



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
December 14, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Betty Haag Academy of Music - 3255 N. Arlington Heights Rd. - 10/12/22
- B. Westgate School Building Expansion - 500 S. Dwyer Ave. - 10/26/22
- C. St. Viator Master Plan Amendment - 1213 E. Oakton St. - 11/9/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Greenbrier School Building Expansion - 2330 N. Verde Dr. - T1797
Amendment to SUP Ord. 17-035, Parking Variation
- B. Windsor School Building Expansion - 1315 E. Miner St. - T1798
Amendment to SUP Ord. 90-082 and 17-013, Comprehensive Plan Amendment to reclassify the Parks portion of the site into the Schools classification.
- C. Patton School Building Expansion - 1616 N. Patton Ave. - T1799
Amendment to SUP Ord. 90-087, Land Use Variation to allow a School within the P-L District, Comprehensive Plan Amendment to reclassify the subject property from Parks to Schools.

VII. OTHER BUSINESS

- A. Public Comment

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an

American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



Conceptual Plan Review Committee
12/14/2022

Item: Betty Haag Academy of Music - 3255 N. Arlington Heights Rd. - 10/12/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Betty Haag Academy of Music - 3255 N. Arlington Heights Rd. - 10/12/22	Minutes

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION**

A MEETING HELD ON:

October 12, 2022

Project Title: Betty Haag Academy of Music
Address: 3255 N. Arlington Heights Road
Petitioner: Dan Strojny
Chicagoland Commercial RE
Address: 4811 Emerson Avenue Suite 112
Palatine, IL 60067

Requested Action:

1. Land Use Variation to allow “Music Conservatories or Instruction” in the M-1 District.

Variations Required:

- None identified at this time.

Attendees: Dan Strojny, Chicagoland Commercial RE
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
Jake Schmidt, Assistant Planner

Project Summary:

The subject property is approximately 232,171 square feet in size and is improved with 5 single-story office buildings served by a 250-space parking lot.

The Betty Haag Academy of Music is an established music instruction organization, with a history of 40 years. The proposed facility would be used for music instruction as well as administrative functions. Per the petitioner, there would be 5 classrooms with 5 instructors, though it should be noted that the Betty Haag Academy of Music website lists a staff of 11 instructors. The total number of instructors will need to be confirmed as part of the Plan Commission review process. Per the petitioner, there would be a maximum number of 20 students on-site at any given time. Classes are offered at varying times, ranging between 9am and 8pm, Monday through Saturday.

Meeting Discussion:

Mr. Strojny stated he is the property manager, and representing the Betty Haag Academy and their proposal. He is here to answer any questions and help them move forward.

Mr. Schmidt stated that the Betty Haag Academy is an established music institution with a long history of operation. There would be 5 instructors and 5 classrooms, though the website notes that there are 11 instructors. The petitioner will need to confirm the number of instructors as part of the Plan Commission Review Process. Per the petitioner there will be a maximum of 20 students on-site at any given time. Classes range between 9:00 AM and 8:00 PM Monday through Saturday. The site is zoned M-1, and Music Instruction facilities are not permitted in this district necessitating Land Use Variation approval to operate. The Comprehensive Plan designates the site for R&D, Manufacturing, and Warehouse uses, and the proposal is not compatible with this designation. The petitioner is not proposing any changes to the exterior of the building or the site. As part of this project, Staff will verify the condition of the site and parking lot to determine if any resurfacing, restriping, or landscape improvements are required. Per the Building Department, the peak occupancy load for the tenant space would be 18 persons. This is less than the proposed maximum of 25 persons, so changes to the proposed operations or size of the tenant space may be required. The site is compliant with respect to parking requirements, and no traffic and parking study is required by code. The tenant list provided by the petitioner appeared to include all tenant spaces within the complex, however these spaces only had addresses for 2 of the 5 buildings. As part of the Plan Commission review process, the

petitioner shall provide a revised tenant list with the addresses of each of the tenant spaces included for clarity. With respect to bicycle parking, 11 bicycle parking spaces are required. As part of the Plan Commission review process, the petitioner shall provide information on the location and number of existing bicycle parking spaces, or provide proposed locations for the required 11 bicycle parking spaces. Staff is generally supportive of the application, subject to provision of written justification in support of the proposed Land Use Variation, confirmation the number of staff to be teaching at the facility, information provided on the number of performances to be held on-site, if any, with the hours and frequency of performances, and the revised tenant list for the site.

Commissioner Green asked the petitioner if the Academy could comply with occupancy limits.

Mr. Strojny stated there would be no issue complying with occupancy limitations.

Commissioner Cherwin asked if the petitioner owned or managed the building.

Mr. Strojny stated he managed the building only.

Commissioner Cherwin asked if the use would impact the ability of other tenants to use their spaces.

Mr. Strojny stated the location of the space is on the corner with only 2 adjacent spaces. Most students receive instruction outside of typical business hours. Other functions of the academy are simply clerical. Access to the space is directly from the exterior of the building.

Commissioner Cherwin asked if there would be any buffer between the instruction rooms and the adjacent tenants.

Mr. Strojny stated the instruction rooms were all windowed offices. The interior of the space is non-music space which provides a buffer.

Commissioner Cherwin asked if there was any sound insulation.

Mr. Strojny stated there is insulation and drywall up to the roof deck. Betty Haag is 95 years old and this is her first relocation in 60 years. She is downsizing. There are 2 full-time teachers and 3 part-time teachers. They only operate 25 hours a week. It is a slow moving not for profit. They operate a music group administratively in the office area. He does not believe there will be an impact to neighbors due to the layout of the unit.

Commissioner Sigalos stated sound was his main concern. He asked if there would be horns in the space.

Mr. Strojny stated there would be no horns, just piano and string instruments. It is primarily a violin school.

Commissioner Sigalos stated it might help to have sound panels installed on the walls as the walls might not provide enough insulation.

Mr. Strojny stated he would consider sound panels if there was an issue.

Commissioner Green stated the petitioner should double check to see if the walls are insulated up to the roof deck.

Commissioner Cherwin stated the petitioner should get price estimates for the sound paneling in case it comes up at Plan Commission.

Commissioner Green stated the ceiling area could be insulated as well as most of the sound goes up.

There was no public comment relevant to the project.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application while taking the comments from the Conceptual Plan Review Committee into consideration.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Jake Schmidt, Recorder

DRAFT



Conceptual Plan Review Committee
12/14/2022

Item: Westgate School Building Expansion - 500 S. Dwyer Ave. - 10/26/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Westgate School - 500 S. Dwyer Ave. - 10/26/22	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON:

October 26, 2022

Project Title: Westgate School Building Expansion

Address: 500 S. Dwyer Avenue

Petitioner: Arlington Heights School District 25
Ryan Schulz

Address: 1200 S. Dunton Avenue
Arlington Heights, IL 60005

Requested Action:

1. Special Use Permit to allow a Public School on the subject property.
2. Amendment to the Comprehensive Plan to reclassify the “Single-Family Detached” portion of the subject property into the “Schools” classification.

Variations Required:

- Variation to Chapter 28, Section 5.1-3.6, to allow a 27-foot-tall building where building height is limited to 25 feet.

Attendees: Ryan Schulz, Arlington Heights School District 25
Don Hansen, STR Partners (project architect)
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

In June of 2022, the Arlington Heights School District 25 community passed a referendum to establish a full day Kindergarten program for all children within District 25. As a result, the district will transition away from the current half-day Kindergarten model where approximately half of the Kindergarten cohort arrives at 9:05am and is dismissed for the day at 11:50am, and the remaining Kindergarten students arrive at 12:50pm and are dismissed at 3:35pm. The full day Kindergarten program is scheduled to begin at the start of the 2024/2025 school year. In order to accommodate the entire Kindergarten cohort within each elementary school building at one time. Six of the elementary schools within the district will require building additions that will result in an increase to the number of staff, classrooms, and overall student population at each of these six schools.

Westgate Elementary School, which is already at full capacity, is one of the six schools that needs additional space for the full day Kindergarten program. In order to accommodate anticipated kindergarten enrollment, as well as to have the appropriate capacity to absorb future variations in student population, Westgate needs 10 new classrooms, a new gymnasium, storage spaces, an art room, and a small group room.

Meeting Discussion:

Mr. Schulz stated that the school requires a net increase of ten (10) additional classrooms and ancillary spaces and special spaces because of the full day model; the two kindergarten sections will need their own classroom space and will be unable to continue sharing classrooms throughout the entire day. The building is at full capacity with no available open rooms to accommodate the full-day kindergarten program. The building addition will ensure the building is able to absorb future enrollment variations in support of district-provided programs.

Mr. Schulz added that Westgate houses a district-wide special education program that requires a variety of spaces for self-

WESTGATE SCHOOL BUILDING EXPANSION – TEMP FILE 1791

contained and joint instruction spaces. The additional class rooms and ancillary spaces need to take into account rooms that are occupied, additional rooms used for support services, current enrollment, future enrollment, full-day kindergarten program and future needs for Westgate in general.

The one-story brick and block addition, measuring 13.5' in height, will consist of 10 classrooms, a 27-foot-tall gymnasium, an art room and associated storage space, a small group room, an exterior access storage room, and hallways. The addition will be built of similar materials as the existing school building.

Project completion is planned for August 2024 for the 2024-2025 school year with construction anticipated to begin in the early spring of 2023.

To apply sustainability principles, the proposed expansion as having an energy efficient design, including LED light fixtures, low-flow plumbing fixtures, and solar-ready rooftops for future solar panels.

There would be modifications to the number of staff, students, classrooms, square footage and parking spaces as a result of the plan:

- Staff is projected to increase from 95 currently to a potential total of 102 staff.
- The number of students is projected to increase by approximately 61 students, from 600 currently to 661 by the 2026-2027 school year.
- The total number of classrooms will increase from 34 to 44.
- The building area will increase by approximately 22,160 square feet yet remain under the 50% overall building area coverage requirement.
- The number of parking spaces for the building will increase by six spaces, totaling 120 spaces, with current parking requirements at 111 spaces based on the current number of staff and classrooms.

To improve circulation and traffic flow, the proposal will include a redesign of the parking lots to lessen the number of vehicles on the street for drop-off and pick-up by doubling the quantity of queuing spaces on site, thereby bringing a large quantity of cars onto school property and getting it off the street.

Mr. Schulz concluded by stating that bussing will remain the same, with 2 busses based on current projected needs, and that there will be reductions in pick-up and drop-off conflicts as the (midday) pick-up and drop-off period will be considerably lessened as the school transitions to the full-day program. The district will continue to offer the half-day program, but most students will likely attend the full-day program.

Mr. Hubbard stated that Westgate School is zoned R-3, a single-family residential zoning district, where schools are only allowed through issuance of a special use permit. Westgate has never received a special use permit and the proposed building addition now triggers a need for a special use permit. The Comprehensive Plan designates the future use of this property as appropriate for a school, but there is a small portion of land on the southern edge of the site that is within the single family detached classification. Staff is recommending that as part of this project, this small portion is reclassified to be within the "Schools" designation.

Mr. Hubbard discussed the procedure for presenting the plans to the Plan Commission, adding that the proposal would require submittal of a Design Commission application and review. Additionally, the district held a neighborhood meeting on October 17 to present their conceptual plan to the surrounding property owners and solicit any feedback on the proposal. Four (4) residents attended the meeting. A summary of the discussion will be a part of the Plan Commission application.

Staff is preliminarily supportive of the gym addition and the height variation due to the need for quality recreation space for the students and the central location of the gym on the site, adding that the two-foot additional height should not have a detrimental impact on surrounding property owners and it is near the minimum necessary for compliance with codes. Staff is generally supportive of the project subject to the items that are outlined in the staff report. He added that any future solar panels must comply with specific regulations for solar panels to avoid the need for variations.

Mr. Hubbard discussed stacking issues during drop off and pick up times and the proposed change in circulation to the east parking lot. The drop-off and pick-up queues stack outside of the site; most of it occurs along Dwyer. The stacking and queue extend north and in some cases back up to the intersection of Dwyer and Grove Street. Staff is asking that the traffic study take a close look at this. The modification to the East Lot will help this situation, but staff requests that the traffic study assess the drop-off and pick-up operations, including whether any parking and loading is occurring in areas where it might not be allowed and that the study recommend solutions to further mitigate traffic during peak times.

The petitioner should consider sound attenuation for the proposed new HVAC units as part of this project, and referenced a recent project at Timber Ridge School that had generated complaints relative to the noise from the RTU's.

Details on the proposed stormwater detention for this site will be required as part of the Plan Commission process, along with a landscape and tree preservation plan and a photometric plan if any additional lighting will be installed on the building or site.

The petitioner was advised to discuss the project with the Building and Life Safety Department to determine whether the project will require a firetruck turning exhibit to illustrate how fire access can be achieved, compliant with code. Traffic/parking drop-off, pick-up are always the key concerns when it comes to a school, traditionally. As required by code, a traffic and parking study must be submitted along with the Plan Commission application.

Mr. Hubbard concluded by stating that the parking study will be required to survey the current parking lot usage within the existing parking lots to determine a baseline for demand and since the improvements at all schools, Westgate included, are meant to accommodate for future student increases, we're asking that the petitioner provide estimates for maximum projected employee count should enrollment increase to the maximum built capacity at the school, to make sure that if peak capacity is reached, there is still enough parking on site.

Commissioner Jensen asked about when the peak of the population will be.

Mr. Schulz responded that they are looking at the next five years, but they do not know what happens after that. Projections are pretty good for the first 2 years. He stated that if there are new developments coming to the downtown for example, they would anticipate some of those students to come to Westgate; otherwise it would be normal turnover in the neighborhoods. He confirmed that the major change they need to accommodate are the changes to the campus programs.

Commissioner Jensen asked to clarify that the school would be bringing more of the stacking onto the property.

Mr. Schutz explained that the parking lot on the east side of the property has two entrances and they are proposing to close one on the north end and allow the cars to queue in from the south end of the parking lot only. The district did the exact same thing a few years ago at Olive Mary-Stitt School; our traffic engineer designed that one and we will do the same thing at Westgate. The cars will come in through the east main entrance. All the cars will go through the south exit which will become an entrance and exit. Right now, the cars enter through the north end of that lot and they are not able to drive through the whole portion of the lot to queue; cars enter from the north and head south through that parking lot. The change to the parking lot will remove stacking along Grove and Dwyer and if there is overflow, it will not flow into that intersection.

Commissioner Jensen referenced another one of the District 25 schools that is proposing a new gym, which does not need to go past 25 feet in height. He asked why the Westgate gym needed a height variation.

Mr. Hansen stated that the additional height supports more activities, for a high school gym that's usually 25 feet to the joists.

Mr. Schultz added that the Westgate gym is a standalone gym, whereas the other gym will be an addition to an existing gym that was built back in the 90s, so they were matching the existing gym height there, whereas Westgate would have a standalone gym and they want it to have adequate height for volleyball and basketball.

Commissioner Jensen expressed support for the project.

Commissioner Sigalos wanted to know how the proposed increase of 10 classrooms was related to the projected increase by only 61 students.

Mr. Schultz responded that currently all classrooms are in use, so they have no excess capacity in the school. He added that the full day kindergarten program will bring extra classes. Also, the special education program at the school requires special space. Westgate needs support classrooms to support the programs at the building. That is why this building has a bigger overall need for 10 classrooms whereas the other schools only have a 2 or 4 classroom addition; the Westgate addition was driven by a multitude of factors that do not apply to the other schools. The Board also has a goal of having an 85% occupancy rate where the other 15% could be used for the special programs.

Commissioner Sigalos stated that he was supportive of the desire to build additional classroom space and gymnasium.

Commissioner Green commented that the building height was not an issue for him and some of the residential homes in the neighborhood were likely taller than 25 if measure from grade to peak, so he was supportive of adding the two-foot height to the gymnasium. He understood the explanation for why 10 classrooms were needed at Westgate and expressed support of the project.

No public comments were received.

RECOMMENDATION

The Conceptual Plan Review Committee expressed their support for the petitioner to proceed with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder



Conceptual Plan Review Committee
12/14/2022

Item: St. Viator Master Plan Amendment - 1213 E. Oakton St. - 11/9/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
St. Viator - 1213 E. Oakton St. - 11/9/22	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON:

November 9, 2022

Project Title: St. Viator Master Plan Amendment
Address: 1213 E. Oakton Street

Petitioner: St. Viator High School
Michael D. Sauer – ARCON Associates, Inc.
Address: 2050 S. Finley Rd. – Suite 40
Lombard, IL 60148

Requested Action:

1. Amendment to Special Use Permit Ordinances 95-087, 00-011, 03-042, 11-058, and 14-016 to allow a building addition and new athletic fields and grandstands on the subject property.
2. Planned Unit Development to allow multiple buildings on one lot.

Variations Required:

- Chapter 28, Section 10.2-12.3e, to allow 80' tall light poles where maximum height is restricted to 40'.
- Chapter 28, Section 6.13-3b and 6.13-3c, to allow 25' tall safety netting where code restricts the maximum height of fences in an exterior side yard and rear yard to 6' in height.
- Chapter 28, Section 10.4-4, to allow 442 parking spaces where 960 parking spaces are required (this is a preliminary calculation and subject to further review upon submission of detailed plans).
- The need for additional variations may be identified once detailed plans are received.

Attendees: Nick Papanicholas, St. Viator
Michael Sauer, ARCON Associates, Inc.
Father Dan Lydon, St. Viator
Jason Kuffel, St. Viator
Harold Francke, Meltzer, Purtil & Steele, LLC
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner
Jake Schmidt, Assistant Planner

Project Summary:

The subject property is approximately 39 acres in size and bounded by Oakton Street at the north end and Euclid Avenue at the south end. The west side of the site is bounded by Dryden Avenue on the northern end and single-family homes on the southern end. The east side of the site bounded by single-family homes and Carriage Walk Park. The northern half of the property (20 acres) is occupied by the St. Viator High School, while the southern half of the site (19 acres) is occupied by the Cleric's of St. Viator. The high school is served by two parking areas; one to the north of the building which is accessed from one curb cut along Oakton Street and one curb cut along Dryden Avenue, and one parking area to the south and east of the building which is accessed from Dryden Avenue. In sum, the site contains 442 parking stalls.

St. Viator High School is embarking on a five-plus year capital improvement program to be implemented in two phases. The primary driver for these improvements is a desire to increase the student and faculty experience and grow enrollment. The overall project will involve modifications to the existing building, including a two-story addition to the primary front entrance of the school (of approximately 10,000 square feet), renovations to many of the existing interior spaces within the building, and upgrades to the buildings heating and air conditioning systems. On the exterior of the site, substantial changes are

proposed to the athletic fields located to the south of the building. All of the existing athletic fields would be demolished, along with the approximately 3,000 square foot storage building, and the area would be reconfigured to include the following elements:

- Synthetic turf football field with capacity for 2,000 spectators, including a home grandstand of approximately 18' in height and a press box of approximately 29' in height.
- Synthetic turf practice field for football, soccer, and lacrosse with mobile bleachers with capacity for 200-400 spectators.
- Softball field with bleachers and capacity for 100-200 spectators.
- Baseball field with bleachers and capacity for 100-200 spectators.
- Approximately 1,000 square foot concessions building.
- Stadium lighting of varying heights (60'-80').
- 4' tall decorative fence enclosing the entire athletic fields with 6' tall masonry columns.
- 25' tall netting along Dryden Avenue to the west of the football field and also to the rear of the baseball and softball outfields.
- Three scoreboards (one each for the football field, baseball field, and softball field).
- Approximately 20,000 square foot indoor athletic training building including locker rooms and equipment storage.

No modification has been proposed to the existing parking lots. St. Viator currently leases space at the Forest View Educational Center for their football, lacrosse, and soccer games. However, District 214 has informed the petitioner that they can no longer continue this arrangement, which is scheduled to end in 2023. The school has not yet provided a specific timeline or phasing plan for the proposed improvements.

Meeting Discussion:

Mr. Papanicholas said that the goal of the St. Viator campus improvements is to drive enrollment back to a balanced level. When this school was built in 1962, it was built for 1,600 students, all boys. It declined down to the low 700s in the 90s as a co-ed school. It peaked again in the early 2000s at about 1,100 students and currently they have 780 students enrolled for the current academic year.

He stated that the school is in deficit spending and is creating a bold new vision for the future of the campus. They wish to modernize classrooms as part of the masterplan, make HVAC improvements, revitalize the current athletic fields on the south end of campus, student commons, and enhance safety and security. They are proposing a building addition on the north end and the creation of a controlled secured vestibule, where the point of entrance would be much more regulated and controlled by outsourced security.

Regarding the athletic facilities, St. Viator has used the athletic facilities at Forest View for many years. District 214 has not extended the lease for any of the home games, for football, soccer and lacrosse, because they are expanding their programs with Roosevelt University and Robert Morris, so St. Viator as a suburban High School has currently nowhere to play their home games.

He said that having these facilities on campus will be key to the success to getting the enrollment back to the sweet spot of 900-950 students. Their purpose is to be collaborative with the Village and the neighborhood. It was is a long-range project of about 6 years. Tax payers are not funding the project; all funds are privately raised. This is part of the largest capital campaign in the history of St. Viator because without the project, the alternative is that there won't be a Catholic high school in Arlington Heights, which nobody wants.

Mr. Papanicholas then presented the outdoor athletic field project. Currently the fields are natural grass. Football, soccer, lacrosse, baseball, softball, and P.E. are all currently played on the natural grass fields. With the proposed improvement, all the sports will still be played offered, but they will switch to synthetic turf because of the reduced need for maintenance. He said it is also safer and more reliable and used by many schools.

The proposal includes bringing spectator seating on campus. He said there was a football stadium at St. Viator in the 1960's but the stadium was removed and the school has not had a home field for the last 50 years. The proposal will also reduce the need for kids to be bussed or shuttled from St. Viator to Forest View, or to have parents drive from St. Viator to any of 10 alternative campuses used by the Athletic Department to host a lot of their games. He said they are also discussing enclosing the perimeter of the campus with decorative fencing including masonry piers to create an East Coast type campus and prep academy environment, which will be consistent with the current school architecture.

Mr. Hubbard gave a brief explanation of what the Conceptual Plan Review Committee is and the format of the meeting. He explained how zoning entitlement for the St. Viator project would work. No vote would occur at the meeting.

Mr. Hubbard stated that the property is zoned R-3, which is a one family dwelling district. Public and private schools are allowed in the R-3 district with an issuance of a special use permit. In 1993 St. Viator was approved for a special use permit to allow the school and in the years since it has been amended several time. Most recently in 2014 to allow replacement of the cafeteria and some improvements to the grounds. The proposed project and athletic fields will require an amendment to the previously granted special use permit, which will require a public hearing with the Plan Commission and ultimately will require approval by the Village Board.

The Staff Development Committee has some significant concerns with this project at this conceptual stage and these concerns relate to five primary areas: traffic, parking, lighting, noise and aesthetics. In order to analyze the proposal, Staff is going to need many details from the petitioner as they move forward with this process, which are necessary to enable a comprehensive review and analysis of what is being proposed.

As part of any special use permit amendment, the petitioner will need to justify the special use per the three criteria in the code, a written response to each of the three approval criteria will be required. Additionally, the changes to the site will require certain variations, which will also need to be justified per the four criteria of variation approval, as outlined in the code. Village code requires any lot that has more than one principal building has to be approved as a Planned Unit Development (PUD) and because St. Viator is proposing a 20,000 sq. ft. training building on the site, and in combination with a lot of the smaller structures that are being proposed, it triggers the need for Planned Unit Development approval.

On the Comprehensive Plan, the site is designated as appropriate for institutional land uses. The school use in combination with religious ministry uses on the southern side of the site, are compatible with this designation.

To enable appropriate review of the project, Staff is asking for a lot of detailed information on the development, including details on the phasing and timeline, including details on the proposed improvements to the school building, which would potentially involve new classroom areas and an addition at the front of the building. Floorplans, elevations, and details on mechanical units will be required. Details on any increase in faculty and student enrollment that's expected as part of this project, and substantial details on the new athletic fields and athletic buildings will be required.

St. Viator will need to clearly see outline when each field will be used, not only for games, but for practices and other events, including the days and times that each field will be used. Data must be provided on concurring usage of any spaces within the school building. Information on when lighting will be used, when loud speaker will be used, and the expected attendance at each different type of event that will be held on the athletic fields must be provided.

Staff recommends that St. Viator request an early review with the Village Board, which should occur prior to the petitioner finalizing any Plan Commission application.

On a preliminary review, it is likely that Design Commission approval will be required. Variations will be necessary for some of the structures proposed on the site. Setback variations, size variations, height variations and locational variations may be required, which will be analyzed once detailed plans are submitted.

A landscape plan and tree preservation plan will be required along with a detailed photometric plan and details on all proposed fixtures. Staff has identified, preliminarily, at least one variation that will be needed for the height of the stadium

light poles. Info on these elements must be provide, including the dates and times that these will be used, in order to determine impacts on the neighborhood. There is netting proposed along some of the fields; along the west side of the football stadium and along the outfields of the two baseball fields. The netting is conceptually planned at 25 feet in height which requires a variation. Staff would like additional details on the netting including the product specifications, pictures of the netting installed at other locations and details on whether it will be installed for the entire year or whether it will be removed at off-season times.

This project will have to comply with all storm water requirements and preliminary engineering plans and storm water calculations will required for review as part of the Plan Commission and Village Board review process. The project must comply with all Building and Life Safety code requirements in relation to maximum occupancies, emergency egress and fire lane requirements.

One of the key areas of concern is the traffic and parking impact of this project. Per code, the petitioner must provide a traffic and parking study from a certified traffic engineer that assesses the access of the site, site circulation, projected trip generation and distribution, drop-off and pick-up operations, onsite and offsite parking, and any bus parking that would occur as part of this project.

Staff would like to see data and surveys on the parking demand generated from the football use at Forest View for analysis as part of this project. Staff is aware that traffic from the school parks both within the site and on surrounding streets and it's expected that on game days there will be an increase in street parking. Staff will want the petitioner to provide a detailed plan illustrating how it will accommodate and manage all parking. If any off-site parking is proposed, Staff would like to see how use of offsite parking areas will be encouraged.

A parking variation will also be required. The site currently has 442 onsite parking spaces. Per code requirements the athletic fields would require 960 parking spaces, however, the code applies the parking requirement as based on the peak capacity of usage all at one time, so 960 space requirement is based on the football field, practice field, softball field and baseball field all being used at peak capacity all at one time. The practical requirement for parking will be less, but per code, a variation will be required. To understand the traffic impacts, St. Viator will need to provide a detailed schedule of usage for each of the fields, days, times, what and where activities will occur, and whether there will be any use within the school building at those times as well.

Relative to the improvements to the school, the school building is currently code compliant relative to parking and that may not change as part of this development, but on a practical basis we know that school users park on the street so this will have to be analyzed as part of any improvement to the school building. Because these projects are meant to increase future enrollment, staff wants to make sure that future demand can be accommodated by the school and is not going to create adverse impacts on the surrounding neighborhood.

Mr. Hubbard closed by stating that staff has significant concerns, but that they recognize the value of St. Viator and staff wants to see them succeed in their mission but that they want to ensure that this project isn't going to create an undue adverse impact on the surrounding community.

Commissioner Sigalos suggested that many of the improvements would be to the interior of the building, mechanicals, HVAC, in order to allow the school to increase enrollment by about 200 students. The increase in student enrollment will create the biggest impact to parking requirements.

Mr. Papanicholas said St. Viator has seen a slow and steady decline in enrollment since the early 2000's peak when enrollment was at 1,100. The north lot was put in during this peak. Relative to just the school building, St. Viator exceeds the parking requirement for the building square footage that exists. This project should give the school a partial return to what our ideal size should be. He said that the school will never get to 1,500 or 1,600, that's way too big. He said that they arguably do not want to get to 1,100 students because that is still too big. In order to have a balanced budget, they believe that 950 is the right number.

Commissioner Sigalos added that the main component they are looking at is the athletic fields. He is a proponent of athletics in children's life, but everyone's concern here is noise, lighting, and parking and so forth. He asked whether the home stands could be flipped around and face inwards, which could keep the noise more interior to the site.

Mr. Papanicholas responded that this was one of the first concepts they looked at. In the modern era for the spectator stands, they are a full structure with space underneath for team rooms, storage, training; it's all built in. Therefore, it looks like a masonry building, it would look really nice. He stated that they internally discussed the orientation referenced by Commissioner Sigalos and thought it was too massive along the street, so they wanted to put home stands towards the interior of the site to set it back and reduce the massing impact.

Commissioner Sigalos said that he was looking at it from a sound standpoint.

Mr. Papanicholas stated that the noise would be directed to the east if the stands faced east.

Commissioner Sigalos said that the homes to the east would be further away; the sound would have to travel across two football fields before it got to the east side of the site. Another concern is the lighting and the effect that's going to have on the surrounding neighborhood. Most high school football games are played Friday nights and he wondered whether there might be any considerations to having the home games on Saturdays.

Mr. Papanicholas said he could not give an answer to that. Musco is the gold standard when it comes to athletic field lighting. He explained that the photometrics show that the lighting is concentrated downward to where it's not overflowing. They recently installed Musco at the Nicholas Sportsplex, which was a large facility with synthetic turf for sports and training that was adjacent to a neighborhood. Musco does a remarkable job of maintaining the light levels at the property line and photometrics would prove that out.

Commissioner Sigalos addressed the other concern of parking and traffic and asked about the 2,000 spectator capacity of the football stand.

Mr. Papanicholas stated that home bleachers are set up for 1,500 capacities but reaching this capacity rarely if ever happens. There will be peak games such as homecoming games. They have analyzed Hersey vs. Rolling Meadows games, and Prospect vs. Hersey games. They believe that St. Viator games will be substantially less impactful. He stated that they are a fraction of the size of both of the other two schools. St. Viator felt that the capacity they were proposing was necessary.

Commissioner Sigalos reiterated the idea that the petitioner should look at Saturday games in order to minimize the height of the light towers and the noise in the evenings. He asked where the 2023 football games will be played.

Mr. Kuffel stated that their lease with Forest View is done on a season-by-season basis. They recently secured Forest View for the Spring, which took time and negotiation and they have not embarked on a conversation yet about Fall 2023 due to a change of leadership at Forest View.

Commissioner Jensen asked whether there will be situations where they will have more than one field being used at the same time. Asked how many parking spaces are needed now when St. Viator has a home game.

Mr. Papanicholas responded not for a home football game which are 5 times a year or so. Fields are used 109 days a year and with the proposed project it will be 114 days. These games happen regardless of whether grass or synthetic turf is used. The improvements will allow St. Viator to add additional home games for various sports; baseball and softball already take place on campus, as well as practices and soccer for upper class. The main change would really be felt during home football games. Lacrosse wouldn't have a substantial impact because thousands of people don't come out to a lacrosse game.

Relative to parking demand, local partnerships with some of the catholic elementary schools such as Saint James could be possible to enable a cross parking arrangement. There isn't mass on Friday night in the Fall so if we need to shuttle people three blocks down or have people walk three blocks to go to a home game, we're friendly to that. He added that KLOA is

doing a study for parking and traffic now so the exact nature of the parking used for home games is currently under review by the consultant.

Commissioner Jensen asked whether there are currently any issues that you know of with the neighbors regarding parking, noise or traffic.

A choir of audience members responded in the affirmative.

Chair Green reiterated many of the same concerns regarding parking and traffic, stating that students take up a large portion of the parking spaces and that parking and traffic are a big concern for him.

Chair Green opened the floor for public comment

Comments

Resident #1: Is supportive of the project and the school, her only two concerns are preserving the trees for wildlife. There are bats and hawks and she encouraged saving as many trees as possible when building the retention pond. Flooding and drainage was a concern.

Resident #2: Two of her children went to St. Viator and she lives on the east side of the site. She has no problem with the school and enlarging the school, but is concerned about the athletic fields, because of noise, lighting and parking/safety. When there are baseball games, quite a few parents park right on the curb of Derbyshire and it's hard to turn and there are little children getting out of the cars and someone is going to get hurt there.

Resident #3: Believes the whole area will degrade after the project is completed because of the field and noise. She thinks the prices of houses will drop and if they drop, the taxes will also drop and funding for public schools will also drop and she is concerned about these impacts. If tax revenue drops, the community can't support other issues in the community. Noise is a big concern.

Resident #4: She agrees with the school academically and with growth academically, but is concerned that all the nearby residences are being impacted by the noise and the water runoff, which she has been told is not a school problem but a city problem. There is a walkway near the playground area that is dangerous already. She is concerned about where people will park. The street in front of her house has a sign that does not allow students to park from 8 am to 10 am but they will need a new sign to cover all hours. She is also concerned about the lights, & the noise.

Chair Green added that aesthetics are also a concern to the Village and staff will also review for aesthetics.

Resident #4 continued that there were landscape plans that were shared with residents but these plans made no mention of football fields and that many people are unaware of these plans right now. She was concerned about the mode of delivery of the landscape plans, which were on front doors instead of mailboxes and that there would be more people present at the meeting if they knew about the plans.

Resident #5: Said that St. Viator is in a condensed area with lots of residents. His chief concern is noise. St. Viator was not judicious with its noise managements. They have speakers on top of the dugout all summer long. He says he can't have normal conversations with his family while the speakers are on. The idea of more noise later into the night is not appealing to anybody and that is why there are so many people here. The details are not out there so it is hard to give meaningful input. The first details showed 25-foot netting around the perimeter, which would be my backyard. The project was aggressive. He has a list of many concerns.

Resident #6: Said she is pregnant with her first child and is concerned about naptimes due to noise and lighting and echoed the concerns that other residents have expressed.

Resident #7: Has concerns about parking. She asked about ordinances that might prohibit parking in front of mailboxes and driveways. She is also concerned with flooding.

Resident #8: Shares the same concerns that everyone else has; parking, flooding, noise, lights, loudspeakers, parking. This is too big of a project for just a residential area and our property values in this established neighborhood are going to go down.

Resident #9: Has lived on Beverly Lane and in Arlington Heights since 1974. Beverly is constantly flooded, traffic and congestion are a concern but she is also concerned about the traffic impact on Euclid Avenue if the Bears come to Arlington Heights. There are many accidents on our block and Beverly Lane because of the kids who go through our neighborhood to go to parties.

Resident #10: Lives on Dryden. Concerned with property values, parking, tournaments at St. Viator and soccer tournaments on Saturday, it takes him 3-5 minutes to leave his driveway, visibility from the driveway is low.

Resident #11: Lives on Dryden, presently concerned with the parking they have now and near accidents with student drivers. She can't imagine an increase in traffic. She has grandchildren and there are small children living in the block and the students are not respectful.

Resident #12: Concerned with leaving driveways in morning and after school. Suggests a stop sign at Hawthorne because of student drivers.

Resident #13: St. Viator is not being clear with their project and is not providing answers to questions. The project budget of \$12 - 15 million could be used elsewhere.

Resident #14 Lives on Derbyshire and shares many of the concerns already expressed. The project is too big for the site. St. Viator could play games on the existing field. She is against artificial turf. Said there is an existing pad of concrete for the batting cages, which has cause flooding problems on her property. The walkway between Dryden and Lake Carriage Way Park is not well maintained; it's muddy when it rains and needs to be maintained. The plan should take this into consideration. The site should not be walled off because of wild animals and the need the connectivity.

Resident #15: Lives right next to the Varsity football fields. He is intolerant of the 80-foot poles. St. Viator had 40-foot poles and the existing netting that abuts the fields have not kept balls out of the yard. There are ball dings on his roof and he had to replace his roof prematurely. Parking is a concern. The other concern is AstroTurf and impact on flooding. He believes AstroTurf is impermeable as compared to natural grass and that this will make the flooding problems worse. Was concerned that St. Viator would rent the fields out for external use to generate extra revenue. He would like to know why St. Viator is not looking at the land they own immediately to the south for this expansion.

Resident #16: Lives on the east side and shares the same concerns as everyone else, particularly with netting and huge light poles.

Resident #17: Lives on Hickory, is concerned about the noise, especially at night and the noise coming from speakers.

Resident #18: Lives on Carlyle Lane, right behind Lake Carriage Way Park, agrees with everyone's comments and said the fields at Prospect High School are used 24/7.

Resident #19: Lives on Derbyshire and watches traffic around baseball games and low visibility from drivers going around the corner. Concerned with traffic and safety.

Resident #20: Lives on Derbyshire and shares concerns with the traffic. Questioned why alternate land cannot be found for these fields.

Resident #21 Shares the concerns as expressed by many others. Moved across from the high school 22 years ago and has experienced trash and beer cans being left on her property and is concerned these problems will get worse. Feels that the land is too small for the size of the project.

Resident #22: Lives behind the baseball fields. He has a concern about the amount of water running down the fields. His sump pumps run constantly. Other schools where these facilities are located have a significantly larger area of land. The site is too small for what is being proposed.

Resident #23: Lives on Frederick Street and has lived there for 42 years. There are already parking restrictions and it makes it hard for guest to visit. Inability to park on the street requires constant switching of cars from the driveway. Parking restrictions are not going to solve the issue. Parking is not sufficient and there will be a lot of traffic with people coming from other communities to the site for games. Large lights and drainage are issues also

RECOMMENDATION

The Conceptual Plan Review Committee discussed the project and provided their preliminary comments. They advised St. Viator to take into consideration all of the comments and feedback provided during the meeting as they move forward with their project.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder



Conceptual Plan Review Committee
12/14/2022

Item: Greenbrier School Building Expansion - 2330 N. Verde Dr. - T1797

Department: Planning & Community Development

Requested Action

1. Amendment to SUP Ordinance #17-035 to allow a building addition.

Variations Required

- Variation to Chapter 28, Section 10.4-4, to allow 75 parking stalls where 86 are required by code.

Recommendation

The Staff Development Committee (SDC) reviewed the petitioner's preliminary plans for an amendment to Special Use Permit Ordinance #17-035 to allow a building addition on the subject property and a Variation to Chapter 28, Section 10.4-4, to allow 75 parking stalls where 86 are required by code, and is generally supportive of the application, subject to resolution of the following:

1. The petitioner shall provide written justification in support of the requested Special Use Permit amendment, which addresses each of the three approval criteria necessary for Special Use Permit approval as outlined in the Zoning Ordinance:

- That said special use is deemed necessary for the public convenience at this location.
- That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
- That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

2. The petitioner shall provide written justification in support of the necessary parking Variation, which addresses each of the four hardship criteria necessary for Variation approval as outlined in the Zoning Ordinance:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

3. A Design Commission application and review shall be required.

4. Stormwater detention shall be required meeting all MWRD and Village requirements. Preliminary stormwater calculations shall be provided as part of any Plan Commission application.

5. A summary of the neighborhood meeting that occurred on November 1st shall be provided as part of the Plan Commission application.

6. A code compliant landscape, tree preservation, and photometric plan (should new parking lot lighting be proposed) shall be required.

7. All new HVAC equipment shall be appropriately sited and screened. Where large units are proposed that will generate significant noise, additional sound attenuation equipment may be required.

8. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking shall be provided as part of the Plan Commission review process. The study must assess the drop-off and pick-up operations, including whether any parking/loading occurs in areas where it may not be allowed, and recommend solutions to further mitigate traffic during peak times.

9. The petitioner shall provide estimates for the maximum projected employee counts should enrollment increase to peak built capacity at the school.

10. The petitioner shall provide additional details on employee overlap for part time employees, full-time employees, and any evening employees.

11. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Project Narrative & Conceptual Plans

Type

Board or Commission Report

Exhibits

Exhibits



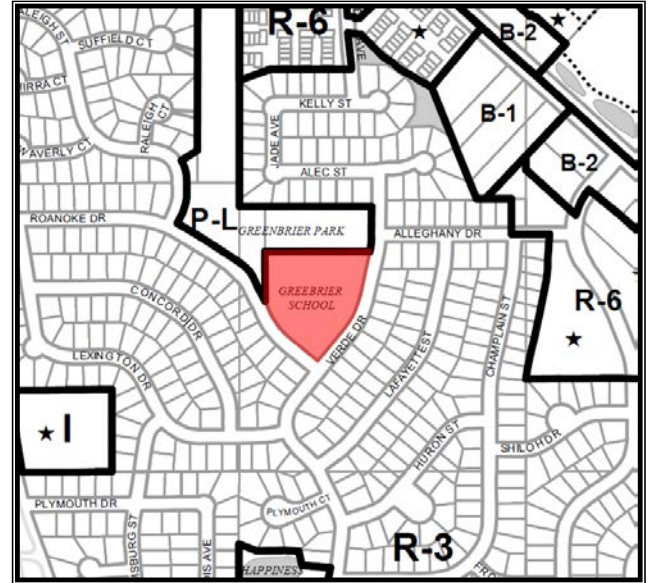
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1797
Project Title: Greenbrier School Building Expansion
Address: 2330 N. Verde Drive
PIN: 03-18-112-003

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: December 14, 2022
Date Prepared: December 9, 2022

Petitioner: Arlington Heights School District 25
Ryan Schulz
Address: 1200 South Dunton Avenue
Arlington Heights, IL 60005

Existing Zoning: R-3, One-Family Dwelling District
Comprehensive Plan: Schools



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	P-L, Public Land District	Greenbrier Park	Parks
South	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
East	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
West	P-L, Public Land District, R-3 One-Family Dwelling District	Greenbrier Park and Single-Family Homes	Parks and Single-Family Detached

Requested Action:

1. Amendment to SUP Ordinance #17-035 to allow a building addition.

Variations Required:

- Variation to Chapter 28, Section 10.4-4, to allow 75 parking stalls where 86 are required by code.

Project Background:

In June of 2022, the Arlington Heights School District 25 community passed a referendum to establish a full day Kindergarten program for all children within District 25. As a result, the District will transition away from the current half-day Kindergarten model where approximately half of the Kindergarten cohort arrives at 9:05am and is dismissed for the day at 11:50am, and the remaining half of the Kindergarten students arrive at 12:50pm and are dismissed at 3:35pm. The full day Kindergarten program is scheduled to begin at the start of the 2024/2025 school year. In order to accommodate the entire Kindergarten cohort within each elementary school building at one time, six of the elementary schools within the district will require building additions that will result in an increase to the number of staff, classrooms, and overall student population at each of these six schools.

Greenbrier Elementary School is one of the six schools that needs additional space for the full day Kindergarten program. In order to accommodate anticipated kindergarten enrollment, as well as to have the appropriate capacity to absorb future variations in student population, the building needs two new classrooms along with additional storage spaces and hallways. The building addition would be located at the southwestern end of the existing school. In 2017, Greenbrier School received Special Use Permit approval to allow a two-story building addition including four classroom and four offices. The two newly proposed classrooms would be housed in a one-story addition adjacent to the recent building addition from 2017.

The site has two parking lots; one located to the west of the school building which includes 62 parking stalls and has a singular access point off Roanoke Drive, and a secondary parking lot with 13 parking stalls that is located to the east of the school with two access points along Verde Drive. Circulation through the western parking lot is one-way and flows in a counter clockwise direction. Primary student loading occurs within the western parking lot during both morning drop-off and afternoon pick-up. The eastern parking lot is one-way with ingress from the northern curb cut and egress from the southern curb cut and this lot serves as a staff/visitor parking area. A total of 75 parking stalls are included on the subject property and no parking lot modifications are proposed as part of this project.

Greenbrier School currently has 386 students, 79 employees, and 23 classrooms. The school is expected to have 406 students, 81 employees, and 25 classrooms as a result of the building addition and full day Kindergarten program. There are no busses that serve the school and this is not anticipated to change as a result of the full day Kindergarten. The standard 9:05am arrival and 3:35pm dismissal times would also remain unchanged.

Zoning and Comprehensive Plan

The subject property is zoned R-3, One-Family Dwelling District, which allows schools through the issuance of a Special Use Permit. As mentioned above, Greenbrier School was approved for a Special Use Permit in 2017 via Ordinance #17-035, however, the proposed building expansion requires an amendment to the previously granted Special Use Permit. In order to justify the required zoning action, the petitioner shall provide written justification to the three criteria necessary for Special Use Permit approval as outlined below:

- ***That said special use is deemed necessary for the public convenience at this location.***
- ***That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
- ***That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***

In addition to the Special Use Permit, a parking variation is also required. This variation will be discussed below, however, the petitioner must provide a written response to the four hardship criteria necessary for variation approval as outlined below:

- ***The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.***
- ***The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.***
- ***The proposed variation is in harmony with the spirit and intent of this Chapter.***
- ***The variance requested is the minimum variance necessary to allow reasonable use of the property.***

The Village's Comprehensive Plan designates the subject property as "Schools" and the existing and proposed elementary school use is compatible with the Comprehensive Plan.

On Tuesday, November 1st, District 25 held a neighborhood meeting to present their conceptual plans to surrounding property owners and solicit early feedback to understand any potential concerns with the project. A summary of the discussion will be provided as part of the forthcoming Plan Commission application for this project.

Building, Site and Landscaping

The proposed building addition would be located at the southwest side of the existing school building. The two new classrooms and associated spaces are proposed at one-story tall and on a preliminary basis, appear compliant with the R-3 height, setback, and bulk requirement regulations. A Design Commission application and review of the building addition will be required prior to appearing before the Plan Commission. Preliminary analysis by the petitioner indicates that the existing HVAC equipment should be adequate to accommodate the proposed classroom addition, however, upgrades to the cooling system for the gym may be required. Any new HVAC equipment must be appropriately located away from property lines, screened by parapet walls or architecturally compatible enclosures, and additional sound attenuation equipment may be required. Staff has recently been made aware of complaints at the Timber Ridge School, where a new gymnasium was constructed and sound from the rooftop condenser has disturbed a nearby property owner.

Other than the proposed building addition, no site modifications have been proposed at this time. The petitioner is evaluating the stormwater impact of the proposed building addition and whether additional stormwater detention will be required. If additional stormwater storage is necessary, it could be placed somewhere onsite (likely underground) or on the adjacent Greenbrier Park property via an agreement with the Park District. Preliminary stormwater calculations and details on any required stormwater improvements shall be provided as part of the forthcoming Plan Commission application.

A code compliant landscape/tree preservation plan and photometric plan (if additional lighting will be installed) shall also be required. A comprehensive evaluation of all zoning regulations relative to bulk, height, coverage, and setbacks will be completed upon submission of a detailed Plan Commission application.

Parking and Loading:

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, pick-up and drop-off operations, and parking. As mentioned above, drop-off and pick-up takes place primarily within

the western parking lot, although there is an area on the north side of Roanoke Street where drop-off and pick-up is permitted and limited drop-off/pick-up occurs east of the school along the west side of Verde. During morning arrival and dismissal, arrival/departure at the western parking lot is restricted to right-turn ingress and egress only. Morning drop-off appears to function relatively smooth with the vehicle queue staying within the western parking lot. However, vehicle queues during afternoon pick-up have been observed to stack outside of the parking lot and onto Roanoke, eventually stacking back to the intersection of Roanoke and Verde. The traffic study must assess the drop-off and pick-up operations, including whether any parking/loading occurs in areas where it may not be allowed, and recommend solutions to further mitigate traffic during peak times.

Relative to parking, the site is non-compliant with regards to code requirements, as shown in **Table I** below:

Table I: Parking Calculations

Location	Use		Ratio	Number of Employees	Number of Classrooms	Number of Students	Parking Required
2330 N Verde	Greenbrier School	Elementary School	1 per employee + 1 per 5 classrooms	81	25	406	86
Total							
Total Required							86
Total Provided							75
Surplus/Deficit							-11

Accordingly, the following variation is required:

- **Variation to Chapter 28, Section 10.4-4, to allow 75 parking stalls where 86 are required by code.**

The petitioner will need to provide written justification for the necessary parking variation as per the four hardship criteria outlined in the Zoning Code. The traffic and parking study shall include a survey of the current parking usage within the existing parking lots as well as parking that occurs on the surrounding residential streets as parking at Greenbrier is known to overflow into the neighborhood.

As part of the 2017 Special Use Permit approval, left turn egress from the western parking lot was to be prohibited, which requires all cars leaving the parking lot to head westbound on Roanoke. The study should evaluate the on-street parking to determine whether loading and/or parking occurs in areas where it is prohibited, and shall evaluate whether vehicles abide by the left turn egress restriction from the western parking lot. The study shall make recommendations on any operational procedures that can be implemented to address any parking or loading issues identified.

Since the improvements at Greenbrier School are meant to accommodate future student increases, the petitioner shall provide estimates for the maximum projected employee counts should enrollment increase to peak built capacity at the school. Finally, the Village is evaluating the parking calculations in relation to the peak number of staff onsite at any time versus the gross staff employed at the school. In this regard, District 25 shall provide additional information on employee overlap for part time, full-time, and after-hours staff to determine potential impact on the parking requirements.

Per code, 14 bike parking stalls are required. The existing site has two bike parking racks located on the western side of the school. As part of the Plan Commission application, the petitioner will need to provide details on the number of bike parking spaces within these two racks to determine if any additional bike parking stalls are needed.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the petitioner's preliminary plans for an amendment to Special Use Permit Ordinance #17-035 to allow a building addition on the subject property and a Variation to Chapter 28, Section 10.4-4, to allow 75 parking stalls where 86 are required by code, and is generally supportive of the application, subject to resolution of the following:

1. The petitioner shall provide written justification in support of the requested Special Use Permit amendment, which addresses each of the three approval criteria necessary for Special Use Permit approval as outlined in the Zoning Ordinance:
 - ***That said special use is deemed necessary for the public convenience at this location.***
 - ***That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
 - ***That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees***
2. The petitioner shall provide written justification in support of the necessary parking Variation, which addresses each of the four hardship criteria necessary for Variation approval as outlined in the Zoning Ordinance:
 - ***The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.***
 - ***The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.***
 - ***The proposed variation is in harmony with the spirit and intent of this Chapter.***
 - ***The variance requested is the minimum variance necessary to allow reasonable use of the property.***
3. A Design Commission application and review shall be required.
4. Stormwater detention must conform to all MWRD and Village requirements. Preliminary stormwater calculations shall be provided as part of any Plan Commission application.
5. A summary of the neighborhood meeting that occurred on November 1st shall be provided as part of the Plan Commission application.
6. A code compliant landscape, tree preservation, and photometric plan (should new parking lot lighting be proposed) shall be required.
7. All new HVAC equipment shall be appropriately sited and screened. Where large units are proposed that will generate significant noise, additional sound attenuation equipment may be required.
8. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking shall be provided as part of the Plan Commission review process. The study must assess the drop-off and pick-up operations, including whether any parking/loading occurs in areas where it may not be allowed, and recommend solutions to further mitigate traffic during peak times.
9. The petitioner shall provide estimates for the maximum projected employee counts should enrollment increase to peak built capacity at the school.
10. The petitioner shall provide additional details on employee overlap for part time employees, full-time employees, and any evening employees.

11. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

December 9, 2022

Charles Witherington-Perkins, Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1797



Greenbrier
Park

Greenbrier
Elementary School

The Growing Tree
Home Daycare

NORTH



N Raleigh St

N Jade Ave

W Alec St

W Alleghany Dr

W. Roanoke Dr

Dr

W Lexington Dr

N Verde Dr

N Lafayette St

N Champlain St

N Williamsburg St

N Huron St

Conceptual Project Narrative

Petitioner Name: Arlington Heights School District 25
Contact: Ryan Schulz, LEED AP Director of Facilities Management
Date: October 21st, 2022
Project: Greenbrier Elementary School Addition and Renovations
Location: 2330 N. Verde Dr., Arlington Heights, IL 60004

The addition to Greenbrier Elementary School is necessary to support Arlington Heights School District 25 transition from the current half day kindergarten program to a full day kindergarten program as a result of the recent successful community referendum. The full day program is scheduled to be implemented for the 2024/25 school year. Due to the transition into a full day program, additional classrooms are necessary since in the current half day model classrooms are shared between the morning and afternoon sections of Kindergarten classes. An example, in the half day model, (2) sections of kindergarten classes could utilize (1) classroom space due to the scheduling of a morning section and an afternoon section in that classroom. In the updated full day model, these (2) sections will each need their own classroom for the duration of the school day and classrooms are unable to be shared between sections.

Greenbrier is in need of (2) new classrooms in order to accommodate the full day kindergarten program, anticipated future enrollment and to allow the building to have the appropriate occupancy rates to ensure the building is able to absorb future enrollment variations and support District provided programs. The additional (2) classrooms were calculated taking into account the existing number of classrooms that are occupied, classrooms used for support services, current enrollment, future enrollment, full day kindergarten program and program needs for Greenbrier.

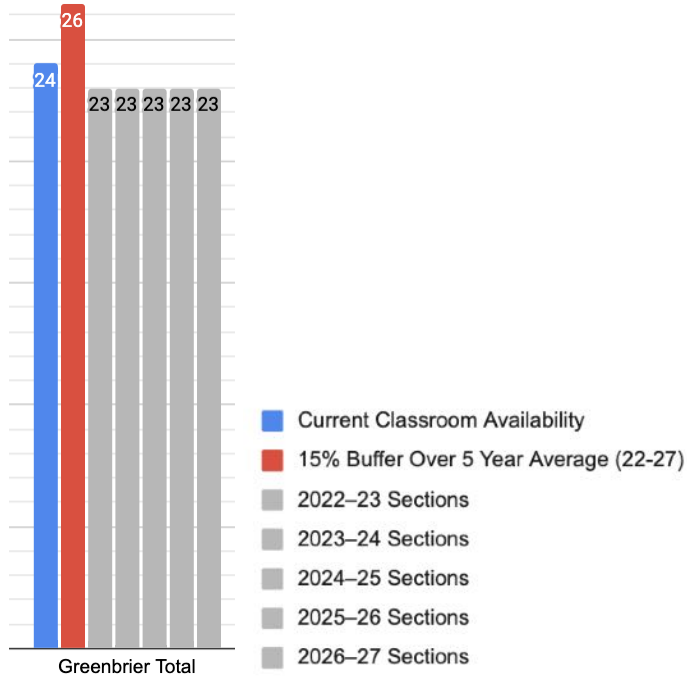
The addition to Greenbrier Elementary School consists of two classrooms, storage rooms, and associated circulation spaces. The additional classrooms are required to accommodate the full day Kindergarten program.

The addition will be one story at a height of approximately 12'-6" for the new addition for the classrooms. The addition will be the same or similar materials of the existing school building. Exterior materials include matching red brick, a cast stone fascia resembling limestone, windows to match the existing windows, and a dark bronze metal coping.

Completion of the project is planned for August 2024 at the beginning of 2024-2025 school year. Construction is anticipated to begin in early fall of 2023.

Walls will typically be constructed of brick and concrete block which are long lasting materials. Efficient LED lighting will be used in the addition. The quality of materials will be similar to those of the other recent additions in Arlington Heights School District 25.

Full Day Kindergarten Additional Classroom Needs Calculation Greenbrier +2 Classroom Spaces



Number of Staff

2021/2022				Anticipated 2026/2027			
EC	K	1st-5th / Support	Total	EC	K	1st-5th / Support	Total
6 fulltime 20 parttime	1 fulltime	37 fulltime 15 part time	79	6 fulltime 20 parttime	3 fulltime	37 fulltime 15 part time	81

Changes in staff is an addition of 2 new staff. Of the part-time EC program staff, 9 of the 20 work ½ days, 18 of the 20 are not at school on Fridays, 2 of the 20 work 3 hr midday shifts for lunch service, and another 1 of the 20 works 1 day per week. Of the fulltime staff, 2 are evening custodians who start their shift at the end of the school day, and 2 are a job-share where they teach at opposite times.

Number of Students

2021/2022				Anticipated 2026/2027			
EC	K	1st-5th	Total	EC	K	1st-5th	Total
111	40	235	386	120	46	240	406

Changes of the total number of students is a total of approximately 20 students. Greenbrier typically picks up about 10 students between kindergarten and 1st grade due to those families choosing private school options for kindergarten. Those students are anticipated to start in D25 in kindergarten. The additional increase is projected population growth of young families with children.

Number of Classrooms

2021/2022				Anticipated 2026/2027			
EC	K	1st-5th / Support	Total	EC	K	1st-5th / Support	Total
7	1	15	23	7	3	15	25

Changes in the number of classrooms is an addition of 2 classrooms. Greenbrier currently has 2 classrooms being used for small group spaces that will allow it to absorb additional growth and maintain capacity for enrollment bumps.

Approximate Building Area

	2021/2022	Area Added	Total
1st Floor	56,573 SF	2,850 SF	88,642 SF
2nd Floor	13,408 SF	-	13,408 SF
Total	69,981 SF	2,850 SF	72,831 SF

The proposed addition will add approximately 2,850 square feet to the existing building. The school building with the new addition will be approximately 72,831 square feet. The maximum floor area is under 50% of the lot area of 173,147 SF.

Number of Parking Spaces

2021/2022				Anticipated 2026/2027		
Parking Supply	Standard	HC	Total	Standard	HC	Total
East Lot	11	2	13	11	2	13
West Lot	60	2	62	60	2	62
Total	71	4	75	71	4	75
Village Requirement						Classroom Requirement= 5 Staff Requirement= 81 Total= 86

Parking Demand

2021/2022			Anticipated 2026/2027	
Demand	Vehicles	Occupancy	Vehicles	Occupancy
East Lot	10	77%	11	85%
West Lot	53	85%	60	100%
Verde On-Street	5	-	5	-
Total	68	91%	76	101%

The 76 spaces on-site parking spaces will not meet the s the zoning code requirement of 81/86 spaces. A parking variation of 11 spaces would be required. The parking surveys indicate some staff park on-street, along the west side of Verde Street, next to the school, a The parking surveys show that there is sufficient parking at the school today (68 vehicles in 76 spaces) and may exceed the 75 spaces by one vehicle in the future. The constraints of the existing site make it difficult to expand the parking lots. In addition, this building has the highest level of part time staff where schedules do not typically overlap allowing for adequate parking due to the outflow and inflow of staff throughout the day.

Number of Buses

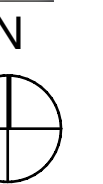
2021/2022		2026/2027
Large	0	0
Small	0	0

No changes to the number/size of buses.

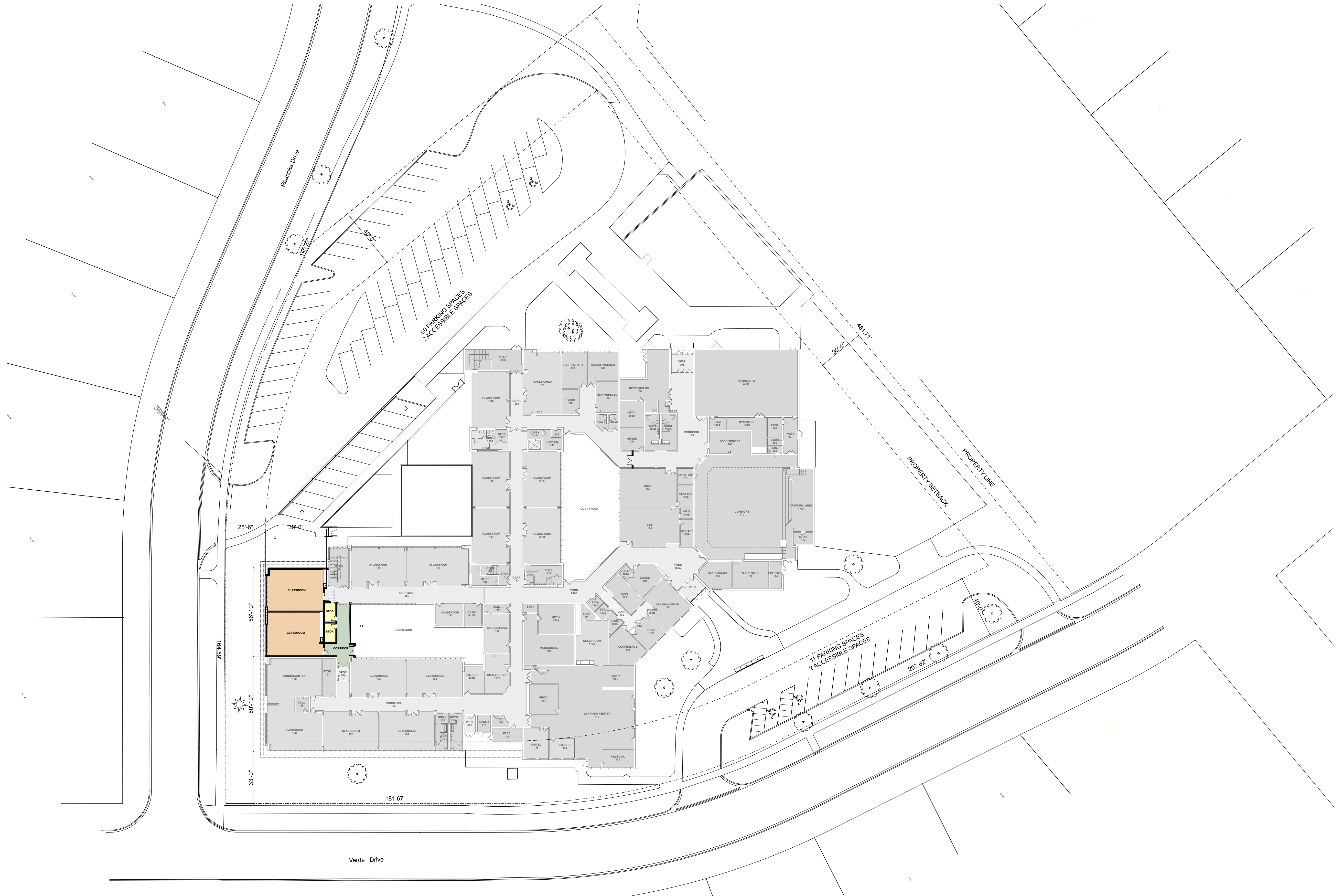
Variations Requested

Amendment to Special Use Ordinance #90-082 to allow an addition to the existing elementary school within the R-3 District.

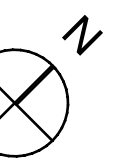
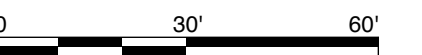
A variance is requested to Section 10.4-4 to reduce the number of parking spaces from 86 to 75.



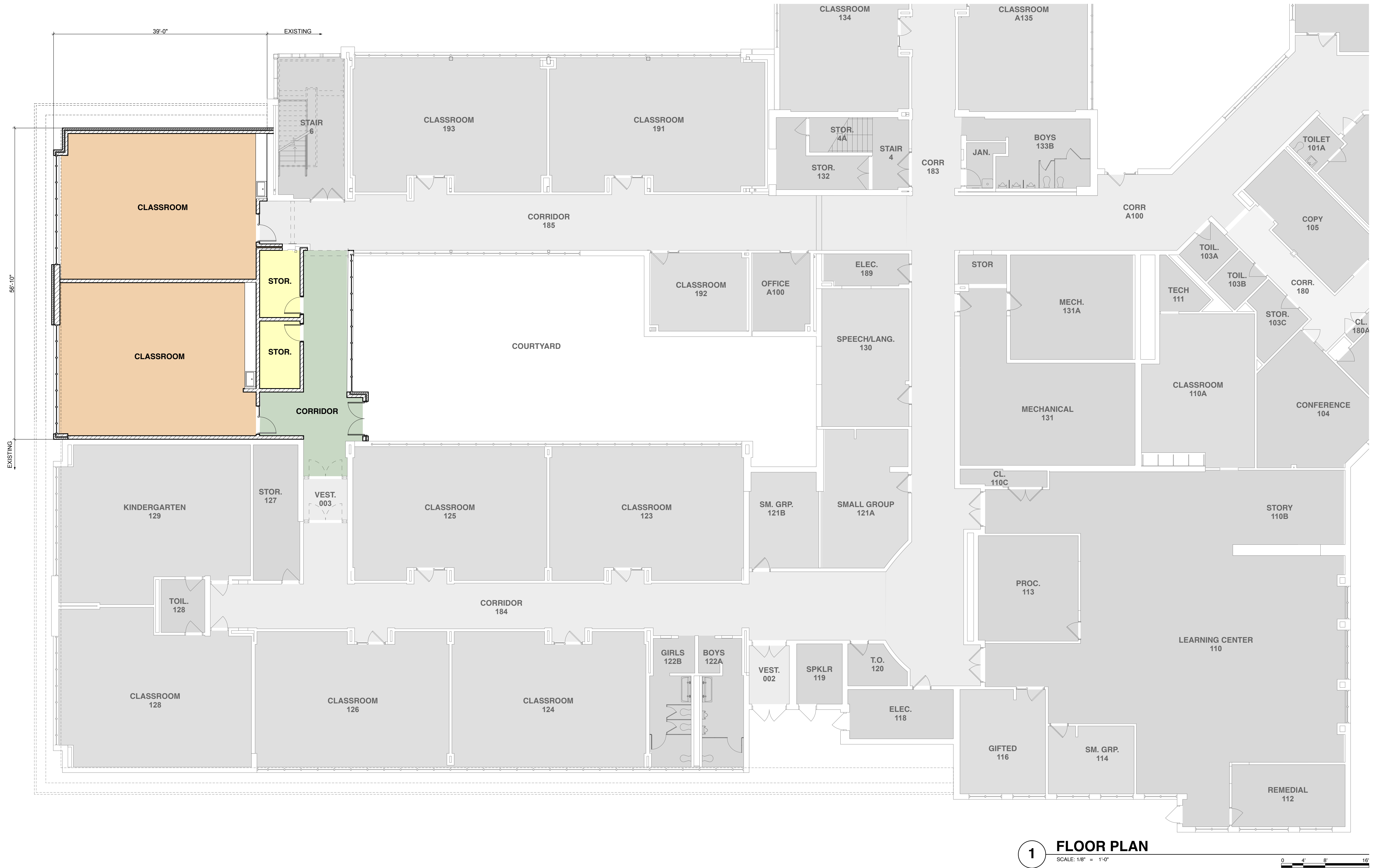
CONCEPTUAL LOCATION MAP



1 SITE PLAN
SCALE: 1" = 30'



SITE PLAN - CONCEPTUAL



FLOOR PLAN - CONCEPTUAL



Conceptual Plan Review Committee 12/14/2022

Item: Windsor School Building Expansion - 1315 E. Miner St. - T1798

Department: Planning & Community Development

Requested Action

1. Amendment to SUP Ordinance #90-082 and #17-013 to allow a building addition.
2. Amendment to the Comprehensive Plan to reclassify the "Parks" portion of the site into the "Schools" classification.

Variations

None identified at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the petitioner's preliminary plans for an amendment to Special Use Permit Ordinances #90-082 and #17-013 to allow a building addition on the subject property, which requires an amendment to the Comprehensive Plan to reclassify the Parks portion of the subject property to Schools, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the requested Special Use Permit amendment, which addresses each of the three approval criteria necessary for Special Use Permit approval as outlined in the Zoning Ordinance:
 - That said special use is deemed necessary for the public convenience at this location.
 - That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of

Trustees.

2. A Design Commission application and review shall be required.
3. Stormwater detention shall conform to all MWRD and Village requirements. Preliminary stormwater calculations shall be provided as part of any Plan Commission application.
4. A summary of the neighborhood meeting that occurred on November 2nd shall be provided as part of the Plan Commission application.
5. A code compliant landscape, tree preservation, and photometric plan (should new parking lot lighting be proposed) shall be required.
6. All new HVAC equipment shall be appropriately sited and screened. Where large units are proposed that will generate significant noise, additional sound attenuation equipment may be required.
7. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking shall be provided as part of the Plan Commission review process. The study must assess the drop-off and pick-up operations, including whether any parking/loading occurs in areas where it may not be allowed, and recommend solutions to further mitigate traffic during peak times.
8. The petitioner shall provide estimates for the maximum projected employee counts should enrollment increase to peak built capacity at the school.
9. The petitioner shall provide additional details on employee overlap for part time employees, full-time employees, and any evening employees.
10. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Project Narrative & Plans

Type

Board or Commission Report

Exhibits

Exhibits



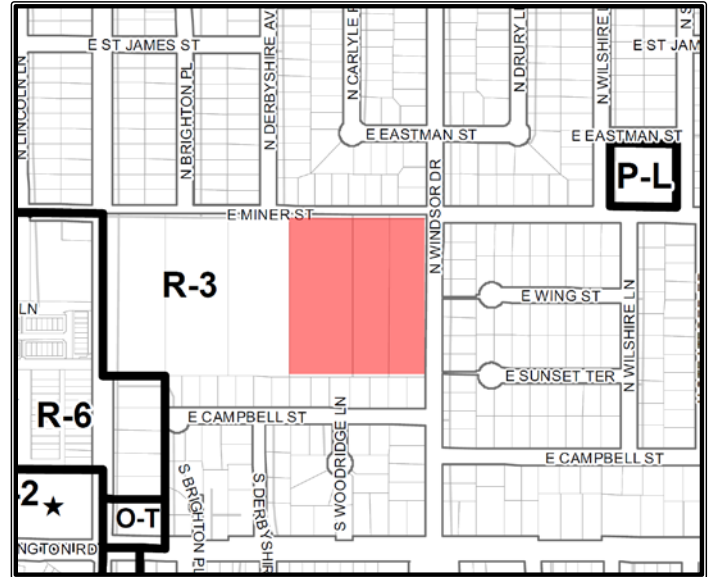
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1798
Project Title: Windsor School Building Expansion
Address: 1315 E. Miner Street
PIN: 03-29-412-015, -016, and -042

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: December 14, 2022
Date Prepared: December 9, 2022

Petitioner: Arlington Heights School District 25
 Ryan Schulz
Address: 1200 South Dunton Avenue
 Arlington Heights, IL 60005

Existing Zoning: R-3, One-Family Dwelling District,
Comprehensive Plan: Schools, Parks



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
South	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
East	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
West	R-3, One-Family Dwelling District	Recreational Playing Fields	Parks

Requested Action:

1. Amendment to SUP Ordinance #90-082 and #17-013 to allow a building addition.
2. Amendment to the Comprehensive Plan to reclassify the "Parks" portion of the site into the "Schools" classification.

Variations Required:

- None identified at this time.

Project Background:

In June of 2022, the Arlington Heights School District 25 community passed a referendum to establish a full day Kindergarten program for all children within District 25. As a result, the District will transition away from the current half-day Kindergarten model where approximately half of the Kindergarten cohort arrives at 9:05am and is dismissed for the day at 11:50am, and the remaining half of the Kindergarten students arrive at 12:50pm and are dismissed at 3:35pm. The full day Kindergarten program is scheduled to begin at the start of the 2024/2025 school year. In order to accommodate the entire Kindergarten cohort within each elementary school building at one time, six of the elementary schools within the district will require building additions that will result in an increase to the number of staff, classrooms, and overall student population at each of these six schools.

Windsor Elementary School is one of the six schools that needs additional space for the full day Kindergarten program. In order to accommodate anticipated kindergarten enrollment, as well as to have the appropriate capacity to absorb future variations in student population, the building needs two new classrooms. In 1990, Windsor School received Special Use Permit approval to allow a two-story building addition and to expand their parking lot. In 2017, this approval was amended to allow construction of six new classrooms, an expansion of the gym, and new office areas and bathrooms. The two newly proposed classrooms would be housed in a one-story addition constructed within the southeastern courtyard in an area that is currently occupied by greenspace and service walks.

The site has a single parking lot, which is located to the west of the school building. Access to the parking area comes from two curb cuts along Miner Street; the western curb cut is restricted to ingress only and the eastern curb cut is restricted to egress only. Traffic through the parking lot flows in a counter clockwise direction and the parking area includes a total of 101 parking stalls. Drop-off and pick-up occurs both within this parking lot and along Miner Street and Windsor Drive. As part of the 2017 Special Use Permit amendment, 19 parking stalls are land-banked in the area immediately west of the school parking lot. The land-banked parking area is part of the playing fields that are located between Windsor School and Miner School. This area is not part of the subject property but is owned by School District 25. No modifications to the parking lots have been proposed at this time and the land-banked parking would remain as open space.

Windsor School currently has 455 students, 91 employees, and 24 classrooms. The school is expected to have 466 students, 93 employees, and 26 classrooms as a result of the building addition and full day Kindergarten program. There are no busses that serve the school and this is not anticipated to change as a result of the full day Kindergarten. The standard 9:05am arrival and 3:35pm dismissal times would also remain unchanged.

Zoning and Comprehensive Plan

The subject property is zoned R-3, One-Family Dwelling District, which allows schools through the issuance of a Special Use Permit. As mentioned above, Windsor School was approved for a Special Use Permit in 1990, which was amended in 2017, however, the proposed building expansion requires an amendment to the previously granted Special Use Permit. In order to justify the required zoning action, the petitioner shall provide written justification to the three criteria necessary for Special Use Permit approval as outlined below:

- ***That said special use is deemed necessary for the public convenience at this location.***
- ***That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***

- ***That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***

Based on a preliminary review of the conceptual plans, no variations have been identified at this time.

The Village's Comprehensive Plan designates the majority of the subject property as "Schools", however, a small portion of the western side of the site falls within the "Parks" classification. The Staff Development Committee recommends that this portion of the site be reclassified into the "Schools" classification to unify the subject property into a singular classification that is better aligned with the existing and future use of the site.

On Wednesday, November 2nd, District 25 held a neighborhood meeting to present their conceptual plans to surrounding property owners and solicit early feedback to understand any potential concerns with the project. A summary of the discussion will be provided as part of the forthcoming Plan Commission application.

Building, Site and Landscaping

The proposed building addition would be located at the southeast side of the existing school building within the building courtyard in this area. Upon completion, the courtyard would be completely enclosed by the building addition. The two new classrooms and associated hallway are proposed at one-story in height and on a preliminary basis, appear compliant with the R-3 height, setback, and bulk requirement regulations. A Design Commission application and review of the building addition will be required prior to appearing before the Plan Commission. Preliminary analysis by the petitioner indicates that new HVAC equipment will be necessary for the building addition. Any new HVAC equipment must be appropriately located away from property lines, screened by parapet walls or architecturally compatible enclosures, and additional sound attenuation equipment may be required.

Other than potential modifications to the onsite stormwater system, no additional site improvements have been proposed at this time. The petitioner is still evaluating stormwater options and whether the existing onsite underground stormwater detention system has capacity to accommodate the additional volume required by the building addition or whether additional stormwater detention will be necessary. Preliminary stormwater calculations and details on any required stormwater improvements shall be provided as part of the forthcoming Plan Commission application.

A code compliant landscape/tree preservation plan and photometric plan (if additional lighting will be installed) shall also be required. A comprehensive evaluation of all zoning regulations relative to bulk, height, coverage, and setbacks will be completed upon submission of a detailed Plan Commission application.

Parking and Loading:

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, pick-up and drop-off operations, and parking. As mentioned above, drop-off and pick-up takes place within the onsite parking lot (both within the parking stalls and within the dedicated drop-off/pick-up lane) as well as on surrounding streets. Specifically, the on-street loading areas are located on the south side of Miner Street between Windsor Drive and the eastern parking lot driveway, and on the west side of Windsor Drive where the street abuts the school building. Historically, Miner Street and Windsor Drive have experienced

substantial traffic congestion during arrival and dismissal, and the study must provide a detailed analysis of drop-off/pick-up operations, including whether any parking/loading occurs in areas where it is prohibited and whether traffic obeys the existing turning restrictions established during arrival/dismissal. The study shall recommend operational and policy solutions to further mitigate any traffic or loading issues identified during peak times.

Relative to parking, the school complies with parking code requirements, as shown in **Table I** below:

Table I: Parking Calculations

Location	Use		Ratio	Number of Employees	Number of Classrooms	Number of Students	Parking Required
1315 E Miner St.	Windsor School	Elementary School	1 per employee + 1 per 5 classrooms	93	26	466	98
Total							
Total Required							98
Total Provided							101
Land-banked parking per Ord. 17-013							19
Surplus/Deficit							22

The traffic and parking study must include a survey of the current parking usage within the Windsor School parking lot and the auxiliary parking lot between Windsor School and Miner School, as well as employee parking that occurs on the surrounding residential streets to document the extent of the parking overflow into the neighborhood. Since the 2017 Special Use Permit amendment, the State of Illinois has modified the American's with Disabilities Act (ADA) handicap accessible parking space regulations, which now allows abutting accessible parking stalls to share an access aisle. The petitioner should evaluate whether their handicap accessible parking stalls can be reconfigured to take advantage of this new allowance, which could increase the onsite parking supply, as well as whether the land-banked parking should be constructed at this time.

Since the improvements at Windsor School are meant to accommodate future student increases, the petitioner shall provide estimates for the maximum projected employee counts should enrollment increase to peak built capacity at the school. Finally, the Village is evaluating the parking calculations in relation to the peak number of staff onsite at any time versus the gross staff employed at the school. In this regard, District 25 shall provide additional information on employee overlap for part time, full-time, and after-hours staff to determine potential impact on the parking requirements.

Per code, 16 bike parking stalls are required. The existing site has five bike parking racks located on the eastern side of the school. As part of the Plan Commission application, the petitioner will need to provide details on the number of bike parking spaces within these racks to determine if any additional bike parking stalls are needed.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the petitioner's preliminary plans for an amendment to Special Use Permit Ordinances #90-082 and #17-013 to allow a building addition on the subject property,

which requires an amendment to the Comprehensive Plan to reclassify the Parks portion of the subject property to Schools, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the requested Special Use Permit amendment, which addresses each of the three approval criteria necessary for Special Use Permit approval as outlined in the Zoning Ordinance:
 - ***That said special use is deemed necessary for the public convenience at this location.***
 - ***That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
 - ***That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees***
2. A Design Commission application and review shall be required.
3. Stormwater detention shall conform to all MWRD and Village requirements. Preliminary stormwater calculations shall be provided as part of any Plan Commission application.
4. A summary of the neighborhood meeting that occurred on November 2nd shall be provided as part of the Plan Commission application.
5. A code compliant landscape, tree preservation, and photometric plan (should new parking lot lighting be proposed) shall be required.
6. All new HVAC equipment shall be appropriately sited and screened. Where large units are proposed that will generate significant noise, additional sound attenuation equipment may be required.
7. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking shall be provided as part of the Plan Commission review process. The study must assess the drop-off and pick-up operations, including whether any parking/loading occurs in areas where it may not be allowed, and recommend solutions to further mitigate traffic during peak times.
8. The petitioner shall provide estimates for the maximum projected employee counts should enrollment increase to peak built capacity at the school.
9. The petitioner shall provide additional details on employee overlap for part time employees, full-time employees, and any evening employees.
10. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

December 9, 2022

Charles Witherington-Perkins, Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1798



Miner School

Windsor
Elementary School

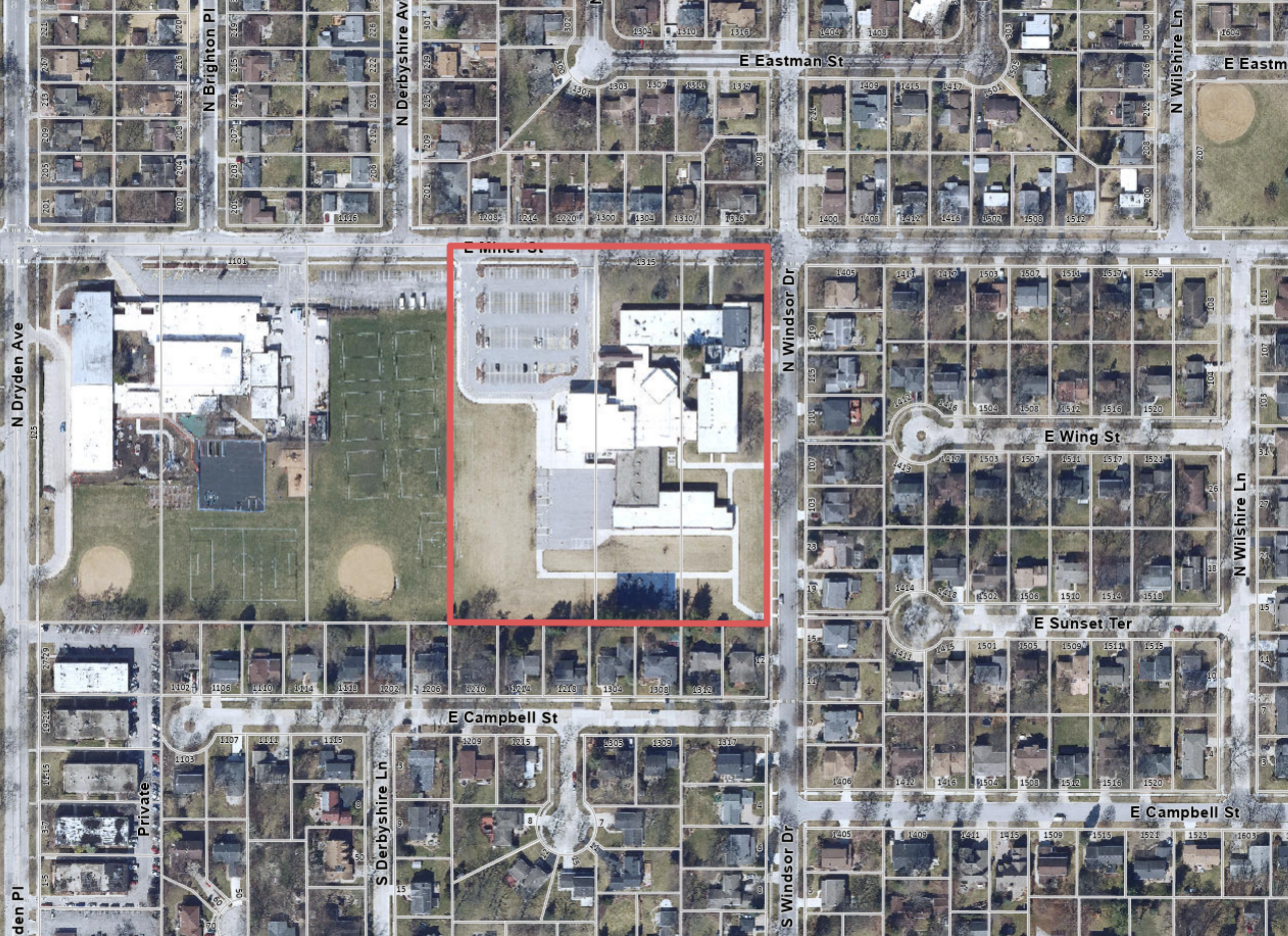
365 Ride Limo -
Chicago Car and...

LogiTag Systems

The Dog Sitters Of
Arlington Heights

NORTH

Google



N Brighton Pl

N Derbyshire Av

E Eastman St

N Wilshire Ln

E Eastm

N Dryden Ave

E Miller St

N Windsor Dr

E Wing St

N Wilshire Ln

E Sunset Ter

E Campbell St

E Campbell St

Private

S Derbyshire Ln

S Windsor Dr



STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

Conceptual Project Narrative

Petitioner Name: Arlington Heights School District 25
Contact: Ryan Schulz, LEED AP Director of Facilities Management
Date: October 21st, 2022
Project: Windsor Elementary School Addition and Renovations
Location: 1315 E. Miner St., Arlington Heights, IL 60004

The addition to Windsor Elementary School is necessary to support Arlington Heights School District 25 transition from the current half day kindergarten program to a full day kindergarten program as a result of the recent successful community referendum. The full day program is scheduled to be implemented for the 2024/25 school year. Due to the transition into a full day program, additional classrooms are necessary since in the current half day model classrooms are shared between the morning and afternoon sections of Kindergarten classes. An example, in the half day model, (2) sections of kindergarten classes could utilize (1) classroom space due to the scheduling of a morning section and an afternoon section in that classroom. In the updated full day model, these (2) sections will each need their own classroom for the duration of the school day and classrooms are unable to be shared between sections.

Windsor is in need of (2) new classrooms in order to accommodate the full day kindergarten program, anticipated future enrollment and to allow the building to have the appropriate occupancy rates to ensure the building is able to absorb future enrollment variations and support District provided programs. The additional (2) classrooms were calculated taking into account the existing number of classrooms that are occupied, classrooms used for support services, current enrollment, future enrollment, full day kindergarten program and program needs for Windsor.

The addition to Windsor Elementary School consists of two classrooms and associated circulation spaces. The additional classrooms are required to accommodate the full day Kindergarten program.

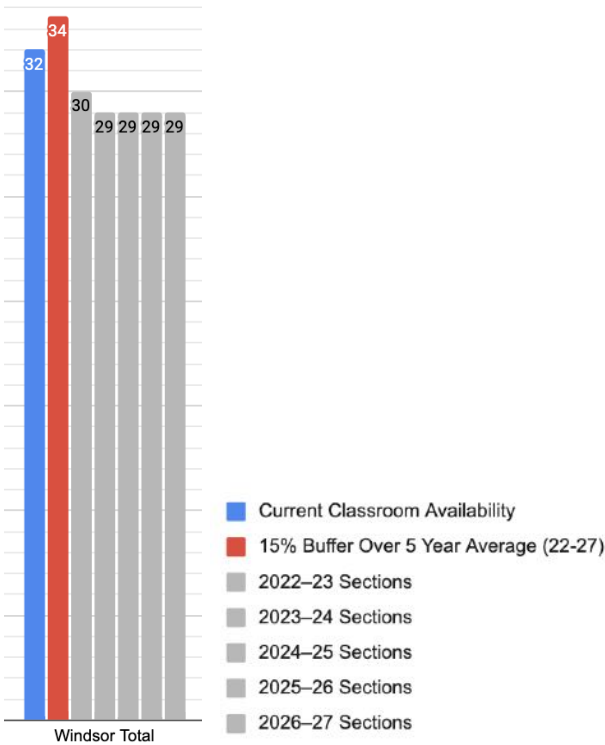
The addition will be one story at a height of approximately 14'-8" for the new addition for the classrooms. The addition will be the same or similar materials of the existing school building. Exterior materials include matching red brick and oyster grey brick, windows to match the existing windows and a dark bronze metal coping.

Completion of the project is planned for August 2024 at the beginning of 2024-2025 school year. Construction is anticipated to begin in fall of 2023.

Walls will typically be constructed of brick and concrete block which are long lasting materials. Efficient LED lighting will be used in the addition. The quality of materials will be similar to those of the other recent additions in Arlington Heights School District 25.

Full Day Kindergarten Additional Classroom Needs Calculation

Windsor +2 Classroom Spaces



Number of Staff

2021/2022			Anticipated 2026/2027		
K	1st-5th / Support	Total	K	1st-5th / Support	Total
2 fulltime	78 fulltime 11 parttime	91	4	78 fulltime 11 parttime	93

Changes in staff is 2 new staff due for full day kindergarten.

Number of Students

2021/2022			Anticipated 2026/2027		
K	1st-5th	Total	K	1st-5th	Total
68	387	455	84	382	466

Changes of the total number of students is a total of approximately 11 students. Windsor typically picks up about 10 students between kindergarten and 1st grade due to those families choosing private school options for kindergarten. Those students are anticipated to start in D25 in kindergarten. Windsor also hosts a large special education instructional program.

Number of Classrooms

2021/2022			Anticipated 2026/2027		
K	1st-5th/ Support	Total	K	1st-5th / Support	Total
2	30	32	4	30	34

Changes of the number of classrooms is a total of 2 which are for full day kindergarten and to allow for capacity for enrollment variability or "bumps".

Approximate Building Area

	2021/2022	Area Added	Total
1st Floor	66,795 SF	2,910 SF	88,642 SF
2nd Floor	7,891	-	-
Total	74,686 SF	2,910 SF	77,596 SF

The proposed addition will add approximately 2,910 square feet to the existing building. The school building with the new addition will be approximately 77,596 square feet. The maximum floor area is under 50% of the lot area of 328,316 SF.

Number of Parking Spaces

2021/2022				Anticipated 2026/2027		
Parking Supply	Standard	HC	Total	Standard	HC	Total
Main Lot	96	5	101	96	5	101
Total	96	5	101	96	5	101
Village Requirement						Classroom Requirement= 7 Staff Requirement= 93 Total=100

Parking Demand

2021/2022			Anticipated 2026/2027	
Demand	Vehicles	Occupancy	Vehicles	Occupancy
North Lot	92	91%	94	-
Land Banked Parking	-	-	-	-
Miner Lot	10	-	11	-
On-Street	15	-	16	-
Total	117		121	

The previous land bank parking plan, with capacity to provide an additional 19 spaces, has not been built since the last building improvements were completed. The inclusion of the land banked parking will allow the site to meet the zoning code requirement of 99/100 spaces. The parking surveys indicate some staff park on-street, along the north side of Miner Street, opposite the school, and along the south side of Miner Street, west of the main lot's inbound driveway. Parking surveys indicate that the land banked parking should be added.

Number of Buses

2021/2022		Anticipated 2026/2027
Large	0	0
Small	0	0

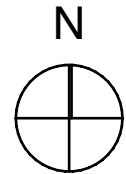
No changes to the number/size of buses.

Variations Requested

Amendment to Special Use Ordinance #90-082 to allow an addition to the existing elementary school within the R-3 District.

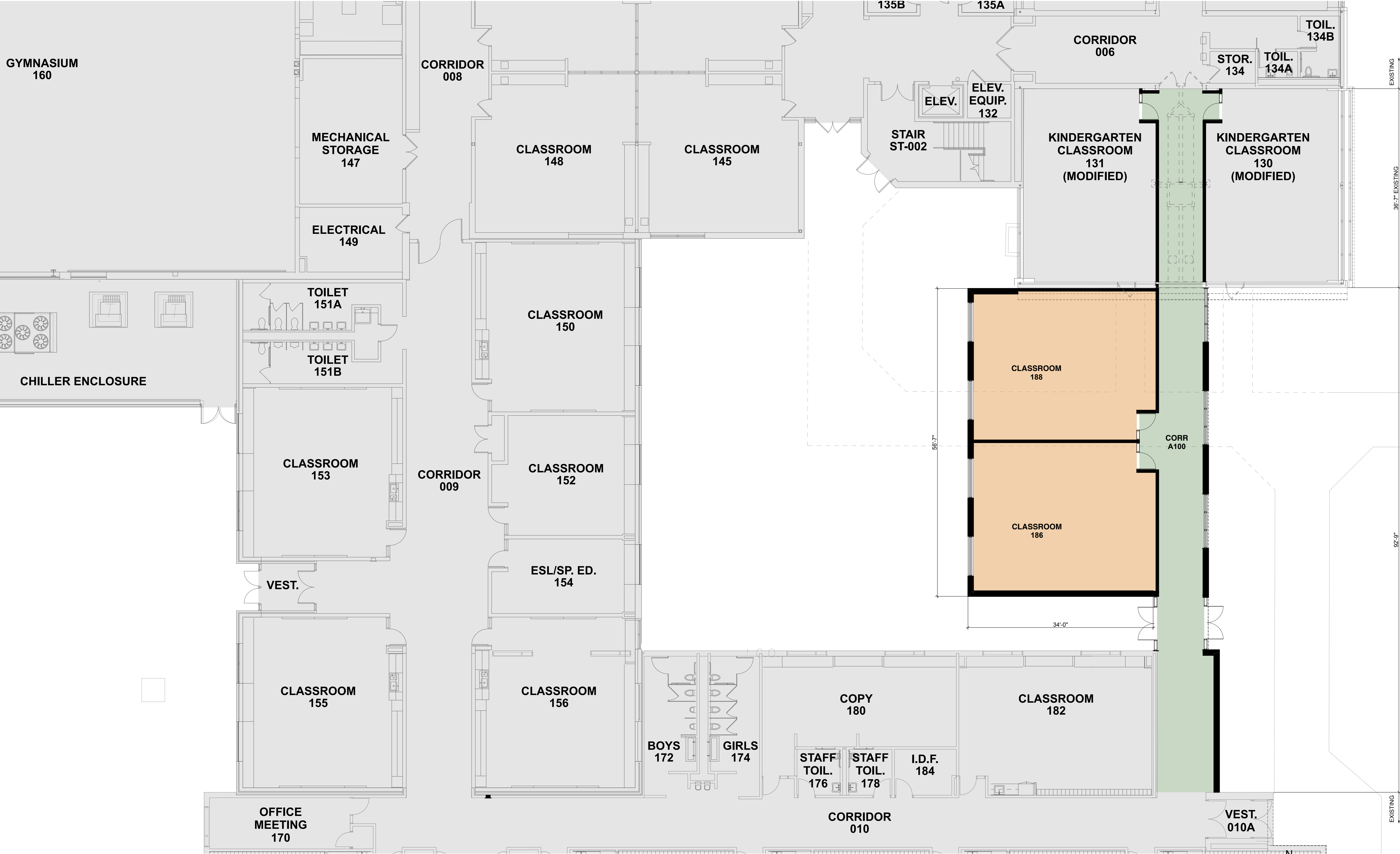


CONCEPTUAL LOCATION MAP





SITE PLAN - CONCEPTUAL



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN - CONCEPTUAL



**Conceptual Plan Review Committee
12/14/2022**

Item: Patton School Building Expansion - 1616 N. Patton Ave. - T1799

Department: Planning & Community Development

Requested Action

1. Amendment to SUP Ordinance #90-087 to allow a building addition.
2. Land Use Variation to allow a School within the P-L District.
3. Comprehensive Plan Amendment to reclassify the subject property from Parks to Schools.

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the petitioner's preliminary plans for an amendment to Special Use Permit Ordinance #90-087 to allow a building addition on the subject property, which requires a Land Use Variation to allow a School within the P-L District and an amendment to the Comprehensive Plan to reclassify the subject property from Parks to Schools, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the requested Special Use Permit amendment, which addresses each of the three approval criteria necessary for Special Use Permit approval as outlined in the Zoning Ordinance:

- That said special use is deemed necessary for the public convenience at this location.
- That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
- That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

2. The petitioner shall provide written justification in support of the necessary Land Use Variation, which addresses each of the four hardship criteria necessary for Variation approval as outlined in the Zoning Ordinance:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

3. A Design Commission application and review shall be required.

4. Stormwater detention shall be required meeting all MWRD and Village requirements. Preliminary stormwater calculations shall be provided as part of any Plan Commission application.

5. The storm sewer along Patton Avenue may need to be extended as part of this project.

6. A summary of the neighborhood meeting that occurred on November 1st shall be provided as part of the Plan Commission application.

7. A code compliant landscape, tree preservation, and photometric plan (should new parking lot lighting be proposed) shall be required.

8. All new HVAC equipment shall be appropriately sited and screened. Where large units are proposed that will generate significant noise, additional sound attenuation equipment may be required.

9. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking shall be provided as part of the Plan Commission review process. The study must assess the drop-off and pick-up operations, including whether any parking/loading occurs in areas where it may not be allowed, and recommend solutions to further mitigate traffic during peak times.

10. The petitioner shall provide estimates for the maximum projected employee counts should enrollment increase to peak built capacity at the school.

11. The petitioner shall provide additional details on employee overlap for part time employees, full-time employees, and any evening employees.

12. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:**Description**

Staff Report

Aerial

Project Narrative & Plans

Type

Board or Commission Report

Exhibits

Exhibits



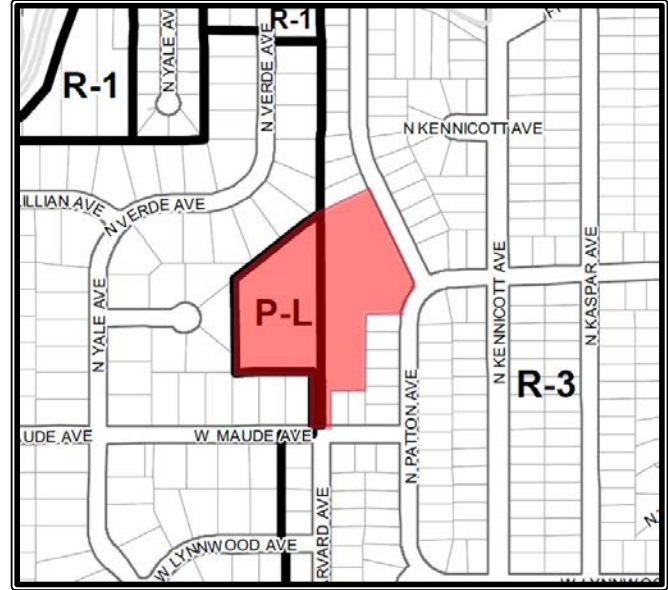
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1799
Project Title: Patton School Building Expansion
Address: 1616 N. Patton Avenue
PIN: 03-19-108-035, 03-19-108-024

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: December 14, 2022
Date Prepared: December 9, 2022

Petitioner: Arlington Heights School District 25
Ryan Schulz
Address: 1200 South Dunton Avenue
Arlington Heights, IL 60005

Existing Zoning: R-3, One-Family Dwelling District,
P-L, Public Lands District
Comprehensive Plan: Parks



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District, R-E, One-Family Dwelling District	Single-Family Homes	Single-Family Detached, Single-Family Detached Estate
South	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
East	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
West	R-3, One-Family Dwelling District, R-E, One-Family Dwelling District	Single-Family Homes	Single-Family Detached, Single-Family Detached Estate

Requested Action:

1. Amendment to SUP Ordinance #90-087 to allow a building addition.
2. Land Use Variation to allow a School within the P-L District.
3. Comprehensive Plan Amendment to reclassify the subject property from Parks to Schools.

Variations Required:

- None identified at this time.

Project Background:

In June of 2022, the Arlington Heights School District 25 community passed a referendum to establish a full day Kindergarten program for all children within District 25. As a result, the District will transition away from the current half-day Kindergarten model where approximately half of the Kindergarten cohort arrives at 9:05am and is dismissed for the day at 11:50am, and the remaining half of the Kindergarten students arrive at 12:50pm and are dismissed at 3:35pm. The full day Kindergarten program is scheduled to begin at the start of the 2024/2025 school year. In order to accommodate the entire Kindergarten cohort within each elementary school building at one time, six of the elementary schools within the district will require building additions that will result in an increase to the number of staff, classrooms, and overall student population at each of these six schools.

Patton Elementary School is one of the six schools that needs additional space for the full day Kindergarten program. In order to accommodate anticipated kindergarten enrollment, as well as to have the appropriate capacity to absorb future variations in student population, the building needs three new classrooms, along with additional storage/custodial spaces and hallways. In 1990, Patton School received Special Use Permit approval to allow a two-story building addition that included two classroom and a gymnasium. The three newly proposed classrooms would be housed in a one-story addition constructed on the western side of the school in an area that is mostly hardscaped concrete and landscaping.

The site has two parking lots; one located to the north of the school building which includes 38 parking stalls and has a singular access point off Patton Avenue, and a secondary parking lot to the south of the school with 38 parking stalls and a singular access point off of Patton Avenue. Circulation through the southern parking lot is one-way and flows in a counter clockwise direction. Primary student loading occurs within the southern parking lot during both morning drop-off and afternoon pick-up. The northern parking lot has two-way traffic circulation and the site includes a total of 76 parking stalls. No modifications to the parking lots have been proposed at this time.

Patton School currently has 401 students, 59 employees, and 21 classrooms. The school is expected to have 422 students, 61 employees, and 24 classrooms as a result of the building addition and full day Kindergarten program. There are no busses that serve the school and this is not anticipated to change as a result of the full day Kindergarten. The standard 9:05am arrival and 3:35pm dismissal times would also remain unchanged.

Zoning and Comprehensive Plan

The subject property is within two zoning districts; the eastern side of the site, which contains the majority of the school building and parking lots, is zoned R-3, One-Family Dwelling District and the western side of the site, which contains the playground, playfields, and a small corner of the school building, is zoned P-L, Public Lands District. Public elementary schools are allowed in the R-3 District through the issuance of a Special Use Permit, however, schools are only allowed in the P-L District through the issuance of a Land Use Variation. As mentioned above, in 1990 Patton School received a Special Use Permit to allow an elementary school on the subject property. However, due to the dual zoning on the site and because a portion of the school building and playgrounds are within the P-L District, the proposed addition requires both an 1) amendment to the 1990 Special Use Permit to allow the proposed building addition, and 2) a Land Use Variation to allow a school within the P-L District.

In order to justify the necessary zoning actions, the petitioner shall be required to provide written justification to the three criteria necessary for Special Use Permit approval as outlined below:

- *That said special use is deemed necessary for the public convenience at this location.*
- *That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.*
- *That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.*

For the Land Use Variation, a written response outlining compliance with the four hardship criteria necessary for variation approval shall also be required, which criteria is outlined below:

- *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*
- *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.*
- *The proposed variation is in harmony with the spirit and intent of this Chapter.*
- *The variance requested is the minimum variance necessary to allow reasonable use of the property.*

The Village's Comprehensive Plan designates the subject property as "Parks". As part of the zoning entitlement process, the Staff Development Committee recommends reclassifying the site as "Schools" to better align with the current and future land use on the subject property.

On Tuesday, November 1st, District 25 held a neighborhood meeting to present their conceptual plans to surrounding property owners and solicit early feedback to understand any potential concerns with the project. A summary of the discussion will be provided as part of the forthcoming Plan Commission application for this project.

Building, Site and Landscaping

The proposed building addition would be located at the western side of the existing school building and will be centrally located on the site. The three new classrooms and associated spaces are proposed at one-story in height and on a preliminary basis, appear compliant with the R-3 height, setback, and bulk requirement regulations. A Design Commission application and review of the building addition will be required prior to appearing before the Plan Commission. Preliminary analysis by the petitioner indicates that new HVAC equipment will be necessary for the building addition. Any new HVAC equipment must be appropriately located away from property lines, screened by parapet walls or architecturally compatible enclosures, and additional sound attenuation equipment may be required.

Other than the potential for new turf within one of the building courtyards, no site modifications have been proposed at this time. The petitioner is evaluating stormwater options, which may include reductions to the existing asphalt play areas and an expansion of the existing detention basin. The petitioner should be aware that the storm sewer along Patton may need to be extended to adequately serve this site. Preliminary stormwater calculations and details on the required stormwater improvements shall be provided as part of the forthcoming Plan Commission application.

A code compliant landscape/tree preservation plan and photometric plan (if additional lighting will be installed) shall also be required. A comprehensive evaluation of all zoning regulations relative to bulk, height, coverage, and setbacks will be completed upon submission of a detailed Plan Commission application.

Parking and Loading:

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, pick-up and drop-off operations, and parking. As mentioned above, drop-off and pick-up takes place primarily within the southern parking lot. The primary on-street drop-off/pick-up zone is intended to be on the western side of Patton where it is adjacent to the eastern side of the building, although loading also occurs at various locations on the surrounding streets. Additionally, some parents park within the southern parking lot and walk their kids to/from school.

As with most schools, morning drop-off functions better than afternoon pick-up. During morning arrivals, the vehicle queue stays mostly within the onsite parking lot with minimal to no overflow onto the public streets. However, vehicle queues during afternoon pick-up are not contained on the site. Vehicles queue outside of the site and on the north side of Maude to the east of the intersection of Maude and Patton, as well as on the west side of Patton north of the Maude/Patton intersection. Some parents will also stop/stand on Patton south of the school and on Maude where it is located south of the school. The traffic study must assess the drop-off and pick-up operations, including whether any parking/loading occurs in areas where it may not be allowed, and recommend solutions to further mitigate traffic during peak times.

Relative to parking, the site complies with regards to code requirements, as shown in **Table I** below:

Table I: Parking Calculations

Location	Use		Ratio	Number of Employees	Number of Classrooms	Number of Students	Parking Required
1616 N. Patton	Patton School	Elementary School	1 per employee + 1 per 5 classrooms	61	24	422	66
Total							
Total Required							66
Total Provided							76
Surplus/Deficit							10

The traffic and parking study shall include a survey of the current parking usage within the existing parking lots as well as parking that occurs on the surrounding residential streets to document whether parking overflows into the neighborhood. The study should evaluate the on-street parking to determine whether loading and/or parking occurs in areas where it is prohibited, and shall evaluate whether vehicles abide by the turning restrictions that have been established at surrounding intersections to manage traffic flow during drop-off and pick-up times. The study shall make recommendations on any operational procedures that can be implemented to address any parking or loading issues identified.

Since the improvements at Patton School are meant to accommodate future student increases, the petitioner shall provide estimates for the maximum projected employee counts should enrollment increase to peak built capacity at the school. Finally, the Village is evaluating the parking calculations in relation to the peak number of staff onsite at any time versus the gross staff employed at the school. In this regard, District 25 shall provide additional information on employee overlap for part time, full-time, and after-hours staff to determine potential impact on the parking requirements.

Per code, 14 bike parking stalls are required. The existing site has five bike parking racks located on the western side of the school. As part of the Plan Commission application, the petitioner will need to provide

details on the number of bike parking spaces within these racks to determine if any additional bike parking stalls are needed.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the petitioner's preliminary plans for an amendment to Special Use Permit Ordinance #90-087 to allow a building addition on the subject property, which requires a Land Use Variation to allow a School within the P-L District and an amendment to the Comprehensive Plan to reclassify the subject property from Parks to Schools, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the requested Special Use Permit amendment, which addresses each of the three approval criteria necessary for Special Use Permit approval as outlined in the Zoning Ordinance:
 - ***That said special use is deemed necessary for the public convenience at this location.***
 - ***That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
 - ***That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees***
2. The petitioner shall provide written justification in support of the necessary Land Use Variation, which addresses each of the four hardship criteria necessary for Variation approval as outlined in the Zoning Ordinance:
 - ***The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.***
 - ***The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.***
 - ***The proposed variation is in harmony with the spirit and intent of this Chapter.***
 - ***The variance requested is the minimum variance necessary to allow reasonable use of the property.***
3. A Design Commission application and review shall be required.
4. Stormwater detention shall be required meeting all MWRD and Village requirements. Preliminary stormwater calculations shall be provided as part of any Plan Commission application.
5. The storm sewer along Patton Avenue may need to be extended as part of this project.
6. A summary of the neighborhood meeting that occurred on November 1st shall be provided as part of the Plan Commission application.
7. A code compliant landscape, tree preservation, and photometric plan (should new parking lot lighting be proposed) shall be required.
8. All new HVAC equipment shall be appropriately sited and screened. Where large units are proposed that will generate significant noise, additional sound attenuation equipment may be required.
9. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking shall be provided as part of the Plan Commission review process. The study must assess the drop-off and pick-up operations, including whether any parking/loading occurs in areas where it may not be allowed, and recommend solutions to further mitigate traffic during peak times.
10. The petitioner shall provide estimates for the maximum projected employee counts should enrollment increase to peak built capacity at the school.
11. The petitioner shall provide additional details on employee overlap for part time employees, full-time employees, and any evening employees.

12. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

December 9, 2022

Charles Witherington-Perkins, Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1799



Midwest Industries

N Verde Ave

N Verde Ave

N Patton Ave

Patton Elementary School

N Patton Ave

N Kennicott Blvd

W Maude Ave

W Maude Ave

W Maude Ave

N Harvard Ave

N Patton Ave

N Kennicott Ave

NORTH



Conceptual Project Narrative

Petitioner Name: Arlington Heights School District 25
Contact: Ryan Schulz, LEED AP Director of Facilities Management
Date: October 21st, 2022
Project: Patton Elementary School Addition and Renovations
Location: 1616 N. Patton Ave., Arlington Heights, IL 60004

The addition to Patton Elementary School is necessary to support Arlington Heights School District 25 transition from the current half day kindergarten program to a full day kindergarten program as a result of the recent successful community referendum. The full day program is scheduled to be implemented for the 2024/25 school year. Due to the transition into a full day program, additional classrooms are necessary since in the current half day model classrooms are shared between the morning and afternoon sections of Kindergarten classes. For example, in the half day model, (2) sections of kindergarten classes could utilize (1) classroom space due to the scheduling of a morning section and an afternoon section in that classroom. In the updated full day model, these (2) sections will each need their own classroom for the duration of the school day and classrooms are unable to be shared between sections.

Patton is in need of (3) new classrooms in order to accommodate the full day kindergarten program, anticipated future enrollment and to allow the building to have the appropriate occupancy rates to ensure the building is able to absorb future enrollment variations and support District provided programs. The additional (3) classrooms were calculated taking into account the existing number of classrooms that are occupied, classrooms used for support services, current enrollment, future enrollment, full day kindergarten program and program needs for Patton.

The addition to Patton Elementary School consists of three classrooms, storage spaces and associated circulation spaces. The additional classrooms are required to accommodate the full day Kindergarten program.

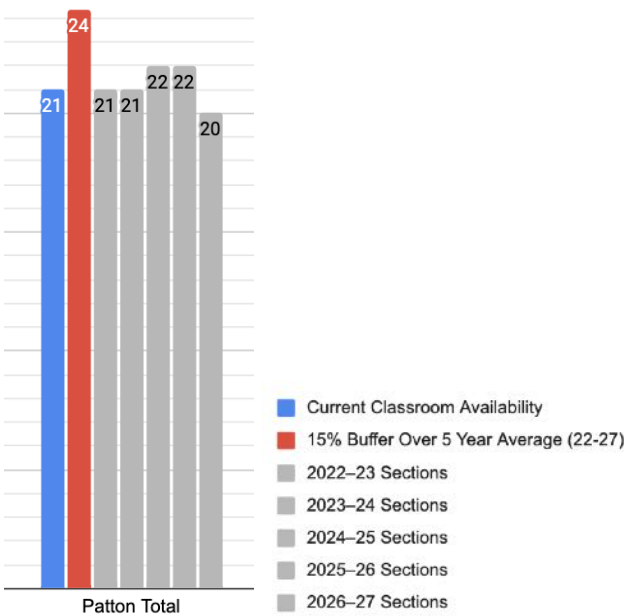
The addition will be one story at a height of approximately 12'-6" for the new addition for the classrooms. The addition will be the same or similar materials of the existing school building. Exterior materials include matching red brick, a white brick band, a cast stone fascia resembling limestone, windows to match the existing windows and a dark bronze metal coping.

Completion of the project is planned for August 2024 at the beginning of 2024-2025 school year. Construction is anticipated to begin in fall of 2023.

Walls will typically be constructed of brick and concrete block which are long lasting materials. Efficient LED lighting will be used in the addition. The quality of materials will be similar to those of the other recent additions in Arlington Heights School District 25.

Full Day Kindergarten Additional Classroom Needs Calculation

Patton +3 Classroom Spaces



Number of Staff

2021/2022			Anticipated 2026/2027		
K	1st-5th / Support	Total	K	1st-5th / Support	Total
1 fulltime 1 parttime	41 fulltime 16 parttime	59	4 fulltime	41 fulltime 16 parttime	61

Changes in staff is an addition of 2 new staff.

Number of Students

2021/2022			Anticipated 2026/2027		
K	1st-5th	Total	K	1st-5th	Total
58	343	401	72	350	422

Changes of the total number of students is a total of approximately 21 students. Patton typically picks up about 10 students between kindergarten and 1st grade due to those families choosing private school options for kindergarten. Those students are anticipated to start in D25 in kindergarten. The additional increase is projected population growth of young families with children.

Number of Classrooms

2021/2022			Anticipated 2026/2027		
K	1st-5th / Support	Total	K	1st-5th / Support	Total
2	19	21	4	20	24

Changes of the number of classrooms is a total of 3, of which 2 are for full day kindergarten and the 3rd is to allow for capacity for enrollment variability or "bumps".

Approximate Building Area

	2021/2022	Area Added	Total
1st Floor	51,073 SF	5,400 SF	61,689 SF
2nd Floor	10,616	-	
Total	61,689 SF	5,400 SF	67,089 SF

The proposed addition will add approximately 5,400 square feet to the existing building. The school building with the new addition will be approximately 67,089 square feet. The maximum floor area is under 50% of the lot area of 330,932 SF.

Number of Parking Spaces

2021/2022				Anticipated 2026/2027		
Parking Supply	Standard	HC	Total	Standard	HC	Total
North Lot	36	2	38	35	2	37
South Lot	35	2	37	36	2	38
Total	71	4	75	71	4	75
Village Requirement						Classroom Requirement= 5 Staff Requirement= 61 Total= 66

Parking Demand

2021/2022			Anticipated 2026/2027	
Demand	Vehicles	Occupancy	Vehicles	Occupancy
North Lot	36	95%	36	95%
South Lot	13	35%	23	62%
Patton On-Street	3	-	-	-
Total	52	69%	59	79%

The existing and proposed on-site parking does meet the zoning code requirement of 63/66 spaces with the 75 spaces available. Parking counts showed this supply is also sufficient to meet future needs. No variance is anticipated.

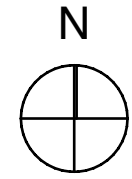
Number of Buses

2021/2022		Anticipated 2026/2027
Large	0	0
Small	0	0

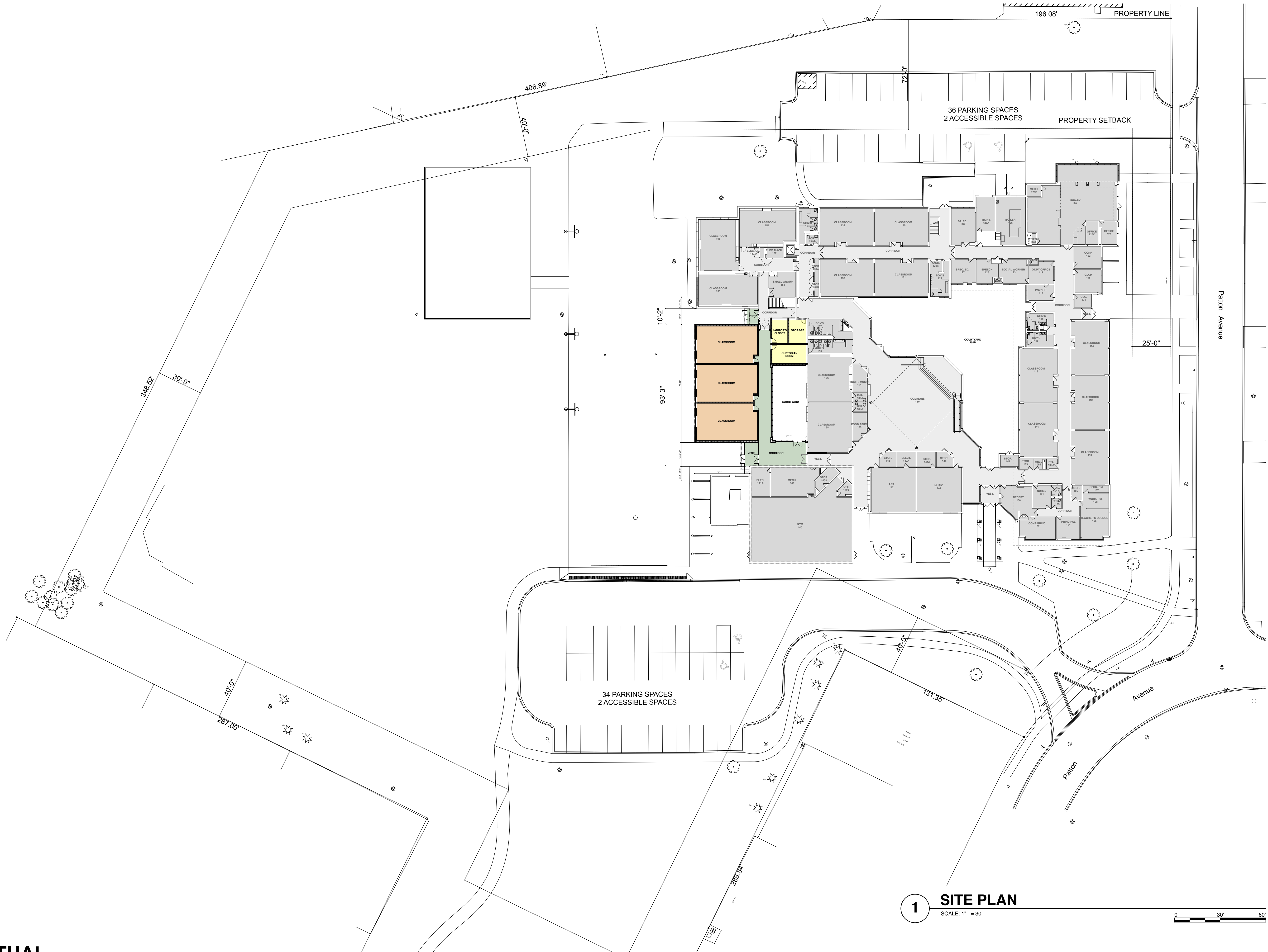
No changes to the number/size of buses.

Variations Requested

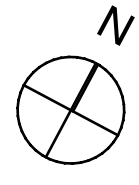
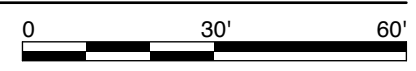
Amendment to Special Use Ordinance #90-082 to allow an addition to the existing elementary school within the R-3 District.



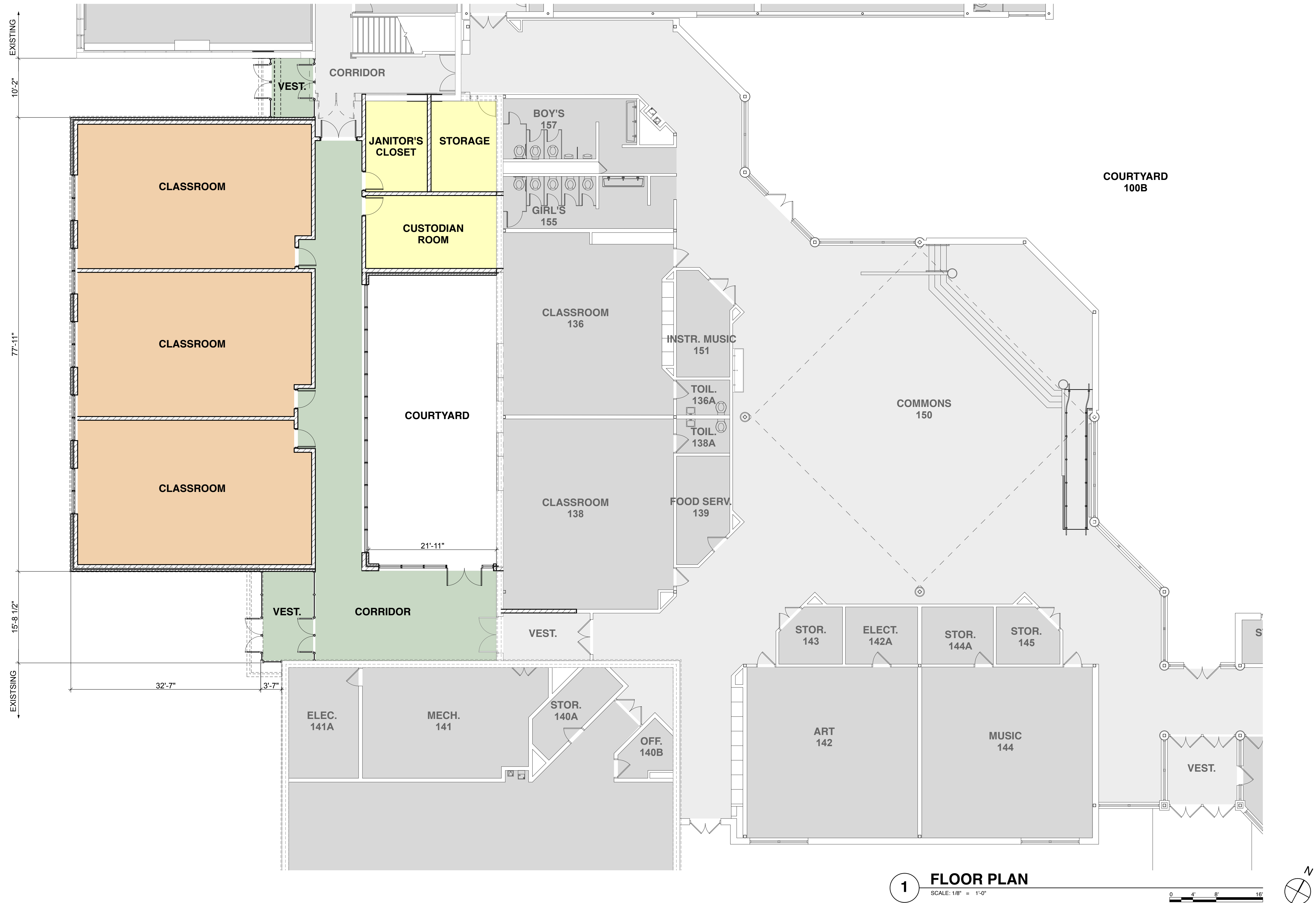
CONCEPTUAL LOCATION MAP



1 SITE PLAN
SCALE: 1" = 30'



SITE PLAN - CONCEPTUAL



FLOOR PLAN - CONCEPTUAL