



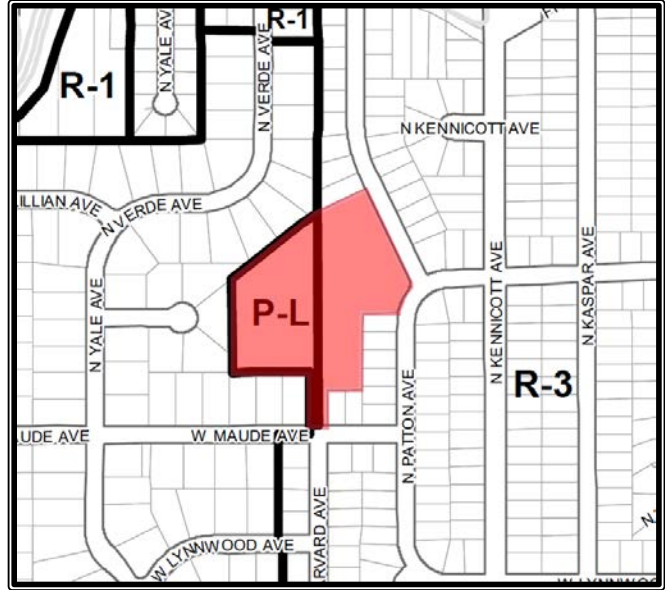
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Project Number: PC 23-010
Project Title: Patton School Gymnasium Addition
Address: 1616 N. Patton Avenue
PIN: 03-19-108-035, 03-19-108-024

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: September 13, 2023
Date Prepared: September 8, 2023

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

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



SURROUNDING LAND USES

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

Requested Action:
 1. Amendment to Ordinances #90-087 and #23-013 to allow a building addition.

Variations Required:
 1. A variation from Chapter 28, Section 6.12-1 (Traffic Engineering Approval for Projects Requiring Plan Commission Review) to waive the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.

Project Background:

In 1990, Arlington Heights School District 25 received Special Use Permit approval for Patton School, to allow a two-story building addition that included two classrooms and a gymnasium. In March of 2023, the School District received Special Use Permit and Land Use Variation approval for a three-classroom addition on the western side of the school, in order to accommodate a transition to all day kindergarten services. The school district is currently proposing a 4,350 square-foot gymnasium addition to Patton School, which allows for additional indoor gym court area, a gym office, and storage space. The gymnasium addition would not increase anticipated enrollment at the school; enrollment levels remain unchanged from the projections provided and approved as part of the zoning approvals granted earlier this year. The petitioner has stated that programmatic changes, which have increased the number of required physical education hours that students receive, has created the need for the expanded gymnasium.

The site has two parking lots; one located to the north of the school building which includes 41 parking stalls and has a singular access point off Patton Avenue, and a secondary parking lot to the south of the school with 39 parking stalls and a singular access point off of Patton Avenue. Circulation through the southern parking lot is one-way and flows in a counter clockwise direction. Primary student loading occurs within the southern parking lot during both morning drop-off and afternoon pick-up. The northern parking lot has two-way traffic circulation and the site includes a total of 80 parking stalls. No modifications to the parking lots have been proposed as part of the gymnasium addition.

Zoning and Comprehensive Plan

The subject property is within two zoning districts; the eastern side of the site, which contains the majority of the school building and parking lots, is zoned R-3, One-Family Dwelling District, and the western side of the site, which contains the playground, playfields, and a small corner of the school building, is zoned P-L, Public Lands District. Public elementary schools are allowed in the R-3 District through the issuance of a Special Use Permit, however, schools are only allowed in the P-L District through the issuance of a Land Use Variation. As mentioned above, in 1990 Patton School received a Special Use Permit to allow an elementary school on the subject property, and in March of 2023 the facility received approval of an amendment to the existing Special Use Permit, as well as Land Use Variation approval. The proposed addition, being a significant modification from the previously approved plans, requires an amendment to the 2023 Special Use Permit and Land Use Variation to allow construction.

The petitioner has provided written justification to the Special Use Permit and Land Use Variation approval criteria, which criteria is outlined below for reference:

Special Use Permit approval criteria:

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

Land Use Variation approval criteria:

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

The Staff Development Committee concurs with the petitioner that the approval criteria have been met. The petitioners written response to these criteria is contained within the materials provided to the Plan Commission.

Building, Site and Landscaping

The proposed gymnasium addition would be located at the western side of the existing gym, which is located at the southwest corner of the existing school building. The height of the addition will match the existing height of the gym, which complies with the height requirements of the R-3 zoning district. Specifically, the addition will be 24'-2" in height where building heights are allowed up to 25' tall in the R-3 District. The structure also complies with all setback and bulk regulations within the R-3 District. On August 8, 2023, the gym addition received a unanimous recommendation of approval from the Design Commission with no required or recommended modifications to the building design/architecture.

A transformer is located within the area of the proposed gymnasium addition. The petitioner is proposing relocating this transformer to the western side of the addition, to be enclosed by an 8-foot tall wing wall of the building. This enclosure would also serve as a trash enclosure area. As the wing wall is an architectural extension of the building that does not encroach into required setbacks, a variation is not required to permit the height of 8-feet.

The proposed addition will not result in the loss of any landscaping, as the expansion area is currently paved. The landscape plan approved as part of the Special Use Permit amendment from earlier this year included four new trees within the grassy area to the west of the existing gym and playground, and the gymnasium addition will not have any impact on these proposed trees. However, the proposed plantings on the southern side of the parking lot need to be increased to 6 feet in height to comply with code, and the deciduous shrubs should be substituted with evergreens, such as arborvitae, to provide for a year-round screen.

Parking and Loading:

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, pick-up and drop-off operations, and parking. However, since the gym addition will not result in any increase to expected student enrollment, the traffic and parking projections remain as approved earlier this year. As such, the petitioner has requested the following variation to waive the traffic and parking study requirement.

- **Chapter 28, Section 6.12-1 (Traffic Engineering Approval for Projects Requiring Plan Commission Review) to waive the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.**

The Staff Development Committee is supportive of the requested variation and notes that the site complies with parking requirements as shown in **Table I** below:

Table I: Parking Calculations

Location	Use		Ratio	Number of Employees	Number of Classrooms	Number of Students	Parking Required
1616 N. Patton	Patton School	Elementary School	1 per employee + 1 per 5 classrooms	61	24	422	66
Total							
Total Required							66
Total Provided							80
Surplus/Deficit							14

With respect to traffic, in order to manage possible future problems, two conditions of approval were included as part of the 2023 Special Use Permit amendment to accommodate the full-day kindergarten program:

- **Parking Demand.** If enrollment at the elementary school on the Property exceeds or is projected to exceed 422 students within the expanded building, the Applicant must promptly provide written notice to the Village and demonstrate, to the satisfaction of the Village Manager, that adequate on-site parking can accommodate peak demand and that drop-off and pick-up operations will not create unsafe vehicular or pedestrian movements. Thereafter, the Applicant must either: (1) implement improvements on the Property as may be necessary, in the determination of the Village Manager, to accommodate the increased vehicular traffic and parking generated by the increased enrollment; or (2) obtain approval of the Board of Trustees of appropriate amendments to the amended special use permit granted pursuant to this Ordinance.
- **Drop Off and Pick-Up Coordination.** The Applicant will coordinate and work with the Village and neighbors of the Property regarding traffic and safety issues related to student drop-off and pick-up activity within the vicinity of the Property.

These conditions are still applicable, however, since the gym addition will not create any increase in enrollment, it is not expected to have any impact on traffic or parking demand.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Amendment to Ordinances #90-087 and 23-013 to allow a gymnasium addition, as well as a Variation to Chapter 28 of the Municipal Code, Section 6.12-1 (Traffic Engineering Approval for Projects Requiring Plan Commission Review) to waive

the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer, and recommends **APPROVAL** of the application subject to the following conditions:

1. The petitioner shall modify the landscaping proposed at the southern end of the south parking lot to increase the height of the plantings to 6' and substitute the deciduous shrubs with evergreens to provide for year-round screening.
2. Compliance with the 8-8-23 Design Commission motion shall be required.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies

September 8, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads