

DRAFT

PLAN

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

COMMISSION

RE: PATTON SCHOOL GYM ADDITION - 1616 NORTH PATTON AVENUE - PC #23-010
SPECIAL USE PERMIT AMENDMENT, VARIATION TO WAIVE TRAFFIC AND
PARKING STUDY

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 13th day of September, 2023 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON DAWSON: I call this Plan Commission meeting to order.
(Gavel pounded.)

CHAIRPERSON DAWSON: All right, can we stand for the Pledge?
(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, first agenda item is approval -- I'm

sorry, roll call.

MR. HUBBARD: Commissioner Cherwin.
(No response.)

MR. HUBBARD: Commissioner Drost.
(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

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.
(No response.)

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Here.

All right, now we have our first agenda item which is approval of minutes for the Arlington Towne Square PD.

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER JENSEN: Second.

CHAIRPERSON DAWSON: All right, all in favor?
(Chorus of ayes.)

CHAIRPERSON DAWSON: Great.

COMMISSIONER ENNES: I'll abstain.

CHAIRPERSON DAWSON: You're abstaining, okay.
Any other abstentions?

COMMISSIONER LORENZINI: Yes, I wasn't here either.

CHAIRPERSON DAWSON: Okay. All right, next we have the Patton Gym Expansion. Oh, you know the drill. State your name please and spell the last name for us.

Oh, have all public notices been given?

MR. HUBBARD: They have, yes.
(Witness sworn.)

CHAIRPERSON DAWSON: Great. Now state your name and proceed, thank you.

MR. SCHULZ: Good evening. I'm Ryan Schulz, Director of Facilities Management for Arlington Heights School District 25. I'm here to present this evening on the Patton Gymnasium expansion.

As you recall, we came forward a couple of months ago to get the

approval for the classroom addition. At that time, we weren't ready to come forward with the gym expansion. So, now we're coming forward just to talk and review about the gym expansion that we're proposing at the Patton Elementary School.

So, why is an expansion required at Patton? The expansion is primarily driven by a curriculum enhancement at the school and across District 25 where we'll be offering most likely additional PE hours across the District. So, with that, we'll need to be running two sections of PE at one time at most of our locations, and Patton would be one of them where two sections of PE would need to be going on at the same time. The current gymnasium configuration does not allow for that. It's currently a one-station gym. So, we're looking to add on a second station to the gymnasium that will allow for two PE sections to be run out at the same time.

Due to the constraints at this site, we're going to be looking to put the gym, one we enter the floor plans here in a little bit, kind of stacked and not in the configuration that would be normal to have a competition size basketball court in the gyms. So, primarily, this location will be used for PE sections. Again, it can be used for outside groups and things like that, but most likely there won't be much after-hour competition because the gym configuration won't allow for a full size or even like a middle school size basketball court to be run in this section. So, again, it will have a screen divider between the two, but as you'll see from the design, it's not a full-size width or a full size basketball court configuration that would allow that. So, again, this is primarily focused on the addition for PE classes at this location.

Just to the ownership and notification, very similar to our past projects, we're just stating and showing that we have gone through the notification processes and the additional committees and commissions before this. So, we have had successful reviews of those portions as well so far for this project.

The requested action for tonight, again, I just put up here for reference, we can come back to it if we need to, but the amendment, again, would be because we are making a change with the addition. So, the amendment to the ordinance would be necessary for this project, and Sam can expand on that later if there's anything else.

Primarily, again, the gym expansion will be coming to the southern end of the site, a little bit towards the southwest. Again, this sits a little bit oddly, not north-south oriented, but kind of primarily to the southwest near the parking lot, taking over a portion of our existing playground area, our asphalt playground area. Kind of, again, an underutilized space, this site has an exceptional amount of asphalt playground area already, so we won't be really losing that capacity in the overall grand scheme of things. So, again, it's just expanding a second bay to the gymnasium. It will also have an office space, some storage, and then it will have an enclosure on the end to contain the trash enclosure, and then also the ComEd transformer on that end of the building which is already in a similar position, we just need to move it out of the gym footprint.

Also, I just want to point out again, we've already had the approval for the underground storage system for stormwater. So, the previous approval had that contained already, the volume that is necessary for this project. So, again, there's no modifications that are going to be needed in addition to the classroom. So, the stormwater portion for the classrooms that we had approved before was taking this into account, that in the future the gym addition may come, so we had the volume already calculated in from the previous review and approval.

I just want to point out where the classroom addition would be. It's the pink/purple dashed area. Again, that's where the classroom addition that you've reviewed will

be going here this fall.

Again, just the expansion, it's kind of a mirror flipped image of the existing space. We're just expanding it again towards the southwest. Again, the gym space is the primarily large area within that area. We will be adding some windows to the southern edge and along the eastern edge I will call it, just to provide some high-level light into the space to give them some daylight because currently they have none, so just to give them some natural light into the space. Again, we have an exterior storage for recess storage and interior storage kind of primarily for the PE storage, and then also a new office because there will be some reconfigurations for food service in the other corner of the interior to the building.

This is a rendering, again, looking from the southeast kind of corner from the parking lot looking back at the building, again, showing the clear story windows with the limestone coping, very similar to our other schools in the District that we've done with the design cues, then also coming from the other side with the classroom addition, looking back at the gym addition showing the storage room doors, and then also the door into the ComEd transformer area, again, just a wall, just a screen wall around there just to protect it and keep it out of view.

Just general elevations again of the same thing, the rendering kind of shows that as well with just a little bit more detail with the renderings, or the elevations here calling some of the finishes and some of the more fine details of the site.

Enrollment and staffing. So, there is no enrollment change in our projections right now that is guiding this project. Again, this is solely on program change to the building, so no enrollment changes from the previous time we spoke about this project. Again, the only thing we may have, we don't have this finalized yet, is an itinerant PE teacher that may come in throughout the day to fill in for several hours a day or sections per week. So, that may be a portion where a person may come to the building, that's not finalized yet. But again, we do have adequate parking on site to absorb that, one other person that would be coming outside for this. But again, I just want to reiterate, there is no change in the overall enrollment that would be at the building or projections that we currently see at the facility.

Traffic and parking. Again, we don't anticipate any major changes to traffic and parking at the facility just solely based on the gymnasium. Again, the only thing that could come up is that this gym may be used a little bit more by AHYBA for practices because it will have two bays in there now. Again, that would primarily be a parent drop-off where the parents would drop their students off and then they would leave. Again, we don't anticipate this becoming a competition gym just because of the narrow confines of the gym and the limited area where parents could even watch in the gym because the base lines now are so close to the side lines of this gym. So, again, it's highly unlikely that there will be AHYBA basketballs or any other competition style events at this gym in particular.

I just want to point out again our parking. There are two parking lots. The one on the north is primarily used for staff; the one on the south is primarily used for some staff with primarily kind of overflow parking and visitors. So, the south lot is again utilized less than the north lot. The north lot is usually fairly full while the south lot is maybe 50 percent full or somewhere in that realm throughout the day. Again, no change is anticipated to the parking demand for the facility during the school day, again, just because we're not anticipating any major increase in students or staff associated with this project.

The stormwater, as I mentioned before, the stormwater detention has already been included. We are working through that with the Village and MWRD already, so that is being in the review process or approval process from MWRD. So, those volumes have already

been calculated in the previous project, so that will be contained within the storm trap system that will go underneath the parking lot on the south end of the building along with permeable pavers and some other enhancements to the site.

Overall, we're looking to go forward with the expansion. Again, the design cues and the elements that we're incorporating are very similar to what we had in the past at other District 25 buildings. So, we're excited to bring this before you and we're open to any questions you may have.

CHAIRPERSON DAWSON: Great, thank you very much. Have you read the conditions for approval and do you, are you in agreement with them?

MR. SCHULZ: Yes, we are.

CHAIRPERSON DAWSON: Terrific, all right.

Sam?

MR. HUBBARD: Thank you, Chair Dawson. Good evening to the Plan Commissioners.

So, the Arlington Heights School District 25 is before you this evening for a request to an amendment to the previous special use permits that govern the site. The first special use or original special use was approved in 1990 due to a building addition at that time, and again, the original special use permit was amended earlier this year for a three-classroom addition to the building to accommodate for the full-day Kindergarten.

The site is located at 1660 North Patton Avenue, and it's within the R-3 One-Family Dwelling District and P-L Public Lands District. The east side of the site where the school is located is within the R-3 District, the west half where the park is located is within the P-L District.

So, the Petitioner is requesting an amendment to their previously granted special use permits to allow for the gymnasium addition. As well, they're requesting a variation to waive the traffic and parking study requirement. This is a technical code requirement that's kicked in whenever you amend a special use permit that's over a certain size, and it is triggered by the gymnasium addition. However, because there are no changes to the enrollment projected, this new gym is not going to increase enrollment. It's just going to accommodate for the students who are already projected in attendance there.

We are supportive of the request to waive that traffic and parking study requirement. They did submit, the School District did submit a traffic and parking study as part of the Kindergarten building addition earlier this year, and that was thoroughly reviewed as part of that project. The proposed gymnasium addition would not change the results of that study given that it's not going to change any projected enrollment for the school.

Back in July, the Petitioner appeared before the Conceptual Plan Review Committee. I would say the reception was fairly favorable there. No major concerns were identified. There were some general questions asked about the project timing and anticipated enrollment.

In August of this year, last month, the project appeared before the Design Commission and received a unanimous four-to-zero vote in favor of a recommendation approval of the design and architecture. No modifications were required by the Design Commission.

So, here is the site as it exists today. North is at the top of the screen. The current approved three-classroom addition to accommodate for the full-day Kindergarten program is shown here in red; that kind of creates a small courtyard to the building.

Then the proposed gymnasium addition is here in the general location shown in yellow on the aerial below. So, this kind of gives you a sense of the context where this building addition is proposed in relation to some of the surrounding properties and homes.

Here's a larger aerial of the neighborhood. You can see this part of town is overwhelmingly single family in use, and the school is kind of centered and clustered among the single-family homes.

The site plan, you can see the already approved three-classroom addition is highlighted in red and the proposed gymnasium is shaded in yellow. This kind of gives a sense of where this is located on the site.

Relative to code requirements, the proposed building addition met all of the setback and bulk requirements of the Zoning District in which it's located, and no variations were required to those elements.

Here are elevations showing the building addition. At its peak height, it is just under 25 feet in height. 25 feet is the maximum allowable building height in the Zoning District where this property is located. So, as far height is concerned, the building addition conforms to the height regulations of the Zoning Code.

Finally, this brings me to the landscape plan. One item to mention, Staff is supportive of this application with one specific condition of approval, and that would be to modify the plantings proposed on the southern of this, the southern parking lot. Technically, it's a code requirement to screen the parking lot with six-foot tall plantings, and those plantings need to contain a large mix of evergreens to provide for year-round screening. So, we're asking that the proposed landscape screen to comply with code requirements be increased to six-foot in height and incorporate evergreen plantings to provide for that year-round screening.

That being said, we're supportive of the application and recommending approval subject to that condition on the landscaping, compliance with the Design Commission motion, and then compliance with all federal, state, and Village codes, regulations and policies. Thank you.

CHAIRPERSON DAWSON: Great, thank you.

Do we have a motion to accept the Staff report?

COMMISSIONER ENNES: So moved.

COMMISSIONER LORENZINI: I'll second.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: Okay, great.

Commissioners, do we have any initial questions before I open up for public commentary?

(No response.)

CHAIRPERSON DAWSON: All right, seeing no initial questions, I am going to go ahead and open up for public commentary. Is there anyone in the audience wishing to speak? All right, so you can come up and state your first name, spell your last name for us, and if you are willing, please give us your address.

PUBLIC COMMENTARY FOR PC #23-010

MS. PROROK: Okay, I'm Valerie Prorok, P-r-o-r-o-k. I'm at 1542 North Patton, so if I can pull up this little slide show presentation that I prepared? But actually, a lot of the presentation that Ryan did addressed some of the concerns, so that's great.

CHAIRPERSON DAWSON: Great.

MS. PROROK: I was concerned at the doubling of Patton gym. I believe it's 70 feet which would increase it to 140 feet. Is that correct? Whereas Olive is 105 feet, so Olive has a new gym, they're only at 105.

So, my request would be that the gym only be as big as Olive or smaller based on the land size. So, acres available here, you can see Dryden has the most, Patton has the very least, and Patton is ballooned in between all of those neighbors. So, Patton is unique because it doesn't have a double side corner whereas the rest of the schools have that corner lot. Patton is like a little balloon encompassed among all of the neighbors.

The other concerns would be the windows. I don't know if it's taken into account, but that side of the building will increase heat because of the view of the sun. So, afternoon sun comes in on that way, so I would request that they not be mirrored windows because all of those neighbors will have that horrible reflection into their backyards.

Let's see. I did request early on that the garbage be relocated to the other side of the building to alleviate that extension even further. So, if we could re-look at that, move the garbage which comes through twice a week. So, if that could be relocated or thoughts about that, I would appreciate that.

Also, just the neighbors that are surrounding that southeast side, the southeast parking lot, it is decreasing by half then the amount of land space we're able to see from our backyard. So, now we will see a giant brick wall. So, the landscaping is really important to the neighbors there on that side as well, not just the neighbors on, I believe that's Harvard, around the corner. So, those are the biggest concerns.

Then as far as waiving the traffic study, I would suggest that you not waive that because it is dense already. There was an episode on a Saturday morning that Patton opened their doors to some event, I'm not sure what it was, but the police had to get involved. Neighbors' driveways were blocked, illegal parking, people in front of fire hydrants. So, I would actually suggest that it not be waived.

Those are my comments. Thank you.

CHAIRPERSON DAWSON: Thank you very much.

Anyone else? Nobody else?

(No response.)

CHAIRPERSON DAWSON: All right, with that, we're going to go ahead and close public commentary, and I will start down here.

Commissioner Sigalos, do you have any questions?

COMMISSIONER SIGALOS: No. I guess I could ask the architect as far as the comment about the size of this addition and the overall length versus other gymnasiums in your District, why this is so much larger?

CHAIRPERSON DAWSON: So, I need to swear you in if you're testifying.

(Witness sworn.)

CHAIRPERSON DAWSON: Then please state your name and spell your last name for us before you answer.

MR. HANSEN: Don Hansen, H-a-n-s-e-n.

CHAIRPERSON DAWSON: Great, thank you. Now go ahead.

MR. HANSEN: The interior space within the proposed existing and expanded gymnasium is roughly 6,000 square feet, which is the same interior square-foot within the gymnasium space at Windsor School, Ivy Hill and Olive School. The gymnasium volume with the entire length of the wall mostly facing south is approximately 140 or 150 feet, and then the width is similar to the other buildings.

You can see on the top, there are more rooms within the higher volume space, so the gymnasium interior space is not any larger than any of the other elementary schools, but there are some mechanical spaces that serve other parts of the building such as the commons. So, the higher volume is a little bit larger, but the gymnasium space itself is not.

MR. SCHULZ: So, the major difference, too, with the other gyms is that if we would take the yellow box and put it below the existing gym, that's more the configuration of our other gyms. This one we're putting end to end, so the basketball courts are going to sit end to end, the two side courts we'll call them, whereas in the other one we would have them configured in the other location where the yellow box would move below the gray and then the side courts would run next to each other, right? So, that's just a different configuration this gym is going to provide us than our typical gyms. It's just we're constrained by the site here so we're not able to do that. Again, it's primarily PE based, so we just really need another bay, we don't need it for competition or after-hour type things.

COMMISSIONER SIGALOS: I understand, and you said the square footage of the gymnasium is similar to the other school gymnasiums' square footage?

MR. SCHULZ: Yes.

COMMISSIONER SIGALOS: Okay, and then I understand the concern for the windows. Are those designed to be mirrored glass?

MR. SCHULZ: No.

COMMISSIONER SIGALOS: No, okay. All right, so there's no concern there that the sun will reflect back on the surrounding neighborhood.

MR. HANSEN: No, the windows are not mirrored glass. The outer glass pane, it's an insulated window so an outside pane and inside pane will be the same as on the existing Patton School. There will be one difference in the gym, and the windows are up high, is that the window pane on the inside will have a pattern painted frit to mitigate the glare from the windows. But there isn't any sort of material that's reflective on the new windows that are proposed for this gymnasium.

COMMISSIONER SIGALOS: Okay, thank you. I have no further questions.

CHAIRPERSON DAWSON: All right, Commissioner Ennes?

COMMISSIONER ENNES: A couple. Do you know about the situation that Ms. Prorok mentioned where parking was all over the neighborhood and the police were called?

MR. SCHULZ: I'm personally not. I mean, we'd be willing to talk to her about that specific instance. I am not aware of that.

COMMISSIONER ENNES: Okay, so you have enough parking on the site for teachers and certain events. What kind of events are there at the school? Like parent-teacher or, are there any bleachers in the gym at all? No seats for viewers or anything?

MR. SCHULZ: Correct. No bleachers would be installed in this gym.

COMMISSIONER ENNES: Okay, and in regard to the question and the size of the overall gym compared to other schools, on a per student basis, is there a reason why Patton School would have a larger gym than the other ones she mentioned?

MR. SCHULZ: Again, it's not larger. It's just again coming down to the

number of sections that we need to put in the gyms at the time. So, the gym, again, is similarly sized in the square footage of the areas. There's just going to be two teaching areas for the amount of sections that will be running PE throughout the week. So, that's what it comes down to is that we really need to space this. Again, square footage-wise overall, it is very similar to the rest of the District. I don't know that number per student, that's a good question to ask. But it is again, square footage-wise, in the gym space very similar, but it's really coming down to the two spaces.

COMMISSIONER ENNES: And the offices and storage area and stuff that you have in there. So, what other types of functions at this school do you have where you might have, most of the teachers there for like parent, that's the only thing I could think of, parent-teacher, and then you've got all the parents coming and going, what other events are there?

MR. SCHULZ: Yes, I mean, there's typical, like maybe a PTA event or some other community type event at the school. Otherwise, we haven't anticipated any other major changes to what is currently being run at the school just based on the gym. So, again, it's the standard things, parent-teacher conferences, PTA events. Again, there will be some practices there, most likely from AHYBA, stuff like that. We have our CAP after-school program, but that's very, there's not any parking really. A parent drops off or picks up, so the parent will pick their student up and just kind of park there by the side and come out right away.

So, again, we're not anticipating any major changes to the program, after-hour programs at the school.

COMMISSIONER ENNES: Okay, and then a related question that I have, this curriculum enhancement that's requiring the additional gym time, is that like a state requirement?

MR. SCHULZ: I believe so. I will defer to Dr. Bein on this one. I am the Facilities Director.

CHAIRPERSON DAWSON: So, I need to swear you in even though I know you've been here many, many times.

(Witness sworn.)

CHAIRPERSON DAWSON: Then please state and spell your last name.

MS. BEIN: Sure. My name is Lori Bein, B-e-i-n. I'm the Superintendent of District 25. Good evening, everyone.

COMMISSIONER ENNES: Hi.

MS. BEIN: Yes, the curriculum changes, the state has always required that elementary school students have PE three times a week. But until last year, school districts have been able to get a waiver from that as long as we've provided a recess opportunity. That opportunity to do a waiver no longer exists effective today or effective this school year. So, we must go from two periods of PE for every one of our sections, Kindergarten to fifth grade, to three periods of PE a week for all of those sections starting next school year.

So, we're increasing the number of times that classes have to go to PE. They won't all be able to go in one gym. There's too many classes, and that's why we need a second space.

COMMISSIONER ENNES: Okay, is this going to affect all of the other schools?

MS. BEIN: Yes, it affects all of the schools in the District, all of the schools in the state actually. All of our other schools have already had gym enhancements. There is only one that has not, that's Greenbrier, but it is a small enough enrollment that they are not going to

need a secondary gym space.

COMMISSIONER ENNES: So, Patton is the only school that's going to require additional gym space?

MS. BEIN: All the others have gotten gym spaces within the last five years.

COMMISSIONER ENNES: Is state providing any funding? This isn't really in our area but I'm curious.

MS. BEIN: No, it is not.

COMMISSIONER ENNES: Okay, of course not. That's all I have.

MS. BEIN: Thank you.

COMMISSIONER ENNES: Thank you.

CHAIRPERSON DAWSON: All right, Commissioner Green?

COMMISSIONER GREEN: I have no questions. I think it's a great addition.

CHAIRPERSON DAWSON: All right, Commissioner Lorenzini?

COMMISSIONER LORENZINI: Yes, so my first reaction when I saw the presentation was why would they need another gym, because I don't think any other schools that were adding Kindergarten space required additional gym space.

MR. SCHULZ: So, again, just as Dr. Bein stated in that, all the other schools in the elementaries already have the second bay space already.

COMMISSIONER LORENZINI: Right.

MR. SCHULZ: As she stated, the only one that wouldn't is Greenbrier and they have a really small enrollment.

COMMISSIONER LORENZINI: Okay, and then, so you keep talking about the second space. You just need the additional space; it doesn't necessarily have to be a separate gymnasium.

MS. BEIN: It will still be one gymnasium with two bays basically, two spaces to fit two classrooms.

COMMISSIONER LORENZINI: Okay, and then could you maybe explain how the school, Ms. Prorok brought up where they only have 105 square feet versus 140 square feet?

MS. BEIN: I didn't hear the question.

MR. SCHULZ: It's the length, not square feet.

COMMISSIONER ENNES: The length, not square feet.

MR. HUBBARD: Yes, I think it was in comparison to the gym at Olive School being a little bit smaller in size.

MS. BEIN: Again, the gymnasium in Olive is not smaller than the Patton one. All of our gyms that we have done in the last handful of years are 6,000 square feet. The layout at Olive, like Ryan was sharing, it's kind of side by side so it ends up you can have some competition games there. This is lengthwise which will not allow us to do competition games.

COMMISSIONER LORENZINI: Okay, and regarding the concern about police activity on Saturday, I kind of think that's irrelevant at this point.

MS. BEIN: Yes, we'd be happy to talk with our neighbor about that. That is nothing that we were aware of, nor has the school principal been aware of that.

COMMISSIONER LORENZINI: Okay, that's all I have. Thank you.

MS. BEIN: Thank you.

CHAIRPERSON DAWSON: Commissioner Jensen?

COMMISSIONER JENSEN: Well, I don't really have anything. I'd just ask

those in the audience, were you able to hear Mr. Hansen? Because he gave some good answers but his voice was kind of low and I don't know whether you heard all the things that he said in response to some of your questions.

MS. PROROK: Well, it is interesting because --

CHAIRPERSON DAWSON: Wait.

COMMISSIONER JENSEN: I just want to know if they could hear.

CHAIRPERSON DAWSON: I'm sorry. I know that public commentary is closed so they cannot actually -- I'm so sorry, but we can't.

COMMISSIONER JENSEN: Well, then maybe I could just --

CHAIRPERSON DAWSON: Thank you.

COMMISSIONER JENSEN: -- I think we need to recapitulate a little bit on the windows and some other things that they may not have heard.

CHAIRPERSON DAWSON: Sure.

COMMISSIONER JENSEN: Maybe you could repeat?

MR. SCHULZ: Yes, I think, I don't know, did you hear what Don, Don Hansen with STR kind of relayed that. The windows will not have a mirroring on them. They'll have a fritting on the interior of the glass to help kind of shade it a little bit so there's no glare for basketball or, you know, when you're shooting a basket or something like that in the inside. So, the fritting is on the inside, it will help on the outside some. But again, we're not anticipating with the height in that and with the shade, there's a limestone cap that comes around, that we're going to have much or any glare coming off those windows.

COMMISSIONER JENSEN: Good. I don't have any other questions.

CHAIRPERSON DAWSON: Okay. All right, the only question I did not hear addressed was the garbage location.

MR. SCHULZ: Yes, so we did explore that. We looked at that, on trying to move it to the north side. The only problem with that is our commons location is right here on this side of the building. So, in order for us to be able to move it to the other side, it would create a big workload to have our staff move everything up to that north side for garbage containers and that, because that's our heaviest use of the building. Then we would just be putting the problem up by the other neighbors on the north side of the property.

So, there's not a lot of space up there either. This actually is farthest away from any other neighbor. If we put it up on the north side, we'd be closer and there's more neighbors up there. So, again, we're pretty far away here, we're kind of tucked away. But if we would try to relocate it up on that side, again, there's houses along that little north property line as well, and again, it's farther away from the common space where we primarily have our highest load of trash load in the buildings from the commons.

CHAIRPERSON DAWSON: Okay, and then the last item was the landscaping.

MR. SCHULZ: Yes. So, we are limited obviously by the amount of landscaping we have put up against the building. There are, right there where the sidewalk is and there's the trees kind of denoted near the property of the neighbors, there are some large evergreen trees there already. I believe it's your fence, right? It is your fence at the property? The fence, it is screened with a fence already along the property, but there are some large evergreen trees there along the screen as well.

We would be happy to look at that with them again to make sure, if there's an opening or something that would need to be screened better, we would be open to

exploring that more in that area, because again, that would be a primary spot where we could do that.

CHAIRPERSON DAWSON: Okay, and the other question I had but Dr. Bein explained it was I couldn't understand why you couldn't have more events here. But now, I mean I still don't get it but I believe and get it, does that make sense? It's too bad because I think the community needs more space like that. But then on the flip side to that, it sounds like there's already a problem in the neighborhood because of the density around this. So, I get that it's not going to happen and all that.

I would say that coming from a school that had, now it's much better, I mean, I'm out of Windsor now, but knowing the density problems we had there, nine times out of ten, it's the parents are jerks, I'm just going to say it. They don't respect the people who live around the school and it's unfortunate. But there's only so much a school can do about that. But I would thank you for going and talking to the neighbors and seeing what else can happen, but you know, they go to pick up their kids or drop off their kids and they're in a rush and they block someone's driveway and they just aren't respectful to the fact that people have to live there. So, it's too bad but it does happen.

But other than that, I think it's a great proposal and I don't have any questions left. Any motion?

COMMISSIONER GREEN: I would like to make a recommendation.

A motion to recommend to the Village Board of Trustees approval of PC #23-010, an Amendment to Ordinances #90-087 and #23-013 to allow a building addition, and the following Variation:

- 1. 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.**

This recommendation is 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 six feet 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.**

CHAIRPERSON DAWSON: Second from anybody?

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON DAWSON: All right, roll call, please.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, so with that, a unanimous approval from the Plan Commission. Again, you know, and I think some of the audience might know, we are just a recommending body. What we look at is much smaller, so for example, concerns about neighborhood and what have you really wasn't falling into what we could even look at today. So, there is a Village Board meeting coming up and I would encourage you to work with the neighbors, talk about these issues, and attend the Village Board hearing and bring your concerns there, all right? Thank you.

You got anything else, Sam? You took down my agenda that was on the screen.

MR. HUBBARD: None other than general public comment.

CHAIRPERSON DAWSON: Oh, that's right. One of these days, I'm going to remember that that has been added to the agenda.

Okay, so, do we have any general public comments this evening?

(No response.)

CHAIRPERSON DAWSON: Seeing none, I'm going to close public commentary.

Any other items, Sam?

MR. HUBBARD: No, that's it.

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

COMMISSIONER JENSEN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: All right, thank you very much.

(Whereupon, at 8:06 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, SR., depose and say that
I am a digital court reporter doing business in the State of Illinois; that
I reported verbatim the foregoing proceedings and that the foregoing
is a true and correct transcript to the best of my knowledge and ability.

RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2023.

NOTARY PUBLIC