

PLAN

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

COMMISSION

RE: OLIVE-MARY STITT SCHOOL BUILDING EXPANSION - 303 EAST OLIVE STREET
PC #22-018
AMENDMENT TO SPECIAL USE PERMIT ORDINANCE #15-038 TO ALLOW A
BUILDING ADDITION, PARKING VARIATION

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 8th day of February, 2023 at the hour of 8:00 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON DAWSON: So, how do you want to follow that one, School District? Do you want Donald to stay?

COMMISSIONER GREEN: You've got a hard act to follow.

MR. SCHULZ: In either one.

CHAIRPERSON DAWSON: Yes, he can just come in and do your presentation, right?

Okay, so next item is Olive-Mary Stitt School Building Expansion. Hello, you know the drill.

MR. SCHULZ: Yes, I think we do. Whoever is going to speak will come up.

CHAIRPERSON DAWSON: Right. So, you have, who are we swearing in? Come on up, everybody.

MR. SCHULZ: A slew of them.

COMMISSIONER GREEN: The room.

CHAIRPERSON DAWSON: Like the whole --

MR. SCHULZ: The whole group.

CHAIRPERSON DAWSON: Yes, okay. I'm sorry, I'm going back to my swearing in language; I don't memorize this. I should.

(Witnesses sworn.)

CHAIRPERSON DAWSON: Terrific. All right, who will be doing the presentation?

MR. SCHULZ: I will, Ryan Schulz.

CHAIRPERSON DAWSON: Okay. All right, so let's go. Oh, you're downloading.

MR. SCHULZ: Larger presentations might take a second to download.

Thanks, Sam.

Hello, I'm Ryan Schulz; I'm the Director of Facilities Management for District 25. Again, we're back to go over another project that we're looking to do for Olive-Mary Stitt. Again, this addition is primarily driven by the Kindergarten expansion for District 25, part of the referendum that was recently passed.

I did want to put in there were some conversations last time on what was kind of driving the Kindergarten aspect. These have been the guiding principles for our projects for the Kindergarten expansion since the early conceptual phases before we went to referendum. So, when we were having discussions with our board, these were the main drivers of what we're looking to get out of full-day Kindergarten. It was well-rounded students, the teaching benefits, the advantage for families, and the potential benefit for the overall community in Arlington Heights. So, again we want to provide a little back story on how we got to the referendum and through that process, but again these were our guiding principles throughout that process.

Tonight, we're here for Olive-Mary Stitt and so I wanted to talk about what is going to be required of this project. So, again we will be adding these classrooms to support the full-day Kindergarten program because we do not have enough spaces within the building to support that. In addition, this will give us a little bit of extra capacity in the building to support the services that we need for years to come.

The next question I put up here for the proposal discussed tonight is why we're going west. We are proposing to make the addition go to the west of the building towards Arlington Heights Road due to the number of utilities on the east side of the site. So, I'll

try to show that in an additional slide later on in the presentation. But directly east of our current facilities, there's heavy underground utilities that really prevent us cost-wise from expanding east at this time. It may be an option in the future if there would ever have to be a future addition there at the facility, but again the financial burden that we'd have to undertake at this time to relocate Village, ComEd, Nicor utilities is cost prohibitive for this project and I will show that in a future slide.

A little bit about the current process and where we're at, again we did a title commitment. We verified ownership of all parcels that are involved. We had a neighborhood meeting on November 1st, one neighbor attended primarily asking questions about where will the addition be located, will the west playground be impacted, and I'll discuss that in the presentation, are there concerns with the proximity of the addition to Arlington Heights Road, and we'll show how we are looking to address that, and then also what is the potential impact of stormwater for the addition, which I'll go through at the end of the presentation as well.

We had the Conceptual Design Review meeting which had unanimous support in late October. The Design Commission meeting will be coming up next week on February 14th. Tonight, we're at the Plan Commission meeting to go through the presentation that we have tonight.

Again, with the final anticipated, we're still working through with our construction manager on when exactly this site will start. Again, it's a little bit smaller than Westgate and Dryden so we're not anticipating that it will start this spring or early summer. It may be late summer or fall, and we potentially, a section of it may not start until next spring depending on sequencing and how our construction manager looks to phase these projects going forward.

Again, here is a summary of the items that we're looking for tonight, the variations requested and the special use permits. So, again I will be going through these on the next slides and we can use this as a reference if we need to come back to it.

Overall on the site plan, we're looking to again add to the west side of the site which is a lighter yellow color on the left side of the screen where the majority of the arrows are pointing to on the left side of the screen. We're looking to add some perimeter screening along that side, along Arlington Heights Road, and we're also looking to install a fence on that location. The fence is primarily driven to be a vehicle barrier as you can see below.

So, the split rail fence that is shown below is a vehicle rated car barrier. In the conversations with Police and ourselves, we just thought it would be a good idea to protect that side of the building a little bit more from Arlington Heights Road should there ever be an accident or an out-of-control vehicle. So, this is called a K-rated fence which can absorb power impacts and it will be aesthetically pleasing along that side with a little bit of landscape screening as well to cover the fence along that side. So, that's what we're looking for for the variance on that side.

There's also some new plantings that we'll be installing on the north side near a guard rail system, because again this addition will be a little bit lower than the surrounding street areas so we're looking to have a guard rail along that north side with some plantings.

Then our main focus on this as well for the variation is the parking. Currently, on site, we do not have adequate parking per Village ordinance, but we do have an agreement in place with the neighboring church directly across the street that we have extended for 10 years to give us additional parking spaces, an additional 290 parking spaces for the next 10 years. There's an automatic renewal on there, so we do have intent to continuously extend

that agreement with the neighboring church, and it works out well because during the week they are not really using the parking lots, and on the weekends we're not using ours, so it's a joint agreement where they can use our parking lots when they're underutilized as well.

The red dotted line again shows where the utilities cross here on Belmont. So, if you're familiar with the area, Belmont cul-de-sac kind of dead ends into our property on the south side and Belmont extends up north on the other side of our property. So, the utilities flow straight through the site there up Belmont, so from the Belmont cul-de-sac up towards Thomas School on Belmont Avenue to the north. So, we're looking to again make sure that we're not impacting those utilities and incurring a large amount of cost, and we believe that the addition on the west side is the best place to put it.

A few other things I wanted to point out, we are proposing to potentially relocate the west playground that's currently on the west side down in a plaza area over to the east side in the small, lighter red color there, in that location. The darker, larger red box is our current playground. We worked with our principal to look at putting it up, relocating it to the north there in that location. We feel it's most advantageous and usable by putting a small playground system in that location.

Finally, the stormwater detention area is an existing, aboveground detention basin that was put in in 2016 for the addition that was completed then. Our understanding is that we believe through Engineering review that that basin is sized appropriately to accept this addition.

Here is a brief floor plan that we're looking to expand the building to the west, again primarily four classrooms in the orange larger boxes with two smaller interior small offices. Those are the yellow boxes between the two classroom sets. So, those will be office spaces and small group spaces that are used for kind of pull-out services. Then the small yellow box on the south side there near the bottom of the page is just an exterior storage, just because we don't have any storage on that side of the facility now for snow equipment, you know, general grounds equipment that we'd be able to use on that side of the facility, so we weren't transporting it across the site.

So, in general, four classrooms with a small courtyard space, the doors leading from the courtyard are a brick wall, so we didn't want to have a fence or anything else there. We wanted to have that elevation kind of look continuous with the building, so we decided to make it a brick structure there enclosing the courtyard with doors that again are only exit doors, again in case of an emergency if somebody is in the courtyard, that they could easily egress to the south and out of the courtyard. Again, we intend, this courtyard is not going to be used very heavily or at all for student use, but again, it's mostly there for letting light into the existing classrooms and the new classrooms that will be built along the west side of the site.

This is a rendering, the first rendering, it's primarily sitting at the intersection of Arlington Heights Road and Olive, so looking back to the southeast. So, that's the first rendering we're showing with the height and the addition. We're looking to include some brick and stone that matches the existing facility as well as incorporating some lighter tan colors on the hallway and corridor section with the multiple windows. We think that will complement it and break up the design a little bit and add some pleasing aesthetics to that side of the building. Then the other view is just to turn it a little bit more, looking up more towards the northeast, again primarily the hallway section that serves the classrooms behind it.

Here are the elevations kind of showing the elevation changes of the height of the building as we're closer to Arlington Heights Road. The next one, the second

elevation kind of shows some of the grading that will then occur there based on where the site sits and the height of our finished floor currently. So, there will be some grading changes on that side of the site that we're accommodating with stairwells and ramping to make sure that we can get out of the facility on that side of the building. We are including a sidewalk that will go north to Olive Street instead of dumping out directly to Arlington Heights Road in case it's ever needed for student use that we're not having kids in closer proximity to Arlington Heights Road. We made the design so that they'd go north up to Olive and most likely then they'd have to traverse back down past the building to get into a staging area. So, we're trying to keep them away from Arlington Heights Road as much as possible.

The other elevation, again the third one down is just showing the south elevation, showing where the courtyard space is where the doors are coming out kind of in the middle with the tan color. Then the glass doors are the doors that are the main emergency egress doors for the facility on that site. The bottom one is just the elevation of the courtyard that's only going to be viewed if you're inside the courtyard space.

Going over enrollment and staffing, the school in particular has a high Kindergarten enrollment already that we expect to remain there or slightly go up. Overall, we don't see the enrollment at this facility being as impacted as much as other schools going forward after we absorb the full-day Kindergarten. Some of the schools we're seeing a bigger increase, anticipate an increase because of the Kindergarten, but at this time, our demographer does not anticipate such a large increase of enrollment at this facility overall. So, again, we're projecting at 624 right now, we only see that number going up to around 628 in the '26-'27 school year.

For staffing, we only look to go up two staff, again that's to support Kindergarten. We'll have two additional sections of Kindergarten going in, so we need two extra staff because they will be there full day. So, we're only looking at that number to go up slightly by two more.

For the classroom availability, again the blue bar indicates the current capacity of 31 classrooms; with the addition, it will go up to 35. Then over the future years, again we're only anticipating to use between 30 and 31 for K-5 use, and the remainder will be left open for services in that that we implement that in school.

Going to the traffic and parking, again always a concern here. The one thing I'd like to point out at Olive is that we did address a number of these concerns in 2016 with the addition that was done there. Primarily, we looked to relocate the entrance to this parking lot then, so we took the western entrance out and moved it all over to the eastern entrance to get cars farther away from Arlington Heights Road and add capacity on the site. So, we used this one as an example for some of our other projects, a thing that we really like and performs very well.

So, again, going over the parking, we again do not have enough parking spaces on our own site, but again pointing out that 290 spots are available to our use and are used from the church lot directly across the street. It's a very nice spot to have. It's directly across the street. They don't have to walk anywhere else. It's really literally across a crosswalk, and staff and parents can use that parking lot.

Again, the current parking lots onsite and off site were only about 18 percent occupied during our review. Again, that's because the church does not really use those lots during the week, and we do have one bus and no taxis at this site.

Here is the video of arrival, again just showing from the parking lot view of how traffic is flowing through the new oriented lot. Primarily, the students will queue up on

the playground area. So, again, if there's walkers and things like that, they are going directly over to the playground area to queue up.

One thing that we do want to point out that we have continued talks and conversations with our community about is the Belmont cul-de-sac which is on the top side of the picture. We do have parents that will still stop there and drop their students off as the easy way to do that even though it's appropriately signed and prohibited. We're going to split the view here a little bit.

On this day, there wasn't a particular amount of cars that would go there but we have observed cars going into that location, dropping their students off and driving through that cul-de-sac. So, again it's something that's communicated regularly. We'll work with the resource officers to see if we can enforce that more, but that cul-de-sac is again occasionally used by parents coming from that south side due to ease of use and access.

I want to go through traffic departure. I first want to go through a little bit of stacking and staging where we see the heavier staging. Primarily again, this staging is within our parking lot and a great number of cars stage in that area. The other large locations that we see cars queue in are on Belmont Street, up towards Thomas Middle School. Again, that's primarily used for a combination of people stopping to get out and walk down to the school, or people are waiting there to go into the parking lot. So, there's a combination of how people are using that area to go get their kids.

The other that primarily is used is the orange parking lot for parents that park in the orange parking lot there at the church, walk across to the front plaza of the building and pick up their students and walk them back across to the street. We do see several cars coming into the parking lot the wrong way where that red dot is or the red line is on the north side of Olive Street near the entrance. Several cars will occasionally queue up there and turn in left even though that is signed as well, no parking, standing, student pickup and drop-off. So, we do have some concerns with that area that we want to address and try to keep communicating that that is not allowed to come in the parking lot that way.

Another area that we see is Douglas, and we believe that that's primarily used by parents that they have a younger student or they visit the park and then walk over to the school and then they go back with their student to the park and then get in their car. So, we do see a number of cars queuing up on Douglas Street there in that yellow area to get their students and drop them off.

The other, again, area I wanted to point out was the Belmont area. We do see some drop-off and pickup in that location. Again, it's minimal, but again it is mostly signed appropriately there that drop-off and pickup is not allowed in the Belmont cul-de-sac.

The bus parking is done on Olive. There is an indent in the street there. The bus parks there and it's primarily just the only vehicle that is allowed to go into the bus only parking area on Olive Street in that location.

This is the departure. Again, you can start seeing this is about 3:30. Cars are going to queue up in the parking lot. Again, this was done in September so the thing that we'll see in September is that we're going to have a large volume of pedestrian traffic. With pedestrian traffic, even though there's less cars, there's just more interaction with people in that way. So, more kids are crossing intersections and traversing that into the neighborhoods. So, while there's obviously less cars than what we'd see now during this time of the year, there is more pedestrian traffic, so there's a larger increase of potential for students crossing the street.

Again, schools let out at 3:35, so again cars are starting to flow

through the main parking lot pickup area. As you can see, too, there are cars going in and out of the church parking lot and parents again for the kids in the church parking lot directly across the street.

I wanted to also give a street view. Again, this was done recently on the street. Just first is eastbound on Olive going up to the school. Again, this is at two times speed so it's pretty fast, but going down towards the school you can see that there is not many cars or any queuing up in front of the school on Olive Street, and then once we get to this location, that's where our concern is right there on that left side where several of the cars are queuing up waiting to get into the parking lot.

This is Belmont coming from Thomas Middle School heading back down to the school. You can see there's a large number of cars parked up on the west side of the street on Belmont queuing up to come get their students. Again, some may walk their students back to their car and some may be waiting there to go down to the parking lot. Again, this is going back westbound towards Arlington Heights Road where the bus is located.

Just a general stacking diagram, just to show the quantity of cars that can park on our site if it's fully utilized. We can currently utilize 31 parking spots or queuing spaces within our site for getting students into their cars.

For stormwater and sustainability, the stormwater system is currently on site. It was built in 2016 for the addition. Again, this is a surface detention basin or it's aboveground, so if we do get a heavy rainfall event, it will be in water and it's kind of unusable for the short period of time that it's there. But then the majority of the year it is dry and usable for recess or any other kind of use that's needed for that area. Again, the existing playground is in that location kind of centrally in this picture. The playground we're looking to offset is on the west side, the red structure that is on the west side of the facility we're looking to relocate over to the east side due to the addition that will be going in that location.

Again, for sustainability, we're looking for LED lighting, high efficiency HVAC, building automation systems, low flow plumbing fixtures. We have several acres of green space that are remaining. Adequate bike storage and ridership is huge at this school, centrally located in Arlington Heights Road, and the future exploration of solar panels as well at the school that we're looking to possibly implement into the future.

With that, I'll turn it over to Sam and take any questions you may have.

CHAIRPERSON DAWSON: Before we do that, have you read the Staff report and are you agreeable with the conditions?

MR. SCHULZ: Yes, we are.

CHAIRPERSON DAWSON: Thank you.

All right, Sam?

MR. HUBBARD: Thank you. All right, so the Petitioner is before you this evening for an amendment to an existing special use permit that governs the Olive-Mary Stitt Elementary School. Back in 2015, they received a special use permit for a building addition at that time. The proposed building addition now triggers a need for an amendment to that existing special use permit.

The property is within the R-3 district on the west side, and the other side of the property is in the P-L district. That corresponds to the school use on the west side and the park use on the east side. It's also compatible with the Comprehensive Plan designations for this site.

Again, their request is an amendment to the special use permit that governs the site and there are two variations that are required, one relative to parking and then the other relative to the vehicle barrier along Arlington Heights Road.

You heard about the neighborhood meeting that the school held back in October. They also went to the Conceptual Plan Review Committee in December and there wasn't too much discussion or major concerns identified. They are going to the Design Commission next week. Typically, they would have wrapped up the Design Commission process by this time, but due to some scheduling delays they are going next week. So, they will be required to conform to any of the requirements made by the Design Commission at their meeting next week.

Here's an aerial of the site. North is towards the top of the screen. You can see the site is bounded in yellow, and the area of the proposed addition is on the west side of the site adjacent to Arlington Heights Road. The area is primarily residential in nature except on the Arlington Heights Road side. There are some institutional uses across the street to the west, and then the Orchard Church across Olive Street to the north.

Here is the neighborhood aerial, again showing proximity to the parking lot for the Orchard Church. That parking area being is here, and then of course the remainder of their parking lot is located towards that rear of the Church site.

The addition is going on the western side of the site adjacent to Arlington Heights Road. It conforms to all setback and height and bulk requirements of the zoning code, so the addition does not need any variations. There is the variation required for the fence, it's going to be a four-foot tall, open style fence along Arlington Heights Road. You can see it highlighted in red. It's going to be a decorative style fence and again it's going to be open. So, while it is a vehicular barrier, it does have a very aesthetically pleasing appearance, so we are supportive of this variation to increase the maximum allowable height by one foot from three feet to four feet.

Here are Elevation showing the building addition.

Here's the landscape plan, you can see the landscaping that will go in front of that barrier, and then there will be some additional plantings on the south side of the site. Not too much changing from a landscape perspective.

The main thing, similar to some of the other schools that we have discussed to date, is the School District is building out capacity to be 15 percent beyond their 2026-2027 projections. The traffic and parking study was based on those 2026-27 projections, so if capacity ever reached that 15 percent above the 2026-2027 projections, then there could be unforeseen traffic and congestion issues. So, we're just recommending a condition of approval that if the school goes beyond that projected 628 enrollment capacity, that the school work with the Village to address any drop-off or pickup or traffic issues.

The church site and the parking lot there is very well used. It is an integral part of the afternoon pickup operations, and it does accommodate parking for a good number of the staff at the school. So, if that arrangement were to be terminated at some point in the future, it would have a significant impact on how drop-off, pickup and parking works at Olive School. So, again we had a condition of approval that recommended if that ever goes away or expires, then the School District would have to work with the Village to address drop-off, pickup and parking issues.

Other than that, we are supportive of the request, and I'm happy to answer questions.

CHAIRPERSON DAWSON: Great, thank you.

Do we have a motion to enter the Staff report into the record?
COMMISSIONER ENNES: So moved.
CHAIRPERSON DAWSON: Second?
COMMISSIONER GREEN: Second.
COMMISSIONER SIGALOS: I'll second.
CHAIRPERSON DAWSON: Do you know which one that was?
COMMISSIONER GREEN: John.
CHAIRPERSON DAWSON: Okay, good. Just making sure you've got it.

Okay, great.

Do we have any questions before we open up for public commentary? I'll look down here.

COMMISSIONER GREEN: Not yet. After public.

CHAIRPERSON DAWSON: Any questions before public commentary?

COMMISSIONER ENNES: I'm good now.

CHAIRPERSON DAWSON: Okay, so I will be opening up for public commentary at this time. I'm going to start over here. Is there anyone on this side of the room that wants to speak during the public commentary? Okay, come on up.

So, since you're the first one, everyone can hear how this goes. So, we ask that you please state your name and spell your last name for us. It's optional but we always like to hear where your address is because it helps us understand where you are with respect to the project, but again, it's optional.

PUBLIC COMMENTARY FOR PC #22-018

MR. HAAS: It's Charlie Haas, and my wife and I live at 1224 North Pine. We're in the inset there on the screen right next to the school, adjacent.

I just had two questions. I didn't see on the picture. Will there be a door to the south side of the addition?

CHAIRPERSON DAWSON: So, just you need to address them to us and we'll get the answers for you. This isn't like a question and answer.

MR. HAAS: So, I was wondering if on the south side of the newly constructed classrooms there'll be a door. Is access going to be to the west or the north?

CHAIRPERSON DAWSON: Okay, so do you have any other --

MR. HAAS: The other was just, and I'm sorry, I didn't make the Village meeting, but I certainly would have concerns relative to any additional influence on drainage, because the whole slope from Arlington Heights Road is down to the east. I would hope that that would be addressed in a timely fashion.

CHAIRPERSON DAWSON: Okay, thank you.

MR. HAAS: Okay, thank you.

CHAIRPERSON DAWSON: All right, anyone else in this side of the room?

(No response.)

CHAIRPERSON DAWSON: Okay, we're going to move on to this side of the room. Anyone in the front, not really the front row. Come on up. So, you know the drill. State your name and spell your last name and address if you're willing.

MS. CAYER: Melissa Cayer, C-a-y-e-r. Open Rand School and avoid building additions, and implement school choice.

CHAIRPERSON DAWSON: Okay, anyone else on this side of the room that wants to come up?

Okay, all right, state your name, spell your last name, and your address if you are willing to provide it.

MS. PROROK: Valerie Prorok, P-r-o-r-o-k. I was curious, to follow-up with her comment, was there any thought about developing Rand, the administration building as a separate Kindergarten facility?

CHAIRPERSON DAWSON: All right, thank you. We'll look into that.

Anyone else on that side of the room?

(No response.)

CHAIRPERSON DAWSON: Okay, so with that, I am going to close public commentary. Let's start on this end.

Commissioner Sigalos, any questions?

COMMISSIONER SIGALOS: No, not really. I was at the Conceptual Plan Review meeting and I understand the need for this. My one concern was looking at those videos, I didn't see a crossing guard there to go across Olive to get to the church parking lot. I'm assuming there's a crossing guard?

MR. SCHULZ: Yes, there is a crossing guard at the corner of Belmont and the front of our site there. It's not like a true intersection. It's again the Belmont intersection, there is a crossing guard there.

COMMISSIONER SIGALOS: Okay, so a lot of kids going back, and adults or whatever, so there is a crossing, okay.

MR. SCHULZ: Yes.

COMMISSIONER SIGALOS: No, I have no other questions.

COMMISSIONER ENNES: When you ask Staff or the School District what the water retention issues might be because where the addition is going to go is a depressed area, it's got a lower elevation, and from the drawings that I saw it looked like that area was going to be built up and the two-story was going to be built on top of that.

MR. SCHULZ: Yes, so essentially the floor of the new building will be at the level of the existing concrete area there. So, if you're familiar with that area, there is like a concrete play area there. So, it's not really going to be built up there per se. We're going to try to build as much of the addition on that area as possible and then we'll just have a little bit of re-grading to the west towards Arlington Heights Road to accept the stairs that would need to come up and to get the kids up to the elevation to the street level.

So, essentially there is not going to be a large excavation on that side or a change on the elevations up towards Arlington Heights Road where the building sits. Again, some minor re-grading to get the slope up to the building and then get kids back up around the school.

COMMISSIONER ENNES: So, the existing concrete slab that's there down in that depressed area, that has a drain?

MR. SCHULZ: It does right now. Again, that will obviously have to be removed and reconfigured based on the addition.

COMMISSIONER ENNES: Okay, but by raising this and putting the addition in there, is that going to eliminate any stormwater flow?

MR. SCHULZ: Maybe Josh, I'll let Josh Cap maybe answer this a little bit more technically than I can with the way that stormwater is going to work on that side of the site.

COMMISSIONER ENNES: Okay.

MR. CAP: So, my name is Josh Cap, C-a-p, Project Manager with Eriksson Engineering.

From a drainage standpoint, we will be proposing new drainage along the west side. You know, we will have a slope coming, draining from west to east, but the intent is to intercept any of that surface runoff and route it around the south side of the building and connect to the storm sewer that was installed in 2015-16.

COMMISSIONER ENNES: So, it's going to be through pipes?

MR. CAP: Yes.

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

CHAIRPERSON DAWSON: Commissioner Green?

COMMISSIONER GREEN: I have three of my grandkids that go to this school, so I've been over there a lot. I know that the drop-off works wonderfully and the pickup really works at this school. The big parking lot in the back is wonderful.

I prefer to park in the church parking, you just walk over and get the kids, but that works as well, and there are crossing guards. So, it's a great project.

MR. SCHULZ: Thanks.

COMMISSIONER LORENZINI: As in the last school addition or expansion, there was an existing drainage problem in the area, is that the case here?

MR. SCHULZ: The last I heard, again I haven't heard about this in years, was farther down over towards the wooded lot area that was back in the neighborhood there. I don't recall if it was directly related to the site or anything like that. My understanding, it was back in the neighborhood in that location. Again, we haven't heard of any reports of that since the addition in 2016, no flooding or even our detention basin overflowing or anything like that. So, again we're not anticipating any other flooding issues or causing adverse reactions of stormwater in the area.

COMMISSIONER LORENZINI: Okay, thank you. That's all I have.

COMMISSIONER JENSEN: Yes, actually Joe asked the question that I wanted them to answer, if there was any existing flooding issues that we're aware of. From what I understand, and maybe I'll ask Sam, there's no drainage issues that you're aware of, Sam?

MR. HUBBARD: Not that have come up in any of our departmental reviews.

COMMISSIONER JENSEN: So, as long as they take care of their existing, whatever they do to the drainage and they take care of it so there's not a problem, then the Village should be very happy with that.

MR. HUBBARD: Correct, yes.

CHAIRPERSON DAWSON: Okay, so just to address the questions that haven't been addressed yet, there was a question about a door on the newly constructed area. Could you go through that?

MR. SCHULZ: Yes, I don't know if the laser works that far, kind of. So, there will be a new door here. This is the primary emergency exit only. We're not intending that to be for student loading.

CHAIRPERSON DAWSON: It didn't show up on ours. Oh, okay, there you go.

MR. SCHULZ: Sorry, I don't, there you go. Sam is pointing to it.

CHAIRPERSON DAWSON: That's okay.

MR. SCHULZ: That door again is primarily going to be there for emergency

exit. We're not anticipating any student loading or daily drop-off or things like that at that location. Again, we're hoping that that's really just used for in case of emergency exit.

Again, the other door that we referenced before was the double set of doors on the south end of the courtyard. Again, the only intent there, there won't even be hardware on the outside of that door. It's really just going to be a flush panel door allowing an emergency egress out of the courtyard, or access for any maintenance that might need to happen in there for that area. So, we don't anticipate any student or staff access through that door at all.

CHAIRPERSON DAWSON: Okay, I believe we discussed the impact on drainage. That was addressed by Commissioner Ennes.

The last question from the public commentary was developing the administration building. Hi.

CHAIRPERSON DAWSON: You did swear in? Yes, I swore you in, thank you.

MS. BEIN: I did. Hi, everybody, Lori Bein, Superintendent. The administration and board did a large study when they decided how to create the format of full-day Kindergarten. One of the primary interests of our community was to do full-day Kindergarten at their home schools. We did look at separate Kindergarten sites such as turning the district office into a Kindergarten, or some of our other buildings that we own like Rand or Futabakai School or Miner where our special education coop is.

But for a variety of reasons, cost, et cetera, but mostly because our families expressed, through our survey, their interest that full-day Kindergarten be at their home schools as opposed to, for example, if you used the district office for a full-day Kindergarten, we're on the far south side of our district boundaries, it would cause a really large transportation time for our youngest students.

CHAIRPERSON DAWSON: All right, thank you.

Just to speak on that, when my oldest was in Kindergarten, there was a reading intervention program that was introduced that actually turned, I think it was only in place for a year or two, but actually turned Kindergarten into full-day. Fortunately, there were students, some students being bused, but it was held at Windsor his year. As a parent of a Kindergartner, he was my oldest, the idea that my Kindergartner would suddenly be going to some other building would have been, it concerned me because the other option was that he might have had to go to Westgate or Dryden, one of those. Then once I got to my third, if my third for Kindergarten had to go to one school and I had to pick up the others at all these other schools, it would be, so I can understand why the community had that feedback.

The only question I really have is, again, I talked about this at the last time you were before us, is the idea of just going up rather than losing more green space. As we're doing this addition, you're about to run out of room and it would avoid a lot of the drainage and water issues if we could just build up. So, has the school looked into that?

MR. SCHULZ: It's been studied before. Again, the primary area that was studied is the pod area. Again, the major impact with that is that we'd have possibly two years where we wouldn't have access to those rooms while we were structurally increasing that side of the building. So, it just hasn't made financial sense of that yet. We may be getting there. Again, we don't anticipate enrollment going out of control at this school for a long, long, long time, so we don't know beyond five, 10 years where it's going to go. But that would have to be something we would look at into the future, just a way it would tie into our existing two-story portion and where

that would sit and just to maintain the elevator access so we're not bringing in another elevator. That would have to be looked at.

Again, the other alternative would be we have to look to the east side of the site at this point, we'd have to look to go that way up to the east if that would get there.

CHAIRPERSON DAWSON: So, a lot of these existing school buildings were not designed to be able to structurally hold a second floor, correct?

MR. SCHULZ: Correct.

CHAIRPERSON DAWSON: All right.

MR. SCHULZ: So, with certain schools we are going to be discussing that and we'll bring this forward, but actually Patton, we are looking at that, we'll talk about that a little bit. But these schools in particular, some of these are just not structurally sound and ready to go for a second story.

CHAIRPERSON DAWSON: Right, and you know, as residents are consistently concerned about their tax increase, that cost would be much more --

MR. SCHULZ: Exactly.

CHAIRPERSON DAWSON: -- significantly higher than what you've proposed, so that answers my question.

So, I have no further questions.

Any other discussion or a motion?

COMMISSIONER JENSEN: I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of PC #22-018, an Amendment to Special Use Ordinance #15-038 to allow a building addition, and the following Variations:

- 1. Amendment to the variation granted in Ordinance #15-038 to permit 49 spaces where 79 spaces are required by code as a result of the proposed building addition, where previously 49 parking spaces had been allowed where code currently requires 76 spaces on the subject property.**
- 2. Variation to Chapter 28, Section 6.13-3A, to allow a four-foot tall fence in a front yard where fence heights are restricted to three feet.**

This recommendation is subject to the following conditions:

- 1. If enrollment at Olive-Mary Stitt Elementary School exceeds or is projected to exceed 628 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. Should the parking agreement with the Orchard Church expire, additional drop-off/pickup loading areas and/or parking may be required at the discretion of the**

Village. Additionally, operational changes to address parking issues or drop-off/pickup issues may also be required, which changes must be implemented to the satisfaction of the Village.

- 4. 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.**
- 5. Compliance with the 2/14/23 Design Commission motion shall be required.**
- 6. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER ENNES: I'll second that.

CHAIRPERSON DAWSON: Any discussion before we go to vote?

(No response.)

CHAIRPERSON DAWSON: All right, roll call.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, well, you know the drill.

MR. SCHULZ: We're here.

CHAIRPERSON DAWSON: Recommending body. Don't sit down because we've got another one from you next.

MR. SCHULZ: Yes, we're up for the next one.

(Whereupon, at 8:37 p.m., the public hearing on the above-mentioned petition was adjourned.)