

# DRAFT

## PLAN

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

## COMMISSION

RE: TIMBER RIDGE SCHOOL - 201 SOUTH EVANSTON AVENUE - PC #21-005  
SPECIAL USE PERMIT FOR SCHOOL VARIATIONS

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Plan Commission Meeting held virtually which permits the public to fully  
participate via the computers or using their phones, on the 26th day of May, 2021  
at the hour of 7:30 p.m.

## MEMBERS PRESENT:

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

## ALSO PRESENT:

SAM HUBBARD, Development Planner

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CHAIRPERSON DAWSON: Okay, well, let's call this meeting to order. I find that the public health concerns related to the Corona virus pandemic render in-person attendance at the regular meeting location not feasible. We will continue virtually.

Let's do the Pledge of Allegiance. Anyone have the flag? There you go, Bruce, thank you.

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, do we have a roll call? Or let's do a roll call I should say.

MR. HUBBARD: Yes.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

(No response.)

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 up, we have minutes of the April 28th meeting. Do I have a motion to approve the minutes?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER JENSEN: So moved.

CHAIRPERSON DAWSON: Who's making the motion?

COMMISSIONER GREEN: It doesn't make any difference, I will.

CHAIRPERSON DAWSON: All right, Bruce can make the motion. Lynn, did you second?

COMMISSIONER JENSEN: I can second, and will.

CHAIRPERSON DAWSON: Okay, roll call for the approval of minutes please.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Cherwin.

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COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Ennes who is now in attendance.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, our first item on the agenda is the timber Ridge School Special Use Permit.

Is the Petitioner present?

MR. HUBBARD: They are, I'm bringing them in. I will mention we do have someone in attendance who was requested, some American Sign Language interpretation. I want to make sure that they are able to pin multiple viewers in Zoom. So, if they are having trouble pinning multiple viewers, I would need to bring them over to the panelist side. Otherwise, if the American Sign Language interpretation is working well for them without close captioning, I'm sorry, without having to pin, then that's fine. So, if there are any issues, if they would just raise their hand in Zoom and I'll bring them in on the panelist side. Otherwise, I'll assume that everything is working well with the interpretation.

At this point, I'm going to bring in the Petitioners.

So, I believe we have the Petitioner here. Yes, Petitioner is in.

CHAIRPERSON DAWSON: Okay, great. I need to swear in the Petitioner.

Please unmute.

(Witness sworn.)

CHAIRPERSON DAWSON: Anyone else?

(Witness sworn.)

CHAIRPERSON DAWSON: Thank you. All right, please begin your presentation.

MS. JILEK: Jonathan, share your PowerPoint.

MR. KUZYNOWSKI: Yes, it's saying host disabled, participant screen sharing.

MR. HUBBARD: You should be able to now, it just was enabled.

MR. KUZYNOWSKI: So, thank you, Plan Commission members. I appreciate the time tonight. We thought that it would be best to start off our presentation tonight with Julie Jilek, Assistant Superintendent for NSSEO, to talk about our organization and the Timber Ridge School.

MS. JILEK: Thank you, everyone. Very happy and excited to be here this evening. I think many of you are familiar with NSSEO. We are the Northwest Suburban Special Education Organization. We're a special education cooperative that is part of the public school system, and we're made up of eight member school districts: Districts 21, 23, 25, 26, 57, 59, and then our two high school districts are District 211 and 214. In our cooperative, we serve a

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wide range of students with different types of disabilities in the northwest suburbs.

We have actually been in existence since 1968, which is really kind of cool because we were one of the first special education cooperatives in Illinois, and that's even before Public Law 94-142 which many of you may be familiar. That's a really big law that was the Education for All Handicapped Children Act which became a law in 1975. So, we were in existence well before then. That's funny because I actually remember when that law passed in 1975, I'm going to give you a hint on how old I was, I was in high school getting ready to go off to college, and it was a really big deal. I was going off to be a special education teacher. So, anyways, it makes me proud to know that at NSSEO, we're serving kids with disabilities well before the law was in place. So, that's kind of cool.

Anyways, so I guess that we have several programs for students with disabilities --

CHAIRPERSON DAWSON: Can I just interject? I'm sorry, one moment. I have a hand raised in the audience that I'm concerned that it has to do with the accessibility issue.

MS. JILEK: Oh, I'm sorry.

CHAIRPERSON DAWSON: No, don't be sorry, you wouldn't have seen that. I just want to be sure.

Sam, do you see?

MR. HUBBARD: I think the hand just went down.

CHAIRPERSON DAWSON: Okay, all right. If it's not due to the accessibility issue, then we will have a public commentary portion and you will absolutely know when it's open. I will be very clear about that, and you're welcome to raise your hand then.

MS. JILEK: And I apologize, I may be talking too fast.

CHAIRPERSON DAWSON: No, no.

MS. JILEK: So, I will slow down, too.

CHAIRPERSON DAWSON: Okay.

MS. JILEK: So, Timber Ridge School is one of NSSEO's programs. We actually purchased the building from District 25 back in 1992. This school has been a part of the community since that time. Timber Ridge is a therapeutic day school with about 100 students during a typical school year. Last year, the enrollment was down because of the COVID situation, but we anticipate that enrollment will go back up to what it typically was. That 100-student enrollment has been pretty stable throughout the years, and we expect it to continue that way.

Why are we doing this project? Timber Ridge School does not have a gym or an elevator. I really can't think of any other public schools without a gym, and an elevator is an important component especially when your school has kids with disabilities and accessibility is really important to us.

A gym is needed for us for a variety of reasons. Physical education is a State of Illinois requirement for all elementary schools, and we believe that physical education is a very important part of the school day for all kids, including kids with disabilities, not only for the physical component but for the social and emotional benefits as well. While Timber Ridge has a really nice field, it's not accessible all year round with weather and rain and things like that. It has a very small multipurpose room that doesn't, it's not really conducive for a lot of

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sports like basketball and things like that. Most importantly, we really believe students with disabilities should have available opportunities that all other students have.

All of NSSEO's member districts have been very supportive of this project. NSSEO's board of education, many years ago, and it's interesting to note that our board of education is made up of the school board member from each one of our member school districts. So, we have one from District 21, 23, 25, and they make the decisions for our cooperative. So, we function like a public school with this kind of shared vision. So, they all strongly supported the need for this gym, and we started saving for it five years ago.

We don't levy taxes like the typical school district does, so we don't have like a large fund balance to use for projects. We really are tuition-based, so we really bill for the programs that we need. So, we've been slowly saving this gym and this was the year we finally got to that goal. So, this dream is finally becoming a reality.

So, in addition to a gym and an elevator, it will include a fitness room, two additional classrooms, and collaboration and sensory space. The two additional classrooms will not necessarily lead to increase in enrollment. We needed space before the pandemic for things like art and music and things like that. So, the extra two classrooms will provide us with additional space that we need for those enrichment type of programs for our students.

We don't anticipate really an increase in traffic to Timber Ridge School with the addition. We have usually the same number of vehicles coming in during the pandemic that we would have had before the pandemic, even with the decrease in enrollment because we put fewer students on our vehicles in order to be able to social distance them during the pandemic. So, now that we are kind of moving out of that phase, we anticipate that our current vehicles will be able to accommodate any increase in enrollment that we have that comes post pandemic.

So, that's a little bit about NSSEO. That's a little bit about Timber Ridge School. I'm happy to hand it over to Jonathan, and if anyone has questions during this, please feel free to ask.

CHAIRPERSON DAWSON: We have a whole portion when you're done and Staff's done where we'll be asking our questions.

MS. JILEK: Okay, perfect.

CHAIRPERSON DAWSON: Yes.

MR. KUZYNOWSKI: All right, so I'm going to go to the next slide. So, careful consideration went into establishing the best location for the gym addition. It was determined that connecting to the north end of the existing building would have the best outcome for the district and its students. The existing building currently has the two-story portion that is not accessible to students, staff and visitors that might need the assistance of wheelchair. So, the location of the addition will now allow for critical connection to the two-story portion of the building and make the existing second story wheelchair accessible.

In addition to allowing accessibility to the second floor, the location of the building addition allows the school to maintain the majority of their existing parking, avoid important utilities that would be costly to relocate if we were to place the building addition in a different location, and then also preserve the existing playground which is located on the southeast corner of the site. Then it also allows the gym to have close proximity to the existing

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play fields on the north side of the site which is important to their physical education program.

Additional parking will be added to the southeast corner of the existing parking to offset some of that parking that's eliminated with the building addition. That's being built up from, again, the north of the existing building. Parking stalls, or I'm sorry, the lot footprint will basically remain the same, but we are reconfiguring the parking stall layout a little bit to create some more efficiencies. Then we'll be adding some of that additional parking to offset the portions that were eliminated.

The existing detention area will remain but expanded for the additional impervious area. Then we've got two to four existing shed structures that will be removed, and then one which will actually be relocated from the existing parking lot to a better location. Then there's additional landscaping that will be added around the addition and the parking areas as well.

So, as mentioned, the addition will be added to the north end of the existing school. The ground floor will consist of a gymnasium, fitness room, toilet rooms, and an open atrium space. The main entrance to the addition will be on the east side of the part of the building nearest to the existing parking lot on the east side. The two classrooms shown here are actually two existing classrooms that will be reconstructed to allow the addition of two new classrooms above where the building is currently only a one-story portion of the building. Then the elevator will be centrally located in the addition.

The current slide shows the second floor of the addition which includes the addition of the new classrooms and a new positive sensory lounge to promote positive behavior. But possibly the most important feature of the second floor, again, is that connection between the new elevator and the existing second story.

Then this slide is just kind of showing the enlarged view so you can see kind of how the program lays out. As far as the large open space that's in the center of it, it's meant to be inviting to students and visitors. Then again, we've got the fitness room and gym along with toilets to support events that may occur in the new gym. Moving up to the second floor, we have an atrium space that is open and allows plenty of natural daylight into the space below, as well as an office and sensory lounge.

Then I wanted to share just kind of the building section so we can talk about the height of the addition. As noted in the Staff report, gymnasium structures in general require additional height for a variety of sports. This is typical of gymnasiums and, also noted in the Staff report, a similar variation was granted in 2016 for a middle school gymnasium addition as well in the Village.

It can also be noted that the neighboring high school has three stories and would stand actually taller than the gymnasium addition that's being added to Timber Ridge. Because of the slope topography in the site, even with the increased height of the gym structure, the relative roof line of the addition, when compared with the existing building, only changes within about two feet. As mentioned before, the building addition allows that critical connection to second floor classrooms.

With that, I'll pass it back over to Julie and she'll speak a little bit more about why the project is really important.

MS. JILEK: Hi again. So, I would like to end with the why. Everything we do should have a purpose, and our purpose really is just for our students, to build them a gym so

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they can have equal access to opportunities that typical kids have, and accessibility, expanding those fitness opportunities, space for collaboration, positive reinforcement. Another nice aspect, too, is our space provides program staff meetings and professional development opportunities. In our current set up, there's really no location where you can an all staff meeting. Storage is always an issue. Most of all, it's an enhanced learning environment to help us build promising futures for our students, and that is our goal, to build promising futures for our students.

MR. KUZYNOWSKI: That's all we have for the presentation. Thank you very much.

CHAIRPERSON DAWSON: Okay, great. Thank you. The Staff report included some conditions. Have you read the conditions and do you agree with the conditions of approval?

MR. KUZYNOWSKI: Yes, we have read the conditions and do agree.

MS. JILEK: And I second that, yes.

CHAIRPERSON DAWSON: Okay. All right, thank you for your presentation.

Sam, please present the Staff presentation.

MR. HUBBARD: Absolutely. So, all right, anyone see this?

(Chorus of yeses.)

MR. HUBBARD: So, just a little background on the request. The property is 201 South Evanston. This is an R-3 Zoning District. Schools are allowed in an R-3 Zoning District but only through the issuance of a special use permit which must be reviewed by the Plan Commission and ultimately approved by the Village Board.

Many of the schools in Arlington Heights never had to or never went through the special use permit process. As they've gone through additions over the years, they've been required to obtain the necessary special use as mandated in the Zoning Ordinance. So, the reason that the school district is before you this evening is because the building addition triggers the need for a special use permit.

The Comprehensive Plan of the Village which outlines the vision for the future development of each piece of land in Arlington Heights has classified the site as appropriate for schools which matches the existing use. The special use permit is, therefore, compliant and compatible with our Comprehensive Plan.

The Petitioner has proposed five variations in conjunction with the proposed addition, and I'll get into those as we move forward through the presentation. I will mention that the Staff Development Committee is supportive of the special use permit for the school.

So, there have been several actions that have occurred on this petition to get them to this point this evening. They met with the Conceptual Plan Review Committee on December 16th of last year and would characterize the Conceptual Plan Review Committee meeting as generally supportive of the project. The Commissioners in attendance thought it was, you know, a great benefit for the children to have a real gymnasium, and the accessibility improvements would enhance the site. We did discuss at that meeting the potential request for a waiver of landscape islands in the eastern parking lot, and two of the three members in attendance encouraged the Petitioner to install the code-required landscape islands.

Then on February 16th of this year, the Petitioner held a

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neighborhood meeting over Zoom. They went door to door in the neighborhood and passed out invitations for the meeting. Although there were a few people that RSVP-ed, nobody actually attended that meeting.

Then finally, on April 13th, the Petitioner appeared in front of the Design Commission. That meeting resulted in a continuance due to some design and detailing issues on the proposed precast garage. So, the Petitioner reappeared before the Design Commission on April 27th and presented two options that they felt addressed some of the concerns from the Design Commission. That meeting ended in a unanimous recommendation of approval for one of those options.

I would note that at the Design Commission meeting and as part of their motion, they requested the Petitioner install three trees that were shown on the renderings as part of the gymnasium addition. I have verified that those trees were always proposed as part of the landscape plan which, you know, the Design Commission does not have. So, those trees are included as part of this project.

Moving along, here is an aerial of the site. The subject property is bounded in that red line. North is to the top of the screen, east is on the right-hand side, west on the left, and the south is to the bottom. So, this property is a little bit unique compared to most properties in the neighborhood. You can see it has triple frontage, so it does front on three different streets. You can see Kensington to the north, Evanston to the west, Mayfair to the south. Access to the site comes from a curb cut into the southern parking lot, and then there's an existing curb cut on the north side that leads to the existing drop-off/pickup area and eastern parking lot.

You'll note that the driveway comes in straight right here. I will point out that the addition will be located here, and that's going to push the drive aisle coming around like this, and then coming here to connect with the parking lot. So, this is going to actually increase the length of the drive aisle, and I'll discuss some of the significance of that later.

Then I just want to point out there are some existing sheds on the site that were mentioned in the Staff report. One of them is here, there's one here, and then there's two located by the existing parking lot, one in a parking space and then the other where a landscape island is required.

So, you've seen the drawing showing the building addition. From a code standpoint, when you have a lot that fronts multiple streets, the code assigns the front yard as being adjacent to the shortest of those frontages abutting a street. So, in this case, the front yard from a technical standpoint is considered on Kensington. That means the exterior side yard is along Evanston, and then opposite the front yard has to occur the rear yard on Mayfair, and then this would be an interior side yard to the east.

Again, here is the increased stacking area for drop-off and pickup that I mentioned. You'll see the drive aisle curves around. Currently, it's pretty much just a straight shot like this, entering to the area here, so there is an increase in the stacking space with the proposed new addition for drop-off and pickup operations.

Again, as you've heard from the Petitioner, the stormwater detention management area is proposed just to the east of the building addition.

Two of the variations requested are identified on the screen, and I'll go through those in detail. One is relative to the parking lot landscape islands. So, you'll see



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here circled in orange, there's two islands that aren't actually in existence today. They're just striping on asphalt. So, the proposed addition of parking areas and modifications to the parking lot triggers the need to update to the current code requirements which actually require a full landscape island here and a full landscape island there, as well as a full one on the southern portion and a full one on the east side of the southern portion.

So, the Petitioner has requested a variation to waive the landscape island requirement. They would like to keep this area as just striped asphalt. Staff Development Committee is of the opinion that the landscape island should be added. We don't see that a unique situation exists here to waive the requirements for the landscape islands.

The Petitioner has shown that they can navigate through the parking lot with the islands constructed and it doesn't need to remain as striped asphalt for the buses or emergency vehicles to traverse the parking lot. However, even if they were to turn this entire striped area into a landscape island, these two portions here are substandard in size. They can't accommodate the code-required landscaping. So, a variation is required technically even if they were to convert this to landscape islands unless of course they were to add more depth to it to create a full width for a landscape island which would begin to hamper maneuverability through the parking lot. So, Staff Development Committee is open to a variation that would allow these landscape islands to be substandard in size without the code-required shade tree, but we do recommend that they install the code-required islands here with the required shade trees. So, these would be islands just no shade tree, then a substandard size.

Additionally, there are sheds proposed for relocation, and you can see them highlighted in blue. So, these two sheds that are existing here, one of them will be demolished and the other would be relocated down here. Technically, again this is a side yard, and sheds are only allowed in a rear yard. So, they would have to actually be put towards the south of the site and directly, you know, adjacent to Mayfair. We don't feel that that's the appropriate location. We feel like the location here actually provides best screening for these elements and, you know, because of the unique frontage on the lot having, you know, three frontages and, you know, a unique rear yard, we feel that the necessary criteria for variation approval have been met and we support the variation for the sheds.

Again, you've heard the Petitioner talk a little bit about the height variation showing the difference in grade elevations. So, I want to point out this elevation down here, the north elevation, this would be as if you were looking south at the school standing on Kensington. This is the view you would see. So, on this side, the height variation adjacent to the single-family homes to the west would be closer to the four-foot height or be about 29-foot tall where 25 feet is maximum allowed by code. Then of course as the land slopes down to the east, that variation increases to 30.5 feet in height where code allows only 25 feet tall for structures in the R-3 district.

The Staff Development Committee is also supportive of this variation. There are fairly generous setbacks of this structure to the property line to the west, and it's close to 40 feet. Per code, this building addition could actually extend a little bit closer towards Evanston and still meet the code-required setback. So, it's not built all the way to the west and as close to the property line there as it could be. Additionally, it's over 140 feet set back from the closest single-family home to the west. Again, given the downward slope on the eastern side and the practical needs for having, you know, a gym that has the necessary height,

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the Staff Development Committee is supportive of this variation.

I'll touch on briefly the landscape plan. In here, this landscape plan is showing the actual islands that Staff is recommending they be constructed. So, you can see the substandard island on both sides here, with then the full-size island on the other side with the code-required shade tree. So, that's what we're recommending.

Then I want to touch on briefly the transformer, which is proposed on the western side of the building addition. It is code compliant in this location. It does not require a variation. Ideally, the Village, you know, recommends and likes to see these items screened as much as possible from view, particularly putting them towards the rear of structures and away from view, from the primary viewing corridors. ComEd usually likes these things as close to the street as possible but, you know, in theory they can really be located anywhere provided the correct infrastructure is put in.

Originally, Staff had recommended a condition of approval that would have required this transformer to be relocated to the eastern side of the building and shielded from the primary viewing corridor along Evanston by the building. The Petitioner has provided some additional information on what the cost would be for that, and Staff, you know, does see that the cost would be, you know, a significant cost for this relocation. So, we're open to alternative methods to provide enhanced screening of this transformer.

So, they have proposed nine I believe arborvitae. We think additional landscaping could be added to provide a more dense, layered and solid screen around the transformer in this location. So, rather than recommending it be relocated, we're adjusting our recommended condition of approval to just that the Petitioner add that additional landscaping for review and approval by Staff. The motion sheets before the Plan Commissioners this evening do reflect that change to the condition of approval.

I'll touch on traffic, drop-off and pickup operations. So, here you can see from the traffic study, this is outlining how drop-off and pickup occur. Cars and buses are supposed to come from the southern portion of Evanston northbound and enter the site like this, and then they start queuing and stacking here while they unload or pickup, and then they leave out the site and head that way. Occasionally, as was observed in a traffic study and what's been known to occur, occasionally is that the vehicles begin to stack up while the unloading and loading process is taking place to where they, you know, end up queuing within Evanston Avenue.

So, as I mentioned before, the drive aisle is going to be relocated a little bit around the addition, so it's going to allow additional stacking space. Approximately four to five more vehicles will have space to stack and queue on site as opposed to having to wait on Evanston Avenue before they can enter. So, this will hopefully be an improvement. There's really not going to be, as you've heard from the Petitioner, much of an increase in vehicles associated with this addition. So, this improvement to the drive aisle should really be a benefit and hopefully will help to further improve any stacking issues on Evanston Avenue.

All major intersections that were studied in the traffic study had the capacity to handle the very minor increase in traffic that could be associated with this building addition. So, we do not believe that this will result in any adverse traffic impacts.

To reduce the number of on-site parking spaces from 81 to 75 spaces, and also to reduce the number of bike parking spaces from eight to zero, we did ask the

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Petitioner to survey their parking lot usage to determine if they have the capacity to handle the additional cars that would be necessary for the small addition of people or students and staff relative to this addition. The parking study found a surplus of parking available at peak times, approximately 20 spaces. So, the anticipated four staff members should easily be able to be accommodated in the 20-space surplus that exists on site. Again, Staff is supportive of that variation to reduce the number of bike parking spaces from eight to zero. This is a unique case with the school, it's not the traditional neighborhood school where children are walking or biking from the neighborhood. They're, you know, bused in from communities outside of the immediate vicinity, so we're supportive of that variation as well.

That being said, we are recommending approval of the application subject to the four conditions as shown below and as reflected on the motion sheet in front of the Plan Commissioners. I would add that all public notices for this application have been met. So, I will conclude my report with that. Thank you.

CHAIRPERSON DAWSON: So, Commissioners, do I have a motion to include the Staff report into public record?

COMMISSIONER GREEN: Yes, I'll make that motion.

COMMISSIONER ENNES: And I'll second.

CHAIRPERSON DAWSON: Great. Sam, roll call.

MR. HUBBARD: Yes.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen. Commissioner Jensen?

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER GREEN: Joe, you're on mute.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, Commissioners, do you have any initial questions for the Petitioner or Staff before we open it up to public commentary?

COMMISSIONER ENNES: I do have a couple of questions that I would like to ask. Just for my own general knowledge, Julie, if I could direct these questions to you?

MS. JILEK: Sure.

COMMISSIONER ENNES: You mentioned that the school is not --

CHAIRPERSON DAWSON: Terry, we can't hear you, or at least I can't hear you and I don't know why.

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COMMISSIONER ENNES: Sue, you can't hear me?

CHAIRPERSON DAWSON: Now I can hear you.

COMMISSIONER ENNES: Okay, I have a couple of questions for Julie.

MS. JILEK: Yes.

COMMISSIONER ENNES: Okay, you mentioned that the school is not directly funded by property taxes. Is it funded by the school districts when students participate?

MS. JILEK: That is correct. We are part of the public school system; we're a public school and a public entity, but we do not levy taxes. So, we're tuition-based. So, our district that send students pay the tuition for the student to attend that program.

CHAIRPERSON DAWSON: Okay, I can't tell if I'm freezing or we lost Terry.

MS. JILEK: I think we've lost Terry.

MR. HUBBARD: I think we lost Terry. I'm getting messages that my connection is unstable and I'm seeing a lot of people also freezing so it seems that we're just having a lot of bandwidth issues with this meeting this evening.

CHAIRPERSON DAWSON: Okay, if there's anyone in the audience that has concerns because they're not hearing anything, just do a hand raise and I'll try and address it at that time. Hopefully we'll get Terry back in a little bit.

(Slight pause due to connection issues.)

CHAIRPERSON DAWSON: It looks like we lost Sam, is that right? Can nobody hear me?

COMMISSIONER WARSKOW: I can hear you, Sue.

COMMISSIONER CHERWIN: Jay can hear you as well.

COMMISSIONER ENNES: Sue, did you cut me off?

CHAIRPERSON DAWSON: No, you disappeared, but then as I was explaining, oh, if anyone is having problems just let us know, then I was kicked off. Now Sam is not here, so I don't know. He's saying he was having, his Internet access wasn't -- oh, looks like, here he comes, or not. Apology. Oh, here comes Lynn back.

COMMISSIONER CHERWIN: Maybe it's a sign we need to start doing this in-person again.

CHAIRPERSON DAWSON: Yes, maybe.

COMMISSIONER ENNES: It blew the fuse.

CHAIRPERSON DAWSON: Usually I blame it on my kids, but my kids are -- Sam, do we have you there?

COMMISSIONER ENNES: Won't that be something if we lost Sam?

CHAIRPERSON DAWSON: But we have lost Sam. So, we'll just continue to hopefully wait and that he'll get back on.

COMMISSIONER ENNES: Okay.

CHAIRPERSON DAWSON: You know, I don't think we can continue unless, no, we really need him.

COMMISSIONER ENNES: No, we need Sam.

CHAIRPERSON DAWSON: It appears that we lost some of our attendees as well, but maybe they will be rejoining us. What, I'm sorry? We had eight attendees before I was kicked out, and now there's only five.

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COMMISSIONER CHERWIN: I'm sure he's trying to reconnect.

(Slight pause due to connection issues.)

COMMISSIONER LORENZINI: Yes, I'm not seeing Bruce or Sam.

COMMISSIONER CHERWIN: I think in order for other people to connect, Sam the host has to be connected in.

CHAIRPERSON DAWSON: I don't have an e-mail from Sam or anything, so let's just hope he'll come back on. Looks like we regained one more, or two more attendees have now joined us. We were at eight, now we're at seven. Lynn is back or was Lynn always there?

COMMISSIONER JENSEN: No, I've been in and out three times.

CHAIRPERSON DAWSON: Okay.

COMMISSIONER JENSEN: I just barely got audio back, I couldn't hear anything quite well.

CHAIRPERSON DAWSON: Well, Sam is really struggling.

(Slight pause due to connection issues.)

COMMISSIONER JENSEN: Does it help if we turn the video off?

CHAIRPERSON DAWSON: I don't know. It seems like they're having some sort of Internet issue at Village Hall.

COMMISSIONER JENSEN: Yes.

CHAIRPERSON DAWSON: If anyone, Terry, do you have a number where you can connect to Sam?

COMMISSIONER ENNES: I can try.

(Slight pause due to connection issues.)

COMMISSIONER LORENZINI: Susan, can you hear me?

CHAIRPERSON DAWSON: Yes. Hey, Joe.

COMMISSIONER LORENZINI: Okay, I can see everybody. I can see John, Lynn, Terry, Mary Jo.

CHAIRPERSON DAWSON: We're missing Sam.

COMMISSIONER LORENZINI: And Bruce, I just talked to Bruce. He said he's going to dial back in or log back in again.

CHAIRPERSON DAWSON: Okay, but we can't start again without Sam.

COMMISSIONER LORENZINI: Yes.

COMMISSIONER ENNES: Sam is not at his cell phone.

COMMISSIONER LORENZINI: Well, Bruce just talked to him. They were communicating.

COMMISSIONER ENNES: Oh, did he?

COMMISSIONER LORENZINI: Yes.

COMMISSIONER ENNES: What did Bruce say?

COMMISSIONER LORENZINI: He said he's going to try to log back in again. I'll call him again.

CHAIRPERSON DAWSON: Okay, so should we call kind of a five-minute break for everyone while we try to get this sorted out?

COMMISSIONER ENNES: Well, I wonder if we need to all get off and have Sam come in, open the meeting, and then we step back in. Lynn or Joe, what do you think?

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COMMISSIONER LORENZINI: Okay, Bruce, again is trying to log back in again.

CHAIRPERSON DAWSON: Well, I'd hate to take that step, Terry, unless Sam, Sam hasn't reached out. I've been checking my e-mail to see if he was e-mailing and reaching out.

COMMISSIONER ENNES: Right, got you. Did you all log back in? Did you get kicked off and logged back in?

CHAIRPERSON DAWSON: I was kicked out and logged back in, yes.

COMMISSIONER ENNES: Yes, that's what I did. I ended up logging back in.

CHAIRPERSON DAWSON: I'm just sending him an e-mail just in case because I've got to believe he's frantically trying to get this -- so, it keeps changing the host, I don't know if you guys have seen that. Here he comes. Hopefully this time it will work.

COMMISSIONER LORENZINI: Well, Bruce said he's trying to get a hold of Charles Perkins to see if he could help out somehow. Sam was trying to get a hold of him.

COMMISSIONER GREEN: I think I'm back.

CHAIRPERSON DAWSON: We can hear you. There's no video, but we can hear you.

COMMISSIONER GREEN: I don't know what the heck happened here but did you guys drop off or was it just me?

CHAIRPERSON DAWSON: No, I was kicked off as well.

COMMISSIONER SIGALOS: Bruce, your video is not on.

COMMISSIONER GREEN: Okay, it says stop video, start video, share screen. Is that me?

CHAIRPERSON DAWSON: No.

COMMISSIONER LORENZINI: No, it's just start video. There you are.

COMMISSIONER JENSEN: There you are. Now you're one.

COMMISSIONER GREEN: Okay, it's just slow. It's just slow.

CHAIRPERSON DAWSON: We don't have Sam, so that's the big challenge.

COMMISSIONER SIGALOS: We have everybody back except Sam.

COMMISSIONER GREEN: Okay, I called him on the cell phone to see if he had any news for me, and he said that he's out, too. So, he was calling Charles.

CHAIRPERSON DAWSON: So, Terry, that's probably why he didn't answer when you called because Bruce was calling him.

COMMISSIONER GREEN: Because I never know if it's something I did.

CHAIRPERSON DAWSON: Terry, you're on mute. I don't know if you know that you're on mute.

COMMISSIONER ENNES: Hey, Bruce.

COMMISSIONER GREEN: Yes.

COMMISSIONER ENNES: All of you, did we all log off and rejoin?

COMMISSIONER GREEN: That's what I did. I logged off and Joe told me and it worked.

COMMISSIONER LORENZINI: Yes.

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COMMISSIONER WARSKOW: Julie was shaking her head no, so she was not kicked out, just a few of us were.

COMMISSIONER ENNES: I think we all did that, and I'm just wondering if now he's out there and can't, he's the one who has to initiate the meeting. So, I wonder if we came back into the old one and he's trying to restart it.

CHAIRPERSON DAWSON: So, he's made LeGrand Services the operator or whatever it's called of the meeting.

COMMISSIONER GREEN: Yes, he's got to do it I would assume. Oh, well, how is your summer going so far?

COMMISSIONER ENNES: What a beautiful day, huh?

COMMISSIONER GREEN: Yes, really. Really, I can give it a few more minutes and I'm going to bed.

COMMISSIONER ENNES: We've got another petitioner out there.

COMMISSIONER GREEN: I know, I'm just kidding.

CHAIRPERSON DAWSON: I don't have Sam's cell phone number. You two have it. If one of you could try to reach out to him how long. Should we make people sit and wait until we just --

COMMISSIONER GREEN: Just continue it or something, yes.

CHAIRPERSON DAWSON: Or like adjourn and continue to the next, I hate to do that to the petitioners, you know, but --

COMMISSIONER GREEN: Yes, I don't know what the legal ramification is to that, Sue. But let's see, let's get Sam back here. All right, let me call.

CHAIRPERSON DAWSON: Bruce, it looks like Terry is calling him. Okay.

COMMISSIONER GREEN: Sam, this is Bruce again. I managed to get back on, and everybody here I guess logged out and then logged back in again.

CHAIRPERSON DAWSON: Not everybody but okay.

COMMISSIONER GREEN: Well, most, some of us I guess, not everybody. Not everybody was lost. Okay, and then, you know, well, then like I say, if we can't really continue or something, you know -- oh, he's in, he's in.

COMMISSIONER ENNES: There he is.

CHAIRPERSON DAWSON: Well, now he's done that a couple of times. He's out there, great.

COMMISSIONER GREEN: He's gone?

CHAIRPERSON DAWSON: He's done it a couple of times, Bruce.

COMMISSIONER GREEN: Oh, okay, okay.

COMMISSIONER SIGALOS: I see Sam.

CHAIRPERSON DAWSON: You see Sam? I do not see Sam. There he is.

COMMISSIONER SIGALOS: Yes, he's here. Welcome back, Sam.

MR. HUBBARD: Thanks. So, did we lose everyone or was it just me?

COMMISSIONER GREEN: I was lost.

CHAIRPERSON DAWSON: No, a few of us. Not everyone was kicked off, but a bunch of us were. It appears to me that all of our attendees are back. I was monitoring that. They've been waiting patiently.

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MR. HUBBARD: Yes. Good, I see that all the attendees still appear to be here, the same ones from before. So, I would say we should keep going --

COMMISSIONER GREEN: Absolutely.

MR. HUBBARD: -- and keep our fingers crossed.

CHAIRPERSON DAWSON: Okay, I would just ask that we pay attention to Stacy's video because she does freeze from time to time, which means that anyone who's asked for the accommodation in the audience is not getting the sign language. So, if we see that, I think we need to be cognizant of it and stop. Sam, do you have any input on that?

MR. HUBBARD: I would add that we have enabled live transcript close captioning. So, hopefully, that's just like a backup in case our ASL interpreter is frozen. So, but again if there is anyone that needs ASL interpretation and the close captioning is not working to their satisfaction and the ASL interpreter is frozen and not working, please raise your hand and let us know and we'll try and address it. Otherwise, if we don't see your hand raised in Zoom, we're going to assume that -- oh, I do see --

CHAIRPERSON DAWSON: We have a hand raised, yes. Well, it's not raised any longer.

MR. HUBBARD: Now it's gone, okay. Well, let's continue on as best we can and we'll get done as much as we can and we can see what progress we can make.

CHAIRPERSON DAWSON: Great.

Terry, you were in the middle of your comments and questions.

COMMISSIONER ENNES: I had a number of questions, but to expedite things, I'll hold off those off, see what gets answered from anybody in the audience who has questions, unless any other Commissioners do now. That might speed things up.

CHAIRPERSON DAWSON: Any other questions before we open the public commentary?

COMMISSIONER SIGALOS: Let me get to a minor question about the storage space. What is in there? Like lawn equipment and so forth? What do you keep in the storage sheds?

MR. KUZYNOWSKI: That would probably be a good question for Julie. Julie is still on the attendee's list and not the panel. They do store some lawnmowers in their outside sheds. They have been storing some furniture temporarily during COVID because they have to space out everyone. But usually yes, it's lawn maintenance tools.

COMMISSIONER SIGALOS: Aside from lawn maintenance, could this addition now alleviate the need for a couple of these storage sheds that's storing furniture or whatever else they may be storing?

MR. KUZYNOWSKI: Because of the volatile nature, well, so they will have some additional storage that will be added, but as far as the lawn maintenance stuff and volatile nature of some of the things used for that, that's why they have the separate structure. Again, they're already looking to consolidate from the four that they have down to two of them.

MS. JILEK: Jonathan is correct. We did store some furniture in there because of social distancing. We wanted to space out our desks as much as possible, so we did remove some furniture from the classrooms, but it's in the process of going back in now. We did just do some cleaning and got rid of some things. We were able to condense it down to two, and what's left is mostly landscaping type of items. We don't have any space in the building for



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those types of things, and other gardening type of equipment I guess is mostly what's in those sheds.

COMMISSIONER SIGALOS: No, that's reasonable. If it's landscape equipment, that's reasonable, we don't want to keep that outside. So, you're going from four sheds to two sheds, that's going to help the issue there.

MS. JILEK: That's correct.

COMMISSIONER LORENZINI: Chairman Dawson, I've got a quick question.

CHAIRPERSON DAWSON: Yes.

COMMISSIONER LORENZINI: Jonathan, I'm still a little unclear about the building height. It's five-foot, you're asking for a five-foot variance in height of the building, but you said something about only two-foot taller in your presentation or did I misunderstand that?

MR. KUZYNOWSKI: Yes, so I had mentioned two-foot, so that's actually to the adjacent portion of the addition. But yes, it's approximately four feet of height change from the existing roof line to the new gym addition itself, so it kind of steps as you go on to the gym itself.

COMMISSIONER LORENZINI: Oh, okay, thank you.

CHAIRPERSON DAWSON: All right, any other comments?

(No response.)

CHAIRPERSON DAWSON: Going once, going twice, okay.

We are now going to open up for public commentary. But before we do that, I have a few procedural items that I want to go through for anybody who is wishing to speak.

So, before you say your comments or ask your questions, you need to state your first and last name, and then spell your last name for the court reporter. Please also provide your address. We ask that you provide your full comments and questions, at which time when that's completed you will be muted, and the Commissioners will address comments and questions with Staff and/or the Petitioner, and then we will move on to the next person in line. I'll also note that once the public commentary portion is closed, it is closed and we will not be taking additional comments from the audience.

So, at this time, if you wish to speak, please raise your hand. Sam, I trust that you will call on people. Is there anyone wishing to speak, please raise your hand.

MR. HUBBARD: Yes, if anyone has a comment, they can raise their hand in Zoom, and I will bring them in to the panelist side to speak. We do ask if you want to provide your address, as Chair Dawson mentioned you do, I think it provides some context, but you're not required to provide your address if you don't want to. So, that being said, I am going to bring Michael and Jill Stark over to the panelist side. They should be able to activate their cameras and unmute themselves and give their public comment.

CHAIRPERSON DAWSON: Nothing happened.

MR. HUBBARD: Did they make it over?

COMMISSIONER WARSKOW: I'm not seeing them.

MR. HUBBARD: I'm not seeing them on the -- oh, here they come.

CHAIRPERSON DAWSON: Oh, good, okay. I was going to say I could reach out to Jill. She's in my --

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## QUESTIONS FROM AUDIENCE

MR. HUBBARD: So, Michael and Jill Stark, you're in the meeting. I see that you are unmuted. Is there a public comment you want to make? Are you there?

I see they're here; I'm not getting their comment. Michael and Jill, do you have a comment you'd like to make this evening?

All right, I'm not hearing a comment, so I don't know if they're having difficulties on their side or what's going on. If they want to leave the meeting maybe and try and reconnect, we can perhaps bring them in again and give it another try if the Commission so chooses.

COMMISSIONER GREEN: Right, that's what I would do, Sam.

MR. HUBBARD: All right, Michael and Jill, I'm going to remove you from the meeting and ask that you --

COMMISSIONER LORENZINI: There we go, there she is. There she is.

CHAIRPERSON DAWSON: There she is.

MR. HUBBARD: Hello.

COMMISSIONER ENNES: Jill, you're muted. There you go, we got you.

MS. SHEIN: This is Stacy, I don't see her.

MR. HUBBARD: You can't see her?

CHAIRPERSON DAWSON: Stacy's video has been freezing.

MS. SHEIN: Now I can't see them; I see their name, but I can't see the video.

CHAIRPERSON DAWSON: So, Stacy is the one who's translating. I don't know if you see that. So, let's be --

MS. SHEIN: Can you guys hear me?

COMMISSIONER GREEN: I hear somebody.

CHAIRPERSON DAWSON: Stacy, can you see her? Stacy is freezing.

MS. JILEK: I don't think --

MS. SHEIN: Can you hear me? This is Stacy.

MS. JILEK: Jill, can you see me? I don't know if she can see me either, because I can sign a little bit, but --

MR. HUBBARD: Julie, I'm going to pin you, so now your face should be the only one there. Can you see, Jill?

MS. JILEK: I don't know. Can you see me? I don't know if she can see me.

MR. HUBBARD: Maybe she's pinned the ASL.

MS. JILEK: I can understand what she's saying, but I missed, I mean, we missed a little bit. She's talking about the traffic on the street now.

Please re-think your plan with us families in the area and the community, thank you. So, I only caught the last -- I don't think she can see me.

Can you see me?

MR. HUBBARD: I don't think so.

MS. SHEIN: This is Stacy, can anyone hear me?

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MS. JILEK: Stacy, I can hear you. Stacy, can you see me? No.

MR. HUBBARD: Stacy, your connection is not working very well, so you're freezing, and I think you're having problems.

MS. SHEIN: Oh, you can't, okay.

MS. JILEK: She just dropped out.

COMMISSIONER ENNES: But Stacy, I heard your first --

MS. SHEIN: Oh, you do hear me.

MS. JILEK: Oh, she said the interpreter just, can you see me? Maybe?

COMMISSIONER ENNES: Stacy, I see you, but you're frozen, but I hear you good.

MS. JILEK: I can try if you want to start again --

MS. SHEIN: There's no chat function --

MS. JILEK: Yes. I think the interpreter can't see you. Oh, okay, thank you. She said she's reading what she already sent everyone. So, she was just signing what she wrote to everyone already.

MR. HUBBARD: I can read that; I have that e-mail. If you'd like, I can read it to put it on the record if that would help.

MS. JILEK: She said she's the house that faces the gym and it's going to block their view of the area. She said it's a beautiful view. She wishes that we would reconsider the plan please, thank you.

So, she was reading from her first letter that she sent to the Board, and she was just again sharing her feelings with the Board. She said please read what I wrote again, thank you.

MR. HUBBARD: Okay, I will pull that up and read it.

MS. JILEK: Thank you, Jill.

MR. HUBBARD: Give me one moment here, okay. So, the public comment that we did receive from Jill and Michael Stark read:

The Stark family of 116 South Evanston, yes, we're the deaf family of Arlington Heights. We are very saddened about all this. The beautiful open grass field is one of the reasons why we purchased this home in 2007. We will miss the beautiful sunrise in the mornings, too. I have attached the photo, and I'll mention that the photo was online and part of the packet.

The open grass field is therapeutic and beneficial, not only for us as long-time homeowners, but for dogs, families, and our Windsor neighborhood, and the students who attend the school. They just run or lay on the grass feeling calm, especially during their recreation time. Building a large 30-foot building block taller than what our Village allows in front of our home will affect our property values and its appeal. It is aggravating. We do not wish to have more traffic in our private residential street and suggest you rethink this plan. Thank you. Jill and Michael Stark.

CHAIRPERSON DAWSON: Thank you, Jill. Okay, thank you, Jill.

So, Sam, you're going to go ahead and mute Jill at this time, and then we can, anybody have any questions or comments related to Jill's comment for Staff? Lynn?

COMMISSIONER JENSEN: I'd like to know more what she means by re-

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think the plan. Does it mean don't do the gym at all, or does it mean she has envisioned some other location or arrangement for the gym? So, I'm not sure what she means by re-think the plan.

MR. HUBBARD: Are you directing that question to her, Commissioner Jensen?

COMMISSIONER JENSEN: Well, I don't know what she can hear or not hear. So, I was just directing it to the group, I guess.

CHAIRPERSON DAWSON: Well, we have the signing. I've known Jill for a while. She's quite good at communicating.

MS. JILEK: Okay, I asked her. She said thinking 30-foot ceiling is no, if we could make it shorter, 30 feet tall that's above what the requirements are for the Village, and moving it maybe -- I'm sorry, I'm not an interpreter, I'm trying my best.

MS. SHEIN: I wish I could see her.

MS. JILEK: My husband is here; she's just going to grab her husband she said. Oh, her husband is coming.

MR. HUBBARD: Can you see everyone else, Stacy?

MS. JILEK: Okay, I'm going to school. I grew up in this area. I know --

MS. SHEIN: No, I actually just have, I see Susan frozen, Julie's frozen.

MS. JILEK: I'm concerned about the traffic for pickup and drop-off. It's very, it's not safe for our area. Pickup and drop-off, your plan seems not very successful to me. I live across the street so I can see the area, the traffic problems for many years at times in the morning and the afternoon around 3:00 o'clock, it's very congested. I suggest pickup new in a different and more safe way. She said if we could move to Mayfair and stretch out, not on Evanston, her street, thank you. Also, conflict with the high school on Evanston outside, too.

CHAIRPERSON DAWSON: Okay.

MS. JILEK: She said that's all I have, thank you.

CHAIRPERSON DAWSON: Great.

COMMISSIONER JENSEN: Question for you, Julie.

MS. JILEK: One very -- oh, sorry?

COMMISSIONER JENSEN: A question for you, Julie. You indicated that this isn't going to increase the traffic, and Sam indicated it would reduce stacking on the street and people will have more stacking available on the premises, is that correct?

MS. JILEK: So, the question for me was will there be more traffic on the street? Not really. It should be about the same number of buses and cars that go into the school now. We try hard to tell all of our buses and cars to not line up in front of the homes. We have a school resource officer on staff there, and he'll go out and tell them to go around so that they're in front of the school and not in front of the homes, and he'll redirect them around. I know sometimes it happens, but we try to make sure it doesn't.

CHAIRPERSON DAWSON: Can I just interject on the parking issue and traffic issue? Could you let Michael know that we need him to hold until -- thank you.

One thing I do know, I have two students at Prospect. Two of my children are students at Prospect. So, the street, for the Commissioners, the street is very, very narrow between Prospect High School and the homes that are along there. It's almost like a one-lane street, it's so narrow, but it's not, it goes both ways. There is an opening in the fence at

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Prospect High School, right, where Timber Ridge is.

The traffic that I believe Michael and Jill are largely talking about comes from parents dropping off and picking up at that fence from the high school. That would be my guess, because I've done that. You know, my son has said pick me up at the fence, and then I get there and I'm like this is nuts because the road is so narrow and there's all these cars everywhere. But it's not Timber Ridge causing that problem, those are all Prospect parents. So, just to add a little perspective to what's going on in that neighborhood.

Unfortunately, it is a problem with Prospect, that has nothing to do with Timber Ridge's application. They are not causing the traffic problem because there is not, Julie, correct me if I'm wrong, but you're not parking on that side, you're on the other side?

MS. JILEK: So, the way we work, our staff park in the lot and we have a few parking in front of the school. The drop-off and pickup should be from the south north in front of the school, and then into the parking area to the back of the school.

CHAIRPERSON DAWSON: But you said south north.

COMMISSIONER GREEN: Northbound, right turn in.

CHAIRPERSON DAWSON: Right, but what I mean, yes, it's on the north end of the building.

MS. JILEK: Yes, that's Mayfair Road. We don't use that for drop-off or pickup.

CHAIRPERSON DAWSON: It's Mayfair that is, it's not Evanston, but it's Mayfair that's that narrow road, and a lot of the traffic coming in and out of there which heave on to Evanston which is right where the Timber Ridge people are trying to pick up and drop-off, they're our high school parents doing drop off and pickup. If you ever drive by there at like 3:30, you'll see a huge line of cars doing drop off and pickup.

MS. JILEK: I wonder, could we add the chat feature on here that they could type the questions? That might help.

CHAIRPERSON DAWSON: No, this isn't really a public commentary back and forth. They're supposed to give their comments and then they're completed, and then we talk about them and we move on to the next. At this point, they've given their comments, and so we're discussing and then we'll move on to the next commentary.

COMMISSIONER ENNES: Well, the traffic is one of their issues. The other issue is the location of the improvement. Unfortunately, that's not something we could control. If it doesn't go at this end of the school, it goes at the other end of the school and it affects somebody else. If this is where it works, this is the school's ability to ask for the gym to be put at that location for all of its reasons. I know that's a tough answer, that it blocks your view but --

COMMISSIONER GREEN: If I could add a comment that might help? So, the 25-foot height in an R-3 zoned area which your own house is in, a residential district, is the mean height between the gutter line and the ridge, in other words, the absolute top of the building and the gutter. In the middle is where the 25 feet falls. So, there are houses on that street that I'm sure are over 25 feet tall. Are you following me?

The gable end of, in other words, the triangular end of a house, the 25-foot height is between the gutter and the ridge, it's in the middle, it's the mean point. So, you can meet code but your house can be 30 feet tall. So, the 30 feet for me, the massing of this

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school addition is done very well. In other words, a few feet difference you're really not going to see, and it is not over scale for the R-3 residential zoning area. So, there are houses that are 30 feet tall, believe me. That's how the zoning is written, it's the mean point which is halfway up the triangle if you will, halfway.

So, if that offers any relief to anybody, the houses and the school are in scale with each other. As an architect that's what I'm telling you. So, that's my only comment, maybe that will help.

CHAIRPERSON DAWSON: Okay, do we have any other comments from the Commissioners as we move on to the next, to anybody else in the audience who has comments? Any other questions on this issue?

COMMISSIONER JENSEN: Yes, on this issue, I'm trying to understand. I mean, there are two possibilities. Either they're asking that it not be built or it not be built in that area, or you know, that it not be built or be moved. But they're asking us to weigh the well being of the 70 to 100 kids who need a gym versus their ability to have a good view. I'm having a little trouble actually, you know, evaluating that. I don't really understand that kind of a request quite frankly.

CHAIRPERSON DAWSON: Well, I don't, okay, I mean, I don't know that that's fair. I think that it's a valid concern that they have. The question is though that the property is owned by the school and they have the right to develop on it. All they're asking for, or I shouldn't say all, if they were not asking for any variations, it would not be here. They would be able to do whatever they wanted on their property. They're asking for variations and that's why they're here. Then our question is whether or not those variations alter the character of the neighborhood, right?

So, given that they could put a 25-foot building there without coming to us, what is another five feet is what I'm thinking of but, you know, I completely understand that they're being impacted, so they're coming to the meeting and they have comments. I just, I agree with you that, unfortunately, this property is owned by them, they have the right to build on this property. It's just a matter of whether or not the variations are acceptable.

Any other comments, questions from the Commissioners?

COMMISSIONER GREEN: No.

CHAIRPERSON DAWSON: Okay, so Michael and Jill Stark, thank you so much for coming and talking to us, but we're going to go and see if there's anybody else who has any comments at this time.

Anybody else in the audience that wants to raise their hand?

(No response.)

CHAIRPERSON DAWSON: Going once, going twice, all right.

So, I see nobody else in the audience who wishes to come forward and speak. So, we are closing public commentary. Again, just a reminder, everyone, if you raise your hand from this part on, we will not be calling on you for public comment during this.

So, Commissioners, do we have any further discussions, deliberation, comments, or do I have a motion?

COMMISSIONER ENNES: I do have a question, to go back to Julie then. Julie, thanks for your answer on the first question, I appreciate that. Just so I understand the school a little bit better, are your students all back in school now?

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MS. JILEK: We are. We are back in-person. We have right now about a small portion, less than maybe about 20 percent that have chosen to stay remote. They have that option right now because children under the age of 12 can't be vaccinated. We have over 90 percent of our staff vaccinated right now, so it is a healthy learning environment. But we still have students that are not able, so we have some families that have chosen to have their kids in remote learning, but we are fully open for school.

COMMISSIONER ENNES: So, that's their decision; that's good to hear.

MS. JILEK: Correct. Now, in the fall, that could be a different story. We anticipate having more kids in our school.

COMMISSIONER ENNES: Okay, and in regard to the neighbor meeting, you sent out the notices for everybody in the neighborhood?

MS. JILEK: We did. We actually hand-delivered them to the homes in the area. Nobody attended. We did have someone ask me for the presentation afterwards, and I did e-mail that out to them.

COMMISSIONER ENNES: Okay, so they had that ability.

MS. JILEK: They did.

COMMISSIONER ENNES: Okay, and let's see, I think I have one other question here. Why don't you want to have the trees in the islands? Because that's something I really strongly encourage. We require this of our businesses in their parking lots, and I really think our schools, you know, should adhere to that as much as feasible.

MS. JILEK: I think part of it was just not losing parking spots. I think with the new recommendation where it's like a partial and then the one on the other side, and there will be trees on each of those, I think that was a great compromise. So, there will be trees, if I'm saying this correctly, Jonathan, you're going to have to correct me, I think you're nodding your head. So, the way it's designed; it's kind of a partial and a full, and there will be a tree there.

MR. KUZYNOWSKI: Correct.

MS. JILEK: So, I think we'll have the landscaping that's required, and I think it will look nice. I think our original concern was it would kind of impede either parking or the ability for the buses to get around. But I think this is a nice compromise.

COMMISSIONER ENNES: Okay, that's all I have.

MS. JILEK: Thank you, and we really appreciate that.

COMMISSIONER ENNES: Thank you. Thanks.

COMMISSIONER SIGALOS: Julie, I think you've explained that very well, because I'm also one that believes that we should always have landscape islands and not have people exempt from that, but because of the circumstance and you still have a landscape island there, the one space and half the two spaces, so it will work. So, thank you for your explanation.

CHAIRPERSON DAWSON: Okay, any other questions, comments, or a motion?

COMMISSIONER GREEN: I would like to make a motion.

**A motion to recommend to the Village Board of Trustees approval of Timber Ridge gym addition, a Special Use Permit to allow an elementary school building addition on the subject property, and the following variations:**

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1. A variation to Chapter 28 of the Municipal Code, Section 10.4-4, *Community Service Uses*, to reduce the required number of parking spaces from 81 spaces to 75 spaces.
2. Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2B, to allow certain parking rows to terminate without the code-required landscape island including a shade tree on each end.
3. Variation to Chapter 28 of the Municipal Code, Section 10.8-4, *Community Service Uses*, to reduce the required number of bike parking spaces from eight spaces to zero spaces.
4. Variation to Chapter 28 of the Municipal Code, Section 5.1-3.5, *Maximum Height*, to allow a 30.5-foot tall building where code restricts the maximum allowable building height to 25 feet.
5. Variation to chapter 28 of the Municipal Code, Section 6.5-2, to allow accessory structures (shed) in a side yard where accessory structures are only allowed within a rear yard.

This recommendation is subject to the following conditions:

1. The variation to the parking lot landscape islands shall only apply to the western portion of the end islands on each side of the central parking row within the eastern parking lot, which shall allow those landscape islands to be less than the full width of a parking stall, and to omit their required shade trees.
2. The Petitioner shall incorporate additional landscape screening around the transformer for a more complete and layered screen for review and approval by the Village.
3. Compliance with the April 27, 2021 Design Commission motion shall be required.
4. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

CHAIRPERSON DAWSON: Second anyone?

COMMISSIONER CHERWIN: This is Jay, I'll second it.

COMMISSIONER ENNES: Second.

CHAIRPERSON DAWSON: All right, Jay, let me give that one to Jay. Jay is the second.

Okay, Sam, roll call please.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: 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.



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COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, NSSEO, you have unanimous approval from the Plan Commission. We are only a recommending body. You will be moving forward to the Village Board.

Sam, do we know when that is?

MR. HUBBARD: We're targeting the June 7th meeting, but the agenda has not yet been finalized. So, I will reach back out to the Petitioner in the next few days once we have a better handle on that.

CHAIRPERSON DAWSON: Okay, great. Thank you.

COMMISSIONER ENNES: Julie, thanks for the hard work you do with your students.

MS. JILEK: Thank you, and I apologize for my signing. I don't sign that often anymore.

COMMISSIONER GREEN: I was really impressed on that one.

CHAIRPERSON DAWSON: As far as I can tell it was great, but maybe the Starks have a different perspective --

MS. JILEK: I know.

CHAIRPERSON DAWSON: -- but you did a great job.

Okay, so thank you again.

(Whereupon, at 9:00 p.m., the public hearing on the above-mentioned petition was adjourned.)