



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000
Website: www.vah.com

August 23, 2023

Cathy Deligio
Mastercraft Builders & Carpentry Inc.
1000 George Street
Barrington, IL 60010

RE: 716 N Dunton Avenue

Dear Ms. Deligio:

I am following up to our phone conversation on May 23, 2023, at which time you reported interest from one of your clients to possibly demolish the existing historic home at 716 N. Dunton Avenue in order to build a new house on the lot. As you recall, I was disappointed to hear about this possible plan, and I encouraged you to preserve the existing house. I recommended that you find a client who appreciates the historic quality of the home, and who would want to improve and maintain the existing house instead of demolishing it.

In a recent conversation with your Architect, it was mentioned that you are moving forward with plans for a new house on this lot. In light of this update, I would like to remind you that no demolition permit can be issued without Design Commission approval.

Per Chapter 28 of the Municipal Code, Section 13.2.c, design review is required prior to a demolition permit being issued. The design review will evaluate the development plan including verifying that the proposed redevelopment is in character with the neighborhood and meets the criteria in the Design Guidelines, and that the proposed redevelopment will not adversely affect the neighborhood.

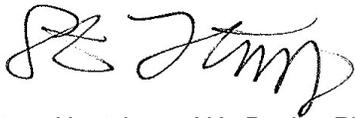
The powers, duties and responsibilities of the Design Commission are set forth in Chapter 6 of the Municipal Code, which states that the Design Commission may perform and exercise their powers and duties "to work towards the aesthetic growth and preservation of the community...as set forth in the Design Guidelines". The purpose of the Design Guidelines is to provide professional standards to evaluate improvements in the Village, including "evaluation of how the proposed home fits in with the character of the existing neighborhood", and "the relationship of the proposed structure to its site and adjacent homes".

Based on the current information available, Staff would not recommend to the Design Commission approval of demolishing the existing house.

The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area, and the existing house was included in a Community Preservation Report that was prepared by the School of the Art Institute of Chicago in 2004 to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The existing house at 716 N Dunton is one of only 38 homes in the report rated as "Exceptional". Additionally, the subject house was identified as one of 30 significant historic structures in Arlington Heights by the State of Illinois' Historic Structures Survey which was completed in 1971-1975.

Staff recommends preservation of the existing house, which could be updated and expanded, while still maintaining the historic character, to meet a new owner's needs. Please let me know how I can assist you with that effort, or if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Hautzinger". The signature is fluid and cursive, with the first name "Steve" being more prominent than the last name "Hautzinger".

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

Cc: Charles Witherington Perkins - Director of Planning and Community Development