

APPROVED

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: Mahdi Nazeri, Thomas Architects for *129 S. Vail Ave.*
Gary Wronkiewicz, Stonefield Custom Homes for *947 N. Haddow Ave.*
Rob Kirk, Group A for *947 N. Haddow Ave.*
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.

Chair Kubow stated that with only 3 commissioners here tonight, a positive vote from all three members is required for a motion to pass.

ITEM 3. SCHOOL REVIEW

DC#22-092 – Windsor School Addition– 1315 E. Miner St.

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.

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

Staff has no concerns with the proposed design that is very straightforward, and recommends approval as submitted.

Mr. Schulz said that in 2017, Windsor School completed an addition to the south that was constructed to accept an addition sometime in the future, which is where the currently proposed addition will be located. The new addition will give flow in the building and create another courtyard, with the two new classrooms located on the courtyard side, and also allow for additional classrooms in the future on the outside of the building. The parapet wall on this addition is slightly higher to match the existing second floor height because it is being constructed to accommodate a second-story addition in the future if needed. The existing light tan brick and red brick will be used on the proposed addition; the design elements of the recently completed addition on the south is being carried over to this new addition. He welcomed any questions from the commissioners.

Chair Kubow asked if there was any public comments on this project and there was no response from the audience.

The commissioners summarized their comments. **Commissioner Fitzgerald** liked the design as presented. **Commissioner Kingsley** agreed that the design looks nice, and she asked if the brick will be the same or similar to the 2-story section of the building on the right. **Mr. Schulz** said it is the same brick. The existing blocks of tan brick above the windows will carry over to the new addition, above the doorway and the windows in the new corridor. **Chair Kubow** had no additional comments.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR AN ADDITION TO WINDSOR ELEMENTARY SCHOOL LOCATED AT 1315 E. MINER STREET, 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.

Commissioner Kingsley said that as done on the other recently reviewed and approved school additions, she wanted the motion to include a recommendation to improve the appearance of the existing rooftop unit screens on the building.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO AMEND THE MOTION TO ADD THE FOLLOWING:

2. A RECOMMENDATION TO LOOK AT THE EXISTING RTU SCREENS AND DETERMINE IF THERE ARE FUNDS AVAILABLE WITHIN THE PROJECT BUDGET TO MITIGATE THE SEVERITY OF THE APPEARANCE OF THOSE UNITS.

FITZGERALD, AYE; KINGSLEY, AYE; KUBOW, AYE
ALL WERE IN FAVOR. MOTION CARRIED.