



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
July 28, 2026
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. 7/14/26 Minutes
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 214 W. Fremont St. - DC26-048 - SF/Addition
- VI. OTHER BUSINESS
 - A. 2027 DC Budget
- 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

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DESIGN

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

COMMISSION

RE: 520 WEST WING STREET – SF/NEW - DC #26-041

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 14th day of July, 2026 at the hour of
6:30 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JONATHAN KUBOW
JOHN FITZGERALD
TED ECKHARDT
RICH BONDAROWICZ (NOT PRESENT)

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: So, I think it's 6:30 and we will start the Design Commission meeting to order of July 14th, 2026. The first item is Pledge of Allegiance.

(Pledge of Allegiance.)

CHAIRPERSON KINGSLEY: Okay, next item is roll call of members who are present.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Here.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Here.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Here.

MR. HAUTZINGER: Commissioner Bondarowicz.

(No response.)

MR. HAUTZINGER: And Chair Kingsley.

CHAIRPERSON KINGSLEY: Here.

Our next item is approval of the minutes from June 23rd.

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

COMMISSIONER KUBOW: I'll second.

CHAIRPERSON KINGSLEY: There's a motion and a second to approve the minutes from June 23rd. All those in favor -- oh, take roll call.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: And Chair Kingsley.

CHAIRPERSON KINGSLEY: Yes.

Thank you. No old business, and new business is 520 West Wing. I'll just briefly go over the protocol.

So, Staff will present the project. Then we'll have a chance to have the petitioner come up and to talk about their project, especially with Staff's comments. Then we'll open the floor to the public if the public wants to speak. Then the Commissioners will have a chance to speak on the petition.

Staff?

MR. HAUTZINGER: All right, the Petitioner is here tonight proposing a new two-story residence with an attached two-car garage to be built on an existing vacant lot. The proposed plans for the house do comply with all of the R-3 zoning requirements.

The subject property is located on a block with a mixed and varied context, ranging from some older historic homes with detached garages, there are some smaller mid-century single-story homes, and numerous newer two-story homes as well. So, quite a variety of different homes on the block. Overall, Staff feels the proposed design is nicely done.

Here's a context elevation up on the screen. Since this is a corner lot, there's actually two context elevations. The elevation on the top shows the proposed home on the upper left here next to the existing neighbor's home to the east, and this is the primary front elevation facing south, facing Wing Street. Then as you turn the corner, this is the exterior side of the proposed home facing Ridge Avenue, and the apartment building actually that's behind it to the north, or a two-flat, I think it's a small multi-family building.

Staff feels overall it's very nicely designed. One thing that is very commendable is the wraparound porch in this location. It just really works well on a corner lot. Always like to see the design actually address the street, and having that porch at the front entrance facing south and then turn the corner and go down the side, the exterior side is clearly designed to be facing the street. It doesn't look like the side of a house that happens to be on the end of a block, so really nicely done. It's something that the Design Commission always looks for and commends.

Additionally, the rear and other side of the home are nicely designed as well. So, you know, all four sides of the home are nicely designed, nicely articulated with massing. Overall, it's a nice design.

Another feature that Staff feels works well is, looking at the context elevation of the primary front, this one-story gable area here is actually the side of the side-load garage that's facing the street and that does project out in front of the main body of the house. So, from the street, once this home is built, that's going to be one of the primary elements that you read from a massing-wise addressing the street, and the scale of that, obviously it's smaller than, but it works well with the adjacent home to the east. Actually, looking at the context photos, there's, you know, another single-story with a gable and then a couple of double gables on that house, so that really is a nice piece that will create a nice rhythm on the street right there.

The only comment Staff has on the proposed design is just one regarding color. Let me zoom in here on the color rendering which is always very helpful to have. According to the material list and samples, the design is specified to have black color fascia, soffits and gutters. I'm not quite sure on the rendering, it almost looks like a two-tone, partially black, partially white. Maybe the Petitioner can clarify if the rendering is inaccurate, but the material list clearly says fascia, soffit, gutters are going to be all black.

You know, it just so happens in a recent Design Commission meeting, we were reviewing plans for a different new house on this block and there was a discussion about the proposed black fascia, soffits and gutters on that house. It was commented that because this street does have some historic homes, having those black eaves and gutters and fascia is a little bit more of a contemporary or more modern trending detail right now, and having that as white instead of black would be a little more timeless and a little more historic. Whether or not the Design Commission feels the same about this project versus the one we had discussed the same issue previously, that's up to you. I just wanted to point that out. Staff doesn't feel strongly one way or the other.

Aside from that one comment, Staff is recommending approval

as submitted.

CHAIRPERSON KINGSLEY: Thank you.

Is the Petitioner here? Do you want to address these comments? Who is the Petitioner?

AUDIENCE MEMBER: I'm not the Petitioner.

CHAIRPERSON KINGSLEY: Oh, are you guys the Petitioners?

MR. KACPRZYNSKI: Yes.

CHAIRPERSON KINGSLEY: Sorry, does anyone want to come up and talk about this?

MR. KACPRZYNSKI: Yes. Okay, so actually I just talked to my client, and we can, you know, we can go with a white soffit if you're okay with that or some charcoal color, like a dark grey, you know, for the gutters and for the soffits. So, it's, we are flexible with this.

CHAIRPERSON KINGSLEY: Okay.

MR. KACPRZYNSKI: We can go also with the black. It's just, you know, it's your decision to decide. We can do white, but we would prefer to keep it darker.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER ECKHARDT: Sir, can you address the rendering? Is that correct? Because it clearly shows white paint on fascia.

MR. KACPRZYNSKI: Yes, it's like, it has like another board.

COMMISSIONER ECKHARDT: Yes, well, if there's another board; that's okay. The majority is white, so it's split maybe?

MR. KACPRZYNSKI: Yes, yes.

COMMISSIONER ECKHARDT: Okay.

MR. KACPRZYNSKI: We are flexible.

MR. HAUTZINGER: So, you're saying the rendering is accurate?

MR. KACPRZYNSKI: Yes.

MR. HAUTZINGER: The color scheme, so you will have on the fascia will be a white trim board and then a second trim board on top is an accent of black?

MR. KACPRZYNSKI: Yes.

MR. HAUTZINGER: So, then will the soffits actually be black?

MR. KACPRZYNSKI: White.

MR. HAUTZINGER: White.

MR. KACPRZYNSKI: White, yes.

MR. HAUTZINGER: Okay, because that's not what the material list says.

MR. KACPRZYNSKI: That was the first version, okay.

MR. HAUTZINGER: Okay.

MR. KACPRZYNSKI: In the meantime, you know, we just changed it to black but, you know, it's actually, we're flexible with that.

MR. HAUTZINGER: Okay, so white soffits.

MR. KACPRZYNSKI: Yes.

CHAIRPERSON KINGSLEY: Okay.

MR. KACPRZYNSKI: And I'm not sure if it's in there, but the bottom

side of this, the horizontal on the first floor is with a light grey siding, and the top second floor and the gable portions are white. So, it's not just a white house.

CHAIRPERSON KINGSLEY: So, the horizontal siding is grey?

MR. KACPRZYNSKI: Yes, yes, right.

CHAIRPERSON KINGSLEY: And then the vertical board, that is white?

MR. KACPRZYNSKI: Yes, yes. I have samples of this.

CHAIRPERSON KINGSLEY: Is the second floor white?

MR. KACPRZYNSKI: Yes.

CHAIRPERSON KINGSLEY: The siding?

MR. KACPRZYNSKI: Yes.

CHAIRPERSON KINGSLEY: So, Steve, could you go to the side elevation so we can point to where that changes?

MR. KACPRZYNSKI: Okay, see, the whole first floor will have a grey Hardie siding, it's light grey actually. It's right here --

CHAIRPERSON KINGSLEY: Okay.

MR. KACPRZYNSKI: -- and the top floor will be white and we'll just divide it with this trim board that goes all around the house. So, grey, grey, white.

CHAIRPERSON KINGSLEY: And then the brick that you're using is a real dark brick.

MR. KACPRZYNSKI: Yes, it's dark; it's charcoal.

CHAIRPERSON KINGSLEY: Do you have a sample?

MR. KACPRZYNSKI: Yes, I have it.

CHAIRPERSON KINGSLEY: If you could bring it, that'd be great. That's primarily, or what I'm understanding is at the chimney and at the base of the columns?

MR. KACPRZYNSKI: Yes. The brick is on the bottom here and wraps around the corner. The side elevation, we will have it here.

MR. HAUTZINGER: Here?

MR. KACPRZYNSKI: Yes, that's right, here, and the chimney. That's this brick.

CHAIRPERSON KINGSLEY: Okay, I assumed this is black.

MR. KACPRZYNSKI: No, no, it's not.

CHAIRPERSON KINGSLEY: It's nice.

Any other questions, or do you have any other comments that you want to address?

MR. KACPRZYNSKI: No.

CHAIRPERSON KINGSLEY: Okay, I'm sorry, Commissioners? Do you guys, I guess it would be our time to talk, sorry.

MR. KACPRZYNSKI: Sure, okay.

CHAIRPERSON KINGSLEY: Since there's no other questions, further questions for you, sorry, I was processing the whole masonry. Jonathan, why don't you --

COMMISSIONER KUBOW: Public comments?

CHAIRPERSON KINGSLEY: Oh, yes, sorry. Public comments? Sorry. Yes, go ahead.

MR. MEERSMAN: Hello, my name is Donald Meersman. I live at 420 on Wing.

CHAIRPERSON KINGSLEY: Okay.

MR. MEERSMAN: I've lived in Arlington Heights for about 40 years. Please change the color scheme for 520 West Wing from the existing plan for black and white material scheduled list, slate grey, pearl grey, white and black, no colors. What does this blend in with other than the arctic tundra? What natural landscape in the Midwest blends with black and white?

There were many clever descriptions of the many steel and glass curtain wall skyscrapers built in Cook County. Now they're called boring. Black and white is boring. This is the absence of color and depth and character. It is a stark contrast; they're like a black and white historical photograph.

I find photography before color don't feature subtle shades and changing tones. Charcoal black against arctic white is bleak. It looks harsh. The windows look like cave entrances. All white is difficult to view as harmless. How does this complement the main elements around it like the water tanks?

There was a black and white house among the Georgians on Ridge, 26 South Ridge. It blends in with nothing. It sticks out like a sore thumb. 105, 206 and 234 South Mitchell are black and white, they do not complement the neighborhood. They contrast the character of the street.

The sight lines for this house take in 2, 8 and 14 Ridge Street, 512 Wing, the historic six-flat at 545 Minor, and the Public Works building across the street. None of these buildings will be complemented by a large black and white building on the corner. 517 and 515 are earth tone bricks. Black and white will be a jarring visual mismatch with the character of the existing community.

Only time will tell how the latest fad for black and white homes will age. It is in the interest of the Village of Arlington Heights to preserve the character of the existing housing stock. Please consider the future and avoid an extreme architectural color strategy that emphasizes standing out rather than fitting in with the existing homes. Thank you very much.

CHAIRPERSON KINGSLEY: Thank you. Did you sign in?

MR. MEERSMAN: Yes, I did.

CHAIRPERSON KINGSLEY: Okay, thank you. Appreciate it.

Is there anyone else that would like to be heard on this petition?

(No response.)

CHAIRPERSON KINGSLEY: No? If there's no one else, I'll go to the Commissioners now.

Jonathan?

COMMISSIONER KUBOW: Yes. Overall, I agree with Staff's comments. Starting off with the site plan, just the general architecture, I think it's very, very well done. I appreciate the corner that you addressed, the architecture both the west and south, and the three-car garage is relatively hidden. So, I like that you're addressing kind of the pedestrian kind of activation of those streets instead of one big garage there, I think that's very important.

Then, to the color palette, I mean, I agree with Steve and the

Staff's comments. I would like to see potentially the black softened a tad. It sounds like you're willing to and I'd like to hear from the rest of the Commissioners.

Regarding context and, you know, what's around the neighborhood, I mean, to me there's a lack of context. You have a lot of different homes; you have a lot of different colors. Three doors down, you have a small, cute ranch that is all white. So, you know, I don't really agree with that comment. I think if we look at a white and grey house with a black roof and some black features, I don't see it as, you know, really affecting the neighborhood so negatively.

Those are my comments.

CHAIRPERSON KINGSLEY: Thank you.

Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: All right, thank you.

I think it's a nicely designed house. I think it fits well on the site. I like a lot of the details that you've put into it, with the porch. I like that all four sides look good. I really like the detailing with the brick that you used in the front and where it ends, kind of around the back corner of the side, I think that looks very natural. I think it's good looking.

I also agree that you should consider the white gutters and so forth. I mean the trend is heading towards little warmer tones and that could kind of bridge you a little bit, but all in all, I think it's a very nice house.

CHAIRPERSON KINGSLEY: Thank you.

Commissioner Eckhardt?

COMMISSIONER ECKHARDT: Thank you.

I basically agree with my colleagues on their critique of the house. At the north side of Ridge, as you get up close to the tracks, isn't there an older condominium building, two stories that's painted white brick? I always thought that was kind of a classic look.

So, I think the trend, I mean, I think the community, you know, and I respect Mr. Meersman, knowing him, just, you know, I can see he's very emotional about this, I have a feeling that the black and white house trend is slowing. A year-and-a-half or two years ago, they were all black and white. I painted my new house grey on grey, but not white. I was thinking about going white, but then I decided to go grey, so that's, I went the softer color.

I think, so I'm sympathetic with what's been submitted. I think that all the trims should be white, the gutters should be white. The general elements that are trim should be white. I think the boards should be smooth boards, not rusticated finishes. You know, I think the color will come in with the landscaping and roses and flowers and things like that, so there'll be pieces of color I'm sure on this elevation.

So, I support the Petitioner's submittal with the comments about the white trim.

CHAIRPERSON KINGSLEY: Okay, thank you.

So, I think it's a really nice house and I concur with the other comments that were made. I just have a couple of quick comments regarding a few of the windows. It's the dormer on the front as well as the front door.

It would be, all of the windows have muntins on them which I think is really nice, but it seems out of place that the one door doesn't have muntins on it and I think that would be beneficial. Also, the window, the dormer window, and then that must be a bathroom window in the back, they don't have any divisions, they don't have muntins. The bathroom is not as much of an issue, but I think the dormer should be divided, at least in half, because it looks like it's a similar size to the transoms that are in the front elevation and just make it consistent. Because it's, I mean, it doesn't have to be there, the dormer, we all know that, it's just for look, right? So, that should really be detailed nicely to make it look, you know, cute, sweet, whatever you want to make it.

So, that's my window comment. I think that the lights that are shown on the front elevation, if you're going to be putting them there, I would just do a lot of research into what lights those are going to be. I guess it's both on Ridge and on Wing Street you have them. I really like them so that you can't see the source of the light, especially since it's on a streetside. You can light the façade, but just be very careful with them. I'm more of the camp to get rid of them, but if you want to keep them, just look into them closely.

Smooth siding like Ted said. I'm in agreement with the white for sure. I like the color of the brick, but as far as the color of the main house goes, I don't mind it that it's the white. I do think it's trending and I think that people will just be like, yes, that's when it was built. I don't think it's very neighborly, it doesn't blend in for sure. It doesn't take any cues from Public Works across the way which has really warm tones to it.

So, I would just recommend that the Petitioner consider, instead of black, doing a dark bronze. Most people will think it's black, but it has so much more depth to it, it goes with the brick. Dark bronze roof, and then the roofing, you know, roofing is just made of granules and it's just whatever combination you're putting on there, and charcoal is just really one color because it's a very little bit of grey and then the black. But if you use a different color, Thunderstorm Grey or something like that, it would just pull out a nicer or just a warmer tone and still be dark. So, that's my other thinking because you've got a lot of roof, especially on Ridge.

So, those are my comments with it, and I think that that warmth would help a lot. Then if the trim isn't white and the body isn't white, if it's like Navajo Beige or something like that, just a little bit more warmth, I think it would look really nice. So, those would be my recommendations.

Do the Commissioners have any other comments?

COMMISSIONER ECKHARDT: I have a quick question of the Petitioner.

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER ECKHARDT: Is this a woodburning fireplace?

MR. KACPRZYNSKI: No.

COMMISSIONER ECKHARDT: No, okay.

CHAIRPERSON KINGSLEY: Looks a little short.

COMMISSIONER ECKHARDT: It's short, yes. That's why I asked. If it's not woodburning, it doesn't matter. It's not, it doesn't have --

MR. KACPRZYNSKI: Yes.

COMMISSIONER ECKHARDT: Two feet higher and then it changes projection so it would be taller.

MR. KACPRZYNSKI: Yes.

CHAIRPERSON KINGSLEY: Would you like to comment on any of the Commissioners' comments or the neighbor's comments?

MR. LUTEREK: Yes. So, we are flexible with the colors. So, we're okay doing white gutters and white soffit. In regards to the roof, the bronze color because if you go with the brown of the roof, I don't think it will blend in with the light grey siding which I showed before, and then we can only change the siding if you decide to go with a dark brown roof.

Besides that, everything is good. In regards to the lights in the front, of course, I mean, you will not see the source of the lighting. It's kind of nice lighting. Yes, everything will be as required by the council.

CHAIRPERSON KINGSLEY: Okay, all right.

MR. LUTEREK: Thank you.

CHAIRPERSON KINGSLEY: Thank you.

Any other discussion, or is there a motion?

COMMISSIONER ECKHARDT: Madam Chair, I'd like to make a motion. I move to approve the Petitioner's submittal this evening with the following requirement, that the trim be painted with, I'm going to call this the base building scheme, with the white and not add black trim, so just make it more classic white. I will make a recommendation that the front door have muntins, and the back of the house windows have muntins, and I will make a recommendation that, in terms of an alternate color scheme which can be reviewed by Staff, that would bring in some subtle bronze tones, it can still be, you know, it will appear like a white and black house, but it's not going to be that, it will be a softer, like a bronze. That can go through the window colors, the roofing, and the paint and kind of soften it, you'll still get that effect. In fact, you'll maybe create the next trend, who knows? But that would be an alternate scheme and that's a recommendation, not a requirement. But so you don't get held up, you can submit a color scheme. That gentleman over there is a very fine architect as well, he can look at it and he can follow the spirit of this motion. Period.

Motion to approve the architectural design of the proposed new single-family residence to be located at 520 W. Wing Street. This recommendation is based on the architectural plans received 6/2/26, and the following:

- 1. A requirement that the trim (fascia, soffit, gutters, and downspouts) be painted white, and not add (the additional layer of) black trim.**
- 2. A recommendation that the front door have muntins, and the back of the house windows have muntins.**
- 3. A recommendation that, in terms of an alternate softer color scheme which can be reviewed by Staff, that would bring in some subtle bronze tones for the window colors, the roofing, and the paint.**

CHAIRPERSON KINGSLEY: Thank you.

Is there a second?

COMMISSIONER KUBOW: I'll second that motion.

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

Any discussion?

COMMISSIONER FITZGERALD: Yes.

In your requirement for the trim, were the gutters and downspouts included in that to be white?

COMMISSIONER ECKHARDT: Yes, sir.

COMMISSIONER FITZGERALD: Okay.

CHAIRPERSON KINGSLEY: So, fascia, soffit?

COMMISSIONER ECKHARDT: Yes, all white.

CHAIRPERSON KINGSLEY: Yes, okay. All right, I guess we're ready for a roll call.

MR. HAUTZINGER: Yes.

Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: And Chair Kingsley.

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER ECKHARDT: Okay, good luck.

MR. KACPRZYNSKI: Thank you.

CHAIRPERSON KINGSLEY: Thank you, good luck.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 6:54 p.m.)

DESIGN

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

COMMISSION

RE: 2026 ALAN F. BOMBICK AWARD NOMINATIONS REVIEW

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 14th day of July, 2026 at the hour of
6:54 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JONATHAN KUBOW
JOHN FITZGERALD
TED ECKHARDT

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: All right, next item on our agenda is the 2026 Alan Bombick Award Nominations Review. So, that's something that we go over. You can stay if you want or you can leave.

Did anyone, was there a public comment that anyone else wanted to make? A general public comment?

(No response.)

CHAIRPERSON KINGSLEY: No, okay. All right.

COMMISSIONER KUBOW: All right, just the Commission now.

MR. HAUTZINGER: So, it's that time of year again to start looking at the Bombick Award nominations. The goal would be to present the formal award, probably in October is usually where it falls. We want to get it done before we get into the holidays and be clear of conflicts, so it goes quick, the time. So, it's time to start looking at these.

So, what we did, what we usually do each year is I reach out to the Building Department to get a list of projects, single-family and commercial that have received their certificate of occupancy within this calendar year since last July. So, it's kind of like a July-to-July timeframe that we've been looking at for these awards, and then go through, our summer intern usually helps out to gather some current photos as of course that's what we're always evaluating it by. So, some of these may not be award-winning in your eyes, but I wanted to present kind of the bulk of all, you know, quality projects that have been completed this year.

So, here is the first one. This is a new construction home. I'm sure Chair Kingsley recognizes it in your Rec Park neighborhood. So, 216 North Haddow. I believe this was a vacant lot. There used to be a house, it was torn down, expecting a new house that never got built, and then this came in to build a new house. There is a detached garage, you can just see a peek of it on the right here.

Overall, you know, Staff felt this was pretty nicely done, a nice traditional front elevation. The only thing that seems a little off to me seeing it now in person is this exterior side elevation. I had someone point out to me like what is the deal there? Why is there two different roof pitches? It's funny because I didn't really pick up on that on paper. I mean, I saw the difference on paper, but on paper I understood, you know, there's a steep roof pitch on the front portion of the house in order to create this front elevation look. Probably the design would have been nicer if this --

CHAIRPERSON KINGSLEY: It was discussed at the Design Commission.

MR. HAUTZINGER: Was it discussed?

CHAIRPERSON KINGSLEY: Yes.

MR. HAUTZINGER: I don't quite remember the outcome of that.

CHAIRPERSON KINGSLEY: Well, I just remember saying something about it.

MR. HAUTZINGER: You had concerns about it sounds like.

CHAIRPERSON KINGSLEY: Yes.

MR. HAUTZINGER: So, anyway, aside from that though, very nice project. Do you want me to just kind of quickly go through each one?

COMMISSIONER ECKHARDT: Yes, please.

MR. HAUTZINGER: And then we can circle back?

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: Okay, so next project, this is in the HANA neighborhood a little further north, 923 North Dunton. Of course you can see the before picture on the lower right. I'm guessing most of you probably remember this project when it came through. As noted here, this was, is a home that is included in that 2004 Historic Preservation Report. It was with a notable ranking which is kind of a mid-tier ranking, right? Contributing, notable, and exceptional but, you know, at the time that survey was done, the team looked at the existing house and felt that it was notable, making a notable contribution to the character of the neighborhood.

So, obviously it's changed, but the house was preserved and expanded and updated, so I think there's certainly some merit there. You know, I did drive by this house and I did feel that it looked a little top-heavy to me, which I was disappointed in person. Driving by and looking at it, it just looked a little top-heavy. I do think that, I looked back at the plans and in the plans they had an extra kind of transom window or some paneling above these porch windows. I think they made a change maybe on site, and this roof, it really, it looks to be where it used to be and maybe they kept that and they were planning to raise it. Something was off. The proportions were nicer on paper, and so it is slightly top-heavy would be my only criticism, but in terms of keeping the house and updating it, you know, that's worth considering.

Next project. Now, this is simply a new front porch and a color scheme makeover. I drove by this one as well. I was actually, in fact this one came to my attention by happening to drive by it. Actually I kind of stopped and looked at it, wow, that looks really nice. Yes, I was surprised, and I remember seeing this on paper, it's just a front porch, didn't come for a formal Design Commission review. I think there was a zoning variation for this one, so there was a public meeting on it in terms of giving anybody who had concerns about it the opportunity to raise them, but otherwise, it was an administrative approval.

This is, Robert Flubacker is the architect. I'm not sure at this time who the builder was. I can look up kind of the history to determine that if this was selected, but I'm not sure if the colors are coming through on the screen here. This looks a little washed out, but it's really quite nice. I like this project quite a bit, that's just my personal opinion. There's these nice, subtle, more kind of modern features, and I'm curious what Commissioner Fitzgerald might think from a landscape design perspective, but I think that the front walk is kind of fun and it's not too radical in terms of, you know, traditional neighborhood and doing something a little more contemporary.

You know, zooming in here, you know, they have these raised planters that kind of wrap around the edge of the porch, very geometric, very rigid, and then the geometric walk. Then even the way that they handled the steps going up to the porch, you've got this singular step that wraps around, there's another step that comes in and wraps around, the third step is cut into that porch slab. This weathered wood kind of, you know, focal point detail right at the center there is the only place that the weathered wood shows up, and again it's hard to tell in this

image, it looks a little washed out. This might be one to take a look at in-person.

Then it does look like they probably did that Naucau paint technique on the brick to do grey to change the color of the house, but they did that in a really nice way that it's not just a coat of paint. They took the time to stain each brick individually to give it that more mottled kind of, you know, look of natural grey palette of bricks. When you look at what it was, and it's really just quite boring, and I just thought, wow, I mean, as far as putting a front porch on a house, what a huge impact. I thought it was really nicely done.

COMMISSIONER KUBOW: It's quite a transformation.

MR. HAUTZINGER: Yes, even though it's a small project, it's a big impact. So, I thought that was a worthy contender.

This is another nice project that happens to also be by Robert Flubacker. Again, you can see the before picture in the lower right. This, too, was also in the Preservation Report with a notable ranking. Second-story addition. This one is really just quite seamless, actually less so from the standpoint of preservation because to me it looks like a brand-new house. The upper floor goes so well with the first floor, it just looks like a really high quality, nice, new home. They spent a lot of money on some really nice-looking stone which happened to actually always be there. So, nice massing, nice way to do a second-floor addition. It's not a box on a box. So, I thought that was well done as well.

Here's a new construction home, architect John Anstadt. He always seems to have, you know, some nice, new projects on the list. In this case, it was William Horvath Carpentry. John Anstadt works with smart builders often which, as you know, Design Commissioners would no longer be eligible to be considered, but in this case, to my knowledge, Mark was not involved in this project. So, ground-up new construction home over on Forrest where there's big lots, big new homes. So, this would kind of be in the category of a very nice looking, well done, you know, larger new home.

This is Kevin Purdom from JRC Design Build. They do tons of projects in Arlington Heights, lots of renovations, additions, teardown/new construction. You know, I think in general they do quality work. Their projects have not been nominated a whole lot in the past. I think they're a little more typical so that they haven't necessarily stood out in a, you know, from a design award perspective.

This one, I included this here, really the color scheme is the big thing that stands out, right, we're getting into that very dark color scheme. Also, just the composition of the front entry with that gable up above is kind of unique, a little different. So, between those two things, I thought it was worth taking a look at.

The other thing of course to consider with all of these is the context. You know, you're not really getting the context in these snapshots that we're putting up on the screen. So, whichever ones might look interesting to you, of course, I like to always encourage you to take a drive by and see how it actually looks in its setting. There's only so much we can kind of put in here for the initial review.

John Haran, E&J Builders, really nice person who has done a lot of projects in Arlington Heights, always wants to be cooperative and do a nice

job, you know, he has liked this black trim color scheme. I always think it's a little bit bold. This is taking it to the next level. It's not just fascia, soffits and gutters, but it's around all the windows, all the corner boards, everything is outlined in black. To me it's a bit bold, but I wanted to present it for your guys' opinion.

In this case, it's in the R-E Zoning District up on North Evergreen, just west of Arlington Heights Road. Hundred-foot-wide lots, so there's a nice buffer between homes. A home like this can stand on its own a little bit up there.

ALA Architects, OHI is the builder on this new home. Just a little bit of a unique design, unique color palette. Something a little different. Again, one of the new homes that has completed construction this year.

Then the final single-family project, Kevin Davis from Fairfield Homes, another builder who does a lot of projects in Arlington Heights, does good work. But he's a little more conservative design-wise. You're not going to see anything terribly radical coming from them but, you know, I always feel that adding on and expanding these split-level homes is challenging and they can look awkward. Somehow this one really came out nice. I think it looks very natural. It almost looks like it could have been built brand new that way, even though it has that split-level design. So, even though it's somewhat common in its general appearance, materials, colors, details, it's nicely done.

So, that's it for single-family. We can look at commercial, or do you want to have a conversation about that first?

COMMISSIONER ECKHARDT: Can we talk about these first, please?

MR. HAUTZINGER: Sure.

COMMISSIONER ECKHARDT: Okay, my colleagues, when I reviewed these prior to tonight, I did think that it was looking at two categories of single-family residences. One category is the more traditional, bigger house, which includes the addition, the second-story additions and so on into like new big houses. Then the other category would be, I'm going to use the word high design because I can't think of another word, uniquely designed I think. I've got to decide, okay, which one of these do I want to hang with?

If I had to make a decision right this minute, I think, believe it or not, I would hang at 331 Forrest Avenue. The sidewalk reminds me of the Zig-Zag Man, there he is, the Zig-Zag Man. I think if you look at what the house was before and what it is now, that was designed, that was really designed. We all know Bob and he's a good designer. He's a little bit irreverent, but he's a good designer, okay. So, that's worthy of consideration. That's in this category of good design, okay, good solution.

The other one, believe it or not, I'm kind of leaning towards the modern Tudor house with all the dark trim and so on. There's a lot of Tudor houses in Arlington Heights and, not that one, next one. That one. So, you know, again, they've designed a Tudor house there, but not googly garbed it up with waddle and dab and angled pieces of wood and so on, like the house I designed for me, my old house that is, which was a real Tudor house. So, I don't know that that will win, but I appreciate what was done with that. Yes, the trim is all dark, and Tudor houses,

they're a dark brown stain everywhere, you know, they don't paint black trim on them.

The other ones I just had to stare at more, but that's where I am.

CHAIRPERSON KINGSLEY: Okay, anyone else want to give their comments?

COMMISSIONER FITZGERALD: Actually, I like all of these, and I'm leaning towards 331 South Forrest Avenue because the creativity on that, to take that before house which was small and, as Steve said, boring, and turn it into something that looks like it should be in Pasadena, California, it looks big, it looks inviting, it's interesting, yet it's not strange, I love it. I've actually driven by this house many times, and every time I drive by it, I say to myself wow, that's fantastic. That's all I have.

COMMISSIONER KUBOW: I agree. I mean, this front porch, I'm going to use a word I don't know if I've ever used for architectural design, but in a way it's like inspirational. I think that the transformation is so impressive. I didn't, I've never driven by this. It is, I'm going to drive by immediately, I think it's just absolutely fantastic.

I also like the other addition/renovation home on Highland, but there's something about this that just to me is very, very special. It's not often that we can get a front porch for a design award, but if there ever was an award to give, this is it in my opinion. I think this is the most strongly I've felt in the, how long have we been, since '17-'18. I think this one, I'm blown away by it. I think it is so impressive. That's my vote.

CHAIRPERSON KINGSLEY: Okay, so I did think this is nice, too. I would be interested to see if they did something onto the back as well because I just, I know the house and I know that they were looking to do something that wasn't huge. So, it might be interesting, if this does end up getting the award, to look at the back and back stoop and how that, and see if it's also really cool.

COMMISSIONER ECKHARDT: Yes. So, do we give them a conditional award? You win if you do something on the back?

CHAIRPERSON KINGSLEY: No.

MR. HAUTZINGER: No, you're just wondering what they did?

COMMISSIONER ECKHARDT: Oh, okay.

MR. HAUTZINGER: Yes, yes.

CHAIRPERSON KINGSLEY: No, I'm just saying like it might also be really cool in the back, we just don't see it.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: Right.

CHAIRPERSON KINGSLEY: And it would be --

MR. HAUTZINGER: And that's worth acknowledging as well.

CHAIRPERSON KINGSLEY: Yes.

MR. HAUTZINGER: Right, right.

CHAIRPERSON KINGSLEY: Like it might be cool to see it, you know.

MR. HAUTZINGER: Yes. My recollection, because I looked at this

and I thought is this all they did, and I looked at the plans, like they did not expand the house and I was shocked.

CHAIRPERSON KINGSLEY: Yes.

MR. HAUTZINGER: That they made this kind of investment just to improve the appearance, and they're facing a park across the street. So, in terms of investing on a front porch, you know, they probably want to enjoy actually being able to sit out there and look at the park and kind of enjoy. It looks like an outdoor room.

CHAIRPERSON KINGSLEY: So, I think they did it on the back, too.

MR. HAUTZINGER: Yes, there may be a covered patio with a similar design on the back.

CHAIRPERSON KINGSLEY: Yes, and my point with that is that it's not just a porch, it's both of them, you know, and these people wanting to stay in their home and extend their living to the outside by doing that, but without redoing the footprint I guess. So, yes, my thought is that this, I like this one quite a bit.

The other one I do like is the 923 North Dunton, because even though you're talking about the front porch, the proportions were different, just the fact that they kept that front porch and they kept the general feel of this house, and I think when you walk by it, it doesn't look as top-heavy as maybe this picture does because those dormers are, you know, slightly pushed back. But just the fact that they kept the scale of the neighborhood, because both houses on either side are taller than this one I think. So, it just, I just think they did a great job and I'm just, I was so delighted that they didn't tear down this little bungalow.

MR. HAUTZINGER: For sure.

CHAIRPERSON KINGSLEY: So, it might not be the design part, but --

COMMISSIONER ECKHARDT: So, Madam Chairman, Steve, can you pull up your images of past winners?

MR. HAUTZINGER: Yes.

COMMISSIONER ECKHARDT: There is a house and it's a past winner that's just like this one.

CHAIRPERSON KINGSLEY: Oh, really?

COMMISSIONER ECKHARDT: Yes, you'll see. I looked at it. Maybe I'm wrong, but we'll see. Not that one.

MR. HAUTZINGER: This is last year. These are the, you know, single-family and commercial last year.

COMMISSIONER ECKHARDT: There.

MR. HAUTZINGER: So, it's 2024.

CHAIRPERSON KINGSLEY: Yes, to me that's a world of difference.

COMMISSIONER ECKHARDT: Okay, I went through it, is there another house? Maybe I was looking at a different one, but maybe that's the one I looked at, we've already done that one. No, you're past it.

MR. HAUTZINGER: I always include the previous winners just to --

COMMISSIONER ECKHARDT: I stand corrected.

MR. HAUTZINGER: -- refresh everyone's memory with some of the trends.

COMMISSIONER ECKHARDT: With grace and --

CHAIRPERSON KINGSLEY: Keep going.

COMMISSIONER KUBOW: The other thing I was going to comment on is we have the newer build on Belmont and Scarsdale that isn't quite done, but I think it's a really impressive and stately house there at the Commission. They moved from Lincoln, that family, I forgot their last name, well, it's not quite done yet, but it's worth looking at.

MR. HAUTZINGER: Is that in the estates?

COMMISSIONER KUBOW: No, it's --

COMMISSIONER FITZGERALD: It's 635 South Belmont.

CHAIRPERSON KINGSLEY: Let's go ahead, are you done here?

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Oh, sure.

COMMISSIONER KUBOW: Yes, that's a really cool house. Maybe we've seen that --

MR. HAUTZINGER: That most likely, well, Rich is building that one, so --

COMMISSIONER KUBOW: Oh, is he?

MR. HAUTZINGER: Yes.

COMMISSIONER FITZGERALD: You know, I want to make a comment to that. Last year, you allowed me to vote on houses that I worked on. So, I don't know how that will apply to the --

CHAIRPERSON KINGSLEY: Well, no. I'll just say, I don't, no, because it's been something that Ted's buildings cannot ever be brought up for consideration.

MR. HAUTZINGER: Or yours.

CHAIRPERSON KINGSLEY: Or mine. I was just saying Ted's.

MR. HAUTZINGER: Yes, I mean, you guys have nice projects.

CHAIRPERSON KINGSLEY: So, like Rich is, it's not even like, it's not even, you know, voting, like it can't --

COMMISSIONER FITZGERALD: So, it can't come up or we can't vote on it?

CHAIRPERSON KINGSLEY: No.

MR. HAUTZINGER: Right, we wouldn't nominate it.

CHAIRPERSON KINGSLEY: No, we can't nominate it.

MR. HAUTZINGER: I mean, you know, we talked about this when we first started this award, you know, can we nominate our own projects? Like because, you know, everybody is proud of their work and appreciates recognition, but I think the general thought was it seems odd for anyone of the Design Commissioners to give yourself an award, even though maybe four out of the other five are the ones that are voting for that, but then again, I mean, there's no rules to this.

COMMISSIONER ECKHARDT: Actually, I have an idea that can rectify that problem. Why don't we establish a little in-house show of all our work and just have a little presentation?

CHAIRPERSON KINGSLEY: You mean just, oh, just to show our --

COMMISSIONER ECKHARDT: Our work.

CHAIRPERSON KINGSLEY: Yes.

MR. HAUTZINGER: Just as --

COMMISSIONER ECKHARDT: Just for fun.

MR. HAUTZINGER: -- an inspirational kind of meeting?

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: Just to share each other's work?

COMMISSIONER ECKHARDT: Yes.

COMMISSIONER KUBOW: And consider my stuff.

CHAIRPERSON KINGSLEY: Yes.

MR. HAUTZINGER: And you've worked on plenty projects; it would be interesting to see the types of projects you've been working on.

CHAIRPERSON KINGSLEY: So, I don't mean to be --

MR. HAUTZINGER: Whether or not you're the one who designed them --

COMMISSIONER ECKHARDT: It's just a Ted idea; don't worry about it.

CHAIRPERSON KINGSLEY: No, I like that. I actually think that's a good idea. So, but that's for next year, we can consider it next year. I know he has gotten awards before.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Last year by chance was his, the year that his company sort of snuck in there.

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER KUBOW: Do commercial?

MR. HAUTZINGER: So, is that a decision? 331 South Forrest?

CHAIRPERSON KINGSLEY: Well, I think we have to --

COMMISSIONER FITZGERALD: No, I didn't know we were deciding yet. I thought you said we didn't have to decide today.

MR. HAUTZINGER: Oh, we don't have to, but it sounded like everybody felt pretty --

CHAIRPERSON KINGSLEY: I think we have to wait for Rich.

COMMISSIONER ECKHARDT: Rich has got to chime in.

COMMISSIONER KUBOW: Yes, and I want to drive by and see this.

CHAIRPERSON KINGSLEY: Yes.

MR. HAUTZINGER: Yes, okay.

COMMISSIONER KUBOW: That's --

MR. HAUTZINGER: Okay, very good. I think it's a great choice.

CHAIRPERSON KINGSLEY: And then, Steve, would you do me a favor?

MR. HAUTZINGER: Sure.

CHAIRPERSON KINGSLEY: Could you look up the permit and look to see what they did on back, like just the drawings?

MR. HAUTZINGER: Yes. Yes, I mean, I have the Design Commission drawings. I'll find out, and I'll find out who the builder was.

CHAIRPERSON KINGSLEY: But it didn't come in front of the Design

Commission?

MR. HAUTZINGER: No, it didn't because the scope was so small. I mean, typically, if anybody is adding a front porch, it's not something that --

CHAIRPERSON KINGSLEY: It's just because it went to the Zoning Board?

MR. HAUTZINGER: That's the other reason. When a project does have a Zoning Board review, if it's something smaller scale, we kind of hold off issuing an administrative Staff approval until the Zoning Board makes their determination, and then we have the knowledge of whether or not the neighbors are all in support or the neighbors are all in opposition. If there was a lot of controversy, then we'll require a formal review.

COMMISSIONER ECKHARDT: I'm going to ask a request of you, Kirsten. I'd like you, I'm suggesting and hoping that you will write a letter to the Zoning Board of Appeals, if this wins, and acknowledge the fact that they approved a variation and we thought it was so good that we gave it an award. I think that will help them to --

CHAIRPERSON KINGSLEY: Have other houses gotten, with a variation have gotten an award?

COMMISSIONER ECKHARDT: I don't know, but --

CHAIRPERSON KINGSLEY: I mean, yes.

COMMISSIONER ECKHARDT: -- in particular, only because I went before them with my garage and they gave it to me, but still, that's not an award maker, you know, a garage, but --

CHAIRPERSON KINGSLEY: Yes, no, sure.

COMMISSIONER ECKHARDT: -- the point is I think they ought to know that what they do there is important.

CHAIRPERSON KINGSLEY: Yes. They're not really supposed to be looking at zoning; I mean, the design though.

COMMISSIONER ECKHARDT: But we want to tell them thank you.

CHAIRPERSON KINGSLEY: Yes, sure.

COMMISSIONER ECKHARDT: For making this effort, because if they would have said no, it wouldn't be here.

CHAIRPERSON KINGSLEY: That's true.

COMMISSIONER KUBOW: I just have one last suggestion here. If we do decide on this, maybe ask Bob, or if you don't want to tip him off, it would be nice, I'm sure he has pictures of the backyard, maybe the builder has pictures of it. It would be nice to include that in the presentation, or --

CHAIRPERSON KINGSLEY: Yes, for sure.

COMMISSIONER KUBOW: -- when we send him notice or when Kirsten calls him.

CHAIRPERSON KINGSLEY: I was just thinking if he looked at the permit, then he can see if there was something. I think, yes.

COMMISSIONER KUBOW: There definitely is something, I can see it.

MR. HAUTZINGER: I can send our summer intern on a recon visit mission.

CHAIRPERSON KINGSLEY: Yes. I think --

COMMISSIONER KUBOW: You don't happen to have still a junior architect to go photograph old houses, knock on doors.

CHAIRPERSON KINGSLEY: Yes.

MR. HAUTZINGER: But I'll confirm what was the scope on the plans and who was the builder for next time.

CHAIRPERSON KINGSLEY: Yes.

MR. HAUTZINGER: Now, Rich we're not expecting to be at our meeting in two weeks again either because he's still going to be out of town. So, we'll just revisit this the first meeting in, what month is it, August?

COMMISSIONER KUBOW: It would be, yes, mid-August.

CHAIRPERSON KINGSLEY: Yes.

MR. HAUTZINGER: That will keep us on track. We'd still like to give the winners adequate, you know, notice so that we can make sure they can be available to attend the meeting, but we're in July, we're talking October.

COMMISSIONER ECKHARDT: Yes, to get their thoughts and, you know.

CHAIRPERSON KINGSLEY: Okay, so what about commercial?

MR. HAUTZINGER: Okay, commercial is probably going to be a pretty short discussion if you've had a chance to flip through this.

COMMISSIONER ECKHARDT: Yes, I did.

MR. HAUTZINGER: There weren't a lot of projects.

COMMISSIONER ECKHARDT: Just two of them.

MR. HAUTZINGER: There's just two of them. So, the first one obviously is, you know, the major project in town that just recently completed construction, the Arbor House multi-family mixed-use development. Not just because it's a big building, not just because it's a major project, I actually think it's a really great design.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: I think they did a lot of really nice subtle things that all work together, and it's, you know, as a side note, like I observed in this building that there's actually a lot of I think economical decisions. I mean, this building is almost, the upper portion of this building is almost just horizontal Hardie board, lap siding, like you'd put on a house. It's not some super deluxe material that's 10 times the cost or something. It's just the same stuff you'd put on your house.

Look at the repetition in the windows, they're almost all the same. The balconies, the balcony doors, there's so much repetition, the building is one height. All the floor plans just repeating to the top. There's no dropping off and anything like that, tiering, the massing, but that to me doesn't hurt the design at all.

COMMISSIONER ECKHARDT: No, it's not --

MR. HAUTZINGER: I think they did such a good job with it that, yes, because of the layout floor plan, you don't really need the tiered height because you see what happens as you perceive the building. It almost looks like it's steps. The little zigzag detail on the end, I wasn't so sure about those green fins when they were presenting the project, but I welcome them now that I see it. It's a nice

little splash of color.

COMMISSIONER ECKHARDT: Yes, I actually wanted that to have lights in them.

MR. HAUTZINGER: Oh, lights on those to accent them?

COMMISSIONER ECKHARDT: Yes, little green LEDs.

MR. HAUTZINGER: So, I mean, I think --

COMMISSIONER ECKHARDT: At the open house, I told them that.

MR. HAUTZINGER: Oh, okay. Well, we'll see if they come back with it, but I think it's really an outstanding project.

Then the second project is the Chase Bank in downtown. Obviously, the before image, everybody is super familiar with it.

CHAIRPERSON KINGSLEY: Did Chase win it last year?

MR. HAUTZINGER: They did actually for their new construction, out at Town and Country in the --

CHAIRPERSON KINGSLEY: Yes, I'm sorry, I didn't look through those.

MR. HAUTZINGER: And that's a good point though, I mean, we do like to kind of keep that in mind. We don't want to be doing the same thing, you know, school after school or bank after bank but, you know, the --

CHAIRPERSON KINGSLEY: Well, I'll just cut to the chase that I would be more prone to do Arbor House.

COMMISSIONER KUBOW: Same.

COMMISSIONER ECKHARDT: Me, too.

CHAIRPERSON KINGSLEY: Yes, and it would be nice for them.

COMMISSIONER FITZGERALD: I would, too. It's the entrance to the city from the south. It's a major, major project.

CHAIRPERSON KINGSLEY: And let's just say, and they got it built; they're building it which makes it so impressive.

COMMISSIONER KUBOW: Trust me, I know.

CHAIRPERSON KINGSLEY: So impressive.

COMMISSIONER FITZGERALD: Yes, it is interesting.

COMMISSIONER ECKHARDT: I went to the -- who else went to the open house?

COMMISSIONER KUBOW: I did not go.

COMMISSIONER ECKHARDT: Steve, you were there? I thought I saw you there?

MR. HAUTZINGER: No, I couldn't make it.

COMMISSIONER ECKHARDT: It was fantastic. The lot is gorgeous and one of the units, beautiful.

CHAIRPERSON KINGSLEY: Good. Okay, so I think it's unanimous there.

MR. HAUTZINGER: Yes, there really were very few options to choose from this year. I was also looking at the Courtyard Marriott Hotel down the street on Algonquin.

CHAIRPERSON KINGSLEY: Oh, right.

MR. HAUTZINGER: If you remember that, but we went and got

images. It doesn't look like it's quite done yet. There were some architectural accents they were going to add, they're not there yet. I'm assuming they're still coming, we'll see.

COMMISSIONER KUBOW: We'll see them for next year.

MR. HAUTZINGER: But, yes, that could be an option for next year. There just wasn't a lot of options, but thankfully one of the two options we have to me is a grand slam production.

CHAIRPERSON KINGSLEY: Good, okay.

MR. HAUTZINGER: All right? Well, we'll put it back on the agenda for the first meeting in August, presumably Rich will be back.

COMMISSIONER ECKHARDT: I mean, unless you want to contact Rich and ask him.

CHAIRPERSON KINGSLEY: No, he's on vacation.

COMMISSIONER ECKHARDT: So what? He always works on vacation.

CHAIRPERSON KINGSLEY: No. No.

COMMISSIONER KUBOW: I did.

CHAIRPERSON KINGSLEY: No.

COMMISSIONER ECKHARDT: Right, you're the Chair.

COMMISSIONER KUBOW: I shouldn't.

CHAIRPERSON KINGSLEY: I'm Chairperson. We're not going to contact him to see what he wants.

COMMISSIONER ECKHARDT: Absolutely, you're the boss.

COMMISSIONER KUBOW: Smart move, Chair.

COMMISSIONER ECKHARDT: I wouldn't go against you.

COMMISSIONER KUBOW: All right, I'd like to make a motion to adjourn tonight's Design Commission.

COMMISSIONER FITZGERALD: Second.

CHAIRPERSON KINGSLEY: All those in favor say aye?

(Chorus of ayes.)

CHAIRPERSON KINGSLEY: Thank you.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:27 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
7/28/2026

Item: 214 W. Fremont St. - DC26-048 - 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 architectural design of the proposed addition to the existing single-family residence located at 214 W. Fremont Street. This recommendation is based on the architectural plans received 6-16-26, and the following:

1. A recommendation for smooth siding to match existing.
2. The siding exposure should match existing.
3. Clarify if the new siding will be toothed into the existing siding for a seamless appearance, or consider stepping back the wall of the new addition to avoid the flush transition.
4. Include corner boards on the new addition to match existing.
5. Evaluate the appearance of the white painted wood windows with black storm windows in the original house as compared to the proposed white vinyl windows in the new addition.
6. A recommendation that the trim around the new windows be detailed to replicate the original.
7. A recommendation for the new windows to include decorative muntin (grids) to match the existing windows.
8. A recommendation to raise the roof pitch of the new addition to align the ridge with the existing ridge for a more cohesive massing.
9. Consider moving the new detached garage to the 3'-0" side setback line for improved access.
10. 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.

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

ATTACHMENTS:

1. Staff Report DC26-048
2. DC26-048, 214 W Fremont - Exhibits
3. DC26-048, 214 W Fremont - Photos

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 214 W. Fremont Street
Project Address: 214 W. Fremont Street
Prepared By: Steve Hautzinger

Date Prepared: July 21, 2026

PETITION INFORMATION:

DC Number: 26-048(H)
Petitioner Name: Antonio Fanizaa
Petitioner Address: 69 W. Rand Rd
Arlington Heights, IL 60004
Meeting Date: July 28, 2028

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

ANALYSIS:

Summary

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

The petitioner is proposing to add a new two-story addition to an existing two-story house. There is currently no garage, so a new two-car detached garaged is proposed to be located in the rear yard. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet, and the house with the proposed addition will be 2,834 square feet. The proposed addition does comply with all of the R-3 zoning requirements as summarized below. However, a zoning variation is required to allow an 8'-7" wide driveway (9'-0" minimum required) to access the new detached garage.

	ALLOWED	PROPOSED
Setbacks	Front: 21.5 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 21.2 feet (existing) Side: 8.6 feet Side: 8.9 feet Rear: 57.4 feet
Building Height (to the midpoint)	25 feet	23.1 feet
FAR	2,970 SF	2,834 SF
Building Lot Coverage	2,310 SF	1,983 SF
Impervious Surface Coverage	3,630 SF	3,222 SF

The existing home 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. Homes in the report are rated in order of importance as "Contributing", "Notable", and "Exceptional". The subject house is rated "Contributing", and the report estimates the home's construction to be pre-1890.

The new two-story addition is proposed to be located on the rear of the existing house. An existing kitchen/bedroom/bathroom wing is proposed to be demolished to allow construction of the new addition. Based on interior photos from a recent real estate listing for this house, the condition of the home appears to be in need of renovation throughout. Due to the condition of the home, Staff does not object to the proposed rear demolition. Staff commends the petitioner for keeping and restoring the original front portion of the home, which is the important part that contributes to the historic neighborhood character in this location.

In regards to the design of the proposed addition, overall it is nicely done to match the original house, however, some of the details are in need of clarification as follows:

1. **Siding:**

- a. **Siding Texture.** The drawings indicate that the existing siding will remain and be repainted. The old siding may have some texture due to numerous coats of paint, but the base wood siding on older homes is smooth. The drawings for the new addition specify James Hardie Cedarmill lap siding which has a faux woodgrain texture. Smooth siding is recommended on the new addition to match the existing siding.
- b. **Siding Exposure.** The exposure (reveal) of the new siding should be selected to match the siding exposure on the existing house.
- c. **East Elevation.** The east wall of the new addition is shown flush with the existing east wall. The east elevation drawing shows a line where the new siding abuts the existing siding. The petitioner should clarify if the new siding will be toothed into the existing siding for a seamless appearance. Alternatively, consider stepping back the wall of the new addition to avoid the flush transition.
- d. **Corner Boards.** The existing house has corner trim boards which are not shown on the drawings. The new addition should include corner boards to match existing.

2. **Windows:**

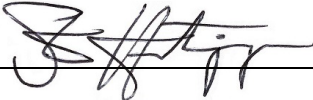
- a. **Window Colors.** The existing original windows are white painted wood with a newer black metal storm window on the outside. The windows in the new addition are specified to be white vinyl. The new white windows will look very different than the existing windows with black storm windows. The existing black storm windows are a nice accent to the overall color palette, and a mismatch to the new all white windows may be fine as a subtle way to distinguish the original portion of the house from the new addition. However, the Design Commission should evaluate the appearance.
 - b. **Window Trim.** The existing window trim has a small trim cap at the top and a projecting wood sill at the bottom. The drawings simply show a flat 'picture frame' of trim around all of the windows. It is recommended that the trim around the new windows be detailed to replicate the original.
 - c. **Window Muntins (grids).** The existing double hung windows have a four-over-four window muntin pattern. The drawings indicate that the existing windows will remain, but the window grid pattern is not shown. It is recommended that the new windows include decorative grids to match existing.
3. **Roof Height.** The drawings indicate that the ridge of the new addition will be at 25'-0" above grade. Per code, the 25'-0" maximum allowed building height is measured to the midpoint of the roof. Consider raising the roof pitch of the new addition to align the ridge with the existing ridge for a more cohesive massing.
4. **Garage Setback.** The new detached garage is shown with a 5'-0" setback from the side and rear property lines. Per code, the rear setback is required to be 5'-0" minimum, but the minimum side setback is 3'-0". Consider moving the garage to the 3'-0" side setback line for improved access.

RECOMMENDATION:

It is recommended that the Design Commission approve the architectural design of the proposed addition to the existing single-family residence located at 214 W. Fremont Street. This recommendation is based on the architectural plans received 6-16-26, and the following:

1. A recommendation for smooth siding to match existing.
2. The siding exposure should match existing.

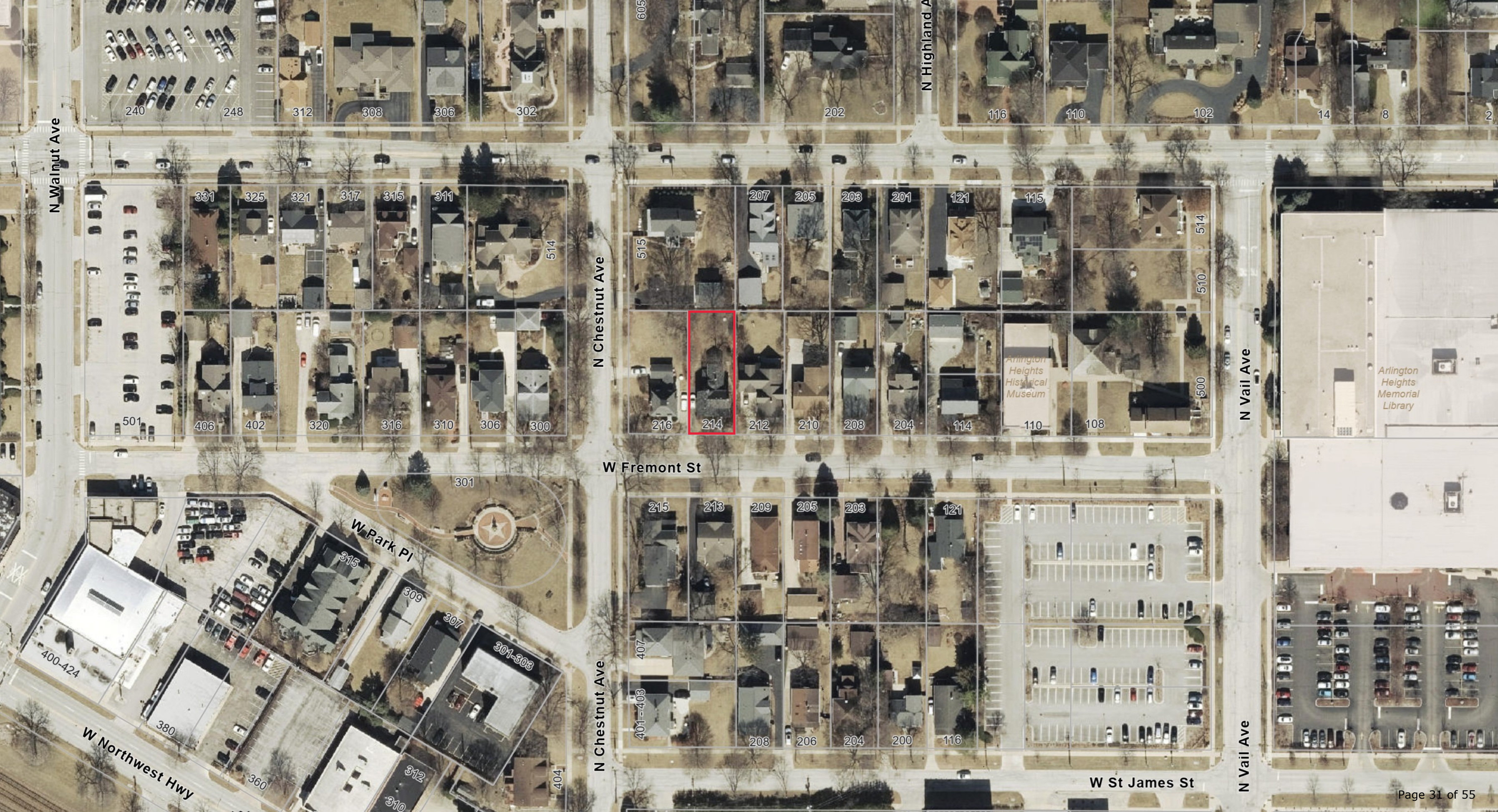
3. Clarify if the new siding will be toothed into the existing siding for a seamless appearance, or consider stepping back the wall of the new addition to avoid the flush transition.
4. Include corner boards on the new addition to match existing.
5. Evaluate the appearance of the white painted wood windows with black storm windows in the original house as compared to the proposed white vinyl windows in the new addition.
6. A recommendation that the trim around the new windows be detailed to replicate the original.
7. A recommendation for the new windows to include decorative muntin (grids) to match the existing windows.
8. A recommendation to raise the roof pitch of the new addition to align the ridge with the existing ridge for a more cohesive massing.
9. Consider moving the new detached garage to the 3'-0" side setback line for improved access.
10. 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.
11. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



July 21, 2026

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

c: Petitioner, Emily Rodman-Director of Planning and Community Development, DC File 26-048

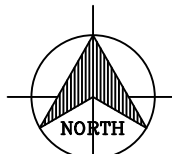


HORIZON SURVEY, LLC

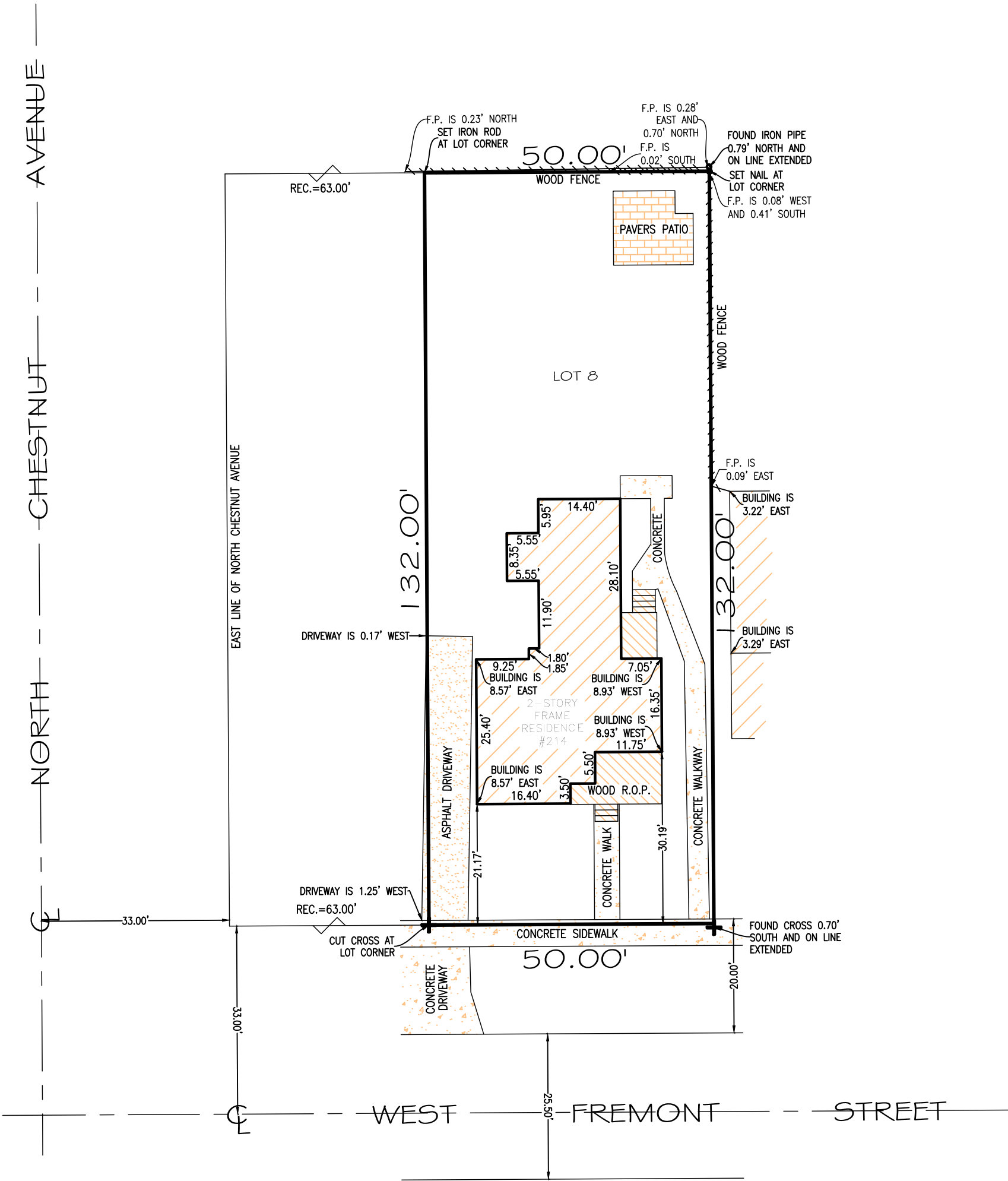
P.O. BOX 438607
Chicago, Il 60643
Office: 312-224-0477
horizonsurveychicago@gmail.com

PLAT OF SURVEY

PLAT OF SURVEYS
ATLA/NSPS
LAND DEVELOPMENT



SCALE: 1"= 20'



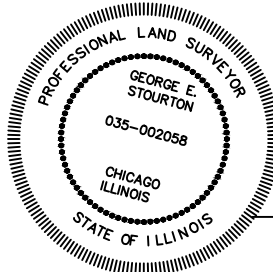
COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

JOB #: 214WFREMONTSTREET
DATE OF COMPLETION IN THE FIELD: OCTOBER 21, 2025
PREPARED FOR: BELLA INVESTMENTS, LLC
P.I.N # 03-30-405-008-0000 COOK COUNTY, ILLINOIS
COMMONLY KNOWN AS: 214 W. FREMONT ST., ARLINGTON HEIGHTS, ILLINOIS

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

1"=20'
SCALE

THIS IS TO CERTIFY THAT HORIZON SURVEY, LLC., BY ITS MANAGING AGENT GEORGE E. STOURTON, P.L.S., PROFESSIONAL LAND SURVEYOR #2058, WHOSE LICENSURE EXPIRES NOVEMBER 30, 2026, HEREBY CERTIFIES THAT THE PROPERTY DESCRIBED ON THIS PLAT HAS BEEN SURVEYED AND THAT THE RESULTS OF THE SURVEY ARE SHOWN ON THIS PLAT. DIMENSIONS ARE IN U.S. STANDARD FEET AND DECIMALS THEREOF, SEXIGESIMAL BEARINGS BASED AS ASSUMED NORTH. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



DATED THIS 22ND DAY OF OCTOBER, 2025

GEORGE E. STOURTON PLS No. 2058
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026

NOTE:
THE CONTRACTOR SHALL PROVIDE A WHOLE HOUSE
AIR LEAKAGE TEST RESULTING IN A LEAKAGE RATE
LESS THAN 3 AIR CHANGES PER HOUR
THE WRITTEN TEST REPORT SHALL BE SIGNED AND
SUBMITTED PRIOR OCCUPANCY APPROVAL

DUCT TESTING IS REQUIRED
ANY DUCTS ARE NOT LOCATED ENTIRELY WITHIN
THE BUILDING THERMAL ENVELOPE

PROVIDE CONFIRMATION THAT OUTDOOR AIR INTAKES
AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY
DAMPERS THAT CLOSE WHEN VENTILATION SYSTEM
IS NO WORKING

THE INSULATION INSTALLER SHALL SIGN, DATE, AND POST
THE CERTIFICATE LISTING THE PREDOMINANT INSULATION
VALUE IN A CONSPICUOUS LOCATION IN THE ATTIC.
BLOWN OR SPRAYED ROOF/ CEILING INSULATION
THICKNESS SHALL BE IDENTIFIED IN WRITTEN INCHES
AFFIXED TO THE TRUSS OR JOISTS EVERY 300 FEET FOR
INSPECTION (R303.1.1) & R403) THIS SHALL BE POSTED
PRIOR TO THE INSULATION INSPECTION.

THE CONTRACTOR SHALL POST ON THE ELECTRIC
DISTRIBUTION PANEL A PERMANENT CERTIFICATE.
THE CERTIFICATE SHALL LIST THE PREDOMINANT
INSULATION VALUE, EACH PIECE OF THE BUILDING THERMAL
ENVELOPE, R-VALUES OF INSULATION INSTALLED,
U-FACTORS OF THE WINDOWS, R-VALUES OF DUCTS
IN UNCONDITIONED SPACES, AND TYPES AND EFFICIENCIES
OF HEATING COOLING AND WATER HEATING EQUIPMENT.
(R303.1.1) & R403) THIS SHALL BE POSTED PRIOR TO THE
INSULATION INSPECTION

AN APPROVED PARTY, INDEPENDENT FROM THE INSTALLER
OF THE INSULATION SHALL INSPECT THE AIR BARRIER AND
INSULATION. THE DOCUMENT SHALL PROVIDE A DUCT AIR
LEAKAGE TEST RESULTING IN LEAKAGE RATE LESS THAN
4CFM PER 100 SF. THE WRITTEN TEST REPORT SHALL BE SIGNED
AND SUBMITTED PRIOR TO OCCUPANCY APPROVAL.

PROVIDE DUCT SEALANT (WELD AND/OR SPRAY FOAM)

ENERGY CONSERVATION CODE NOTES

- ATTIC ACCESS PANELS MUST BE INSULATED TO MATCH ATTIC AND MUST BE WEATHER STRIPPED (SECTION R402.2.4)
- SECTION R402.4.1 AND TABLE R402.4.1 THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CALKED/GASKETED:
WEATHER STRIPPED OR OTHERWISE SEALED WITH A AIR BARRIER MATERIAL SUITABLE FILM OR SOLID MATERIAL, AND INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS.

- AIR BARRIER AND THERMAL BARRIER
- CEILING / ATTIC
- WALLS
- WINDOWS SKYLIGHTS AND DOORS
- ROOF JOISTS
- FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)
- CRAWL SPACE WALLS
- SHAFTS PENETRATIONS
- NARROW CAVITIES
- GARAGE SEPARATION
- RECESSED LIGHTING
- PLUMBING AND WIRING
- SHOWER / TUB ON EXTERIOR WALL
- ELECTRICAL / PHONE BOX ON EXTERIOR WALL
- HVAC REGISTER BOOTS
- FIREPLACE

NOTE: REFER TO TABLE R402.4.1 FOR THE INSTALLATION CRITERIA FOR THE ABOVE BUILDING COMPONENTS

- THE FIREPLACES SHALL HAVE GASKETED DOORS, TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR (SECTION R402.4.2)
- WINDOWS AND SLIDING GLASS DOORS LIMITED TO NO MORE THAN 0.3CFM PER SQUARE FOOT AIR LEAKAGE. SUNGUNG DOORS LIMITED TO NO MORE THAN 0.5CFM PER SQUARE FOOT. (SECTION R402.4.3.)
- RECESSED LIGHT FIXTURES INSTALLED IN BUILDING THERMAL ENVELOPE SHALL BE:
A. IC-RATED AND LABELED (SUITABLE FOR INSULATION CONTACT).
- AT LEAST ON THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. AT LEAST ON THERMOSTAT SHALL BE PROGRAMMABLE. (SECTION R403.1.1)
- IN AN UNCONDITIONED SPACE, SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM R-6. (SECTION R403.2.1)
- ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED AT ALL JOINTS AND SEAMS. DUCT TAPE OR ANY OTHER UNLISTED TAPE IS NOT PERMITTED. (SECTION R403.2.2)
- BUILDING FRAMING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS. (SECTION R403.2.3)
- MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES FAHRENHEIT SHALL BE INSULATED TO A MINIMUM R-3. (SECTION R403.3)
- ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-3 WITH A READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. (SECTION R403.4) AND 403.4.2)
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT IN USE. (SECTION 403.5)
- A 100 PERCENT (100%) OF THE LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURE SHALL BE HIGH EFFICIENCY LAMPS. (SECTION R404.1)
- SECTION R402.4.1.2 TESTING:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGER PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 02 INCHES w.g. (50 Pascals). WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.
- EVERY OCCUPIED SPACE SHALL BE VENTILATED BY NATURAL MEANS IN ACCORDANCE WITH SECTION 102.402 OR BY MECHANICAL MEANS IN ACCORDANCE WITH SECTION 102.403 WHERE THE AIR INTRATION RATE IN A DUELLING UNIT IS LESS THAN 5 AIR CHANGES PER HOUR WHEN TESTED WITH A BLOWER DOOR AT A PRESSURE OF 02 INCH WATER COLUMN (50 Pa) IN ACCORDANCE WITH SECTION 402.4.1.1 OF THE INTERNATIONAL ENERGY CONSERVATION CODE, THE DUELLING UNIT SHALL BE VENTILATED BY MECHANICAL MEANS IN ACCORDANCE WITH SECTION 403.
- EXISTING SOIL BEARING CAPACITY TO BE 1300 PSF
- FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IN ACCORDANCE WITH SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING SOIL. FILL SOILS THAT SUPPORT FOOTINGS AND FOUNDATIONS SHALL BE DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE

NOTE:

SURVEYOR AND OR CIVIL ENGINEER TO VERIFY
ALL REQUIRED SET BACK BY GOVERNING CODES
AND ORDINANCE PRIOR OF STACKING THE NEW
CONSTRUCTION, ANTONIO FANIZZA ASSOC. DOES
NOT GUARANTEE SET BACKS

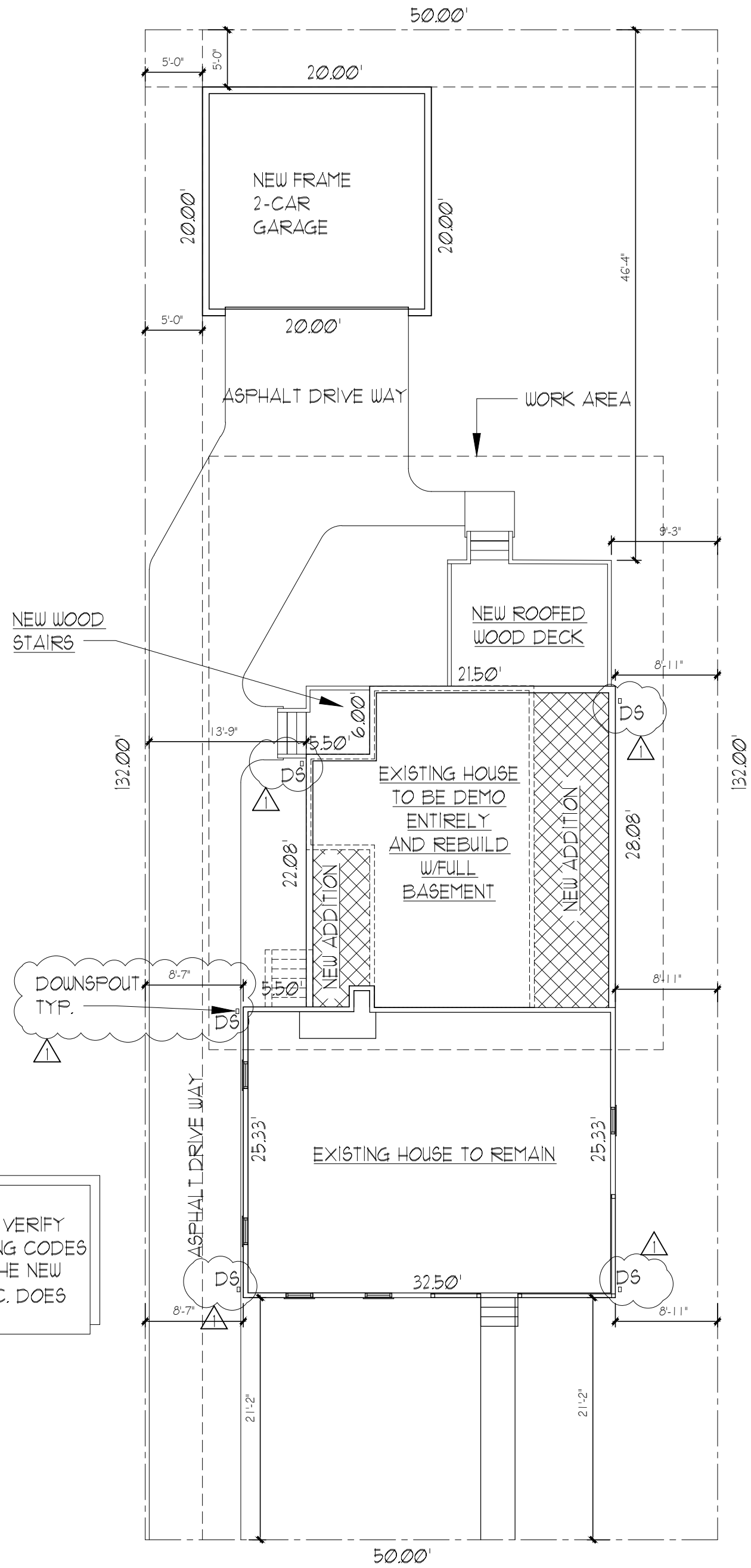
ENERGY CONSERVATION CODE

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT PER TABLE 402.1.1
- INTERNATIONAL ENERGY CONSERVATION CODE

CLIMATE ZONE	FENESTRATION U - FACTOR	SKYLIGHT U - FACTOR	GLAZED FENESTRATION SHGC	CEILING FENESTRATION R-VALUE	WOOD FRAME WALL R-VALUE	MASONRY WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5 & MARINE 4	0.30	0.55	NR	R-38/ R-60	R-30 or R-20 + R-5 CONT. R-19 + R-10 CONT. OR R-20 CONT		R-30	R-19		
* R-38 IS ACCEPTABLE WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES (SECTION 402.1.1 IECC)										

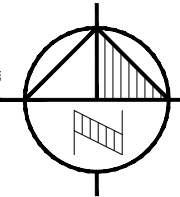
HOUSE ADDITION

214 W FREMONT ST. ARLINGTON HEIGHTS, IL 60004



SITE PLAN

SCALE: 1" = 10'



FIRM REGISTRATION DESIGN # 184.000219

ZONING ANALYSIS

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPS&C)
2017 NATIONAL ELECTRIC CODE (NEC)
2024 ILLINOIS ENERGY CONSERVATION CODE

1. ZONING	R-3
2. LOT SIZE	6600 SQFT.
3. EXISTING HOUSE	1343.58 SQFT.
NEW ADDITION	424.21 SQFT.
TOTAL AREA	1767.79 SQFT. ≤1980 SQFT. (ALLOWED)
4. EXISTING BASEMENT	680 SQFT.
NEW BASEMENT	725 SQFT.
TOTAL BASEMENT	1405 SQFT.
5. EXISTING FRONT PORCH	129.22 SQFT.
EXISTING DEMO DECK	56.86 SQFT.
NEW SIDE DECK	42.41 SQFT.
NEW REAR DECK	167.15 SQFT.

6. LAND COVERAGE

PROPOSED 1ST FLR.	1,429 SQFT.
FRONT PORCH	129.22 SQFT.
NEW SIDE DECK	42.41 SQFT.
NEW REAR DECK	167.15 SQFT.
FUTURE GARAGE	400 SQFT.
TOTAL AREA	2167.78 SQFT. ≤1980 SQFT. (ALLOWED)

7. FLOOR AREA RATIO

TOTAL HOUSE AREA 2834.04 SQFT.

TOTAL AREA RATIO 2834.04/6600=0.42

7. FRONT YARD SET BACK

HOUSE # 216	20.5'
HOUSE # 214	21.25'
HOUSE # 212	21.5'
HOUSE # 210	21.5'
HOUSE # 208	20.5'

AVERAGE SET BACK 105.25/5 PROPERTIES = 21.5'

LEGEND SHEET

- T-1 COVER PAGE / SITE PLAN
- T-2 SPECIFICATION
- D-1 DEMO PLAN
- A-1 CONSTRUCTION PLAN BASEMENT + 1ST FLOOR
- A-1.1 CONSTRUCTION PLAN 2ND FLOOR
- A-2 ELEVATIONS
- A-3 SECTION 4 DETAILS
- E-1 ELECTRICAL NOTES
- E-2 ELECTRICAL PLANS AND DETAILS
- P-1 PLUMBING DIAGRAMS AND DETAILS
- M-1 MECHANICAL PLAN AND DETAILS
- M-2 MECHANICAL PLANS
- G-1 GARAGE FLOOR PLANS, ELEVATIONS, SECTION 4 DETAILS
- PT-1 PRESENTATION PLANS
- PT-2 PRESENTATION PLANS
- PT-3 ELEVATIONS
- PT-4 ELEVATIONS
- PT-5 GARAGE ELEVATIONS
- PT-6 STREET VIEW PHOTOS
- PT-7 MATERIAL BOARD

LIABILITY INSURANCE:

- PROVIDE LIABILITY INSURANCE (HOLD HARMLESS AGREEMENT): THE CONTRACTOR SHALL MAINTAIN CONTRACTURAL LIABILITY INSURANCE TO COVER LIABILITY ASSUMED UNDER THE FOLLOWING AGREEMENT:
- CONTRACTOR AND ANY SUB-CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS JO FISHER & BILL, PLAYSIG AND ANTONIO FANIZZA ASSOC. LTD. HEREINAFTER CALLED OWNER AND ARCHITECT AND THEIR PARTNERS, AGENTS, AND EMPLOYEES AGAINST ANY LOSS, DAMAGE OR EXPENSE FOR WHICH THE OWNER AND ARCHITECT MAY BECOME LIABLE ON ACCOUNT OF BODILY INJURY INCLUDING DEATH, OR PROPERTY DAMAGE SUSTAINED BY ANYONE WHICH MAY ARISE OUT OF OR THE RESULT FROM THE OPERATIONS OR THE CONTRACTOR OR OF THOSE EMPLOYED BY HIS AGENTS OR SERVANTS INCLUDING HIS SUB-CONTRACTOR, IN THE EXECUTION OF ANY WORK INCLUDED UNDER THIS CONTRACT, WHETHER OR NOT IT SHALL BE CLAIMED THAT THE INJURY OR DAMAGE WAS CAUSED THROUGH A NEGLIGENT ACT OR OMISSION OF THE OWNER AND ARCHITECT, THEIR AGENTS, SERVANTS OR EMPLOYEES, OR BY ANY OTHER PERSONS WHOEVER, AND CONTRACTOR SHALL, AT HIS OWN EXPENSE, APPEAR, DEFEND, PAY ALL COSTS, AND EXPENSE, INCLUDING ATTORNEY'S FEES AND PAY ALL JUDGEMENTS IN CONNECTION WITH LIABILITY ASSUMED HERE UNDER.
- THE FOLLOWING INDEMNIFICATION SHALL ALSO INCLUDE ALL LIABILITY OF THE OWNER, ARCHITECT AND OTHER MENTIONED PERSONS ARISING UNDER THE SO CALLED "STRUCTURAL WORK ACT" (CH. 48, SEC. 60-69, ILLIN OIS REVISED STATS).
- EACH AND EVERY CONTRACTOR AND SUB-CONTRACTORS WHEN ACCEPTING CONTRACTUAL OBLIGATIONS FOR THIS PROJECT SHALL UNDERSTAND THAT A PREREQUISITE TO ANY OPERATION AT PROJECT WHETHER FILED WITH OWNER OR NOT, THAT THEY HAVE IMPLIED AGREEMENT TO THE ABOVE ITEM, (HOLD HARMLESS AGREEMENT AND ITS SPECIFIC WORDING.)

ANTONIO FANIZZA ASSOC. LTD.

ARCHITECT'S

2363 LEGNER LANE

DES PLAINES, ILLINOIS 60016

TEL: (847) 823-5664

Email: antonio.fanizza@comcast.net

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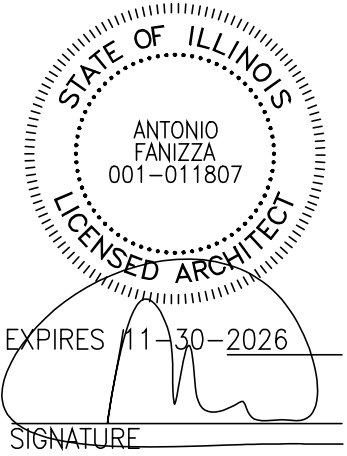
THEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS AND THE VILLAGE OF ARLINGTON HEIGHTS. CODES AND ORDINANCES THEY ARE IN COMPLIANCE WITH ALL APPLICABLE CODES INCLUDING THE ENVIRONMENTAL BARRIERS ACT (40-ILCS) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE CODE 400.1) AS SIGNED BY MY HAND AND SEAL.

NO.	REVISION
1.	PER CITY COMMENTS 05/11/2026

CERTIFICATION AND SEAL

05/11/2026

DATE



DRAWING NAME:
COVER PAGE / SITE PLAN
PROJECT NAME:
HOUSE ADDITION
214 W FREMONT ST.
ARLINGTON HEIGHTS, IL 60004

released to const.
job no. 2604
scale AS SHOWN
date 01/19/2026
drawn by FM
checked by AF
sheet

T-1



300



216



212



210



208

STREET

WORK AREA



SITE MAP



215



213



209

STREET VIEWS

SCALE: N.T.S

ANTONIO FANIZZA ASSOC. LTD.
ARCHITECTS
2626 LEOCADER LANE
CHICAGO, ILLINOIS 60606
TEL (847) 873-5664 FAX (847) 873-5664
Email: antonio.fanizza@comcast.net

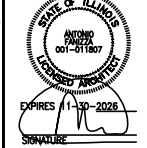
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UNDER THE LAWS OF THE STATE OF ILLINOIS
AND I AM IN COMPLIANCE WITH ALL
APPLICABLE CODES INCLUDING VILLAGE
OF ARLINGTON HEIGHTS CODE AND ORD.
ENVIRONMENTAL BARREING ACT (ENB-LCA) AND
THE ILLINOIS ACCESSIBILITY CODE (IL-AC) AND
THE ILLINOIS CODE BOOK. AS REQUIRED
BY MY BOARD AND SEAL.

NO.	REVISION

CERTIFICATION AND SEAL

CERTIFICATION AND SEAL
DATE
04/28/2026



SIGNATURE

DRAWING NAME:
STREET VIEW PHOTOS
PROJECT NAME:
HOUSE ADDITION
214 W FREMONT ST.
ARLINGTON HEIGHTS, IL 60004

released
to const.
job no. 2604
scale AS SHOWN
date 01/19/2026
drawn by FM
checked by AF

sheet
PT-6

Existing House



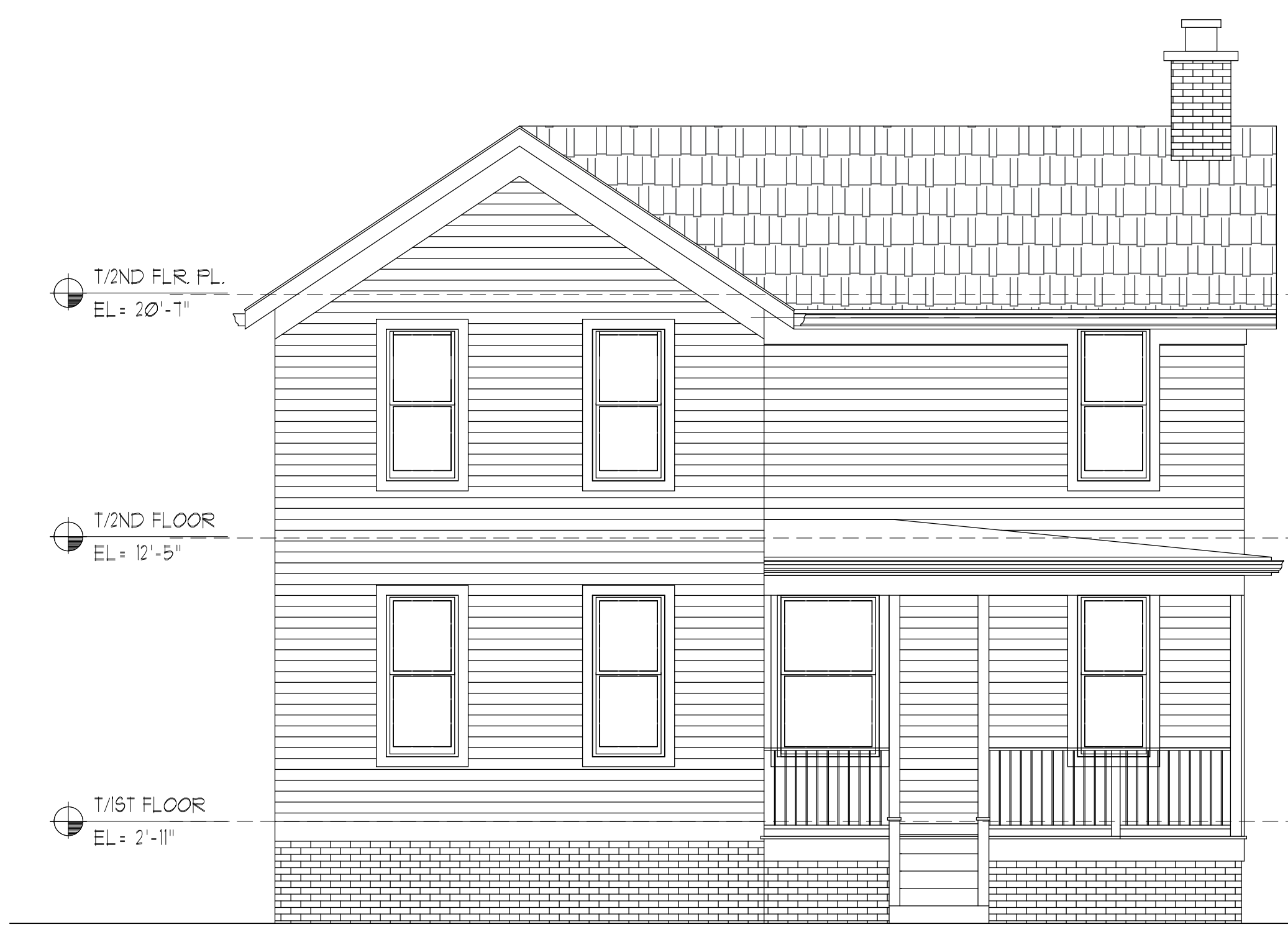
Left Side



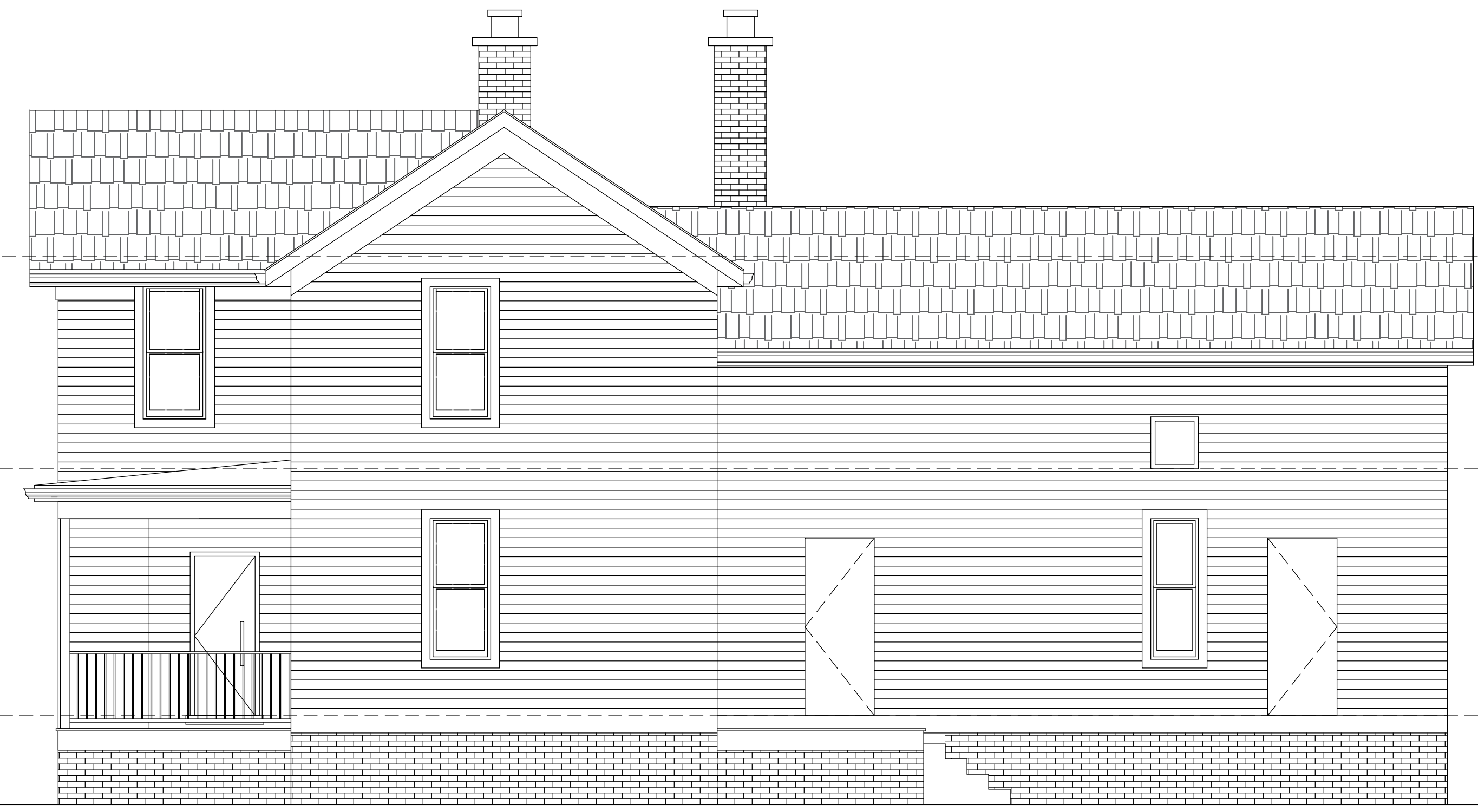
Front



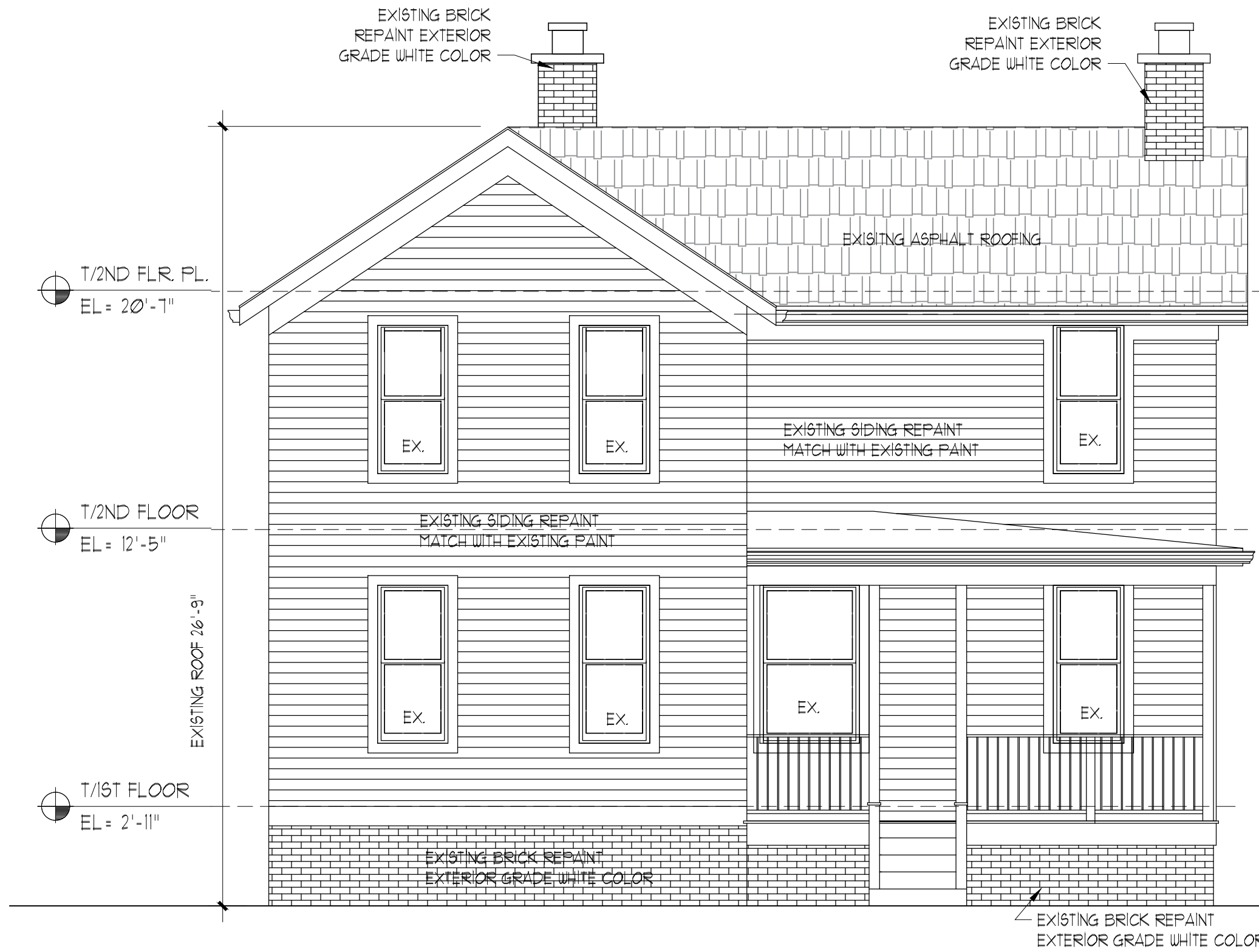
Right Side



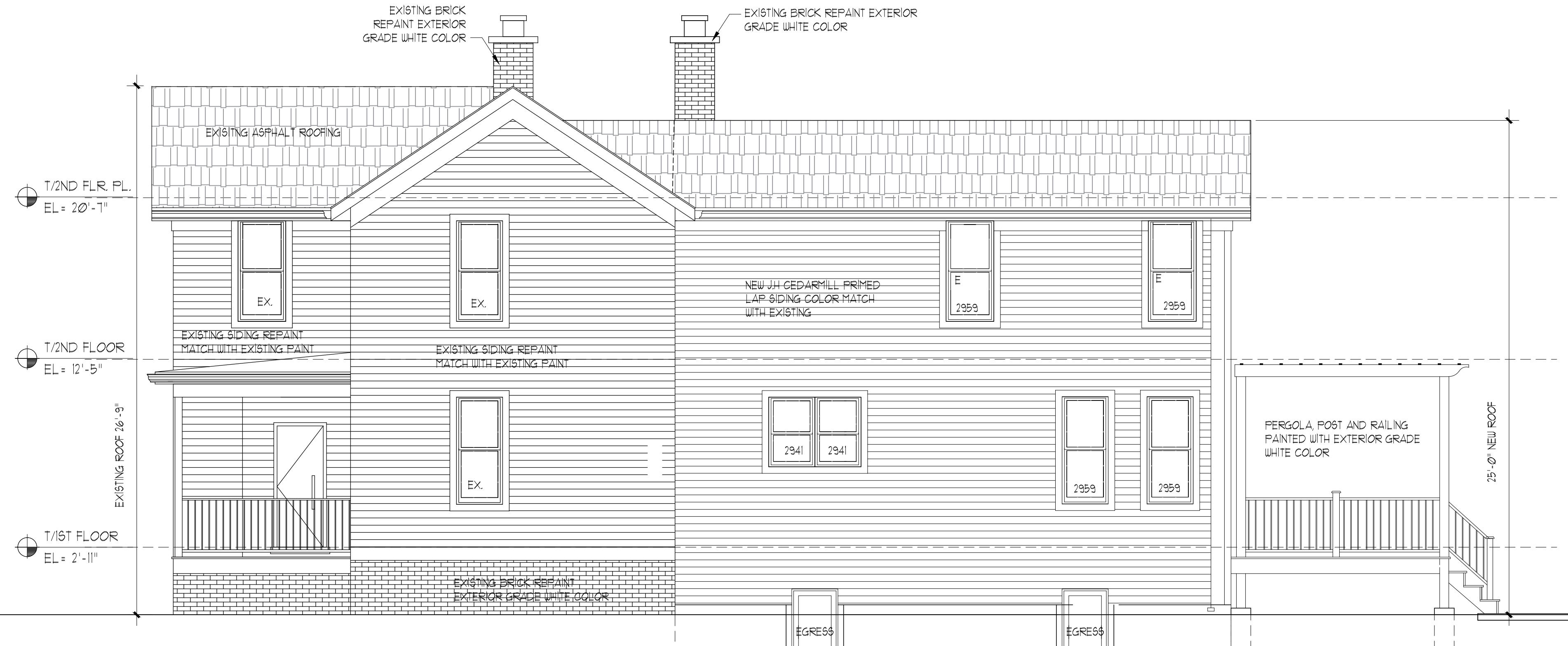
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

ANTONIO FANIZZA ASSOC. LTD.
ARCHITECTS
2363 LECHESTER LANE
DES PLAINES, ILLINOIS 60016
TEL: (847) 823-5664
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NO.	REVISION
1.	PER CITY COMMENTS 05/11/2026

CERTIFICATION AND SEAL
05/11/2026
DATE

EXPIRES 11-30-2026
SIGNATURE

DRAWING NAME:
ELEVATIONS
PROJECT NAME:
HOUSE ADDITION
214 W FREYONT ST.
ARLINGTON HEIGHTS, IL 60004

released to const.
job no. 2604
scale AS SHOWN
date 01/19/2026
drawn by PM/BF
checked by AF
sheet

PT-3

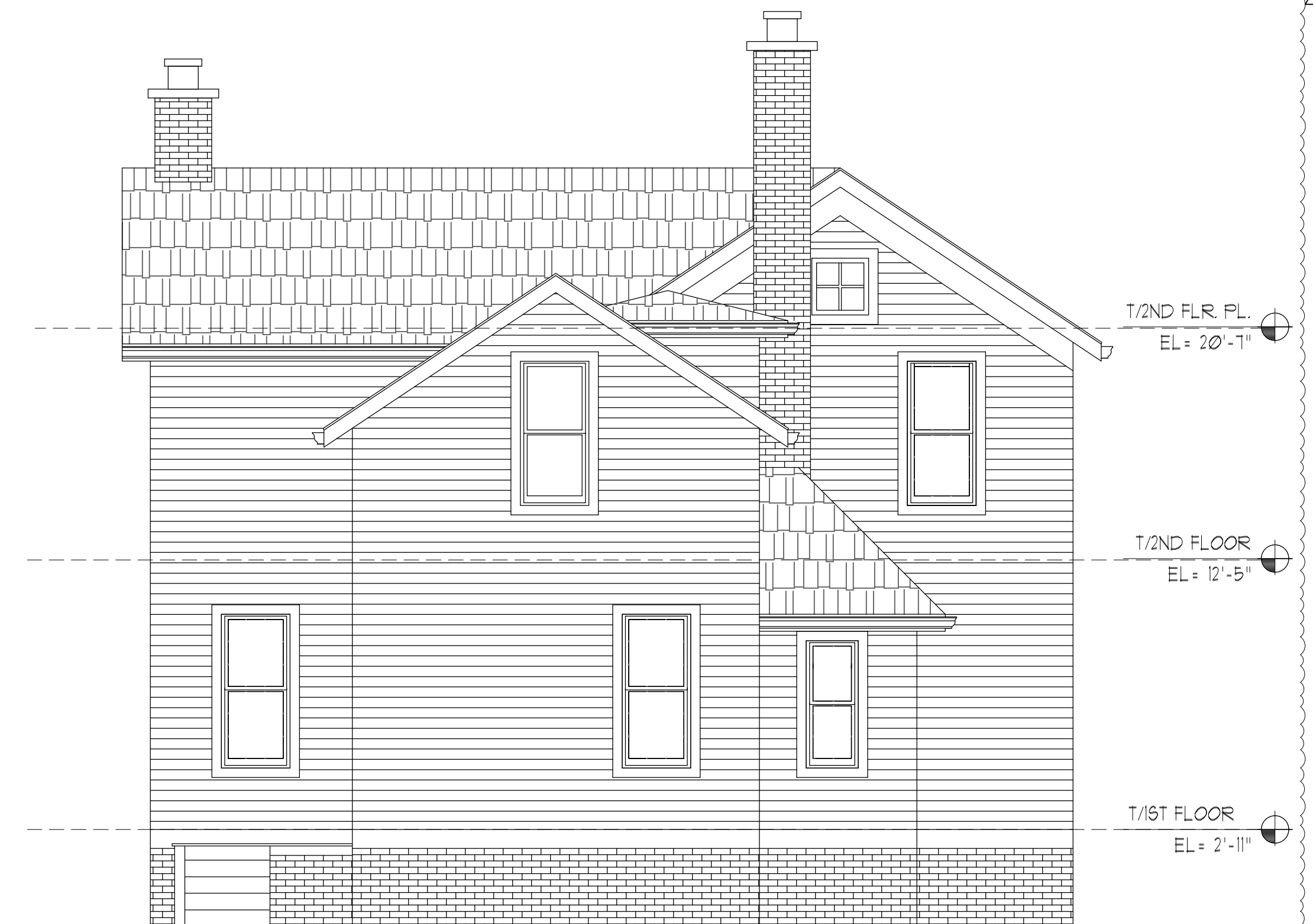
C:\PROJECTS\ADDITION\214 W Fremont St Arlington Heights, IL 60004\DWG

Page 36 of 55



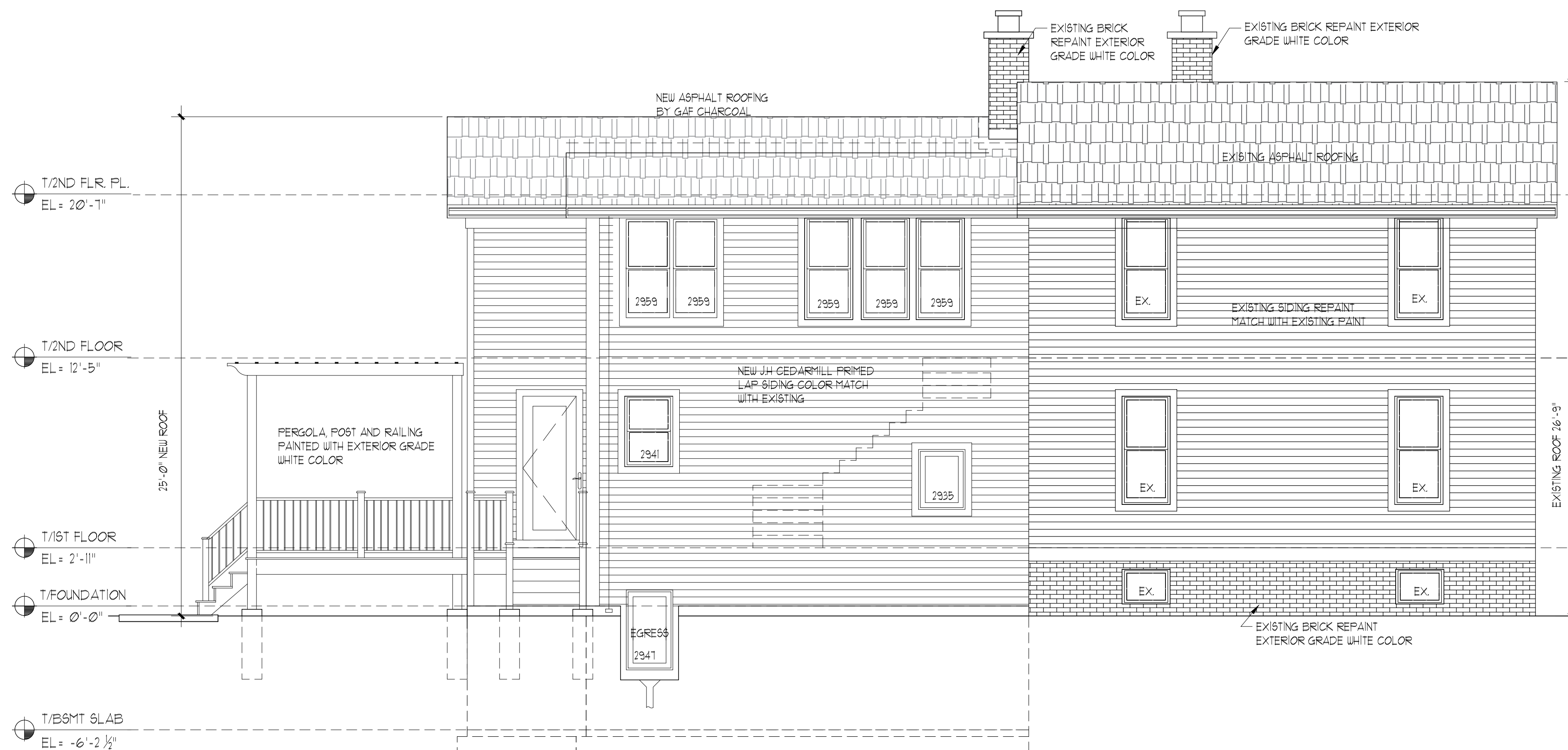
EXISTING WEST ELEVATION

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



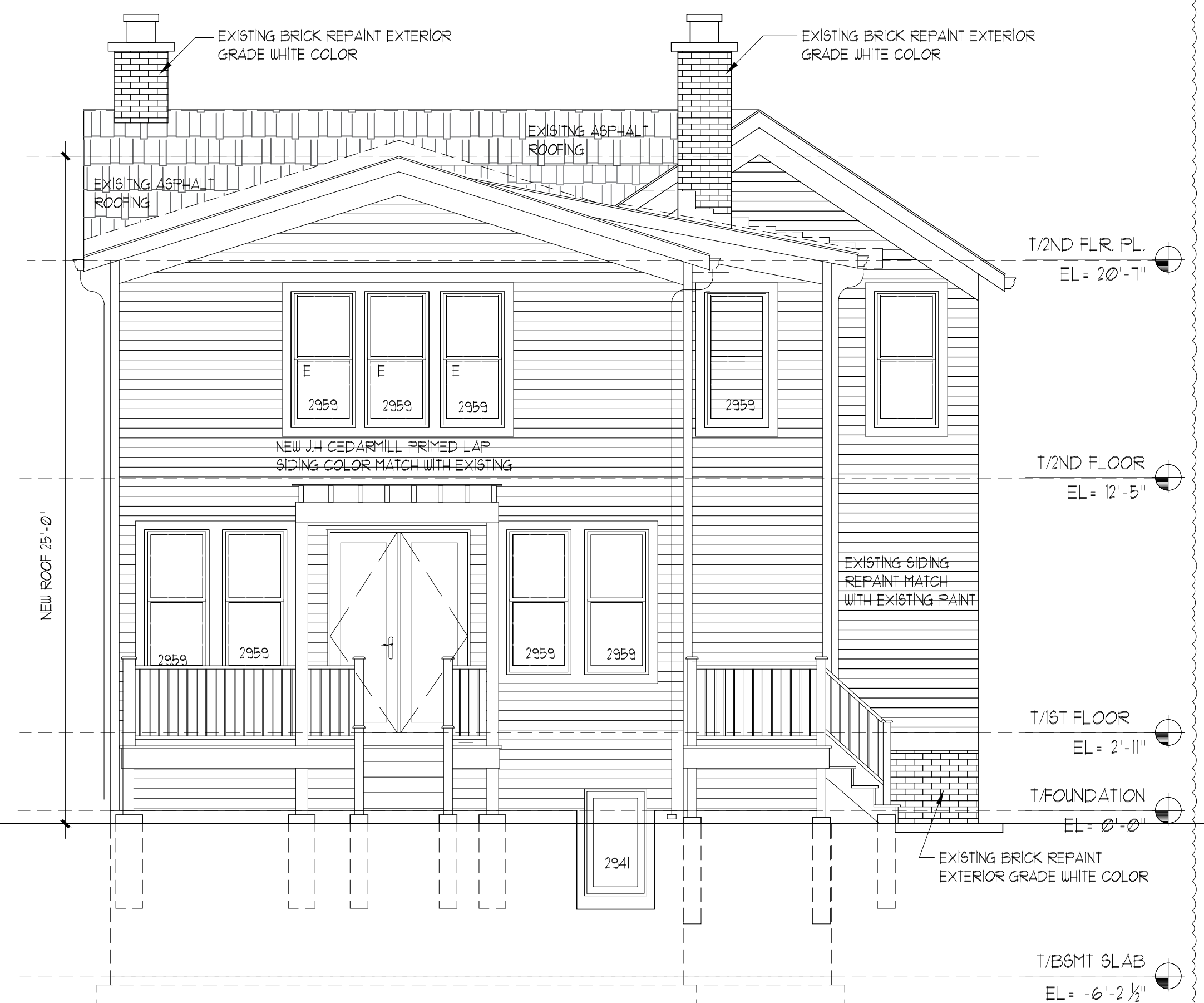
EXISTING NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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



PROPOSED NORTH ELEVATION

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

ABSTRACTS

2363 LECHNER LANE
DES PLAINES, ILLINOIS 60016

LL: (041) 023-9004
Email = antonio.fariz@comcast.net

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ALL FEES.

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MY DIRECT SUPERVISION AND THAT
I AM A DULY REGISTERED ARCHITECT,
UNDER THE LAWS OF THE STATE OF ILLINOIS.
THE VILLAGE OF ARLINGTON HEIGHTS
RES AND ORDINANCES. THEY ARE IN
COMPLIANCE WITH ALL APPLICABLE
ORDINANCES INCLUDING THE ENVIRONMENTAL
PROTECTION ACT (410-ILCS) AND THE ILLINOIS
LIABILITY CODE (71 ILL. ADM. CODE
CH. 400) AS SIGNIFIED BY MY HAND
AND SEAL.

REVISION
PER CITY COMMENTS 05/11/2016

CERTIFICATION AND SEAL
05/11/2026
DATE



EXPIRES 11-30-2026
SIGNATURE

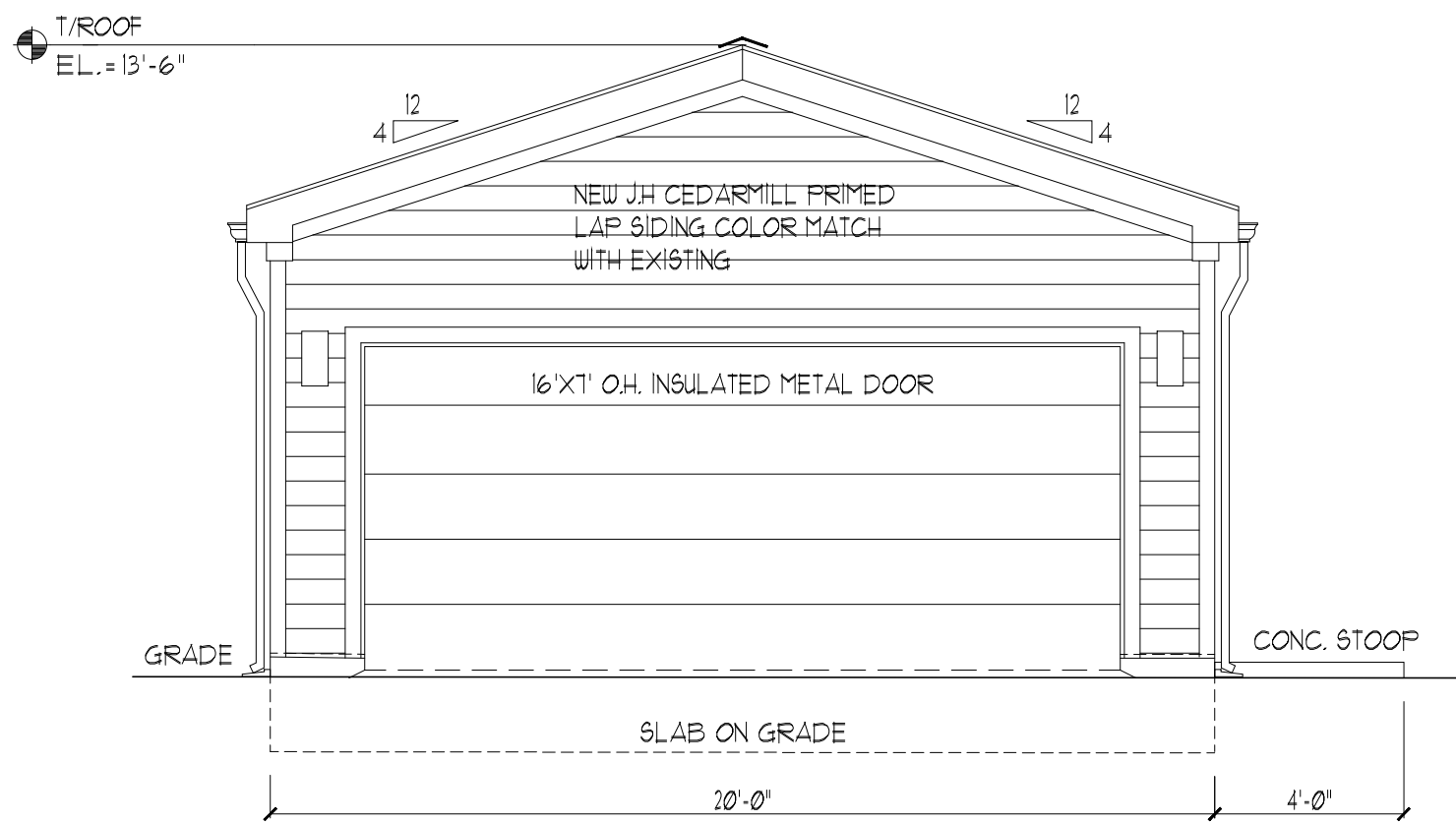
ELEVATIONS

HOUSE ADDITION
14 W FREMONT ST.
BIRMINGHAM, ALABAMA 35204

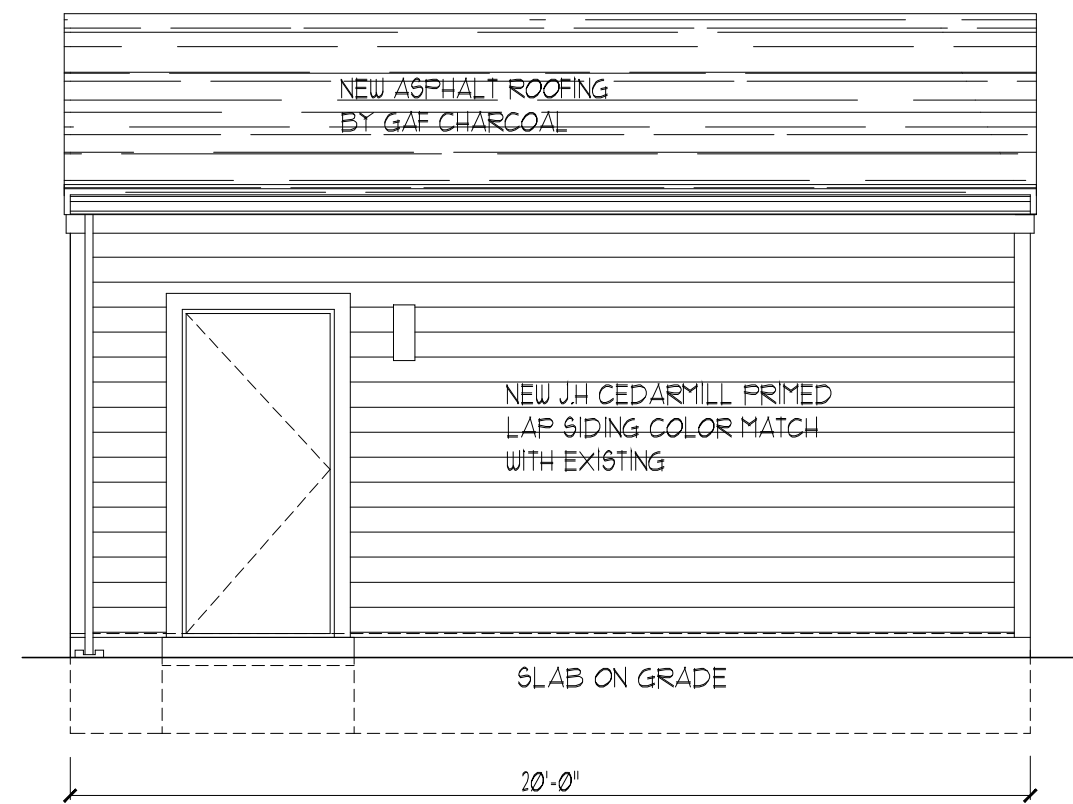
ARLINGTON HEIGHTS, IL 60004

Released
by
Const _____
Lab no. 2604
Scale AS SHOWN
Date 01/19/2026
Drawn by PM/BF
Checked by AF

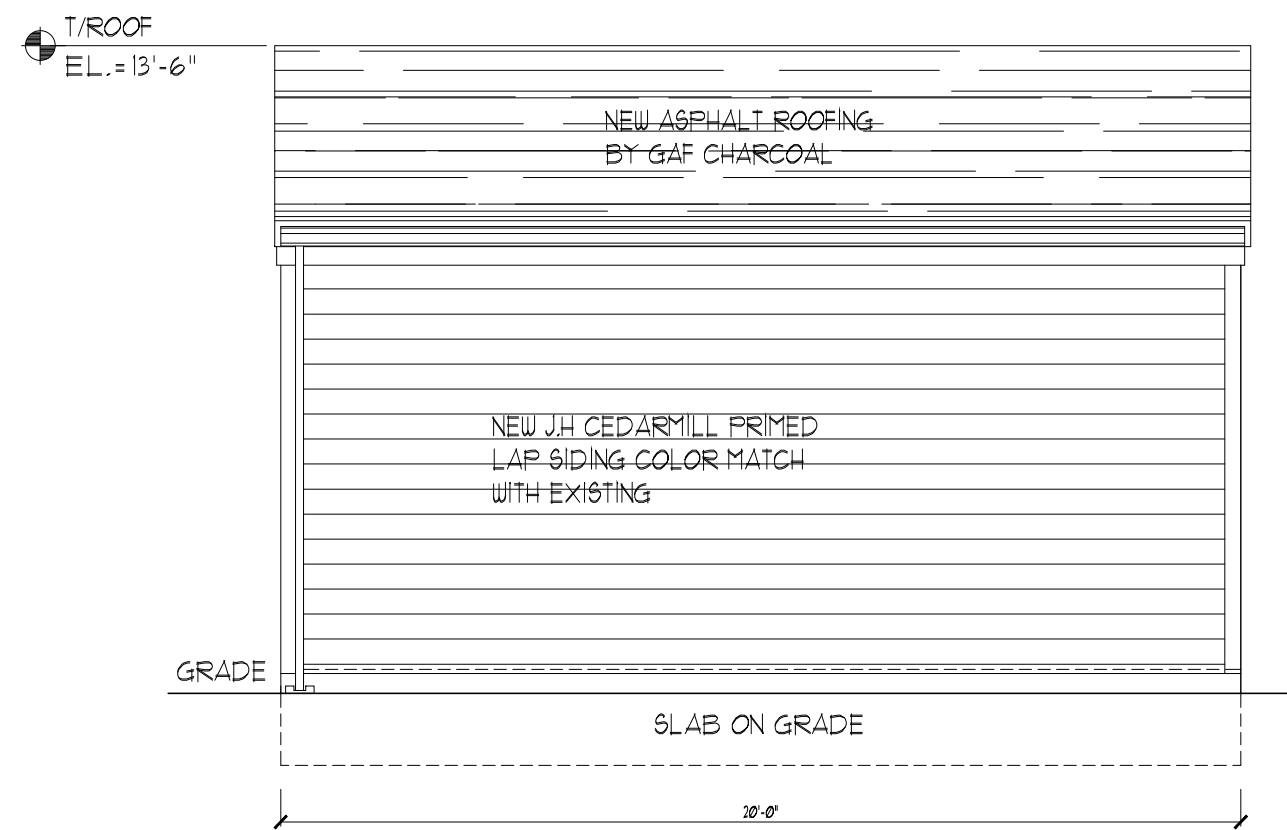
Sheet
PT-4



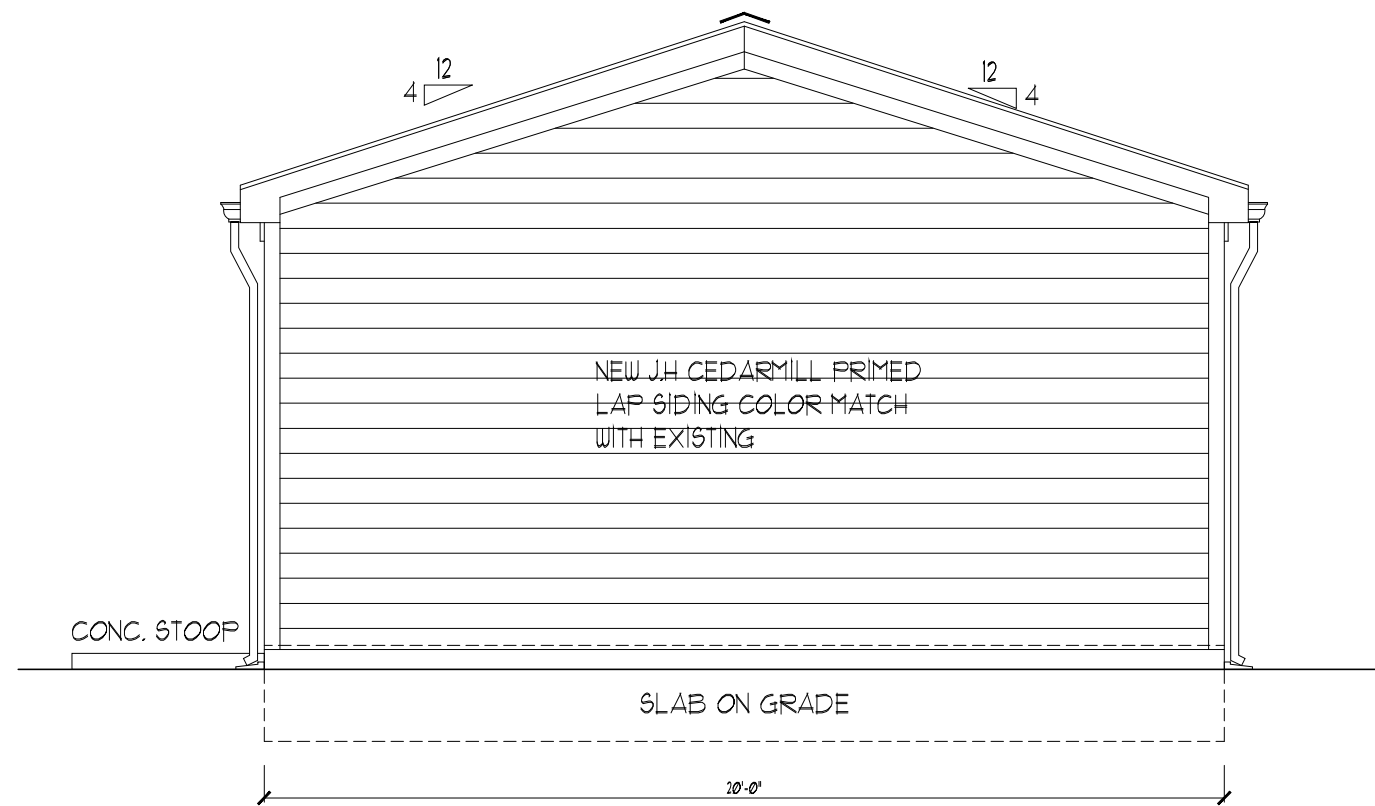
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

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ARCHITECTS
2363 LECHESTER LANE
DES PLAINES, ILLINOIS 60016
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NO.	REVISION
1.	PER CITY COMMENTS 05/11/2026

CERTIFICATION AND SEAL
05/11/2026
DATE

STATE OF ILLINOIS

ANTONIO FANIZZA
001-011807

REGISTERED ARCHITECT

EXPIRES 11-30-2026

SIGNATURE

DRAWING NAME:
GARAGE ELEVATIONS

PROJECT NAME:
HOUSE ADDITION
214 W FREMONT ST.
ARLINGTON HEIGHTS, IL 60004

released
to
const.

job no. 2604

scale AS SHOWN

date 01/19/2026

drawn by PM/BF

checked by AF

sheet

PT-5

ITEM	MATERIAL	MANUFACTURER	COLOR
BRICK	BRICK	EXISTING	WHITE
ROOFING	ASPHALT	GAF	CHARCOAL
SIDING	FIBER CEMENT	JAMES HARDIE	MATCH WITH EXISTING COLOR
FASCIA/TRIM	FIBER CEMENT	JAMES HARDIE	WHITE
GUTTER/ D.S	ALUMINUM	AMERIMAX	WHITE
WINDOWS	VINYL	GAMMA	WHITE
GARAGE DOOR	STEEL	WAYNE DALTON	WHITE



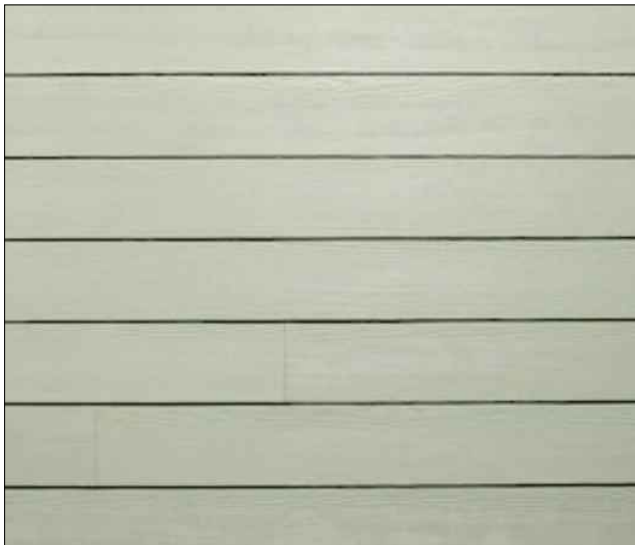
GARAGE DOOR



EXISTING BRICK



ASPHALT ROOFING



JAMES HARDIE LAP SIDING



JAMES HARDIE SOFFIT



VINYL WINDOW

MATERIAL BOARD

SCALE: N.T.S

ANTONIO FANIZZA ASSOC. LTD
ARCHITECTS
2625 LEONARD LANE
2250 E. 12TH AVE
CHICAGO, ILLINOIS 60606
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NO.	REVISION

CERTIFICATION AND SEAL
CERTIFICATION AND SEAL
04/28/2026
DATE
ANTONIO FANIZZA
001-011807
EXPIRES 11-30-2028
SIGNATURE

DRAWING NAME:
MATERIAL BOARD
PROJECT NAME:
HOUSE ADDITION
214 W PIERCE ST.
ARLINGTON HEIGHTS, IL 60004

released
to const. 2604
job no. 2604
scale AS SHOWN
date 01/19/2026
drawn by FM
checked by AF

sheet
PT-7































VILLAGE OF ARLINGTON HEIGHTS BOARDS & COMMISSIONS 2027 BUDGET REQUESTS

Name of Board or Commission: **DESIGN COMMISSION**

Chair: **KIRSTEN KINGSLEY**

Administration Contact: STEVE HAUTZINGER, PLANNING

	2024 Actual	2025 Actual	2026 Adopted Budget	2026 Estimated Actual	2027 Proposed Budget	Accounts
CONTRACTUAL SERVICES:						
Photocopying	\$ -	\$ 128	\$ 100	\$ -	\$ -	101-1015-522150-
COMMODITIES:						
Award Plaques (2)	340	428	400	612	700	101-1015-530050-
TOTAL EXPENDITURES	<u>\$ 340</u>	<u>\$ 557</u>	<u>\$ 500</u>	<u>\$ 612</u>	<u>\$ 700</u>	