

RESOLUTION NO. 18-02

A RESOLUTION APPROVING THE SITE PLAN FOR W.C. PETTY SCHOOL

WHEREAS, the Village is considering a proposed Site Plan for an addition to the W.C. Petty Elementary School on Highview Drive; and

WHEREAS, W.C. Petty Elementary School is proposing to construct a 19,100 square foot addition to the existing 44,000 square foot building on the 53 acre campus; and

WHEREAS, the Village requires new developments to proceed with a Site Plan Review application; and

WHEREAS, the PZB reviewed the applicant's Site Plan in December 2017 and recommended approval of the Site Plan Review subject to the stipulation outlined in the Village Board Staff Report dated January 2, 2018;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Trustees of the Village to Approve a Resolution for the Site Plan Review for W.C. Petty Elementary School.

PASSED this 8th day of January 2018


AYES: 5: Jozwiak, Pierce, Poulos, Johnson and Macek.

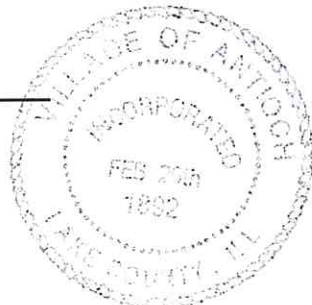
NAYS: 0.

ABSENT: 1: Dominiak.


Lawrence M. Hanson
Mayor

ATTEST:


Lori K. Romine
Village Clerk





REPORT TO: VILLAGE PRESIDENT and BOARD OF TRUSTEES
FROM: MICHAEL S. GARRIGAN, AICP, CNU-A, Community Development Director
DATE: January 2, 2018
SUBJECT: REPORT TO VILLAGE PRESIDENT

CASE: W.C. Petty School
17-18 SU/SPR

REQUEST: Special Use
Site Plan Review

LOCATION: 850 Highview Drive

APPLICANT: W.C. Petty Elementary School

ZONING: R-1

Background

The applicant is proposing to construct a 19,100 square addition to the existing elementary school located on the W.C. Petty School Campus located on Highview Drive. District 34 as part of the recently approved referendum is in the process of constructing several new additions to their schools throughout the district. The current elementary school has not been enlarged since its original construction and was partially being served by a number of portable trailers located on its campus. The trailers as part of the referendum have been removed and the district is proposing a major new addition with 4 new class rooms and a new gymnasium. A Special Use is required for all schools located in the R-1 district and a Site Plan Review is also required due to the proposed addition.

The existing building is approximately 44,000 square feet and the applicant is proposing a 19,100 square foot addition to the existing building.

The subject addition is adjacent to the existing W.C. Petty Elementary School and contains a campus of approximately 53 acres. A middle school is adjacent to the subject site and shares a common parking lot between both schools.

Special Use for Planned Unit Development

When looking at any Special Use request, it is important to look at the surrounding uses in order that the proposed use of the subject site is generally in character of the surrounding uses. The character of the immediate area is commercial. In accordance with Section 10-15-5, any proposed Special Use must comply with three findings of facts that are outlined in this section of the Zoning Ordinance. The required findings of facts are as follows:

Analysis

a) The compatibility of the proposed use with the existing and planned uses on abutting properties:

The proposed addition of approximately 19,100 square feet will have no negative impact on the surrounding uses. The site is adjacent to residential to the north and buffered with open space on the west and another school on the east. Staff does not believe that the new addition would have any negative impact on adjacent parcels. The addition is largely be constructed on an area that is being used for recreational purposes.

b) Any increase in density or intensity of the proposed use that will affect the compatibility of the use with existing and planned uses in the surrounding area:

The proposed addition to the existing school is compatible with the existing school campus. There is nothing to reflect any possibility that this new addition will have a negative impact on the surrounding area. Specifically, this addition is oriented towards the south and will not have any impact on the existing homes located within Tiffany Farms.

c) The proposed use will not change the predominant character of the surrounding area:

The predominant character in this R-1 zoning district will not fundamentally change. The proposed addition will have no impact on the single family homes within the Tiffany Farm development.

d) The ability to mitigate adverse and understandable impact to the surrounding area, including, but not limited to individual impacts, air emissions, noise, vibrations, glare, heat, odors, water pollution, electromagnetic interference and other nuisance effects:

There is nothing to indicate that this proposed development will have any negative impact on air quality, noise, glare, heat, water quality, or constitute a nuisance to the neighborhood. The proposed addition reflects the same use of the facility that currently exists.

e) Amount of traffic generated and capacity and design of roadways and available parking facilities to handle anticipated traffic:

There will be no substantial increase of traffic as a consequence of this proposed 19,100 square foot addition. The applicant is proposing to construct 4 new classrooms and a gymnasium. The proposed addition should not have any dramatic impact on generating more traffic due to a rising enrollment.

f) The effect on infrastructure including water, wastewater, storm water, utilities and streets:

There will be no impact on the existing infrastructure needs as a consequence of this 19,100 square foot addition. Specifically, no major utility expansions are taking place as a consequence of this 19,100 addition to the school.

- g) *The incorporation and integration of architectural and landscape features to mitigate impacts from the proposed use:*

The applicants proposed addition complies with all the Village’s Site Plan Review requirements.

Site Plan Review

The applicant is proposing a 19,100 square foot addition to the existing 44,000 square foot building. As part of the Site Plan Review, the applicant is proposing a new façade to the exiting school building along with the proposed addition. Extensive landscaping is being added to this campus and the existing access points and parking configuration will remain the same.

Access and Parking

The applicant is not proposing to change and existing access points or traffic circulation as part of this Site Plan. The proposed access to the W.C. Petty School site is from Highview Drive which will remain the same. In addition, the applicant is not proposing to change any of the existing parking configuration that already exists.

The applicant is proposing an additional four classrooms, music room, and gymnasium in this addition which should have no dramatic impact on the existing parking. The Village of Antioch does not have any specific school parking standards, but using a standard of 2 space per classrooms, this addition would require an additional 8 parking spaces. The existing parking within this school campus will provide the necessary parking capacity for this addition. Specifically, the applicant is providing the following parking for the subject site:

- Petty Shared Parking 126 Total Spaces
 - Maintenance Parking Area 135 Total Spaces
 - Bus Parking 48 Spaces
- Total On-Site Parking 261 car spaces and 48 bus spaces

Based on using 2 spaces per classroom, the subject school would contain 20 classrooms at W.C.Petty and 36 Classrooms at AUGS for a total of 56 classrooms or 112 parking spaces. As highlighted above, the subject provides for 261 parking spaces.

Architecture

The Village’s Site Plan Review Ordinance requires that civic buildings be constructed out of a predominance of quality materials including face brick, stone, or glass. The applicant is proposing to

construct a building with a predominance of “Kings Brick” and fiber cement panels. The gymnasium’s façade would be specifically constructed with fiber cement panels and all four elevations incorporate a series of large windows bordered by aluminum frames.

The design of the addition incorporates a contemporary design and the new addition design will be integrated throughout the existing building to incorporate a unified campus design.

Based on the elevations submitted, it appears that all the mechanicals on the roof have been screened with metal parapets surrounding each unit.

Landscaping

The applicant has submitted a landscape plan that complies with the foundation requirements of the Village’s Site Plan Review Ordinance. The landscape plan incorporates 11 new shade trees along with 10 ornamental trees. In addition, the applicant has incorporated numerous beds of shrubs and perennials along the foundation of the new addition. Based on Staff’s calculations, the applicant is providing for 214 shrubs and perennial grasses within this proposed expansion plan.

Photometric Plan

The applicant has submitted a photometric plan and it complies with the Village’s Lighting Ordinance.

Trash Enclosure

The applicant has submitted a trash enclosure plan that complies with the Village’s Site Plan Review Ordinance.

Stormwater

The Village Engineer is reviewing the preliminary engineering that has been submitted for this proposed school expansion. The applicant is incorporating a series of Best Management Practices (BMP’s) to help manage the additional stormwater on the subject site. Based on Staff’s review, there appears to be extensive amounts of impervious areas to handle the additional stormwater runoff being created by this addition.

RECOMMENDATION

Based on Staff’s review, it appears that the applicant has met the required finding of facts required for a Special Use and is complying with the Village’s Site Plan Review Ordinance.

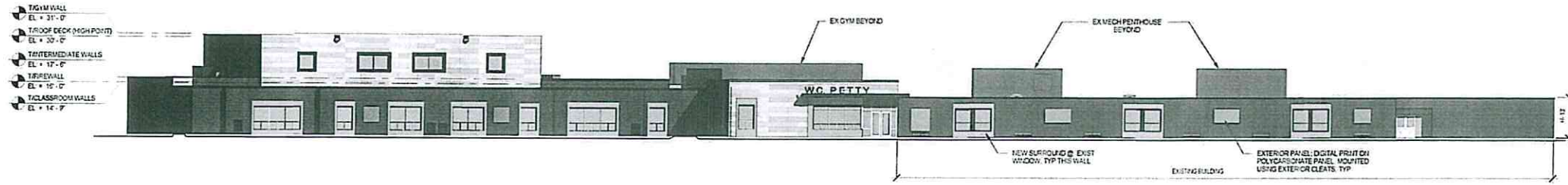
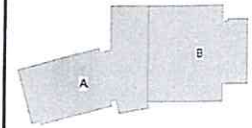
We move that the Village Board approve the herewith attached Special Use Ordinance for the W.C. Petty School subject to the following stipulations:

- 1. Compliance with the requirements of the Village Engineer.***
- 2. Compliance with the Antioch Fire Protection District.***

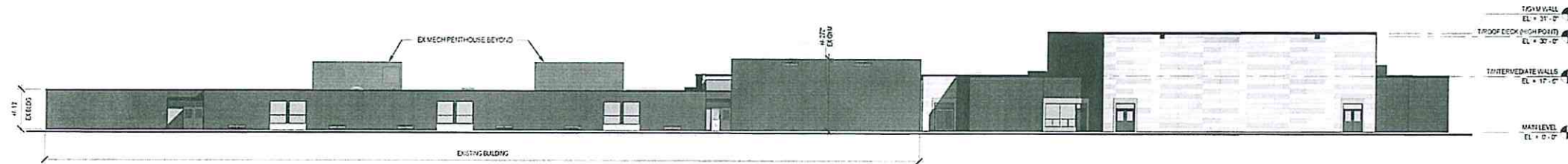
We move that the Village Board approve the herewith attached Site Plan Review Resolution subject to the following stipulations:

- 1. Compliance with the requirements of the Village Engineer.***
- 2. Compliance with the requirements of the Antioch Fire Protection District.***

- 3. That the Antioch Fire Protection District and Antioch Police Department provide the PZB with a written memo on whether there are any potential safety or access issues relating the applicant's proposed Site Plan.***



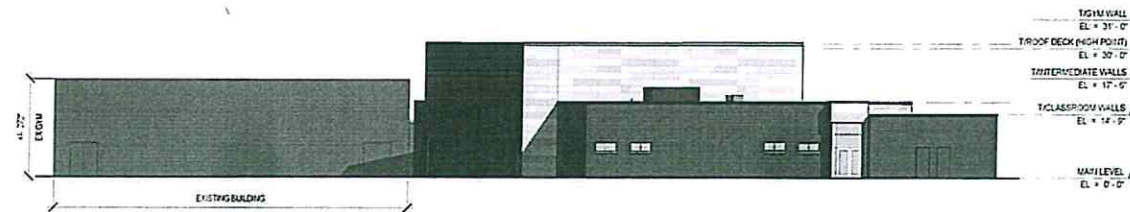
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A.02 SCALE: 1/16" = 1'-0"



2 WEST ELEVATION - OVERALL.
A.02 SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION - OVERALL.
A.02 SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION - OVERALL.
A.02 SCALE: 1/16" = 1'-0"

**NOT FOR
CONSTRUCTION**

REV	DESCRIPTION	DATE
VILLAGE SUBMITTAL		09/28/17

**WC PETTY
ELEMENTARY
SCHOOL**

850 Highway Drive
Antioch, IL 60002

**OVERALL EXTERIOR
ELEVATIONS**

Project Number:
5409-29
Drawn By:
Author
Sheet

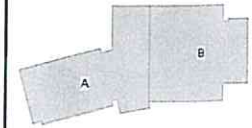
A.02

09/28/17 10:14 AM
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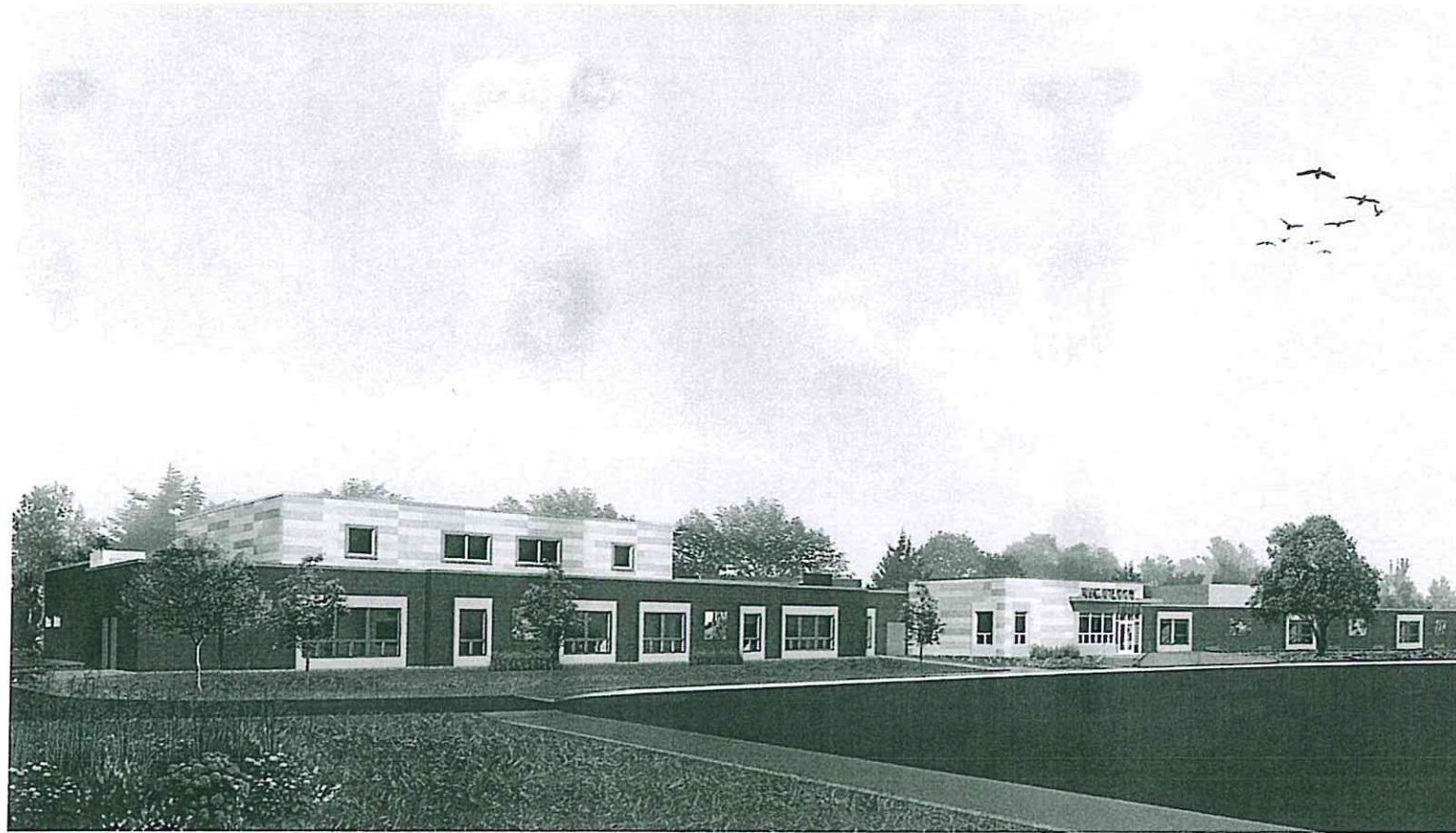
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Wight

Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.959.7000
F 630.959.7879



W.C. PETTY - MAIN ENTRANCE



W.C. PETTY - SOUTH-EAST VIEW

**NOT FOR
CONSTRUCTION**

REV	DESCRIPTION	DATE
VILLAGE SUBMITTAL		09/28/17

**WC PETTY
ELEMENTARY
SCHOOL**

850 Highview Drive
Antioch, IL 60002

EXTERIOR RENDERINGS

Project Number:
5409-29
Drawn By:
Author
Sheet

A.04

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Wight & Company
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