



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 10, 2016
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Thomas Middle School - 1430 N. Belmont Ave. - T1564
Special Use for a School, Multiple Variations

VII. OTHER BUSINESS

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 David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Thomas Middle School - 1430 N. Belmont Ave. - T1564

Department: Planning & Community Development

Requested Action

Special Use Permit to allow a Middle School within the R-3 District.

Variations Identified

1. A Variation from Section 5.1-3.9 to increase the maximum allowable height from 25' to 32' for the proposed building addition.
2. A Variation from Section 11.4-4 to reduce the required on-site parking spaces from 314 spaces to 144 spaces.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the proposed Special Use Permit and Variations, subject to the following:

1. A neighborhood meeting shall be held prior to the Plan Commission hearing.
2. 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
Cover Letter
Plat of Survey
Plans

Type

Board or Commission Report
Exhibits
Correspondence
Exhibits
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
 Prepared By: Sam Hubbard, Development Planner
 Meeting Date: August 10, 2016
 Date Prepared: August 5, 2016
 Project Title: Thomas Middle School SUP
 Address: 1430 N. Belmont Ave.

BACKGROUND INFORMATION

Petitioner: Don Hanson
 Address: 350 W Ontario St – Suite 200
 Chicago, IL 60654

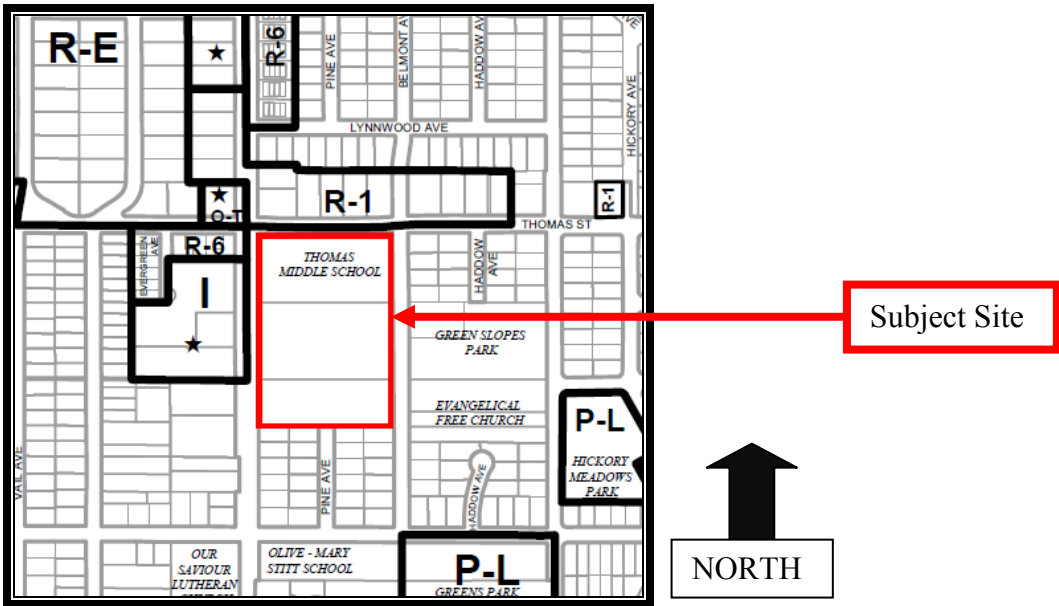
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

- Special Use Permit to allow a Middle School within the R-3 District.

Variations Identified:

- Variation from Section 5.1-3.9 to increase the maximum allowable height from 25’ to 32’ for the proposed building addition
- Variation from Section 11.4-4 to reduce the required on-site parking spaces from 314 spaces to 144 spaces.



Surrounding Properties:

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-1, 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, Green Slopes Park, and Orchard Church	Single Family Detached, Government, and Institutional

West	R-6, Multiple Family Dwelling District and I, Institutional District	Multi-Family homes, Medical Office Complex, Daycare, and Florist Shop	Moderate Density Multi-Family and Offices Only
-------------	--	---	--

Background:

The subject property is 10.82 acres in size and contains the Thomas Middle School and associated recreational areas on the southern end of the site. Thomas Middle School is one of six middle schools within the boundaries of District 25 and has a current enrollment of 950 students with 127 staff members. Enrollment is expected to increase in the future, with future capacity estimated at 1,030 students and 135 teachers. In order to provide adequate space for the anticipated increase in student population, District 25 is proposing an addition to the middle school building, which would include a new gymnasium, classrooms, a relocated front entry area, and an addition to the existing parking lot on the eastern side of the site. With the exception of morning drop offs for 6th grade students, who are dropped off in the western parking lot that has ingress/egress onto Thomas Street, all pick-ups and drop-offs occur on the eastern side of the site along Belmont Street. There is no change proposed to the pick-up and drop-off operations.

The subject site is located within the R-3 District, and all schools within the R-3 District are required to have a Special Use Permit, Moreover, any substantial expansion of a school facility would require an amendment to the Special Use Permit. No evidence of an existing Special Use Permit has been located for the Thomas School site, and therefore, due to the proposed expansion of the school, a special use permit is required. The School District recently went through a similar process for expansions to the Ivy Hill and Olive-Mary Stitt schools in 2015.

Zoning and Comprehensive Plan

As indicated above, the property is within the R-3, One Family Dwelling District, and all schools are classified as a special uses within the R-3 District. Therefore, a Special Use Permit is required. The petitioner will be required to demonstrate conformance to the following criteria necessary for Special Use Permit approval:

1. ***That said special use is deemed necessary for the public convenience at this location.***
2. ***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.***
3. ***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.***

The Village's Comprehensive Plan designates the future use of the subject property as "Schools". The proposed Special Use is therefore consistent with the Comprehensive Plan.

Site Plan, Building and Landscaping

Overall, the school district is proposing a 20,270 sq. ft. addition to the existing building. The total size of the school will increase to 144,270 sq. ft., and the addition therefore represents a 14% increase in floor area. The proposed addition will house a new gymnasium and locker room area, as well as increased space for the new front entry and reception office areas. The existing gym will be converted to additional classrooms. Staff notes that this project must proceed to the Design Commission for their review and approval of the building architecture and landscaping.

Certain variations are required to accommodate this addition. Specifically, the proposed height of the gymnasium addition will be approximately 32 feet and the R-3 District limits structure heights to a maximum of 25'. The existing building is approximately 33'8" in height and therefore the proposed addition will not increase this existing non-conformity. Furthermore, the proposed addition will be centrally located on the subject property and therefore will be substantially away from the immediately abutting residential areas to the south of the property. For these reasons, staff is supportive of the proposed height variation.

While a height variation for the proposed addition is required, the School District may also wish to include within their request, a height variation for the existing 33'8" tall building to allow the existing non-conformity. Although no changes are being made to the height of the existing building, a variation would clarify that the non-conforming height is allowed. Similarly, the existing building is non-compliant with regards to setbacks along the north and east sides. Even though no changes to building within these setback areas have been proposed, a setback variation for the existing building would confirm that the non-conforming setbacks have been approved.

Based on a preliminary analysis, the proposed building addition will conform to all setback and additional bulk restrictions. However, upon comprehensive review of the detailed plans, additional variations may be identified.

As part of the Plan Commission process, the petitioner will be required to provide justification for the requested Variations per the approval criteria as summarized below:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**
- **The plight of the owner is due to unique circumstances.**
- **The variation, if granted, will not alter the essential character of the locality.**

Finally, staff recommends that the petitioner hold a neighborhood meeting prior to the Plan Commission hearing to introduce the project to the surrounding neighbors to understand what concerns they may have.

Traffic & Parking

Exhibit 1 (attached) analyzes the current and proposed parking calculations for the subject property. A parking deficit currently exists and the proposed addition to the building and parking area will not eliminate this deficit. Therefore, a parking variation to reduce the number of required parking spaces is necessary. As the existing site operates at a 65% parking deficit, and the proposed alterations to the site will reduce this deficit to 55%, staff is generally supportive of the proposed variation. However, the petitioner will be required to submit a traffic and parking analysis that evaluates the existing and proposed parking demands as well as drop-off and pick-up operations. Staff is not aware of an existing parking problem on the subject property, but will analyze the parking counts submitted by the petitioner to ensure a parking problem does not currently exist.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the proposed Special Use Permit and Variations, subject to the following:

1. A neighborhood meeting shall be held prior to the Plan Commission hearing.
2. 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.

August 5, 2016

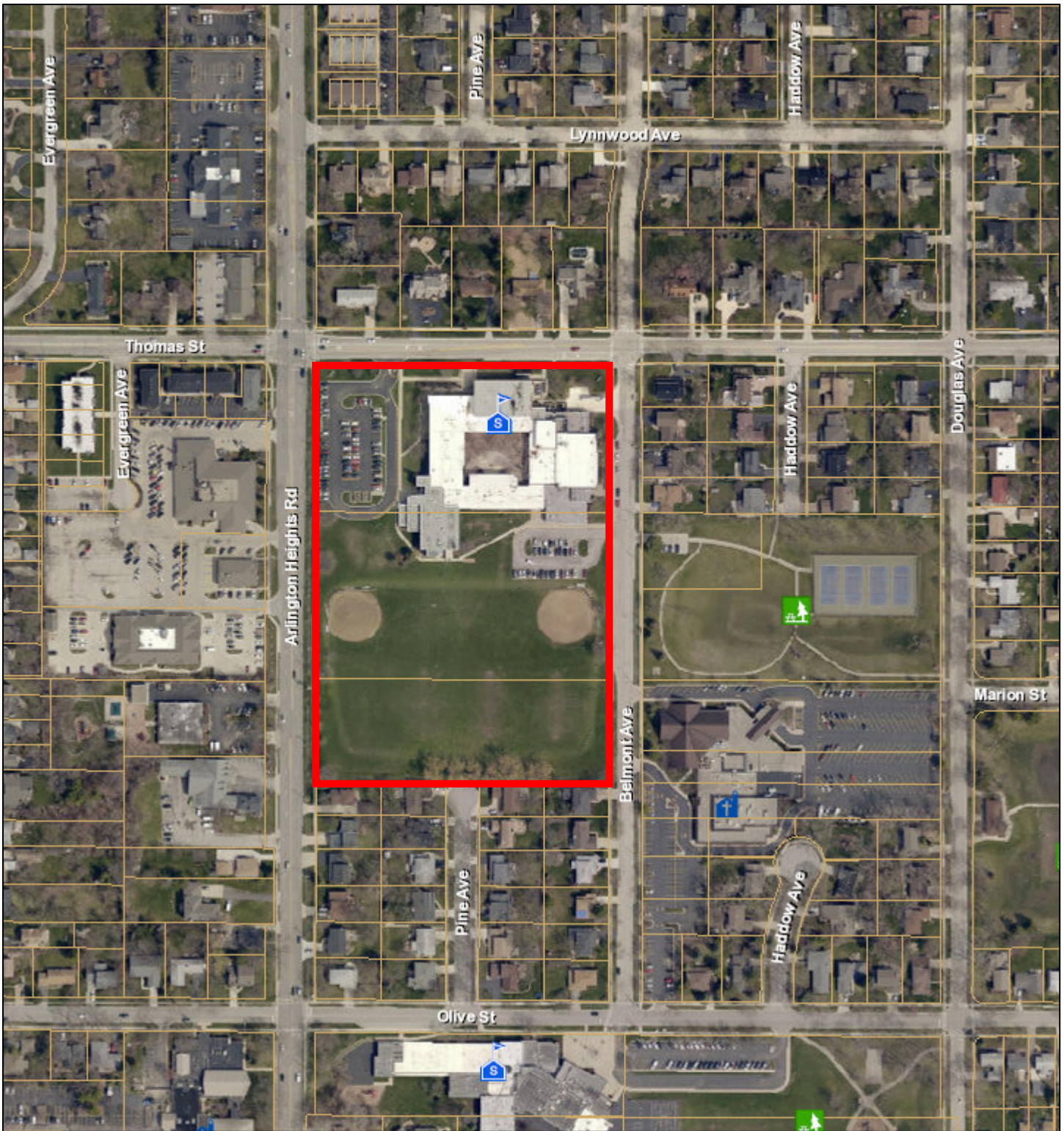
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1564

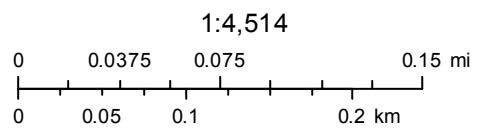
Exhibit 1 – Parking Analysis

SPACE	PARKING CODE USE	NUMBER OF EMPLOYEES	NUMBER OF CLASSROOMS	PARKING RATIO	PARKING REQUIRED
Existing Thomas Middle School	Elementary School	127	41	1 space per classroom plus two space per employee	295
Total Parking Required					295
Total Parking Provided					102
Parking Surplus /(Deficit)					193 (65% reduction in required parking)
Proposed Thomas Middle School	Elementary School	135	44	1 space per classroom plus two space per employee	314
Total Parking Required					314
Total Parking Provided					141
Parking Surplus /(Deficit)					173 (55% reduction in required parking)

Thomas Middle School - Aerial



August 5, 2016





STR PARTNERS LLC
350 WEST ONTARIO STREET
SUITE 200
CHICAGO IL 60654
T 312.464.1444
F 312.464.0785
www.strpartners.com

July 27, 2016

Mr. Sam Hubbard
Development Planner
Planning and Community Development Department
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: **Plat and Subdivision Committee meeting**

Thomas Middle School Addition
1430 N. Belmont Ave.
Arlington Heights, IL 60004

Arlington Heights School District 25

STR Project #16047

Dear Mr. Hubbard:

Arlington Heights School District 25 and our office appreciate the review of the Thomas Middle School addition and the Village process this past Monday, July 25th. We look forward to the Plat and Subdivision committee meeting and are hopeful for the August 10th date.

The following is a summary of the (3) sets of 11x17's and (1) 24 x 36 copy of drawings provided on Monday:

- Plat of Survey, dated 7/14/16
- Subject Property Map, dated 7/25/16
- Site Plan, dated 7/25/16
- First Floor Plan, dated 7/25/16
- Second Floor Plan, dated 7/25/16
- Street Views – Existing Building, dated 7/25/16
- Bird's Eye Views – Existing Building, dated 7/25/16
- Elevations, dated 7/25/16
- Roof Plan, dated 7/25/16

We are seeking Special Use Permitting, a Parking Variation and a Height Variation. Please note the existing building is non-conforming with the front yard setback on E. Thomas Ave. and the side yard setback on N. Belmont Ave., but the proposed addition complies with the required setbacks. Our justifications for Special Use Permitting, a Parking Variation and a Height Variation are as follows:

- **A Special Use Permit is requested for a Public Elementary School in the R-3, One-Family Dwelling District.**

That said special use is deemed necessary for the public convenience at this location.

Thomas Middle School provides education to school-age children of the surrounding area and is of benefit to the community.

That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.

The school is regularly inspected for health/life safety in accordance with Illinois State Board of Education requirements. Proposed additions will comply with current building, life safety and ADA accessibility codes.

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.

Elementary Schools are a permitted Special Use in an R-3 Use District per Chapter 28, 5.5-1 Permitted Use Table.

- **A Variation is requested from Chapter 28, Section 11.4-4, Schools, Elementary Off Street Parking, from the requirement for 314 spaces (two per each of 135 employees plus one per each of 44 classrooms) to allow 141 spaces.**

The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation zone.

The building, parking areas, a loading area and sidewalks make up the north part of the site. Open field space is provided at the south part of the site. The open field space is necessary to maintain for the use of physical education classes and community sports.

The plight of the owner is due to unique circumstances.

Physical education includes outdoor activities.

The variation, if granted, will not alter the essential character of the locality.

The planned parking supply of 141 spaces meets the existing and projected parking needs of the school during the day for staff and visitors without impacting on-street parking. Additional parking spaces are also provided off-site through an agreement with the Orchard Evangelical Free Church.

- **A Variation is requested from Chapter 28, Section 5.1-3.9, Maximum Height, from the requirement of 25-ft. to allow 33'-8".**

The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation zone.

A variation is requested to allow a height of 33'-8", the height of the existing building at the current gymnasium location. The new gymnasium will be approximately the same 33'-8" height, and not exceeding the 33'-8" height. This height is necessary to provide the clearances needed for sport activities. Note that the clearance below ceiling and structural elements for volleyball is



Mr. Sam Hubbard
Project # 16047
July 27, 2016
Page 3 of 3

25'-0" minimum per the National Federation of State High School Association standards.

The plight of the owner is due to unique circumstances.

The proposed larger gymnasium is needed for increased enrollment.

The variation, if granted, will not alter the essential character of the locality.

The proposed gymnasium will be no taller than the existing building. Additionally the proposed gymnasium will face open field space.

Please contact me at 312-242-4168 or don@strpartners.com with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Don Hansen". The signature is fluid and cursive.

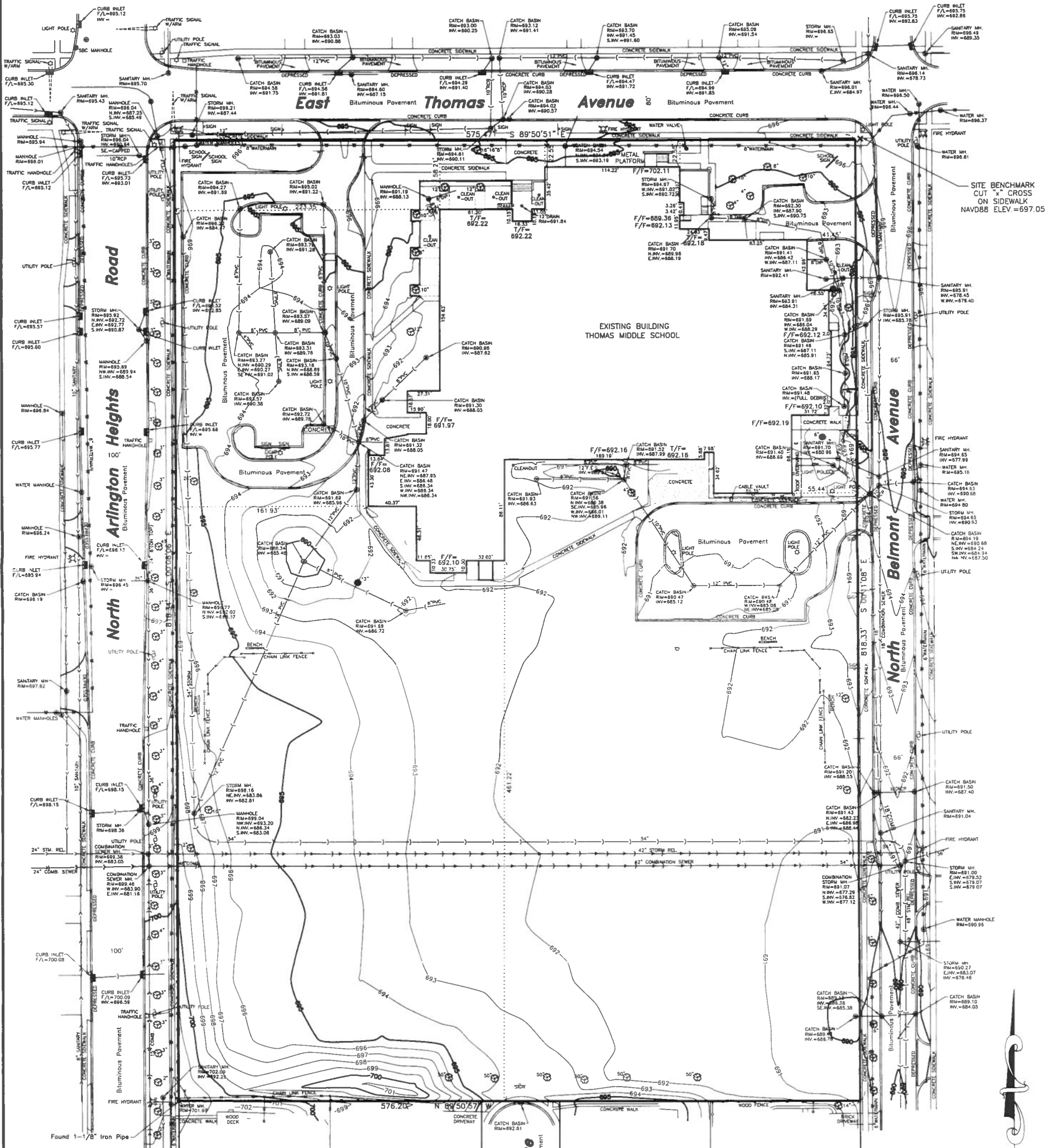
Don Hansen, AIA, LEED AP
Senior Project Manager

cc: Charles Witherington-Perkins, Village of Arlington Heights
Stacey Mallek, Arlington Heights School District 25
Ryan Schulz, Arlington Heights School District 25
Mike Henderson, STR Partners LLC

PLAT OF SURVEY

THE PREMISES COMMONLY KNOWN AS:
1430 N. BELMONT AVENUE, ARLINGTON HEIGHT, IL
PARCEL AREA = 471,219 S.F.
PIN: 03-20-303-006

LOTS 23, 25 AND THE NORTH 3 ACRES OF LOT 27 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF, AND THE SOUTH 4 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER THEREOF), ACCORDING TO THE PLAT OF SAID ADDITION, RECORDED OCTOBER 19, 1906, IN BOOK 92 OF PLATS, PAGE 42, AS DOCUMENT 3941663, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF LAKE 55

I, **BRYAN J. LEE**, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

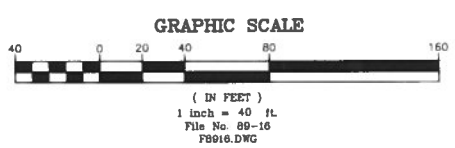
DATED AT GRAYSLAKE, ILLINOIS THIS 14th DAY OF July, A.D. 2016

Bryan J. Lee
ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-16
PROFESSIONAL DESIGN FIRM NO. 184-002732

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS MONUMENT 39
AT THE NORTHEAST CORNER OF W. OLIVE
STREET AND ARLINGTON HEIGHTS ROAD.
ELEVATION = 703.13 NAVD88

SITE BENCHMARK:
CUT "X" CROSS ON CONCRETE SIDEWALK AT
THE NORTHEAST CORNER OF PARCEL
NAVD88 ELEVATION = 697.05

BEHREN'S
BY DOCUMENT 20648459



FIELDWORK COMPLETED: 07-13-2016
CLIENT NAME: Arlington Heights School Dist. 25
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL 60005

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980



1 SUBJECT PROPERTY MAP
SCALE 1" = 100'



SUBJECT PROPERTY MAP

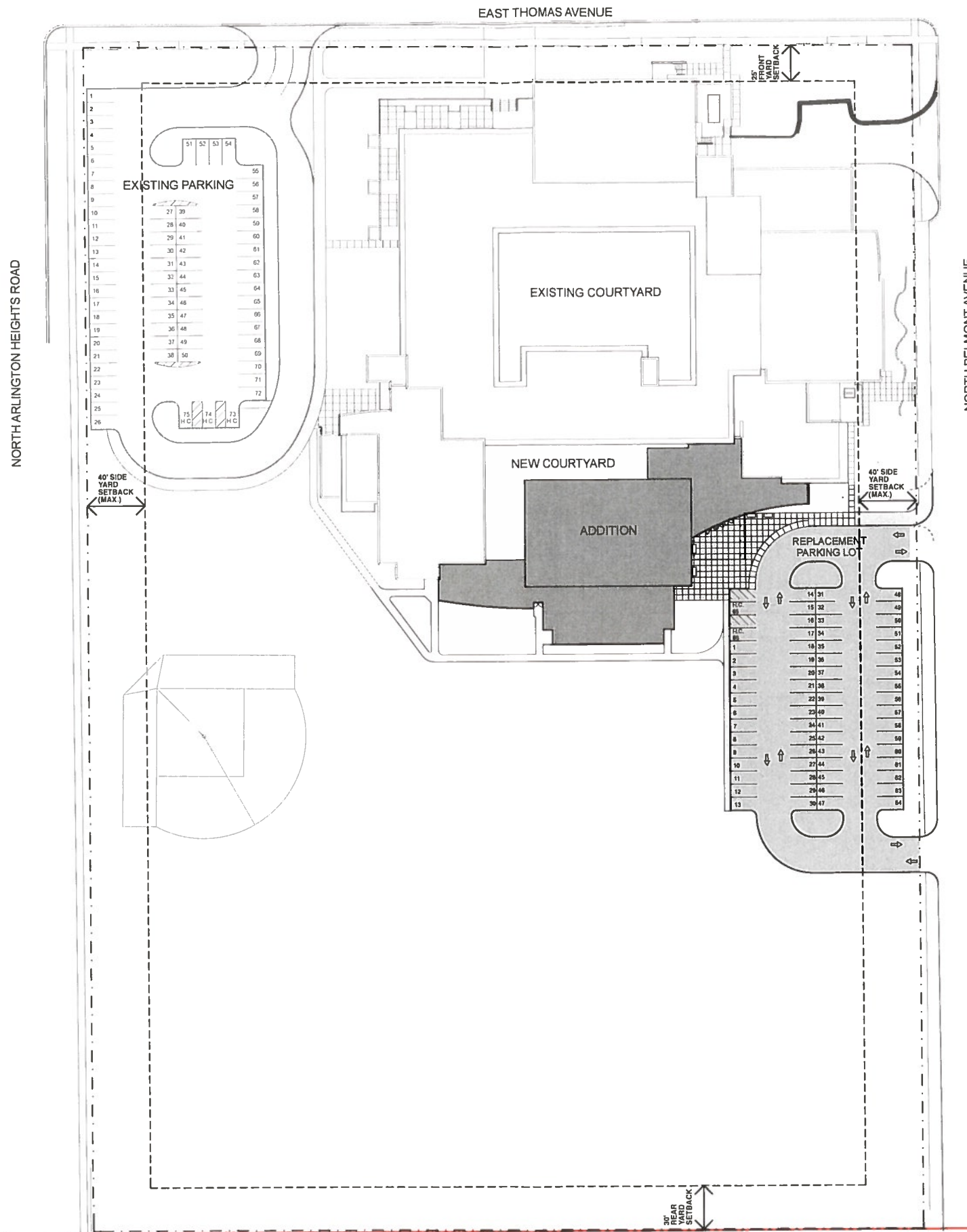
STR
Partners LLC
350 West Ontario Street | Suite 200
Chicago IL 60654
www.strpartners.com

THOMAS MIDDLE SCHOOL ADDITIONS AND RENOVATIONS

1430 N. Belmont Avenue, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25

7/25/16



1 SITE PLAN
SCALE 1" = 40'

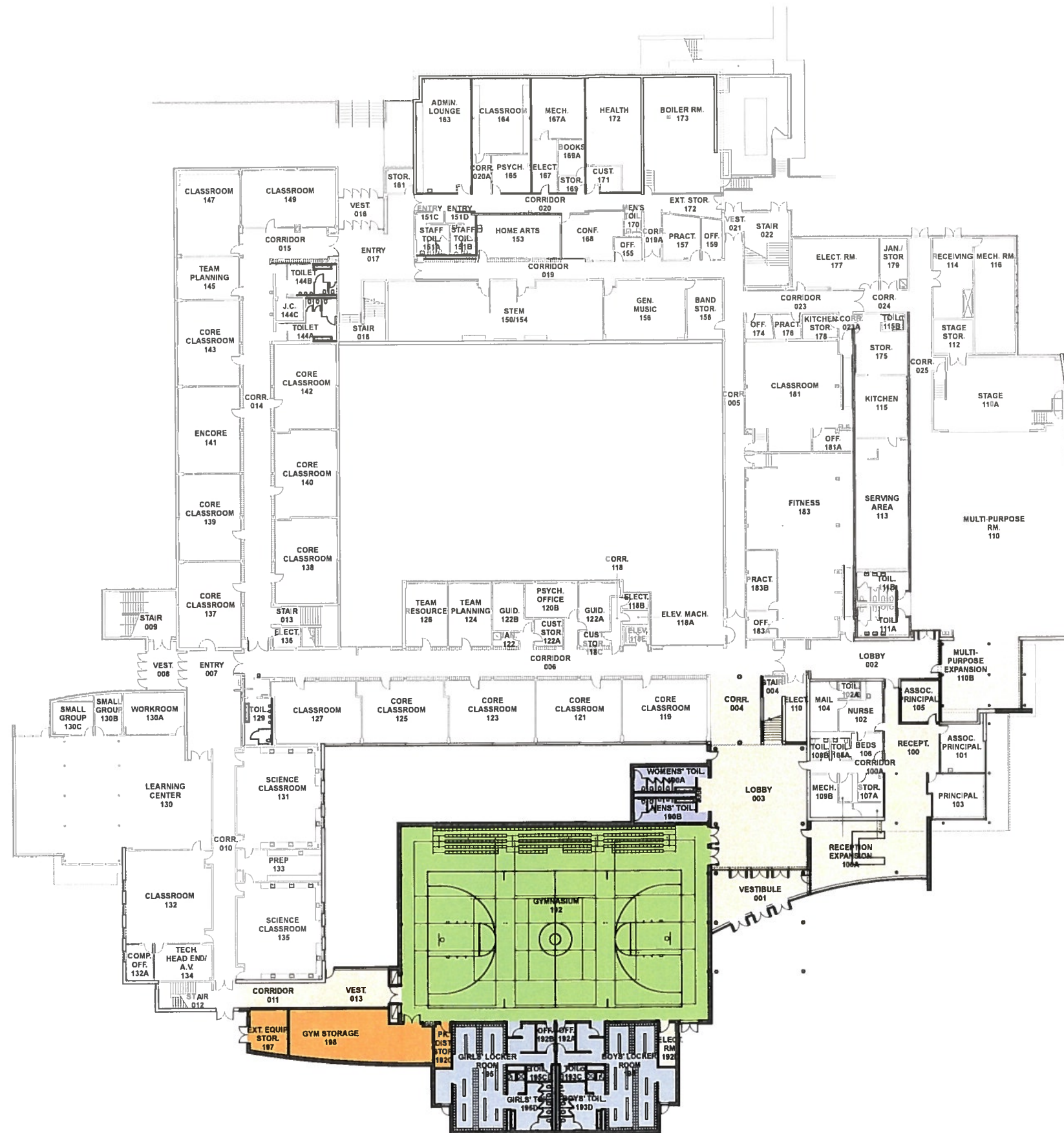


SITE PLAN

STR Partners LLC
350 West Ontario Street | Suite 200
Chicago IL 60654
www.strpartners.com

THOMAS MIDDLE SCHOOL ADDITIONS AND RENOVATIONS

1430 N. Belmont Avenue, Arlington Heights, IL 60004
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
7/25/16



FIRST FLOOR PLAN

STR
 STR Partners LLC
 350 West Ontario Street | Suite 200
 Chicago IL 60654
 www.strpartners.com

1 FIRST FLOOR PLAN
 SCALE 1" = 20'



THOMAS MIDDLE SCHOOL ADDITIONS AND RENOVATIONS

1430 N. Belmont Avenue, Arlington Heights, IL 60004
 ARLINGTON HEIGHTS SCHOOL DISTRICT 25
 7/25/16

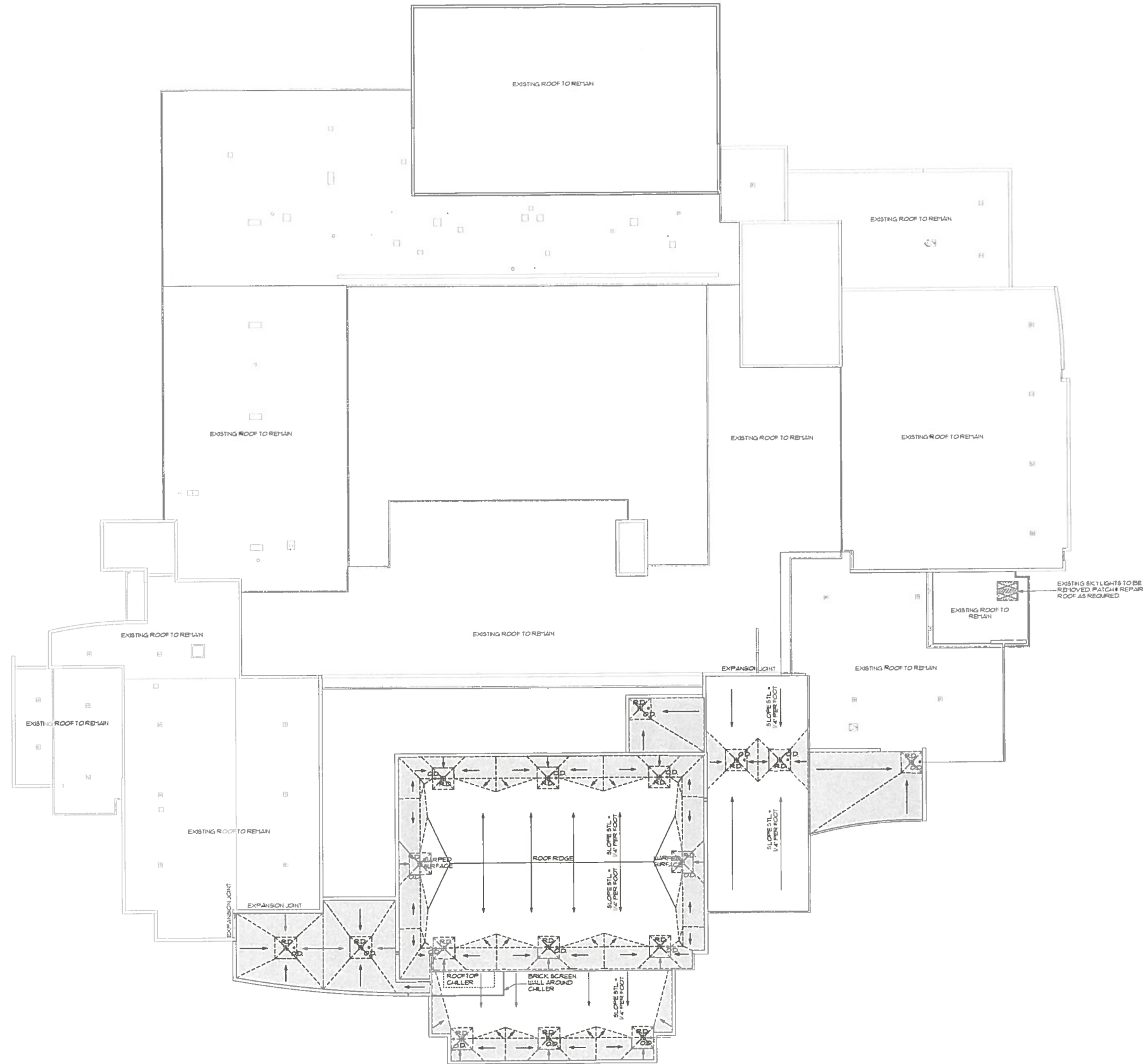


1 SECOND FLOOR PLAN
 SCALE 1" = 20'



SECOND FLOOR PLAN

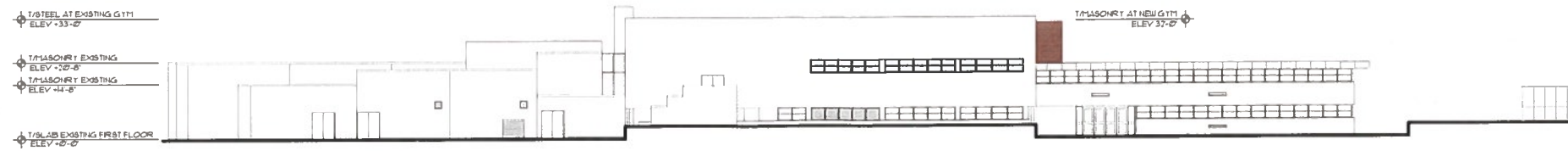
THOMAS MIDDLE SCHOOL ADDITIONS AND RENOVATIONS



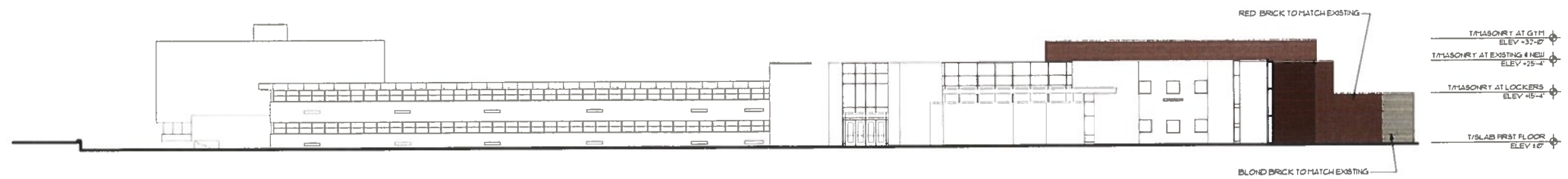
1 ROOF PLAN
SCALE 1" = 20'



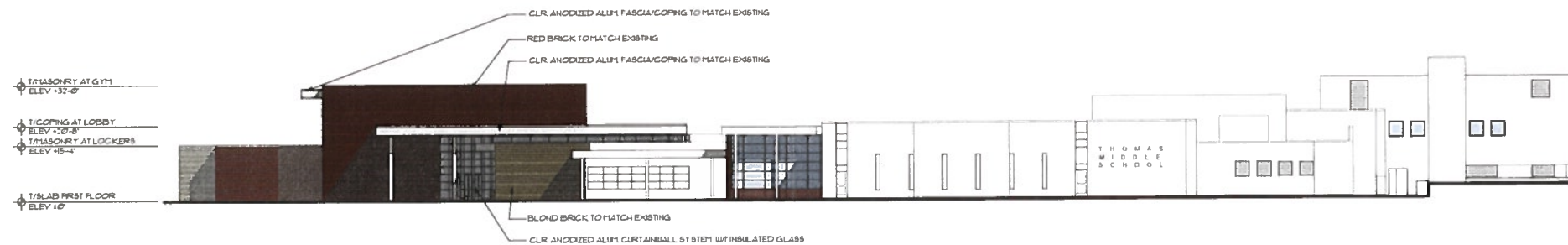
ROOF PLAN



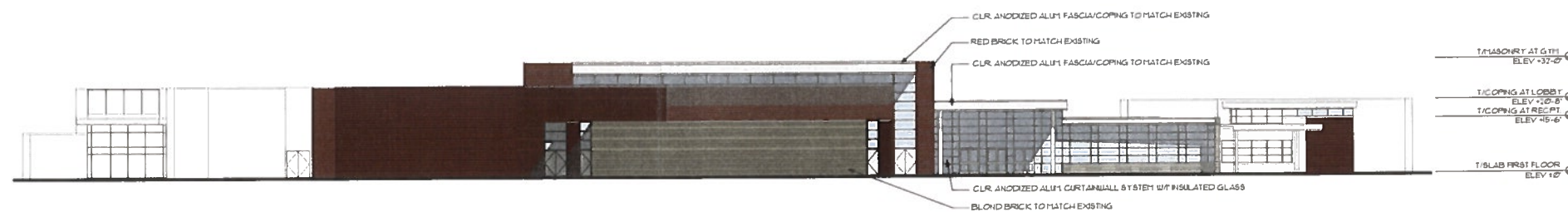
4 NORTH ELEVATION – THOMAS STREET
SCALE 1" = 20'



3 WEST ELEVATION – NORTH ARLINGTON HEIGHTS ROAD
SCALE 1" = 20'



2 EAST ELEVATION – NORTH BELMONT STREET
SCALE 1" = 20'



1 SOUTH ELEVATION
SCALE 1" = 20'

ELEVATIONS