



## Village of Arlington Heights Building Services Department

### Interoffice Memorandum

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**To:** Sam Hubbard, Development Planner, Planning and Community Development  
**From:** Deb Pierce, Plan Reviewer, Building Services Department  
**Subject:** Windsor Elementary School, 1315 E. Miner St., Amendment to Ordinance #90-082, Parking Variation, Setback Variation and Impervious Surface Variation  
**PC #:** 16-026 – Round 1  
**Date:** December 8, 2016

Sam:

I have reviewed the documents submitted for the above referenced project and offer the following comments:

1. Provide construction type of existing building and the proposed additions.
2. Indicate if the existing building has fire suppression and fire alarm systems.
3. Provide a height and area calculation based on Table 503 of the 2009 International Building Code.
4. Provide details on travel distance in the new additions to the nearest exit, along with an occupant load calculation for each exit.

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DEVELOPMENT DEPARTMENT



Village of Arlington Heights, IL  
Department of Building Services

Fire Safety Division



Date: 12/6/2016

P.C. Number: #16-026 Round 1

Project Name: Windsor School Addition

Project Location: 1315 E. Miner St.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments

1. Village amendment to the Fire Code requires that all new buildings have fire suppression systems installed.
2. Section 503.1.1 of the 2009 International Fire Code states that approved fire apparatus access roads shall be provided for every facility, building or portion of a building and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Please provide information supporting compliance with this requirement to include widths of any access roads and maximum loads.
3. The addition is required to have a complete fire alarm system.
4. A zoning indicator panel and the associated controls, or fire alarm control panel shall be located within the closest proximity to the front main entrance of the building as approved.
5. Provide a factual auto turn diagram with ladder truck specifications obtained from Engineering for any new pavement.

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NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date 12-6-16

Reviewed By:

  
Fire Safety Supervisor

## Memorandum

To: Sam Hubbard, Development Planner  
From: Cris Papierniak, Assistant Director of Public Works  
Date: December 22, 2016  
Subject: 1315 E. Miner, P.C. #16-026

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With regard to the proposed variances, I have the following comments:

1. Ensure that all sidewalks are returned to satisfactory condition at the completion of construction.
2. The wire mesh screening system on Restrictor Structure A will most likely clog unless maintained/cleaned frequently. The best way to provide screening would be a bar, grate, or vortex type screening structure, not mesh.
3. Explain maintenance of Storm Tray System.
  - Where is debris removed from and how often should it be performed?
4. Will additional lighting be provided at ingress / egress to new parking lot?
5. Show limits of sidewalk replacement along Miner Street. All sidewalks must comply with ADA Standards.
6. Need to provide Limits and Cross Section of utility trench on Miner Street.
7. Provide size of storm manhole on Miner Street that new system is being connected to.

Thank you for the opportunity to comment on this improvement.

tw

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-026Petitioner: Don Hansen, STR Partners LLC Architects  
350 W. Ontario Street, Suite 200Chicago, IL 60654Owner: Arlington Heights School District 251200 South Dunton AvenueArlington Heights, IL 60005Contact Person: Don Hansen, STR Partners LLCAddress: 350 W. Ontario Street, Suite 200Chicago, IL 60654Phone #: 312-464-1444 ext. 168Fax #: 312-464-0785E-Mail: don@strpartners.comP.I.N.# 03-29-412-042Location: 1315 E. Miner St.

Rezoning: \_\_\_\_\_ Current: \_\_\_\_\_ Proposed: \_\_\_\_\_

Subdivision: \_\_\_\_\_

# of Lots: \_\_\_\_\_ Current: \_\_\_\_\_ Proposed: \_\_\_\_\_

PUD: \_\_\_\_\_ For: \_\_\_\_\_

Special Use: \_\_\_\_\_ For: \_\_\_\_\_

Land Use Variation: \_\_\_\_\_ For: \_\_\_\_\_

Land Use: \_\_\_\_\_ Current: \_\_\_\_\_

Proposed: \_\_\_\_\_

Site Gross Area: 7.54 acres

# of Units Total: \_\_\_\_\_

1BR: \_\_\_\_\_ 2BR: 3BR: 4BR: \_\_\_\_\_

(Petitioner: Please do not write below this line.)

## 1. PUBLIC IMPROVEMENTS

REQUIRED: \_\_\_\_\_ YES NO COMMENTS

## a. Underground Utilities

Water \_\_\_\_\_ ☒ \_\_\_\_\_Sanitary Sewer \_\_\_\_\_ ☒ \_\_\_\_\_Storm Sewer \_\_\_\_\_ ☒ \_\_\_\_\_

## b. Surface Improvement

Pavement \_\_\_\_\_ ☒ \_\_\_\_\_Curb & Gutter \_\_\_\_\_ ☒ \_\_\_\_\_Sidewalks \_\_\_\_\_ ☒ \_\_\_\_\_Street Lighting \_\_\_\_\_ ☒ \_\_\_\_\_

## c. Easements

Utility & Drainage \_\_\_\_\_ ☒ \_\_\_\_\_Access \_\_\_\_\_ ☒ \_\_\_\_\_

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## 2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC ☒ \_\_\_\_\_

b. IDOT \_\_\_\_\_

c. ARMY CORP \_\_\_\_\_

d. IEPA \_\_\_\_\_

e. CCHD \_\_\_\_\_

YES NO COMMENTS

3. R.O.W. DEDICATIONS? \_\_\_\_\_ ☒ \_\_\_\_\_4. SITE PLAN ACCEPTABLE? \_\_\_\_\_ ☒ \_\_\_\_\_5. PRELIMINARY PLAT ACCEPTABLE? \_\_\_\_\_ ☒ N/A6. TRAFFIC STUDY ACCEPTABLE? \_\_\_\_\_ ☒ \_\_\_\_\_7. STORM WATER DETENTION REQUIRED? \_\_\_\_\_ ☒ \_\_\_\_\_8. CONTRIBUTION ORDINANCE EXISTING? \_\_\_\_\_ ☒ \_\_\_\_\_9. FLOOD PLAIN OR FLOODWAY EXISTING? \_\_\_\_\_ ☒ \_\_\_\_\_10. WETLAND EXISTING? \_\_\_\_\_ ☒ \_\_\_\_\_

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: ERIKSSON ENGINEERING Assoc. Ltd.DATE OF PLANS: 11-22-16James J. Marsavelli EY MP 12/22/16  
Director Date

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**PLAN COMMISSION PC #16-026  
Windsor School Addition  
1315 E. Miner Street  
Amendment to Ord#90-082; Parking Variation;  
Setback Variation; Impervious Surface Variation  
Round 1**

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

13. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. The basin requires a 1-foot freeboard with an overflow weir at the 6" line. Provide calculation s for sizing the weir. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please use the previous agreements for Ivy Hill School and Olive School as templates.
14. The stormwater calculations were not available at the time of review. Final approval will require final engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin.
15. The overall site release rate cannot be increased. Determine the release rate under existing conditions, including unrestricted flow, and compare that to the overall site release rate under proposed conditions. Similar to what was done for Ivy Hill School, calculate the overall site release rate and detention volume per Village requirements and show what percentage of this is being provided by the proposed design.
16. It appears from the existing survey that the existing storm sewer connection goes north to Miner Street. Is this being disconnected or remaining in place? Please clarify.

17. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.
18. Better define the overflow elevations along the east side of the school. Provide a weir calculation to ensure the proposed swale is adequately sized to convey the overflow volume before reaching the finished floor elevation of 673.65.
19. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
20. The lighting information provided did not include catalog cuts of the proposed fixtures. Also no site lighting photometric plan has been provided showing the footcandle reading for the property.
21. The proposal for two new driveway cuts along Miner Street has not been adequately explained. The orientation of the westerly most driveway looks to be designed for right turn in only, but is substandard, and is not explained in sufficient fashion, since the easterly driveway is shown to be an exit only driveway. This presumes only traffic from the west will be entering this lot.
22. The orientation of the parking lot angled parking stall configuration only permits easterly flow, with no capability to circulate within the parking lot. Motorists getting to the east drive aisle are forced back to Miner Street to circulate, if they turn left, cannot turn back into the lot into the westerly right turn in only driveway. The engineering plans conflict with other architectural and landscaping plans showing a different parking lot orientation and flow.
23. The presumption is that all drives and aisles are intended to be one-way operation, is this correct?
24. How does the flow from the Miner school lot and bus operations at that school affect the use of this lot?
25. The significant difference between observed and projected trip generation values must be discussed. There is no explanation of the current or proposed use of the west parking lot for student drop off and loading, or any recommendations to manage the on-street operation along the west side of Windsor Drive east of the school. What is the expected queue for parents using the west lot for drop off and pick up, and will this have any potential to back up into Miner Street?

 By  12/22/16  
James J. Massarelli, P.E. Date  
Director of Engineering

Attachments:

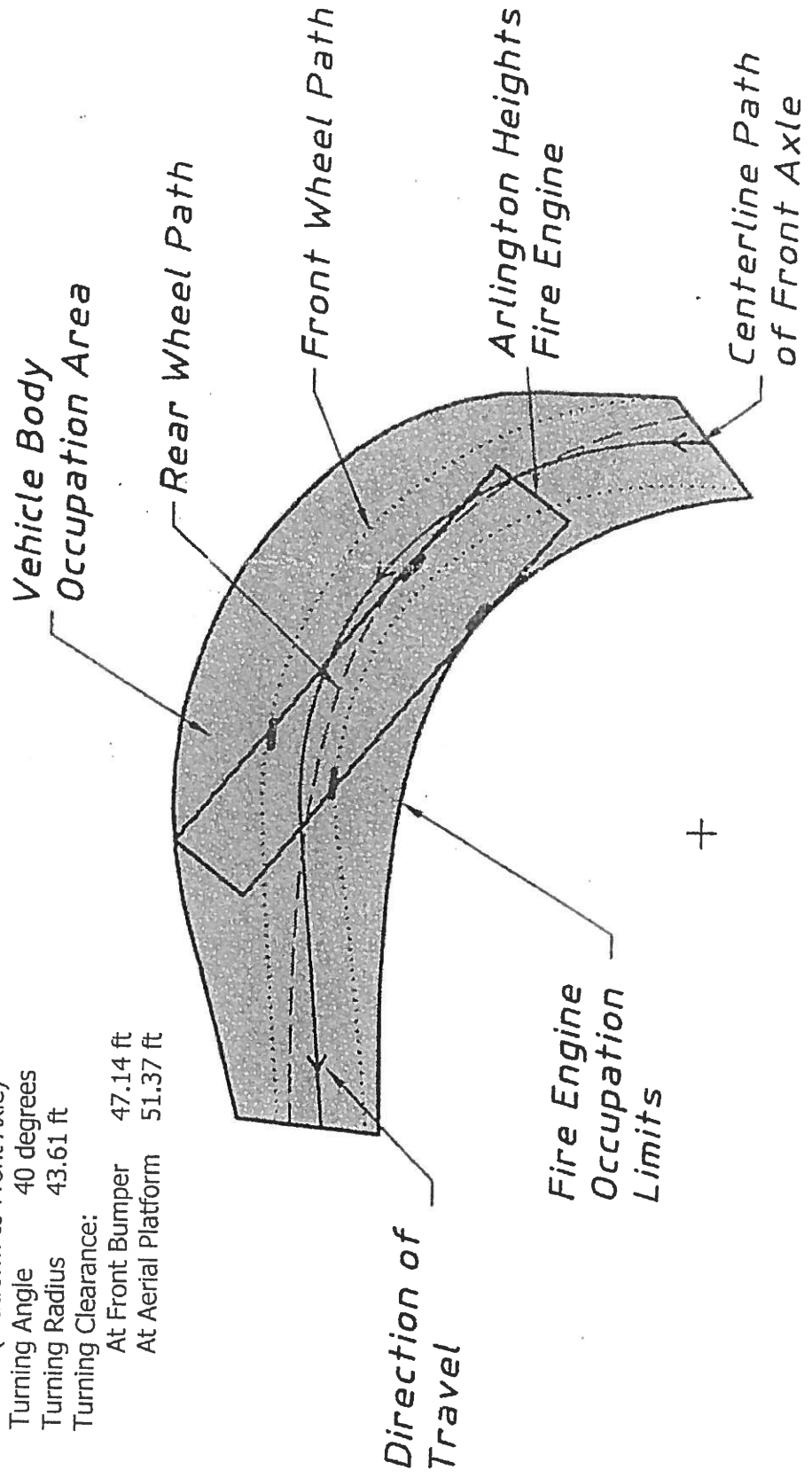
Fire Apparatus Tower 131 Specifications (1 page)

# FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

Scale: 1"=15'

Overall Height	11 ft - 8 in
Overall Length	48 ft - 0 in
Overall Width	8 ft - 6 in
Overall Wheelbase	21 ft - 2 in
Front Overhang	14 ft - 0 in
(Platform to Front Axle)	
Turning Angle	40 degrees
Turning Radius	43.61 ft
Turning Clearance:	
At Front Bumper	47.14 ft
At Aerial Platform	51.37 ft





## Arlington Heights Fire Department Plan Review Sheet

P. C. Number 16-026

Project Name

Windsor School Addition

Project Location

1315 E. Miner Street

Planning Department Contact Sam Hubbard

### General Comments

Round 1

Please follow the October 27, 2016 email between Lt. Andrew Larson and Josh Cap regarding Fire Department access. No other comments at this time.

**NOTE: PLAN IS CONCEPTUAL ONLY  
SUBJECT TO DETAILED PLAN REVIEW**

Date Dec. 19, 2016

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department



# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

**Windsor School – 1315 E. Miner St.**

**PC#16-026**

**Round 1**

#### Round 1 Review Comments

**12/16/2016**

**1. Character of use:**

The character of use should not be problematic.

**2. Are lighting requirements adequate?**

Lighting should be up to the Village of Arlington Heights code. There are concerns regarding the South and East sides of the building, with lighting being adequate enough to deter criminal activity, especially the areas where there is new construction.

**3. Present traffic problems?**

Currently there are several reported traffic issues with student drop-off and pick-up on Windsor Dr.. It may be beneficial to create a new area in the Northwest parking lot which appears to be bigger than the previous lot.

**4. Traffic accidents at particular location?**

This is not a problem area in relation to traffic accidents.

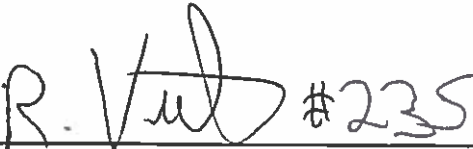
**5. Traffic problems that may be created by the development.**

Please provide a detailed map regarding bus drop-off and pick-up procedures/times to highlight whether it will create additional traffic problems.

**6. General comments:**

-The new gym and classroom areas need to be well lit and measures need to be taken to ensure that area is not an area that is susceptible to criminal activity. Although the courtyard is enclosed, there have been issues at other buildings and schools in AH with juveniles accessing these areas via rooftops and ladders.

-Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

  
Rick Veenstra, School Resource Officer  
Community Services Bureau

Approved by:

\_\_\_\_\_  
Supervisor's Signature

# Arlington Heights Police Department

## Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: [tmorales@vah.com](mailto:tmorales@vah.com).

Arlington Heights Police Department  
200 E. Sigwalt Street  
Arlington Heights, IL 60005-1499  
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department  
200 E. Sigwalt Street, Arlington Heights, IL. 60005  
Attention: Police Administration

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

**Print Form (To Mail)**

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

### IN CASE OF EMERGENCY PLEASE CALL:

#### Contact #1

Name

Address/City

Telephone Number

Cell Number

#### Contact #2

Name

Address/City

Telephone Number

Cell Number

#### Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>16-026</u>	P.I.N.# <u>03-29-412-042</u>
Petitioner: <u>Don Hansen, STR Partners LLC Architects</u>	Location: <u>1315 E. Miner St.</u>
<u>350 W. Ontario Street, Suite 200</u>	Rezoning: _____ Current: _____ Proposed: _____
<u>Chicago, IL 60654</u>	Subdivision: _____
Owner: <u>Arlington Heights School District 25</u>	# of Lots: _____ Current: _____ Proposed: _____
<u>1200 South Dunton Avenue</u>	PUD: _____ For: _____
<u>Arlington Heights, IL 60005</u>	Special Use: _____ For: _____
Contact Person: <u>Don Hansen, STR Partners LLC</u>	Land Use Variation: _____ For: _____
Address: <u>350 W. Ontario Street, Suite 200</u>	Land Use: _____ Current: _____
<u>Chicago, IL 60654</u>	Proposed: _____
Phone #: <u>312-464-1444 ext. 168</u>	Site Gross Area: <u>7.54 acres</u>
Fax #: <u>312-464-0785</u>	# of Units Total: _____
E-Mail: <u>don@strpartners.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments at this time.

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DEVELOPMENT DEPARTMENT

Sean Freres, LEHP

12/09/16

Environmental Health Officer

Date

Sean Freres

12/09/16

for

Dir  
Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>16-026</u>	P.I.N.# <u>03-29-412-042</u>
Petitioner: <u>Don Hansen, STR Partners LLC Architects</u>	Location: <u>1315 E. Miner St.</u>
<u>350 W. Ontario Street, Suite 200</u>	Rezoning: _____ Current: _____ Proposed: _____
<u>Chicago, IL 60654</u>	Subdivision: _____
Owner: <u>Arlington Heights School District 25</u>	# of Lots: _____ Current: _____ Proposed: _____
<u>1200 South Dunton Avenue</u>	PUD: _____ For: _____
<u>Arlington Heights, IL 60005</u>	Special Use: _____ For: _____
Contact Person: <u>Don Hansen, STR Partners LLC</u>	Land Use Variation: _____ For: _____
Address: <u>350 W. Ontario Street, Suite 200</u>	Land Use: _____ Current: _____
<u>Chicago, IL 60654</u>	Proposed: _____
Phone #: <u>312-464-1444 ext 168</u>	Site Gross Area: <u>7.54 acres</u>
Fax #: <u>312-464-0785</u>	# of Units Total: _____
E-Mail: <u>don@strpartners.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

YES      NO

1. X \_\_\_\_\_ COMPLIES WITH COMPREHENSIVE PLAN?
2. X \_\_\_\_\_ COMPLIES WITH THOROUGHFARE PLAN?
3. X \_\_\_\_\_ VARIATIONS NEEDED FROM ZONING REGULATIONS?  
(See below.)
4. \_\_\_\_\_ X \_\_\_\_\_ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?  
(See below.)
5. \_\_\_\_\_ X \_\_\_\_\_ SUBDIVISION REQUIRED?
6. \_\_\_\_\_ X \_\_\_\_\_ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?  
(See below.)

Comments:

Please see attached

 12.21.16  
Date



# Planning & Community Development Dept. Review

December 20, 2016

## REVIEW ROUND 1

Project: 1315 E. Miner Street – School District 25  
Windsor Elementary School

Case Number: PC 16-026

### **General:**

7. The Plat & Subdivision report requested that the School District work with the Park District to coordinate the removal of the recreational field, which field will be removed to accommodate the reoriented parking lot. Please provide an update on where things stand relative to coordination with the Park District.
8. A courtesy meeting with the neighbors is required prior to appearing before the Plan Commission. Has this meeting been scheduled yet?
9. Please provide a detailed explanation as to why the building expansion is needed given that growth of the student population is expected to be minimal. As part of this explanation, it may be helpful to outline what the current capacity of the school is vs. the current enrollment (i.e. the school was built to accommodate xxx number of students and currently we have xxx number of students enrolled). An explanation of the Special Education program and their associated needs may also be a way to illustrate the need for the building addition. Finally, as the expansion will create additional storage and office areas, it may be useful to outline if a lack of existing storage and/or offices is part of the impetus for the expansion.
10. Please provide a Photometric Plan showing proposed illumination levels.
11. The following Variations have been identified:
  - a. Section 5.1-3.6 to allow an exterior side yard setback of approx. 12.92' where code requires a 40' setback. This setback applies to the existing building.
  - b. Section 5.1-3.8 Maximum Impervious Surface Coverage to allow 50.11% impervious surface coverage where code allows a maximum of 50% impervious surface coverage.
  - c. Section 11.4-4 to allow 90 parking spaces where code requires 218 parking spaces.

### **Site Plan:**

12. The "Existing Site Area" as shown on the Architectural Site Plan is listed at 274,658 sq. ft. However, the Plat of Survey indicates that the property is 536.93' x 610.99', which would result in an area of 328,059 sq. ft. Please clarify the actual area of the subject property. Assuming that the area is 328,059 sq. ft., the corresponding FAR, Building Coverage, and Impervious Surface Coverage calculations must be revised. Additionally, the written justification letter outlining the Variation requests should also be revised to reflect the actual impervious surface Variation requested.
13. The required front yard setback (north side of property) is based on the average of the existing front yard setbacks on the frontage due to the frontage being 100% developed. Since the average setback of both Miner School and Windsor School is greater than 40', a maximum 40' front yard setback is required. Please revise the architectural site plan to show a 40' required front yard setback along Miner Street.

14. Please revise sheet C2.1 of the engineering plans to show the proposed setbacks of the building addition to the property lines.
15. Was the rubber surface play area considered as impervious surface and included within the impervious surface calculation?
16. Section 11.2-12.6 requires curbing along the perimeter of all parking areas. Please add curbing around the edge of both of the two proposed landscape islands at the northwestern corner of the site (where the exiting parking lot connects to the proposed parking lot) so that these landscape islands have curbing around their entire perimeter.
17. The size of the “chiller enclosure” on the architectural site plan does not match the size as shown on the landscape and engineering plans. Additionally, this area on the landscape plan and engineering plans is labeled “dumpster enclosure”. Please revise the plans so that they are consistent.
18. Please confirm the height of the walls on the chiller enclosure. Please confirm the height of the chiller. Will the walls completely screen the chiller?
19. Per Section 6.13-2(f), slatted chain-link fencing is prohibited. Staff recommends substituting the proposed slatted chain-link gate on the chiller enclosure with a wood or metal gate.
20. The engineering and landscape plans show a door on the northern elevation of the gymnasium addition where no door is shown on the architectural plans. Will a door be constructed in this location?
21. Staff recommends the addition of evergreen landscape plantings around the proposed transformer west of the gym addition.
22. Please provide details on the proposed playground equipment that will be added to the rubber play area. Will the same equipment that is currently there be reused? If new equipment will be added, what will the height of this equipment be?
23. The parking lot on the electrical plan does not match the parking lot as shown on the architectural, engineering, and landscape plans. Therefore, staff could not evaluate if the proposed light poles will interfere with the proposed landscaping. Please revise the electrical plan to show the correct orientation of the parking lot and proposed lighting. It may be helpful to show the proposed lights on the landscape plan to ensure that they will not interfere with the landscaping.

#### **Parking and Traffic:**

24. In counting the total number of parking spaces as shown on sheet C2.1 of the engineering plans, it appears that only 90 parking spaces have been proposed, however, all documents submitted indicate that 92 parking spaces are proposed. Please clarify the total number of parking spaces proposed. One of the labels which totals the number of parking spaces in a parking row indicates 12 parking spaces and 1 handicap space will be provided, however, the row actually contains 10 parking spaces and 2 handicap spaces. Please revise this sheet to reflect the correct number of parking spaces. Additionally, the Traffic and Parking Study states that 92 spaces will be provided on the site; please revise this study to reflect that only 90 spaces will be added. Finally, please revise the Written Justification for Variation approval to reflect the correct number of parking spaces that will be included on the site.
25. Please revise sheet C2.1 to include “Do Not Enter” signage facing Miner Street at the “exit only” drive aisle where the drive aisle connects to Miner Street.
26. Page 5 of the Traffic and Parking Study needs revisions to the **Windsor Drive at Miner Street** paragraph. It is unclear what the first sentence of this section is trying to say.
27. Further analysis of the adequacy of the parking is needed. The study states that “parking counts were conducted in May after the morning arrival period which found only a few open spots on-site for staff and visitors”. How

many spots were available? It appears that the study is indicating the existing 89 space parking lot is at capacity. If the number of staff is expected to increase by five and the parking lot will only increase by one space, it appears that a parking shortage may exist.

28. The northern parking row is shown at 18.5' in parking space depth, and per Section 11.2-8, parking spaces with 60 degree angled parking must be a minimum of 20' in depth. Please revise the depth of the parking spaces to conform to the code requirement.

29. The parking requirements for the site are shown below:

SPACE	PARKING CODE USE	NUMBER OF EMPLOYEES	NUMBER OF CLASSROOMS	PARKING RATIO	PARKING REQUIRED
Windsor Elementary School	Elementary School	93	32	1 space per classroom plus two spaces per employee	218
Total Parking Required					218
Total Parking Provided					90
Parking <b>Surplus</b> /( <b>Deficit</b> )					<b>128</b> (59% reduction in required parking)

As outlined above, a parking variation is required.

Prepared by: 

P.I.N.# 03-29-412-042

Location: 1315 E. Miner St.

Rezoning: Current: Proposed:

Subdivision:

# of Lots: Current: Proposed:

PUD: For:

Special Use: For:

Land Use Variation: For:

Land Use: Current: Proposed:


Site Gross Area: 7.54 acres

# of Units Total:

1BR: 2BR: 3BR: 4BR:

<u>YES</u>	<u>NO</u>
<u>X</u>	
<u>X</u>	
	<u>X</u>

NO COMMENTS

 12/16/16  
Coordinator Date