

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** Windsor Elementary School  
**Project Address:** 1315 E. Miner Street  
**Prepared By:** Steve Hautzinger

**Date Prepared:** January 5, 2017

### PETITION INFORMATION:

**DC Number:** 16-146  
**Petitioner Name:** Don Hansen  
**Petitioner Address:** STR Partners LLC  
350 W. Ontario Street, Suite 200  
Chicago, IL 60654  
**Meeting Date:** January 10, 2017

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

1. Approval of the proposed architectural design for additions to an existing elementary 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."

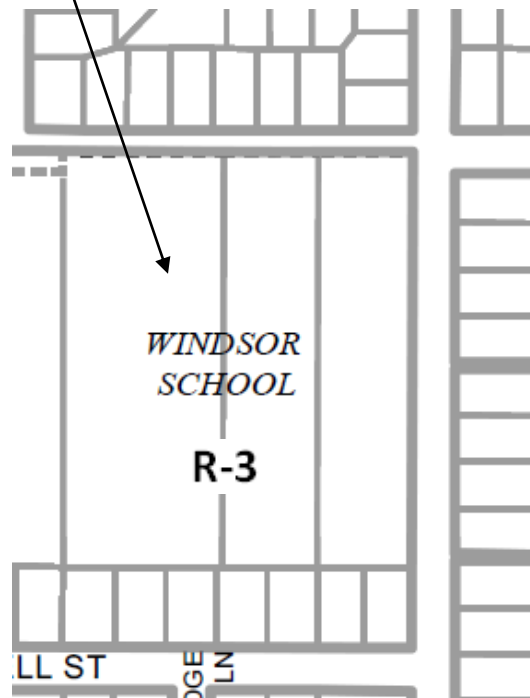
The petitioner is seeking approval of the architectural design for additions to an existing elementary school. The scope of the project includes a gymnasium addition on the west side of the building, adjacent to the existing gymnasium, as well as a new Classroom wing addition on the south end of the building with six new classrooms, office space, and toilet rooms. The project also includes replacement of an existing parking lot on the west side of the school with a new expanded parking lot and landscaping. This project requires Plan Commission review and Village Board approval for an amendment to an existing Special Use Ordinance and for zoning variations from yard setbacks and parking requirements.

### **Site Analysis:**



Aerial of Property

**Subject Property**



Zoning Map of Property

**Surrounding Land Uses:**

<b>Direction</b>	<b>Existing Zoning</b>	<b>Existing Use</b>	<b>Comprehensive Plan</b>
<b>Subject Property</b>	R-3, One Family Dwelling District	Windsor Elementary School	Schools
<b>North</b>	R-3, 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	Single Family Detached
<b>West</b>	R-3, One Family Dwelling District	Miner School	Schools / Parks

**Architectural Design:**

The proposed additions are nicely designed to blend in seamlessly with the existing building architecture, using matching materials and detailing. The gymnasium addition is set back approximately 220 feet from Miner Street, and the new classroom wing is oriented perpendicular to Windsor Drive, so there will be minor impact on the streetscape across from the adjacent single-family residences.

**Mechanical Equipment and Trash Screening:**

New mechanical equipment will be located on grade behind the gymnasium addition, and it will be fully screened with a brick screen wall. A new trash area will be located on the west side of the gymnasium addition, and it will be fully screened with brick screen walls and dark bronze louvered gates.

**Landscaping:**

New landscaping is proposed along Miner Street to provide screening of the new parking lot, and shade trees are proposed within the new parking lot islands.

The existing school building lacks foundation landscaping around the exterior walls of the school along Miner Street and Windsor Drive. The petitioner should consider adding planting beds in these locations with a mix of shrubs and perennials.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the proposed architectural design for additions to Windsor Elementary School located at 1315 E. Miner Street. This recommendation is subject to compliance with the plans received 12/5/16, 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. Consider adding planting beds with a mix of shrubs and perennials along the existing building walls facing Miner Street and Windsor Drive.
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.

January 5, 2017

Steve Hautzinger AIA, Design Planner

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 16-146