

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 8, 2023

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

Members Present: Jonathan Kubow, Chair
Ted Eckhardt
John Fitzgerald
Scott Seyer

Members Absent: Kirsten Kingsley

Also Present: John Anstadt, JMB Architects for *624 N. Haddow Ave.*
Katie Zittergruen, Owner of *624 N. Haddow Ave.*
Ryan Schulz, AH School District 25 for *Patton School Gym*
Don Hansen, STR Partners LLC for *Patton School Gym*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR JULY 11, 2023

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF JULY 11, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. COMMERCIAL REVIEW

DC#23-033 – Patton School Gym Addition – 1616 N. Patton Ave.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing a 4,350 square foot addition to the existing gymnasium. This project requires Plan Commission review and Village Board approval for an Amendment to a Special Use Permit to allow a building addition for a school 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 February of 2023, the Design Commission reviewed and recommended approval of a three classroom and storage space addition to Patton Elementary School. The classroom addition received Village Board approval in March of 2023.

The proposed gymnasium addition is located at the south corner of the school which has limited visibility from the street, but it will be highly visible from the school parking lot. Overall, the proposed design is nicely done 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 is a natural extension of the existing gymnasium. The clerestory windows and limestone fascia are nice features that enhance the appearance of the addition.

There will be a new rooftop mechanical unit on the new addition. However, since the addition and rooftop unit are setback from the street, the sight line will be cut off from view.

Staff is recommending approval of the gymnasium addition as submitted.

Mr. Schulz said this gym expansion is to give the school more curriculum space for PE classes at the school, this is not enrollment driven. Adding another bay to the gymnasium will allow two sections of PE to be run at the same time. They are proposing to extend the existing architectural feel of the entire building with the addition to include a limestone cap, clerestory windows, brick, and provide a secondary entrance into the building that will also allow the community to use the space as well. He welcomed any questions.

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 Seyer** said the addition looks nice and he appreciates the extra design details. He is in favor of the design. He also said that it appears that the existing rooftop unit is not really visible from the other main entry, which he is okay with.

Commissioner Eckhardt said he had difficulty finding the proposed addition on the drawings because it is so well designed and fits in well with the original building. He is sensitive to the rooftop equipment and the screening requirements, so if this equipment is anywhere close to being visible, he would suggest painting it a color rather than adding screening in front of it. He had no further comments.

Commissioner Fitzgerald said this is a great design. **Chair Kubow** agreed and said there is an obvious need for the gym addition and it is great to see the space increased for the students and for the community.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR A GYMNASIUM ADDITION TO *PATTON ELEMENTARY SCHOOL* LOCATED AT 1616 N. PATTON AVENUE, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 6/20/23, 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.

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