



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
February 22, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 2/8/22

IV. REPORTS

V. OLD BUSINESS

A. DC#21-079 - Guidepost Montessori School - 1000 W.
Northwest Hwy / Commercial

VI. NEW BUSINESS

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



**Design Commission
2/22/2022**

Item: Minutes - 2/8/22

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 2/8/22

Type

Minutes

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 8, 2022

Acting Chair Eckhardt called the meeting to order at 6:30 p.m.

Members Present: Jonathan Kubow, Chair
Ted Eckhardt
Kirsten Kingsley
John Fitzgerald
Scott Seyer

Members Absent: None

Also Present: Tom Seibert, Soos & Associates for *Guidepost Montessori*
Diane Menza, LFI Real Estate for *Guidepost Montessori*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR JANUARY 25, 2022

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF JANUARY 25, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEWDC#21-079 – Guidepost Montessori – 1000 W. Northwest Highway

Tom Seibert, representing Soos & Associates, and Diane Menza, representing LFI Real Estate, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the architectural design for exterior modifications and an addition to an existing vacant commercial building for a new day care/private school. This project requires Plan Commission review and Village Board approval for a Special Use and Land Use Variation to allow a day care/private school. Because this project requires Plan Commission review, the role of the Design Commission is limited to building and signage only.

The subject property is approximately 46,706 square feet (1.07 acres) and was most recently occupied by Windy City RC, a remote control car business, but has sat vacant for the last several years. The existing building is approximately 12,232 square feet and is located in the southeast corner of the property. At this time, the petitioner is proposing to renovate the existing building for a new daycare/private school. A summary of the primary changes to the building exterior are as follows:

- New black color asphalt shingles on the existing mansard roof.
- New charcoal color single ply roofing on the existing bow truss roof.
- New "Essential Gray" paint on all existing exterior concrete block walls.
- Replace the existing storefront windows with new clear anodized storefronts including new exterior doors.
- Replace the existing glass block windows on the east elevation with new larger clear anodized storefronts.
- New clear anodized storefront entry vestibule addition
- New 1,156 sf painted concrete block building addition along the west wall

It is great to see the existing vacant building getting updated and occupied, but overall the exterior improvements are minimal, and additional design development is encouraged to enhance the design. The petitioner should consider the following:

1. The existing mansard roof and mansard entry canopy have a dull and dated appearance, and they do not complement the new modern addition. Consider removing the mansard roof feature and updating the entry canopy to omit the existing mansard form.
2. The existing brown brick and proposed painted concrete block have a dull appearance and they do not look good together. Consider other options for the overall exterior color scheme. Consider painting the existing brick for a more cohesive appearance. Consider incorporating other materials and details to enhance the design with a more modern appearance.
3. The new addition works well to cover up the existing exterior wall which has a very poor appearance. However, the design lacks interest. It is recommended to raise the windows heads to align with the existing windows. Also, additional details are encouraged to enhance the design.

Multiple new rooftop mechanical units will be located on the west side of the existing roof. The units will be screened from view by the existing barrel roof on the east, the existing parapet walls on the south, and the parapet walls on the new addition. The only signage currently planned for the project is a wall sign on the south wall facing Northwest Highway. At this time, the signage shown on the plans is conceptual only. A new small trash storage area is proposed to be built with vinyl fencing to match the new playground fencing around the north end of the site.

Staff is requesting the Design Commission to evaluate the proposed design with a recommendation for further design development.

Chair Kubow asked if the petitioner had any comments at this time. Mr. Seibert referred to revised drawings that

were submitted to Staff today that match the handouts that were provided tonight. These revisions address some of Staff's comments, specifically the removal of the entrance canopy, which was necessary to meet landscape requirements, and the lowering of the eave line. They want to keep the existing mansard on the front of the building so the building appears more residential; however, they are not opposed to changing the dark color of the roof shingles to a lighter shade of brown if necessary. He said that the lighter "Essential Gray" wall color was selected to match the existing brick color and it will work well with the black coping and roof shingles. Black awnings were added to be consistent with the color of the roof shingles. The fencing that separates this property from the adjacent properties will now be all vertical battens tied together, and the fencing within the site will still have some space between them because of the importance of the day care staff monitoring the play areas. In order to accommodate the parking requirements, direct access was lost from the accessible parking spaces to the front entrance of the doorway; therefore a third door was added on the bump-out immediately next to the window in the dark brick. Mr. Seibert also pointed out that they are unsure if the mansard roof on the front and on the back of the building are structurally bracing the tall parapet wall, and removing the mansard roof could result in structural changes being necessary to the wall. They feel it is safer to keep the existing mansard roof, from a structural point of view. Mr. Seibert apologized for the lateness of Diane Menza, who should be here momentarily to also answer any questions tonight.

Chair Kubow asked if there was any public comment on the project and there was a response from the audience.

Carol Theesfeld, 712 N. Kennicott Avenue. She asked about the existing stairs to the front entrance on the west elevation that are not shown on the proposed west elevation. Mr. Seibert replied that the existing floor level is being dropped about 1-foot to allow for removal of the stairs at the front entrance. Ms. Theesfeld also asked if the door being added on the other side of the front entrance near the 2 handicap parking spaces is for handicap people, and Mr. Seibert said yes. Ms. Theesfeld asked about the location of the dumpster and the fencing. Mr. Seibert pointed out the new dumpster location and the rolling fence gate being proposed. Ms. Theesfeld liked the changes proposed for the back of the building (north elevation), but pointed out that the existing electric poles are not shown in the drawing. Mr. Seibert explained that the poles are not shown because they need ComEd's cooperation about whether or not the poles can be moved to where they want them to be.

Ms. Menza arrived at the meeting.

Ms. Theesfeld also asked about any rooftop equipment that is not shown on the new elevations, such as the existing chimney, vents, etc. Mr. Seibert referred to the roof plan on the revised drawings that shows all existing rooftop equipment being removed, with the exception of some small mushroom vents that will remain. He added that all new rooftop units will be roughly the same size and concealed on all sides of the building. Ms. Theesfeld had no further questions.

Mr. Mitch Shields said that he owns the commercial property to the west, and the home located at 713 N. Patton Avenue, which is at the back corner of the site near the dumpster. He asked about the age of the existing building and Ms. Theesfeld said the building is approximately 70 years old and was originally built as a roller rink. Mr. Shields also asked about the number of students that will be attending this new school and the feasibility of tearing down the existing building and building a new school. Ms. Menza said there will be 203 students, and it is not feasible to tear down the existing building. Mr. Shields commented about the large number of improvements being made to this very old building.

The commissioners summarized their comments. Commissioner Eckhardt said there is no question that a daycare is needed in Arlington Heights and a lot of other communities, and he wholly supports this use for the site. Although not under the purview of this commission, he felt the site plan was a little interesting with regards to access, which is probably for the stacking of cars. He said the building looks very dark, and he understood the petitioner's comments about the mansard roof being important to create a residential feel to the building, which he is ambivalent about, although he is sympathetic that the roof might be part of the building structure. In general, Commissioner Eckhardt felt the proposed design did not say childcare facility or this is a fun place; it looks like a warehouse, which the existing structure lends itself to. This is a complicated and challenging site to rehab and the form of the building cannot be avoided; however, he felt more could be done with the main entrance to make it more of a front door. Also, the building

needs a top hat on the front, and the coloration needs to be looked at; it just does not look like education to him. He felt this issue could be resolved with paint and a little more detailing on the front, some excitement to say this is a place for children to come and learn and have fun.

Commissioner Seyer asked if anything other than new windows and doors is being changed on the front part of the existing building. Mr. Seibert replied that exterior doorways are being added, the existing storefront is being changed out, and the existing slate shingles are being changed to asphalt shingles on the mansard roof. Commissioner Seyer said the proposed design is basically the same materials and colors as the existing building, and he agreed with Commissioner Eckhardt that the building looks very dark and speaks to a very commercial use, rather than to its intended new use, and he acknowledged that the building is difficult to improve. He agreed that the front door does not look like a front door, he wanted to see the front portion of the building look nicer, and he suggested improving and accentuating the small columns.

Commissioner Kingsley agreed with the comments made by the other commissioners. If the mansard roofs and the columns are to remain, then the columns need to be addressed in the solution. She felt the front elevation needed more study and the main entrance needed more emphasis. She agreed that the colors being proposed are not very inviting, although the color scheme on the back of the building is nice because it is a little lighter; however, the colors on the front of the building are a little duller. If the building is trying to look more residential and the roof is trying to look more like a mansard, then maybe there should be a little variety in the roof shingle, such as 'Weathered Wood' instead of the black color being proposed. She felt the existing brick was more of a brown color, which might be okay, but if the brick is not painted then it should be pointed, so it will all go together. Commissioner Kingsley also suggested the petitioner get a structural analysis of the mansard roofs, to determine whether the mansards could be removed.

Commissioner Fitzgerald agreed with the comments made so far. He asked what color the fence would be and Mr. Seibert said the tenant would most likely want the interior fence and the fence around the property to be white. Commissioner Fitzgerald said that a white fence would not work with this building at all, unless other parts of the building were lightened up, and he liked the 'Vintage Coastline' color for the fence as suggested on the material list. He felt the location of the front entrance was a little odd, and he suggested keeping the mansard roof over the entrance to draw more attention to where the front entrance is located because it is hard to find on the side of the building. He also agreed that the columns of the mansard roof are too small and need to be squared off, and he liked the idea that they look like steel. Since there is not a lot of existing brick, he asked if the petitioner was opposed to painting the brick the same color as the back of the building, which could completely update and refresh the entire building. Mr. Seibert said they considered painting the brick but they are trying to avoid it because of the issues that can result in the future. Commissioner Fitzgerald suggested going in the opposite direction and staining the brick a darker color, similar to a medium to charcoal grey color, and changing the black shingle color to a lighter color. He did not care for the brick as it exists, and said the mansard roof color is too dark. He liked the other colors being proposed, and he liked a lot of what is being done to the building, which is a really difficult building to work with.

Chair Kubow said the commissioners appear to have a fundamental architecture issue with the front entrance; form should follow function and this building is not accomplishing that, which is a miss. There is also an issue with the renderings; the renderings and what the petitioner is representing as existing do not match what is actually existing, which puts the commissioners off in the wrong direction immediately. The way the building is rendered is a big part of the problem. He felt the existing building is more warm and more welcoming than what is being proposed for a school. Chair Kubow also agreed with Staff's comment that further design development is needed on the design; the current design needs more work and should come back for another review before it goes any further.

Chair Kubow asked the petitioner for any comments at this time. Mr. Seibert said they previously considered a lighter roof shingle similar to 'Weathered Wood', as suggested by Commissioner Kingsley. He felt this change would work well with the building. He also appreciated that something was lost when the canopy was removed to meet landscape requirements. Mr. Hautzinger pointed out a drafting error that the existing canopy is actually lower than as shown in the renderings. Mr. Seibert referred to the latest design and said that they looked at the possibility of adding an accent color, a brighter, warm color to go with the other colorations on the building, as well as changing the color of the awnings

to help liven things up. They have not considered or studied the suggestion of a darker brick color.

Ms. Menza said the tenant will be doing a complete signage package, which will make a world of difference because there will be signage at the main entrance as well as signage facing Northwest Highway. She added that the playground area behind the front entrance has been nicely designed and will be a beautiful space with play equipment, which will make the building more fun, interesting, and look like a daycare.

Commissioner Kingsley asked whether all the playground equipment would be screened from the street. Mr. Seibert said there will be a 6-foot tall solid fence around the playground area that is adjacent to other properties; the goal is to have some sort of spacing on the 6-foot tall fencing that will be along Kennicott and the 4-foot tall fencing within the site. Commissioner Kingsley also said that the existing mansard has a beveled fascia that comes down into the soffit, which is either white or a light color, as well as a little cap to the mansard that is also a light color. She asked how these will be treated, and if they will be painted black. Mr. Seibert said there will be black vertical trim at the top, and the entire soffit that ends up on the other side will be white, and most likely the fascia would end up being white as well. Commissioner Kingsley said this is important information because right now the only light colors appear to be the white fence, the cap of the existing low masonry wall, and the soffit.

Commissioner Eckhardt said that a canopy or some other element at the front entrance was needed and necessary because it helps to clarify where the main entrance is, as well as provide cover from the weather. He encouraged the petitioner to not give up on this when moving through the approval process. He also reiterated that the coloration needs further study, as well as the front portion of the building.

Chair Kubow asked the commissioners to provide the petitioner with at least 2 recommendations at this time. Commissioner Seyer commented that this building may have been a non-descript location years ago, but to some degree it is the front door to Arlington Heights with high traffic volume, and it now needs more attention. He supports the new use and the entire concept of making the building nicer, but it needs more improvement. Commissioner Fitzgerald's comments were general color, skepticism about any white color unless it belongs there because of other reasons, and the columns. Commissioner Kingsley reiterated that the front entry needs more emphasis, the petitioner should consult with an expert about painting the brick, and consider keeping some of the details of the mansard if it is to remain, otherwise have a structural review done before deciding to remove it. Commissioner Seyer reiterated his previous comments to improve the columns, a better front entry identity, and review the materiality of the front, either the mansard roof or the brick or both. Chair Kubow said his recommendations are consistent with what the other commissioners have said, and he encouraged the petitioner to work closely with Staff on the suggestions given tonight. He also recommended the petitioner provide a few different color options if possible, which can be done easily and effectively through renderings that need to accurately reflect the existing conditions.

Mr. Seibert had no further comments.

Mr. Hautzinger said the next Design Commission meeting is on February 22, 2022 and revised drawings would be required early next week to allow Staff time to review and prepare the meeting packet. The next meeting after that will be on March 8. Ms. Menza said the project is scheduled for Plan Commission review on March 9, and they would like to return to this commission at the next meeting on February 22, 2022.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF THE *GUIDEPOST MONTESSORI* PROJECT (DC#21-079), TO THE NEXT DESIGN COMMISSION MEETING ON FEBRUARY 22, 2022.

KINGSLEY, AYE; FITZGERALD, AYE; ECKHARDT, AYE; SEYER, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO
ADJOURN THE MEETING AT 7:35 P.M.

SEYER, AYE; KINGSLEY, AYE; ECKHARDT, AYE; FITZGERALD, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT



Design Commission 2/22/2022

Item: DC#21-079 - Guidepost Montessori School - 1000 W. Northwest Hwy / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for exterior modifications and an addition to an existing vacant commercial building for a new day care/private school.

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed architectural design for Guidepost Montessori located at 1000 W. Northwest Highway. This recommendation is based on the revised plan received 2/15/22, 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. Further design development is recommended to enhance the design.
2. A recommendation to select a new lighter and brighter paint color, such as a light creamy tan color, to be used on all of the existing and new CMU and brick exterior walls.
3. A recommendation to change the color of the fabric awnings from Charcoal to light blue, to match Guidepost Montessori's brand.
4. A recommendation to add light blue fabric awnings above all of the windows on the east side of the building.
5. A recommendation to consider painting the entry canopy soffit and mansard roof soffits light blue to match the awnings.
6. A recommendation to extend the entrance canopy further towards the parking lot to create a more substantial covered entrance feature with support columns to match the front of the building.

7. A recommendation to use a contrasting color, such as medium gray, for the EIFS entrance canopy, column covers, trim, coping, gutters and downspouts.

8. A recommendation to lower the wall sign on the front elevation, and add decorative gooseneck lighting, as seen at many other Guidepost Montessori buildings.

9. 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, sign code or building 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/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description

Staff Report
Exhibits Received 2-15-22
Staff Recommendations
Exhibits Received 2-8-22
Exhibits Received 1-14-22
Context Photos

Type

Board or Commission Report
Exhibits
Exhibits
Exhibits
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Guidepost Montessori
Project Address: 1000 W. Northwest Highway
Prepared By: Steve Hautzinger

Date Prepared: February 3, 2022
Date Revised: February 16, 2022

PETITION INFORMATION:

DC Number: 21-079
Petitioner Name: Diane Menza
Petitioner Address: LFI Real Estate
9440 Enterprise Dr.
Mokena, IL 60448
Meeting Date: February 8, 2022
Re-Review Meeting Date: February 22, 2022

Requested Action(s):

Approval of the proposed architectural design for exterior modifications and an addition to an existing vacant commercial building for a new day care/private school.

Design Commission Responsibility for Projects 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 requires Plan Commission review and Village Board approval for a Special Use and Land Use Variation to allow a day care/private school. Because this project requires Plan Commission review, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Summary:

The subject property is approximately 46,706 square feet (1.07 acres) and was most recently occupied by Windy City RC, a remote control car business, but has sat vacant for the last several years. The existing building is approximately 12,232 square feet and is located in the southeast corner of the property. The petitioner is proposing to renovate the existing building for a new daycare/private school.

February 8, 2022 Design Commission Meeting:

This project was reviewed by the Design Commission on February 8, 2022. A summary of the primary changes to the building exterior that were proposed at that time are as follows:

- New black color asphalt shingles on the existing mansard roof.
- New charcoal color single ply roofing on the existing bow truss roof.
- New "Essential Gray" paint on all existing exterior concrete block walls.
- Replace the existing storefront windows with new clear anodized storefronts including new exterior doors.
- Replace the existing glass block windows on the east elevation with new larger clear anodized storefronts.
- New clear anodized storefront entry vestibule addition
- New 1,156 sf painted concrete block building addition along the west wall

Staff reported that the proposed exterior improvements were minimal, and additional design development was encouraged to enhance the design. The Design Commission agreed that additional design development was required, and the project was CONTINUED for re-review. A summary of the primary issues and feedback from the Design Commission are as follows:

- The proposed design felt like a warehouse instead of a fun place for children.

- The building looks very dark and uninviting. The overall color scheme requires more study.
- The main entrance needs further design development to be more prominent.
- The thin columns supporting the mansard roof need enhancement.
- Consider a lighter more residential roofing color for the mansard shingles, such as "Weathered Wood".
- Consider painting the existing dark brick, which could completely refresh the appearance of the building.

Project Update:

In response to the Design Commission's comments on February 8, the petitioner has made the following changes to the design:

- The mansard roof shingle color has been changed from Charcoal to Weathered Wood.
- The existing dark brown brick on the front of the building will be painted in a dark gray color.
- Fiber cement column covers have been added to the mansard roof support columns.
- The EIFS wall above the entry vestibule was slightly enlarged to create a small overhang above the doors.

Staff Comments:

Overall, the response to the Design Commission's comments is minimal, and further design development is still required. The new color scheme is an improvement, but it is still dull and uninviting. The dark gray paint color on the existing dark brown brick does very little to brighten up the building. The entry canopy design is weak and understated.

Staff researched other Guidepost Montessori facilities and found numerous examples of bright and welcoming designs. Taking inspiration from some of those designs, Staff recommends the following:

- Select a new lighter and brighter paint color, such as a light creamy tan color, to be used on all of the existing and new CMU and brick exterior walls.
- Change the color of the fabric awnings from Charcoal to light blue, to match Guidepost Montessori's brand.
- Add light blue fabric awnings above all of the windows on the east side of the building.
- Consider painting the entry canopy soffit and mansard roof soffits light blue to match the awnings.
- Extend the entrance canopy further towards the parking lot to create a more substantial covered entrance feature with support columns to match the front of the building.
- Use a contrasting color, such as medium gray, for the EIFS entrance canopy, column covers, trim, coping, gutters and downspouts.
- Lower the wall sign on the front elevation, and add decorative gooseneck lighting, as seen at many other Guidepost Montessori buildings.

Please refer to the "Staff Recommendations" exhibit in the packet for inspiration photos of other Guidepost Montessori facilities and illustrations of the recommended design revisions.

Rooftop Mechanical Unit Screening:

Multiple new rooftop mechanical units will be located on the west side of the existing roof. The units will be screened from view by the existing barrel roof on the east, the existing parapet walls on the south, and the parapet walls on the new addition.

Signage:

At this time, only conceptual signage has been provided, with one wall sign facing Northwest Highway and one canopy sign facing the parking area above the main entrance. All signs should be designed to comply with Chapter 30 Sign Code.

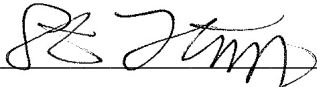
Trash Dumpster Screening:

A new small trash storage area is proposed to be built with vinyl fencing to match the new playground fencing around the north end of the site.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed architectural design for Guidepost Montessori located at 1000 W. Northwest Highway. This recommendation is based on the revised plan received 2/15/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

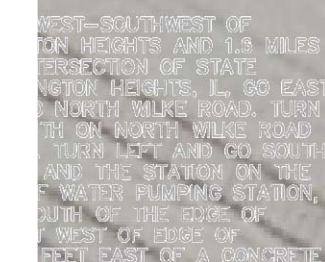
1. Further design development is recommended to enhance the design.
2. A recommendation to select a new lighter and brighter paint color, such as a light creamy tan color, to be used on all of the existing and new CMU and brick exterior walls.
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8. A recommendation to lower the wall sign on the front elevation, and add decorative gooseneck lighting, as seen at many other Guidepost Montessori buildings.
9. 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, sign code or building 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/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



February 16, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Assistant Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 21-079



O.D.P. = OUTSIDE DIAMETER IRON PIPE
 WF = TOP OF FOUNDATION
 FF = FINISHED FLOOR
 PES = PLASTER END SECTION
 WGS = WITNESSED GLAY PIPE
 DIP = DUCTILE IRON PIPE
 PVC = POLYVINYL CHLORIDE
 RCP = REINFORCED CONCRETE PIPE
 CMP = CORRUGATED METAL PIPE
 (R) = RECORD BEARING OR DISTANCE
 (M) = MEASURED BEARING OR DISTANCE
 (C) = CALCULATED BEARING OR DISTANCE
 (D) = DEED BEARING OR DISTANCE
 N = NORTH
 S = SOUTH

$$1'' = 20'-0''$$

PARCEL ADDRESS: 1000 W NORTHWEST HIGHWAY, ARLINGTON HEIGHTS IL
LOT AREA: PARCEL 1: +/-36,582 SQ FT
PARCEL 2: +/-10,125 SQ FT

ZONING CLASSIFICATION: B2 (GENERAL BUSINESS DISTRICT)

PARKING BREAKDOWN - SITE PLAN SP25:

BUILDING INFORMATION:

•• EXIST. BUILDING AREA: +/-12,232 SQ FT
•• BUILDING ADDITION: +/- 1,156 SQ FT
TOTAL: +/-13,388 SQ FT

FLOOR AREA RATIOS:

13,388 SF BLG. / 46,707 SF SITE = 0.28 F.A.R.

REQUIRED PARKING:

•• PER VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION/STAFF COMMENTS: 49 STALLS

REQUIRED PARKING:

DAYCARE FACILITY: 49 STALLS

PROVIDED PARKING FOR OVERALL DEVELOPMENT:

DEVELOPMENT PARKING:	49 STALLS (INCLUDES 2 ADA ACCESSIBLE STALLS)
STALL SIZE PROVIDED:	9'x18'

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ILLINOIS DESIGN FIRM # 184003287

LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

Client

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Project

Consultant

Consolidation		
	VAH COMMISSION SUBMITTAL	2022-02-16
	VAH COMMISSION SUBMITTAL	2021-10-13
	HGE ADD'L REVISIONS	2021-09-02
	HGE LABELING REVISIONS	2021-08-19
	BUILDING ADDITION	2021-08-11
	ADD EXIT DOORS	2021-07-13
	ADD PARKING STALLS	2021-07-02
	CONCEPTUAL PLAN REVIEW COMMITTEE	2021-06-09
	CURSORY REVIEW	2021-05-06
	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09

Seal

SCHEMATIC DESIGN

Date February 20, 2021

Job Number 21-009 LF

Sub Number	27
Drawn	5005

Drawn	5005
Checked	5005

Checked	5005
Approved	5005

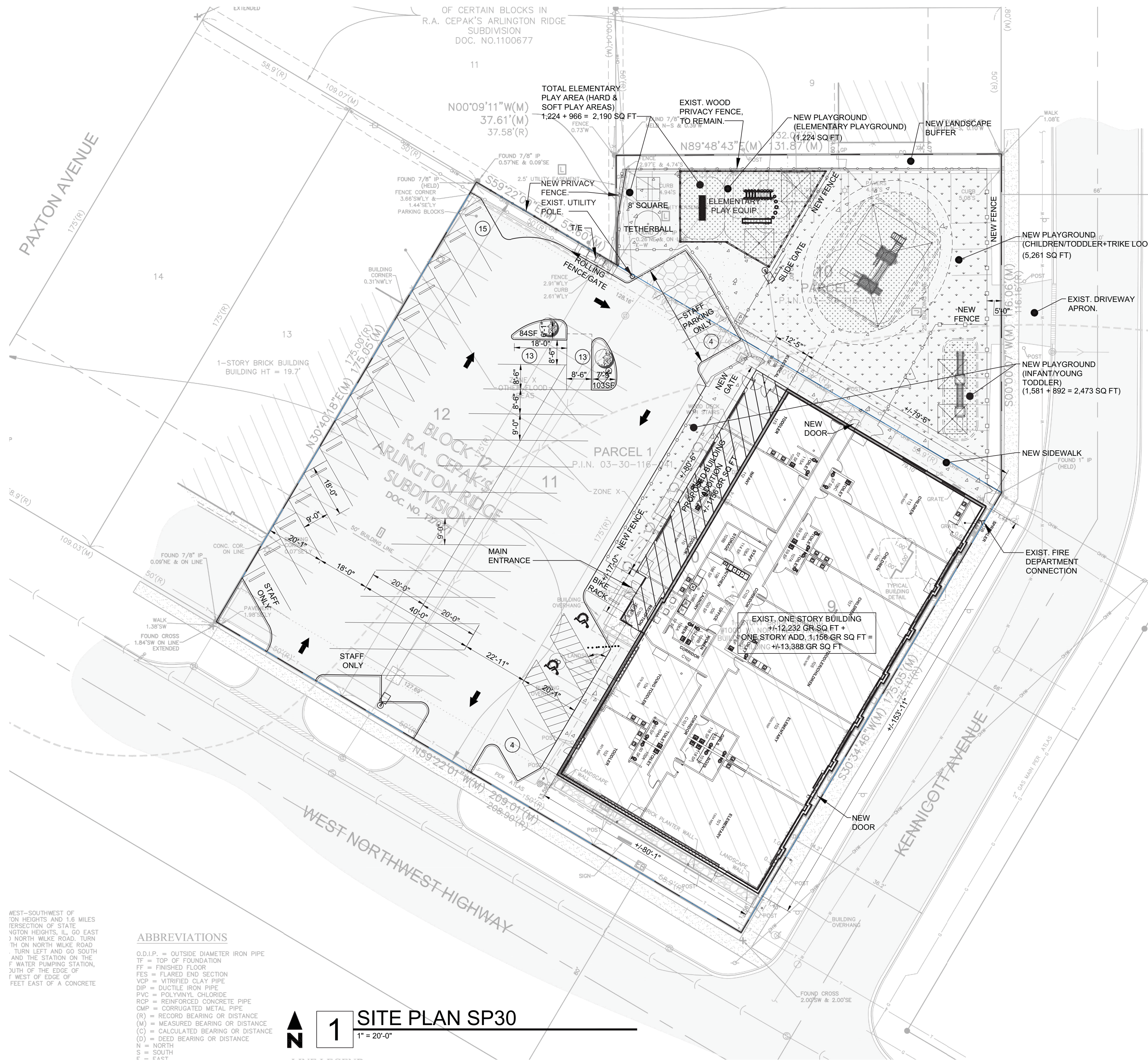
Approved	3003
Title	

Title

SITE PLAN

Sheet

A1



SITE DATA:

PARCEL ADDRESS: 1000 W NORTHWEST HIGHWAY, ARLINGTON HEIGHTS IL
LOT AREA: PARCEL 1: +/-36,582 SQ FT
PARCEL 2: +/-10,125 SQ FT

ZONING CLASSIFICATION: B2 (GENERAL BUSINESS DISTRICT)

PARKING BREAKDOWN - SITE PLAN SP25:

BUILDING INFORMATION:
•• EXIST. BUILDING AREA: +/-12,232 SQ FT
•• BUILDING ADDITION: +/-1,196 SQ FT
TOTAL: +/-13,388 SQ FT

FLOOR AREA RATIOS:
13,388 SF BLDG. / 46,707 SF SITE = 0.28 F.A.R.

REQUIRED PARKING:
•• PER VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION/STAFF COMMENTS: 49 STALLS

REQUIRED PARKING:
DAYCARE FACILITY: 49 STALLS

PROVIDED PARKING FOR OVERALL DEVELOPMENT:
DEVELOPMENT PARKING: 49 STALLS
(INCLUDES 2 ADA ACCESSIBLE STALLS)
STALL SIZE PROVIDED: 9'x18'

ASOOSOCIATES

Soos & Associates, Inc.
Architecture

105 Scheffler Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

Client

BUILDING
REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Project

Consultant

No.	Issue	Date
	VAH COMMISSION SUBMITTAL	2022-02-16
	VAH COMMISSION SUBMITTAL	2021-10-13
	HGE ADD'L REVISIONS	2021-09-02
	HGE LABELING REVISIONS	2021-08-19
	BUILDING ADDITION	2021-08-11
	ADD EXIT DOORS	2021-07-13
	ADD PARKING STALLS	2021-07-02
	CONCEPTUAL PLAN REVIEW COMMITTEE	2021-06-09
	CURSORY REVIEW	2021-05-06
	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09

Seal

SCHEMATIC DESIGN

Date February 20, 2021

Job Number 21-009 LF

Drawn SOOS

Checked SOOS

Approved SOOS

Title

SITE PLAN

Sheet

A1

	VAH COMMISSION SUBMITTAL	02/16/2020
○	DESIGN COMMISSION	02/08/2020
○	DESIGN COMMISSION	01/13/2020
	DESIGN COMMISSION	11/01/2020

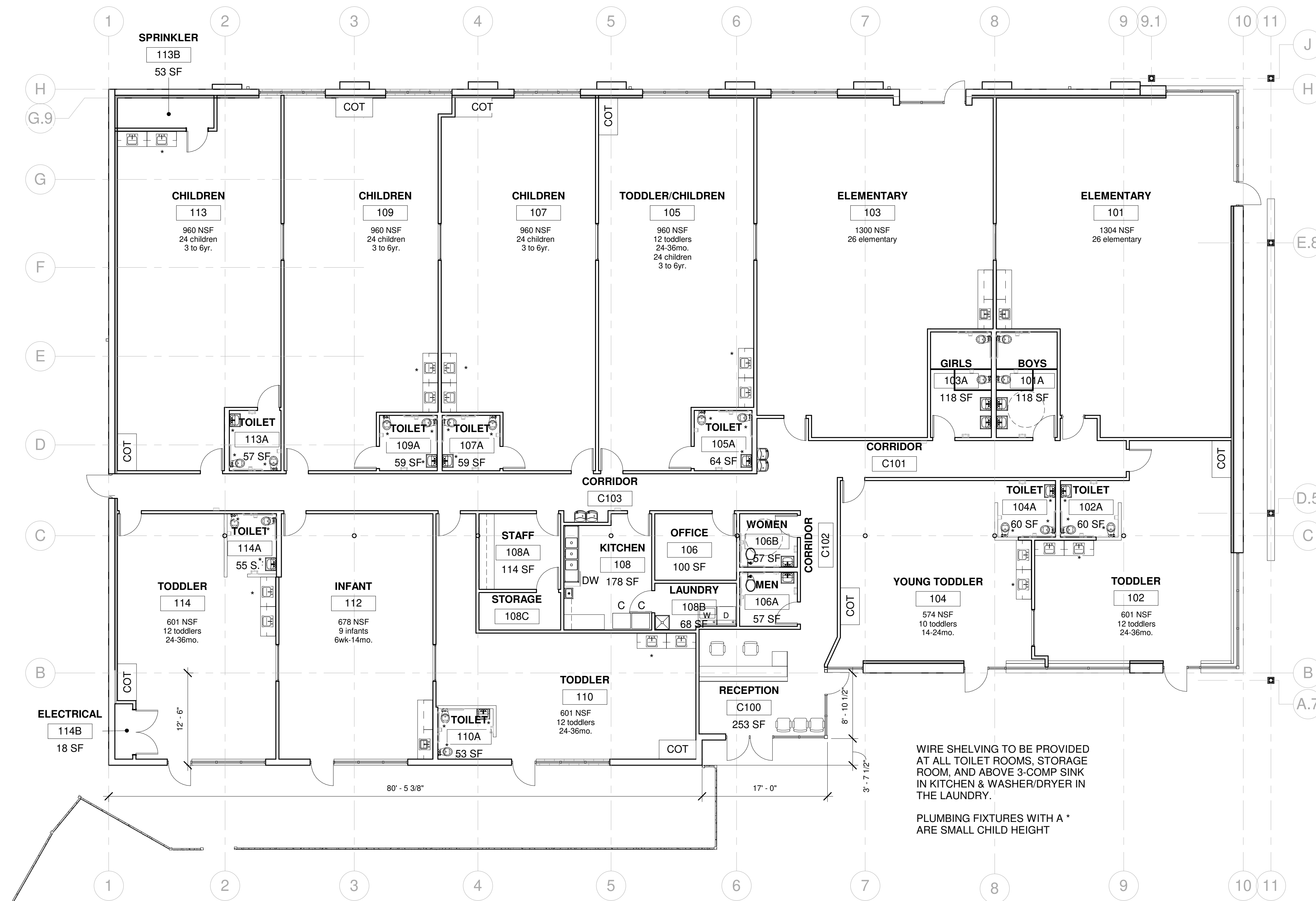
NO.	ISSUE	DATE
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SEAL

DATE	11/29/2021
PROJECT NO.	21-009 LF
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

SHEET

A2



1 CONCEPTUAL FLOOR PLAN

WIRE SHELVING TO BE PROVIDED
AT ALL TOILET ROOMS, STORAGE
ROOM, AND ABOVE 3-COMP SINK
IN KITCHEN & WASHER/DRYER IN
THE LAUNDRY.

PLUMBING FIXTURES WITH A *
ARE SMALL CHILD HEIGHT



A3



A SOOSOCIATES
Soos & Associates, Inc.
A r c h i t e c t u r e
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

LFI
7440 ENTERPRISE DRIVE
MOKENA, IL 60448

CLIENT

BUILDING
RENOVATION
1000 W Northwest Hwy
Arlington Hts, IL
60004

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAI

SCHEMATIC

DATE	11/29/2021
PROJECT NO.	21-009 LF
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

PERSPECTIVES

SHEET

A4

	VAH COMMISSION SUBMITTAL	02/16/2023
○	DESIGN COMMISSION	02/08/2023
○	DESIGN COMMISSION	01/13/2023
	DESIGN COMMISSION	11/01/2022

NO.	ISSUE	DATE
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SEAL

DATE 11/29/2021

PROJECT NO. 21-009 LE

DRAWN	Author
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DRAWN	Author
CHECKED	Editor

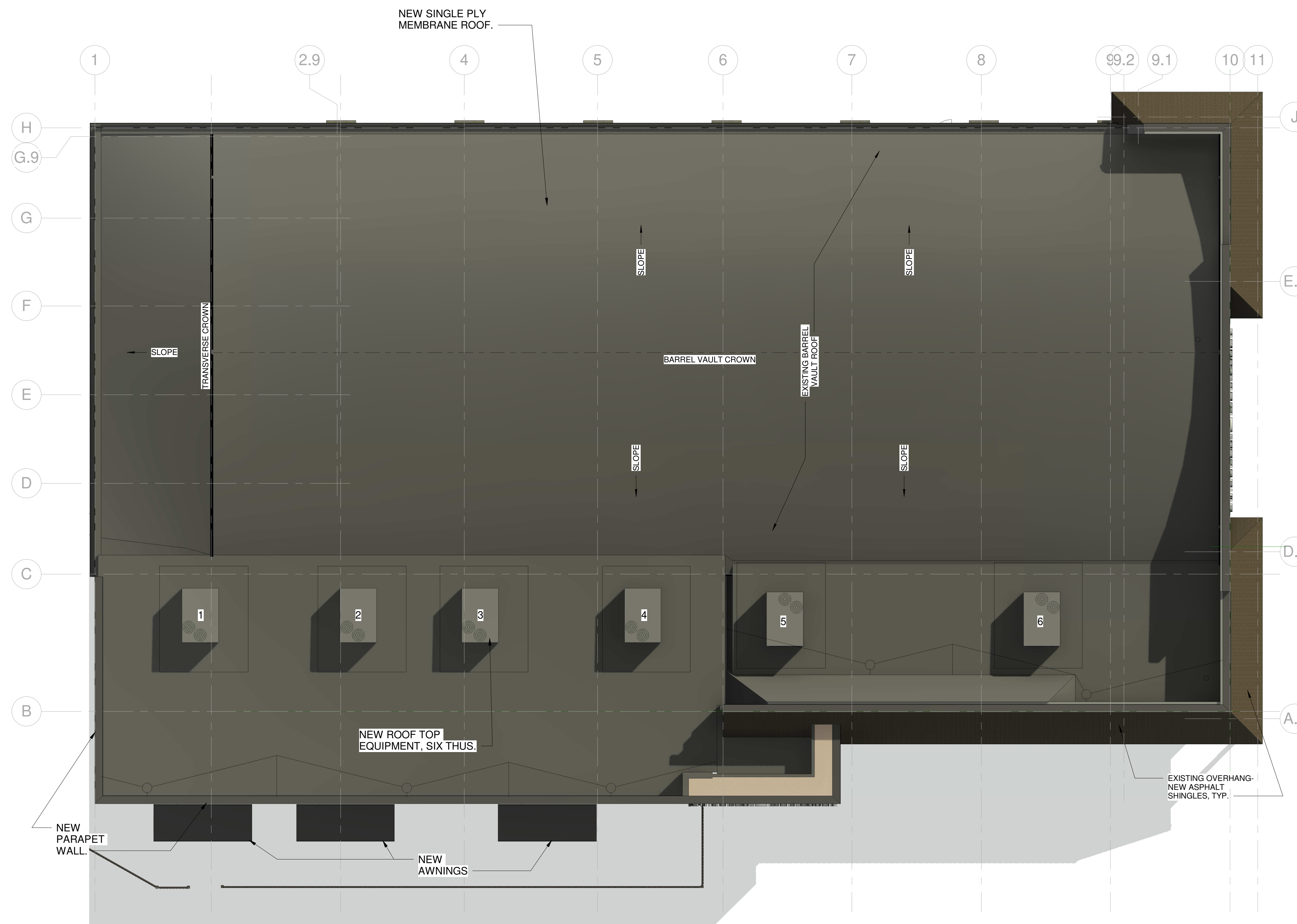
CHECKED	Checker
APPROVED	+

APPROVED	Approver
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TITLE

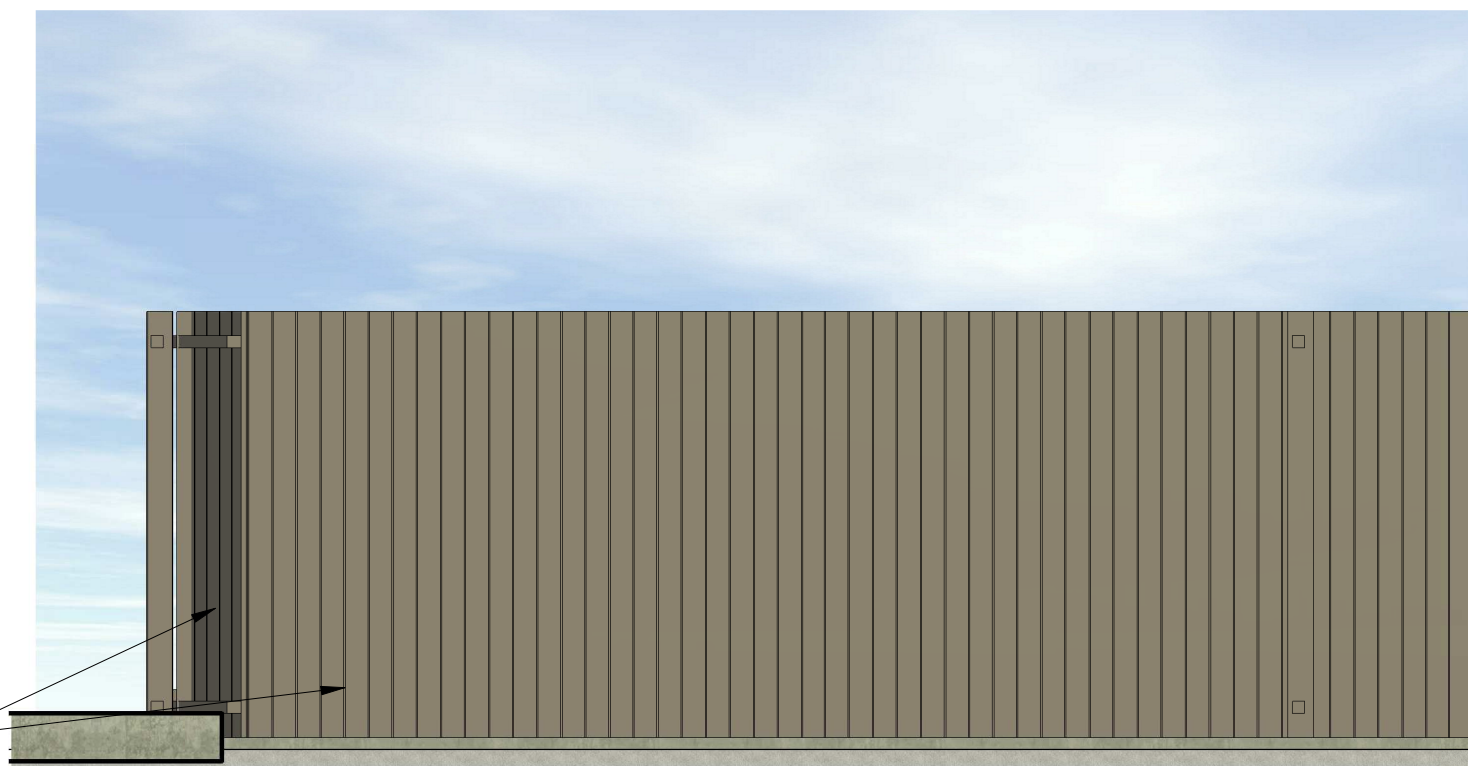
SHEET

A7

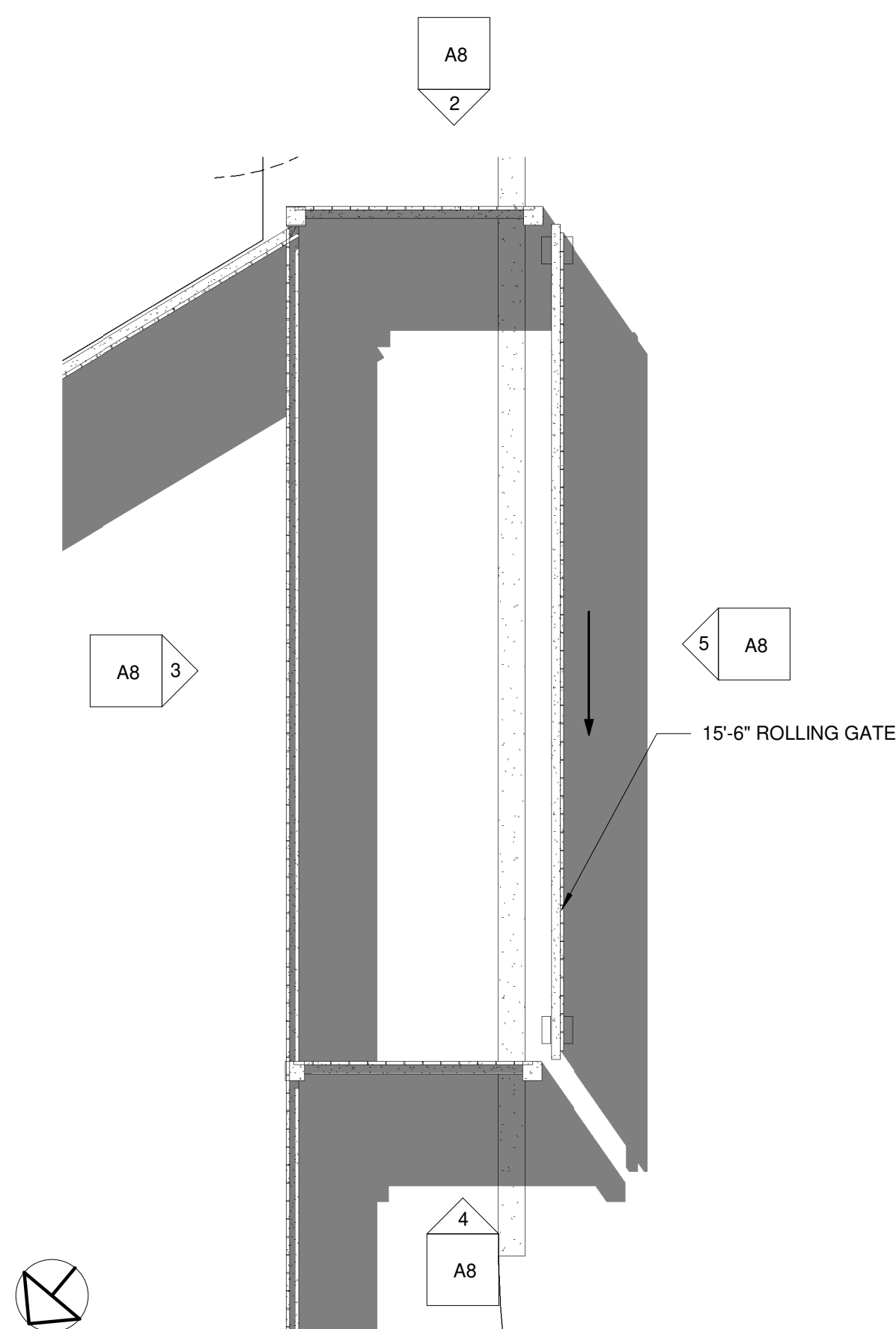




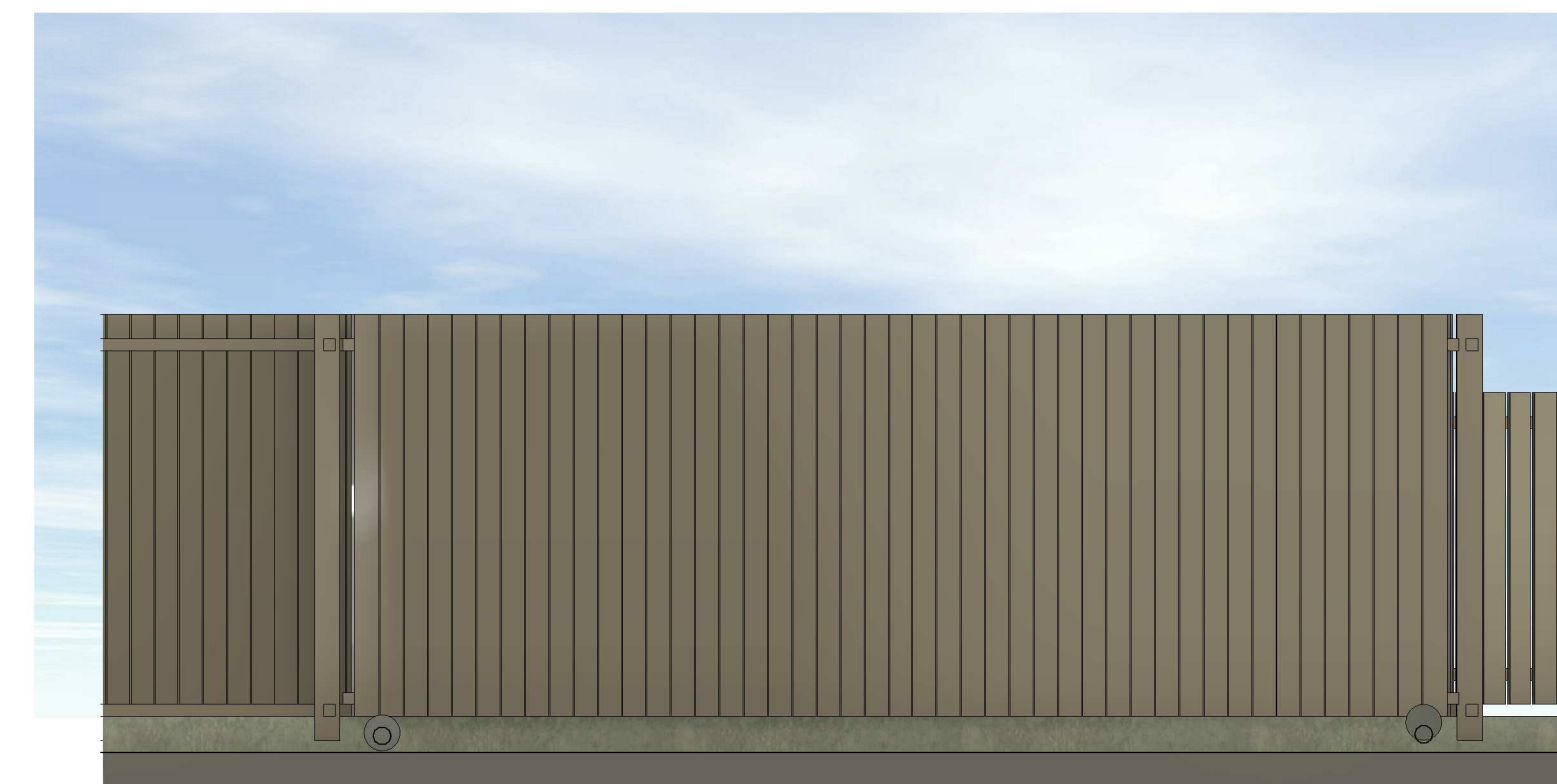
2 ZONING - TRASH ENCLOSURE ELEVATION - EAST (SIDE)



3 ZONING - TRASH ENCLOSURE ELEVATION - NORTH (REAR)



4 ZONING TRASH ENCLOSURE ELEVATION - WEST (SIDE)
3/8" = 1'-0"



5 ZONING - TRASH ENCLOSURE ELEVATION - SOUTH (FRONT)

A SOOSOCIATES
Soos & Associates, Inc.
A r c h i t e c t u r e
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

LFI
7440 ENTERPRISE DRIVE
MOKENA, IL 60448

CLIENT

BUILDING
RENOVATION
1000 W Northwest Hwy
Arlington Hts, IL
60004

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

SCHEMATIC

DATE	11/29/2021
PROJECT NO.	21-009 LF
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

TRASH ENCLOSURE DETAILS

SHEET

A8

Petitioner Name: Diane Menza

Date: February 16, 2022

Project: Building Renovation – Proposed Daycare

Location: 1000 W Northwest Highway Arlington Heights IL

Commercial Building:

PT-1: Paint

Manufacturer: Sherwin Williams (or equal)

Type: Latitude Exterior Acrylic Latex

Finish: Satin

Color: SW6002 Essential Gray

PT-2: Paint

Manufacturer: Sherwin Williams (or equal)

Type: Latitude Exterior Acrylic Latex

Finish: Satin

Color: SW6004 Mink

MR-1: Single Ply Membrane Roll Roofing System

Manufacturer: Duro-Last (or equal)

Type: Duro-Tuff 60 mil

Color: Charcoal

AS-1: Architectural Asphalt Shingles

Manufacturer: GAF Timberline (or equal)

Type: Timberline HDZ RS Architectural Shingles

Color: Weathered Wood

AW-1: Fabric & Metal Frame Awnings

Manufacturer:

Color: Charcoal

SF-1: Prefinished Aluminum Storefront Glazing System

Manufacturer: Kawneer (or equal)

Type: Trifab VG-451T

Color: Clear Anodized Aluminum

Glazing: 1" Insulated Low E Clear Glass

MT-1: Prefinished Metal Coping

Manufacturer: UNA-Edge Metal Edge System (or Equal)

Type: UNA-Edge Co Coping System

Thickness: 0.505, Cleat Spacing per manufacturer recommendations

Finish: Kynar 500 (Galvanized G-90 Steel)

Color: Charcoal

FN-1: Privacy Fence/Trash Enclosure Fence

Type: 6ft Wood Privacy Fence to match existing adjacent fencing

Finish: Match existing

Color: Ironwood - Gray

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

FN-2: Playground Fence facing Kennicott
Type: 6ft Vinyl Pickett Fence
Manufacturer: Certainteed
Color: Almond

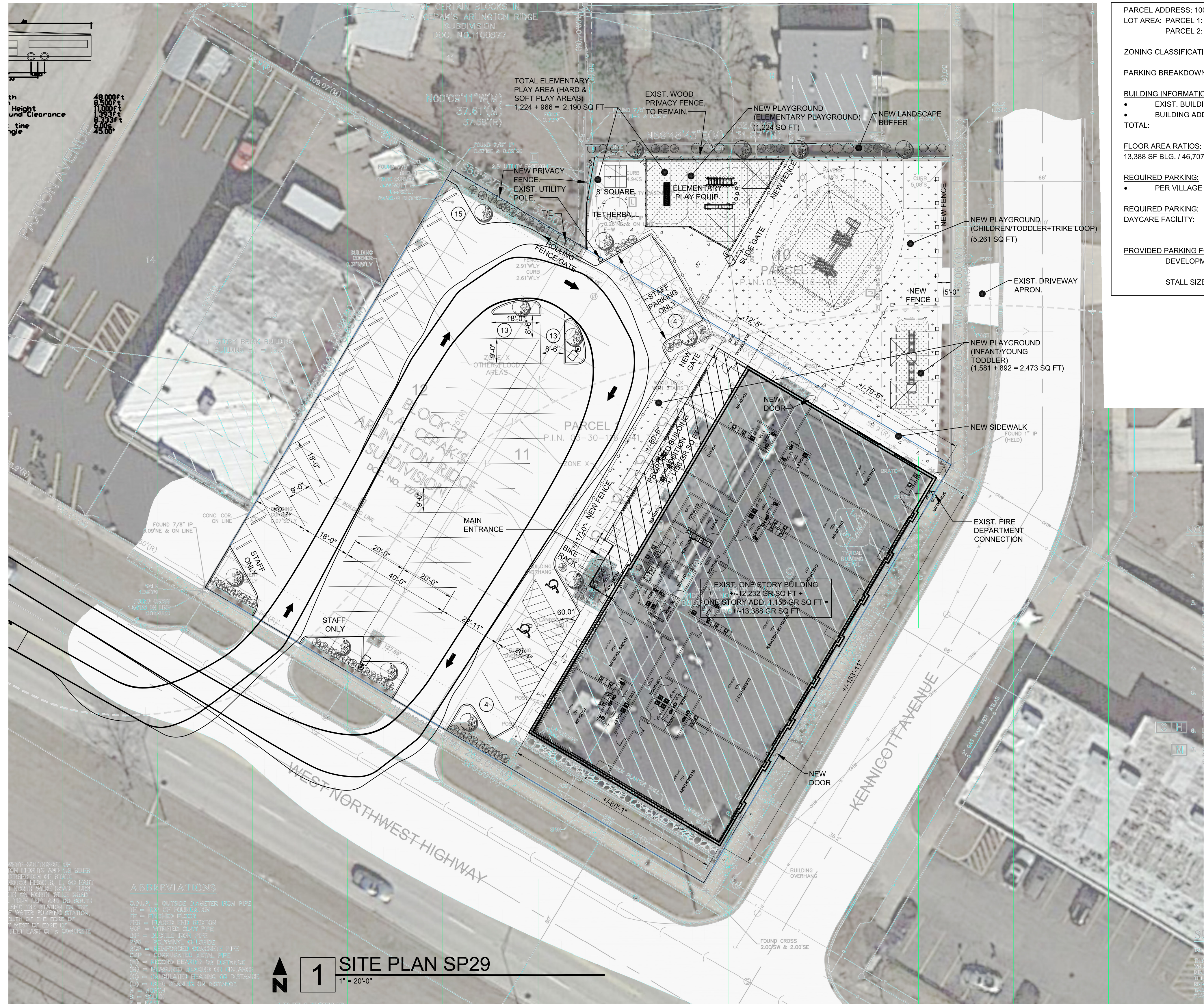
FN-3: Playground Internal Fence
Type: 4ft Vinyl Pickett Fence
Manufacturer: Certainteed
Color: Almond

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

STAFF RECOMMENDATIONS





SITE DATA:

PARCEL ADDRESS: 1000 W NORTHWEST HIGHWAY, ARLINGTON HEIGHTS IL
LOT AREA: PARCEL 1: +/-36,582 SQ FT
PARCEL 2: +/-10,125 SQ FT

ZONING CLASSIFICATION: B2 (GENERAL BUSINESS DISTRICT)

PARKING BREAKDOWN - SITE PLAN SP25:

BUILDING INFORMATION:
• EXIST. BUILDING AREA: +/-12,232 SQ FT
• BUILDING ADDITION: +/-1,156 SQ FT
TOTAL: +/-13,388 SQ FT

FLOOR AREA RATIOS:
13,388 SF BLDG. / 46,707 SF SITE = 0.28 F.A.R.

REQUIRED PARKING:
• PER VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION/STAFF COMMENTS: 49 STALLS

REQUIRED PARKING:
DAYCARE FACILITY: 49 STALLS

PROVIDED PARKING FOR OVERALL DEVELOPMENT:
DEVELOPMENT PARKING: 49 STALLS
(INCLUDES 2 ADA ACCESSIBLE STALLS)
STALL SIZE PROVIDED: 9'x18'

ASOOSOCIATES

Soos & Associates, Inc.
Architecture

105 Scheller Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

Client

BUILDING
REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Project

Consultant

No.	Issue	Date
	VAH COMMISSION SUBMITTAL	2022-01-13
	VAH COMMISSION SUBMITTAL	2021-10-13
	HGE ADD'L REVISIONS	2021-09-02
	HGE LABELING REVISIONS	2021-08-19
	BUILDING ADDITION	2021-08-11
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	CONCEPTUAL PLAN REVIEW COMMITTEE	2021-06-09
	CURSORY REVIEW	2021-05-06
	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09

Seal

SCHEMATIC DESIGN

Date February 20, 2021

Job Number 21-009 LF

Drawn SOOS

Checked SOOS

Approved SOOS

Title

SITE PLAN

Sheet

A1

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NO.	ISSUE	DATE
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SEAL

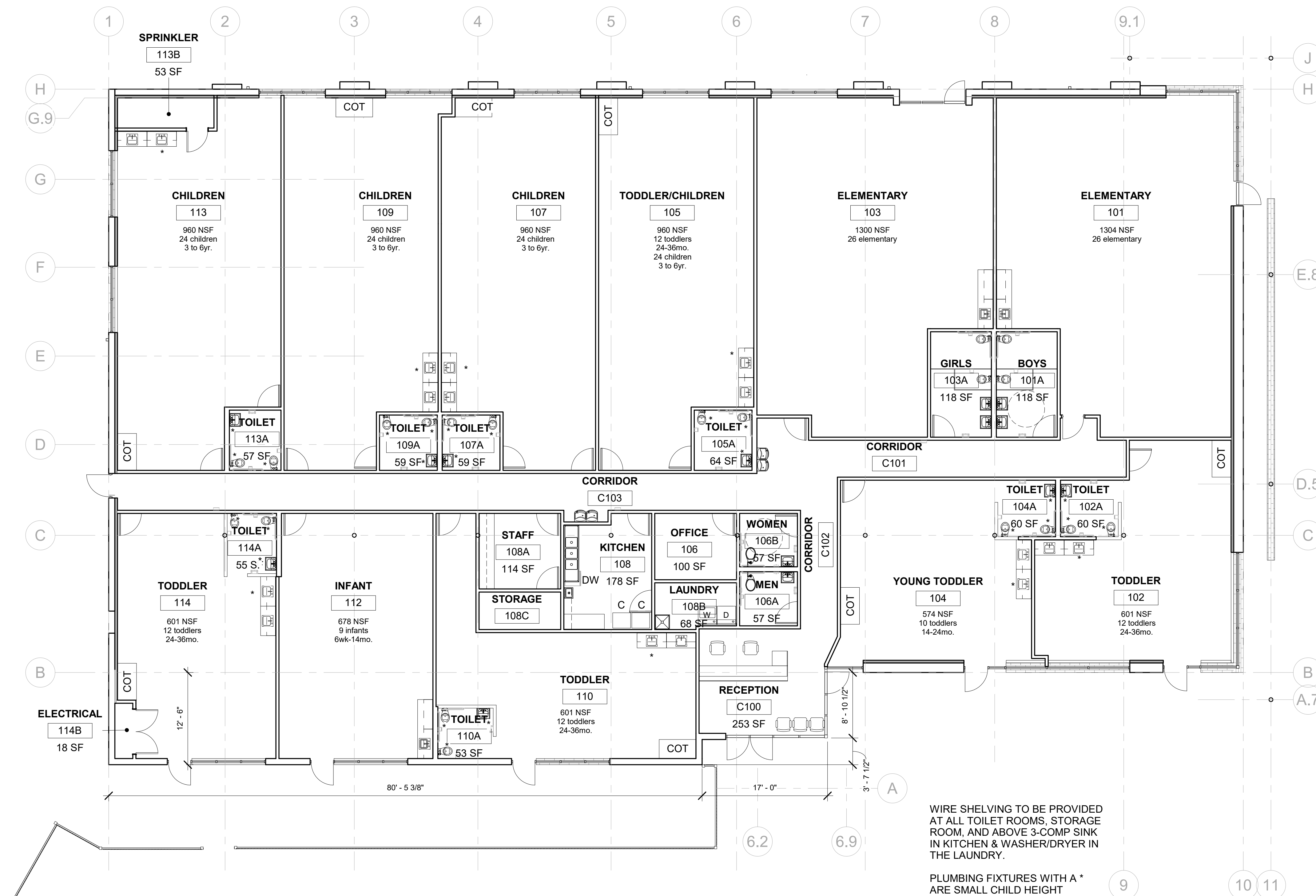
SCHEMATIC

DATE	11/29/2021
PROJECT NO.	21-009 LF
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

CONCEPTUAL FLOOR PLAN

SHEET

A2



WIRE SHELVING TO BE PROVIDED AT ALL TOILET ROOMS, STORAGE ROOM, AND ABOVE 3-COMP SINK IN KITCHEN & WASHER/DRYER IN THE LAUNDRY.

PLUMBING FIXTURES WITH A *
ARE SMALL CHILD HEIGHT

1 CONCEPTUAL FLOOR PLAN



A3



A SOOSOCIATES
Soos & Associates, Inc.
A r c h i t e c t u r e
105 Scheller Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

LFI
7440 ENTERPRISE DRIVE
MOKENA, IL 60448

CLIENT

BUILDING
RENOVATION
1000 W Northwest Hwy
Arlington Hts, IL
60004

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

SCHMATIC

DATE	11/29/2021
PROJECT NO.	21-009 LF
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

PERSPECTIVES

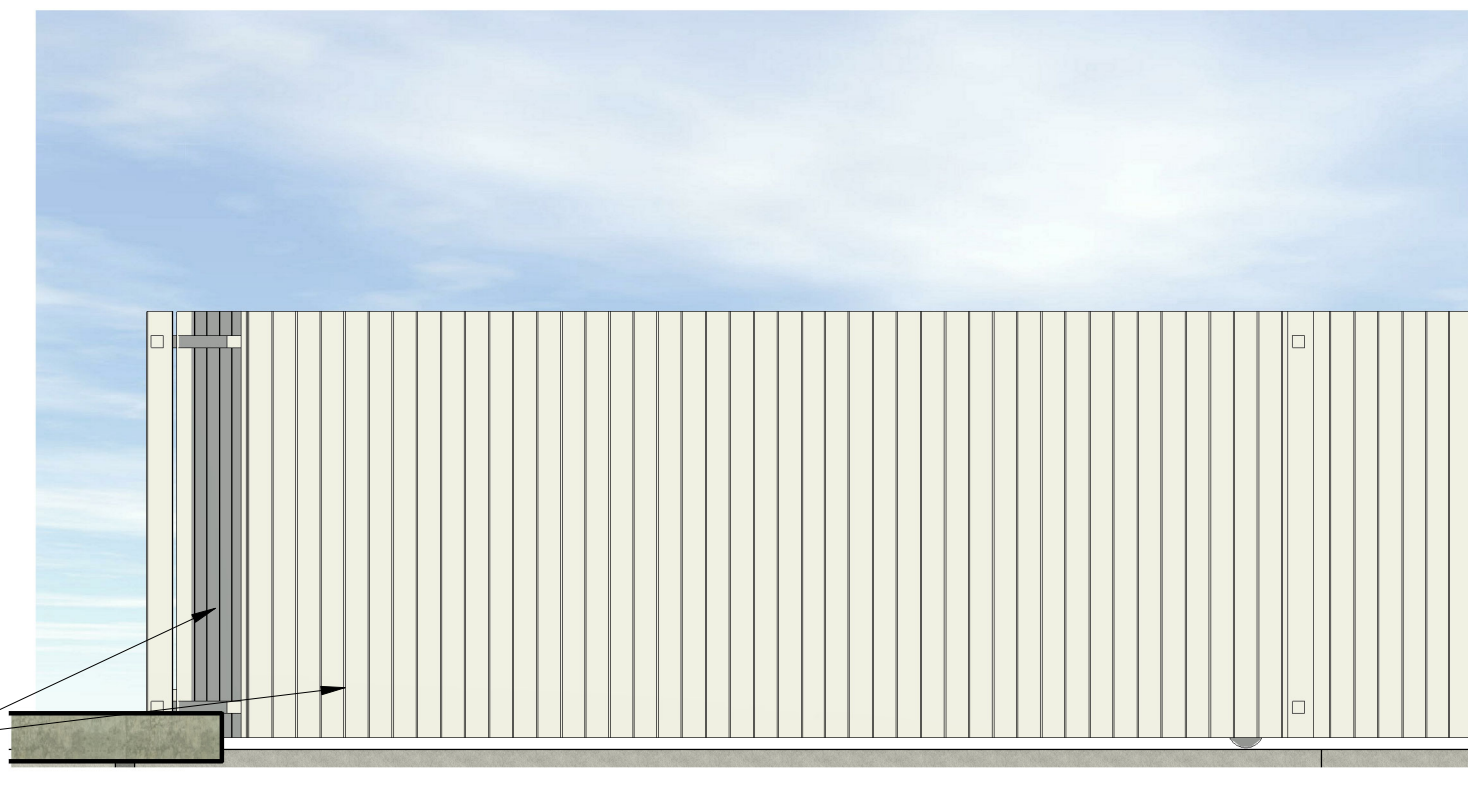
SHEET

A4

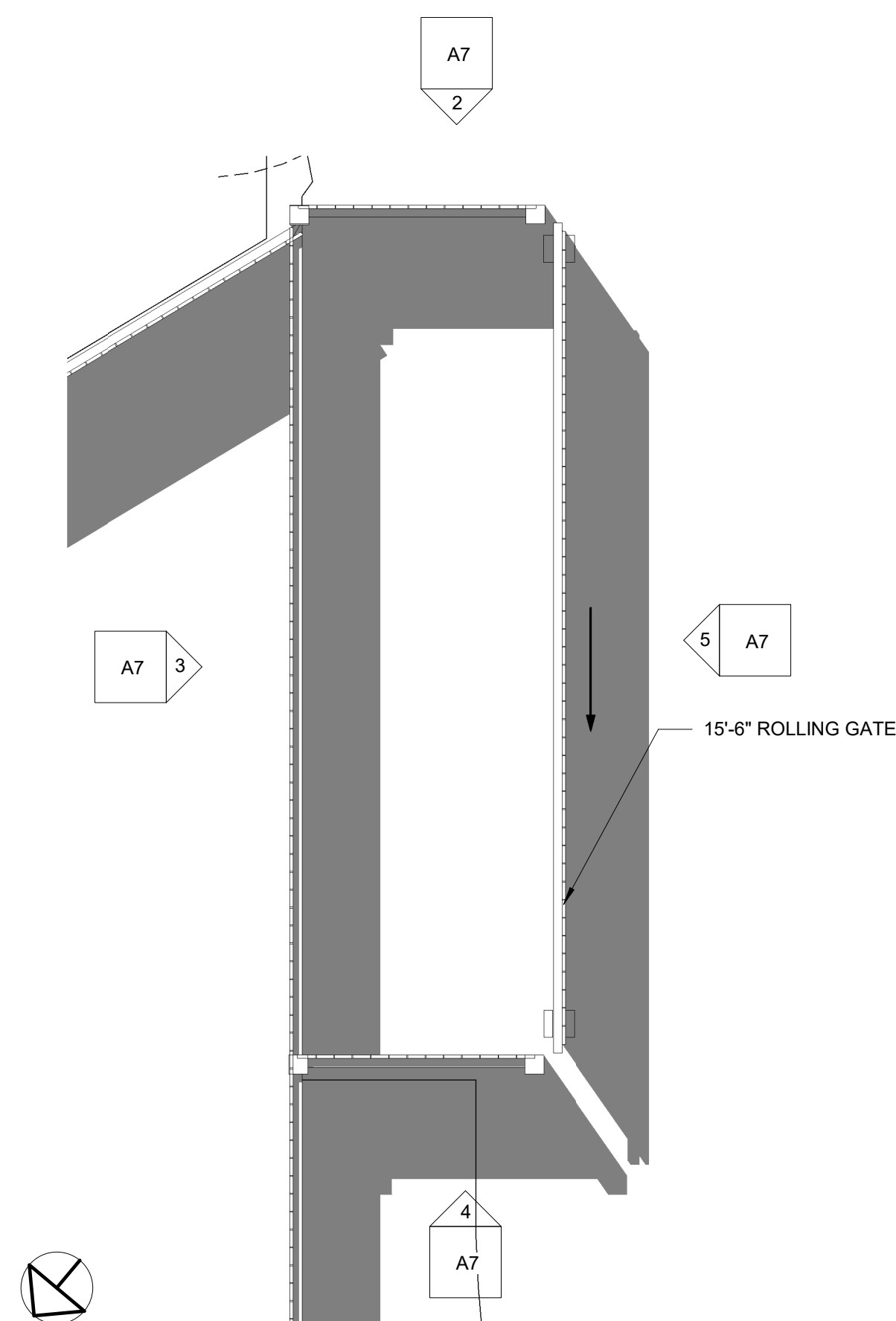




2 ZONING - TRASH ENCLOSURE ELEVATION - EAST (SIDE)



3 ZONING - TRASH ENCLOSURE ELEVATION - NORTH (REAR)
 $3/8" = 1'-0"$



4 ZONING TRASH ENCLOSURE ELEVATION - WEST (SIDE)



5 ZONING - TRASH ENCLOSURE ELEVATION - SOUTH (FRONT)

A SOOSOCIATES
Soos & Associates, Inc.
A r c h i t e c t u r e
105 Scheller Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

LFI
7440 ENTERPRISE DRIVE
MOKENA, IL 60448

CLIENT

BUILDING
RENOVATION
1000 W Northwest Hwy
Arlington Hts, IL
60004

PROJECT

CONSULTANT

[illegible]

SEAL

SCHEMATIC

DATE	11/29/2021
PROJECT NO.	21-009 LF
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

TRASH ENCLOSURE DETAILS

SHEET

A7



A SOOSOCIATES
Soos & Associates, Inc.
A r c h i t e c t u r e
105 Scheller Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

LFI
7440 ENTERPRISE DRIVE
MOKENA, IL 60448
CLIENT

**BUILDING
RENOVATION**
1000 W Northwest Hwy
Arlington Hts, IL
60004

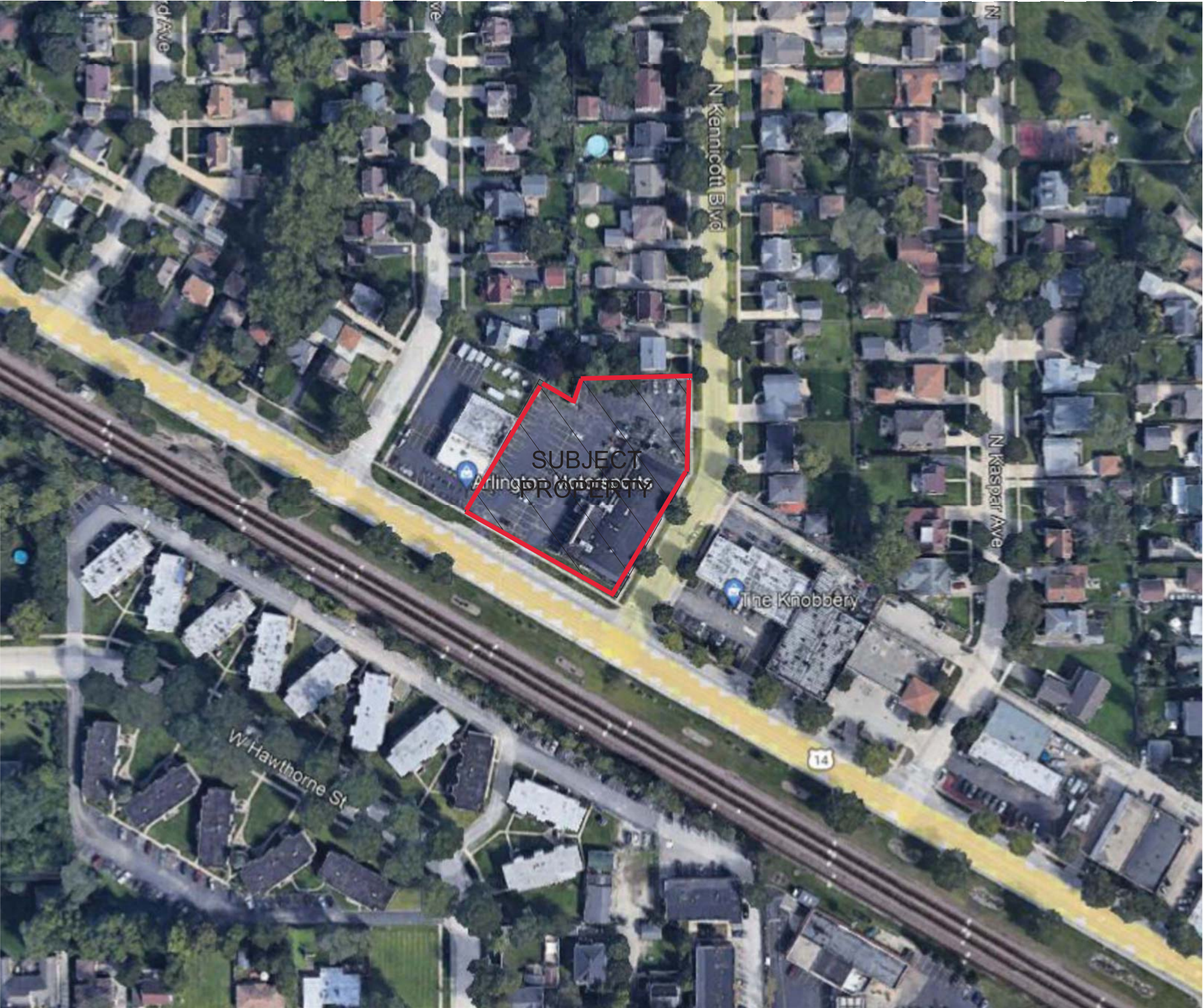
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SEAL	
SCHEMATIC	
DATE	11/29/2021
PROJECT NO.	21-009 LF
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

EXISTING BUILDING
PHOTOS

SHEET

A8



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ILLINOIS DESIGN FIRM # 184003287

LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448
Client

BUILDING
REMODEL
1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004
Project

Consultant		
	VAH COMMISSION SUBMITTAL	2021-10-13
	HGE ADD'L REVISIONS	2021-09-02
	HGE LABELING REVISIONS	2021-08-19
	BUILDING ADDITION	2021-08-11
	ADD EXIT DOORS	2021-07-13
	ADD PARKING STALLS	2021-07-02
	CONCEPTUAL PLAN REVIEW COMMITTEE	2021-06-09
	CURSORY REVIEW	2021-05-06
	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09
No.	Issue	Date

Seal

SCHEMATIC DESIGN

Date February 20, 2021

Job Number 21-009 LF

Drawn SOOS

Checked SOOS

Approved SOOS

Title

VICINITY
MAP

Sheet

VM



PARCEL ADDRESS: 1000 W NORTHWEST HIGHWAY, ARLINGTON HEIGHTS IL
LOT AREA: PARCEL 1: +/-36,582 SQ FT
PARCEL 2: +/-10,125 SQ FT

PARKING BREAKDOWN - SITE PLAN SP25:

- EXIST. BUILDING AREA: +/-12,232 SQ FT
- BUILDING ADDITION: +/- 1,156 SQ FT

TOTAL: +/-13,388 SQ FT

REQUIRED PARKING:

- PER VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION/STAFF COMMENTS: 49 STALLS

DAYCARE FACILITY: 49 STALLS

DEVELOPMENT PARKING:	49 STALLS (INCLUDES 2 ADA ACCESSIBLE STALLS)
STALL SIZE PROVIDED:	9'x18'

**▲
N**

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LFI
ENTERPRISE DRIVE
ENA, IL 60448

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Project

Consultant

	VIAH COMMISSION SUBMITTAL	2022-01-13
	VIAH COMMISSION SUBMITTAL	2021-10-13
	HGE ADD'L REVISIONS	2021-09-02
	HGE LABELING REVISIONS	2021-08-19
	BUILDING ADDITION	2021-08-11
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	CURSORY REVIEW	2021-05-06
	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09

No.	Issue	Date
-----	-------	------

Seal

SCHEMATIC DESIGN

Date	February 20, 2021
Job Number	21-009 LF
Drawn	SOOS
Checked	SOOS
Approved	SOOS
Title	

SITE PLAN

Sheet

A1



| **A SOOSOCIATES**

Soos & Associates, Inc.
A r c h i t e c t u r e
105 Scheller Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

LFI
7440 ENTERPRISE DRIVE
MOKENA, IL 60448

BUILDING
RENOVATION
1000 W Northwest Hwy
Arlington Hts, IL
60004

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

SCHEMATIC

DATE	11/29/2021
------	------------

PROJECT NO. 21-009 LF

PROJECT NO.	21-009 E
DRAWN	Author

CHECKED	Checker
---------	---------

APPROVED	Approved
----------	----------

	TITLE
--	-------

EXISTING BUILDING PHOTOS

SHEET

A8



A3



A SOOSOCIATES
Soos & Associates, Inc.
A r c h i t e c t u r e
105 Scheller Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

LFI
7440 ENTERPRISE DRIVE
MOKENA, IL 60448

CLIENT

BUILDING
RENOVATION
1000 W Northwest Hwy
Arlington Hts, IL
60004

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

SCHEMATIC

DATE	11/29/2021
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PROJECT NO. 21-009 LF

DRAWN	Author
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DATE	Author
CHECKED	Checker

APPROVED	Approver
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TITLE

PERSPECTIVES

SHEET

A4



A5



A SOOSOCIATES
Soos & Associates, Inc.
A r c h i t e c t u r e
105 Scheller Road, Lincolnshire, Illinois 60069
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PROJECT

CONSULTANT

[illegible]

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DRAWN	Author
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CHECKED	Checker
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APPROVED	Approver
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PERSPECTIVES

SHEET

A4

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NO.	ISSUE	DATE
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SEAL

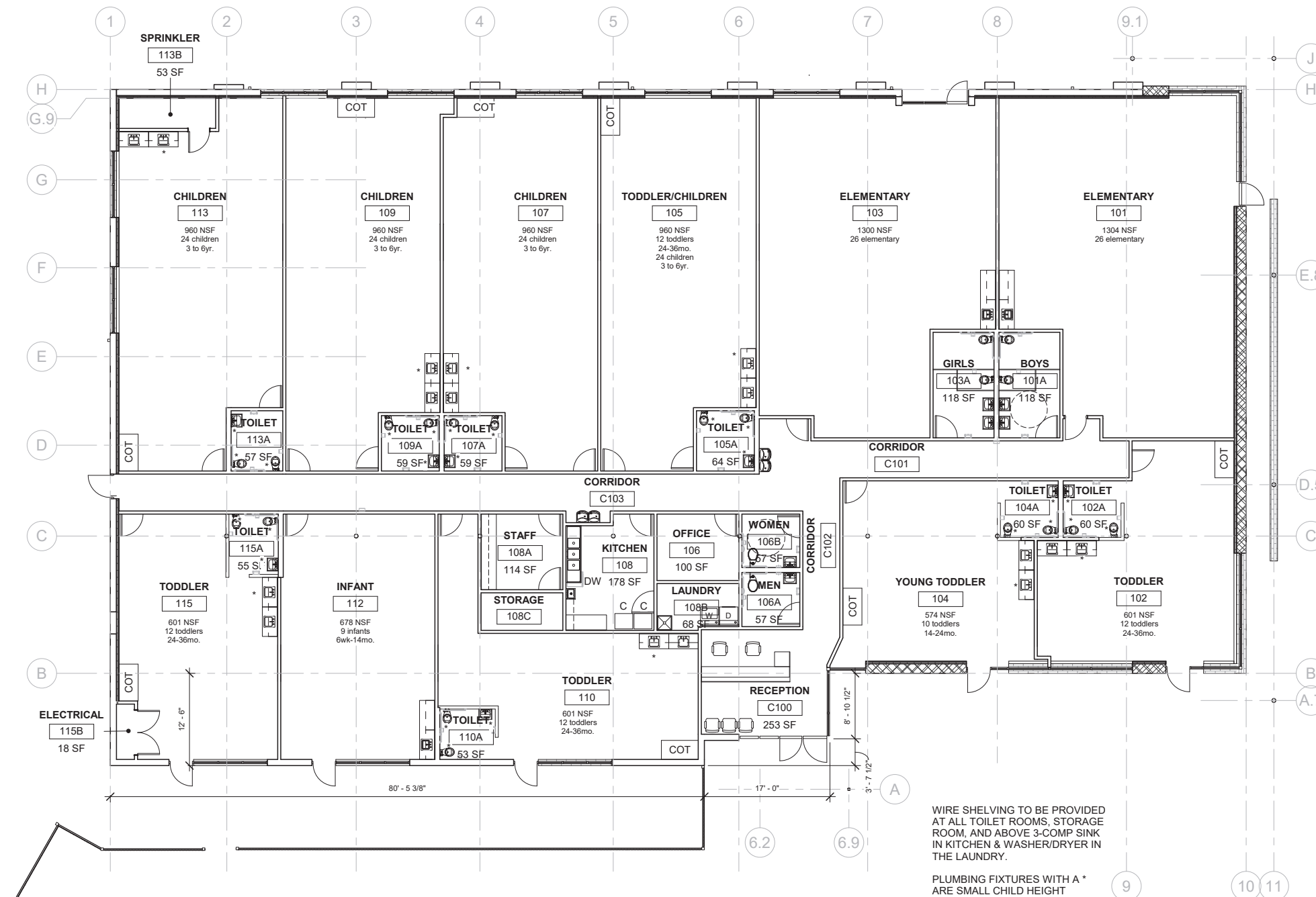
SCHEMATIC

DATE	11/29/2021
PROJECT NO.	21-009 LF
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

CONCEPTUAL FLOOR PLAN

SHEET

A2



WIRE SHELVING TO BE PROVIDED AT ALL TOILET ROOMS, STORAGE ROOM, AND ABOVE 3-COMP SINK IN KITCHEN & WASHER/DRYER IN THE LAUNDRY.

PLUMBING FIXTURES WITH A *
ARE SMALL CHILD HEIGHT

 **1** CONCEPTUAL FLOOR PLAN
1/8" = 1'-0"

[illegible]

NO.	ISSUE	DATE
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SEAL

DATE	11/29/2021
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PROJECT NO. 21-009 LF

DRAWN	Author
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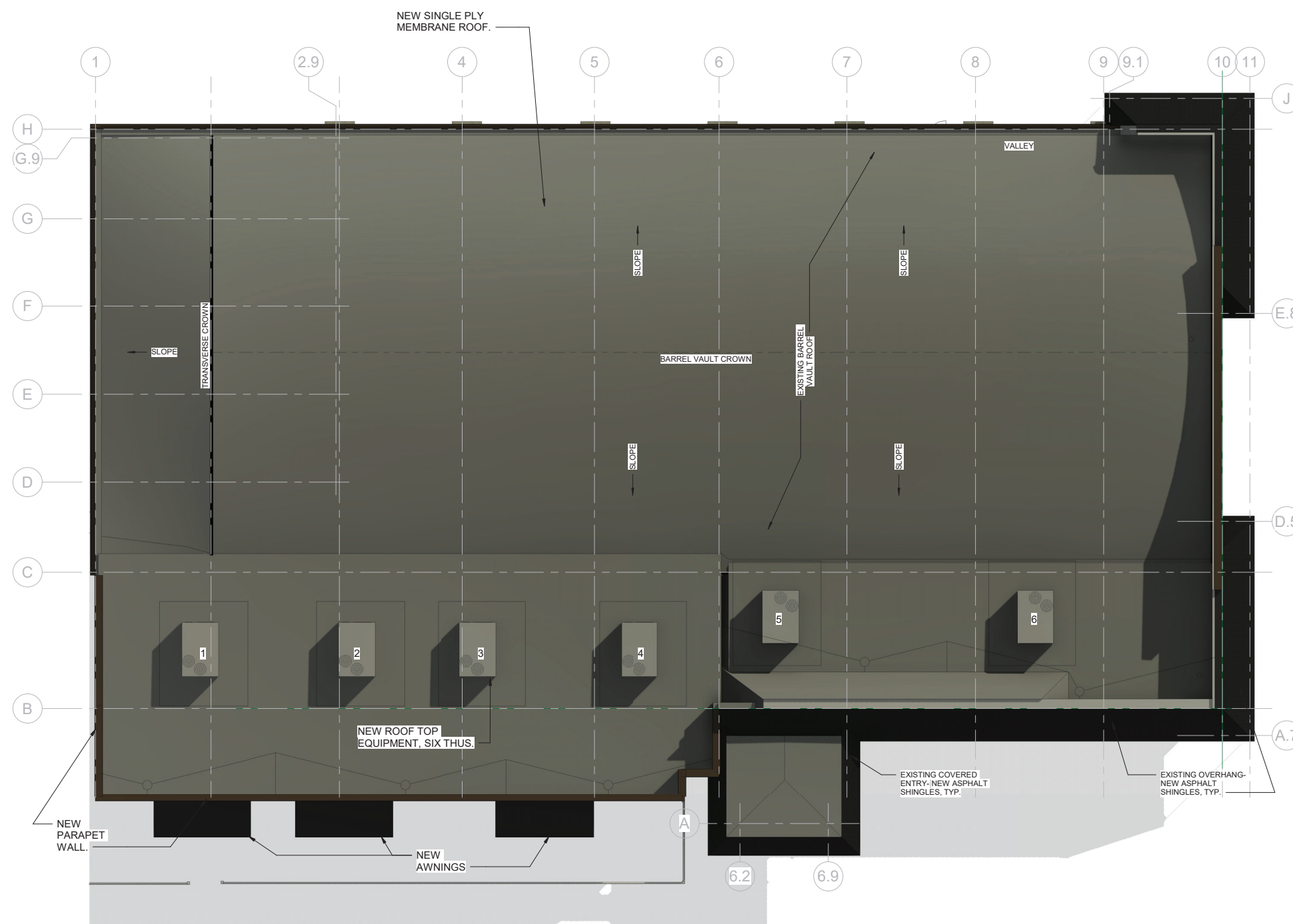
Drawn	Artist
Checked	Checker

APPROVED	Approver
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TITLE

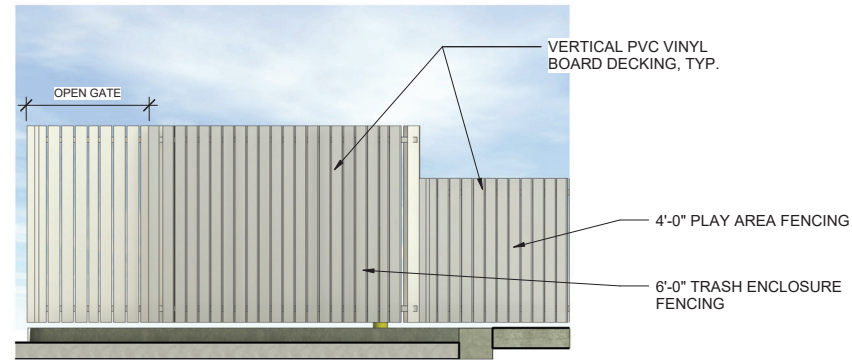
SHEET

A6



1 ZONING - ROOF PLAN

1/8" = 1'-0"



Petitioner Name: Diane Menza

Date: November 2, 2021

Project: Building Renovation – Proposed Daycare

Location: 1000 W Northwest Highway Arlington Heights IL

Commercial Building:

PT-1: Paint

Manufacturer: Sherwin Williams (or equal)

Type: Latitude Exterior Acrylic Latex

Finish: Satin

Color: SW6002 Essential Gray

MR-1: Single Ply Membrane Roll Roofing System

Manufacturer: Duro-Last (or equal)

Type: Duro-Tuff 60 mil

Color: Charcoal

AS-1: Architectural Asphalt Shingles

Manufacturer: GAF Timberline (or equal)

Type: Timberline HDZ RS Architectural Shingles

Color: Charcoal

SF-1: Prefinished Aluminum Storefront Glazing System

Manufacturer: Kawneer (or equal)

Type: Trifab VG-451T

Color: Clear Anodized Aluminum

Glazing: 1" Insulated Low E Clear Glass

MT-1: Prefinished Metal Coping

Manufacturer: UNA-Edge Metal Edge System (or Equal)

Type: UNA-Edge Co Coping System

Thickness: 0.505, Cleat Spacing per manufacturer recommendations

Finish: Kynar 500 (Galvanized G-90 Steel)

Color: Black

MT-2: Prefinished Metal Coping

Manufacturer: UNA-Edge Metal Edge System (or Equal)

Type: UNA-Edge Co Coping System

Thickness: 0.505, Cleat Spacing per manufacturer recommendations

Finish: Kynar 500 (Galvanized G-90 Steel)

Color: Dark Brown

MS-1: Trash Enclosure Walls- CMU

Manufacturer: Northfield Block (or Equal)

Type: Architectural Concrete Masonry Unit

Finish: Split Face (integrally colored)

Color: Ironwood - Gray (NW)

Soos & Associates, Inc.
Architecture

105 Scheller Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
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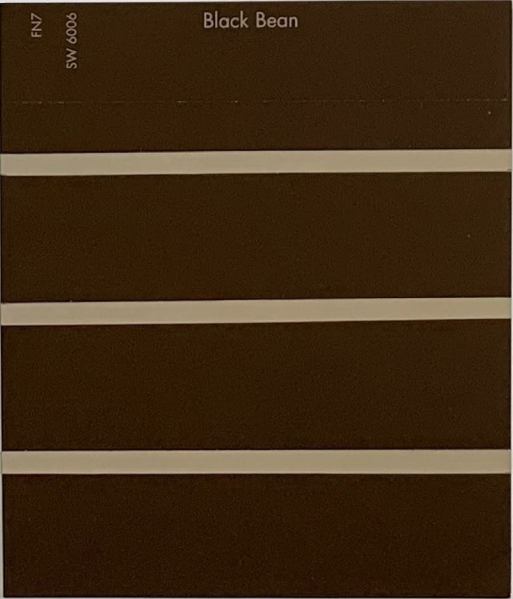
SINGLE-PLY ROOF MEMBRANE (CHARCOAL)



MANSARD SHINGLES



EXTERIOR MASONRY PAINT



EXISTING BRICK (APPROXIMATED)



CLEAR ALUMINUM STOREFRONT

ASOOSOCIATES

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MOKENA, IL 60448

Client

BUILDING
REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Seal

SCHEMATIC DESIGN

Date 1/13/2022

Job Number 21-009 LF

Drawn SOOS

Checked SOOS

Approved SOOS

Title

COLOR BOARD

Sheet

Petitioner Name: Diane Menza

Date: November 2, 2021

Project: Building Renovations – Proposed Daycare

Location: 1000 W Northwest Highway Arlington Heights IL

Electronic Material Board:

PT-1: Paint
Manufacturer: Sherwin Williams (or equal)
Type: Latitude Exterior Acrylic Latex
Finish: Satin
Color: SW6002 Essential Gray



MR-1: Single Ply Membrane Roofing System
Manufacturer: Duro-Last (or equal)
Type: Duro-Tuff 60 mil
Color: Charcoal

Color Swatches



Charcoal

DURO-TUFF MEMBRANE			
MIL		60	
Weight		.35 lb/sq ft	
Scrim		18 x 9	
Available Roll Length		100'	
Available Roll Widths		10", 30", 5', 10'	
PVC Film Above Scrim		31 mil	

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AS-1: Architectural Asphalt Shingles
 Manufacturer: GAF (or Equal)
 Type: Timberline HDZ RS Architectural Shingles
 Finish: SR 0.28 SRI 30
 Color: Charcoal



Charcoal

Charcoal is the most neutral of shades, and works wonderfully with blues, grays, whites, yellow, gold, sage, and green.

SF-1: Prefinished Aluminum Storefront Glazing System
 Manufacturer: Kawneer (or equal)
 Type: Trifab VG-451T
 Color: Clear Anodized Aluminum
 Glazing: 1" Insulated Low E Clear Glass



#17

CLEAR

AA-M10C21A31

Architectural Class II
 (.4 mils minimum)

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 Architecture

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MT-1: Prefinished Metal Coping
 Manufacturer: UNA-Edge Metal Edge System (or Equal)
 Type: UNA-Edge Co Coping System
 Thickness: 0.505, Cleat Spacing per manufacturer recommendations
 Finish: Kynar 500 (Galvanized G-90 Steel)
 Color: Black



UNA-CLAD™ METAL COLOR SELECTION



MT-2: Prefinished Metal Coping
 Manufacturer: UNA-Edge Metal Edge System (or Equal)
 Type: UNA-Edge Co Coping System
 Thickness: 0.505, Cleat Spacing per manufacturer recommendations
 Finish: Kynar 500 (Galvanized G-90 Steel)
 Color: Dark Brown



UNA-CLAD™ METAL COLOR SELECTION



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Trash Enclosure Gates:
Vertical PVC Vinyl Board Decking
Manufacturer: AZEK
Dimension: 1" x 5 1/2" Square Edge PVC Board Decking
Color/Finish: Vintage Coastline



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MOKENA, IL 60448
Client

**BUILDING
REMODEL**
1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004
Project

Consultant		
	VAH COMMISSION SUBMITTAL	2021-10-13
	HGE ADD'L REVISIONS	2021-09-02
	HGE LABELING REVISIONS	2021-08-19
	BUILDING ADDITION	2021-08-11
	ADD EXIT DOORS	2021-07-13
	ADD PARKING STALLS	2021-07-02
	CONCEPTUAL PLAN REVIEW COMMITTEE	2021-06-09
	CURSORY REVIEW	2021-05-06
	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09
No.	Issue	Date

Seal
SCHEMATIC DESIGN
Date February 20, 2021
Job Number 21-009 LF
Drawn SOOS
Checked SOOS
Approved SOOS
Title

**SITE
PHOTOGRAPHS
MAP**

Sheet
SP-M



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NTS



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9440 ENTERPRISE DRIVE
MOKENA, IL 60448

Client

**BUILDING
REMODEL**

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Project

Consultant

No.	Issue	Date
	VAM COMMISSION SUBMITTAL	2021-10-13
	HGE ADD'L REVISIONS	2021-09-02
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	CLIENT REVIEW	2021-04-09

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SCHEMATIC DESIGN

Date February 20, 2021
Job Number 21-009 LF
Drawn SOOS
Checked SOOS
Approved SOOS
Title

**SITE
PHOTOGRAPHS**

Sheet

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MOKENA, IL 60448

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**BUILDING
REMODEL**
1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Project

Consultant

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	CLIENT REVIEW	2021-04-09

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SCHEMATIC DESIGN
Date February 20, 2021
Job Number 21-009 LF
Drawn SOOS
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Approved SOOS

Title

**SITE
PHOTOGRAPHS**

Sheet

SP-2



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**BUILDING
REMODEL**
1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Project

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	CLIENT REVIEW	2021-04-09

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SCHEMATIC DESIGN

Date February 20, 2021
Job Number 21-009 LF
Drawn SOOS
Checked SOOS
Approved SOOS

Title

**SITE
PHOTOGRAPHS**

Sheet

SP-3



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9440 ENTERPRISE DRIVE
MOKENA, IL 60448

Client

BUILDING
REMODEL
1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Project

Consultant

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SCHEMATIC DESIGN

Date February 20, 2021
Job Number 21-009 LF
Drawn SOOS
Checked SOOS
Approved SOOS

Title

SITE
PHOTOGRAPHS

Sheet

SP-4



ASOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Scheller Road Lincolnshire, Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

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Client

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1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Project

Consultant

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	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09
No.	Issue	Date

Seal

SCHEMATIC DESIGN

Date February 20, 2021

Job Number 21-009 LF

Drawn	S00S
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Checked	SOOS
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Approved	SOOS
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Title

SITE PHOTOGRAPHS

Sheet

SP-5



EE NTS



FF NTS



GG NTS

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REMODEL**
1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

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	CLIENT REVIEW	2021-04-09

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SCHEMATIC DESIGN

Date February 20, 2021

Job Number 21-009 LF

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SP-6