

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** Patton Elementary School  
**Project Address:** 1616 N. Patton Avenue  
**Prepared By:** Steve Hautzinger

**Date Prepared:** July 26, 2023

### PETITION INFORMATION:

**DC Number:** 23-033  
**Petitioner Name:** Don Hansen  
**Petitioner Address:** STR Partners LLC  
350 W. Ontario Street, Suite 200  
Chicago, IL 60654  
**Meeting Date:** August 8, 2023

### Requested Action(s):

Approval of the proposed architectural design for a gymnasium 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 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. 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 February of 2023, the Design Commission reviewed and recommended approval of a three classrooms and storage space addition to Patton Elementary School. The classroom addition received Village Board approval in March of 2023.

At this time, the petitioner is proposing a 4,350 square foot addition to the existing gymnasium, which is located at the southern corner of the school. The proposed addition includes an indoor gym court area, a gym office, gym storage, as well as exterior storage.

### Architectural Design:

The proposed 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.

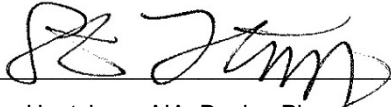
### Mechanical Equipment Screening:

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.

### RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the addition to Patton Elementary School located at 1616 N. Patton Avenue. This recommendation is based on the plans received 6/20/23, 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.



July 26, 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 23-033