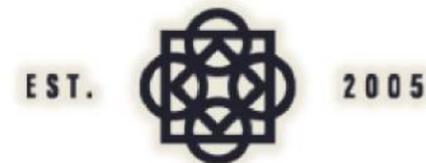




Get Inspired at
GlenbrookRemodeling.com

Kitchen Remodeling Guide



GLENBROOK
REMODELING

DESIGN-BUILD • SHOWROOM



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Request A Consultation To Get Started



How Our Boutique Showroom Came To Be

Family-owned “Since 2005”

Glenbrook Remodeling started with the passion of two brothers who loved to work with their hands and has grown into a lasting legacy of craftsmanship, service, and many happy homeowners across the North Shore.

From the moment you walk into our design studio for your complimentary consultation, we consider you as part of the Glenbrook Remodeling family. We started as a family-owned remodeling company in 2005, and that distinction and the values that go along with it remain to this day. We provide simplified, buildable solutions with quality, care, and efficiency.

One of the quotes you will hear often when you work with Glenbrook Remodeling is **“Nobody cares about how much you know until they know how much you care”**. At Glenbrook Remodeling, our level of care goes beyond attention to detail and a solid finished product.

We are located at 1810 Glenview Rd. in Glenview, IL. 60025. and as your neighbors, we look forward to welcoming you into our showroom. Schedule your complimentary in showroom consultation today!



The Glenbrook Remodeling Advantage

The Smart Way to Remodel

Any home remodeling project is bound to be overwhelming, especially when you have multiple companies and contractors involved. However, when you work with the remodeling experts at Glenbrook Remodeling, you get a completely different experience because we offer design-build remodeling solutions! In simpler terms, we’re your one-stop-shop for all of your remodeling needs.

Customized Design-Build Solutions

The advantage of working with a design-build contractor like Glenbrook Remodeling is that we manage all of the remodeling phases, from initial design concepts & budgeting, to permits, engineering, construction, and final inspections. This means our projects and budgets are more accurate, cohesive, and efficient.

We like to think of the design-build approach as a way to avoid surprises along the way. By putting in the hard work on design and planning at the beginning of the project you can feel confident that you are going to get exactly what you agreed upon with our designer, architect, and project manager.

Glenbrook Remodeling’s Core Advantages

- Seamless collaboration between design and construction
- Single point of contact providing accountability and responsibility
- Faster project completion
- Guaranteed project results



What Drives The Cost Of Remodeling

Total Room Square Footage

Though it's no surprise that square footage affects the total project cost, it can be a surprisingly significant effect. The room's square footage dictates the quantity of finish materials such as flooring, cabinets, countertops, tiles, lighting, etc. The average small 10'x10' kitchen typically uses 10-12 cabinets, while a 15'x20' kitchen can hold 30+ cabinets. "The bigger the storm, the bigger the blessing".

Material Finish Selections

With so many options out there, how do you know what finish material is right for you? How will you decipher the quality or value that you will be selecting?

The cheapest option is not always the best option, as this often leads to eventual buyer's remorse. Similarly, opting for the most expensive materials does not mean the finish will outlast a product that costs less. For example, while marble is both incredibly beautiful and typically a higher cost than other countertop options, the regular cleaning and maintenance requirements of the natural stone make a countertop material such as engineered quartz an equally quality selection

Before making recommendations, our goal here at Glenbrook Remodeling is to understand your existing space while taking the time to understand your immediate and long-term wants, needs, and must haves.



Overall Scope Of Work

The overall scope of work or quantity of work needed for a home varies as each homeowner has different needs. Though there are ways to change things cosmetically, if your home's space lacks storage or lighting, it's better to include those in the remodel. Our goal is to provide you with an array of options that will help you obtain an improved lifestyle while inadvertently help you to obtain a greater return of investment (ROI).

Qualified Skilled Labor

As modern technology continues to improve, it is becoming more difficult to find qualified individuals skilled in physical labor, let alone enjoy getting dirty, like lifting heavy things, or are willing to risk life-altering injuries.

Here at Glenbrook Remodeling, remodeling is our passion, and lifting heavy things is just part of our daily workout routine! We strive for perfection and also constantly seek to further improve our skillset and knowledge of remodeling.

Why did the Kangaroo hire the Koala you ask? It's simple, he was Koala-fied! Glenbrook Remodeling is licensed, bonded, insured, and has been a member of the National Kitchen and Bath Association (NKBA) and the National Association of the Remodeling Industry (NARI) member since 2005.



What Should I Expect

How Much Money is Needed To Remodel?

Though this question is subjective, a simple rule of thumb created by the National Kitchen and Bath Association (NKBA) suggests using the 15 to 20% budgeting rule. The rule states kitchen renovation should cost at least 15-20% of the value of your home. To summarize, if your home's estimated value is \$500,000, you could expect to allocate at least \$75,000 to \$100,000 on your kitchen.

The Cost Vs. Value Report <https://www.remodeling.hw.net/cost-vs-value/2023/> can also help you understand national geographic averages for a projected return on investment (ROI).

What Happens If My Budget Doesn't Meet My Remodeling Expectations?

Though Glenbrook Remodeling offers a tiered approach to help meet most homeowner's budgets, while in our showroom during your complimentary appointment, we will work on establishing a custom solution that is best equipped for your immediate needs.



How To Plan For A Kitchen Remodeling Project?

Getting a kitchen remodel can be a similar experience to getting a tattoo. If the results are less than desirable, it can be even more painful and costly. And even more so if it must be removed/redone after completion. Your financial commitment weighs the cost and time of doing it right the first time.

Schedule a consultation with us and let us help you. Together with the help of our proven planning and design-build system we will establish good-better-best solutions and help keep your kitchen remodel within an agreed upfront and fixed cost!

Don't Spend Your Money, Invest Your Money

When you choose to work with Glenbrook Remodeling, you can rest easy with your decision in knowing you are investing in your daily life. A successful remodel will bring great family memories, peace, joy, convenience, efficiency, and quality to last a lifetime.

Our Bespoke Process

Let's Discover If We're A Good Fit

1. **First things first, before scheduling a consultation please take the time to put together a handful of both your existing and inspirational kitchen images.** The images play a vital role in the overall planning and outcome for your project. In essence, the more we learn about your wants, needs, and visual must-haves the better we can help provide you with a realistic budget range.

Let's Move Forward

2. **After determining that we are the right fit for your project, let's move forward.** Through our proven design-build agreement, we will work to establish viable good-better-best designs and remodeling solutions for your project. A 10% retainer of the proposed targeted budget range is required to start the agreement.

The scope of planning and design includes conceptual planning and project direction, timing, budget and space planning, functional design, product selection, development, styling, and finish design and development.

It's Go Time!

3. **Once the planning and design agreement is finalized we move forward with construction!** At this point, your team will begin the material procurement process, ordering building materials, help applying for permits, scheduling a start date, and beginning construction.

Each home and each project is as uniquely different as the homeowners we work with, yet you can be assured that the Glenbrook Remodeling team working on your project always brings the same level of quality and attention to detail to each and every project.



"The Glenbrook Remodeling build team was highly professional, responsive, and attentive to delivering quality results and materials to match the plan". - David & Cathy D.



Refresh. Rejuvenate. Remodel.

Our Tiered Approach To Our Remodeling Services

Our services range from a kitchen **Refresh**, which stays within the same kitchen layout but updates cabinetry, hardware, countertops, backsplash, and more, to a large-scale kitchen **Remodel** which is much more comprehensive and can involve expanding or adjusting your kitchen footprint in addition to updating all cabinetry, hardware, countertops, backsplash, and more. A kitchen **Rejuvenate** is somewhere in between, the functionality of your kitchen will be completely transformed while staying within the existing footprint.

At Glenbrook Remodeling, we also keep the square footage of your kitchen and the value of your home in mind when estimating your refresh, rejuvenate, or remodel investment.

See the next pages for a few examples of some of our previous kitchen refresh rejuvenate remodels. **Together, we will determine a cost and the right approach to your kitchen transformation!**

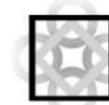


Understanding Our Tiered Solutions

Our Award-Winning Services Include:

Planned and well-crafted design, skilled and qualified labor, and quality materials to complete your project from start to finish. **What's not included:** appliances, decorative light fixtures, permit fees, and other mandated requirements to bring your residence up to code (smoke detectors, mechanical upgrades).

Refresh



A Kitchen Refresh is our most budget-friendly option and includes new:

- Quality Cabinetry (Framed or Full Access)
- Quality Cabinet Hardware (Knobs and Pulls)
- Quality Stone Countertops (Quartz, or Granite)
- Quality Sink (Undermount)
- Quality Faucet, Soap Dispenser, and Waste Disposal
- Quality Backsplash (Decorative Tile)

Rejuvenate



A Kitchen Rejuvenation is our middle-of-the-road offering and includes all of Refresh +

- Upgraded Lighting Scheme
- Potentially:
 - Adding, Replacing, or refinishing floors
 - Adding more cabinetry and countertops to adjacent areas

TYPICALLY MOST PROJECTS LAND BETWEEN
REJUVENATE AND REMODEL

Remodel



A Kitchen Remodel is our most intensive offering and includes all of Rejuvenate +

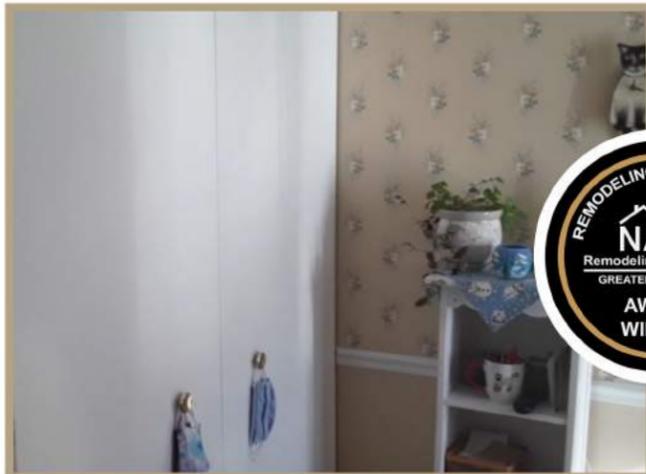
- Reconfigured layout to maximize greater efficiency, cabinetry storage, and countertop work surface
- Potentially:
 - Remove walls to expand the original kitchen footprint

LARGE TO LARGER KITCHEN REMODEL EXAMPLE

Large Kitchen Description:
Typically, 200+ sq. ft.; 16-20 cabinet boxes, and less than 60 sq.ft. countertop space

Before

After!



Kitchen started with 12 Cabinets

Refresh

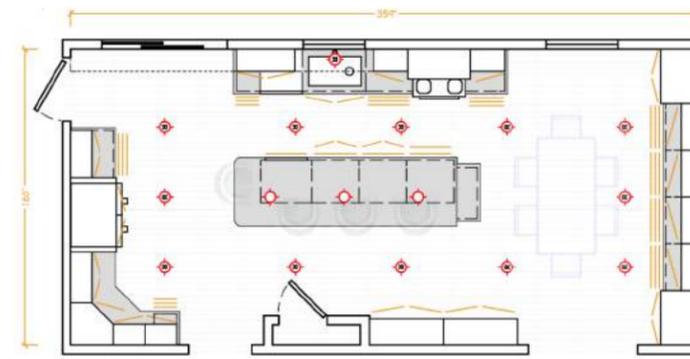
- Remove and replace:
 - Countertops, Sink, Faucet
 - Cabinetry, Knobs and Pulls
 - Backsplash
- *Client started with this layout*
 - See before images on left



Kitchen could have only had 25 Cabinets

Rejuvenate

- Includes Refresh +
 - Upgrade lighting scheme
 - Potentially:
 - Replace or refinish floors
 - Add more cabinetry and countertops



Kitchen now has 37 Cabinets!

Remodel

- Includes Rejuvenate +
 - Reconfigured Layout to maximize cabinetry storage and countertop work surface
 - Potentially:
 - Remove walls to expand the original kitchen footprint
- *Client's Finished Layout*
 - See after images on left



MEDIUM TO LARGE KITCHEN

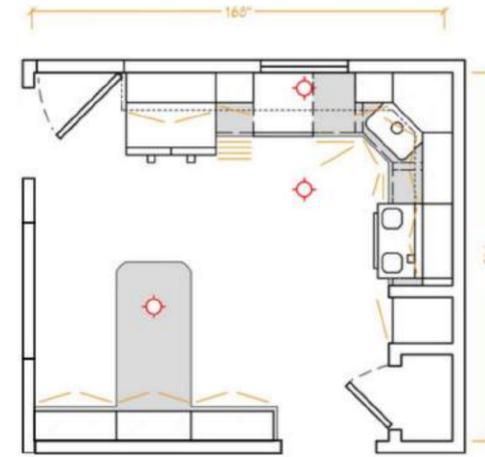
REMODEL  EXAMPLE

Medium Kitchen Description:

Typically between 150-200+ sq. ft.; 12-16 cabinet boxes, and less than 50 sq.ft. countertop space

Before

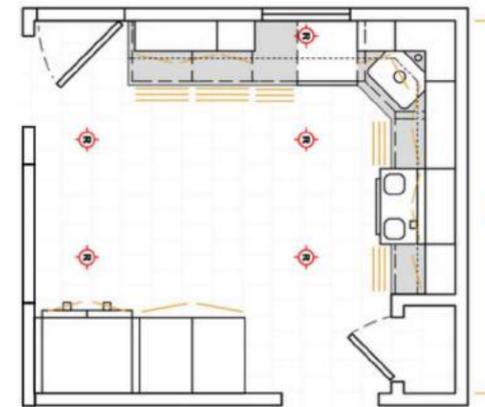
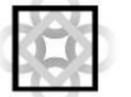
After!



Refresh

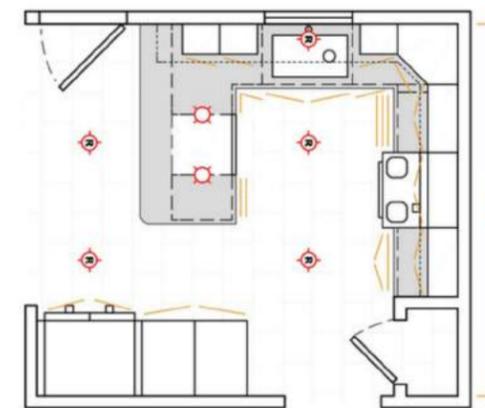
- Remove and replace:
 - Countertops, Sink, Faucet
 - Cabinetry, Knobs and Pulls
 - Backsplash
- *Client started with this layout*
 - *See before images on left*

Kitchen started with 17 Small Cabinets and hardly any countertop work surface



Rejuvenate

- Includes Refresh +
 - Upgrade lighting scheme
 - Potentially:
 - Replace or refinish floors
 - Add more cabinetry and countertops



Remodel

- Includes Rejuvenate +
 - Reconfigured Layout to maximize:
 - cabinetry storage and countertop work surface
 - Potentially:
 - Remove walls to expand the original kitchen footprint
- ***Clients Finished Layout***
 - *See after images on left*



Kitchen now has 18 Large Cabinets and ample countertop work surfaces!

SMALL TO LARGE KITCHEN

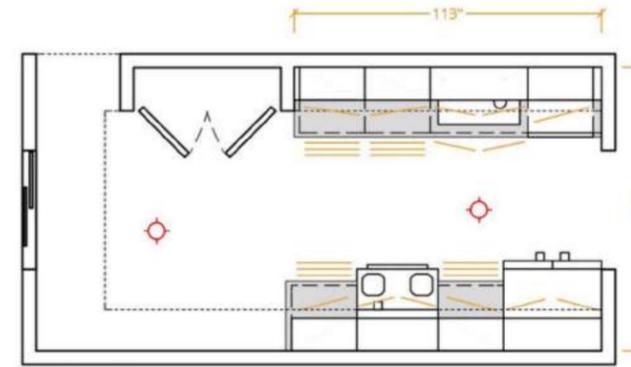
REMODEL  EXAMPLE

Small Kitchen Description:

Typically, up to 135 sq. ft.; 10-12 cabinet boxes, and less than 35 sq.ft. countertop space

Before

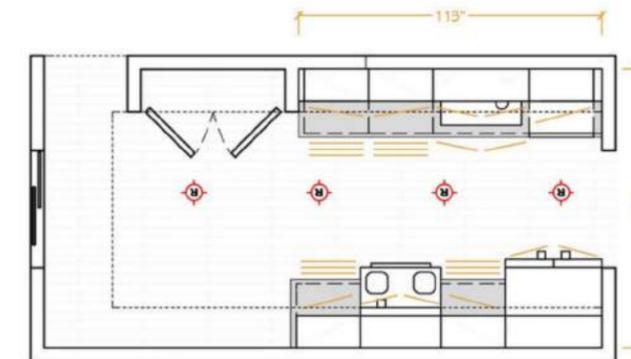
After!



Client started with 11 Cabinets

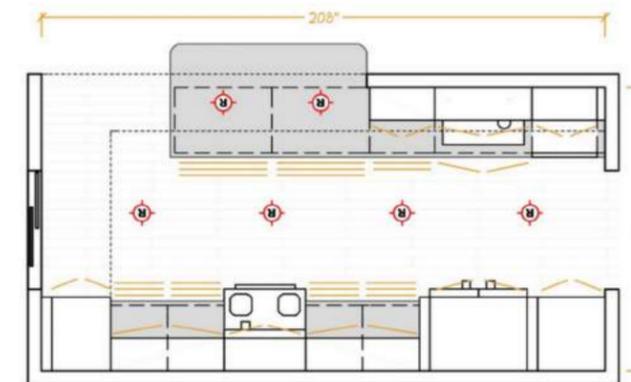
Refresh

- Remove and replace:
 - Countertops, Sink, Faucet
 - Cabinetry, Knobs and Pulls
 - Backsplash
- *Client started with this layout*
 - See before images on left



Rejuvenate

- Includes Refresh +
 - Upgrade lighting scheme
 - Potentially:
 - Replace or refinish floors
 - Add more cabinetry and countertops



Client now has 21 Cabinets!

Remodel

- Includes Rejuvenate +
 - Reconfigured Layout to maximize cabinetry storage and countertop work surface
 - Potentially:
 - Remove walls to expand the original kitchen footprint
- *Clients Finished Layout*
 - See after images on left

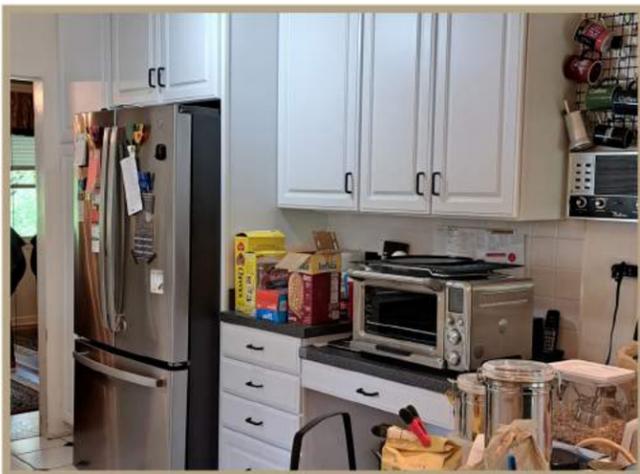
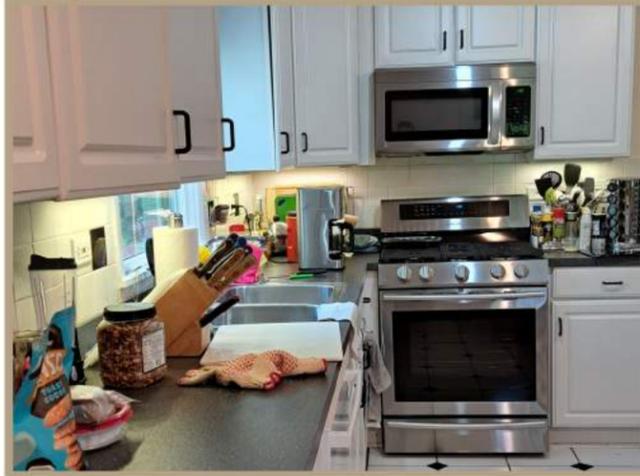


LARGE TO
LARGER KITCHEN REJUVENATE  EXAMPLE

Large Kitchen Description:
 Typically, 200+ sq. ft.; 16-20 cabinet boxes, and
 less than 60 sq.ft. countertop space

Before

After!



Rejuvenate

Completely transforms the kitchen's functionality within the existing footprint; without the need to remove structural walls or major plumbing lines.

About This Project

"Breakfast at Tiffany's" kitchen remodel was inspired to include ample and decluttered working stations for both cooking and baking while sporting a bright and classy new look. To achieve the client's desired storage and working surfaces, we removed the unused breakfast nook and relocated the refrigerator away from the kitchen entrance. We provided the user with a floating island and cozy seating nook for recipe look-ups to further aid functionality.

MEDIUM TO
LARGE KITCHEN REJUVENATE  EXAMPLE

Medium Kitchen Description:

Typically between 150-200+ sq. ft.; 12-16 cabinet boxes, and less than 50 sq.ft. countertop space

Before

After!



Rejuvenate

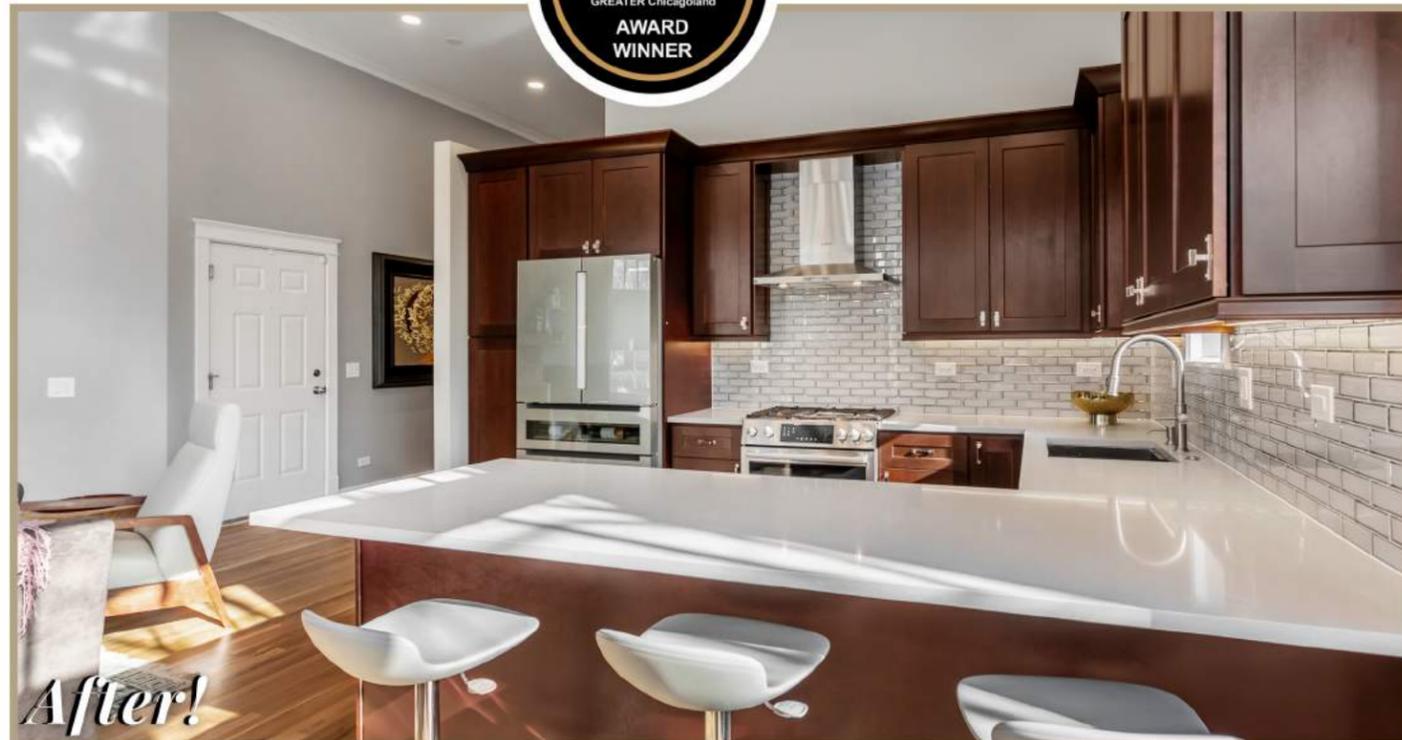
Completely transforms the kitchen's functionality within the existing footprint; without the need to remove structural walls or major plumbing lines.

About This Project

Through the replacement of an existing kitchen peninsula with that of an island, the users of this space now enjoy an improved layout filled with: ample cabinet storage, increased counter surface, improved functionality, abundance of evenly distributed lighting, and new unified look!

SMALL TO
MEDIUM KITCHEN REJUVENATE  EXAMPLE

Small Kitchen Description:
Typically, up to 135 sq. ft.; 10-12 cabinet boxes, and
less than 35 sq.ft. countertop space



Rejuvenate

Completely transforms the kitchen's functionality within the existing footprint; without the need to remove structural walls or major plumbing lines.

About This Project

Through the removal of a seasonal coat closet, the users of this space now enjoy a decongested & now ample kitchen filled with extra storage, lighting, and improved cooking & prepping stations. The stunning dark cabinetry juxtaposed against the stainless steel appliances and bright glass backsplash gives a beautiful contrast that welcomes you in.

LARGE KITCHEN REFRESH EXAMPLE

Large Kitchen Description:
Typically, 200+ sq. ft.; 16-20 cabinet boxes, and less than 60 sq.ft. countertop space



Refresh

Though a Refresh stays within the same great kitchen layout, visual and functional improvements are made by upgrading cabinetry, hardware, countertops, backsplash, and more.

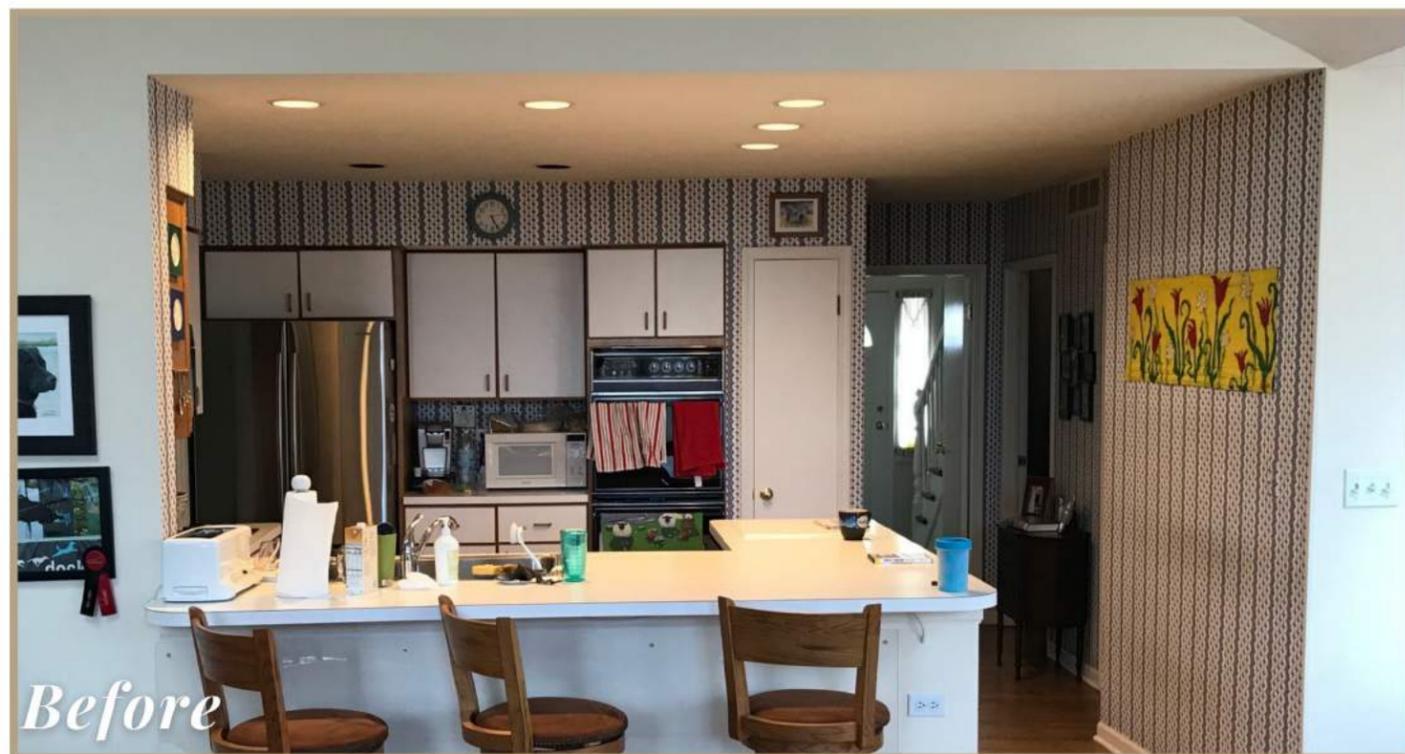
About This Project

These Glencoe homeowners were looking to upgrade their kitchen while maintaining the existing floor plan. They spent much of their time in their kitchen and wanted to transform it into an inviting space that sparked joy! Glenbrook Remodeling delivered results by updating the homeowners with quality cabinetry, adding a splash of blue in the double island centerpieces, upgrading their countertops to quartz, and adding undercabinet LED lighting to highlight the new marble mosaic backsplash.

MEDIUM KITCHEN REFRESH EXAMPLE

Medium Kitchen Description:

Typically between 150-200+ sq. ft.; 12-16 cabinet boxes, and less than 50 sq.ft. countertop space



Refresh

Though a Refresh stays within the same great kitchen layout, visual and functional improvements are made by upgrading cabinetry, hardware, countertops, backsplash, and more.

About This Project

These Northfield homeowners wanted to keep their existing floor plan while upgrading and enhancing all of the finishes. By updating the tile, countertops, cabinets, and all fixtures, this outdated kitchen is now modern, stylish, and equipped with expanded storage. This kitchen is a great example of how updating one room in your home can enhance your whole home!

SMALL KITCHEN REFRESH EXAMPLE

Small Kitchen Description:

Typically, up to 135 sq. ft.; 10-12 cabinet boxes, and less than 35 sq.ft. countertop space



Before



After!



Refresh

Though a Refresh stays within the same great kitchen layout, visual and functional improvements are made by upgrading cabinetry, hardware, countertops, backsplash, and more.

About This Project

These high-rise residents wanted to upgrade their dated kitchen look without the hassles of reengineering their space. To help open up the view into their living as well as allow more natural light into the space, the tall framed cabinets were replaced with shorter modern and easier-to-use full-access cabinetry. The granite countertops were also replaced with quartz countertops. To further enhance their space, a TV entertainment center with built-ins was also added.

Kitchen Pricing Guide Summary

What Drives The Cost Of A Kitchen Remodel?

The total cost of a kitchen remodel is based on:

- Total Kitchen Room Size
- Finish Materials Selections
- Extent Of Desired Labor

What Is A Fair Amount Of Money Needed For A Kitchen Remodel?

This question is subjective and the real answer is, the sky is the limit on what homeowners are asking for nowadays, yet a simple rule of thumb created by the National Kitchen and Bath Association (NKBA) suggests using the 15 to 20% budgeting rule. The rule states your kitchen renovation should cost at least 15-20% of the value of your home. In essence, if your home's estimated value is \$500,000, you could then expect to allocate at least \$75,000 to \$100,000 on your kitchen. If you are not remodeling your forever home, The Cost Vs. Value Report can also help you to understand on what your return of investment (ROI) will be.

What Is Needed For A Fair Kitchen Remodel?

This question is also subjective as every homeowner has different needs, yet the goal is always to enhance the space with sufficient: storage, counter work surface, lighting, and maximize efficiency as best as possible.

To help homeowner's visualize and estimate their remodeling needs, Glenbrook Remodeling offers a tiered approach that dictates general work scopes needed for small, medium, and large sized kitchen spaces.

How Does Our Planning And Design Agreement Help Again?

Working within an agreed budget range Glenbrook Remodeling can help provide homeowners with Good-Better-Best fixed-cost reliable solutions. In visualizing the good-better-best solutions, the homeowners can decide on a clear direction to move forward with.

What Happens If My Budget Doesn't Meet My Remodeling Expectations?

Though Glenbrook Remodeling offers a tiered approach to help meet most homeowner's budgets, while in our showroom during your complimentary appointment, we can try to work on establishing a solution that is best equipped for your immediate needs.

Get Started Today

Let's Make Your Vision A Reality.

Contact Glenbrook Remodeling for The *Smart Way* to Remodel.



Request A Consultation



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