

## APPROVED

MINUTES OF  
THE VILLAGE OF ARLINGTON HEIGHTS  
DESIGN COMMISSION MEETING  
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS RD.  
JANUARY 10, 2017

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

Members Present: Ted Eckhardt, Chair  
John Fitzgerald  
Kirsten Kingsley  
Jonathan Kubow  
Anthony Fasolo

Members Absent: None

Also Present: Dennis & Dustin Bucalo, Designers & Builders Development for *103 N. Pine Ave.*  
Mike Henderson, STR Partners for *Windsor School*  
Lori Bein, A.H. School District 25 for *Windsor School*  
Jake Chung, A.H. School District 25 for *Windsor School*  
Ryan Schulz, A.H. School District 25 for *Windsor School*  
Steve Hautzinger, Staff Liaison

### REVIEW OF MEETING MINUTES FROM DECEMBER 13, 2016

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF DECEMBER 13, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 2. COMMERCIAL SCHOOL REVIEWDC#16-146 – Windsor School – 1315 E. Miner St.

Lori Bein, Jake Chung, and Ryan Schulz, representing *Arlington Heights School District #25*, and Mike Henderson, representing *STR Partners*, 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 additions to the 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.

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. New mechanical equipment will be located on grade behind the gymnasium addition fully screened with a brick screen wall. A new trash area will be located on the west side of the gymnasium addition fully screened with brick screen walls and dark bronze louvered gates. 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, and the petitioner should consider adding planting beds in these locations with a mix of shrubs and perennials.

Staff recommends approval of the proposed design for the additions to the school with the suggestion to add foundation landscaping.

Lori Bein gave background on the project. She stated that enrollment is growing at Windsor School, as it is throughout the District. Two years ago at this time, there were 474 students at Windsor School, and now there are 509 students. A recent demographic report was just completed and 5 years from now there are projected to be 595 students at Windsor School, an increase of 86 students from today and 121 from 2 years ago. A modular building with 2 temporary classrooms was installed at Windsor School last year as a result of enrollment growth, and a third temporary classroom was added this year by partitioning off part of the library. The proposed addition will include 6 classrooms, 3 to cover the current needs and 3 more for enrollment growth. In addition to enrollment growth, Windsor School also hosts 2 District-wide special education programs for children with special needs, which requires larger square footage per child. The Architect and Director of Facilities are both here tonight to answer any questions related to design.

Mike Henderson stated that the School District previously came before the Design Commission with other school projects, and this project takes the same philosophy; extend the best of what is existing at the school with a seamless addition to make it feel like it has always been there. He reviewed the floor plan being proposed for the addition, which consists of a new gymnasium in the center of the site, and new classrooms and office space at the southeast corner of the site. Language from the front of the existing 2-story side of the building will be carried onto the gymnasium as well.

Commissioner Fitzgerald liked what was being shown tonight; the landscape plan is nice and he suggested adding landscaping along the north side of the building. He questioned the grey areas above the windows shown at the corners of the single story building in the bird's eye view. Mr. Henderson explained that a lot of the existing building

has a stucco section above a window, which they are interpreting with a lighter color brick. **Commissioner Fitzgerald** had no further comments.

**Commissioner Kingsley** felt it was a nice addition and asked if the second color brick would match. **Mr. Henderson** replied that the Oyster Grey accent brick color will match the existing brick. **Commissioner Kingsley** suggested updating the existing rooftop mechanical enclosure, which she felt is the wrong color and very obvious. She was also concerned about the location of the new mechanical enclosure adjacent to the play area.

**Commissioner Fasolo** felt it was a nice addition that fit well with the existing, and he agreed with Staff's suggestion to add landscaping. He questioned the transom windows on the gym addition, which appear to be standard windows on the south elevation and louvered windows on the north elevation. **Mr. Henderson** explained that the west and south elevations of the gym have a ribbon window, and the north elevation has a louver window with a mechanical mezzanine. **Commissioner Fasolo** also questioned why there appears to be a lot more windows on the north and east sides of the existing classroom, compared to the classroom addition, which **Mr. Henderson** explained. **Commissioner Fasolo** had no further comments.

**Commissioner Kubow** agreed with the comments made by the other commissioners. He appreciated the new materials being incorporated into the existing color palette, and the modern and contemporary elements being incorporated into some of the new fenestration. He asked what was driving the 100 projected new students in the next 2 years, and **Ms. Bein** replied that it is a combination of housing turnover, Dryden Place Apartments, and more children coming from the new townhomes than originally projected.

**Chair Eckhardt** asked if the petitioner was concerned about direct sunlight into the clerestory windows of the gym, and **Mr. Henderson** replied that window shades could be installed if sunlight becomes an issue. **Chair Eckhardt** also pointed out that a different brick color is being shown above some but not all of the windows. **Mr. Henderson** explained that the building consists of stucco panels above some of the windows, and the different brick color is being proposed in the areas where stucco is not above the windows. **Chair Eckhardt** asked the petitioner if they were committed to adding the landscaping along the north elevation and the petitioner agreed.

#### **PUBLIC COMMENT**

Elizabeth Horn, 331 S. Carlyle, said that her daughter goes to Windsor School and she has a general concern about children being in school during the construction process that will begin in the Spring, and the possibility of some disturbance of lead paint, asbestos, etc. **Ms. Bein** responded that only exterior construction will occur while children and Staff are in session; connecting the addition to the existing building and interior work will occur when school is no longer in session. The entire construction area will be fenced off, and the outdoor play area will be relocated and different access doors will be used by the children. **Mr. Henderson** noted that the area of expansion on the existing building is at the newer portion of the building, which was built after 1990. Ms. Horn also asked about accountability and safety during construction since she understood that schools are exempt from a building permit and are under a different jurisdiction. The petitioner replied that several permits are required by the State through the Regional Office of Education, who is responsible for regulations and inspections during construction.

**Commissioner Kingsley** asked the petitioner about their intentions for sun control on the southern elevation of classrooms, as previously stated by Chair Eckhardt, and she suggested something on the outside of the building that would help with sun control but not interfere with seeing through the windows from the inside. **Mr. Henderson** replied that some type of roller shade could be provided for sun control.

**A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE DESIGN FOR THE PROPOSED ADDITIONS TO WINDSOR ELEMENTARY SCHOOL LOCATED AT 1315 E. MINER STREET. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 12/15/16, 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 A MIX OF SHRUBS AND PERENNIALS ALONG THE EXISTING BUILDING WALLS FACING MINER STREET AND WINDSOR DRIVE.
2. A RECOMMENDATION TO CONSIDER EITHER SOME TYPE OF SHADES OR OPAQUE GLASS ON THE UPPER TRANSOM WINDOWS OF THE GYM TO AVOID SUNLIGHT INTO THE GYM, AND CONSIDER SHADING DEVICES ON THE SOUTH FACING CLASSROOM WINDOWS.
3. 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.
4. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Chair Eckhardt commented that direct sunlight through the clerestory windows in the gym is a design issue that needs to be addressed. Commissioner Kingsley commented that sage glass could be a possible option to research.

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