



AGENDA  
DESIGN COMMISSION  
Community Room, 3rd Floor  
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.  
Arlington Heights, IL 60005  
February 24, 2026  
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
  - A. Minutes 1/27/26
- IV. OLD BUSINESS
- V. NEW BUSINESS
  - A. 1980 N. Chestnut Ave/Lot 1 - SF/Teardown - DC25-100
  - B. 1975 N. Chestnut Ave/Lot 3 - SF/New - DC26-003
  - C. 1985 N. Chestnut Ave/Lot 4 - SF/New - DC26-004
- VI. OTHER BUSINESS
  - A. Public Comment Rules
- 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](mailto: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.  
JANUARY 27, 2026**

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

Members Present: Kirsten Kingsley, Chair  
John Fitzgerald  
Jonathan Kubow  
Ted Eckhardt

Members Absent: Scott Seyer

Also Present: Kevin Purdom, JRC Design Build for *1161 N. Hickory Ave.*  
John Haran, E&J Builders for *1321 N. Mitchell Ave.*  
Charley Schalliol, Site Enhancement Services for *Popeye's*  
Steve Hautzinger, Planning Staff

**REVIEW OF MEETING MINUTES FOR DECEMBER 16, 2025**

**A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF DECEMBER 16, 2025. ALL WERE IN FAVOR. MOTION CARRIED.**

**ITEM 1. SINGLE-FAMILY ADDITION REVIEW****DC#25-101 – 1161 N. Hickory Ave.**

**Kevin Purdom**, representing *JRC Design Build*, was present on behalf of the project.

**Mr. Hautzinger** summarized Staff comments. The petitioner is proposing a second story addition to an existing single-story home. An existing two-car detached garage will be replaced with a new detached two-car garage in the same location. This project requires review by the Zoning Board of Appeals for encroachment into the required side yard setback. Otherwise, the plans comply with the rest of the R-3 single-family zoning requirements. This project is appearing before the Design Commission due to the proposed full second floor addition on a block where the context is predominantly single-story or one-and-a-half story homes.

Overall, the design of the proposed second floor addition is simple and straight forward. However, considering the surrounding context of smaller-scale single-story homes, the following revisions are recommended to reduce the visual height of the proposed expanded house:

1. A recommendation to reduce the roof pitch of the front gables (similar to the rear elevation) to better fit with the scale of the adjacent homes.
2. A recommendation to hip the sides of the main roof to reduce the overall height of the side walls to better fit with the scale of the adjacent homes.
3. A recommendation to omit the top section of the two-story bay window (above the second story window) which seems unnecessary and adds visual height to the house.
4. Color Scheme. The proposed black & white color scheme will have a bold appearance in this location. An earth tone color scheme is recommended to better fit with the surrounding context which will soften the appearance.
5. North Elevation. A recommendation to add some windows to the new second story to break up the blank wall.

Staff recommends approval of the proposed addition, with the recommendations given.

**Kevin Purdom** said this is currently a spec home, but they are working with 2 potential clients that have certain things that they like. They want the verticality of the bump-out to go the full two-stories, but they are not opposed to omitting the top section of the bump-out above the second-story windows. They are open to the suggestion to lower the gable slope and to hip the sides of the main roof, but the two clients they are working with do not want to change the color of the home to earthtone. Two additional windows will also be added in Bedroom 1 on the north elevation on either side of the bed.

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

**PUBLIC COMMENT**

Vivian Menzies, 212 W. Fremont Ave. She liked the design being proposed, but felt bad for the neighbors that this is a spec home. She liked the steep roof pitches but questioned if it is fair to do this to the neighbors with their much more modest smaller homes. She appreciated the detached garage.

Keith Moens agreed with the previous resident and said that this is essentially a teardown. Putting an addition on a starter home like this is the same as tearing it down and putting up a mega mansion in a neighborhood that just does not fit. He asked the commissioners to

seriously lean on recommendations 1, 2 & 3 in the Staff report, to bring the scale down to fit somehow, and make the home more affordable for median income buyers.

The commissioners summarized their comments. **Commissioner Fitzgerald** said it is a nice looking home and Staff's recommendations 1, 2 & 3 will really help the home fit into the neighborhood. He said the colors do not fit in and he recommended the color scheme be changed to better fit the neighborhood. He agreed with adding two windows on the north elevation, and he asked about the color of the front columns, which **Mr. Purdom** said will be all white. **Commissioner Fitzgerald** agreed with all white columns, and said this is a recommendation from him.

**Commissioner Eckhardt** asked for clarification between the rendering and drawing with regards to the fenestration of the front element; one shows a diagonal element and the other shows vertical boards. **Mr. Purdom** clarified that only one section will be the diagonal element, and the white portion will be white board and batten siding. **Commissioner Eckhardt** felt that the diagonal detail looks dated and he preferred something more contemporary. He was okay with the black and white color scheme being proposed, and he liked the tall elements on the home and said that steep roofs are more authentic. He liked the home and had no further comments.

**Commissioner Kubow** arrived at the meeting and did not comment on the project.

**Chair Kingsley** said it is a nicely designed home and she liked that the existing home is being saved and re-used. She agreed with Staff's recommendations to bring down the edges of the home to minimize the impact on the immediate neighbors, by clipping some of the ceilings or lowering the second-floor eave height. She also agreed with the suggestion to change the color scheme, and she suggested cream and dark bronze, which better respects the neighborhood than the black and white being proposed. She further agreed that the center portion bay should be reduced in height, and that the diagonal board material be reconsidered; there are a lot of different materials currently being proposed on the home.

**A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE DESIGN OF THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 1161 N. HICKORY AVENUE. THIS RECOMMENDATION IS BASED ON ARCHITECTURAL PLANS RECEIVED 1/12/26, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:**

1. **A REQUIREMENT TO REDUCE THE ROOF PITCH OF THE FRONT GABLES TO BETTER FIT WITH THE SCALE OF THE ADJACENT HOMES.**
2. **A REQUIREMENT TO HIP THE SIDES OF THE MAIN ROOF TO REDUCE THE OVERALL HEIGHT OF THE SIDE WALLS TO BETTER FIT WITH THE SCALE OF THE ADJACENT HOMES.**
3. **A REQUIREMENT TO OMIT THE TOP SECTION OF THE TWO-STORY BAY WINDOW (ABOVE THE SECOND-STORY WINDOW) TO MINIMIZE THE VISUAL HEIGHT OF THE HOME.**
4. **A REQUIREMENT TO ADD 2 WINDOWS ON THE NORTH ELEVATION, AS STATED BY THE PETITIONER TONIGHT.**
5. **A REQUIREMENT THAT THE 2 COLUMNS ON THE FRONT PORCH BE ALL WHITE.**
6. **A RECOMMENDATION FOR THE TRIM IN THE BAY WINDOWS TO MATCH THE DRAWINGS INSTEAD OF AS SHOWN IN THE RENDERING.**
7. **A RECOMMENDATION TO CHANGE THE COLOR SCHEME TO BE OFF-WHITE/CREAM WITH DARK BRONZE WINDOWS.**

8. A RECOMMENDATION TO LOWER THE BASE OF THE COLUMNS ON THE FRONT PORCH.
9. 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.
10. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

ECKHARDT, AYE; FITZGERALD, AYE; KUBOW, ABSTAIN; KINGSLEY, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

**ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW****DC#25-103 – 1321 N. Mitchell Ave.**

**John Haran**, representing *E&J Builders*, was present on behalf of the project.

**Mr. Hautzinger** summarized Staff comments. The petitioner is proposing to demolish an existing single-story home and detached garage to build a new two-story home with an attached two-car garage. This project complies with the R-3 zoning requirements. The subject property is located on a street with a mix of single-story, split-level, and two-story houses. The existing homes have a mix of both attached and detached garages. The existing homes on the block are all relatively aligned with an approximate 25-foot front setback. The proposed new house is shown with a 29-foot front setback. It is recommended that the front setback be changed to 25-feet to align with the other homes on the block. Additionally, there is an existing parkway tree that is required to be protected and preserved. The parkway tree needs to be shown on the Site Plan and coordinated with the new driveway to maintain a minimum 8-feet of clearance.

Overall, the proposed design looks nice, but the Design Commission should evaluate the scale and character against the surrounding context. Ideally, a different roof design without the steep gables and a hipped main roof would fit better with the adjacent homes. **Mr. Hautzinger** presented a schematic sketch prepared by Staff to show how the proposed design could look with a lower pitched hipped roof. Also, the proposed exterior color scheme should be evaluated which includes a light "Cobblestone" siding paired with black trim that has a relatively bold appearance. A darker siding color, such as tan or brown, should be considered to tone down the contrast with the black trim.

Similar versions of this design have been previously reviewed by the Design Commission, at which time the style of the garage door was required to be changed to better fit with the architectural style of the house. A chevron style garage door is recommended to coordinate with the chevron pattern in the bay windows.

Staff recommends the Design Commission evaluate the proposed design and consider the comments and suggestions from Staff.

**John Haran** said he has a client interested in buying this new home, based on a similar home that he built in a different neighborhood. Although he likes the colors and the brick on the new home, he is open to changing the colors and changing the garage door, as well as moving the home forward as suggested by Staff. He preferred to keep the gables as proposed, which are similar to a home across the street.

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

The commissioners summarized their comments. **Commissioner Eckhardt** said it is a nice home and he liked the twin gables on the front elevation, which are steep, and he felt the tallness of the home goes with the style of home. He did not care for the revised design suggested by Staff showing the clipped gables.

**Commissioner Kubow** said the new home is beautiful and well done architecturally, but the verticality of the home and the material palette are severe for this location, and the home will stick out compared to the surrounding homes. He agreed with the recommendations from Staff, and said that there has to be some big changes made to make the new home fit in with the context of the neighborhood.

**Commissioner Fitzgerald** liked the colors and design of the new home, and he appreciated that the home is well designed on all four sides. He agreed that the garage door style does not go with the home, and he liked Staff's suggested revision for the roof design, which gives it more of a modern or horizontal look to the home. He liked that the revised roof design looks unique but not strange, and it looks more custom. He was in favor of Staff's suggestion. However, with the revised roof design, he felt the garage doors and the front door could remain as proposed.

**Chair Kingsley** said this is a large home that is nicely designed, but it does not take into consideration the adjacent homes on either side. The first-floor ceiling height is 10-feet, which increases the eave height above the garage, and the second-floor ceiling height goes up to 11-feet in the bedrooms with tray ceilings. These ceiling heights affect the neighbors, and the heights in general should be lowered, and the eaves brought down to look more contextual with the surrounding homes. She liked the horizontal style of the front door, she loved the brick selection, which goes well with the neighborhood, and that cobblestone siding is being used instead of something stark white. However, she felt the black color was just too much. There are black eaves, black soffits, black gable tips, a metal roof, and two vertical elements; the home is almost all black and it will be a different home in this community. She suggested going a little farther with some of Staff's recommendations, and remove some bulk out of the home as well.

**Commissioner Eckhardt** reviewed the context of home styles on this street and said the neighborhood is changing, and he saw no problem with the two-story home being proposed here. While he supports the idea of Staff's suggested roof design, he questioned some of the details and whether it keeps the integral elements of the original tall design. Even if the homes on either side were similar to the other surrounding homes, the new home is still big. He agreed that the style of garage doors should be changed, but the front door is okay as shown. **Commissioner Eckhardt** asked the petitioner how he felt about clipping the roof.

**Mr. Haran** said he preferred not to clip the roof; however, he was okay with reducing the pitch of the gables and doing a short clip on the sides. He really likes the new home as proposed and felt that it works well here. There are bigger homes on this street, and a newer large home across the street with gables. This area is in transition, and he built 3 new homes nearby. He was okay with changing the garage doors and the exterior colors.

**Chair Kingsley** said a two-story home in this location is a bit easier for her because there is a split-level home next to it, and the surrounding homes consist of split-level, second-story additions, and a new large home. However, she felt this new home is bigger and a little glaring next to the surrounding homes. She reiterated that she liked the brick, but the color scheme should be more earthtone.

**Commissioner Kubow** said he could support a motion that includes a requirement to revise the roof design to be more respectable to the neighbors, and that Staff review the changes or bring the revisions back to the commissioners; and a requirement to evaluate the proposed color scheme, also to be reviewed by Staff or brought back to the commissioners for another review.

**Commissioner Eckhardt** said the petitioner previously offered to change the gable pitches but still likes the gable ends. He agreed with the petitioner about the gable ends and said they are beautiful elements of the home. This is a classic home and he was unsure if squashing the roof down would take away the turn-of-the century charm of the current proposed design. He felt there were a lot of elements of the design that need to be evaluated,

and he questioned if the project should come back to the commissioners instead of the petitioner working with Staff. **Mr. Hautzinger** welcomed the opportunity to work with the petitioner and his Architect to address the concerns raised tonight. **Commissioner Fitzgerald** said he was okay with allowing Staff to review any changes, and **Chair Kingsley** agreed.

**A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 1321 N. MITCHELL AVENUE. THIS RECOMMENDATION IS BASED ON ARCHITECTURAL PLANS RECEIVED 12/19/25, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:**

- 1. A REQUIREMENT THAT THE PETITIONER WORK WITH STAFF TO CHANGE THE ROOF DESIGN TO BE MORE IN CONTEXT WITH THE NEIGHBORHOOD.**
- 2. A REQUIREMENT TO EVALUATE THE PROPOSED COLOR SCHEME TO BE MORE IN CONTEXT WITH THE NEIGHBORHOOD.**
- 3. A RECOMMENDATION TO LOOK AT THE FLOOR-TO-FLOOR HEIGHT AND THE GARAGE HEIGHT, TO HELP REDUCE THE SCALE OF THE HOME.**
- 4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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.**

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

**ITEM 3. SIGN VARIATION REVIEW****DC#25-091 – Popeye’s – 7 W. Dundee Rd.**

**Charley Schalliol**, representing *Site Enhancement Services*, was present on behalf of the project.

**Mr. Hautzinger** summarized Staff comments. The existing Popeye’s restaurant located at 7 W. Dundee Road is proposing to replace their existing conventional printed drive-through menu boards with new fully electronic menu boards along their existing drive-through lane. There are two existing identical menu boards which are each 52.66 sf. The proposed new electronic menu boards will be installed in the same location as existing. The proposed electronic pre-sell menu board will be 7.64 sf, and the main electronic menu board will be 22.61 sf. One existing speaker bollard will remain.

The sign variation requests are as follows:

1. A variation from Chapter 30, Section 30-208.b, to allow a 22.61 sf fully digital drive-through menu board, where fully electronic menu board signage is not allowed.
2. A variation from Chapter 30, Section 30-208.c, to allow a 7.64 sf fully digital drive-through pre-sell menu board, where fully electronic pre-sell menu board signage is not allowed.

The petitioner has submitted a letter addressing the sign variation criteria, which in summary outlines the need for fully electronic menu boards for efficiency, safety, order accuracy, and to improve communication with their customers. They feel that the electronic menu boards will be easier to read, and they are becoming the new industry standard.

Overall, Staff does not object to the use of fully electronic menu boards since they allow for easier menu updates and they are generally smaller than conventional menu boards. Similar fully electronic menu board sign variations have been previously approved in Arlington Heights for McDonald’s, Burger King, and Dunkin’.

The electronic menu boards are required to comply with the operational standards set forth in Chapter 30, Section 30-705(h), which states that the electronic signs will display static images only (without scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open. The petitioner has provided manufacturer documentation confirming auto-dimming functionality to control the brightness, and they have stated that there will be no animation or motion on the displays.

Staff recommends approval to the Village Board for the sign variation requests for *Popeye’s* at 7 W. Dundee Road, with a condition that the use of the electronic displays shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.

The petitioner had no comments at this time.

The commissioners were all in support of the sign variation requests and had no comments.

**A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATIONS FOR POPEYE'S LOCATED AT 7 W. DUNDEE ROAD:**

- 1. A VARIATION FROM CHAPTER 30, SECTION 30-208.B, TO ALLOW A 22.61 SF FULLY DIGITAL DRIVE-THROUGH MENU BOARD, WHERE FULLY ELECTRONIC MENU BOARD SIGNAGE IS NOT ALLOWED.**
- 2. A VARIATION FROM CHAPTER 30, SECTION 30-208.C, TO ALLOW A 7.64 SF FULLY DIGITAL DRIVE-THROUGH PRE-SELL MENU BOARD, WHERE FULLY ELECTRONIC PRE-SELL MENU BOARD SIGNAGE IS NOT ALLOWED.**

**THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE SITE PLAN, ELECTRONIC MENU BOARD DRAWINGS AND MANUFACTURER SPECIFICATIONS RECEIVED ON 11/11/25, FEDERAL, STATE AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:**

- 1. USE OF THE ELECTRONIC DISPLAYS SHALL COMPLY WITH ALL OPERATIONAL STANDARDS FOR ELECTRONIC SIGNS AS SET FORTH IN CHAPTER 30, SECTION 30-705.H, WHICH INCLUDES STATIC DISPLAYS ONLY (NO SCROLLING, FADING, FLASHING, ANIMATION, VIDEO, OR SOUND), AUTO-DIMMING PHOTOCCELL TECHNOLOGY TO CONTROL BRIGHTNESS TO .3 FOOTCANDLES MAXIMUM ABOVE AMBIENT LIGHTING CONDITIONS, NO OFF-PREMISES ADVERTISING, AND ONLY PERMITTED TO BE ILLUMINATED DURING THE HOURS THAT THE BUSINESS IS OPEN.**
- 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.**

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

**Mr. Hautzinger** said he will contact the petitioner with the Village Board date for final review and approval of the sign variations.

**ITEM 4. OTHER BUSINESS****Other Business**

**Mr. Hautzinger** reported that he and Chair Kingsley recently discussed the matter of reviewing and possibly updating the Design Guidelines. As a result of that conversation, he wanted to take this opportunity for a quick refresh of the Design Commission's Powers, Duties and Responsibilities as outlined in Section 6-501 of the Municipal Code, of which he provided a brief overview noting all of the references to the Design Guidelines and that it does state to periodically review and update the Design Guidelines.

**Mr. Hautzinger** also clarified that there are two sets of Design Guidelines, Single-Family and Commercial, and he provided a brief overview of both documents. He acknowledged that the graphics of the Commercial Design Guidelines look dated, but he noted that the content is quite good and comprehensive. He acknowledged that they could benefit from a graphic update with more current photos and examples.

In regards to timing, **Mr. Hautzinger** reported that the Downtown Master Plan, which outlines the goals of development in the Downtown, is being updated this year. Additionally, the Historic Preservation Task Force is another study beginning this year. Both of these items are Strategic Priorities of the Village Board, and since the outcome of these studies may impact the Design Guidelines, the Planning Department is recommending holding off on updating the Design Guidelines until these studies are completed to allow a thoughtful update of the Design Guidelines.

The Design Commissioners appreciated the overview and update.

**Public Comment**

There was none.

**A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 8:00 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.**



VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Design Commission**  
**2/24/2026**

**Item:** 1980 N. Chestnut Ave/Lot 1 - SF/Teardown - DC25-100  
**Department:** Planning & Community Development

**Item Description:**

**Requested Action**

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

**Recommendation**

It is recommended that the Design Commission approve the proposed designs for three new (teardown) single-family residence to be located at 1980 N. Chestnut Avenue, 1975 N. Walnut Avenue, and 1985 N. Walnut Avenue. This recommendation is based on the architectural plans received on 1/10/26, 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 25-100\_26-003\_26-004
2. Exhibits\_1920 N Chestnut Lot 1

## STAFF DESIGN COMMISSION REPORT

**PROJECT INFORMATION:**

**Project Name:** Chestnut Woods  
Subdivision

**Project Address:** 1980 N. Chestnut Ave (Lot 1)  
1975 N. Walnut Ave (Lot 3)  
1985 N. Walnut Ave (lot 4)

**Prepared By:** Steve Hautzinger

**Date Prepared:** February 19, 2026

**PETITION INFORMATION:**

**DC Numbers:** 25-100, 26-003 & 26-004

**Petitioner Name and Address:** Vitalie Clim  
Clim Development LLC  
379 W. County Line Road  
Barrington, IL 60010

**Meeting Date:** February 24, 2026

**Requested Action(s):** Approval of the proposed architectural designs for three 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 single-story house to allow construction of three new two-story residences. The subject site received Plan Commission review and Village Board approval for subdivision into three residential lots and one dedicated on-site stormwater detention lot. The subdivision approval included various zoning variations for lot sizes and setbacks. The new lots are zoned R-2, One Family Dwelling District, with land areas as follows: 13,320 sf (Lot1), 11,100 sf (Lot 3), and 11,100 sf (Lot 4). The sizes of the proposed new houses on each lot are as follows: Lot 1 (1980 N. Chestnut) 5,692 square feet, Lot 3 (1975 N. Walnut) 3,721 sf, and Lot 4 (1985 N. Walnut) 3,484 square feet. All of the proposed new homes comply with the R-2 zoning requirements as summarized below.

**DC25-100, 1980 N. Chestnut Ave (Lot 1):**

	<b>ALLOWED</b>	<b>PROPOSED</b>
Setbacks	Front: 25 feet Side: 9 feet Side: 9 feet Rear: 30 feet	Front: 25 feet Side: 19.7 feet Side: 15 feet Rear: 35.2 feet
Building Height (to the midpoint)	25 feet	25 feet
FAR	5,766 SF	5,692 SF
Building Lot Coverage	4,662 SF	3,460 SF
Impervious Surface Coverage	6,660 SF	4,640 SF

**DC26-003, 1975 N. Walnut Ave (Lot 3):**

	<b>ALLOWED</b>	<b>PROPOSED</b>
Setbacks	Front: 25 feet Side: 7.5 feet Side: 7.5 feet Rear: 30 feet	Front: 25 feet Side: 14.4 feet Side: 14.4 feet Rear: 55.4 feet
Building Height (to the midpoint)	25 feet	25 feet
FAR	4,878 SF	3,721 SF
Building Lot Coverage	3,885 SF	2,490 SF
Impervious Surface Coverage	5,550 SF	3,143 SF

**DC26-004, 1985 N. Walnut Ave (Lot 4):**


	<b>ALLOWED</b>	<b>PROPOSED</b>
Setbacks	Front: 25 feet Side: 7.5 feet Side: 7.5 feet Rear: 30 feet	Front: 25 feet Side: 15.7 feet Side: 15.7 feet Rear: 54 feet
Building Height (to the midpoint)	25 feet	24.8 feet
FAR	4,878 SF	3,484 SF
Building Lot Coverage	3,885 SF	2,374 SF
Impervious Surface Coverage	5,550 SF	3,181 SF

The surrounding context in this location is predominantly newer two-story homes with attached front load garages. Overall, the designs of the three proposed new houses are nicely done and will fit in well with the character of the neighborhood. The floor plans and color palettes for each of the homes are unique, but they will complement each other nicely. Staff feels that the proposed designs meet the purpose and intent of the Village of Arlington Heights' Single-Family Design Guidelines.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the proposed designs for three new (teardown) single-family residence to be located at 1980 N. Chestnut Avenue, 1975 N. Walnut Avenue, and 1985 N. Walnut Avenue. This recommendation is based on the architectural plans received on 1/10/26, 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.



February 19, 2026

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

c: Petitioner, DC File 25-100, DC File 26-003, DC File 26-004



N Ridge Ave

N Ridge Ave

N Walnut Ave

N Che

N Juniper

W Lasalle St

N Highland Ave

Highland Ave

W WHEELER



1920

2000

2061

2051

2041

2031

2021

2011

1927

1923

1919

1915

1911

2060

2050

2040

2030

2020

2010

1970

1960

1950

1965

1912

1916

444

404

2061

2066

1905

1909

1911

1915

1919

1923

2003

2007

270

240

108

2052-2064

2053-2065

307

303

209

2032

2026

2020

1926

1922

1918

1914

2032

2040

2028

2022

2016

2010

# PLAT OF SURVEY

BY

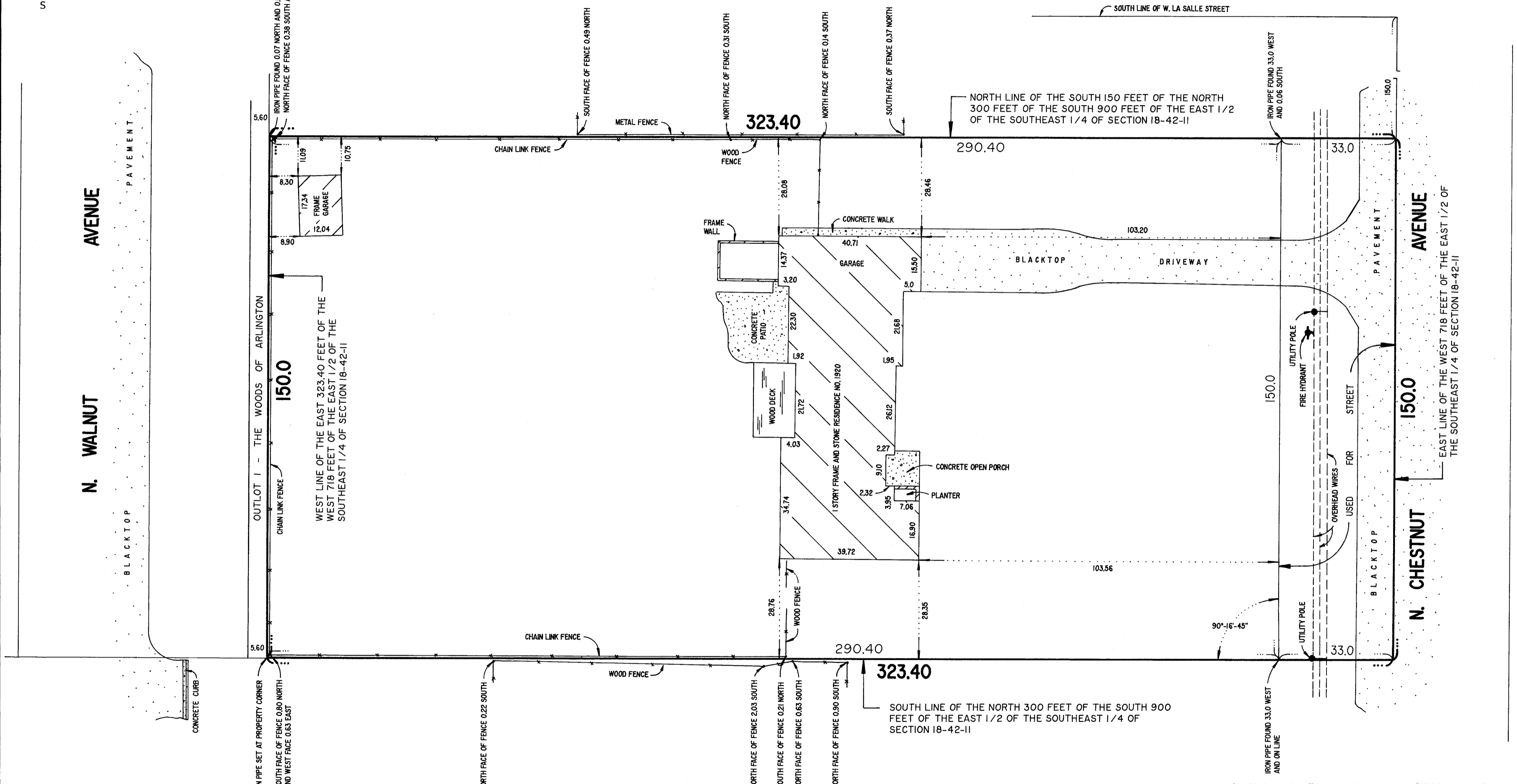
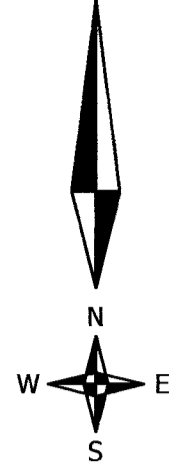
**JOHN M. HENRIKSEN**

415 E. GOLF ROAD - SUITE 103 ARLINGTON HEIGHTS, ILLINOIS 60005  
 TEL. 224-875-7633 FAX. 224-875-7634  
 WWW.HENRIKSENSURVEY.COM

**LEGAL DESCRIPTION :**

THE SOUTH 150 FEET OF THE NORTH 300 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTERLINE OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS.

COMMON KNOWN AS : 1920 N. CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004



ORDER NUMBER: **160265**

SCALE: 1 INCH = 15 FEET

ORDERED BY: KIM MARKSHAUSEN

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FRACTIONAL INCH EQUIVALENTS OF HUNDRETHS OF A FOOT

0.01-1/8"	0.25-3"
0.02-1/4"	0.33-4"
0.03-3/8"	0.37-4-1/2"
0.04-1/2"	0.38-4-1/2"
0.05-5/8"	0.42-5"
0.06-3/4"	0.50-6"
0.07-7/8"	0.58-7"
0.08-1"	0.62-7-1/2"
0.09-1-1/8"	0.63-7-1/2"
0.10-1-1/4"	0.67-8"
0.11-1-3/8"	0.75-9"
0.12-1-1/2"	0.83-10"
0.13-1-1/2"	0.87-10-1/2"
0.14-1-5/8"	0.88-10-1/2"
0.15-1-3/4"	0.92-11"
0.16-1-7/8"	1.00-12"
0.17-2"	

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS  
 COUNTY OF COOK

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.

ARLINGTON HEIGHTS, ILLINOIS SEPTEMBER 26, 2016

*John M. Henriksen*  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668  
 LICENSE EXPIRES NOVEMBER 30, 2016

# PRELIMINARY PLAT OF CHESTNUT WOODS SUBDIVISION

**AREA SUMMARY:**  
 LOT 1 = 13,320 SQ. FT. OR 0.306 ACRE  
 LOT 2 = 8,880 SQ. FT. OR 0.203 ACRE  
 LOT 3 = 11,100 SQ. FT. OR 0.255 ACRE  
 LOT 4 = 11,100 SQ. FT. OR 0.255 ACRE  
 TOTAL AREA = 44,400 SQ.FT. OR 1.019 ACRE

**EASEMENT TO BE GRANTED AREA SUMMARY:**  
 LOT 1 = 1,880 SQ. FT. OR 0.043 ACRE  
 LOT 3 = 1,805 SQ. FT. OR 0.041 ACRE  
 LOT 4 = 1,805 SQ. FT. OR 0.041 ACRE  
 TOTAL AREA = 5,490 SQ.FT. OR 0.126 ACRE

OF THE SOUTH 150 FEET OF THE NORTH 300 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTERLINE OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1920 N. CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004  
 COOK COUNTY PERMANENT IDENTIFICATION NUMBER: 03 - 18 - 401 - 086 - 0000

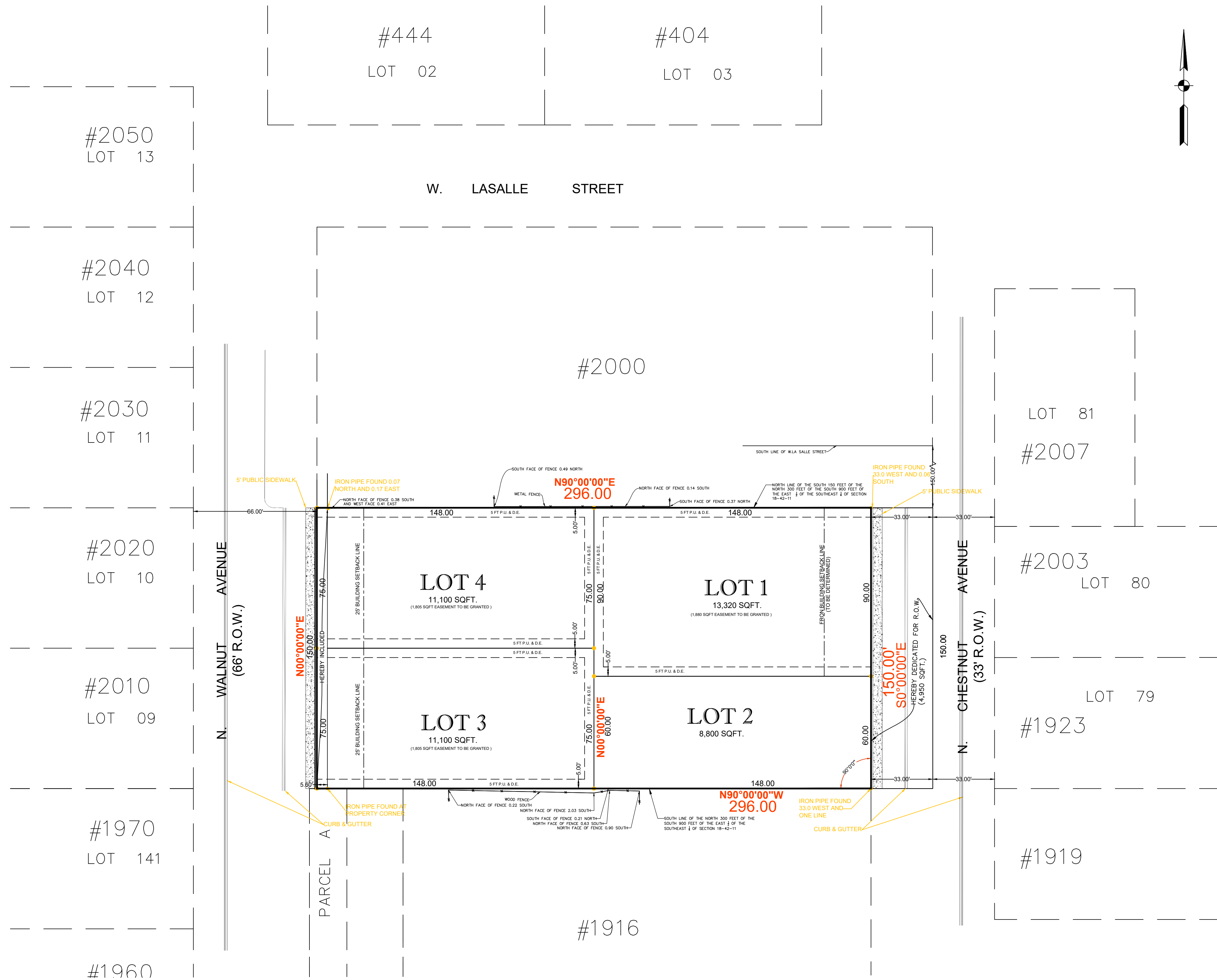
OF THE SOUTH 150.00 FEET OF OUT LOT 1, IN THE WOODS OF ARLINGTON, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

KNOWN AS: 20746 N. WALNUT AVE, ARLINGTON HEIGHTS, IL 60004  
 COOK COUNTY PERMANENT IDENTIFICATION NUMBER: 03 - 18 - 401 - 173 - 0000

**OWNER(S) INFORMATION**

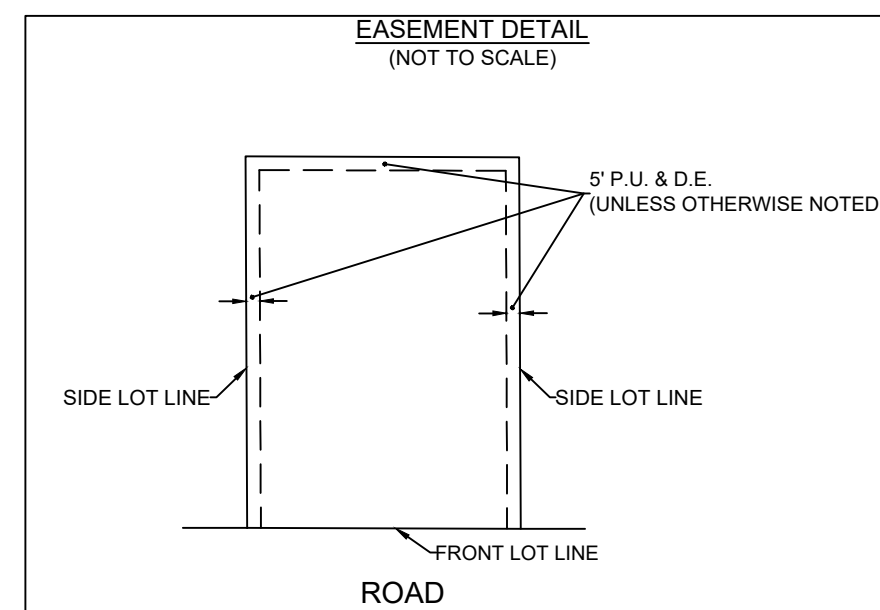
- 1920 N CHESTNUT AVE - Vitale Clim (Owner: 379 W County Line Rd., Barrington, IL 60010)
- 2000 N CHESTNUT AVE - JOHN C FEDERICI (NORTH ADJACENT OWNER)
- 1916 N CHESTNUT AVE - DONALD C SINCLAIR (SOUTH ADJACENT OWNER)
- 1912 N CHESTNUT AVE - MICHAEL J SARGENT
- 1909 N CHESTNUT AVE - LUIS R SOLANO & KIMBER
- 1911 N CHESTNUT AVE - PHILIP S FERTITTA & FR
- 1915 N CHESTNUT AVE - WANIS AORAHA
- 1919 N CHESTNUT AVE - T CARTER
- 1923 N CHESTNUT AVE - LAURA PAXSON BANNON TR
- 2003 N CHESTNUT AVE - HPA ILL I LLC
- 2007 N CHESTNUT AVE - JACLYN STILLMAKER
- 1950 N WALNUT AVE - NEIL S ROSENBLUM & MAR
- 1960 N WALNUT AVE - SHRIRANG A MAHAJAN
- 1970 N WALNUT AVE - RICHARD OBERMAN & DINA
- 2010 N WALNUT AVE - THE STEVEN R MARAK FAM
- 2020 N WALNUT AVE - JAY A DEHART
- 2030 N WALNUT AVE - GERALD W HEIMSOOTH
- 2040 N WALNUT AVE - SCOTT & COLLEEN FABER
- 2050 N WALNUT AVE - ANTHONY C & GIOVANNA G
- 2060 N WALNUT AVE - PAUL HEINRICH
- 400 W PALATINE RD - NOSHAD NASEER CHAUDHRY (S. ADJACENT OWNER)
- 1965 N WALNUT AVE - N/A (S. ADJACENT OWNER)
- 444 W LASALLE ST - WAYMAN FAMILY TRUST
- 404 W LASALLE ST - ARTHUR & SHEILA BRUNETTI
- 270 W LASALLE ST - PATRICK F WADLEY
- 307 W LASALLE ST - REED & JANET HANSEN
- 303 W LASALLE ST - MICHAEL DIMAGGIO
- 209 W LASALLE ST - RANDY HARRIS
- 2041 N RIDGE AVE - SZNAJDER & LEWKOWSKA
- 2031 N RIDGE AVE - TRUSTEE THE STEVEN M G
- 2021 N RIDGE AVE - KATHLEEN M PONCE
- 2011 N RIDGE AVE - LUCIA M MORAN
- 1927 N RIDGE AVE - VIKTOR MOSKALYUK
- 1923 N RIDGE AVE - KISHORE VARMA

DATE	ISSUED FOR DESIGN COORDINATION	ISSUED FOR REVISION #1	ISSUED FOR REVISION #2	ISSUED FOR REVISION #3	ISSUED FOR REVISION #4	ISSUED FOR REVISION #5
09/17/2024	1					
02/24/2025	2					
06/10/2025	3					
07/08/2025	4					
08/07/2025	5					
09/12/2025	6					



**LEGEND**

- BOUNDARY LINE OF SUBDIVISION
- PROPOSED LOT LINE
- LOT - PROPOSED LOT NUMBER
- LOT - EXISTING LOT NUMBER
- - EXISTING FOUND IRON PIPE
- - PROPOSED SET 18" IRON PIPE
- P.U.&D.E. - PUBLIC UTILITIES & DRAINAGE EASEMENT
- B.S.L. - BUILDING SETBACK LINE
- B/C = BACK OF CURB
- B-B = BACK TO BACK OF CURB
- (D) = DEED DATA
- (M) = MEASURED DATA



STATE OF ILLINOIS) s.s.  
 COUNTY OF COOK)  
 I, RICHARD R. KANTHAPHIXAY, a Illinois Professional Land Surveyor, hereby certify that a survey has been made, at and under my direction, of the property described above, and that the survey hereon drawn is a correct representation of said survey and conforms to the current Illinois minimum standards for a boundary survey.

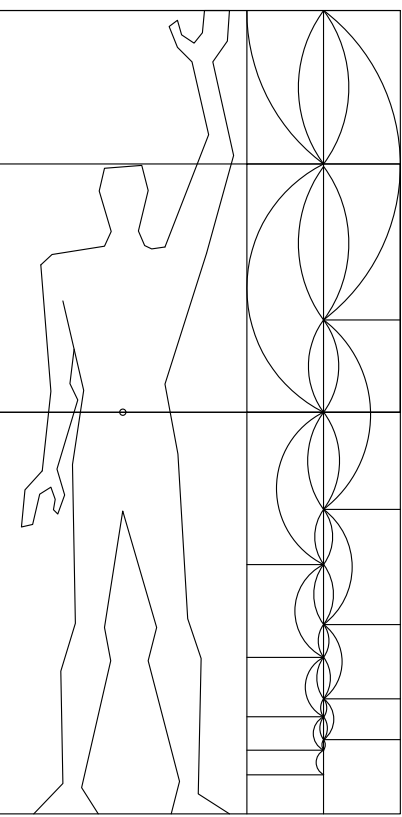
Streamwood, Illinois, JUNE 08, A.D. 2025

By: *[Signature]*  
 Illinois Professional Land Surveyor  
 Certificate No. 3807  
 Expiration date: 11-30-2026

PRELIMINARY SUBDIVISION PLAT  
 1920 N. CHESTNUT AVENUE  
 ARLINGTON HEIGHTS, ILLINOIS

**KANTHAPHIXAY**  
 Land Surveying  
 17 N. Ridge Court, Streamwood IL 60107  
 Phone: (224) 425-0009  
 Cell: (630) 973-7491

Ordered By: CivilLand, LLC  
 Field work done on 09-17-2024  
 Drawn By: RD  
 SHEET 1 OF 1 SHEETS  
 PROJ # 241620



BLUE LINES ARCHITECTURE  
 773.868.4438  
 ed@bluelinesdesign.com  
 www.bluelinesdesign.com  
 PO BOX 59114, Chicago, IL 60659

LOT 1 1/5/2026

1920 N CHESTNUT AVE - LOT 1  
 ARLINGTON HEIGHTS, IL 60004

SITE PLAN

A1.1

### LOT 1 FLOOR AREA CALCULATIONS

FIRST FLOOR = 3,062 SF  
 SECOND FLOOR = 2,630 SF  
 BASEMENT = 2,274 SF (NOT INCLUDED IN FAR)

FAR FLOOR AREA = 3,062 + 2,630 = 5,692 SF  
 LOT AREA = 13,320 SF  
**FAR = 42.73%**

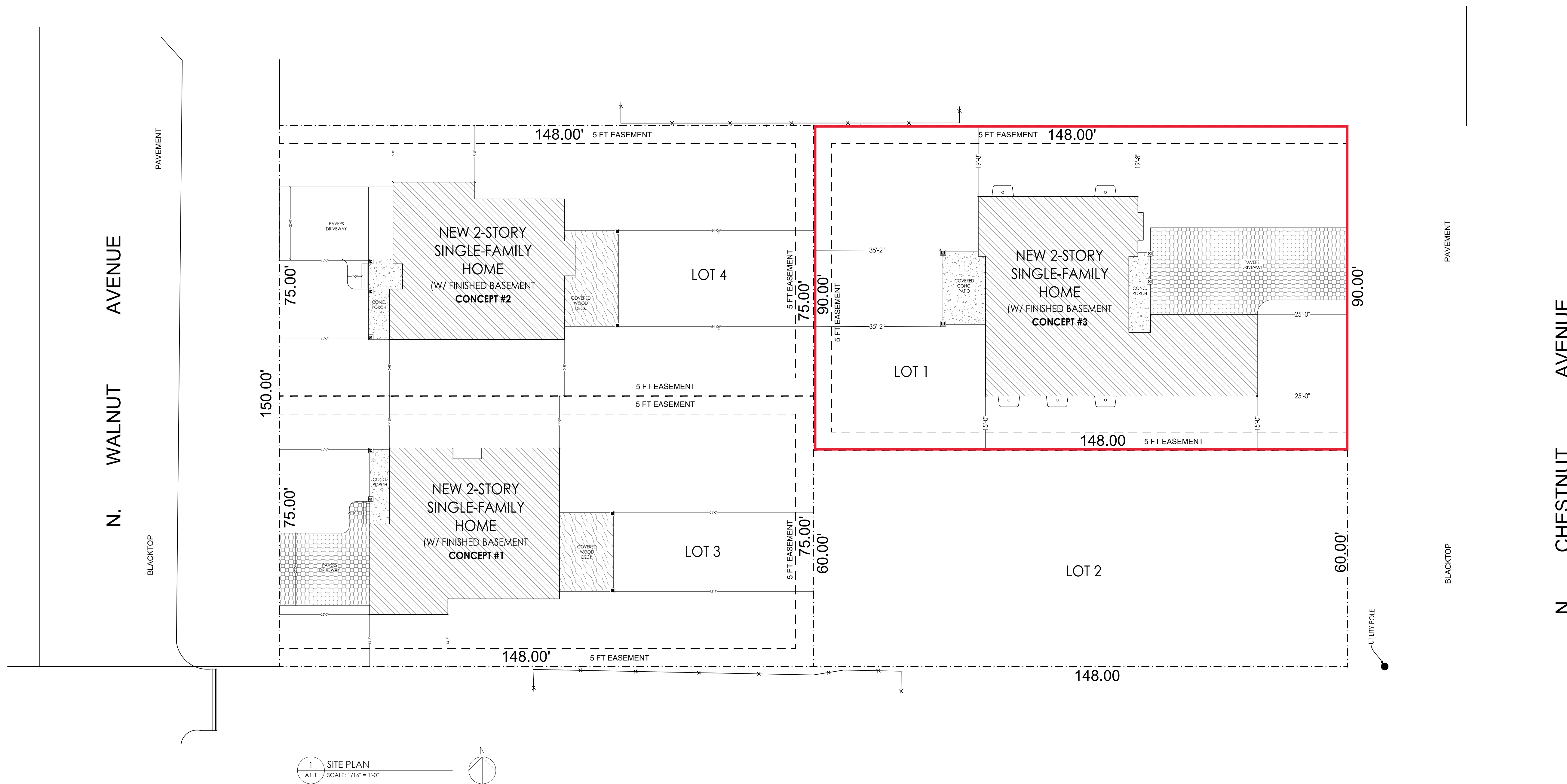
MAX FAR = 3,938 + [(LOT AREA - 8,750) \* 0.4] = 5,766 SF

MAX HEIGHT = 25'-0"  
 [MEASURED FROM THE SIDEWALK LEVEL OPPOSITE OF THE MIDDLE OF THE FRONT OF THE BUILDING TO THE MEAN HEIGHT LEVEL BETWEEN THE EAVES AND RIDGE OF A GABLE, HIP OR GAMBREL ROOF]  
 PROPOSED HEIGHT = 25'-0"

MAX BUILDING LOT COVERAGE = 40% = 5,328 SF  
 PROPOSED BUILDING LOT COVERAGE = 3,062 SF = 22.98%

#### IMPERVIOUS AREA CALCULATIONS:

HOME FOOTPRINT = 3,062 SF  
 DRIVEWAY & SIDEWALK = 1,212 SF  
 FRONT PORCH = 128 SF  
 REAR COVERED PATIO = 238 SF  
**TOTAL = 4,640 SF (34.83%)**  
 MAX ALLOWED = 50% = 6,660 SF



1920 N. CHESTNUT AVENUE  
 PHOTOGRAPHS OF SURROUNDING PROPERTIES



PROPERTY ACROSS 1  
 1970 N Walnut



PROPERTY ACROSS 2  
 2010 N Walnut



PROPERTY ACROSS 3  
 2020 N. Walnut



PROPERTY ACROSS 4  
 2030 N. Walnut



PROPERTY TO LEFT 2  
 1912 N. Chestnut  
 Walnut Ave Frontage



PROPERTY TO LEFT 1  
 1916 N. Chestnut  
 Walnut Ave Frontage



SUBJECT PROPERTY  
 1920 N. Chestnut  
 Walnut Ave Frontage



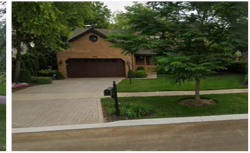
PROPERTY TO RIGHT 1  
 2000 N. Chestnut  
 Walnut Ave Frontage



PROPERTY TO RIGHT 2  
 444 W. LaSalle



PROPERTY TO RIGHT 3  
 2061 N Walnut



W. LaSALLE STREET



PROPERTY TO LEFT 3  
 1908 N. Chestnut



PROPERTY TO LEFT 2  
 1912 N. Chestnut



PROPERTY TO LEFT 1  
 1916 N. Chestnut



SUBJECT PROPERTY  
 1920 N. Chestnut



PROPERTY TO RIGHT 1  
 2000 N. Chestnut



PROPERTY TO RIGHT 2  
 404 W. LaSalle



PROPERTY TO RIGHT 3  
 2006 N. Chestnut

N. CHESTNUT AVENUE

PROPERTY ACROSS 1  
 1919 N. Chestnut



PROPERTY ACROSS 2  
 1923 N. Chestnut



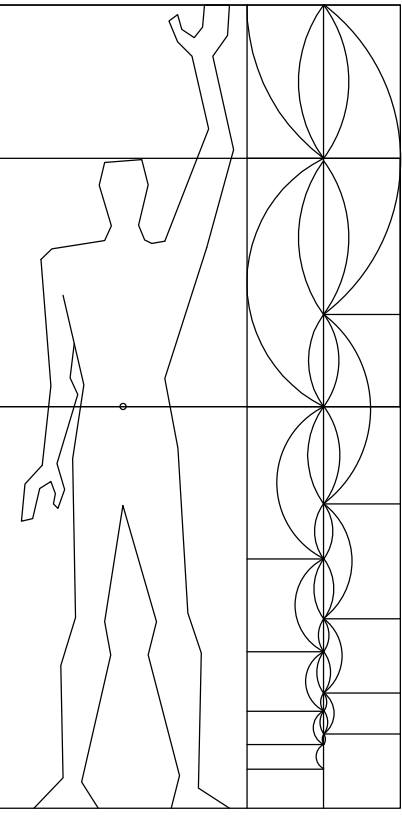
PROPERTY ACROSS 3  
 2003 N. Chestnut



PROPERTY ACROSS 4  
 2007 N. Chestnut



N. CHESTNUT AVENUE



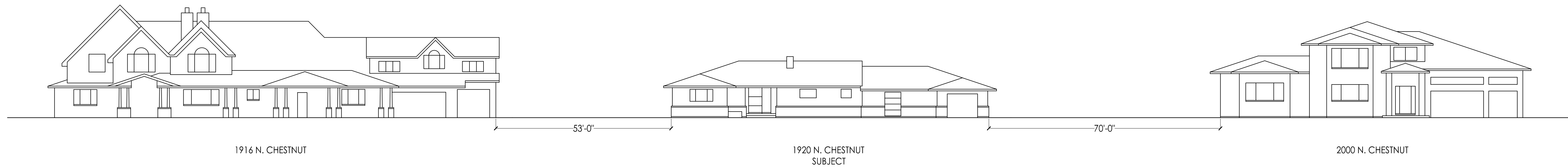
BLUE LINES ARCHITECTURE  
773.866.4438  
ed@bluelinesdesign.com  
www.bluelinesdesign.com  
PO BOX 59116, Chicago, IL 60659

LOTS 1 & 2 1/5/2026

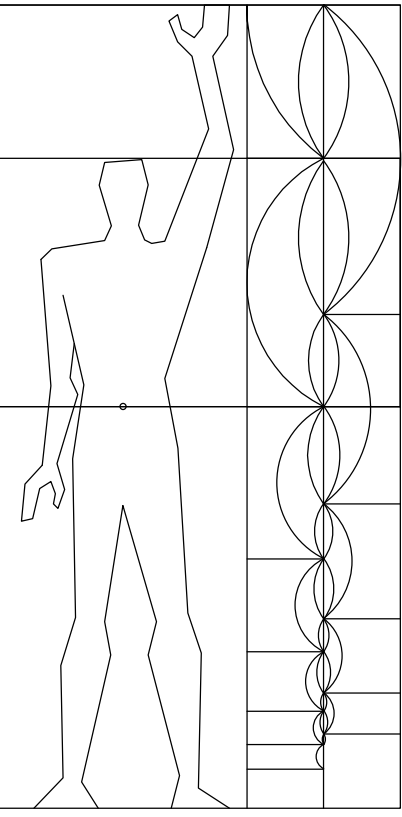
1920 N CHESTNUT AVE - **LOTS 1 & 2**  
ARLINGTON HEIGHTS, IL 60004

CONTEXT  
ELEVATIONS -  
EXISTING

A8.1



1 CONTEXT ELEVATIONS - EXISTING  
A8.1 SCALE: 1/16" = 1'-0"



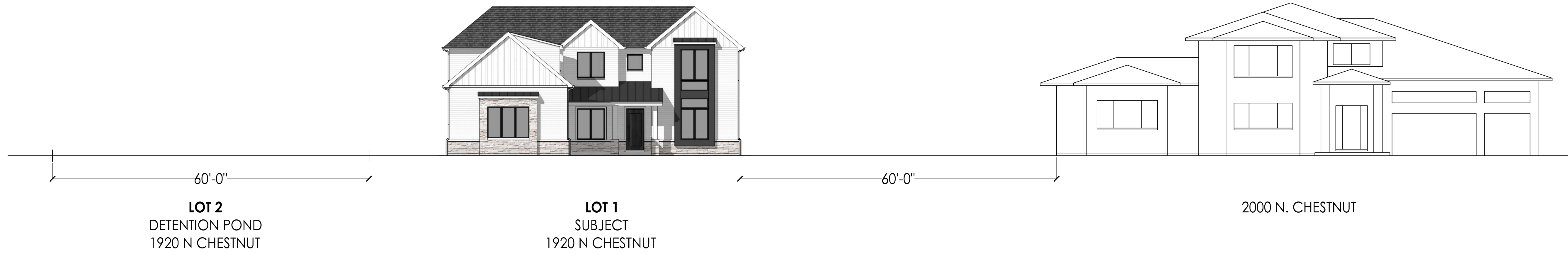
BLUE LINES ARCHITECTURE  
773.866.4488  
ed@bluelinesdesign.com  
www.bluelinesdesign.com  
PO BOX 59116, Chicago, IL 60659

LOT 1 1/5/2026

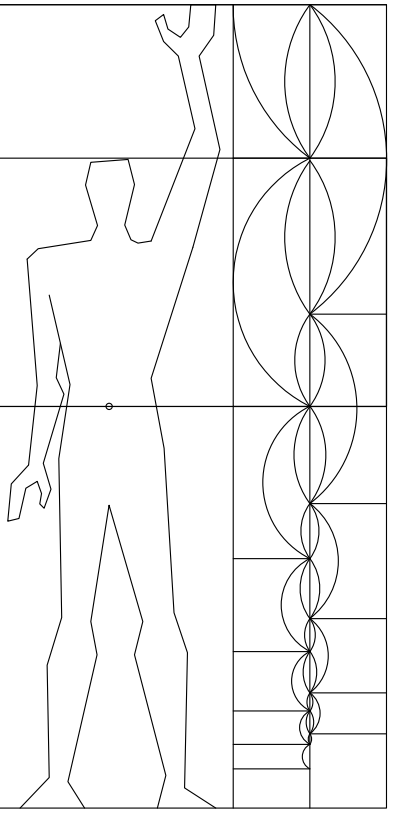
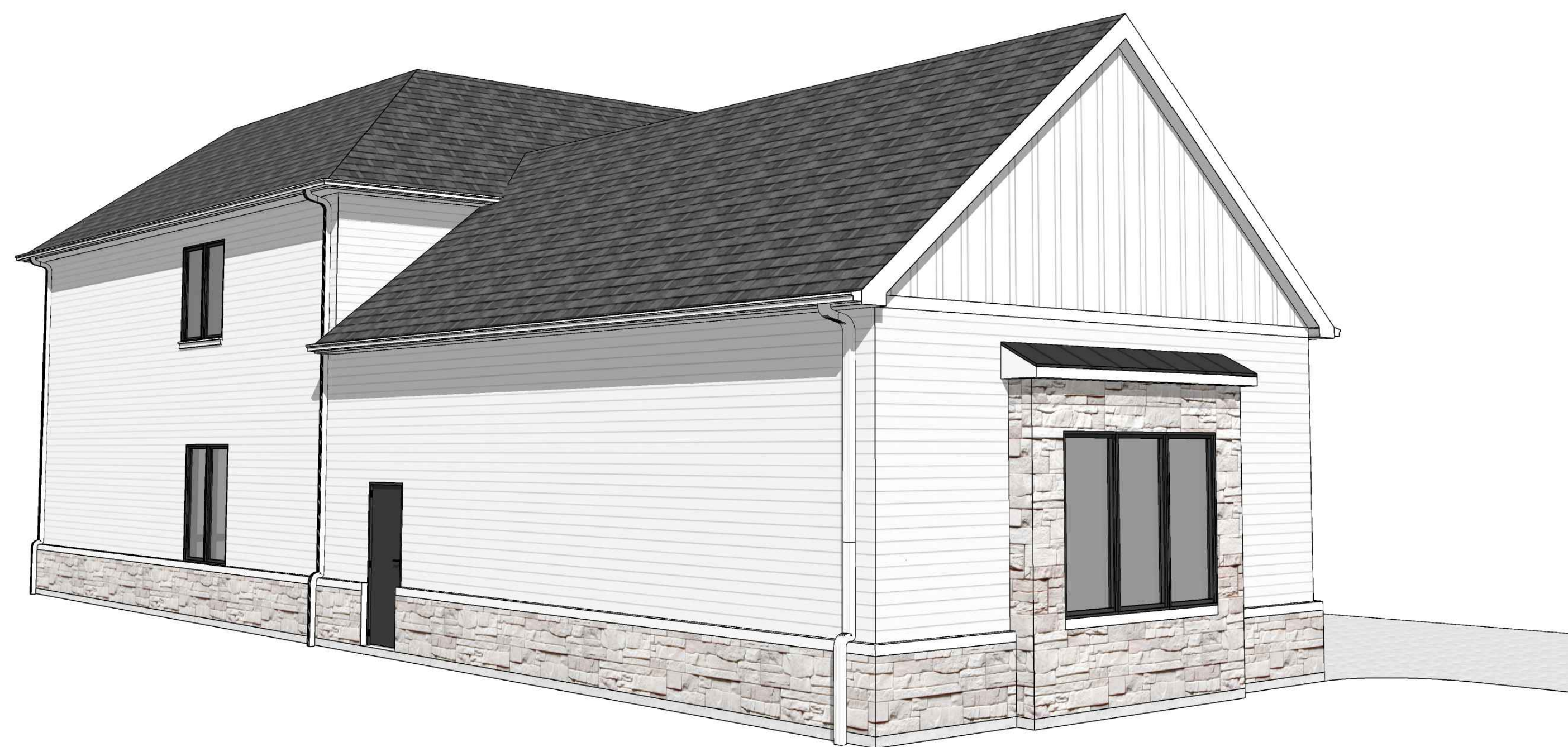
1920 N CHESTNUT AVE - LOT 1  
ARLINGTON HEIGHTS, IL 60004

CONTEXT  
ELEVATIONS -  
PROPOSED

A7.2



1 CONTEXT ELEVATIONS - PROPOSED  
A7.2 SCALE: 3/32" = 1'-0"



BLUE LINES ARCHITECTURE  
773.888.4438  
coll@bluelinesdesign.com  
www.bluelinesdesign.com  
PO BOX 59116, Chicago, IL 60659

LOT 1 1/5/2026

1920 N CHESTNUT AVE - LOT 1  
ARLINGTON HEIGHTS, IL 60004

PERSPECTIVE  
RENDERINGS

A7.1



4 RIGHT ELEVATION  
A4.2 SCALE: 3/16" = 1'-0"

- T/ ROOF (PEAK)  
+28'-6"
- T/ ROOF (MEAN)  
+25'-0"
- T/ 2ND FLOOR  
+12'-0 3/4"
- T/ 1ST FLOOR  
+1'-0"
- GRADE  
0'-0"

ARCHITECTURAL  
ASPHALT  
SHINGLES ROOF

ALUMINUM CLAD  
WOOD WINDOWS  
(BLACK)

ALUMINUM INSULATED  
O.H. GARAGE DOORS



1 FRONT ELEVATION  
A4.2 SCALE: 3/16" = 1'-0"

- ALUMINUM GUTTERS &  
DOWNSPOUTS (TYP)
- FIBER CEMENT LAP  
SIDING(TYP)
- FIBER CEMENT  
VERTICAL  
SIDING(TYP)
- STANDING SEAM  
METAL ROOF  
(TYP)
- ALUMINUM  
FASCIA (TYP)
- CONCRETE  
PORCH
- ASHLAR STONE  
VENEER

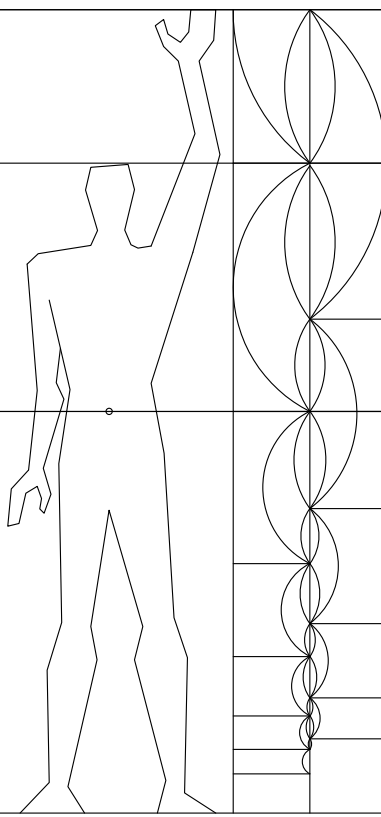


3 LEFT ELEVATION  
A4.2 SCALE: 3/16" = 1'-0"

- T/ ROOF (PEAK)  
+28'-6"
- T/ ROOF (MEAN)  
+25'-0"
- T/ 2ND FLOOR  
+12'-0 3/4"
- T/ 1ST FLOOR  
+1'-0"
- GRADE  
0'-0"



2 REAR ELEVATION  
A4.2 SCALE: 3/16" = 1'-0"



BLUE LINES ARCHITECTURE  
773.888.4438  
coll@bluelinesdesign.com  
www.bluelinesdesign.com  
PO BOX 59116, Chicago, IL 60659

LOT 1 1/5/2026

1920 N CHESTNUT AVE - LOT 1  
ARLINGTON HEIGHTS, IL 60004

ELEVATIONS

A4.1

# LOT 1

1920 N CHESTNUT AVE, ARLINGTON HEIGHTS, IL 60004

## *MATERIAL BOARD*

### **ROOF**

Owens Corning Oakridge Estate Gray  
Algae Resistant Architectural Roof Shingles



### **GARAGE DOORS**

Clopay Canyon Ridge® Carriage House (5-Layer)  
Design #32 w/ REC13 Top option  
16'-0" X 8'-0" & 9'-0"  
Faux Wood-Look Composite  
Color: Black



### **WINDOWS**

Weather Shield  
Signature Series  
Aluminum Clad Wood  
Color: Black



## FRONT DOOR

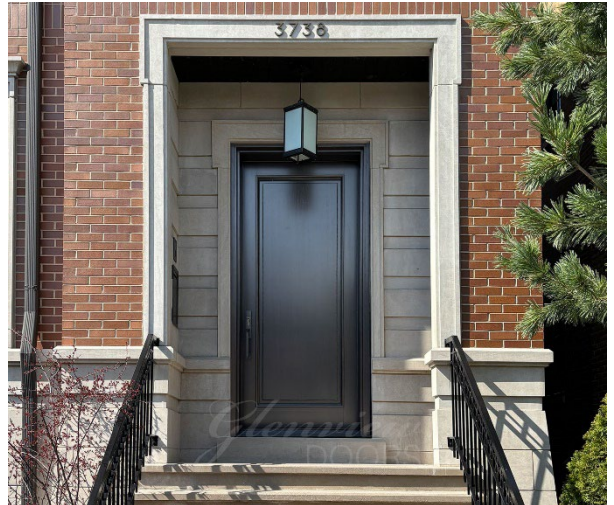
Glenview Haus

Classic Collection • Single (no Sidelites)

GD-104PW CST

3'-6" x 8'-0"

Mahogany Wood Espresso Finish



## STONE

Eden Valdars Stone

Valders Machine Cut Veneer

Heights:  $7/8$ " – 8"

Full veneer – 3  $1/2$ "

Color: Gray



## VERTICAL SIDING

James Hardie

Hardie Panel

Smooth Statement Collection

Color: Arctic White



## **LAP SIDING**

James Hardie

Hardie® Plank Smooth

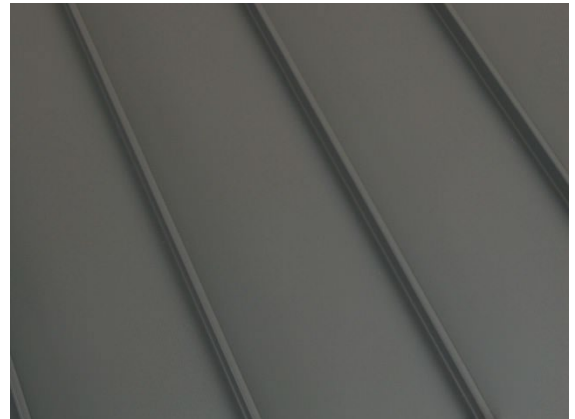
Color: Summer White



## **STANDING SEAM METAL ROOF**

ClickLock Premium Standing Seam

Color: Deep Charcoal



## **GUTTERS & DOWNSPOUTS**

Material: Aluminum

Color: White

## **FASCIA (EAVES, BAY WINDOWS) & SOFFITS**

Material: Aluminum

Color: White (to match Gutters & Downspouts)



VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Design Commission**  
**2/24/2026**

**Item:** 1975 N. Chestnut Ave/Lot 3 - SF/New - DC26-003

**Department:** Planning & Community Development

**Item Description:**

**REQUESTED ACTION**

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

**RECOMMENDATION**

It is recommended that the Design Commission approve the proposed designs for three new (teardown) single-family residence to be located at 1980 N. Chestnut Avenue, 1975 N. Walnut Avenue, and 1985 N. Walnut Avenue. This recommendation is based on the architectural plans received on 1/10/26, 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 25-100\_26-003\_26-004
2. Exhibit\_1920 N Chestnut Lot 3

# STAFF DESIGN COMMISSION REPORT

**PROJECT INFORMATION:**

**Project Name:** Chestnut Woods  
Subdivision

**Project Address:** 1980 N. Chestnut Ave (Lot 1)  
1975 N. Walnut Ave (Lot 3)  
1985 N. Walnut Ave (lot 4)

**Prepared By:** Steve Hautzinger

**Date Prepared:** February 19, 2026

**PETITION INFORMATION:**

**DC Numbers:** 25-100, 26-003 & 26-004

**Petitioner Name and Address:** Vitalie Clim  
Clim Development LLC  
379 W. County Line Road  
Barrington, IL 60010

**Meeting Date:** February 24, 2026

**Requested Action(s):** Approval of the proposed architectural designs for three 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 single-story house to allow construction of three new two-story residences. The subject site received Plan Commission review and Village Board approval for subdivision into three residential lots and one dedicated on-site stormwater detention lot. The subdivision approval included various zoning variations for lot sizes and setbacks. The new lots are zoned R-2, One Family Dwelling District, with land areas as follows: 13,320 sf (Lot1), 11,100 sf (Lot 3), and 11,100 sf (Lot 4). The sizes of the proposed new houses on each lot are as follows: Lot 1 (1980 N. Chestnut) 5,692 square feet, Lot 3 (1975 N. Walnut) 3,721 sf, and Lot 4 (1985 N. Walnut) 3,484 square feet. All of the proposed new homes comply with the R-2 zoning requirements as summarized below.

**DC25-100, 1980 N. Chestnut Ave (Lot 1):**

	<b>ALLOWED</b>	<b>PROPOSED</b>
Setbacks	Front: 25 feet Side: 9 feet Side: 9 feet Rear: 30 feet	Front: 25 feet Side: 19.7 feet Side: 15 feet Rear: 35.2 feet
Building Height (to the midpoint)	25 feet	25 feet
FAR	5,766 SF	5,692 SF
Building Lot Coverage	4,662 SF	3,460 SF
Impervious Surface Coverage	6,660 SF	4,640 SF

**DC26-003, 1975 N. Walnut Ave (Lot 3):**

	<b>ALLOWED</b>	<b>PROPOSED</b>
Setbacks	Front: 25 feet Side: 7.5 feet Side: 7.5 feet Rear: 30 feet	Front: 25 feet Side: 14.4 feet Side: 14.4 feet Rear: 55.4 feet
Building Height (to the midpoint)	25 feet	25 feet
FAR	4,878 SF	3,721 SF
Building Lot Coverage	3,885 SF	2,490 SF
Impervious Surface Coverage	5,550 SF	3,143 SF

**DC26-004, 1985 N. Walnut Ave (Lot 4):**


	<b>ALLOWED</b>	<b>PROPOSED</b>
Setbacks	Front: 25 feet Side: 7.5 feet Side: 7.5 feet Rear: 30 feet	Front: 25 feet Side: 15.7 feet Side: 15.7 feet Rear: 54 feet
Building Height (to the midpoint)	25 feet	24.8 feet
FAR	4,878 SF	3,484 SF
Building Lot Coverage	3,885 SF	2,374 SF
Impervious Surface Coverage	5,550 SF	3,181 SF

The surrounding context in this location is predominantly newer two-story homes with attached front load garages. Overall, the designs of the three proposed new houses are nicely done and will fit in well with the character of the neighborhood. The floor plans and color palettes for each of the homes are unique, but they will complement each other nicely. Staff feels that the proposed designs meet the purpose and intent of the Village of Arlington Heights' Single-Family Design Guidelines.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the proposed designs for three new (teardown) single-family residence to be located at 1980 N. Chestnut Avenue, 1975 N. Walnut Avenue, and 1985 N. Walnut Avenue. This recommendation is based on the architectural plans received on 1/10/26, 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.



February 19, 2026

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

c: Petitioner, DC File 25-100, DC File 26-003, DC File 26-004



N Ridge Ave

N Ridge Ave

N Walnut Ave

N Walnut Ave

N Cheyenne Ave

W Lasalle St

Highland Ave

N Highland Ave

N Juniper

W Wheeling Ave

14

1916

1920

1928

2038

111

1915

1923

1927

2011

2021

2031

2041

2051

2061

103

1950

1960

1970

2010

2020

2030

2040

2050

2060

1965

2061

103

1912

1916

1920

2000

2061

444

404

105

1909

1911

1915

1919

2003

2007

2055

105

1914

1918

1922

1926

2020

2026

2032

2064

105

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

108

1914

1918

1922

1926

2003

2007

2055

# PLAT OF SURVEY

BY

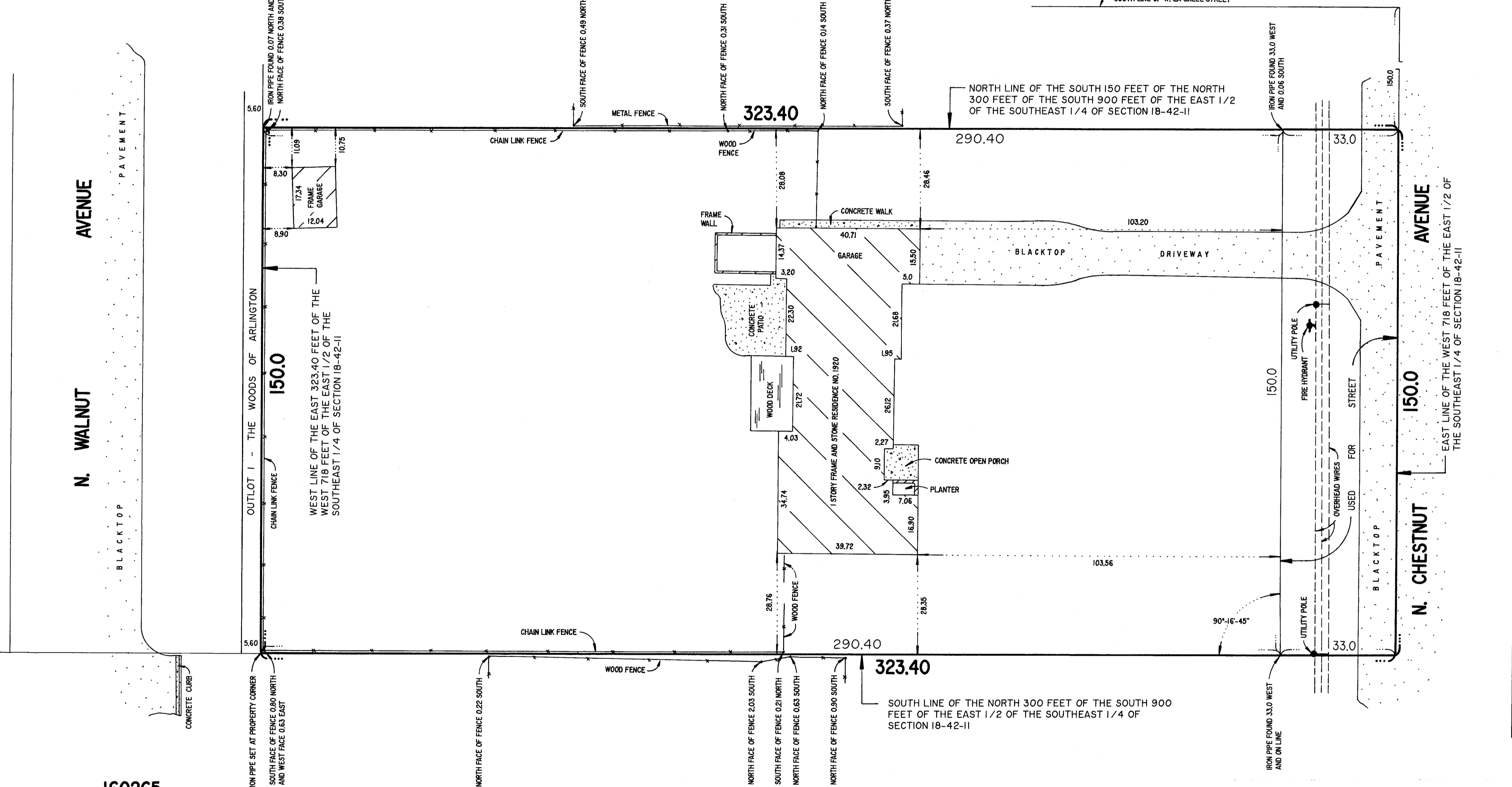
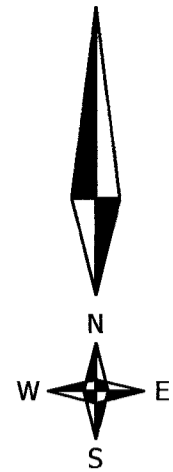
**JOHN M. HENRIKSEN**

415 E. GOLF ROAD - SUITE 103 ARLINGTON HEIGHTS, ILLINOIS 60005  
 TEL. 224-875-7633 FAX. 224-875-7634  
 WWW.HENRIKSENSURVEY.COM

**LEGAL DESCRIPTION :**

THE SOUTH 150 FEET OF THE NORTH 300 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTERLINE OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS.

COMMON KNOWN AS : 1920 N. CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004



ORDER NUMBER: **160265**

SCALE: 1 INCH = 15 FEET

ORDERED BY: KIM MARKSHAUSEN

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FRACTIONAL INCH EQUIVALENTS OF HUNDRETHS OF A FOOT

0.01-1/8"	0.25-3"
0.02-1/4"	0.33-4"
0.03-3/8"	0.37-4-1/2"
0.04-1/2"	0.38-4-1/2"
0.05-5/8"	0.42-5"
0.06-3/4"	0.50-6"
0.07-7/8"	0.58-7"
0.08-1"	0.62-7-1/2"
0.09-1-1/8"	0.63-7-1/2"
0.10-1-1/4"	0.67-8"
0.11-1-3/8"	0.75-9"
0.12-1-1/2"	0.83-10"
0.13-1-1/2"	0.87-10-1/2"
0.14-1-5/8"	0.88-10-1/2"
0.15-1-3/4"	0.92-11"
0.16-1-7/8"	1.00-12"
0.17-2"	

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS  
 COUNTY OF COOK

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.

ARLINGTON HEIGHTS, ILLINOIS SEPTEMBER 26, 2016

*John M. Henriksen*  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668  
 LICENSE EXPIRES NOVEMBER 30, 2016.

# PRELIMINARY PLAT OF CHESTNUT WOODS SUBDIVISION

**AREA SUMMARY:**  
 LOT 1 = 13,320 SQ. FT. OR 0.306 ACRE  
 LOT 2 = 8,880 SQ. FT. OR 0.203 ACRE  
 LOT 3 = 11,100 SQ. FT. OR 0.255 ACRE  
 LOT 4 = 11,100 SQ. FT. OR 0.255 ACRE  
 TOTAL AREA = 44,400 SQ.FT. OR 1.019 ACRE

**EASEMENT TO BE GRANTED AREA SUMMARY:**  
 LOT 1 = 1,880 SQ. FT. OR 0.043 ACRE  
 LOT 3 = 1,805 SQ. FT. OR 0.041 ACRE  
 LOT 4 = 1,805 SQ. FT. OR 0.041 ACRE  
 TOTAL AREA = 5,490 SQ.FT. OR 0.126 ACRE

OF THE SOUTH 150 FEET OF THE NORTH 300 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTERLINE OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1920 N. CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004  
 COOK COUNTY PERMANENT IDENTIFICATION NUMBER: 03 - 18 - 401 - 086 - 0000

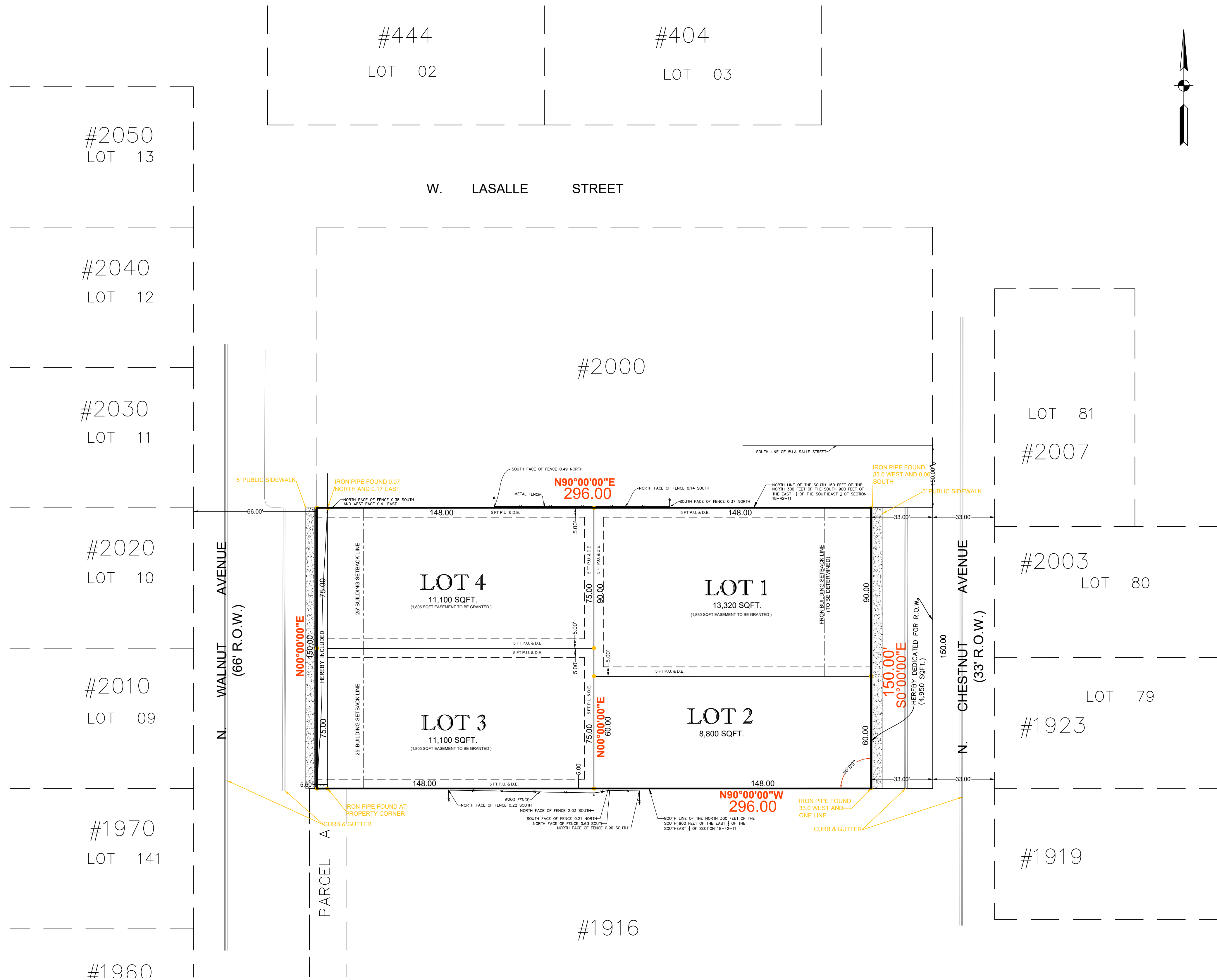
OF THE SOUTH 150.00 FEET OF OUT LOT 1, IN THE WOODS OF ARLINGTON, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

KNOWN AS: 20746 N. WALNUT AVE, ARLINGTON HEIGHTS, IL 60004  
 COOK COUNTY PERMANENT IDENTIFICATION NUMBER: 03 - 18 - 401 - 173 - 0000

**OWNER(S) INFORMATION**

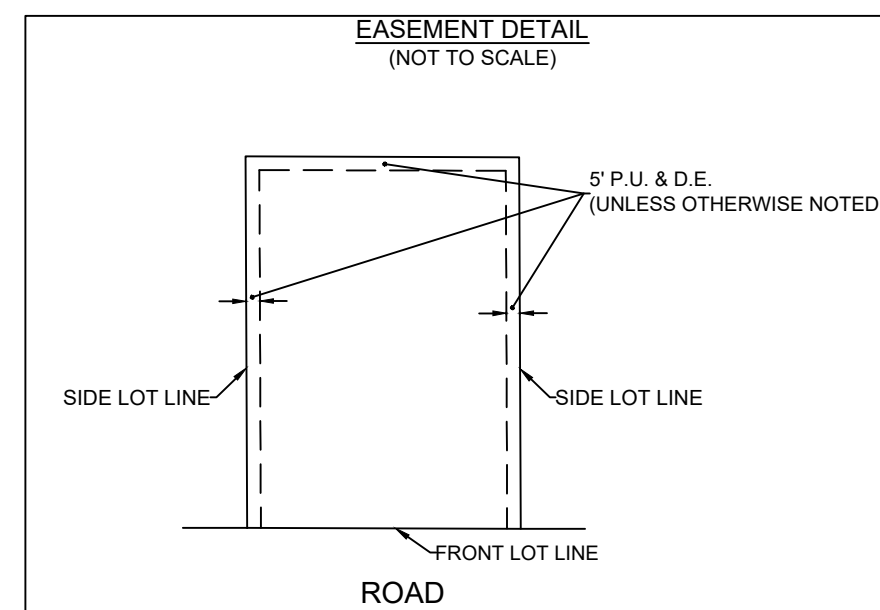
- 1920 N CHESTNUT AVE - Vitale Clim (Owner: 379 W County Line Rd., Barrington, IL 60010)
- 2000 N CHESTNUT AVE - JOHN C FEDERICI (NORTH ADJACENT OWNER)
- 1916 N CHESTNUT AVE - DONALD C SINCLAIR (SOUTH ADJACENT OWNER)
- 1912 N CHESTNUT AVE - MICHAEL J SARGENT
- 1909 N CHESTNUT AVE - LUIS R SOLANO & KIMBER
- 1911 N CHESTNUT AVE - PHILIP S FERTITTA & FR
- 1915 N CHESTNUT AVE - WANIS AORAHA
- 1919 N CHESTNUT AVE - T CARTER
- 1923 N CHESTNUT AVE - LAURA PAXSON BANNON TR
- 2003 N CHESTNUT AVE - HPA ILL I LLC
- 2007 N CHESTNUT AVE - JACLYN STILLMAKER
- 1950 N WALNUT AVE - NEIL S ROSENBLUM & MAR
- 1960 N WALNUT AVE - SHRIRANG A MAHAJAN
- 1970 N WALNUT AVE - RICHARD OBERMAN & DINA
- 2010 N WALNUT AVE - THE STEVEN R MARAK FAM
- 2020 N WALNUT AVE - JAY A DEHART
- 2030 N WALNUT AVE - GERALD W HEIMSOOTH
- 2040 N WALNUT AVE - SCOTT & COLLEEN FABER
- 2050 N WALNUT AVE - ANTHONY C & GIOVANNA G
- 2060 N WALNUT AVE - PAUL HEINRICH
- 400 W PALATINE RD - NOSHAD NASEER CHAUDHRY (S. ADJACENT OWNER)
- 1965 N WALNUT AVE - N/A (S. ADJACENT OWNER)
- 444 W LASALLE ST - WAYMAN FAMILY TRUST
- 404 W LASALLE ST - ARTHUR & SHEILA BRUNETTI
- 270 W LASALLE ST - PATRICK F WADLEY
- 307 W LASALLE ST - REED & JANET HANSEN
- 303 W LASALLE ST - MICHAEL DIMAGGIO
- 209 W LASALLE ST - RANDY HARRIS
- 2041 N RIDGE AVE - SZNAJDER & LEWKOWSKA
- 2031 N RIDGE AVE - TRUSTEE THE STEVEN M G
- 2021 N RIDGE AVE - KATHLEEN M PONCE
- 2011 N RIDGE AVE - LUCIA M MORAN
- 1927 N RIDGE AVE - VIKTOR MOSKALYUK
- 1923 N RIDGE AVE - KISHORE VARMA

DATE	ISSUED FOR DESIGN COORDINATION	ISSUED FOR REVISION #1	ISSUED FOR REVISION #2	ISSUED FOR REVISION #3	ISSUED FOR REVISION #4	ISSUED FOR REVISION #5
09/17/2024	1					
02/24/2025	2					
06/10/2025	3					
07/08/2025	4					
08/07/2025	5					
09/12/2025	6					



**LEGEND**

- BOUNDARY LINE OF SUBDIVISION
- PROPOSED LOT LINE
- LOT - PROPOSED LOT NUMBER
- LOT - EXISTING LOT NUMBER
- - EXISTING FOUND IRON PIPE
- - PROPOSED SET 18" IRON PIPE
- P.U.&D.E. - PUBLIC UTILITIES & DRAINAGE EASEMENT
- B.S.L. - BUILDING SETBACK LINE
- B/C = BACK OF CURB
- B-B = BACK TO BACK OF CURB
- (D) DEED DATA
- (M) MEASURED DATA



STATE OF ILLINOIS) s.s.  
 COUNTY OF COOK)  
 I, RICHARD R. KANTHAPHIXAY, a Illinois Professional Land Surveyor, hereby certify that a survey has been made, at and under my direction, of the property described above, and that the survey hereon drawn is a correct representation of said survey and conforms to the current Illinois minimum standards for a boundary survey.

Streamwood, Illinois, JUNE 08, A.D. 2025

By: *[Signature]*  
 Illinois Professional Land Surveyor  
 Certificate No. 3807  
 Expiration date: 11-30-2026

PRELIMINARY SUBDIVISION PLAT  
 1920 N. CHESTNUT AVENUE  
 ARLINGTON HEIGHTS, ILLINOIS

**KANTHAPHIXAY**  
 Land Surveying  
 17 N. Ridge Court, Streamwood IL 60107  
 Phone: (224) 425-0009  
 Cell: (630) 973-7491

**LOT 3**  
**FLOOR AREA CALCULATIONS**

FIRST FLOOR = 2,203 SF  
 SECOND FLOOR = 1,918 SF  
 BASEMENT = 1,657 SF (NOT INCLUDED IN FAR)

FAR FLOOR AREA = 2,203 + 1,918 = 4,121 SF  
 LOT AREA = 11,100 SF  
**FAR = 37.12%**

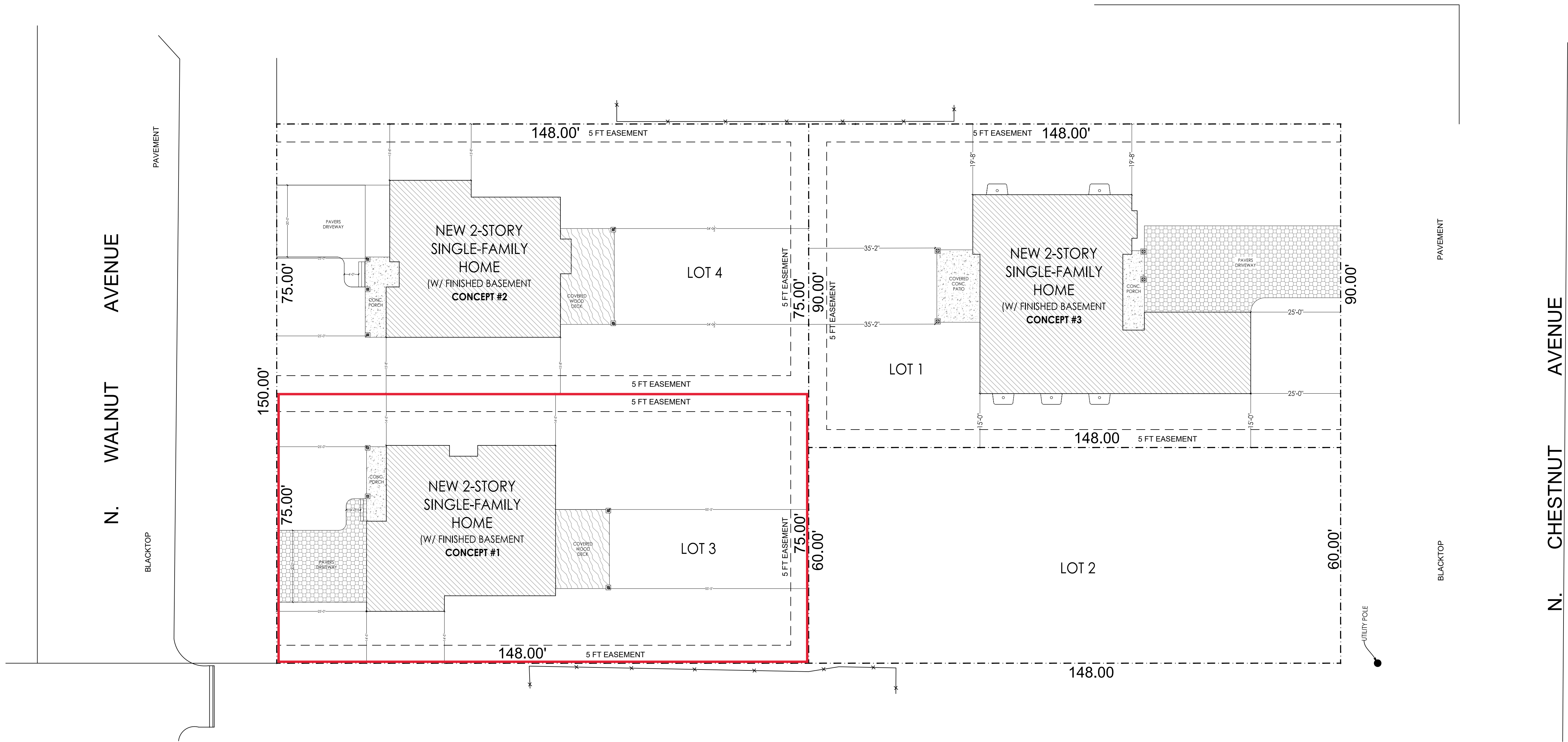
MAX FAR =  $3938 + [(LOT\ AREA - 8750) * 0.4] = 4,878\ SF$

MAX HEIGHT = 25'-0"  
 (MEASURED FROM THE SIDEWALK LEVEL OPPOSITE OF THE MIDDLE OF THE FRONT OF THE BUILDING TO THE MEAN HEIGHT LEVEL BETWEEN THE EAVES AND RIDGE OF A GABLE, HIP OR GAMBREL ROOF)  
 PROPOSED HEIGHT = 25'-0"

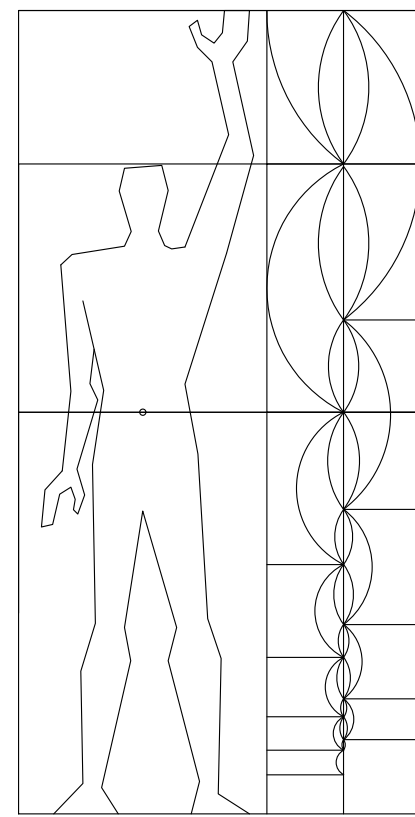
MAX BUILDING LOT COVERAGE = 40% = 4,440 SF  
 PROPOSED BUILDING LOT COVERAGE = 2,154 SF = 19.40%

**IMPERVIOUS AREA CALCULATIONS:**

HOME FOOTPRINT = 2,154 SF  
 DRIVEWAY & SIDEWALK = 539 SF  
 FRONT PORCH = 122 SF  
 COVERED WOOD DECK = 328 SF  
**TOTAL = 3,143 SF (28.31%)**  
 MAX ALLOWED = 50% = 5,550 SF



1 SITE PLAN  
 A1.1 SCALE: 1/16" = 1'-0"



BLUE LINES ARCHITECTURE  
 773.868.4438  
 ed@bluelinesdesign.com  
 www.bluelinesdesign.com  
 PO BOX 59114, Chicago, IL 60659

LOT 3 1/5/2026

1920 N CHESTNUT AVE - LOT 3  
 ARLINGTON HEIGHTS, IL 60004

SITE PLAN

A1.1

1920 N. CHESTNUT AVENUE  
 PHOTOGRAPHS OF SURROUNDING PROPERTIES



PROPERTY ACROSS 1  
 1970 N Walnut



PROPERTY ACROSS 2  
 2010 N Walnut



PROPERTY ACROSS 3  
 2020 N. Walnut



PROPERTY ACROSS 4  
 2030 N. Walnut



PROPERTY TO LEFT 2  
 1912 N. Chestnut  
 Walnut Ave Frontage



PROPERTY TO LEFT 1  
 1916 N. Chestnut  
 Walnut Ave Frontage



SUBJECT PROPERTY  
 1920 N. Chestnut  
 Walnut Ave Frontage



PROPERTY TO RIGHT 1  
 2000 N. Chestnut  
 Walnut Ave Frontage



PROPERTY TO RIGHT 2  
 444 W. LaSalle



PROPERTY TO RIGHT 3  
 2061 N Walnut



PROPERTY TO LEFT 3  
 1908 N. Chestnut



PROPERTY TO LEFT 2  
 1912 N. Chestnut



PROPERTY TO LEFT 1  
 1916 N. Chestnut



SUBJECT PROPERTY  
 1920 N. Chestnut



PROPERTY TO RIGHT 1  
 2000 N. Chestnut

W. LaSALLE STREET



PROPERTY TO RIGHT 2  
 404 W. LaSalle



PROPERTY TO RIGHT 3  
 2006 N. Chestnut

N. CHESTNUT AVENUE

PROPERTY ACROSS 1  
 1919 N. Chestnut



PROPERTY ACROSS 2  
 1923 N. Chestnut



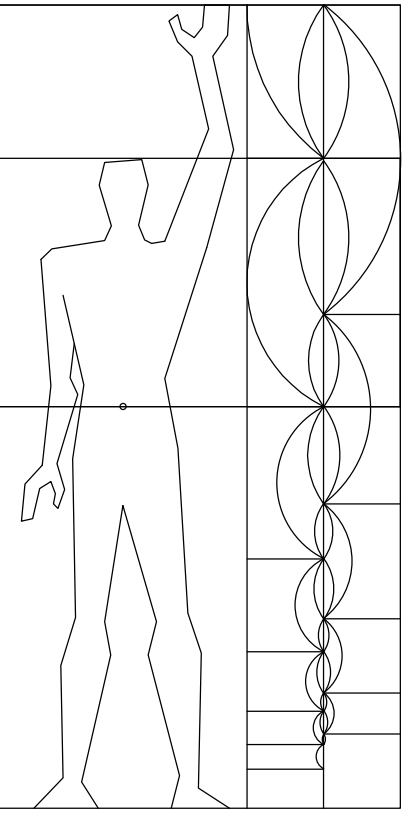
PROPERTY ACROSS 3  
 2003 N. Chestnut



PROPERTY ACROSS 4  
 2007 N. Chestnut



N. CHESTNUT AVENUE



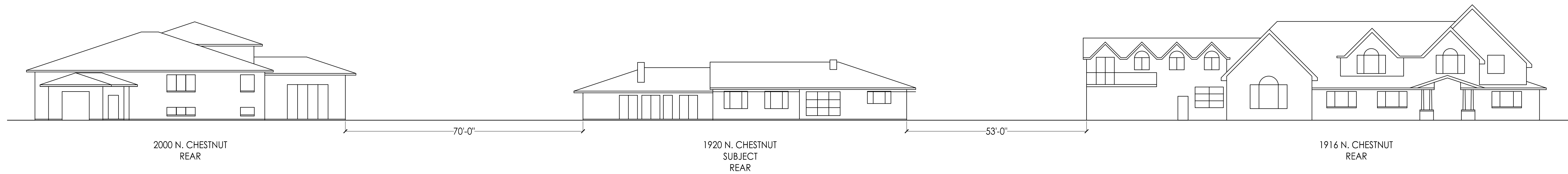
BLUE LINES ARCHITECTURE  
773.886.4488  
ed@bluelinesdesign.com  
www.bluelinesdesign.com  
PO BOX 59116, Chicago, IL 60659

LOTS 3 & 4 1/5/2026

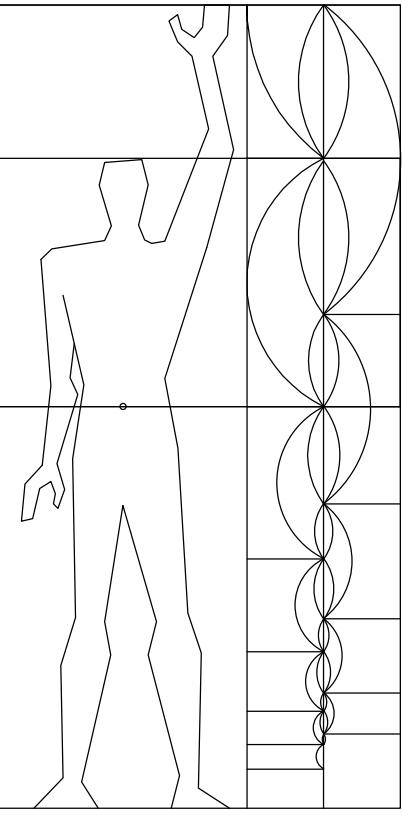
**1920 N CHESTNUT AVE - LOTS 3 & 4**  
**ARLINGTON HEIGHTS, IL 60004**

CONTEXT  
ELEVATIONS -  
EXISTING

**A8.2**



1 CONTEXT ELEVATIONS - EXISTING  
A8.2 SCALE: 1/16" = 1'-0"



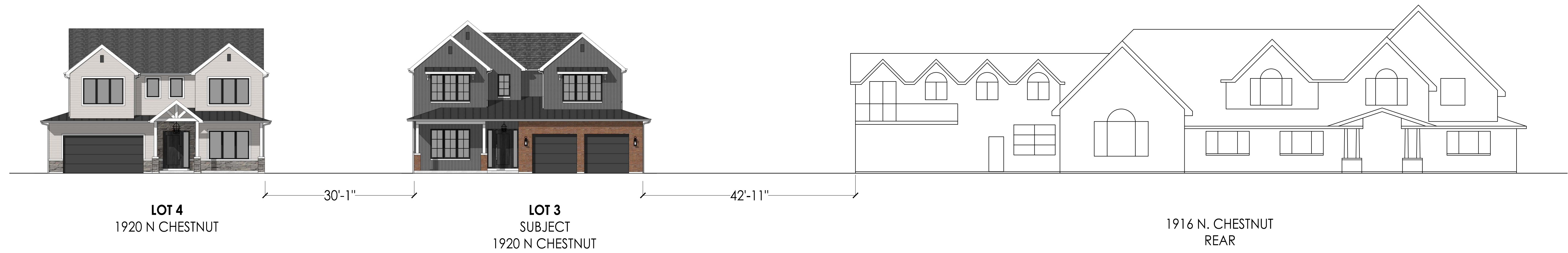
BLUE LINES ARCHITECTURE  
773.888.4488  
collaborative design  
studio  
PO BOX 59116, Chicago, IL 60659

LOT 3 1/5/2026

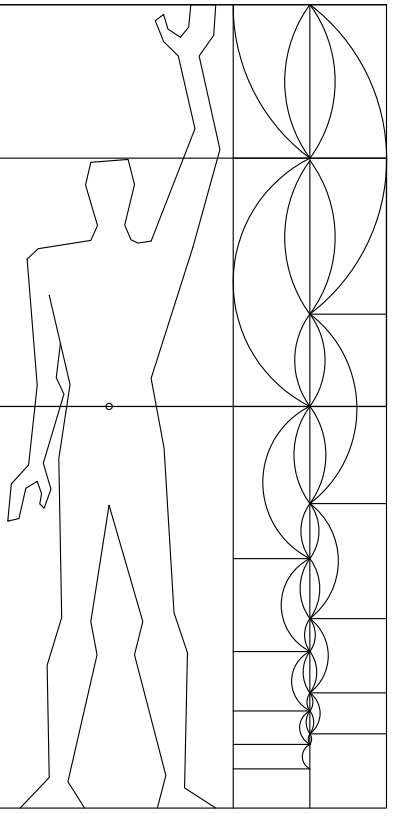
1920 N CHESTNUT AVE - LOT 3  
ARLINGTON HEIGHTS, IL 60004

CONTEXT  
ELEVATIONS -  
PROPOSED

A7.2



1 CONTEXT ELEVATIONS - PROPOSED  
A7.2 SCALE: 3/32" = 1'-0"



BLUE LINES ARCHITECTURE  
 773.888.4438  
 ed@bluelinesdesign.com  
 www.bluelinesdesign.com  
 PO BOX 59116, Chicago, IL 60659

LOT 3 1/5/2026

1920 N CHESTNUT AVE - LOT 3  
 ARLINGTON HEIGHTS, IL 60004

PERSPECTIVE  
 RENDERINGS

A7.1



4 RIGHT ELEVATION  
A4.2 SCALE: 3/16" = 1'-0"

T/ ROOF (PEAK)  
+31'-0"

T/ ROOF (MEAN)  
+25'-0"

T/ 2ND FLOOR  
+12'-0 3/4"

T/ 1ST FLOOR  
+1'-0"

GRADE  
0'-0"

ARCHITECTURAL  
ASPHALT  
SHINGLES ROOF

ALUMINUM CLAD  
WOOD WINDOWS  
(BLACK)

4" FACE BRICK  
VENEER (TYP)

ALUMINUM GUTTERS &  
DOWNSPOUTS (TYP)

FIBER CEMENT  
VERTICAL SIDING  
(TYP)

STANDING SEAM  
METAL ROOF

ALUMINUM INSULATED  
O.H. GARAGE DOORS

CONCRETE  
PORCH &  
PATIO



1 FRONT ELEVATION  
A4.2 SCALE: 3/16" = 1'-0"



3 LEFT ELEVATION  
A4.2 SCALE: 3/16" = 1'-0"

T/ ROOF (PEAK)  
+31'-0"

T/ ROOF (MEAN)  
+25'-0"

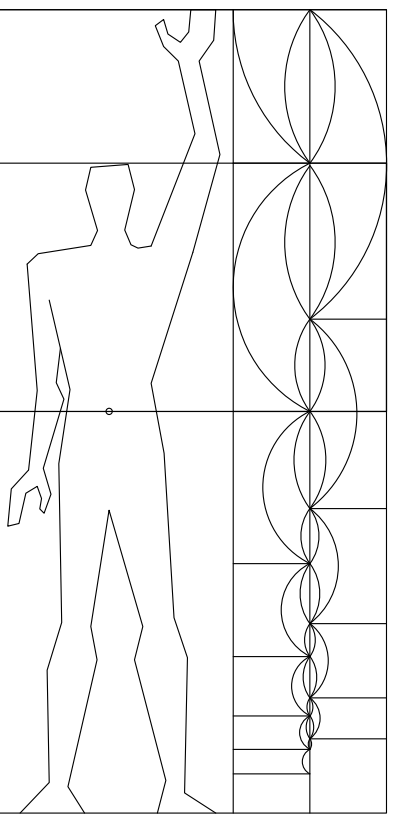
T/ 2ND FLOOR  
+12'-0 3/4"

T/ 1ST FLOOR  
+1'-0"

GRADE  
0'-0"



2 REAR ELEVATION  
A4.2 SCALE: 3/16" = 1'-0"



BLUE LINES ARCHITECTURE  
773.888.4438  
coll@bluelinesdesign.com  
www.bluelinesdesign.com  
PO BOX 59116, Chicago, IL 60659

LOT 3 1/5/2026

1920 N CHESTNUT AVE - LOT 3  
ARLINGTON HEIGHTS, IL 60004

ELEVATIONS

A4.1

## LOT 3

1920 N CHESTNUT AVE, ARLINGTON HEIGHTS, IL 60004

### *MATERIAL BOARD*

#### **ROOF**

Owens Corning Oakridge Estate Gray  
Algae Resistant Architectural Roof Shingles



#### **GARAGE DOORS**

C.H.I. Skyline Garage Doors  
Skyline flush  
(2) 9'-0" X 8'-0"  
Standard / 25 Ga. Steel  
Color: Black



(NO WINDOWS)

#### **WINDOWS**

Weather Shield  
Signature Series  
Aluminum Clad Wood w/ SDL  
Color: Black



**FRONT DOOR**

Glenview Haus

Classic Collection • Single w/ (2) Sidelites

GD-104PW 2SL CST

6'-4" x 8'-0"

Mahogany Wood Espresso Finish w/ Clear Glass



**BRICK**

Glen-Gery Henrico

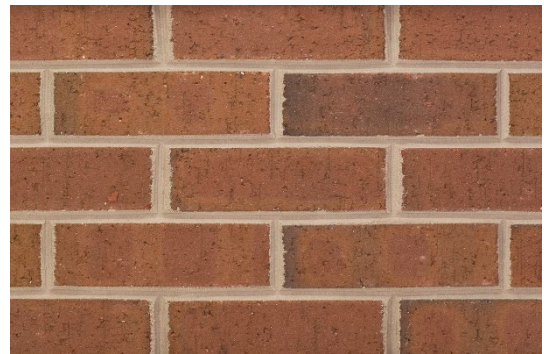
Modular Facebrick

Color: Red w/ Dark Gray grout

Style: Extruded

Commonwealth Series

Texture/Finish: Sanded Velour



**VERTICAL SIDING**

James Hardie

Hardie Panel

Smooth Statement Collection

Color: Midnight Black



## **STANDING SEAM METAL ROOF**

ClickLock Premium Standing Seam

Color: Deep Charcoal



## **GUTTERS & DOWNSPOUTS**

Material: Aluminum

Color: White

## **FASCIA (EAVES, BAY WINDOWS) & SOFFITS**

Material: Aluminum

Color: White (to match Gutters & Downspouts)



VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Design Commission**  
**2/24/2026**

**Item:** 1985 N. Chestnut Ave/Lot 4 - SF/New - DC26-004

**Department:** Planning & Community Development

**Item Description:**

**REQUESTED ACTION**

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

**RECOMMENDATION**

It is recommended that the Design Commission approve the proposed designs for three new (teardown) single-family residence to be located at 1980 N. Chestnut Avenue, 1975 N. Walnut Avenue, and 1985 N. Walnut Avenue. This recommendation is based on the architectural plans received on 1/10/26, 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 25-100\_26-003\_26-004
2. Exhibits\_1920 N Chestnut Lot 4

# STAFF DESIGN COMMISSION REPORT

**PROJECT INFORMATION:**

**Project Name:** Chestnut Woods  
Subdivision

**Project Address:** 1980 N. Chestnut Ave (Lot 1)  
1975 N. Walnut Ave (Lot 3)  
1985 N. Walnut Ave (lot 4)

**Prepared By:** Steve Hautzinger

**Date Prepared:** February 19, 2026

**PETITION INFORMATION:**

**DC Numbers:** 25-100, 26-003 & 26-004

**Petitioner Name and Address:** Vitalie Clim  
Clim Development LLC  
379 W. County Line Road  
Barrington, IL 60010

**Meeting Date:** February 24, 2026

**Requested Action(s):** Approval of the proposed architectural designs for three 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 single-story house to allow construction of three new two-story residences. The subject site received Plan Commission review and Village Board approval for subdivision into three residential lots and one dedicated on-site stormwater detention lot. The subdivision approval included various zoning variations for lot sizes and setbacks. The new lots are zoned R-2, One Family Dwelling District, with land areas as follows: 13,320 sf (Lot1), 11,100 sf (Lot 3), and 11,100 sf (Lot 4). The sizes of the proposed new houses on each lot are as follows: Lot 1 (1980 N. Chestnut) 5,692 square feet, Lot 3 (1975 N. Walnut) 3,721 sf, and Lot 4 (1985 N. Walnut) 3,484 square feet. All of the proposed new homes comply with the R-2 zoning requirements as summarized below.

**DC25-100, 1980 N. Chestnut Ave (Lot 1):**

	<b>ALLOWED</b>	<b>PROPOSED</b>
Setbacks	Front: 25 feet Side: 9 feet Side: 9 feet Rear: 30 feet	Front: 25 feet Side: 19.7 feet Side: 15 feet Rear: 35.2 feet
Building Height (to the midpoint)	25 feet	25 feet
FAR	5,766 SF	5,692 SF
Building Lot Coverage	4,662 SF	3,460 SF
Impervious Surface Coverage	6,660 SF	4,640 SF

**DC26-003, 1975 N. Walnut Ave (Lot 3):**

	<b>ALLOWED</b>	<b>PROPOSED</b>
Setbacks	Front: 25 feet Side: 7.5 feet Side: 7.5 feet Rear: 30 feet	Front: 25 feet Side: 14.4 feet Side: 14.4 feet Rear: 55.4 feet
Building Height (to the midpoint)	25 feet	25 feet
FAR	4,878 SF	3,721 SF
Building Lot Coverage	3,885 SF	2,490 SF
Impervious Surface Coverage	5,550 SF	3,143 SF

**DC26-004, 1985 N. Walnut Ave (Lot 4):**

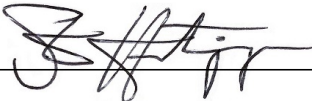
	<b>ALLOWED</b>	<b>PROPOSED</b>
Setbacks	Front: 25 feet Side: 7.5 feet Side: 7.5 feet Rear: 30 feet	Front: 25 feet Side: 15.7 feet Side: 15.7 feet Rear: 54 feet
Building Height (to the midpoint)	25 feet	24.8 feet
FAR	4,878 SF	3,484 SF
Building Lot Coverage	3,885 SF	2,374 SF
Impervious Surface Coverage	5,550 SF	3,181 SF

The surrounding context in this location is predominantly newer two-story homes with attached front load garages. Overall, the designs of the three proposed new houses are nicely done and will fit in well with the character of the neighborhood. The floor plans and color palettes for each of the homes are unique, but they will complement each other nicely. Staff feels that the proposed designs meet the purpose and intent of the Village of Arlington Heights' Single-Family Design Guidelines.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the proposed designs for three new (teardown) single-family residence to be located at 1980 N. Chestnut Avenue, 1975 N. Walnut Avenue, and 1985 N. Walnut Avenue. This recommendation is based on the architectural plans received on 1/10/26, 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.



February 19, 2026

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

c: Petitioner, DC File 25-100, DC File 26-003, DC File 26-004



N Ridge Ave

N Walnut Ave

Nut Ave

N Che

W Lasalle St

Highland Ave

N Highland Ave

N Juniper

W WHEELER

# PLAT OF SURVEY

BY

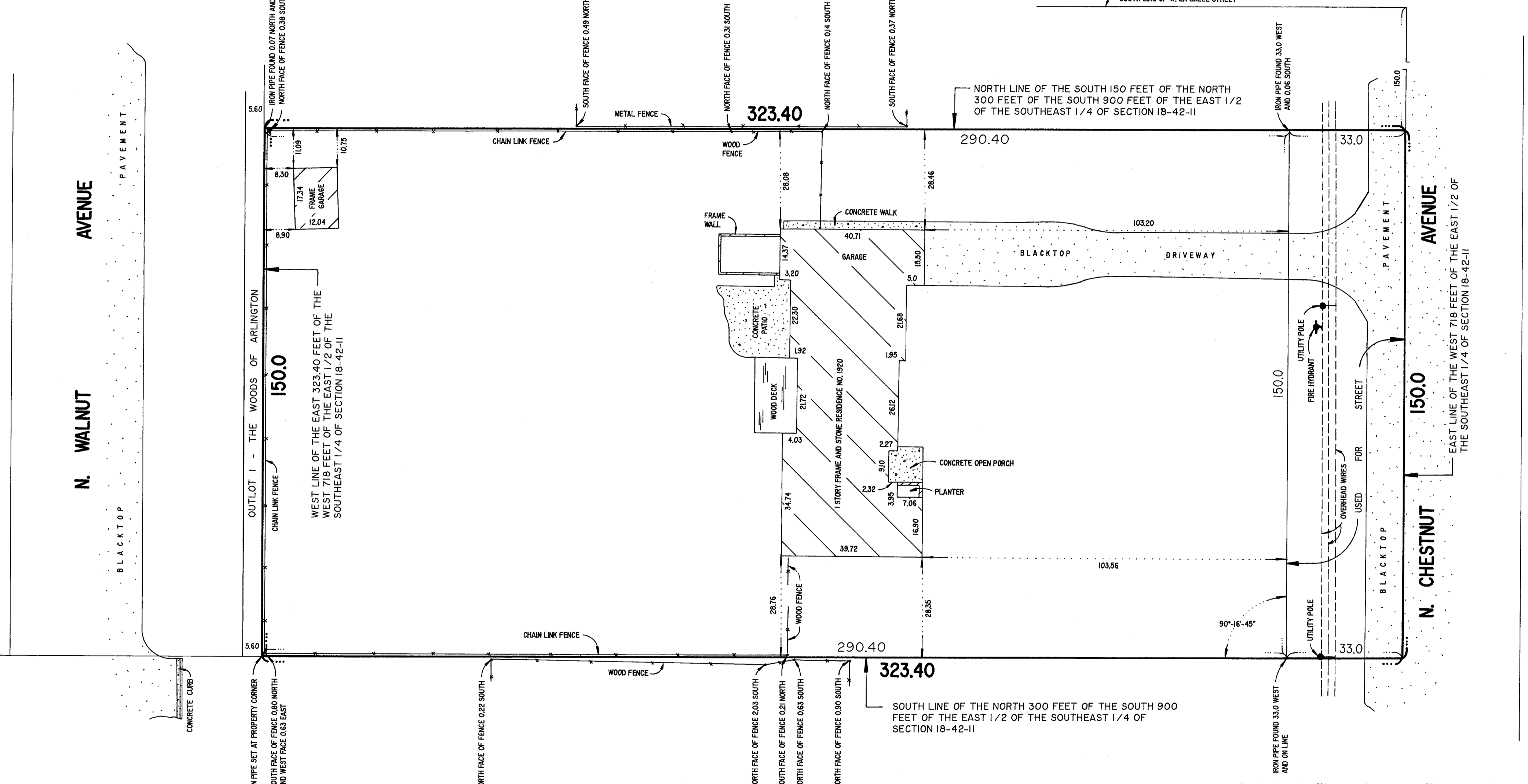
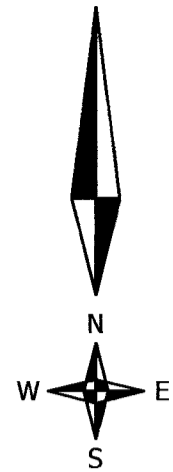
**JOHN M. HENRIKSEN**

415 E. GOLF ROAD - SUITE 103 ARLINGTON HEIGHTS, ILLINOIS 60005  
 TEL. 224-875-7633 FAX. 224-875-7634  
 WWW.HENRIKSENSURVEY.COM

**LEGAL DESCRIPTION :**

THE SOUTH 150 FEET OF THE NORTH 300 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTERLINE OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS.

COMMON KNOWN AS : 1920 N. CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004



ORDER NUMBER: **160265**

SCALE: 1 INCH = 15 FEET

ORDERED BY: KIM MARKSHAUSEN

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FRACTIONAL INCH EQUIVALENTS OF HUNDRETHS OF A FOOT

0.01-1/8"	0.25-3"
0.02-1/4"	0.33-4"
0.03-3/8"	0.37-4-1/2"
0.04-1/2"	0.38-4-1/2"
0.05-5/8"	0.42-5"
0.06-3/4"	0.50-6"
0.07-7/8"	0.58-7"
0.08-1"	0.62-7-1/2"
0.09-1-1/8"	0.63-7-1/2"
0.10-1-1/4"	0.67-8"
0.11-1-3/8"	0.75-9"
0.12-1-1/2"	0.83-10"
0.13-1-1/2"	0.87-10-1/2"
0.14-1-5/8"	0.88-10-1/2"
0.15-1-3/4"	0.92-11"
0.16-1-7/8"	1.00-12"
0.17-2"	

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS  
 COUNTY OF COOK

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.

ARLINGTON HEIGHTS, ILLINOIS SEPTEMBER 26, 2016

*John M. Henriksen*  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668  
 LICENSE EXPIRES NOVEMBER 30, 2016

# PRELIMINARY PLAT OF CHESTNUT WOODS SUBDIVISION

**AREA SUMMARY:**  
 LOT 1 = 13,320 SQ. FT. OR 0.306 ACRE  
 LOT 2 = 8,880 SQ. FT. OR 0.203 ACRE  
 LOT 3 = 11,100 SQ. FT. OR 0.255 ACRE  
 LOT 4 = 11,100 SQ. FT. OR 0.255 ACRE  
 TOTAL AREA = 44,400 SQ.FT. OR 1.019 ACRE

**EASEMENT TO BE GRANTED AREA SUMMARY:**  
 LOT 1 = 1,880 SQ. FT. OR 0.043 ACRE  
 LOT 3 = 1,805 SQ. FT. OR 0.041 ACRE  
 LOT 4 = 1,805 SQ. FT. OR 0.041 ACRE  
 TOTAL AREA = 5,490 SQ.FT. OR 0.126 ACRE

OF THE SOUTH 150 FEET OF THE NORTH 300 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTERLINE OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1920 N. CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004  
 COOK COUNTY PERMANENT IDENTIFICATION NUMBER: 03 - 18 - 401 - 086 - 0000

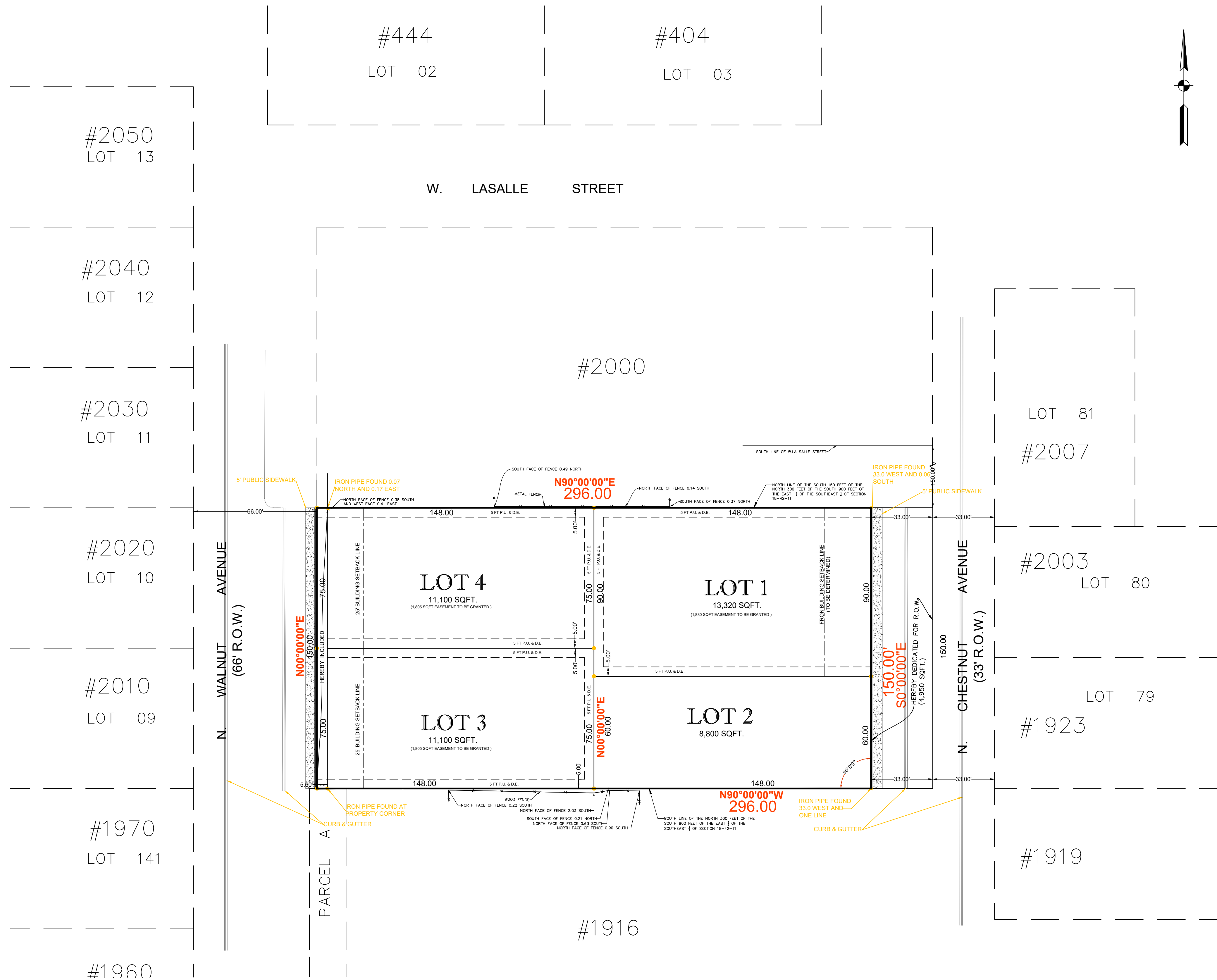
OF THE SOUTH 150.00 FEET OF OUT LOT 1, IN THE WOODS OF ARLINGTON, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

KNOWN AS: 20746 N. WALNUT AVE, ARLINGTON HEIGHTS, IL 60004  
 COOK COUNTY PERMANENT IDENTIFICATION NUMBER: 03 - 18 - 401 - 173 - 0000

**OWNER(S) INFORMATION**

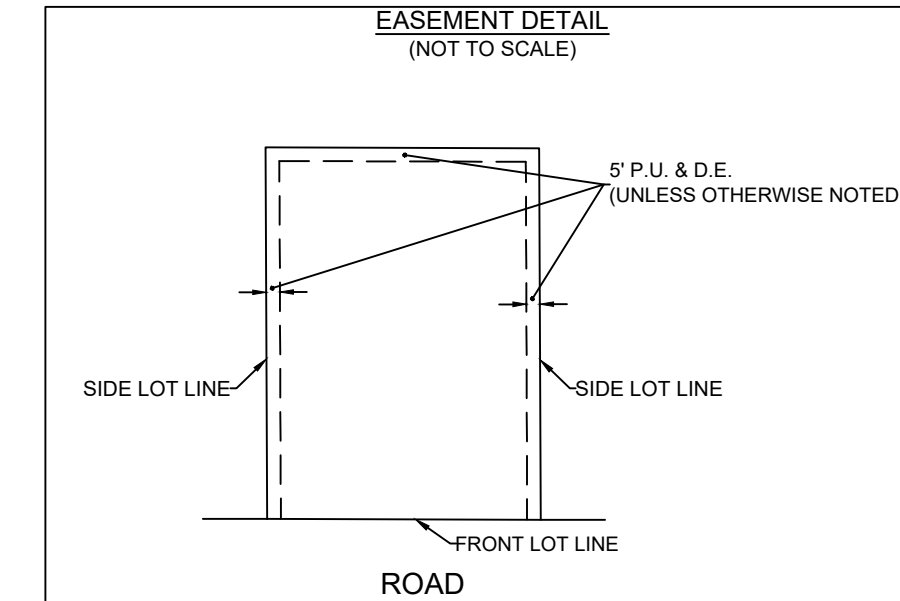
- 1920 N CHESTNUT AVE - Vitale Clim (Owner: 379 W County Line Rd., Barrington, IL 60010)
- 2000 N CHESTNUT AVE - JOHN C FEDERICI (NORTH ADJACENT OWNER)
- 1916 N CHESTNUT AVE - DONALD C SINCLAIR (SOUTH ADJACENT OWNER)
- 1912 N CHESTNUT AVE - MICHAEL J SARGENT
- 1909 N CHESTNUT AVE - LUIS R SOLANO & KIMBER
- 1911 N CHESTNUT AVE - PHILIP S FERTITTA & FR
- 1915 N CHESTNUT AVE - WANIS AORAHA
- 1919 N CHESTNUT AVE - T CARTER
- 1923 N CHESTNUT AVE - LAURA PAXSON BANNON TR
- 2003 N CHESTNUT AVE - HPA ILL I LLC
- 2007 N CHESTNUT AVE - JACLYN STILLMAKER
- 1950 N WALNUT AVE - NEIL S ROSENBLUM & MAR
- 1960 N WALNUT AVE - SHRIRANG A MAHAJAN
- 1970 N WALNUT AVE - RICHARD OBERMAN & DINA
- 2010 N WALNUT AVE - THE STEVEN R MARAK FAM
- 2020 N WALNUT AVE - JAY A DEHART
- 2030 N WALNUT AVE - GERALD W HEIMSOOTH
- 2040 N WALNUT AVE - SCOTT & COLLEEN FABER
- 2050 N WALNUT AVE - ANTHONY C & GIOVANNA G
- 2060 N WALNUT AVE - PAUL HEINRICH
- 400 W PALATINE RD - NOSHAD NASEER CHAUDHRY (S. ADJACENT OWNER)
- 1965 N WALNUT AVE - N/A (S. ADJACENT OWNER)
- 444 W LASALLE ST - WAYMAN FAMILY TRUST
- 404 W LASALLE ST - ARTHUR & SHEILA BRUNETTI
- 270 W LASALLE ST - PATRICK F WADLEY
- 307 W LASALLE ST - REED & JANET HANSEN
- 303 W LASALLE ST - MICHAEL DIMAGGIO
- 209 W LASALLE ST - RANDY HARRIS
- 2041 N RIDGE AVE - SZNAJDER & LEWKOWSKA
- 2031 N RIDGE AVE - TRUSTEE THE STEVEN M G
- 2021 N RIDGE AVE - KATHLEEN M PONCE
- 2011 N RIDGE AVE - LUCIA M MORAN
- 1927 N RIDGE AVE - VIKTOR MOSKALYUK
- 1923 N RIDGE AVE - KISHORE VARMA

DATE	ISSUED FOR DESIGN COORDINATION	ISSUED FOR REVISION #1	ISSUED FOR REVISION #2	ISSUED FOR REVISION #3	ISSUED FOR REVISION #4	ISSUED FOR REVISION #5
09/17/2024	1					
02/24/2025	2					
06/10/2025	3					
07/08/2025	4					
08/07/2025	5					
09/12/2025	6					



**LEGEND**

- BOUNDARY LINE OF SUBDIVISION
- PROPOSED LOT LINE
- LOT - PROPOSED LOT NUMBER
- LOT - EXISTING LOT NUMBER
- - EXISTING FOUND IRON PIPE
- - PROPOSED SET 18" IRON PIPE
- P.U.&D.E. - PUBLIC UTILITIES & DRAINAGE EASEMENT
- B.S.L. - BUILDING SETBACK LINE
- B/C = BACK OF CURB
- B-B = BACK TO BACK OF CURB
- (D) DEED DATA
- (M) MEASURED DATA



STATE OF ILLINOIS) s.s.  
 COUNTY OF COOK)  
 I, RICHARD R. KANTHAPHIXAY, a Illinois Professional Land Surveyor, hereby certify that a survey has been made, at and under my direction, of the property described above, and that the survey hereon drawn is a correct representation of said survey and conforms to the current Illinois minimum standards for a boundary survey.

Streamwood, Illinois, JUNE 08, A.D. 2025

By: *[Signature]*  
 Illinois Professional Land Surveyor  
 Certificate No. 3807  
 Expiration date: 11-30-2026

PRELIMINARY SUBDIVISION PLAT  
 1920 N. CHESTNUT AVENUE  
 ARLINGTON HEIGHTS, ILLINOIS

**KANTHAPHIXAY**  
 Land Surveying  
 17 N. Ridge Court, Streamwood IL 60107  
 Phone: (224) 425-0009  
 Cell: (630) 973-7491

Ordered By: CivilLand, LLC  
 Field work done on 09-17-2024  
 Drawn By: RD  
 SHEET 1 OF 1 SHEETS  
 PROJ # 241620

**LOT 4**  
FLOOR AREA CALCULATIONS

FIRST FLOOR = 1,994 SF  
 SECOND FLOOR = 1,890 SF  
 BASEMENT = 1,483 SF (NOT INCLUDED IN FAR)  
 FAR FLOOR AREA = 1,994 + 1,890 = 3,884 SF  
 LOT AREA = 11,100 SF  
**FAR = 34.99%**

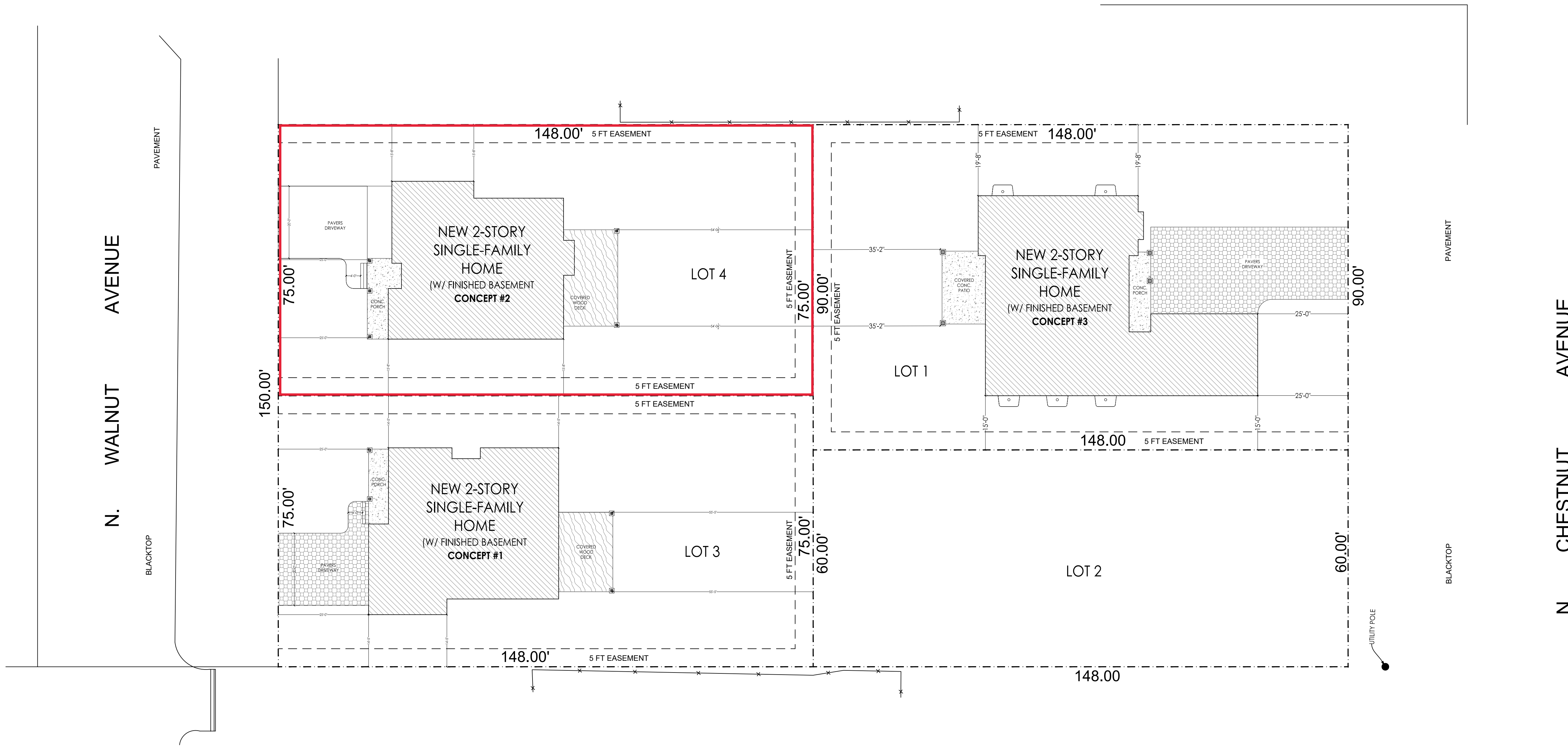
MAX FAR = 3938 + [(LOT AREA - 8750) \* 0.4] = 4,878 SF

MAX HEIGHT = 25'-0"  
 (MEASURED FROM THE SIDEWALK LEVEL OPPOSITE OF THE MIDDLE OF THE FRONT OF THE BUILDING TO THE MEAN HEIGHT LEVEL BETWEEN THE EAVES AND RIDGE OF A GABLE, HIP OR GAMBREL ROOF)  
 PROPOSED HEIGHT = 24'-10"

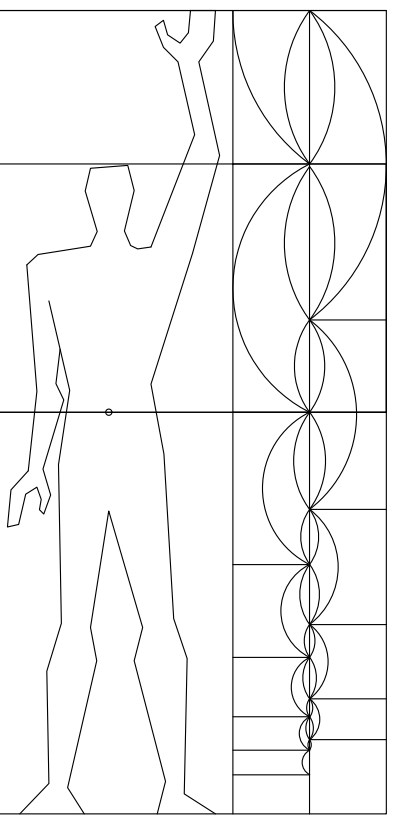
MAX BUILDING LOT COVERAGE = 40% = 4,440 SF  
 PROPOSED BUILDING LOT COVERAGE = 1,983 SF = 17.86%

**IMPERVIOUS AREA CALCULATIONS:**

HOME FOOTPRINT = 1,983 SF  
 DRIVEWAY & SIDEWALK = 665 SF  
 FRONT PORCH = 164 SF  
 COVERED WOOD DECK = 369 SF  
**TOTAL = 3,181 SF (28.65%)**  
 MAX ALLOWED = 50% = 5,550 SF



1 SITE PLAN  
 A1.1 SCALE: 1/16" = 1'-0"



BLUE LINES ARCHITECTURE  
 773.868.4438  
 ed@bluelinesdesign.com  
 www.bluelinesdesign.com  
 PO BOX 59114, Chicago, IL 60659

LOT 4 1/5/2026

1920 N CHESTNUT AVE - LOT 4  
 ARLINGTON HEIGHTS, IL 60004

SITE PLAN

A1.1

1920 N. CHESTNUT AVENUE  
 PHOTOGRAPHS OF SURROUNDING PROPERTIES



PROPERTY ACROSS 1  
 1970 N Walnut



PROPERTY ACROSS 2  
 2010 N Walnut



PROPERTY ACROSS 3  
 2020 N. Walnut



PROPERTY ACROSS 4  
 2030 N. Walnut



PROPERTY TO LEFT 2  
 1912 N. Chestnut  
 Walnut Ave Frontage



PROPERTY TO LEFT 1  
 1916 N. Chestnut  
 Walnut Ave Frontage



SUBJECT PROPERTY  
 1920 N. Chestnut  
 Walnut Ave Frontage



PROPERTY TO RIGHT 1  
 2000 N. Chestnut  
 Walnut Ave Frontage



PROPERTY TO RIGHT 2  
 444 W. LaSalle



PROPERTY TO RIGHT 3  
 2061 N Walnut



PROPERTY TO LEFT 3  
 1908 N. Chestnut



PROPERTY TO LEFT 2  
 1912 N. Chestnut



PROPERTY TO LEFT 1  
 1916 N. Chestnut



SUBJECT PROPERTY  
 1920 N. Chestnut



PROPERTY TO RIGHT 1  
 2000 N. Chestnut

W. LaSALLE STREET



PROPERTY TO RIGHT 2  
 404 W. LaSalle



PROPERTY TO RIGHT 3  
 2006 N. Chestnut

N. CHESTNUT AVENUE

PROPERTY ACROSS 1  
 1919 N. Chestnut



PROPERTY ACROSS 2  
 1923 N. Chestnut



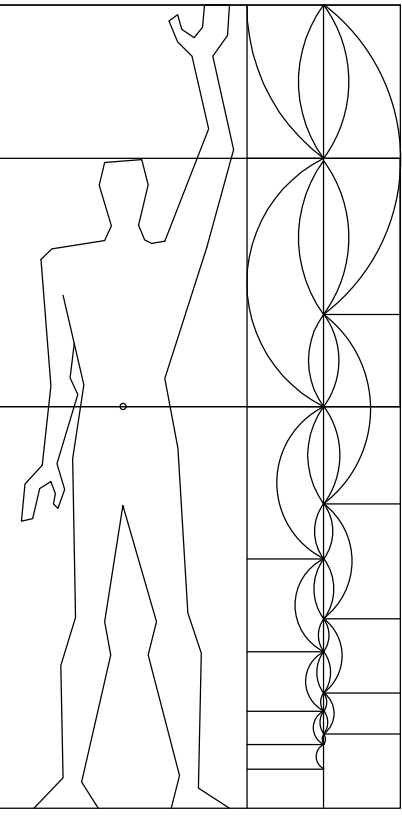
PROPERTY ACROSS 3  
 2003 N. Chestnut



PROPERTY ACROSS 4  
 2007 N. Chestnut



N. CHESTNUT AVENUE



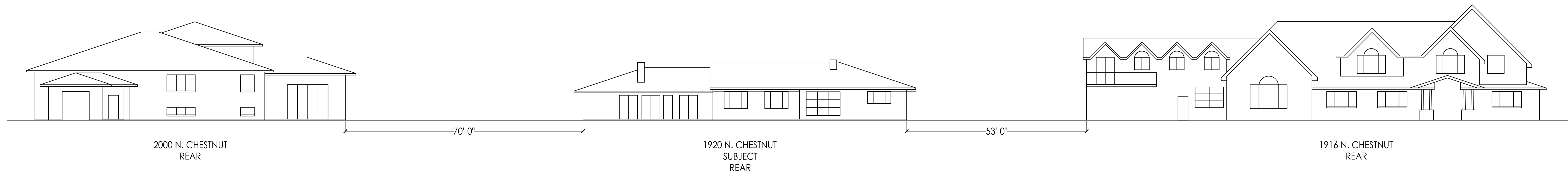
BLUE LINES ARCHITECTURE  
773.886.4488  
ed@bluelinesdesign.com  
www.bluelinesdesign.com  
PO BOX 59116, Chicago, IL 60659

LOTS 3 & 4 1/5/2026

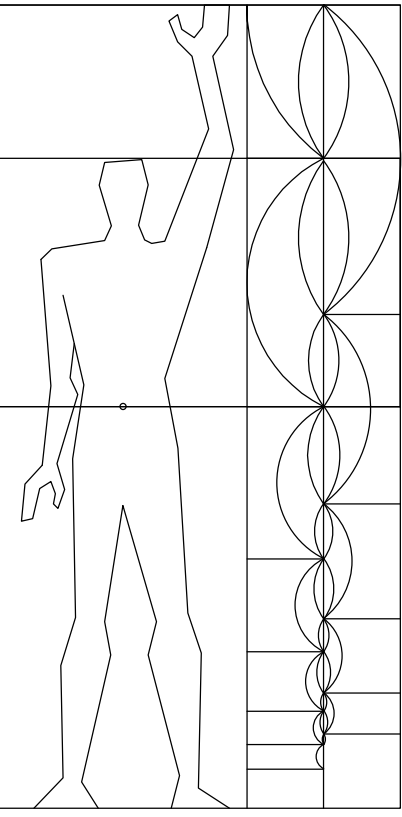
**1920 N CHESTNUT AVE - LOTS 3 & 4**  
**ARLINGTON HEIGHTS, IL 60004**

CONTEXT  
ELEVATIONS -  
EXISTING

**A8.2**



1 CONTEXT ELEVATIONS - EXISTING  
A8.2 SCALE: 1/16" = 1'-0"



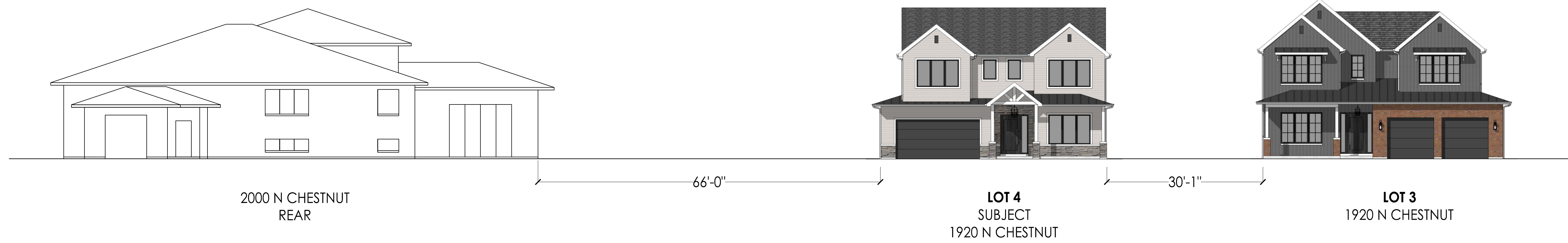
BLUE LINES ARCHITECTURE  
773.888.4488  
ed@bluelinesdesign.com  
www.bluelinesdesign.com  
PO BOX 59116, Chicago, IL 60659

LOT 4 1/5/2026

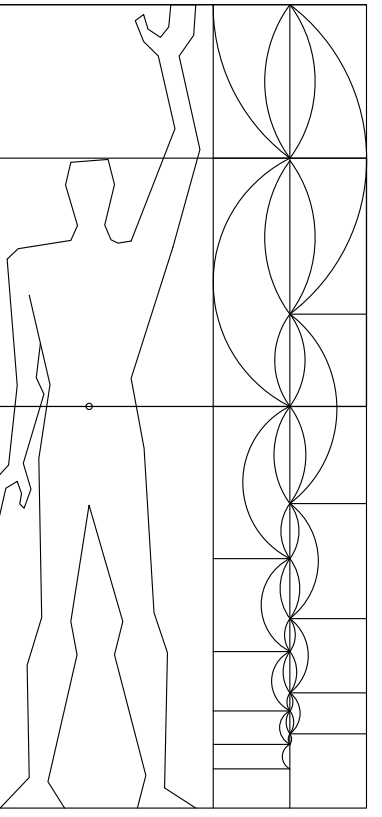
1920 N CHESTNUT AVE - LOT 4  
ARLINGTON HEIGHTS, IL 60004

CONTEXT  
ELEVATIONS -  
PROPOSED

A7.2



1 CONTEXT ELEVATIONS - PROPOSED  
A7.2 SCALE: 3/32" = 1'-0"



BLUE LINES ARCHITECTURE  
773.888.4438  
collaborative design  
PO BOX 59116, Chicago, IL 60659

LOT 4 1/5/2026

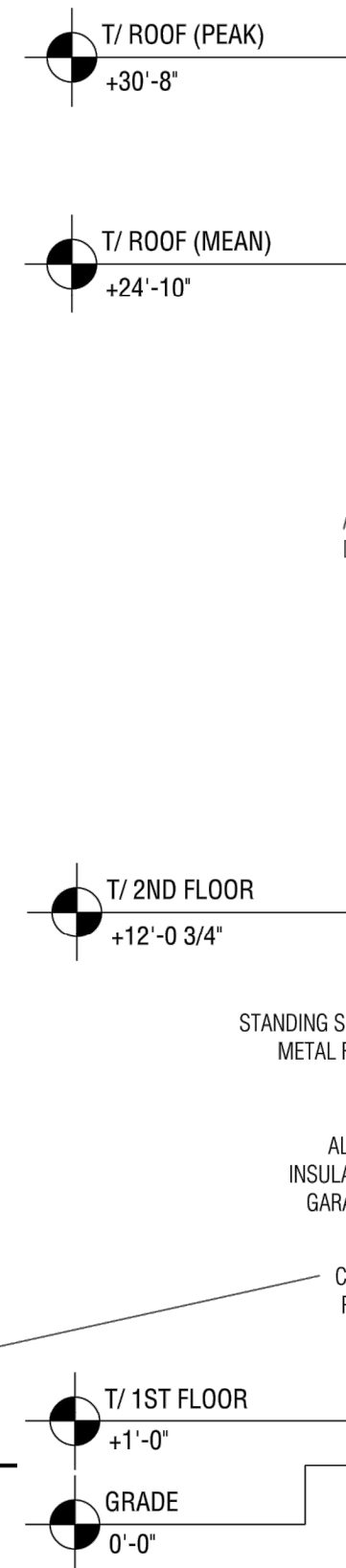
1920 N CHESTNUT AVE - LOT 4  
ARLINGTON HEIGHTS, IL 60004

PERSPECTIVE  
RENDERINGS

A7.1



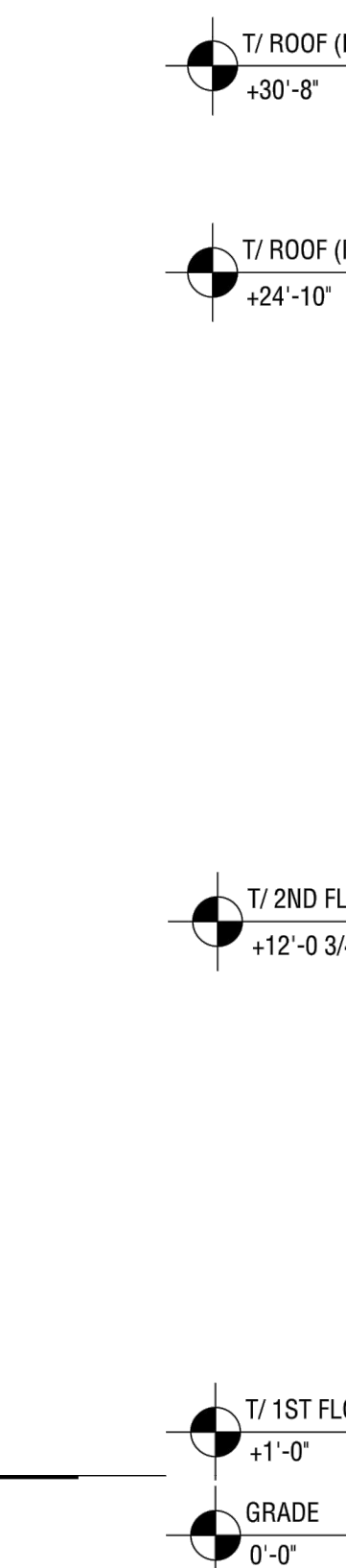
4 RIGHT ELEVATION  
A4.2 SCALE: 3/16" = 1'-0"



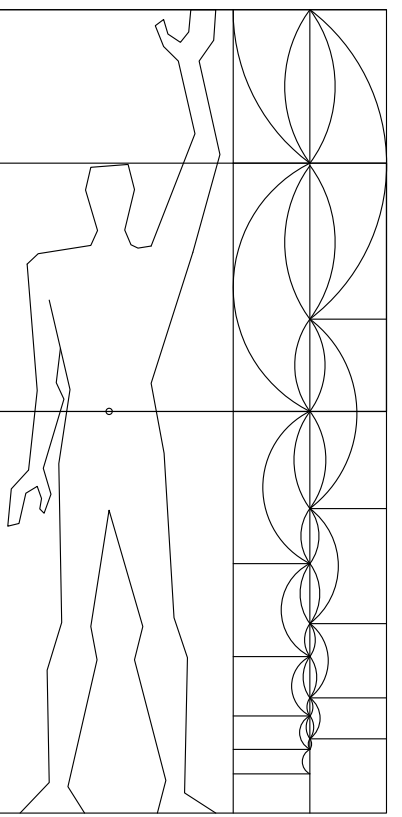
1 FRONT ELEVATION  
A4.2 SCALE: 3/16" = 1'-0"



3 LEFT ELEVATION  
A4.2 SCALE: 3/16" = 1'-0"



2 REAR ELEVATION  
A4.2 SCALE: 3/16" = 1'-0"



BLUE LINES ARCHITECTURE  
773.888.4438  
ed@bluelinesdesign.com  
www.bluelinesdesign.com  
PO BOX 59116, Chicago, IL 60659

LOT 4 1/5/2026

1920 N CHESTNUT AVE - LOT 4  
ARLINGTON HEIGHTS, IL 60004

ELEVATIONS

A4.1

## LOT 4

1920 N CHESTNUT AVE, ARLINGTON HEIGHTS, IL 60004

### *MATERIAL BOARD*

#### **ROOF**

Owens Corning Oakridge Estate Gray  
Algae Resistant Architectural Roof Shingles



#### **GARAGE DOOR**

C.H.I. Skyline Garage Doors  
Skyline flush  
16'-0" X 8'-0"  
Standard / 25 Ga. Steel  
Color: Black



(NO WINDOWS)

#### **WINDOWS**

Weather Shield  
Signature Series  
Aluminum Clad Wood w/ SDL  
Color: Black



## FRONT DOOR

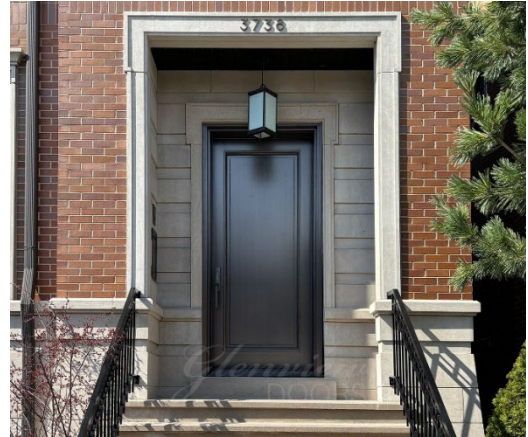
Glenview Haus

Classic Collection • Single w/ (1) Sidelite

GD-104PW 1SL CST

5'-4" x 8'-0"

Mahogany Wood Espresso Finish w/ Clear Glass



## STONE

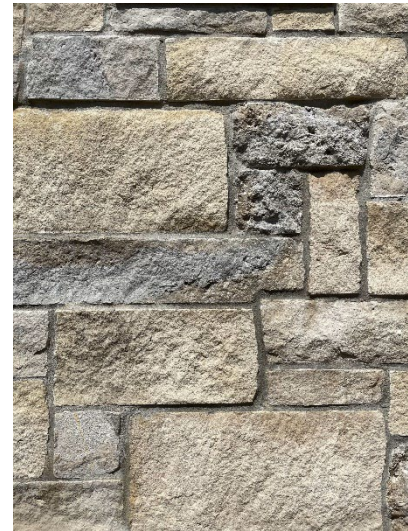
Apex Stone

Miramont

Full Veneer Ashlar

Color: Grey, Charcoal, Blue, Cream, Tan

Dimensions: 3" - 5" D x 4"H, 6"H, 8"H



## LAP SIDING

James Hardie

Hardie® Plank Smooth

Color: Navajo Beige



## **STANDING SEAM METAL ROOF**

ClickLock Premium Standing Seam

Color: Deep Charcoal



## **GUTTERS & DOWNSPOUTS**

Material: Aluminum

Color: White

## **FASCIA (EAVES, BAY WINDOWS) & SOFFITS**

Material: Aluminum

Color: White (to match Gutters & Downspouts)



VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Design Commission**  
**2/24/2026**

**Item:** Public Comment Rules  
**Department:** Planning & Community Development

**Item Description:**

In an effort to create consistency across all of the Village's Boards and Commissions, Planning and Community Development Staff, in conjunction with the Village Attorney, have provided an informational memo regarding how to conduct the public comment portion of Board/Commission meetings (along with public hearings) in compliance with the Open Meetings Act. Staff has also included "Rules Concerning Public Comment and Participation", which are being recommended for adoption by the Village Manager's Office and Village Attorney.

**ATTACHMENTS:**

1. Public Comment DC Memo



# VILLAGE OF ARLINGTON HEIGHTS

---

INC. 1887

**Date:** February 20, 2026

**To:** Design Commission

**From:** Steve Hautzinger, Design Planner

**Attachments:** 1) Open Meetings Act Memo  
2) Public Comment Rules

---

In an effort to create consistency across all of the Village's Boards and Commissions, Planning and Community Development Staff, in conjunction with the Village Attorney, have provided an informational memo regarding how to conduct the public comment portion of Board/Commission meetings (along with public hearings) in compliance with the Open Meetings Act. Staff has also included "Rules Concerning Public Comment and Participation", which are being recommended for adoption by the Village Manager's Office and Village Attorney.

Please review both documents in preparation for discussion and adoption at the Design Commission meeting on February 24, 2026.

**CC:** Emily Rodman, Director of Planning and Community Development  
Michael Lysicatos, Assistant Director of Planning and Community Development

Hart M. Passman  
312.528.5193  
[hart.passman@elrodfriedman.com](mailto:hart.passman@elrodfriedman.com)

## Memorandum

Date: December 11, 2025  
To: Village Department of Community Development  
From: Village Attorney  
Cc: Village Manager  
Re: Best Practices for Public Comment and Public Hearings

---

At your request, our office has prepared this best practice guide regarding public comment and public hearings during board and commission meetings. The purpose of this memorandum is to summarize the legal framework governing public comment, outline recommended best practices for managing public comment time, and clarify key differences between public comment periods and public hearings.

### I. Public Comment and Public Meetings

Section 2.06(g) of the Illinois Open Meetings Act, 5 ILCS 120/2.06(g), requires that every single public body – including all Village boards and commissions – provide time at public meetings for public comment. Further, the Illinois Public Access Counselor has interpreted Section 2.06(g) to require all public bodies to establish and record written rules for public comment at public meetings.

Public comment time is intended to allow members of the public to address a public body. Accordingly, Village boards and commissions may not cancel or truncate public comment time at their public meetings.

### II. Establishing Rules and Best Practices

Municipalities may establish time place and manner restrictions for public comment, just as they can under the First Amendment for any other public forum. A few examples of rules for public comment time are as follows:

- Individual Speaker Limit:
  - Limit each speaker to a fixed time (e.g., three minutes), unless the Chair decides otherwise before the comment period begins.
  - The same time limit must apply uniformly to all speakers during public comment at that meeting.
- Group Representation:

- A speaker that is representing, or speaking on behalf of, an individual, group, or association will not be allocated additional time regardless of whether they are speaking for or on behalf of multiple people.
- A speaker may not yield time to another speaker.
- Overall Time Limit: Some local governments have established a total maximum time for public comment (e.g., 30 minutes), unless extended by the Chair prior to the start of the comment period. If adopted, such a rule should include clear parameters for selection of the commenters at each meeting (and those parameters must be agnostic as to the substance of the comments).

While the First Amendment protects a wide range of speech, a local government may restrict speech and conduct in certain circumstances. Specifically:

- Speakers may not engage in conduct or speech that is threatening, incites violence, or is obscene.
- Speakers may not engage in disorderly conduct that disrupts the meeting (and speakers and attendees alike should be discouraged from clapping, cheering, or booing).
- The public body may prohibit public comment that is not related to the public body's jurisdiction or purpose.
- The Chair may interrupt or limit a speaker's comments to enforce the adopted rules.
- The Chair may require a speaker who violates the rules to end their remarks or leave the meeting.

Public comment time is not intended to be a forum for open dialogue or engagement. Neither the Chair, nor any member of the commission or of Village Staff, is under any obligation to respond to any public comment, or engage with any speaker, during the public meeting. Indeed, as a general rule, we discourage debate or back-and-forth exchanges with speakers during a public meeting. To debate in public allows the commenter to hijack the meeting, and also denies the Village the opportunity for more careful, planned dialogue of sensitive issues. However, the Chair may direct Village Staff to respond to questions or issues raised in a public comment at an appropriate time after the meeting.

It is generally advisable for public bodies to adopt rules for public comment. At your direction, we can prepare form rules for consideration.

### III. Public Hearings

In contrast to general public comment time, public hearings are formal proceedings, often required by statute or ordinance, focused on a specific matter, such as a zoning application or development proposal. Key distinctions that differentiate public hearings from public comment are as follows

- Testimony during a public hearing is given under oath.
- Participants may be examined or questioned by the Plan Commission, staff, or others present.
- A public hearing record is legally significant and forms part of the evidentiary basis for the Plan Commission's decision.
- Whereas public comment time can be used for discussion of *any* topic germane to the public body, testimony during a public hearing must be restricted to the subject of that hearing.

- Whereas a public body can decide when, during a meeting, it will entertain public comment – and can refuse to entertain public comment at all other times – the body must allow public testimony during the hearing itself, as part of the hearing.
- Whereas public bodies should get a uniform time limit for speakers during public comment, and should extend the same uniformity requirement to the general public that offers testimony during a formal hearing, public bodies should not limit the applicant to that time limit. This is because the applicant for relief bears the burden of persuasion, and therefore should be afforded the full time needed to present its case.

The rules and best practices set forth above for public comment time should also be applied during a public hearing. Most importantly, the public body should provide the same amount of time to each speaker during a public hearing.

#### IV. Summary of Recommendations

- Provide public comment at *all* board and commission meetings.
- Set a time limit for each public commenter, and apply it uniformly.
- As a general rule, refrain from responding to or debating public commenters.
- Adopt rules to govern public comment.

## RULES CONCERNING PUBLIC COMMENT AND PARTICIPATION

### A. OVERVIEW:

#### 1. Authority

These rules concerning public comment and participation ("**Rules**") are adopted pursuant to Section 2.06 (g) of the Illinois Open Meetings Act ("**OMA**"), and are intended to provide an opportunity for members of the public to address public officials during a public meeting ("**Public Comment Time**").

#### 2. Applicability

These Rules apply to meetings of the Design Commission ("**Public Body**"). These Rules supersede any rules governing public comment at public meetings previously adopted by the applicable Public Body. These Rules are not intended to govern "public hearings" of the Public Body.

#### 3. Intent

a. Public Comment Time is intended to allow members of the public to address the Public Body on a topic that is germane to matters within the specific purview and jurisdiction of the Public Body.

b. Unlike a "public hearing," at which testimony is presented under oath and may be subject to examination by, and dialogue with, public officials and others in attendance, Public Comment Time is strictly limited to comments made by a speaker to the Public Body. Public Comment Time is not intended to be a forum for open dialogue or engagement. The Public Body is under no obligation to respond to any public comment, or engage with any speaker, during the public meeting. The Chair may direct Village staff to respond to questions or issues raised in a public comment at an appropriate time after the public meeting.

### B. GOVERNING RULES:

#### 1. Public Comment Required

a. Except as expressly provided in these Rules, the agenda of every regular and special meeting of the Public Body must include a reservation of time during the meeting for

Public Comment Time.

- b. Subject to these Rules, the Chair will recognize any person desiring to speak during Public Comment Time.
- c. Public Comment Time is reserved for comments on matters that are not the subject of a specific agenda item at the same meeting. If a person desires to speak during Public Comment Time about a matter that is the subject of a specific agenda item at the same meeting, public comment will be allowed at the discretion of the Chair during that agenda item. If no public comment will be allowed during the specific agenda item, then the person must be allowed to speak about the matter during Public Comment Time, subject to these Rules.
- d. Unless the meeting is a remote meeting in accordance with the provisions of the OMA, any person desiring to make a public comment must do so in person at the location at which the public meeting is taking place. As provided in Section B.6 of these Rules, written comments may be submitted to the Public Body, but written comments will not be read aloud during Public Comment Time.

2. Time Allotted

- a. No speaker may speak during the Public Comment Time for more than three minutes, unless the Chair designates a longer time period for that meeting, which designation must occur prior to the commencement of Public Comment Time on the agenda and must be applicable to all persons making comments during Public Comment Time at that public meeting.
- b. A speaker that is representing, or speaking on behalf of, an individual, group, or association will not be allocated additional time regardless of whether they are speaking for or on behalf of multiple people.
- c. A speaker may not yield time to another speaker.

3. Speaker Guidelines and Requirements

- a. Each speaker must state and spell their name in a clear manner so that it can be recorded in the minutes of the meeting.

- b. Speakers will not be required to state their home address; however, the Chair may ask the speaker to state whether or not they are a resident of the Village.
  - c. If a speaker is representing, or speaking on behalf of, an individual, group, or association, the speaker must disclose that representation.
  - d. In the interest of promoting the efficient conduct of public business, speakers should refrain from repeating their own comments and comments that have previously been provided to the Public Body by other speakers.
  - e. All public comments must be directed to the Chair and the members of the Public Body, and not to any member of the audience or Village staff.
  - f. All speakers should be respectful of the Public Body and the audience members, and should be courteous, polite, and civil.
  - g. No speaker may engage in conduct or speech that is imminently threatening to any person, that incites violence, or that is obscene.
  - h. No speaker may engage in conduct that is disorderly and that disrupts or interferes with the ability of the Public Body to conduct the public meeting.
4. Public Comment Procedure
- a. All persons intending to speak during Public Comment Time must sign up on the Village's written sign up form supplied in the meeting room, and deliver that form to the Chair prior to the commencement of Public Comment Time on the agenda.
  - b. The speaker must speak only from the specific location in the public meeting room designated by the Chair.
5. Enforcement by the Chair:
- a. The Chair has the authority and the direction to strictly enforce these Rules, and to do so in a fair and consistent manner.
  - b. The Chair may interrupt a speaker in order to enforce

these Rules, and may limit the comments or take the floor from any speaker who the Chair determines is violating these Rules.

- c. Any person that the Chair determines is violating any of these Rules may be required to terminate their comments and vacate the podium or be subject to other action as deemed necessary by the Chair. Additionally, the Chair or a majority of the members of the Public Body may require that person to leave the premises of the meeting.

6. Written submissions.

- a. Any person has the right to provide written comments to the Public Body by addressing those comments to:

Design Commission

33 S Arlington Heights Rd.

Village of Arlington Heights, IL 60005

Or

Design Commission

Planningmail@vah.com

and delivering the comments via any of the following methods:

- i. by personal delivery at the front desk of Planning and Community Development between 8:00 a.m. and 4:00 p.m. Monday through Friday;
  - ii. by mail, courier, or any similar delivery service; or
  - iii. by email to [planningmail@vah.com](mailto:planningmail@vah.com).
- b. All written submissions received for the Public Body will be provided to the members of the Public Body. The Chair may, in the Chair's sole discretion, elect to read aloud any written comment received by the Public Body during a Public Comment Time of a public meeting, but has no obligation to do so.