

PLAN

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

COMMISSION

RE: IVY HILL SCHOOL; PC# 15-016

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  
9th day of September, 2015, at the hour of 9:20 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman  
LYNN JENSEN  
BRUCE GREEN  
JOHN SIGALOS  
MARY JO WARSKOW

ALSO PRESENT:

LATIKA BHIDE, Development Planner

CHAIRMAN LORENZINI: Okay, the next PC is number 15-  
016, 2201 North Burke Drive, Ivy Hill School, is the Petitioner here?

MR. HENDERSON: Yes.

CHAIRMAN LORENZINI: Okay, I think it's got the same,  
looks like the same that everybody had. But do you want to give us a  
brief, have you read the recommendations in the staff report?

MR. HENDERSON: Yes, I have.

CHAIRMAN LORENZINI: Okay, did you hear from them?

MR. HENDERSON: Yes.

CHAIRMAN LORENZINI: Okay. Do you want to give us a quick presentation? We're going to, if you have anything else to say, please in the audience, would you please step outside? Thank you. And a brief presentation, please.

MR. HENDERSON: Very much, this project is very much like the Olive-Mary Stitt project. In this case though, there are more classrooms. It also has the expansion of common space and a new gymnasium just like at Olive-Mary. Oh yes, but unlike Olive-Mary, the, we do anticipate more busses on this, so there is an extension of the bus lane to accommodate, I believe seven?

MS. MALLEK: Eight.

MR. HENDERSON: Eight busses.

CHAIRMAN LORENZINI: Okay, thank you. Staff report, please?

MS. BHIDE: Thank you. Petitioner is, this evening, seeking a Special Use permit for a public elementary school in the R-3, one-family dwelling district. At this location, they are seeking a variation from the schedule of required parking, parking requirements from the requirement to provide 173 spaces to allow 72 spaces which is a variation of 101 spaces.

The site is approximately 6.7 acres in area, it is located on the east side of Burke Drive, north of Valley Lane. And the Petitioner is proposing an addition that includes new classrooms an expanded common area a new gymnasium and toilets. As with the last one, elementary schools, both public and private are permitted with the approval of a special use in the R-3 district. Because there is no existing special use permit for the school, therefore a special use permit must be obtained at this time.

The, for this particular school, the front yard is along Valley Lane and it is the block average which would be 37.5 feet. The addition will not encroach into the front yard setback. Burke Drive is considered exterior side, again, it -- the block average, but no more than 40 feet is required. Your, an exterior side setback of 35.5 feet is required.

Again, the addition does not, the existing building nor the addition encroaches into this. The side yard, which would be the east property line, is required to be 10 percent of the lot width, which for this property would be 46.2 feet.

The proposed addition is approximately 116 feet from that east property line which abuts -- the rear yard setback is 30 feet, again, neither the addition nor the existing building encroach into the setback. Based on the information provided by the Petitioner, they meet the floor area ratios and the building coverages for the R-3, other uses in the R-3.

The project was reviewed by the Plat Sub-division committee at their June 10th meeting. The committee had no concerns with this request. They asked the Petitioner to move forward. The Plan Commission reviewed the project at their August 25th meeting and

they approved the project with several conditions including add brown scoping to match the existing building and worked with staff to determine the appropriate location and quantity for replacement trees.

The addition is proposed on the east side, which is adjacent to single family residences on Dryden Lane. The design of the addition, proposed two-story addition is a seamless extension of the existing building architecture and the addition is about 116 feet from that east property line.

The Petitioner is proposing to remove seven trees, five, which are located along Valley Lane and two where the addition is proposed. The Petitioner has provided plans showing the 17 trees to be replaced and they've responded that two additional shade trees, for a total of 19 trees four inches in diameter will be added to the site to meet the exchange ratio.

The existing north parking lot, which is north of the school building does not meet the landscape requirements of Chapter 28, Section 6.15 as there is no landscape islands at the end of parking rows or landscape screening along both drives. Similarly, there is no screening for the south parking lot. So both these are considered non-conforming, existing non-conforming.

As part of the proposed improvements, the school bus loading in the south parking lot will be expanded to accommodate the additional busses. The bus loading area has an entrance on Valley Lane and an exit on Burke Drive.

The Petitioner has indicated that three-foot high shrubs will be added along Valley Lane to screen this proposed bus loading area. And then four inch caliber shade trees are proposed to be added, at both ends of the south parking lot.

The existing stormwater facility will be improved to comply with the Village's stormwater management ordinance and to handle the additional run-off created by the addition.

The proposed modifications to the basin increases to a volume of the basin and in response to staff comments, the Petitioner has provided written confirmation on these changes regarding, on the required changes. But we're asking that they submit revised plans at building permit.

To talk about parking and traffic a little bit, after the addition, there will be 35 classrooms and 59 staff members which require 173 parking spaces. So there are a total of 72 parking spaces on-site, 59 spaces in the north parking lot and 13 parking spaces on the south side. They would therefore require variation from the requirement to provide 173 parking spaces to allow 72, which is a variation of 101 spaces.

A traffic, traffic study and parking analysis was conducted. It showed that a maximum of 55 vehicles were parked on the site after the morning arrival. So based on this traffic, the study concludes that there is sufficient parking area along the side.

The school currently has a student population of 562, they use six busses for transportation. And with the expansion the school will be able to accommodate up to 641 students, which would require eight busses. Most, it is anticipated that most of these

additional 79 students will come from areas that require bus service. So as I stated previously, all bus loading currently occurs in the south parking lot and as part of this project that school bus loading lane will be extended to accommodate the additional busses.

The traffic study concludes, and staff agrees that traffic conditions will continue to work whether or not the school gets this expansion.

That being said, the Staff Development Committee recommends approval of the special use for Ivy Hill School, at 2211 North Burke Drive. The approval is subject to the following conditions; Prior to Village Board, the Petitioner must submit an auto turn diagram for a fire department tower truck. At building permit, the Petitioner shall provide revised civil, stormwater and landscape plans verifying the changes that were agreed to by the Petitioner. All lighting fixtures must be mounted parallel with the ground shining down. All illumination must be glareless and all light bulbs or LED's must point to the ground. And that the Petitioner shall comply with all federal, state and Village codes, regulations and policies.

Thank you.

CHAIRMAN LORENZINI: Thank you, do we have a motion to include the staff report into the public record?

COMMISSIONER JENSEN: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of Ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, let's go to questions from the Plan Commissioners. Bruce you want to start this one?

COMMISSIONER GREEN: I really don't, don't have any questions. I think that if you were to look at this parking lot here in this last case we just heard, we can see what you're talking about. The two lanes and you wait to merge and drop off on the passenger side towards the inside sidewalk. So that situation seems to have been much improved because there's more space there obviously. But I don't have any questions at this time.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: No questions at this time.

CHAIRMAN LORENZINI: Lynn?

COMMISSIONER JENSEN: No questions.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: No I don't either, have any questions.

CHAIRMAN LORENZINI: Neither do I at this point, so we'll open it up to the public for comments. Let's start on this side of the room, my right, your left. Anybody in the first or second row have any comments?

(No response.)

CHAIRMAN LORENZINI: Next row? Anybody want to speak? Yes, ma'am, come forward, state your name, spell it please for the

court reporter and give an address.

MS. SODERNA: Good evening, my name is Julie Soderna, S-o-d-e-r-n-a, and I live at 2224 North Dryden Lane, directly behind Ivy Hill. And so just obviously we're directly affected by the expansion. I've got three children, each of whom is at Ivy Hill this year. In addition to that, I'm a full-time attorney, so I've got a full plate. But, I did have a couple questions and a comment on, we are definitely thrilled that we're getting expansion, I think it's desperately needed. There's no question there's overcrowding at Ivy Hill and we need the expansion and that's coming from someone who it will directly affect my backyard view. I mean this will be encroaching on our sort of, view from the back which I'm not thrilled about, but I realize that the, you know, the pro's outweigh the con's with regard to that.

But I did have a question with regard to, I call the plan issues that I've seen, I haven't seen an indication of where the playground will moving. That's the first thought I had because if it's going to encroach farther towards us, it's not necessarily a bad thing I just, you know, would, I'm curious about it. And I also, I heard through another individual in the neighborhood that the drainage issue is going to be addressed. There, if you know anything about this, the field in-between the school and our home, our line of homes, there is basically a lake that forms anytime you get any kind of rain.

And so I'd be interested to know if they're going to be addressing the drainage issue and what kind of trees were going to be planted and I couldn't tell from the recitation where those trees would be planted. I'm curious how close to the, our property line those would be. I think those are more informational questions not, not, I doubt that we would have, I would have any personal objection to the resolution to these issues. But just so that I can understand the scope of the project.

CHAIRMAN LORENZINI: Okay would somebody from the school district like to address those questions? The playground, where the playground is going to be? The drainage issue and trees.

MS. MALLEK: So the playground will move further east as she has stated. The building addition will be on the east side creating a courtyard attached to the, leading to the existing building on the south east two-story addition it just will be going north. And then the playground will be east of that as well as the equipment playground, the soft surface and then hard surface playground will shift north to east as well.

CHAIRMAN LORENZINI: Okay. And there appears to be a drainage issue?

MR. CAMINO: Well and I'm, currently there is, there is an existing detention area along their property line --

CHAIRMAN LORENZINI: Could you just describe what the detention area is and what it does?

MR. CAMINO: It, oh well I mean it's, it's an existing detention basin that's rather poorly defined, it doesn't have, you know, it wasn't really built how it was originally designed. And it's, it kind of extended off, onto the playground and it didn't really have

defined overflow. So basically we're taking the remaining area between the new playground and the property line and we're expanding the basin north and south along those so it will be long and skinny, north to south.

CHAIRMAN LORENZINI: So a detention area, so when it rains heavily it will hold water and then slowly release it into the sewer?

MR. CAMINO: Into the sewer system.

CHAIRMAN LORENZINI: So it's meant to be wet during storms?

MR. CAMINO: Yes, and then dry during dry periods. And then the overflow in the basin itself will be south towards --

COMMISSIONER SIGALOS: Can detention basins be deeper than what is currently there?

MR. CAMINO: Yes, in the deepest spot in Mrs., in the center it will probably be upwards of about five feet and then the far north and south ends it's, you know, zero depth out to six inches or so.

CHAIRMAN LORENZINI: And trees, the question about additional trees?

MR. CAMINO: Yes, there will be trees along that east property line on top of the berm. And seven trees are currently planned, I know we're still finalizing the landscape plan, but right now we have seven shown, trees, I'm not sure, but, swamp white oak.

CHAIRMAN LORENZINI: Okay.

MR. CAMINO: Right?

CHAIRMAN LORENZINI: Thank you. Any other questions on this side? Yes, sir. Come on, well come on up and, we need your name and address and spell the name please.

MR. LEONARD: I'm Larry Leonard, L-e-o-n-a-r-d, 915 East Valley Lane.

MRS. LEONARD: And Lynne Leonard.

MR. LEONARD: With an E.

MRS. LEONARD: With an E. We live directly across. We live directly across from the school. As a retired school teacher, I agree, I'm all in favor of expanding the school and having more classrooms for the children. What affects us is the bus turn-around. Right now it is closer to Burke and as you had mentioned, there will be eight school busses. Right now they are lined up down the street because there is no place for them to go. We have contacted the police department because our concern is the safety of the children and because it's a direct thoroughfare from Arlington Heights Road to Windsor Drive, cars speed through there all the time.

Adding that, you know, adding that to eight busses dropping off children, we don't know how to configure a bus turn-around but having it too close to Valley Lane seems a safety issue. So I don't know how to reconfigure it, but that would be a concern. The police have been very responsive and, but I don't know that they have any input as far as a bus turn-around. So that's our concern, how they're going to get eight busses on a very busy street, dropping off children with parents coming and going at the same time.

MR. LEONARD: Our other concern is, right now we have a nice park across the street, that school yard is across the street. So they're changing that, they're making it into a, the entrance to the bus turn-around is directly in front of our house. And our only, our concern is that they do some kind of landscaping to make it a little more pleasant than just having a driveway right in front there with all of those busses coming in. So we hope the landscaping part of this project takes into consideration the fact that maybe they could plant some shrubbery or something of that sort to make that a little more pleasing.

But, again, I want to, the police department, we've contacted them within the last week. We went to the first meeting of the school district and after that meeting we sent a letter to Chief Mourning and within one week the police was out there, they put a survey to test the cars going by and speeds going by, they've been great. So, we're waiting to see what they come up with but they've been very responsive.

CHAIRMAN LORENZINI: Okay, thank you. I will, let's get to the Petitioner and see if they can answer some of the questions. But as Commissioner Green said earlier, we'll try and do the best we can to engineer something, but some of this stuff just comes to down to enforcement too. So we've got two questions here, one about the stage, bus staging, the bus lining up area and landscaping.

MR. CORCORAN: Okay, the existing bus drop off, basically we, as they mentioned, enters on Valley and exits onto Burke. But it's off the street, it's not on the, the busses do not stop on the street. They pull off of Valley and line up along the south side of the school then discharge or pick up the students directly from the sidewalk right up against the south side of the school. And with the, as has been mentioned, with the anticipated potential growth in students, mostly coming from bussed areas, they're areas that are bussed, we lengthened that to accommodate eight busses instead of the current six. So, you know, as far as, you know, I understand there may be speeding on Valley and then obviously the police department will give us better direction. It is a speed school, a school speed zone, but our, we're off the street, we're not, you know, pulling on the side of Valley and discharging students. They're actually pulling right next to the building.

MS. MALLEK: I just want to add, actually the current bus drop off can't fit all of the busses in it, so busses do wait in the street. They're not dropping students off, but they are waiting in the street, they clear through the first run with the busses and then they bring in the busses and, but again they do drop off on property. So the new bus lane, they will continue to all be able to fit and drop off on property. And the bus, if they come out the right side, the bus is actually between the students and the property and then Valley Lane. So students would be going directly into the building.

CHAIRMAN LORENZINI: Okay, and the questions on landscaping in that area?

MR. CAMINO: For the new bus entrance on Valley Lane, there is five canopy trees, half berries on the south and then there's

four honey locust on the north and then there's a line of shrubs all along the south end. So it's being entirely framed.

CHAIRMAN LORENZINI: Okay. Thank you. Anybody, any other questions, comments? On the rights and now on the other side? Okay all of this side, anybody over here?

MR. LAZZARA: Yes, sir.

CHAIRMAN LORENZINI: Your name, spell it please and address.

MR. LAZZARA: My name is John Lazzara, L-a-z-z-a-r-a, 310 East Ivy Lane. I want to start off saying our kids went to Ivy Hill, we really like the neighborhood and we agree expanding the school makes sense. I just want to add a couple of clarifications. You mentioned that there were going to be 79 more students anticipated, and there's 10 more classrooms. We're just trying to get an understanding of the building addition, the size. At 20, 20 students per classroom, that would be four more classrooms even if you took some students from the other classrooms you still probably wouldn't come up to 10. Is there an anticipation that it's going to continue to grow and more students well beyond the 79 more? That's, that's the first one. And the second one is just, I understand the parking issues and that school's typically, especially for staff, don't require the, don't meet the requirement for what the Village requires.

But during school activities, parent night, school plays, things like that, we live at the other end of Ivy Hill, or Ivy Lane, right down from the school and people continually park all the way down. Which is fine, we did it when our kids went there too. But they're starting to park the wrong direction and it's for pick up, it's for going in and seeing the teachers and things like that. With that many more potential kids coming to the school, especially being bussed in at non-school day, at events outside the school hour, they're going to be driving. The parents are going to be coming in, and I'm just wondering what the provisions are for that. Because you're 100 parking spaces short of the requirement what about when all those other parents are coming for those student activities?

CHAIRMAN LORENZINI: Okay, thank you, so it looks like we have two questions, one about student growth, why we need 10 rooms and the additional drop off, just from the traffic we may have.

MS. MALLEK: So the addition of 10 rooms is to meet future growth as well as the existing student population. We started the school year and needed to immediately add a first grade section because we've had more first graders than were presented. So we turned a small room off the library into a classroom. It's not anywhere close to a full-size classroom. We've turned our teacher's lounge at Ivy Hill into a classroom, it's not a full-size classroom. So we've taken over every small meeting space, spaces for psychologists, speech and language people to meet with kids and provide their services. They meet with kids out in the hallways right now. So the 10 classrooms is to also meet the existing student population, as well as we need to be able to run multiple sections, similar to Olive of PE in the gym as well as art and music which then require additional space for that. So it's dual purpose but not all to meet future growth. We're not



projecting having classrooms full of additional students.

CHAIRMAN LORENZINI: Okay. And then the question about the additional traffic in the --

MR. CORCORAN: Well his question, basically concerned about night time parking for, you know, school events when they have them. And obviously the parking lot by itself may or may not be able to accommodate depending on which kind of event is occurring. And there will be, you know, there is plenty of on-street parking around that school and so that will continue. You know, it's not going to be necessarily 79 more cars because everyone has multiple kids and things like that. And as far as parking with, you mentioned the parking in one, the wrong way, I assume that's what he means is someone's parking the wrong direction on the side of the street they're on, that's more of an enforcement issue. But the fact that they again repeated an instruction to, that each of the school's have as part of where to park and where not to park or how to park to help, at least communicate that to the parents, to park correctly.

CHAIRMAN LORENZINI: Okay, thank you. Yes, ma'am. Your name and spell it please and address.

MRS. LAZZARA: Barb Lazzara, 310 East Ivy --

CHAIRMAN LORENZINI: Could you spell your last name?

MRS. LAZZARA: L-a-z-z-a-r-a. So I have a question about the parking and unfortunately we don't have the overhead so I can't visualize it. Will the entrance from the parking or into and out of the parking lot come directly off of Ivy Lane as it does now?

CHAIRMAN LORENZINI: Could you maybe show a map, a plan? And what drawing number are you on?

MR. CORCORAN: C2.1. In essence, the parking lot's going to remain the same as it is today. You come in opposite Ivy, that's a four-way stop, or a three-way stop, go through the parking lot and then exit out this way. The only thing we're going to different, and this is more of an operational, not a design issue, is there's signage out there that you're not allowed to make a left turn during the arrival and dismissal periods. And when we did our traffic counts last spring, obviously there were some violations of that so what we, we're working with the, or at the suggestion of staff, I'm sorry your staff, we are going to be putting some traffic barriers whether it's cones or some other, but basically during the arrival period, force the people to turn right as instructed. We can't make that permanent, you know, with a barrier because this is also our truck route for deliveries and they need to be able to turn back to go south. So, but we'll be able to put cones or a barrier out there to basically help eliminate those violations.

CHAIRMAN LORENZINI: Does that answer your question?

MRS. LAZZARA: It does that question, I just, because I didn't know where it was coming. So it's my understanding then that you're going to double two cars up, I am the former PTA president at Ivy and like my husband said our children went there and we've gone through this issue, this is 10 years back now. It was a problem then, when the school wasn't as big as it is now, so you've got people turning left into the parking lot, people going straight into the

parking lot, people turning right into the parking lot at the same time and you're going to try to double queue those people up.

And I also work at a District 25 school so I see the after school traffic and as you pointed out earlier, parents don't pay attention to signage. It's my five minutes, I'm, you know, no standing, no stopping, no parking, violated every day. You know, calling the police department, we've done that, we've, you know, it's not going to happen. So I'm as concerned with the parking configuration and with not adding enough spaces because I've walked out that parking lot in the morning and it's pretty full already with CAP personnel.

And you know, you've got CAP personnel in the morning in addition to school personnel and then you've got parents dropping off and now you anticipate potentially adding staff. Maybe not next year or the following year, but you've got the room to do it because we are growing as a community and we're not accommodating for that parking. Are, do we have a contingency plan to possibly accommodate the parking five years down the road for that? Thank you.

MR. CORCORAN: And to answer her question very quickly, the answer is yes. I mean as Stacy mentioned, a lot of these improvements are to basically create more elbow room for the existing staff to serve the existing students. And what their projection is really just adding one more staff member to serve these additional students as they're spread out among, now that more kids can be in each classroom. There's really not a need for extra parking because we're only adding one staff member.

CHAIRMAN LORENZINI: Thank you. Any other comments from the public? Yes, ma'am. State your name, spell it and your address.

MS. FALCAO: Hi, Kathleen Falcao, F-a-l-c-a-o, 1010 East Fargo Lane. I'm a three week resident in the neighborhood and I didn't actually know about any of this when we were buying our home. We do have school aged children, so I, I'm in support of the community of course, but our backyard as someone mentioned, is basically, because we border on the east, so the schoolyard is basically in our yard. So just a few comments, I think we've already mentioned the drainage is a problem.

I just saw, with the rain we had yesterday or the day before, a big puddle so it sounds like there's plans to address that, I hope. The landscaping was another question I had, because right now there's nothing really to kind of -- and provide any privacy aside from the fence that you have. But it's just a clear line of direction right into the school. And then, additionally, I was wondering if there was any consideration for, I haven't even seen the plans to be honest, but it sounds like the existing blacktop is where they're going to be doing the addition.

I was wondering if there was consideration to put the new play area on the north side of the building which, the parking is there, but there's also more field space on that side as well because of it being that much closer to the homes on the east.

CHAIRMAN LORENZINI: Okay, so it was a question about

landscaping was asked in her area and location of play yard.

MR. CAMINO: Yes, basically the response is the same as it was to the previous owner, we're putting a line of trees along the east property line. We're regrading that whole area to eliminate the standing water.

CHAIRMAN LORENZINI: Okay. So there's a little more additional landscaping?

MR. CAMINO: Yes.

CHAIRMAN LORENZINI: And what about the location of the play area there was a suggestion there.

MR. CAMINO: The play area --

MS. MALLEK: Based on the use of the playground during school, during the lunch hour, before and after school programs, we wanted to keep a hard scape play space and a soft scape place, space together and have access to the doors where students come out. If it was on the north end we'd have to have 590 to 600 and some students going out the door on the north end. So it just allows them to come from the same spaces that they're currently coming from in the schools in multiples.

CHAIRMAN LORENZINI: All right, thank you. Any other comments from the public? Yes? Anybody else?

(No response.)

CHAIRMAN LORENZINI: Okay, now we'll close the public portion of this hearing and any more comments tonight?

COMMISSIONER JENSEN: Just a question, you certainly have more students bussed but what's the number of students that would be dropped off by their parents and how does that compare with the number that will be bussed?

MR. CORCORAN: Well actually we did kind of a worst case analysis because this, again, the population estimates are basically from bussed areas so the majority would be bussed. But we assumed that we're going to have a mixture of busses and cars so that, so we basically assumed in the morning, if we had about 20 cars coming in, additional cars coming in to drop off students.

COMMISSIONER JENSEN: Well I'm talking about the totals, do you have the total, you know, 60 percent are bussed, and 40 percent dropped off? And then what would those numbers be totaled. And I'm not talking about the addition, I'm talking about the total. And I'm really looking for a ballpark, I'm not --

MR. CORCORAN: I know, I'm just trying to, that's what I'm trying to do. Do you see the wheels spinning?

MS. MALLEK: I could answer that.

MR. CORCORAN: Oh, okay.

MS. MALLEK: So, the bus is depending on so two to a seat, 48 to 54 students. So if you multiply that by eight, it's about 400 out of 616 students.

MR. CORCORAN: Two-thirds.

MS. MALLEK: Two-thirds of the population is.

COMMISSIONER JENSEN: So the part, the drop off problem is nowhere near as acute here as what we were talking about earlier?

MS. MALLEK: Correct.

COMMISSIONER JENSEN: Because no one from the audience said very much about it, the next one just, referred to the fact it was, that's the impression I'm getting from the public comments.

MS. MALLEK: I think we hear at the school district, honestly, I mean we hear about pick up/drop off for the same reason, we still have a large number of cars coming to pick up children in a 10 minute window. But certainly we're not hearing it tonight and not to the same level that we heard about Olive.

COMMISSIONER JENSEN: So that's really the only question I had.

CHAIRMAN LORENZINI: All right, thank you. Mary Jo?

COMMISSIONER WARSKOW: Yes, that's the only question I have as well.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: No questions.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: No I, my only question to you, the increase of 79 students but you are only adding one staff member?

MS. MALLEK: Right now we use other, that, we have more kids that generally in some of our classrooms so we hire teacher assistants, and other staff to help relieve some of the congestion. Which being able to spread them out and having our standard, average size classroom we would not necessarily have to have those teacher assistants but we would have that full-time teacher so it's a net of one.

COMMISSIONER SIGALOS: The only reason I'm asking is because I, I drove by there this morning and went into the parking lot and the south parking lot was completely full and the north parking lot I counted like five or maybe six available spaces, I mean it was pretty full. So I thought that we were adding the staff of eight or 10, whatever and there wouldn't be extra parking. But if you're only adding one now at this time, then it should enough. So that's my only question.

CHAIRMAN LORENZINI: I have no questions. Any other comments or a motion?

COMMISSIONER WARSKOW: I'll make a motion;

**A motion to recommend to the Village Board of Trustees approval of PC #15-016, a Special Use Permit for a public elementary school in the R-3, one-family dwelling district; and a variation from Chapter 28, Section 11.4, schedule of parking requirements, from the requirement to provide 173 spaces to allow 72 spaces, a variation of 101 spaces.**

**This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated September 3, 2015:**

### **Recommendation**

**The Staff Development Committee has reviewed the Petitioner's request and recommends approval of the Special Use request for a public**

elementary school in the R-3, one-family dwelling district; a variation from Chapter 28, Section 11.4, schedule of parking requirements, from the requirement to provide 173 spaces to allow 72 spaces, a variation of 101 spaces, 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.

CHAIRMAN LORENZINI: Okay, is there a second?

COMMISSIONER JENSEN: Second.

CHAIRMAN LORENZINI: Roll call vote, please.

MS. BHIDE: Commissioner Warskow.

COMMISSIONER Warskow: Yes.

MS. BHIDE: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. BHIDE: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MS. BHIDE: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. BHIDE: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, it has been approved by the Plan Commission. Is there a date this is going to go the Board of Trustees yet?

MS. BHIDE: No.

CHAIRMAN LORENZINI: Okay, no date? As I said earlier, this is just a recommendation for the Board of Trustees and they have final approval. Thank you for all coming, you all for coming tonight and have a safe trip home. That concludes the public hearing for tonight.

(Whereupon, at 9:55 p.m., the hearing on the above-mentioned petition was concluded.)