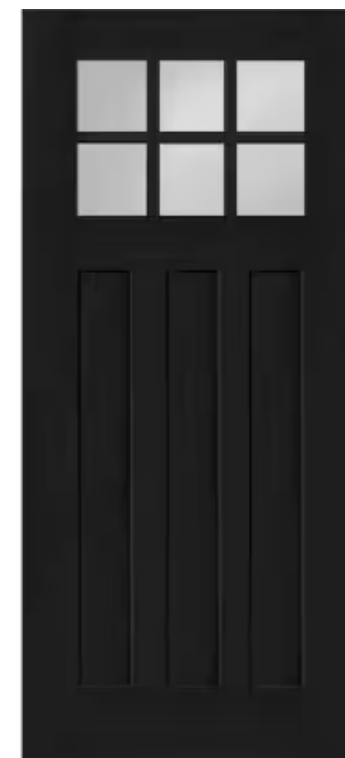
Job Number:
25172

Sheet Number:
A200

EXTERIOR DESIGN



GARAGE DOOR STYLE
AND COLOR



FRONT DOOR &
HARDWARE



Home Address:
706 S MITCHELL AVE, ARLINGTON HEIGHTS

Created:
Revision Dates:
Revision Number:

6.18.2025
ORIGINAL



Homeowner Signature _____
TriStone Development Signature _____

EXTERIOR COLORS & CONCRETE	TYPE:	COLOR:	GLAZE:	EDGE:	SIZE:	PATTERN:	GROUT:	REVISION DATE:
ROOF:	LANDMARK	MOIRE BLACK						
ROOF - METAL:	N/A							
SIDING:	LP SMARTSIDE	GARDEN SAGE						
STONE:	VERSETTA STONE	LUNAR DRIFT						
TRIM/SOFFIT/FASICA COLOR:	LP SMART TRIM	DESERT STONE						
WINDOWS:	M/I WINDOWS - VINYL	BLACK EXTERIOR / WHITE INTERIOR						
GABLES/COLUMNS:	LP SMART TRIM	DESERT STONE						
GUTTERS:	NORANDEX	WHITE			5"			
EXTERIOR DOOR:	STEVENS AND SONS REGENCY	BLACK			PER PLAN			
EXTERIOR DOOR HARDWARE:	SCHLAGE CENTURY F SERIES	SATIN NICKEL						
PORCH CEILING:	T & G PINE	MINWAX WEATHERED OAK						
GARAGE DOOR:	CLOPAY CLASSIC STEEL LONG PANEL	BLACK						
GARAGE DOOR OPENERS:	LIFT MASTER - 1/2 HP							
GARAGE DOOR HARDWARE:	NONE							
EXTERIOR LIGHTING:	HINKLEY REPUBLIC 1004BK	BLACK			16"			



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
10/28/2025

Item: 1532 N. Ridge Ave. - SF/Teardown - DC25-077

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 1532 N. Ridge Avenue. This recommendation is based upon the architectural plans received on 10/18/25, 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_1532 N Ridge Ave
2. Exhibits_1532 N Ridge Ave

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Busby Residence
Project Address: 1532 N. Ridge Avenue
Prepared By: Steve Hautzinger

Date Prepared: October 22, 2025

PETITION INFORMATION:

DC Number: 25-077
Petitioner Name: Christine Busby
Petitioner Address: 1532 N. Ridge Avenue
Arlington Heights, IL 60005
Meeting Date: October 28, 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, two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,866 square feet and the proposed residence will have approximately 3,882 square feet. The proposed new house complies with the R-3 zoning requirements as summarized below. However, the proposed driveway width is 23'-10", which exceeds the maximum allowed 22-foot width. The driveway width will need to be corrected for building permit approval.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 6.7 feet Side: 6.7 feet Rear: 30 feet	Front: 30.4 feet Side: 8.8 feet Side: 7.9 feet Rear: 44.8 feet
Building Height (to the midpoint)	25 feet	24.1 feet
FAR	4,384 SF	3,882 SF
Building Lot Coverage	3,453 SF	3,039 SF
Impervious Surface Coverage	4,933 SF	3,853 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 four on this block.

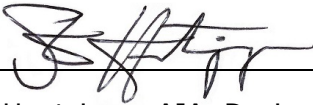
Overall, the proposed architectural design is nicely done with a traditional style and scale that is generally consistent with other newer homes in the neighborhood. The single-story roof line across the front elevation and the one-and-a-half story garage massing help to soften the scale of the house across the front elevation. It also helps that the second floor is relatively small and set back, and the roof slopes down to a single-story height at the rear elevation.

The proposed tan siding and brown roof is a nice earth tone color palette that will fit in well in this location.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed design for a new (teardown) single-family residence to be located at 1532 N. Ridge Avenue. This recommendation is based upon the architectural plans received on 10/18/25, and the following:

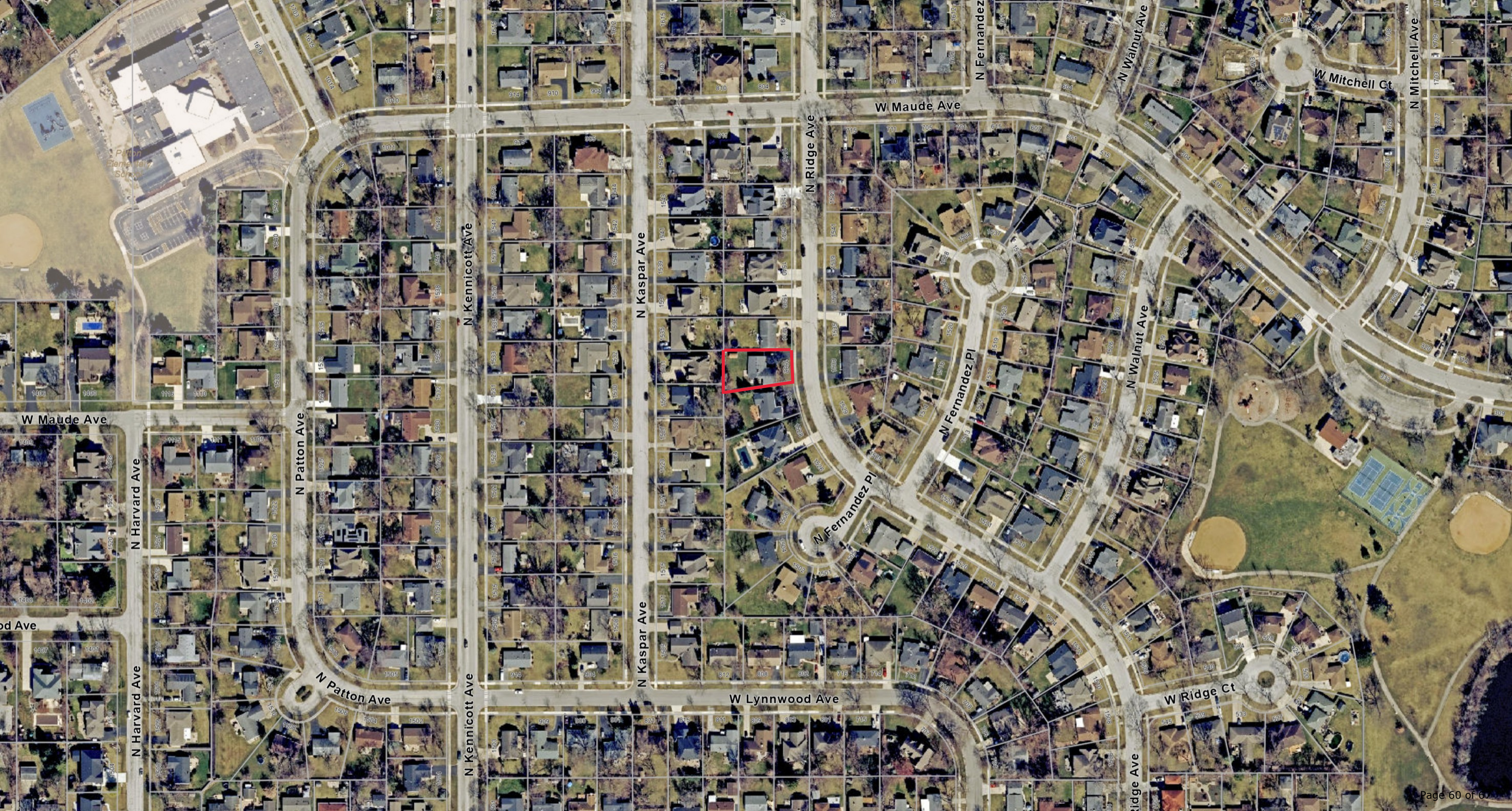
1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit 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.



October 22, 2025

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

c: Petitioner, DC File 25-077





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

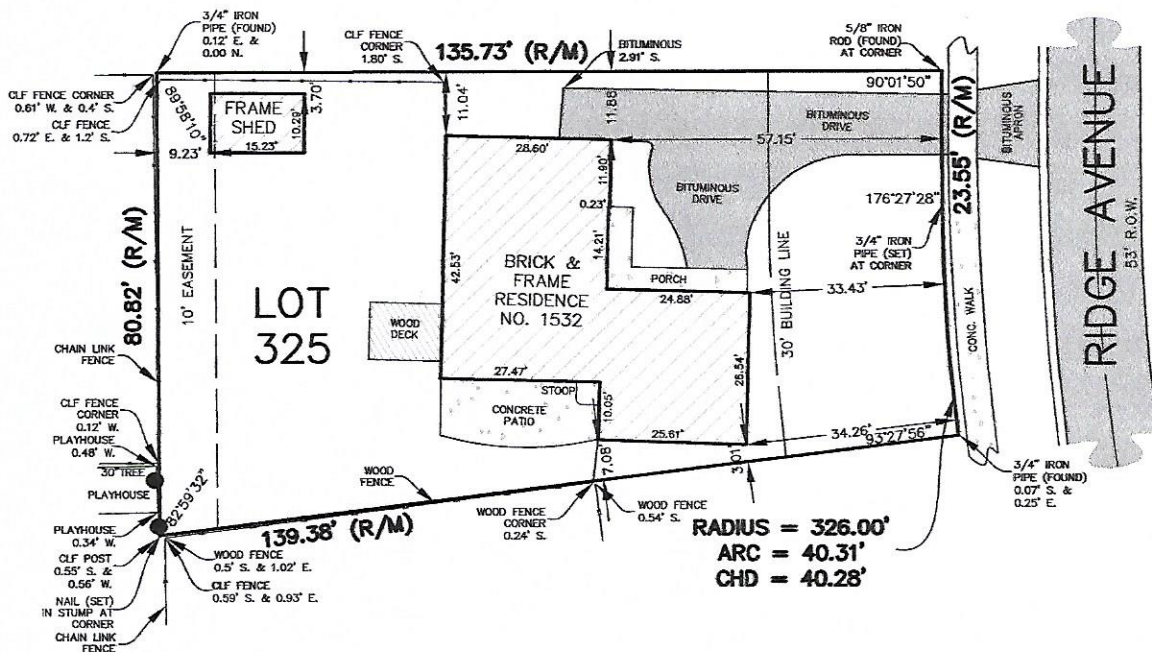
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

PLAT OF SURVEY

OF

LOT 325 IN HASBROOK SUBDIVISION UNIT NO. 4 OF PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON OCTOBER 19, 1959 AS DOCUMENT NUMBER LR 1,891,839.

AREA = 9866.193 ± S.F. / 0.226 ACRES



LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90°00'00\"

50.25 / N 90°00'00\"

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: 25-1061

Survey Made For: Christine Busby

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: March 19, 2025

Palatine, Illinois: March 20, 2025

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

085-003529

Project Number: 25106100

Field Book: 180L75

Drawing File: 25106100.dwg



Single-Family Home Application and Procedures

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

COLOR PHOTOS OF SURROUNDING PROPERTIES
ON 11 X 17 PAPER



Property to the Left 3	Property to the Left 2	Property to the Left 1	Subject Property	Property to the Right 1	Property to the Right 2	Property to the Right 3
1526 N Ridge Ave	1528 N Ridge Ave	1530 N Ridge Ave	1532 N Ridge Ave	1534 N Ridge Ave	1536 N Ridge Ave	1540 N Ridge Ave
Address	Address	Address	Address	Address	Address	Address

Ridge Avenue
MAIN STREET



Property Across 1	Property Across 2	Property Across 3
1535 N Ridge Ave	1533 N Ridge Ave	1529 N Ridge Ave
Address	Address	Address

MATERIAL SCHEDULE		
MATERIAL TYPE	MFG. OR TYPE	COLOR
STONE	EDEN VALDERS	DOVE WHITE
ROOF-METAL	METAL	DARK BRONZE
ROOF	OWNES CORNING	DRIFTWOOD
SIDING	CEMENT BOARD	FAWN BRINDLE
TRIM	CEMENT BOARD	WHITE
SOFFIT/FASCIA	CEMENT BOARD	WHITE
GUTTERS/DOWNSPOUTS	ALUMINUM	DARK BRONZE
WINDOWS	WINDSOR, DBL. HUNG	WHITE



ELEVATION STUDY MODEL

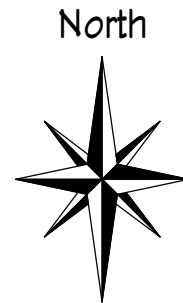
SCALE: 1/8" = 1' 0"

F.A.R. TABULATION	
LOT AREA = 10,094.90	
3435 * (LA-3750 X 0.40) = MAX. ALLOWABLE = 4,464.60	
FIRST FLOOR AREA:	1,940.50
SECOND FLOOR AREA:	1,571.20
BASEMENT FLOOR AREA:	0.00
ATTIC OR VOLUME AREA:	63.33
(STAIR 2.35' * OPEN 74.36' NO ATTIC OVER 7'0")	
GARAGE AREA (OVER 400 SF):	142.02
TOTAL PROPOSED:	3,567.05

AREA TABULATION		LOT DIMENSIONS: 63.91 X 194.38 X 50.52 X 135.73	FRONT YARD: 63.91 X 31.00
R-3 F.A.R.: 3435*(LA-3750) X 0.4 = 4,464.60	ACTUAL = 3,567.05	R-3 TOTAL ISC ENTIRE LOT: LA X .50 = 5,017.00	ACTUAL TOTAL ISC = 3753.27
R-3 BUILDING COVERAGE: LA X 0.35 = 3,511.9	ACTUAL = 3,052.06	R-3 ISC FRONT YARD: FRONT LA X .50 = 991.53	ACTUAL TOTAL ISC = 516.57
SEE VILLAGE SINGLE FAMILY ZONING WORKSHEET FOR DETAILED FIGURES			

SITE PLAN

SCALE: 1" = 20' 0"



BUILDING DEPARTMENT NOTE:

> THIS DRAWING HAS BEEN PREPARED FOR USE ON THE PROJECT NOTED AND REPRODUCTION IN PART OR WHOLE IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY S.G. ARCHITECTS, INC.

> OWNER/CONTRACTOR ASSUME ALL LIABILITY IN CONJUNCTION WITH THE USE OF THESE DOCUMENTS AND THE INFORMATION CONTAINED HEREON

> S.G. ARCHITECTS, INC. IS NOT RESPONSIBLE FOR METHODS OF CONSTRUCTION OR INADVERTENT ERRORS OR OMISSIONS.

> THIS DRAWING IS VALID FOR PERMIT ONLY WHEN SEAL IS AFFIXED AND IS INTENDED FOR CONSTRUCTION OF ONE BUILDING ONLY.

GENERAL NOTE:

> SUBSTITUTION FROM LUMBER GRADES DESIGNATED HEREON MUST BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

> ARCHITECT FEES INCURRED DO TO FAILURE TO COMPLY WILL BE THE RESPONSIBILITY OF APPROPRIATE CONTRACTOR.

RESIDENTIAL BUILDING CODES

THE DRAWINGS AND SPECIFICATIONS HEREON HAVE BEEN PREPARED IN ACCORDANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS, IL ADOPTED CODES, INCLUDING MUNICIPAL CODE WITH LOCAL AMENDMENTS AS LISTED BELOW:

ICC 2018 INTERNATIONAL BUILDING CODE (IBC) IN AMENDMENTS
ICC 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) IN AMENDMENTS
ICC 2018 INTERNATIONAL FIRE CODE (IFC) IN AMENDMENTS
ICC 2018 INTERNATIONAL EXISTING CODE (IEC) IN AMENDMENTS
ICC 2018 INTERNATIONAL MECHANICAL CODE (IMC) IN AMENDMENTS
ICC 2018 INTERNATIONAL FUEL GAS CODE (IFGC) IN AMENDMENTS
ICC 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE IN AMENDMENTS
NFPA 2011 NATIONAL ELECTRIC CODE (NEC) IN AMENDMENTS
ICC 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
ICC 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) IN AMENDMENTS

ILLINOIS PLUMBING CODE, CURRENT EDITION
ILLINOIS ENERGY CONSERVATION CODE, CURRENT EDITION
ILLINOIS ACCESSIBILITY CODE, CURRENT EDITION

2021 IECC - PERFORMANCE PATH METHOD

PROJECT SHALL COMPLY WITH ALL INTERNATIONAL ENERGY CONSERVATION CODE (IECC) MANDATORY REQUIREMENTS AS AMENDED BY THE STATE OF ILLINOIS ADMINISTRATIVE CODE, TITLE 11, SECTION 600, APPENDIX A, SUPPLANTED AND ADDITIONAL INTERNATIONAL ENERGY CONSERVATION CODE SECTIONS, CHAPTER 4 (RES) RESIDENTIAL ENERGY EFFICIENCY. FOLLOW THE INFORMATION IN THE ACCOMPANYING "HERS" (HOME ENERGY RATING SYSTEM) PERFORMANCE COMPLIANCE CERTIFICATE PREPARED BY A "HERS" CERTIFIED RATER AND PROVIDED BY THE PERMIT APPLICANT.

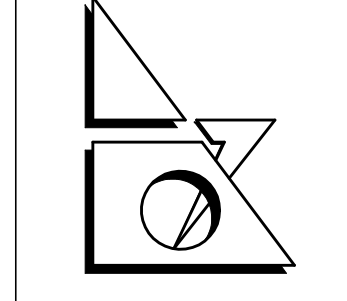
ADDITIONAL NOTES:

RA01.2 COMPLIANCE: PROJECTS SHALL COMPLY WITH ONE OF THE FOLLOWING

- 1) SECTIONS RA01 THROUGH RA04
- 2) SECTION RA05 AND THE PROVISIONS OF SECTIONS RA01 THROUGH RA04 LABELED "MANDATORY".
- 3) WITH THE CONCURRENCE OF THE CODE OFFICIAL, AN ALTERNATIVE METHOD, AN ENERGY RATING INDEX (ERI).

APPROACH IN SECTION RA06 AND THE PROVISIONS OF SECTIONS RA01 THROUGH RA04 LABELED "MANDATORY".

RA01.3 CERTIFICATE (MANDATORY): A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONS SPACES. IF FACTORS FOR PENETRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF PENETRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. (CONT., SEE IECC)



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 210
DOVINGERS GROVE, IL 60515
ph. 630.964.9274
fax 630.964.0642

BUILDING DEPARTMENT NOTE

THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECTS ORIGINAL SEAL AND SIGNATURE APPEARS AND IS AFFIXED, AND UNLESS OTHERWISE PROVIDED IN WRITING, ARE INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.

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THESE DRAWINGS HAVE BEEN PREPARED IN MY OFFICE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE CODES AND ORDINANCES OF THE STATE, COUNTY, CITY OR VILLAGE TO WHICH THEY ARE SUBMITTED.

(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)

S.G. ARCHITECTS, INC.

STEPHEN L. GANLIK - PRINCIPLE

No. 001-010162 EXP. 11-30-28

CORPORATE LICENSE

No. 154-002932 EXP. 04-30-27

PROJECT:

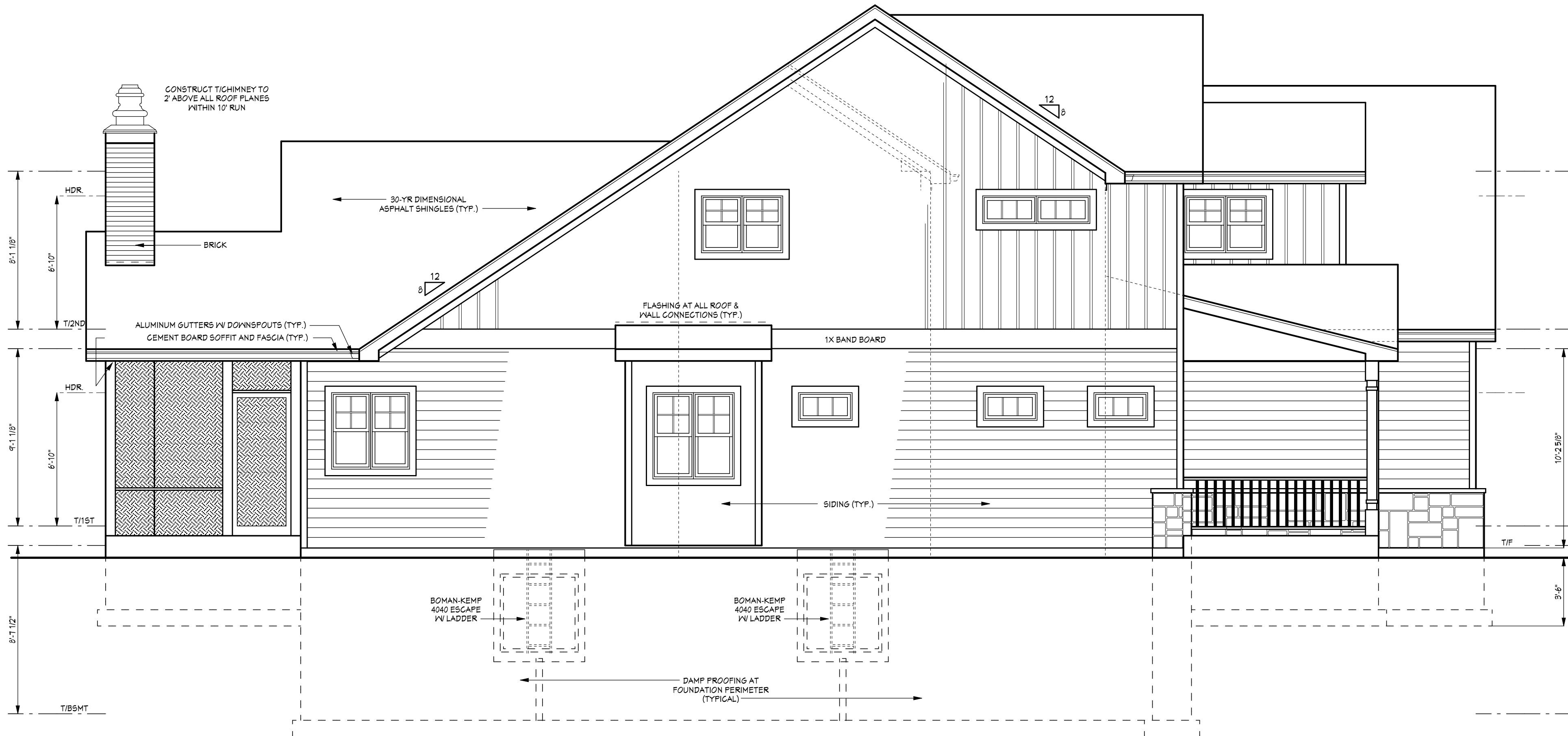
BUSBY
RESIDENCE

1532 N. RIDGE
ARLINGTON HEIGHTS, IL.

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	10-02-24	SLG
	CONCEPT PLAN	
	11-05-24	SLG
	REVISED CONCEPT PLAN	
	11-11-24	SLG
	REVISED CONCEPT PLAN	
	11-20-24	SLG
	REVISED CONCEPT PLAN	
	01-24-25	SLG
	REVIEW PLAN	
	02-20-25	SLG
	FINAL REVIEW PLAN	
	03-05-25	SLG
	FINAL REVIEW PLAN	
	03-26-25	SLG
	BASEMENT REVISION	
	04-11-25	SLG
	ARB SUBMISSION	
	06-06-25	SLG
	OWNER CHANGE	
	10-15-25 / 10-11-25	SLG
	ARB / OWNER CHANGE	

JOB NO. 24048
DATE: 09-18-24
DRAWN BY: SLG
SCALE: AS NOTED

SHEET NO. 1
>SITE PLAN
>ELEVATION STUDY

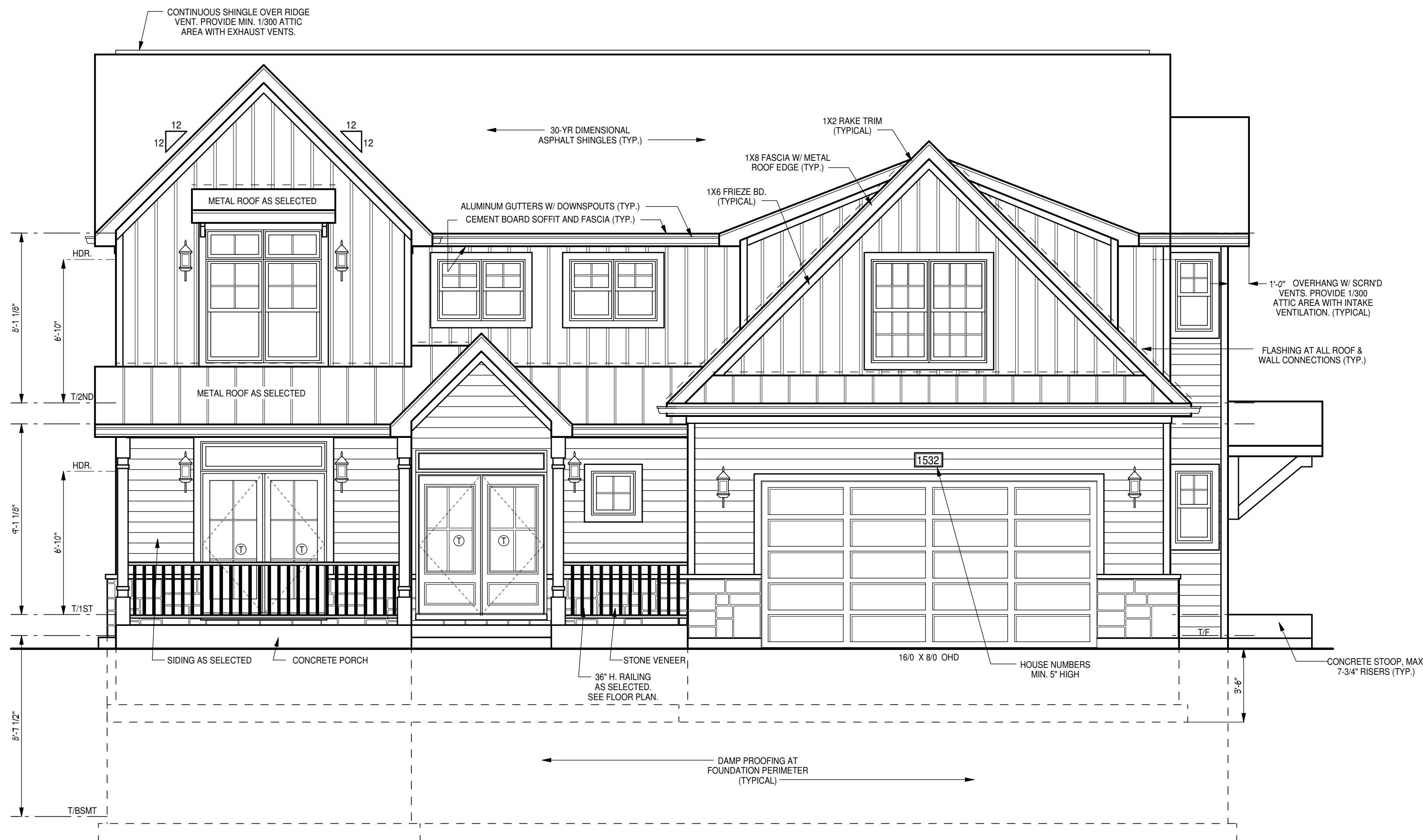


LEFT SIDE ELEVATION

SCALE: 1/4" = 1' 0"

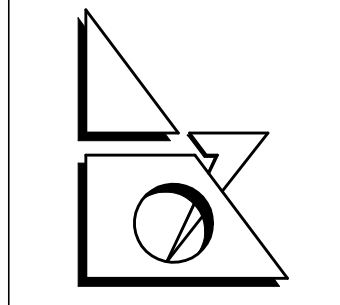
GRADING / ENGINEERING NOTE

- 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.



FRONT ELEVATION

SCALE: 1/4" = 1' 0"



S.G. Architects, Inc.
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1401 BRANDING, SUITE 210
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BUILDING DEPARTMENT NOTE

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S.G. ARCHITECTS, INC.
STEPHEN L. GAWLIK - PRINCIPLE
No. 001-010162 EXP. 11-30-28
CORPORATE LICENSE
No. 154-002892 EXP. 04-30-27

PROJECT:

BUSBY
RESIDENCE

1532 N. RIDGE
ARLINGTON HEIGHTS, IL.

NO.

DATE:

ISSUES AND REVISIONS:

10-02-24

CONCEPT PLAN

11-05-24

REVISED CONCEPT PLAN

11-11-24

REVISED CONCEPT PLAN

11-20-24

REVISED CONCEPT PLAN

01-24-25

REVIEW PLAN

02-20-25

FINAL REVIEW PLAN

03-05-25

FINAL REVIEW PLAN

03-26-25

BASEMENT REVISION

04-11-25

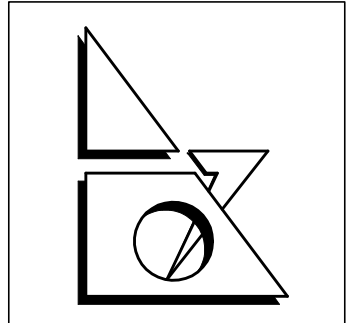
ARB SUBMISSION

06-06-25

OWNER CHANGE

10-15-25 / 10-11-25

ARB / OWNER CHANGE



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PROJECT:

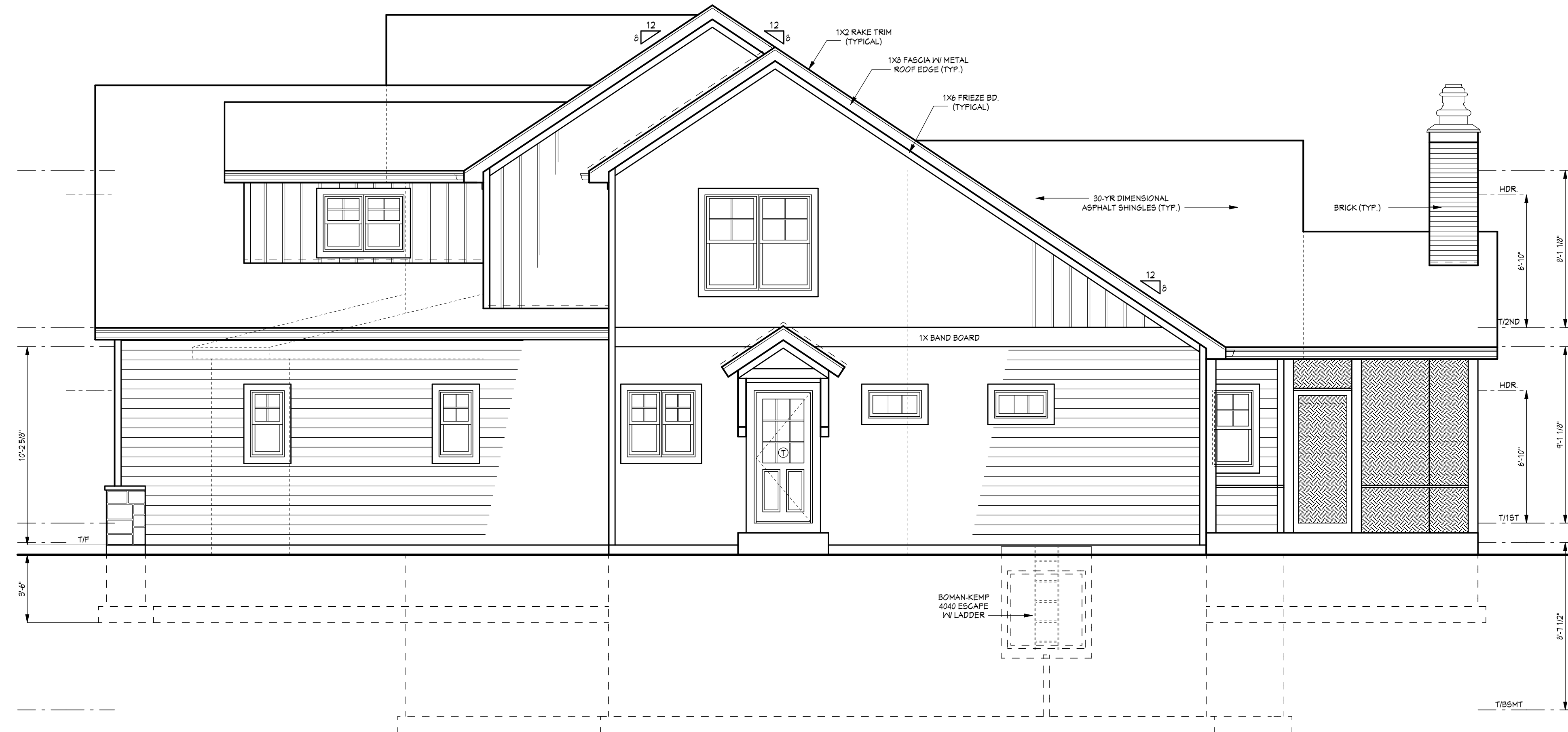
BUSBY
RESIDENCE

1532 N. RIDGE
ARLINGTON HEIGHTS, IL.

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	10-02-24	SLG
	CONCEPT PLAN	
	11-05-24	SLG
	REVISED CONCEPT PLAN	
	11-11-24	SLG
	REVISED CONCEPT PLAN	
	11-20-24	SLG
	REVISED CONCEPT PLAN	
	01-24-25	SLG
	REVIEW PLAN	
	02-20-25	SLG
	FINAL REVIEW PLAN	
	03-05-25	SLG
	FINAL REVIEW PLAN	
	03-26-25	SLG
	BASEMENT REVISION	
	04-11-25	SLG
	ARB SUBMISSION	
	06-06-25	SLG
	OWNER CHANGE	
	10-15-25 / 10-11-25	SLG
	ARB / OWNER CHANGE	

JOB NO. 24048
DATE: 09-18-24
DRAWN BY: SLG
SCALE: AS NOTED

SHEET NO. 3
OF 9
REAR ELEVATION
RIGHT SIDE ELEV.

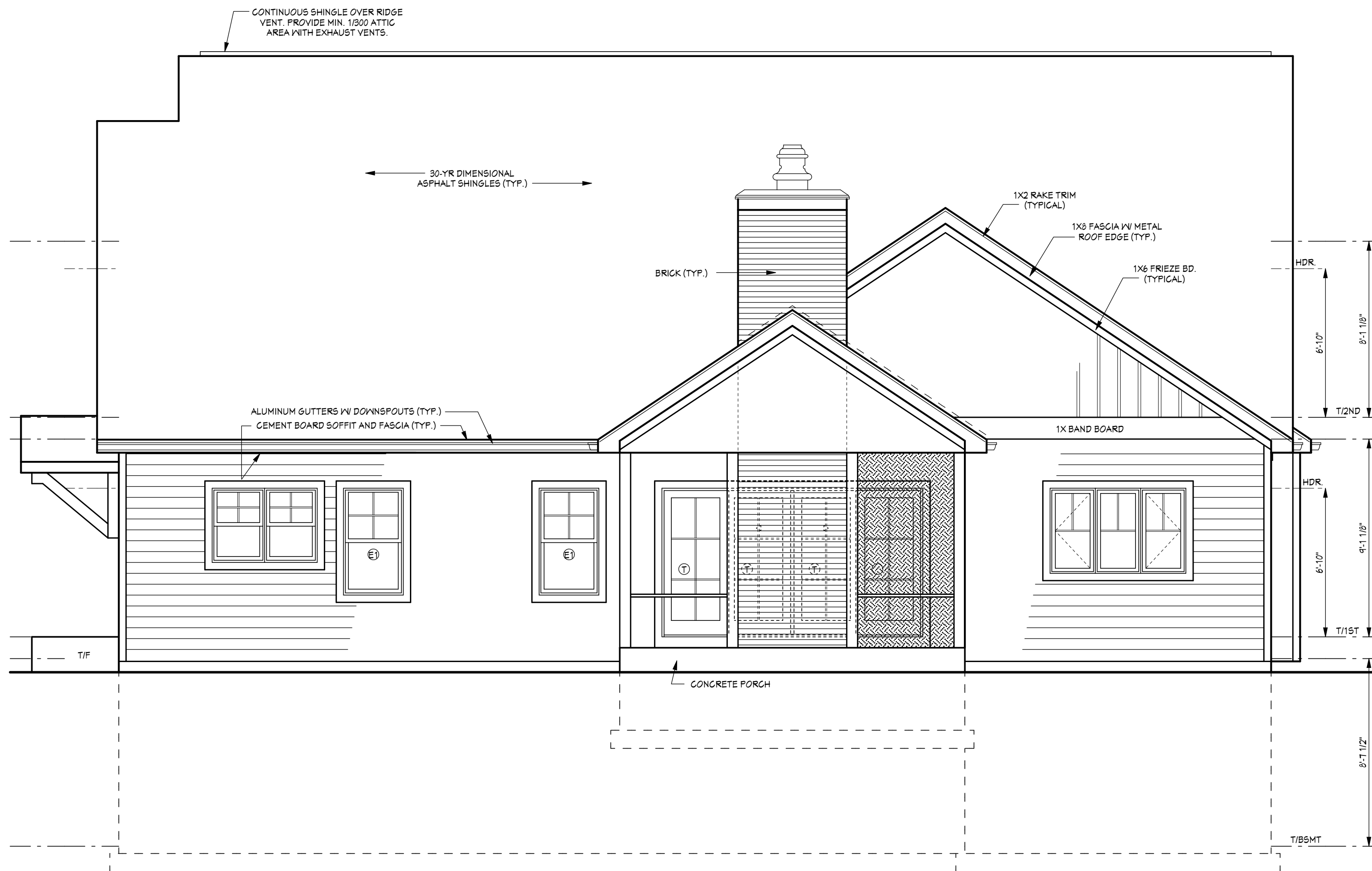


RIGHT SIDE ELEVATION

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"

Single-Family Home Application and Procedures

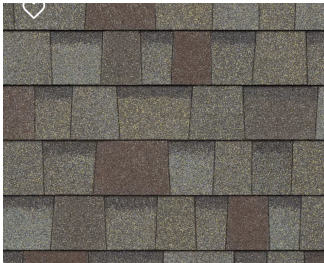
Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

MATERIAL BOARD

Address: 1532 N Ridge Avenue Arlington Heights, IL 60004



Roofing: Asphalt Shingles
Color: Driftwood



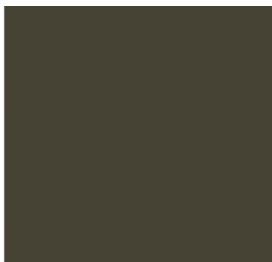
Exterior Stone: Eden Valders
Color: Dove white dimensional split face



Windows: fiberglass (exterior)
and natural wood (interior)
Color: White



Batten Board & Plank Lap Siding
Color: Fawn Brindle



DARK BRONZE

Metal Roofing & Gutters: Aluminum
Color: Dark Bronze



Trim, fascia, soffit: Cement board
Color: White

Single-Family Home Application and Procedures

Village of Arlington Heights 33 S. Arlington Heights Road Arlington Heights, IL 60005

MATERIAL SCHEDULE ITEM	MATERIAL	MANUFACTURER	COLOR
Stone	Dimensional Split face	Eden Valders	Dove white
Roof	Asphalt Architectural Shingles	Owens	Driftwood
Roof	Metal	Gibraltar	Dark Bronze
Gutters	Aluminum	Gibraltar	Dark Bronze
Siding	Fiber Cement	James Hardie	Fawn Brindle
Trim/Fascia	Fiber Cement	James Hardie	Shoji White
Windows	Wood/Aluminum	Marvin	White
Garage Door	Wood	Clopay	White