



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

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
  - A. 2/24/26 Minutes
- IV. OLD BUSINESS
- V. NEW BUSINESS
  - A. DC25-102 - 16 E. Euclid Ave. - SF/Teardown
  - B. DC26-008 - 1415 W. Maude Ave. - SF/Teardown
  - C. DC26-013 - 442 S. Kennicott Ave. - SF/Addition
- VI. OTHER BUSINESS
- VII. PUBLIC COMMENT

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

- VIII. ADJOURNMENT

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

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REPORT OF PROCEEDINGS OF A MEETING  
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS  
DESIGN COMMISSION

COMMISSION

RE: 1980 NORTH CHESTNUT AVENUE/LOT 1 – SF/TEARDOWN - DC #25-100

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Design Commission taken at the Arlington Heights  
Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room,  
Arlington Heights, Illinois on the 24th day of February, 2026 at the hour of  
6:30 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson  
JOHN FITZGERALD  
JONATHAN KUBOW

MEMBERS ABSENT:

SCOTT SEYER  
TED ECKHARDT

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: So, I'd like to call the meeting, the Design Commission meeting of February 24th to order. The first item is the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON KINGSLEY: Thank you.

MR. HAUTZINGER: If I can interject?

CHAIRPERSON KINGSLEY: Sure.

MR. HAUTZINGER: I did just want to mention a couple of unique things tonight.

The first is that, for our meeting minutes, as we mentioned, our administrative assistant that's been summarizing the meeting minutes for many years is retiring so she won't be available to do the minutes anymore. So, in place of that, we do have LeGrand here; this is a, you know, a reporting service. But the minutes will be recorded and documented verbatim, just word for word. Whatever word comes out of your mouth will be documented where normally our practice has been a summary of the recording. Either way, you know, the information is going to be the same, but I just wanted to mention, you know, and want to encourage everybody to continue to speak freely as we always have. But the one time where I think it will be important to be clear and concise is when making the motions, so I just wanted to kind of mention that.

Additionally, they have requested that we do a roll call to just assist with the meeting minutes and who's speaking. So, where we normally kind of skip over the roll call, I wanted to mention that we should do that tonight and moving forward.

CHAIRPERSON KINGSLEY: Right, okay.

MR. HAUTZINGER: So, I'll start with that if that's okay?

CHAIRPERSON KINGSLEY: Yes.

MR. HAUTZINGER: Okay, Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Here.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Here.

MR. HAUTZINGER: Commissioner Seyer.

(No response.)

MR. HAUTZINGER: Commissioner Eckhardt.

(No response.)

MR. HAUTZINGER: And Chairperson Kingsley.

CHAIRPERSON KINGSLEY: Here.

MR. HAUTZINGER: Thank you.

CHAIRPERSON KINGSLEY: All right, so the next item on our agenda is approval of minutes from January 27th, 2026.

COMMISSIONER FITZGERALD: I'd like to make a motion to approve.

CHAIRPERSON KINGSLEY: There's a motion.

Is there a second?

COMMISSIONER KUBOW: Second.

CHAIRPERSON KINGSLEY: All those in favor say aye?

(Chorus of ayes.)

CHAIRPERSON KINGSLEY: The minutes have been approved. There is no old business.

Our new business is 1980 North Chestnut/Lot 1, and I believe the Petitioner is here?

MR. HAUTZINGER: The Petitioner is here. They had stepped out of the room so I'm sure they'll be back shortly.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: I can begin with the Staff overview.

CHAIRPERSON KINGSLEY: Okay, great. Thank you.

COMMISSIONER KUBOW: It is the same Petitioner for all three, correct?

MR. HAUTZINGER: It is, yes, which by the way, as a side note, I recently asked, you know, what happens if a petitioner didn't show up. Because this is a public meeting and not a public hearing, you know, we can proceed with the review of the project even if the petitioner was not present. So, in this case, he's here, walking past the window for some reason. So, just as a side note for future reference, if we are looking at something in that situation, we can make the decision to continue it or to review it.

CHAIRPERSON KINGSLEY: Good to know.

MR. HAUTZINGER: So, okay, I'm going to start with an overview of the project.

Okay, the Petitioner is here.

They're proposing to demolish an existing single-story house to allow a construction of three new two-story residences. This is a project that is an approved subdivision. It has been through the Plan Commission review and Village Board, and it has been approved for the existing single lot to be subdivided into four lots. The four lots will be used for three new houses, and the fourth lot will be a dedicated storm detention basin.

By the way, I also did want to mention we're having technical problems tonight. Where normally we would have the plans up on the screen here, for some reason we aren't able to connect to the screen. So, obviously, all the plans were in the packet which was posted on the Village website for everyone to see. The Design Commissioners have the plans in front of them on their individual devices, but I apologize to those in the audience who maybe were hoping to see the plans. We're just having an issue with the screen tonight.

So, that being said, moving on, in regards to the three new homes, the lots are zoned R-2 Single-Family Zoning District, and all three of the new homes do comply with all of the zoning requirements. We did create again sort of unique, since these three homes are related as part of this individual teardown lot, this is a single kind of combination Staff report here. So, there's a summary for all three homes as far as their zoning compliance in the report, and I was just going to provide a brief overview of all three together and we can discuss them separately or individually, but there should be three separate motions when we're done.

So, in regards to the surrounding context in this location, it's

predominantly newer two-story homes with attached front load garages. The proposed designs have attached garages, two of them are front load, one of them is a three-car side load. Generally speaking, they're all two-story, so they generally will fit well with the context and the character of the neighborhood. The floor plans and color palettes for each of the homes are completely unique which is important, but they are designed in a way where Staff feels they will complement each other.

Overall, Staff feels the proposed designs meet the purpose and intent of the Village of Arlington Heights' single-family design guidelines, so we're recommending approval of all three houses as submitted. We didn't have any issues with the designs, but the reason for the Design Commission review tonight, we always require a formal review whenever, you know, new lots are being created, new homes that were never there before are being added to the neighborhood, but again, we are recommending approval as submitted.

I also want to point out one other thing. I marked this up on your cover sheets, but there was an error on the cover sheet. All three homes are listed. The first one has the Chestnut address and that's the one that faces east to Chestnut. The other two homes are on the Walnut side of the lot facing west, so Items B and C are both Walnut addresses, not Chestnut.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: Sorry for the confusion on that.

CHAIRPERSON KINGSLEY: All right.

MR. HAUTZINGER: Those are our comments.

CHAIRPERSON KINGSLEY: Thank you very much.

Petitioner, would you like to make any comments?

MR. SLIVNICK: Vitalie?

MR. CLIM: Yes.

MR. SLIVNICK: Did you want to make a comment? Is the architect here?

MR. CLIM: Yes, she's here.

MR. SLIVNICK: Okay, let's have the architect speak on behalf of the project.

MS. HERGHELEGIU: Good evening, everyone. My name is Oana Herghelegiu. I'm a licensed architect at Blue Lines Architecture.

The changes we've made to this project were to basically divide the lot in three separate lots instead of two, and then creating a single design for each house. We did change most of the design features. They are not repeating neither the scale nor the color palette for the small details. We changed most of the opening sizes so they all look kind of different from, they don't look like a subdivision. They look like single-family altogether on three separate lots.

The owner here would have samples of the materials. Too bad that we don't have a picture of the 3D and the images, but most of the changes are on Concept No. 3 which would be on Lot 1 and 2. The same color palette as originally proposed is maintained. Everything is pretty monochrome. We are going with a white and black color palette. Then the other two properties, we just have a slightly different color palette including face brick, stone, it's going to be a softer palette. We thought that maybe Lot 1 would go better with a modern design and

keep the white and black, and then with the other ones we can integrate a few more details and a few more textures.

Otherwise, in terms of doing those detailing, we are trying to diversify that to the first concept with half the grids, the second concept with half the trims around the windows. Basically, each one of the houses has something different from the small detailing to the large massing. At the same time, they have the same roof. It would be a gray, and that would be it from a perspective of what we did to diversify this a little bit more as the Staff comments were in that direction.

If you have any questions, we would be glad to answer.

CHAIRPERSON KINGSLEY: Okay, thank you. I think we're going to look at each one separately.

MS. HERGHELEGIU: Okay.

CHAIRPERSON KINGSLEY: And so, this one I think we'll look at Lot 1 first.

MS. HERGHELEGIU: Okay.

CHAIRPERSON KINGSLEY: Which, if you could just point to, is it the stone that we're seeing there that you had mentioned?

MR. CLIM: Yes.

CHAIRPERSON KINGSLEY: So, is that the same stone that's on one of the other houses, too?

MR. CLIM: That's right, yes.

CHAIRPERSON KINGSLEY: Okay. All right, thank you. Then, yes, black, okay. Thank you very much.

Okay, so the way this goes is we have five Commissioners here on our Board, and because there's only three here tonight, that's a quorum, so you're going to need a positive or affirmative vote from all of us in order for your project to go ahead. So, once Staff gives their report, then you can comment, as you did. Then we're going to open it up to the public, then we discuss it, and then we'll give you our decision, okay?

MS. HERGHELEGIU: Thank you.

CHAIRPERSON KINGSLEY: So, you can sit down, thank you.

MR. HAUTZINGER: Chairperson Kingsley?

CHAIRPERSON KINGSLEY: Yes?

MR. HAUTZINGER: One other thing, since it looks like, the two people in the back, are you here to see this project? Are you here tonight to see this project?

MS. MULAC: Yes. Yes.

MR. HAUTZINGER: You know, if you want to come sit right up here in these front two seats, I can turn my laptop towards you so you can at least see the images of the homes if that --

MS. MULAC: Yes, I'm curious; I'm the house to the right.

MR. HAUTZINGER: Yes.

CHAIRPERSON KINGSLEY: Are you in Chestnut? Are you in Walnut?

MS. MULAC: I am, Chestnut.

CHAIRPERSON KINGSLEY: Okay, you're in Chestnut. Okay, so

you're in the house to the north?

MR. HAUTZINGER: Yes.

MS. MULAC: To the north, yes.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: I mean, if you want to just pull these chairs out, and then I can --

MS. MULAC: No, that looks fine.

MR. HAUTZINGER: So, you can at least see what's being discussed.

MS. MULAC: So, I think for myself, you know, I have no objections to the design. It looks beautiful. It's more so the house placement of the one on Chestnut does not fit with the character of the neighborhood, but I don't think this is the meeting for that, that meeting occurred. It is very, very front towards the street and it sticks out way past the front setback average line of the remaining of the houses, and that was expressed in the last meeting.

CHAIRPERSON KINGSLEY: Would you mind just coming up and stating your name for the record?

MS. MULAC: Sure. Sure, I don't mind.

CHAIRPERSON KINGSLEY: Sorry.

MS. MULAC: Good evening. My name is Katrina Mulac and I am at 2000 North Chestnut which is the house to the north of 1920.

CHAIRPERSON KINGSLEY: Okay, and as you were saying, you think that the front of the house, so currently the house that's being proposed is 25 feet.

MS. MULAC: Correct.

CHAIRPERSON KINGSLEY: And your house is much farther back?

MS. MULAC: The average is about 90 for the remaining of the houses on that side of the street of Chestnut. We all have very large properties with very large front setbacks. So, building this house with only a 25-foot setback makes it stick out like a sore thumb and definitely does not fit with the character of the neighborhood. You're going to drive down Chestnut and you're going to have this one very bright, white-colored house sticking forward, and the rest of us are backward. We're going to be looking at the back of the house.

This was expressed with the other neighbors at one of the meetings, the last meeting. Everyone is against it because it's not going to look right. I don't, there is no hardship to allow for it to be this way because there's a clean slate, it's being demolished. So, it's going to look awful.

CHAIRPERSON KINGSLEY: And, currently, there are no homes facing Walnut?

MS. MULAC: Correct.

CHAIRPERSON KINGSLEY: On that side of the street?

MS. MULAC: Yes, so that's okay over there.

CHAIRPERSON KINGSLEY: Okay.

MS. MULAC: The 25 or whatever needs to be over there as a setback. Actually, that matches with across the street on Walnut. They have a shorter front setback, so Walnut --

CHAIRPERSON KINGSLEY: And that's --

MS. MULAC: Yes. So, it's the Chestnut side that's an issue because there's like approximately five of our houses, four or five, and we're all in line with the about a 90-foot setback --

CHAIRPERSON KINGSLEY: Okay.

MS. MULAC: -- and if you look like at an aerial view of the map, you can see how they're all in line, and this is right center in the middle of the block. I could see if it was maybe an end house and then you've got, you know, one forward, two back, you know, maybe you can swing that. But nowhere in the neighborhood do you have a street with houses that are not in a row. There's a little variance, five feet, seven feet, but 25 to 90? And, again, there is no hardship here, it's a clean slate.

CHAIRPERSON KINGSLEY: Okay, well, thank you very much.

MS. MULAC: Of course. Again, I don't know if it matters in this meeting. We've all expressed this, but being there next door, and I just spent a lot of money improving 2000 North Chestnut, the existing house that was there, and now I'm going to be looking at the rear of a house instead of the side of a house. Same with the neighbor south of this property.

CHAIRPERSON KINGSLEY: Okay, thank you very much.

Is there anyone else who would like to be heard?

(No response.)

MR. HAUTZINGER: So, were those comments you said were discussed --

MS. MULAC: Those comments were discussed, yes.

MR. HAUTZINGER: It was actually during the Village Board review.

MS. MULAC: Yes. Very strong comments were all discussed and, you know, to grant that kind of variance, it's kind of confusing because there's rules in place. You know, there's code in place and, you know, we're not working with an existing rehab here where sometimes you run into limitations and, you know, you need a variance because you're trying to expand and you're working with what you have.

This is a clean slate, teardown, you're starting from scratch. So, why not follow the rules? Why put a house up 25 feet from the setback when the rest, the average is 90? You're going to drive down this block and it's going to stick out like a sore thumb and look horrible and change the character of the neighborhood of that street.

CHAIRPERSON KINGSLEY: So, Steve, can you tell me, this went through Plat and Sub or whatever that is, and they divided the one lot into four, and then at that time did they say that the front yard setbacks are 25 feet?

MR. HAUTZINGER: That's right. There were some variations granted for lot size, lot width, and setbacks. So, based on those variations and the remaining R-2 zoning requirements, the three homes that are proposed comply with all the applicable regulations. Unfortunately, at this point, we're just here looking at the architectural design of the three homes.

MS. MULAC: Right, I understand, but I do believe that, you know, it's going to really affect the character of the neighborhood and impact the

neighborhood, myself, the neighbor next door and, I mean, all of us showed up before. I don't know if like legal action needs to be taken because, again, there is no hardship there. It's a clean slate.

So, again, I know it's not, you know, this is not the decision today, but I wanted to express it because it's going to look horrible. I'm sure these homes look beautiful, but in line with the rest.

CHAIRPERSON KINGSLEY: Thank you for bringing it to our attention.

MS. MULAC: Sure, thank you.

CHAIRPERSON KINGSLEY: So, it was not a Zoning Board of Appeals, it was through the Plat and Sub?

MR. HAUTZINGER: Through the Plan Commission and the Village Board.

CHAIRPERSON KINGSLEY: Plan Commission.

MR. HAUTZINGER: And it's not uncommon for zoning variations to be reviewed and approved by the Plan Commission and Village Board as opposed to the Zoning Board of Appeals.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: So, zoning variations are commonly incorporated into subdivisions or under new planned unit developments, and that is under their authority.

CHAIRPERSON KINGSLEY: Do you know what other variations they were allowed besides the size of the lot and the setbacks?

MR. HAUTZINGER: I don't have a complete list of the variations that were approved, but my recollection is that it was just based on lot size, lot width, and then, yes, the front setbacks.

CHAIRPERSON KINGSLEY: Okay.

MR. SLIVNICK: Can I make a quick statement as to that?

CHAIRPERSON KINGSLEY: Sure.

MR. SLIVNICK: All of that, all of those issues --

CHAIRPERSON KINGSLEY: Can you just state your name? I know you're --

MR. SLIVNICK: Yes, I'm Bruce Slivnick. I'm one of the attorneys for Mr. Clim, the developer.

These matters were brought before the, I think it was the ZBA, was it?

MR. HAUTZINGER: It was the Plan Commission.

CHAIRPERSON KINGSLEY: The Plan Commission.

MR. SLIVNICK: Oh, the Planning Commission, and passed by the Planning Commission, and then went to the complete Village Board and an ordinance was adopted to that effect. So, there is an ordinance in place already.

CHAIRPERSON KINGSLEY: Right, for them to build this.

MR. SLIVNICK: Correct. This is just the next step in the process.

CHAIRPERSON KINGSLEY: Sure, thank you for making that clarification.

MR. SLIVNICK: Sure.

CHAIRPERSON KINGSLEY: Okay, anyone else in the audience who'd like to be heard?

MR. MOENS: Thank you, Chair Kingsley. I just wanted to comment. My name is Keith Moons; I'm from Arlington Heights.

I just wanted to comment again on kind of the size of these houses are just monster houses it looks like to me, very big houses on this lot where again we're not building houses that I would call my kids could buy. These are high-priced homes. So, I would ask that you consider tonight, starting tonight, by asking to downsize these houses and get them into where they could be more affordable and easily occupied by maybe people below the median income level. I think that might solve some of the zoning issues as well if you can make the houses smaller. Thank you.

CHAIRPERSON KINGSLEY: Okay, thank you.

Anyone else in the audience?

(No response.)

CHAIRPERSON KINGSLEY: No? Okay, then we're going to go to the Board.

Commission Fitzgerald?

COMMISSIONER FITZGERALD: Thank you. So, since we're here looking at the aesthetics of the house, I agree with Staff that I think the house looks great. I think the design as well, and I'd like to say that the window that is in the family room in the rear of the house is unique and exciting.

CHAIRPERSON KINGSLEY: Thank you.

COMMISSIONER FITZGERALD: That's all I have.

CHAIRPERSON KINGSLEY: Okay, Commissioner Kubow?

COMMISSIONER KUBOW: I'm still processing.

So, Steve, normally we see the design before it gets elevated to Plan Commission or Zoning Adjustments Board or whatever it's called, and then the Village Board. It seems like it's backwards and I feel like we're put in kind of an awkward position where I don't want to comment on anything other than the architecture from a legal perspective. That's the position we're essentially in, right?

MR. HAUTZINGER: It is.

COMMISSIONER KUBOW: Okay.

MR. HAUTZINGER: Yes. It's not a requirement to have the architectural designs prepared in advance when you're proposing a subdivision. So, it is allowed to proceed through a subdivision process requesting to subdivide, in this case a single lot into four lots, in order to build houses, and they went through that entire review process before these homes were presented or designed. So, once they received approval for the subdivision, then they designed the houses and submitted their Design Commission applications.

So, yes, I appreciate, you know, how you feel about it, but it is the right thing to just focus on the architectural design tonight.

CHAIRPERSON KINGSLEY: If you don't mind, can I just ask a quick question on that topic?

MR. HAUTZINGER: Absolutely.

CHAIRPERSON KINGSLEY: So, in a way, because this is a new

subdivision, within a subdivision kind of, so part of our purview is to look at the building in its site and the character around it, but we have to look at it almost with no context?

MR. HAUTZINGER: Well, you should consider the context in terms of architectural character and scale, but the setback issue would be not up for, you know, discussion tonight.

CHAIRPERSON KINGSLEY: Okay, I know we've commented before on houses being, you know, passed them or said that they could be pushed forward or back, right? We have in the past.

MR. HAUTZINGER: We have, correct.

CHAIRPERSON KINGSLEY: Depending on how it ended up. Okay, thank you.

COMMISSIONER KUBOW: Okay, so in terms of architecture and aesthetics, I think all the homes are well designed. I think my concern really is when I see a subdivision and homes next to each other like you are trying to design away from monotony. Although there are certain similar characters, the materiality make it all very much different and all very much well done. I think, again, I was going to comment on context but I'm not going to go there. I approve it as submitted.

CHAIRPERSON KINGSLEY: And this is for Lot 1, just so, and we'll go back and look at the other two.

COMMISSIONER KUBOW: Yes.

CHAIRPERSON KINGSLEY: So, my comments would be I appreciate the neighbors coming in and discussing or telling us their concerns about it. In general, I think it's, you know, it's a nice house.

I think it's interesting that the largest house was put on Chestnut versus on Walnut. That was like the first thing that I thought of when I saw this, because Walnut has the bigger homes and they're more, they were done later, you know, they're newer homes. On Chestnut, you have smaller homes and larger homes on that block. So, number one, that was just a thought that I had, that it was interesting that that was the way that it was done, and I don't know if that was because of where the empty lot was going to go. But to me, it seems like the larger house with the bigger garage should be on Walnut.

Then, as far as the one that's done, the one that is being submitted for Chestnut, it almost seems like that house could be pushed back towards the west because of the setback on the houses adjacent. You have a 30-foot setback on the house so I know that you could at least go back another five feet with the house in order to do that. I don't know what they actually would measure to, if they would measure to the covered patio or if they would measure to the house. If you measured to the house, you can go a lot more. So, anyway, that's something that you could do that's neighborly that would help with the context, because that is something that we are supposed to talk about here with single-family homes all the time.

The other thing is the three-car garage, just to eliminate one bay and it would take off 20 feet from the front of the house, but it's probably not something that you would want to do.

Beyond that, the other comments that I have regarding the house are, again I kind of felt like the material palette of the one that's warmer with the red brick, I think it's on Lot 3, that that one would be a better candidate on Chestnut than on Walnut, because on Chestnut those homes seem to be more earth tone, the ones that are right around there. So, that color palette I think would be better on that house on Chestnut. So, I would be a proponent of looking at that palette for Lot No. 1 versus the black and the white, and put the black and the white on one of the houses, just those materials, on Walnut.

Besides that, I would, I do have a comment regarding the fenestration. I think it would be nice and neighborly to have a few more windows on the south elevation. I know that there is an empty lot there, but that's an elevation that we're going to see a lot and there's two windows and one man-door into the garage. So, really, we're looking at the back of a building, and so it would be beneficial I think to put more windows in there, especially in the garage in the front, and then perhaps in the back. I haven't pulled up the floor plan right now, but I am assuming that you could put something in there.

Then the other comment is I know the window on the west is a feature, but if anybody has lived in the Midwest, and the west-facing sun, that is going to be a really difficult window to control. You're going to get a lot of sun and a lot of heat and a lot of glare. So, I just would be a proponent to looking at that and seeing if that's really something that you want to do. I don't know if you have a buyer for it yet, but I think it's really good as far as an idea, but I think just learning or figuring out how you can shield the sun on that location would be beneficial.

Okay, so those are my comments that I have for Lot No. 1.

Petitioner, do you want to comment on any of those comments that we had?

MS. HERGHELEGIU: Thank you very much for your very useful input. If the owner would agree with switching the color palette from one street to the other, I don't think it should be an issue with the overall design. Would this be a matter of denial or approval for tonight or is this something that we can work through the process and get it done later?

CHAIRPERSON KINGSLEY: It depends on the motion, but typically what we would do is we would have it go through Staff. So, as long as what you then resubmit to Staff follows whatever the motion was, then I think it would be fine.

MS. HERGHELEGIU: Yes, okay. Okay, and regarding the placing, this is something that's quite popular recently with the floor-to-ceiling windows. Everybody in the North Shore is just willing to have one of those. We did have this problem before with sunlight and privacy and, but it's protection. So, what we did before is making sure that the glazing has the energy sufficiency correct, the low emittance, and of course they are going to have the drapes, the electric drapes. Everything can be done so that the final owner can get the benefit of this popular architectural trend and still make it livable both for the owner and the neighborhood because of course privacy is a matter, too, but this is a back window and it's massive. But it's not intended to bother the other properties around and I think we managed that pretty well in past projects.

CHAIRPERSON KINGSLEY: Okay, well, that's good. That's great,

and I'm glad you have a solution to the sun then. And what about the other windows?

MS. HERGHELEGIU: Yes, I totally agree. That side is quite bland and needs some improvement, especially now that the property is next to the empty lot. That's going to be a main perspective walking down the street.

CHAIRPERSON KINGSLEY: Okay.

MS. HERGHELEGIU: Yes, we can integrate something on that side.

CHAIRPERSON KINGSLEY: Okay, thank you.

MS. HERGHELEGIU: Thank you.

CHAIRPERSON KINGSLEY: All right.

COMMISSIONER KUBOW: So, the recommendation on the color palette, can you walk me through exactly what that was again?

CHAIRPERSON KINGSLEY: It was just my, I was thinking that it would be nice to have the warm color palette, the brick one, the one that's on Lot 3, to have that on Lot 1.

COMMISSIONER KUBOW: Okay.

CHAIRPERSON KINGSLEY: Now, I don't think it's going to change the design all that much, but it's going to change its masonry. If we have to go down to it and look, it's still, it's red masonry with a gray vertical siding and black windows. So, it's just that warmer tone versus white and black. I don't know what's going to happen with the black box bay but I'm assuming that that could all stay, but it's just instead of the white siding, it just is a warmer tone. That's all it is.

COMMISSIONER KUBOW: Okay, well, I'm prepared to make a motion on 1980 North Chestnut/Lot 1.

**A motion to approve the proposed design for Lot 1, a new single-family residence to be located at 1980 North Chestnut Avenue, DC #25-100. This recommendation is based on the architectural plans received on 1/10/26 and the following:**

- 1. Windows shall be added to the rear, or also called the left elevation, as discussed with Petitioner.**
- 2. The Design Commission recommends switching the material palette and replacing it with the gray and red brick tone.**

COMMISSIONER KUBOW: That concludes my motion.

COMMISSIONER FITZGERALD: I'll second.

CHAIRPERSON KINGSLEY: There's a motion and a second. I just had a quick question. I think the windows that I was asking or that I was referring to are on the south side facing the --

COMMISSIONER KUBOW: It's the left elevation, right?

CHAIRPERSON KINGSLEY: Oh, okay, you did say left, didn't you?

COMMISSIONER KUBOW: Yes.

CHAIRPERSON KINGSLEY: Okay, thank you. Just wanted to confirm that.

Any questions, clarifications?  
(No response.)

CHAIRPERSON KINGSLEY: No? All those in favor say aye?  
(Chorus of ayes.)

CHAIRPERSON KINGSLEY: The house has passed for that Lot No.

1.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:03 p.m.)

DRAFT

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REPORT OF PROCEEDINGS OF A MEETING  
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS  
DESIGN COMMISSION

COMMISSION

RE: 1975 NORTH WALNUT AVENUE/LOT 3 – SF/NEW - DC #26-003

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Design Commission taken at the Arlington Heights  
Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room,  
Arlington Heights, Illinois on the 24th day of February, 2026 at the hour of  
7:03 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson  
JOHN FITZGERALD  
JONATHAN KUBOW

MEMBERS ABSENT:

SCOTT SEYER  
TED ECKHARDT

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: Okay, we'll go to Lot No. 3 which is the next house. I don't know if you want to speak about that at all, Petitioner?

MS. HERGHELEGIU: We can share the samples for this house. We would have almost the same language of aesthetics, but the materials and the colors --

MR. SLIVNICK: Do you want me to hold that?

MS. HERGHELEGIU: Just the materials and the palette would be more of a dark gray, everything having just the trims different and the board, I think we changed and ran the slope of the roof to be a little bit lower than what was previously proposed. That might help with massing and integration with the neighboring properties. Otherwise, I don't know if there's too much to discuss on these two lots, Lot Numbers 4 and 3. They are pretty close to what was previously presented. We just changed the palette and the detailing on the windows; otherwise, the overall design stayed the same.

I think another improvement that we did was dividing the garage doors and basically with all three having different patterns. With this one in particular, we have the separate double doors.

CHAIRPERSON KINGSLEY: Okay, thank you.

MR. HAUTZINGER: Can I make one clarification?

CHAIRPERSON KINGSLEY: Sure.

MR. HAUTZINGER: You were referring to the previous design and changes that you've made and previously presented, and I just want to clarify what you're referring to is the plans you originally submitted to the Staff, right?

MS. HERGHELEGIU: Yes.

MR. HAUTZINGER: And then we gave you comments and you've made changes.

MS. HERGHELEGIU: Yes, exactly.

MR. HAUTZINGER: So, I just wanted everyone to understand, you know, the Design Commission hasn't reviewed this previously. But when their application came in, the homes on Walnut had identical colors and materials, and Staff provided feedback that there needs to be more variety here. So, they've made some changes and now these are the plans that you're reviewing tonight. So, I just want to clarify in case anybody was confused by those comments.

CHAIRPERSON KINGSLEY: Thank you.

Anyone else in the audience that would like to be heard?  
Anyone from the audience that wants to be heard on this one?

(No response.)

CHAIRPERSON KINGSLEY: No, okay.

Commissioner Kubow?

COMMISSIONER KUBOW: My only comment is the left elevation. Again, its windows, I feel like it's pretty blank. I believe the blank wall is towards the front of the home so I would highly recommend to add windows at that kind of blank grand wall. That's it for my comments.

CHAIRPERSON KINGSLEY: And I think that's the north, right? So, that's kind of --

COMMISSIONER FITZGERALD: So, are you talking where the

existing brick is now?

COMMISSIONER KUBOW: Right here.

CHAIRPERSON KINGSLEY: Oh, that one?

COMMISSIONER FITZGERALD: Oh, okay, thank you.

CHAIRPERSON KINGSLEY: So that's, and that's on the, I think that ends up being on the north elevation, so it's on the, it's almost on the street side.

COMMISSIONER KUBOW: Or is it adjacent? Sorry, I'm mixed up on the site, but is it adjacent to a home, or is it facing the --

CHAIRPERSON KINGSLEY: Oh, you're right. It is adjacent to this one.

COMMISSIONER KUBOW: Okay, that helps.

CHAIRPERSON KINGSLEY: Yes, so it looks at Lot 4.

COMMISSIONER KUBOW: Right. I still think having additional windows there, and I don't have the plans in front of me and what's the ones that are there, but they can be helpful.

CHAIRPERSON KINGSLEY: Okay, is that it?

COMMISSIONER KUBOW: That's it.

CHAIRPERSON KINGSLEY: Okay, thank you.

Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: All right, the first thing I want to start off saying is that the color that was originally on this second house with the dark gray and the reddish brick is one of the nicest color foundations that has come in recently. It seems like we see the same thing over and over and over again. It's really beautiful, so just in general.

I agree with adding some kind of detail on the left elevation to be approved by Staff. I would add to that that the elevation for the right elevation, knowing that that brick will not be there anymore and that that will be paneling I assume, or is that going to be stone?

CHAIRPERSON KINGSLEY: I assumed it would be stone.

COMMISSIONER FITZGERALD: Oh, if it's stone, then I'm okay. If it's stone, there does not need to be a window. If it's going to turn into siding for any reason, then you would need a window, but the stone would look fantastic. That's all I have.

CHAIRPERSON KINGSLEY: Because, and you're referring to the fact that we had talked about switching the black and white?

COMMISSIONER FITZGERALD: It's switched. So, the brick is going on the house on Chestnut.

CHAIRPERSON KINGSLEY: Right.

COMMISSIONER FITZGERALD: So --

COMMISSIONER KUBOW: It was a recommendation by the way.

COMMISSIONER FITZGERALD: Pardon me?

CHAIRPERSON KINGSLEY: It's a recommendation.

COMMISSIONER KUBOW: That's a recommendation to make that palette change.

COMMISSIONER FITZGERALD: Okay, well, if on this house, on the right elevation, if the side of the garage portion of the house is not a masonry

material, it would require at least one window to be approved by Staff.

CHAIRPERSON KINGSLEY: Okay, is that it?

COMMISSIONER FITZGERALD: That is it.

CHAIRPERSON KINGSLEY: Is that it? Thank you.

Okay, so I do like this color palette. I do have a question though. In the images that we're seeing on our screen, it shows a gray hardy and it's actually midnight black, isn't it? Is the black black?

MR. CLIM: This is very close. We have to special order that color and nobody had it in stock. We're still waiting for the exact color just to show you.

CHAIRPERSON KINGSLEY: But is it mostly, is it pretty much black?

MR. CLIM: Oh, yes, yes. I'm sorry, yes.

CHAIRPERSON KINGSLEY: Yes, yes, okay. Okay, thank you. I actually, I think the color palette of the darker, this darker one of Lot 3 is really nice. But I do think that a gray would be, it would just allow the windows to pop a little bit versus having black windows and black siding. So, I would recommend having like a really dark gray, like the iron gray or one of those other ones, that that would be helpful just because then the windows don't get lost in there.

Then I do agree with the other Commissioners on the windows that are on the side. That's all I have.

Do you want to make any comments to what we said? No?

MS. HERGHELEGIU: Thank you very much. I think we can consider the level that was lighter than that black siding and we are going to coordinate with the department.

CHAIRPERSON KINGSLEY: Okay, great.

COMMISSIONER FITZGERALD: So, can you say that again, please?

MS. HERGHELEGIU: We're going to coordinate with the lighter, to not do black, so the darker gray.

COMMISSIONER FITZGERALD: Okay. Okay, thank you.

CHAIRPERSON KINGSLEY: So, dark gray.

COMMISSIONER FITZGERALD: Okay.

CHAIRPERSON KINGSLEY: All right.

Are you ready for a motion?

COMMISSIONER FITZGERALD: So, do you want me to --

CHAIRPERSON KINGSLEY: Sure.

COMMISSIONER FITZGERALD: Okay, I'd like to make a motion.

**A motion to approve the proposed design for Lot 3, a new single-family residence to be located at 1975 North Walnut Avenue, DC #26-003. This recommendation is based on the architectural plans received on 1/10/26, and the following:**

- 1. The color of the siding should be switched to a darker gray to be approved by Staff.**
- 2. Windows should be added to the left elevation to be approved by Staff.**
- 3. On the right elevation, if it is masonry, it does not require a window;**

**but if by any chance it turns into hardy board or some kind of siding, then it would require a window to be approved by Staff.**

COMMISSIONER KUBOW: Second.

CHAIRPERSON KINGSLEY: There's a motion and a second.

Are there any comments or questions?

(No response.)

CHAIRPERSON KINGSLEY: I had a quick question. I believe the Petitioner said that they were going to, instead of doing black, they were going to go a little bit lighter.

COMMISSIONER FITZGERALD: I just said dark gray approved by Staff.

CHAIRPERSON KINGSLEY: Dark gray, okay. So, it was dark gray that you meant.

COMMISSIONER FITZGERALD: Yes.

CHAIRPERSON KINGSLEY: Okay, man, I must be hearing things. Okay, I don't have any other questions.

All those in favor say aye?

(Chorus of ayes.)

CHAIRPERSON KINGSLEY: So, Lot 3 was approved.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:12 p.m.)

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REPORT OF PROCEEDINGS OF A MEETING  
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS  
DESIGN COMMISSION

COMMISSION

RE: 1985 NORTH WALNUT AVENUE/LOT 4 – SF/NEW - DC #26-004

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Design Commission taken at the Arlington Heights  
Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room,  
Arlington Heights, Illinois on the 24th day of February, 2026 at the hour of  
7:12 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson  
JOHN FITZGERALD  
JONATHAN KUBOW

MEMBERS ABSENT:

SCOTT SEYER  
TED ECKHARDT

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: Okay, on to Lot 4.

to tell us --  
Anyone want to give us a little talk on that one? Do you want

MS. HERGHELEGIU: It would be this one.

MR. CLIM: Yes, this one.

MS. HERGHELEGIU: No, is there any other sample?

MR. CLIM: No, we don't have --

MS. HERGHELEGIU: A sample?

MR. CLIM: A sample of the siding. Basically, it's the same siding; it's just a different color, yes.

MS. HERGHELEGIU: It's just gray instead of white as we have on Lot 3.

CHAIRPERSON KINGSLEY: A light gray?

MS. HERGHELEGIU: Yes.

CHAIRPERSON KINGSLEY: Okay, and it's lap siding, correct?

MS. HERGHELEGIU: Lap.

MR. CLIM: Lap siding, yes.

CHAIRPERSON KINGSLEY: Okay.

MR. SLIVNICK: For the record, Vitalie Clim is the developer of the property in that, too, who also spoke. Thank you.

CHAIRPERSON KINGSLEY: Okay, thank you very much.

MR. HAUTZINGER: Also, for the record, the material palette submitted for this house indicates that the lap siding would be Navajo beige.

MR. CLIM: I think I lost on that one, yes. Through these changes, I think I lost myself including these changes, you know, I'm sorry.

CHAIRPERSON KINGSLEY: So, would you like it to be beige or would you like it to be a light gray?

MR. CLIM: I think beige is just going to be nice. It's just going to be different than the other two and taking the neighbors in consideration, too.

CHAIRPERSON KINGSLEY: Okay, so we'll stick with the Navajo beige.

MR. CLIM: Stick with what we have proposed, yes.

CHAIRPERSON KINGSLEY: And is the stone the same as the one that --

MR. CLIM: That was the intention, to use the same stone, yes

CHAIRPERSON KINGSLEY: Okay, thank you.

Any other comments?

(No response.)

CHAIRPERSON KINGSLEY: Okay.

MR. CLIM: Yes, this, it's this one.

COMMISSIONER FITZGERALD: Thank you.

MR. CLIM: We can go with that beige.

CHAIRPERSON KINGSLEY: Sure.

MR. CLIM: Yes, it's very nice.

CHAIRPERSON KINGSLEY: Yes, very nice.

Anyone in the audience that would like to be heard on this?

(No response.)

CHAIRPERSON KINGSLEY: There are none.  
Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: Okay, I like this house as well. I'm going to add that I think that we should have a window on the west elevation on the garage, and that I do like the Navajo beige, and that I would like an option for them if they were to find a warmer color stone to go with the Navajo beige, that would be fine, although the one they're presenting would also be okay. That's all I have.

CHAIRPERSON KINGSLEY: Okay, thanks.  
Commissioner Kubow?

COMMISSIONER KUBOW: I agree with Commissioner Fitzgerald. I love the beige so I recommend sticking with that. I think it complements the other houses nicely. I don't care as much about having the garage window in the left elevation. I think the right elevation feels a little awkward, just having two very large blank spaces and you have the two bedrooms up there. So, I would consider adding transom windows there to try and break up that elevation probably with that wall, so transoms would make sense there. That's it.

CHAIRPERSON KINGSLEY: Okay, I concur with what the others have said. I would though, I think what would be really nice is a warmer stone, especially if you end up switching the other two, not to have the same stone on the two houses that are on Walnut and have a little bit darker or warmer color. I do like the beige.

All three homes have black windows, and I know that the black windows, you know, is the thing now. But it might, I think on this house, the white windows might look really nice and have muntins in them, you know, the grills in them. So, that I would say would be a recommendation just to make it different, and it's just a sharper look I think because the only thing dark really is the roof. I think it would just be a cleaner look, a little more traditional, and I think I would like that.

So, that would be my recommendation on the house.

COMMISSIONER KUBOW: I'd like to make a motion.

CHAIRPERSON KINGSLEY: Okay.

**A motion to approve the proposed design for Lot 4, a new single-family residence to be located at 1985 North Walnut, DC #26-004. This recommendation is based on the architectural plans received on 1/10/26 and the following:**

- 1. The Design Commission recommends an option for Navajo beige or a warmer stone.**
- 2. A recommendation to add a window to the garage in the left elevation.**
- 3. Another recommendation to add transom windows to the right elevation, second floor.**
- 4. The final recommendation would be to consider white windows with white grills instead of black.**

CHAIRPERSON KINGSLEY: Is there a second?

COMMISSIONER FITZGERALD: Second.

CHAIRPERSON KINGSLEY: There's a motion and a second.  
Any comments or discussion?

MR. HAUTZINGER: I would just like to clarify for the Petitioner's understanding. When the Design Commission makes a motion, if there's a requirement, then that is a change that we are going to need to see on your building permit plans when you submit your building permit application. The recommendations are not required to be incorporated, but of course they are recommended, okay? But you don't have to do those if you don't want to. Does that make sense?

MS. HERGHELEGIU: Yes.

MR. HAUTZINGER: Okay, I just want to clarify that.

CHAIRPERSON KINGSLEY: Thank you.

Okay, so there's a motion and there's a second.

All those in favor say aye?

(Chorus of ayes.)

CHAIRPERSON KINGSLEY: The motion passed. So, Lot 4 is approved.

MS. HERGHELEGIU: Thank you very much.

CHAIRPERSON KINGSLEY: Thank you very much. So, thank you, everybody, for coming.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:18 p.m.)

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REPORT OF PROCEEDINGS OF A MEETING  
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS  
DESIGN COMMISSION

COMMISSION

RE: PUBLIC COMMENT RULES

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Design Commission taken at the Arlington Heights  
Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room,  
Arlington Heights, Illinois on the 24th day of February, 2026 at the hour of  
7:18 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson  
JOHN FITZGERALD  
JONATHAN KUBOW

MEMBERS ABSENT:

SCOTT SEYER  
TED ECKHARDT

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: All right, we don't have any other new business, we just have other business which would be Public Comment.

MR. HAUTZINGER: Actually, this is a unique item. There's Public Comment Rules under other business, and then we have Public Comment, yes.

CHAIRPERSON KINGSLEY: Oh, I'm sorry, okay.

MR. HAUTZINGER: So, I'll kind of dive into the Public Comment Rules.

CHAIRPERSON KINGSLEY: All right.

MR. HAUTZINGER: So, this is a unique agenda item that doesn't normally come up, but this is more of a procedural item that we wanted to discuss with the Design Commission. We have prepared some rules regarding public comment, and I should say that the goal of this is to create a consistency amongst all of the various boards and commissions throughout the Village regarding procedures for public comment.

Okay, so this is nothing directed specifically at the Design Commission or any other Board or Commission. But the Village Attorney working in conjunction with the Village Manager's Office decided it would be appropriate to create some documented rules for the procedures with public comment, and that's what's in your packet. I don't know if you've had an opportunity to review those. There are some additional materials in here, and then towards the back of that item in your packet is the actual rules concerning public comment and participation.

If you'd like, I can touch on the highlights of that, or what we would be looking for from the Design Commission tonight is a motion to adopt these rules. Like I said, I'm happy to give you a brief overview.

CHAIRPERSON KINGSLEY: Can you give us, is that okay, guys?

COMMISSIONER KUBOW: Yes, it sounds good.

CHAIRPERSON KINGSLEY: Yes, if you can give us a little overview?

MR. HAUTZINGER: Okay, so like I said, and these rules are the same rules for every Board and Commission to adopt, you know, I actually inquired if there was anything about, something to these rules that --

CHAIRPERSON KINGSLEY: If you guys want to go, you can go.

MR. HAUTZINGER: Oh, yes, you don't need to stay.

CHAIRPERSON KINGSLEY: You don't have to stay for this.

MR. CLIM: I can just --

MR. HAUTZINGER: You should bring that to the Planning Department during business hours.

MR. CLIM: Okay.

MR. HAUTZINGER: Thank you.

MR. CLIM: Thank you very much.

CHAIRPERSON KINGSLEY: Thank you.

MR. CLIM: Thank you very much.

MR. HAUTZINGER: So, these again, these rules have been prepared by the Village Attorney for adoption by all the Boards and Commissions, and they're looking for the same set of rules to be adopted by every Board and

every Commission. So, the highlights are that, you know, one, and we've been doing this already, you know, the one kind of overarching requirement is to have an opportunity for public comment on the agenda of the meeting, which we have at the end of every meeting. So, that's one main item.

Another one is, sorry, oh, they wanted to reiterate that the public comment time is not necessarily intended to be a forum for an open dialogue or an engagement. You know, it's an opportunity for the public comment to speak and present their comments to the Design Commission, but the Design Commission is not obligated to respond or engage in a debate or anything like that. So, I mean, it's an opportunity to listen and not necessarily turn it to a conversation. It says the Chair may direct Village Staff to respond to questions or issues raised in a public meeting at an appropriate time. So, I mean, there's more detail to this, but there's also a time limit that is included in here, it's a three-minute time limit, which I thought, I don't know if that's important but it does give the authority to the Chairperson to waive that time limit if desired.

However, one unique detail to keep in mind is once we get to a public comment time, if there's concern, like if we happen to have a very controversial, something going on in the Village and there's a lot of people, you might want to retain this three-minute limitation. If not, and you're open to listening to what everyone has to say for as long as they want to speak, the Chair has the opportunity to waive that requirement, but you would need to do so before the comments commence. Otherwise, the three-minute time limit would be a default as part of the adoption of these rules.

The public comment time is reserved for comments that are not regarding a specific agenda item. A public comment time about a matter that is on the specific agenda item would be handled at the discretion of the Chair during the agenda item. So, now that's something that we do as a matter of procedure in every meeting and always have, but again, that's how that's handled by these rules.

A speaker representing a group of people wouldn't be allowed additional time. It's still the same three-minute time limit. A speaker may not yield their time allocation to another speaker to have more time. Each speaker should state their name and spell their name in a clear manner. They're not required to state their home address. The Chair may ask whether or not they're a resident.

You know, it's encouraged that the speakers refrain from getting overly repetitive with comments that they've already made or other public commenter has already made. The public comments should be directed always to the Chair and the other members of the Design Commission, not to members of the audience or to Village Staff either, according to the rules, the proposed rules.

All speakers should be courteous, polite, civil. We don't want any disorderly conduct. If that was to happen, the Chair would have the authority to shut down the comments and even ask the person to leave the room. You know, they should speak from the podium and sign in.

Nothing very different from what we've already been doing. Unless there is anything jumping out at you of any concern?

COMMISSIONER KUBOW: No.

COMMISSIONER FITZGERALD: No.

CHAIRPERSON KINGSLEY: No.

MR. HAUTZINGER: Okay.

COMMISSIONER FITZGERALD: I like it.

CHAIRPERSON KINGSLEY: No, that's fine.

MR. HAUTZINGER: I don't know, so then let me, again, the goal is for the Design Commission as well as all other Boards and Commissions in the Village to make a motion to adopt these proposed rules.

CHAIRPERSON KINGSLEY: Okay, anyone want to make a motion?

COMMISSIONER FITZGERALD: I'll make a motion to adopt these as the rules exactly as Steve stated.

**A motion to adopt the Rules Concerning Public Comment and Participation as described in and attached to the Staff memorandum.**

COMMISSIONER KUBOW: Second.

CHAIRPERSON KINGSLEY: There's a motion and a second.

All those in favor say aye?

(Chorus of ayes.)

CHAIRPERSON KINGSLEY: Then it's passed, great. We have adopted these rules.

MR. HAUTZINGER: Okay, and I guess just for the record, you know, it's the adoption of the, the heading on the list of rules here is Adoption of the Rules Concerning Public Comment and Participation. Just clarifying for the minutes. Thank you.

CHAIRPERSON KINGSLEY: Thank you. Okay, so now --

MR. HAUTZINGER: And now, according to our new rules, we have public comment.

CHAIRPERSON KINGSLEY: Now we're on to our public comment.

Is there anyone that would like to be heard?

MR. MOENS: I'll try out the new rule here.

CHAIRPERSON KINGSLEY: Okay, we'll give you three minutes.

MR. MOENS: Three minutes, okay.

CHAIRPERSON KINGSLEY: We'll give you three minutes.

MR. MOENS: Actually, I would have liked to comment before you voted on the motion on public comment, but it can be done here I think, right? I mean, I think the public comment can be done, right, at this time on something that was on the agenda which is one of the problems I saw in this, is that if you can't comment at the time the agenda item is there and it's already done and passed, I go to public comment and it's kind of useless to talk about it, but it can be done that way I think.

But what my comment wants to be, really what I'm looking at, I think these are good. I think this is way overdue for our commissions to have established rules for public comment. I think that's something that we needed for a long time. So, I would say I think since the public is now going to follow the rules, and they have rules we follow, I would ask that the Commissions follow rules for procedure as well that are already laid out in our Municipal Code Section 6-112(a)

where it talks about Roberts Rules of Order.

So, I would ask that as a way of clarity, transparency and democracy, that the commissioners and particularly the chairwomen and men follow rules for those objections as well. Thank you.

CHAIRPERSON KINGSLEY: Thank you. Can you just reiterate that section?

MR. MOENS: It's Section 6, I think it's 6-112(a).

CHAIRPERSON KINGSLEY: Okay.

MR. MOENS: 6-112(a), Proceedings.

CHAIRPERSON KINGSLEY: Got it, thank you.

Anyone else?

(No response.)

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER FITZGERALD: I just have to ask him a question. I do have a comment just because it was interesting, the one that was brought up. So, what we just voted on, I assumed that that was when you're in a certain agenda and we say we're going to the public to speak as well as the public comment, I just assumed it was both.

CHAIRPERSON KINGSLEY: I assumed it was, too.

COMMISSIONER KUBOW: Same.

COMMISSIONER FITZGERALD: So, that would help.

MR. MOENS: Well, I'm sorry if I mis-stated. When the agenda item comes up, and you do this, you ask for the public comment to come up and to speak while it has not been voted on yet, so at least the public has a way of getting some input in before it actually gets voted on, and you do that all the time, I think that's great, but it's to the discretion of the Chair whether they allow that or not. So, you could, you know, just vote on it and then come back to public comment, at the end and everybody's gone already and I want to, you know, talk about this, it's useless.

On most of the agendas, it says public comment is for items not on the agenda. So, you almost have to ask for public comment at the time of the agenda item is live. So, when it gets to public comment, it's kind of the things that aren't on the agenda the way I interpreted it, the way I look at it.

COMMISSIONER FITZGERALD: Okay.

CHAIRPERSON KINGSLEY: Sure, and actually to your point, when we were discussing these rules, I didn't ask for public comment.

MR. MOENS: Correct.

CHAIRPERSON KINGSLEY: So, that was the one time that I didn't ask for public comment.

MR. MOENS: Right, and so I could have said don't do this.

CHAIRPERSON KINGSLEY: You could have.

MR. MOENS: But you would have, and that's what I mean. It's like you give the public the chance to talk while the item is still live.

CHAIRPERSON KINGSLEY: So, we'll make sure that we do that.

MR. MOENS: But you're doing it anyway.

CHAIRPERSON KINGSLEY: Right, right. I'll do a better job of doing

it at each one.

MR. MOENS: Yes, yes. No, I appreciate what you're doing. I get all that.

CHAIRPERSON KINGSLEY: Okay.

MR. MOENS: With public comment, you and the other Commissions, and at the Board, too, that's citizens to be heard, and it's for stuff that's not on the agenda, but they do very well that when the agenda item shows up, ask for public comment before the motion is voted on. So, there's a distinction there hopefully.

CHAIRPERSON KINGSLEY: So, perhaps we could do, instead of public comment on our agenda, we could say citizens to be heard.

MR. HAUTZINGER: It's the same thing.

CHAIRPERSON KINGSLEY: Same thing, right, okay. So, I think, I'll just note that I think it was interesting that it was brought up, the section of the procedure, so I'll look that up. If anyone wants Steve to pull that out to just e-mail to us, I think --

COMMISSIONER KUBOW: We've done it on occasion, right?

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER KUBOW: You just send it out around. I remember it going out; I looked that up. It's more extensive than I remembered.

MR. HAUTZINGER: You mean the section number that Mr. Moens has referenced?

CHAIRPERSON KINGSLEY: Yes.

MR. HAUTZINGER: I guess I don't remember reviewing that with --

CHAIRPERSON KINGSLEY: It might be good. It might be good for us to do that.

COMMISSIONER KUBOW: I think it was sent by someone.

CHAIRPERSON KINGSLEY: Or maybe just to me since I am the Chairperson. Okay, thank you.

MR. HAUTZINGER: Thank you.

CHAIRPERSON KINGSLEY: If there's no other comments?

COMMISSIONER KUBOW: I'd like to make a motion to adjourn this evening's meeting.

CHAIRPERSON KINGSLEY: There is a motion to adjourn the meeting.

Is there a second?

COMMISSIONER FITZGERALD: There is a second.

CHAIRPERSON KINGSLEY: All those in favor say aye?

(Chorus of ayes.)

CHAIRPERSON KINGSLEY: Meeting is adjourned.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:34 p.m.)

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF KANE         )

I, RONALD LeGRAND, JR., depose and say that I am a digital court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

\_\_\_\_\_  
RONALD LeGRAND, JR.

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D. 2026.

\_\_\_\_\_  
NOTARY PUBLIC



VILLAGE OF  
ARLINGTON HEIGHTS  
— INC. 1887 —

**Design Commission**  
**3/24/2026**

**Item:** DC25-102 - 16 E. Euclid Ave. - SF/Teardown  
**Department:** Planning & Community Development

**Item Description:**

**Requested Action:**

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

**Recommendation:**

It is recommended that the Design Commission approve the proposed new (teardown) single-family residence located at 16 E. Euclid Avenue. This recommendation is based on the architectural plans received 3-18-26, site engineering plan received 2-19-26, materials/colors received 12-18-25, and the following:

1. Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission will need to evaluate if the existing home has “significant architectural, historical, aesthetic, or cultural value”.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder’s responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

**ATTACHMENTS:**

1. Staff Report DC25-102
2. DC25-102, 16 E Euclid - Exhibits
3. DC25-102, 16 E Euclid - Existing Photos



## STAFF DESIGN COMMISSION REPORT

**PROJECT INFORMATION:**

**Project Name:** Hansen Residence  
**Project Address:** 16 E. Euclid Avenue  
**Prepared By:** Steve Hautzinger

**PETITION INFORMATION:**

**DC Number:** 25-102  
**Petitioner Name:** Shawna Hepperle  
**Petitioner Address:** Icon Development Group  
 106 Roman Lane  
 Hawthorne Woods, IL 60047  
**Meeting Date:** March 24, 2026

**Date Prepared:** March 18, 2026

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

**ANALYSIS:**

**Summary**

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

The petitioner is proposing to demolish an existing two-story house and a detached two-car garage to allow construction of a new two-story residence with an attached three-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 19,558 square feet, and the proposed new house will have 4,836 square feet. The plans comply with all of the R-3 zoning requirements as summarized below.

	<b>ALLOWED</b>	<b>PROPOSED</b>
Setbacks	Front: 20 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 30 feet Side: 7 feet Side: 7 feet Rear: 160 feet
Building Height (to the midpoint)	25 feet	24.3 feet
FAR	8,261 SF	4,836 SF
Building Lot Coverage	6,845 SF	2,925 SF
Impervious Surface Coverage	9,779 SF	8,672 SF

The subject property is located in the Historic Arlington Neighborhood Association (HANA) neighborhood. The existing home (proposed to be demolished) was included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights, such as the subject "Rec Park" neighborhood. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Contributing".

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

The massing of the existing house is awkward. The right (east) side of the house appears to be an addition that looks out of character with the original left (west) side of the house. The front porch meets the bay window in an awkward manner which does not look original. The interior of the house is in very poor condition, with no historic character to preserve. The house is very close to the street, in front of the adjacent homes, which disrupts the flow of the streetscape and it stands out in a negative way.


Typically, Staff encourages renovation/addition of contributing historic homes, in lieu of teardown/new construction, but in this case, Staff does not see any significant architectural value and therefore does not object to the proposed demolition.

In regards to the proposed new house, overall it is nicely designed with a traditional style that will fit well in this location. The side load garage arrangement works well to turn the face of the garage doors away from the street. The main body of the house is set back slightly farther than the adjacent homes, but this due to an existing ComEd transformer easement that is located on the property.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the proposed new (teardown) single-family residence located at 16 E. Euclid Avenue. This recommendation is based on the architectural plans received 3-18-26, site engineering plan received 2-19-26, materials/colors received 12-18-25, and the following:

1. Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission will need to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value".
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

 \_\_\_\_\_ March 18, 2026

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

c: Petitioner, Emily Rodman - Director of Planning and Community Development, DC File 25-092



W Euclid Ave

E Euclid Ave

N Dunton Ave

N Dunton Ave

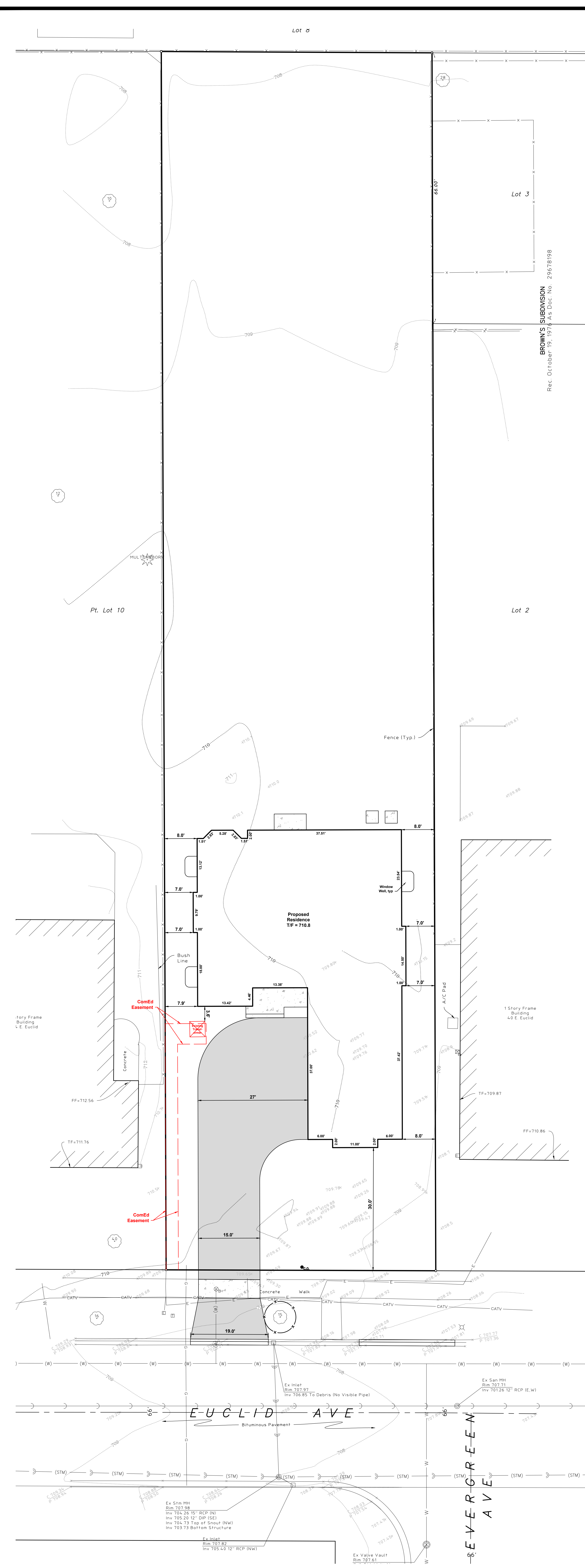
N Evergreen Ave

N Arlington Heights Rd

N Arlington Heights Rd

Arlington Heights Memorial Library

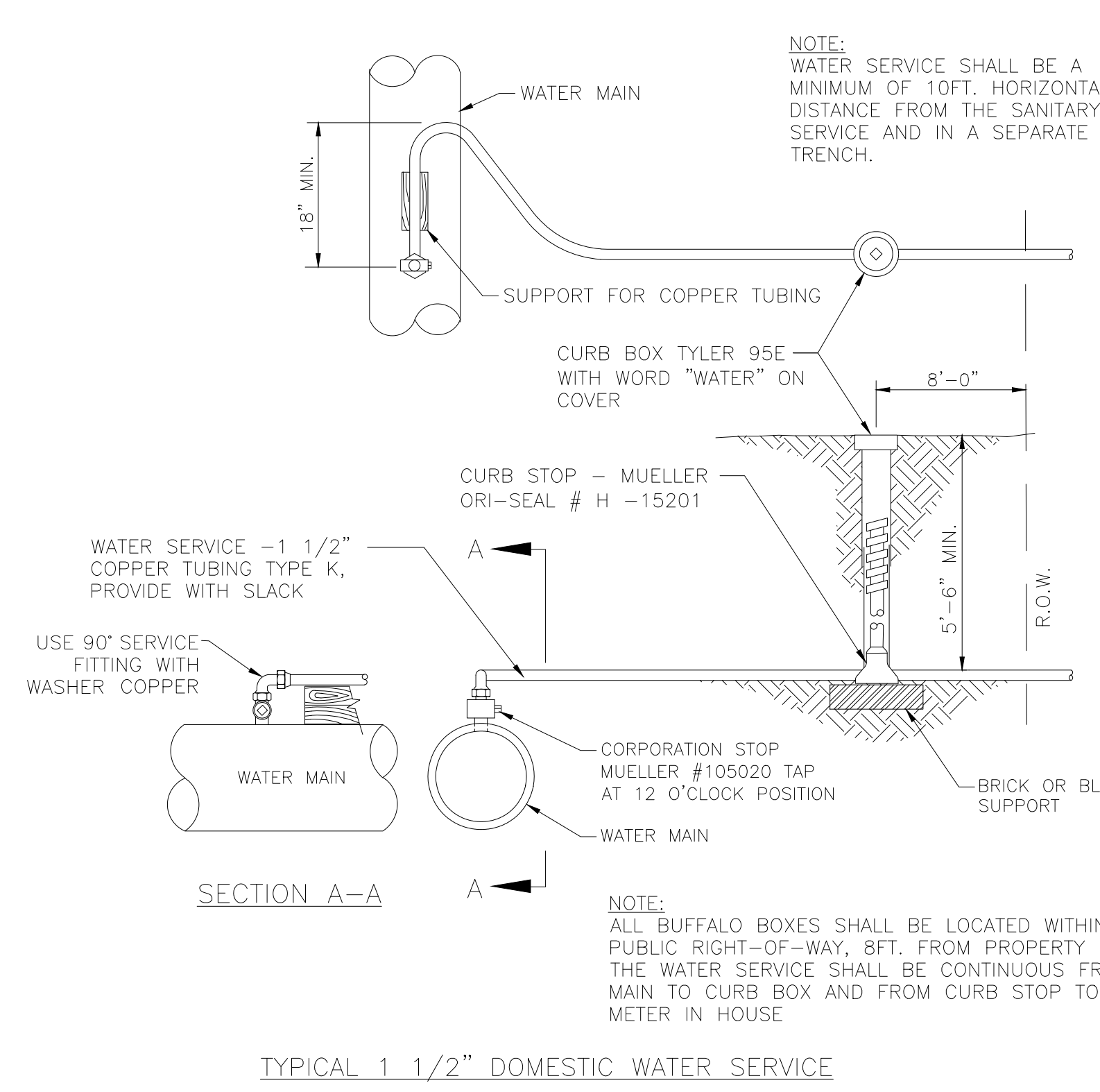
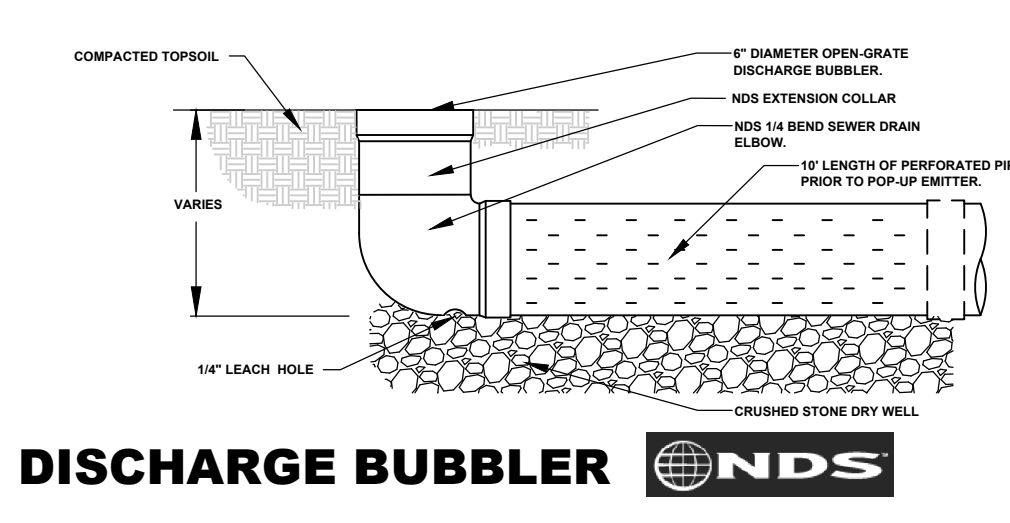
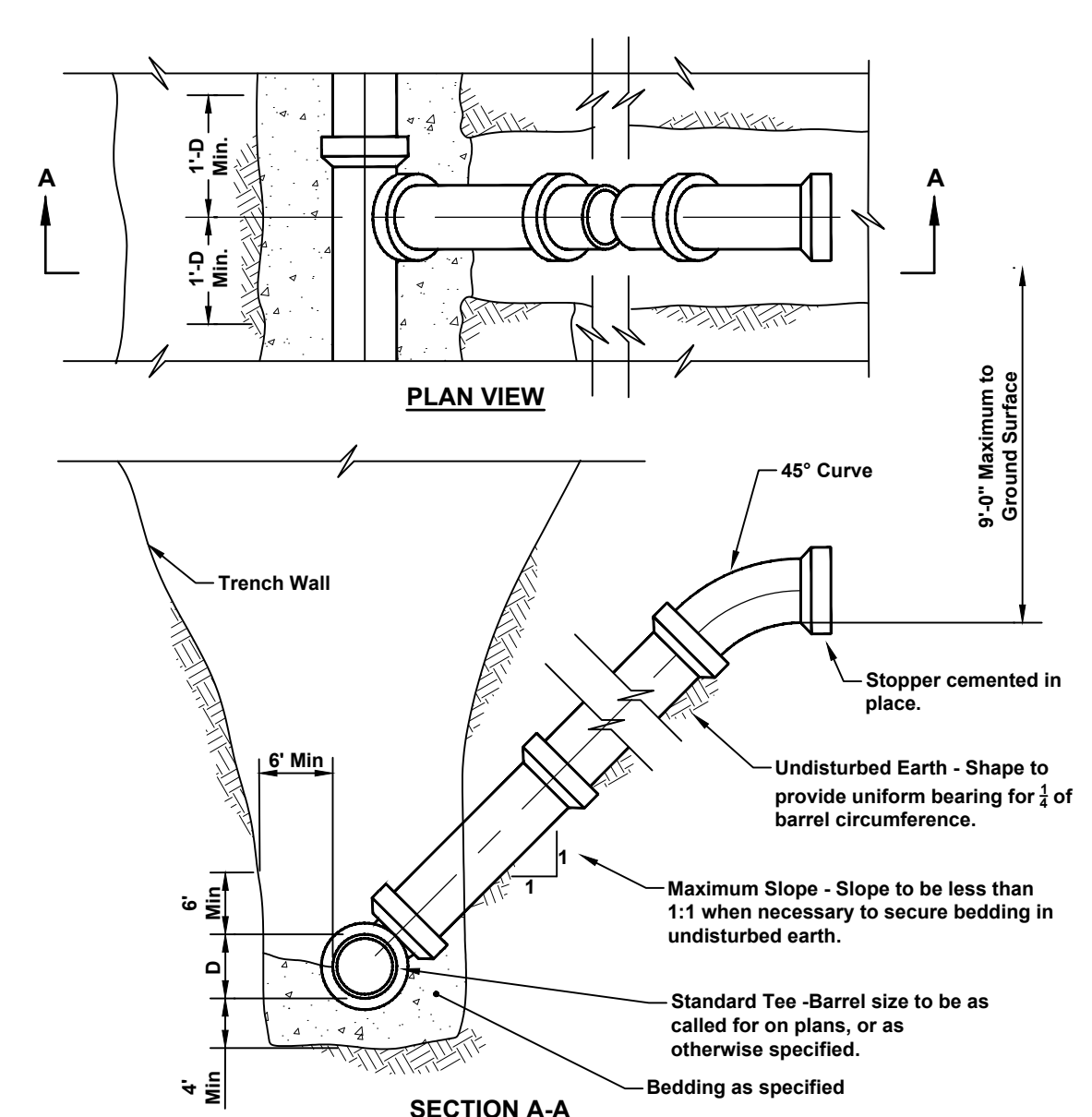
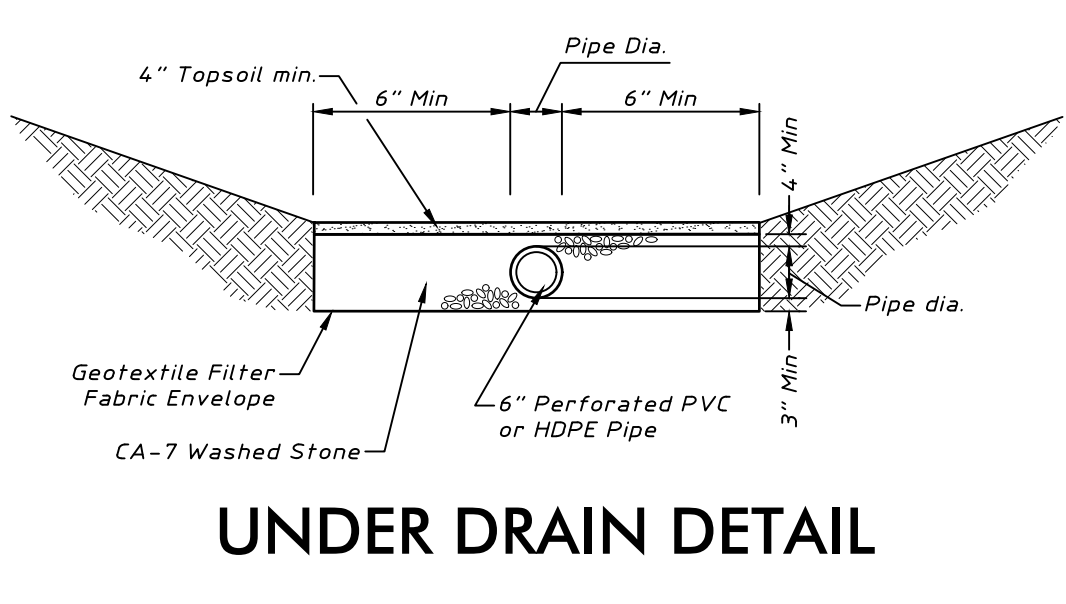
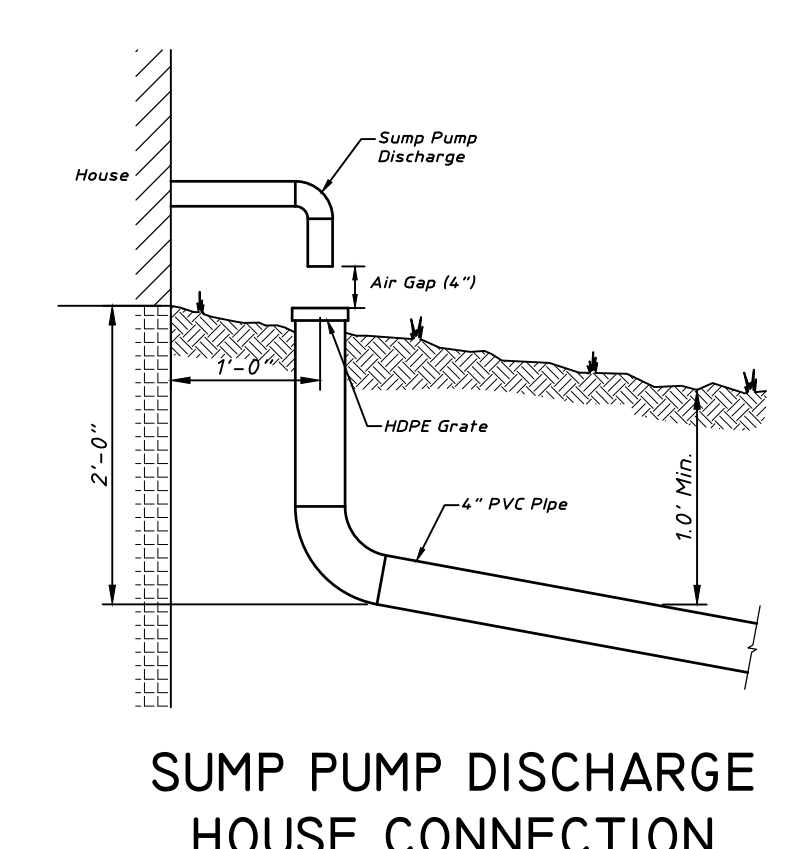
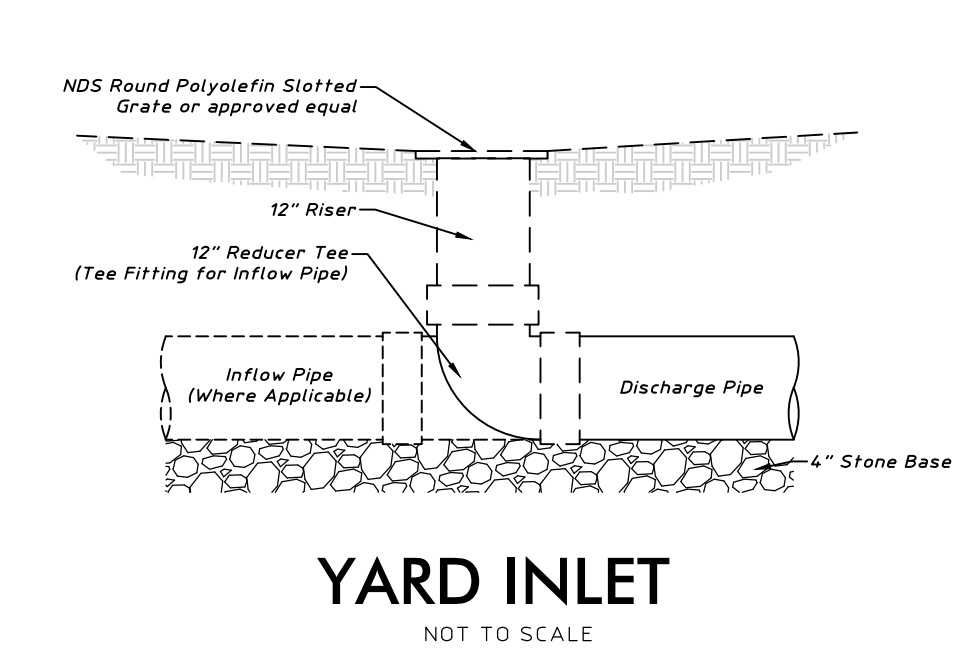
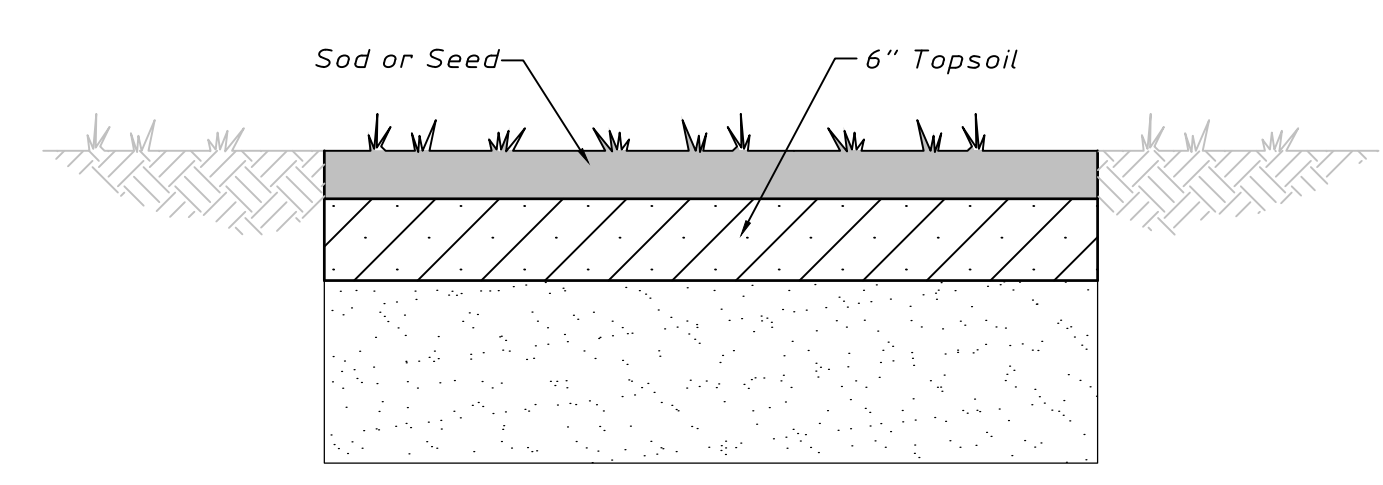
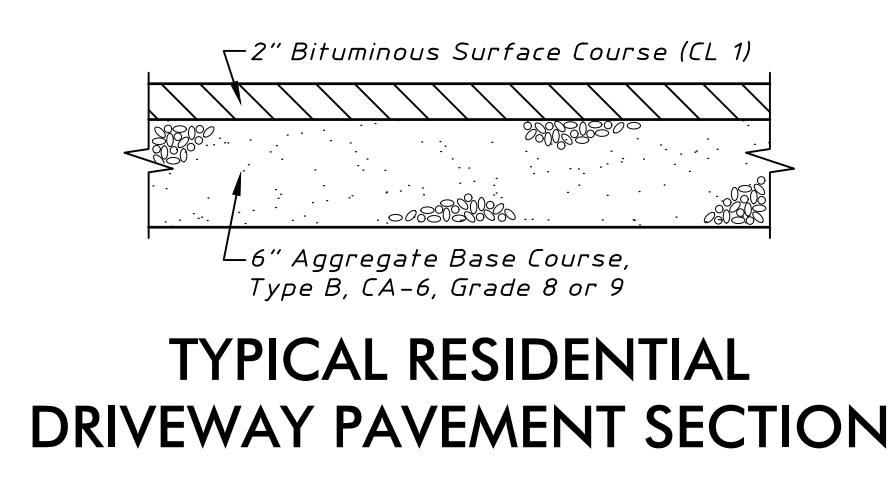
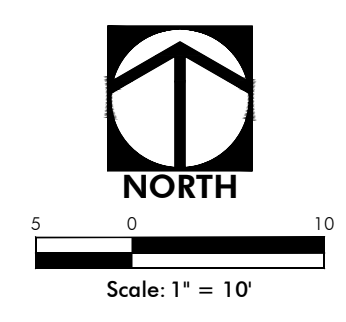




**New Water Service Connection Note:**  
 Core & connect water service into the existing water main. The contractor shall verify in field the location & elevation of the water main prior to establishing the service connection. Remove & replace any damaged pavement in kind by patching to the satisfaction of the Village of Arlington Heights. Restore any disturbed roadway turf by sodding or seeding to the original or improved condition.

**LEGEND**

	Cleanout
	Catch Basin
	Storm Service
	Sanitary Service
	Combined Sewer
	Water Service
	Fire Hydrant
	Valve Box
	B-Box
	Light Pole
	Fence
	Pipe Bollard
	Gas Meter
	Gas Line
	Overhead Utility Line
	Electrical Pedestal
	Utility Pole
	Flagpole
	Curb & Gutter
	Depressed Curb
	Retaining Wall
	Curb Elevation
	Gutter/Pavement Elevation
	Pavement Elevation
	Sidewalk Elevation
	Proposed Ground Elevation
	Contour Line
	Finished Grade
	Top of Foundation
	Garage Floor
	Match Existing Grade
	Deciduous Tree
	Coniferous Tree
	Record On Line
	Silt Fence
	Tree Protection Fence
	Softscape Flow
	Concrete
	Sump Pump Discharge
	Downspout



NOTE: WATER SERVICE SHALL BE A MINIMUM OF 10FT. HORIZONTAL DISTANCE FROM THE SANITARY SERVICE AND IN A SEPARATE TRENCH.

NOTE: ALL BUFFALO BOXES SHALL BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY, 8FT. FROM PROPERTY LINE. THE WATER SERVICE SHALL BE CONTINUOUS FROM MAIN TO CURB BOX AND FROM CURB STOP TO THE METER IN HOUSE.

<p>No.    Date    Revision</p>	<p><b>HAEGER ENGINEERING</b>          consulting engineers • land surveyors          100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608          Illinois Professional Design Firm License No. 184-003152          www.haegerengineering.com</p>	<p><b>SITE ENGINEERING PLAN</b>  <b>16 E. EUCLID AVENUE</b>  <b>ARLINGTON HEIGHTS</b>          ICON BUILDING GROUP</p>	<p>Project Manager: MLA          Engineer: MLA          Date: 02.12.2026          Project No. 25-228          Sheet <b>2</b> / 2</p>
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**COLOR PHOTOS OF SURROUNDING PROPERTIES  
16 E. EUCLID AVE**



**Property to Left 3  
Vacant Lot**



**Property to Left 2  
8 E. Euclid Ave**



**Property to Left 1  
14 E. Euclid Ave**



**Subject Property  
16 E. Euclid Ave**



**Property to Right 1  
40 E. Euclid Ave**



**Property to Right 2  
104 E. Euclid Ave**



**Property to Right 3  
108 E. Euclid Ave**

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**MAIN STREET**

---



**Property Across 1  
514 N. Evergreen**

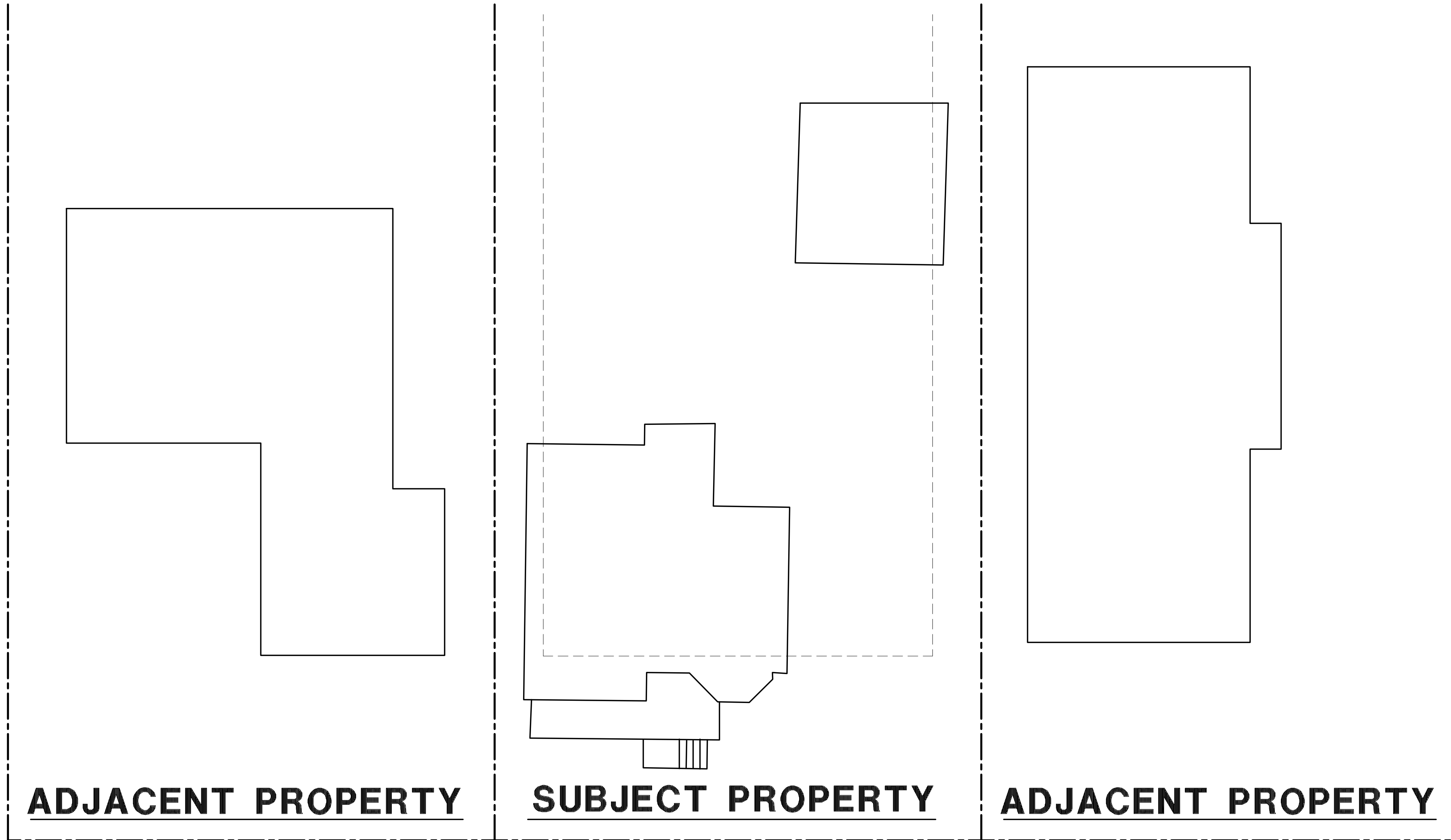


**Property Across 2  
515 N. Evergreen**



**Property Across 3  
519 and 527 N Dunton ; 3 and 9 E Euclid ave**

A CUSTOM HOME FOR THE HANSEN FAMILY  
 16 EAST EUCLID AVENUE  
 ARLINGTON HEIGHTS, ILLINOIS  
 PREPARED FOR  
 ICON BUILDERS



**EUCLID AVE.**



**EXISTING**

ISSUE DATES:	
DATE	REMARKS
1-21-26	FOR REVIEW
3-11-26	FOR REVIEW

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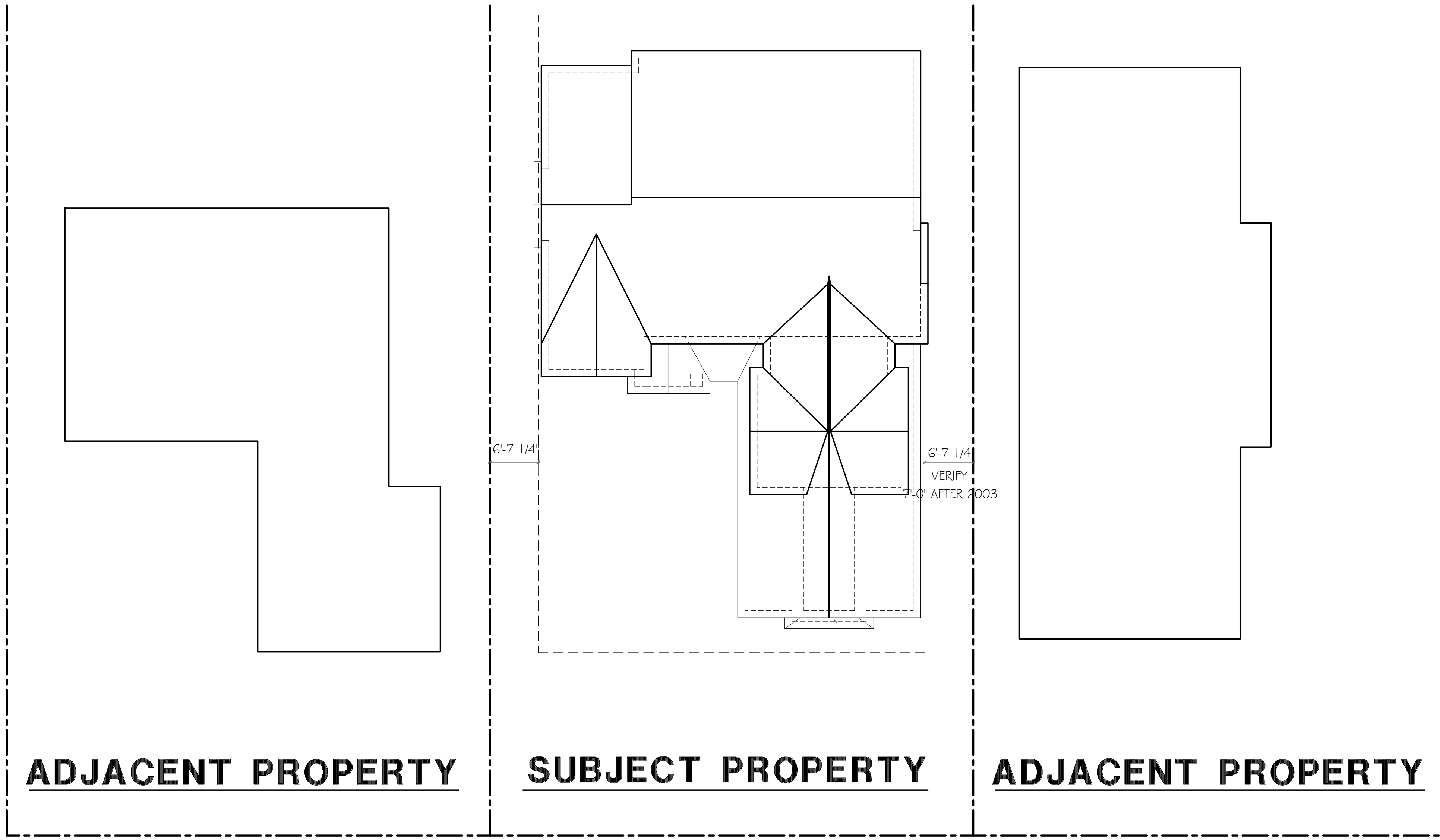
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 TEL: 847-384-4701  
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	PAP	PAP
	CHECKED BY:	APPROVED
	PAP	PAP

A CUSTOM HOME FOR THE HANSEN FAMILY  
 16 EAST EUCLID AVENUE  
 ARLINGTON HEIGHTS, ILLINOIS  
 PREPARED FOR  
 ICON BUILDERS

SHEET NO.  
**P-10**

A CUSTOM HOME FOR THE HANSEN FAMILY  
 16 EAST EUCLID AVENUE  
 ARLINGTON HEIGHTS, ILLINOIS  
 PREPARED FOR  
 ICON BUILDERS



**EUCLID AVE.**



**PROPOSED**

ISSUE DATES:	
DATE	REMARKS
1-21-26	FOR REVIEW
3-11-26	FOR REVIEW

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A CUSTOM HOME FOR THE HANSEN FAMILY  
 16 EAST EUCLID AVENUE  
 ARLINGTON HEIGHTS, ILLINOIS  
 PREPARED FOR  
 ICON BUILDERS

SHEET NO.  
**P-9**

A CUSTOM HOME FOR THE HANSEN FAMILY  
 16 EAST EUCLID AVENUE  
 ARLINGTON HEIGHTS, ILLINOIS  
 PREPARED FOR  
**ICON BUILDERS**



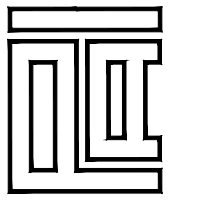
**FRONT ELEVATION**

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CHECKED BY:		PAP	
APPROVED:		PAP	
A CUSTOM HOME FOR THE HANSEN FAMILY 16 EAST EUCLID AVENUE ARLINGTON HEIGHTS, ILLINOIS PREPARED FOR <b>ICON BUILDERS</b>			
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 16 EAST EUCLID AVENUE  
 ARLINGTON HEIGHTS, ILLINOIS  
 PREPARED FOR  
 ICON BUILDERS



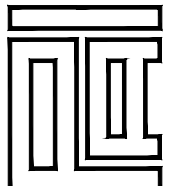
**RIGHT SIDE ELEVATION**

SHEET NO. <b>P-2</b>		A CUSTOM HOME FOR THE HANSEN FAMILY 16 EAST EUCLID AVENUE ARLINGTON HEIGHTS, ILLINOIS PREPARED FOR <b>ICON BUILDERS</b>		JOB NO. P1P CHECKED BY: P1P APPROVED P1P	 <b>PSENKA ARCHITECTS Inc.</b> ARCHITECTS - PLANNING - DESIGN - BUILD 148 WEST STATION STREET, BARRINGTON, IL 60010 TEL: 815-399-4901 FAX: 815-399-4901	COPYRIGHT THE DRAWING SPECIFICATIONS AND NOTES ARE THE PROPERTY OF PSENKA ARCHITECTS INC. NO PART OF THIS DRAWING OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS INC. © 2005 PSENKA ARCHITECTS	ISSUE DATES: DATE FOR REVIEW FOR REVIEW FOR REVIEW 1-21-26 3-11-26	REMARKS FOR REVIEW FOR REVIEW FOR REVIEW
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A CUSTOM HOME FOR THE HANSEN FAMILY  
 16 EAST EUCLID AVENUE  
 ARLINGTON HEIGHTS, ILLINOIS  
 PREPARED FOR  
 ICON BUILDERS



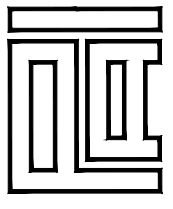
**LEFT SIDE ELEVATION**

SHEET NO. <b>P-3</b>		A CUSTOM HOME FOR THE HANSEN FAMILY 16 EAST EUCLID AVENUE ARLINGTON HEIGHTS, ILLINOIS PREPARED FOR <b>ICON BUILDERS</b>		JOB NO. DRAWN BY: PJP CHECKED BY: PJP APPROVED: PJP	 <b>PSENKA ARCHITECTS Inc.</b> ARCHITECTURE - PLANNING - DESIGN - BUILD 148 WEST STATION STREET, BARRINGTON, IL 60010 FAX 847/384-9101	COPYRIGHT THE DRAWING, SPECIFICATIONS AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF PSENKA ARCHITECTS INC. NO PART OF THIS DRAWING OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. © 2008 PSENKA ARCHITECTS	ISSUE DATES: DATE FOR REVIEW FOR REVIEW FOR REVIEW 1-21-26 3-11-26
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 16 EAST EUCLID AVENUE  
 ARLINGTON HEIGHTS, ILLINOIS  
 PREPARED FOR  
**ICON BUILDERS**



**REAR ELEVATION**

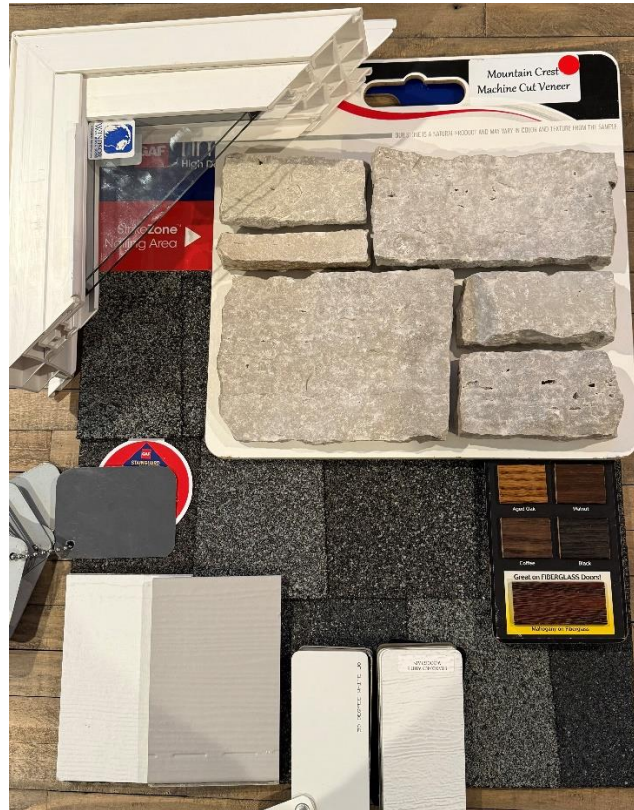
SHEET NO. <b>P-4</b>		A CUSTOM HOME FOR THE HANSEN FAMILY 16 EAST EUCLID AVENUE ARLINGTON HEIGHTS, ILLINOIS PREPARED FOR <b>ICON BUILDERS</b>		JOB NO. DRAWN BY: PJP CHECKED BY: PJP APPROVED: PJP	 <b>PSENKA ARCHITECTS Inc.</b> ARCHITECTURE • PLANNING • DESIGN • BUILD 148 WEST STATION STREET, BARRINGTON, IL 60010 TEL: 847-384-4001 FAX: 847-384-4001	COPYRIGHT THE DRAWING SPECIFICATIONS AND NOTES ARE THE PROPERTY OF PSENKA ARCHITECTS INC. NO PART OF THIS DRAWING OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. © 2005 PSENKA ARCHITECTS	ISSUE DATES: <table border="1"> <tr> <th>DATE</th> <th>REMARKS</th> </tr> <tr> <td>1-21-26</td> <td>FOR REVIEW</td> </tr> <tr> <td>3-11-26</td> <td>FOR REVIEW</td> </tr> <tr> <td></td> <td>FOR REVIEW</td> </tr> <tr> <td></td> <td>FOR REVIEW</td> </tr> </table>	DATE	REMARKS	1-21-26	FOR REVIEW	3-11-26	FOR REVIEW		FOR REVIEW		FOR REVIEW
DATE	REMARKS																
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3-11-26	FOR REVIEW																
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	FOR REVIEW																

Exterior Selections

Betsy & Kyle Hansen

16 E. Euclid Ave, Arlington Heights

12-18-25



**Roof: GAF Timberline in Nantucket Morning**

**Metal Roof: Charcoal Gray**

**Gutters & Downspouts: 30 Degree White**

**Windows: Midway Single Hung White Interior/White Exterior**

**Trim/Corbels and Columns: SW 7005 Pure White**

**Soffit/Fascia: SW 7005 Pure White**

**Siding: James Hardie Pearl Gray**

**Board/Batten Siding: James Hardie Artic White**

**Shake: James Hardie Pearl Gray**

**Stone: Level 1 Eden Valders Mountain Crest Machine Cut**

**Front Door: Stained Walnut**

**Garage Doors: Clopay Classic Collection –White Traditional Long Panel with Plain Long Windows**



EUCLID ST

EVERGREEN

NO PARKING  
EXCEPT FOR BLUE  
EMERGENCY VEHICLES  
ENFORCEMENT

2019 Google Streetview



16





















VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Design Commission**  
**3/24/2026**

**Item:** DC26-008 - 1415 W. Maude Ave. - SF/Teardown  
**Department:** Planning & Community Development

**Item Description:**

**Requested Action:**

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

**Recommendation:**

It is recommended that the Design Commission approve the proposed design for a new (teardown) single-family residence to be located at 1415 W. Maude Avenue. This recommendation is based upon the architectural plans received on 1/18/26, and the following:

1. Evaluate the contemporary appearance of the proposed fiber-cement panel siding. Confirm the panel texture and panel joint material/color.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

**ATTACHMENTS:**

1. DC26-008, Staff Report
2. DC26-008, 1415 W. Maude - Exhibits

## STAFF DESIGN COMMISSION REPORT

**PROJECT INFORMATION:**

**Project Name:** Ciepiela Residence  
**Project Address:** 1415 W. Maude Avenue  
**Prepared By:** Steve Hautzinger  
**Date Prepared:** March 19, 2026

**PETITION INFORMATION:**

**DC Number:** 26-008  
**Petitioner Name:** Robert Ciepiela  
**Petitioner Address:** 1415 W. Maude Ave  
 Arlington Heights, IL 60004  
**Meeting Date:** March 24, 2026

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

**ANALYSIS:**  
**Summary**

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

The petitioner is proposing to demolish an existing single-story residence with an attached two-car garage to build a new two-story residence with an attached three-car garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 20,164 square feet and the proposed residence will have 3,975 square feet. This project complies with the R-E zoning requirements as summarized below.

	<b>ALLOWED</b>	<b>PROPOSED</b>
Setbacks	Front: 31.5 feet Side: 11.8 feet Side: 11.8 feet Rear: 30 feet	Front: 33.5 feet Side: 30.4 feet Side: 13 feet Rear: 72.4 feet
Building Height (to the midpoint)	25 feet	25 feet
FAR	6,049 SF	3,975 SF
Building Lot Coverage	6,049 SF	3,222 SF
Impervious Surface Coverage	10,082 SF	6,810 SF

The subject property is located in an R-E zoning district where the minimum lot size is 20,000 sf. There have been numerous other teardowns previously completed in this neighborhood. The proposed new house does fit comfortable on the large lot.

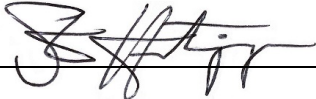
Overall, the proposed design is nicely done with a nice level of detail and architectural interest on all sides of the house. The primary exterior material on the house is a fiber-cement panel siding which gives the house a more contemporary appearance that the Design Commission should evaluate. The petitioner should clarify the details of the proposed paneling system including the panel texture and the panel joint material/color.

Aside from evaluating the appearance of the panel siding, Staff feels that the proposed design meets the intent of the Village of Arlington Heights' Single-Family Design Guidelines.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the proposed design for a new (teardown) single-family residence to be located at 1415 W. Maude Avenue. This recommendation is based upon the architectural plans received on 1/18/26, and the following:

1. Evaluate the contemporary appearance of the proposed fiber-cement panel siding. Confirm the panel texture and panel joint material/color.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



March 19, 2026

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

c: Petitioner, DC File 26-008



N Chicago Ave

N Chicago Ave

N Yale Ave

N Yale Ave

N Harvard Ave

N Harvard Ave

N Patton Ave

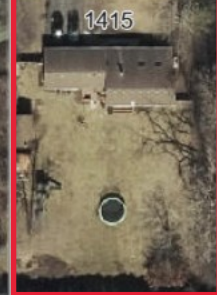
N Kennicott Ave

N Kennicott Ave

W Maude Ave

W Lynnwood Ave

Patton Elementary School



ACORN CONSULTANTS LTD.  
 1340 GIESE ROAD  
 BATAVIA, ILLINOIS 60510  
 TEL: (630) 608-9933  
 kblando@comcast.net

# PLAT OF SURVEY

LEGAL DESCRIPTION:

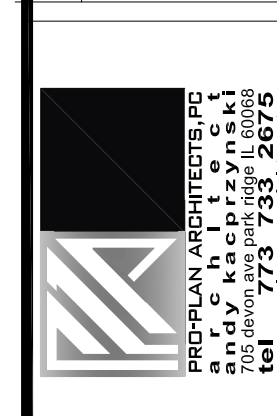
LOT 34 IN LYNNWOOD SUBDIVISION UNIT 4 BEING A SUBDIVISION IN THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19 AND THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1415 W. MAUDE AVE., ARLINGTON HEIGHTS, IL 60004

PIN: 03-19-109-007-0000  
 LAND AREA ±20,164 SF.

ORDER NO.: 2025/K73-BLK  
 DRAWN BY: PJS  
 CHECKED BY: KB  
 APPROVED BY: KB  
 FIELD DATE: 11/12/25  
 SCALE: 1" = 20'

DATE	DESCRIPTION
07/14/2025	PRELIMINARY PLANS ISSUE



NEW CONSTRUCTION SINGLE FAMILY RESIDENCE  
 2-STORY, FRAME WITH BASEMENT AND  
 3-CAR ATTACHED GARAGE  
 1415 W MAUDE AVE ARLINGTON HTS., IL

JOB NO: 25054  
 DRAWN BY: ANDRZEJ KACPRZYNSKI  
 AUGUSTANA ILL. I.T.  
 CHECKED BY: A.K.

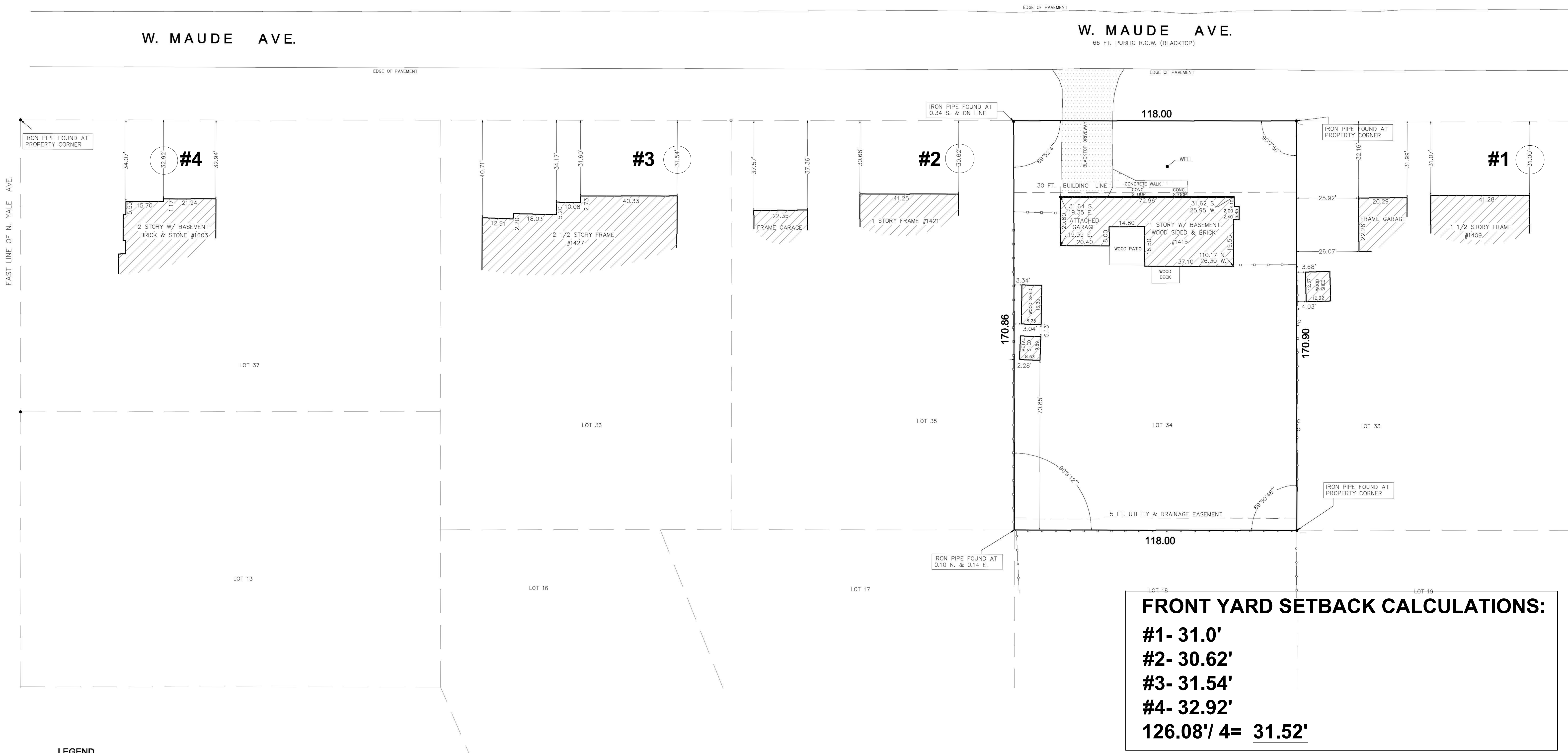
DRAWING LIST  
 PLAT OF SURVEY  
 FRONT YARD SETBACK CALCULATIONS

SHEET NO  
**A1-B**



W. MAUDE AVE.

W. MAUDE AVE.  
 66 FT. PUBLIC R.O.W. (BLACKTOP)



**FRONT YARD SETBACK CALCULATIONS:**  
**#1- 31.0'**  
**#2- 30.62'**  
**#3- 31.54'**  
**#4- 32.92'**  
**126.08' / 4 = 31.52'**

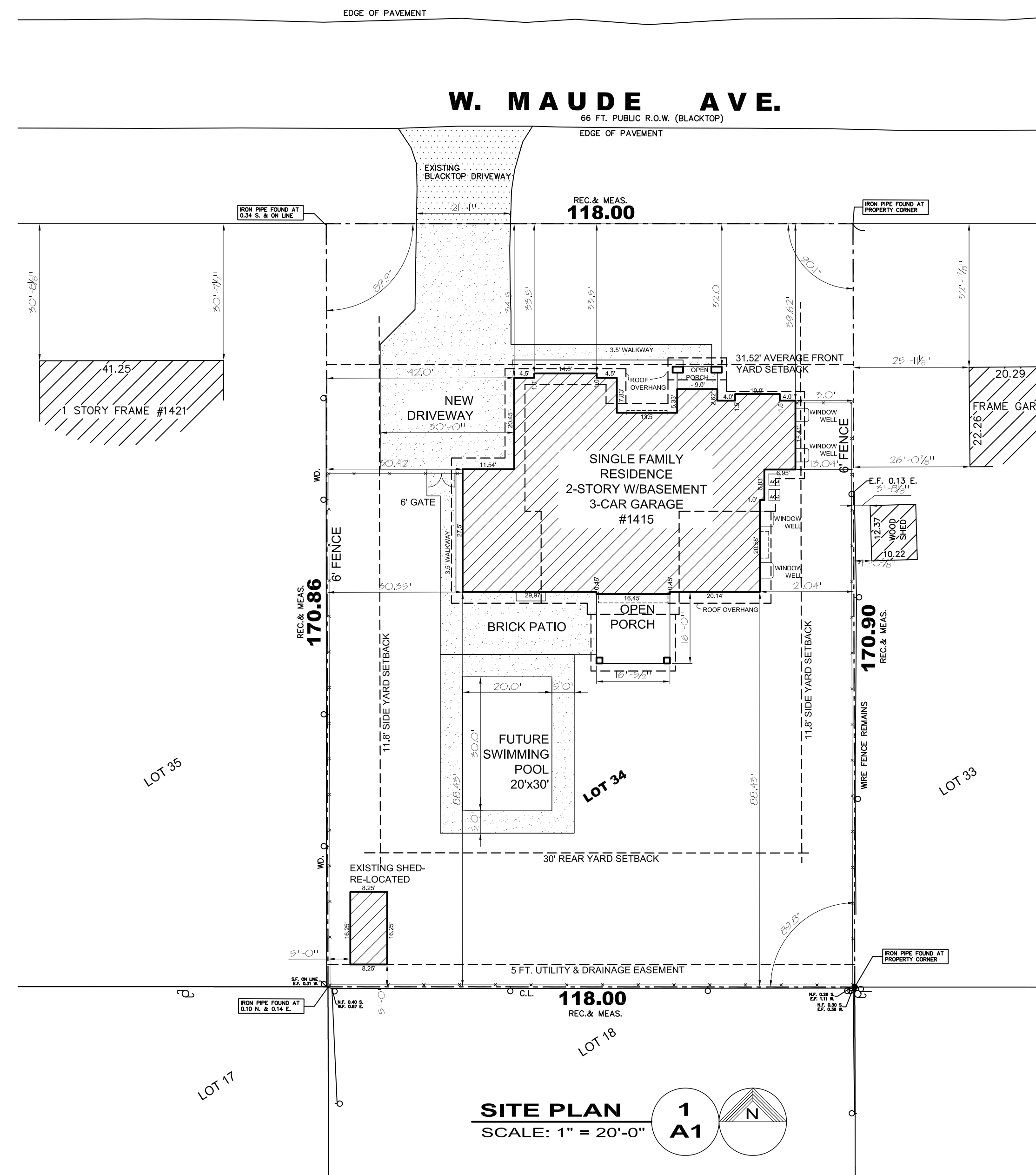
- LEGEND**
- OIL = ON LINE
  - FIR = FOUND IRON ROD
  - FIP = FOUND IRON PIPE
  - FCC = FOUND CUT CROSS
  - = BOUNDARY OF SURVEYED PARCEL
  - - - = BUILDING SETBACK LINE
  - - - = EASEMENT
  - ○ ○ = CHAIN LINK FENCE
  - □ □ = WROUGHT IRON OR WOOD FENCE
  - = CONCRETE
  - = ASPHALT
  - = BUILDING

STATE OF ILLINOIS )  
 ) S.S.  
 COUNTY OF KANE )

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF NOVEMBER, A.D. 2025.

*K. Blando*  
 KRZYSZTOF BLANDO  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3705  
 LICENSE EXPIRES 11/25



**PROJECT DATA**

ZONING DISTRICT- R-E		
LOT AREA: 20,164.0 SF		
FLOOR AREA RATIO L.A x 0.3 = 6,049.2 SF		
	EXISTING	PROPOSED
1st FLOOR	---	2,958.0 SF
2nd FLOOR	---	1,817.0 SF
		TOTAL - 4,775.0 SF
BUILDING LOT COVERAGE L.A x 0.3 = 6,049.2 SF		
	EXISTING	PROPOSED
1st FLOOR	---	2,958.0 SF
ACCESSORY STRUCTURE	---	135.0 SF
		TOTAL - 3,093.0 SF
MAX. IMPERVIOUS COVERAGE = 50% L.A x 0.5 = 10,082.0		
	EXISTING	PROPOSED
1st FLOOR AREA	---	2,958.0 SF
OPEN PORCHES	---	304.0 SF
ACCESSORY STRUCTURE	135.0 SF	135.0 SF
DRIVEWAY	---	1,443.0 SF
WALKWAYS & PATIO	---	770.0 SF
FUTURE SWIMMING POOL	---	1,200.0 SF
		TOTAL - 6,810.0 SF
MAX. FRONT YARD COVERAGE = 50% 3,719.5 x 0.5 = 1,859.75 SF		
	EXISTING	PROPOSED
TOTAL	---	902.0 SF
SETBACKS AND BUILDING HEIGHT		
	REQUIRED	PROPOSED
FRONT YARD SETBACK	AVERAGE = 31.92'	32.0'
INTERIOR SIDE YARD	10% = 11.8'	13.0' - EAST SIDE 30.35' - WEST SIDE
EXTERIOR SIDE YARD	N/A	---
REAR YARD SETBACK	30.0'	88.43'
MAX HEIGHT	25.0' (ROOF MIPPOINT) (2.5 STOREYS)	25.0'

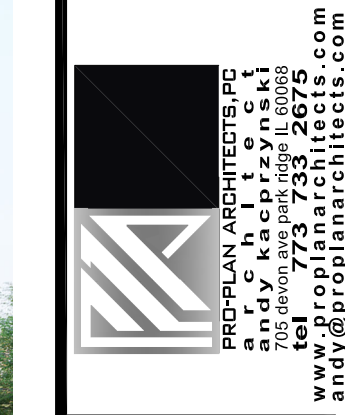
**PROFESSIONAL DESIGN FIRM**  
 LICENSE NO. 184.006386  
 PRO-PLAN ARCHITECTS PC  
 705 DEVON AVE PARK RIDGE IL 60068  
 LICENSE EXPIRES: 04 / 30 / 27

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH THE ZONING ORDINANCES AND BUILDING CODES OF VILLAGE OF ARLINGTON HTS. AND THE STATE OF ILLINOIS.

*Andrzej Kacprzyński*  
 ANDRZEJ KACPRZYŃSKI  
 001.021686  
 ILLINOIS LICENSE # 001.021686, EXPIRES 11 / 30 / 26

ISSUE DATES

DATE	DESCRIPTION
07-14-2020	PRELIMINARY PLANS ISSUE



NEW CONSTRUCTION SINGLE FAMILY RESIDENCE  
 2-STORY, FRAME WITH BASEMENT AND  
 3-CAR ATTACHED GARAGE  
 1415 W MAUDE AVE ARLINGTON HTS., IL

JOB NO. 25054  
 DRAWN BY: ANDRZEJ KACPRZYŃSKI  
 AUGUSTANA REG'N  
 CHECKED BY: A.K.

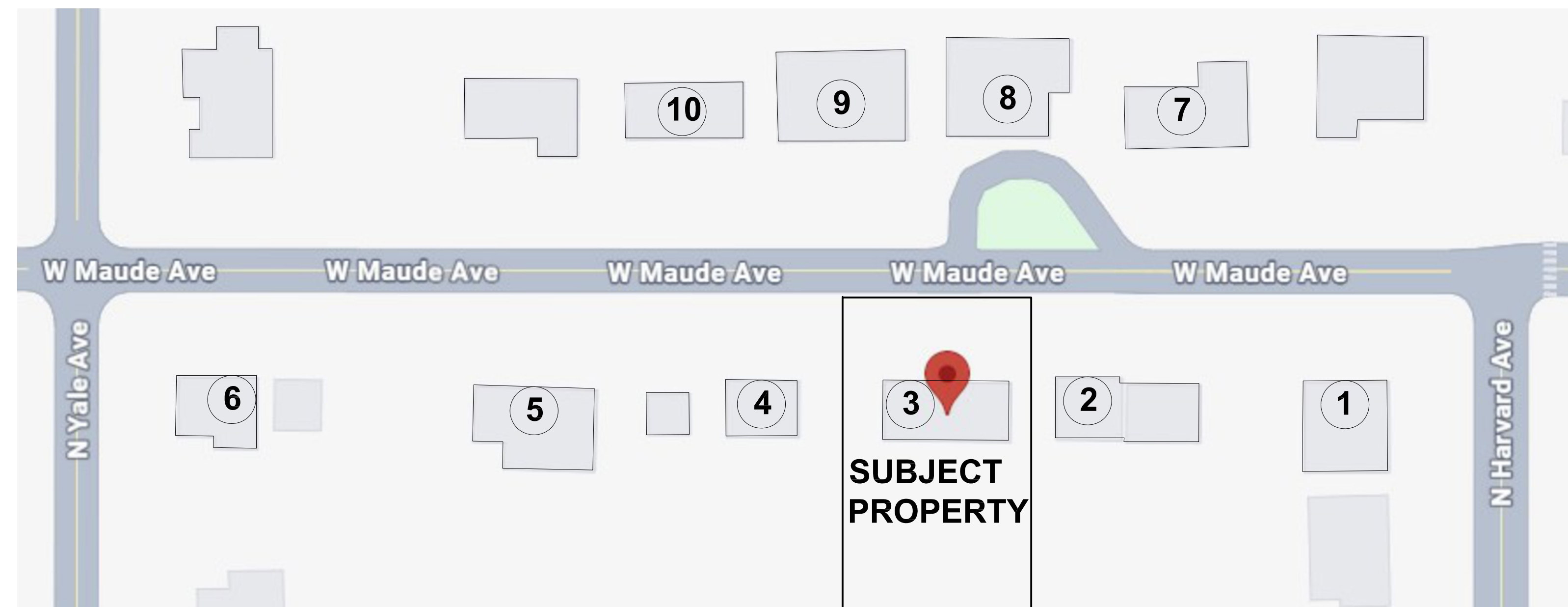
DRAWING LIST  
 SITE PLAN  
 PROJECT DATA  
 NOTES

SHEET NO  
**A1**





**NORTH SIDE- STREET VIEW**

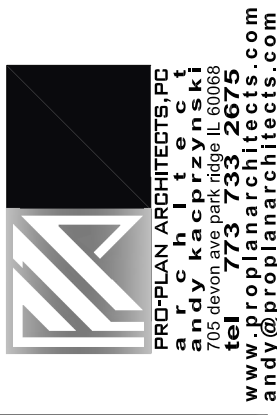


**BLOCK TOP VIEW**  
SCALE: NTS



**SOUTH SIDE- STREET VIEW**

ISSUE DATES	
DATE	DESCRIPTION
01/14/2020	PRELIMINARY PLANS ISSUE



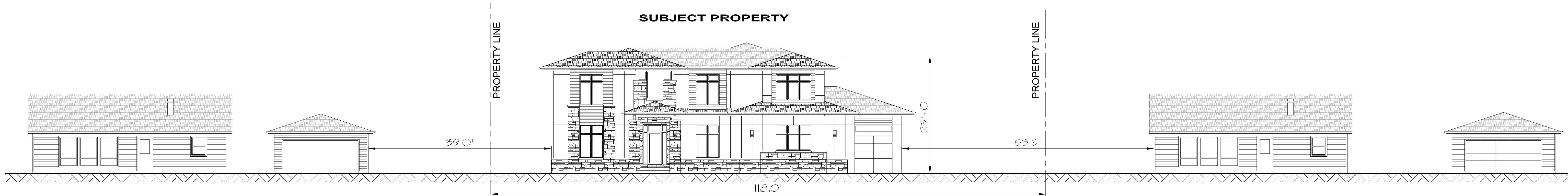
**NEW CONSTRUCTION SINGLE FAMILY RESIDENCE**  
**2-STORY, FRAME WITH BASEMENT AND**  
**3-CAR ATTACHED GARAGE**  
**1415 W MAUDE AVE ARLINGTON HTS., IL**

JOB NO.	25054
DRAWN BY:	ANDRZEJ KACPRZYNSKI
CHECKED BY:	ANGUSTINA BUBLIK
A.K.A.	

DRAWING LIST  
 COLOR PHOTOGRAPHS OF SUBJECT  
 PROPERTY AND SURROUNDING  
 PROPERTIES

SHEET NO.  
**A1-D**





**PROPOSED CONTEXT STREET ELEVATION**  
 SCALE: 1/10" = 1'-0"

1  
 A1-C

ISSUE DATES	
DATE	DESCRIPTION
07/14/2016	PRELIMINARY PLANS ISSUE

**PRE-PLAN ARCHITECTS, P.C.**  
 216 S. MICHIGAN ST., SUITE 101  
 CHICAGO, ILLINOIS 60604  
 TEL: (773) 267-2692  
 WWW.PREPLANARCHITECTS.COM

**NEW CONSTRUCTION SINGLE FAMILY RESIDENCE**  
**2-STORY, FRAME WITH BASEMENT AND**  
**3-CAR ATTACHED GARAGE**  
**1415 W MAUDE AVE ARLINGTON HTS., IL**

JOB NO. 2654	DRAWN BY: ANDRZEJ KACPRZYNSKI	CHECKED BY: A.K.
	ANGUSTIA RUBLIK	

DRAWING LIST  
 CONTEXT STREET ELEVATION

SHEET NO.  
**A1-C**





**REAR VIEW 1**



**FRONT VIEW 1**



**REAR VIEW 2**

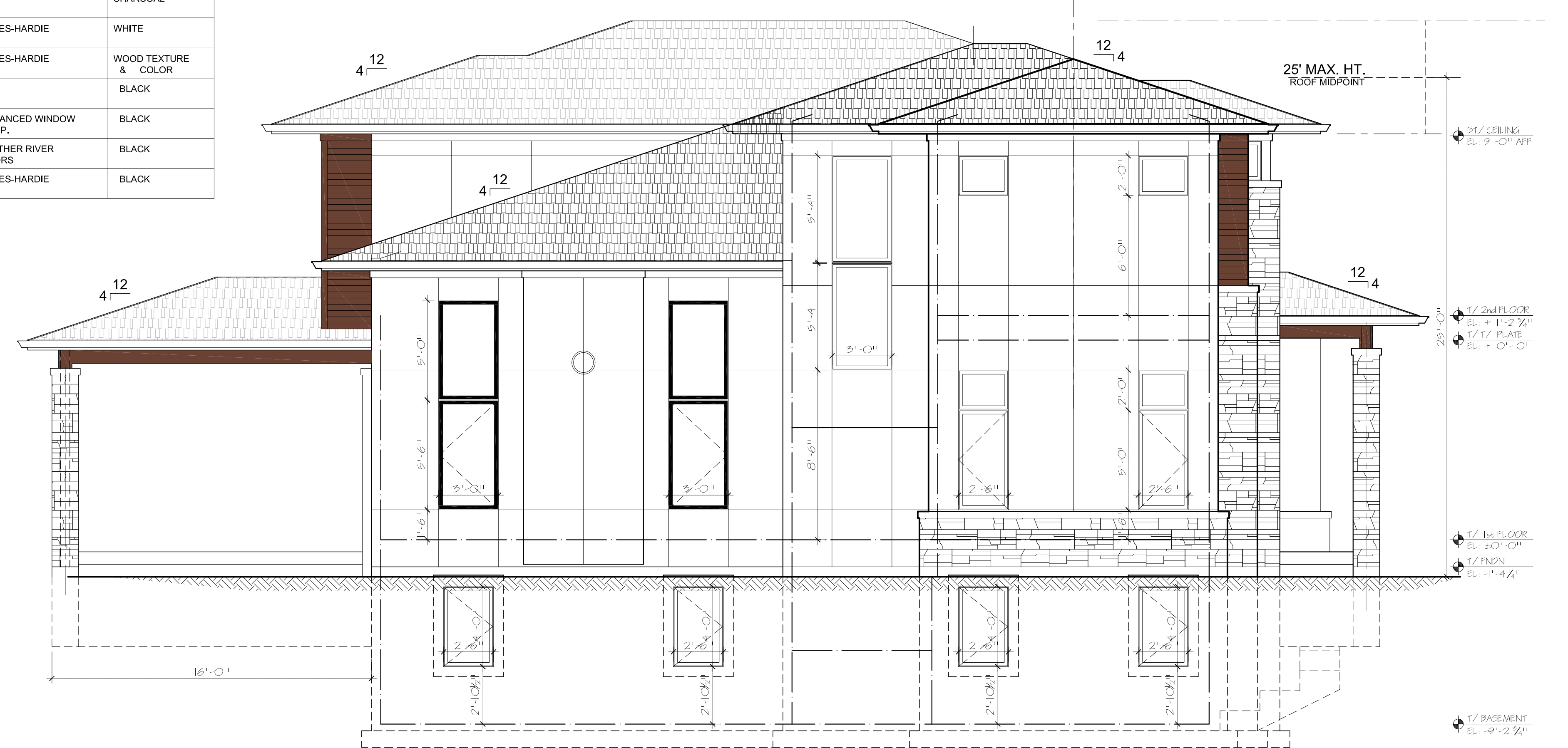


**FRONT VIEW 2**



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"  
**1**  
**A4**

ITEM	MATERIAL	MANUFACTURER	COLOR
STONE	NATURAL STONE	EDEN VALDERS STONE	EDENDIMENSIONAL SPLITFACE
ROOF	ASPHALT SHINGLES	GAF	CHARCOAL
WALLS	PANELING - FIBER CEMENT	JAMES-HARDIE	WHITE
WALLS	SIDING - FIBER CEMENT	JAMES-HARDIE	WOOD TEXTURE & COLOR
SOFFITS FASCIAS GUTTERS	ALUMINUM	—	BLACK
WINDOWS	VINYL	ADVANCED WINDOW CORP.	BLACK
EXTERIOR DOORS	FIBERGLASS	FEATHER RIVER DOORS	BLACK
GARAGE DOORS	SIDING - FIBER CEMENT	JAMES-HARDIE	BLACK



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"  
**2**  
**A4**

**ISSUE DATES**

DATE	DESCRIPTION
07/14/2025	PRELIMINARY PLANS ISSUE

**PRE-PLAN ARCHITECTS, P.C.**  
200 S. WASHINGTON ST. SUITE 100  
CHICAGO, IL 60604  
TEL: 312.467.2695  
WWW.PREPLANARCHITECTS.COM

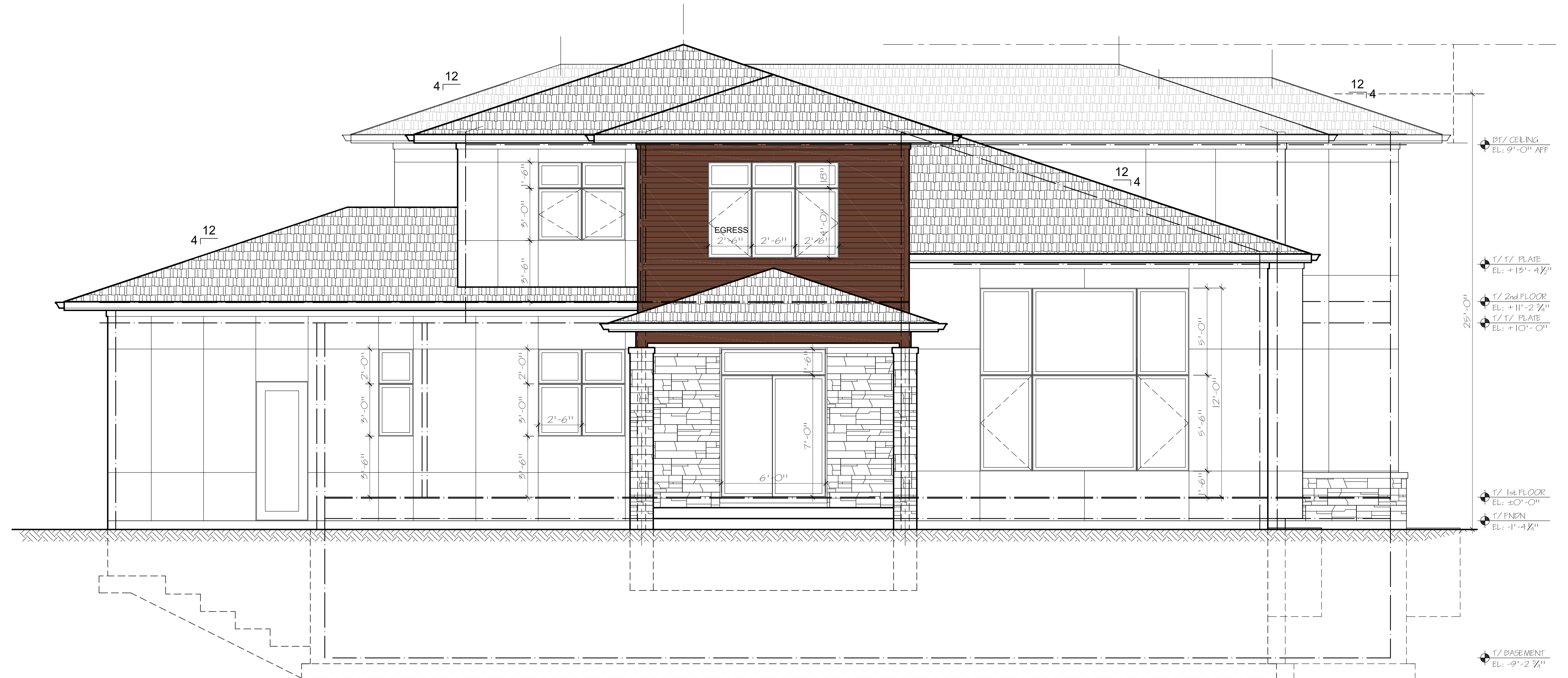
**NEW CONSTRUCTION SINGLE FAMILY RESIDENCE**  
**2-STORY, FRAME WITH BASEMENT AND**  
**3-CAR ATTACHED GARAGE**  
**1415 W MAUDE AVE ARLINGTON HTS., IL**

JOB NO: 25054  
DRAWN BY: ANDRZEJ KACPRZYNSKI  
AUGUSTANA URB. TK  
CHECKED BY: A.K.

**DRAWING LIST**  
NORTH & EAST ELEVATIONS

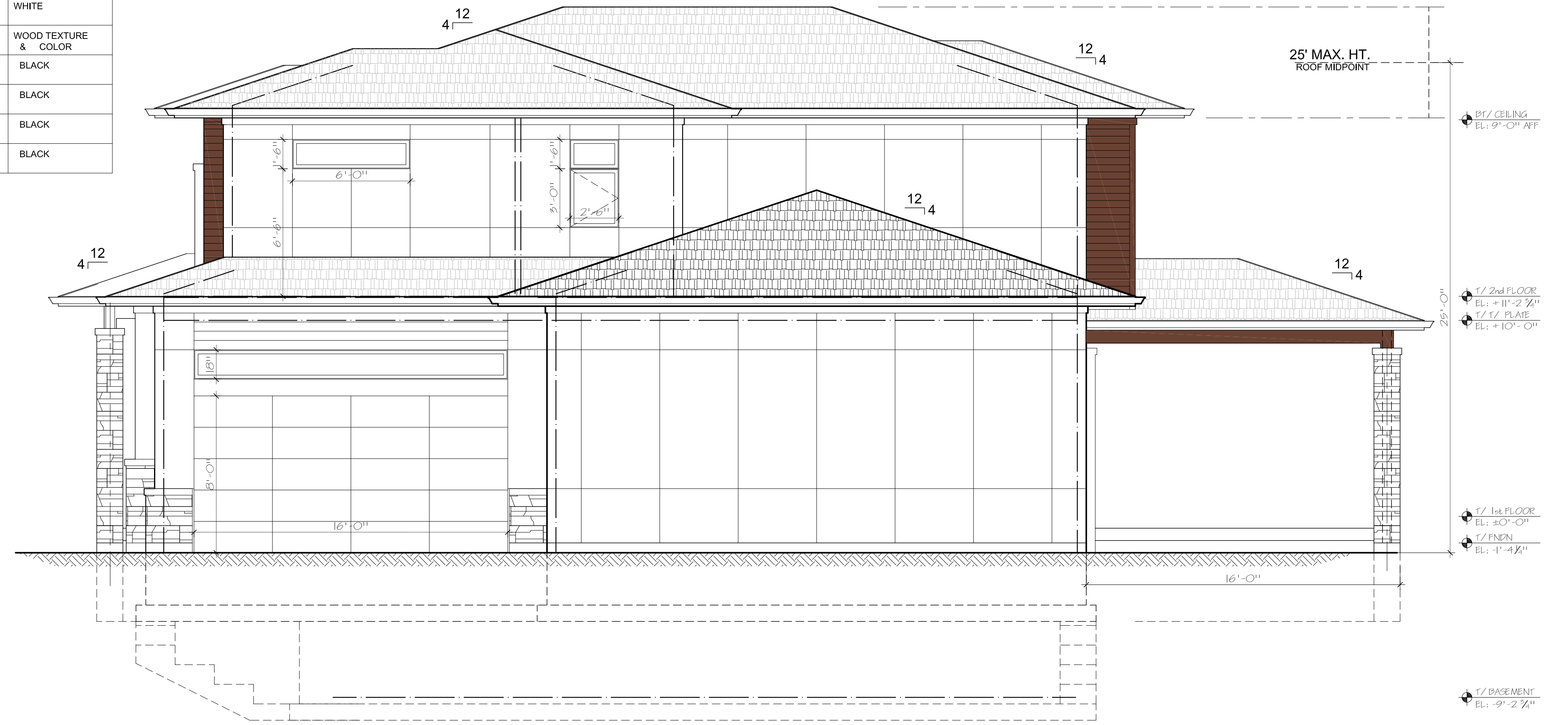
SHEET NO  
**A4**





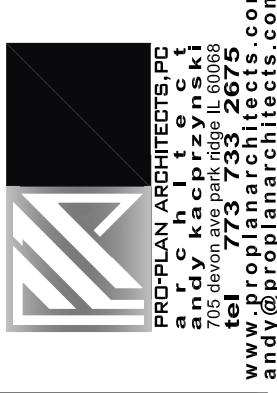
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"  
**1 A5**

ITEM	MATERIAL	MANUFACTURER	COLOR
STONE	NATURAL STONE	EDEM VALDERS STONE	EDENDIMENSIONAL SPLITFACE
ROOF	ASPHALT SHINGLES	GAF	CHARCOAL
WALLS	PANELING -FIBER CEMENT	JAMES-HARDIE	WHITE
WALLS	SIDING -FIBER CEMENT	JAMES-HARDIE	WOOD TEXTURE & COLOR
SOFFITS FASCIAS GUTTERS	ALUMINUM	---	BLACK
WINDOWS	VINYL	ADVANCED WINDOW CORP.	BLACK
EXTERIOR DOORS	FIBERGLASS	FEATHER RIVER DOORS	BLACK
GARAGE DOORS	SIDING -FIBER CEMENT	JAMES-HARDIE	BLACK



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"  
**2 A5**

ISSUE DATES	
DATE	DESCRIPTION
07-14-2025	PRELIMINARY PLANS ISSUE



**NEW CONSTRUCTION SINGLE FAMILY RESIDENCE**  
**2-STORY, FRAME WITH BASEMENT AND**  
**3-CAR ATTACHED GARAGE**  
**1415 W MAUDE AVE ARLINGTON HTS., IL**

JOB NO	25054	CHECKED BY:	A.K.
DRAWN BY:	ANDRZEJ KACPRZYNSKI		
	AUGUSTANA BUBIK		

DRAWING LIST  
SOUTH & WEST ELEVATIONS

SHEET NO  
**A5**



# MATERIAL SAMPLES

Address: 1415 W Maude Ave Arlington Hts



ROOFING: ASPHALT SHINGLES  
COLOR: CHARCOAL



WALLS: FIBER-CEMENT PANELING  
COLOR: WHITE



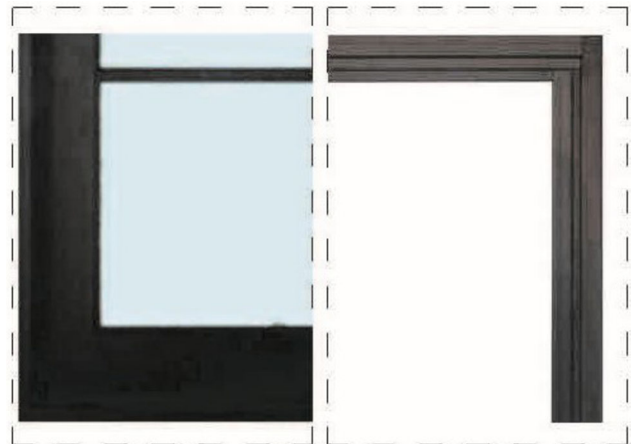
WALLS: STONE  
COLOR: LIGHT GRAY



WALLS: SIDING  
COLOR: WOOD TEXTURE



TRIM/ SOFFITS/ GUTTERS: ALUMINUM  
COLOR: BLACK



DOORS: FIBERGLASS  
COLOR: BLACK

WINDOWS: VINYL  
COLOR: BLACK

# MATERIAL SAMPLES SCHEDULE

Address: 1415 W Maude Ave Arlington Hts

ITEM	MATERIAL	MANUFACTURER	COLOR
STONE	NATURAL STONE	EDEN VALDERS STONE	EDENDIMENSIONAL SPLITFACE
ROOF	ASPHALT SHINGLES	GAF	CHARCOAL
WALLS	PANELING -FIBER CEMENT	JAMES-HARDIE	WHITE
WALLS	SIDING -FIBER CEMENT	JAMES-HARDIE	WOOD TEXTURE & COLOR
SOFFITS FASCIAS GUTTERS	ALUMINUM	---	BLACK
WINDOWS	VINYL	ADVANCED WINDOW CORP.	BLACK
EXTERIOR DOORS	FIBERGLASS	FEATHER RIVER DOORS	BLACK
GARAGE DOORS	SIDING -FIBER CEMENT	JAMES-HARDIE	BLACK



VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Design Commission**  
**3/24/2026**

**Item:** DC26-013 - 442 S. Kennicott Ave. - SF/Addition  
**Department:** Planning & Community Development

**Item Description:**

**Requested Action:**

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

**Recommendation:**

It is recommended that the Design Commission approve the design of the proposed addition at 442 S. Kennicott Avenue. This recommendation is based upon the architectural plans received on 2/13/26, and the following:

1. A requirement to lower the roof pitch at the new addition to better fit with the existing house for a more balanced and cohesive appearance.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

**ATTACHMENTS:**

1. DC26-013, Staff Report
2. DC26-013, 442 S. Kennicott - Exhibits

## STAFF DESIGN COMMISSION REPORT

**PROJECT INFORMATION:**

**Project Name:** Wolf Residence  
**Project Address:** 442 S. Kennicott Ave  
**Prepared By:** Steve Hautzinger

**PETITION INFORMATION:**

**DC Number:** 26-013  
**Petitioner Name:** Keith Ginnodo  
**Petitioner Address:** Kingsley/Ginnodo Architects  
 314 N. Pine Ave  
 Arlington Heights, IL 60004  
**Meeting Date:** March 24, 2026

**Date Prepared:** March 17, 2026

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

**ANALYSIS:**

**Summary**

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

The petitioner is proposing an addition to the second story of an existing two-story home. The property has a total land area of 8,646 square feet and the proposed residence with addition will be 2,843 square feet. The plans do comply with the R-3 single-family zoning requirements as summarized below.

	<b>ALLOWED</b>	<b>PROPOSED</b>
Setbacks	Front: 25 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 26.7 feet Side: 7.4 feet Side: 7.5 feet Rear: 67.7 feet
Building Height (to the midpoint)	25 feet	22.8 feet
FAR	3,890 SF	2,843 SF
Building Lot Coverage	3,026 SF	1,708 SF
Impervious Surface Coverage	4,323 SF	2,666 SF

One of the evaluation criteria of the Village’s Single-Family Design Guidelines is the “overall composition and balance of the elevation”. The existing house has a low hipped 3:12 roof pitch throughout. The proposed addition has a 10:12 roof pitch that looks out of balance with the existing part of the house.

The Single-Family Design Guidelines also state that “new additions will look like they belong and not dominate or change the character of the original building”. Staff feels that the steep roof pitch on the proposed addition looks out of place and it does dominate the appearance, resulting in an appearance of one half is existing and the other half is new, instead of a cohesive appearance.

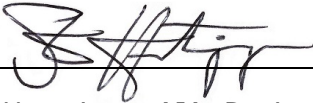
It is recommended that the roof pitch at the new addition be lowered to better fit with the existing house for a more balanced and cohesive appearance.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the design of the proposed addition at 442 S. Kennicott Avenue. This recommendation is based upon the architectural plans received on 2/13/26, and the following:

1. A requirement to lower the roof pitch at the new addition to better fit with the existing house for a more balanced and cohesive appearance.

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



March 17, 2026

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

c: Petitioner, DC File 26-013



Ave

S Dwyer Ave

500

519

515

511

507

501

447

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437

431

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417

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516

512

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412

408

Ave

S Patton Ave

519

515

511

509

501

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437

431

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421

417

411

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502

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442

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428

418

412

408

t Ave

S Kennicott Ave

# EXACTA

LAND SURVEYORS, LLC

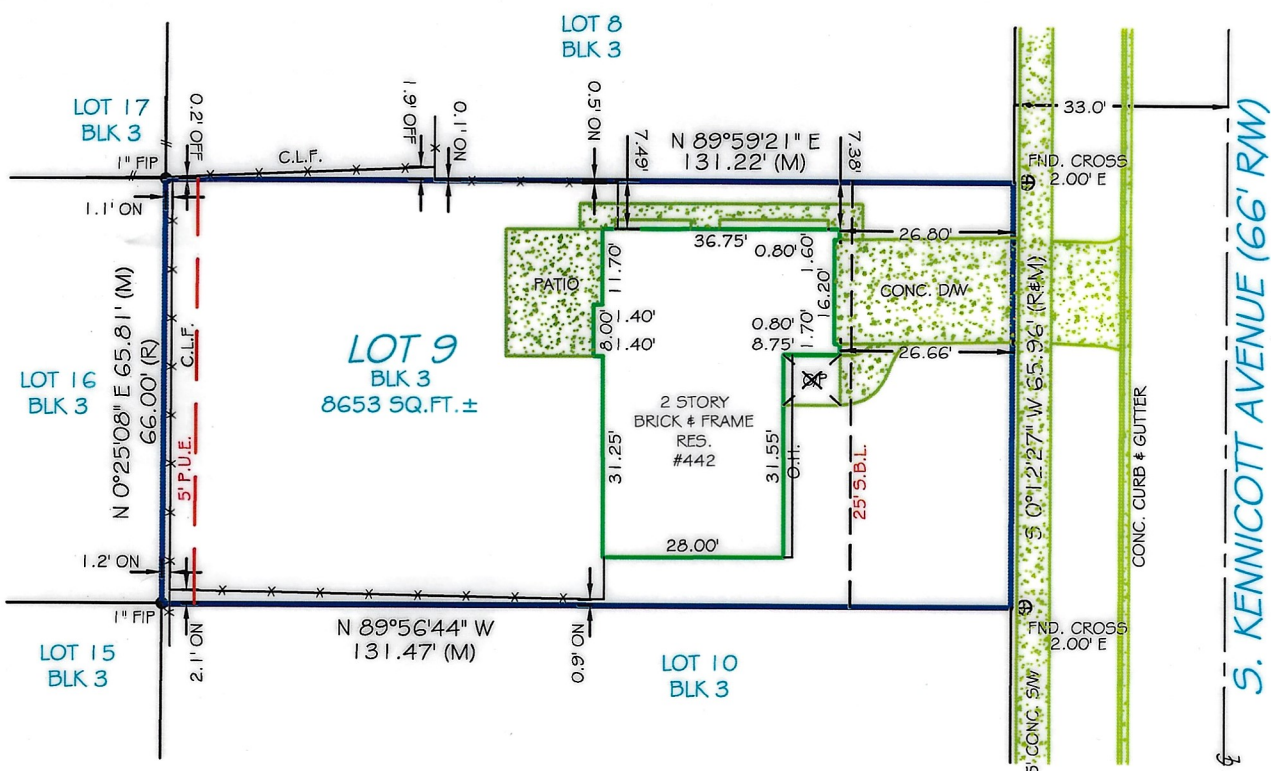


PROPERTY ADDRESS: 442 S. KENNICOTT AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60005

SURVEY NUMBER: IL1906.2157

FIELD WORK DATE: 6/18/2019 REVISION DATE(S): (REV.0 6/18/2019)  
 IL1906.2157  
 BOUNDARY SURVEY  
 COOK COUNTY

LOT 9 OF BLOCK 3 IN MINNECI'S ARLINGTON HEIGHTS RESUBDIVISION OF LOTS 2, 5, 6, 7, 10, 11, 12, 13, WEST 1/2 OF 14, WEST 1/2 OF 15; ALL OF LOTS 16, 17, 18, 19, 20, 21 AND 22, IN CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTION 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 12, 1955, AS DOCUMENT NUMBER 1613766.

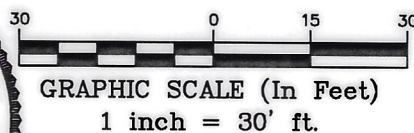


STATE OF ILLINOIS }  
 COUNTY OF GRUNDY } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF JUNE, 2019 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

*Kenneth Kennedy*

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403  
 LICENSE EXPIRES 11/30/2020  
 PROFESSIONAL DESIGN FIRM 184008059-0008



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER: PT19-51826

DATE: 06/18/19

BUYER: PAUL WOLF AND ABIGAIL WOLF

SELLER: BETTY D. MILLIGAN

CERTIFIED TO: PAUL WOLF AND ABIGAIL WOLF; PROPER TITLE, LLC; CHICAGO TITLE INSURANCE COMPANY; UNITED HOME LOANS, INC.

POINTS OF INTEREST  
 NONE VISIBLE

Exacta Proudly Supports

## THE cara PROGRAM

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Since 1991, The Cara Program has placed more than 4,800 motivated adults into more than 6,800 quality jobs, catalyzing the same number of families to stop the transfer of poverty from one generation to the next.

**EXACTA LAND SURVEYORS, LLC.**  
 LB# 184008059  
 316 East Jackson Street, Morris, IL 60450  
 Phone: 773.305.4011

KINGSLEY + GINNODO ARCHITECTS  
 314 N Pine Ave, Arlington Heights, IL 60004  
 Professional Design Firm - Architect  
 Exp: 4.30.27 # 184.005449



KINGSLEY + GINNODO ARCHITECTS  
 314 N PINE AV ARLINGTON HTS IL 60004 847 975 5008 info@kingsleyginmodo.com  
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DO NOT SCALE DRAWINGS. SOME ASPECTS OF THE DRAWINGS ARE NOT TO SCALE.

NOT FOR CONSTRUCTION

**ABBY & PAUL WOLF**  
 442 S KENNICOTT AVE  
 ARLINGTON HTS, IL 60005

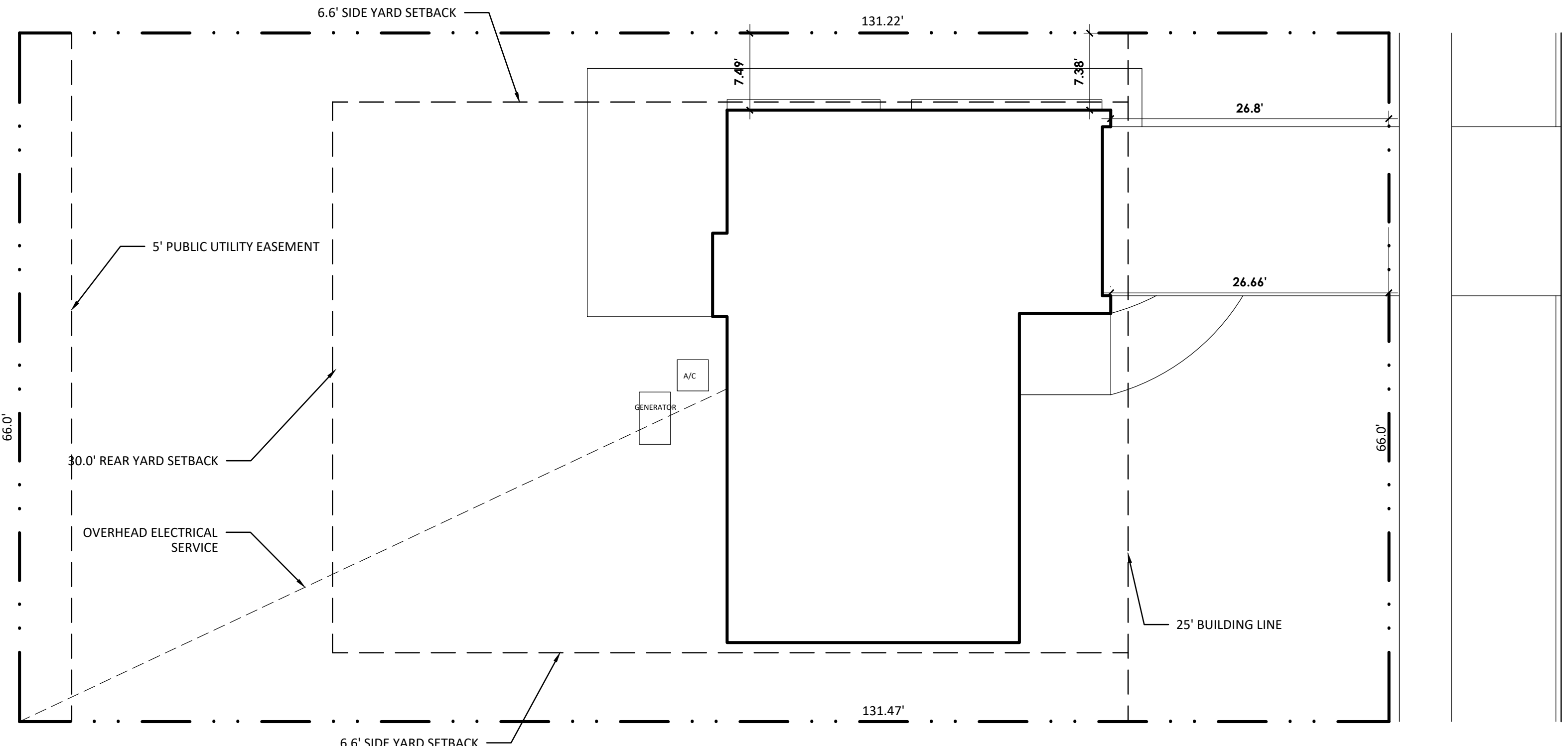
**WOLF RESIDENCE**

no.	revision	init.	date
DC	SUBMITTAL		2/13/26

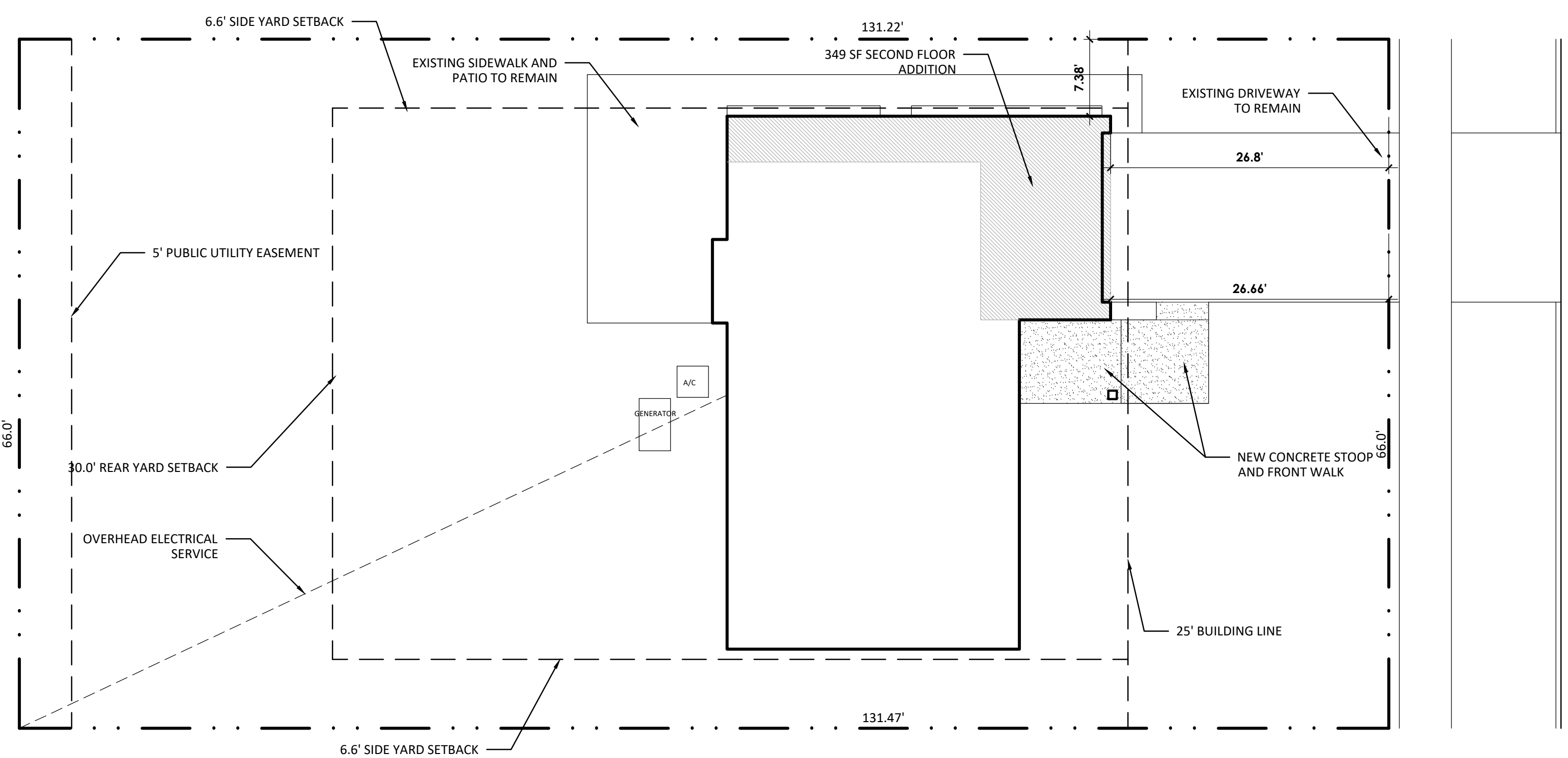
**TITLE SHEET AND SITE PLAN**

date	drawn by	checked by

Job No. **WOLF**  
 Sheet No. **T100**



**1 EXISTING SITE PLAN**  
 1" = 10'-0"



**2 SITE PLAN**  
 1" = 10'-0"



PROPERTY TO SOUTH 3  
508 S. Kennicott Ave.



PROPERTY TO SOUTH 2  
502 S. Kennicott Ave.



PROPERTY TO SOUTH 1  
448 S. Kennicott Ave.



SUBJECT PROPERTY  
442 S. Kennicott Ave.



PROPERTY TO NORTH 1  
438 S. Kennicott Ave.



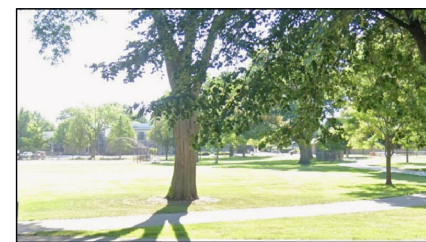
PROPERTY TO NORTH 2  
432 S. Kennicott Ave.



PROPERTY TO NORTH 3  
428 S. Kennicott Ave.

# S. KENNICOTT AVE

PROPERTY ACROSS  
Pioneer Park



1 CONTEXT PHOTOS  
NO SCALE





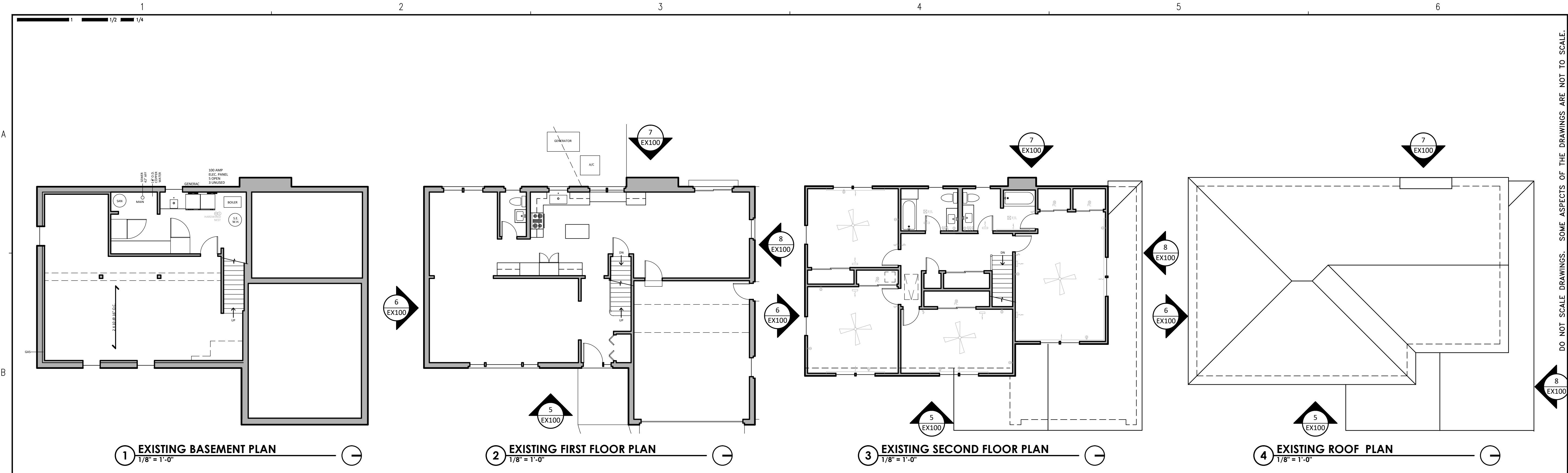
**1 EXISTING CONTEXT ELEVATIONS**  
1/16" = 1'-0"



**2 PROPOSED CONTEXT ELEVATIONS**  
1/16" = 1'-0"



**ABBY AND PAUL WOLF**  
442 S. KENNICOTT AVE, ARLINGTON HEIGHTS, IL 60005



1 EXISTING BASEMENT PLAN  
1/8" = 1'-0"

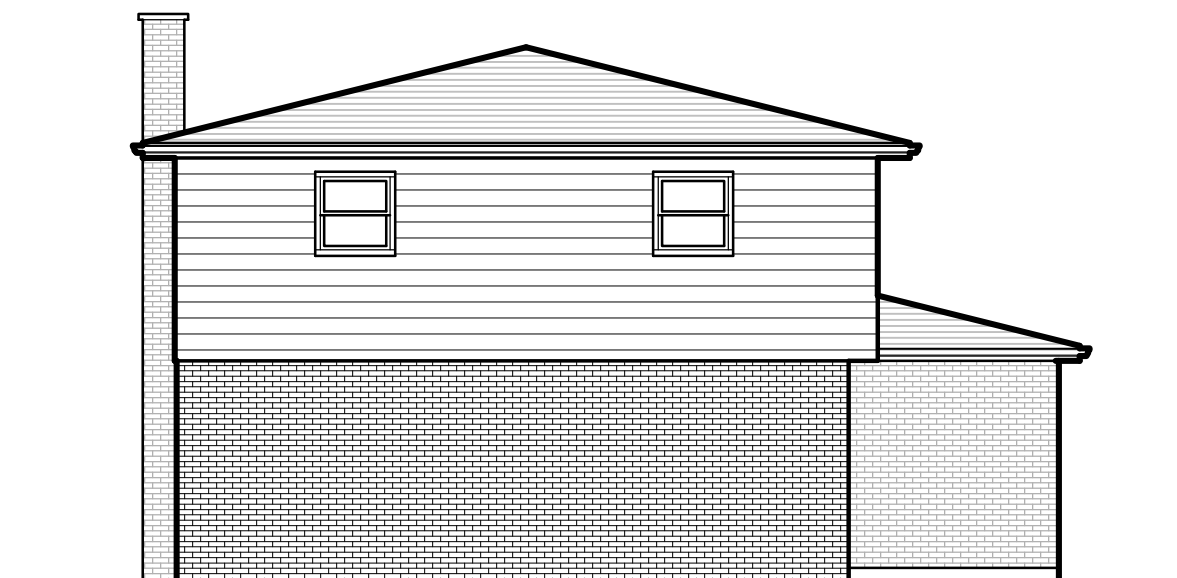
2 EXISTING FIRST FLOOR PLAN  
1/8" = 1'-0"

3 EXISTING SECOND FLOOR PLAN  
1/8" = 1'-0"

4 EXISTING ROOF PLAN  
1/8" = 1'-0"



5 EXISTING EAST ELEVATION  
1/8" = 1'-0"



6 EXISTING SOUTH ELEVATION  
1/8" = 1'-0"



7 EXISTING WEST ELEVATION  
1/8" = 1'-0"



8 EXISTING NORTH ELEVATION  
1/8" = 1'-0"

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ARLINGTON HTS, IL 60005

**WOLF RESIDENCE**

no.	revision	init.	date
DC	SUBMITTAL		2/13/26

**EXISTING PLANS AND ELEVATIONS**

date	drawn by	checked by

Job No. **WOLF**  
Sheet No. **EX100**

1

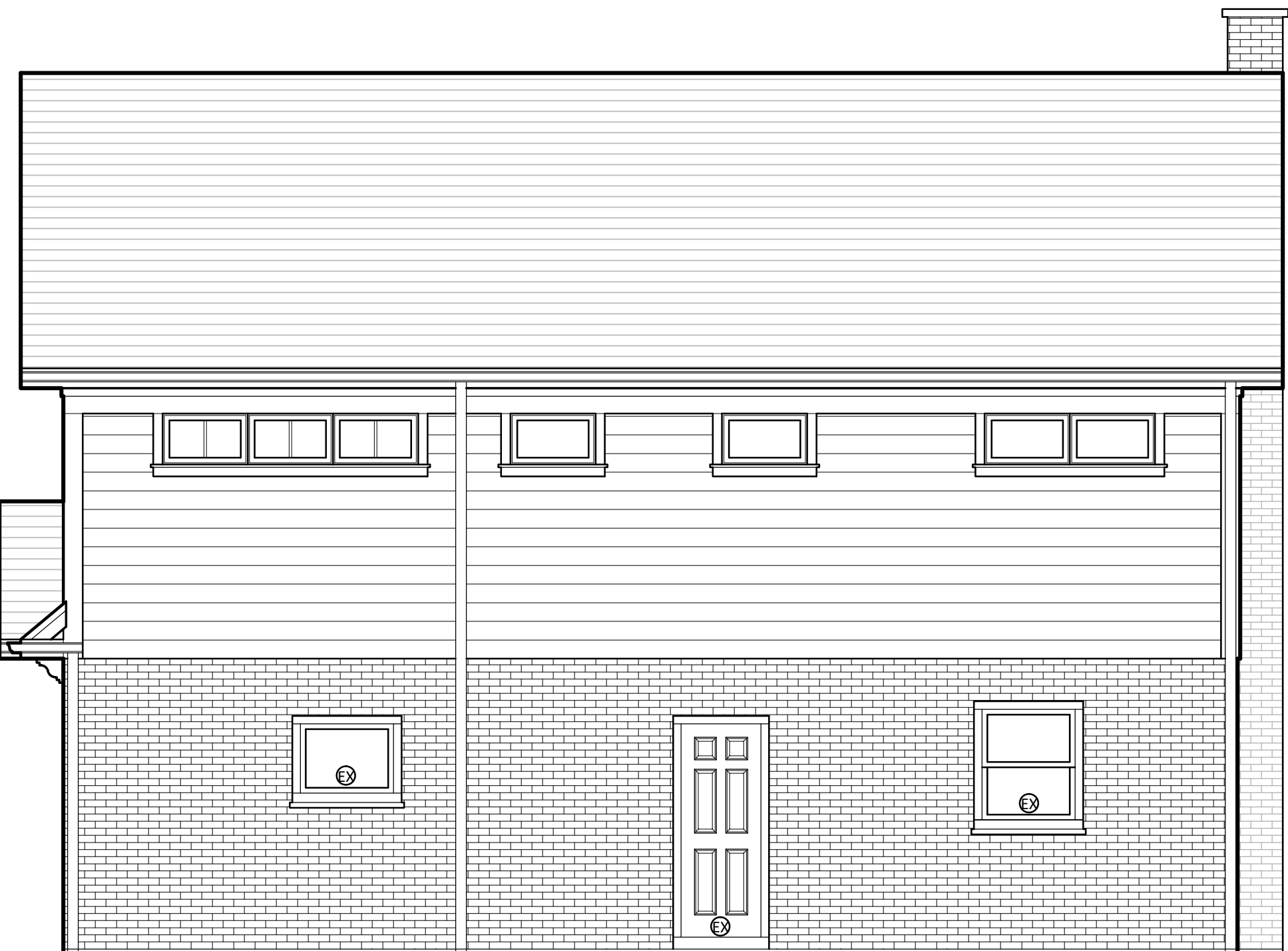
2

3

4

5

6



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

**MATERIAL LIST - EXTERIOR**

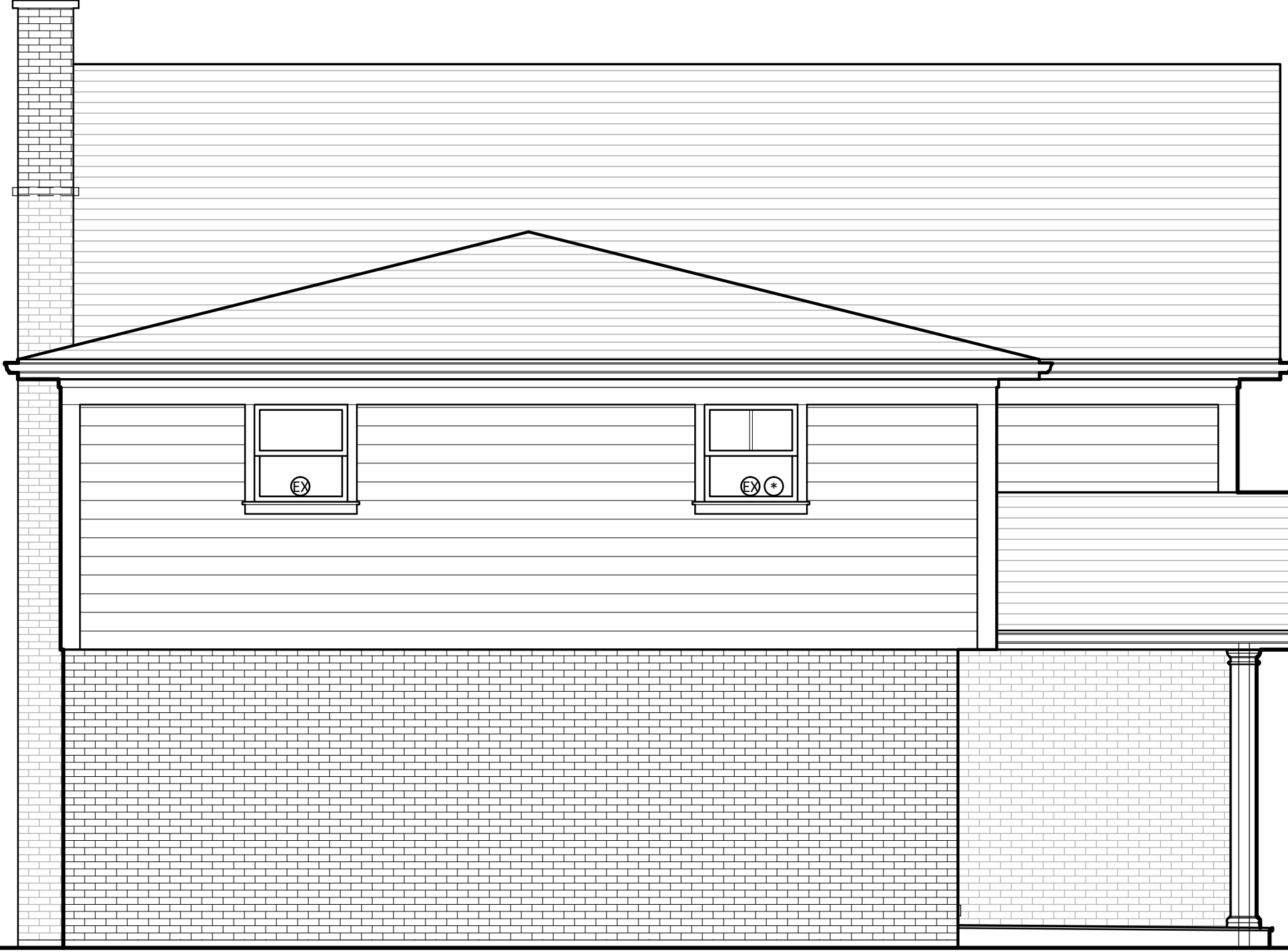
LAP SIDING: ARCTIC WHITE, JAMES HARDIE FIBER CEMENT  
 VERTICAL BOARD/BATTEN: ARCTIC WHITE, JAMES HARDIE, SMOOTH  
 TRIM: ARCTIC WHITE, JAMES HARDIE 1" X 3 1/2" THICK, SMOOTH  
 WINDOWS: MARVIN ELEVATE, WHITE  
 METAL ROOFING: PAC CLAD SNAP CLAD 22 GA STEEL, CHARCOAL  
 GUTTERS/LEADERS (NEW): WHITE, PREFINISHED ALUMINUM, MATCH EXISTING  
 ROOF SHINGLES: SLATE OR CHARCOAL, TEXTURED ASPHALT, GAF OR EQUAL  
 SIDING: WHITE PAINTED, SQUARE TUSCAN FIBERGLASS BASE, CAPITAL AND SHAFT  
 GABLE BRACKETS/CORBELS: WHITE PAINTED, CEDAR BRACKETS AND CORBELS  
 BRICK: EXISTING TO REMAIN, PAINT NEW BRICK TO MATCH EXISTING  
 WINDOW MUNTINS: CREATIVE MILLWORK, APPLIED TO EXTERIOR AND INTERIOR, 3/8" TO MATCH NEW MARVIN WINDOWS

**WINDOW NOTES:**

- Ⓧ EXISTING WINDOW TO REMAIN
- Ⓧ EGRESS WINDOW
- Ⓧ TEMPERED GLASS
- Ⓧ FALL PROTECTION DEVICE
- Ⓧ NEW APPLIED WINDOW MUNTINS



2 EAST ELEVATION  
1/4" = 1'-0"



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



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



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**EXTERIOR ELEVATIONS**

date	drawn by	checked by

Job No. **WOLF**  
 Sheet No. **A200**

**WOLF RESIDENCE: 442 S KENNICOTT AVENUE**  
**SAMPLE MATERIAL BOARD**

**Addition/remodeling:**



Brick:  
Match existing – paint white



Vertical Board and Batten:  
Arctic white



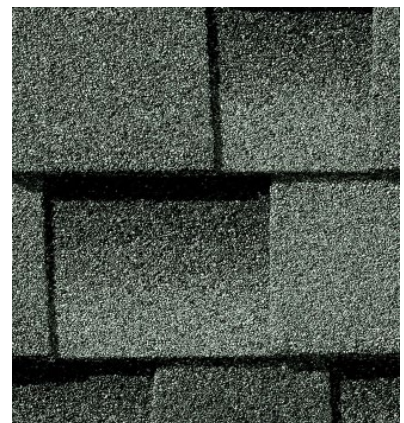
Plank Siding:  
Arctic white



Standing seam metal roofing:  
Charcoal or Burnished Slate



Windows, Trim and Columns:  
White (Smooth finish)



Asphalt Roofing:  
Slate Gray or Charcoal



**WOLF RESIDENCE: 442 S KENNICOTT AVENUE**

**MATERIAL LIST**

**MATERIAL LIST - EXTERIOR**

LAP SIDING:	ARCTIC WHITE, JAMES HARDIE FIBER CEMENT
VERTICAL BOARD/BATTEN:	ARCTIC WHITE, JAMES HARDIE, SMOOTH
TRIM:	ARCTIC WHITE, JAMES HARDIE 1" X 3 ½" THICK, SMOOTH
WINDOWS:	MARVIN ELEVATE, WHITE
METAL ROOFING:	PAC CLAD SNAP CLAD 22 GA STEEL, CHARCOAL
GUTTERS/LEADERS (NEW):	WHITE, PREFINISHED ALUMINUM, MATCH EXISTING
ROOF SHINGLES:	SLATE OR CHARCOAL, TEXTURED ASPHALT, GAF OR EQUAL
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BRICK:	EXISTING TO REMAIN, PAINT NEW BRICK TO MATCH EXISTING
WINDOW MUNTINS:	CREATIVE MILLWORK, APPLIED TO EXTERIOR AND INTERIOR, 7/8" TO MATCH NEW MARVIN WINDOWS

