

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** Thomas Middle School  
**Project Address:** 1430 N. Belmont Avenue  
**Prepared By:** Steve Hautzinger

### PETITION INFORMATION:

**DC Number:** 16-094  
**Petitioner Name:** Don Hansen  
**Petitioner Address:** STR Partners LLC  
350 W. Ontario Street, Suite 200  
Chicago, IL 60654  
**Meeting Date:** September 20, 2016

**Date Prepared:** September 9, 2016

### **Requested Action(s):**

1. Approval of the proposed architectural design for an addition to an existing middle school.

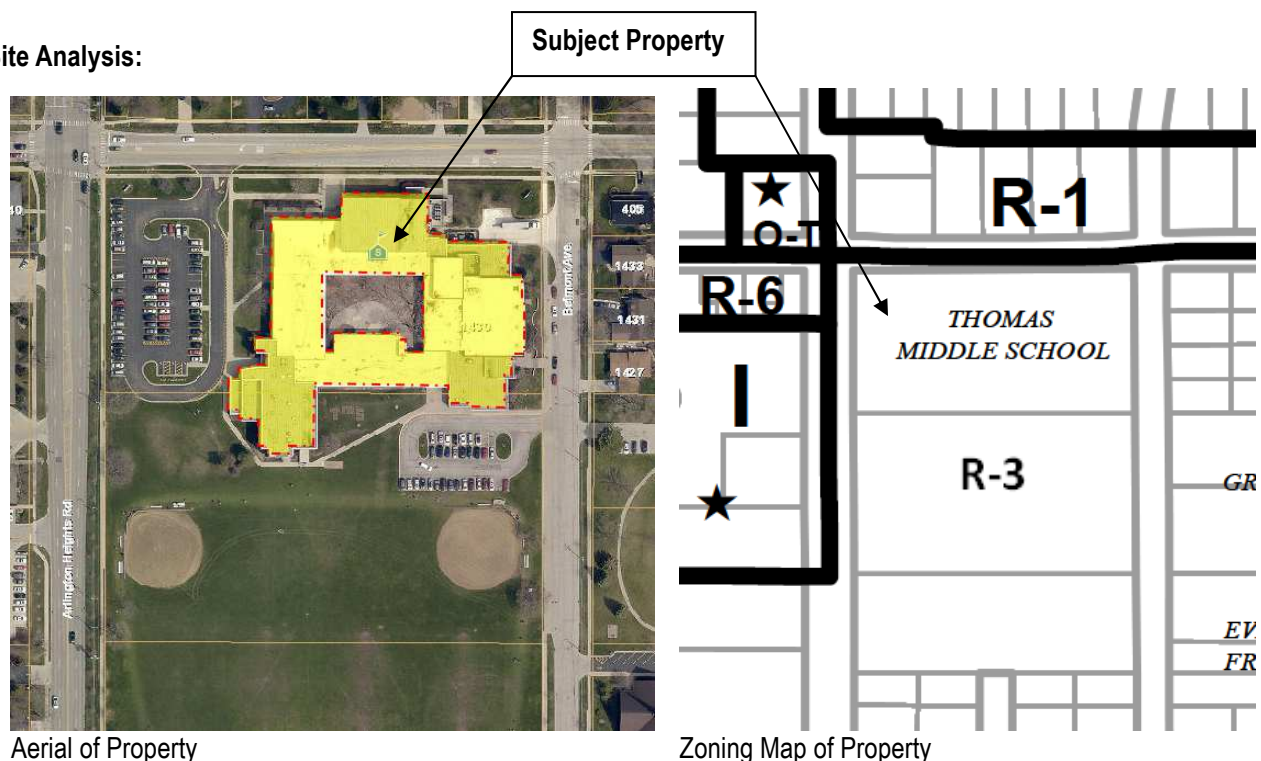
## ANALYSIS

### **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 seeking approval of the architectural design for an addition to an existing middle school. The addition will be located on the south end of the school and includes a new gymnasium, locker rooms, entry lobby, and an expanded administrative office area. The scope of the project also includes replacement of an existing parking lot with a new expanded parking lot and corresponding landscaping. This project requires Plan Commission review and Village Board approval as a Special Use in the R-3 Zoning District and for zoning variations from yard setbacks, building height, and parking requirements.

### **Site Analysis:**



**Surrounding Land Uses:**

<b><i>Direction</i></b>	<b><i>Existing Zoning</i></b>	<b><i>Existing Use</i></b>	<b><i>Comprehensive Plan</i></b>
<b>Subject Property</b>	R-3, One Family Dwelling District	Thomas Middle School	Schools
<b>North</b>	R-1, One Family Dwelling District	Single Family Residences	Single Family Detached
<b>South</b>	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
<b>East</b>	R-3, One Family Dwelling District	Single Family Residences / Green Slopes Park	Single Family Detached / Government
<b>West</b>	R-6, Multiple Family Dwelling District / I, Institutional District	Multiple Family Residences / Medical Offices	Moderate Density Multi-Family / Offices Only

**Architectural Design:**

The proposed addition is nicely designed in a contemporary style that should blend in seamlessly with the existing building architecture, using matching materials and similar detailing. The addition is set back behind the existing building and is located across from Green Slopes Park, so it will not impact the streetscape of adjacent single-family residences.

**Mechanical Unit Screening:**

All rooftop mechanical equipment is required to be fully screened from public view. The petitioner is proposing a new rooftop chiller which will be screened by a brick clad screen wall that is nicely integrated into the building design.

**Landscaping:**

New landscaping is proposed along Belmont to provide screening of the new parking lot, and trees are proposed within the new parking lot islands. As part of the Plan Commission process, additional trees will be required in order to comply with the code requirement for a 4" caliper shade tree at the end of all parking rows, with two trees provided where there is a double row of parking.

Landscaping is proposed along the new building wall at the north end of the entry plaza, but additional landscaping is suggested along the building wall at the south end of the entry plaza.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the proposed architectural design for an addition to Thomas Middle School located at 1430 N. Belmont Avenue. This recommendation is subject to compliance with the plans received 8/2/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. Suggest / Evaluate additional landscaping along the new building wall at the south end of the entry plaza.
2. 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 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.
3. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.

\_\_\_\_\_, September 9, 2016

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 16-094