



Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
March 22, 2023
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Greenbrier School - 2330 N. Verde Dr. - 2/22/23
- B. Windsor School - 1315 E. Miner St. - 2/22/23

IV. PUBLIC HEARINGS

- A. Betty Haag Academy of Music - 3255 N. Arlington Heights Rd. -
PC#23-001
Land Use Variation to allow 'Music Conservatories or Instruction'
in M-1 District

V. OTHER BUSINESS

- A. Public Comment

VI. 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.



**Plan Commission
3/22/2023**

Item: Greenbrier School - 2330 N. Verde Dr. - 2/22/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Greenbrier School - 2330 N. Verde Dr. - 2/22/23	Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSIONCOMMISSION

RE: GREENBRIER SCHOOL BUILDING EXPANSION - 2330 NORTH VERDE DRIVE -
PC #22-020
AMENDMENT TO SUP ORDINANCE #17-035 FOR BUILDING ADDITION,
VARIATIONS

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 22nd day of February, 2023 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON DAWSON: Okay, let's call the meeting to order and stand for the Pledge.

(Pledge of Allegiance was recited.)

CHAIRPERSON DAWSON: All right, roll call.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Present.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Here.

All right, first order of business, approval of minutes.

COMMISSIONER GREEN: So moved.

CHAIRPERSON DAWSON: Second?

COMMISSIONER ENNES: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

COMMISSIONER JENSEN: Abstain.

COMMISSIONER WARSKOW: Abstain.

CHAIRPERSON DAWSON: All right, any opposed?

(No response.)

CHAIRPERSON DAWSON: All right, so then we have another school.

COMMISSIONER ENNES: A couple of schools.

MR. SCHULZ: Five or six, here it is.

CHAIRPERSON DAWSON: Welcome back.

MR. SCHULZ: Thank you very much.

CHAIRPERSON DAWSON: All right, who else is, who am I swearing in today?

MR. SCHULZ: Oh, yes, I'll have to bring everybody up to give it.

CHAIRPERSON DAWSON: Come on up.

MR. HUBBARD: I don't have it, but I can go through the slides if you just tell me next one.

CHAIRPERSON DAWSON: What are we looking for?

MR. HUBBARD: The advancer for the slide show, but we don't have it this evening.

CHAIRPERSON DAWSON: Okay.

(Witnesses sworn.)

CHAIRPERSON DAWSON: Terrific, all right. Go ahead with your presentation.

MR. SCHULZ: Thank you very much. Again, I'm Ryan Schulz, Director of Facilities Management for District 25, along with some of the staff for Arlington Heights School District 25. I'm going to have Sam click through tonight since we don't have the clicker.

So, Sam, we can go ahead.

Again, these are just our guiding principles that we talked about before on how we got here with our full-day Kindergarten program. Again, the expansion at Greenbrier is primarily guided by the full-day Kindergarten program and the need to provide additional space to the building and give them additional needs into the future for programs and enrollment needs.

Again, why is the addition needed? Again, it's primarily focused on the full-day Kindergarten portion, and we do see a slight uptick of enrollment at this school. Again, it's primarily the portion that is, the enrollment increase is primarily driven by the increase in Kindergarten students that we anticipate coming to the school as a result of the full-day program coming into effect.

Ownership and notification. Again, we did the title search. We verified the ownership of the properties. The neighborhood meeting was held on November 1st and no neighbors attended that meeting. The Conceptual Design Review had the unanimous support. Design Commission meeting again is scheduled for next week, February 28th. Just a timing issue didn't allow us to have it before this meeting, so it will be happening next week on the 28th.

The Plan Commission hearing tonight, all our notifications were posted. Our mailings were also sent out. The affidavit was sent over to the Village for review. Then the Village Trustee approval will be coming up in the future once we get through the items tonight in this review.

The construction is anticipated a little bit later on this project since it is only two classrooms. Right now we're slating either the winter of '23 or possibly even waiting until the spring of '24, just depending on scheduling. So, that's our preliminary schedule. We may decide to move that up at some point, but right now we're kind of slating it since it is only two classrooms that it would be later in the project since we do have six schools that we'll be getting started to give us some time to get those projects bid and get these started as well.

This is a summary again of the variation requests that we're looking for tonight, again, two variation requests in addition to the special use permit for the site. So, again, the amendment would be for parking that we'll go through in a little bit, and another portion is a small eave that is over, extending the setback limit on one side of the building which I'll point out once we get into those slides.

Going over the footprint and floor plan kind of area of the site, the addition primarily is going to sit on the south end of the building, kind of the southwest corner in that red box. We designed the addition in 2017-2018 to accept an addition in that location in the future should it ever be needed, so we're looking to put two classrooms in this location on the first floor along with some storage and corridor space. So, we'll create a new courtyard space, actually it will help us in that regard because the courtyard right now is open and it's very difficult to maintain for people going in there. So, we put a fence up initially and people were using the

fence to get on the roof, so we had to end up taking out the fence and we have cameras back there.

So, this addition will actually help us in that regard for reviewing people and not allowing them to get into the building area a little bit more and jumping on the roof. So, again, the addition is set up to also accept a second story in the future if we need to since we are starting to run out of land space at this site to accept other places to build. So, this addition will be constructed to be able to accept a second story to connect to the two-story wing that was built several years ago in this location.

I also want to point out the parking requirement. Again, we are short at this facility. One of the reasons that we are going forward and requesting the variation and not looking at additional parking on site here is this building has highly traveling staff at this facility. So, again, we have an EC program here at this facility, the Early Childhood program that is a half-day program in the morning and a half-day program in the afternoon. So, the overall building enrollment at the school is relatively smaller just based on the K-5 population that is pretty small compared with our other schools.

So, we have staff that travel from other buildings in the district and service this school throughout the day. So, they may come in the morning for half a day and then they flow out. So, the staff count is really variable, it's not that they're there at all times. So, the number that you see for our staffing is the full amount of people that are assigned to that building at some point throughout the day, but that may again mean that they're there for half the morning and then they leave and go out and somebody may not be back to the building. So, that doesn't mean they're all going to be at the site at one time. So, that's why we're requesting the variation on parking.

The other portion of variation that we're requesting is the eave along the southwest corner. It's a little hard to see but it's a yellow kind of dash line. That is the section there where the eave oversteps the setback limit by approximately a foot and a half I believe or half a foot. I think it's only half a foot in that location.

One last thing, I just want to point out we are looking to add some permeable pavers in the east parking lot on the top right side of this picture. Then on the bottom left, we do already have some existing permeable pavers for stormwater. Again, I'll talk about the stormwater portion a little bit later on in the later slides.

Just an overview of the floor plan of the addition. Again, the two classrooms will go to connect to an existing building on both ends. One is a part of more of the original building done in the 1960's and the other portion where it's connecting to was done in 2017-2018. So, again, we're looking to add that section there to loop the building off. It will provide some flow then into the building as well, because right now the existing addition that was recently done kind of sticks out, it's just kind of a one-way corridor. So, it will provide some flow and some continuity on that end of the building, and again, we will be creating the small courtyard that can be used by the building throughout the year for various services that they would want while maintaining light and air into those existing classrooms as well.

A rendering of the addition. So, again, this addition really works very well and works very nicely with the existing footprint and layout of the building. So, the facade really carries through to the new addition. It's very similar and symmetrical, so we're looking to carry through that existing 1960's look from the one portion on the southern end and bringing it over to the new addition, again, tying into the two-story addition behind it that was recently done several years ago.

Here's showing the elevations again in 2D format, again, just showing how it connects to the two-story addition, the top one, and then again on the bottom elevation is the south, southwest elevation, showing how it connects to the existing building from the 1960's.

Going through enrollment and staffing, again, we do see the uptick in enrollment at this school that we project to see from the full-day Kindergarten program and a small amount from the actual neighborhood that we anticipate overall enrollment growth, again going from 386 to 406. For staffing, we're only anticipating at this point to go up two staff just to support the full-day Kindergarten program, because again, we just don't have enough Kindergarten teachers right now in the current half-day program to support that going over to the full day. So, we're looking to have the two additional full-time Kindergarten teachers.

Classroom counts, so I'll just go through that real quick. 24 classrooms currently going up to 26, and then you can see our projected sections going forward is 23, pretty flat across the years coming out. So, we will have a number of classrooms that can be used for support services and breakout services at the facility for that going forward.

Traffic and parking -- Sam, you can go ahead.

Going through the parking lots, again, we are short here slightly at the site. We have currently 75 parking spaces on site, we are projected to need 86 by the Village current code. As I discussed earlier, we feel that the site has sufficient parking to support our staff based on the amount of people that are flowing in and out throughout the day, and again, not always utilizing those spaces at all times. So, we feel that this is a reasonable request to have this variation request.

In addition, I just wanted to go through a little bit with taxis. We're heavily on taxis at this school due to the program, the EC program that is at this site. So, we have a large number of taxis that service our students compared with other schools, just because kids may be coming from different locations within Arlington Heights that they would need those transport services to the school. So, we have six taxis in the a.m., 11 mid-day, and six taxis in the p.m. hour, and then we do have one bus at this location.

I just want to point out, this was from the drone footage at like 3:30 in September. I just want to show that there are open parking spaces up on the east lot which is on the top far area under the Greenbrier, and then also below in the main lot to the main parking lot in the back. So, just trying to show general things, this is again 3:30 in the afternoon when we would normally still have all the staff there at the building that were occupying the site, just showing that there are a number of open spaces. Again, parents are already queued up because their students are going to be getting out, and there may be a few parents parked in that lot as well waiting to get their students even though they're technically not supposed to be parked in the parking lot.

Just one more reference, this again, was just a satellite picture from May 13th of 2021 showing a large portion of parking spots open in that west lot. The east lot does have a number open, again, it looks like there's more than there actually are. For some reason, the satellite image just kind of ghosted I guess, it's kind of like see-through, so it's not, all those spots aren't open on that east lot. I would say they're probably about half to 70 percent full on that east smaller lot, but again, it's fairly clear to see on that west lot that there are a large number of spaces open during a normal school day.

Can you just try clicking maybe one, Sam, to get it to start? There we go.

So, this is the arrival video just showing the flow through the back

main parking lot, how traffic enters through one entrance and exits through the same entrance. Again, that lot is technically supposed to be a right-in/right-out only. So, you'll see in the morning that a large number of these cars are following the right-out, but we do see occasionally that a car will snake to the left and start going over to the other intersection. Again, this was intended from our last project, we felt that this was the most reasonable to try to get traffic away from the intersection that's near the school and where there's a large amount of pedestrians. So, we do have good adoption of it but it's perfect, right, so we do have people breaking out, especially towards the end now, you'll see a large number of them start going left which is to the east instead of following the sign and breaking out towards the frontage road. I hope Mr. Green is not one of them that breaks that rule. So, we can go to the next one.

This is again just traffic departure on the stacking, kind of where cars at the end of the day will be stacking primarily in the western parking lot on the side nearest the school. So, again, there are some cars on Roanoke that queue up there, get closer to the intersection of Roanoke and Verde, and then also in the yellow line along Roanoke, we do see some cars there. It's not a primary area where cars are stacking up, but we do see that occasionally where people are queuing up in that location and picking up their students.

Also on Verde is also a section that I have kind of hashed there. We see sporadic, like sometimes it does have a lot of cars there and other times there are not. So, that's why I put it in dash, it's kind of a sporadic zone of cars when they park there. We do see a number of cars near the parking lot on that east side, and then also a little bit farther to the north along the streets near the baseball field.

Going through departure, again, this is at approximately 3:30, you can see cars starting to queue up in the parking lot. You'll notice that a number of cars are sticking out into the streets, but once it gets flowing at approximately 3:35, it moves fairly quickly and it clears that little hiccup in that location fairly quickly in that location. So, you can see traffic now, students are out and starting to flow, and once we get going here, it starts pulling them in fairly quickly off the street. So, again, that was right around 3:30 and the video I think stops around 3:42 or so. You can see that it's a fairly short window that there is an impact on that street.

Again, on the south side of the street, we do see some cars parked, but primarily we believe those are residents parked in that location. Occasionally, there may be a parent that would park there, but primarily there is some residential parking on the street there on the south side of the street.

Just showing vehicle stacking that is uphill on the site, again, both on site and nearby. We did show some of the street because there's no houses on that side of the street. It's primarily the School District's and Park District's property, so we showed that on the map as well that it's not impacting neighbors, that it's a fairly open area. There is a large quantity of street stacking available at this location, especially on the southwest side of the site. Again, we can fit 15 cars in that west lot and 10 vehicles, excuse me, in the east parking lot as well to stack, and you can also see the total stacking that is available on the street.

Stormwater and sustainability. So, stormwater primarily will be serviced by the existing detention basin that is in the northwest portion of the site. It is owned by the Park District, the land, but we do have a license agreement to store our water there. It was permitted with enough volume control that we can have additional water go to that site, so again, that's been reviewed by Village Engineering in preliminary stages. We'll have additional calculations brought forward to them for final approval, and then will be brought to MWRD for

their final sign off on the concept as well, but we do have permitted volume left in that area, it is up near the park area. There's a pathway that goes through that area, but again, we do have permitted licensed volume control available in that location as well.

For sustainability, similar to other sites, there will be LED lighting, high efficiency HVAC, low flow plumbing fixtures. We do have green space still available, adequate bike storage and ridership, and then future exploration again at this facility of solar and PV panels being put on the roof of this facility.

With that, I will be open to any questions that you may have.

CHAIRPERSON DAWSON: Okay, great.

Sam, before you start the Staff report, have all public notices been given? I forgot to ask that earlier.

MR. HUBBARD: They have, yes.

CHAIRPERSON DAWSON: All right, terrific. All right, so Staff report, please.

MR. HUBBARD: Thank you, Chair Dawson.

Okay, so Greenbrier School is located in an R-3 Zoning District. As part of the addition that occurred in 2017, they received a special use permit to allow for that building addition. All schools within the R-3 district are required to develop with a special use permit, and the four-classroom addition in 2017 triggered the need for the school to obtain a special use permit. Similarly, the proposed addition triggers a need to amend that special use permit. So, the reason the Petitioner is before you this evening is for an amendment to the 2017 special use permit to allow the building addition.

Additionally, there was a variation granted as part of that approval back in 2017 to allow a parking deficit, 75 stalls, where 84 would be required by current code requirements. The addition of classrooms and staff increases the intensity of this variation to require now 86 stalls instead of 84, and they are not proposing to add any additional parking stalls. So, an amendment to that variation is also required.

Finally, there is a variation required for the projection of the eaves at the southwest corner of the building addition where they project three feet out into the front yard setback where code limits this projection to 2.5 feet. So, there's a half a foot encroachment into the required setback.

On the Comprehensive Plan, the site is designated as schools, so the existing and future uses are compatible with the Comprehensive Plan.

As you've heard, the Petitioner held a neighborhood meeting in November of last year. No one from the public attended. They did send out invitations to all of the residents within 250 feet, and in some instances went a little bit beyond that, but nobody ended up attending the meeting.

In December of last year, they appeared before the Conceptual Plan Review Committee. There was limited discussion on this project, mostly related to the drop-off/pickup operations, but there were no major concerns identified and the Conceptual Plan Review Committee members in attendance encouraged the School District to move forward.

The Petitioner will appear before the Design Commission on the 28th of this month, and the School District must abide by any requirements stipulated by the Design Commission as they move forward to final design and permitting for this project.

Here's an aerial of the site. You can see the neighborhood is primarily single-family residential. To the north and northwest there is Greenbrier Park. Then to

the east, south and west are single-family homes. The addition is shown by that red box and it will be built flush with the current portion of the building here, so it just extends straight along that edge.

The current building in this location is built right up to that minimum allowed front yard setback. The proposed addition will maintain that and does not require any variation, but again, as you've heard, the eaves will project out into that required setback by approximately three feet, requiring the need for a variation, and I'll get into that a little bit more later.

Here's a zoomed out neighborhood aerial showing more of the neighborhood, and then again, the site plan with the building addition shown in color with the remaining portions of the existing building shown in gray.

There's very limited site work proposed as part of this project. Some of the other school addition projects that the Plan Commission has recently discussed over the last several weeks have involved more site work in comparison to this project. The only real above ground change, other than the building addition, is that the School District is proposing to reconstruct the east parking lot. Thankfully, the parking lot complies to code as it exists today, and so there's no variations triggered by this reconstruction. It complies with code both relative to the size and orientation of the parking stalls, the drive aisle widths, the curb cuts, as well as the landscaping.

So, here you see the elevations of the building up top, and then on the bottom is the existing building. Again, this projection of the eaves is circled in red here, and they are just maintaining the existing eave that's on the current building. But again, it does require that variation for that half a foot projection beyond the maximum allowed 2.5-foot projection into the required front yard setback.

The Staff Development Committee is supportive of this variation. To deviate the projection of the eaves would have a slightly awkward appearance. It's an existing condition on the building that they're just matching, and it's going to be set back at least 23 feet from the right-of-way, and then there's a street in between that and any neighboring single-family homes. So, we are supportive of that variation.

They will be installing some landscaping in the form of some foundation plantings and two trees. There is no strict code requirement for landscaping in this instance, so this is just to enhance the appearance of the site.

This brings me to traffic, parking and drop-off/pickup operations. So, again in 2017, this site was approved for a variation to allow the 75 parking stalls that exist on the site today. They are increasing the extent of the variation by two stalls, and so the variation needs to be amended.

In relation to whether or not there is adequate supply to accommodate demand for this site, the traffic and parking study surveyed the parking area after the morning arrival period and found that the parking lots were about 75 to 85 percent at capacity. So, that translates to vacancies for about 10 vehicles. Additionally, the Village surveyed the parking area twice over the last two years and found vacancies in the parking lot around nine to 13 vehicles. Given the estimated two-employee increase, the traffic study found that demand for parking would increase by up to around eight vehicles. So, given the surplus that we've observed, plus has been observed in the study, finding anywhere between nine to 13 vacancies within the parking lot, we believe that the parking area does have capacity to accommodate for the increased demand associated with the building addition.

We are aware of some congestion that occurs in and around the Verde and Roanoke intersection during peak times, most notably during afternoon pickup. Again, the Staff report outlined a situation where cars park on the north side of Roanoke and wait while the early childhood pickup occurs, and that creates a situation where there's double-stacked cars.

So, we've asked the School District to look into solutions to this, and they are recommending additional communications to families and additional staff outside to address this issue. Should these means prove ineffective, then they have some kind of contingencies. They could put out some traffic cones, we can work with them to maybe install some additional striping, and we can potentially install some No Parking signs in that area where people stop and double-stack. So, we do find these solutions to be adequate, but we are recommending a condition of approval that if there are continued issues with drop-off and pickup, that the Petitioner will work with us to address those.

Relative to the overall drop-off and pickup operations, the traffic and parking study was predicated on the 2026-2027 enrollment which is expected to be 406 students with a capacity of around 23 classrooms. But the addition is being built out to provide capacity for 15 percent above those projections, so there is some potential for unanticipated traffic or parking impacts should enrollment increase to that maximum 15 percent capacity above the 2026-2027 numbers. So, just to be proactive in that situation, we are recommending a condition of approval that if enrollment does exceed the 406 capacity, that they work with the Village to address any drop-off or pickup problems, and if they can't come to an agreement with us on what's needed to mitigate any problems, then they would be required to come back before the Plan Commission and Village Board for an amendment to the special use permit.

That being said, we are supportive of this project and we are recommending approval subject to the five conditions shown here.

CHAIRPERSON DAWSON: Okay, great.

Do I have a motion to enter the Staff report?

COMMISSIONER SIGALOS: So moved.

COMMISSIONER CHERWIN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed or abstentions?

(No response.)

CHAIRPERSON DAWSON: No, okay, great.

All right, so do we have any questions before public commentary? I'll start down here. No?

COMMISSIONER SIGALOS: I just have a question. When you were showing the video of cars leaving and they were all supposed to go in the entry and aprons there, it was a right-in/right-out, and every once in a while you can see a car, you know, turn to the left and would create a problem. Did you ever consider putting in like a curbed island there, kind of like a pork chop shape to force them to turn right so they're not turning left into oncoming traffic?

MR. SCHULZ: Yes, we haven't considered that yet. I mean, we've had that at other schools. We've just seen that people will still violate that, even though it is trying to, you know, prod them more to the right, that people will still, if it's advantageous to them and there's a not a lot of traffic, they'll still turn left out of there, but it could be something we'd explore. We tried it at other schools and seen kind of mixed use with that as well.

COMMISSIONER SIGALOS: I just wondered if you're aware of that.

COMMISSIONER CHERWIN: To kind of follow-up on that concept, have you had any incidents at all with somebody making a left turn causing any kind of collision there?

MR. SCHULZ: Sorry, was that for Olive?

COMMISSIONER CHERWIN: Oh, I'm sorry. Have you had any incidents at all where somebody has made a left-hand turn and has caused an accident?

MR. SCHULZ: Not that I'm aware of, no. None here.

COMMISSIONER SIGALOS: I guess my last question, and it's not that I'm looking for you to spend more money, but I heard you say that these two classrooms are being designed for a future second-story addition. I didn't see a second floor plan in the presentation. But if you're '25 or '26, 2026 projections require a need for two additional classrooms, I'm just curious, it'd be a lot cheaper to build them now than later being that's already designed. I mean your footings, your foundations, your second floor slab doesn't change, so you're just adding, even the perimeter outside walls, you don't have to do anything inside to finish it. I'm just bringing it up, it might be, if you're only that far away, four years away from building or requiring a couple more classrooms, you might consider building them now, just a shell, and it would be cheaper.

MR. SCHULZ: We're not anticipating the need for more classrooms beyond five years right now. We're accommodating that with these two. So, we're projecting that these two additional classrooms will serve us well into the future, but --

COMMISSIONER SIGALOS: All right.

MR. SCHULZ: -- again, if way further down the road enrollment would increase --

COMMISSIONER SIGALOS: I thought I saw the table where there may be two more classrooms added in --

MR. SCHULZ: No intention of that right now, no.

COMMISSIONER SIGALOS: All right, that's all I have.

COMMISSIONER ENNES: Okay, a question regarding the current enrollment. You have currently 40 Kindergarten students I believe?

MR. SCHULZ: I trust that you have that correct number.

COMMISSIONER ENNES: About how many teachers does it take to teach them half day? And how many more does it take for full day?

MR. SCHULZ: So, again, typically what will happen, again, if you have four sections of Kindergarten right now, you have two teachers because they can serve two classes in the morning, in the a.m., and then they can service two classrooms in the afternoon. So, essentially, it's not a perfect match but it's essentially doubling the amount of Kindergarten teachers that you need. It depends on the section need a little bit, you get a little bit more efficient this way, so it might not always be doubling. But essentially, as a rough estimate, it's usually adding twice as many Kindergarten teachers.

But I think right now, I think we have two-and-a-half. I think there's a section, I believe it's, is it one? I can't remember the exact quantity. Stacey Mallek does.

MS. MALLEK: So, our enrollment goal at the Kindergarten grade level is 20 students per teacher. So, we don't automatically add a teacher if we hit 21 or 22. Actually, I believe at Greenbrier this year we have slightly larger class sizes, but we added a teacher assistant to assist in that classroom rather than adding a whole another section which would then decrease or split those numbers in half and you'd have 12 kids or 11 kids in a class.

COMMISSIONER ENNES: So, we're talking about, with the increase, about four more parking spaces are needed, two to four?

MS. MALLEK: Well, based, it's throughout the five years, just two more. Two more additional staff over the total number that we currently have.

MR. SCHULZ: I think the portion that Sam was getting into is taking into account the additional classrooms, there's a requirement for every five classrooms you're going to have a certain amount of parking spaces. So, that's included I believe in the number that Sam was referencing as well. But the spaces are solely based on the number of staff that you have and the number of classrooms. Those are the two metrics that are currently in the code for that. There's no student population metric portion in that right now, especially for elementary schools since we don't have students driving.

COMMISSIONER ENNES: Okay, right. Hopefully not at that age. Okay, thank you.

CHAIRPERSON DAWSON: Commissioner Green?

COMMISSIONER GREEN: I get over to this school a lot, and I can tell you that yesterday I was there for three of these pickups and deliveries. A lot of grandkids. As in both the front lot, the east and the west lot as you call them, there were open spots. Every time I'm there, there's parking spots that you can easily take. So, I would go along with your finding, and what the Village found is that there are open parking spots all the hours of the day, because like I say I'm there a lot during the week.

But my only comment would be that the drop-off and pickup works very well. I mean I think it really does. My only problem are the parents and their driving abilities, and I'm being nice when I say that, but that's really where the problem is, it's not in the plan, it's with the parents. So, I've seen the double stacking and everything that happens there. In that case, the right-out is a good idea when you have a double stack because otherwise I'm driving on the right-of-way to get over to where I have to go. I'm only kidding of course.

But like I say, it works very well and it's only a few minutes and it's over with for the day. So, anyway, that was just my comment, that it's a good plan.

COMMISSIONER LORENZINI: So, looking at this chart, it says 81 employees, but the zoning is 75 spots. So, how does that, do they ride together or just, you have visitors, too, once in a while I think.

MS. MALLEK: So, of those employees, two of them are night custodians, so they show up at 3:00 in the afternoon. Some of them, I think we have 20 part-time staff at that building that none of those staff work on Fridays. There was one of the slides in Ryan's presentation, I think nine of the 20 work half days. Three of the staff work only during the lunch hour because they're our lunch service staff.

So, they're there at different times of the day. They're not all there at the same time, which is why we always have open spots. In addition, some of our related service providers like speech and language or psychologists, social workers, they may only need to be at the school two hours twice a week. It just depends on when we schedule them because it depends on the needs of the kids, and then those staff will travel to other schools to assist in those buildings. So, we just don't have all of those 86 staff on site at the same time.

COMMISSIONER LORENZINI: Okay, thank you.

CHAIRPERSON DAWSON: Before you sit down, could you just state your name for the record just so we have that?

MS. MALLEK: Stacey Mallek.

CHAIRPERSON DAWSON: Spell the last name.

MS. MALLEK: M-a-l-l-e-k.

CHAIRPERSON DAWSON: Right, thanks. I know we all have seen you so many times, but we just have to make sure it's on the record.

COMMISSIONER WARSKOW: Just one quick question out of curiosity, and I believe this was the same with the Westgate School that you now have this courtyard in between the classrooms. What do you do with that courtyard? Is it turf grass? How do you maintain that? Would you, you know, would you think about making that maybe some perennial native plants that would not require so much maintenance?

MR. SCHULZ: So, actually it's synthetic turf we're looking to put in this location so it's nice and flat and we can use it. Some of them will probably get a little bit more use than some of the others because there's only classrooms on one side, so if they're vacated there might be more use of that courtyard space. The size of this one gives a little bit more space, too, to set something up in that location.

COMMISSIONER WARSKOW: Thank you.

COMMISSIONER JENSEN: Well, first of all, I'd like to just commend the quality of the reports from both the Petitioner and the Village Staff. It really makes understanding these issues much easier.

I do have just one question which is I didn't see any signage that said Right Only in the place where you've got a few people who go to the left. Is there signage there and I just missed it?

MR. SCHULZ: In my understanding, there still is. So, we'll verify that that's still there. I haven't looked at it with my own eyes, but there was initially when we did the addition in 2018 right under the stop sign on that parking lot, it says either No Left Turn or Right Turn Only, one of the two. It does have a sign --

COMMISSIONER JENSEN: Okay, yes. You should validate that. It didn't look like there was one.

COMMISSIONER GREEN: There's a sign there, Lynn.

COMMISSIONER JENSEN: Is there? Okay.

COMMISSIONER GREEN: I've never seen it, but I know it's there.

COMMISSIONER JENSEN: Okay, good. Yes, no, thank you, that's the only thing I needed to clarify.

CHAIRPERSON DAWSON: Okay, we're about to open up to public comment, but I did also skip over one other question which was have you read the Staff report and do you agree to the conditions of approval?

MR. SCHULZ: We do.

CHAIRPERSON DAWSON: Terrific. All right, let's move to public commentary. So, we're opening up for public commentary.

Anyone on this side want to speak?

PUBLIC COMMENTARY FOR PC #22-020

MS. CAYER: Melissa Cayer speaking, C-a-y-e-r. Open Rand School, avoid building additions, redistrict and implement school choice. Arlington Heights has dense housing units which causes water management issues.

The referendum, School District 25 issue bonds, shall the Board of Education of Arlington Heights School District No. 25, Cook County, Illinois improve the sites up, build and equip additions to, and alter, repair and equip existing buildings including without

limitation building classrooms for full-day Kindergarten and replacing windows, flooring, roofing, plumbing, electrical equipment and HVAC systems, and issue bonds of said School District to the amount of \$75 million for the purpose of paying the cost thereof.

It doesn't say that you can't implement opening Rand School in other words. Thank you.

CHAIRPERSON DAWSON: Thank you.

Anyone else in this side of the room? No?

(No response.)

CHAIRPERSON DAWSON: Anyone on this side of the room for public commentary? No?

(No response.)

CHAIRPERSON DAWSON: All right, then we'll go ahead and close public commentary.

Any additional questions? Anyone have a motion?

COMMISSIONER LORENZINI: I've got one more question. I was wondering if anybody from the public was going to say anything about drainage.

Sam, is there any drainage issues in the area with the public?

MR. HUBBARD: No, the Village did some extensive drainage improvements in this neighborhood a couple of years ago. So, no, I mean, the jury is still out on whether that has completely solved some of the problems. We believe it has, but no, there's no significant stormwater drainage that we're concerned about relative to this building addition.

COMMISSIONER LORENZINI: Okay, but any drainage, any retention that's needed is going to be in the area owned by the park?

MR. HUBBARD: Right. The existing detention is within the park.

COMMISSIONER LORENZINI: How do you know there's adequate capacity there to take --

MR. HUBBARD: Well, on a preliminary basis, I think we're still kind of working that out with this particular school, but if there does need to be additional capacity, it can probably be solved without any changes to that detention basin. It could be solved through permeable pavers potentially. It could be upsizing some of the pipes there. So, there's a variety of different ways that they could tackle that if additional detention is required without any costly underground stormwater vaults.

COMMISSIONER LORENZINI: Okay, thank you.

CHAIRPERSON DAWSON: Any other questions? Anyone have a motion?

COMMISSIONER GREEN: I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #22-020, an Amendment to SUP Ordinance #17-035 to allow a building addition, and the following variations:

- 1. An amendment to the variation granted in Ordinance #17-035 that allowed 75 parking spaces where 84 spaces are required by code to now allow 75 spaces where 86 spaces are required by code.**
- 2. A variation from Chapter 28, Section 6.6-5.1 to allow eaves projecting three feet into a front yard setback where code restricts this distance to 2.5 feet.**

This recommendation is subject to the following conditions:

- 1. If enrollment at Greenbrier Elementary School exceeds or is projected to exceed 406 students within the proposed building, the School District shall demonstrate to the satisfaction of Village Staff that adequate onsite parking can accommodate peak demand, and drop-off/pickup operations will not create unsafe vehicular or pedestrian movements. Improvements needed to satisfactorily accommodate such increase shall be implemented upon administrative approval by the Village. If administrative approval is not granted, an amendment to this special use permit shall be required.**
- 2. The Petitioner shall continue to work with the Village and neighbors to address any drop-off/pickup concerns.**
- 3. The Petitioner shall continue to work with the Village to provide stormwater information to verify compliance with all MWRD and Village regulations to the satisfaction of the Village.**
- 4. Compliance with the 2/28/23 Design Commission motion shall be required.**
- 5. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON DAWSON: Okay, did you have any discussion? You had your hand up, Jay.

COMMISSIONER CHERWIN: Oh, I was just going to make a motion.

CHAIRPERSON DAWSON: Okay, roll call?

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, so we have unanimous approval on Greenbrier.

(Whereupon, at 8:10 p.m., the public hearing on the above-mentioned petition was adjourned.)



**Plan Commission
3/22/2023**

Item: Windsor School - 1315 E. Miner St. - 2/22/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Windsor School - 1315 E. Miner St. - 2/22/23	Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: WINDSOR SCHOOL BUILDING EXPANSION - 1315 EAST MINER STREET -
PC #22-021
AMENDMENT TO SUP ORDINANCE #90-082 AND #17-013 FOR BUILDING
ADDITION, AMENDMENT TO THE COMPREHENSIVE PLAN FROM PARKS TO
SCHOOLS

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 22nd day of February, 2023 at the hour of 8:10 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON DAWSON: Next up, Windsor. We're getting quicker through the --

MR. SCHULZ: We're getting smaller. I believe if we want to celebrate, this is six of six. So, this is the last one we intend to bring forward for a while, but --

CHAIRPERSON DAWSON: All right.

MR. SCHULZ: -- this is the Windsor expansion, again, primarily driven by the full-day Kindergarten program that will be implemented in District 25. Two classrooms will be constructed at this time.

Sam, if you want to go forward a couple?

Again, two classrooms will be added here. We do again anticipate a slight enrollment increase at this school, but again, it's very small and primarily driven by the full-day Kindergarten enrollment increase that we anticipate will be coming to District 25 now that it's a full-day program.

Ownership and notification. Again, we did the title commitment search again for this site, that was verified a couple of years ago. We redid it just to make sure that all the PINs were still ours and there was no other liens or anything else on there, but the old parcels are still under our ownership.

We had a neighborhood meeting in early November. We had two neighbors attend primarily asking about construction site logistics, and then is the addition going to be two stories. Again, this will primarily be a single-story addition to start with but will be able to accept a second story addition in the future.

The Conceptual Design Review meeting had unanimous support for the project. Design Commission meeting again is on February 28th which is next week. We're here tonight for the Plan Commission. We provided all of our notifications that were required for postings and mailings to the neighbors. Then also we'll be seeking Village Trustee approval at a future date once that's to be determined.

With this project as well, we're looking to start either in the winter of '23 or the early spring of 2024 due to the minimal site disruptions that we anticipate and the only two classrooms that would be constructed at this site.

Just a summary of the items we're requesting tonight, really we're requesting the amendment to the special use permit for this addition. There are no variations required at this time. Then also the conditions of approval, the recommendation are the items similar to the last projects for parking and the other items related to engineering with stormwater and so forth.

Going over the site plan, again, the addition is going to be placed on the east side, more towards the southern end of the site. It was designed in 2017 to accept an addition in that location in the future, so the addition that was put out on the south was designed specifically to accept an addition in the future. So, that's where we're proposing to put the classrooms at this time. We're proposing to put the two classrooms on the inside of the corridor, so in case an addition is ever needed in the future, two more classrooms can be put on the first floor on the outside on the east side of the site as well and kind of come where the east side, the right side of that red box. Again, nothing proposed at this time and nothing foreseen in our enrollment projections, but the design would accept that in the future if it is needed as well as accepting the second story addition of four classrooms that could go on top of that in the future. So, a lot would need to happen for the enrollment to get to that point, but we did at least set the building up that it could accept that if it was needed.

Again, a courtyard will be constructed in this location. Right now, it's kind of an indent area to the building that has a sidewalk in that that flows through. So, we're constructing a courtyard in that location that can be used by students and staff, a fairly sizeable courtyard that will be nice to use with a sidewalk that can connect an existing door over to the new doorway in the facility. We're looking to add some new foundation plantings in that location as well to give it a little bit of aesthetic along that side. But in general, we feel that this is the best location that was designed to accept the addition in this location for this project.

Showing the floor plan, again, the green is the corridor. So, with this addition, we will be impacting two existing classrooms, so the corridor will be going through two classrooms. Those classrooms are a little bit oversized, so they work well, but the classrooms that we're going to be impacting are going to be actually more of our normal sized classrooms after this is completed. Then the two orange classrooms are the new classrooms that again we're placing on the inside of the building so we can kind of build our way out, and then in the future if an addition would ever be needed on that first floor, it's easier to construct so we're taking over into a courtyard space. So, that's why the design was kind of chosen in that aspect.

Renderings, again, as you can see in the top picture on the left side with the tan brick and the red, that is existing. That's not within the red box. So, we're looking to carry through that design aesthetic over to the new addition. So, the brick and the light tan colored brick will be similar and matching to the existing addition that was put on. Those windows and doors in that location are actually overlooking into a corridor, so again, it will provide a nice aesthetic along that way as well as, you can see it a little bit better in the lower picture, how it connects the design aesthetic and theme over to the existing addition that was done recently in 2017.

Here's the 2D elevation. The top again is the primarily elevation that will be seen by the public. That will be seen from Windsor Avenue, the streets, and then the other one below is from the courtyard side, so that again will only primarily be seen by staff or students or visitors that would come to the site.

Enrollment and staffing. Again, at the school we see a slight increase in enrollment that will be coming up from 455 to 466. Again, that is primarily driven by more kids that will be coming to the full-day Kindergarten program. For staffing, again, we're only anticipating two additional staff to support the full-day Kindergarten just because we have again more classes/sections of Kindergarten that will be run the full day, so we need two more staff to support that.

By the classroom count, we currently have 32 classrooms at the facility. We see the number going up to 34 after the addition. The number of sections that we see needed ranges between 30 and 29. Again, this building does have special support program services at the school, so we do need more spaces available to the school. So, that's why we have a little bit bigger number of classrooms that will be available for support services that would be used for those services going forward.

Traffic and parking. Again, kind of the same recommendations and information that we discussed in the last ones regarding no major traffic impacts that we anticipate with this school.

First, I want to go over the parking lot. Again, the parking lot was reconstructed in the 2017 addition. We worked a lot with the neighborhood in that, on working on traffic flow. Specifically in the west parking lot, we had a large addition in the queuing area. So, the queuing area used to be relatively small, but the new parking lot allowed for a lot more

queuing in that location. As well on the east side where there is still a large number of drop-off and pickup that occurs on Windsor Street, we've put in carriage walks to allow students to get out of their vehicles in the inclement weather and not have to traipse into the mud and bring them to the building or even offloaded more into the street.

So, we did extensive carriage walks along in that area. You can see the sidewalks kind of connecting from the public sidewalk over towards the street, and right next to the street there are carriage walks. So, we believe that that implementation from that timeframe really helped traffic flow in that location. We don't see any major issues at the Windsor-Miner intersection anymore. Again, we do have capacity that we could actually put more cars through the west lot just based on how the building is setting it up right now. Right now, the way they're bringing traffic in, there's still a large number of cars in Windsor, but if we worked through that a little bit more, we could bring a substantial amount of cars more through that west parking lot if needed.

For parking, we do have adequate parking based on the current code ordinance with 101 spots available on site and 100 spots required by the Village ordinance.

Here is again the parking lot. I tried to give you a little bit more on departure with the street view. You can see that a lot better along Windsor. Again, this is the primary parking lot on the west side. There is drop-off occurring along Windsor Avenue as well, we just didn't have drone footage of that location at that time. But again, I'll show you on the departure video, on the street view that occurred several weeks ago, that it does appear to flow fairly well.

As you can see, we could definitely bring more cars to this lot. So, if we see that we're having problems with backups on Windsor or in the Miner intersection, we'll have to rework the communication on how people come in and bring them through this western lot more.

Showing the primary areas of queuing and stacking for departure, again, this is for the afternoon section. Again, we see a large number of cars stacking up in the western parking lot. We see a large number of cars on Windsor Street, and we see some cars up on Miner around the corner in that location on Miner Street which is the short red dash at the top of the screen.

There are some cars in the orange section that are stacked there kind of continuously. We believe that there's a large number of residents that are parked in that location, and there may be a few parents that are also parked in there to pick up their students at the end of the day just based on where they want to go. It's a little hard to discern on who exactly is who, but there does seem to be some mixed parking in that location where the orange is.

Then we do see some intermittent queuing in the yellow locations on Miner Street where cars are facing east to head eastbound. Then we see some cars up on Windsor occasionally, on the north side of Windsor there, waiting to come down on Windsor to pick up their student.

Here again is departure of the parking lot. Again, the next video will show the street level view of departure to give you a better idea of overall traffic flow in the location. As you can see, there's not a large quantity of cars stacked up in this lot for departure. Some parents are pulling into parking spots and pulling out after they get their student.

Then again at 3:35 is when the general population is released.

Then I believe I do have a street level with the next slide. Again, this is sped up drastically. This is again headed eastbound on Miner and then will be turning

southbound on Windsor next to the school where the carriage walks and the primary pickup location is.

So, approximately right there is the end of the property, and you can see there is not many cars. Occasionally to the west on the street, the side street here, there will be a few cars parked there, but typically it's limited to one or two cars on that corner of the intersection.

Just showing the stacking, again, the main parking lot on the west side can accept approximately 20 vehicles. Along Windsor Street, there can be 23 vehicles along the main stretch. Then on Miner Street where we see a few cars every once in a while, there can be seven vehicles stacked in that location.

Stormwater. Again, this site had substantial stormwater improvements with the addition that was previously done. There is a very large underground stormwater vault in this location that allows for the soccer fields to still be used in flat green space. So, this vault does have enough capacity to accept the addition, so we're proposing to put the additional stormwater volume into that vault in that location. For sustainability, we do have the same items that we have discussed with all of our other sites that we're looking to implement at this site.

Then the final slide, I just want to show you a picture of that vault just to give you a little perspective on the size. I think the first top left one gives you the best, if you really start looking at it, the size of the excavator and the size of the vault that is in that location, it's substantial. Again, we do have volume available in that location to accept the addition of the two classrooms.

With that, I am open to any questions you may have for our Windsor.

CHAIRPERSON DAWSON: Okay, great. Have you read through the Staff report and the conditions of approval, and are you in agreement?

MR. SCHULZ: Yes, we are.

CHAIRPERSON DAWSON: Terrific.

All right, Sam?

MR. HUBBARD: Sure.

So, Windsor School, the Plan Commission may recall, came before them in the end of 2016-early 2017 for an amendment to the existing special use permit that exists on the site. It was originally approved for a special use permit in 1990, and a building addition in 2017 triggered the need to amend that special use permit. The building addition today triggers the need for a second amendment to that special use permit, and so that's why the Petitioner is before you this evening.

This project requires no variations, so this is the only one that did not require any variations relative to the other five schools that have come before the Plan Commission recently.

The Comprehensive Plan designates the site as appropriate for schools, and on the western side it classifies it as appropriate for parks. That corresponds to the field usage on the western portion of this site. Additionally, the Comprehensive Plan does designate that western area as a neighborhood park, and so the existing usage and the proposed future usage complies with the Comprehensive Plan designation.

You heard about the neighborhood meeting that occurred back in November, and the Conceptual Plan Review Committee that occurred in December. There weren't too many questions at the Conceptual Plan Review Committee in December. Discussion

was related to, again, the drop-off/pickup operations. There were some questions about the neighborhood meeting that had occurred, and there was some discussion about the land-banked parking. If the Plan Commission recalls, back in 2017 as part of the first special use permit amendment, a 19-space land-banked parking option was approved as part of that. Those parking spaces were not constructed but a condition of approval at that time required that the School District would have to implement that land-banked parking if requested by the Village, which would be done if a substantial problem occurred with on-site parking and the drop-off/pickup operations.

This project is scheduled to appear before the Design Commission next week, and any changes or requirements stipulated by the Design Commission must be integrated into the design of the school as the School District moves forward with their final permit drawings.

Here's an aerial of the site, subject property bounded in yellow. You can see the parking lot that was reconstructed as part of that 2017 approval. Additionally, to the west, you can see the shared Miner School and Windsor School parking lot. This is owned by the School District and it's shared by both Windsor School and Miner School to the west.

The land-banked parking would be constructed approximately in this area, just west of the existing parking lot. As you've heard, primary drop-off/pickup occurs within the parking lot and also on Windsor, occasionally down to Campbell, and then occasionally even in this area as well, and of course right in front of the school on Miner. Also, some parents have been observed parking here for drop-off and pickup, although that's limited.

Again, here is the site plan showing the building addition. The rest of the school, the existing school, is shown in gray and the building addition is colored. Again, there are no variations associated with this proposed building addition.

One item I just want to point out, and maybe it's better seen in this aerial, but there are five existing ADA parking stalls located here. They were constructed under the previous code for ADA parking where each space had to have its own accessible aisle. The current regulations allow ADA parking stalls that are next to each other to share an accessible aisle. So, if they were to re-stripe these ADA parking spaces, they could pick up an additional two standard parking stalls, increasing their overall supply on the site from 101 to 103.

The Village is not requiring that this be implemented at this time but we're strongly encouraging the School District to explore and implement that re-striping there. That's kind of the lowest hanging fruit as far as increasing parking supply. You'll see, as I get into parking later on in this presentation, that the existing parking lot is very heavily used and close to capacity with parking also occurring on the public streets.

Again, here's the elevations. The landscape plan, you can see the addition shaded in yellow here. There are some foundation plantings being proposed. These are not code requirements, but they are being proposed to increase the aesthetic of the building addition here.

Finally, relative to drop-off, pickup and parking, the site does comply to code requirements relative to parking. But in observations both from the Petitioner's traffic and parking consultant and the Village, the parking lot is very heavily used. The parking consultant found that it was used up to 92 percent capacity, meaning there were only nine vacant spaces in that parking lot. However, they did observe 15 vehicles parking on the street and 10 vehicles parking within the shared Windsor and Miner parking lot, so capacity is a little bit short of demand here and that's only going to slightly increase with the implementation of the full-day

Kindergarten.

Staff did some observations of the parking as well, and we found that there were between, anywhere between 12 and 20 parking spaces vacant in the parking lot. So, that's about somewhere between 12 to 20 percent excess capacity available. But then keep in mind, you know, there is street parking occurring, and in our surveys we didn't survey the shared Windsor-Miner lot. So, we are again strongly encouraging the School District to re-stripe those ADA parking stalls to pick up two spaces, but we do believe that the parking lot has a little bit of surplus capacity to accommodate some of the expected increase in demand. Then of course, given the land-bank parking, that gives the Village a mechanism to address any future parking problems should they result from this building addition.

Similar to all the other schools, the traffic and parking study was predicated on the 2026-2027 projected enrollment. The school is being built to accommodate for capacity at 15 percent above those projections. So, just to mitigate any potential future problems, should that full enrollment capacity be realized here at Windsor, we are recommending a condition of approval that if the School District exceeds or is projected to exceed the 466 students, that they must demonstrate to the Village's satisfaction that on-site parking and drop-off/pickup operations will not create unsafe vehicular or pedestrian movements. Then the remaining conditions of approval are as outlined on the slide.

The Staff Development Committee is supportive of this project and recommending approval.

CHAIRPERSON DAWSON: Okay, great.

Do I have a motion to include the Staff report in the record?

COMMISSIONER WARSKOW: I'll make such motion.

CHAIRPERSON DAWSON: Second?

COMMISSIONER CHERWIN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed, abstain?

(No response.)

CHAIRPERSON DAWSON: Okay, before we open for public commentary, I'll look down here.

Any questions?

(No response.)

CHAIRPERSON DAWSON: Down here? No?

(No response.)

CHAIRPERSON DAWSON: Okay, so I'm going to open up for public commentary.

Yes, come on up and you know the drill. State your name, spell your last name please.

PUBLIC COMMENTARY FOR PC #22-021

MS. CAYER: Melissa Cayer speaking, C-a-y-e-r. Digging a big hole and removing all the soil and then replacing it with a cement box doesn't sound like a good idea to me.

Also, let's see. I want to find the results of the vote for the

referendum.

Oh, yes, okay. The result of the vote: School District 25 issue bonds, vote for one, 100 percent, 38 of 38 precincts reported. Registered voters: 36,981. Ballots cast: 10,690. Turn-up: 28.91 percent. Yes: 5,227 at 50.24 percent. No: 5,177 at 49.76 percent. Thanks.

CHAIRPERSON DAWSON: All right, anyone else on that side of the room?
No?

(No response.)

CHAIRPERSON DAWSON: Anyone on this side of the room?

(No response.)

CHAIRPERSON DAWSON: All right, that's the end of public commentary.
Any other questions or comments?

COMMISSIONER CHERWIN: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #22-021, an Amendment to SUP Ordinance #90-082 and #17-013 to allow a building addition.

This recommendation is subject to the following conditions:

- 1. If enrollment at Windsor Elementary School exceeds or is projected to exceed 466 students within the proposed building, the School District shall demonstrate to the satisfaction of Village Staff that adequate onsite parking can accommodate peak demand, and drop-off/pickup operations will not create unsafe vehicular or pedestrian movements. Improvements needed to satisfactorily accommodate such increase shall be implemented upon administrative approval by the Village. If administrative approval is not granted, an amendment to this special use permit shall be required.**
- 2. The Petitioner shall continue to work with the Village and neighbors to address any drop-off/pickup concerns.**
- 3. The Petitioner shall continue to work with the Village to provide stormwater information to verify compliance with all applicable MWRD and Village regulations to the satisfaction of the Village.**
- 4. Compliance with the 2/28/23 Design Commission motion shall be required.**
- 5. The Petitioner shall comply with all federal, state and Village codes, regulations and policies.**

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON DAWSON: Any discussion?

(No response.)

CHAIRPERSON DAWSON: Okay. All right, roll call.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, we did it. That's six schools.

COMMISSIONER GREEN: They did it.

CHAIRPERSON DAWSON: We all did it. We all, Sam did it, we all did it.

MR. SCHULZ: Yes, again, I'd like to thank all the Village Staff, especially Sam. He kind of spirited all this from the Village, and everybody on the Commissions, I really appreciate that. Thank you for all your input.

CHAIRPERSON DAWSON: Thank you. I did just want to say Windsor, being where my kids went to school, when you did the last addition, everything changed.

MR. SCHULZ: It did, yes.

CHAIRPERSON DAWSON: It went from a parking drop-off nightmare to a smooth, smooth situation.

MR. SCHULZ: Appreciate that.

CHAIRPERSON DAWSON: So, you guys have done a great job, and I'm sure this will be more of the same.

MR. SCHULZ: Thanks a lot. Thanks, everybody.

CHAIRPERSON DAWSON: Thank you.

All right, so next item of business is general public comment. Do we have anyone in the audience for general public commentary?

(No response.)

CHAIRPERSON DAWSON: Okay, seeing none, then we close the public comment period.

Anything else, Sam?

MR. HUBBARD: No, I don't believe we have a meeting, the first meeting in March, so you guys can enjoy an evening off. We may have a meeting the second meeting in March but that's still yet to be determined.

COMMISSIONER JENSEN: Sam, is that for the Conceptual Plan Review Committee as well?

MR. HUBBARD: No, Conceptual Plan Review is going to have a meeting in the first meeting in March.

COMMISSIONER JENSEN: Excellent, thank you.

CHAIRPERSON DAWSON: All right, do we have a motion to adjourn?

COMMISSIONER LORENZINI: I'll make that motion.

COMMISSIONER GREEN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: All right, we are adjourned.

(Whereupon, at 8:36 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT



**Plan Commission
3/22/2023**

Item: Betty Haag Academy of Music - 3255 N. Arlington Heights Rd. - PC#23-001

Department: Planning & Community Development

Requested Action

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

Variations Required

None.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow "Music Conservatories or Instruction" on the subject property, and recommends approval of the application subject to the following conditions:

1. The Petitioner, being an agent of the property owner, shall install landscaping in accordance with the approved site plan to the satisfaction of the Village no later than June 30, 2023. Should installation of landscaping not take place, the Village will enforce landscape installation requirements separately via the code enforcement process.
2. Should noise issues arise as determined by the Village, the proposed sound installation panels shall be installed with 30 days' notice.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description

Staff Report
CPRC Minutes 10-12-22
Legal Notice
Aerial

Type

Board or Commission Report
Minutes
Exhibits
Exhibits

Project Summary	Correspondence
Plat of Survey	Exhibits
Floor Plan	Exhibits
Potential Bicycle Parking Installation Locations	Exhibits
Written Response to LUV Justification Criteria	Correspondence
Department Comments - Round 1	Correspondence
Department Comments - Round 1 - Petitioner Response	Correspondence



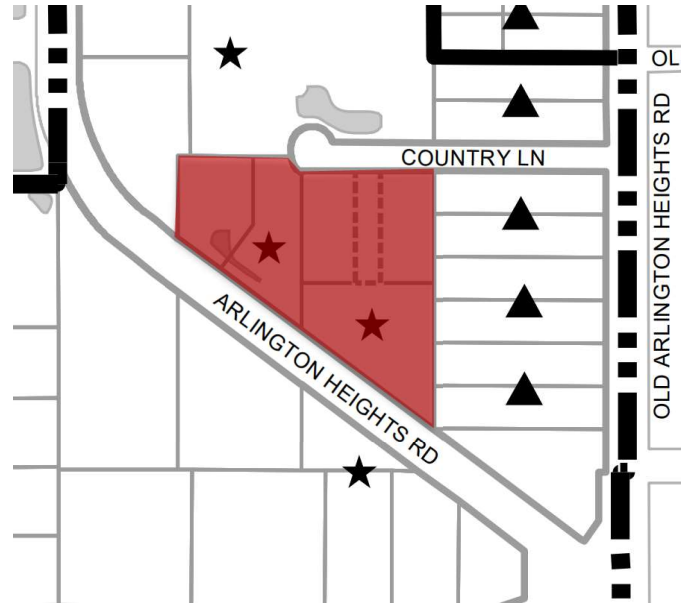
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

PC File Number: 23-001
Project Title: Betty Haag Academy of Music
Address: 3255 N. Arlington Heights Road
PINs: 03-08-102-037-0000, 03-08-102-036-0000

To: Plan Commission
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: March 22, 2023
Date Prepared: March 17, 2023

Petitioner: Dan Strojny
 Chicagoland Commercial RE
Address: 4811 Emerson Avenue Suite 112
 Palatine, IL 60067

Existing Zoning: M-1: Research, Development, and Light Manufacturing District
Comprehensive Plan: RD, Mfg, Warehouse



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1: Research, Development, and Light Manufacturing District	Office Complex	RD, Mfg, Warehouse
South	M-1: Research, Development, and Light Manufacturing District	Office Building, Self-Storage Facility	RD, Mfg, Warehouse
East	R-6: Multiple Family Dwelling District	Lexington Heritage Townhomes	Moderate Density Multi-Family
West	M-1: Research, Development, and Light Manufacturing District	Office Building	RD, Mfg, Warehouse

Requested Action:

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

Variations Required:

1. None.

Project Background:

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 Academy occupied the space in 2022 without obtaining Village approval, resulting in code-enforcement action in November of 2022. The Academy wishes to continue operating from this site. The existing facility is used for music instruction as well as administrative functions for the Academy and the *Magical Strings of Youth* not-for-profit organization. Per the petitioner, there are 5 classrooms offering one-on-one violin instruction, resulting in a maximum number of 5 students and 5 instructors on-site at any given time. Classes are offered at varying times, ranging between 9am and 8pm, Monday through Saturday. The petitioner has confirmed that there would be no group performances on site; group practice takes place at Buffalo Grove High School, with performances at various locations such as retirement facilities and libraries. The Betty Haag Academy of Music would continue to use the space as currently used with no proposed modifications to operations should the Land Use Variation be approved.

Zoning and Comprehensive Plan

The subject property is currently zoned M-1, Research, Development, and Light Manufacturing District. The proposed use is classified as “Music Conservatories or Instruction”, which is neither a permitted nor special use within the M-1 District. Therefore, a Land Use Variation is required for the Academy to continue operation, and the petitioner has provided a written response to the four standards necessary for Land Use Variation approval, as included 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 petitioner has stated that the “Betty Haag Academy of Music will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property because it is primarily an office use. On site meetings are generally one on one and often occur after 3PM during the week.” Staff concurs with this statement, as the instruction rooms are situated around the outside perimeter of the tenant space, reducing the potential impact on adjacent tenants. Instruction is also on a one-on-one basis, and limited to violin and piano instruction, which reduces the chance for excessive noise. Lastly, the petitioner has provided an option for sound attention should noise ever become an issue for adjacent tenants.
- **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 petitioner has stated that “ownership has accepted this use because it is not disruptive to other neighbors and has light traffic.” Staff notes that demand for general office uses has been declining, and property owners have been increasingly turning to less traditional uses they believe are compatible with other office tenants to fill vacant space. There are additional multiple vacancies within the office complex currently per Petitioner data.
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - The petitioner has stated that “this use is a great fit for the property as it requires no alteration to the space and has proper layout for the tenant. Low impact on property and great fit for

tenant.” As the two of the intents of Zoning Code are to promote and protect the public health, safety, morals, comfort and general welfare of the people, and prohibit uses, buildings or structures incompatible with the character of development or intended uses within specified zoning districts, so long as the proposed use does not negatively impact adjacent tenants then the use is harmonious with the spirit and intent of Zoning Code. Staff notes that no concerns have been received from tenants or adjacent properties as part of this petition.

- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
 - As noted in the point above, the Petitioner has stated that no alterations to the space or site have been required to accommodate this use. Additionally, Staff notes that no other variations have been requested aside from the Land Use Variation.

As such, Staff believes that the criteria required to justify a Land Use Variation have been met.

The Comprehensive Plan designates the site as appropriate for “R&D, Manufacturing, and Warehouse” uses. The proposed Music Conservatory is not compatible with this designation. However, given that the site is primarily occupied by office users, which are permitted uses in the M-1 District, the Staff Development Committee does not take issue with the proposed Land Use Variation.

Building, Site and Landscaping

The petitioner is not proposing any changes to the exterior of the building or the site. As part of this project, Staff has evaluated the condition of site landscaping, and noted multiple deficiencies with respect to the site’s approved landscape plan. The Petitioner, being an agent of the property owner, shall install landscaping in accordance with the approved site plan to the satisfaction of the Village no later than June 30, 2023. Should installation of landscaping not take place, the Village will enforce landscape installation requirements separately via the code enforcement process.

Per the Building Department, the peak occupancy load for the tenant space would be 18 persons. As proposed maximum occupancy would be around 10 persons, there should be no issue meeting this safety limitation.

While noise has not been identified as an ongoing concern with the Academy in operation, Staff has requested the Petitioner provide details on a potential sound attenuation system that could be installed should issues with noise arise. The petitioner has provided a catalog cut of sound installation panels, included within the agenda packet as part of the Petitioner’s Response to Round 1 Departmental Comments, which would be installed within the walls abutting adjacent tenant spaces. Should noise issues arise as determined by the Village, the proposed sound installation panels shall be installed with 30 days’ notice.

Parking and Loading:

The total parking requirement for the proposed facility is based off of the respective uses within the building, broken down by the gross square footage or unit count of each use. The petitioner has provided a current tenant list as part of this project, which Staff has reviewed. Per the provided tenant list, a total of 216 parking

spaces are required by code, with 250 parking spaces provided, resulting in a code-required parking surplus of 34 spaces. Parking calculations are detailed in Table I at the end of this report.

Section 6.12-1 of the Zoning Code states that projects requiring a Plan Commission review do not need to provide a full traffic study if the project:

1. Comprises less than 5,000 square feet in floor area, and;
2. Is located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan.

As the property is located along Arlington Heights Road (designated a major arterial in the Village's Thoroughfare Plan), and the petitioner is proposing no changes to the site or building, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code, and a traffic and parking study is not required. As there is a code required parking surplus on the site, Staff does not have concerns relative to parking availability, and no parking counts were required.

With respect to bicycle parking, the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. For the entirety of the 57,578 square-foot complex, 11 bicycle parking spaces are required. However, per the revised staff and student numbers provided by the petitioner, the proposed use will no longer result in an increase in vehicular parking. As such provision of bicycle parking is not required, though the Petitioner has identified two potential locations for installation of bicycle parking should they elect to meet this requirement. Staff notes that the proposed locations would not impede pedestrian access, remove landscaping, or present potential conflicts between cyclists and vehicles. They are centrally located between clusters of the complex building which would afford easy access for all tenants of the complex.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow "Music Conservatories or Instruction" on the subject property, and recommends **approval** of the application subject to the following conditions:

1. The Petitioner, being an agent of the property owner, shall install landscaping in accordance with the approved site plan to the satisfaction of the Village no later than June 30, 2023. Should installation of landscaping not take place, the Village will enforce landscape installation requirements separately via the code enforcement process.
2. Should noise issues arise as determined by the Village, the proposed sound installation panels shall be installed with 30 days' notice.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies

March 17, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File 23-001

Table I: Code Required Parking

Tenant	Building	Suite	Leased SF	Ratio	Required
First NJ Asset Management, LLC	3265	301	4,794	1/300 SF	16
First NJ Asset Management, LLC	3265	309	7,436	1/300 SF	25
INYXA LLC	3275	401	1,575	1/300 SF	5
VACANT	3275	402	721	1/300 SF	2
Milana Bash	3275	403	721	1/300 SF	2
John Neri Construction Co. Inc	3275	404	763	1/300 SF	3
Levin Advertising Group, LLC`	3275	405	714	1/300 SF	2
Haresh Vaswani	3275	406	729	1/300 SF	2
Maria J. Fournier, D.D.S.	3275	407	2,658	1/200 SF	13
Dr Kordas Pediatric HealthCare	3275	409	1,258	1/200 SF	6
Dr Kordas Pediatric HealthCare	3275	410	1,690	1/200 SF	8
Martin G. Brand, Ltd.	3275	411	1,387	1/300 SF	5
Kessler & Kerinan, P.C.	3255	501	995	1/300 SF	3
Debbie Gross & Associates	3255	502	1,038	1/300 SF	3
VACANT	3255	503-504	1,710	1/300 SF	6
Betty Haag Academy	3255	505	2,593	*	8
B. Newberg & N. Zweiban	3255	507	1,136	1/300 SF	4
Live4Lali, Inc.	3255	508	1,020	1/300 SF	3
Accurate Arlington Service Inc.	3255	509	1,768	1/300 SF	6
Sun Clinic	3255	511	607	1/200 SF	3
Harvey M., Wolf Psy.D., CSC, P.C.	3255	512	1,070	1/300 SF	4
Deborah Lancaster	3255	502A	305	1/300 SF	1
Family Medical, Ltd.	3295	101-102	2,088	1/200 SF	10
Family Medical, Ltd.	3295	103	1,058	1/200 SF	5
Windfall Accounting Services	3295	104	1,342	1/300 SF	4
Scheck & Siress Prosthetics Inc.	3295	106	1,394	1/200 SF	7
Childfirst Behavior Therapy	3295	107	958	1/300 SF	3
Childfirst Behavior Therapy	3295	108	1,338	1/300 SF	4
Michael Davidson	3295	109	712	1/300 SF	2
Center for Emotional Wellness	3295	110	1,008	1/300 SF	3
Hair Response, Inc.	3295	111	1,128	1/200 SF	6
Olatunji Chiropractic Corp.	3295	112	845	1/200 SF	4
VACANT	3295	113	1,340	1/300 Sf	4
VACANT	3295	114	460	1/300 SF	2
Family Resilience Group, LLC	3285	201	1,977	1/300 SF	7
Matt Huonder Agency	3285	203	715	1/300 SF	2
Wippman, Gozum & Goldberg, Ltd.	3285	204	2,491	1/300 SF	8
Sleigh Family Chiropractic	3285	206	2,036	1/200 SF	10
Total Square-Footage	57,578				

*1 per employee; 0.5 per student

TOTAL REQUIRED	216
PACES AVAILABLE	250
Surplus/Deficit	34

**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

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: Recreation Park PUD

Address: 500 E. Miner Street

Petitioner: Ben Rea
Arlington Heights Park District

Address: 410 N. Arlington Heights Road
Arlington Heights, IL 60004

Requested Action:

1. Planned Unit Development (PUD) to allow building and site improvements.
2. Rezoning of multiple B-3, M-2, and R-6 parcels to "P-L, Public Lands District".
3. Amendment to the Comprehensive Plan redesignating Park District owned residential and commercial properties from "Moderate Density Multi-Family" and "Commercial" to "Parks".
4. Special Use Permit to allow a "Facility Owned by the Arlington Heights Park District", for the existing facilities.

Variations Required:

- None identified at this time.

Attendees: Ben Rea, Arlington Heights Park District
Steve Konters, Hitchcock Design Group
Carrie Fullerton, Arlington Heights Park District
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Jake Schmidt, Assistant Planner

Project Summary:

The subject property is located east of Downtown at the intersection of Northwest Highway and Douglas Avenue. Comprising approximately 18 acres, the property is owned by the Arlington Heights Park District (AHPD) and is currently home to Recreation Park. The site includes the following amenities:

- Outdoor Pool
- Half size soccer field
- Baseball field
- Main recreation building
- Half size baseball field
- Playground area
- Three tennis courts
- Bath house & locker room

The Park District also owns several residential and commercial properties immediately adjacent to Recreation Park.

The proposed action, if approved, would allow the Park District to demolish the contiguous residential and commercial properties to expand the park, and install additional park improvements via a Master Plan. These improvements include:

- Basketball court
- Improved inclusive playground for disabled children
- 50 space permeable paver parking lot (to replace the existing east parking lot)
- New 22 space parking lot on west side of park
- Shelter and restroom structure
- Bag-toss area
- Skate park
- Outdoor fitness equipment
- Pool house renovation
- Improved baseball field
- Rain garden

The Concept Site Plan, included within the agenda packet, shows a bordered area labeled "project limits". This border only refers to the area of the project for which the Park District is seeking OSLAD (Open Space Land

Acquisition and Development) Grant funding; the entirety of Recreation Park is within the scope of this project.

The Park District shall provide a phasing plan for proposed improvements, including the portion of the project seeking OSLAD grant funding. The commercial properties along Northwest Highway include auto shops, which would not be permitted in the P-L District. The Village needs to know timing of the improvements in order to ensure properties are properly zoned for their uses.

The existing park does not have an approved Planned Unit Development Ordinance. As such, PUD approval of the Master Plan will be required.

Meeting Discussion:

Mr. Konters stated that Recreation Park is one of the oldest and most used parks in the Village. His group is assisting with a park renovation and with grant applications. There are currently businesses along the south side of the park that are owned by the park district and leased to the businesses. The businesses are aware of the plan for the park. The improvements include a renovated, inclusive playground on the west side of the park, a small picnic shelter by the playground, a new parking lot for convenient access to the playground with a landscape buffer from the street, new tennis courts, a lawn game area, enhanced entries along the south side of the park, conversion of the commercial buildings to open park space with rain gardens, and a new skate park at the southeast corner away from existing residences. In a future phase the baseball field will be improved with respect to accessibility and equipment, there will be an improved eastern parking lot with increased drainage, a dedicated basketball court, a small restroom facility, a renovated pool and pool house, a new accessible entrance to the north side of the pool house structure, and an expanded drop-off area with parking. There may be a new recreation building in the future on the northern side of the site. The soccer fields on the east side of Douglas would be improved in the future as well.

Mr. Rea stated that the new and renovated parking lot would include permeable pavers. The potential OSLAD grant would cover phase 1, and anything beyond phase 1 is tentative based upon funding availability.

Mr. Schmidt stated that with respect to zoning the project involves rezoning of the commercial properties along Northwest Highway, residential property along Belmont Avenue, and lots east of Douglas Avenue to P-L from B-3, R-6, and M-1 respectively, as well as PUD Approval for P-L zoned properties per Village Code, Special Use Approval for a facility owned by the Park District, and a Comprehensive Plan Amendment for properties being rezoned. Grant funding is being pursued for phase 1 improvements, and the entirety of the park is included in the project. The Park District is encouraged to hold a Neighborhood Meeting prior to a Plan Commission appearance. Staff has no concerns regarding traffic and parking, though a study is required by code. The Park District may pursue a variation if desired. The site will be served by parking lots on the west, north, and east side of the site. The eastern lot would have reduced capacity though overall on-site parking availability would increase. Capacity information will be needed for the pool to calculate required parking. The proposed tennis courts are over an unvacated Village right-of-way. The Park District has requested vacation of this right-of-way, and it is up to the Village Board to decide whether or not to grant this request. Staff is generally supportive of the proposal subject to provision of the items outlined in the Staff Report.

Commissioner Sigalos asked what the phasing of the project would include.

Mr. Rea stated that phase 1 was the grant portion. It may take a year to find out if the grant will be approved. Phase 1 includes the southwest side of the site. If the grant is approved the commercial and residential properties would be demolished. Phase 2 is not set, but would include the remaining physical land improvements like the eastern parking lot, basketball court, baseball field, and bathroom. Phase 3 would include improvements to the pool and pool house.

Commissioner Sigalos asked if bike racks would be included.

Mr. Rea stated bike racks would be included.

Commissioner Sigalos stated it was an exciting improvement of the park.

Commissioner Cherwin asked if a residence on Belmont Avenue was outside of the park project.

Mr. Rea confirmed that the one property was not owned by the Park District and would not be included in the project.

Commissioner Cherwin asked if the pool house would be renovated.

Mr. Rea confirmed that the pool house would be renovated.

Commissioner Cherwin asked what future improvements would be on east side of Douglas Avenue for Park District owned properties.

Mr. Rea said there were no plans for that property, though over time the backstop for the baseball field would be replaced.

Commissioner Green stated he was concerned for the one property remaining along Belmont Avenue.

Mr. Rea stated that the property owner was aware of the project and had been to preliminary meetings.

Commissioner Cherwin stated that he would be in support of waiving the traffic and parking study.

Commissioner Green agreed, and asked if the Village was aware of parking complaints related to the park.

Mr. Schmidt stated he was unaware of any complaints related to park parking, though the neighborhood had concerns about parking for the adjacent Library facility. Parking would be evaluated during the Plan Commission process.

Commissioner Cherwin stated that he would be in support of waiving the traffic and parking study.

Commissioner Green agreed and encouraged the Park District to pursue a variation.

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.

PUBLIC COMMENT

Melissa Cayer stated that there were some projects that didn't advance beyond the CPRC. She stated that Staff should reach out to petitioners after CPRC to see why they didn't advance.

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

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON MARCH 22, 2023, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois, to consider Petition No. 23-001, a request for a Land Use Variation to allow "Music Conservatories or Instruction" in the M-1 District. The subject property is located at 3255 N. Arlington Heights Road Suite 505 in Arlington Heights, Illinois. The subject property is bounded by Country Lane to the north and Arlington Heights Road to the south. The PINs for the subject property are 03-08-102-037-0000, and 03-08-102-036-0000 and the property is currently occupied by the Signature Square North office complex.

The legal description for the subject property is as follows:
TRACT 1:
LOTS 1 AND 2 IN FAIRVIEW LANE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 2:
THAT PART OF LOT 3 IN FAIRVIEW LANE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTHERLY OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID LOT 3, SAID POINT BEING 111.89 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 3, TO A POINT IN THE EAST LINE OF SAID LOT 3, SAID POINT BEING 342.21 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 3.

TRACT 3:
THAT PART OF VACATED DUNTON AVENUE VACATED BY DOCUMENT 25261194 DATED OCTOBER 1, 1979 AND RECORDED NOVEMBER 29, 1979 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE AFORESAID LOT 1; THENCE WEST ALONG AN EXTENSION LINE OF THE AFORESAID LOT 1 FOR 60.00 FEET MORE OR LESS, TO A POINT WHICH IS THE NORTHEAST CORNER OF THE AFORESAID LOT 2; THENCE SOUTH ALONG THE EAST LINE OF THE AFORESAID LOT 2 FOR 260.00 FEET MORE OR LESS, TO A POINT WHICH IS THE SOUTHEAST CORNER OF AFORESAID LOT 2; THENCE EAST ALONG THE NORTH LINE OF THE AFORESAID LOT 3 FOR 60.00 FEET MORE OR LESS, TO A POINT WHICH IS THE SOUTHWEST CORNER OF THE AFORESAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF THE AFORESAID LOT 1 FOR 260.00 FEET MORE OR LESS TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

LOTS 1 AND 2 OF THE DENTAL LTD. SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1977 AS DOCUMENT NUMBER 23859585, EXCEPT FOR THAT PART OF LOT 2 DEDICATED TO THE VILLAGE OF ARLINGTON HEIGHTS BY PLAT OF DEDICATION ON NOVEMBER 27, 1974, AND RECORDED AS DOCUMENT NUMBER 23086909, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2; THENCE WEST ALONG AN EXTENSION OF THE CENTER LINE OF FAIRVIEW LANE FOR 23.30 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50 FEET AND WHOSE TANGENT FORMED AN ANGLE OF 90 DEGREES TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT FOR 50.77 FEET TO A POINT IN THE LAST LINE OF THE AFORESAID LOT 2; THENCE NORTH 42.50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Susan Dawson, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald March 7, 2023 (4596352)

RECEIVED
MAR 13 2023
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 3/7/23

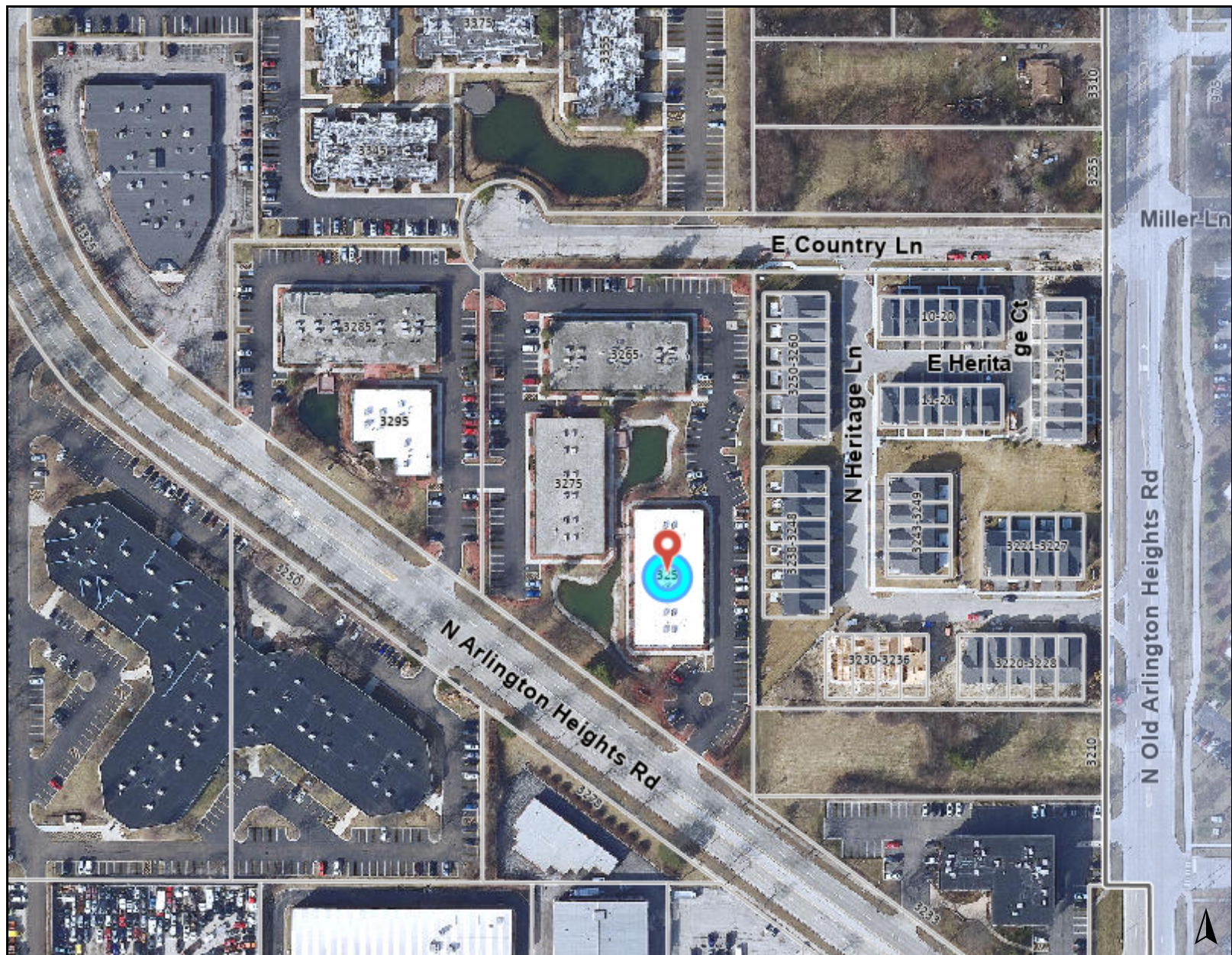
in said Northwest Suburbs DAILY HERALD. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Laurel Baultz
Designee of the Publisher of the Daily Herald

Control # 4596352





Legend

Notes

0 300 600
ft

Print Date: 8/24/2022

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Betty Haag Academy of Music
3255 N. Arlington Rd., Arlington Heights

November 17, 2022

To whom it may concern

I believe there is a misunderstanding regarding operating my business at 3255 North Arlington Heights Rd. in Arlington Heights.

This letter is an attempt to help you understand that the name, "Betty Haag Academy of Music", has not changed over 46 years, although the enrollment and curriculum has.

In 1976 I was hired by the Arlington Heights school district to implement a string program starting at the Kindergarden level, based on the Suzuki method. By the end of the third year we had 700 children playing violin, when a referendum failed, and the string program was to be dismissed.

We organized the "Music for Youth" program which still exists at the present time providing children with music instruction in the Arlington Heights District.

After teaching in the "Music for Youth" program there was a demand from parents to start my own school.

At that time my enrollment was over 400 students, which included all instruments.

At the present time our school is only teaching violin and a few piano students.

During the Pandemic we moved to an online format which many of the teachers are still continuing.

Our studios are used for the following:

1. Private violin lessons on a one-to-one bases for a half hour period.
2. There are no concerts or group classes conducted on our premises.
3. We rent BGHS orchestra room for repertoire classes to prepare students for concerts given at Senior Citizen homes, libraries, Christmas Concert and Annual Spring concert.
4. Our school teaching office space is also utilized to administrate the "Magical Strings of Youth" NFP entity which provides scholarships and special outside events for 80% of our students through the generosity of The Paul Galvin Memorial Foundation.

Please refer to our dally office usage:

Mondays through Saturdays:

Office 1 - 13x15 / 208 sq.ft.

Monday, Tuesday, Wednesday

4pm till 7pm

Saturday 10am-2pm

Office 2 - 19x14 / 182 sq.ft

Monday through Friday 3pm -7pm

Saturday 10am-2pm

Office 3 - 17x 14 / 238 sg.ft

Monday through Friday 4pm-7pm

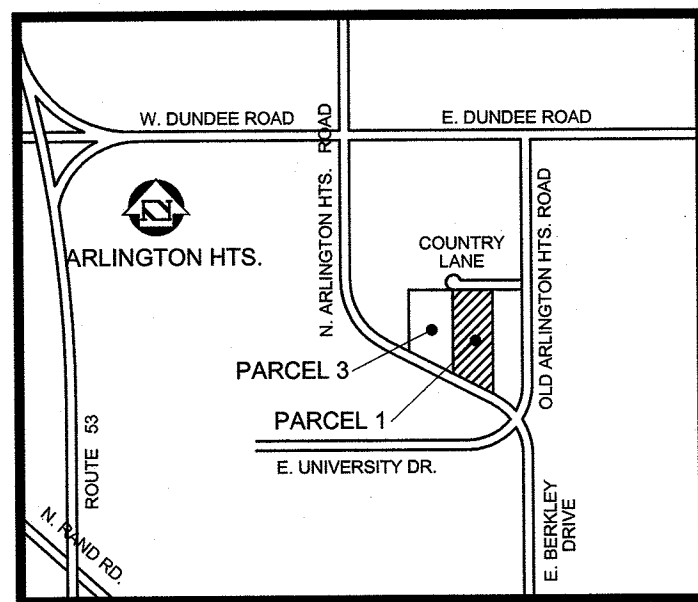
Saturday 12pm -2pm

Office 4 - 10x15 / 169 sq.ft.
Monday, Tuesday 4pm -7pm

Office 5 - 16x13 / 221 sq.ft
Tuesday, Wednesday 4:30pm - 8pm
Saturday 10:30am - 1pm

I hope this letter clarifies the mission of our school and that we will be allowed to remain on the premises until the end of the lease in August 2023.

Betty Haag-Kuhnke, Director



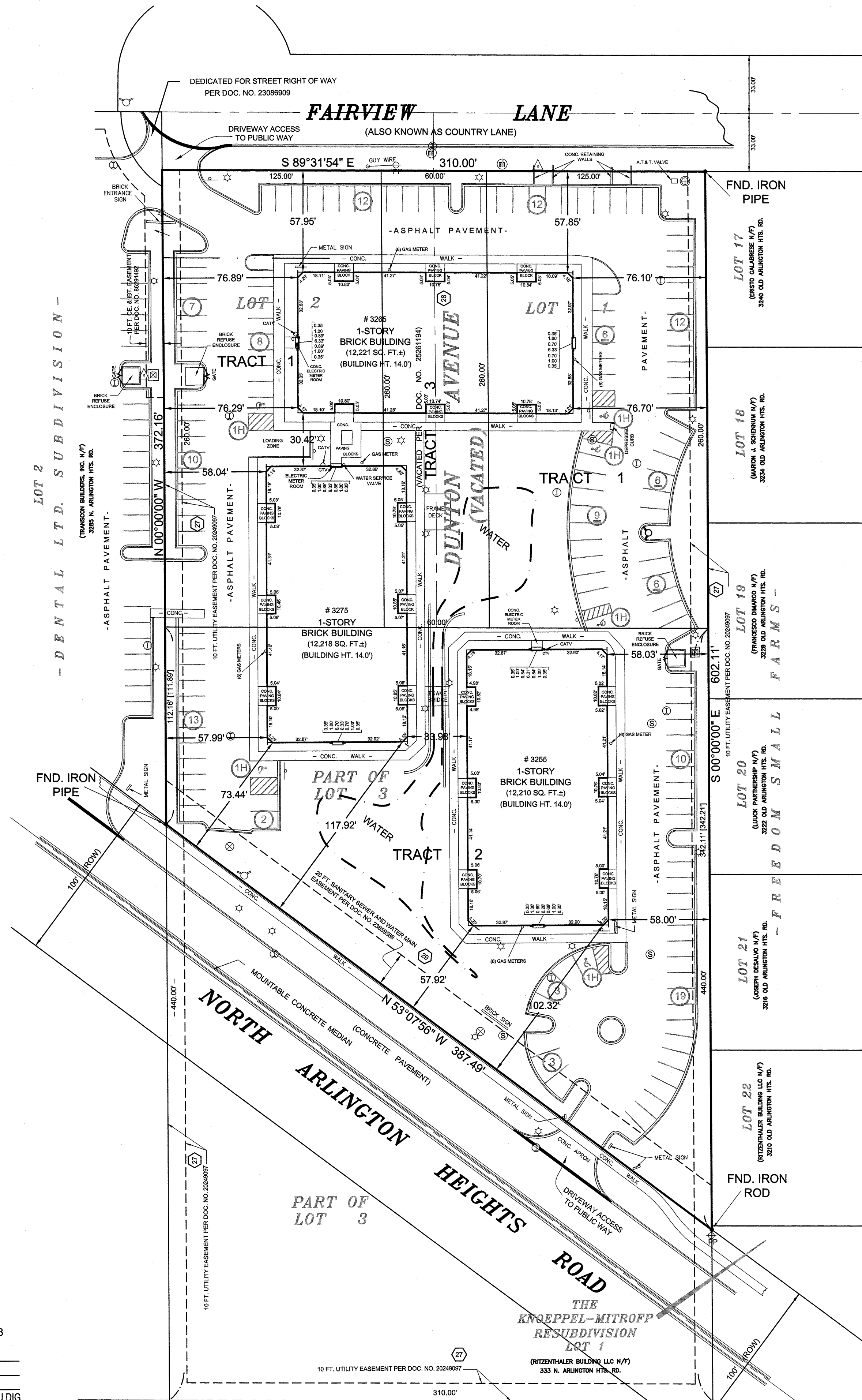
VICINITY MAP
(NOT TO SCALE)
INDICATES SITE LOCATION

LEGEND	
—	SANITARY SEWER LINE (Flow)
—	STORM SEWER LINE (Flow)
—	WATER LINE
—	UNDERGROUND TELEPHONE CABLE
—	UNDERGROUND ELECTRIC CABLE
—	UNDERGROUND GAS LINE
—	UNDERGROUND LIGHT CABLE
—	UNDERGROUND FIBER OPTICS LINE
—	OVERHEAD ELECTRIC LINE
—	FENCE LINE
—	CONCRETE CURB & GUTTER
—	DEPRESSED CURB
⊙	SANITARY SEWER MANHOLE
⊙	EXISTING COMBINED SANITARY/STORM MANHOLE
⊙	ELECTRIC MANHOLE
⊙	TELEPHONE MANHOLE
⊙	STORM SEWER MANHOLE
⊙	WATER MANHOLE
⊙	TRAFFIC MANHOLE
⊙	WATER VALVE IN VAULT
⊙	WATER VALVE
⊙	STORM SEWER INLET
⊙	STORM SEWER CATCH BASIN
⊙	FIRE HYDRANT
⊙	TRANSFORMER BOX/PAD
⊙	TRAFFIC SIGNAL
⊙	GAS LINE MARKER
⊙	GAS METER
⊙	GUY ANCHOR
⊙	ELECTRIC METER
⊙	BUFFALO BOX
⊙	LIGHT
⊙	POWER POLE
⊙	HAND HOLE
⊙	SOIL BORING
⊙	TELEPHONE BOX / PAD
⊙	GAS VALVE
⊙	SIGN
⊙	HANDICAP PARKING SPACE
⊙	DECIDUOUS TREE
⊙	EVERGREEN
⊙	BUSH/HEDGE
⊙	PINE TREES
⊙	EXISTING GROUND ELEVATION
⊙	EXISTING CONTOUR GRADE
[253.00']	RECORDED DISTANCE

CONTACT JULIE AT 811 OR 800-892-0123
WITH THE FOLLOWING INFORMATION
COUNTY NAME COOK COUNTY
CITY / TOWNSHIP ARLINGTON HEIGHTS
SEC & 1/4 SEC NO. NW 1/4 SECTION 8-42-11
48 HOURS (2 working days) BEFORE YOU DIG

UTILITY LOCATION:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ORDINARY UTILITY SERVICE DROPS OR CONNECTIONS ARE NOT LOCATED OR SHOWN ON SURVEY.

M:\2007\07-006\07-006-014.dwg 2017 07-06-014 update



THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJOINERS AND/OR OTHER DOCUMENTS THAT MIGHT EFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS APPLIED FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 18006785NC, DATED MARCH 28, 2018, AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVE(S).

Utility easements and the provisions relating thereto contained in the Plat of Fairview Land Subdivision recorded as Document No. 20249097.
(Affects Parcel 1 - The East 10 feet of Lot 1, the West 10 feet of Lot 2 and the East and West 10 feet of Lot 3)
IS PLOTTED AND SHOWN ON SURVEY TO THE EXTENT POSSIBLE AND PRACTICAL.

Rights and easements for the benefit of the Village of Arlington Heights and of public and quasi-public utilities, if any, in said vacated Dunton Avenue, as reserved pursuant to ordinance of vacation recorded November 29, 1979 as document number 25261194.
(Affects Parcel 1 - Tract 3)
IS PLOTTED AND SHOWN ON SURVEY TO THE EXTENT POSSIBLE AND PRACTICAL.

Easement in favor of Village of Arlington Heights, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/recorded as Document No. 23859598.
(Affects the Southwestern 20 feet of Parcel 1 - Tract 2)
IS PLOTTED AND SHOWN ON SURVEY TO THE EXTENT POSSIBLE AND PRACTICAL.

Covenants and restrictions, relating to area and number of buildings to be erected on the Land contained in the deed recorded as Document No. 12915484 and 12915485.
(Affects Parcel 1).
IS NOT PLOTTED OR SHOWN ON SURVEY (DOCUMENT IS ILLEGIBLE)

ALTA/NSPS ... LAND TITLE SURVEY ... PARCEL 1

TRACT 1:
LOTS 1 AND 2 IN FAIRVIEW LANE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TRACT 2:
THAT PART OF LOT 3 IN FAIRVIEW LANE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTHERLY OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID LOT 3, SAID POINT BEING 111.89 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 3, TO A POINT IN THE EAST LINE OF SAID LOT 3, SAID POINT BEING 342.21 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 3.

TRACT 3:
THAT PART OF VACATED DUNTON AVENUE VACATED BY DOCUMENT 25261194 DATED OCTOBER 1, 1979 AND RECORDED NOVEMBER 29, 1979 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE AFORESAID LOT 1; THENCE WEST ALONG AN EXTENSION LINE OF THE AFORESAID LOT 1 FOR 60.00 FEET MORE OR LESS, TO A POINT WHICH IS THE NORTHEAST CORNER OF THE AFORESAID LOT 2; THENCE SOUTH ALONG THE EAST LINE OF THE AFORESAID LOT 2 FOR 260.00 FEET MORE OR LESS, TO A POINT WHICH IS THE SOUTHEAST CORNER OF AFORESAID LOT 2; THENCE EAST ALONG THE NORTH LINE OF THE AFORESAID LOT 3 FOR 60.00 FEET MORE OR LESS, TO A POINT WHICH IS THE SOUTHWEST CORNER OF THE AFORESAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF THE AFORESAID LOT 1 FOR 260.00 FEET MORE OR LESS TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY CONTAINS: 151,011 SQ. FT. (3.467 ACRES), MORE OR LESS.

- NOTES:
- Dimensions on the plat are expressed in feet and decimal parts thereof. Bearings are assumed and used to denote angles only.
 - Information on survey based on Chicago Title Insurance Company Title Commitment No. 18006785NC with an effective date of March 28, 2018.
 - Common Address: 3255, 3265 & 3275 N. Arlington Heights Rd. Arlington Heights, IL 60004
 - P.I.N. 03-08-102-037-0000.
 - Zoning: P.U.D. (Planned Unit Development.) (Zoning Report not provided to the Surveyor)
 - No party walls to adjoining properties were observed.
 - There was no observable evidence of earth moving work, building construction or building additions within recent months.
 - There were no changes in street right of way lines either completed or proposed and available from the controlling jurisdiction. There was not evidence of recent street or sidewalk construction or repairs.
 - There is no observable evidence of site being used as a solid waste dump, sump or sanitary land fill.
 - Parking Count: 138 Regular Parking Spaces
6 Handicap Parking Spaces
144 Total Parking Spaces

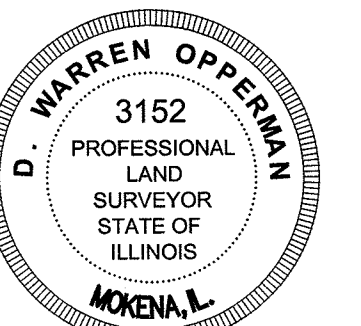
STATE OF ILLINOIS } ss.
COUNTY OF WILL

TO: Arlington Office Fund, LLC;
Chicago Title Insurance Company;
TIAA, FSB, a federal savings bank, its successors and assigns

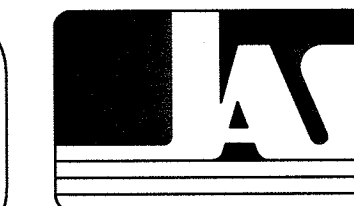
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11, 14 and 18 of Table A thereof. The fieldwork was completed on May 16, 2018.
Date of Plat or Map: May 29, 2018

Dated: **JUNE 7TH** A.D. 2018
JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

BY: *Joseph A. Schudt*
Joseph A. Schudt
Illinois Professional Land Surveyor No. 3152 (exp. 11-30-18)



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Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE, MOKENA, ILLINOIS, 60449
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

06-07-18
06-06-18
05-29-18
08-09-07
07-11-07

Sheet 1 of 4
0706-012

ALTA/NSPS
... LAND TITLE SURVEY ...
PARCEL 3

LOTS 1 AND 2 OF THE DENTAL LTD. SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1977 AS DOCUMENT NUMBER 23859585, EXCEPT FOR THAT PART OF LOT 2 DEDICATED TO THE VILLAGE OF ARLINGTON HEIGHTS BY PLAT OF DEDICATION ON NOVEMBER 27, 1974, AND RECORDED AS DOCUMENT NUMBER 23086909, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2; THENCE WEST ALONG AN EXTENSION OF THE CENTER LINE OF FAIRVIEW LANE FOR 23.30 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50 FEET AND WHOSE TANGENT FORMED AN ANGLE OF 90 DEGREES TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT FOR 50.77 FEET TO A POINT IN THE LAST LINE OF THE AFORESAID LOT 2; THENCE NORTH 42.50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY CONTAINS:
85,034 SQ. FT. (1.952 ACRES), MORE OR LESS.

NOTES CORRESPONDING TO SCHEDULE B

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJOINERS AND/OR OTHER DOCUMENTS THAT MIGHT EFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS APPLIED FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 18006785NC, DATED MARCH 28, 2018, AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVE(S).

- 38 Building Line(s) as shown on the Plat of Dental, Ltd. Subdivision recorded as Document No. 23859585. (Affects Parcel 3 - The Southwesterly 50 feet of Lots 1 and 2) IS PLOTTED AND SHOWN ON SURVEY TO THE EXTENT POSSIBLE AND PRACTICAL.
- 39 Public utility easement and the provisions relating thereto contained in the Plat of Dental, Ltd. Subdivision recorded as Document No. 23859585. (Affects Parcel 3 - The North 10 feet of Lots 1 and 2) IS PLOTTED AND SHOWN ON SURVEY TO THE EXTENT POSSIBLE AND PRACTICAL.
- 40 Sanitary sewer, water main and appearances easement and the provisions relating thereto contained in the Plat of Dental, Ltd. Subdivision recorded as Document No. 23859585. (Affects Parcel 3 - The Southwesterly 20 feet of Lots 1 and 2) IS PLOTTED AND SHOWN ON SURVEY TO THE EXTENT POSSIBLE AND PRACTICAL.
- 41 Covenants, conditions and restrictions contained in the agreement recorded as document number 23859586, relating but not limited to, "Owners agree not to object to any special assessment for public improvements that Village may cause to be made in regard to Arlington Heights Road, which street abuts and is contiguous to the South and West boundary line of said real estate." IS NOT PLOTTED OR SHOWN ON SURVEY (UNPLOTTABLE) (BLANKET IN NATURE)
- 42 Easement in favor of Village of Arlington Heights, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/recorded as Document No. 23817282. (Affects the Southwesterly 20 feet of Parcel 3) IS PLOTTED AND SHOWN ON SURVEY TO THE EXTENT POSSIBLE AND PRACTICAL.
- 43 Terms, provisions and conditions of the release of claims and liability from construction and maintenance of retention basin recorded June 19, 1986 as document number 86250797. (Affects Parcel 3) IS NOT PLOTTED OR SHOWN ON SURVEY (UNPLOTTABLE) (BLANKET IN NATURE)
- 44 Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/recorded as Document No. 86291492. (Affects Lot 2 of Parcel 3 - See recorded instrument for particulars) IS PLOTTED AND SHOWN ON SURVEY TO THE EXTENT POSSIBLE AND PRACTICAL.

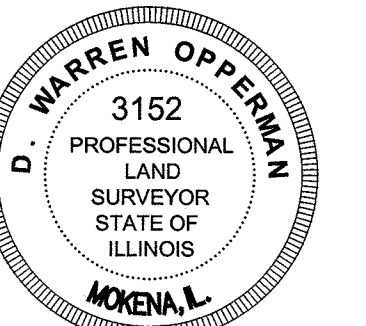
STATE OF ILLINOIS } SS.
COUNTY OF WILL

TO: Arlington Office Fund, LLC;
Chicago Title Insurance Company;
TIAA, FSB, a federal savings bank, its successors and assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11, 14 and 18 of Table A thereof. The fieldwork was completed on May 16, 2018. Date of Plat or Map: May 29, 2018

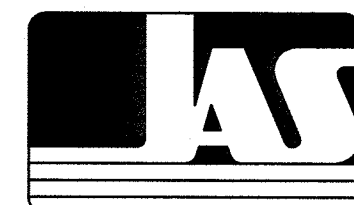
Dated: JUNE 7TH, A.D. 2018
JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

BY: [Signature]
D. Warren Coperman
Illinois Professional Land Surveyor No. 3152 (exp. 11-30-18)



Joseph A. Schudt & Associates

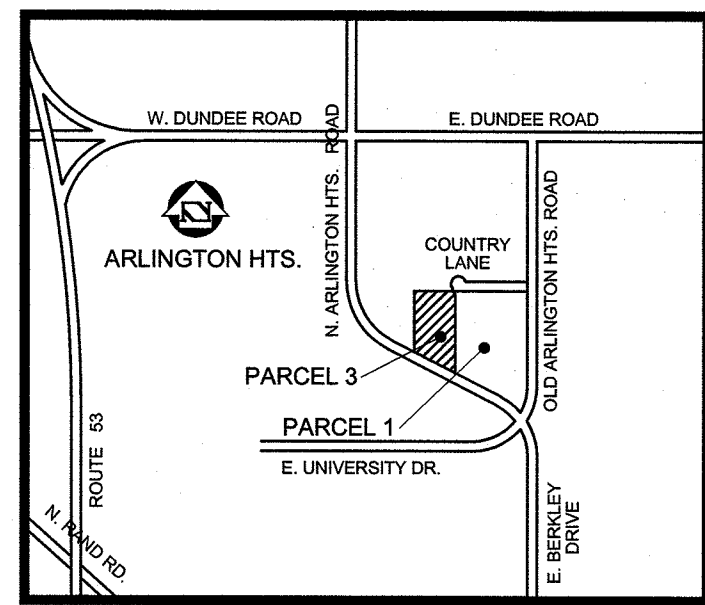
9455 ENTERPRISE DRIVE, MOKENA, ILLINOIS, 60449
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com



CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

06-07-18
06-06-18
05-29-18
08-09-07
07-11-07

Sheet 3 of 4
0706-012



VICINITY MAP
(NOT TO SCALE)
INDICATES SITE LOCATION

LEGEND	
—	SANITARY SEWER LINE (Flow)
—ST—	STORM SEWER LINE (Flow)
—W—	WATER LINE
—T—	UNDERGROUND TELEPHONE CABLE
—E—	UNDERGROUND ELECTRIC CABLE
—G—	UNDERGROUND GAS LINE
—L—	UNDERGROUND LIGHT CABLE
—F/O—	UNDERGROUND FIBER OPTICS LINE
—O/E—	OVERHEAD ELECTRIC LINE
—X—	FENCE LINE
—	CONCRETE CURB & GUTTER
—	DEPRESSED CURB
⊙	SANITARY SEWER MANHOLE
⊙	EXISTING COMBINED SANITARY/STORM MANHOLE
⊙	ELECTRIC MANHOLE
⊙	TELEPHONE MANHOLE
⊙	STORM SEWER MANHOLE
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⊙	WATER VALVE IN VAULT
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⊙	GAS METER
⊙	GUY ANCHOR
⊙	ELECTRIC METER
⊙	BUFFALO BOX
⊙	LIGHT
⊙	POWER POLE
⊙	HAND HOLE
⊙	SOIL BORING
⊙	TELEPHONE BOX / PAD
⊙	GAS VALVE
⊙	SIGN
⊙	HANDICAP PARKING SPACE
⊙	DECIDUOUS TREE
⊙	EVERGREEN
⊙	BUSH/HEDGE
⊙	PINE TREES
⊙	EXISTING GROUND ELEVATION
⊙	EXISTING CONTOUR GRADE
⊙	RECORDED DISTANCE

NOTES:

- Dimensions on the plat are expressed in feet and decimal parts thereof. Bearings are assumed and used to denote angles only.
- Information on survey based on Chicago Title Insurance Company Title Commitment No. 18006785NC with an effective date of March 28, 2018.
- Common Address: 3285 & 3295 N. Arlington Heights Rd. Arlington Heights, IL 60404
- P.I.N. 03-08-102-036-0000.
- Zoning: P.U.D. (Planned Unit Development.) (Zoning Report not provided to the Surveyor)
- No party walls to adjoining properties were observed.
- There was no observable evidence of earth moving work, building construction or building additions within recent months.
- There were no changes in street right of way lines either completed or proposed and available from the controlling jurisdiction. There was no evidence of recent street or sidewalk construction or repairs.
- There is no observable evidence of site being used as a solid waste dump, sump or sanitary land fill.
- Parking Count: 67 Regular Parking Spaces
4 Handicap Parking Spaces
71 Total Parking Spaces

FLOOD NOTE:

By graphic plotting only, this property is in zone "X" unshaded of the Flood Insurance Rate Map, Community Panel No. 17031C0083 J which bears an effective date of August 19, 2008 which is areas determined to be outside 0.2% annual chance floodplain.

No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

CONTACT JULIE AT 811 OR 800-892-0123
WITH THE FOLLOWING INFORMATION
COUNTY-NAME COOK COUNTY
CITY / TOWNSHIP ARLINGTON HEIGHTS
SEC & 1/4 SEC No. NW 1/4 SECTION 8-42-11
48 HOURS (2 working days) BEFORE YOU DIG



UTILITY LOCATION:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ORDINARY UTILITY SERVICE DROPS OR CONNECTIONS ARE NOT LOCATED OR SHOWN ON SURVEY.

MA/2007-07-00607-006-013dwg/2017 07-006-013 UPDATE

Exhibit "A"
Suite 505
2,593 SF

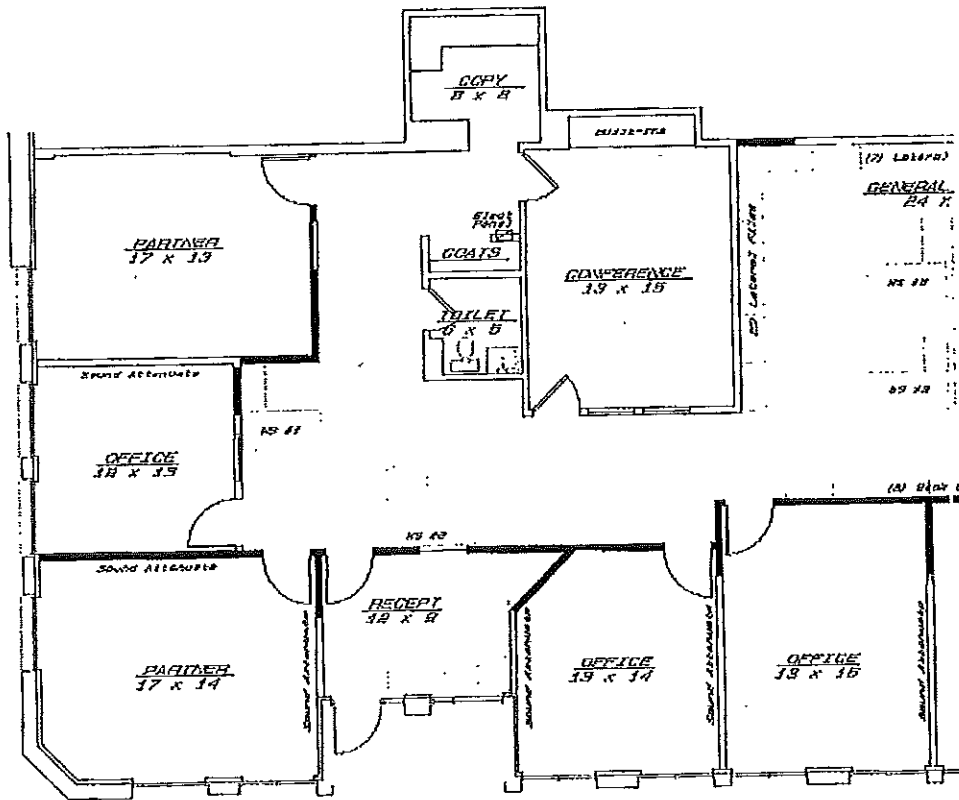
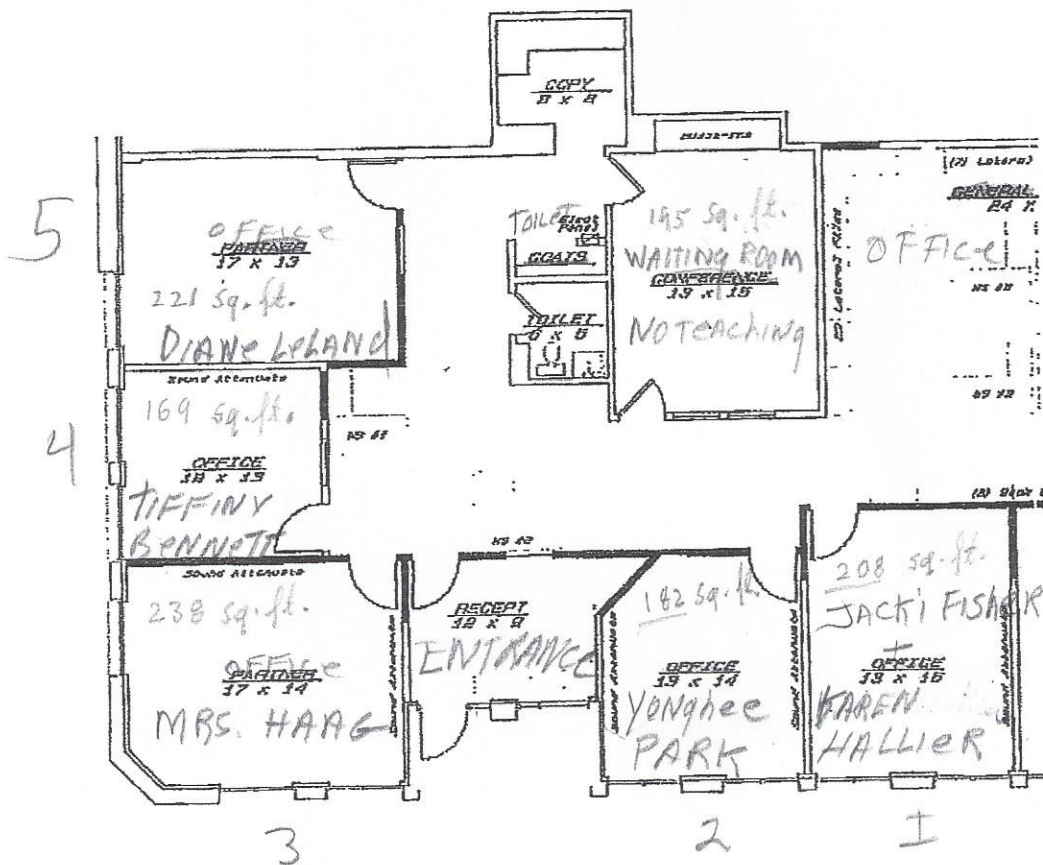
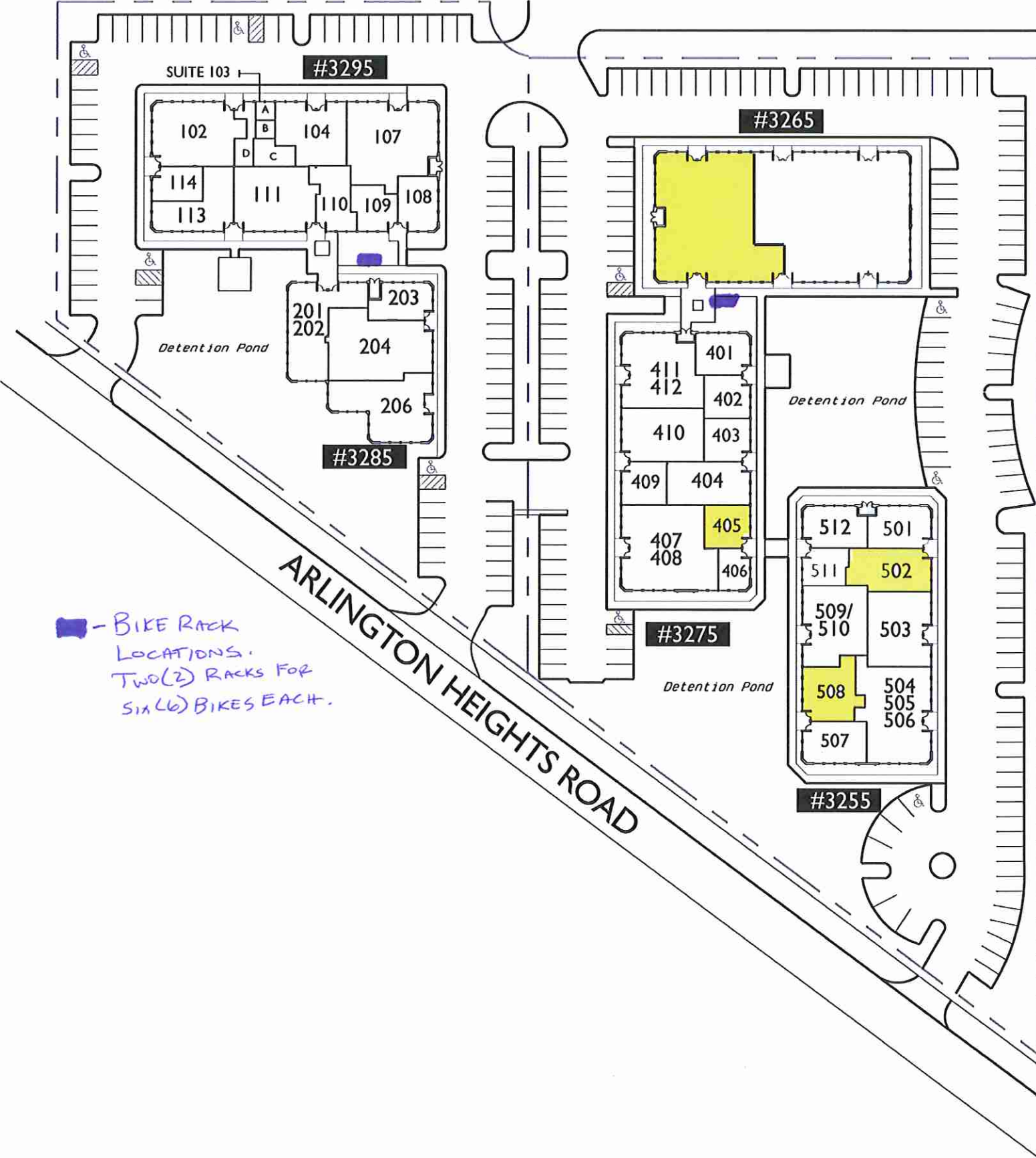


Exhibit "A"
Suite 505
2,593 SF



FAIRVIEW LANE



■ - BIKE RACK
LOCATIONS.
TWO(2) RACKS FOR
SIX(6) BIKES EACH.

3255 N Arlington Heights Rd. Suite 505

Betty Haag Academy of Music Land Use Variation Justification

1. Betty Haag Academy of Music will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property because it is primarily an office use. On site meetings are generally one on one and often occur after 3PM during the week.
2. Ownership has accepted this use because it is not disruptive to other neighbors and has light traffic.
3. This use is a great fit for the property as it requires no alteration to the space and has proper layout for the tenant. Low impact on property and great fit for tenant.
4. The variance requested is the minimum variance necessary to allow reasonable use of the property.

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 23-001
 Petitioner: Betty Haag Academy of Music
 Owner: Arlington Office Fund, LLC
 Contact Person: Dan Strojny
 Address: 4811 Emerson Ave. Suite 112
 Phone #: 847-246-9610
 Fax #: _____
 E-Mail: dan@chicagolandcommercial.com

P.I.N.# 03-08-102-037
 Location: 3255 N Arlington Heights Rd. Suite 505
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: ☒ For: Music Instruction
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

- | | | | |
|--------------------------|--|-----------|--|
| a. Underground Utilities | | | |
| Water | | <u>NO</u> | |
| Sanitary Sewer | | | |
| Storm Sewer | | | |
| b. Surface Improvement | | | |
| Pavement | | | |
| Curb & Gutter | | | |
| Sidewalks | | | |
| Street Lighting | | | |
| c. Easements | | | |
| Utility & Drainage | | | |
| Access | | | |

2. PERMITS REQUIRED OTHER THAN VILLAGE:

- | | | | |
|--------------|-------|---------|-------|
| a. MWRDGC | _____ | b. IDOT | _____ |
| c. ARMY CORP | _____ | d. IEPA | _____ |
| e. CCHD | _____ | | |

- | | | | | |
|--------------------------------------|-------|-----|----|----------|
| 3. R.O.W. DEDICATIONS? | _____ | YES | NO | COMMENTS |
| 4. SITE PLAN ACCEPTABLE? | _____ | | | |
| 5. PRELIMINARY PLAT ACCEPTABLE? | _____ | | | |
| 6. TRAFFIC STUDY ACCEPTABLE? | _____ | | | |
| 7. STORM WATER DETENTION REQUIRED? | _____ | | | |
| 8. CONTRIBUTION ORDINANCE EXISTING? | _____ | | | |
| 9. FLOOD PLAIN OR FLOODWAY EXISTING? | _____ | | | |
| 10. WETLAND EXISTING? | _____ | | | |

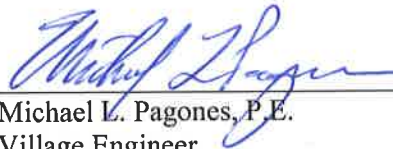
GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/A
 DATE OF PLANS: _____

Michael P. Ryan 1/24/23
 Director
 Village Engineer
 Date

PLAN COMMISSION PC #23-001
Betty Haag Academy of Music
3255 N Arlington Heights Rd
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. The Public Works Department and Engineering Division have no further comments.

 1/24/23

Michael L. Pagones, P.E. Date
Village Engineer

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Betty Haag Academy of Music
3255 N Arlington Heights Rd Suite 505

Round 1 Review Comments

01/25/2023

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

Aov #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

[Signature] 543

Supervisor's Signature

Planning & Community Development Dept. Review

February 2, 2023



REVIEW ROUND 1

Project: Betty Haag Academy of Music
3255 N. Arlington Heights Road

Case Number: PC 23-001

General:

1. The written response to Land Use Variation Justification Criteria is acceptable.
2. The following approvals are required:
 - Land Use Variation to allow "Music Conservatories or Instruction" in the M-1 District.
3. Please provide details on potential soundproofing options to be installed should issues with noise arise.
4. Bicycle parking is required. Please identify the location and number of any existing bicycle parking spaces, or show a proposed location for bike racks. 11 bicycle parking spaces are required by code for the site.

Prepared by:

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# _____
Petitioner: <u>Betty Haag Academy of Music</u>	Location: <u>3255 N Arlington Heights Rd. Suite 505</u>
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: _____
Owner: <u>Arlington Office Fund, LLC</u>	# of Lots: _____ Current: _____ Proposed: _____
_____	PUD: _____ For: _____
_____	Special Use: _____ For: _____
Contact Person: <u>Dan Strojny</u>	Land Use Variation: <u>✓</u> For: <u>Music Instruction</u>
Address: <u>4811 Emerson Ave. Suite 112</u>	_____
_____	Land Use: _____ Current: _____
Phone #: <u>847-246-9610</u>	Proposed: _____
Fax #: _____	Site Gross Area: _____
E-Mail: <u>dan@chicagolandcommercial.com</u>	# of Units Total: _____
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

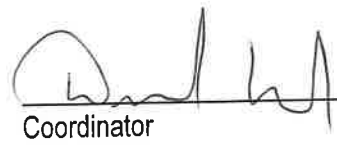
(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

	<u>YES</u>	<u>NO</u>
1. Complies with Tree Preservation Ordinance	<u>N/A</u>	_____
2. Complies with Landscape Plan Ordinance	_____	_____
3. Parkway Tree Fee Required (See below.)	_____	<u>X</u>

Comments:

The landscaping must be consistent with the approved plan as part of ordinance 88-052.


2/3/23

 Coordinator Date

Petition #: 23-001

Petitioner: Betty Haag Academy of Music

Owner: Arlington Office Fund, LLC

Part 1 Comments

- Planning Commission PC#23-001:
 - #11: We accept and understand that detailed plan review with comments will be provided. We have submitted existing plans and await any comments.
- Arlington Heights Police Department-Community Service Bureau
 - #1: The character of use is consistent with the area and is not a concern
 - #2: Exterior of property is sufficiently lit with newly upgraded LET parking lot pole lights, as well as under soffit can lights at each entry.
 - #3: There are no traffic problems at this location
 - #4: Traffic accidents are not a problem in this particular location
 - #5: This development should not create any additional traffic problems.
 - #6: We will contact the Police Department to confirm they have correct emergency contact information on file. We have confirmed that landscaping provides open sightlines to increase natural surveillance and avoid ambush location and havens for illegal activities.
- Planning and Community Development PC# 23-001
 - #1: We ask for Land Use Variation because proposed use does not pose any issues for the development or any neighboring properties.
 - #2: We ask that the Planning and Commission Development Dept allow the Land Use Variation as a "Music Conservatory" in the M-1 District

- #3: If required, ownership would apply the below acoustical panels on adjoining wall between practice room and neighboring space.

[Back to results](#)



Burdurly 50 Pack Acoustic Panels Soundproof Studio Foam for Walls Sound Absorbing Panels Sound Insulation Wedge for Studio, 1" X 12" X 12" (Black)

Brand: Burdurly



4,355 ratings | 97 answered questions

-14% **\$43⁹⁹**

List Price: \$50.99

prime Overnight

FREE Returns

Eligible for Return, Refund or Replacement within 30 days of receipt

- **【Eco-friendly and Safety】** Made of high quality environmentally polyurethane foam, these studio foam are durable and effective, no health risks, safe to use.
- **【Noise Absorbing】** Our sound foam panels can dampen and diffuse mid to low frequency sound waves inside of a room, to minimize interference, increases increasing sound clarity.
- These soundproofing foam panels come with 24 pack in the package, each tile is 1 square foot of 1 inch thick acoustic wedge, 12 pack covers an area of 12 square feet.
- **【Easy to Install】** These studio sound absorbing panels can be used as acoustic cover for walls, ceilings and doors, just easily attach it with staples, nails, screws, tacks or glue.
- **【Widely Usage】** Our sound dampening foam panels are great for recording studios, vocal booths, control rooms, also ideal for home theaters, professional movie theaters, concert halls and more.

- #4: Currently, there are not any bicycle parking spaces. However, ownership has indicated a couple viable locations for bike parking that are attached to email.