



Agenda  
Village of Arlington Heights  
Design Commission  
Community Room, 3rd Floor  
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.  
February 8, 2022  
6:30 PM

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

A. Minutes - 1/25/22

**IV. REPORTS**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

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

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

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**Design Commission  
2/8/2022**

**Item:** Minutes - 1/25/22

**Department:** Planning & Community Development

**ATTACHMENTS:**

**Description**

DC Minutes - 1/25/22

**Type**

Minutes

# DRAFT

## MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS RD.  
JANUARY 25, 2022

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

Members Present: Ted Eckhardt, Acting Chair  
Kirsten Kingsley  
John Fitzgerald

Members Absent: Jonathan Kubow, Chair  
Scott Seyer

Also Present: John Anstadt, JMB Architects for 732 N. Forrest Ave.  
Nicholas & Katherine Farella, Owners of 732 N. Forrest Ave.  
Steve Hautzinger, Staff Liaison

### REVIEW OF MEETING MINUTES FOR JANUARY 11, 2022

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF JANUARY 11, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#21-090 – 732 N. Forrest Ave.

John Anstadt, representing *JMB Architects*, and Nicholas & Katherine Farella, the homeowners, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing one-and-a-half-story house with attached two-car garage to build a new two-story residence with an attached three-car garage. The subject site is zoned R-E and the proposed design complies with the R-E zoning requirements.

This project is appearing before the Design Commission due to previous neighborhood concerns regarding redevelopment of this lot. The proposed design is very nicely done with appropriate scale, quality materials, and interesting detailing on all sides of the house. The design has an overall traditional style with some modern features such as the glass front entry. The three-car side load garage pushes the main body of the house slightly back on the lot, but the size of the house is well under the maximum allowed, and it fits very comfortably on this large lot. Staff has no concerns with the proposed design and recommends approval.

Mr. Anstadt said they are excited to be here tonight. The style of the new home is modern farmhouse with a little bit of a flair for industrial, which is the reason for the metal details being proposed. A nice amount of stone is proposed for the front of the home, with board and batten siding for the majority of the rest of the home. The main portion of the roof will be asphalt shingles, and the dormers will be a standing seam metal roof. He welcomed any questions or comments from the commissioners.

Acting Chair Eckhardt asked if there was any public comment on the project and there was no response from those in the audience.

The commissioners summarized their comments. Commissioner Fitzgerald really liked the new home and said the materials and colors are beautiful, and the home fits very well on the lot and with the other homes. He was sad to see that the knee wall shown in the rendering is not going to be built, but if the homeowner ever wants to do that with a low hedge of landscaping to get the same architecture, it could be an interesting thought. Overall, he loved the new home.

Commissioner Kingsley said the new home is really nice, she liked the rendering as well as the color palette being proposed. She looked up the 'burnished slate' color being proposed for the metal roof, since a sample was not provided, and said that the color looks a little more warm than the other colors; she cautioned the petitioner to make sure that the colors all go together. She also suggested the petitioner look at the locations of the black downspouts and consider changing the color of those to be the same color as the fascia. Commissioner Kingsley also asked about the change in material from the board and batten to cedar in the gables, and Mr. Anstadt said that too much of the same material can be overwhelming, and he likes the change in texture from one material to the other. Commissioner Kingsley liked having 2 different materials, but recommended that the front gables be changed to board and batten, but keep the cedar siding on the wall behind the front porch.

Acting Chair Eckhardt echoed most of the other commissioners' comments, and said that the hierarchy of the material on the elevations is correctly designed as proposed. He liked that the material at the top portion of the home has more lines than the material at the bottom portion of the home. He loved the design and felt the architect did a great job of mixing things up. He was in complete support of the new home.



A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 732 N. FORREST AVENUE, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTUAL ELEVATIONS AND MATERIAL LIST RECEIVED 12/14/21, FLOOR PLANS RECEIVED 12/20/21, THE SITE PLAN RECEIVED 1/6/22, 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. 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 PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 2. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO  
ADJOURN THE MEETING AT 6:45 P.M.

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

DRAFT



## **Design Commission 2/8/2022**

**Item:** DC#21-079 - Guidepost Montessori - 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 plans received 1/14/22, 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 remove the existing mansard roof feature on the front of the building.
3. A recommendation to update the entry canopy to omit the existing mansard form.
4. A recommendation to 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.
5. A recommendation to raise the windows heads on the new addition to align with the existing windows, as well incorporating other details to add interest to the design.
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, 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:**

| <b>Description</b> | <b>Type</b>                |
|--------------------|----------------------------|
| Staff Report       | Board or Commission Report |
| Exhibits           | Exhibits                   |
| Context Photos     | Exhibits                   |

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

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

### 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

**Date Prepared:** February 3, 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.

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

### Architectural Design:

It's 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. 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.

**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:**

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.

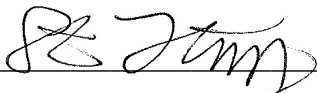
**Trash Dumpster Screening:**

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 plans received 1/14/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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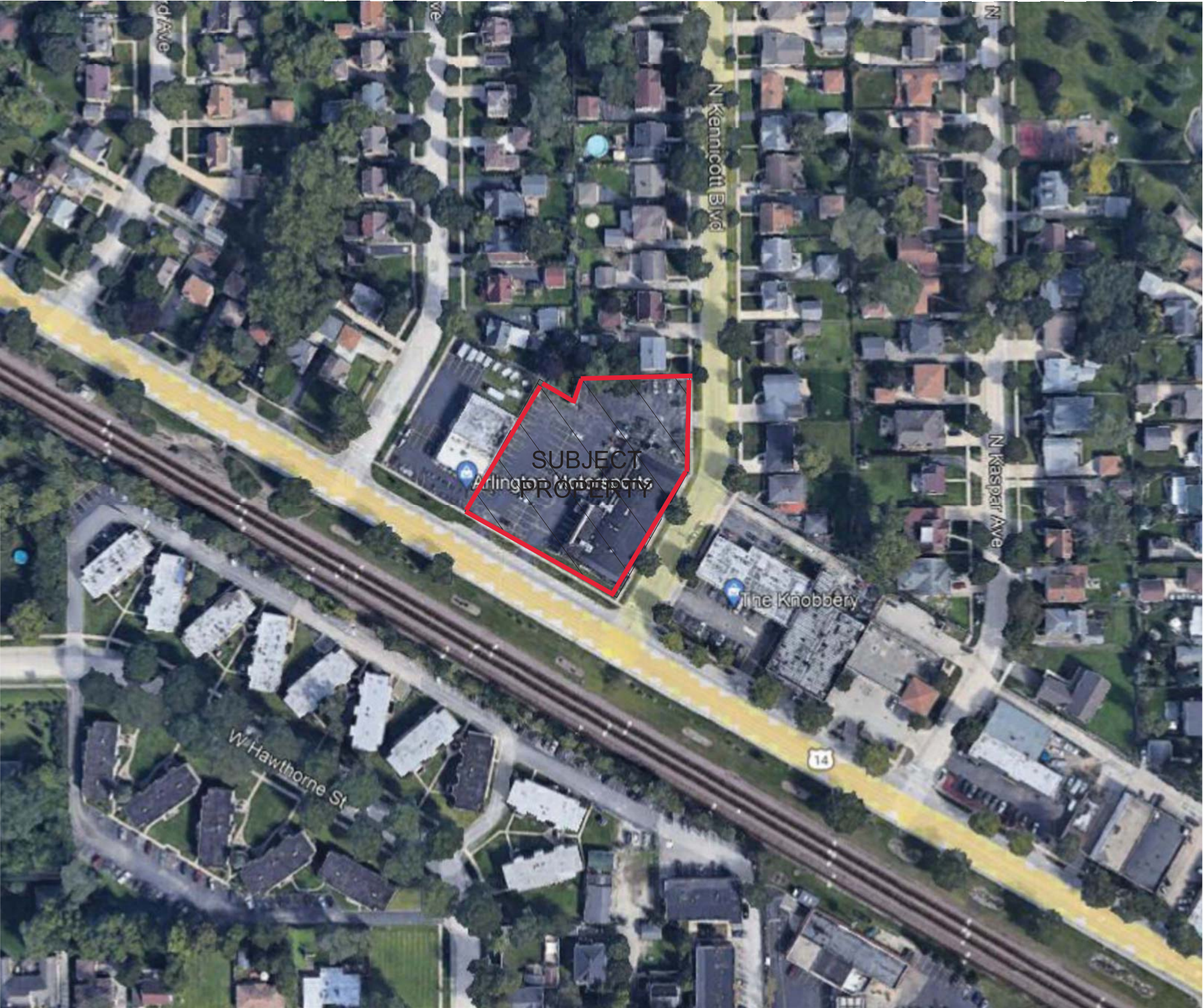


February 3, 2022

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





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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 |                                  |            |
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|            |                                  |            |
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|            | 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









 **1** SITE PLAN SP26  
1" = 20'-0"

# 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

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## EXISTING BUILDING PHOTOS

SHEET

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**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

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BUILDING  
RENOVATION  
1000 W Northwest Hwy  
Arlington Hts, IL  
60004

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## PERSPECTIVES

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**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

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BUILDING  
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1000 W Northwest Hwy  
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60004

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## PERSPECTIVES

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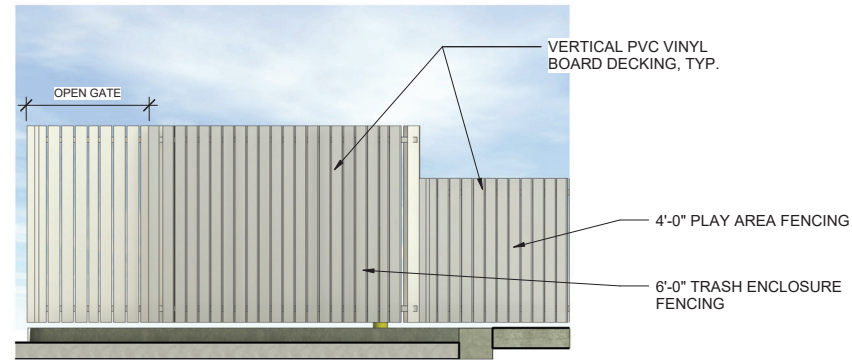


WIRE SHELVING TO BE PROVIDED AT ALL TOILET ROOMS, STORAGE ROOM, AND ABOVE 3-COMP SINK IN KITCHEN & WASHER/DRYER IN THE LAUNDRY.

PLUMBING FIXTURES WITH A \*  
ARE SMALL CHILD HEIGHT







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  
Fax 847 821 8570





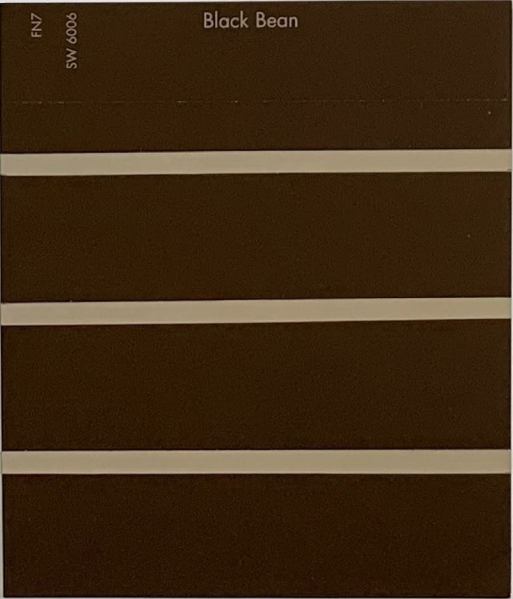
SINGLE-PLY ROOF MEMBRANE (CHARCOAL)



MANSARD SHINGLES



EXTERIOR MASONRY PAINT



EXISTING BRICK (APPROXIMATED)



CLEAR ALUMINUM STOREFRONT

ASOOSOCIATES

Soos & Associates, Inc.  
Architecture

105 Schelter 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

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<br>(.4 mils minimum) |
|-----|-------|--------------|---------------------------------------------|



**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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**BUILDING  
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Project

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

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

**SITE  
PHOTOGRAPHS  
MAP**

Sheet  
**SP-M**





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Project

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**SITE  
PHOTOGRAPHS**

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**SP-1**





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## BUILDING REMODEL

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## SCHEMATIC DESIGN

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| Title      |                   |

## SITE PHOTOGRAPHS

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**SITE  
PHOTOGRAPHS**

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**SITE  
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**SP-4**





**ASOOSOCIATES**  
Soos & Associates, Inc.  
Architecture  
105 Scheller Road Lincolnshire, Illinois 60069  
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LFI  
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MOKENA, IL 60448

Client

## BUILDING REMODEL

1000 W NORTHWEST HWY  
ARLINGTON HTS., IL 60004

Project

Consultant

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Date February 20, 2021

Job Number 21-009 LF

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Title

## SITE PHOTOGRAPHS

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SP-5





EE NTS



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**SITE  
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**SP-6**