



Agenda
Village of Arlington Heights
Design Commission
Virtual Meeting

April 27, 2021
6:30 PM

I. CALL TO ORDER

- A. In response to the COVID-19 pandemic, this meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/32wXFmQ>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at shautzinger@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on April 27, 2021.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 4/13/21

IV. REPORTS

V. OLD BUSINESS

- A. DC#21-023 - Timber Ridge School - 201 S. Evanston Ave. -
(Continued from 4-13-21)

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
4/27/2021

Item: Minutes - 4/13/21

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 4/13/21

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING

APRIL 13, 2021

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

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

Members Absent: Scott Seyer

Also Present: John Anstadt, JMB Architects Ltd. For 735 N. Dunton Ave.
Natalie LaPorta, Owner of 735 N. Dunton Ave.
Keith Ginnodo, Kingsley/Ginnodo Architects for 216 N. Haddow Ave.
Jonathan Kuzynowski & John Mauer, Wold Architects for Timber Ridge School
Julie Jilek, NSSEO for Timber Ridge School
Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

Chair Fitzgerald also reminded those speaking tonight to state their names before speaking. Mr. Hautzinger added instructions for public attendees that want to speak tonight, as well as muting when not speaking.

REVIEW OF MEETING MINUTES FOR MARCH 30, 2021

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF MARCH 30, 2021. COMMISSIONER KUBOW ABSTAINED. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY NEW REVIEW

DC#21-019 – 735 N. Dunton Ave.

John Anstadt, representing *JMB Architects*, and Natalie LaPorta, the owner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with a two-car attached garage on an existing vacant lot. The project does comply with all R-3 zoning requirements. An existing house and detached garage on this property were approved for demolition in association with a Design Commission approval in 2020. However, that project did not move forward, and the vacant lot was sold to new owners.

The proposed new house is very nicely designed with a traditional style and a nice level of detail on all sides of the house that will fit in well with the historic character of this neighborhood. The majority of homes in this area have detached garages, so the petitioner is proposing a side load garage, which is a nice solution to maintain the modern convenience of an attached garage while keeping the garage doors oriented away from the front of the home. The proposed materials and colors will work well in this location. The only comment on the design is a recommendation to eliminate the gutter return at the low eave under the entry portico which may have a poor appearance at eye level. With this comment, Staff recommends approval.

Chair Fitzgerald asked if the petitioner had any comments at this time. Ms. LaPorta appreciated the feedback from Staff and said they are very excited to build their new home in Arlington Heights.

Chair Fitzgerald asked if there was any public comment on the project and Mr. Hautzinger said there was none.

The commissioners summarized their comments. Commissioner Eckhardt said it was a very nicely designed home, all four elevations are articulated with trim and detail, and he agreed with Staff's comment about the low gutter return at the front entry. He was in support of the proposed design.

Commissioner Kingsley agreed with Commissioner Eckhardt's comments, as well as Staff's comment regarding the low gutter. She added a suggestion that the petitioner consider adding a canopy or some type of protection over the back door, possibly engaging it with the nook or box bay that is there. She also liked the color palette being proposed.

Commissioner Kubow said it was a beautiful home. He understood Staff's comments about the gutter, but he was interested to hear how the homeowner felt about what he considered a minor design element that is somewhat unique. Ms. LaPorta said she discussed this concern with her architect, and they plan to look into whether or not they can make it work better. Commissioner Kubow suggested the petitioner consider mirroring the column on the right of the front entry with the column on the left side. He also asked for clarification on the small structure shown on the right-side elevation, and Mr. Anstadt said it is the bump-out for the fireplace. Commissioner Kubow had no further comments.

Chair Fitzgerald agreed with the comments made so far. This is a beautiful home with all four sides detailed, and the colors are exceptionally nice. He is in favor of the design. He also agreed with Staff's suggestion to eliminate the low gutter return at the low eave under the entry portico.

Chair Fitzgerald asked Staff for any additional comments at this time. Mr. Hautzinger said he had no further comments.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 735 N. DUNTON AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 3/31/21, 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. A RECOMMENDATION TO CONSIDER ADDING A CANOPY OVER THE BACK DOOR.
2. A RECOMMENDATION TO FURTHER STUDY THE GUTTER LINE AT THE FRONT ENTRY.
3. 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.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#21-022(H) – 216 N. Haddow Ave.

Commissioner Kingsley recused herself from the review of this project because of her involvement.

Keith Ginnodo, representing *Kingsley/Ginnodo Architects* was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing one-and-a-half story residence and detached garage to allow construction of a new two-story residence with a new detached garage. The project does comply with all R-3 zoning requirements.

Photos of the existing home were provided by the petitioner and displayed for viewing tonight. The existing home (proposed to be demolished) is included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights, such as the subject "Rec Park" neighborhood. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Contributing".

The proposed new home and detached garage are very nicely designed to fit with the context of this existing historic neighborhood. The two-story scale, traditional style and massing, and detached garage fit very well with the surrounding context. The design includes the same level of detail and design interest on all sides of the house, which is always encouraged and recommended. Staff recommends approval of the new home as submitted.

Chair Fitzgerald asked if the petitioner had any comments regarding Staff's comments. Mr. Ginnodo appreciated the comments from Staff and acknowledged the contributing historic value of the existing home; however, the current state of the existing home has seen better days, through no fault of the current owner. Every attempt has been made to design the new home to be sympathetic to the neighborhood, while at the same time be a little different and responsive to the homeowner's goals. He was open to any comments or questions.

Chair Fitzgerald asked if there was any public comment on the project at this time and Mr. Hautzinger said there was none.

The commissioners summarized their comments. Commissioner Kubow loved the symmetry of the new home; there is a simplicity to it, but the symmetry is perfect. The new home is lovely and fits into the site perfectly, and the detached garage is consistent with the context of the neighborhood. He was in support of the design as proposed.

Commissioner Eckhardt very much liked the way the windows of the home have been stacked; it is a very simple, modern, farmhouse that will fit in the neighborhood. He was ready to approve the design as submitted.

Chair Fitzgerald agreed with the comments already made. He said that he has been in the existing home and confirmed the poor condition of it. The new home is beautiful and fits nicely on the lot.

Mr. Hautzinger asked the petitioner if comments made to Staff prior to this meeting regarding a possible change in some of the colors will happen or not. Mr. Ginnodo stated their intent for white vertical board and batten on the second floor, and a light grey horizontal plank siding on the first-floor, as opposed to everything being white.

There were no additional comments.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 216 N. HADDOW AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 3/11/21 AND RECEIVED 3/12/21, GARAGE PLANS DATED 3/30/21 AND RECEIVED 3/31/21, SITE PLAN DATED AND RECEIVED 4/5/21, 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. THAT THE PETITIONER HAS STATED THERE WILL BE A COLOR CHANGE TO LIGHT GREY SIDING ON THE FIRST-FLOOR OF THE HOME, AND WHITE SIDING ON THE SECOND-FLOOR.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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.

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

ITEM 3. SCHOOL REVIEW

DC#21-023 – Timber Ridge School – 201 S. Evanston Ave.

Commissioner Kingsley rejoined the meeting at this time.

Jonathan Kuzynowski and John Mayer, representing *Wold Architects and Engineers*, and Julie Jilek, representing NSSEO, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing a new gymnasium and classroom addition to the existing Timber Ridge School. This project requires Plan Commission review and Village Board approval for Special Use approval to allow an existing elementary school with the proposed addition within the R-3, One-Family Dwelling District. Variations are also required for parking and to allow a 30.5-foot-tall building where 25 feet is the maximum allowed. Because this project is going to the Plan Commission, the role of the Design Commission tonight is limited to building architecture/design and signage only.

Timber Ridge School is a therapeutic day school serving kindergarten through eighth grade students with special needs or disabilities. The school is owned and operated by the Northwest Suburban Special Education Organization (NSSEO), which is a non-profit entity funded by local school districts to provide special education services to their students. The proposed two-story addition includes a new gymnasium, elevator, stairway, toilets, fitness room, two classrooms, three offices, a positive sensory lounge, and additional support spaces.

Overall, the proposed design is nicely done with materials, colors, and massing to match or complement the existing building. The red brick, cast windowsills and clear anodized aluminum windows have been selected to match the existing building, and the punched window openings align horizontally with the existing classroom windows. The gymnasium is proposed to be constructed with vertical precast concrete panels painted to match the existing limestone wall panels, with a horizontal blue accent stripe, which is the school's theme color.

The precast concrete gymnasium will be a prominent feature of the new addition since it will be highly visible from Kensington Road. The blue accent stripe is a nice idea to emphasize the school's theme color. However, the blue stripe is quite large and bold, and it intersects the single-story brick portion on the west elevation in an awkward way that obstructs the view of the stripe at the front (west elevation) of the building. Additionally, the remaining "tan" portion of the precast walls are lacking detail.

Further design development of the precast concrete gymnasium exterior is recommended. Additional horizontal reveals are recommended to be added to break up the large tan walls and create a panelized look. Additionally, alternative layouts for the blue accent stripe should be studied. Consider a smaller accent stripe or stripes. For additional interest and refinement, consider adding horizontal reveals in the brick walls to align with horizontal reveals in the precast concrete and window openings/mullions.

With regards to the mechanical equipment, there will be one new rooftop mechanical unit on the new addition which will be partially screened by the building's parapet walls. The remaining portion above the parapet will be screened with a separate screen attached to the unit.

Staff recommends further design development of the gymnasium portion of the addition.

Mr. Kuzynowski said their intent with the blue accent stripe is to bring some of the character, color, and pride within the school to the exterior of the building; the school has a unique group of students. He appreciated the comments and understood the concerns about the blue color; it is a very distinct color, and they have looked at a more muted color that would match the brick color.

Chair Fitzgerald asked if there was any public comment on the project and Mr. Hautzinger said there was none at this time.

The commissioners summarized their comments. Commissioner Kingsley commended the petitioner for proposing such a bold design that is not just an extension of the existing building, but rather it shows some flare and personality. She liked that there is some brick in the addition because it extends the look of the existing building, which will bring in some harmony. She concurred with Staff's comments regarding the pre-cast concrete areas and the blue stripe; a little more development in these areas would help. With regards to the blue stripe, she said the location of it could maybe be at the top of the wall, or maybe it could be a different color. While the west elevation is being highlighted in the rendering, the north and east elevations will be very visible, which are 2 sections of the gymnasium that are somewhat blank; she wanted to see further development on that. Commissioner Kingsley also asked about the materials for the RTU screening, and Mr. Hautzinger said the screening would be a unit screen attached to the unit, intended to match the silver metal panels at the entrance, which Commissioner Kingsley appreciated. She had no further comments at this time.

Commissioner Kubow agreed with Staff's comments, which were very comprehensive. He loved what the petitioner is doing with the existing building, and felt these designs can sometimes be challenging, especially with a strict budget. He referenced a similar project, although different use, of the new addition at the Arlington Ridge Center. He felt that design cues could be taken from that building, with respect to some of the pre-cast portions of the building, some of the reveals, some of the horizontality, the vertical reveals, and maybe even the introduction of some windows. Although this adds cost, he felt this type of fenestration could go a long way because this building has a lot of exposure with people walking and driving past, and although he liked the direction so far, he felt some improvements were still needed.

Commissioner Eckhardt agreed with both Staff and the other commissioner's comments about the lack of details of the pre-cast walls. In general, the east elevation is a very strong elevation and quite resolved; however, he agreed with Staff that when it turns the corner it falls apart on the west elevation. This could be resolved by raising the parapet wall up to the height of the single-story building; it looks a little squashed as currently shown and it could be raised up to match and align with the blue line. He also suggested making the roof cap blue. The very strong horizontal line being seen on the east elevation makes perfect sense, but it stumbles when it gets around to the west elevation. Commissioner Eckhardt also said that additional horizontal lines in the pre-cast will help break up the big, flat panel look; there needs to be at least a 1-footer at the top to create a little cap. Commissioner Eckhardt had no further comments.

Chair Fitzgerald agreed with Staff's comments. He was okay with the west elevation as shown and felt the brick ties it in beautifully. He was okay with the blue color, the size of the blue stripe and how it incorporates with what is already there. To him, the north and east elevations do not tie into any part of the original building, and there is no question that this is an addition because the colors and materials do not match. He also agreed with Commissioner Kingsley's comment that the main view of this building will be from the north and the east. He was also concerned about the color of the concrete to match the limestone and wanted Staff to be sure that the color coordinates. Chair Fitzgerald was also open to adding some of the blue color as a coping on the top of the building, and he reiterated his main concern that some part of the addition belongs to the original building, versus just a complete add-on, especially the east elevation.

Mr. Hautzinger had no additional comments at this time.

Chair Fitzgerald asked the commissioners for any additional comments, or whether a motion could be made tonight. Commissioner Eckhardt did not want to hold up a project and felt the current design was very close. He pointed out that the blue stripe on the west elevation would not actually be seen from the sidewalk level, it would be visible from farther away, and if the blue stripe is raised up, the same visual condition would happen. He was unsure if he was making more of this than it really is. He was comfortable with Staff reviewing the addition of reveals to the pre-cast to help break up the large, flat areas, and Staff could determine if it should come back to this commission or not.

Commissioner Kingsley also did not want to delay a project, but she felt there was quite a number of comments tonight from the commissioners that needed to be worked on by the petitioner, especially hearing Chair Fitzgerald's comments that the east elevation does not tie directly into the existing building, which she agreed with, and concerns about the coloring of the concrete. She agreed with Commissioner Kubow's suggestion to look at the new pool building at the Arlington Ridge Center for inspiration and how to integrate the addition with the existing school building. Commissioner Kingsley wanted to see the project come back for another review and giving a specific date would help the petitioner move the project forward quicker.

Commissioner Kubow agreed that there were many concerns and comments given tonight, as well as the exposure of this building on Kensington; he felt the project should come back for another review. Chair Fitzgerald agreed and asked the petitioner how much time they needed to address the concerns given tonight.

Ms. Jilek said she was not strongly tied to the blue stripe and was very open to the suggestions given tonight; however, she was very concerned about delaying approval of the project because of the short timeframe they are under. When looking at the north elevation, she agreed with the comments made, and she suggested painting the bottom half of the pre-cast to match the brick color. She also agreed that the color of the stripe could be different, possibly the color of the brick. She asked the commissioners for feedback and direction tonight on her suggestions.

Commissioner Eckhardt was okay with the three colors being proposed for the building and said that painting the bottom pre-cast to match the brick on the north elevation might be too much of the brick-colored paint color. Commissioner Kingsley agreed that painting the bottom pre-cast to match the brick was not the solution. Painting it a different color might help, but she was unsure if it should just be the bottom half; it would have to be in its entirety with the blue stripe and evaluating the cream color might also be important. Commissioner Kubow said it was hard for him to visualize the impact of painting the bottom pre-cast on the north elevation, although it could be an improvement. He also wanted to see some windows introduced on that elevation. Chair Fitzgerald was unsure how painting the concrete pre-cast to match the brick on the north elevation would wear and whether it would remain in good appearance over time. He wanted to see more of the materials from the original building brought onto the gymnasium addition, or maybe more of the new blue color onto the original building; tie the two buildings together a little more so they feel like they belong together. Chair Fitzgerald also said that he was okay with the blue color being proposed.

Mr. Kuzynowski asked what the earliest date for a re-review with the commission would be, and Mr. Hautzinger said the next Design Commission meeting is on April 27, 2021, but revisions would need to be submitted to Staff no later than the beginning of next week. The next meeting after that will be on May 11th. Mr. Hautzinger said that either meeting date will work with the Plan Commission review which is scheduled on April 28th; however, the Design Commission review must be completed prior to the Village Board's review of the project. Mr. Kuzynowski said they can make the schedule work for April 27. Mr. Mauer said they will do whatever they need to do for their client, however, they are under a very strong time constraint. This project has already been bid and everything awarded, and shop drawings have been processed on pre-cast because of the very long lead time, which makes it very difficult to introduce form windows into the pre-cast, but they can look into the status of fabrication. They will try to make the next meeting on April 27th.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF THE TIMBER RIDGE SCHOOL AT 201 S. EVANSTON AVENUE, DC#21-023, TO DESIGN COMMISSION MEETING ON APRIL 27, 2021.

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

ITEM 4. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO
ADJOURN THE MEETING AT 7:30 P.M.

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



Design Commission 4/27/2021

Item: DC#21-023 - Timber Ridge School - 201 S. Evanston Ave. - (continued from 4/13/21)

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a gymnasium and classroom addition to an existing school.

Recommendation

It is recommended that the Design Commission approve Option B for the addition to Timber Ridge School at 201 S. Evanston Avenue. This recommendation is based on the architectural plans received 3/12/21, revised elevations and renderings received 4/20/21, 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

2. All signage must meet code, Chapter 30, or approved variations.

ATTACHMENTS:

Description

Staff Report

4-27-21 Exhibits

4-13-21 Exhibits

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Timber Ridge School
Project Address: 201 S Evanston Avenue
Prepared By: Steve Hautzinger

Date Prepared: April 2, 2021
Date Revised: April 21, 2021

PETITIONER INFORMATION:

DC Number: 21-023
Petitioner Name: Julie Jilek
Petitioner Address: NSSEO
799 W Kensington Rd
Arlington Heights, IL 60004
Meeting Date: April 13, 2021
Re-Review Meeting Date: April 27, 2021

Requested Action(s):

Approval of the proposed architectural design for a gymnasium and classroom addition to an existing school.

Design Commission Responsibility for Projects Reviewed by the 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 Special Use approval to allow an existing elementary school with the proposed addition within the R-3, One-Family Dwelling District. Variations are also required for parking and to allow a 30.5 foot tall building where 25 feet is the maximum allowed. Because this project is going to the Plan Commission, 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 petitioner is proposing a new gymnasium and classroom addition to the existing Timber Ridge School. Timber Ridge School is a therapeutic day school serving kindergarten through eighth grade students with special needs or disabilities. The school is owned and operated by the Northwest Suburban Special Education Organization (NSSEO), which is a non-profit entity funded by local school districts to provide special education services to their students. The proposed two-story addition includes a new gymnasium, elevator, stairway, toilets, fitness room, two classrooms, three offices, a positive sensory lounge, and additional support spaces.

Continuation from 4/13/21:

This project was previously reviewed by the Design Commission on April 13, 2021, at which time the project was **CONTINUED** to allow the petitioner to address design concerns raised by Staff and the Design Commission.

Staff Comments from 4/13/21:

Overall, the proposed design is nicely done with materials, colors, and massing to match or complement the existing building. The red brick, cast window sills, and clear anodized aluminum windows have been selected to match the existing building, and the punched window openings align horizontally with the existing classroom windows. The gymnasium is proposed to be constructed with vertical precast concrete panels painted to match the existing limestone wall panels, with a horizontal blue accent stripe, which is the school's theme color.

The precast concrete gymnasium will be a prominent feature of the new addition since it will be highly visible from Kensington

Road. The blue accent stripe is a nice idea to emphasize the school's theme color. However, the blue stripe is quite large and bold and it intersects the single-story brick portion on the west elevation in an awkward way that obstructs the view of the stripe at the front (west elevation) of the building. Additionally, the remaining "tan" portion of the precast walls are lacking detail.

Further design development of the precast concrete gymnasium exterior is recommended. Additional horizontal reveals are recommended to be added to break up the large tan walls and create a panelized look. Additionally, alternative layouts for the blue accent stripe should be studied. Consider a smaller accent stripe or stripes. For additional interest and refinement, consider adding horizontal reveals in the brick walls to align with horizontal reveals in the precast concrete and window openings/mullions.

Design Commission Comments from 4/13/21:

The Design Commission agreed with Staff's concerns about the design and detailing of the precast concrete gymnasium. The following is a summary of comments from the April 13 meeting:

1. The north and east elevations will be very visible and they need further design development.
2. The recently completed addition to the Arlington Ridge Center has a similar precast concrete gymnasium. Design cues could be taken from that building with respect to adding horizontal reveals and possibly additional windows.
3. The north and east elevations do not tie into any part of the original building. Consider adding materials from the original building onto the gymnasium addition, or maybe more of the new blue color onto the original building.
4. There was some concern about how the blue stripe wrapped onto the west elevation. It was suggested to possibly raise the blue stripe, or raise the single-story brick wall to align with the top of the stripe. It was suggested to possibly change the brick wall coping color to blue to match the stripe.

Project Update:

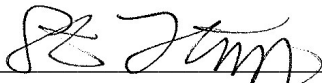
In response to the comments from the April 13 Design Commission meeting, the petitioner has enhanced the gymnasium design by adding horizontal reveals and additional accent striping. Two options are provided for consideration. Both options include a new gray painted reveal in the middle of the blue band, and Option A includes additional small gray painted horizontal accent stripes towards the top and bottom of the walls. Option B includes new horizontal reveals without the additional gray stripes.

The gray painted reveal in the middle of the blue band works well to break up the size of the blue band as well as to tie it in with the single-story brick wall on the west elevation. The new horizontal reveals work well to give the precast walls a panelized appearance, and they align with the curtain wall mullions on the east elevation. The additional gray stripes towards the top and bottom of the walls in Option A make the design look too busy. Option B works best to provide the needed additional detail, without looking too busy.

RECOMMENDATION:

It is recommended that the Design Commission **approve Option B** for the addition to Timber Ridge School at 201 S. Evanston Avenue. This recommendation is based on the architectural plans received 3/12/21, revised elevations and renderings received 4/20/21, 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. All signage must meet code, Chapter 30, or approved variations.



April 21, 2021

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 21-023



1 WEST ELEVATION
NOT TO SCALE



1

WEST ELEVATION

NOT TO SCALE



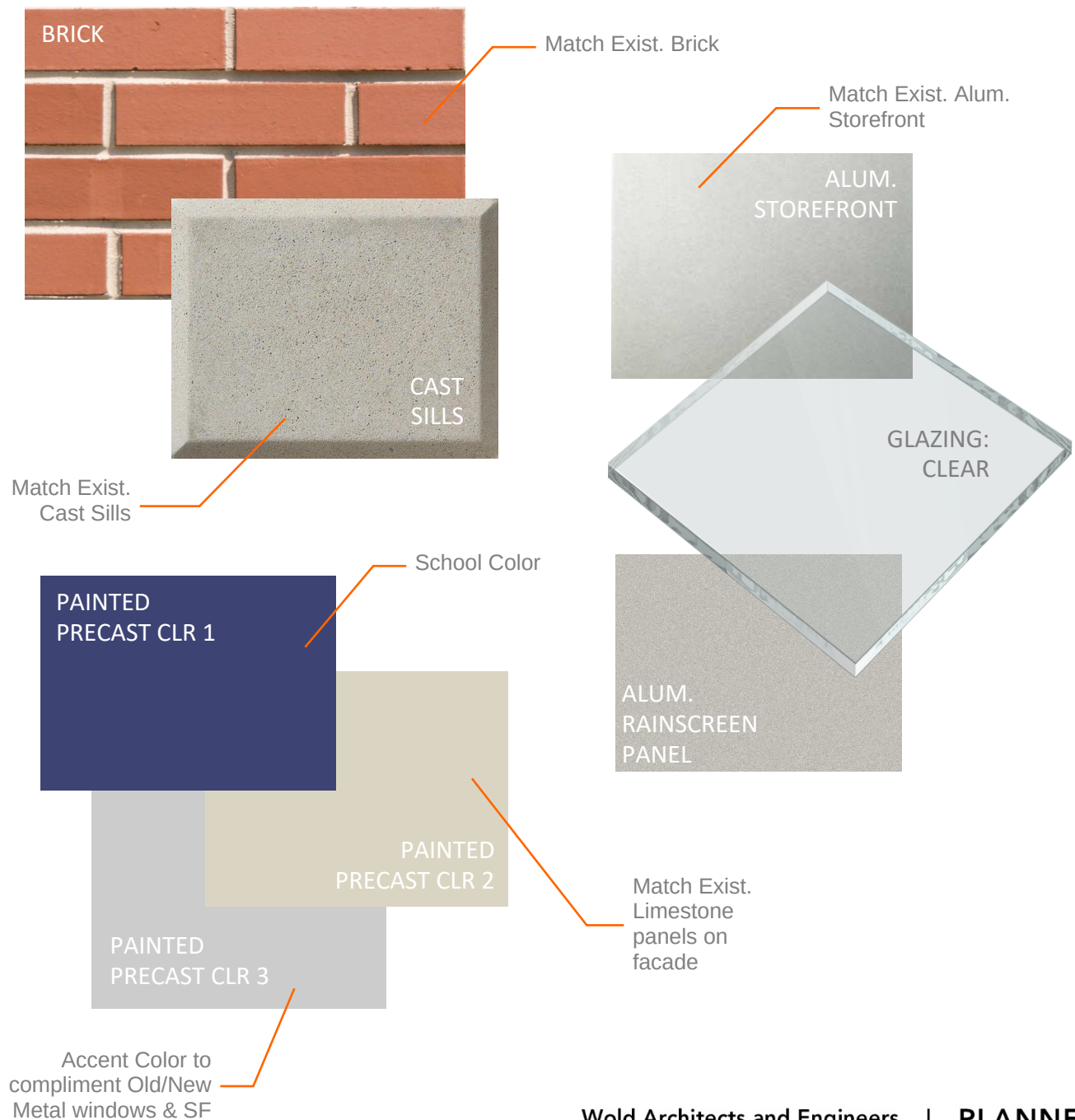
1 NORTH EAST ELEVATION
NOT TO SCALE

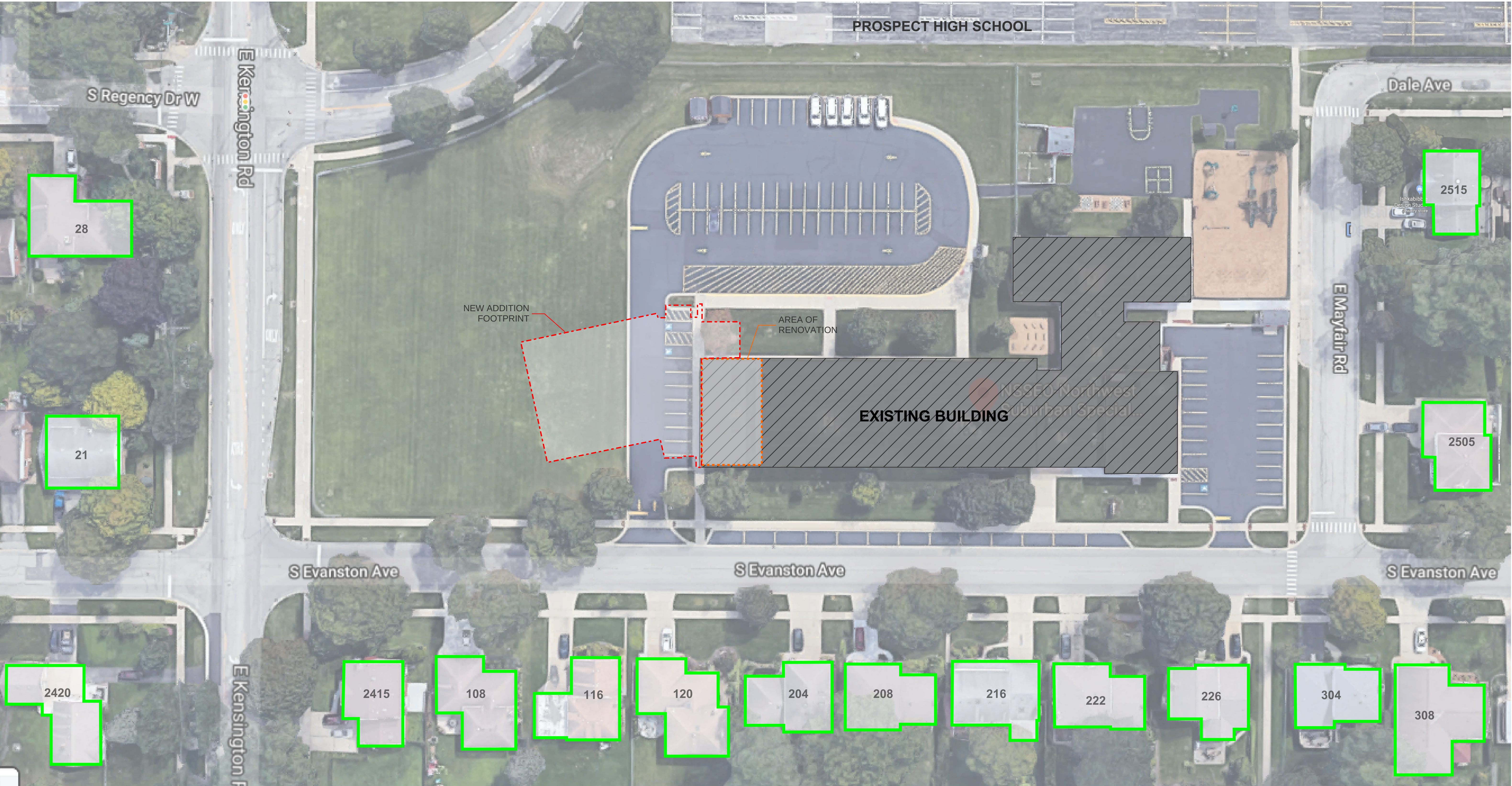


1 NORTH EAST ELEVATION
NOT TO SCALE



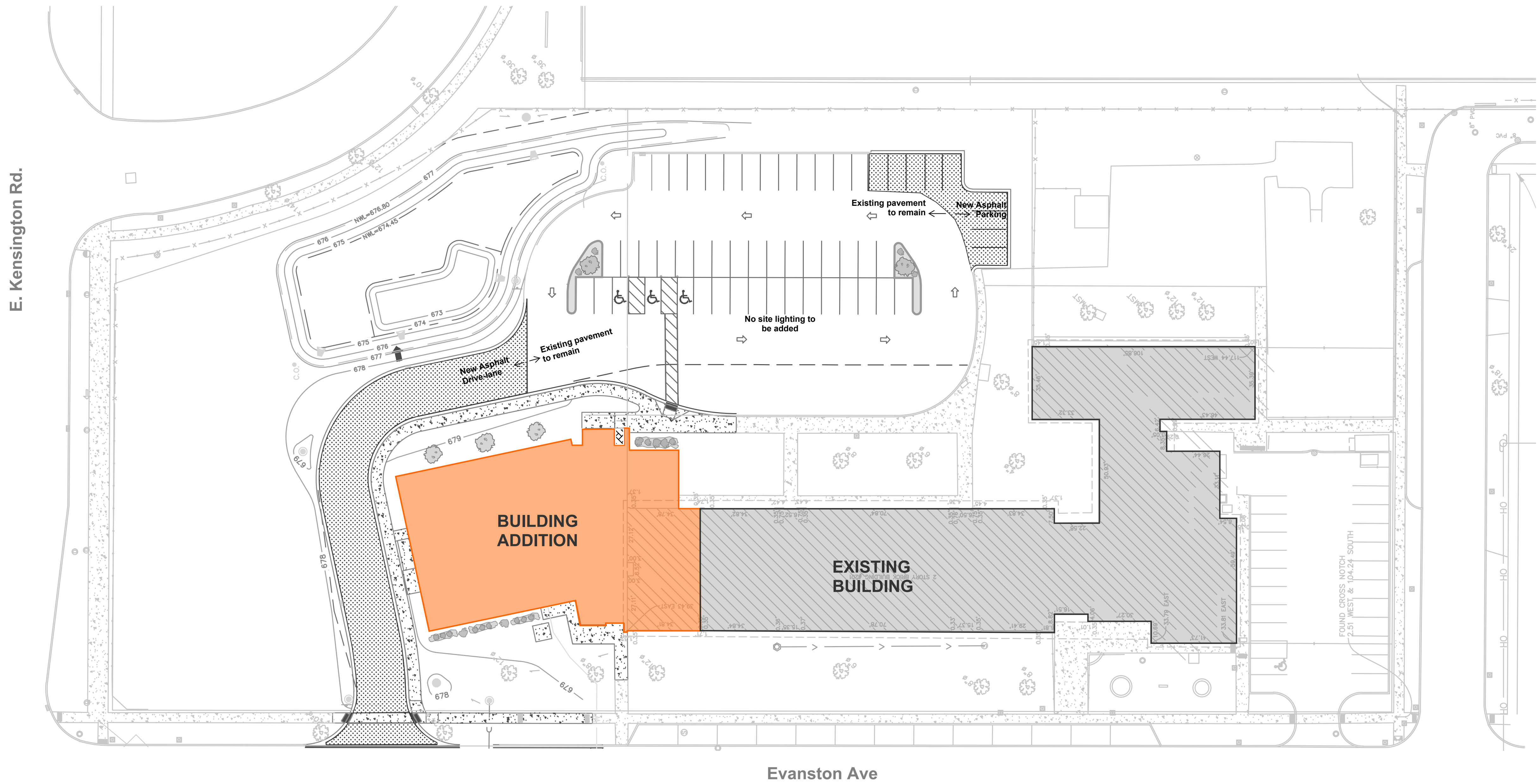
Exterior Building Materials



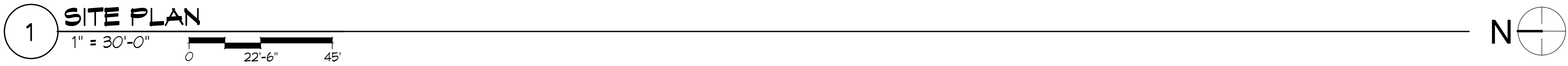


1 SITE PLAN
1" = 30'-0"





Site Data	
Floor Area:	
Existing	- 22,399 SF
Addition	- 12,332 SF
Total : 46,899 SF	
Building Area (Footprint):	
Existing	- 33,567 SF
Addition	- 10,955 SF
Total : 33,354 SF	
Site Area (Gross): 3.38 Acres	
FAR (Floor Area Ratio):	
46,899/147,233 (FA/SA) = .32	
Parking Space Counts:	
Re-configured East lot: 52 + 3 ADA	
Existing South lot: 21 + 1 ADA	



GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005322
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5002 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

A Tract of Land described as follows: Commencing at a point on the East line of the West Half (1/2) of the Northeast Quarter (1/4) of Section 33, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, Fifty (50) feet South of the North line of the Northeast Quarter (1/4) of said Section 33, measured along the said East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 33; thence Westerly on a line parallel to the North line of the Northeast Quarter (1/4) of said Section 33, a distance of 296.94 feet; thence Southerly in a straight line a distance of 528.07 feet to a point 296.97 feet West of the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 33; thence Easterly along a line parallel to the North line of the Northeast Quarter (1/4) of said Section 33, a distance of 296.97 feet to the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 33; thence Northerly along the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 33 to the Point of Beginning; being the Land described as "Public School Land" in Stoltzners Greenview Estates, Fourth Addition, being a Subdivision of the East Half (1/2) of the East Three Quarters (3/4) of the Northwest Quarter (1/4) of the North East Quarter (1/4) of Section 33, Township 42 North, Range 11, East of the Third Principal Meridian, Except therefrom the following described property: That part of the West 1/2 of the Northeast 1/4 of Section 33, Township 42 North, Range 11 East of the Third Principal Meridian, Cook County, Illinois, described as follows: Beginning at a point on the east line of the West 1/2 of the Northeast 1/4 of Section 33, 50.00 feet south of the north line of the Northeast 1/4 of said Section 33 (measured along said east line of the West 1/2 of the Northeast 1/4 of Section 33); thence on an assumed bearing of South 0 degrees 16 minutes 19 seconds East along said east line of the West 1/2 of the Northeast 1/4, 178.69 feet to a point on a 190.00 foot radius curve, the center of circle of said curve bears North 41 degrees 00 minutes 28 seconds East from said point; thence northwesterly along said curve, having a central angle of 30 degrees 30 minutes 13 seconds, 101.15 feet; thence North 18 degrees 29 minutes 19 seconds West, 100.68 feet to a line that is 50.00 feet south of and parallel to the north line of the Northeast 1/4 of said Section 33; thence North 89 degrees 36 minutes 56 seconds East, on said line parallel to the north line of the Northeast 1/4 of said Section 33, 86.60 feet to the point of beginning, in Cook County, Illinois.

AREA OF PROPERTY = 147,288 SQ. FT. OR 3.38 ACRES MORE OR LESS

SURVEY NOTES:

BENCHMARK:
STATION: GIBBONS
ILLINOIS STATE PLANE COORDINATES
1973587.59 N
1085349.66 E
ELEVATION: 671.29
DESCRIPTION: MONUMENT IS A 3" DIA. BRONZE DISK, PLACED IN CONCRETE
STAMPED "+"
LOCATED AT THE SOUTHEAST CORNER OF GIBBONS AVENUE AND MINER AVENUE
UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Call DIGGER - (312) 744-7000 within the City of Chicago.

Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

SOIL BORING LOCATIONS AND NUMBERS SHOWN HEREON ARE SHOWN AS PER SITE PLAN FROM WOLD RUCK RATE COMM: 173230 DATED JULY 11, 2017.

THE ZONING CLASSIFICATION OF THE PROPERTY SHOWN HEREON IS R-3 AS DELINEATED ON THE VILLAGE OF ARLINGTON HEIGHTS, DEPARTMENT OF ZONING WEBSITE.

THE SURVEYOR HAS NOT RESEARCHED THE APPLICABLE ZONING, BUILDING CODES, SETBACKS OR SPECIFIC USES ALLOWED WITHIN THIS ZONING CLASSIFICATION. CONTACT THE VILLAGE OF ARLINGTON HEIGHTS.

State of Illinois
County of Cook

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat herein drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

Field measurements completed on September 12, 2017.

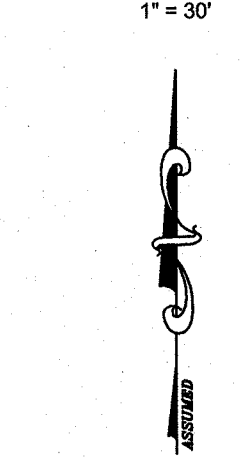
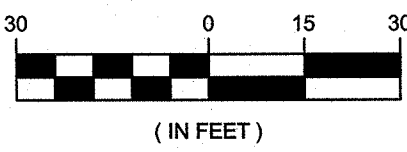
Signed on Sept. 26, 2017.

By: *Robert G. Biedermann*

Professional Illinois Land Surveyor No. 27502
My license expires November 30, 2018
This professional service conforms to the current Illinois minimum standards for a boundary survey.



GRAPHIC SCALE



LEGEND

- Storm MH
- Storm CB
- Storm Inlet
- San MH
- San Clean Out
- Water MH
- Water Buffalo Box
- Water Fire Hydrant
- Telephone MH
- Telephone Pedestal
- Utility Pole
- Guy Anchor
- Electric Vault
- Electric Meter
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Gas Buffalo Box
- Tree - Deciduous
- Tree - Evergreen
- Parking Pay Box
- Sign Post
- Mail Box
- Bumper Post
- Unclassified Manhole
- Auto Sprinkler
- Cut Cross
- Bike Rack
- Flag Pole
- Soil Boring

A=ASPHALT ELEVATION
GR=GRAVEL ELEVATION
FFE=FINISHED FLOOR ELEVATION
W=WALK ELEVATION
X=CONCRETE ELEVATION
TOE=TOP OF SLOPE ELEVATION
TOB=TOP OF BANK ELEVATION
C=CURB ELEVATION
G=GUTTER ELEVATION
EL=ELEVATION
D.S.=DOOR SILL

ADDITIONAL WORK ADDED SEPTEMBER 26, 2017 [RL]

ORDERED BY: NORTHWEST SUBURBAN SPECIAL EDUCATION ORGANIZATION (CHECKED) DRAWING
ADDRESS: GREMLEY & BIEDERMANN
PLCS CORPORATION
LICENSE NO. 184-005322
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5002 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM
DATE: SEPTEMBER 12, 2017
SCALE: 1"=30' FEET
PAGE NO.: 1 OF 1
ORDER NO.: 2017-24359-001
©: \CADD\2017\2017-24359\2017-24359-001.dwg

SURVEY NOTES:

Note R & M. denotes Record and Measured distances respectively.

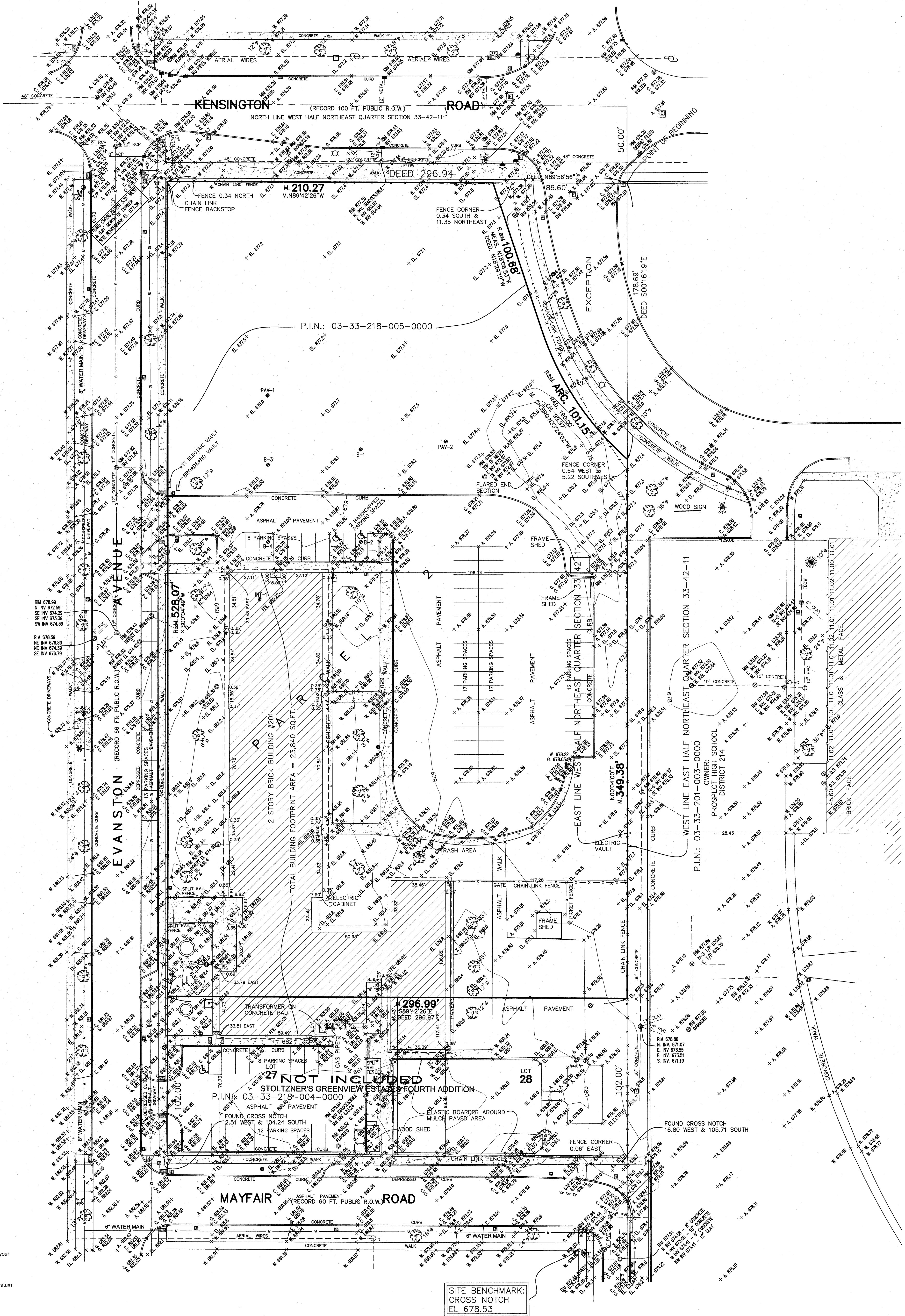
Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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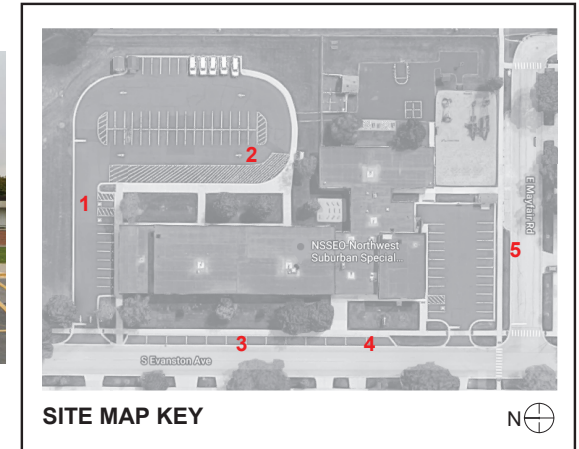
NSSEO
TIMBER RIDGE SCHOOL GYMNASIUM ADDITION



1. NORTH ELEVATION



2. EAST ELEVATION



3. WEST ELEVATION - A



4. WEST ELEVATION - B



5. SOUTH ELEVATION



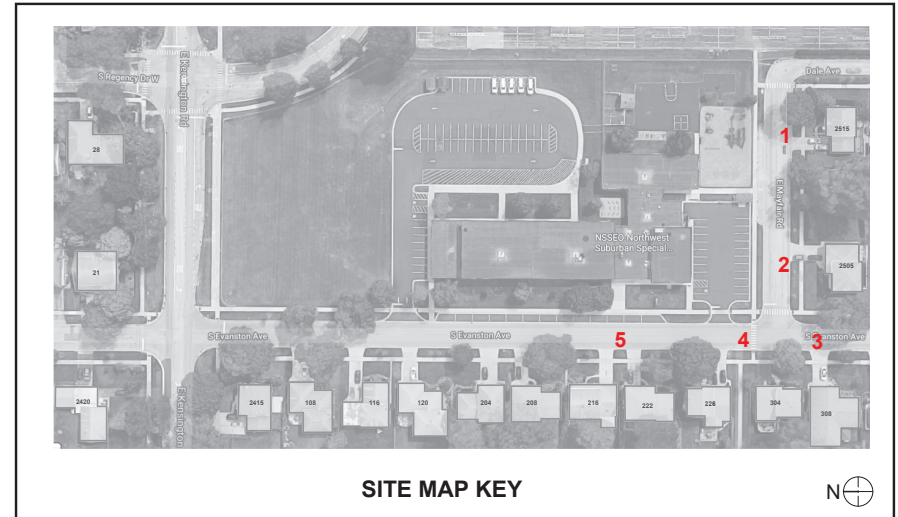
NSSEO
TIMBER RIDGE SCHOOL GYMNASIUM ADDITION



1. 2515 E Mayfair Rd



2. 2505 E Mayfair Rd



3. 308 S. Evanston Ave



4. 304 and 226 S. Evanston Ave

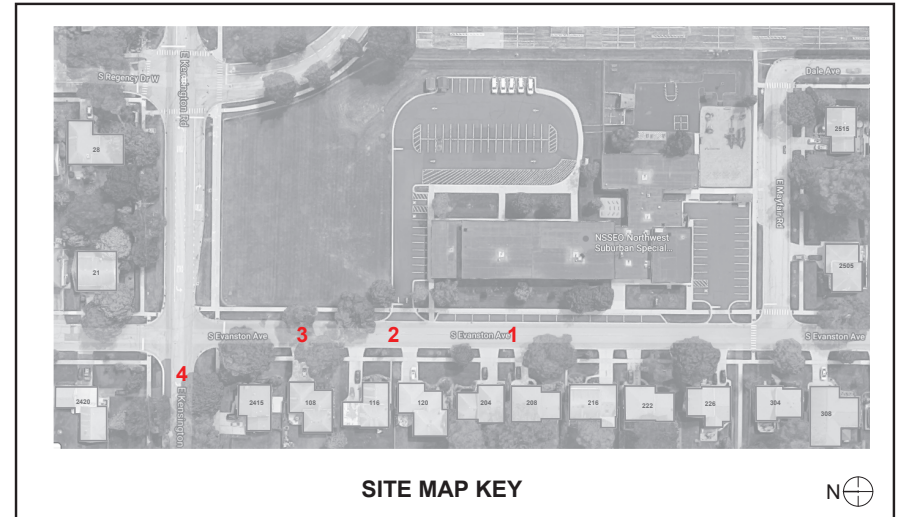


5. 222 and 216 S. Evanston Ave

PROPERTY SURVEY
NEIGHBORING PROPERTIES - MAYFAIR AND EVANSTON



1. 208 and 204 E Mayfair Rd



2. 120 and 116 S. Evanston Ave



3. 108 S. Evanston Ave



4. 2415 E Kensington Rd



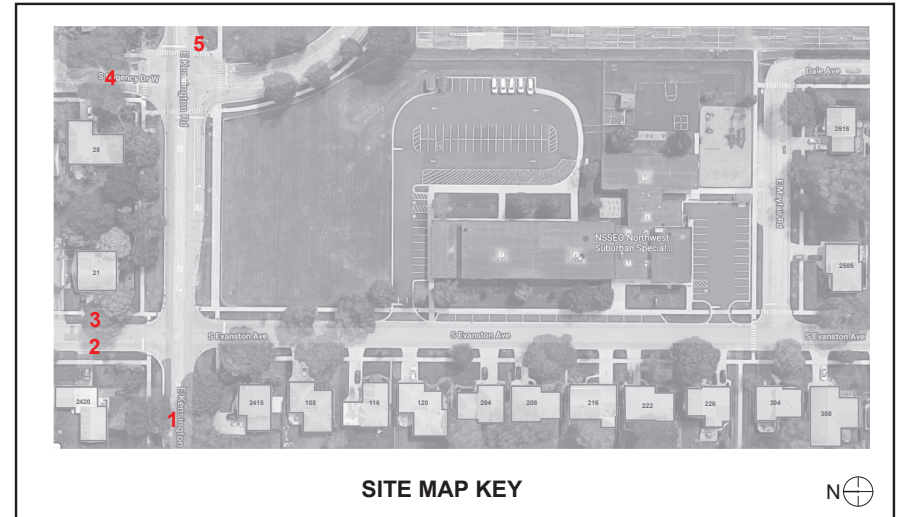
NSSEO
TIMBER RIDGE SCHOOL GYMNASIUM ADDITION



1. 2420 E Kensington Rd - S Elev.



2. 2420 E Kensington Rd - E Elev.



3. 21 S. Evanston Ave

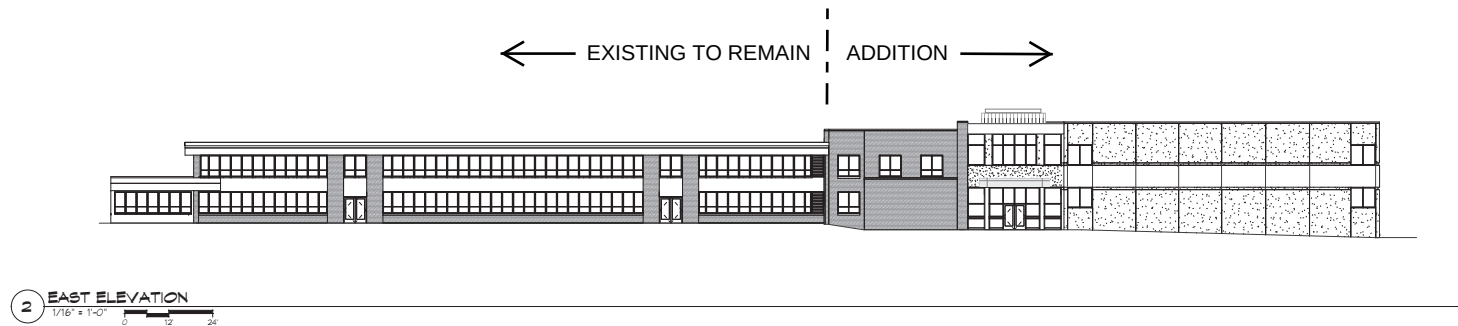
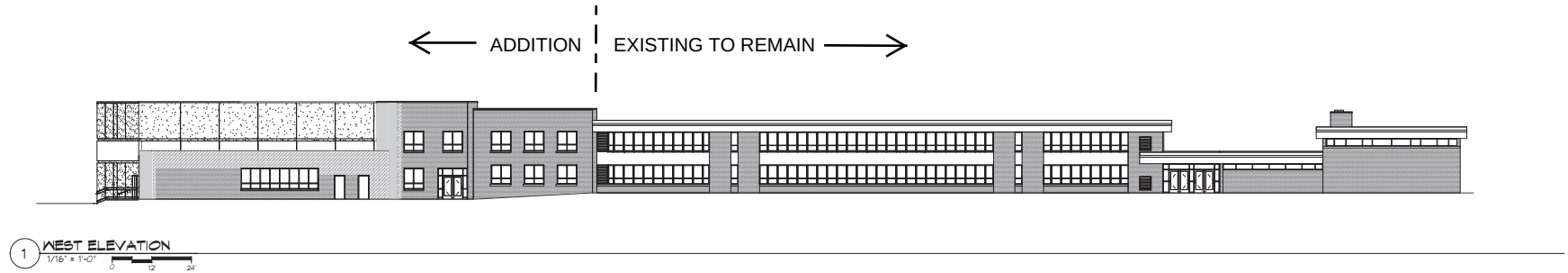


4. 28 S Regency Dr



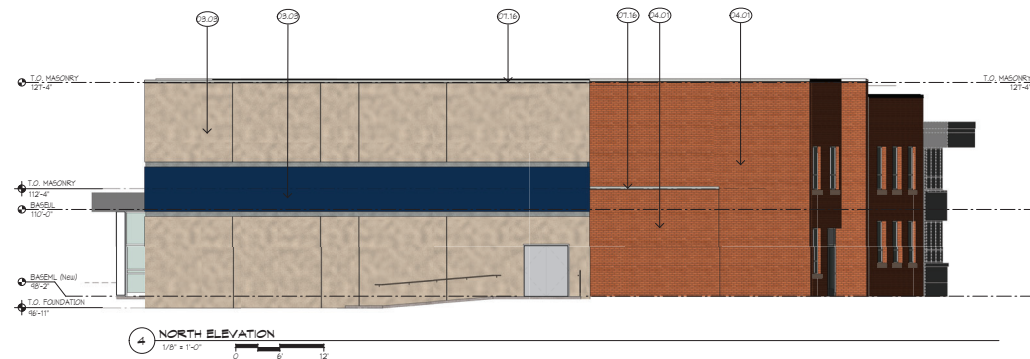
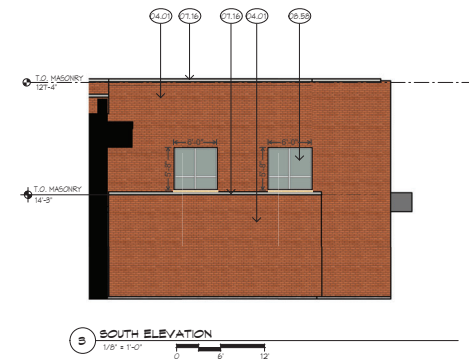
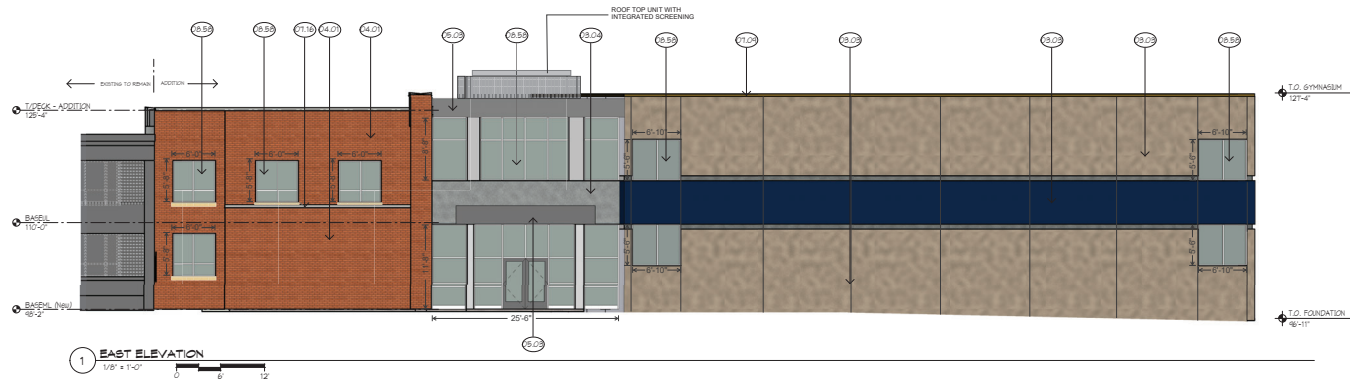
5. Prospect High School - 801 W Kensington Rd

PROPERTY SURVEY
NEIGHBORING PROPERTIES - EVANSTON & KENSINGTON





NSSEO TIMBER RIDGE SCHOOL GYMNASIUM ADDITION



EXTERIOR ELEVATIONS ENLARGED ADDITION ELEV



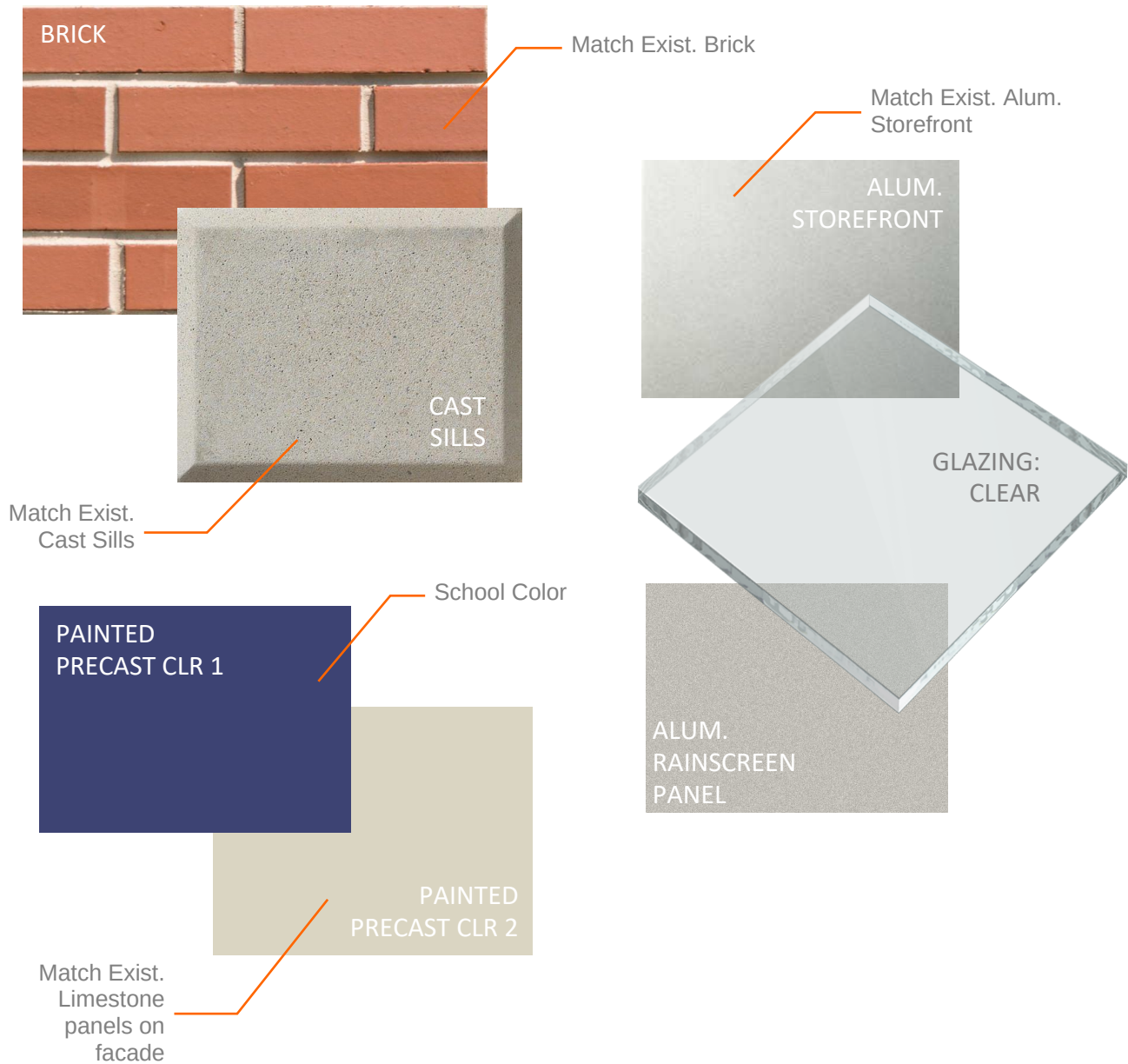
1

WEST ELEVATION

NOT TO SCALE



Exterior Building Materials





Design Commission

Materials List

Petitioner Name: Jonathan Kuzynowski, Wold Architects & Engineers on behalf of NSSEO

Date: March 8, 2021

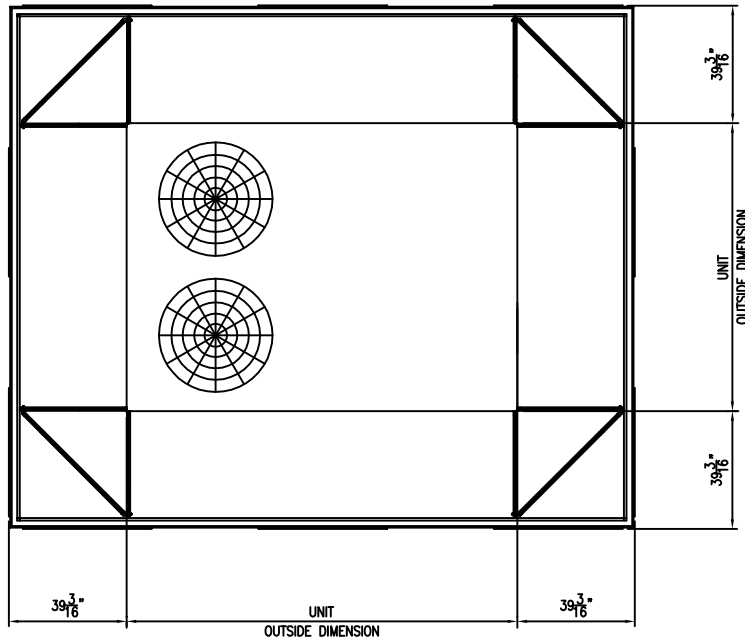
Project: Timber Ridge School Gymnasium Addition – NSSEO

Location: 201 S. Evanston Ave, Arlington Heights, IL 60004

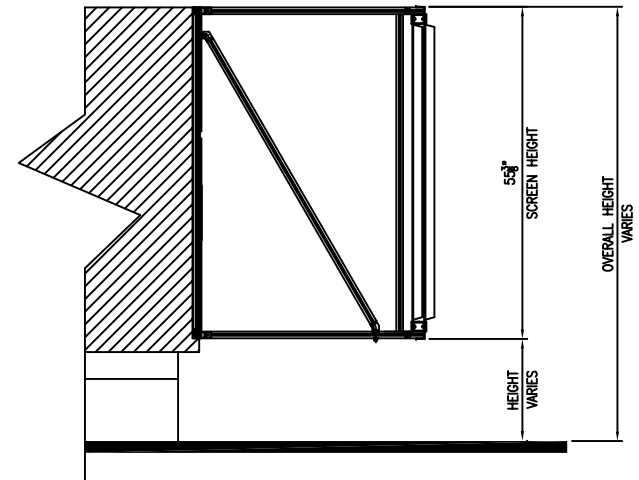
School Building Addition:

Brick:	Triangle Brick Company – “Red Common” – Modular
Alum. Storefront/Door/Window Systems:	EFCO 403X (or Approved Equal) – “Clear Anodized”
Exterior Glazing:	Old Castle Building Products (or Approved Equal) - ¼” SNR, 12.7MM TFLG/Argon, ¼” Clear
Precast Structural Concrete:	Spancrete (or Approved Equal) - Dyed and Painted Cement Wall Panels
Rainscreen Aluminum Composite Wall Panel:	ReynoBond: Alcoa Arch Products (USA) - Colorweld Paint System “Titanium”
Steel Doors and Frames:	Painted to Match Existing- Light Gray
Architectural Precast Window Sills:	Custom Stone Works, Inc. – “Limestone”

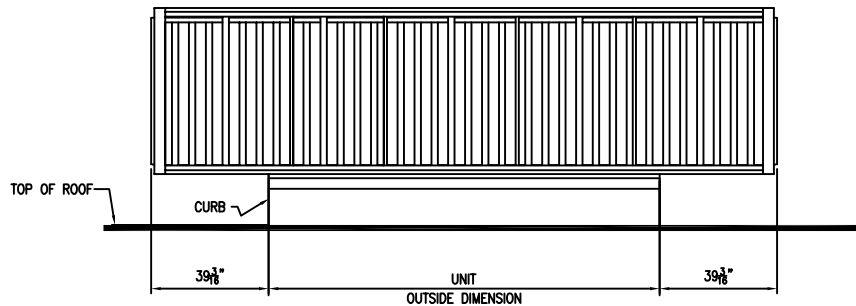
52" VERTICAL STYLE ENVISOR
FOOTPRINT



52" VERTICAL STYLE ENVISOR
SECTION



52" VERTICAL STYLE ENVISOR
ELEVATION



NOTE: The Screen System shown corresponds to a typical construction of the Envisor 52 Vertical Style using Flat Rib Panels. This drawing is intended to illustrate general dimensions of the Envisor System when installed on an average Roof Top Unit. Dimensions and specifications of the system can vary depending on the RTU's location to each other and performance characteristics.

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architectural innovations

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PROJECT DESCRIPTION ENVISOR 52" VERTICAL STYLE			REVISION REF.# AND DATE			SCALE 3/16" = 1'	
PROJECT DESCRIPTION GENERAL SPECIFICATIONS			PAS 02/05/04			SHEET 1 OF 1	
CLIENT	CONTACT PERSON	WORK ORDER #				DRAWN BY PAS CHECKED BY	
ADDRESS	CITY	STATE ZIP				DATE FILE CREATED 02/05/04	
JOBSITE LOCATION						DWG FILE # 100039	
ADDRESS	CITY	STATE ZIP					