

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Kensington School
Project Address: 840 E. Kensington Road
Prepared By: Steve Hautzinger

Date Prepared: April 18, 2016

PETITIONER INFORMATION:

DC Number: 16-031
Petitioner Name: Charles Marlas
Petitioner Address: Kensington School
743 McClintock Drive
Burr Ridge, IL 60527
Meeting Date: April 26, 2016

Requested Action(s):

1. Approval of the proposed architectural design for a new preschool / children's day care center.

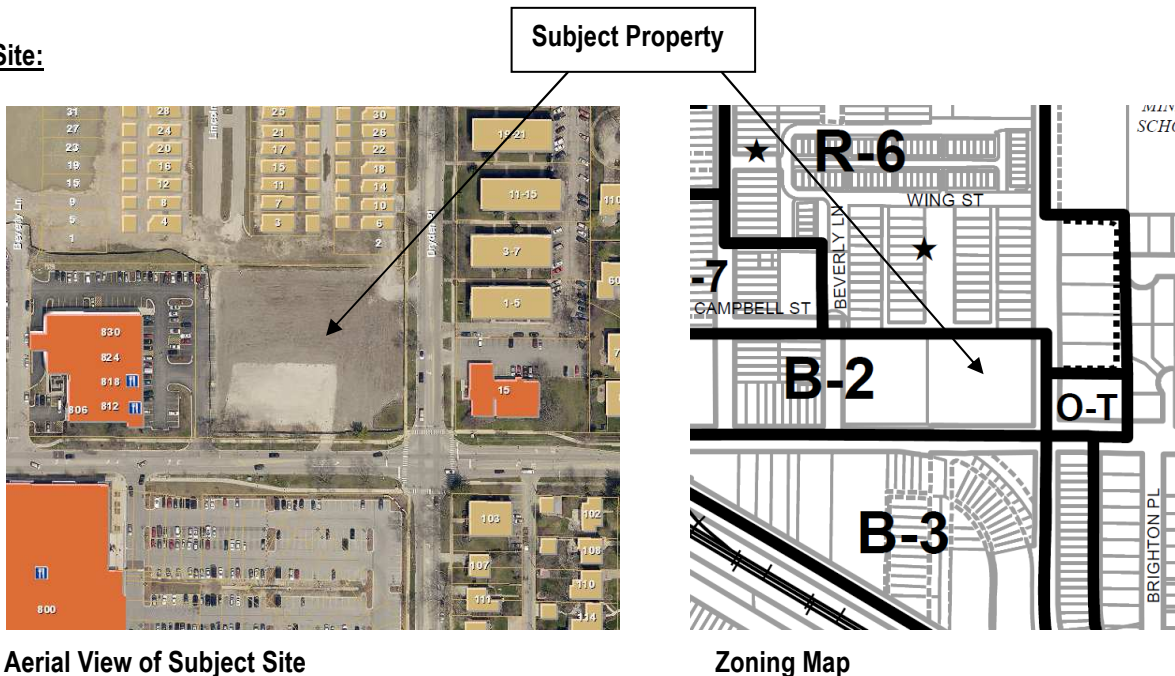
ANALYSIS

Summary:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The petitioner is proposing to build a new 15,000 square foot, single-story preschool / children's day care center. The proposed development includes 54 on-grade parking spaces and a large fenced in playground area around the sides and rear of the building. The two acre site is currently vacant and it is located at the northwest corner of Kensington Road and Dryden Place within the Hickory Kensington Area. The property is zoned B-2, General Business District and is part of the existing Arlington Market Planned Unit Development. This proposal requires review by the Plan Commission and approval by the Village Board as a Special Use and for an amendment to the PUD. The amendment to the PUD is required because this proposed use and site plan are not consistent with the PUD approved for the site, which was approved for a commercial shopping center with cross access and shared parking, as well as a plaza / focal point and a pedestrian connection to the residential area to the north. A copy of the approved PUD site plan for the commercial portion is attached to this report as Exhibit A.

Site:



Aerial View of Subject Site

Zoning Map

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
North	R-6, Multiple Family Dwelling District	Arlington Market Single Family Residences
East	O-T, Office Transitional District R-6, Multiple Family Dwelling District	Medical Office Building Dryden Apartments
South	B-3, General Service, Wholesale and Motor Vehicle District	Mariano's Grocery Store
West	B-2, General Business District	Multi-Tenant Retail Building

Architectural Design:

The proposed design has a traditional appearance and colonial style with red brick, black roof, white windows, white trim, and a white picket fence. The style of this building could fit beautifully in, or adjacent to, a traditional single family neighborhood. However, in this location, the proposed design looks out of place with the surrounding commercial context.

The Hickory Kensington Design Guidelines have been developed and approved by the Design Commission to be used as a tool to guide development within this area. The intent and purpose of the Design Guidelines is to establish the design standards for the overall Hickory/Kensington development, and to ensure a minimum standard of quality, character, and cohesiveness for the development of the area. For the commercial zones, the design guidelines state that the guiding requirement for the architectural style of new developments shall be to coordinate with and complement the existing context of the completed buildings.

Per the Design Guidelines, architectural design features shall include:

- Roof forms and building massing to complement the adjacent existing retail buildings.
- Colorful blend of materials.
- Expansive glass storefronts.
- Adequate wall area for signage shall be provided above the storefronts.
- Corner features are encouraged to create focal points of interest on the building design.

Additionally, in 2006, the Design Commission approved a retail building for this site that was designed with the same architectural details as the existing adjacent multi-tenant retail building. A corner element facing the street intersection was one of the design elements encouraged by the Design Commission, and a pedestrian plaza connection from the residences to the north was required as shown in Exhibit A.

The proposed design is a prototype building that was not specifically designed to fit in this location, and it does not comply with the requirements of the Hickory Kensington Design Guidelines. The design needs to be revised to have a more modern aesthetic and material palette to complement the adjacent retail buildings. For a more cohesive development, it is recommended that the design be revised to better complement the existing multi-tenant retail building to the west (shown in Images 1 & 2 below).

Some options to consider when revising the design are:

1. Change the asphalt shingle roof to a green standing seam metal roof to match the adjacent retail building.
2. Change the white trim and white windows to darker colors for a less colonial appearance and to better complement the adjacent retail building.
3. Continue the brick up into the gables.
4. Add fabric awnings above the windows.



Image 1. Existing multi-tenant retail building as viewed from Kensington Road.



Image 2. Existing multi-tenant retail building as viewed from Dryden Place.

Key Site Features:

- 1. Landscaped Plaza.** The original PUD approval included a landscaped pedestrian plaza at the northwest corner of this site to connect the commercial properties to the residential neighborhood to the north. To accommodate this plaza, the Plat of Subdivision includes a 25 foot wide pedestrian access easement which is setback 31 feet from the west property line, and runs 144 feet north to south from the north property line (refer to Exhibit A). This feature is a significant component of the overall master plan for the Arlington Market development, and the Kensington School site design needs to be revised to include it as a focal point for the retail, residential, and subject property.
- 2. Dryden/Kensington Focal Feature.** A design feature should be included at the corner of Dryden and Kensington. An "Arlington Market" monument style ground sign with tenant panels for Kensington School and the retail tenants should be provided with landscaping to create a focal point at the corner. This sign will serve as the only ground sign for the

development. The PUD ordinance allows only one sign along Kensington Road to be shared by the subject property and the retail building. Two signs along Kensington are not allowed. The sign and landscape should complement the existing Mariano's sign on the corner across the street (refer to Image 3 below).



Image 3. Mariano's sign and landscape feature at corner of Dryden and Kensington.

3. **Trash Dumpster Enclosure.** A dumpster enclosure is proposed at the east end of the parking lot which will be highly visible from Dryden Place. The dumpster enclosure is considered an accessory structure, and is therefore required to be located within the rear yard of the property (west of the building). The current location is in the front yard which is not allowed. Alternative locations should be explored, including possibly incorporating the trash storage area into the design of the building or attaching the dumpster enclosure to the building.
4. **Fence.** The proposal includes a continuous, 4' high, white picket, scallop design, PVC fence around the sides and rear of the building. The white picket fence contributes to the colonial character of the design, and it is not in character with the surrounding commercial uses. It is recommended that the white picket fence be changed to a black metal fence with a "wrought iron" appearance. Additionally, the fence should be setback a minimum of 5 feet from the north and east property lines to allow additional landscaping in front of the fence. A black metal fence will have a lighter appearance and a more modern aesthetic that will fit in much better in this location. Privacy can be established with landscaping along the fence as needed, and should be required to screen any outdoor playground equipment. A zoning variation is required to allow a 4 foot tall fence in the front yard facing Dryden Place.
5. **Landscaping.** As part of the zoning review process, Staff and the Plan Commission will perform a detailed review of the landscaping which will include requirements for landscaped parking islands and landscape screening of the parking area. Overall the landscaping is minimal. The previously approved plan for the site included an abundance of landscaping on each elevation and on the perimeter of the site. Also, additional landscaping must be provided along the north property line adjacent to the residential district. The landscaping along the north property line should consist of a mix of evergreen trees, ornamental trees and shrubs and provide a dense buffer.
6. **Specialty Paving.** Specialty paving should be provided at the building entrance and within the crosswalks.
7. **Mechanical Unit Screening.** The design includes a continuous mansard roof around all sides of the building which will screen all of the rooftop mechanical equipment from public view.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate and require revisions** to the proposed design for *Kensington School* to be located at 840 E. Kensington Road. This recommendation is based on the plans dated 3/9/16 and received 3/18/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

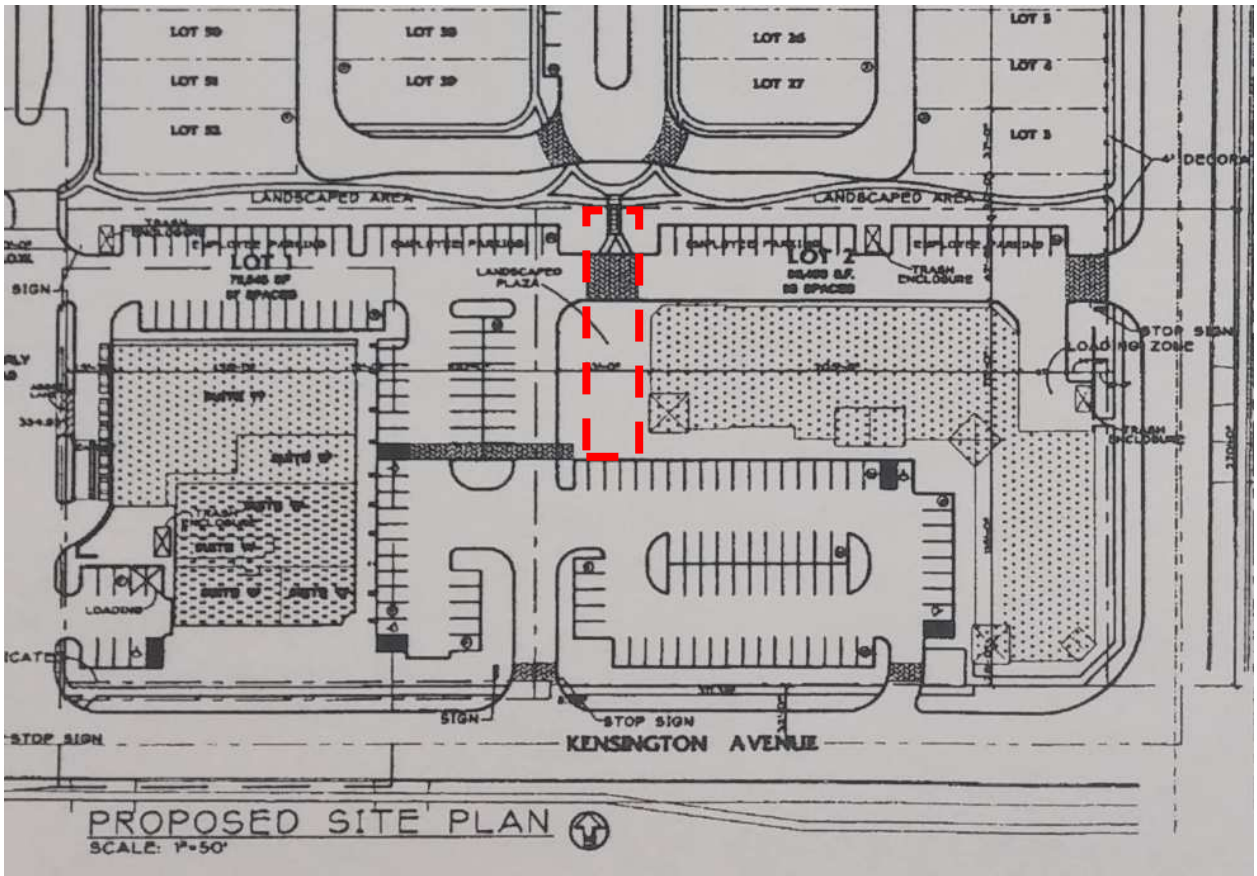
1. **Building Architecture.** Per the Hickory Kensington Design Guidelines, the proposed design needs to be revised to complement the adjacent retail buildings. Options to consider include:
 - a. Change the asphalt shingle roof to a green standing seam metal roof to match the adjacent retail building.
 - b. Change the white trim and white windows to darker colors for a less colonial appearance and to better complement the adjacent retail building.
 - c. Continue the brick up into the gables.
 - d. Add fabric awnings above the windows.
2. **Landscaped Plaza.** Re-introduce a landscaped pedestrian plaza within the 25' x 144' pedestrian access easement at the northwest corner of the site.
3. **Dryden/Kensington Focal Feature.** Incorporate a design feature at the corner of Dryden and Kensington including an "Arlington Market" monument style ground sign with tenant panels for Kensington School and the retail tenants with similar character as the Mariano's sign on the corner across the street.
4. **Trash Dumpster Enclosure.** Relocate the dumpster enclosure away from the front yard. Consider possibly incorporating the trash storage area into the design of the building or attaching the dumpster enclosure to the building.
5. **Fence.** Change the white picket fence to a black metal fence with a "wrought iron" appearance and set it back at least 5 feet from the north and east property lines to allow landscaping along the fence.
6. **Landscaping.** Improve the landscape design:
 - a. Provide additional landscaping throughout the site.
 - b. Provide landscape screening for all outdoor playground equipment.
 - c. Provide additional landscaping along the north property line adjacent to the residential district. The landscaping along the north property line should consist of a mix of evergreen trees, ornamental trees and shrubs and provide a dense buffer.
7. **Specialty Paving.** Provide specialty paving at the entrance and within the crosswalks.
8. All signage must meet code, Chapter 30.
9. 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, 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

April 19, 2016

Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 16-031

EXHIBIT A – Approved PUD Site Plan and Landscaped Plaza



Pedestrian Access Easement /
Landscaped Plaza Detail

