



AGENDA
DESIGN COMMISSION
Commissions Room - 2nd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
September 8, 2026
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. 8/11/26 Minutes
- IV. OLD BUSINESS
 - A. 515 S. Chestnut Ave. - DC26-051 - SF/Teardown (continued from 8/11/26)
- V. NEW BUSINESS
 - A. 827 N. Gibbons Ave. - DC26-054 - SF/Addition
 - B. 620 S. Newbury Pl. - DC26-058 - SF/Addition
 - C. 900 W. Euclid Ave., Car Wash - DC26-037 - Commercial
- 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

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DESIGN

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

COMMISSION

RE: 515 SOUTH CHESTNUT AVENUE – SF/TEARDOWN - DC #26-051

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 11th day of August, 2026 at the hour of
6:30 p.m.

MEMBERS PRESENT:

JOHN FITZGERALD, Acting Chairperson
JONATHAN KUBOW
RICH BONDAROWICZ
KIRSTEN KINGSLEY-NOT PRESENT
TED ECKHARDT-NOT PRESENT

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

ACTING CHAIRPERSON FITZGERALD: All right, we're going to call to order the Design Commission meeting of August 11. The first thing we're going to do is stand for the Pledge of Allegiance.

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON FITZGERALD: Okay, the next item is the roll call of the members.

MR. HAUTZINGER: Commissioner Bondarowicz.

COMMISSIONER BONDAROWICZ: Here.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Here.

MR. HAUTZINGER: Commissioner Fitzgerald.

ACTING CHAIRPERSON FITZGERALD: Here.

MR. HAUTZINGER: Commissioner Eckhardt.

(No response.)

MR. HAUTZINGER: Chair Kingsley.

(No response.)

MR. HAUTZINGER: Commissioner Fitzgerald has volunteered to sit in as our Acting Chairperson this evening in Chair Kingsley's absence.

ACTING CHAIRPERSON FITZGERALD: Okay, next item is approval of the minutes from 7/28/26.

COMMISSIONER KUBOW: I'd like to make a motion to approve the minutes from 7/28.

ACTING CHAIRPERSON FITZGERALD: Do we have a second?

COMMISSIONER BONDAROWICZ: Second.

ACTING CHAIRPERSON FITZGERALD: And a second.

Any discussion?

(No response.)

ACTING CHAIRPERSON FITZGERALD: Okay, is this a roll vote?

MR. HAUTZINGER: No.

AACTING CHAIRPERSON FITZGERALD: Okay, all in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON FITZGERALD: Any opposed?

(No response.)

ACTING CHAIRPERSON FITZGERALD: All right, no old business, just new business, and it's 515 South Chestnut Avenue, DC #26-051. it's a teardown.

Now, what we're going to do is we're going to hear from Staff, then we're going to hear from the Petitioner, we will open it up to comments from the public, and then go to the Board, all right?

MR. HAUTZINGER: Okay, yes, Petitioner is here tonight proposing a single-family teardown to demolish an existing single-story residence that has an attached one-car garage to build a new two-story residence with an attached two-car garage. The plans for the new home do comply with all of the R-3 zoning requirements.

This project is located on a street that is primarily single-story

homes with attached garage, primarily single-car attached garages. That's on the east side of the street. On the west side of the street, we only have a few photos but, looking down the street, there are primarily one-and-a-half-story homes with detached garages.

But as far as the proposed teardown, it's really one of the first, if not, you could consider it the first on the block. At the north end of the block, there is one larger, newer two-story home on the west side north end. Then on the east side of the street north end, this is a project that was a second-floor addition to the existing house. So, that's another two-story context.

Just for reference, here is the aerial. Obviously, this is the subject property that's highlighted in the red box. This home at 215 West Park is the home that was recently expanded with the second-floor addition. Then this is the other newer, you know, much larger home, it's actually on a double lot across the street on the end of the corner. But, otherwise, very consistent single-story homes for the remainder of that street on the east side.

In regards to the proposed design, overall, we feel it's done in a traditional style that generally fits well in this location with other traditional style homes. The hipped main roof is a nice design feature, something that we look for when a new two-story home is being introduced in a context like this where the existing homes are primarily single story. It's always a nice design move to have this hipped roof, which basically means the main roof is sloped in on each side. That kind of gives the new home a little bit of, more of softer shoulders if you will, and it eases the transition from the single-story home, you know, up to the two-story home and then back down to the single-story home, as opposed to a roof that might go front to back and then the side walls get really tall up into those gables if this was straight up on the sides.

So, design-wise, that's a nice feature that is encouraged in a situation such as this. Additionally, the gables on the home, the roof pitches overall are relatively low pitch which also works well. You can see the gable on the adjacent home, it's a low-pitched kind of wide gable, kind of fits nicely with some of the gable features that are on the proposed new home.

The single-story front porch and then the single-story garage wall are also features that are typically encouraged in locations such as this. The goal was to try to relate to the scale of the adjacent single-story home, picking up that eave line with the single-story massing on the front of the home, pushing the two-story portion back a little further from the street to try to, you know, again help that fit in with the context and ease that transition.

So, overall, as far as a new home in a location such as this, this is a nice overall diagram. We just have a few comments on a few of the details. While I did just mention that the garage single-story is a nice way to bring that scale down, it does look slightly tall and I'm not sure why. The Petitioner might be able to comment on that. I don't know if the goal was to get more ceiling height inside the garage, but you can see how, where the porch roofline is and there's, you know, it jumps up a couple of feet to the garage wall height. So, one suggestion, if there isn't some reason to prohibit it, would be to bring that garage wall down maybe a foot or two, and it would just help to establish that relationship

with the lower homes just a little bit more.

The second thing is regarding colors and exterior materials. There is a color rendering here provided by the Petitioner. The one thing that was noticed is that the siding color on this house which is the Pearl Grey by James Hardie siding is what's proposed for the main color on the house, that is the same color siding that was used on this house at, you know, two doors away to the north. So, to have this recently expanded home with that pearl grey siding, and then to have the new two-story home with the same pearl grey siding, they definitely have a lot of differences between them but Staff's recommendation would be to require a different siding color, just to help those be a little more differentiated and pick up on the color palette from some of the adjacent homes. Again, it will help that fit in even better.

Secondly, or I should say finally, this is just a small detail, I suspect maybe it was just a drafting error, but on the north wall of the proposed home, there is this trim board that runs along the second-floor line. That's a nice detail to break up an otherwise just a tall, flat two-story wall. Introducing that trim board is a nice way to break that up. It will be like a white trim board against the contrasting color of the siding. But where the drafting error I think came in is it does not continue across the back or up the other side. So, we'll see what the Petitioner says about that, but Staff's recommendation would be if you're going to have that trim board on the north wall, which I would encourage to keep that detail, it should really wrap around the whole house and continue up this side as well. It would come right across like the garage eave there.

So, just those few details to discuss, but aside from those, Staff is recommending approval.

ACTING CHAIRPERSON FITZGERALD: Okay, thank you.

All right, would the Petitioner like to have any comments on that report?

MR. HAMMAN: Thank you, Steve.

Like Steve said, I know there's a lot of one-story ranches and houses, so we were trying to match it with the height. The developer did try to sell it as a ranch, it was on the market for a couple of months, it did not, so he's decided to go through with the teardown. So, he has considered a plan where he kept the ranch, but the market didn't seem to be there for him.

In terms of the pearl grey siding, it is the same, but I think it's enough different from the house on the corner because that is painted brick, this will be a natural brick and some other elements that are not too similar.

I agree with Steve, the trim should go around. I think that was just a drafting error, but yes, I'll open it up to the Commissioners and the public.

ACTING CHAIRPERSON FITZGERALD: Okay, thank you.

All right, we're going to --

MR. HAUTZINGER: Actually, I apologize for the interruption. Would you comment on the height of the garage? Is that an option to --

MR. HAMMAN: Yes, we're not opposed to lowering it.

MR. HAUTZINGER: That's a possibility?

MR. HAMMAN: Yes.

MR. HAUTZINGER: Okay, sorry.

ACTING CHAIRPERSON FITZGERALD: All right, Michael, could you also state your name for the recording?

MR. HAMMAN: Yes, Michael Hamman.

ACTING CHAIRPERSON FITZGERALD: All right, thank you.

All right, opening it up to the public, is there anyone that would like to speak on this matter? So, we have a couple. Let's start with the gentleman up front, please come on up and state your name and address.

PUBLIC COMMENTARY FOR DC #26-051

MR. KABAT: I'm Cy Kabat, K-a, b as in boy, a-t, from 510 South Chestnut. Is that enough?

I'm here to express my concern about what's happening to my neighborhood. I would kind of disagree with the attempt to sell it as a ranch because I was involved with that. From the time the seller, because I knew the owner very well, he's across the street from me, and he was told to rip out anything he wanted from the house. So, it was obvious that it was going to be a teardown from the start.

But that's kind of not what I came to talk about. I came to say I moved into my house which is 510 South Chestnut. I don't know how aware you are of the neighborhood, I assumed you've looked at it. But when I moved in, there was a small ranch on the corner of Park and Chestnut. Now, there is a great big house there. A few years later, up at the corner of Mitchell and Park, there was a little green ranch house, it is now a very large house.

Right across the street on Mitchell, across from Our Lady of the Wayside parish, there was a big open lot. That was sold and they allowed to put up three large houses that's big with a detention pond. Now coming back down to Park and Chestnut, just recently, and I believe it was a gentleman that's on this Board, put an addition on top of this other house right at the corner on the east side of Park and Chestnut. Now, he's intending to probably then move those large houses down into our neighborhood. As a matter of fact, he attempted to, I don't know where he was going to get the property, but he attempted to put a massive house over there. But I don't think he, because the design that he gave did not, would not fit on the property he had, so that was published on the Internet to look at, okay.

At any rate, those are the causes I have, but besides having to put up with the dirt and disruption of building, these builders come in, they take their good-natured time, and then, so like all those houses that I dealt with, now I can look forward to go into another large one. Personally, I think the city should have some kind of requirements for builders that they would go and put some limits on how long they take because they will work on a house, then they'll stop, and then they'll come back and work on it and then stop. I have to assume they're working on another house. Why don't they come and build the house and get done with it, get out of your neighborhood, instead of causing disruption?

I have a comment after your section here. By the way, I used

to be able to look and see my church from my backyard. I could see South Middle School's open land from my backyard. Now I see houses.

There's another issue that goes on, and I'm not certain if you're really interested in it, but there's a water drainage issue in our neighborhood. I have a picture along but you can't see it very well because it was nighttime on April 14th. I had, there was water on the street, flooded up to my driveway. That means it came past this other house and past part of the house on the other side. That is, and there's been times in the past in the daytime when that area flooded. You have to remember, that's where kids are being left off for school and picked up for school, and you have cars going through deep water and it's just something that shouldn't happen.

So, at any rate, I would point out at my particular house, if my sump pump fails, the water is coming up through the bottom of the cement floor. It will, it's how bad the water drainage is in our area, okay. In fact, this year, in order to try to solve it a little, I've installed rain barrels at least to be able to stuff it in my garage. But this year of course, when I get the rain barrel full, there's nothing to use it for, but at least I can drain it when it's not a major downpour which at least lets the system take my water at that time, okay.

I also am concerned about the property values. I've heard people's story one time before saying it's good to have another tax base. I think that's looking at it a little wrong because you bring in those big houses, and then Cook County comes in and says this area is underassessed, we have to assess all these other houses. Of course they raise it and of course the assessment goes up, your taxes go up. That's just what happened, and basically what that leads to is harder for homeowners to try to take care of their place because they're paying more in taxes, harder for an area that has single families on these ranches and smaller houses to exist.

So, I think what you're doing is you're actually making it that the homeowner who wants to sell can almost get more money for the house for a teardown, and then it's torn down and then a big house goes up, the assessment then goes up. It gives me a concern when I hear people say my kids can't afford to come back to Arlington Heights because we're building all these big houses.

So, at any rate, do you have any questions about what I said?

ACTING CHAIRPERSON FITZGERALD: No, but we're glad you came in. I will tell you the item with the drainage, it's good that you're here and you're on record, but we really have no say so on that. That is the Engineering Department, and the builder will have to get an engineering plan. I assume you can go in and look at that plan and talk to the engineers or have them out and discuss that. That would probably be the best thing for you to do.

MR. KABAT: Engineering plan?

ACTING CHAIRPERSON FITZGERALD: Yes. Engineering plan or is it a grading plan really, right?

MR. HAUTZINGER: Yes, it's site engineering which essentially is the grading plan.

ACTING CHAIRPERSON FITZGERALD: Okay.

MR. KABAT: So, I call the Engineering Department?

ACTING CHAIRPERSON FITZGERALD: Yes.

MR. KABAT: Okay, thank you. Anything else?

ACTING CHAIRPERSON FITZGERALD: No, thank you.

MR. KABAT: Okay, thanks for listening to me.

ACTING CHAIRPERSON FITZGERALD: All right, who else?

MS. McGUIRE: Hello, my name is Beth McGuire and I live two houses down from that proposed new home at 515 South Chestnut. I live at 523 South Chestnut.

I want to start by saying I'm not opposed to redevelopment or to larger homes. In fact, we are in the midst of adding on to our own home now. We could have added a full second story and we could have built a larger addition than we ultimately chose to build. Instead, we deliberately kept our home a ranch and scaled back the size of the addition because we felt an obligation to consider our neighbors in what they would have to look at every day. Other neighbors have made similarly thoughtful additions.

My concern is the massing of this particular design. The Applicant's own context exhibit shows how dramatically the proposed two-story house differs from the low-profile homes immediately around it. That difference is amplified by the prominent front-facing two-car garage, something no other home on the east side of the block of Chestnut has.

The one-story home next to 515 is already dwarfed by the large two-story home at 215 Park, which was also built by this developer after replacing a ranch. Adding another large two-story home on its other side would bracket that smaller home between too much larger structures. I don't think one recent redevelopment should become the precedent used to justify the next.

This isn't about square footage. There is a very large home at the corner of Chestnut and Park that Cy referenced across the street, and it fits the neighborhood much better. The upper floors incorporated into the roof with lower eaves, dormers and broken rooflines that reduce the mass. It shows that a large home can still respect the streetscape.

I understand that 515 meets the zoning requirements. I'm simply asking the Commission to require a design that handles its size more sensitively. Preserving neighborhood character doesn't mean preserving every old house. It means allowing homes to evolve without losing the scale and the rhythm of the block. Thank you.

ACTING CHAIRPERSON FITZGERALD: Thank you.

MS. McGUIRE: Any questions?

ACTING CHAIRPERSON FITZGERALD: No, it's good.

All right, now was there someone here before I get to you?

MS. WALKER: Thanks. Hi, I'm Hilary Walker. I'm at 529 South Chestnut Ave, so I'm right next to Beth, two doors down I guess. I actually have a statement that many of the neighbors on our street have signed, so I'm going to read it on the behalf of those who couldn't be here today.

Dear members of Design Commission: We, the undersigned residents of the 500 block of South Chestnut Avenue, urge you to oppose the proposed design of a two-story residence for 515 South Chestnut Ave. The 500

block of South Chestnut Avenue has maintained its unique character since these homes were first built in the 1950's. The east side of the block are all one-story homes, and the west side are either one-story or Cape Cod 1.5-story style homes.

Over the years, our neighbors have thoughtfully modernized these homes while maintaining the look, feel and charm of the block. We've been able to construct additions and make updates that complement the homes without ruining the street-facing facades that give our block its distinct character. We appreciate all the time and consideration that previous and current owners have taken in preserving the ambience of the block when deciding to update their homes. We hope that future generations of residents continue to uphold these traits to preserve the distinction of our block.

This proposed design at 515 South Chestnut does not maintain the character of the block in any way, shape or form. The design does not consider its surroundings, and its scale simply does not fit the block. A two-story home would interrupt the rhythm created by the one and one-and-a-half-story homes around it. It would look badly out of place in this particular street, particularly because on our side of the street, the east side, there are no other homes that have the two-car attached garage, particularly so prominently in the front.

One other significant concern that we have is the negative effect this home would have on the one-story home to its south, 509 South Chestnut, which is already walled in by the recent two-story addition at 215 West Park. The construction of this two-story home at 515 South Chestnut would essentially put 509 South Chestnut in a valley between these two neighbors. Our residents do not, or sorry, our neighbors do not deserve to live like this and it's disrespectful to the longstanding residents of our block to treat it as such.

We really urge you to oppose the proposed design of this two-story residence at 515 South Chestnut in order to protect the look, feel and charm of our block. We urge you to consider the community of residents who strongly believe in the positive effect our human-scaled homes bring to our neighborhood. We invite you to visit our block to see the beauty of our tall trees among our charming homes and understand why we feel this proposed design would negatively affect our neighborhood.

Thank you for your consideration. I would love to leave this with you because we do have signatures for the public record. Is that something that --

MR. HAUTZINGER: Sure.

ACTING CHAIRPERSON FITZGERALD: Yes, absolutely.

MS. WALKER: Yes, thank you.

MR. HAUTZINGER: Thank you.

ACTING CHAIRPERSON FITZGERALD: I'm going to need you to sign in as well as say your name and address, please.

MS. BOLDAN: My name is Maureen Boldan and I'm at 509, right next to 515, right in the middle of 515 and 215.

Are you Steve Weirich?

MR. HAUTZINGER: Steve Hautzinger.

MS. BOLDAN: Steve what?

MR. HAUTZINGER: Hautzinger.

MS. BOLDAN: Oh, I'm sorry, okay. But Steve Weirich is not here?

MR. HAUTZINGER: I don't know who that is.

ACTING CHAIRPERSON FITZGERALD: I don't know who that is either.

MR. HAMMAN: He's our realtor; he's not here.

MS. BOLDAN: Okay. Okay, well, I did not prepare anything. I didn't intend to really talk, I didn't realize we could talk. But I would just refer to my experience with the house that was built at 215 West Park. That required me to actually go in there and move all the shrubbery and all the wood and all the framing and everything away from my fence, okay, because everything was overflowing into my yard. So, I suspect that this will be the same thing, you know, whatever is built here, I suspect it will be the same thing.

The grounds have not been taken care of since the house was sold back in March or April 2025. I actually have been, you know, complaining to the Village and they really didn't do much about it. Some gentleman came in and tried to keep it maintained through half of the summer, but then as soon as, I guess they reverted back, reverted to planning, to building, they left it and it's an absolute jungle in the back. If they're going to tear it up and they're going to tear up all the shrubbery and everything around the house, and if they're going to do the same thing that they did with 215, well, I'm going to complain obviously.

But when I did complain, the inspector came and he thought that that they were under code to throw it against my fence. They thought, the inspector that came in there thought that that was the way that the construction area could be maintained. So, anyway, it was not that way, it did not stay that way because I refused to leave it like that for the duration of the building project which was almost a year they worked on it. So, and as Cy said, they came and they went, they came and they went, and he was working on other things obviously. I know exactly which houses he's worked on, so I'm just not too pleased with the way he conducts remodeling, gutting, whatever you want to say, these homes.

ACTING CHAIRPERSON FITZGERALD: Okay, thank you.

MS. BOLDAN: Thank you, and I'll write my name.

MR. MOENS: Good evening, Chair. My name is Keith Moens; I live at 636 South Cleveland. I'm not a neighbor up there, but this does fit my stock and standard objections to teardowns in Arlington Heights.

It's perfect for a starter home, and just as a side story, my daughter is looking for this exact house to buy. We're taking it away and it's reducing the inventory of starter homes for folks that are below the median income line to get started in Arlington Heights. So, when we take this away, and it does not fit in this neighborhood, and I'm not an architect, but you can see very clearly that this is out of place here. Once these teardowns get started on a block, it's like dominos, they just fall to teardowns.

You can look at Hasbrook Park and look at Virginia Terrace. It was just an epidemic of taking away these starter homes. Once you take a teardown out, each teardown is a bigger percentage of the ones that are left. So, I

think we have to protect this, this property, especially let's start right here, and not approve this project and not let this slip out of our inventory for starter homes. Thank you.

ACTING CHAIRPERSON FITZGERALD: Okay, thank you.

MS. WALKER: Excuse me, I have one more question. I don't know if I'm out of order.

ACTING CHAIRPERSON FITZGERALD: Sure, go ahead.

MS. WALKER: Who is the developer on this project?

ACTING CHAIRPERSON FITZGERALD: Steve?

MR. HAUTZINGER: All I have is the Petitioner. Hold on one second, I'll pull up my Staff report. It is, actually it is one of our Design Commissioners was the architect, Commissioner --

MR. HAMMAN: That's his son, Tom is the owner.

MR. HAUTZINGER: You mean the Applicant was --

MR. HAMMAN: It's the same name, Tom. Thomas is his real name.

MR. HAUTZINGER: Oh, that's not, oh, okay.

MR. HAMMAN: Yes.

MR. HAUTZINGER: Well, the company is TDE, LTD Architects, and I know Commissioner Eckhardt recused himself from the meeting tonight because of his company's involvement in the architectural design. As far as the developer, I don't know, but the architect is as noted.

ACTING CHAIRPERSON FITZGERALD: Mike, would you know who the developer is?

MR. HAMMAN: Yes, it's Tom Eckhardt. He's owner of 515 Chestnut, but I gave you his contact info right here, right?

MS. MCGUIRE: So, he did the 215 Park?

MR. HAMMAN: He was part of that.

ACTING CHAIRPERSON FITZGERALD: Okay, you're ready to come up?

MS. MATTHEWS: Good evening. My name is Lauren Matthews. My husband and I reside at 524 South Chestnut on the west side of the street. We're in a one-and-a-half-story home. We moved in about two years ago, and I actually grew up in Arlington Heights. We love Arlington Heights, we love this block, we love our neighbors. We love everything about it.

Just as Beth said earlier, I want to be clear, I'm not opposed to new development in Arlington Heights whatsoever. I think investment is great, and I don't necessarily oppose this home being torn down or the property being redeveloped. What I do oppose is, some of the things that have already been said here tonight, our block is made up of really charming single-story or, as mentioned earlier, one-and-a-half-story homes. As somebody who recently went through a home search in Arlington Heights, and my husband and I looked very hard, it is becoming increasingly very difficult to find homes that we would love to start a family in, and I'm expecting in two months. I think that this is such a great opportunity for a development project to come in and kind of keep with the entirety of the block and have the future of Arlington Heights in mind.

There is nothing to say about, you know, a future resident

wouldn't be a great addition in such a large home. There's nothing inherently wrong with, you know, a high-priced home. But I think when we think about the community that we want to build and sustain, it's bringing more young families in and to have accessibility, or potential downsizing, or even just accessibility into a home. Such a large home that's proposed here tonight I think goes against from what I believe should be accessible in Arlington Heights, and I just wanted to make that point.

Let me see. Again, I would be very supportive of a redevelopment that maintains the housing type of houses on our street. I do again appreciate that some of the stylistic things have been addressed. But I am fundamentally opposed to such a large home and I would appreciate if the Design Commission would also oppose and reconsider a different type of design style, or something that's a bit more fitting not only for the block but for the future accessibility of young families in Arlington Heights. Thank you.

ACTING CHAIRPERSON FITZGERALD: Thank you.

Anyone else?

Hello.

MS. SUTTER: Hi there. My name is Patricia Sutter. I live at 512 South Walnut, previous owner of 537 South Chestnut.

I just want to say thank you for having this meeting because, unfortunately, when the previous home on Park Street was constructed, we didn't have this. As you can hear from these individuals, we are passionate about our neighborhood and the people that live here. So, I appreciate you having this time for us and our neighbors so that we can voice how we feel, because it is our block, it is our neighborhood. It is not theirs; it is not the developer's, it is ours.

Okay, we're the ones that pay the tax money. We're the ones that raise our children here. So, I just want to thank you for giving everyone the opportunity this time around to be able to speak. So, thank you.

ACTING CHAIRPERSON FITZGERALD: Okay, thank you.

Anyone else?

(No response.)

ACTING CHAIRPERSON FITZGERALD: Okay, we're going to close that portion of the meeting to the public. I would like to say that it requires a quorum of three to vote something in on this committee. We only have three so we would need a yes for all three of us.

Do we want to go to that section to the Commissioners right now, or anything else you can think of?

MR. HAUTZINGER: I think you should, yes, proceed.

ACTING CHAIRPERSON FITZGERALD: All right, Commissioner Kubow, can we start with you?

COMMISSIONER KUBOW: Sure. So, to confirm, Steve, was there no Design Commission meeting for the subject house that was previously discussed at the corner?

MR. HAUTZINGER: Correct, and I guess -- no, that was an administrative Staff approval.

COMMISSIONER KUBOW: Okay.

MR. HAUTZINGER: And just so everybody understands, so any home in Arlington Heights that is proposed to be expanded with an addition of any, you know, size, or a teardown/new construction, they are required to submit a Design Commission application, but not every house is required to have a formal review. There's different criteria that, you know, trigger a formal review such as tonight. You know, the proposed new two-story home is an obvious change to an otherwise pretty uniform context. That's a case where we're always going to default to a formal review.

In the case of 215 West Park, it was an existing home, it is a second-floor addition. You know, even looking at it from the aerial view, this was the expansion, and in the review of the Design Commission application that was submitted, the Planning Department's assessment was that it was a very straightforward addition that, with a low-pitched roof that architecturally fit in, complied with code, and so that was an administrative Staff approval without a formal Design Commission review.

COMMISSIONER KUBOW: Okay, thank you. I'm going to come back to that in a second. So, starting with the architecture, because that is typically our primary focus, overall I agree with Staff's comments and would prefer that we make all three a requirement. It sounds like you guys were willing to make the adjustments I think given comments from the neighbors. Dropping the garage is going to help significantly.

So, overall, architecture is nice, palette is nice. I do agree with changing the color so it gets rid of some of the monotony concern. So, I think that's the easy part.

The challenging part here is context, design guidelines, and obviously the passion of the neighbors. Now, here, this is where it becomes really difficult for us on the Design Commission because there's grey areas and we have design guidelines that we can follow but it's not clear. If I go one house to the north, two houses to the north, you have a two-story home. If you go across the street two houses to the north, you have a double lot two-story home.

I get that if you look at this in a 2D elevation, you have single-story, single-story, then we throw this building in, it looks massive. It's architecture, that's the way a two-dimensional drawing looks in a flat plane. So, my struggle is that if I were just to say, well, okay, everything is a little grey here, design guidelines are grey, our zoning codes are grey, zoning allows this, by the way, a hundred percent, so we're stuck with kind of making this difficult poll.

Legally, I have a tough time saying I can't allow this. There's just, there's nothing mechanical in our guidelines or in our code that says we cannot do this. So, it's up to us. We've been threatened with lawsuits before because of this. There's I believe an outstanding lawsuit because of a teardown. So, we find ourselves in really challenging positions here.

I hear you guys. I live in Scarsdale; I live right around the corner here. My neighborhood is highly important to me, and I would feel the same as you. I'd probably be in the same position as you if I lived on this block. But as a Design Commissioner, there's nothing that really stops me from approving a house like this.

I think it's challenging for me to say no, it can't be two stories because the houses to the left and to the right are single stories. When you go another house to the north, that's two stories, I go right around the corner, you have a double lot two-story house. It's just I struggle with that.

So, I'm interested to hear what the other Commissioners say, but as of now with these three requirements, I would recommend this house for approval as submitted. That's it.

ACTING CHAIRPERSON FITZGERALD: Thank you.

MS. WALKER: Excuse me, can we ask questions or not?

ACTING CHAIRPERSON FITZGERALD: No, actually that portion is closed. So, sorry.

MS. WALKER: Okay, I was referring to his comments. I had a question.

ACTING CHAIRPERSON FITZGERALD: No, that's done. We're going to go to the next Commissioner.

COMMISSIONER BONDAROWICZ: So, I hear the group. I'm an Arlington Heights resident. I'm actually involved in the building industry in Arlington Heights, and I've been in Arlington Heights for 30 years.

I can't disagree with the group with the context of the block changing. I'm going to go down the I feel strongly that this was very well said, but there's a lot that happens with ownership of a property. I'm not an attorney, that's something that probably can be brought up with the Village, with Village Board. But there are rights of ownership that whoever owns it, whether it's a developer or an individual that owns that property, they have certain rights to do what they can and cannot do with that property.

We are generally an advisory board which I think Steve can comment on. There's very little in what is being said, the way that we are mandated to look at this, that makes this something that we would deny. However, that all being said, I think there's things that we can do to this aesthetic that could probably make it look less, personally as someone who has been in Arlington Heights for 30 years and have been involved in real estate finance/urban economics, this kind of change in progress, I have the opinion is just going to happen in Arlington Heights. It has happened, it's happening in our neighborhoods, and it's going to happen.

My bigger concern is that whatever happens is that it's done nicely and tastefully. I would agree that the home on the corner probably could have used a little more detail. It sort of looks like a grey box sitting on top of a house with a chimney cap that looks like it's not been finished well. I know the house, right. I would agree, I'm a parishioner of Our Lady of the Wayside and I go by the house all the time and I go, well, did they run out of money? What happened, right?

So, I think that the Staff has made some good suggestions as the other Commissioner has. I think the lowering of that garage roof, John, can the representative come back up for questions related to this?

ACTING CHAIRPERSON FITZGERALD: You are allowed to ask the Petitioner, yes.

COMMISSIONER BONDAROWICZ: Yes. So, how much can we lower that roof over the garage? You know, I don't think you're trying to create space over the garage, right?

MR. HAMMAN: No.

COMMISSIONER BONDAROWICZ: That's not a bonus room or anything?

MR. HAMMAN: No. I think we were just trying to, we didn't want to leave a big blank spot above it, but I don't think that's that big of a deal. I hear you; I don't think it would be a bad idea to lower it and to match that eave.

COMMISSIONER BONDAROWICZ: Steve, can you zoom in on that with your, I think aesthetically, and again I'm going to go back to I don't think we're going to change the progress that's going to happen. I know this neighborhood as well as you guys do. I ride my bike in this neighborhood. We walk to church all the time. There's a lot of two-story homes in this neighborhood; it's not isolated to one area.

Again, the important thing is if we're going to do this, let's make it tasteful and have some charm and character. For instance, like that space that's above that, is that a limestone course or is that just a soldier course above the door, garage door?

MR. HAMMAN: That's a soldier.

COMMISSIONER BONDAROWICZ: Okay, so that's a detail, that's a nice little detail above the door.

ACTING CHAIRPERSON FITZGERALD: What was the answer, sorry?

MR. HAMMAN: Soldier.

COMMISSIONER BONDAROWICZ: It's soldier. It's not limestone.

ACTING CHAIRPERSON FITZGERALD: Okay, thank you.

COMMISSIONER BONDAROWICZ: So, it looks like there's darn close to three feet of space above that soldier course to that horizontal band that goes across, but that's really just a flat plane because all that is it's another soldier course that's probably just, what, projecting out three-quarters of an inch or so. I don't like that personally. I think that that really doesn't go with the context, especially of the neighborhood because it's just going to look like a cheap plane that goes up and down, right.

We're not stopping two-story houses, guys. That's not happening generally, right, it's all over every suburb you can imagine. But details like that really can be improved.

I think my suggestion to the Petitioner would be to lower that garage and maybe even considering some additional detail. I think even that gable might look better with a sided look instead of it being all brick, because it would break up this heavy mass of just a big plane of brick on the front. The reality is it probably would save you some money.

So, you not only lower that garage roof, you get rid of this big plane so that it gives you a feeling, that garage is projecting how far out of the porch?

MR. HAMMAN: It's about five feet.

COMMISSIONER BONDAROWICZ: Yes, so that's really the first thing that anyone is going to see, right, when you're going up and down the street. There is nothing like this on the street. Lowering that garage roof, breaking up the gable will go a long way in helping this house fit in the context of the street, in my opinion.

Secondly, if you go back to the front elevation? In the drawings, we have a round window that just looks flat out like it's in the wrong spot. I don't know if it was a CAD mistake. I'm not sure I could find an architectural context on which that happens historically where you'd leave that much space underneath it. I would encourage the Petitioner to either lower the window or to rethink the window because what it looks like is a big mass of siding underneath the window that just got plopped out there.

Again, if we're going to do this, we're going to put two-story houses in a neighborhood where we have a lot of one-story houses, we ought to make them look good. There's a few simple things here that I would encourage the Petitioner to clean up. The banding, lowered roof, do something with that window, and probably the one thing, and I know, Steve, this is not part of our mandate, but has there any landscape plan been even, I know it's not really like part of the submittal, but what really is going to make this house stand out is if it's bare with planting, right?

I don't, I couldn't tell whether what we have, I don't think there's any trees in front of this house at this point other than the parkway tree, right?

MR. HAMMAN: There's two parkway trees that are being preserved.

COMMISSIONER BONDAROWICZ: Yes, but there's nothing in the front yard, right? Yes, so you have the parkway tree that's in front, and really it's, and Steve, maybe you should comment on that for us because at this point in time, we don't have any requirement on landscape.

MR. HAUTZINGER: That's correct, yes. The Design Commission application, a landscape plan for a single-family project is not required, but --

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: -- preservation of parkway trees is something that we always watch for.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: That's in coordination with the --

COMMISSIONER BONDAROWICZ: So, and probably lastly, again, with what the other Commissioner's comment is, I would agree that right now we've got this maybe natural buff-looking brick, but we've got grey siding on there. I'm not as concerned that it's the same color as down the block, but I think generally speaking, we're seeing a lot of nicer homes moving away from just these grey and white looks, and things are becoming more earth toned. I think that also will help this house sort of go away a little bit more instead of just being a grey and white box with a big front garage on it.

I don't think that's cost the developer any money. Frankly, that idea of lowering the garage will probably save the developer some money, and put some siding on that gable.

So, those are my comments. I think to summarize them, it is lower the garage, maybe change the material in that gable, get rid of the big mass. I know you can't probably run a roof across that front because it's not going to match the other gables, right, you'd be matching architectural styles. You know, we've seen that with a lot of designs, you know, run another roof line across to break up that mass, but maybe changing the materials helps. Study that window, figure out whether it needs to be lowered or a different sized window or something more interesting. The banding and the color would be at this point a suggestion but I think we might have to have a little more conversation about that.

That being said, I will let Commissioner, Temporary Chair Fitzgerald comment.

ACTING CHAIRPERSON FITZGERALD: All right, so my comments are I agree with the other Commissioners. I actually think it's a nice house, but is it a nice house right here? I also believe that if you bought a house and there are rules allowing you to build this, you have to give some respect to that.

But there are some tricks, that lowering thing, first of all to the Petitioner, how high is the first-floor ceiling and the second-floor ceiling?

MR. HAMMAN: I believe it is nine and eight, nine on the first, eight on the second.

ACTING CHAIRPERSON FITZGERALD: Okay, now things like that can really help, the possibility of not having the house sit up so high. Have you thought of dormers and things to make it look smaller? Before you answer that, the main roof that we see here, the dark portion, that is set back pretty far so that is not as obvious as you'd think. But the house is still, is it, it could be taller than the house on the northwest corner of the block. I know it's a big house but this is definitely taller than the Park, corner of Park, I'm getting confused with the addresses but the one that's two doors down to the north.

MR. HAMMAN: The --

ACTING CHAIRPERSON FITZGERALD: Pardon me?

MR. HAMMAN: -- eave will be lower than that one.

ACTING CHAIRPERSON FITZGERALD: But the roof is higher?

MR. HAMMAN: Yes.

ACTING CHAIRPERSON FITZGERALD: And just knowing that you have all of these people plus a list of people coming to say that they don't want the house or they want the house to be smaller, I just question if maybe you should take another look at this. You know, you still have to go to the Village Board, and I'm sure all of these people will show up --

MR. HAUTZINGER: No.

ACTING CHAIRPERSON FITZGERALD: They don't? Never mind, I apologize. I would think you should come back and see what you can do to make this house fit in better. So, I'm not sure that I am going to vote yes on this. That's all I have.

What would the Petitioner like to do? What are the potential --

MR. HAMMAN: Per the rules, if it gets shot down, is there a certain amount of time before we can apply again?

MR. HAUTZINGER: It's not really, I don't know if shooting it down is

even on the table so to speak. It's more about coming to a design that's acceptable.

MR. HAMMAN: But I'd need a unanimous --

MR. HAUTZINGER: You would need it tonight because there's only three of the five. It would need to be a unanimous yes for this to be approved.

ACTING CHAIRPERSON FITZGERALD: But you are allowed to postpone and come back with some changes.

MR. HAUTZINGER: Correct.

ACTING CHAIRPERSON FITZGERALD: And with that, you don't have to post, but I would assume most of the people that are interested would know about that and spread the word. If we vote and it doesn't happen, what happens then?

MR. HAUTZINGER: I mean, if you want to just say give me a vote on this and it's denied, you don't get a unanimous vote to approve this design, then we won't be able to approve a building permit.

MR. HAMMAN: But we can just apply again with a design, or --

MR. HAUTZINGER: You could submit a new one.

MR. HAMMAN: There's not a period of one year?

MR. HAUTZINGER: No, the Zoning Board of Appeals, if a variation request is denied, there's that one year, but --

MR. HAMMAN: That's what I --

MR. HAUTZINGER: -- for the Design Commission, if you were to, yes, have this design not approved and you wanted to just go back to the drawing board and submit a new application with a new design, there's no waiting period for that, but --

MR. HAMMAN: Okay, thank you.

MR. HAUTZINGER: -- the other option that I think the Chairman is suggesting is the option to continue this review to a future meeting date that we can select tonight, and you can make some changes, re-submit and bring it back for a re-review. Then of course everyone is welcome to attend that meeting.

COMMISSIONER BONDAROWICZ: Does that require a new posting or that one does not?

MR. HAUTZINGER: If we select the meeting date here and make a motion to continue it to that date, then they don't need to repost because everybody is here to hear that date. If you just want to leave it open-ended, you don't know how much time you want to take to redesign and resubmit, then you can just continue it to a date to be determined, and then we would coordinate a new sign posting which would have to be done 15 days before the new meeting date for everyone to see that that meeting will take place.

ACTING CHAIRPERSON FITZGERALD: Steve, can I ask you what is the earliest next date that would be available to the Petitioner?

MR. HAUTZINGER: I would say September 8th, we're going to have a Design Commission meeting on September 8th. There is a meeting, normally there would be a meeting two weeks from tonight. That meeting was canceled because we didn't have any projects on that agenda, and at any time to continue into the following meeting, it's just a very tight turnaround. We would prefer to have

the time for the minutes to be prepared for everyone to review and get documentation of the discussion tonight. So, basically, skipping one meeting is always recommended which would put them on that September 8th date.

So, if September 8th is enough time for the Petitioner to make some changes and re-submit, you know, that's certainly a viable option.

ACTING CHAIRPERSON FITZGERALD: Any direction you would --

MR. HAMMAN: I guess we'll go forward with the vote.

MR. HAUTZINGER: So, if you want to go forward with just a vote on this proposed design and it's not approved, then you're just going to resubmit a new Design Commission application?

MR. HAMMAN: Okay, I guess we'll postpone then.

MR. HAUTZINGER: I mean, my recommendation would probably be if you think what you're planning to do is continue to pursue approval for the project, but make revisions to the design based on the feedback received tonight, then I would probably recommend a continuation to September 8th. That will give you, you know, a week or two to work on the design and send it back to me, and then Staff will review it and we'll package it back up for, and again, a review it at that September 8th meeting.

Does that sound like a reasonable approach?

MR. HAMMAN: Sounds good.

ACTING CHAIRPERSON FITZGERALD: Okay, so in order for that to occur, we would need a motion for that to occur.

MR. HAUTZINGER: A motion to continue this project for a re-review on September 8th.

COMMISSIONER KUBOW: Okay, **I would make a motion to push this project for a re-review on September 8th, this project meaning 515 South Chestnut Avenue, DC #26-051, single-family teardown.**

ACTING CHAIRPERSON FITZGERALD: Okay, we have a motion.

Do we have a second?

COMMISSIONER BONDAROWICZ: Question before we have a second. Do we need to add to that motion stating our suggestions?

ACTING CHAIRPERSON FITZGERALD: No, right?

COMMISSIONER BONDAROWICZ: Not necessary?

ACTING CHAIRPERSON FITZGERALD: Yes.

COMMISSIONER BONDAROWICZ: Okay, so then I second the motion.

ACTING CHAIRPERSON FITZGERALD: Okay, and we have a second.

Is there any discussion?

(No response.)

ACTING CHAIRPERSON FITZGERALD: Okay, I think we need a roll call just to make sure.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Bondarowicz.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: And Acting Chair Fitzgerald.

ACTING CHAIRPERSON FITZGERALD: Yes.

Okay, so that will be back here on September 8th. They do not need to post, so if you could please read the minutes, read the calendar online, all right?

MR. HAUTZINGER: And the agenda and the packet for that meeting will be on the Village website on the Friday before that meeting if you want to take a look at that prior to the meeting if you're planning to come back.

(Whereupon, the meeting on the above-mentioned petition was continued to September 8, 2026 and adjourned at 7:26 p.m.)

DRAFT

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 11th day of August, 2026 at the hour of
7:26 p.m.

MEMBERS PRESENT:

JOHN FITZGERALD, Acting Chairperson
JONATHAN KUBOW
RICH BONDAROWICZ
KIRSTEN KINGSLEY-NOT PRESENT
TED ECKHARDT-NOT PRESENT

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

ACTING CHAIRPERSON FITZGERALD: Okay, our next item of business is the Alan Bombick Award Nominations Review. If anyone would like to stay to listen to this, you're welcome. If you wanted to head out, you're welcome to do that. All right, thank you all for coming.

Okay, Steve, I guess this is you starting off. Could we wait just a moment?

(Slight pause.)

MR. HAUTZINGER: So, this is our annual Bombick Awards. The goal is to select one single-family project, one commercial project. We did, as I mentioned, we did kick this discussion off a couple of meetings ago where Commissioner Bondarowicz was absent and the other four Commissioners were here that evening. Actually, after reviewing and discussing the nominations, everybody was pretty well in agreement with those selections but nothing is finalized yet. We did want to give the opportunity for you to voice your opinion, make your selection.

So, I can just maybe go through the nomination images quickly, and then we can have a discussion. This is less formal. You know, there's no, you know, official rules to this, so we don't need a motion or anything like that. This is just, you know, a Design Commission extracurricular activity if you will.

All right, so yes, as I mentioned before, for a single-family, it can be new construction or a renovation or addition, large, small, but there'll be one selection. This is a new house in the Pioneer Park neighborhood, and we can go back to any of these, I'll just kind of go through relatively quick here.

This was an addition renovation in the HANA neighborhood up on North Dunton. Now, you can see the before picture in the lower right here, and then the second floor had expanded, so a nice, kind of thoughtful expansion. This is a home that had a notable ranking in that 2004 Preservation Report. So, nice to see that preserved but updated.

This was a new front porch. Again, you can see the before picture in the lower right corner, a home that was, you know, somewhat ordinary, kind of lacking any sort of real design interest. The scope of the project is really just outdoor space. It was a front porch, and then it came up at our last meeting the question of whether or not they did any work on the back of the house as well. I did find the permit plans for this and confirmed that they did also do a covered porch on the back as well.

So, you know, and I'll just cut to the chase, this is the project that the other four Commissioners in our previous discussion all kind of agree this was worthy of potential --

AUDIENCE MEMBER: Can I just -- excuse me for a second.

MR. HAUTZINGER: Sure. Do you want to step up?

AUDIENCE MEMBER: Do you have a drinking fountain right there?

MR. HAUTZINGER: Yes.

ACTING CHAIRPERSON FITZGERALD: You just go by the, would the Mayor's Office have one? Just go --

MR. HAUTZINGER: Yes, right out there.

AUDIENCE MEMBER: Okay.

ACTING CHAIRPERSON FITZGERALD: Do we need to pause for just a moment?

MR. HAUTZINGER: I think so.

ACTING CHAIRPERSON FITZGERALD: Yes, okay. We're pausing for a moment.

(Long pause.)

AUDIENCE MEMBER: Sorry guys.

MR. HAUTZINGER: Okay now?

AUDIENCE MEMBER: Sorry, yes. Allergy season has started.

ACTING CHAIRPERSON FITZGERALD: Yes.

MR. HAUTZINGER: Well, anyway, yes, everybody kind of agreed this was a really thoughtfully designed project. It's not the biggest project but what an impact in terms of the change to the curb appeal and the design of this home and really just kind of, I mean, these are just sort of my own comments right now, kind of a nice hybrid of traditional with some modern features but something that still really fits in great with the surrounding homes that look a lot like this one did before. So, really kind of a nice, inspiring home to the surrounding context to show what you can do without, you know, a huge, you know, addition or massive renovation.

But the staining of the brick, I think they used that technique to stain the bricks more individually to really give it a more natural, lighter grey palette instead of just a flat coat of paint. All those little attention to detail, the unique sidewalk, the built-in raised planters, even the way the steps kind of wrapped the corner, everybody just really appreciated the detail in this design. But, yes, I know you had mentioned wanting to potentially drive by just to confirm how you --

COMMISSIONER KUBOW: Yes. I haven't done --

MR. HAUTZINGER: Feel about it. Okay.

COMMISSIONER KUBOW: -- it, but I'm --

MR. HAUTZINGER: Okay, so moving on, same architect actually, Bob Flubacker for the project we just discussed and then for this next nomination at 631 North Highland. Again, a renovation addition project with the before picture in the lower right here, I mean, just really nice addition, very, I mean, this looks like a brand-new home that was very well designed. So, considering that it was actually a second-floor addition and how well this fits and how well the massing is articulated, it's a really nice project.

New construction home, John Anstadt/architect actually was the recipient of the Bombick Award last year for a very nice new construction home. Another example of that, this one on North Forrest.

Architect Kevin Purdom with JRC Design Build, they do a lot of projects in the neighborhood, or in Arlington Heights I mean. This is a new home, a little unique in its massing with this large kind of dormer feature above the entrance, unique in the color palette being so dark. I don't know if the photos are even picking this up right, I mean, this other siding is almost reading like a dark green or something. I think it's all the same color tone, this might have just been light reflectance or something, but just a little unique instead of a more typical, you know, new builder home.

Another new construction home, again just a little different. Commissioner Eckhardt referred to this as a Tudor style. I didn't really read it that way but I get where he's coming from, that it's kind of like a, yes, neo-Tudor style with the accented trim and then the field of siding, you know, in-between, but unique.

Then, again, another new construction home, architect ALA Architects. Just some unique features on this one as well, and we didn't necessarily take, you know, this really just represents kind of a collection of all the nicest projects that were completed, received their Certificate of Occupancy in this last calendar year, since this time last year I should say. So, that's really kind of where we look for our pool of projects. We want to recognize and award the more recent projects. So, there was a lot of projects that wrapped up this year and we just kind of want to present them all, let the Design Commission choose.

This one is a little more straightforward, not quite as unique, a little more typical if you will. But, again, looking at the before of this split-level home and then the new addition and remodeling to the existing, just appreciating this one on the end result being a pretty nice massing where sometimes expanding these split-level homes can be tricky and look awkward when they're done. This one was pretty successful.

So, that's it for single-family projects. I may as well just like touch on these two commercial real quick because there's only two of them. Obviously, the largest new development project that's been completed in Arlington Heights recently, the Arbor House Apartments, and from Staff's opinion, this project was very promising on paper, and the end result turned out just as nice. There's really a lot of unique details, and the massing and the layout of this building gives it a lot of, you know, a dynamic feel while actually keeping it, in my perception, somewhat economical with the repetition of floor plates, windows, balconies. But the floor plan and the layout and the little zigzag feature on the end walls is like just enough to make it look really interesting, and of course the way it engages the first-floor commercial spaces that break outside of that mold.

COMMISSIONER BONDAROWICZ: And what a great improvement over what was there.

ACTING CHAIRPERSON FITZGERALD: Yes.

MR. HAUTZINGER: Huge improvement.

COMMISSIONER BONDAROWICZ: I mean, I can't believe that sat as long as it did, right?

MR. HAUTZINGER: Before they named it the Arbor House, this was being referred to as the gateway project, as the gateway development --

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: -- because that really is, as you come off I-90 into Arlington Heights, yes, you used to see some of those, that site was looking pretty bad. So, now to have this as more of a first impression and to set the tone entering into Arlington Heights is a huge improvement.

COMMISSIONER KUBOW: What was that before? Cash for Gold at one point?

MR. HAUTZINGER: At one point, yes, and a small retail building.

COMMISSIONER BONDAROWICZ: Wasn't it LaSalle for a long, long time? LaSalle Bank was the great anchor?

COMMISSIONER KUBOW: Anchor, yes.

COMMISSIONER BONDAROWICZ: And then there was like Chicago Title was in there.

MR. HAUTZINGER: And that four-story office building that was there, that was looking pretty dated in entirety.

Then the last project is in the downtown, the existing Chase Bank building. Again, looking at the before and the remodel, just kind of a facelift to, yes, give it a little more up-to-date appearance with a new color scheme and losing some of that dated-looking details around the top of the building.

But, again, kind of reiterating the results of the first discussion, I mean, everybody was very unanimously drawn to the Arbor House. I mean, given the fact that there happens to be very few commercial projects this year to choose from, I personally am happy that we have a really worthy, you know, option here to kind of consider.

COMMISSIONER BONDAROWICZ: First of all, Chase Bank, one thing on the form, I feel like it's a little bit of a missed opportunity. I think they could have done a little bit more. Like it seems like, you know, leaned into the Mies van der Rohe School of Architecture and really blew it out within the black and glass, I think there's more they could have done.

MR. HAUTZINGER: You know, I actually agree. I actually thought it looked better on paper and in their renderings than how it turned out. It just looks a little flat. It didn't really --

COMMISSIONER BONDAROWICZ: We got shortchanged. If you saw the building they just built in Downtown Winnetka, we got --

COMMISSIONER KUBOW: Oh, that's really nice.

COMMISSIONER BONDAROWICZ: It's like the most gorgeous bank building you've ever seen.

COMMISSIONER KUBOW: That's their like Private Wealth Branch or something.

COMMISSIONER BONDAROWICZ: Yes. Have you seen that building?

COMMISSIONER KUBOW: I have.

COMMISSIONER BONDAROWICZ: I mean, it is stunning.

COMMISSIONER KUBOW: Beautiful.

MR. HAUTZINGER: Well, they're not --

COMMISSIONER BONDAROWICZ: It's like in Arlington Heights --

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Well, to give them a little credit, you know, we also have our previous winners here on hand just for reference, this was a very nice project last year, but --

COMMISSIONER KUBOW: It was a good one.

MR. HAUTZINGER: -- also for our commercial project, we just have this one here, I'm sorry, I mean, but this was the new ground-up building that they just built at the Town and Country Shopping Center. So, it probably would be a

little, you would have to be a pretty spectacular new bank or renovation to be recognized two years in a row in the same, you know, company. But they did receive the award last year for that new construction building, and they did kind of break the mold a little bit. I haven't seen this Winnetka project; I suspect that is a --

COMMISSIONER KUBOW: Classic architecture.

COMMISSIONER BONDAROWICZ: They had no budget.

MR. HAUTZINGER: No budget?

COMMISSIONER BONDAROWICZ: They just said whatever the most expensive material is that we can do we're going to design around that. I mean, it looks like a historic building from a hundred years ago that somebody turned into a bank.

MR. HAUTZINGER: But it's new construction?

COMMISSIONER BONDAROWICZ: Right. Yes, it's stunning.

MR. HAUTZINGER: Wow, it sounds spectacular.

COMMISSIONER BONDAROWICZ: I can't even imagine what they spent on it, but they're in the right zip code there.

ACTING CHAIRPERSON FITZGERALD: Yes.

COMMISSIONER BONDAROWICZ: Private wealth.

MR. HAUTZINGER: Yes.

ACTING CHAIRPERSON FITZGERALD: I think this building; I think they did a great job and, yes, any project can be better but the old building was so ugly compared to what it is now. It's just clean and simple. I think it fits in even though it's modern. So, I'm happy with that.

MR. HAUTZINGER: Right.

ACTING CHAIRPERSON FITZGERALD: The other building I love, the other project I love. I think it's just really big and bold, yet it still fits in. Weirdly enough, I think that Alan would have liked this.

MR. HAUTZINGER: Who would have liked this?

ACTING CHAIRPERSON FITZGERALD: Alan Bombick --

MR. HAUTZINGER: Oh, Alan.

ACTING CHAIRPERSON FITZGERALD: -- would have liked it. So, that's not why I'm voting for it, but I just think that's nice.

MR. HAUTZINGER: That is nice, yes. That's a great comment. Excellent point.

COMMISSIONER BONDAROWICZ: I'm just astonished at the size of this thing.

MR. HAUTZINGER: Yes, it is.

ACTING CHAIRPERSON FITZGERALD: So, what do you need from us right now, Steve?

MR. HAUTZINGER: Well, I mean, I guess if we want to close out the discussion on commercial, I mean, any other feedback, or is everybody satisfied with recognizing the Arbor House development with this year's award?

ACTING CHAIRPERSON FITZGERALD: I like it.

MR. HAUTZINGER: Okay, so that's consistent with what we discussed at the last meeting. So, we'll go with that.

By the way, once we finish making selections, I'll coordinate

with Kirsten as well as Ted. Ted has always had a close involvement with the Bombick Award because of his relationship with Alan Bombick and the Bombick family. We always arrange for the Bombick family to attend. So, Ted will, you know, kind of help with that, and the Chairperson always notifies the recipients.

MR. HAUTZINGER: Yes, so I don't know, Commissioner Bondarowicz, any suggestions or discussion you'd like to have about the single-family projects? I'd be curious to hear your thoughts.

COMMISSIONER BONDAROWICZ: Yes. So, I wasn't part of the last award so I guess I just want to make sure probably to understand what value Bombick would have thought of these, maybe that's an important criteria. I actually think that this 631 North Highland, I love the house that Johnny Anstadt did on Forrest. I think it's spectacular. I think it actually fits in very well on that street with all those Highland homes. It's very nice and very bold architecturally. He did a great job. I've seen the plan.

I would almost take this house for, you know, kind of the best design and tie it with the one that Flubacker did. That was Highland, right?

MR. HAUTZINGER: On Highland, yes.

COMMISSIONER BONDAROWICZ: Yes, because I just know what he did there. I mean, what they started, I was there, as I've said before, I was in that house and I thought I knew someone that wanted to buy it and renovate it. I said oh, my goodness, like this thing needs to be torn down, like it was bad inside. They just did his design, it fits in, it's classy for the neighborhood. It's not a big, huge, new construction, it's just, although it really is, it's a new house and I think all that they really kept was the stone, right? I mean, everything else was gutted in there.

So, I would say that those are, am I theoretically voting right now? Are we taking a --

MR. HAUTZINGER: Sure. I mean, it's like, it's casual, yes. I mean, what would your selection be if it was up to you? One of these two it sounds like?

COMMISSIONER BONDAROWICZ: I know it's already, others have already voted on the other house, so that doesn't --

MR. HAUTZINGER: Well, I mean, it's not always unanimous every year. In fact, it often --

ACTING CHAIRPERSON FITZGERALD: It very rarely is.

MR. HAUTZINGER: Yes, there's usually, you know, a decent amount of discussion and sometimes, yes, it's not unanimous but obviously you've got to pick one. I mean, and the way it was left at the last meeting, everybody did select this, just a new front porch even though it's not a huge project. I do think that, personally thinking about this award and why do we do this award, what's the point, you know, yes, of course it's out of, you know, honoring Alan Bombick and his dedication to this Commission and all those years that he served. But I also think it's just like it's recognizing a, you know, good design that inspires other people to do good design.

COMMISSIONER KUBOW: Right.

MR. HAUTZINGER: You know, and this particular location, I think it's really nice, it just shows what you can do to transform the appearance of a home

from something that's very, you know, I don't mean to be too harsh on it, but just tired, very dated-looking, to something that's like very contemporary without trying to do something radical that doesn't fit in and then it looks like a complete oddball on the block, but it still fits in beautifully, it just looks very updated. Just the subtle details with the change in material over this one gable feature, using the more natural wood where the rest of the trim is white, just someone put a lot of thought into this.

COMMISSIONER BONDAROWICZ: Would you say that Alan would have really respected what they did to this house from his perspective?

ACTING CHAIRPERSON FITZGERALD: I think he'd like all of them.

COMMISSIONER KUBOW: Yes, I mean, they're all nice houses.

ACTING CHAIRPERSON FITZGERALD: I mean, it's really worth of consideration.

COMMISSIONER KUBOW: It might be our best selection we've ever had for this award since '17 or '18 when the award started.

MR. HAUTZINGER: It's tough because we do tend to, we do aim to really, again there's no rules to this, so we bend them wherever we want. But we aim to kind of select from the, since last year this time to this year this time, just kind of select from that pool. Every now and then, we have a year that's just filled with great projects and, oh, we can only pick one.

ACTING CHAIRPERSON FITZGERALD: Yes.

MR. HAUTZINGER: And then the next year there's slim pickings, just like timing, you know.

ACTING CHAIRPERSON FITZGERALD: And I don't really, you know, we don't have to really consider what would have been his style. I just made that comment, but I would have stuck with what I had even if it wasn't his style.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: That's just kind of a bonus.

ACTING CHAIRPERSON FITZGERALD: For me it is.

COMMISSIONER BONDAROWICZ: Well, I like what you just said, Steve, that this gives sort of an inspiration for, you know, there's a lot of tired old homes in that neighborhood, and I think people don't know what to do with it. Instead of it being torn down, how do you do something like this that makes it more livable and, you know, front porches are a great thing for neighborhoods.

COMMISSIONER KUBOW: Yes, right.

COMMISSIONER BONDAROWICZ: It brings people together.

MR. HAUTZINGER: Well, this house is across the street from a park, it's a pretty good-sized park with a ballfield and playground and everything. So, I assume that's where the inspiration for them to do this came from, like hey, you know, we can put this great front porch. It's not just to make over or to make the house look much nicer, but I assume that this is a space that they enjoy using, sit outside and have an open space in front of them to enjoy, you know, taking in that view. So, like I said, it's really appropriate in that location.

But right now, I do think that, you know, recognizing a good design, it is, that's a big part of I think what this award is about.

ACTING CHAIRPERSON FITZGERALD: Did you want to cast a

vote?

COMMISSIONER BONDAROWICZ: Sure. You know, all that being said, I'm good at casting a vote for this house.

MR. HAUTZINGER: We swayed you?

COMMISSIONER BONDAROWICZ: I mean, I really like the fact that you've got this house that didn't get torn down, like not renovating it. It's inviting in the neighborhood, and other people will do it. I think it's kind of cool.

MR. HAUTZINGER: Yes.

ACTING CHAIRPERSON FITZGERALD: Yes, and I'm happy that we have so many good choices, but this is my favorite for the reasons that both of you have commented on.

MR. HAUTZINGER: It's interesting that such a small-scale project is able to stand out amongst all the, you know, some of these much more significant, larger budget projects. So, this just kind of, to me, speaks to the impact that the design had.

So, yes, and again, that's say we will present this award at a Design Commission meeting. You attended last year.

COMMISSIONER BONDAROWICZ: Yes, it was great. It was really nice.

MR. HAUTZINGER: Yes, and hopefully, you know, Bob Flubacker will be able to attend. He actually did receive the award once before, but it was a Covid year where it was done virtually. So, it will be nice for him to be able to hopefully attend in person.

COMMISSIONER KUBOW: Gosh, I forgot about those meetings.

ACTING CHAIRPERSON FITZGERALD: Commissioner Kubow, would you like to go again on which your favorite for the residential is?

COMMISSIONER KUBOW: It is the porch, but followed by, in second place was the addition by I think Flubacker as well. He did a great job.

ACTING CHAIRPERSON FITZGERALD: Okay, great.

Okay, so the next item is public comment, but there's no one else here so we're going to pass that.

Can we get a motion to adjourn?

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

COMMISSIONER BONDAROWICZ: Second.

ACTING CHAIRPERSON FITZGERALD: Any discussion?

(No response.)

ACTING CHAIRPERSON FITZGERALD: All in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON FITZGERALD: All right, okay.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:49 p.m.)

STATE OF ILLINOIS)

COUNTY OF KANE) SS.
)

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
9/8/2026

Item: 515 S. Chestnut Ave. - DC26-051 - SF/Teardown (continued from 8/11/26)

Department: Planning & Community Development

Item Description:

Requested Action(s):

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

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design for a new (teardown) single-family residence to be located at 515 S. Chestnut Avenue. This recommendation is based upon the revised architectural plans received on 8/31/26, material board received 7/31/26, and the following:

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

ATTACHMENTS:

1. Staff Report DC26-051 - Re-Review
2. DC26-051, 515 S. Chestnut - 9-8-26 Exhibits
3. DC26-051, 515 S Chesnut - 8-11-26 Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Single-Family – Teardown/
New Construction
Project Address: 515 S. Chestnut Avenue
Prepared By: Steve Hautzinger

Date Prepared: August 5, 2026
Date Revised: September 2, 2026

PETITION INFORMATION:

DC Number: 26-051
Petitioner Name: Thomas Eckhardt
Petitioner Address: TDE LTD Architects
249 E. Prospect Ave
Mt. Prospect, IL 60056
Meeting Date: August 11, 2026
Re-Review Meeting Date: September 8, 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 one-car garage to build a new two-story residence with an attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,933 square feet and the proposed residence will have 3,562 square feet. This project complies with all of the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 31 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 31 feet Side: 8.2 feet Side: 6.4 feet Rear: 48.8 feet
Building Height (to the midpoint)	25 feet	22.9 feet
FAR	3,570 SF	3,562 SF
Building Lot Coverage	2,777 SF	2,375 SF
Impervious Surface Coverage	3,967 SF	3,622 SF

The subject property is located on a block of single-story homes with one-car attached garages. The homes across the street are predominantly one-and-a-half story homes with detached garages. There is one large newer two-story home on the northwest corner of the block, and a recent second story addition on the northeast corner of the block. Aside from those two corner lots, the proposed new house will be the first two-story house on this block.

Previous Review:

This project was previously reviewed by the Design Commission on August 11, 2026. At that time, Staff reported that, overall, the proposed design was nicely done with a traditional architectural style that would generally fit well in this location. The hipped main roof worked well to complement the existing adjacent homes as well as to keep the height of the side walls from being too tall. The single-story front porch and single-story garage helped the design to relate to the scale of the adjacent single-story homes.

However, Staff noted that the garage wall looks a bit too tall as compared to the adjacent homes, so it was

recommended to lower the overall garage height by one or two feet. Also, it was noted that the proposed "Pearl Gray" siding color is the same color that was used on the recently expanded house two lots away at the corner (215 W. Park Street). A different siding color was recommended to avoid monotony.

A number of neighbors were in attendance in objection to the project. In summary, they were opposed to any teardowns on their block noting the loss of affordable housing, potential impact on their property taxes, nuisance during construction, and a two-story house does not fit with the existing context.

The Design Commissioners explained that a new code-compliant home in this location is allowed, however the design needs to be done well. Concerns about the design and potential options to improve it were discussed as follows:

- The garage wall looked too flat. A material change in the garage gables was encouraged.
- The garage roof should be lowered.
- The round window on the front elevation looked too high.
- An earth-toned color palette was encouraged instead of gray and white.
- Lowering the overall wall height was encouraged.

The project was CONTINUED for re-review to allow the concerns with the proposed design to be addressed.

Project Update:

In response to the feedback received on August 11, the petitioner has revised the design as follows:

- The double garage door has been changed to two separate single garage doors with a 12" jog in the plan to reduce the footprint and to break up the flat wall.
- Garage wall height was lowered from 12'-0" to 9'-8".
- Garage roof slope was decreased from 7:12 to 6:12.
- The garage gable wall material was changed from brick to board and batten siding.
- The second floor wall height was reduced from 8'-1" to 6'-10" (1'-3" reduction), and the second floor window sizes have been decreased accordingly.
- All roof slopes were decreased from 7:12 to 6:12.
- The overall height of the house was decreased from 24'-10" to 22'-11 3/8" (1'-10 5/8" reduction).
- The round window was eliminated.
- The decorative window shutters were omitted.
- A continuous horizontal trim board was added near the second floor line around sides and back of house to break up the siding.

Staff Comments:

The petitioner addressed all of the Design Commission's concerns, except for the color scheme which has not been changed. The revisions to the garage are a big improvement and fits much better with the scale and character of the surrounding context. The overall reduction in the height and mass of the house helps to ease the concerns regarding scale.

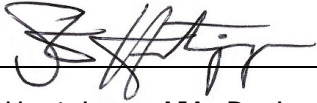
RECOMMENDATION:

It is recommended that the Design Commission **approve** the design for a new (teardown) single-family residence to be located at 515 S. Chestnut Avenue. This recommendation is based upon the revised architectural plans received on 8/31/26, material board received 7/31/26, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility

to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

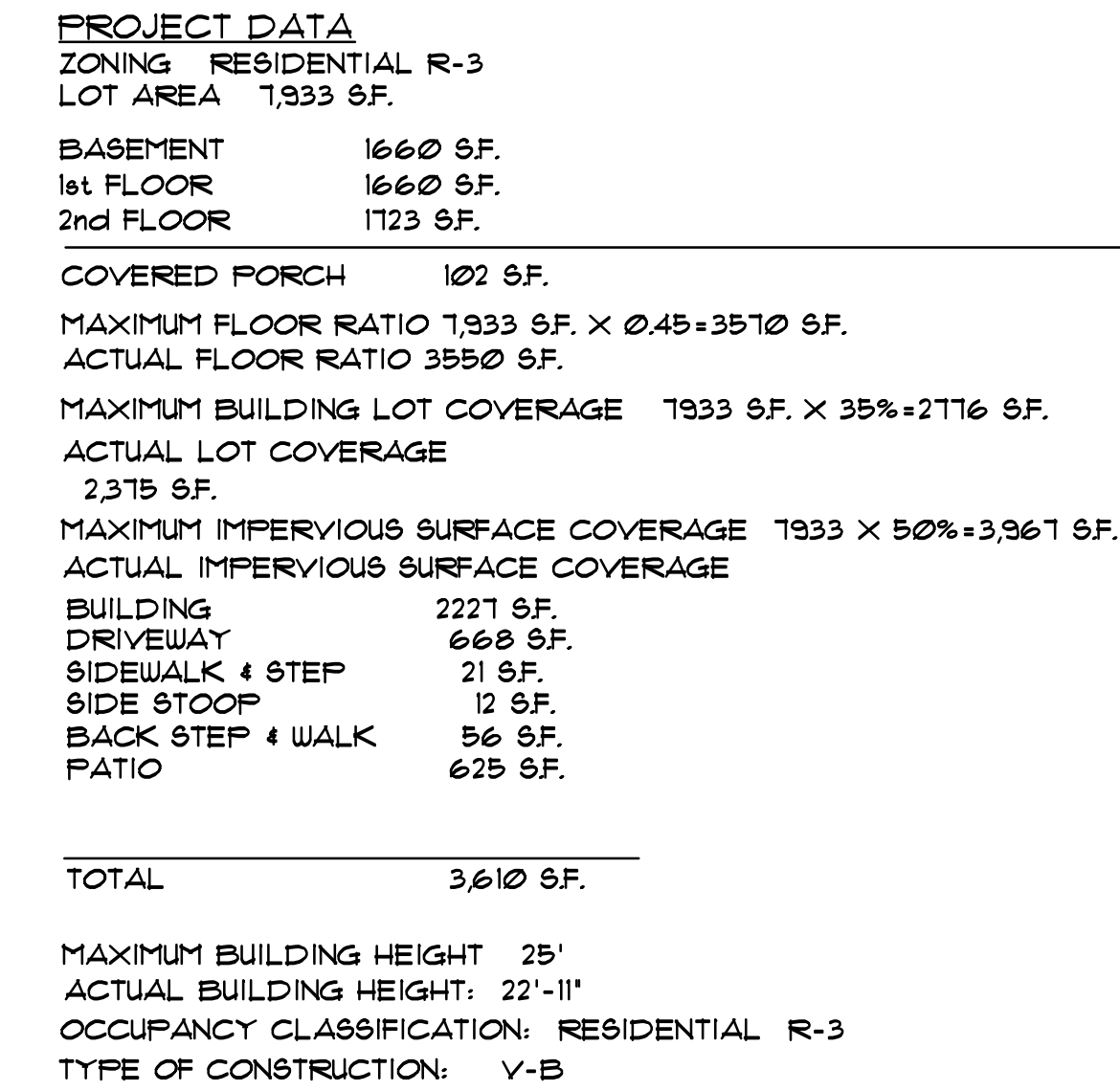
2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



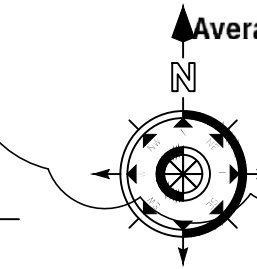
September 2, 2026

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

c: Petitioner, DC File 26-051



Address	Front Setback
509 Chestnut	31.94
515 Chestnut	31.44
519 Chestnut	31.52
525 Chestnut	30.11
529 Chestnut	31.11
533 Chestnut	30.02
537 Chestnut	30.27
Average:	30.92



SITE PLAN
SCALE: 1/8"=1'-0"

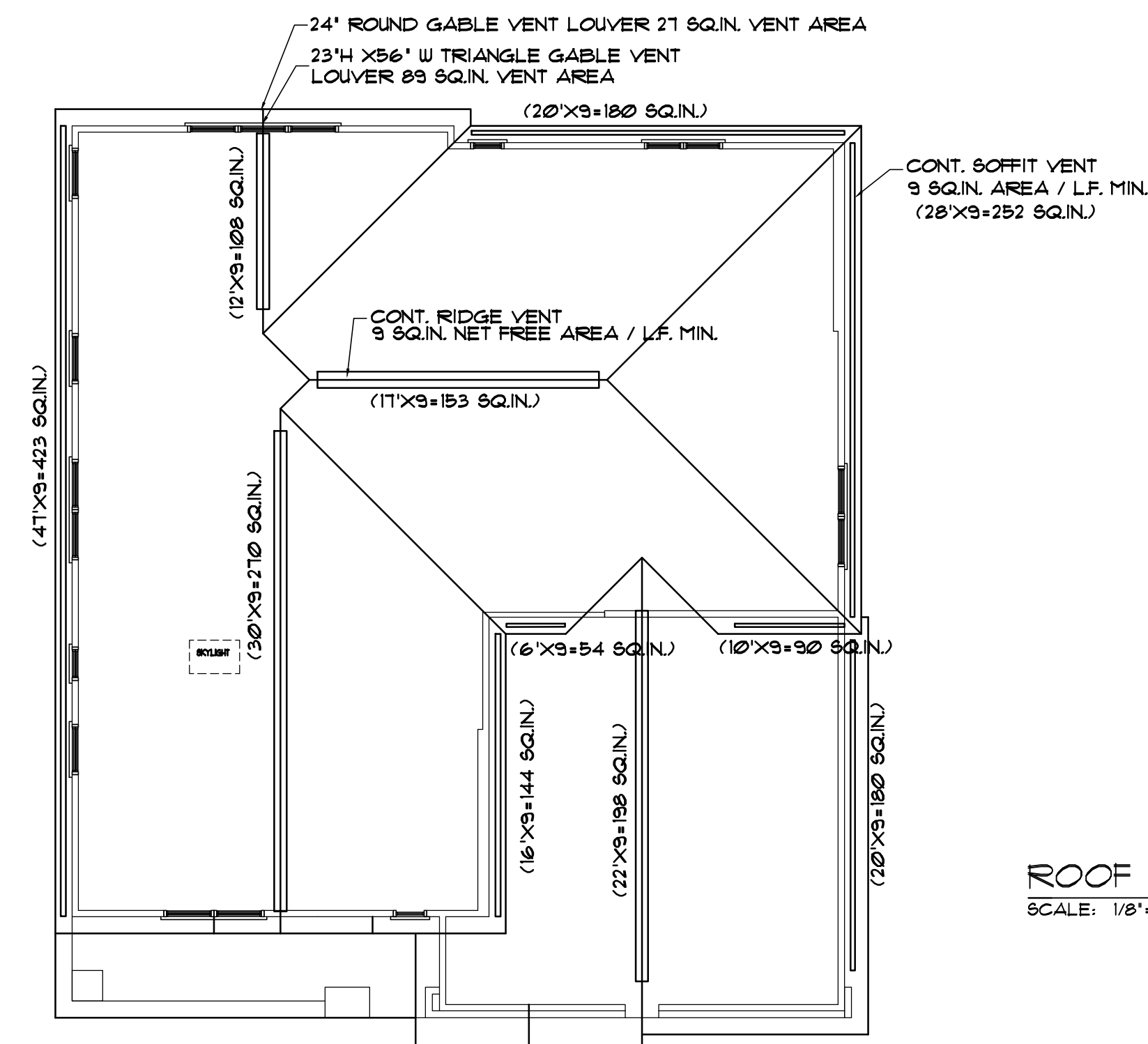
STAIR: 60° LL 10° DL TYPICAL ALL AREAS
FLOOR: 40° LL 10° DL TYPICAL ALL AREAS
WALL: PLF OR ACTUAL LOAD
CEILING: 25° LL 10° DL ROOF SLOPES OVER 3 IN 12
CATHEDRAL: 30° LL 15° ALL SLOPES
ROOF: 30° LL 10° + SNOW DRAFTING
PORCH/DECK 40° LL 10° DL
BALCONY 40° LL 10° DL EXTERIOR

SNOW LOADS: 25 PSF GROUND SNOW, 17.5 PSF FLAT ROOF SNOW LOAD
WIND LOADS 115 M.P.H. EXPOSURE B

- STRESS GRADE LUMBER SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS (LATEST EDITION) WITH A FIBER STRESS IN BENDING (Fb) OF 1200 PSI REPETITIVE, WITH E=1,000,000 SPRUCE-FINE-FIR #1
- PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, APPLIANCES AND TUBS, AND SOLID BLOCKING UNDER PERPENDICULAR PARTITIONS

- FOR ALL INTERIOR BEARING WALLS AND ALL EXTERIOR WALL OPENINGS THE HEADER SCHEDULE IS AS FOLLOWS UNLESS NOTED OTHERWISE:

- SPANS LESS THAN 4'-0": (2)2x6'S
- SPANS 4'-0" TO 6'-0" : (2)2x8'S
- SPANS 6'-0" TO 8'-0" : (2)2x10'S
- SPANS 8'-0" TO 10'-0" : (2)2x12'S

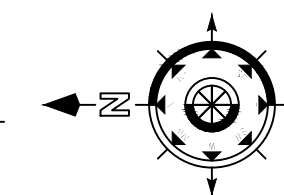


2 STORY HOUSE
TOTAL ATTIC FLOOR SPACE: 1,430 SQ. FT
1 SQFT. VENTILATION REQUIRED
1 SQFT. VENT PER 300 SQFT ATTIC FLOOR SPACE :4.76 SQFT=685.44 SQ.IN.
RIDGE VENTILATION REQUIRED
TOTAL SQFT VENT /2=238 SQFT.=342.12 SQ.IN.
TOTAL RIDGE VENT 531 SQ.IN.
TOTAL GABLE VENT 116 SQ.IN.
ACTUAL TOTAL VENT 647 SQ.IN.

SOFFIT VENTILATION REQUIRED
TOTAL SQFT VENT /2=2.38 SQFT.=342.72 SQ.IN.
ACTUAL TOTAL SOFFIT VENT 1,143 SQ.IN.

1 STORY GARAGE
TOTAL ATTIC FLOOR SPACE: 470 SQ. FT
TOTAL VENTILATION REQUIRED
1 SQ.FT.VENT PER 300 SQ.FT ATTIC FLOOR SPACE :156 SQ.FT=224.64 SQ.IN.
RIDGE VENTILATION REQUIRED
TOTAL SQ.FT VENT /2=0.78 SQ.FT.=112.32 SQ.IN.
RIDGE VENT 198 SQ.IN.
GABLE VENT 28 SQ.IN.
ACTUAL TOTAL VENT 226 SQ.IN.
SOFFIT VENTILATION REQUIRED
TOTAL SQ.FT VENT /2=0.78 SQ.FT.=112.32 SQ.IN.
ACTUAL SOFFIT VENT 180 SQ.IN.

ROOF VENTIRATION PLAN
SCALE: 1/8"=1'-0"



Construction Design Architects, Ltd.
Construction Design Services, Ltd.

249 E. Prospect Avenue Suite 100
Mount Prospect, IL 60056

T 847.797.1700
F 847.797.7800

www.cdgroupplc.com

PROJECT NAME & LOCATION:

NEW 2 STORY RESIDENTIAL BUILDING

515 S Chestnut
Arlington Heights IL 60005

CONSULTANTS:

[illegible]

PROJECT NO: 3898

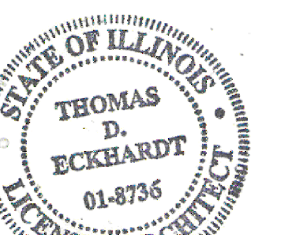
DRAWN BY: Y.S.

CHK'D BY:

DATE: _____

SHEET TITLE:

SITE PLAN
ROOF VENTILATION PLAN



Thomas D. Eckhardt Sr.

SHEET NUMBER

 $\Delta\phi\phi 2$

SHEET



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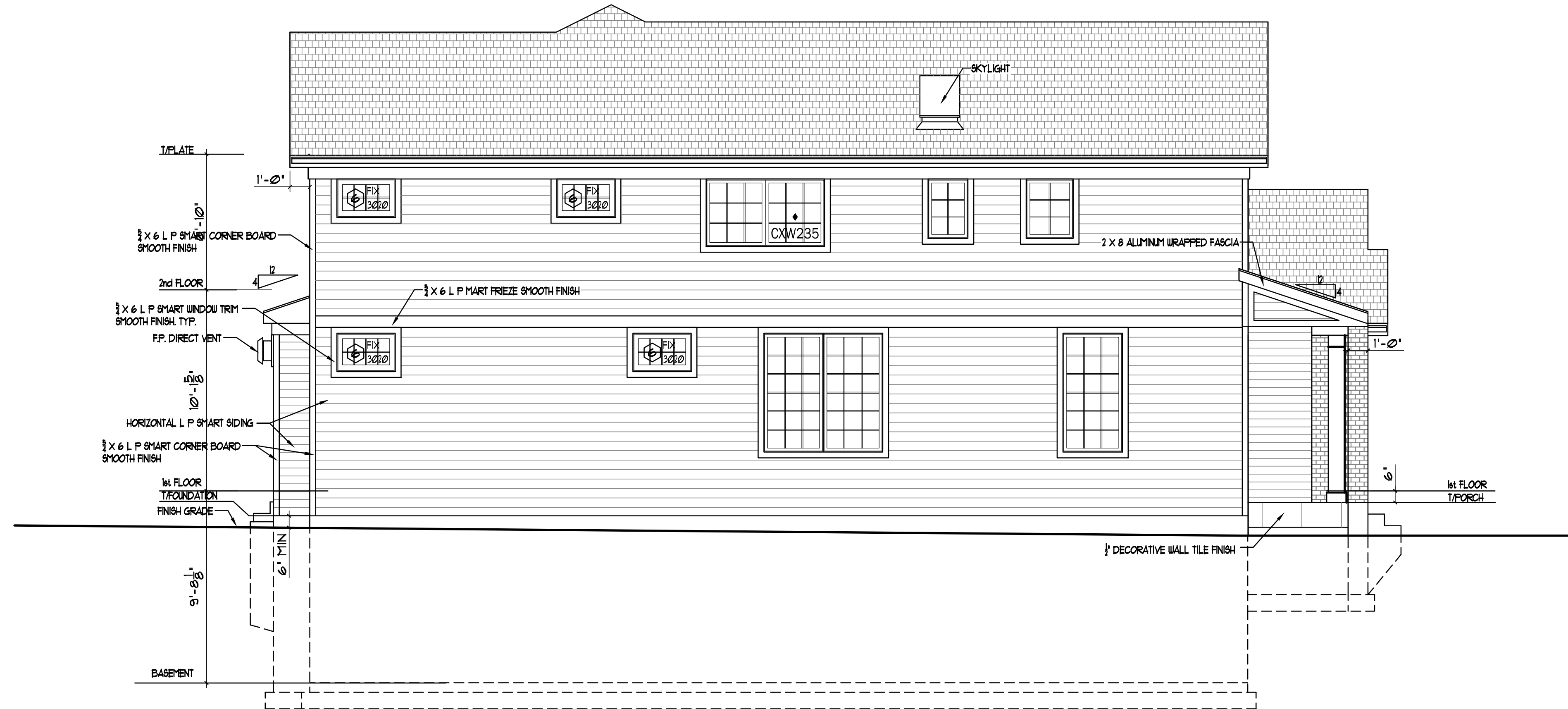
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NEW 2 STORY RESIDENTIAL BUILDING

515 S Chestnut
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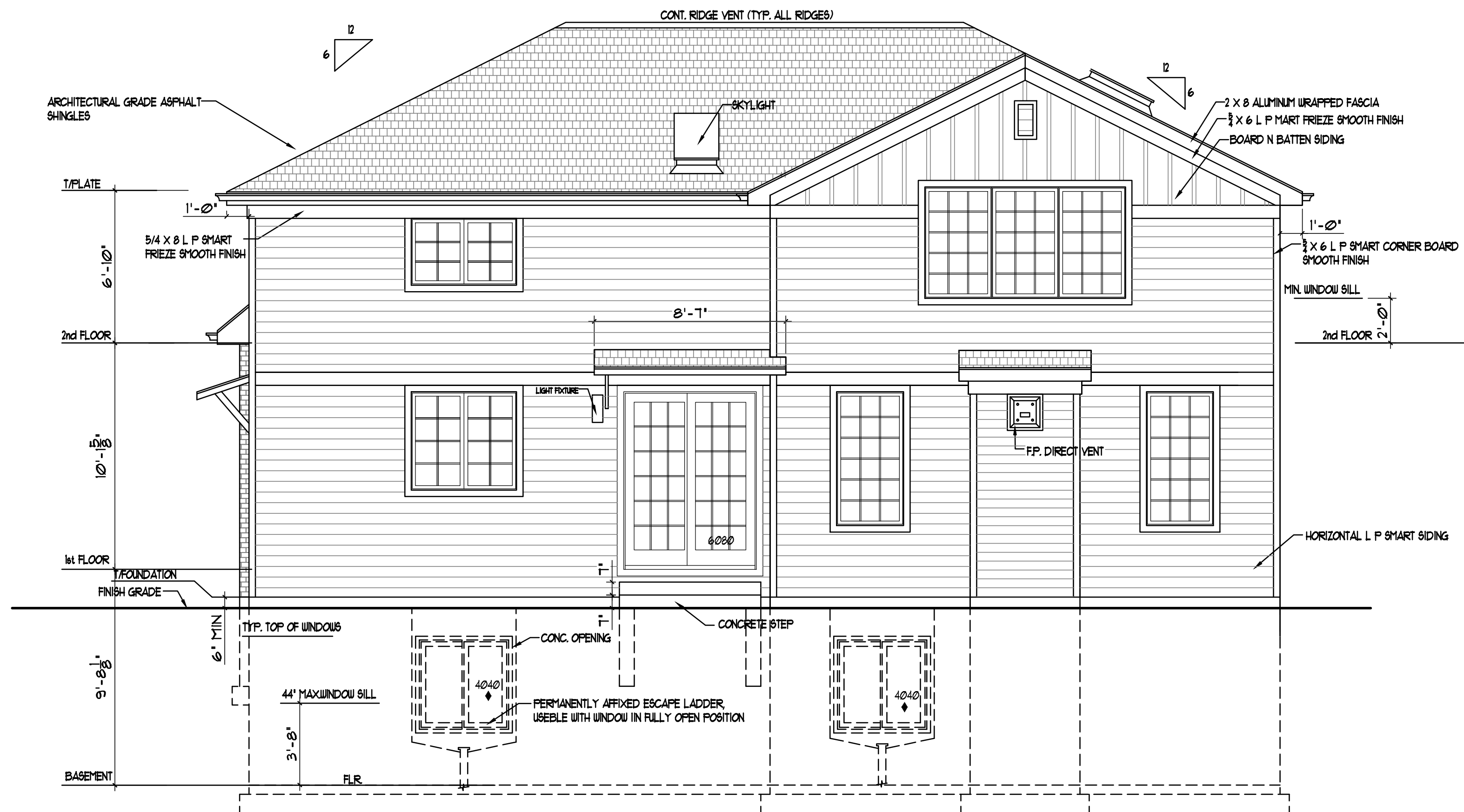
CONSULTANTS:



◆ Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508)
 (E) ◆ clear opening height of 24" (610).
 ALL WINDOWS TO BE ALUMINUM CLAD WOOD WINDOW WITH DUAL PANE INSULATING GLASS, ARGON FILLED 1" OVERALL THICKNESS AND U FACTOR TO BE 0.30 OR LOWER SHGC TO BE 0.28 OR HIGHER

NORTH ELEVATION

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



ALL WINDOWS TO BE ALUMINUM CLAD WOOD WINDOW WITH DUAL PANE INSULATING GLASS, ARGON FILLED 1" OVERALL THICKNESS AND U FACTOR TO BE 0.30 OR LOWER SHGC TO BE 0.28 OR HIGHER

EAST ELEVATION

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

[illegible]

PROJECT NO: 3898

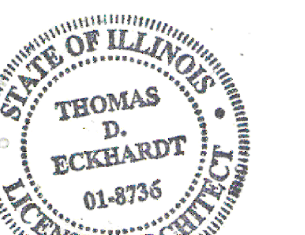
DRAWN BY: Y.S.

CHK'D BY: _____

DATE: _____

SHEET TITLE:

BUILDING ELEVATIONS



Thomas D. Eckhardt Sr.

SHEET NUMBER

SHEET OF

4007

OF



W Park St

S Walnut Ave

S Walnut Ave

S Mitchell Ave

S Mitchell Ave

S Chestnut Ave

S Chestnut Ave

S Highland Ave

S Highland Ave

S Vail Ave

S Vail Ave



KABAL SURVEYING COMPANY

Land Surveying Services

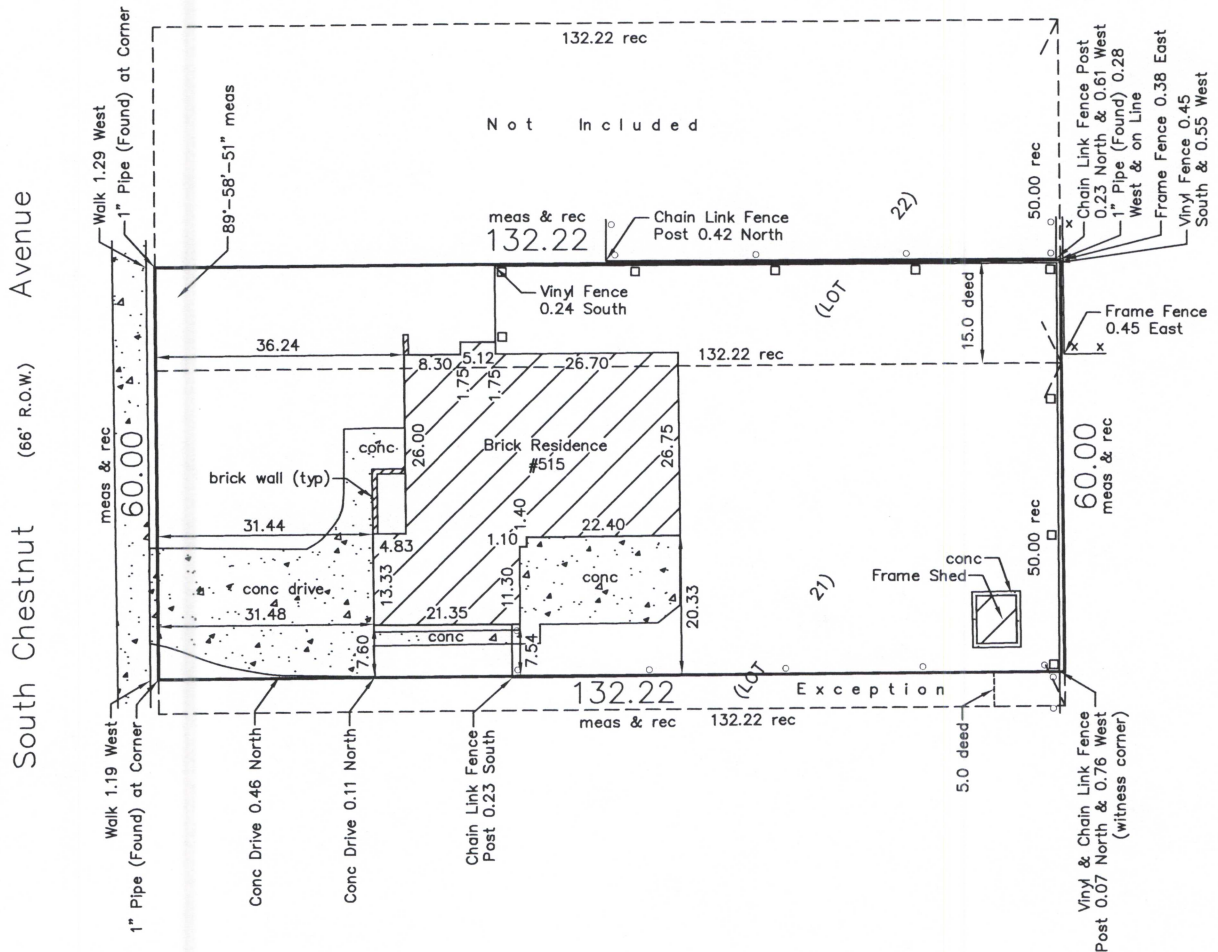
Plat of Survey

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314

email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Lot 21 (except the South 5.00 feet thereof); together with the South 15.00 feet of Lot 22 in Block 1 in the Subdivision of Lots 9 to 14 in Fiene's Subdivision of the South 50 acres of the East 1/2 of the Northeast 1/4 of Section 31, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 515 South Chestnut Avenue, Arlington Heights



LEGEND

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

Area of property is approximately 7,933 square feet

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

Surveyed April 23, 2025

Scale: 1 inch =	20	ft.
Order No.	250661	
Ordered By:	Hawbecker & Garver, LLC	



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

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

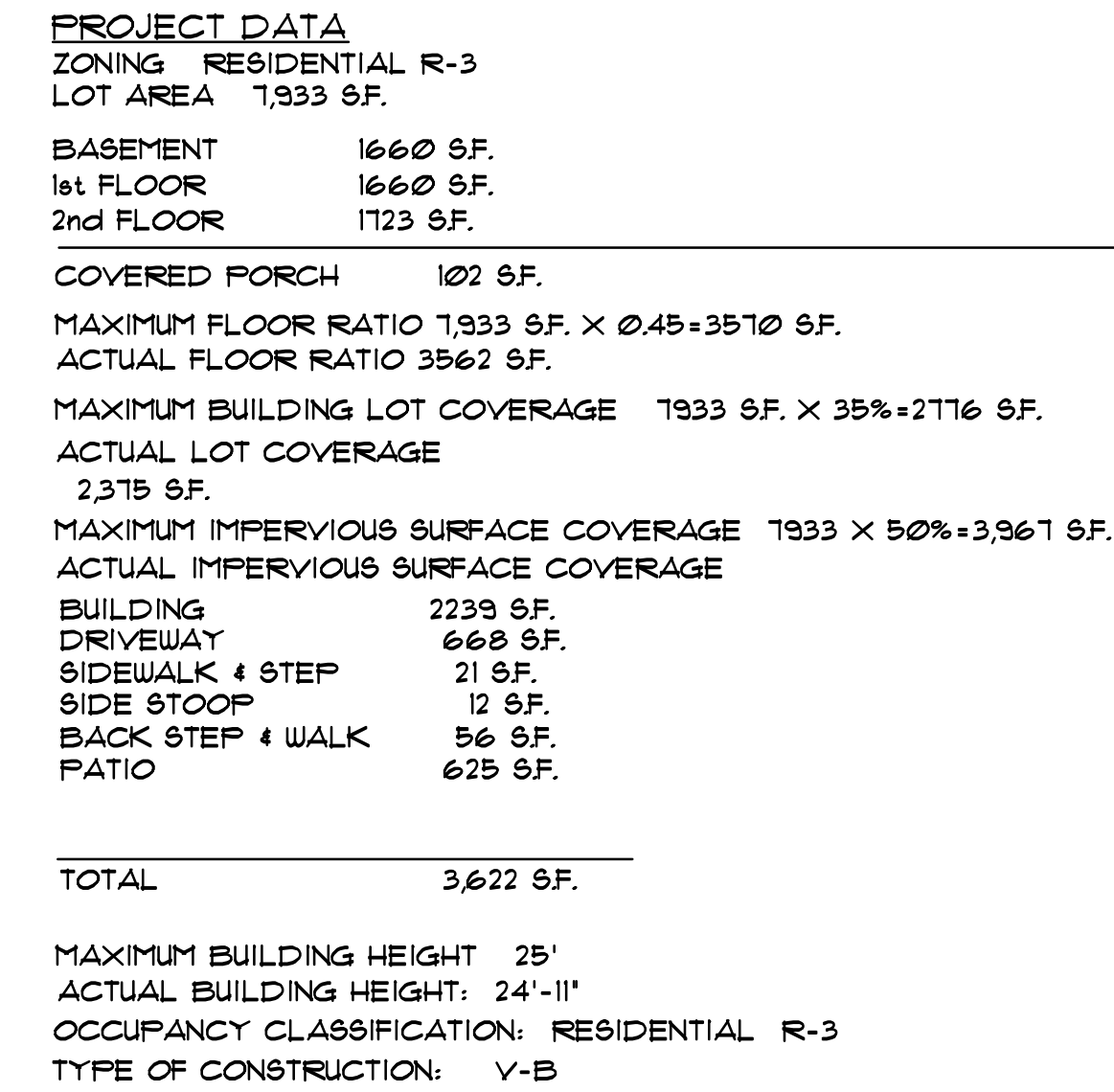
I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

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

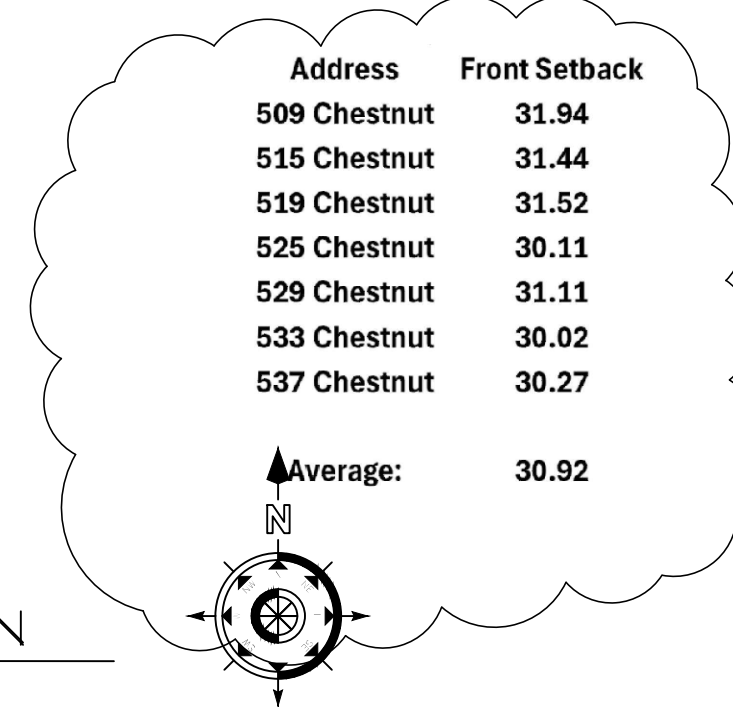
Mitchell P. Balek

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

ORIGINAL SEAL IN RED



SITE PLAN
SCALE: 1/8"=1'-0"



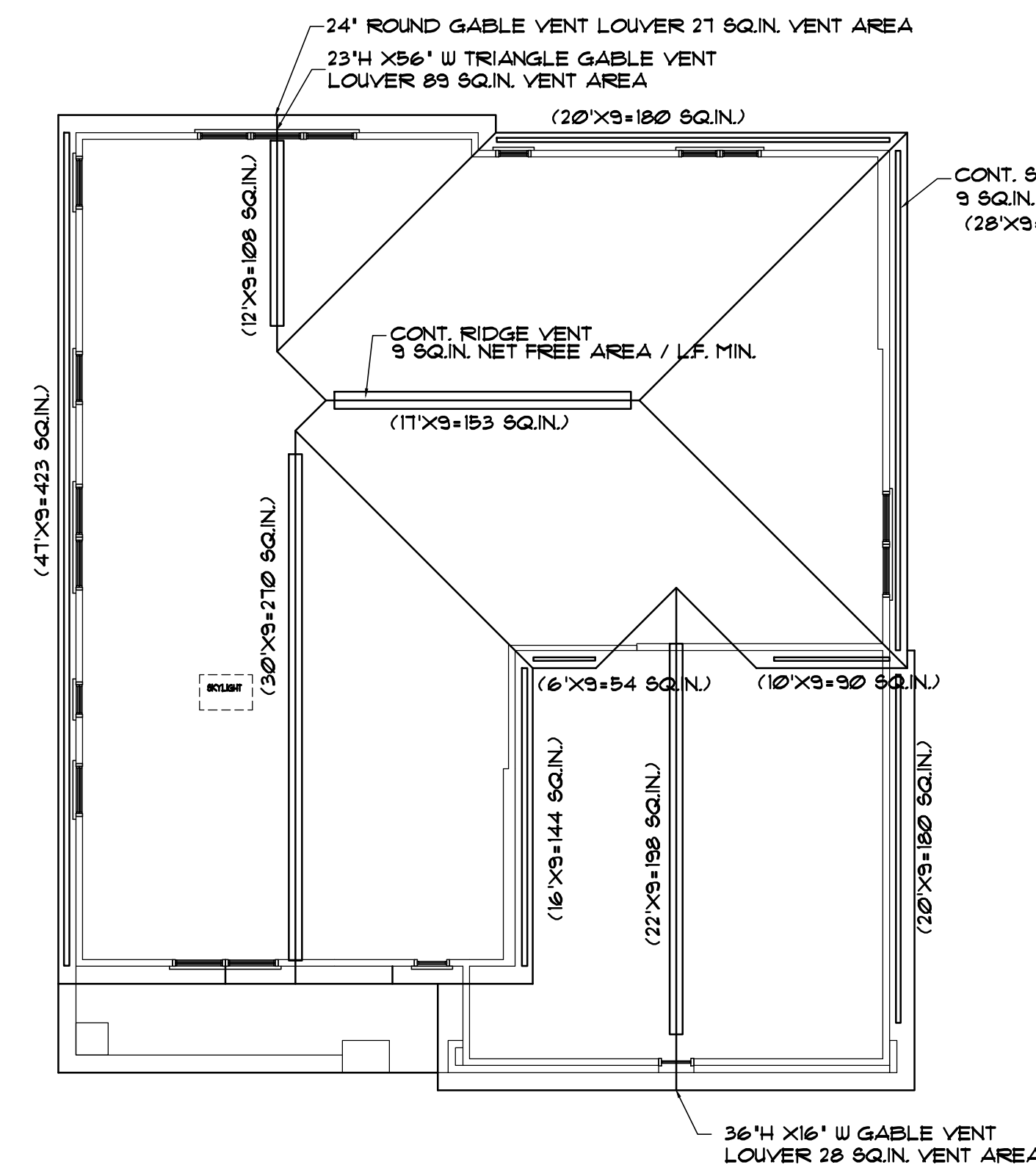
STAIR: 60° LL 10° DL TYPICAL ALL AREAS
FLOOR: 40° LL 10° DL TYPICAL ALL AREAS
WALL: PLF OR ACTUAL LOAD
CEILING: 25° LL 10° DL ROOF SLOPES OVER 3 IN 12
CATHEDRAL: 30° LL 15° ALL SLOPES
ROOF: 30° LL 10° + SNOW DRAFTING
PORCH/DECK 40° LL 10° DL
BALCONY 40° LL 10° DL EXTERIOR

SNOW LOADS: 25 PSF GROUND SNOW, 17.5 PSF FLAT ROOF SNOW LOAD
WIND LOADS 115 M.P.H. EXPOSURE B

- STRESS GRADE LUMBER SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS (LATEST EDITION) WITH A FIBER STRESS IN BENDING (Fb) OF 1200 PSI REPETITIVE, WITH E=1,500,000 SPRUCE-FINE-FIR #1
- PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, APPLIANCES AND TUBS, AND SOLID BLOCKING UNDER PERPENDICULAR PARTITIONS

- FOR ALL INTERIOR BEARING WALLS AND ALL EXTERIOR WALL OPENINGS THE HEADER SCHEDULE IS AS FOLLOWS UNLESS NOTED OTHERWISE:

- SPANS LESS THAN 4'-0": (2)2x6'S
- SPANS 4'-0" TO 6'-0" : (2)2x8'S
- SPANS 6'-0" TO 8'-0" : (2)2x10'S
- SPANS 8'-0" TO 10'-0" : (2)2x12'S

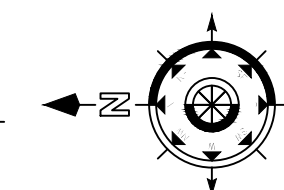


2 STORY HOUSE
TOTAL ATTIC FLOOR SPACE: 1,430 SQ. FT
TOTAL VENTILATION REQUIRED
1 SQFT. VENT PER 300 SQFT ATTIC FLOOR SPACE :4.16 SQFT=605.44 SQ.IN.
RIDGE VENTILATION REQUIRED
TOTAL SQFT VENT /2=2.88 SQFT.=342.12 SQ.IN.
TOTAL RIDGE VENT 531 SQ.IN.
TOTAL GABLE VENT 116 SQ.IN.
ACTUAL TOTAL VENT 647 SQ.IN.

SOFFIT VENTILATION REQUIRED
TOTAL SQFT VENT /2=2.38 SQFT.=342.72 SQ.IN.
ACTUAL TOTAL SOFFIT VENT 1,143 SQ.IN.

1 STORY GARAGE
TOTAL ATTIC FLOOR SPACE: 470 SQ. FT
TOTAL VENTILATION REQUIRED
1 SQ.FT.VENT PER 300 SQ.FT ATTIC FLOOR SPACE :156 SQFT=224.64 SQ.IN.
RIDGE VENTILATION REQUIRED
TOTAL SQ.FT VENT /2=0.78 SQ.FT.=112.32 SQ.IN.
RIDGE VENT 198 SQ.IN.
GABLE VENT 28 SQ.IN.
ACTUAL TOTAL VENT 226 SQ.IN.
SOFFIT VENTILATION REQUIRED
TOTAL SQ.FT VENT /2=0.78 SQ.FT.=112.32 SQ.IN.
ACTUAL SOFFIT VENT 180 SQ.IN.

ROOF VENTIRATION PLAN
SCALE: 1/8"=1'-0"



Construction Design Architects, Ltd.
Construction Design Services, Ltd.

249 E. Prospect Avenue Suite 100
Mount Prospect, IL 60056

T 847.797.1700
F 847.797.7800

www.cdgrouppllc.com

PROJECT NAME & LOCATION:

NEW 2 STORY RESIDENTIAL BUILDING

515 S Chestnut
Arlington Heights IL 60005

CONSULTANTS:

[illegible]

PROJECT NO: 3898

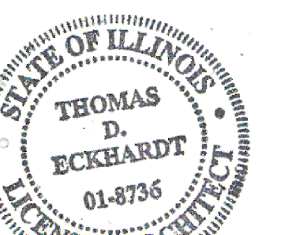
DRAWN BY: Y.S.

CHK'D BY:

DATE: _____

SHEET TITLE:

SITE PLAN
ROOF VENTILATION PLAN



Thomas D. Eckhardt Sr.

SHEET NUMBER

 $\Delta\phi\phi 2$

SHEET



215 Park



509 Chestnut

SUBJECT
PROPERTY

515 Chestnut



519 Chestnut



523 CHESTNUT



529 CHESTNUT

515 chestnut



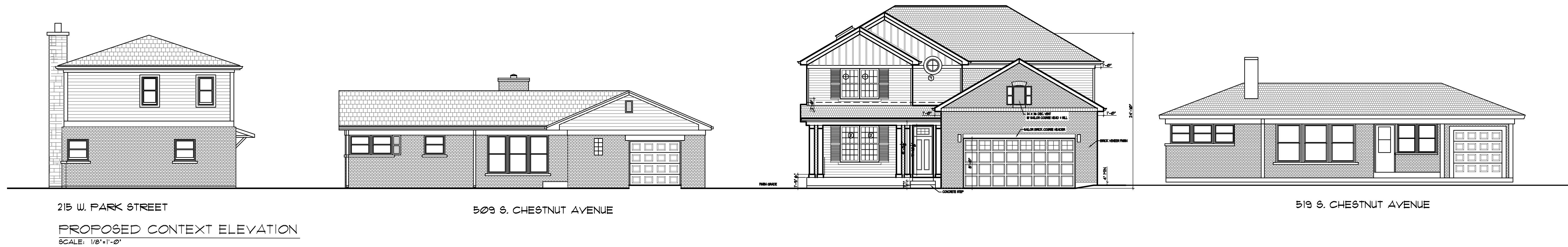
506 S CHESTNUT



510 CHESTNUT



516 CHESTNUT



CD Group

www.cdgroupllc.com

NEW 2 STORY RESIDENTIAL BUILDING

515 S Chestnut
Arlington Heights IL 60005

[illegible]

SHEET TITLE:

CONTEXT ELEVATIONS

SHEET NUMBER

A-006

[illegible]

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

[illegible]

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

Page 45 of 99

COLOR & MATERIAL PALETTE



ROOF SHINGLES
CHARCOAL



SIDING
JAMES HARDIE
PEARL GRAY



BOARD & BATTEN
JAMES HARDIE
ARCTIC WHITE



SHUTTERS
IRON ORE



FRONT DOOR
IRON ORE



BRICK VENEER
SANDSTONE BUFF



TRIM / FASCIA
WHITE



GARAGE DOOR
WHITE



COACH LIGHTS
BLACK





VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
9/8/2026

Item: 827 N. Gibbons Ave. - DC26-054 - SF/Addition

Department: Planning & Community Development

Item Description:

Requested Action(s):

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

RECOMMENDATION:

It is recommended that the Design Commission evaluate the architectural design of the proposed addition to the existing single-family residence located at 827 N. Gibbons Avenue. This recommendation is based on the architectural plans received 7/29/26, and the following:

1. Evaluate the proposed modern style and bold black & white color scheme. A more traditional style and earth-tone color palette are recommended to better fit with the context of the neighborhood.
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 DC26-054
2. DC26-054, 827 N. Gibbons - Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 827 N. Gibbons Avenue
Project Address: 827 N. Gibbons Avenue
Prepared By: Steve Hautzinger

Date Prepared: September 1, 2026

PETITION INFORMATION:

DC Number: 26-054
Petitioner Name: Oleh Zakrevskyi
Petitioner Address: 4021 N. McVicker Ave.
Chicago, IL 60634
Meeting Date: September 8, 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 to add a new second floor addition to an existing single-story house. An existing two-car detached garage will remain. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,745 square feet, and the house with the proposed addition will be 2,678 square feet. This project requires approval from the Zoning Board of Appeals to allow the proposed second floor addition which will be encroaching 1.2-feet into the minimum required 6.6-foot side yard setback. The ZBA meeting is currently scheduled for Monday, September 14. The plans do comply with the rest of the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 25.4 feet Side: 5.2 feet Side: 15.2 feet Rear: 80.7 feet
Building Height (to the midpoint)	25 feet	24.5 feet
FAR	3,935 SF	2,678 SF
Building Lot Coverage	2,624 SF	2,165 SF
Impervious Surface Coverage	4,373 SF	4,100 SF

The massing of the proposed second floor addition with a low-pitched front-to-back roof slope fits well with the existing house and the character of the surrounding homes. However, the proposed modern style and bold black & white color scheme look out of place in this location.

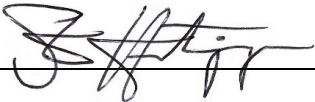
The Village's Single-Family Design Guidelines evaluation criteria include material selection and harmony and compatibility to adjacent structures. Chapter 3 of the Design Guidelines, "visual preference survey", asks if the materials proposed on the home are appropriate to blend into the existing neighborhood.

Staff recommends a more traditional architectural style and earth-tone color palette to better fit with the context of the neighborhood.

RECOMMENDATION:

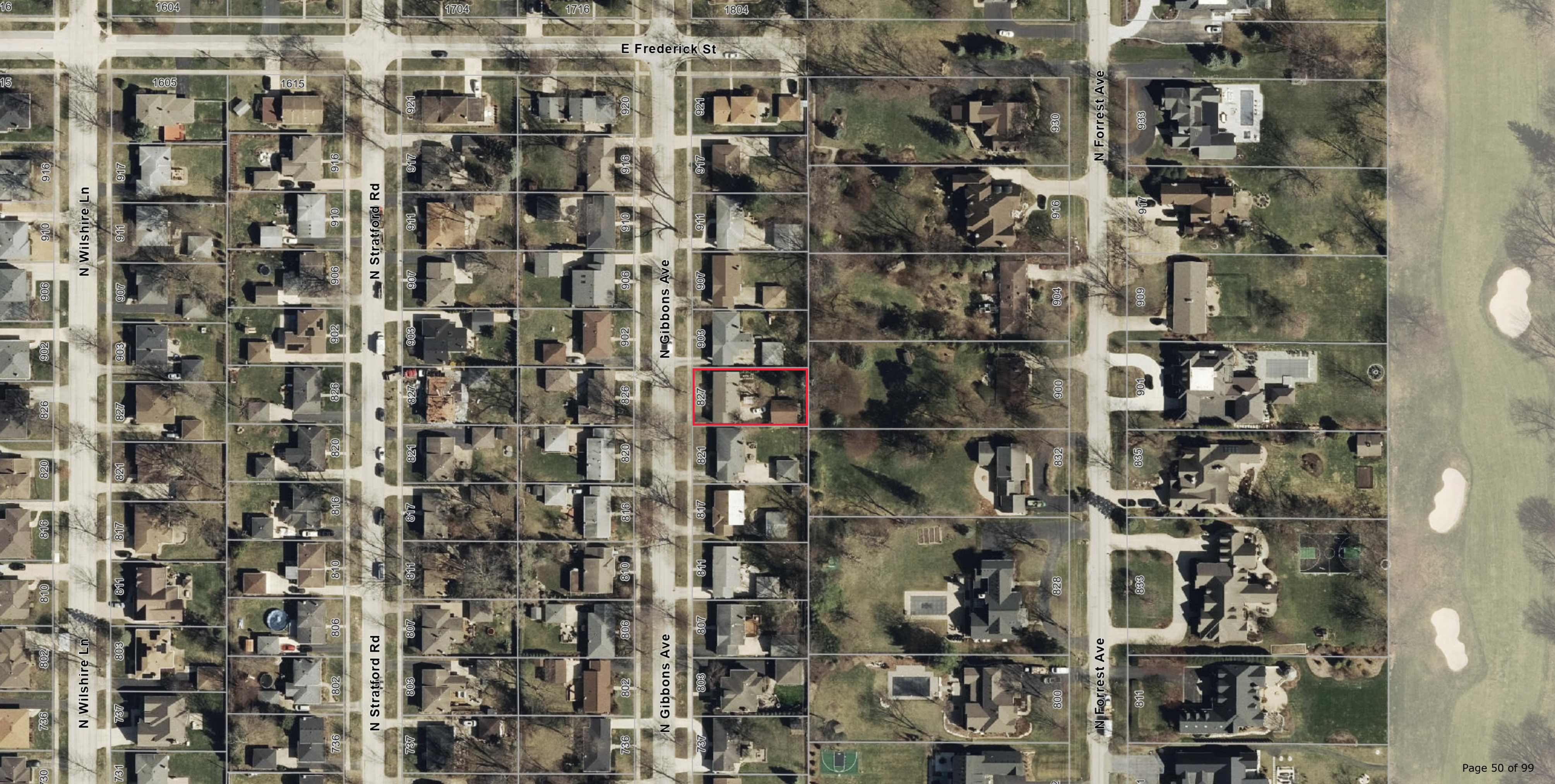
It is recommended that the Design Commission **evaluate** the architectural design of the proposed addition to the existing single-family residence located at 827 N. Gibbons Avenue. This recommendation is based on the architectural plans received 7/29/26, and the following:

1. Evaluate the proposed modern style and bold black & white color scheme. A more traditional style and earth-tone color palette are recommended to better fit with the context of the neighborhood.
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.

 _____ September 1, 2026

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

c: Petitioner, DC File 26-054



N Wilshire Ln

N Wilshire Ln

N Stratford Rd

N Stratford Rd

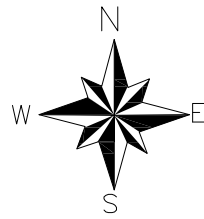
N Gibbons Ave

N Gibbons Ave

N Forrest Ave

N Forrest Ave

E Frederick St



SCALE 1" = 16'

PLAT OF SURVEY

ZBIGNIEW DOMOZYCH SERVICES

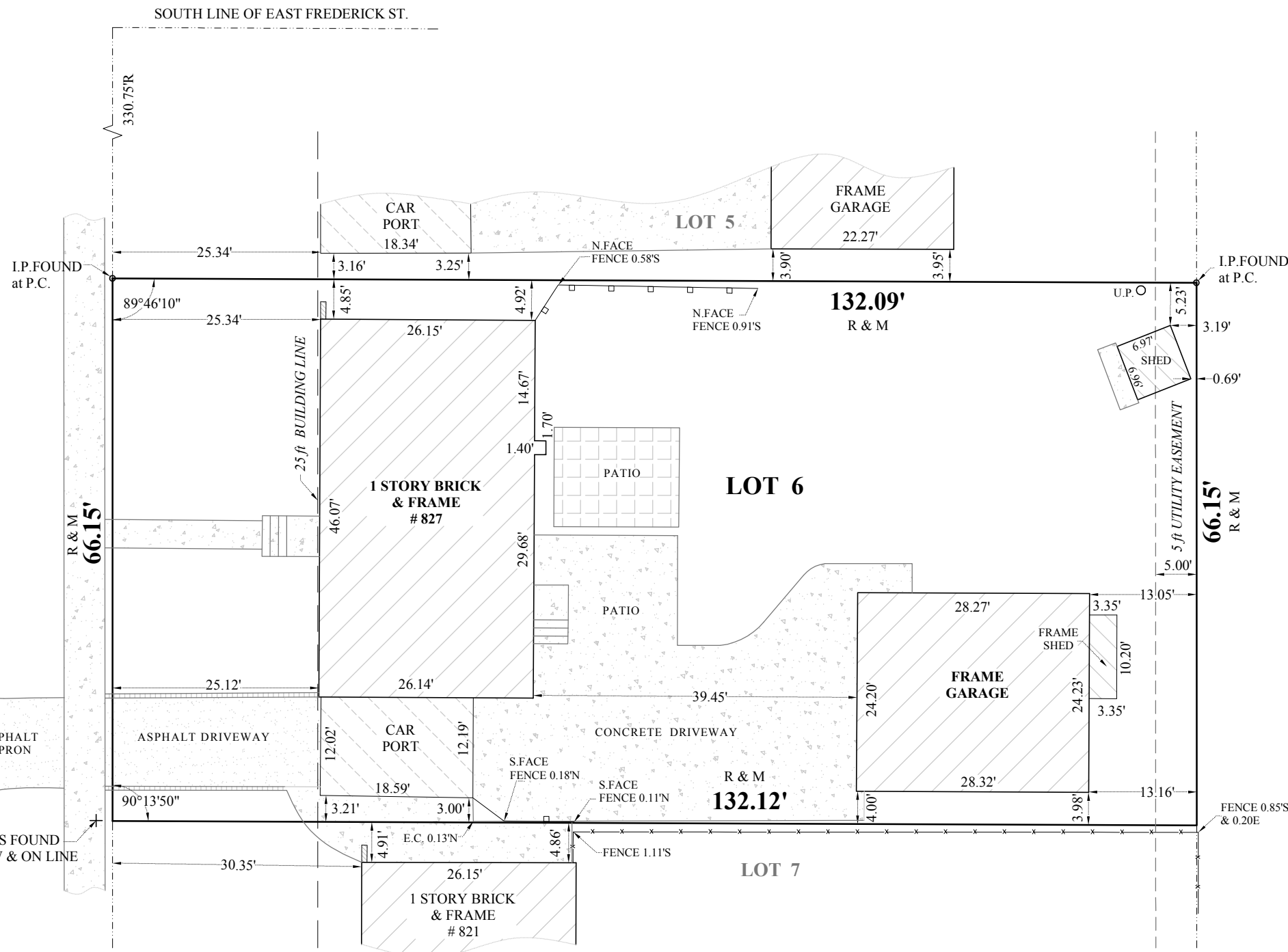
PHONE: (773) 656-4630

(872) 210-9473

ziggylandsurveyor@gmail.com

ziggylandsurveyor.us

N. GIBBONS AVE



LEGAL DESCRIPTION

LOT 6 IN BLOCK 2 IN FIDELITY ARLINGTON ESTATES, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 297 FEET OF THE SOUTH 450 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1955 AS DOCUMENT 16340863, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 8,739 sq.ft.

PROPERTY ADDRESS: 827 NORTH GIBBONS, ARLINGTON HEIGHTS, IL 60004

PERMANENT INDEX NUMBER: 03-28-111-006-0000

LEGEND:

	- CHAIN LINK FENCE		- ASPHALT AREA
	- WOOD FENCE		- CONCRETE PAVEMENT
	- IRON FENCE		- CONCRETE BLOCKS
	- UTILITY POLE		- ENCLOSED FRAME PORCH
	- EDGE OF CONCRETE		- OPEN FRAME PORCH
	- EDGE OF BRICK		- IRON PIPE AT PROPERTY CORNER
	- NORTH, SOUTH, EAST, WEST		- RECORDED / MEASURED
	- CROSS / MAG NAIL		
	- CROSS / IRON PIPE / IRON ROD		

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC. LEGAL DESCRIPTION NOTED ON THIS PLAT WAS SUPPLIED BY OTHERS AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

State of Illinois
County of Cook



I, ZBIGNIEW DOMOZYCH do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature:

Date: MAY 22, 2026

REG. ILL. Land Surveyor No. 35-3758

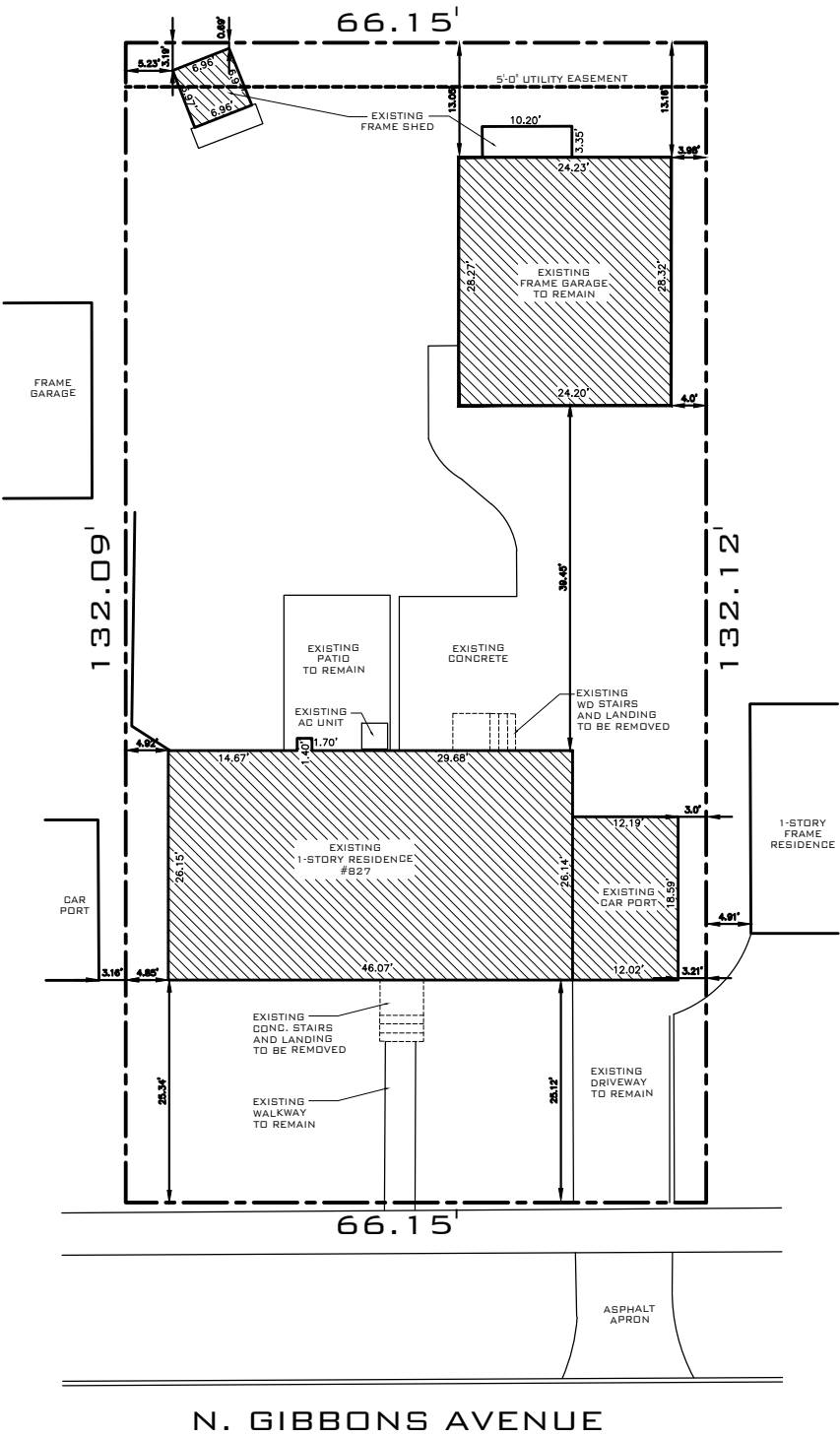
LIC. EXP. NOVEMBER 30, 2026

ORDER NO. 260519-A

SCALE: 1 INCH= 16 FEET

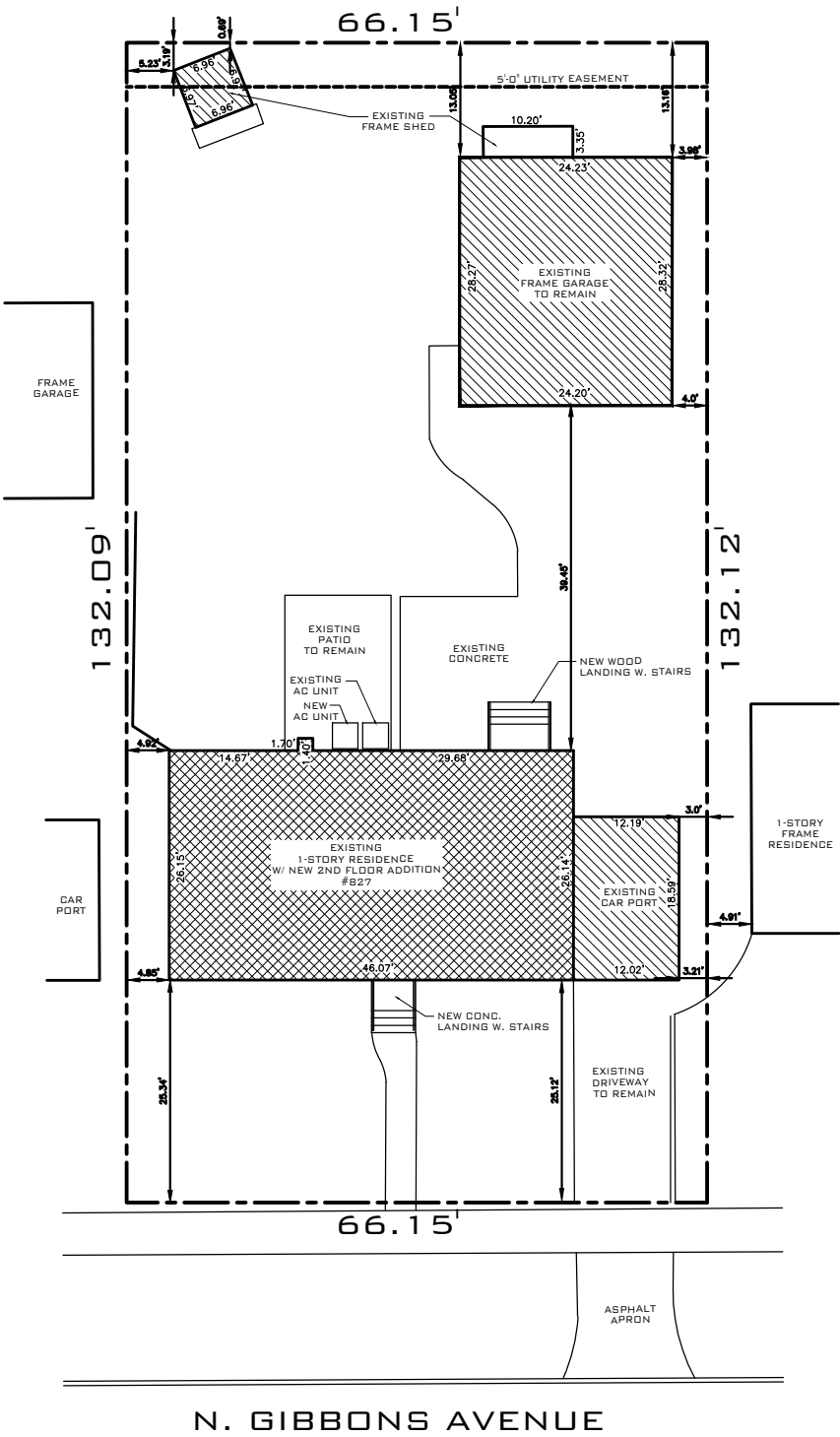
FIELDWORK MAY 20, 2026
COMPLETION DATE:

ORDERED BY: KS Law Group, LLC



EXISTING SITE PLAN

SCALE: 1/20"=1'-0"



PROPOSED SITE PLAN

SCALE: 1/20"=1'-0"





PROPERTY TO LEFT 3
911 N. GIBBONS
AVENUE



PROPERTY TO LEFT 2
907 N. GIBBONS
AVENUE



PROPERTY TO LEFT 1
903 N. GIBBONS
AVENUE



SUBJECT PROPERTY
903 N. GIBBONS
AVENUE



PROPERTY TO RIGHT 1
821 N. GIBBONS
AVENUE



PROPERTY TO RIGHT 2
817 N. GIBBONS
AVENUE



PROPERTY TO RIGHT 3
811 N. GIBBONS
AVENUE

MAIN STREET



PROPERTY ACROSS 1
902 N. GIBBONS
AVENUE



PROPERTY ACROSS 2
826 N. GIBBONS
AVENUE



PROPERTY ACROSS 3
820 N. GIBBONS
AVENUE



PROPERTY TO LEFT 3
911 N. GIBBONS AVENUE



PROPERTY TO LEFT 2
907 N. GIBBONS AVENUE



PROPERTY TO LEFT 1
903 N. GIBBONS AVENUE



SUBJECT PROPERTY
903 N. GIBBONS AVENUE



PROPERTY TO RIGHT 1
821 N. GIBBONS AVENUE



PROPERTY TO RIGHT 2
817 N. GIBBONS AVENUE



PROPERTY TO RIGHT 3
811 N. GIBBONS AVENUE

MAIN STREET



PROPERTY ACROSS 1
902 N. GIBBONS AVENUE



PROPERTY ACROSS 2
826 N. GIBBONS AVENUE



PROPERTY ACROSS 3
820 N. GIBBONS AVENUE



EXISTING CONTEXT ELEVATION

SCALE: 1/16"=1'-0"



PROPOSED CONTEXT ELEVATION

SCALE: 1/16"=1'-0"





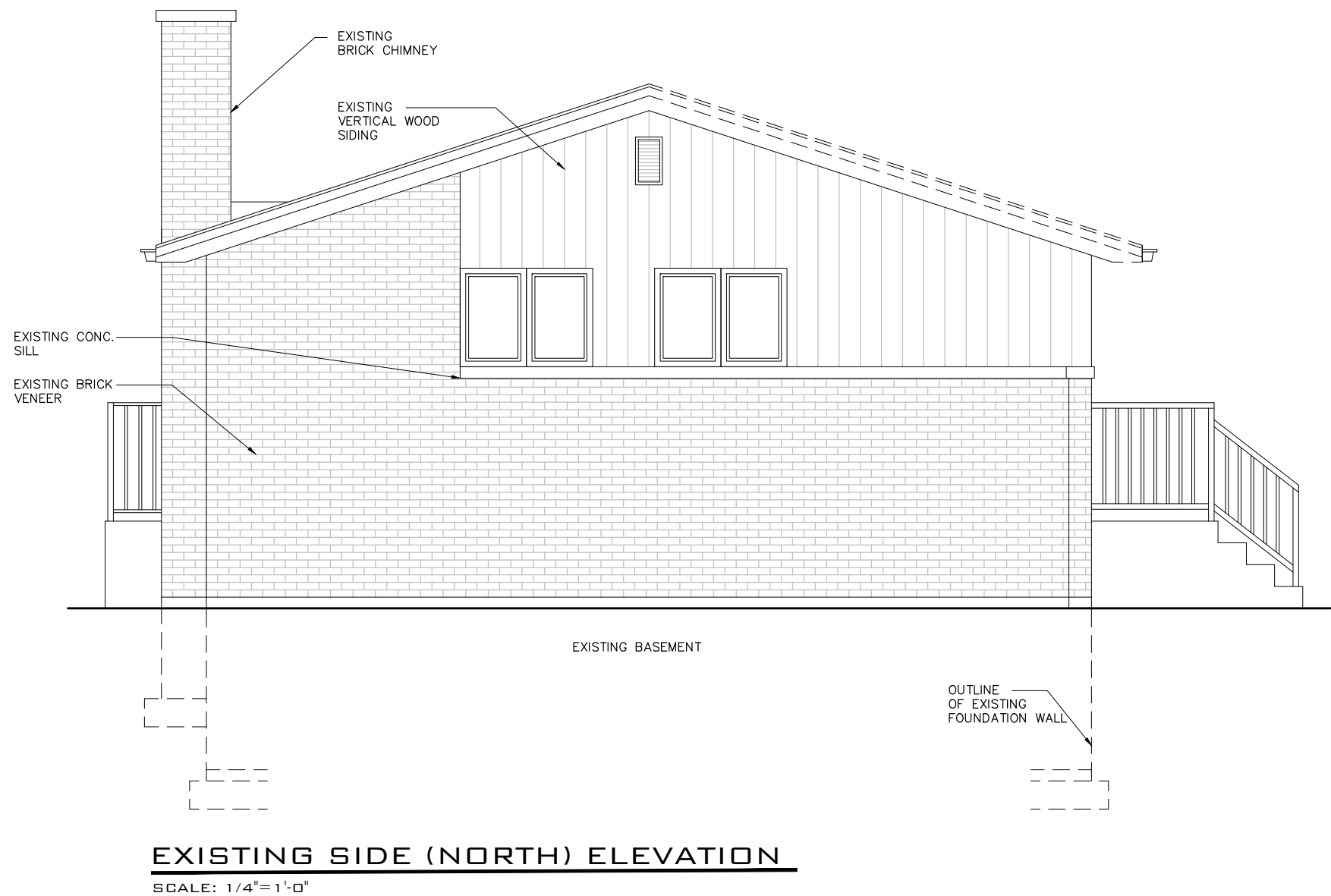
EXISTING FRONT (WEST) ELEVATION
SCALE: 1/4"=1'-0"

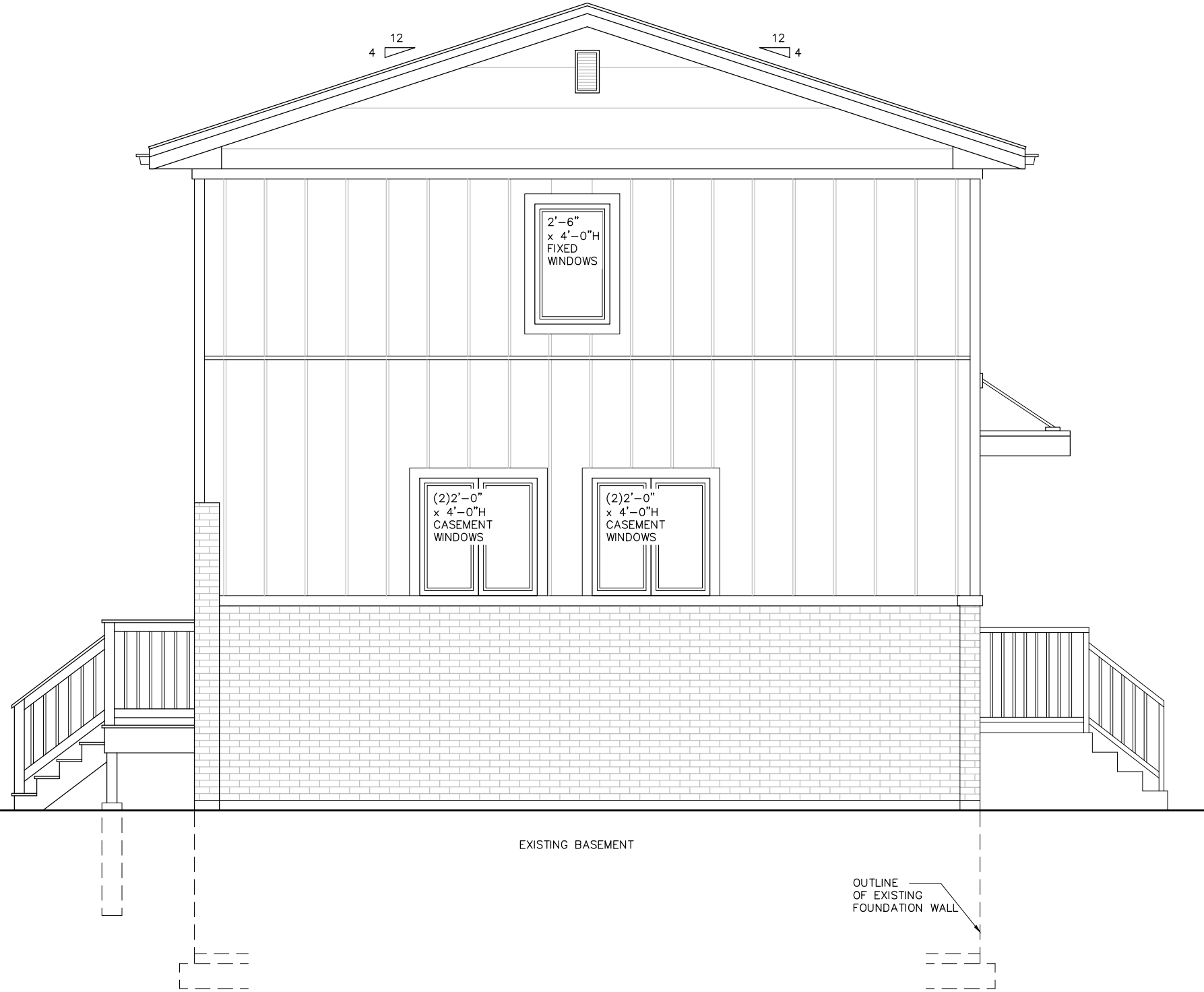


PROPOSED FRONT (WEST) ELEVATION

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

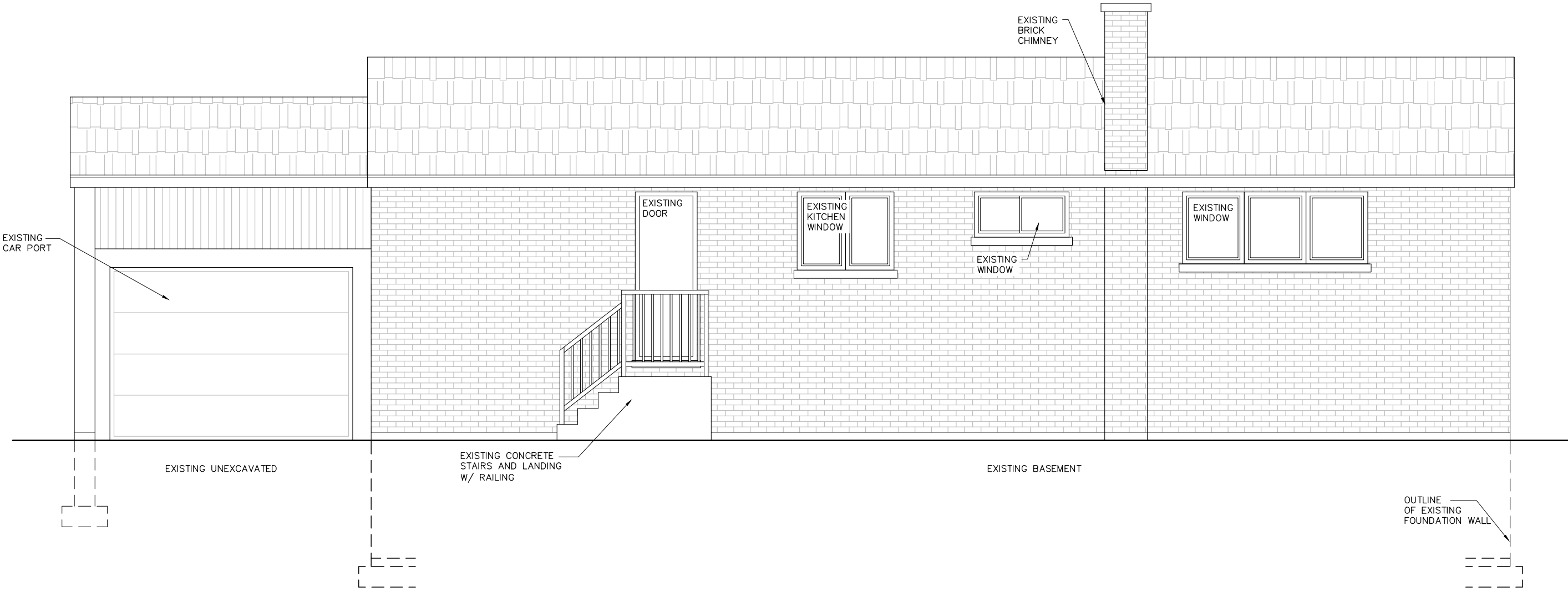






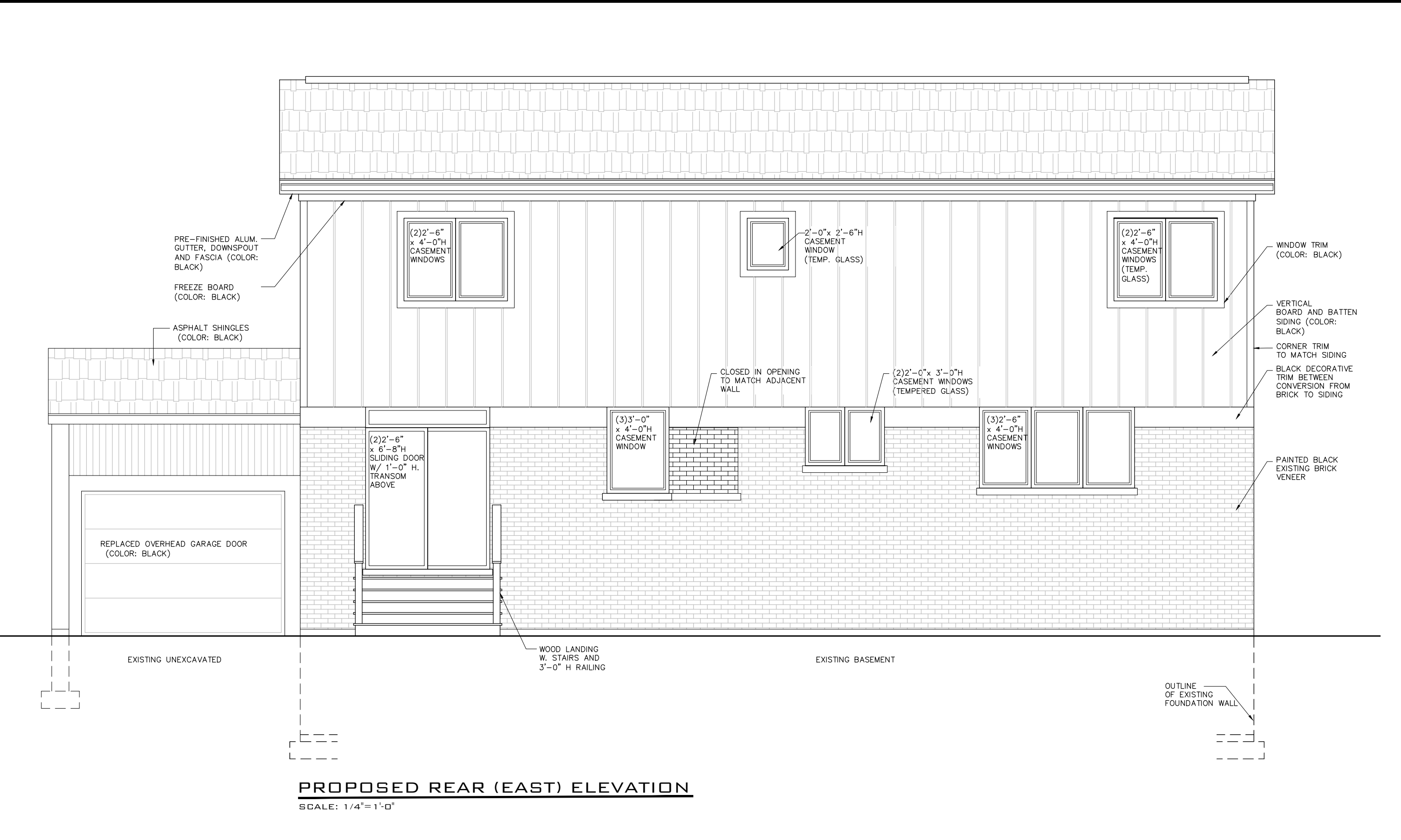
EXISTING SIDE (NORTH) ELEVATION

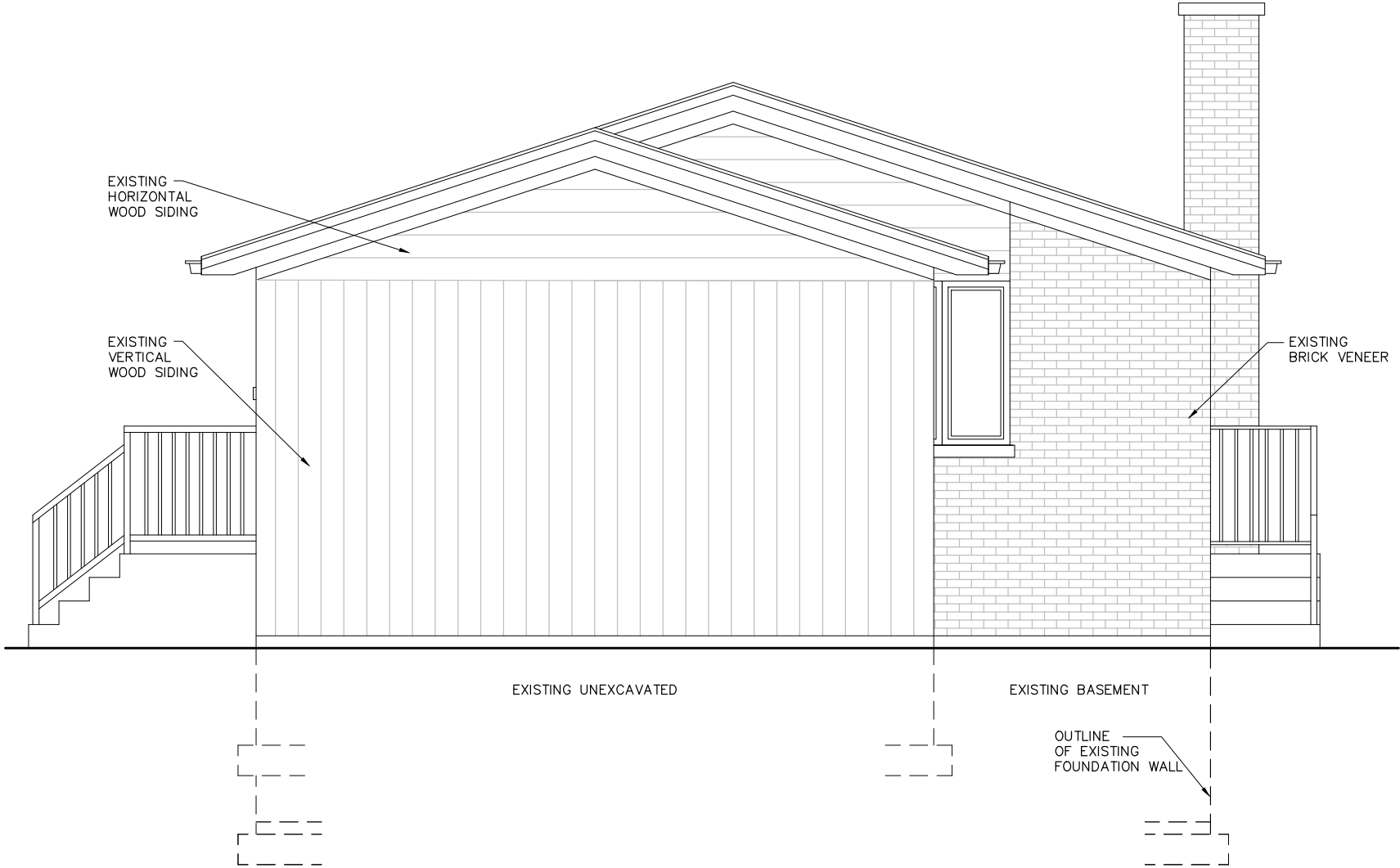
SCALE: 1/4"=1'-0"



EXISTING REAR (EAST) ELEVATION

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

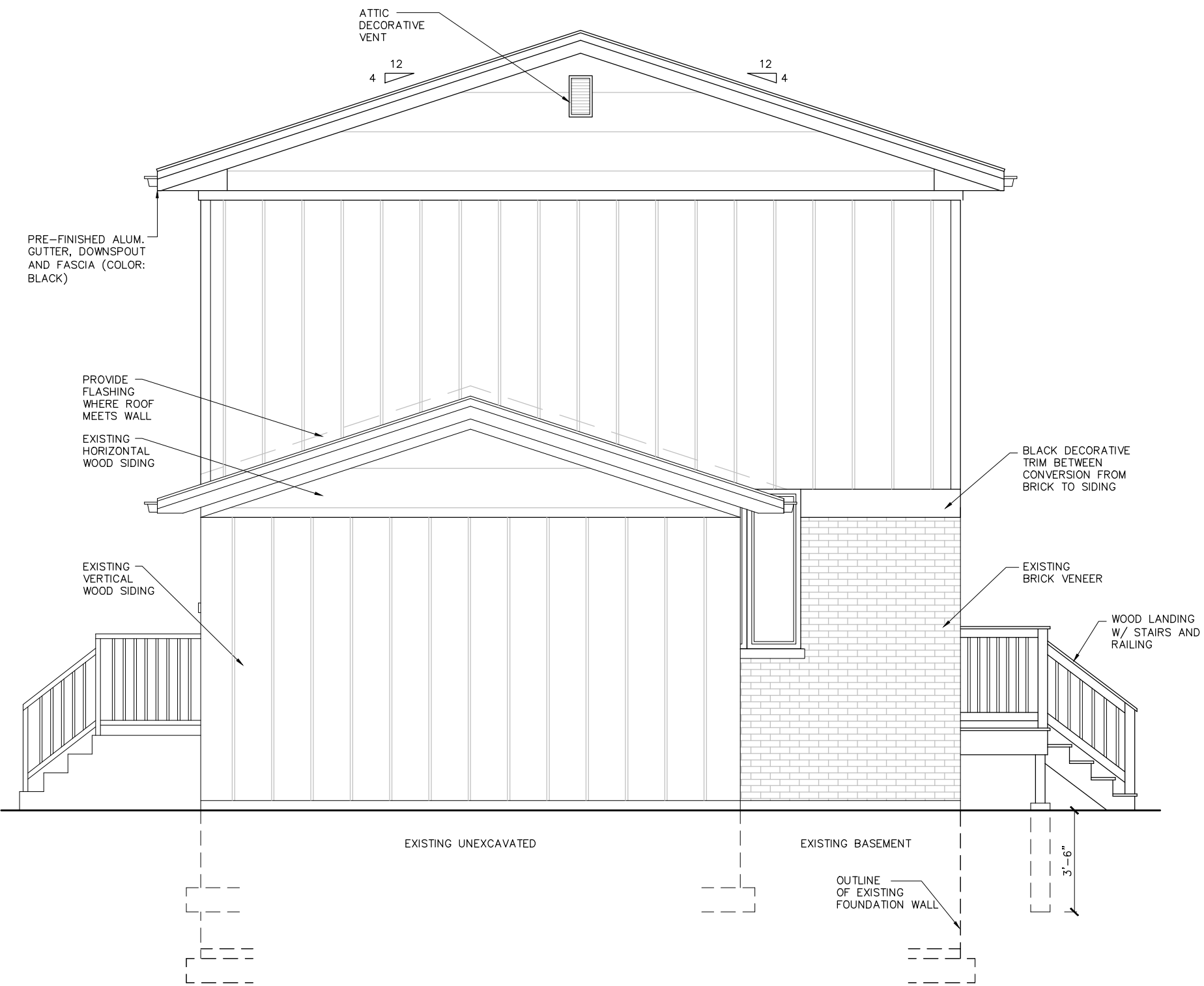




EXISTING SIDE (SOUTH) ELEVATION

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

SAMPLE MATERIAL SCHEDULE			
ITEM	MATERIAL	MANUFACTURER	COLOR
BRICK	EXISTING (TO BE PAINTED)	SHERWIN-WILLIAMS	SW 7068 GRIZZLE GRAY
SILL	EXISTING (TO BE PAINTED)	SHERWIN-WILLIAMS	SW 6258 TRICORN BLACK
ROOF	ASPHALT SHINGLES	GAF TIMBERLINE HDZ	CHARCOAL
SIDING	FIBER CEMENT BOARD & BATTEN	JAMES HARDIE	ARCTIC WHITE
ACCENT SIDING	FIBER CEMENT HORIZONTAL SIDING	JAMES HARDIE	KHAKI-BROWN
GUTTERS/FASCIA/TRIM	ALUMINUM	ACM	BLACK
WINDOWS	VINYL	ANDERSEN	BLACK
ENTRY DOOR	VINYL	THERMA-TRU	BLACK
GARAGE DOOR	STEEL FLUSH PANEL	CLOPAY MODERN STEEL	BLACK



PROPOSED SIDE (SOUTH) ELEVATION

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



EXISTING BRICK
(PAINTED)
COLOR: GREY



EXISTING CONC. SILL
(PAINTED)
COLOR: BLACK



ROOFING: ASPHALT SHINGLES
COLOR: CHARCOAL



SIDING: FIBER CEMENT
BOARD & BATTEN VERTICAL
COLOR: WHITE



SIDING: FIBER CEMENT
HORIZONTAL
COLOR: KHAKI-WOOD



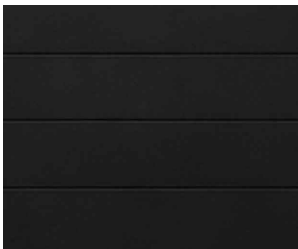
GUTTERS/SOFFIT/FASCIA: ALUMINUM
COLOR: BLACK



WINDOWS: VINYL
COLOR: BLACK



DOOR: VINYL
COLOR: BLACK



GARAGE DOOR: STEEL PLUSH PANEL
COLOR: BLACK



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
9/8/2026

Item: 620 S. Newbury Pl. - DC26-058 - SF/Addition

Department: Planning & Community Development

Item Description:

Requested Action(s):

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

RECOMMENDATION:

It is recommended that the Design Commission evaluate the architectural design of the proposed porch addition to the existing single-family residence located at 620 S. Newbury Place. This recommendation is based on the architectural plans received 7/20/26, and the following:

1. Evaluate the appearance of the proposed front porch as it relates to the existing house as well as the surrounding context.
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 DC26-058
2. DC26-058, 620 S Newbury - Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 620 S. Newbury Place
Project Address: 620 S. Newbury Place
Prepared By: Steve Hautzinger

Date Prepared: September 2, 2026

PETITION INFORMATION:

DC Number: 26-058
Petitioner Name: Robert Flubacker
Petitioner Address: Robert Flubacker Architects
1895 Rohlwing Road, Suite B
Rolling Meadows, IL 60008
Meeting Date: September 8, 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 to add a new front porch addition to an existing two-story house. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 11,841 square feet, and the house with the proposed addition is 4,365 square feet. This project requires approval from the Zoning Board of Appeals due to the proposed new front porch will be encroaching 4.6-feet into the minimum required 25-foot front yard setback. The ZBA meeting is currently scheduled for Monday, September 14.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 9 feet Side: 9 feet Rear: 30 feet	Front: 20.4 feet Side: 4 feet (existing) Side: 5.6 feet (existing) Rear: 50.3 feet (existing)
Building Height (to the midpoint)	25 feet	No change (existing)
FAR	5,174 SF	4,365 SF (existing)
Building Lot Coverage	4,144 SF	3,307 SF
Impervious Surface Coverage	5,920 SF	4,876 SF

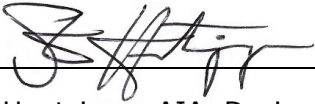
The proposed front porch is an unusual design with a steep two-story height that extends up onto the main roof of the house. A more traditional approach to a front porch addition would be a single-story roof that fits below the second story windows. While the proposed design is unique and interesting, it will be a significant change to the appearance of the existing house. The steep roof pitch is also mismatched with the lower pitch gable roof above the garage.

The Design Commission should evaluate the appearance of the proposed front porch as it relates to the existing house as well as the surrounding context, which is predominantly traditional two-story colonial style homes.

RECOMMENDATION:

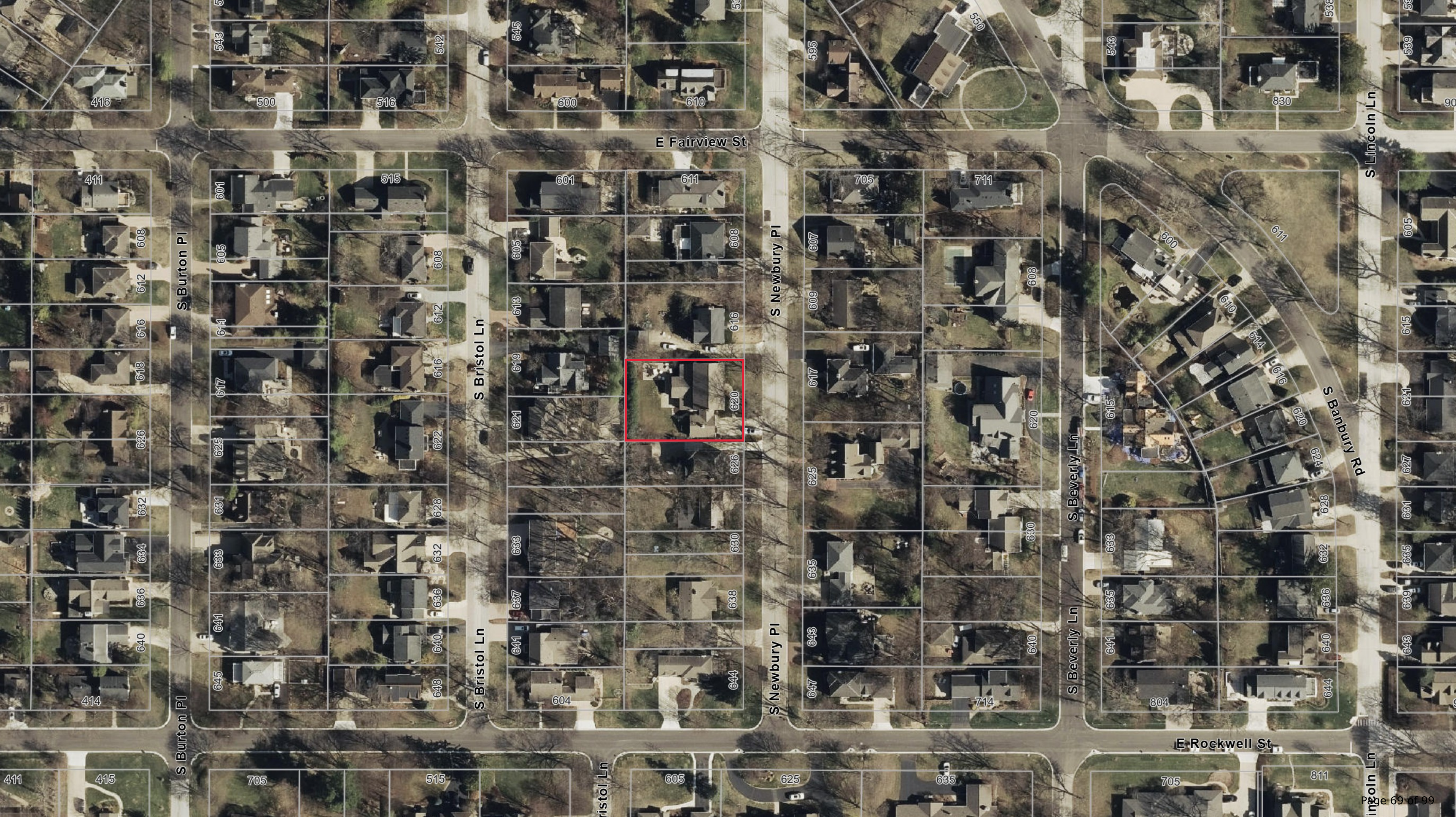
It is recommended that the Design Commission **evaluate** the architectural design of the proposed porch addition to the existing single-family residence located at 620 S. Newbury Place. This recommendation is based on the architectural plans received 7/20/26, and the following:

1. Evaluate the appearance of the proposed front porch as it relates to the existing house as well as the surrounding context.
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.

 _____ September 2, 2026

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

c: Petitioner, DC File 26-058



E Fairview St

S Lincoln Ln

S Burton Pl

S Bristol Ln

S Newbury Pl

S Beverly Ln

S Banbury Rd

S Burton Pl

S Bristol Ln

S Newbury Pl

S Beverly Ln

S Lincoln Ln

E Rockwell St

LEGEND

A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST

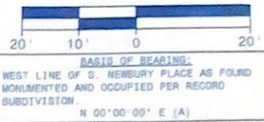
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

PLAT OF SURVEY OF

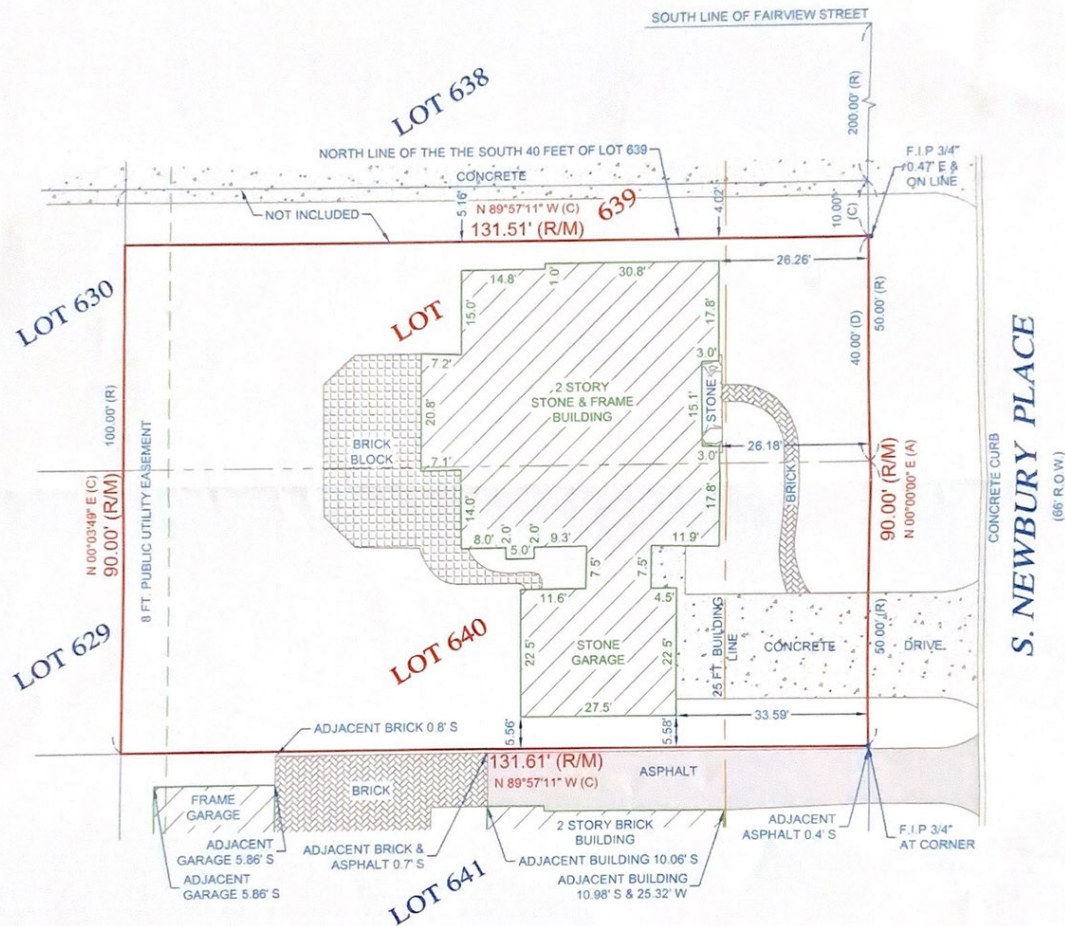
THE SOUTH 40 FEET OF LOT 639 AND ALL OF LOT 640 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

CONTAINING 11.841 SQ. FT. OR 0.27 ACRES MORE OR LESS



CHAIN LINK FENCE
WOOD FENCE
METAL FENCE
VINYL FENCE
EASEMENT LINE
SETBACK LINE
INTERIOR LOT LINE



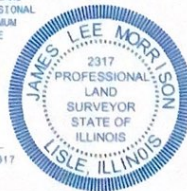
Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECMVIL.COM

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 25TH DAY OF SEPTEMBER, A.D., 2020, AT Lisle, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035 2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2020
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 620 S. NEWBURY PLACE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT DROST KIVLAHAN McMAHON & O'CONNOR LLC

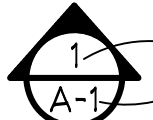
FIELDWORK DATE (CREW) 09/24/2020 (MT/HP)
DRAWN BY: LV REVISED: JOB NO. 20-08-0785

ALTERATIONS AND ADDITIONS FOR

THE KUHN RESIDENCE

620 S. NEWBURY PL.

SYMBOLS



- SHEET NUMBER (TYP.)

ELEVATION KE

EXISTING PARTITION TO REMAIN

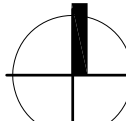
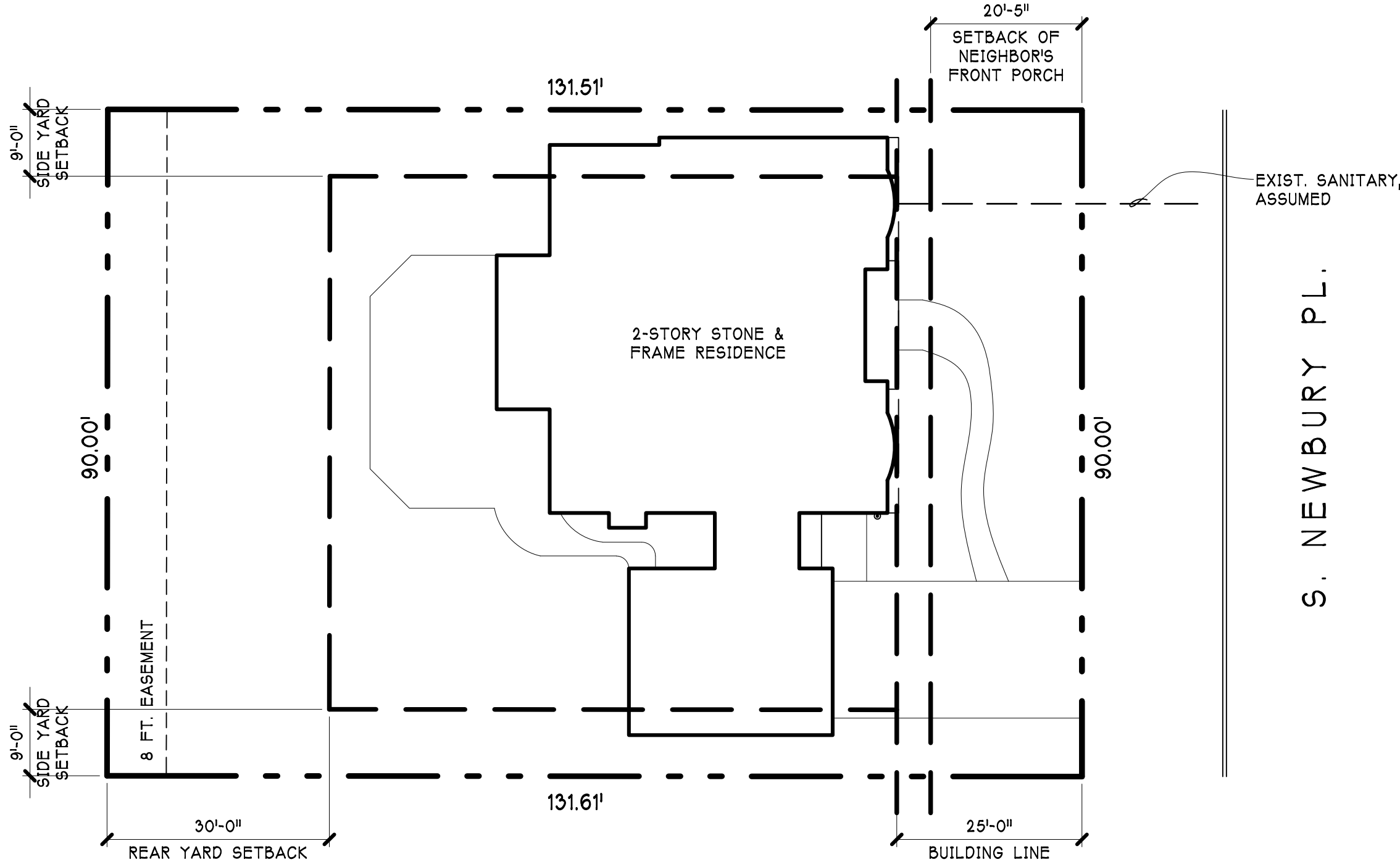


EXISTING DOOR TO REMAIN

LIST OF DRAWINGS

EX-0 TITLE SHEET / EXIST. SITE PLAN
EX-1 EXIST. PARTIAL FIRST FLOOR PLAN
EX-2 EXIST EAST ELEVATION / EXIST. PARTIAL SOUT
ELEVATION

SITE PLAN



NORTH



EXIST. SITE PLAN

$$1/16'' = 1' - 0''$$

SITE PLAN LEGEND



EXIST. CONSTRUCTION
TO REMAIN



PROPERTY LINE



SETBACK LINE

CODE REVIEW

ZONING PIN		R-3 SINGLE FAMILY 03-32-400-046-0000	
<u>LOT AREA</u>		11,840 SQ.FT.	
<u>BUILDING AREAS</u>		EXISTING	ALLOWED
FIRST FLOOR		2,508 SQ.FT.	
SECOND FLOOR		1,638 SQ.FT.	
ATTACHED GARAGE		619 SQ.FT.	
FRONT PORCH		71 SQ.FT.	
MUD ROOM STOOP/WALK		76 SQ.FT.	
ACCESSORY STRUCTURES		NONE	
DRIVEWAY		622 SQ.FT.	
FRONT WALK		171 SQ.FT.	
REAR PATIO		731 SQ.FT.	
<u>FLOOR AREA RATIO (FAR)</u>		EXIST.	5,174 SQ.FT.
<u>BUILDING LOT COVERAGE</u>		3,198 SQ.FT.	4,144 SQ.FT. 35%
<u>IMPERVIOUS SURFACE COVER.</u>		4798 SQ.FT.	5,920 SQ.FT. 50%
<u>BUILDING HEIGHT</u>		24.66 FT.	25 FT.

Date	Description
1/30/25	EXIST.

2025 R.F.A. LTD.

Subject Number

10

EX-0

895-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
47-704-3200

Design Firm
184.001489
Expires: 4/30/2027

THE KUHN RESIDENCE
620 S. NEWBURY PL.
ARLINGTON HTS., ILLINOIS

ALTERATIONS AND ADDITIONS FOR
**THE KUHN
RESIDENCE**
620 S. NEWBURY PL.
ARLINGTON HTS., ILLINOIS

ABBREVIATIONS

◊	AT	EXP.	EXPANSION	PLAM	PLASTIC LAMINATE
ANGLE	F.D	FLOOR	FLOOR DRAIN	PLYWD.	PLYWOOD
◊	FIVE	FIN.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	F.O.C.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	F.R.	FREEZER	R.R.	ROOF RAFTERS
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUM	R&S	ROD & SHELF
ARCH.	BOTTOM OF	FT.G.	FOOTING	REBAR.	REINFORCING BAR
B.D.	BUILT	FURN.	FURNACE	REF.	REFRIGERATOR
B.I.	BUILT-IN	G.	GAUGE	REG.	REGULAR
BD.S.	BY OWNER	GAL.V.	GALVANIZED	REINF.	REINFORCE
B.G.	BEARING	GLU-LAM.	GLUE LAMINATED BEAM	RM.	ROOM
B.O.	CARPET	GYP.BD.	GYPSON BOARD	R.O.	ROUGH OPENING
C.	CABINET	H.	HEIGHT	R.C.	SOLID CORE
C.A.B.	C.I.	H.M.	HOLLOW METAL	SECT.	SECTION
C.I.	CAST IRON	HORIZ.	HORIZONTAL	S.H.	SINGLE-HUNG CLOSET ROD
C.J.S.	CONSTRUCTION JOINTS	H.W.	HEATING	SIM.	SIMILAR
C.L.	CENTER LINE	H.V.A.C.	HEATING VENTILATION,	S.P.	SUMP PIT
C.L.	CEILING	HTG.	AIR CONDITIONING	SPEC.	SPECIFICATION
C.M.U.	CONCRETE MASONRY UNIT	HOT	HOT WATER	SQ.	SQUARE
C.O.	CASED OPENING/ CLEAN OUT	INSUL.	INSULATION	STD.	STANDARD
COL.	COLUMN	INT.	INTERIOR	STL.	STEEL
CONC.	CONCRETE	L.	LINEN	STOR.	STORAGE
CONC.	CONSTRUCTION	LAM.	LAMINATE	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	LAV.	LAVATORY	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LVL.	LONG LEG VERTICAL	T/	TOP OF
C.T.	COLD WATER	LVL.	LAMINATED VENEER LUMBER	T&B	TOP & BOTTOM
D.	DRYER	LXX	LUMINUM	T&G.	TONGUE & GROOVE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	TEL.	TELEPHONE
DIA.	DOUBLE-HUNG CLOSET RODS	M.E.C.H.	MEDICAL MECH.	T.H.	TIME TO MATCH EXIST.
DIA.	DIAMETER	MED.	MEDIUM	T.O.P.	TOP OF PLATE
DIM.	DIMENSION	MICRO.	MICROWAVE	TV.	TELEVISION
DISP.	DISPOSAL	MIN.	MINIMUM	TYP.	TYPICAL
DIV.	DIVISION	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
D.N.	DOWN	M.O.	MASONRY OPENING	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	MTL.	METAL	VERT.	VERTICAL
D.W.	DISHWASHER	NFB	NON-FREEZE HOSE BIBB	V.T.R.	VENT THRU ROOF
E.	EACH	N.I.C.	NOT IN CONTRACT	W/	WITH
E.A.S.	EXTERIOR INSULATION AND FINISH SYSTEM	NUMBER	NUMBER	W.	WASHER
ELEV.	ELEVATION	N.O.	NOT TO SCALE	W.C.	WATER CLOSET
ELECT.	ELECTRICAL	N.T.S.	NOT TO SCALE	W.	WOOD
E.P.	EJECTOR PIT/UMP	O.A.	OVER ALL	WDW.	WINDOW
EQ.	EQUAL	O.C.	ON CENTER	W.H.	WATER HEATER
EQUIP.	EQUIPMENT	O.H.	OVERHANG	W.I.C.	WALK-IN CLOSET
EQUIV.	EQUIVALENT	O.P.P.	OPPOSITE	W/O	WITHOUT
E.W.	EACH WAY	O.V.	OVEN	WGT.	WEIGHT
EXIST.	EXISTING	PERF.	PERFORATED	W.W.F.	WELOPED WIRE FABRIC
		PL.	PLATE		

LIST OF DRAWINGS

A-0	TITLE SHEET
A-1	PARTIAL FIRST FLOOR/SITE PLAN
A-2	EXTERIOR ELEVATIONS / ROOF PLAN

SYMBOLS

DETAIL NUMBER (TYP.)

SHEET NUMBER (TYP.)

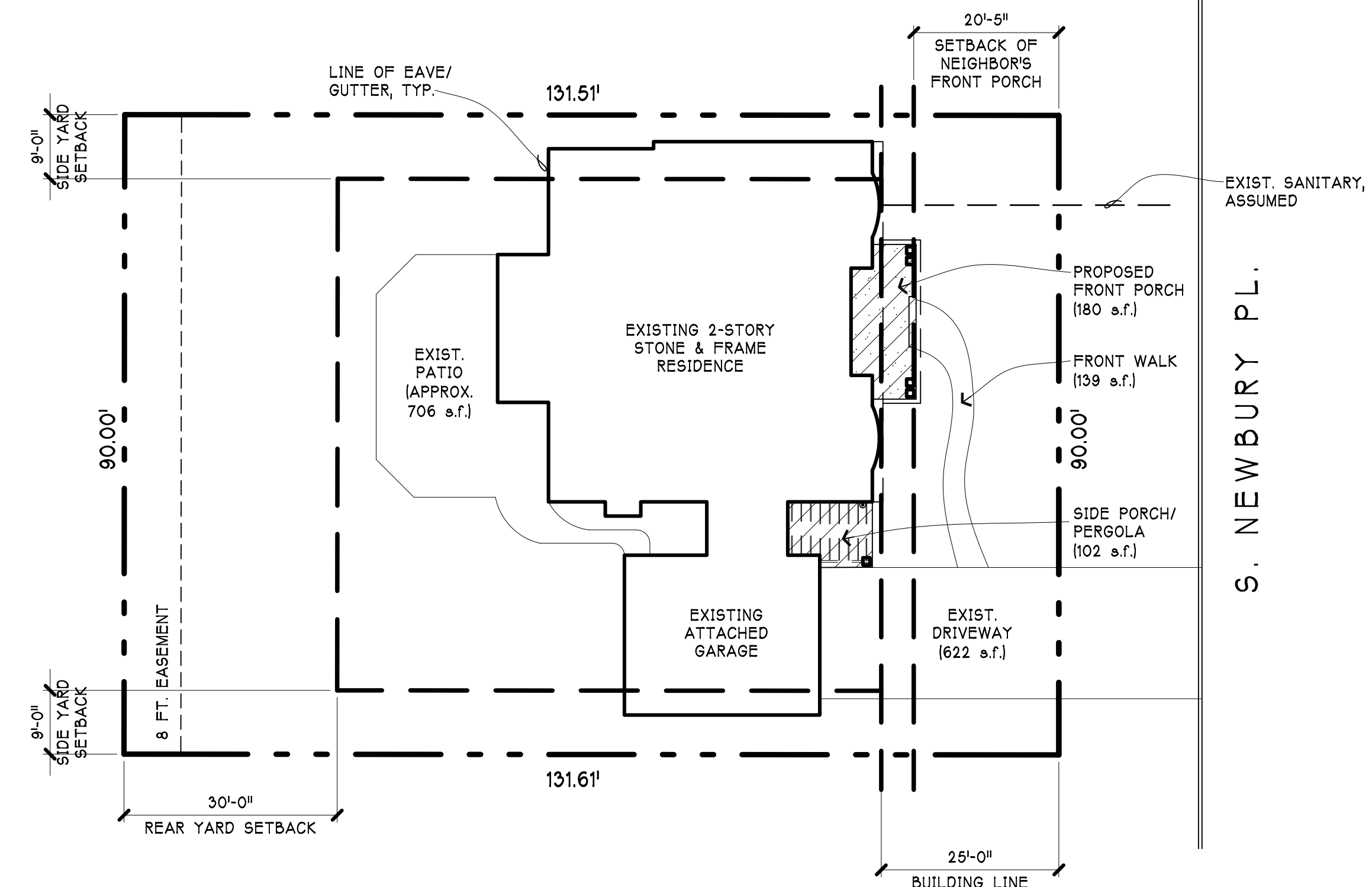
ELEVATION KEY

EXISTING PARTITION TO REMAIN

NEW FRAMED PARTITION

ROOM NAME

SITE PLAN



CODE REVIEW

ZONING PIN		R-3 SINGLE FAMILY 03-32-400-046-0000	
LOT AREA		11,840 SQ.FT.	
	EXISTING	ALLOWED	PROPOSED
BUILDING AREAS			
FIRST FLOOR	2,508 SQ.FT.		EXISTING
SECOND FLOOR	1,638 SQ.FT.		EXISTING
ATTACHED GARAGE	619 SQ.FT.		EXISTING
FRONT PORCH	71 SQ.FT.		180 SQ.FT.
SIDE PORCH/PERGOLA	76 SQ.FT.		102 SQ.FT.
ACCESSORY STRUCTURES	NONE		NONE
DRIVEWAY	622 SQ.FT.		EXISTING
FRONT WALK	171 SQ.FT.		139 SQ.FT.
REAR PATIO	706 SQ.FT.		706 SQ.FT.
FLOOR AREA RATIO (FAR)	4,565 SQ.FT.	5,174 SQ.FT.	EXISTING
BUILDING LOT COVERAGE	3,198 SQ.FT.	4,144 SQ.FT. 35%	3,307 SQ.FT. 28%
IMPERVIOUS SURFACE COVER	4773 SQ.FT.	5,920 SQ.FT. 50%	4,876 SQ.FT. 41%
BUILDING HEIGHT	24.66 FT.	25 FT.	18 FT.

PHOTOGRAPHS OF SURROUNDING PROPERTIES



PROPERTY TO LEFT 1
638 S. NEWBURY PL.



PROPERTY TO LEFT 2
630 S. NEWBURY PL.



PROPERTY TO LEFT 1
626 S. NEWBURY PL.



SUBJECT PROPERTY
620 S. NEWBURY PL.



PROPERTY TO RIGHT 1
616 S. NEW BURY PL.



PROPERTY TO RIGHT 2
608 S. NEWBURY PL.



PROPERTY TO RIGHT 3
611 E. FAIRVIEW ST.

E. FAIRVIEW ST.

S. NEWBURY PL.



PROPERTY ACROSS 1
625 S. NEWBURY PL.



PROPERTY ACROSS 2
617 S. NEWBURY PL.



PROPERTY ACROSS 3
609 S. NEWBURY PL.



620 S. NEWBURY PL.
ARLINGTON HEIGHTS, ILLINOIS
ROBERT FLUBACKER ARCHITECTS, LTD.

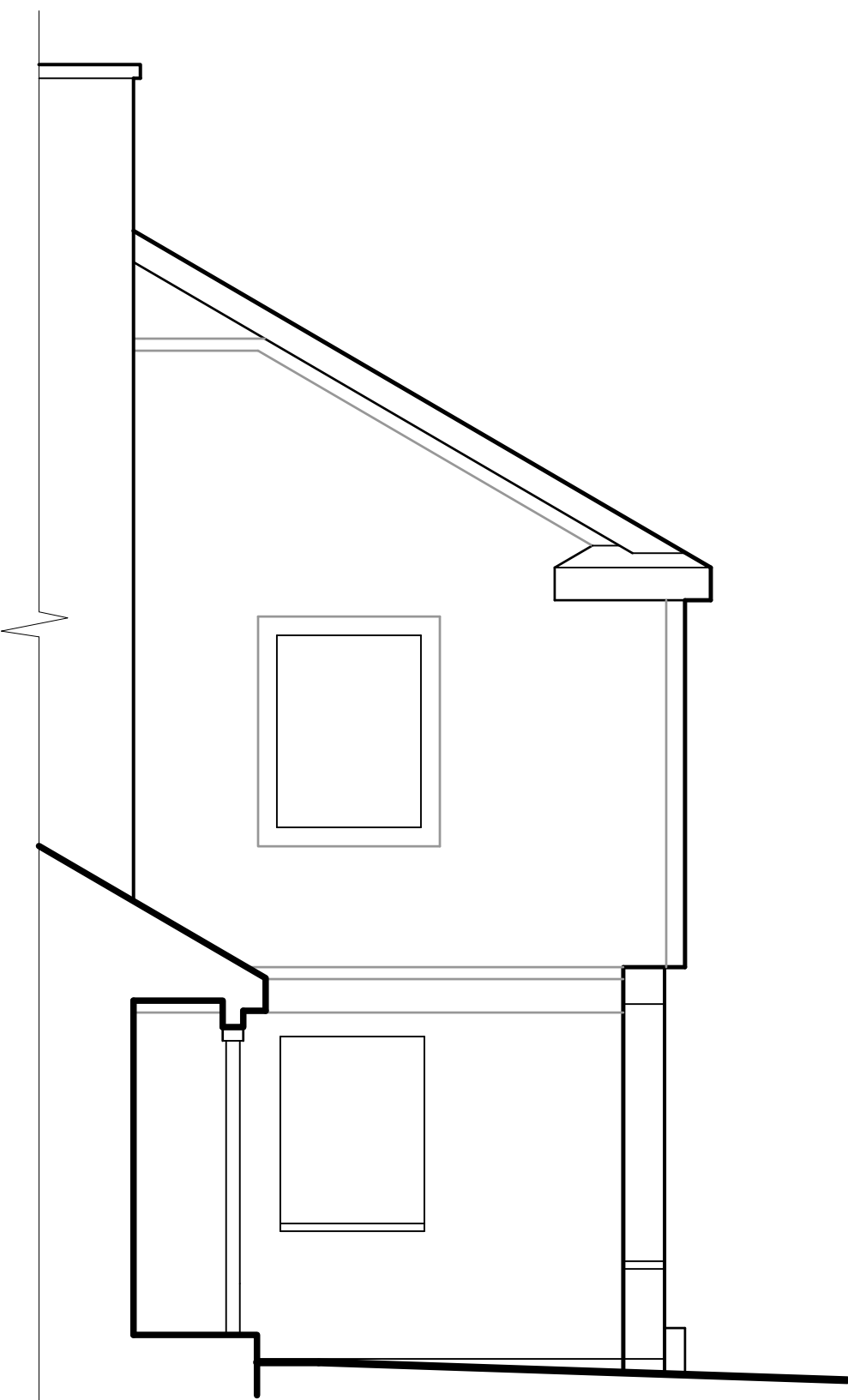
ELEVATION STUDY - EXISTING



ELEVATION STUDY - PROPOSED



Date	Description
5/30/25	EXIST.

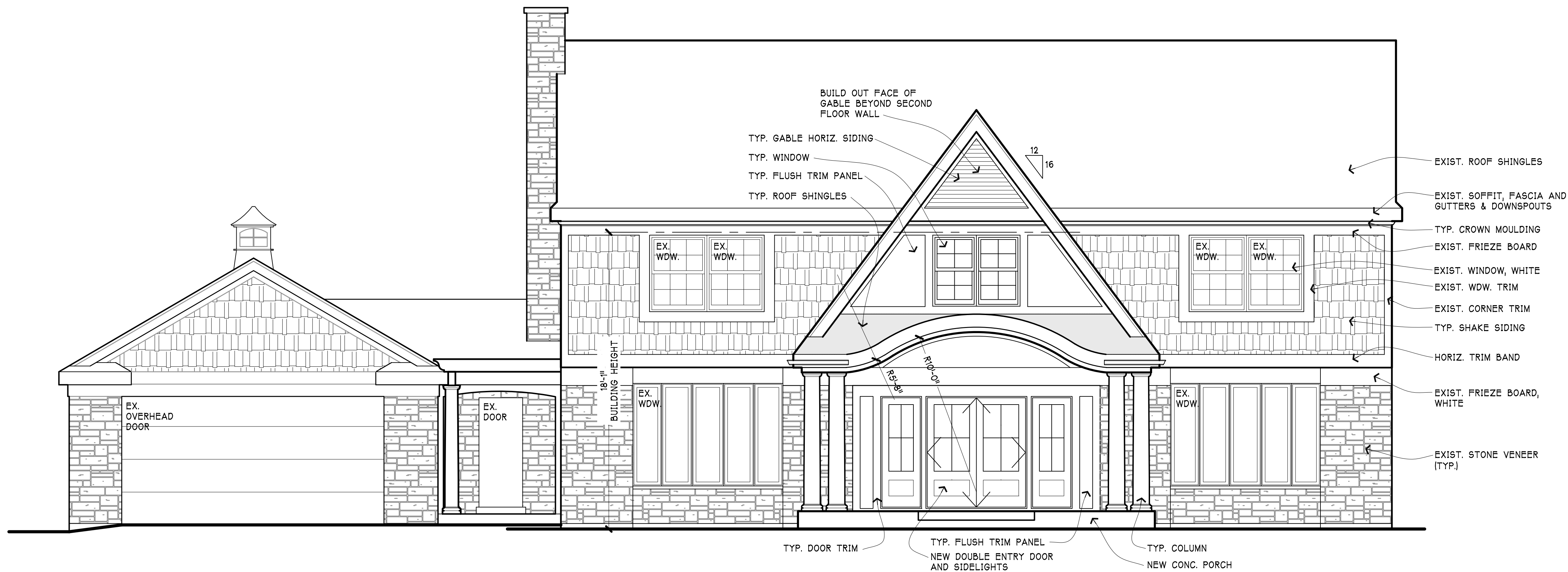


2 PARTIAL EXIST. SOUTH ELEVATION
EX-2 1/4" = 1'-0"

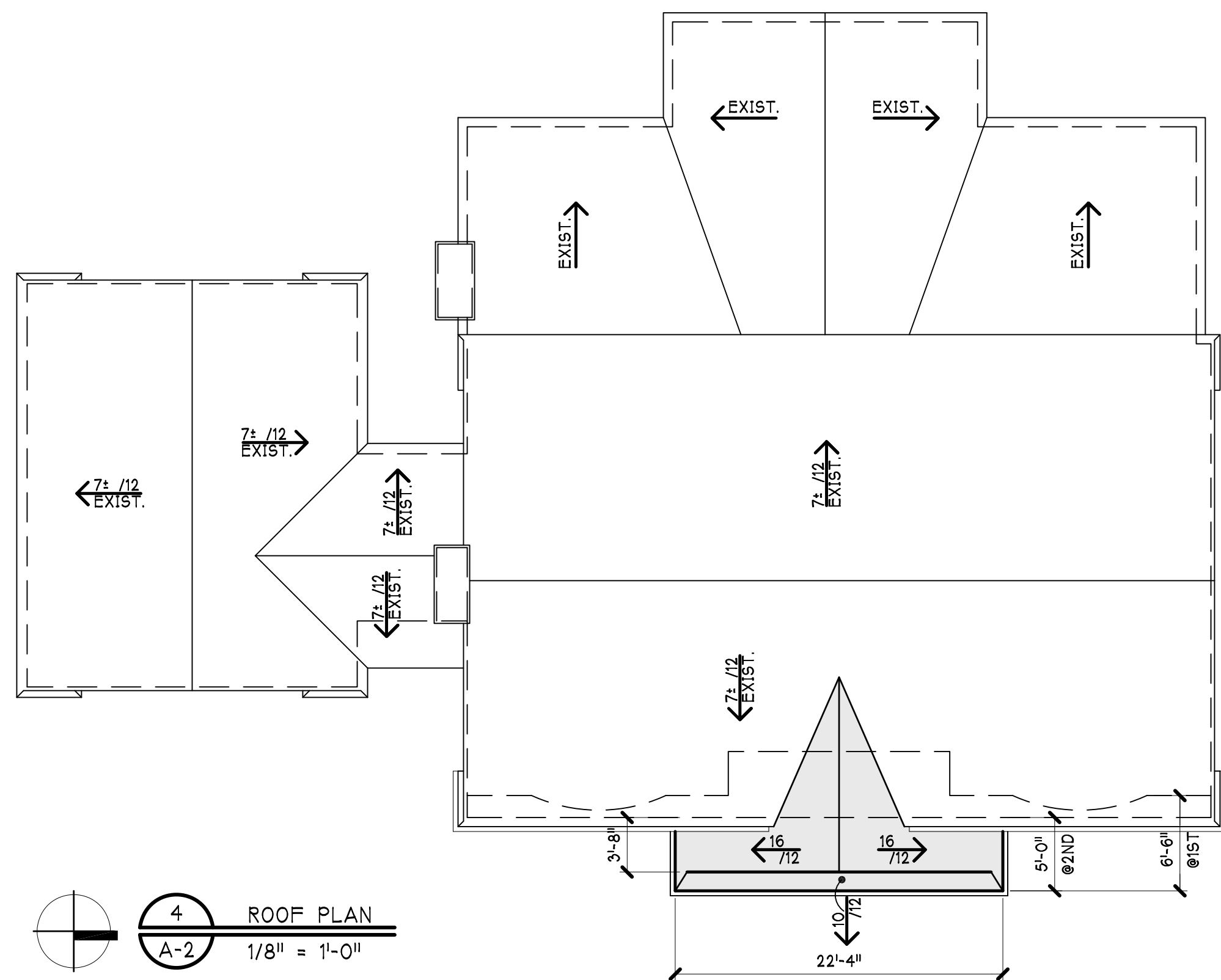


1 EXIST. EAST ELEVATION
EX-2 1/4" = 1'-0"

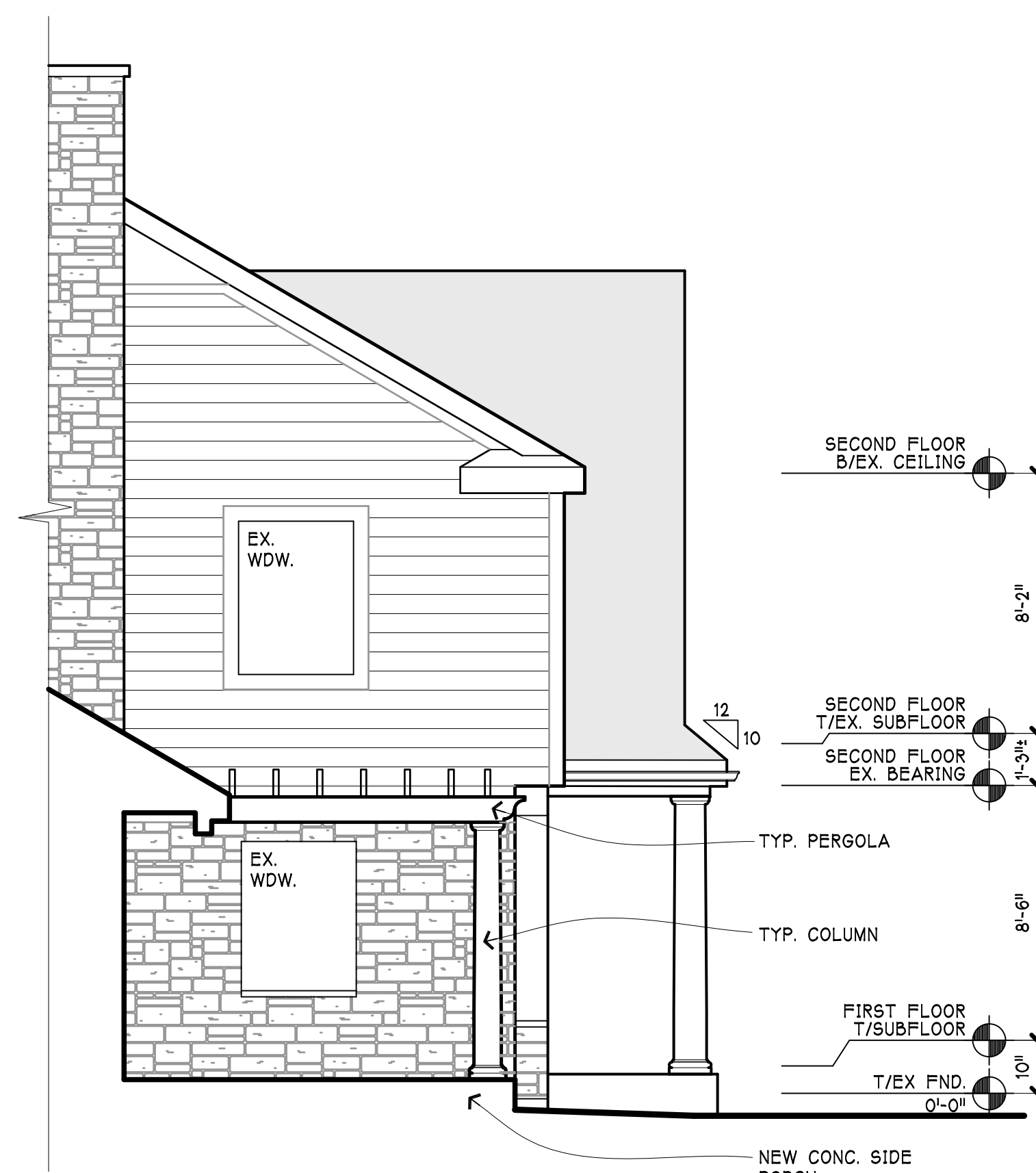




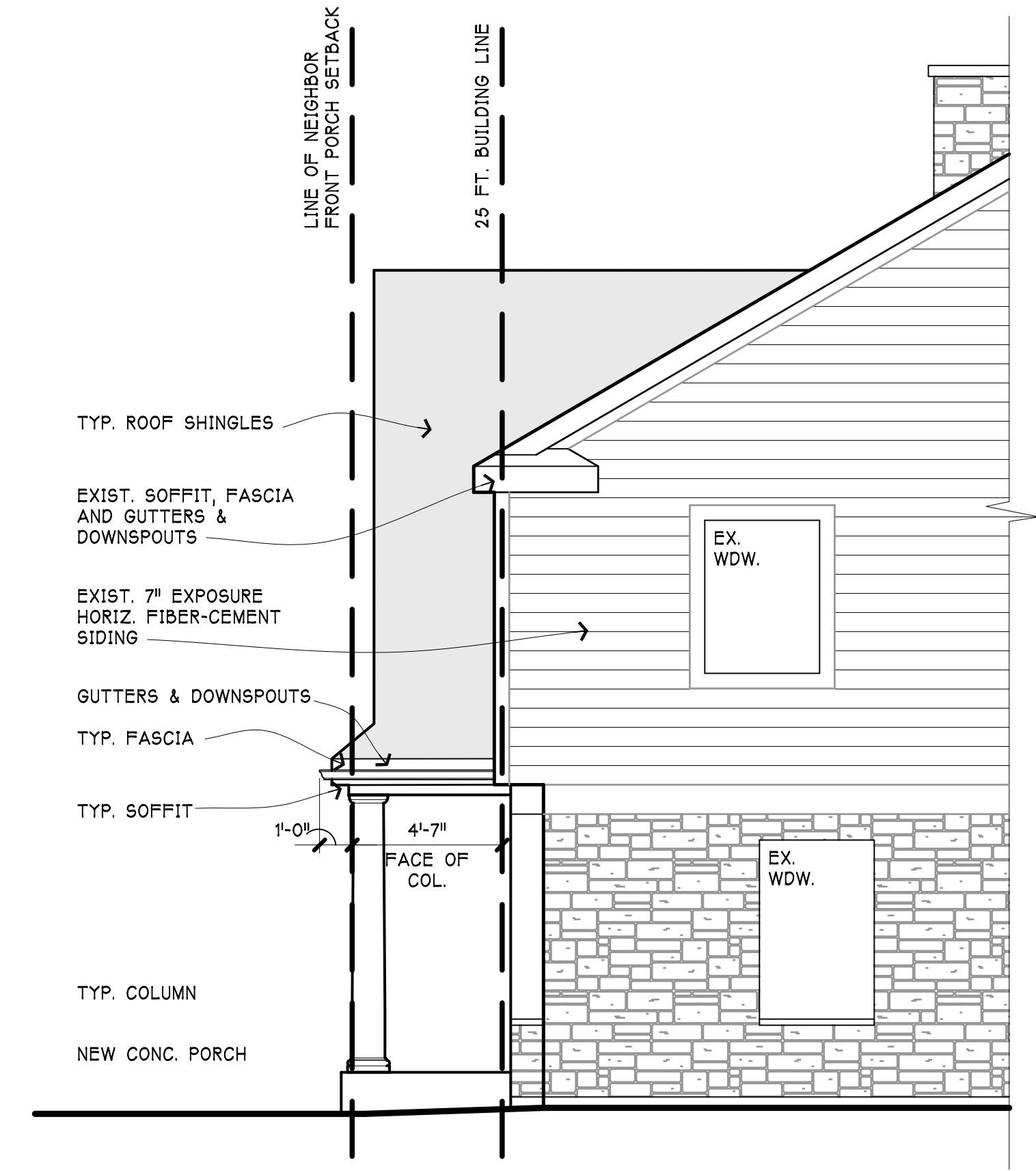
1 EAST ELEVATION
A-2 1/4" = 1'-0"



4 ROOF PLAN
A-2 1/8" = 1'-0"



2 PARTIAL SOUTH ELEVATION
A-2 1/4" = 1'-0"



3 PARTIAL NORTH ELEVATION
A-2 1/4" = 1'-0"

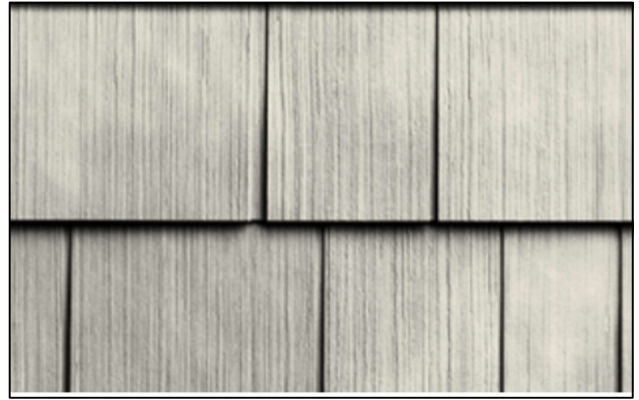
ELEVATIONS MATERIAL LEGEND		
MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF SHINGLES	'GAF' TIMBERLINE HDZ ASPHALT SHINGLE (U.L. LISTED CLASS-C OR BETTER)	V.I.F. T.M.E.
ROOF RIDGE VENT	'AIR-VENT' VENTURI-VENT PLUS	-
STONE VENEER	EXISTING	
GABLE HORIZONTAL SIDING	'JAMES HARDIE' HARDI-PLANK 3" EXPOSURE SMOOTH	WHITE T.M.E.
SHINGLE SIDING	'MASTIC' CEDAR DISCOVERY, PERFECTION SHINGLE, DOUBLE 7" EXPOSURE	WHITE T.M.E.
FRIEZE BOARD	'JAMES HARDIE' HARDIE-TRIM 5/4 x HEIGHT AS REQ'D., SMOOTH	WHITE
GABLE FRIEZE BOARD	'JAMES HARDIE' HARDIE-TRIM 5/4 x4 SMOOTH	WHITE
CORNER TRIM	'JAMES HARDIE' HARDIE-TRIM 5/4 x6 SMOOTH	WHITE
DOOR & WDW. TRIM	'JAMES HARDIE' HARDIE-TRIM 5/4 x6 SMOOTH	WHITE
FASCIA	'JAMES HARDIE' HARDIE-TRIM 5/4 x10 SMOOTH	WHITE
SOFFIT	'JAMES HARDIE' HARDIE-SOFFIT VENTED SMOOTH	WHITE T.M.E.
GUTTERS & DOWNSPOUTS	PRE-FINISHED ALUM. GUTTERS AND OVER-SIZED DOWNSPOUTS	BROWN T.M.E.
PORCH CEILING	PVC BEAD-BOARD	WHITE
COLUMNS	'CHADSWORTH'S' POLY-STONE DESIGN NO. 200, 12" SQUARE TUSCAN PILLAR	WHITE
PERGOLA	PVC RAFTERS AND PURLINS	WHITE
CROWN MOULDING	'AZEK' CLOSED CELL PVC CROWN	WHITE
FLASHING	PRE-FINISHED ALUMINUM FLASHING, 0.024"	-
WINDOWS	'MARVIN WINDOWS' ELEVATE SERIES	WHITE

NOTE: EXIST. EXTERIOR MATERIALS ARE TO REMAIN
ALL NEW MATERIALS ARE TO MATCH EXIST. EXTERIOR MATERIALS

SAMPLE MATERIAL BOARD



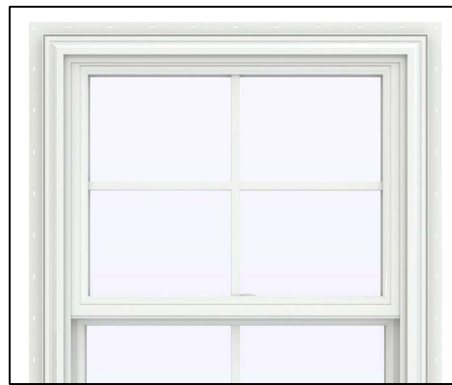
ASHPALT SHINGLES
- TO MATCH EXIST.



SHINGLE SIDING:
- POLYMER, ENGLISH WEDGEWOOD



STONE VENEER:
- EXISTING TO REMAIN



WINDOWS:
- FIBERGLASS, WHITE



TRIM / FASCIA / SOFFIT:
- FIBERCEMENT, SMOOTH, WHITE



GUTTERS / DOWNSPOUTS:
- ALUMINUM, BROWN T.M.E.

620 S. NEWBURY PL.

ARLINGTON HEIGHTS, ILLINOIS

ROBERT FLUBACKER ARCHITECTS, LTD.

ELEVATIONS MATERIAL LEGEND

MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF SHINGLES	'GAF' TIMBERLINE HDZ ASPHALT SHINGLE (U.L. LISTED CLASS-C OR BETTER)	V.I.F. T.M.E.
ROOF RIDGE VENT	'AIR-VENT' VENTURI-VENT PLUS	-
STONE VENEER	EXISTING	
GABLE HORIZONTAL SIDING	'JAMES HARDIE' HARDI-PLANK 3" EXPOSURE SMOOTH	WHITE T.M.E.
SHINGLE SIDING	'MASTIC' CEDAR DISCOVERY, PERFECTION SHINGLE, DOUBLE 7" EXPOSURE	WHITE T.M.E.
FRIEZE BOARD	'JAMES HARDIE' HARDIE-TRIM 5/4 x HEIGHT AS REQ'D, SMOOTH	WHITE
GABLE FRIEZE BOARD	'JAMES HARDIE' HARDIE-TRIM 5/4 x4 SMOOTH	WHITE
CORNER TRIM	'JAMES HARDIE' HARDIE-TRIM 5/4 x6 SMOOTH	WHITE
DOOR & WDW. TRIM	'JAMES HARDIE' HARDIE-TRIM 5/4 x6 SMOOTH	WHITE
FASCIA	'JAMES HARDIE' HARDIE-TRIM 5/4 x10 SMOOTH	WHITE
SOFFIT	'JAMES HARDIE' HARDIE-SOFFIT VENTED SMOOTH	WHITE T.M.E.
GUTTERS & DOWNSPOUTS	PRE-FINISHED ALUM. GUTTERS AND OVER- SIZED DOWNSPOUTS	BROWN T.M.E.
PORCH CEILING	PVC BEAD-BOARD	WHITE
COLUMNS	'CHADSWORTH'S' POLY-STONE DESIGN NO. 200, 12" SQUARE TUSCAN PILLAR	WHITE
PERGOLA	PVC RAFTERS AND PURLINS	WHITE
CROWN MOULDING	'AZEK' CLOSED CELL PVC CROWN	WHITE
FLASHING	PRE-FINISHED ALUMINUM FLASHING, 0.024"	-
WINDOWS	'MARVIN WINDOWS' ELEVATE SERIES	WHITE

NOTE: EXIST. EXTERIOR MATERIALS ARE TO REMAIN
ALL NEW MATERIALS ARE TO MATCH EXIST. EXTERIOR MATERIALS



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
9/8/2026

Item: 900 W. Euclid Ave., Car Wash - DC26-037 - Commercial
Department: Planning & Community Development

Item Description:

Requested Action(s):

Approval of the proposed architectural design for exterior modifications to an existing car wash building and corresponding site improvements.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design and site design for 900 W. Euclid Avenue. This recommendation is based on the plans received 8/28/26, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Repaint the trash enclosure to match the new building wall color.
2. Adjust the new landscape hedge and 3-foot fence along Euclid Avenue to allow 12-feet of clearance from the driveway for visibility. Infill the space next to the driveway with 18-inch tall maximum height landscaping.
3. Remove the deteriorated landscape paver retaining walls throughout the site.
4. Provide a revised landscape plan including an enhanced landscape feature at the eastern end of the property, as well as decorative foundation plantings along the north wall of the building.
5. Separate permits are required for signage which must either comply with Chapter 30 sign code or approved sign variations.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.

ATTACHMENTS:

1. Staff Report DC26-037
2. DC26-037, 900 W Euclid Ave - Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Car Wash
Project Address: 900 W. Euclid Avenue
Prepared By: Steve Hautzinger

Date Prepared: August 27, 2026

PETITIONER INFORMATION:

DC Number: 26-037
Petitioner Name: Bill Kokalias
Petitioner Address: Euclid Gas & Car Wash LLC
801 W. Adams, Suite 205
Chicago, IL 60607
Meeting Date: September 8, 2026

Requested Action(s):

Approval of the proposed architectural design for exterior modifications to an existing car wash building and corresponding site improvements.

Design Commission Responsibility for Projects Not Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project does not require Plan Commission review. Therefore, the Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-2, which states:

*"Developments that do not require a public hearing by the Plan Commission shall be reviewed by the Design Commission or by administrative design review **for all elements** under the Commission's responsibility."*

Background and Summary:

Village records indicate that the car wash business has been at this location since the early 1970's. In 1983, the property received a Special Use zoning approval to allow an addition to the car wash building which still exists today. At this time, the business is under new ownership, and updates to the building and site are proposed.

The existing building will receive a complete makeover to modernize its appearance, as well as a new small addition to enclose the existing car wash entrance tunnel. The dated standing seam metal mansard roof will be completely removed and replaced with new vertical parapet walls on all sides of the building. Two of the four overhead doors on the south wall will be converted to storefronts as part of an interior expansion of the mini mart store. The existing small storefront windows at the southeast corner will be converted to full height storefront windows. The exterior brick will be painted along with adding new wall sconce and soffit accent lighting. The existing mismatched wall signs will be replaced with an all new cohesive package of wall signs.

Site improvements include new asphalt paving, perimeter concrete curbing, and parking lot striping, which was completed this summer. Landscape improvements are also proposed in select locations on the site.

Architectural Design:

The proposed updates to the building appearance will be a significant and welcome improvement. Removing the dated mansard overhangs creates a much more modern massing and overall appearance, and the new storefront windows create a vastly improved identity and entrance for the expanded mini mart. The new color scheme, which is nicely coordinated with the new signage package, works very well to give the building the appearance of a modern car wash facility.

Mechanical Equipment and Trash Screening:

All mechanical equipment and trash storage are required to be screened from view. The amount of rooftop mechanical equipment appears to be minimal and is currently fully screened by the existing parapet walls, which will be maintained and enhanced by the new taller parapet walls.

There is an existing painted wood fenced enclosure for trash storage located at the east corner of the building, which is proposed to remain. The enclosure appears to be in good condition. The only comment is to potentially repaint the enclosure to match the new building wall color.

Signage:

The property currently has numerous ground and wall signs as follows:

- A large "CAR WASH" ground sign located at the southwest corner at the primary car wash entrance
- A car wash menu sign internal the site along the west property line.
- A large Exxon gas station sign.
- Various wall signs mounted on the north and west walls of the building.

Due to the amount of existing and proposed signage, sign variations will be required, which will be reviewed under a separate application at a future Design Commission meeting. At this time, all signage is shown for reference only.

Landscaping:

Per code, all off-street parking areas containing more than four parking spaces are required to be screened along the public way. Such screening is generally accomplished with three-foot tall densely planted shrubs, except for within 12-feet of the driveway where the landscaping cannot exceed 18-inches in height to prevent blocking visibility. Currently, the site has no screening of the parking area along Euclid Avenue. The petitioner is proposing to add a new planting bed with a row of evergreen shrubs and a 3-foot tall decorative fence to satisfy this requirement. The proposed fence and hedge will be a nice enhancement, however they need to be adjusted adjacent to the driveway to maintain visibility. The plan should be adjusted to include 18-inch tall maximum height plants within 12-feet of the driveway.

Screening is also required between the subject property and the adjacent residential use to the west. This requirement is currently partially met with a solid wood fence along the north half of the western property line and landscaping along the south. The petitioner is proposing to add additional landscaping in this location to fill in the gaps.

Per code, parking lots with 20 spaces or more are required to provide landscape islands with shade trees at the end of all parking rows. However, since this property only has 15 parking spaces, landscape islands are not required, but "proportional amounts of live greenery" are required on the site.

Overall, the existing landscaping on the site is poor, and the proposed new landscaping is minimal. There are numerous landscape paver retaining walls throughout the property, located around planting beds and trees. The retaining walls are in poor condition. It is recommended to remove the retaining walls.

Additional new landscaping is encouraged to enhance the overall appearance of the site. However, there is a 16.5-foot railroad right of way where landscaping is not allowed without permission from the railroad. The right of way limits the opportunity for new landscape features, but there is still a large open triangular

space at the east end of the site which has the potential to be improved as a very nice landscape feature. Additionally, the north wall of the building is highly visible from Northwest Highway, which is lacking any landscaping. There is about two-feet of space along the north wall where an attractive row of landscaping could be added.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design and site design for 900 W. Euclid Avenue. This recommendation is based on the plans received 8/28/26, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

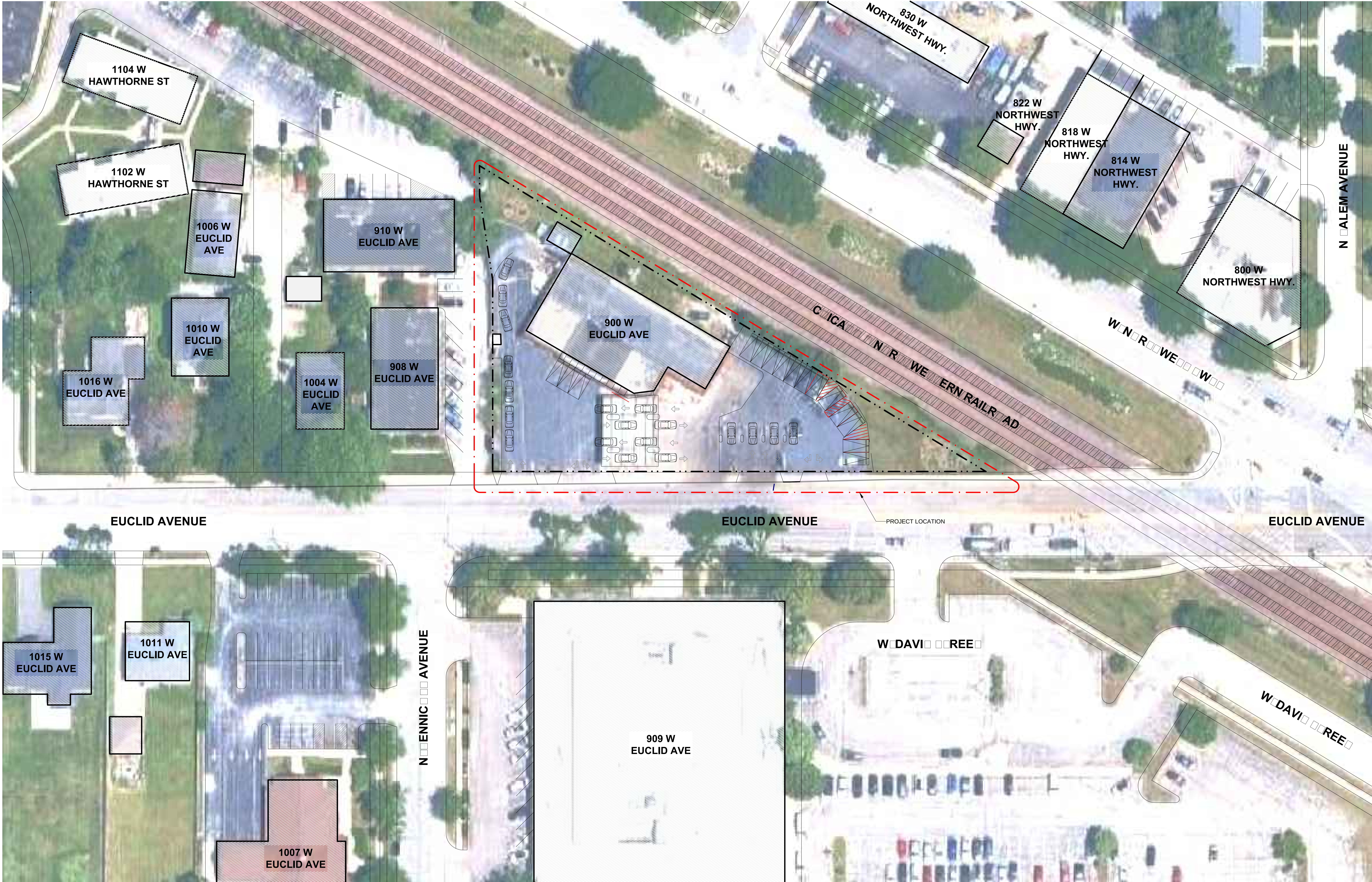
1. Repaint the trash enclosure to match the new building wall color.
2. Adjust the new landscape hedge and 3-foot fence along Euclid Avenue to allow 12-feet of clearance from the driveway for visibility. Infill the space next to the driveway with 18-inch tall maximum height landscaping.
3. Remove the deteriorated landscape paver retaining walls throughout the site.
4. Provide a revised landscape plan including an enhanced landscape feature at the eastern end of the property, as well as decorative foundation plantings along the north wall of the building.
5. Separate permits are required for signage which must either comply with Chapter 30 sign code or approved sign variations.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.



August 28, 2026

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

Cc: Emily Rodman - Director of Planning and Community Development, Darko Bojin - Planner I, Petitioner, DC File 26-037

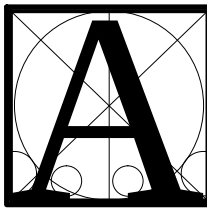


1 LOCATION MAP
G1.0 Scale: 1" = 100'

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			05/05/2026	DESIGN COMMISSION PACKAGE
			05/28/2026	PARKING STRIPPING PLAN
			06/23/2026	SITE PLAN REVISION
			07/13/2026	DESIGN COMMISSION PACKAGE

PROJECT:

900 W EUCLID AVENUE
ARLINGTON HEIGHTS, ILLINOIS

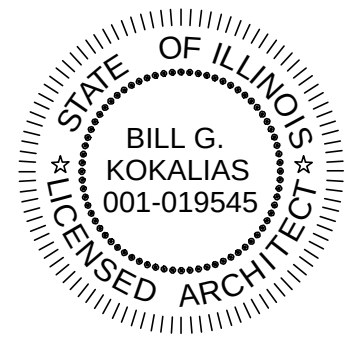


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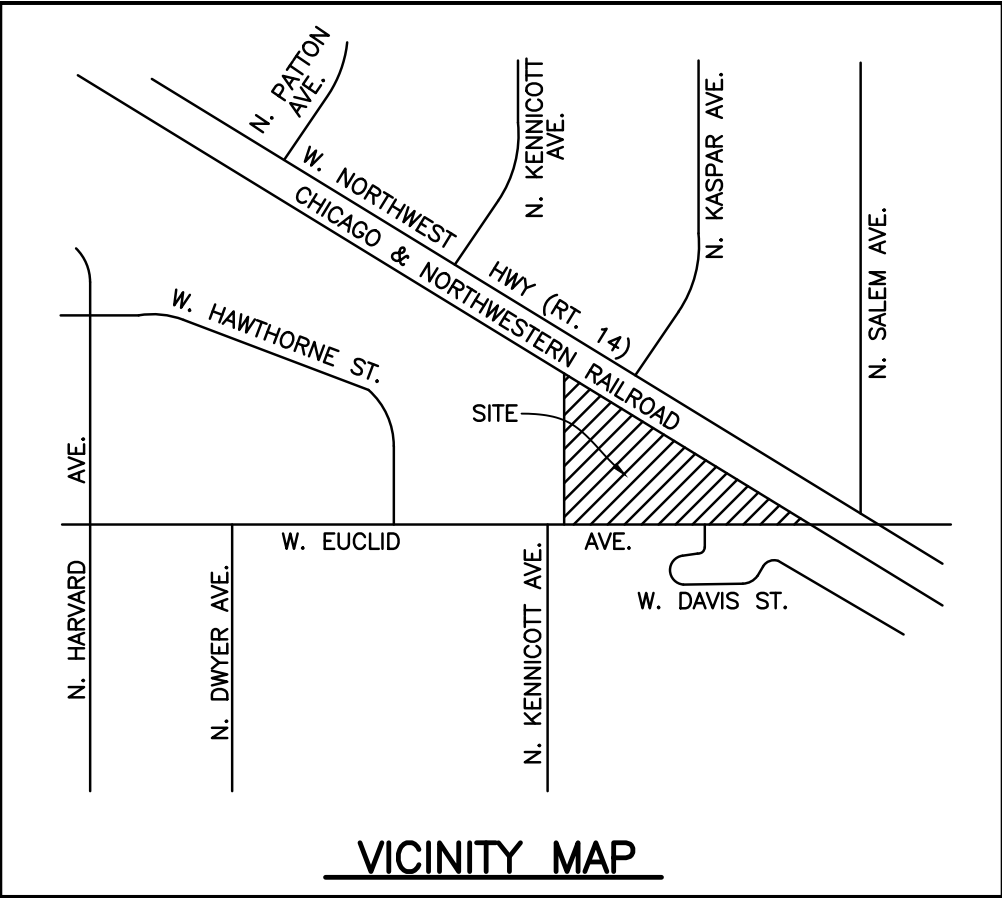
BILL G. KOKALIAS
ARCHITECT



EXPIRES 11-30-2026

PROJECT NUMBER:	BGK 1082
PROJECT MANAGER:	LS
DRAWN BY:	LS AM
LOCATION MAP	
SHEET:	

G1.0



- LEGEND:**
- Sanitary Manhole
 - Manhole
 - Storm Curb Inlet
 - Fire Hydrant
 - B-Box
 - Light Pole
 - Utility Pole W/Overhead Wire
 - Anchor for Power Pole
 - Concrete Filled Post
 - Telephone Pedestal
 - Monitoring Well
 - Steel Lid
 - Handicap Parking Space
 - Depressed Curb
 - No Parking Area

EDWARD J. MOLLOY & ASSOCIATES

A DIVISION OF THOMAS A. MOLLOY, LTD. — PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700
e-mail: tmolloy@ejmolloy.com

ALTA/NSPS LAND TITLE SURVEY

OF

THAT PART OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES SOUTHERLY OF A LINE 16.50 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (MEASURED PERPENDICULAR TO SAID SOUTHERLY LINE) AND WHICH LIES EAST OF A LINE DESCRIBED AS BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 30, SAID POINT BEING 2671.0 FEET EAST OF THE WEST LINE OF SAID SECTION 30, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 30, 165.98 FEET; THENCE NORTHWESTERLY TO A POINT ON THE SOUTHWESTERLY LINE OF CHICAGO AND NORTHWESTERN RAILROAD, SAID POINT BEING THE INTERSECTION OF SAID SOUTHWESTERLY LINE AND THE EAST LINE OF THE WEST 2661.0 FEET OF SAID SECTION 30; THENCE NORTH ALONG THE EAST LINE OF THE WEST 2661.0 FEET OF SAID SECTION 30, 19.17 FEET TO A LINE THAT IS 16.50 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD, (MEASURED PERPENDICULAR TO SAID SOUTHWESTERLY LINE), (EXCEPTING THEREFROM THE SOUTH 33.0 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 900 W. EUCLID AVENUE, ARLINGTON HEIGHTS, ILLINOIS

SURVEYOR'S NOTES

TITLE COMMITMENT: THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE, AS REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 24ST00837CL REVISION 4 WITH A COMMITMENT DATE OF NOVEMBER 4, 2025:

J. TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN THE ORDINANCE RECORDED DECEMBER 13, 2010 AS DOCUMENT NO. 1034716016. (FOR FURTHER PARTICULARS, SEE RECORD.) [NOT A SURVEY RELATED MATTER]

M. RESERVATION MADE BY THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, A CORPORATION OF WISCONSIN IN THE DEED TO EUCLID AUTOWASH, INC., DATED JUNE 21, 1967 AS DOCUMENT 20126868 OF THE RIGHT TO MAINTAIN, OPERATE, USE, RECONSTRUCT AND REPLACE ANY AND ALL EXISTING CONDUITS, SEWERS, WATER MAINS, GAS LINES, ELECTRIC POWER LINES, COMMUNICATION LINES, WIRES, AND OTHER UTILITIES ON SAID LAND. [AREA SUBJECT TO RESERVATION PLOTTED ON THE DRAWING]

N. BUILDING RESTRICTION LINE PER DEED RECORDED MAY 3, 1967 AS DOCUMENT 20126868. [PLOTTED ON THE DRAWING]

O. ENCROACHMENT OF FRAME AND METAL SHED, FRAME BOOTH AND BRICK PAVAR RETAINING WALLS LOCATED ON THE LAND OVER THE 16.5 FOOT EASEMENT AS DISCLOSED BY SURVEY MADE BY EDWARD J. MOLLOY & ASSOCIATES, ORDER NO. 240093, DATED AUGUST 5, 2024. [VISIBLE SITE IMPROVEMENTS PLOTTED ON THE DRAWING]

P. ENCROACHMENT OF A CONCRETE CURB LOCATED ON THE LAND HEREIN ONTO THE PROPERTY WEST AND ADJOINING AS DISCLOSED BY SURVEY MADE BY EDWARD J. MOLLOY & ASSOCIATES, ORDER NO. 240093, DATED AUGUST 5, 2024. [VISIBLE SITE IMPROVEMENTS PLOTTED ON THE DRAWING]

V. ENCROACHMENT OF THE BRICK PAVAR RETAINING WALL LOCATED MAINLY ON OUR LAND OVER AND ONTO ADJOINING PROPERTY TO THE NORTHEAST A DISTANCE OF 8.0 FEET MORE OR LESS, AS DISCLOSED BY SURVEY MADE BY EDWARD J. MOLLOY & ASSOCIATES, ORDER NO. 240093, DATED AUGUST 5, 2024. [VISIBLE SITE IMPROVEMENTS PLOTTED ON THE DRAWING]

Q. 10-FOOT EASEMENT FOR INGRESS AND EGRESS AS CREATED BY DOCUMENT NUMBER 17399899 AND DOCUMENT NUMBER 17399991. [PLOTTED ON THE DRAWING]

R. EASEMENT FOR PUBLIC UTILITIES AS CREATED BY DOCUMENT NUMBER 17673267. [PLOTTED ON THE DRAWING]

S. RIGHTS OF PUBLIC UTILITIES TO MAINTAIN TELEPHONE PEDESTAL ON THE LAND AS DISCLOSED BY SURVEY MADE BY EDWARD J. MOLLOY DATED APRIL 11, 2006 ORDER NUMBER 2006-0217. [VISIBLE SITE IMPROVEMENTS PLOTTED ON THE DRAWING]

T. TERMS, CONDITIONS AND PROVISIONS OF AN ORDINANCE MADE BY THE VILLAGE OF ARLINGTON HEIGHTS PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY RECORDED JUNE 4, 2010 AS DOCUMENT NUMBER 1015510011. [NOT A SURVEY RELATED MATTER]

TAX PARCEL PERMANENT INDEX NUMBER:

03-30-233-011-0000
03-30-233-014-0000

ACCESS STATEMENT: THE PROPERTY HAS DIRECT PHYSICAL VEHICULAR ACCESS TO AND FROM W. EUCLID AVENUE, A LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREET OR HIGHWAY.

BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM AND DO NOT REFLECT ANY RECORD DRAWINGS.

TABLE A — ITEM 1 STATEMENT AS TO MONUMENTS PLACED: SEE DRAWING FOR MONUMENTS PLACED AT MAJOR CORNERS OF THE SURVEYED PROPERTY OR FOUND WHILE COMPLETING THE FIELD SURVEY.

TABLE A — ITEM 2 STATEMENT AS TO ADDRESS: THE POSTED ADDRESS OF THE PROPERTY OBSERVED WHILE CONDUCTING THE FIELD WORK IS 900 WEST EUCLID AVENUE, ARLINGTON HEIGHTS, ILLINOIS.

TABLE A — ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION: BASED ON OUR REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17031C0203J WITH A MAP REVISED DATE OF AUGUST 19, 2008, THE PROPERTY LEGALLY DESCRIBED HEREON FALLS WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TABLE A — ITEM 4 STATEMENT AS TO GROSS LAND AREA: THE PROPERTY LEGALLY DESCRIBED HEREON CONTAINS 37,546 SQUARE FEET OR 0.862 ACRES, MORE OR LESS.

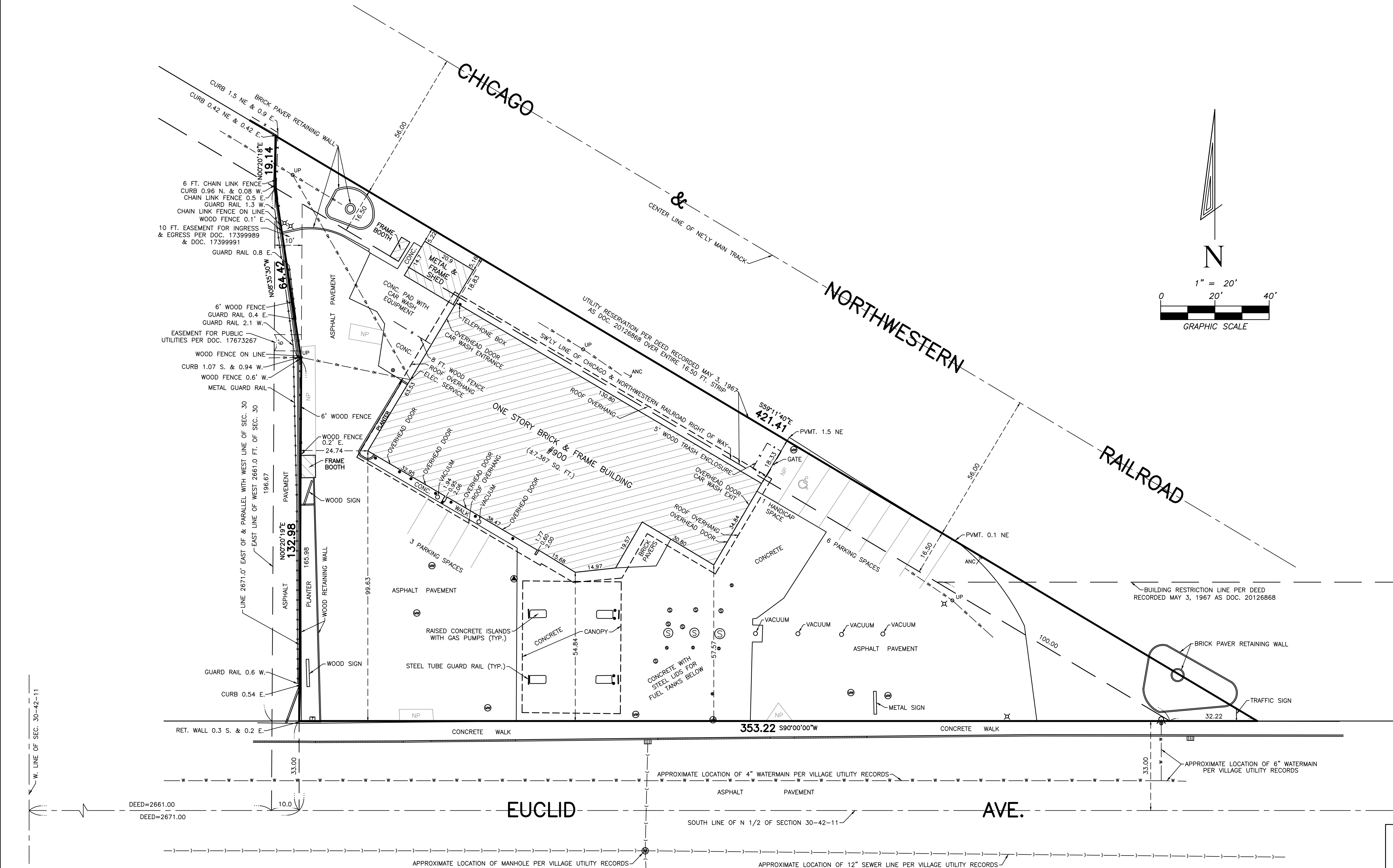
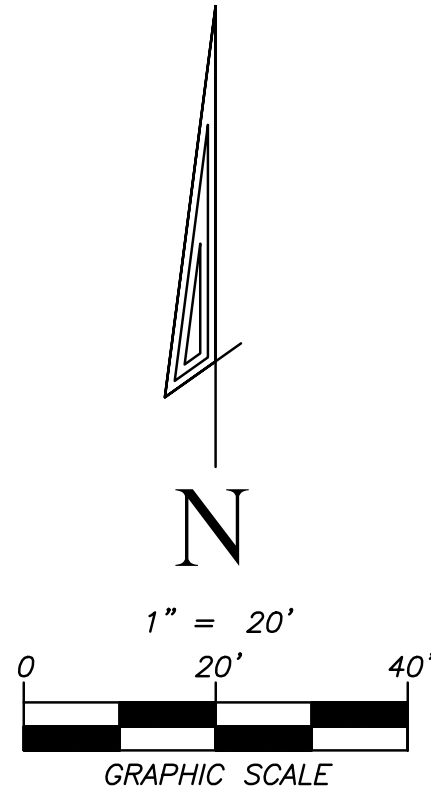
TABLE A — ITEM 7(c) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL: SEE DRAWING FOR EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL.

TABLE A — ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED: SURVEYOR HAS SHOWN LOCATION OF SUBSTANTIAL FEATURES OBSERVED ON THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.

TABLE A — ITEM 9 STATEMENT AS TO PAINT STRIPED PARKING SPACES: THE LAND SURVEYED HEREON CONTAINS A TOTAL OF 10 EXISTING IDENTIFIABLE PAINT STRIPED PARKING SPACES INCLUDING 9 REGULAR SPACES AND 1 DESIGNATED HANDICAP SPACES.

TABLE A — ITEM 11(A) STATEMENT REGARDING EXISTING UTILITIES: SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE ON OR ABOVE THE SURFACE, COLLECTED PURSUANT TO SECTION 5.E.I.V., IN ADDITION, SURVEYOR ORDERED AN JULIE UTILITY LOCATE ON NOVEMBER 19, 2025 WHICH WAS ASSIGNED DIG NO. A253231996. (NOTE AS STATED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2021: UTILITY REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. IF MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.) FURTHER, SURVEYOR REQUESTED UNDERGROUND UTILITY RECORDS FROM THE VILLAGE OF ARLINGTON HEIGHTS ON NOVEMBER 19, 2025. UNDERGROUND UTILITY LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS BASED ON SURVEYOR'S REVIEW AND INTERPRETATION OF UTILITY RECORDS PROVIDED BY THE VILLAGE OF ARLINGTON HEIGHTS COMBINED WITH PHYSICAL SITE FEATURES AND PAINT MARKINGS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETECTED.

TABLE A — ITEM 19 STATEMENT REGARDING PROFESSIONAL LIABILITY INSURANCE: PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.



STATE OF ILLINOIS }
COUNTY OF DUPAGE }

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY TO:

900 ARLINGTON HEIGHTS LLC;
BILL KOKALIAS;
CHICAGO TITLE INSURANCE COMPANY;

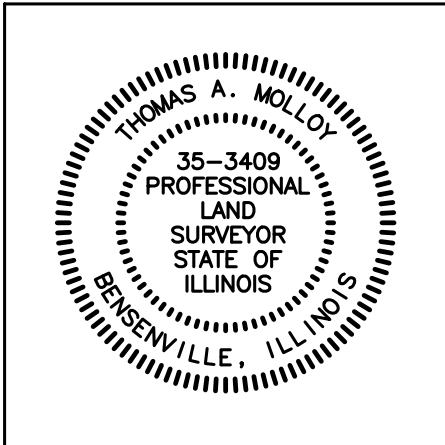
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 8, 9, 11(c) AND 19 OF TABLE "A" THEREOF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 20, 2025.

SIGNED AT BENSENVILLE, ILLINOIS THIS 20TH DAY OF NOVEMBER , A.D. 2025

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM — LICENSE NO. 184-004840

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409
(EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE)
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT



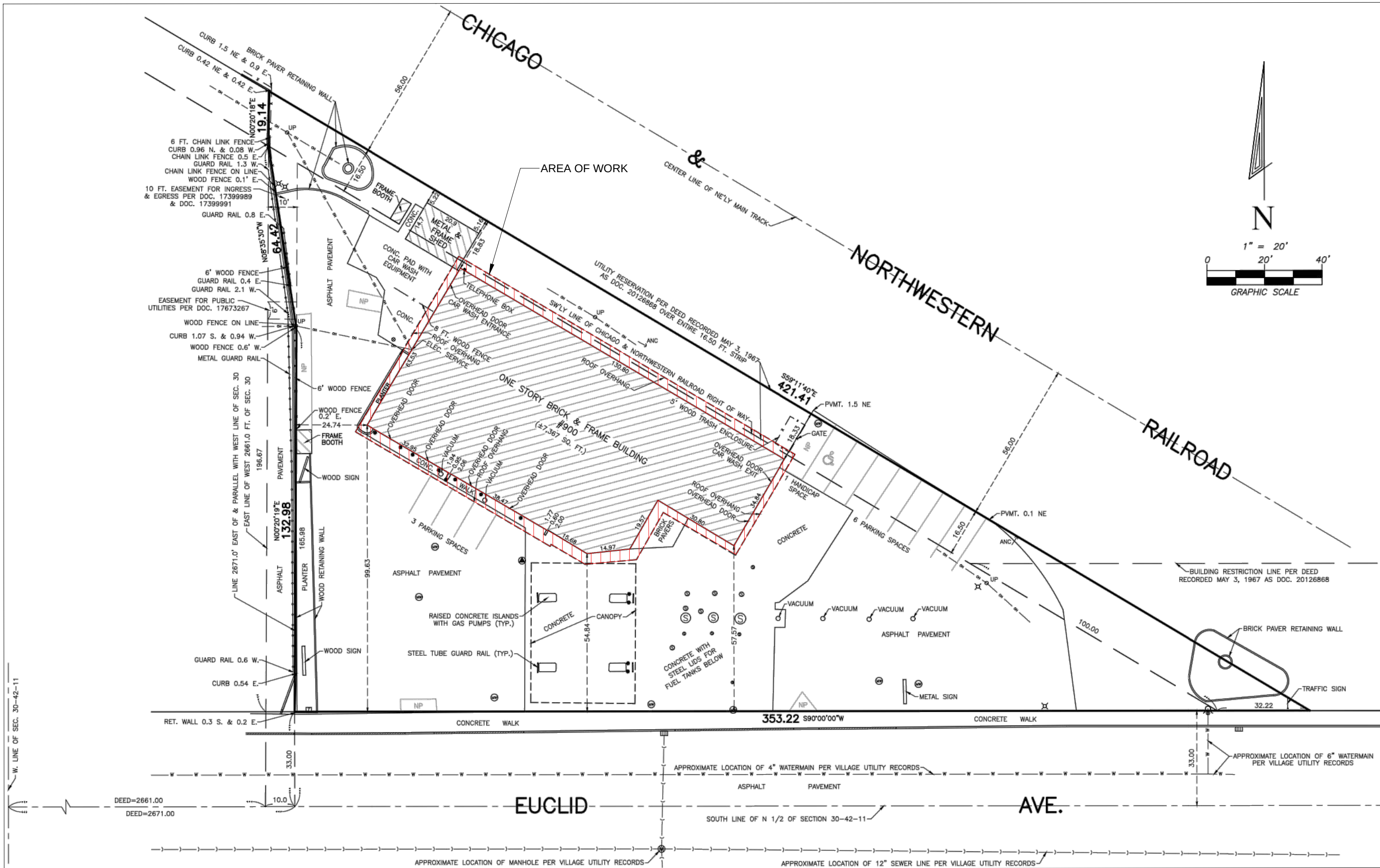
VALID ONLY WITH EMBOSSED SEAL ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DRAFTED BY: BJE			
PAGE: 1 OF 1			
ORDER NO.: 250097			
FILE: 30-42-11			
PROJECT NO.: 682			
CLIENT: 900 ARLINGTON HEIGHTS LLC C/O THE WAGGONER LAW FIRM, P.C.			
NOV. 20, 2025	250097	ALTA SURVEY [REPLACES ORDER 240093]	
REVISION DATE	ORDER NO.	REVISION	

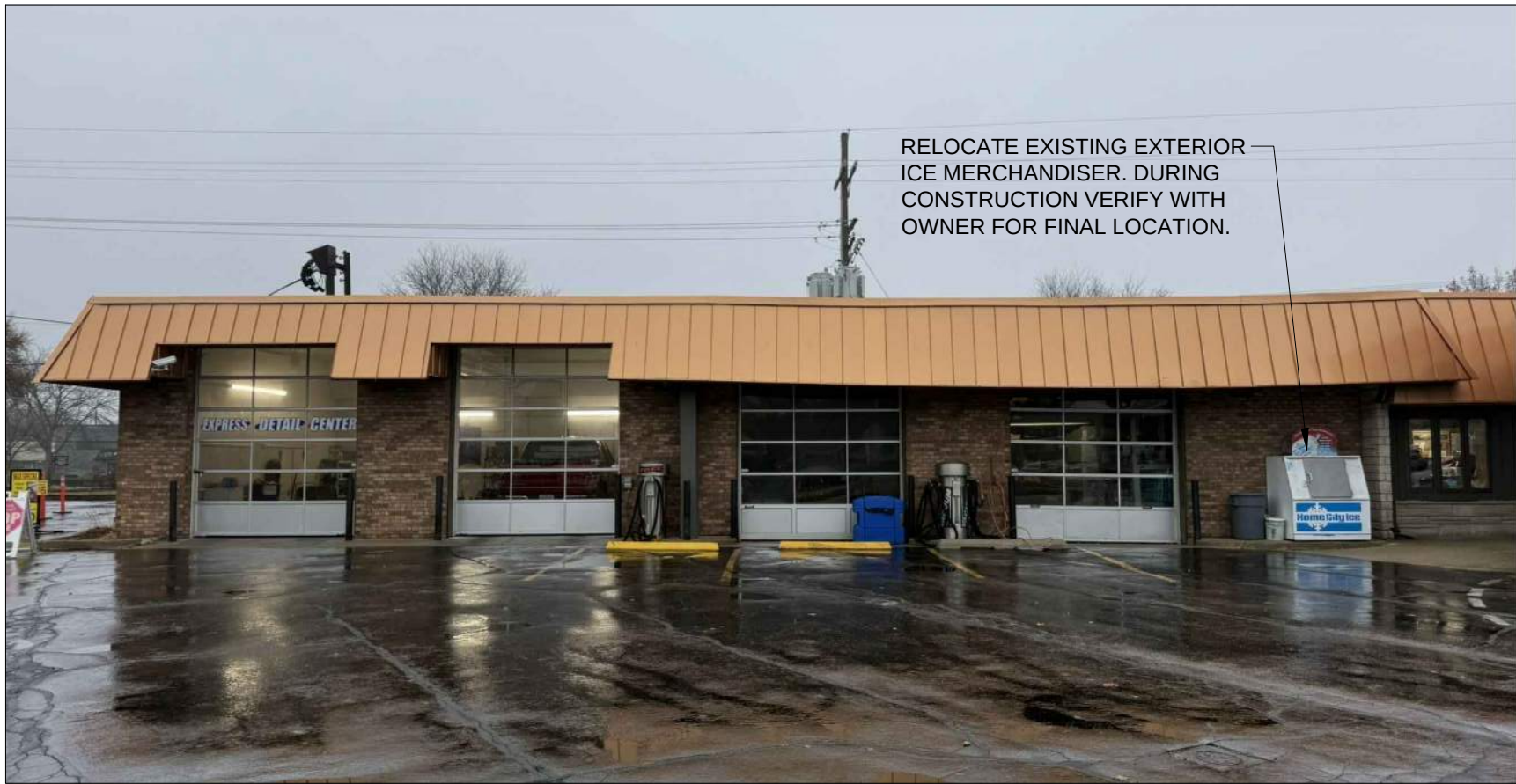
900 EUCLID AVENUE

ARLIN N EI

ILLIN I



4 ALTA SURVEY - FOR REFERENCE ONLY
CS1.0 Scale: 1" = 30'



C EXTERIOR NORTH ELEVATION SEE A0



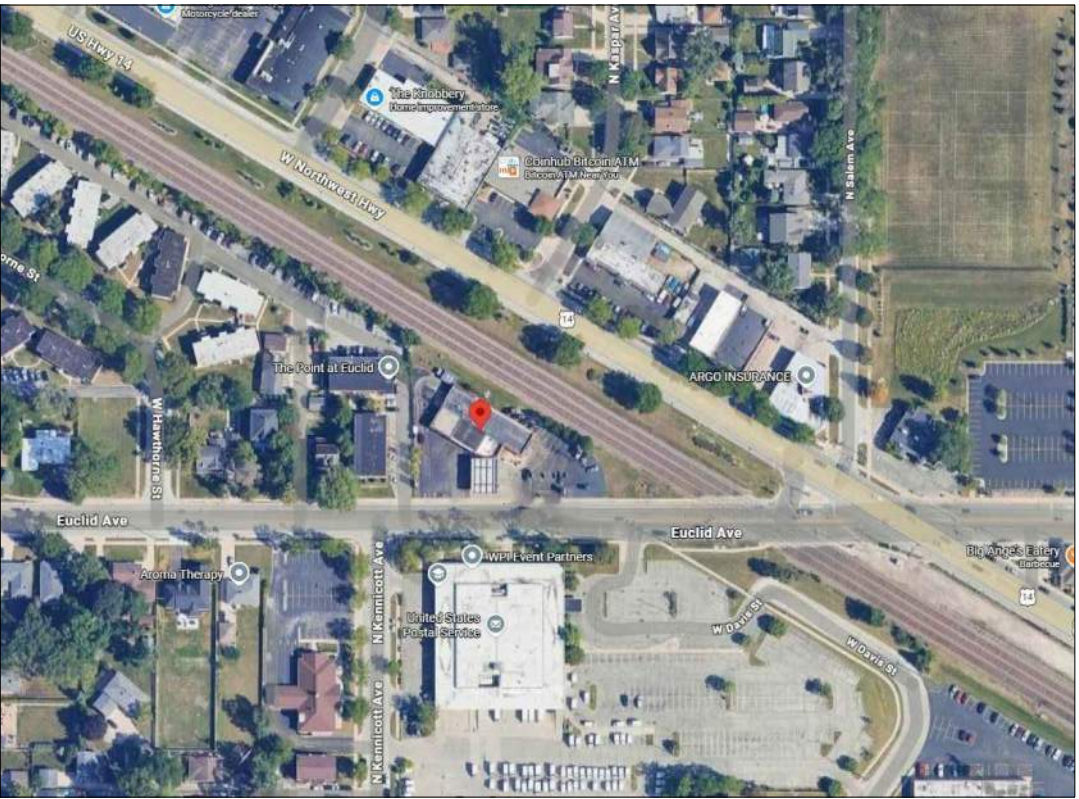
B EXTERIOR ENTRANCE ELEVATION SEE A0



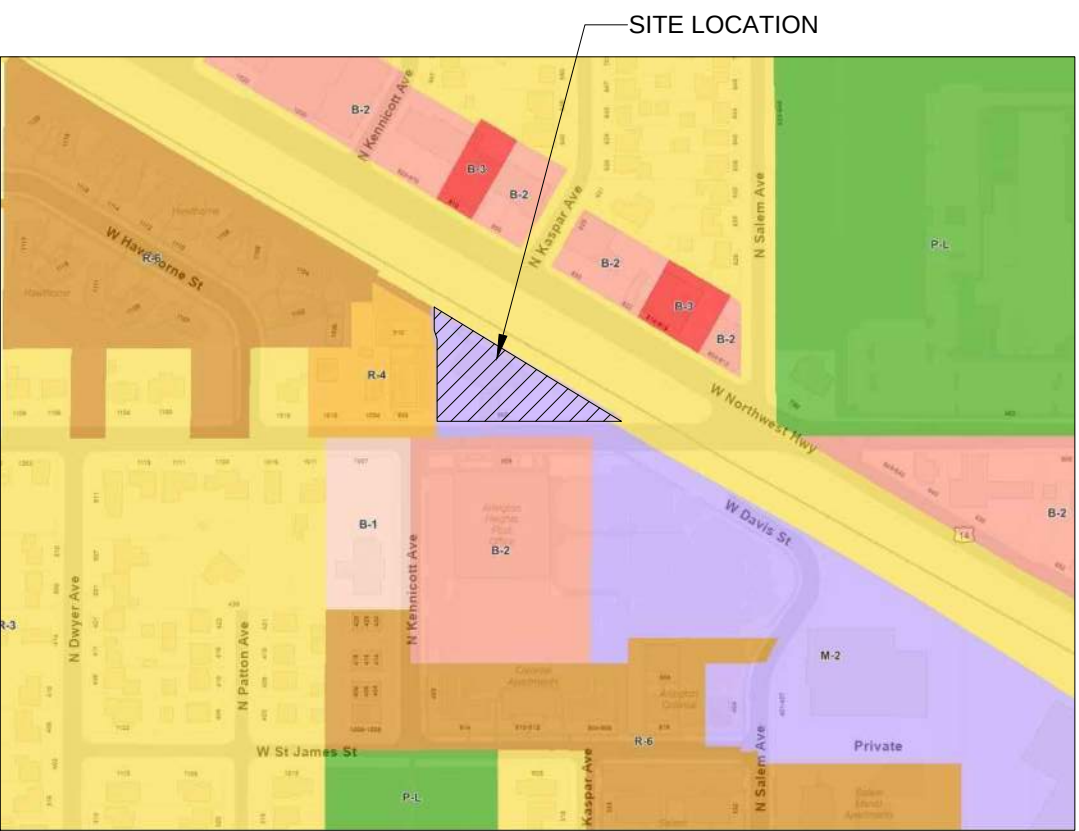
D EXTERIOR NORTH ELEVATION SEE A0



A EXTERIOR SOUTH ELEVATION SEE A0



2 LOCATION MAP
CS1.0 Scale: N.T.S.



1 ZONING MAP
CS1.0 Scale: N.T.S.

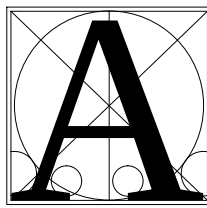
APPLICABLE CODES	
VILLAGE OF ARLINGTON HEIGHTS ZONING ORDINANCE	
2018 INTERNATIONAL BUILDING CODE	
2018 INTERNATIONAL EXISTING BUILDING CODE	
2018 INTERNATIONAL FIRE CODE	
2018 INTERNATIONAL FUEL GAS CODE	
2018 INTERNATIONAL MECHANICAL CODE	
2017 NATIONAL ELECTRIC CODE	
2024 ILLINOIS ENERGY CONSERVATION CODE	
2015 NFPA 101 - LIFE SAFETY CODE	
2018 ILLINOIS ACCESSIBILITY CODE	
2014 STATE OF ILLINOIS PLUMBING CODE	
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE	
VILLAGE OF ARLINGTON HEIGHTS AMENDMENTS	

DRAWING LIST	
ARC: ILLINOIS	
CS1.0 COVER SHEET	
G1.0 LOCATION MAP	
G1.1 SITE PLAN	
G1.2 SURROUNDING PROPERTIES REFERENCE PHOTOS	
G1.3 ARCHITECTURAL FLOOR PLAN & ROOF PLAN	
L1.0 LANDSCAPING PLAN & REFERENCE PHOTOS	
L1.1 LANDSCAPING DETAIL	
D1.0 DEMOLITION EXTERIOR ELEVATIONS	
A1.0 PROPOSED EXTERIOR ELEVATIONS	
A1.1 WALL SECTION DETAILS	
A2.0 BUILDING COLOR RENDERINGS	
A2.1 MATERIAL BOARD	

ZONING DATA	
Address:	900 W. EUCLID AVENUE
Zone:	M-2 LIMITED HEAVY MANUFACTURING DISTRICT
Lot Area:	NO CHANGE 216.54' x 353.22'
Max. Area:	37,546 SQ. FT.
Min. Lot Area:	93,865 SQ. FT. (250% Max)
Min. Lot Width:	7,367 SQ. FT. (NO CHANGE)
Min. Lot Depth:	45 FT (Max.)
Min. Lot Area:	15'-0"
Min. Lot Width:	10'-0"
Min. Lot Depth:	10'-0"
Min. Lot Area:	30'-0" - NO STORAGE OR PARKING SHALL TAKE PLACE WITHIN 15FT OF THE REAR LOT LINE
Min. Lot Area:	54'-10" (EXIST. NO CHANGE)
Min. Lot Width:	24'-8" (EXIST. NO CHANGE)
Min. Lot Depth:	18'-10" (EXIST. NO CHANGE)
Min. Lot Area:	44'-0"
Min. Lot Area:	9'-0"

ARCHITECT'S CERTIFICATION	
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE AND ORDINANCES	
BILL G. KOKALIAS LICENSE NO. 001-019545	
07/13/2026 DATE	
SCOPE OF WORK	
900 W. EUCLID AVENUE TYPE V-B CONSTRUCTION EXISTING USE - TYPE M BUSINESS (GAS STATION, CONVENIENCE STORE & CAR WASH)	
EXTERIOR ALTERATIONS TO MANSARD DECORATIVE ROOF OF EXISTING FACADE. EXISTING ROOF-MOUNTED LIGHTING FIXTURES TO BE REMOVED, STORED AS REQUIRED, AND RE-INSTALLED IN THE SAME LOCATIONS IN ACCORDANCE WITH NEW DESIGN.	
DEMOLITION AND REMOVAL OF EXISTING FRAME SHED AND BOOTH, AND CONSTRUCTION OF A NEW FRAME CAR-WASH ENTRANCE SHED WITH NEW OVERHEAD DOOR, REPLACE EXISTING WINDOWS AND RELOCATE MAIN ENTRANCE DOOR IN ACCORDANCE WITH THE PROPOSED BUILDING ELEVATIONS.	

900 W EUCLID AVENUE
ARLINGTON HEIGHTS, ILLINOIS



AXIOS
ARCHITECTS AND CONSULTANTS
License No. 184004911 Exp. 04/30/27
801 W. ADAMS ST
SUITE 205
CHICAGO, IL 60607
PHONE 312.750.1333

BILL G. KOKALIAS
ARCHITECT

BILL G. KOKALIAS
001-019545
EXPIRES 11-30-2026

PROJECT NUMBER:	BGK 1082
PROJECT MANAGER:	LS
DRAWN BY:	LS AM
COVER SHEET	
SHEET:	

CS1.0



1 0 W N R W E W



H ☐☐☐☐☐☐☐☐ **W N** ☐ **R** ☐☐ **WE** ☐☐ ☐ **W** ☐☐



G 0 W N R W W



F 909 W EUCLID AVE



E 00 W EUCLID AVE



D 00 W EUCLID AVE



C 00 W EUCLID AVE

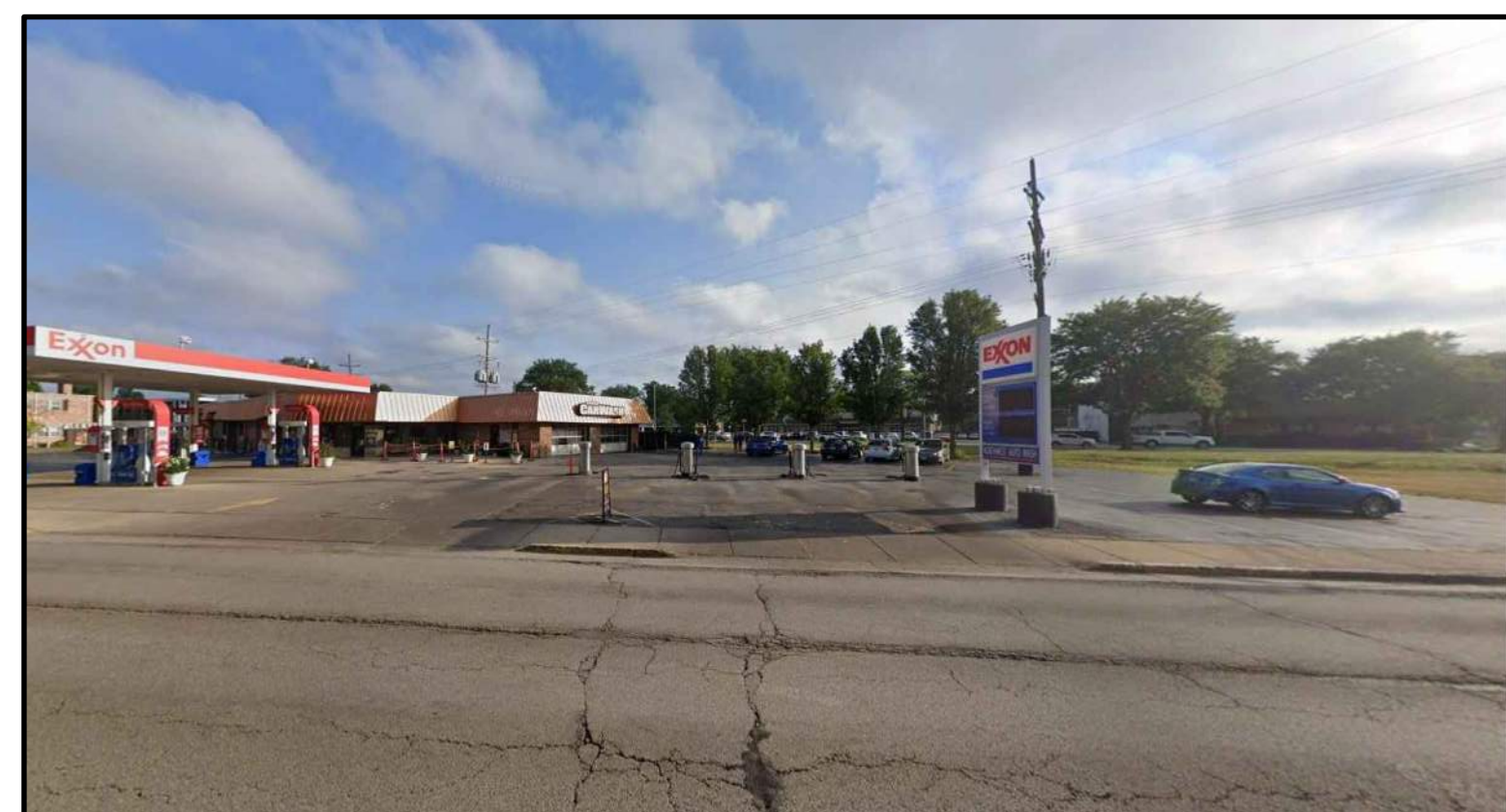


B 00 W EUCLID AVE



A 9090 W EUCLID AVE

2 EXISTING CONDITION PHOTOS - FOR REFERENCE



A 900 W EUCLID AVE ☐

1 SITE PHOTOS - FOR REFERENCE
G1.2 Scale: N.T.S.

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OWNER RELEASE:

I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY CONFORM TO ALL RESPECTS TO MY DESIGN CRITERIA AND ARE APPROVED.

BY: _____ DATE: _____

REVIEWED BY: _____ DATE: _____

CONSULTANT: _____ DATE: _____

CONSULTANT: _____ DATE: _____

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

#	DATE	DESCRIPTION
	05/05/2026	DESIGN COMMISSION PACKAGE
	05/28/2026	PARKING STRIPPING PLAN
	06/23/2026	SITE PLAN REVISION
	07/13/2026	DESIGN COMMISSION PACKAGE

PROJECT:

AXIOS

ARCHITECTS AND CONSULTANTS

License No. 184004911

Exp. 04/30/27

801 W. ADAMS ST

SUITE205

CHICAGO, IL 60607

PHONE 312.750.1333

BILL G. KOKALIAS

ARCHITECT

STATE OF ILLINOIS

BILL G. KOKALIAS

001-019545

ILLINOIS ARCHITECT

EXPIRES 11-30-2026

PROJECT NUMBER:	BGK 1082
PROJECT MANAGER:	LS
DRAWN BY:	LS AM

SURROUNDING PROPERTIES
REFERENCE PHOTOS

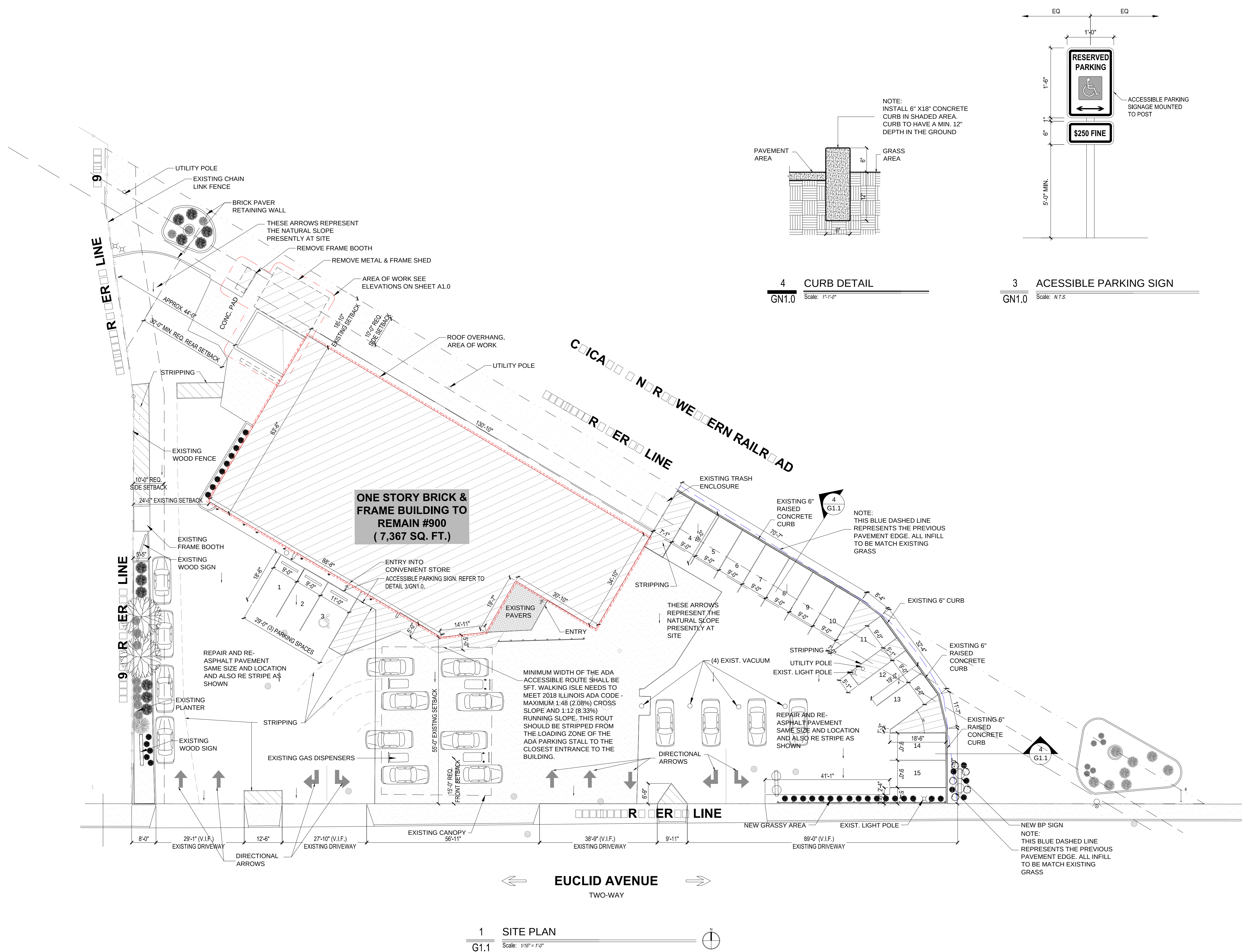
SHEET:

G1.2



2 SITE PHOTOS - FOR REFERENCE

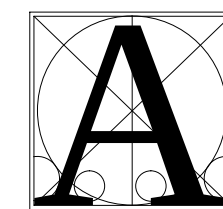
G1.1 Scale: *N.T.S.*



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	BY: _____ DATE: _____		05/28/2026	PARKING STRIPPING PLAN
			06/23/2026	SITE PLAN REVISION
	REVIEWED BY: _____		07/13/2026	DESIGN COMMISSION PACKAGE
	CONSULTANT: _____ DATE: _____		08/28/2026	LANDSCAPING REVISION
CONSULTANT: _____ DATE: _____				
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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.				

PROJECT:

900 W EUCLID AVENUE
ARLINGTON HEIGHTS, ILLINOIS

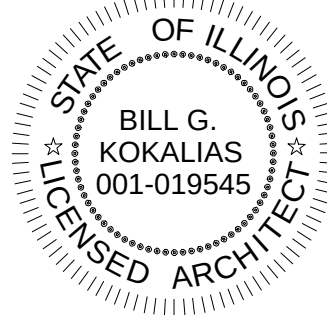


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CHICAGO, IL 60607
PHONE 312.750.1333

BILL G. KOKALIAS
ARCHITECT



EXPIRES 11-30-2026

PROJECT NUMBER:	BGK 1082
PROJECT MANAGER:	LS
DRAWN BY:	LS AM

SITE PLAN & REFERENCE PHOTOS

SHEET:

G1.1



900 W EUCLID AVE. ENTRANCE
D ALONG CAR WASH ENTRANCE



900 W EUCLID AVE. ENTRANCE
C LANDSCAPE AND SIDE



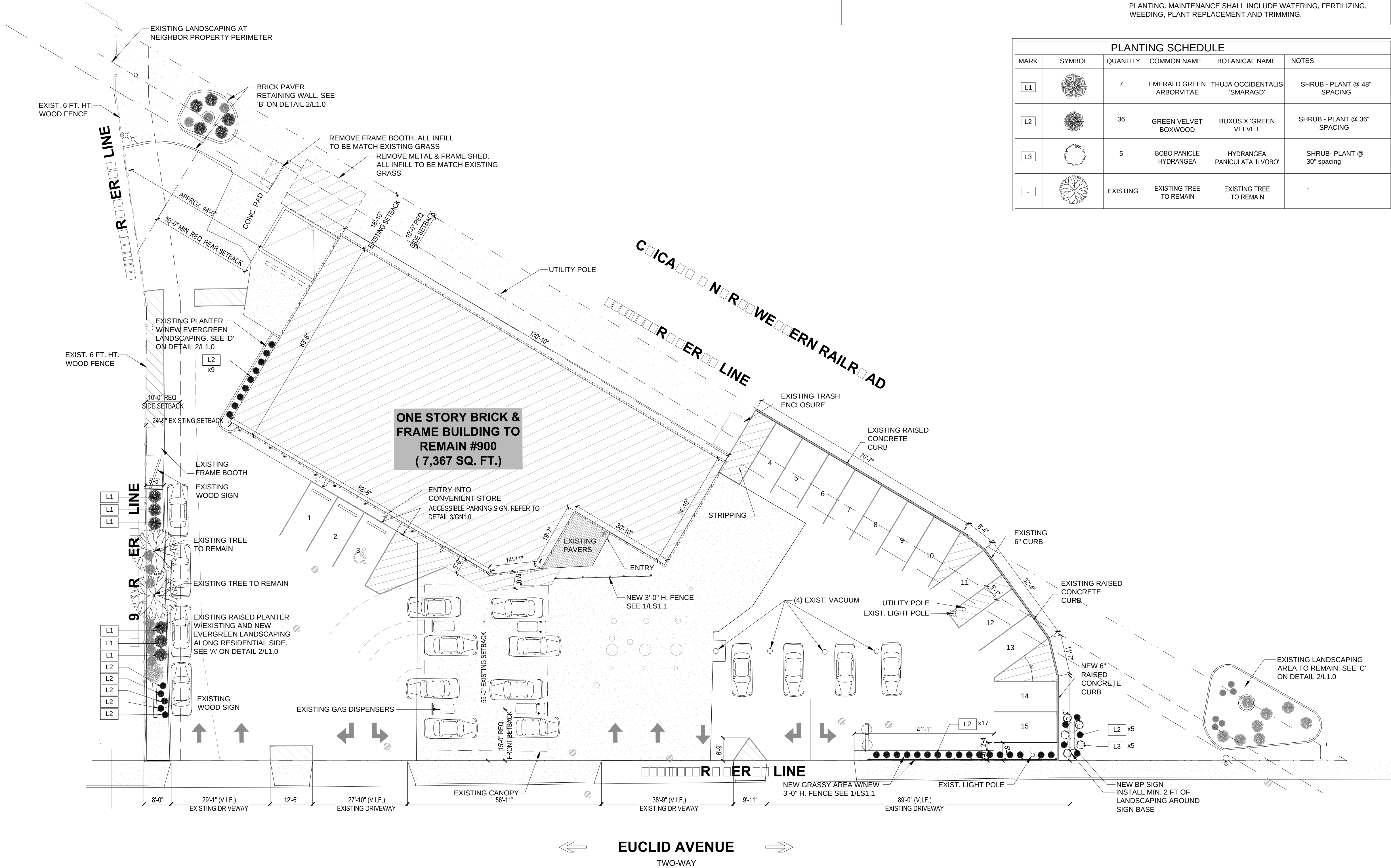
900 W EUCLID AVE. CAR WASH
B ENTRANCE LANDSCAPE



900 W EUCLID AVE. ENTRANCE
A PRIMER PLAN VIEW

2 SITE PHOTOS - FOR REFERENCE

L1.0 Scale: N.T.S.



1 LANDSCAPE PLAN
L1.0 Scale: 1/16" = 1'-0"

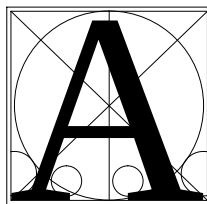
LANDSCAPE CERTIFICATION

- ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB U.N.O.
- NO SITE PAVING, CONC., FLAT WORK RAMPS & CURBS SHALL BE DONE WITHOUT REFERENCE TO STRUCTURAL, ARCHITECTURAL
- PROVIDE ALL REQUIRED SIDEWALK / PARKING, PLANTING AND LANDSCAPE BUFFER.
- COMPLY WITH THE REGULATIONS AND REQUIREMENTS OF THE CHICAGO LANDSCAPING ORDINANCE FOR ALL MATERIALS, PLANTS AND METHODS
- MINIMUM TREE SIZE SHALL BE 2 1/2" CALIPER, MEASURED AT 6'-0" ABOVE GRADE, 12'-0" - 14'-0" HIGH AND SHALL BE BALLED AND BURLAPPED WITH A MIN. 2'-4" DIA. BY 1'-6" DEEP ROOT BALL.
- HEDGES SHALL BE 2'-6" HIGH AT TIME OF INSTALLATION WITH A 2'-6" SPREAD.
- PLANT SPECIES SHALL BE USDA FOR ZONES 4 OR 5 AND HAVE BEEN RAISED AT A NURSERY GROWN NORTH OF THE CITY OF CHICAGO ALL PLANTS SHALL BE HIGH QUALITY NURSERY GROWN. "PARK GRADE" PLANTS ARE NOT ACCEPTABLE. COMPLY WITH "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI A60-1-1986).
- ARRANGE FOR INSPECTION OF ALL PLANT MATERIALS BY THE CHICAGO DEPARTMENT OF FORESTRY PRIOR TO INSTALLATION.
- PROVIDE ON-GOING MAINTENANCE OF PLANT MATERIALS UNTIL FINAL ACCEPTANCE BY THE OWNER. OWNER SHALL PROVIDE MAINTENANCE OF PLANTS FOR A MINIMUM OF TWO YEARS FOLLOWING INITIAL PLANTING. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, PLANT REPLACEMENT AND TRIMMING.

PLANTING SCHEDULE

MARK	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	NOTES
L1		7	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	SHRUB - PLANT @ 48" SPACING
L2		36	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	SHRUB - PLANT @ 36" SPACING
L3		5	BOBO PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'ILVOBO'	SHRUB - PLANT @ 30" spacing
-		EXISTING	EXISTING TREE TO REMAIN	EXISTING TREE TO REMAIN	-

900 W EUCLID AVENUE
ARLINGTON HEIGHTS, ILLINOIS

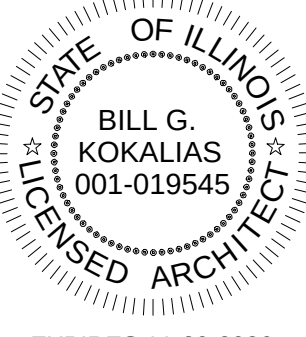


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PROJECT NUMBER:	BGK 1082
PROJECT MANAGER:	LS
DRAWN BY:	LS AM

LANDSCAPING PLAN
& REFERENCE PHOTOS

SHEET:

L1.0

843 W Northwest Hwy

Arlington Heights, Illinois

 Google Street View

Jul 2025

[See more dates](#)

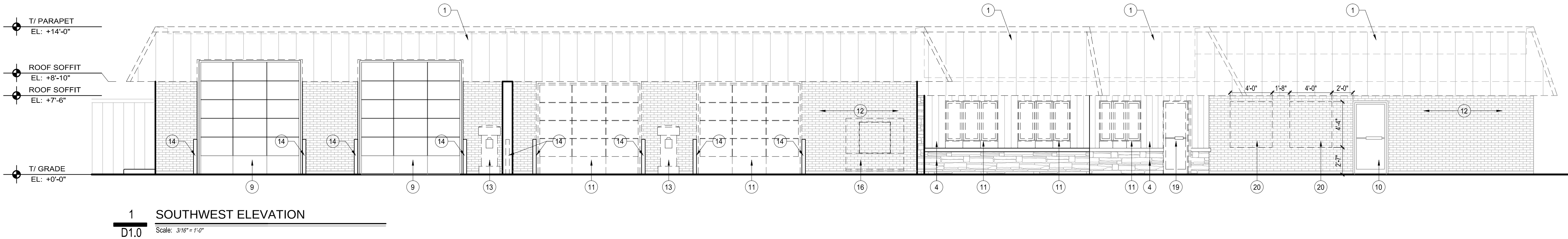
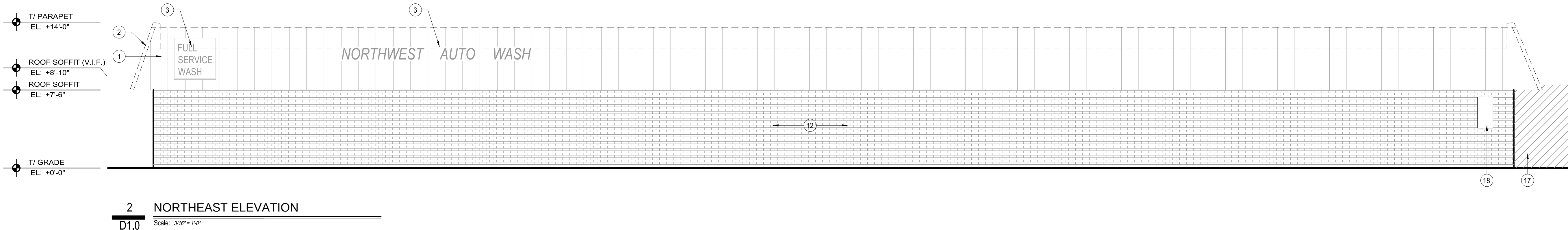
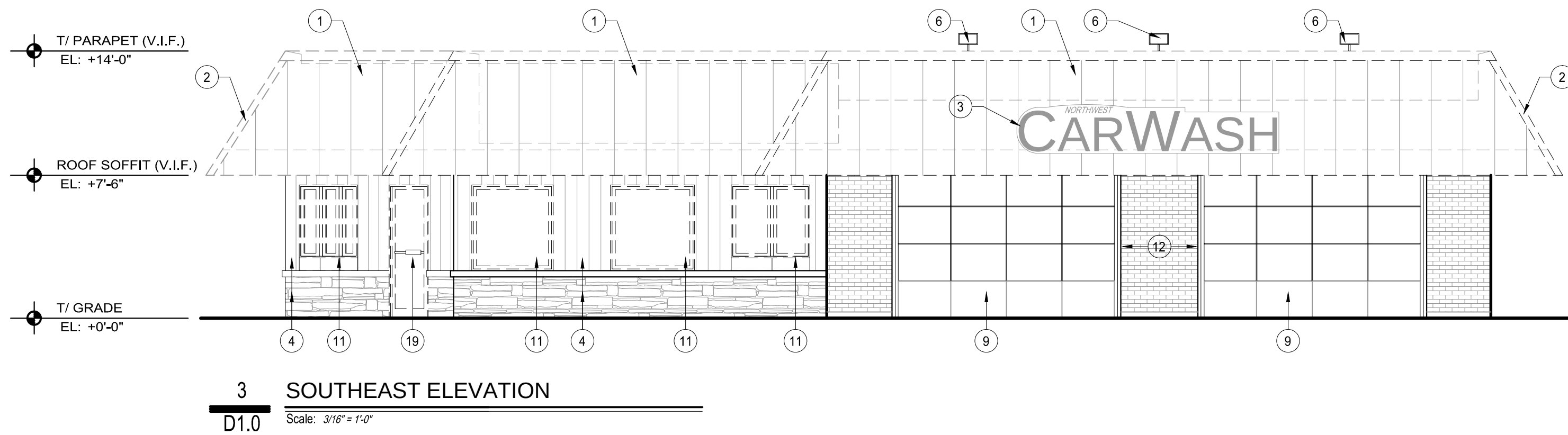
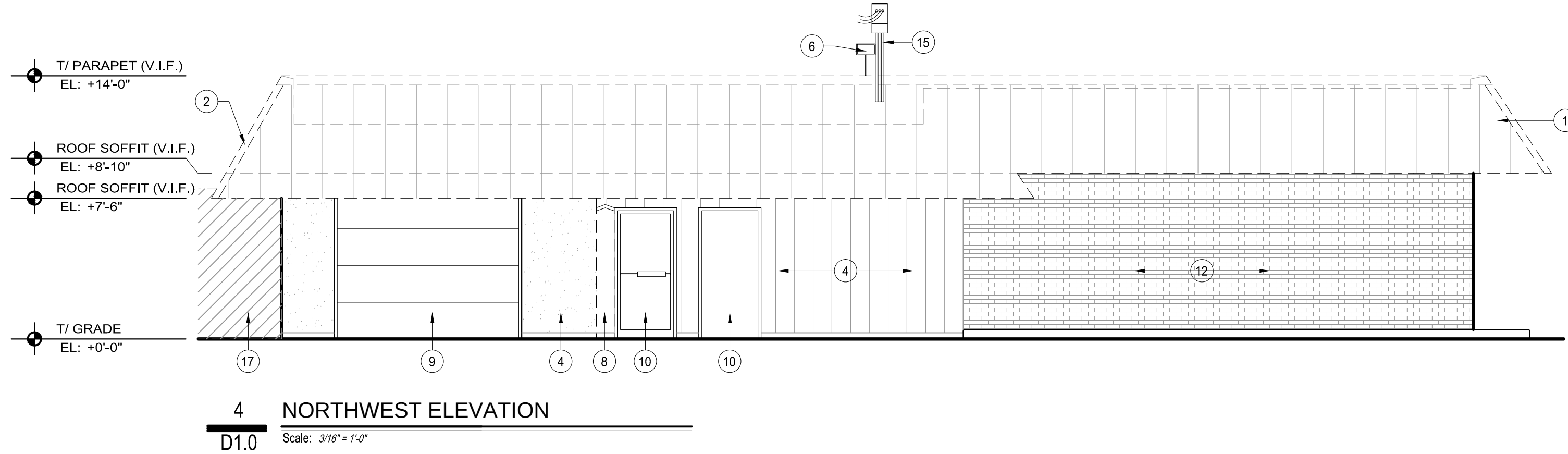


VIEW FROM NORTHWEST HIGHWAY



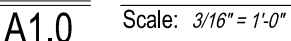
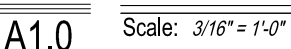
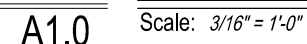
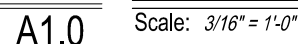
L1.1

DEMOLITION GENERAL NOTES				DEMOLITION KEYNOTES			
SCOPE OF WORK THE WORK CONSISTS OF ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY AND REQUIRED TO COMPLETE ALL DEMOLITION WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. 1. REMOVAL OF METAL ROOF SYSTEM ON EXISTING MANSARD ROOF. 2. PARTIAL DEMOLITION OF SOFFIT FRAMING AS PER PLANS. 3. REMOVAL AND DISPOSAL OF DEMOLISHED MATERIALS. GENERAL THE CONTRACTOR AGREES TO PROTECT, DEFEND AND HOLD HARMLESS AND INDEMNIFY THE ARCHITECT AND OWNER AND THEIR EMPLOYEES, AGENTS, AND CONSULTANTS FROM ANY CLAIMS, DEMANDS OR EXPRESSES ON ACCOUNT OF ANY BODILY INJURY ALLEGED OR REAL TO PERSON INCLUDING SICKNESS, DISEASE OR DEATH OR ANY DAMAGE ALLEGED OR REAL ARISING OUT OF ANYTHING DONE UNDER THIS CONTRACT BY THE CONTRACTOR OR ANY SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY EITHER EXCEPT WHEN DIRECTLY DUE TO ERROR IN THE CONSTRUCTION DOCUMENTS. THE OWNERS AND ARCHITECTS RESPONSIBILITY LIES IN THE PERMANENT RESULTS AND DO NOT INCLUDE DE MEANS SEQUENCES OR PROCEDURES EMPLOYED BY THE CONTRACTOR IN EXECUTING AND COMPLETING THE WORK. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE PROCEDURES OF CONSTRUCTION AND TO PROVIDE SAFE AND ADEQUATE MEANS OF				1. REMOVE EXISTING MANSARD METAL ROOFING SYSTEM. REMOVE AND DISPOSE OF ALL EXISTING METAL ROOFING AND MANSARD OVERHANG, INCLUDING PANELS, TRIM, FASTENERS AND ACCESSORIES. 2. REMOVE ASSOCIATED FLASHING AND EDGE METALS. REMOVE ALL DRIP EDGES, FLASHING, COPING, AND CLOSURE TRIMS ASSOCIATED WITH MANSARD ROOFING. 3. REMOVE EXISTING BUILDING SIGNAGE. PRESERVE ALL ELECTRICAL STRUCTURE FOR FUTURE SIGNAGE. REFER TO NEW BUILDING ELEVATIONS. EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT. 4. REMOVE EXTERIOR SIDING. CLEAN AND REPAIR EXTERIOR WALL IN PREPARATION TO RECEIVE NEW BRICK FINISH. SEE EXTERIOR BUILDING ELEVATIONS. 5. PROTECT EXISTING STRUCTURE TO REMAIN. 6. REMOVE ANY LIGHTS, SIGNAGE, CONDUITS, OR ACCESSORIES MOUNTED TO MANSARD AND SOFFIT SURFACES THAT INTERFERE WITH WORK. SALVAGE AND STORE TO BE RE-INSTALLED AT SAME LOCATION AS EXISTING. CONFIRM FINAL LOCATIONS WITH OWNER. 7. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING. 8. EXISTING DIVIDING WALL/FENCE TO BE REMOVED. 9. EXISTING OVERHEAD DOORS TO REMAIN. 10. EXISTING DOOR TO REMAIN. 11. EXISTING OVERHEAD DOOR AND STOREFRONT WINDOW TO BE REMOVED. PARTIALLY REMOVE WINDOW SILL, CLEAN AND REPAIR EXTERIOR WALL AS NEEDED IN PREPARATION TO RECEIVE NEW STOREFRONT SYSTEM. 12. EXISTING EXTERIOR BRICK TO REMAIN. CLEAN AND REPAIR AS NEEDED IN PREPARATION TO RECEIVE NEW FINISH PAINT. -COLOR BY OWNER. 13. EXISTING AIR/VACUUM MACHINE TO BE REMOVED. 14. EXISTING BOLLARDS TO REMAIN. U.N.O. 15. EXISTING OVERHEAD ELECTRICAL SERVICE POLE TO REMAIN. 16. RELOCATE EXISTING EXTERIOR ICE MERCHANDISER PRIOR TO DEMOLITION AND CONSTRUCTION. VERIFY WITH OWNER FOR NEW LOCATION. 17. EXISTING ADJACENT SHED TO BE REMOVED, NOT SHOWN FOR CLARITY. SEE SITE PLAN AND PHOTOS ON COVER SHEET FOR REFERENCE. 18. EXISTING TELEPHONE BOX TO REMAIN. 19. REMOVE EXISTING ENTRY DOOR. SEE PROPOSED PLANS FOR NEW LOCATION. 20. PARTIALLY REMOVE EXTERIOR WALL IN PREPARATION FOR NEW STOREFRONT WINDOWS.			
SHORING, BRACING, SCAFFOLDING, LADDERS, STAGES, HOIST, TEMPORARY SUPPORTS AND OTHER FACILITIES OR METHODS AS HE MAY DETERMINE ARE REQUIRED FOR THE EXECUTION AND COMPLETION OF THE WORK. CODES AND SPECIAL REQUIREMENTS A. CONFIRM TO ALL BUILDING CODE REGULATIONS PERTAINING TO WRECKING INCLUDING PAYMENT OF ANY SPECIAL PERMITS. B. PERFORM WRECKING OPERATIONS IN SUCH A MANNER AS TO INSURE THE LEAST POSSIBILITY OF DAMAGE TO ADJOINING AREAS. C. BE LIABLE FOR ANY REPAIR DAMAGE TO STRUCTURES, MATERIALS, OR EQUIPMENT CAUSED BY WRECKING OPERATIONS. SUBMITTALS A. SCHEDULE: SUBMIT PROPOSED METHODS AND OPERATIONS OF DEMOLITION AND REMOVAL WORK TO ARCHITECT FOR REVIEW PRIOR TO START OF WORK. INCLUDE IN SCHEDULE COORDINATION FOR SHUTOFF CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED. B. PERMITS AND NOTICES AUTHORIZING DEMOLITION. C. CERTIFICATES OF SEVERANCE OF UTILITY SERVICES. D. PERMIT FOR TRANSPORT AND DISPOSAL OF DEBRIS. DISPOSAL OF DEMOLISHED MATERIALS A. CONTRACTOR SHALL REMOVE ALL ITEMS OF SALVAGE AND ALL RUBBISH AND DEBRIS FROM THE BUILDING AS QUICKLY AS IT				ACCUMULATES, SO AS TO PREVENT ANY FIRE HAZARDS OR UNDUE HARDSHIPS IN MAINTAINING BUILDING AND UNLOADING OF NEW MATERIALS. B. STREETS AND DRIVES SHALL BE KEPT REASONABLY CLEAN AND SHALL BE SWEEPED WHEN NECESSARY TO REMOVE SPILLED DEBRIS. C. BURNING ON REMOVED MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED ON SITE. D. REMOVAL: CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR TIMES FOR ACTUAL TRUCKING AWAY OF DEBRIS. E. TRANSPORT MATERIALS REMOVED FROM STRUCTURES AND LEGALLY DISPOSED OF OFF SITE. JOB CONDITIONS A. CONDITIONS OF AREAS: THE OWNER AND ARCHITECT ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF AREAS OF BUILDING TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. B. EXPLOSIVES: USE OF EXPLOSIVES WILL NOT BE PERMITTED. C. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. D. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES			
AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS. E. PROTECTION: ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION, CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT STRUCTURES, OTHER FACILITIES AND PERSON. 1. PROVIDE SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF EXISTING STRUCTURE AND ADJACENT FACILITIES TO REMAIN. F. DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER. G. UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN. KEEP IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. 1. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES. EXPECT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTION TO EXISTING UTILITIES, AS ACCEPTABLE TO GOVERNING AUTHORITIES. 2. CONTRACTOR SHALL ARRANGE FOR SHUTOFF OF UTILITIES SERVING STRUCTURE TO BE DEMOLISHED. DISCONNECTING AND SEALING OF INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATION IS PART OF THIS WORK. DEMOLITION AND REMOVAL A. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, ALL SALVAGE AND PRODUCTS OF DEMOLITION AND REMOVAL SHALL				BECOME THE PROPERTY OF THEIR CONTRACTOR. B. POLLUTION CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL. LEVEL COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. 1. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS BUT NOT LIMITED TO ICE, AND FLOODING. 2. CONCRETE BREAKERS, PNEUMATIC HAMMERS, AND SIMILAR NOISY METHODS OF BREAKING OUT MASONRY AND CONCRETE ARE PERMITTED ONLY AS SCHEDULED WITH OWNER. C. CLEAN ADJACENT STRUCTURES OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS AS DIRECTED BY ARCHITECT OR GOVERNING AUTHORITIES. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO THE START OF WORK. D. IF APPLICABLE, DEMOLISH MASONRY IN SMALL SECTIONS. WORK SHALL BE EXECUTED IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR THE PUBLIC. E. LOCATE DEMOLITION EQUIPMENT THROUGHOUT STRUCTURES AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS TO SUPPORTING WALLS, FLOORS, AND FRAMING.			



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	BY: _____ DATE: _____		
	REVIEWED BY: _____ DATE: _____		
	CONSULTANT: _____ DATE: _____		
	CONSULTANT: _____ DATE: _____		
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	#	DATE	DESCRIPTION
		05/05/2026	DESIGN COMMISSION PACKAGE
		05/28/2026	PARKING STRIPPING PLAN
	06/23/2026	SITE PLAN REVISION	
	07/13/2026	DESIGN COMMISSION PACKAGE	

1. PROVIDE AND INSTALL NEW COMMERCIAL HARDIE BOARD PANEL SYSTEM ON NEW CAR-WASH ENTRANCE SHED - PANEL LAYOUT, FINISH, AND COLOR SELECTIONS BY OWNER. PROVIDE SEALANT AT ALL JOINTS, TRANSITIONS, AND PENETRATIONS TO ENSURE WEATHER-TIGHT ASSEMBLY.	11. INSTALL SURFACE-MOUNT SIGN AS SHOWN. 16. PROVIDE CONCEALED WALL BLOCKING AND DEDICATED ELECTRICAL POWER FOR FUTURE SIGNAGE LOCATION IN NEW 2x4 FRAMING.
2. PROVIDE AND INSTALL NEW COMMERCIAL HARDIE BOARD PANEL SYSTEM ON 2x4 FRAMED PARAPET. PROVIDE SEALANT AT ALL JOINTS, TRANSITIONS, AND PENETRATIONS TO ENSURE WEATHER-TIGHT ASSEMBLY.	12. NEW 4" H. METAL COPING W/ WALL AND RIP EDGES (6" H AT CAR WASH SHED) - COLOR BY OWNER.
3. EXISTING EXTERIOR BRICK VENEER FINISHES TO REMAIN. CLEAN AND REPAIR AS NEEDED IN PREPARATION TO RECEIVE NEW FINISH PAINT. - COLOR BY OWNER	13. DECORATIVE ROOF OVERHANG.
4. INSTALL NEW BRICK VENEER IN AREAS WHERE PREVIOUSLY REMOVED SIDING. MATCH EXISTING CONSTRUCTION AND FINISHES.	14. LINE OF PREVIOUS DEMOLISHED SOFFIT HEIGHT, FOR REFERENCE ONLY.
5. NEW 6" H. DECORATIVE TRANSITION BAND - COLOR BY OWNER.	15. EXISTING DOOR TO REMAIN.
6. RE-INSTALL ALL MISCELLANEOUS ITEMS AT SAME LOCATIONS, IN ACCORDANCE WITH NEW DESIGN.	16. NEW STOREFRONT SYSTEM.
7. NEW OVERHEAD DOOR AT CAR-WASH ENTRANCE.	17. EXISTING BOLLARDS TO REMAIN. CLEAN AND REPAIR AS NEEDED IN PREPARATION TO RECEIVE NEW FINISH PAINT. -COLOR BY OWNER
8. NEW (36 IN.) SERVICE DOOR LOCATION.	18. EXISTING OVERHEAD DOORS TO REMAIN. VERIFY EXISTING HEADERS CONDITION, REPAIR AND SEAL FRAMES AS NEEDED.
9. EXISTING OVERHEAD ELECTRICAL SERVICE POLE TO REMAIN.	19. EXISTING TELEPHONE BOX TO REMAIN.
10. NEW WP EXTERIOR WALL SCONCE, TYP.	20. PRE-FINISHED ALUMINUM DOWNSPOUT. FINISH COLOR BY OWNER
	21. NEW WINDOW & NEW LINTEL
	22. BRANDING SURFACE STRIPES. REFER TO FINAL RENDERINGS ON SHEET A2.0 FOR ADDITIONAL DETAILS, AND MATERIALS BOARD ON SHEET A2.1.



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		BY: _____ DATE: _____		05/28/2026	PARKING STRIPPING PLAN
		REVIEWED BY: _____		06/23/2026	SITE PLAN REVISION
		CONSULTANT: _____ DATE: _____		08/28/2026	DESIGN COMMISSION PACKAGE
		CONSULTANT: _____ DATE: _____			LANDSCAPING REVISION
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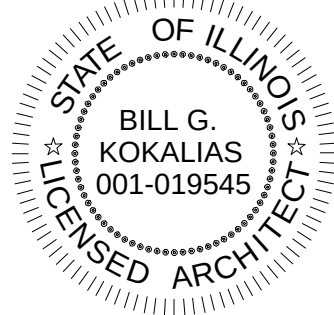


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PHONE 312.750.1333

OF μ



EXPIRES 11-30-2026

BGK 1082

LS

LS AM

PROPOSED ROOF PLAN AND EXTERIOR ELEVATIONS

SHEET:

A1.0

900 EUCLID AVENUE

ARLINGTON HEIGHTS

ILLINOIS



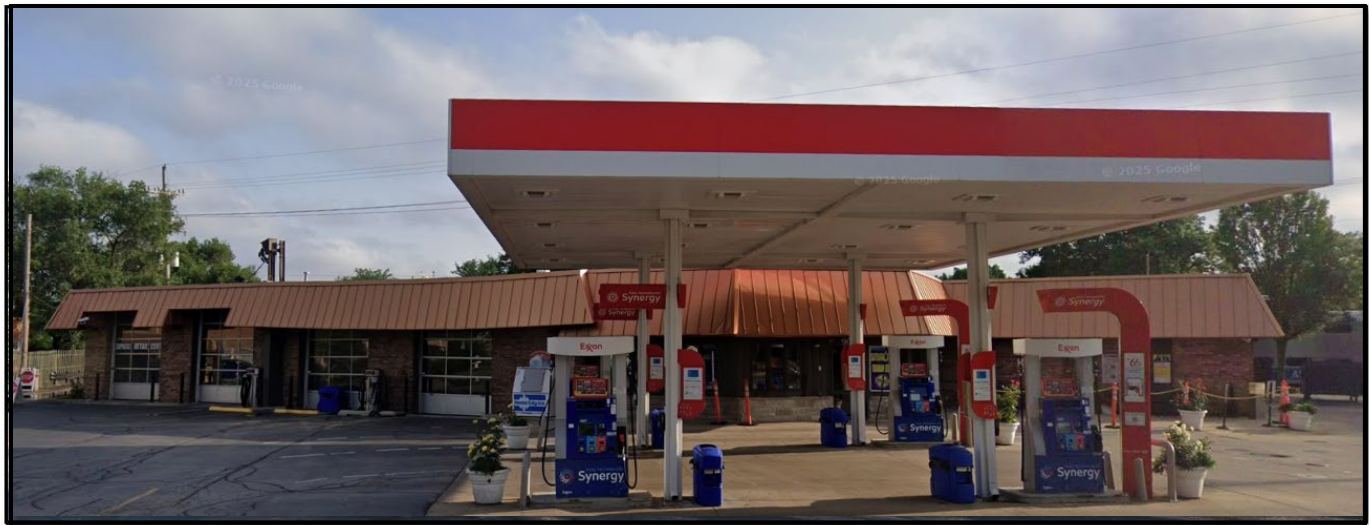
4 BUILDING WEST VIEW - CAR-WASH ENTRANCE
A2.0 Scale: N.T.S.



3 BUILDING SOUTHWEST VIEW
A2.0 Scale: N.T.S.



2 BUILDING SOUTHEAST VIEW - CAR-WASH EXIT
A2.0 Scale: N.T.S.



1 BUILDING SOUTH VIEW
A2.0 Scale: N.T.S.

900 EUCLID AVENUE

ARLIN N EI

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4 BUILDING WEST VIEW - CAR-WASH ENTRANCE
A2.0 Scale: N.T.S.



3 BUILDING SOUTHWEST VIEW
A2.0 Scale: N.T.S.



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A2.0 Scale: N.T.S.



1 BUILDING SOUTH VIEW
A2.0 Scale: N.T.S.

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OWNER RELEASE:

I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY CONFORM TO ALL RESPECTS TO MY DESIGN CRITERIA AND ARE APPROVED.

BY: _____ DATE: _____

REVIEWED BY:

CONSULTANT: _____ DATE: _____

CONSULTANT: _____ DATE: _____

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A STATE DIFFERENT THAN ORIGINALLY DRAWN OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.

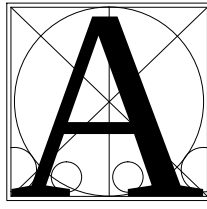
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PROJECT:

900 W EUCLID AVENUE

ARLINGTON HEIGHTS, ILLINOIS



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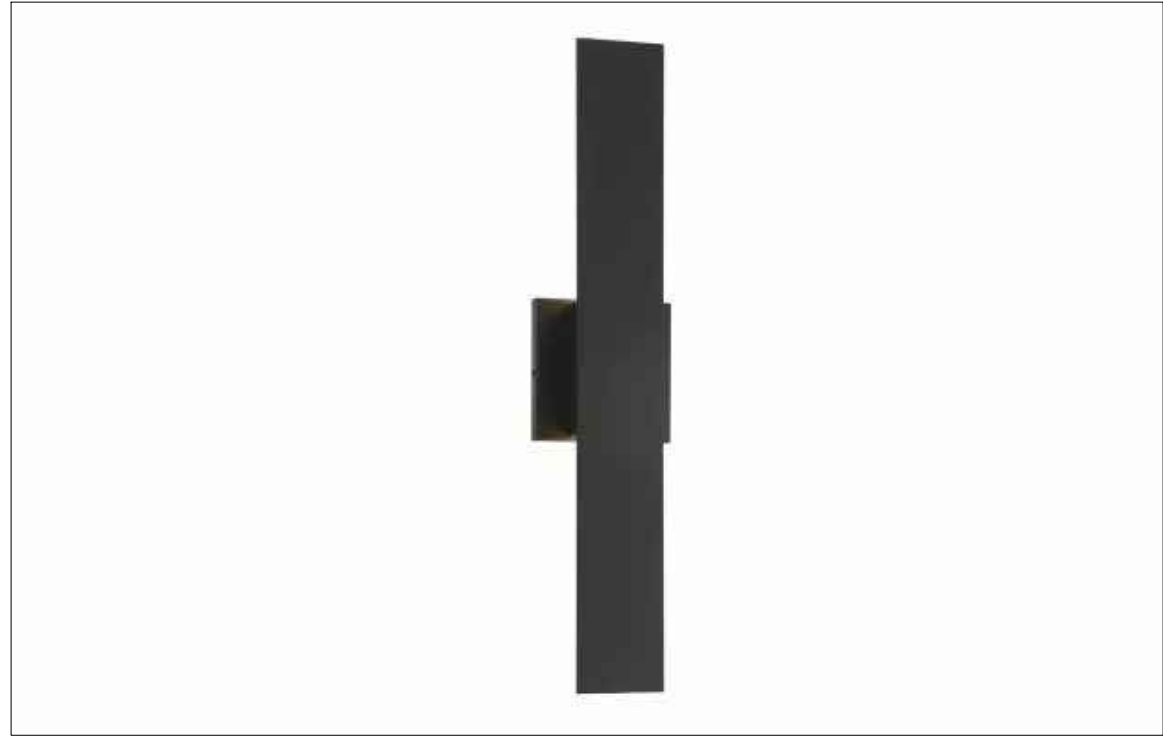
EXPIRES 11-30-2026

PROJECT NUMBER:	BGK 1082
PROJECT MANAGER:	LS
DRAWN BY:	LS AM
BUILDING COLOR RENDERINGS FOR REFERENCE ONLY	
SHEET:	A2.0

900 EUCLID AVENUE

ARLINGTON HEIGHTS, ILLINOIS

ILLINOIS



LED UNDER WALL COPINGS & DOWNSPOUTS

COLOR: BLACK - FINAL SELECTION BY OWNER



ALUMINUM PANELS & MOLDINGS

COLOR: DARK BRONZE



ALUMINUM REAR WINDOW MOLDINGS

COLOR: BLACK



METAL ALUMINUM MOLDINGS

COLOR: DARK BRONZE AT COPING & DOWNSPOUTS



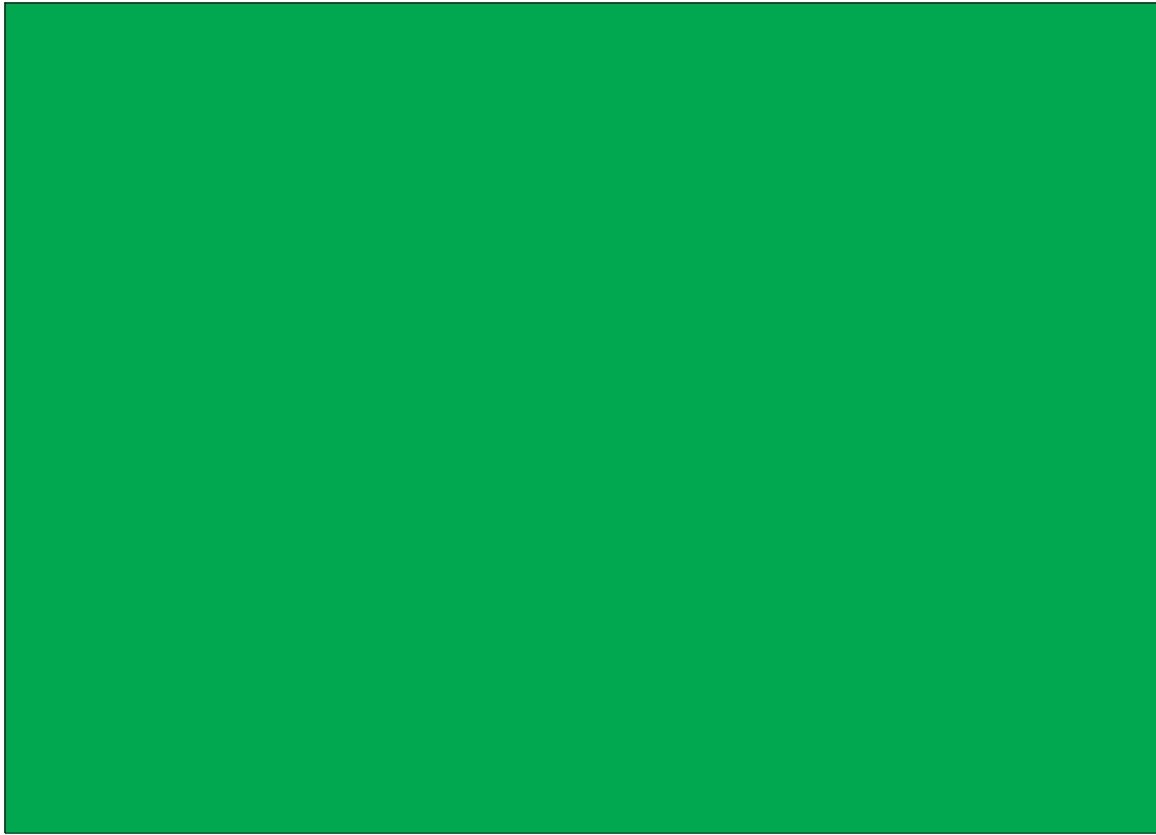
EXTERIOR PAINT COLOR SWATCH

COLOR: YELLOW - BY BP



EXTERIOR PAINT COLOR SWATCH

COLOR: LIGHT GREEN - BY BP



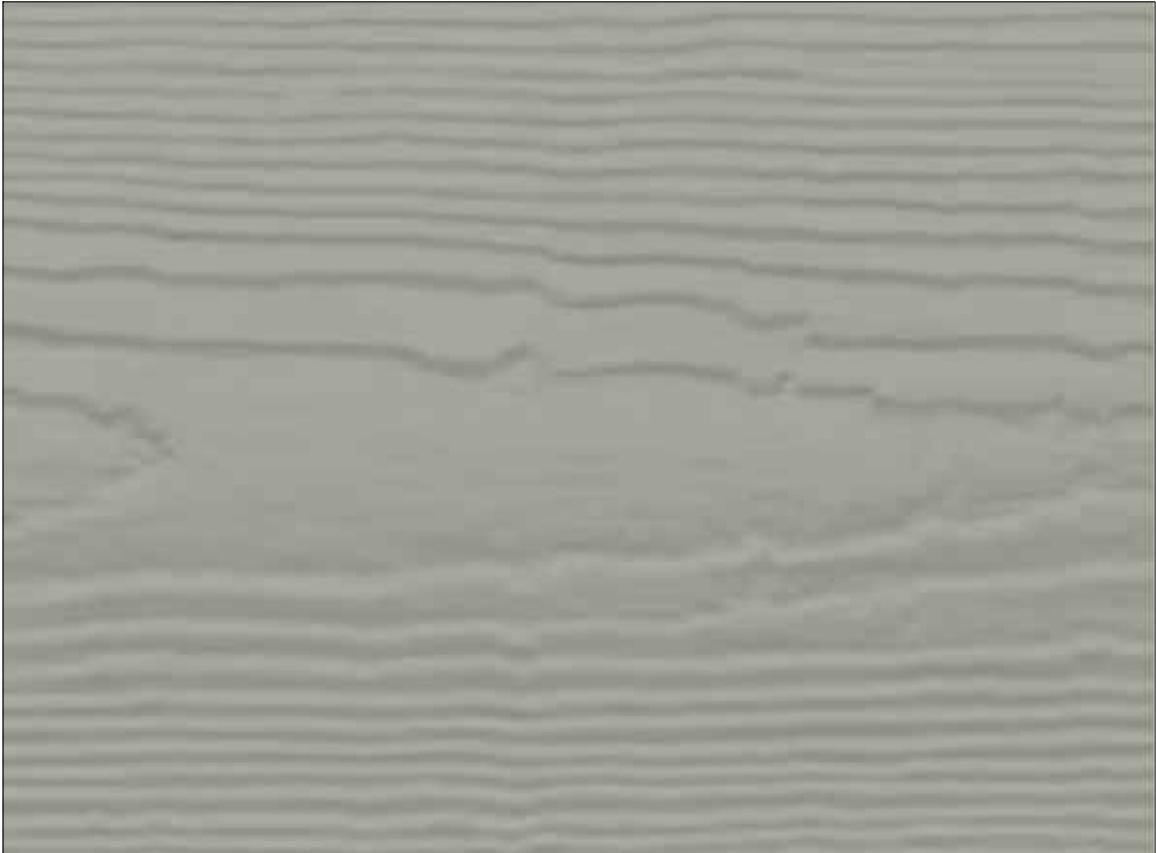
EXTERIOR PAINT COLOR SWATCH

COLOR: GREEN - BY BP



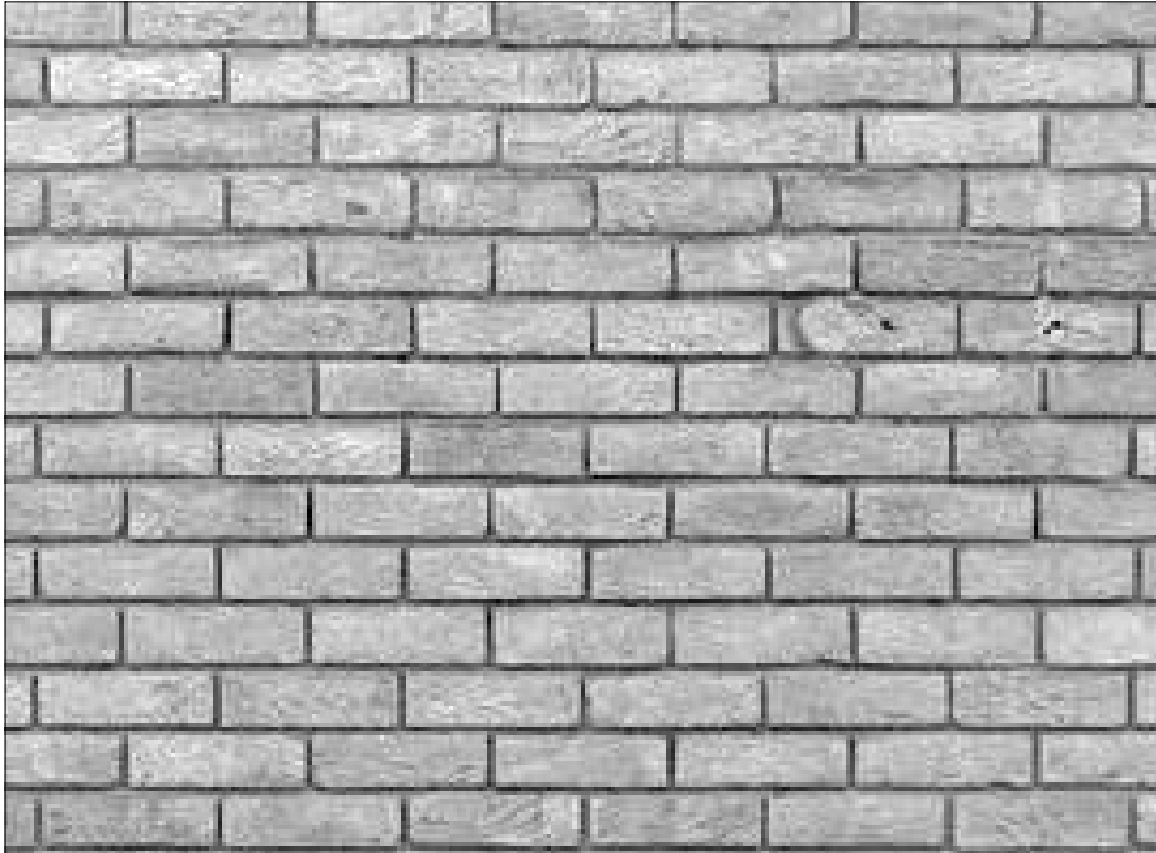
EXTERIOR PAINT COLOR SWATCH

COLOR: SW 6991 BLACK MAGIC OR EQ. (BY OWNER)



CEAR MILL FINISH TEXTURE

FINISH TEXTURE: CEDARMILL
COLOR: PEARL GRAY (BY OWNER)



EXTERIOR BRICK VENEER

FINISH PAINT: SW 7064 PASSIVE OR EQ. (BY OWNER)

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OWNER RELEASE:

I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY CONFORM TO ALL RESPECTS TO MY DESIGN CRITERIA AND ARE APPROVED.

BY: _____ DATE: _____

REVIEWED BY:

CONSULTANT: _____ DATE: _____

CONSULTANT: _____ DATE: _____

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A STATE DIFFERENT THAN ORIGINALLY DRAWN OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

#	DATE	DESCRIPTION
	05/05/2026	DESIGN COMMISSION PACKAGE
	05/28/2026	PARKING STRIPPING PLAN
	06/23/2026	SITE PLAN REVISION
	07/13/2026	DESIGN COMMISSION PACKAGE
	08/28/2026	LANDSCAPING REVISION

PROJECT:

900 W EUCLID AVENUE

ARLINGTON HEIGHTS, ILLINOIS

AXIOS
ARCHITECTS AND CONSULTANTS

License No. 184004911 Exp. 04/30/27

801 W. ADAMS ST
SUITE 205
CHICAGO, IL 60607
PHONE 312.750.1333

BILL G. KOKALIAS
ARCHITECT

PROJECT NUMBER: BGK 1082

PROJECT MANAGER: LS

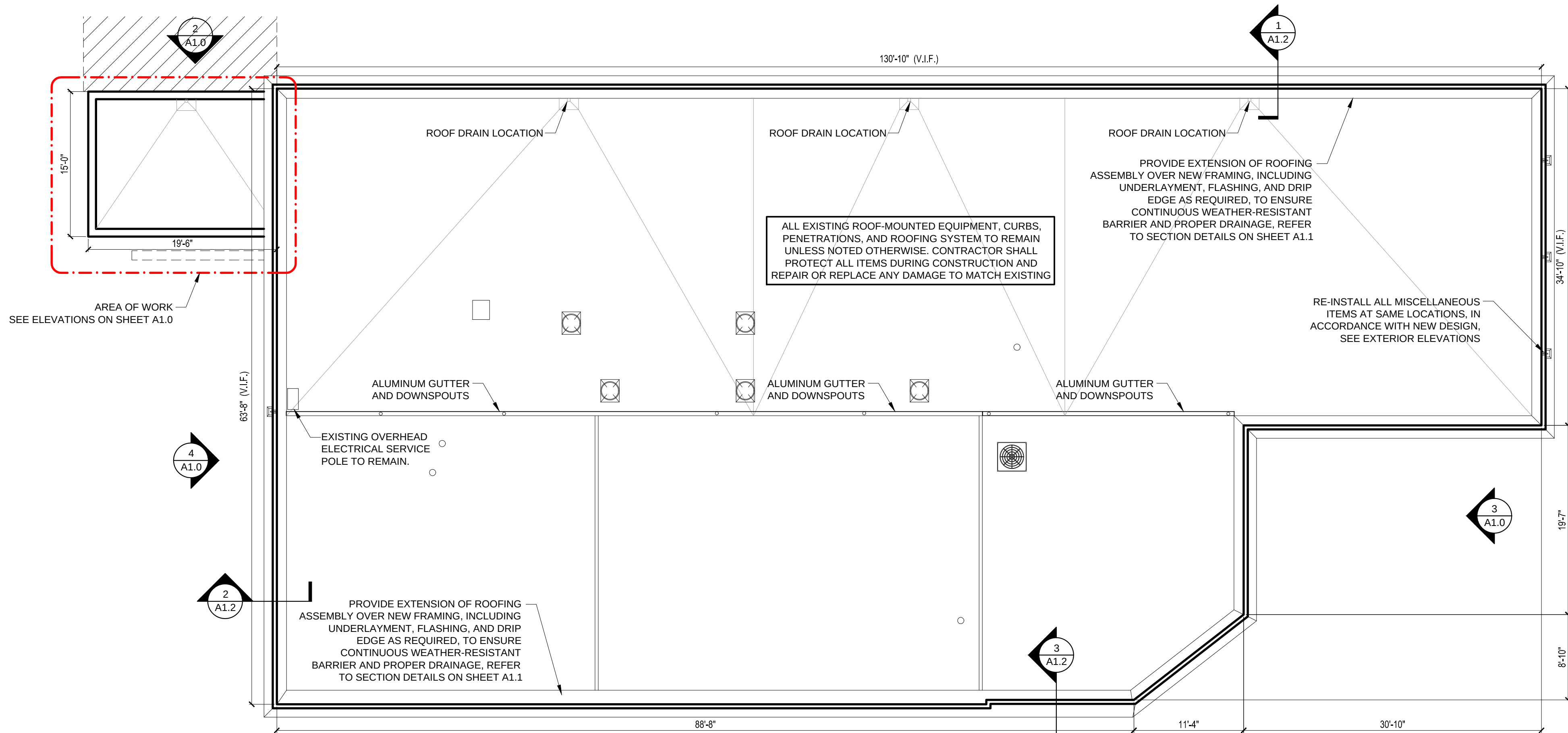
DRAWN BY: LS AM

MATERIAL BOARD

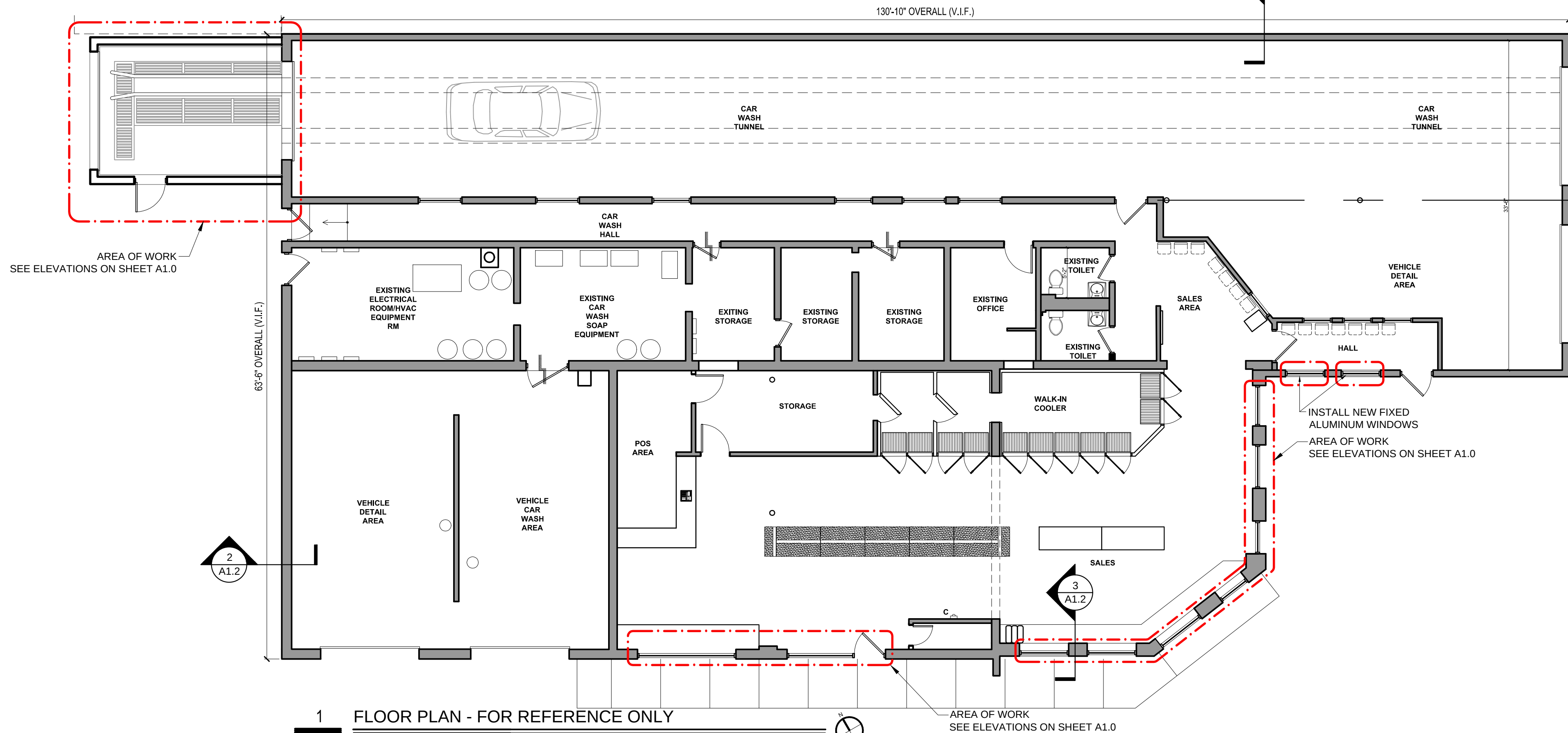
SHEET:

A2.1

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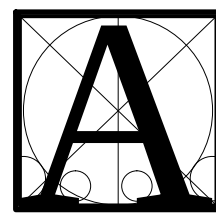
2 ROOF PLAN
G1.3 Scale: 1/8" = 1'-0"



1 FLOOR PLAN - FOR REFERENCE ONLY
G1.3 Scale: 1/8" = 1'-0"

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900 W EUCLID AVENUE
ARLINGTON HEIGHTS, ILLINOIS

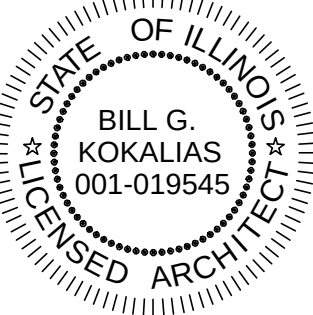


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BILL G. KOKALIAS
ARCHITECT



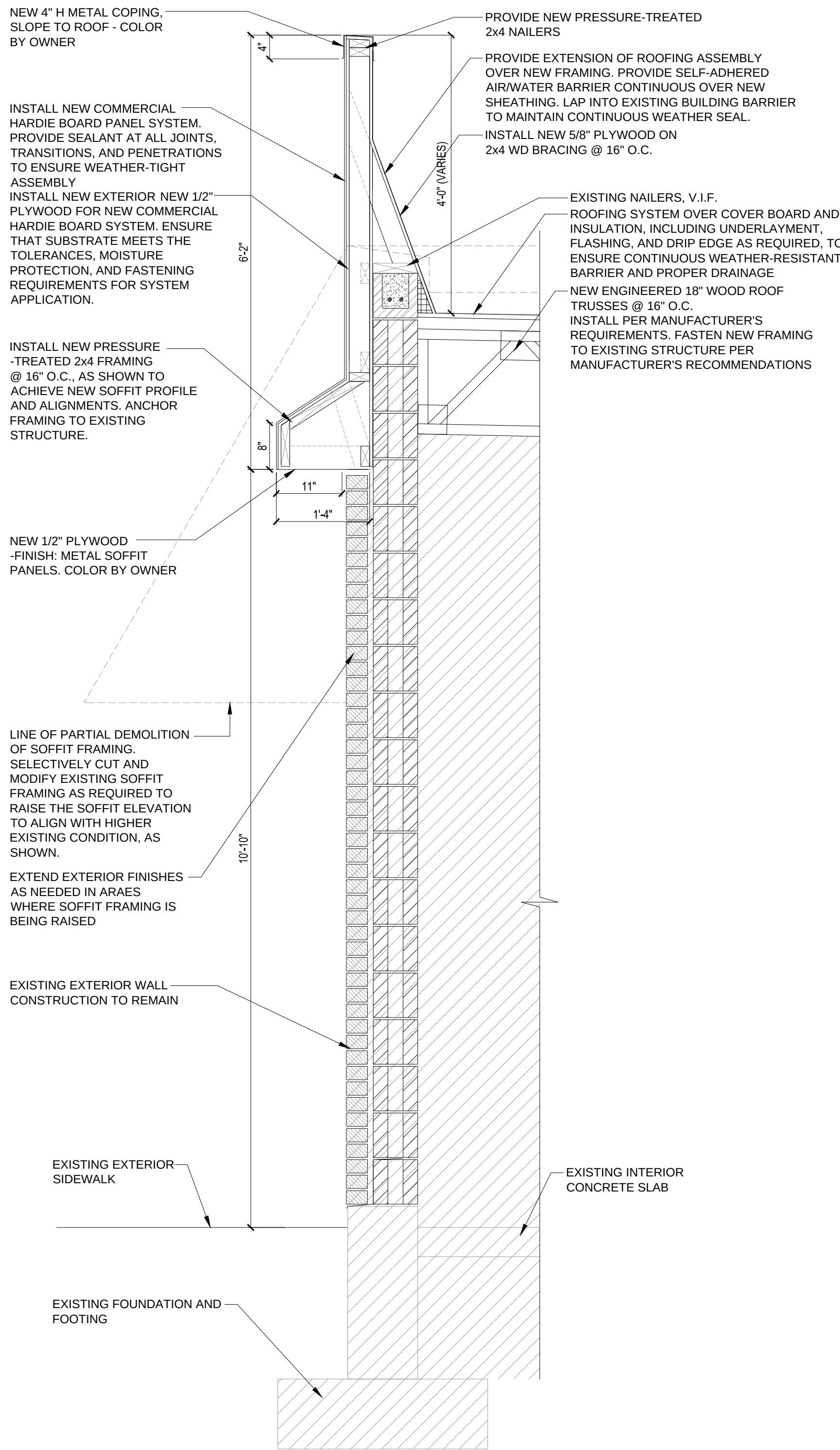
EXPIRES 11-30-2026

PROJECT NUMBER:	BGK 1082
PROJECT MANAGER:	LS
DRAWN BY:	LS AM

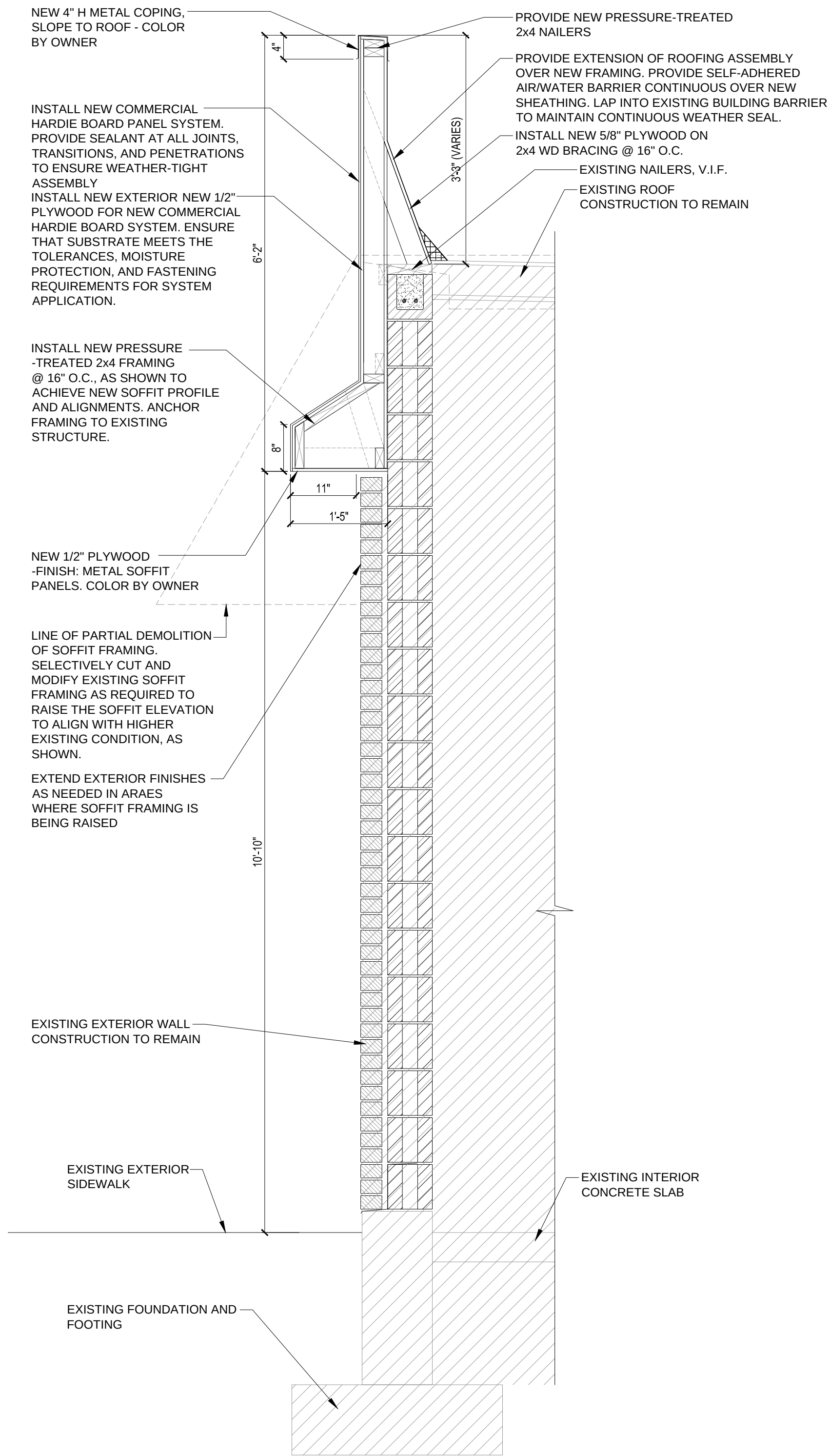
ARCHITECTURAL FLOOR PLAN &
ROOF PLAN FOR REFERENCE

SHEET:

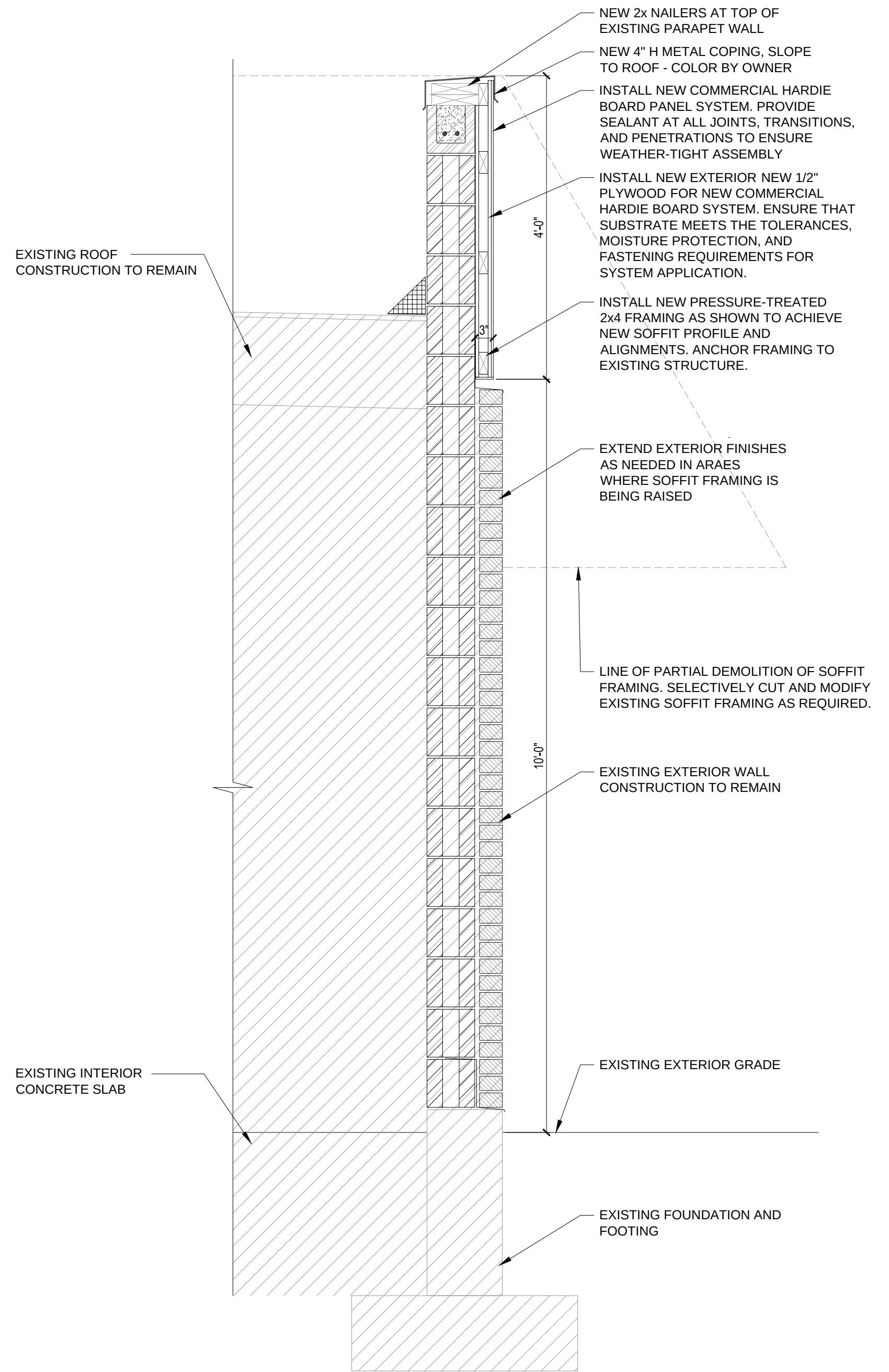
G1.3



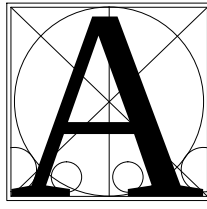
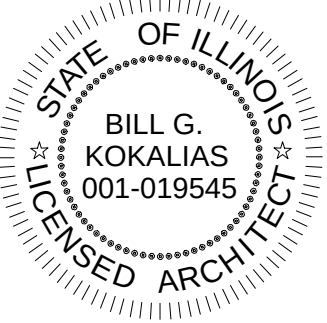
3 WALL SECTION @ NEW ROOF TRUSSES
A1.1 Scale: 3/4" = 1'-0"



2 WALL SECTION @ TYP. PARAPET
A1.1 Scale: 3/4" = 1'-0"



1 WALL SECTION @ REAR SIDE OF BUILDING
A1.1 Scale: 3/4" = 1'-0"

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A1.1