

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Windsor Elementary School
Project Address: 1315 E. Miner Street
Prepared By: Steve Hautzinger

Date Prepared: February 22, 2023

PETITION INFORMATION:

DC Number: 22-092
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.

Windsor 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 to the school. The proposed building addition is located on the east side of the school facing Windsor 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 new classrooms will face into a courtyard, and the new corridor wall will face Windsor Drive. The massing of the proposed addition fits seamlessly between the wings of the existing school.

Mechanical Equipment Screening:

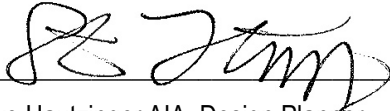
There is no new rooftop mechanical equipment proposed on the new addition.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the addition to Windsor Elementary School located at 1315 E. Miner Street. 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. 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 22-092