

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 20, 2016

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Anthony Fasolo

Members Absent: Jonathan Kubow

Also Present: Jose Pareja, JP Architects for *523 S. Rammer Ave.*
Michael Bova, Impact Renovations for *523 S. Rammer Ave.*
Monica O'Connor, Impact Renovations for *523 S. Rammer Ave.*
Jack Boryszewski, MJ&B Contractors for *1611 N. Mitchell Ave.*
Tony VanDijk, Emerald Homes for *811 W. Maude Ave.*
Greg Belcher, Owner of *638 N. Highland Ave.*
Jeff Eichhorn, DeBaker Design Group for *638 N. Highland Ave.*
Mike Henderson, STR Partners for *Thomas Middle School*
Stacey Mallek, A.H. School District 25 for *Thomas Middle School*
Lori Bein, A.H. School District 25 for *Thomas Middle School*
Loran Eatman, DDL Property Ltd. for *Pal-Win Shopping Center*
Ross Duncan, BR Design & Architecture for *Pal-Win Shopping Center*
Matthew Mann, Kennedy-Mann Architecture for *Stonebridge Village*
Ben Kennedy, Kennedy-Mann Architecture for *Stonebridge Village*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM AUGUST 23, 2016

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF AUGUST 23, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 5. COMMERCIAL REVIEWDC#16-094 – Thomas Middle School – 1430 N. Belmont Ave.

Mike Henderson, representing *STR Partners*, and Stacey Mallek and Lori Bein, representing *Arlington Heights School District 25*, were present on behalf of the project.

Chair Eckhardt asked if there was any public comment on the project and there was a response from the audience.

Mr. Hautzinger presented Staff comments. 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.

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. 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.

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.

Staff recommends approval of the proposed addition with the suggestion to add landscaping on the south end of the plaza.

Stacey Mallek summarized the scope of the project that includes the new addition at the south end of the school and new gymnasium, locker room, entry lobby and expanded office area. The existing gymnasium will be transformed into 5 new classroom spaces, a band room and music room. The new gymnasium space will allow for additional P.E. classes and accommodate anticipated enrollment growth. In terms of the design, she referred to their architect.

Mike Henderson stated that the original school building was built in the 1960's, and more modern style additions were added about 15 years ago. The proposed addition will connect the 2 wings of the building, picking up on the modern character of the additions as well as on the original building, with an intention to tie the entire design together. The existing main entry will be expanded and relocated to the south end of the building, with the new entrance being a larger version of the current entrance on Belmont Avenue. The new gymnasium is actually shorter than the current gymnasium on the second-floor that will be converted to a music room and classrooms. Chair Eckhardt asked for clarification of the two brick colors being proposed, red and gray. Mr. Henderson reviewed the areas of red brick and gray brick being proposed on the new addition to match the existing brick, and added that the building also has areas of gray brick on the Arlington Heights Road facade.

Commissioner Fasolo felt it was a nice design and he liked the incorporation of the existing materials and colors to tie everything together. He pointed out the existing solar panels on the roof and asked if additional solar panels were being proposed, and Mr. Henderson replied that none were being proposed at this time. Commissioner Fasolo also asked if any green features were being proposed and Ms. Mallek replied that current energy features such as

the solar panels and wind turbine were funded by grants and used as part of the science program for students to study. **Commissioner Fasolo** had no further comments.

Commissioner Fitzgerald really liked the design and felt it would fit in beautifully with what is there and make it look even better. He agreed with Staff's comments to add more landscaping along the building at the south end of the entry plaza.

Chair Eckhardt concurred with the comments made by the commissioners. He felt the addition was nicely designed and very logical in its site planning, and he understood the importance of the separation of the gymnasium from the rest of the school. He also felt that a good job was done in using the existing materials on the addition, and he liked the varying heights of the addition, and how the mass was broken down and nicely camouflaged the volume of the gym behind the entrance with the screening roof.

Chair Eckhardt asked if anyone from the public wanted to comment on the project and there was no response from the audience.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR AN ADDITION TO THE EXISTING *THOMAS MIDDLE SCHOOL* LOCATED AT 1430 N. BELMONT AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED ON 8/02/16, 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. A REQUIREMENT TO ADD ADDITIONAL LANDSCAPING ALONG THE SOUTH END OF THE NEW ENTRY PLAZA, TO BE APPROVED BY STAFF.
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, 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.
3. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Hautzinger asked the petitioner if they had any concerns about the requirement to add landscaping along the south end of the new entry, and the petitioner said there were none.

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