

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 28, 2023

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

Members Present: Jonathan Kubow, Chair
Kirsten Kingsley
John Fitzgerald

Members Absent: Ted Eckhardt
Scott Seyer

Also Present: Ryan Schulz, *AH School District 25* for Windsor School & Greenbrier School
Don Hansen, *STR Partners*, for Windsor School & Greenbrier School
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR FEBRUARY 14, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF FEBRUARY 14, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. SCHOOL REVIEW

DC#22-093 – Greenbrier School Addition – 2330 N. Verde Dr.

Ryan Schulz, representing *Arlington Heights School District 25*, and **Don Hansen**, representing *STR Partners*, were present on behalf of this project.

Mr. Hautzinger presented Staff comments. 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 to building and signage only.

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.

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. However, exterior mechanical equipment is required to be screened from view, and 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. With this requirement, Staff recommends approval of the project as submitted.

Mr. Schulz said that in 2018, a 2-story addition was completed at Greenbrier Elementary School, and the design was constructed to allow for more classrooms in the future. At this time, two new classrooms are being proposed, carrying through the elevation, the massing, and the symmetrical look on the south elevation of the building. This addition will be constructed to accept a possible second floor addition in the future, although that is not anticipated anytime in the near future. It will include a small corridor coming through to connect the building to loop off to allow better flow, as well as an internal courtyard, which will give better perimeter site lines and visibility to the site. He welcomed any comments from the commissioners.

Chair Kubow asked if the building construction will be wood or steel. **Mr. Schulz** replied that this addition will be steel and concrete block construction, which is what the majority of their schools are. **Mr. Hansen** added that Greenbrier School will be primarily masonry construction with some steel as necessary for support.

Chair Kubow asked if there was any public comment and there was no response from the audience.

The commissioners summarized their comments. **Commissioner Kingsley** said it is a nice addition, and she asked the petitioner to address the new rooftop units and screening. **Mr. Schulz** replied that the two new classrooms need their own air conditioning units, which will be small and residential in style, and their general location will be set back from the main edge of the roof. **Commissioner Kingsley** asked if the units will be visible from adjacent second-story classrooms, and **Mr. Schulz** said they will not be. **Mr. Hautzinger** asked how the units will be mounted on the roof and **Mr. Schulz** said there is typically a little bit of Unistrut that sits approximately 6-10 inches above the roof to allow water flow, with the units set on top with a pad. **Mr. Hansen** added that the units would not be any larger than 3' x 3', and **Mr. Schulz** said the units could be pushed back if necessary. **Mr. Hautzinger** encouraged the petitioner to keep the roof of the addition as clean looking as the current building appears. **Commissioner Kingsley** did not have an issue with the rooftop units. **Commissioner Fitzgerald** agreed with the comments already made, as did **Chair Kubow**.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR AN ADDITION TO *GREENBRIER ELEMENTARY SCHOOL* LOCATED AT 2330 N. VERDE DRIVE, AS SUBMITTED. THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 12/9/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION 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; KUBOW, AYE
ALL WERE IN FAVOR. MOTION CARRIED.