

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

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

Date Prepared: April 18, 2016
Date Revised: August 2, 2016

PETITIONER INFORMATION:

DC Number: 16-031
Petitioner Name: Charles Marlas
Petitioner Address: Kensington School
743 McClintock Drive
Burr Ridge, IL 60527
Original Meeting Date: April 26, 2016
Re-Review Meeting Date: August 9, 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."

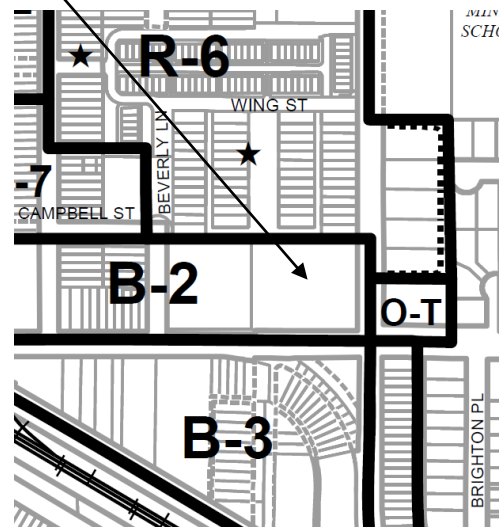
The petitioner is proposing to build a new 15,000 square foot, single-story preschool / children's day care center. The proposed development includes 54 on-grade parking spaces and a large fenced in playground area around the sides and rear of the building. The two acre site is currently vacant and it 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:

Subject Property



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

Project Update:

This request was previously reviewed by the Design Commission on April 26, 2016. At that time, the Design Commission **continued** the project to allow the Petitioner to work with Staff to resolve various site and building design issues. At this time, the petitioner has made revisions to their plans in preparation for Plan Commission review on August 24, and they are returning to the Design Commission seeking approval.

Staff Comments from April 26, 2016:

Architectural Design. Staff questioned the appropriateness of the proposed colonial style design in this location. The Hickory Kensington Design Guidelines state that the architectural style shall be coordinated with, and complement, the context of the existing adjacent commercial buildings. Staff recommended that the design be revised to have a more modern aesthetic and material palette to complement the adjacent retail building to the west. Options to consider were:

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.

Landscaped Plaza. The original PUD approval included a landscaped pedestrian plaza at the northwest corner of the 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 it was recommended that the Kensington School site design be revised to include it.

Dryden/Kensington Focal Feature. A monument style "Arlington Market" ground sign with tenant panels for Kensington School and the retail tenants, with landscaping, was recommended to be provided as a focal point at the corner.

Trash Dumpster Enclosure. A dumpster enclosure was proposed at the east end of the parking lot which will be highly visible from Dryden Place. Staff recommended exploring alternate locations such as incorporating it into the design of the building or attaching it to the building.

Fence. The proposal included a continuous, 4' high, white picket, scallop design, PVC fence around the sides and rear of the building. Staff recommended that the white picket fence be changed to a black metal fence with a "wrought iron" appearance to better fit the commercial character in this location. Additionally, it was recommended that the fence be set back a minimum of 5 feet to allow additional landscaping in front of the fence.

Landscaping. Improvements to the landscaping were recommended as follows:

1. Provide additional landscaping throughout the site.
2. Provide landscape screening for all outdoor playground equipment.
3. 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.

Specialty Paving. Specialty paving was recommended to be provided at the building entrance and within the crosswalks.

Design Commission Feedback from April 26, 2016:

Architectural Design. The Petitioner was encouraged to review the Hickory/Kensington Design Guidelines and study the possibility of making some minor design changes to better fit the commercial context, but overall the Design Commission was in support of the design.

Landscaped Plaza. The Petitioner was encouraged to study enhancing the pedestrian link. It was suggested to chamfer the northwest corner of the fence and consider limiting the depth of the plaza.

Dryden/Kensington Focal Feature. The Design Commission did not agree with one multi-tenant “Arlington Market” sign at the corner. The Design Commission felt that Kensington School should have a sign at the corner and the retail building have a second sign at the entrance along Kensington Road. The Petitioner was encouraged to develop drawings for a Kensington School sign/landscape feature at the corner.

Trash Dumpster Enclosure. Heavy landscape screening of the trash enclosure in the proposed location was suggested.

Fence. The Design Commission agreed with setting the fence back to accommodate perimeter landscaping, but there was mixed feedback on changing the white picket style to black metal.

Sustainability. The Petitioner was encouraged to incorporate some sustainable design features into the design in order to comply with the Hickory/Kensington Design Guidelines.

Design Revisions, August 9, 2016:

In response to the feedback from the April 26 Design Commission meeting and continued discussions with Staff, the petitioner has revised their proposal with the following highlights:

Architectural Design. As an alternate to the originally proposed black asphalt shingle roofing, the Petitioner is proposing a standing seam metal roof in a dark gray color.

Landscaped Plaza. The building and parking has been shifted to the east to accommodate a continuous 20-foot wide pedestrian plaza along the west end of the site, versus 25 foot wide per the existing PUD and easement. The plaza includes a 6-foot wide concrete walkway with landscaping on both sides.

Dryden/Kensington Focal Feature. A 6-foot high, monument style “Kensington School” sign has been added to the corner of the site within a bed of landscaping.

Trash Dumpster Enclosure. The design of the trash enclosure has been changed from wood to brick construction to match the building with decorative black metal gates, and the it has been shifted slightly to the south to allow landscaping on all sides.

Fence. The proposed fence has been changed from white vinyl PVC to a decorative black aluminum fence. The fence has been set back on all sides to allow continuous landscaping around the perimeter.

Landscaping. An abundance of landscaping has been added throughout the site including screening around the parking area, landscaping around the fence, landscaping along the pedestrian plaza, and landscaping along the north property line.

Specialty Paving. A herringbone brick pattern is shown within the crosswalks on the Landscape Plan, but it is unclear exactly what the specialty paving will be.

Sustainability. The following list of sustainable design features has been provided by the Petitioner:

1. Envelope – The external envelope will be built tight and ventilated in good principle. The orientation of the building and glass permits natural day lighting.
2. Materials – The building materials are all available from the US.
3. Green space – More than 40% of the site is green space.
4. Water – All fixtures are low use and dual flushing.
5. Mechanical Units – All units are high efficiency.

Staff Comments, August 9, 2016:

Architectural Design. Staff still questions the appropriateness of the proposed colonial style design in this location. At a minimum, Staff recommends approval of the proposed roofing change from asphalt shingles to a dark gray standing seam metal to help the design relate to the context of the adjacent retail buildings. Staff also recommends changing the white trim to a darker color for a less colonial appearance.

Landscaped Plaza. The proposed 20-foot wide pedestrian plaza accomplishes some of the spirit of the original PUD approval, providing a pleasant pedestrian connection through the site connecting the commercial properties to the south with the residential neighborhoods to the north.

Dryden/Kensington Focal Feature. A multi-tenant ground sign is preferred at the corner of the site. However, based on feedback from the Design Commission, Staff accepts the proposed monument style “Kensington School” at the corner. However, it is recommended that the height of the sign be restricted to 6-feet, and a mix of perennials be provided in front of the sign.

Trash Dumpster Enclosure. The proposed location of the trash enclosure is highly visible, and is not allowed within the front yard. Staff recommends that the trash enclosure be attached to the east side of the building, adjacent to the Kitchen. The Petitioner has indicated security concerns with trash collection inside the fenced yard, so Staff suggests jogging the fence to allow access to the trash area without entering the fenced yard. Additional tall evergreen landscaping should be provided on all sides of the trash enclosure to fully screen it from public view. Additionally, the black metal gates need a solid backing to block the view of the dumpsters.

Site Lighting. The proposed colonial style parking lot lights do not fit the modern character of the Hickory/Kensington area. The Design Guidelines include the following criteria for street lighting.

Street Lights

- Modern, sculptural style
- Energy efficient LED light fixture
- Dark sky compliant



It is recommended that the proposed colonial style parking lot light fixtures be changed to a more modern fixture that fits the character of the commercial area, and complies with the intent of the Design Guidelines.

Fence. The proposed decorative black aluminum fence will fit in well in this location.

Landscaping. It is recommended that groundcover be added within the center island, and that 3-foot high shrubs be added on the west end of the parking lot between the parking lot and the sidewalk.

Specialty Paving. The Petitioner needs to clarify what the specialty paving within the crosswalks will be, and additional specialty paving is recommended at the building entrance.

Sustainability. Additional sustainable features such as a rainwater collection system or bio-swales are encouraged.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for *Kensington School* to be located at 840 E. Kensington Road. This recommendation is based on the revised plans received 7/22/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

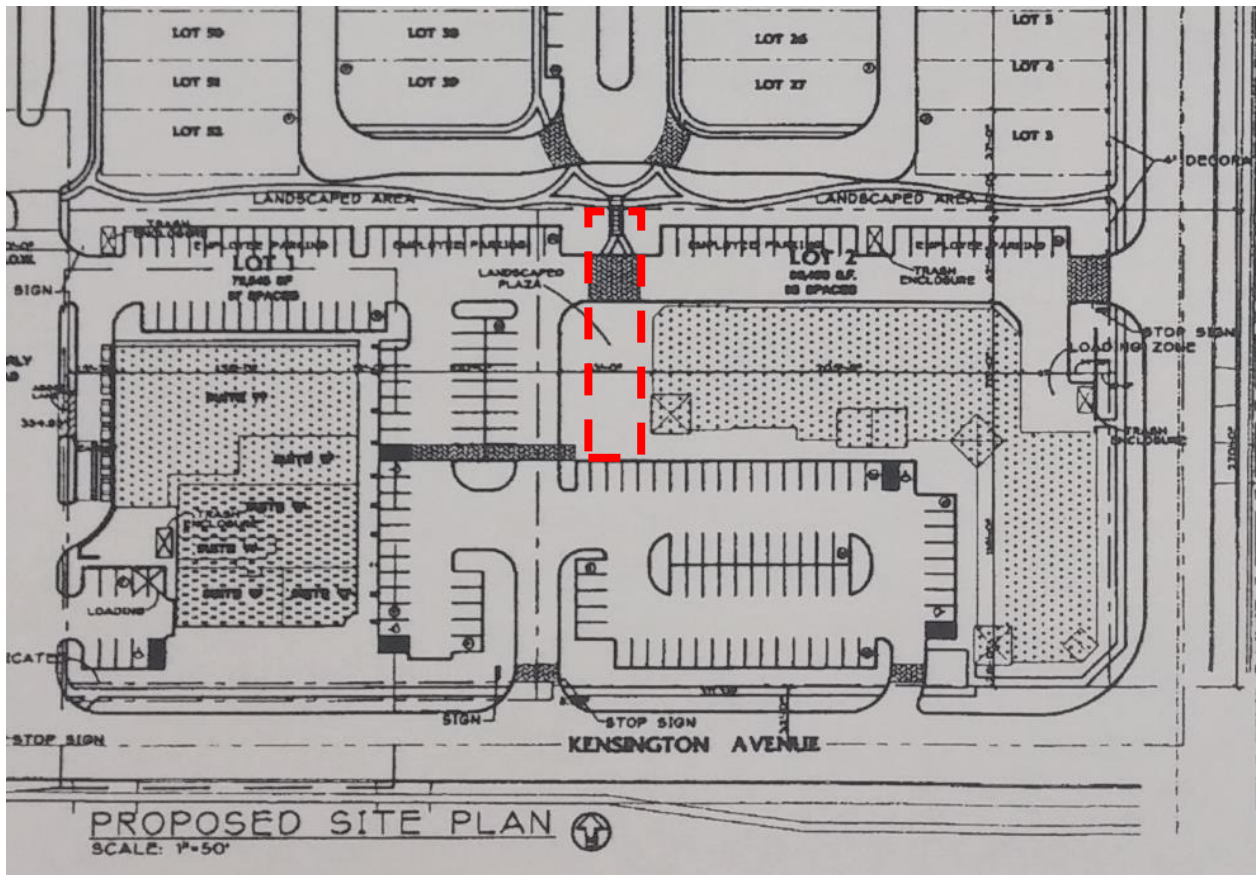
1. The roofing shall be “musket gray” standing seam metal.
2. Consider changing the trim color from white to a darker color.
3. The ground sign shall be limited to 6-feet in height.
4. Provide a mix of perennials in front of the ground sign.
5. Relocate the trash enclosure to the east side of the building adjacent to the Kitchen, and provide tall evergreen landscaping to fully screen it from public view.
6. Add a solid black backing to the trash enclosure gates.
7. Change the proposed colonial style parking lot light fixtures to a more modern fixture that fits the character of the commercial area, and complies with the intent of the Design Guidelines, to be approved by Staff.
8. Add groundcover within the center island.
9. Add 3-foot high shrubs on the west end of the parking lot between the parking lot and sidewalk.
10. Clarify what the specialty paving within the crosswalks will be, and provide specialty paving at the building entrance.
11. Additional sustainable design features such a rainwater collection system or bio-swales are encouraged.
12. All signage must meet code, Chapter 30.
13. 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.

August 2, 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

