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PLANNERS  
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# Project Description

Plan Commission Application

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

Date: March 1, 2021 – **(Updated 3.26.2021 per Round 1 review comments.)**

Project: Timber Ridge School Gymnasium Addition – NSSEO

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

Thank you for taking the time to review this project. The Northwest Suburban Special Education Organization (NSSEO) Public School District 805 strives to help students with special needs to be actively engaged citizens through dynamic family, school and community partnerships. NSSEO is excited about the opportunity to provide a new gymnasium to its students and its community.

The project at the Timber Ridge School will include the addition of a new gymnasium, an elevator to improve accessibility, new stair, toilets, fitness room, two new 2<sup>nd</sup> floor classrooms, three offices, a positive sensory lounge, and additional support spaces. Renovations include a new accessible connection on the north side of the existing building and will include renovation of two existing classrooms. The addition will be two stories high and slightly taller than the adjacent existing two story portion of the building. The design of the addition will include similar materials to the existing building which include red brick and anodized aluminum windows along with the use of some painted precast that will match the existing building color palette.

NSSEO primary funding comes from its member districts. Each member district has a number of students which are provided educational services at one of 8 facilities (some shared). The project received construction bids fall on February 19, 2021 and a construction start is planned for June 1. Project completion is anticipated to be at the end of 2021.

Currently the Timber Ridge School serves approximately 115 students. There are about 70 staff who support those students. The school also provides a preschool program with 30 students and 3 staff. With the proposed gymnasium addition and the two additional classrooms, the school anticipates the ability to offer services to approximately 25 additional students and 4 additional staff.

The proposed addition will create new opportunities for the school to better serve its students, allow for expanded curriculum and create a possibility to offer new programs to the local community. Currently physical education takes place in the school's undersized multi-purpose space. The addition will provide facilities that are both designed for the program and more appropriately sized for the curriculum. This will also allow the shift of some other spaces within the interior of the existing building and provide some much needed space for programs and storage. The addition will allow the cafeteria function, currently accommodated in a classroom, to return to the multipurpose room which was designed for this function.

Proposed site modifications provide improved traffic flow, better site drainage and improved access for visitors, staff, students and their families. The northeast parking lot will change from fifty-two standard and 2 accessible parking stalls to fifty standard and 3 accessible parking stalls. All existing street side parking on Evanston Ave. is maintained. The site modifications have been designed to conform to village and MWRD storm water management requirements.

***The building design shall include several green features that include intelligent lighting systems (sense occupancy and daylight harvest), high efficiency mechanical systems for cooling and heating, provide natural daylight in all occupied spaces and provide a thermal efficient building envelope. The site shall see improvements both visual and functional. Landscaping improvements shall be provided on Evanston as well as the east parking lot side of the building.***

A summary of the floor area ratio, building lot coverage, and height/stories is as follows:

#### **Maximum Floor Area Ratio**

Allowed	Existing	Proposed	Comment
50%	19.49% (34,567/177,313)	26.45% (46,899/177,313)	<b>Complies</b> with Max. Floor Area

#### **Maximum Building Lot Coverage**

Allowed	Existing	Proposed	Comment
35%	13.82% (24,508/177,313)	19.14% (33,930/177,313)	<b>Complies</b> with Bldg. Lot Coverage

#### **Maximum Height and Stories**

Allowed	Existing	Proposed	Comment
25 ft.	23'-10"	30'-5"	Height Requires a Variance Due to Site Topography & Functional Need
2 1/2 Stories	2 stories	2 stories	