

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** Greenbrier Elementary School  
**Project Address:** 2330 N. Verde Drive  
**Prepared By:** Steve Hautzinger

**Date Prepared:** February 22, 2023

### PETITION INFORMATION:

**DC Number:** 22-093  
**Petitioner Name:** Don Hansen  
**Petitioner Address:** STR Partners LLC  
350 W. Ontario Street, Suite 200  
Chicago, IL 60654  
**Meeting Date:** February 28, 2023

### Requested Action(s):

Approval of the proposed architectural design for an addition to an existing elementary 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 Permit to allow a public school with the proposed addition in the R-3 One-Family Zoning District. 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 and Background:

In June of 2022, the Arlington Heights School District 25 community passed a referendum to establish a full day Kindergarten program for all children within School District 25. The full day Kindergarten program is scheduled to begin at the start of the 2024/2025 school year. In order to accommodate the new program, six of the elementary schools within the district require building additions.

Greenbrier Elementary School is one of the six schools that needs additional space for the full day Kindergarten program. The petitioner is proposing to add two new classrooms and two small Storage closets. The proposed building addition is located on the south end of the school facing Roanoke Drive.

### Architectural Design:

The proposed addition is nicely designed to fit with the existing school. All exterior materials have been selected to match the existing materials and colors. The massing of the proposed addition fits seamlessly between the wings of the existing school.

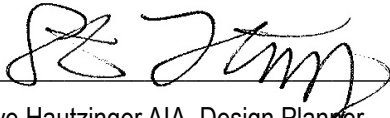
### Mechanical Equipment Screening:

Exterior mechanical equipment is required to be screened from view. There are two new rooftop condenser units proposed to be located on the roof of the new addition. The units look small on the roof plan, but the building does not have a parapet wall so these units will be visible from the residential neighborhood. Screening is required and will need to be designed to be harmonious with the architecture of the building.

### RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the addition to Greenbrier Elementary School located at 2330 N. Verde Drive. This recommendation is based on the plans received 12/9/22, 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. Screening is required for the two new rooftop mechanical units. The screening needs to be designed to be harmonious with the architecture of the building.
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, 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 22, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 22-093