

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: September 9, 2015
Date Prepared: September 3, 2015
Project Title: Ivy Hill Elementary School
Address: 2211 N. Burke Drive

Background Information

Petitioner: Don Hansen
Address: STR Partners LLC
 350 W. Ontario Street, Suite 200
 Chicago, Illinois 60654

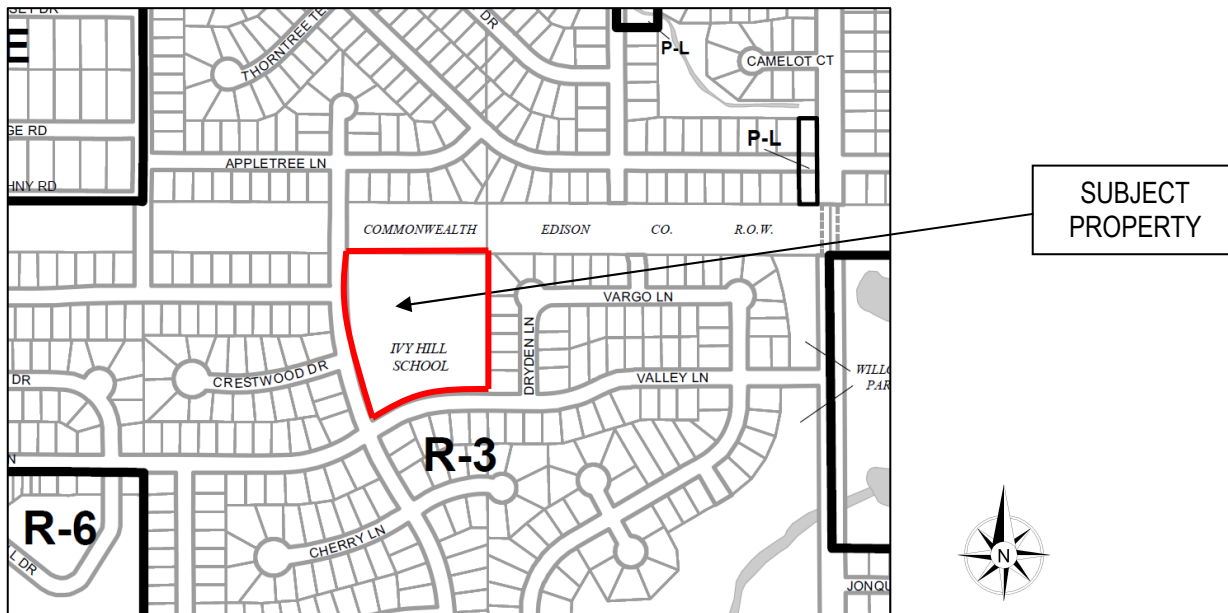
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

- Special Use Permit for a Public Elementary School in the R-3, One-Family Dwelling District

Variations Required:

1. Chapter 28, Section 11.4, Schedule of Parking Requirements from the requirement of provide 173 spaces to allow 72 spaces, a variation of 101 spaces.



Surrounding Properties:

	Zoning	Use	Comprehensive Plan
North	R-3, One Family Dwelling District	Comed right-of-way	Parks
South	R-3, One Family Dwelling District	Residential	Single Family Detached
East	R-3, One Family Dwelling District	Residential	Single Family Detached
West	R-3, One Family Dwelling District	Residential	Single Family Detached

Project Summary

The subject site is 6.7 acres in area and located on the east side of Burke Drive and the north side of Valley Lane. Ivy Hill Elementary School is located on this site. The petitioner is proposing an addition to the school building. The addition includes an expanded commons area, a new gymnasium with storage facilities, toilets and classrooms.

Elementary Schools, both public and private, are permitted with the approval of a Special Use Permit in the R-3 district. There is no existing Special Use approved for the school. However, since the school is proposing expansion at this time, a Special Use Permit must be approved.

Zoning and Comprehensive Plan

The property is designated as 'Schools' on the Village's Comprehensive Plan, which is consistent with the use of the property.

The property is zoned R-3, One-Family Dwelling District. For the property in question, the front yard is along Valley Lane. The front yard setback is the block average along Valley Lane, which is 37.5 feet. The addition will not encroach into the front yard setback. The yard along Burke Drive is considered an exterior side yard. An exterior side yard equal to the block average, not more than 40 feet must be provided. An exterior side setback of 35.5 (block average) feet is required for this site. The existing building meets this requirement. The addition is proposed on the east side of the existing building and will not encroach in the exterior side yard setback. The side yard (along the east property line) is required to be 10% of the lot width, which for this site is 46.2 feet. The proposed addition is approximately 116' from the east property line (which abuts residential structures) and will meet the required side yard. The required rear yard setback (along the north property line) is 30 feet. The proposed addition will not encroach into the rear yard setback.

Per the information provided by the petitioner, the current floor area of 60,338 square feet translates to a floor area ratio for this site of 21%. With the proposed additional 21, 921 square feet, the floor area ratio will be 28% which is less than the maximum allowable floor area ratio of 50%. With the proposed addition, the building lot coverage will increase from 18% to 23% which is less than the maximum allowable building lot coverage of 35%.

Neighborhood Meeting

A Neighborhood Meeting was held by the School District on August 19, 2015 for additions to both Ivy Hill and Olive-Mary Stitt Elementary Schools. Floor Plans and Site Utilization Plans along with compatibility of materials and project logistics were presented for both schools. Around a dozen community members attended the Neighborhood Meeting. The School District has indicated that the majority of attendees live near Olive-Mary Stitt Elementary School. Questions from neighbors pertained to traffic, drop-off and pick-up operations and logistics during construction. The District has indicated that conversations in response to the questions were consistent with the floor plans and site utilization plan presented and with information that has been submitted to the Village.

Plat and Subdivision Committee Meeting

The Plat and Subdivision Committee reviewed the project at the June 10, 2015 meeting. The Committee had no concerns with this request and asked the petitioner to move forward.

Design Commission

The Design Commission reviewed the project at their meeting on August 25, 2015. The Commission approved the project with several conditions including adding dark bronze coping to match the existing building and working with staff to determine the appropriate location and quantity for replacement trees.

Building, Site, and Landscape Related Issues

The addition is proposed on the east side which is adjacent to the single-family residences along Dryden Lane. The design of the proposed two story addition is proposed to be a seamless extension of the existing building architecture, using the same materials, window spacing and massing as the existing building. The addition is approximately 134 feet from the east property line. The petitioner is proposing to remove 7 trees, 5 trees are located along Valley Lane and two are located where the addition is proposed. The petitioner has provided plans showing 17 trees to be replaced and responded that they will be adding 2

additional shade trees for a total of 19 trees to be added – 4 inches in caliper to meet the exchange rate provided in the Ordinance.

The existing north parking lot does not meet the landscape requirements of Chapter 28, Section 6.15 Landscaping, as there are no landscape islands at the end of parking rows, or landscape screening for the parking lot along Burke Drive. Similarly, there is no screening for the south parking lot. This is considered existing non-conforming and no action is required at this time. No changes are proposed to the north parking lot. As part of the proposed improvements, the school bus loading in the south parking lot will be extended to the east to accommodate additional buses. The bus loading area has an entrance from Valley Lane and exit on Burke Drive. The petitioner has stated that three foot high shrubs will be added along Valley Lane to screen the proposed bus loading area. Also, two 4-inch caliper shade trees are proposed to be added at both ends of the south parking lot.

Stormwater Management

The existing stormwater management facility will be improved in order to comply with the Village stormwater management Ordinance and to accommodate the runoff created by the additional impervious area added. An existing detention facility extends along the east property line of the parcel. The proposed modifications to the detention basin would increase the storage volume of the basin. In response to staff comments, the petitioner has provided written confirmation on changes regarding the required changes. The petitioner must submit revised plans verifying the changes at building permit.

Traffic & Parking Issues

Per Chapter 28, Section 11.4, Schedule of Parking Requirements, Elementary Schools require 2 parking spaces per employee plus one space per classroom. Per the information provided by the petitioner, there will be 35 classrooms and 69 staff following the expected growth. Therefore, a total of 173 parking spaces are required for this use.

A parking area with 59 parking spaces is located at the northwest corner of the site. A drop-off and pick-up lane is located around this parking area. A parking area with 13 parking spaces is located on the south side of the building. As part of the proposed improvements, the bus lane on the south side of the building is proposed to be extended. A total of 72 parking spaces are provided on-site.

Therefore, the following variation is needed:

- Chapter 28, Section 11.4, Schedule of Parking Requirements from the requirement to provide 173 parking spaces to allow 72 spaces, a variation of 101 spaces.

Ivy Hill School starts the school day at 9:05 AM and ends at 3:35 PM. Weekday morning (8:00 to 9:30 AM) and afternoon (3:00 to 4:30 PM) manual traffic counts of vehicles and pedestrians were conducted in May, 2015. These counts showed the peak-hours of traffic occurring from 8:30 to 9:30 AM and 3:30 to 4:30 PM on a school day. Parking counts after the morning arrival period which found 55 vehicles parked on-site including staff and visitors. Per the traffic study, no on-street parking near the school was observed. The study concludes and staff agrees that sufficient parking is available at the school to accommodate current and projected staff and visitor parking needs during a typical school day.

Ivy Hill School currently serves 562 students and uses six school buses for transportation. With the expansion, the school can accommodate up to 641 students and would need eight school buses to transport students. It is anticipated that most of the 79 additional students will come from areas that provide bus service. All school bus loading currently occurs in the southern parking lot that can accommodate the six buses currently serving the school. Buses enter from Valley Lane and exit onto Burke Drive. As part of this project, the school bus loading in the south parking lot will be extended to the east to accommodate additional buses. The traffic study and staff agrees concludes that the traffic conditions will continue work well around the school with the expansion.

Recommendation

The Staff Development Committee recommends **approval** of a Special Use for Ivy Hill School at 2211 N. Burke Drive. This approval shall be subject to the following conditions:

1. Prior to Village Board, the petitioner must submit an auto turn diagram for a fire department tower truck.

2. At building permit, the petitioner shall provide revised civil, stormwater and landscape plans verifying the changes agreed to by the petitioner.
3. All lighting fixtures must be mounted parallel with the ground and shining down. All illumination must be glareless and all light bulbs or LED's must point to the ground.
4. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

_____ September 4, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads