

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:

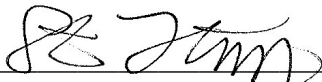
In response to the comments from the April 13 Design Commission meeting, the petitioner has enhanced the gymnasium design by adding horizontal reveals and additional accent striping. Two options are provided for consideration. Both options include a new gray painted reveal in the middle of the blue band, 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