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

COMMISSION

RE: THOMAS MIDDLE SCHOOL - 1430 NORTH BELMONT AVENUE - PC# 16-020  
SPECIAL USE FOR A SCHOOL, MULTIPLE VARIATIONS

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, 1st Floor Buechner Room, Arlington Heights, Illinois  
on the 13th day of October, 2016 at the hour of 7:33 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman  
LYNN JENSEN  
TERRY ENNES  
BRUCE GREEN  
GEORGE DROST  
SUSAN DAWSON

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN LORENZINI: Okay, why don't we get started? I call this meeting to order. Would you please rise and say the pledge of allegiance?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Sam, roll call please.

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

(No response.)

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Present.

MR. HUBBARD: We'll repeat. Commissioner Dawson.

COMMISSIONER DROST: Here.

CHAIRMAN LORENZINI: All right, thank you. Next item on the agenda is approval of minutes from August 24th. There's three different ones to approve. Any comments or recommendations?

COMMISSIONER GREEN: Recommend approval.

COMMISSIONER DAWSON: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Very good. Next item on the agenda is a public hearing, Thomas Middle School, PC# 16-020. Have all the proper notices been given, Sam?

MR. HUBBARD: They have.

CHAIRMAN LORENZINI: Is the Petitioner here?

MS. MALLEK: Yes.

CHAIRMAN LORENZINI: Anybody who is going to testify, would you please come forward and we'll swear you in. Please raise your right hand.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Please, who's going to start?

MS. MALLEK: I'll start.

CHAIRMAN LORENZINI: Would you please state your name and spell it for the court reporter?

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MS. MALLEK: My name is Stacey Mallek, S-t-a-c-e-y M-a-l-l-e-k.

CHAIRMAN LORENZINI: Have you read all the conditions in the Staff report and do you agree with them?

MS. MALLEK: Yes.

CHAIRMAN LORENZINI: Okay, thank you. Would you please give a brief presentation of your project?

MS. MALLEK: Sure. First, I want to thank the Village, all of the members of the Plan Commission here, Bill Enright, Randy Recklaus, and the court reporter for rescheduling this meeting because I know we, in order for us to get this building addition done for next school year, we're on a very tight timeline to try to get under construction before the frost. So, we appreciate you guys and your taking your time to meet with us tonight.

The project we have proposed is Thomas Middle School. It is a brand new gym with three gym stations on the south end of the building as well as new locker rooms, a new vestibule with separate bathrooms so that that portion of the building can be locked off for community events on weekends and things without allowing access to the rest of the building, and then a new entrance-way into the building with some remodeling of the front office space to allow for entrance from the south. Currently, the entrance is on the east side of the building. The east entrance then would become part of our common space so we could accommodate more students during our lunch periods as well as more staff and parents for large group meetings.

The current gym then which is on the second floor would be converted into a new music room, currently the music program is hosted in a regular classroom, and a new band room which currently is also hosted in what's the equivalent almost of a regular sized classroom, along with some small group instruction spaces and storage. The locker rooms would be converted into four new classrooms to accommodate enrollment growth with a hallway separating the old spaces from the music spaces. Then the stage that is off the existing gym would become a new classroom space we anticipate would be available for our drama program. Creating the new music room then also frees up the existing music room for an additional classroom space for core content.

Currently, the school needs to be run in five sections of PE at a time. They don't have the space to do that, so they are running four with larger group class sizes. So, the three-station gym as well as our fitness center and our second floor small gym then provides those five indoor gym stations for the future.

I think I'll turn it over to Mike Henderson, our architect, to give a little bit more of the detail specifications.

MR. HENDERSON: So, from the exterior, the idea is that we want to match the character of the existing building, particularly on the south side of the building right now. There have been, several additions have been added, too, but on the southern side of the building is the most recent addition which has red brick, a pale brick, metal panel, some stone. So, we're continuing the same metal material and brick material, same kind of character, and we're picking up a little bit of more of the character of the original building on the other side. So, it's kind of a combination of those things.

So, the next slide has a little rendering. In this one, the existing building is actually right in here, and this is a current entrance to the building. So, that's getting converted to part of the multipurpose room, and the new entrance will be here. So, again kind of

picking up on this character of the red brick, the overhang, and the overhang is here. This is the gymnasium portion. So, our intention is to kind of continue that same architectural expression going around to the south side of the building to really complete that south side while, again, picking up on the same character and the same material as the existing building.

I don't know if there's any questions about the civil work.

CHAIRMAN LORENZINI: We'll ask questions later after the presentation.

MR. HENDERSON: Okay. So, the existing parking lot is being relocated a little bit to the south, an increase in I believe 37 spaces as well as additional landscape work and of course softening and seeding and stuff going around the building. The additional landscaping had been added since our last review. I think there was a request for additional landscaping.

MS. MALLEK: Per Design Commission.

MR. HENDERSON: At Design Commission, yes. So, that's the presentation in general.

CHAIRMAN LORENZINI: All right, thank you. Sam, Staff report please.

MR. HUBBARD: Sure. So, the property is zoned R-3. In the R-3 District, all schools are required to obtain a special use permit. There is no special use permit currently for this school site. So, as the school district wants to build this expansion, they are required to obtain a special use permit which is the reason they're before you this evening.

Associated with this request is also the request for four variations. I would like to clarify that two of the four variations are for the existing building. The current building is nonconforming with regards to the setback to the north which is the front setback, and the side yard setback on the east side. So, two of the variations which is formerly allowed, what's already existing, Staff is supportive of these variations because it's the existing building. There is no change.

The third variation is relative to the structure height. The current height of the building is at about 33 feet and eight inches which is I believe the top of the existing gym. The proposed gym would be roughly 32 feet in height, so not taller than the existing gym but still taller than the maximum 25-foot height in the R-3 Zoning District. So, a variation is required for that as well, and Staff is supportive of this variation as it's not going to raise the overall height of the building. It will still stay under or at what the building is at currently today.

The final variation is to reduce the required parking in conjunction with the proposed building addition. There's currently 102 parking spaces on site which are divided between the western and eastern parking lots. That represents a 65 percent reduction in parking requirements. Based on the parking study submitted by the Petitioner, the current parking lot is just about maxed out as far as the peak demand for parking. So, I'm sure that's one of the reasons why they've added the additional capacity in the proposed renovation. However, even with the additional spaces that will be added, it still won't conform to code requirements. So, there's going to be a new deficit of about 55 percent, so it increases the overall deficit.

In relation to the estimated demand based on the new addition, the additional spaces should accommodate all demand created by the new addition. Specifically, I think it was estimated the demand is about 116 spaces, and after the renovation there will be 141 spaces. So, we do believe that the site will accommodate the typical peak demand in parking and we're supportive of this variation as well.

Petitioner has provided the necessary justification for variation

approval, and we do concur that the standards for approval have been met.

Regarding traffic, the proposed addition should not create any significant increase in traffic. Pick-up and drop-off operations will continue to remain as is. We're not aware of any current problem, major problem with the drop-off and pick-up operations. The traffic study has shown that the current street at work is not overburdened during peak times and that any increase in traffic associated with the addition will only have a novel impact on the existing operations.

I just would like to note that we did recommend, Staff did recommend four conditions of approval, mostly relating to minor engineering, infrastructure items, and some landscaping items. I would point out that although I did touch on it in the Staff report regarding some of the recommended condition of approval regarding landscaping, the final summary of the recommendations that are in the Staff report only included three conditions of approval, but actually there are four. So, the motion sheet in front of you this evening does have all four conditions. I just want to make the Commission aware of that fourth condition and it's relative to the Design Commission condition of approval to add additional landscaping.

So, that concludes my summary. We are supportive of the application and I'm happy to answer any questions.

CHAIRMAN LORENZINI: Thank you, Sam. Is there a motion to approve the Staff report into the public record?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Let's start with the questions from the Commissioners. Lynn, would you like to start?

COMMISSIONER JENSEN: Yes. I was at the Plat & Sub and I think you guys had responded to most of the issues that were raised there. I'll just ask one and other people may follow up. Most of what we've gotten here is predicated on some projections of growth in student body and growth in the number of staff. What is the basis for that? What do you use to actually, well, give you confidence that it will increase by about 80 students and whether that's a permanent increase or is that just a temporary increase? So, I just want clarification at this point. Other people may have questions about it but what's the process?

MS. MALLEK: So, we actually hire --

COMMISSIONER GREEN: Could you step up please.

CHAIRMAN LORENZINI: Yes, please, I'm sorry.

MS. MALLEK: We actually hire a demographer service to do long-term enrollment projections for us. We have them done every other fall. So, John Caserta is the group that we work with and his latest projections reflect this as well as the trend that we're seeing in terms of what happened with our enrollment last year versus this year. We saw the growth, we added ten classrooms at Ivy Hill and eight of them are currently being, are full now again. So, we're seeing that the numbers are playing out at this point to the projections that he provided us.

COMMISSIONER JENSEN: That's really all I have at this point. I just wanted a little clarification on that.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: Hi, Stacey.

MS. MALLEK: Hi, Terry.

COMMISSIONER ENNES: My first question is when are you going to come back to Rotary? We miss you.

MS. MALLEK: John Ridler is trying to get me back, too.

COMMISSIONER ENNES: So, this is a formal request, it's on the record, it will be in the news.

MS. MALLEK: I see there's quite a few Rotarians here.

COMMISSIONER ENNES: You should also know that every time I go to my phone and I ask Siri to call my wife Stacey, Siri asks me Stacey Mallek or Stacey Ennes. But --

COMMISSIONER GREEN: How do you answer that?

COMMISSIONER ENNES: I push the button.

COMMISSIONER DAWSON: You know everything you're saying is on the record, right?

COMMISSIONER ENNES: Right. But in all seriousness, I also have a question and a concern. My kids went to Ivy Hill. The expansion there was significant, and my kids both went to Thomas. Now, this was 10-15 years ago. But both of those schools were pretty full at that time. From what I'm hearing from younger people in the neighborhood who have kids that are in the school now is that a lot of the increase has come from the apartments.

So, kind of to piggyback on the question that Lynn asked, is this something that your group that looked at the increase in the enrollment that they're seeing as a long-term trend? Because the neighborhood is maturing. There aren't a lot of young kids and there is not a lot of growth for, or bloom for new construction and expansion.

MS. MALLEK: So, the majority of our increase on the north end is coming from the Stone Bridge Apartment complex. Actually Dr. Vine had worked pretty actively with the owners I guess of that complex, understanding what they're seeing as well. The families that are moving there, most of them are coming from India or Indonesian county, and they are actually, when they're home in their own countries, people are telling them in those countries if you're going to the Chicagoland area, you need to move into the Ivy Hall School community into the Stone Bridge Apartments because school community has been so accepting of their culture and diversity. I know that Stone Bridge Apartments also have done some work to upgrade their apartments and they're raising some of their costs, and most of our families, a high percentage of our families were not turned away by that because they want so strongly to be in that community.

So, as far as, all the information that we have tells us that that growth will be there.

COMMISSIONER ENNES: So, you're anticipating it will be a long-term trend.

MS. MALLEK: Yes.

COMMISSIONER ENNES: That's all I have of you. Mr. Henderson, I have a question about the parking. Were you involved with the parking, the group that did the parking

study?

MR. HENDERSON: No.

COMMISSIONER ENNES: No? Maybe Stacey then, you're the person.

MS. MALLEK: I'm sorry?

COMMISSIONER ENNES: Are you confident that the addition of the parking spaces will satisfy not only the need for parking at the school on a daily basis for teachers and the occasional people that come into it, but also for those times when there are sporting events or community events?

MS. MALLEK: So, we have a licensing agreement with the Orchard Evangelical Church that we share parking, where they use our parking during church services on Sunday and if they need it on weekends if we're not using it. Then we actually have access for both our school and Thomas School to their entire parking lot for those purposes. So, based on that, I'm not sure that the parking just on our property can accommodate like a large AHYBA weekend event, but there is access, there is parking on Belmont Street but there is also that access to the parking lots across the street at the church.

COMMISSIONER ENNES: Okay. You know, for all of the events that I've gone to at that school, I know people park over there and I never realized there was an agreement.

MS. MALLEK: Yes, we have an agreement.

COMMISSIONER ENNES: So, that's good to know. Okay, that's all I have at this time.

CHAIRMAN LORENZINI: Bruce.

COMMISSIONER GREEN: I could help you with that population growth. My two granddaughters so far, there's only two that live on Dunton, will be going to this school. So, there's probably three or maybe even more, and they're not coming from the Stone Bridge Apartments, they just want the school.

But anyway, no, I think it's a great project, I was at Plat & Sub. I don't think there's a school around that when they have events, that there's enough parking on site. Our school at Riley and various other, you always hit the neighborhood, that's just how the schools are set up. I don't have a problem with that, I think it works. It meets the staff parking requirement, I think that's really all they are looking for. So, I think it's great.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: I don't really have any questions either. I don't think population growth is an issue. As a parent in District 25, so many schools are having to have additions now. My kids go to Windsor, we have an external classroom because we are growing so big. I do have a question when the Windsor addition is starting but we'll talk about that after this meeting.

But the population, plus, and Terry, your point about maturing neighborhoods, that's part of the issue is young families move into those homes as the adults are moving out, and they are moving in already with children. They're not necessarily, because these aren't always starter homes, these are second homes, right?

COMMISSIONER ENNES: No, I see that.

COMMISSIONER DAWSON: So, they're moving in a lot of times so they already have established, they already have family established. So, I don't have any concern, I think it's great. I think it's important to note that in addition to needing the space, Thomas just

needs to be updated from my understanding. My kids won't go there, my kids will go to South, but from what I hear from the parents at Thomas, they're excited simply because so many of these amenities just need to be updated. So, I'm glad to see that it's happening.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: Yes, I've got three in the district, and they're building a new home. So, they're adding to the real estate tax base.

Did you have the community meetings, the neighborhood meetings?

MS. MALLEK: We did.

COMMISSIONER DROST: Could you give us a little report? That was mentioned in the, how many attended? What were the issues? Was there traffic, congestion, where do we park, circulation, those kind of issues, and who were the people there --

MS. MALLEK: Sure. We had just a couple of attendees. One who lives kitty corner from Thomas Street to the north, across Thomas Street, and then the couple that live on the south end of our field because they had just put a new fence up. Their concern was is it going to impact the fact that they just put a new fence up and it's a very nice fence and were we doing anything with the baseball fields. That really was the biggest concern. I guess years ago the baseball fields were at the south end of the field, and so there were a lot of balls hit into homeowners' yards, so they wanted to make sure we weren't relocating those fields which we are not.

COMMISSIONER DROST: They're going into the church parking lot and the church building.

MS. MALLEK: Do they?

COMMISSIONER DROST: No, I don't know.

MS. MALLEK: I haven't heard that. Actually one of the baseball fields will go away, but we had met with the Park District and made sure that that was not a problem for them because we don't use them per se but the Park District would if that was the case. But the one on the west side near Arlington Heights Road will stay as is, no changes.

Then the other gentleman from the north side of the building really was just more concerned about parking on Belmont Street and is there any way we could maybe encourage people not to, which we said we would have those conversations. But it's not a No Parking zone, so we don't really have a way to enforce that. But he's a good neighbor, the principal has a very good relationship with him, so really not issues.

COMMISSIONER DROST: Not a lot of attendance and not a lot of, yes, and you know, you take the temperature of the neighborhood by who comes out with their concerns. You did a good job I guess.

MS. MALLEK: I think the reaction from the neighbors was similar to what Sue said, that they think it's well, it's timely.

COMMISSIONER DROST: Education is a good thing and ultimately --

MS. MALLEK: It's timely. The building needs some new spaces.

COMMISSIONER DROST: Ultimately, good schools improve property values, so it's that type. Got it.

CHAIRMAN LORENZINI: Going to the question of growth, I don't know what it is, but is there a policy where you could shift boundaries if need be to balance things out with the population of the schools?

MS. MALLEK: Well, the Board of Education could always do re-districting.

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It's a really large, contentious, political process. They did it back in 2005.

CHAIRMAN LORENZINI: So, it's possible but not likely.

MS. MALLEK: And really don't have a desire to go through it again if they can avoid it. The problem is we have Thomas Middle School and South, and while Thomas is going to be over 1,000 students, South is going to be over 900. So, South is just a much newer building and has the capacity to take on those students whereas Thomas doesn't.

CHAIRMAN LORENZINI: Okay. The parking spaces, we're going from 314 to 140?

MR. HUBBARD: 314 required by code.

MS. MALLEK: Right.

CHAIRMAN LORENZINI: Oh, required.

MR. HUBBARD: Yes, so it's going to go from 102 spaces to 141.

CHAIRMAN LORENZINI: All right. Then could you go back to the elevation view of the addition? No, do you have views of more of the 3D rendering that showed the south elevation?

MR. HENDERSON: Pardon?

CHAIRMAN LORENZINI: The 3D rendering you had?

MR. HENDERSON: Yes.

CHAIRMAN LORENZINI: Yes. Okay, so where is the new gym, the taller one?

MR. HENDERSON: So, that's the new gym.

CHAIRMAN LORENZINI: Okay, now where is the old gym?

MR. HENDERSON: It's actually on the other side, it's on Thomas.

CHAIRMAN LORENZINI: It's not that?

MR. HENDERSON: It's right where the hand is.

CHAIRMAN LORENZINI: Yes, that's what I'm saying.

MR. HENDERSON: Yes, it's way back there.

CHAIRMAN LORENZINI: Now, what's the height elevation between the two?

MR. HENDERSON: Our new gym is about a foot or two shorter than the existing gym.

CHAIRMAN LORENZINI: Shorter, okay.

MR. HENDERSON: The odd thing is the existing gym is on the second floor.

CHAIRMAN LORENZINI: Right.

MR. HENDERSON: In other words, it's on the ground floor, so it's taller but it's --

CHAIRMAN LORENZINI: You have a lot more height inside. Is the floor space larger, too, than the --

MR. HENDERSON: Oh, much, much larger.

CHAIRMAN LORENZINI: Yes, because I coach a lot of games there, I'm glad to hear that.

MR. HENDERSON: Yes, the existing one is barely a two-station, this one is a three.

CHAIRMAN LORENZINI: Yes, okay. All right, one of my concerns,

probably my biggest concern is the residents but it doesn't sound like that's an issue. So, I have nothing else.

Anybody in the audience have any questions? If not, we'll close that portion and go back for final questions and deliberation, and/or a recommendation from the Commissioners.

COMMISSIONER DAWSON: I can make a motion unless anybody has a discussion.

**A motion to recommend to the Village Board of Trustees approval of PC# 16-020, a Special Use Permit to allow a middle school within the R-3 District; a Variation from Section 11.4-4 to reduce the required onsite parking spaces from 314 spaces to 141 spaces; a Variation from Section 5.1-3.6A to allow a front yard setback of 22.5 feet along Thomas Street where code requires a 25-foot setback (this setback applies to the existing building); a Variation from Section 5.1-3.6 to allow an exterior side yard setback of 21.2 feet where code requires a 40-foot setback (this setback applies to the existing building); and a Variation from Section 5.1-3.9 to allow a maximum building height of 33 feet eight inches for the existing building and proposed gym, where code limits the building height to 25 feet.**

**This approval is subject to the following conditions:**

- 1. Final engineering plans must be reviewed and approved, which plans must be in compliance with all stormwater management regulations as determined by the Engineering Department, and which plans shall include a photometric plan to be submitted for review and approval by the Engineering Department, and a signage plan for the southern parking lot to be submitted for review and approval by the Engineering Department.**
- 2. A three-foot tall hedge shall be added along the southern side of the new parking lot, and replacement trees per Section 6.15-6.4 shall be incorporated for the six trees that will be removed if alternate plan two is constructed.**
- 3. The Petitioner shall add additional landscaping in close proximity to the southern entrance.**
- 4. The school district shall enter into a maintenance agreement that assigns future maintenance on the restrictor structure A to the school district, or the school district shall propose an alternate screening system on the restrictor which is acceptable to the Public Works Department.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER DROST: I'll second the motion.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, with comment.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Lynn, comment?

COMMISSIONER JENSEN: Yes, just that I think it would be very useful for the Board if you had an exhibit or something, maybe a page, that goes to the issue of the population growth and where those numbers come from, because there's really only one sentence in the Staff report and in the documents that you prepared, so it seemed to come out of nowhere. So, I think it will be helpful for the Board, because that was the thing you got the most questions on here, if you just have something that says this is who did it, we're fairly confident of these numbers and the population is going to stay that long with growth. So, I think it would just be helpful to you getting it through the Board.

CHAIRMAN LORENZINI: Sam, is there a date for this to go to the Board?

MR. HUBBARD: Monday.

CHAIRMAN LORENZINI: All right. Well, congratulations. You had a unanimous recommendation and good luck.

MS. MALLEK: Thank you.

CHAIRMAN LORENZINI: Okay, any other business, Sam?

MR. HUBBARD: No.

CHAIRMAN LORENZINI: With that, motion to adjourn?

COMMISSIONER DROST: I'll make the motion to adjourn.

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: Second. All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you, we're done.

(Whereupon, at 8:01 p.m., the meeting was adjourned.)

STATE OF ILLINOIS       )  
                                       ) SS.  
 COUNTY OF C O O K       )

I, ROBERT LUTZOW, depose and say that  
 I am a digital court reporter doing business in the State of Illinois; that I  
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 true and correct transcript to the best of my knowledge and ability.

\_\_\_\_\_  
 ROBERT LUTZOW

SUBSCRIBED AND SWORN TO  
 BEFORE ME THIS \_\_\_\_\_ DAY OF  
 \_\_\_\_\_, A.D. 2016.

\_\_\_\_\_  
 NOTARY PUBLIC