

VILLAGE OF DOWNERS GROVE
Report for the Village
2/13/2018

SUBJECT:	SUBMITTED BY:
236 Indianapolis Avenue - Zoning Map Amendment and Special Use	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval of a Zoning Map Amendment to rezone the property from R-4, Residential Detached House 4, to INP-2, Campus-Scale Institutional and Public District. The petitioner is also requesting approval for a Special Use to construct a school addition.

STRATEGIC PLAN ALIGNMENT

The goals for 2017-2019 include *Exceptional Municipal Services*.

FISCAL IMPACT

n/a

UPDATE & RECOMMENDATION

This item was discussed at the February 6, 2018 Village Council meeting. Staff recommends approval on the February 13, 2018 active agenda.

BACKGROUND

Property Information & Zoning Request

The subject property, home to Lester Elementary School, is located west of Cumnor Road between Lincoln Avenue and Indianapolis Avenue. The petitioner is requesting to rezone from R-4, Residential Detached House 4 to INP-2, Campus-scale Institutional and Public District, and is also seeking a Special Use to construct a school addition. The applicant is not seeking approval of a larger campus master plan, only requesting a Special Use to permit the construction of the addition.

The petitioner is proposing to add an approximately 3,400 square-foot addition that will include three classrooms and storage space. This is to accommodate the integration of a full-day kindergarten program at the school.

The addition's design will match the existing façade of the school. The elevation will include brick veneer, brick banding, storefront windows, and a canopy over the proposed entrance. Exterior improvements include new rooftop mechanical screens, landscaping, an ADA ramp, and stairs leading to an entryway are proposed.

The eastern curb cut on Lincoln Avenue will continue to function as a car drop-off/pick-up access point while the western curb cut will be converted to a landscaped area and walkway.

Compliance with the Comprehensive Plan

The Comprehensive Plan designates this property as Institutional / Public. The existing elementary school is an institutional use and meets this designation. The Comprehensive Plan calls for the Village to support the continued operation and improvement of schools while mitigating negative impacts, including traffic, on the adjacent residential areas. Staff finds that the proposed rezoning and school addition is consistent with the Comprehensive Plan.

Compliance with the Zoning Ordinance

The petitioner is proposing to rezone the subject property to INP-2 in order to apply for a Special Use to build the school addition and bring the existing school use into an appropriate zoning classification. Per Section 4.020.C.3 of the Zoning Ordinance, all future buildings and structures in an INP-2 district shall follow the setbacks of the residential zoning district located within 150 feet of its boundary. The addition meets all bulk requirements of the R-4, Residential Detached House 4 zoning district. The applicant's proposal is consistent with the Zoning Ordinance.

Public Improvements

Post Construction Best Management Practices are not required because the total impervious area will be reduced by 1,071 square feet. Existing storm sewers and the drainage area to the east will continue to be utilized. Portions of the sidewalk will be restored or replaced. All improvements will comply with applicable Village codes and the provisions of the Stormwater Ordinance.

Public Comment

Two neighbors expressed concern with the impact on utility lines, drainage, construction site management and public safety. The applicant presented an exhibit on the parking management plan, explained the site circulation and highlighted other asphalt areas used as parking during special events. Village site management regulations and utility connections will be reviewed for conformance with the Village's regulations during the permit review process. The existing drainage patterns are being maintained with an increase in permeable area associated with the conversion of the western driveway.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated January 8, 2018

Draft Minutes of the Plan Commission Hearing dated January 8, 2018

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant DATE: February 13, 2018
(Name)

RECOMMENDATION FROM: _____ FILE REF: 17-PLC-0036
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "AN ORDINANCE
AUTHORIZING A SPECIAL USE FOR 236
INDIANAPOLIS AVENUE TO PERMIT
CONSTRUCTION OF A SCHOOL ADDITION", as
presented.

SUMMARY OF ITEM:

Adoption of the attached ordinance will authorize a special use for 236 Indianapolis Avenue to permit construction of a school addition.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR 236 INDIANAPOLIS AVENUE TO PERMIT
CONSTRUCTION OF A SCHOOL ADDITION**

WHEREAS, the following described property, to wit:

LOTS THIRTY-FIVE, (35) AND THIRTY-SIX (36) IN BLOCK TWO (2) IN EAST GROVE SYNDICATE SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION FOUR (4) TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 9, 1890 AS DOCUMENT 43081.

LOTS ONE (1), TWO (2), THIRTY ONE (31), THIRTY TWO (32), THIRTY FOUR (34), THIRTY SEVEN (37), AND THIRTY-EIGHT (38) IN BLOCK TWO (2); LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINETEEN (19), TWENTY (20), TWENTY ONE (21), TWENTY TWO (22), TWENTY THREE (23), THIRTY SEVEN (37), THIRTY EIGHT (38), THIRTY NINE (39), AND FORTY (40) IN BLOCK FIVE (5) IN EAST GROVE SYNDICATE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION FOUR (4), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED ON JULY 9, 1980 IN BOOK 4 OF PLATS, PAGE 24 AS DOCUMENT 43071.

LOTS SIX (6) THIRTY-THREE (33) FORTY-TWO (42) AND FORTY-THREE (43) IN BLOCK TWO (2), AND LOTS TEN (10) THRU FOURTEEN (14) IN BLOCK FIVE (5) IN EAST GROVE SYNDICATE SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION FOUR (4), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 9, 1890 AS DOCUMENT 43081.

LOTS THREE (3) FOUR (4), FIVE (5), THIRTY-NINE (39), FORTY (40), FORTY-ONE (41), FORTY-FOUR (44), FORTY-FIVE (45), FORTY-SIX (46), FORTY-SEVEN (47), AND FORTY-EIGHT (48) IN BLOCK TWO (2), AND LOTS FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31), THIRTY-TWO (32), AND THIRTY-THREE (33) IN BLOCK FIVE (5), ALL IN EAST GROVE SYNDICATE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION FOUR (4) TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 9, 1890 IN BOOK 4 OF PLATS, PAGE 24 AS DOCUMENT 43071.

LOTS 34, 35, AND 36 IN BLOCK 5 IN EAST GROVE SYNDICATE SUBDIVISION, IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 236 Indianapolis Avenue, Downers Grove, IL 60515
PINs 09-04-303-011, 09-04-303-012, 09-04-308-001

(hereinafter referred to as the "Property") is presently zoned *"INP-2, Campus-Scale Institutional and Public District"* under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.12050 of the Zoning Ordinance be granted to allow construction of a school addition; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition on January 8, 2018 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;
2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
3. That the proposed use will not, in this particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That Special Use of the Property is hereby granted to allow construction of a school addition.

SECTION 2. This approval is subject to the following conditions:

1. The Special Use shall substantially conform to the staff report dated January 8, 2018, the drawings prepared by Wight & Company dated November 14, 2017, revised December 18, 2017, except as such plans may be modified to conform to Village Codes and Ordinances.
2. There are multiple lots of record on the subject property; a lot consolidation is required before permit issuance.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of

Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and/or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

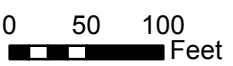
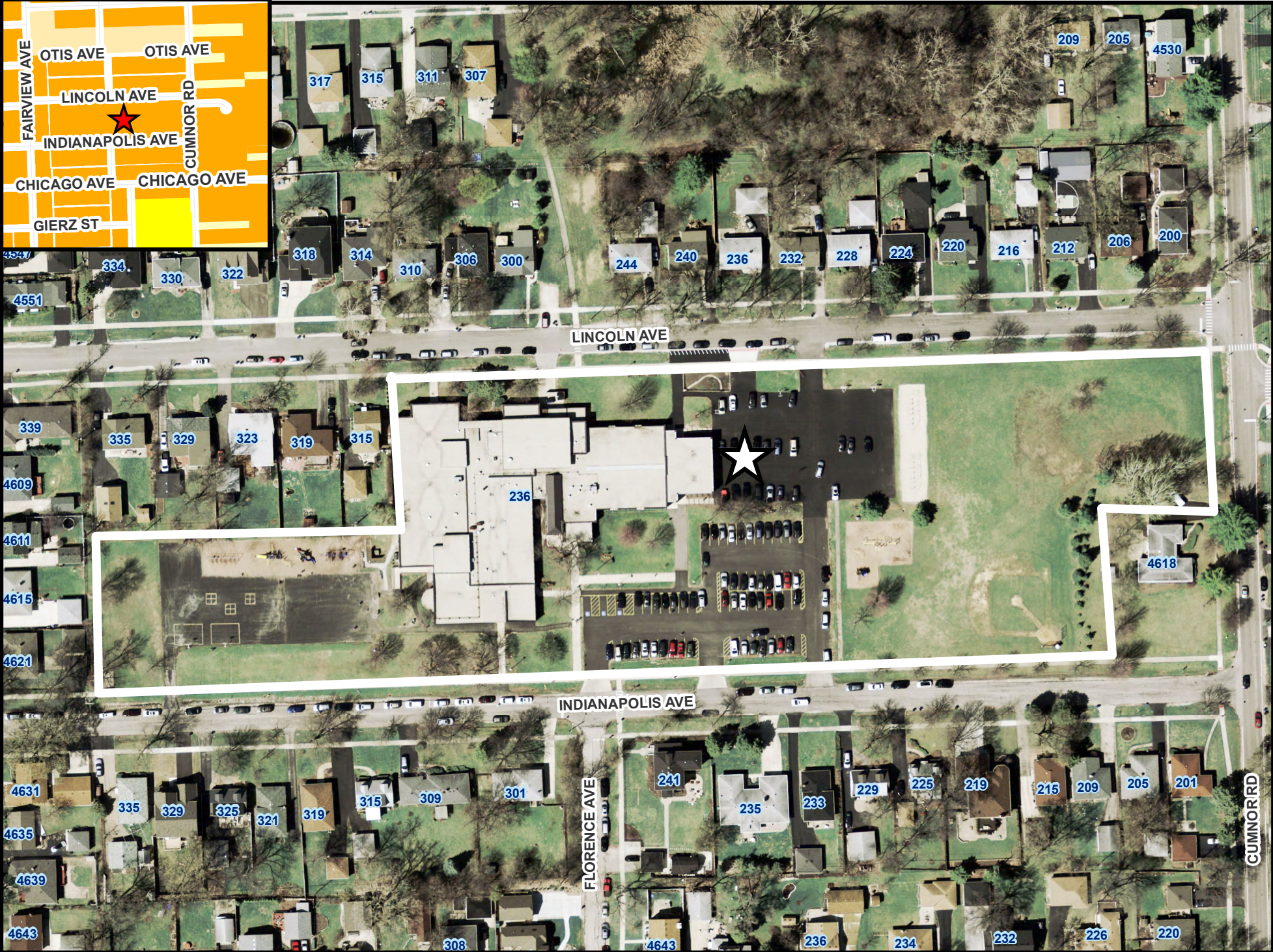
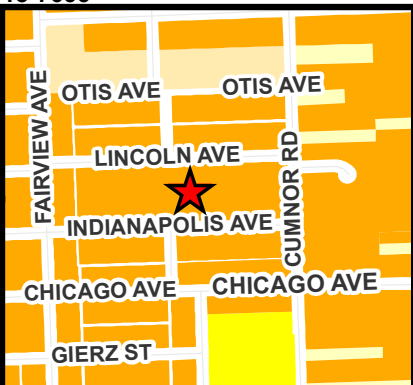
Passed:

Published:

Attest: _____

Village Clerk

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236 Indianapolis Avenue - Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JANUARY 8, 2018 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
17-PLC-0036 236 Indianapolis Avenue	Zoning Map Amendment and Special Use	Scott Williams, AICP Planner

REQUEST

The petitioner is requesting approval for a Zoning Ordinance Map Amendment to rezone the properties from R-4, Residential Detached House 4 to INP-2, Campus-Scale Institutional and Public District. The petitioner is also requesting approval for a Special Use to construct a school addition.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: Downers Grove Grade School District 58
1860 63rd Street
Downers Grove, IL 60516

APPLICANT: Amy Fuller
Wight & Company
2500 N. Frontage Road
Darien, IL 60561

PROPERTY INFORMATION

EXISTING ZONING: R-4, Residential Detached House 4
EXISTING LAND USE: Institutional
PROPERTY SIZE: 294,912 (6.77 acres)
PINS: 09-04-303-011, 09-04-303-012 & 09-04-308-001

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4, Residential Detached House 4	Single Family Residential
SOUTH:	R-4, Residential Detached House 4	Single Family Residential
EAST:	R-4, Residential Detached House 4	Single Family Residential
WEST:	R-4, Residential Detached House 4	Single Family Residential

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Plat of Survey
3. Site Plan
4. Project Summary
5. Engineering Plans
6. Landscaping Plan
7. Neighborhood Meeting Summary

PROJECT DESCRIPTION

The subject property, 236 Indianapolis Avenue, is located west of Cumnor Road between Lincoln Avenue and Indianapolis Avenue. The petitioner is requesting to rezone from R-4, Residential Detached House 4 to INP-2, Campus-scale Institutional and Public District, and a Special Use for a school addition. The INP-2 designation is intended to accommodate expansion of institutional uses while protecting surrounding areas; in this case enabling a necessary elementary school expansion in a single family residential neighborhood.

Under the INP-2 zoning regulations in Section 4.020.C.2, the petitioner has two options to receive approval for the school addition:

1. Secure Special Use approval on a project by project basis
2. Submit an overall master plan in accordance with Section 4.020.4

The applicant applied through the Special Use process and is not seeking approval of a larger campus master plan.

The property currently contains Lester Elementary School. The petitioner is proposing to add an approximately 3,400 square-foot addition to the east side of the building and project further into the drop-off and playground area. This is to accommodate the integration of a full-day kindergarten program. The addition will include three classrooms and storage space.

The addition's design will match the existing façade of the school. The elevation will include brick veneer, brick banding, storefront windows, and a canopy over the proposed entrance. The new rooftop mechanical unit will have an attached screen wall. Landscaping is shown around the addition.

Other site modifications include a new ADA ramp, set of stairs at the north entrance, and foundation landscape plantings. The western Lincoln Avenue curb-cut will no longer be used with the asphalt driveway converted to a landscaped area and walkway. The eastern curb-cut will continue to function as the car drop-off/pick-up access point.

COMPLIANCE WITH COMPREHENSIVE PLAN

The Comprehensive Plans' Future Land Use Map designates this property as Institutional/Public. The existing elementary school is an institutional use. A goal of the Comprehensive Plan is for the Village to support the continued operation and improvement of schools while mitigating negative impacts, including traffic, on the adjacent residential areas. There is sufficient parking, and the onsite drop-off and unloading operations will remain the same. The applicant is also reducing the number of points of conflict between

pedestrians and passenger vehicles by removing one of the driveways. Staff finds that continued use of this property as school use and the addition is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The petitioner is proposing to rezone the properties to INP-2 in order to apply for a Special Use to build the school addition and bring the existing school use into an appropriate zoning classification. Per Section 4.020.C.3 of the Zoning Ordinance, all future buildings and structures in an INP-2 district shall follow the setbacks of the residential zoning district located within 150 feet of its boundary. The R-4, Residential Detached House 4 bulk standards are applicable.

236 Indianapolis Addition	Required	Proposed
North Setback (Street Yard)	25 ft.	46 ft.
East Setback (Street Yard)	25 ft.	347 ft.
Height (maximum from established grade to roof)	35 ft.	18.4 ft.
Parking	51	56
Building Coverage	32%	15%

The addition will meet all bulk requirements including building coverage. Foundation landscaping and entryway planters are proposed and are not required in the Zoning Ordinance. Based on the current conditions and the submitted plans, the applicant's proposal is consistent with the Village's Zoning Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

Post Construction Best Management Practices are not required because the total impervious area will be reduced by 1,071 square feet. Existing storm sewers and the drainage area to the east will continue to be utilized. Portions of the sidewalk will be restored or replaced. All improvements will comply with applicable Village codes and ordinances.

PUBLIC SAFETY REQUIREMENTS

The plans will be reviewed by the Office of the State Fire Marshal and the Regional Office of Education.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property lines in addition to posting the public hearing notice signs and publishing the legal notice in the Downers Grove Suburban Life. Staff has not received any written neighborhood comment regarding the proposal at this time. The applicant hosted a neighborhood meeting on December 13th in accordance with Section 12.010.F.3 of the Zoning Ordinance. A summary of the meeting is attached.

FINDINGS OF FACT

The applicant is requesting approval of a Zoning Map Amendment and Special Use for a school addition. The proposed use meets the standards as outlined below:

Section 28.12.030.I. Review and Approval Criteria for Zoning Map Amendments

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors:

(1) ***The existing uses and zoning of nearby property.***

The INP-2 zoning designation is intended to accommodate development and expansion of large public, civic and institutional uses while minimizing the potential for adverse impacts on surrounding areas. While the school represents only one institutional use in one building, the total elementary school property is a larger campus, around 6.7 acres in size. The subject property is bordered by single family residences on all sides. The proposed rezoning still requires any future project to comply with the adjacent, most restrictive, R-4 zoning bulk standards. Should a future interior site expansion be sought, the applicant would be required to return to Plan Commission for a separate Special Use approval. This standard is met.

(2) ***The extent to which the particular zoning restrictions affect property values.***

The proposed rezoning will not negatively affect property values. By rezoning, the petitioner will be able to continue using the property as a school use. This standard has been met.

(3) ***The extent to which any determination in property value is offset by an increase in the public health, safety and welfare.***

The proposed rezoning will not impact property values or the public health, safety and welfare of the community. The existing use is a school use and will continue as a school use. Public welfare may be increased as the addition will be able to accommodate additional student populations. This standard has been met.

(4) ***The suitability of the subject property for the zoned purposes.***

The subject property is currently zoned single family residential; the property owner is proposing to rezone the property to INP-2, Campus-Scale Institutional and Public District. A school is considered an institutional use and thus rezoning to INP-2 is appropriate. The expansion of a school is a Special Use in this zoning district. This standard has been met.

(5) ***The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.***

The property is not currently vacant, but the rezoning considers the context of the neighborhood. The existing R-4, Residential Detached House 4 permits single family residential on a property that is an institutional use. This standard has been met.

(6) ***The value to the community of the proposed use.***

The Comprehensive Plan identifies these specific parcels as an institutional use. The petitioner is proposing to maintain the school use while broadening educational services for the immediate surrounding neighborhood to meet community expectations in the entire district by providing full-day kindergarten. This standard has been met.

(7) ***The Comprehensive Plan.***

The subject property is designated for an institutional use in the Comprehensive Plan. This standard has been met.

Section 28.12.050.H Approval Criteria

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

(1) That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.

The petitioner is proposing to rezone the subject property to INP-2, Campus-Scale Institutional and Public District. Under Section 5.010 of the Zoning Ordinance, a school is listed as an allowable Special Use in the INP-2 zoning district. This standard has been met.

(2) That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The petitioner is proposing modernized and code compliant school facilities that will provide enriched educational services to the community. The proposed classroom addition will increase the general welfare of the community. Furthermore, the petitioner's proposed use will meet various Comprehensive Plan goals. This standard has been met.

(3) That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

The proposed use will not be detrimental to the health, safety or general welfare of persons residing in or working in the vicinity and will not be injurious to property values or improvements in the vicinity. The petitioner will be maintaining the same use and traffic pattern, but with a reduction in the number of curb-cuts. Significant landscaping and rooftop mechanical screening is proposed. This standard has been met.

RECOMMENDATIONS

The proposal is consistent and compatible with the Comprehensive Plan and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding 17-PLC-0036 subject to the following conditions:

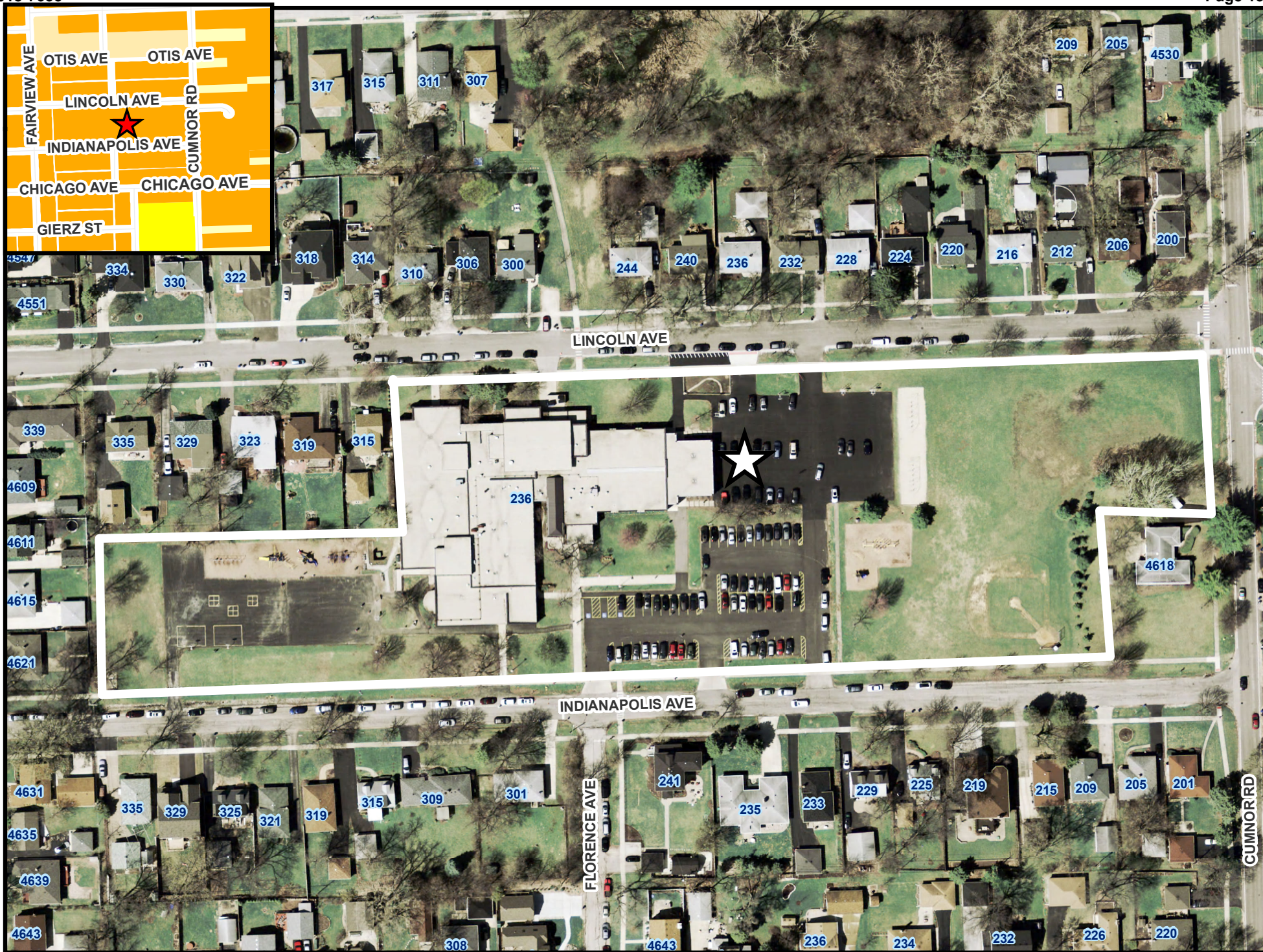
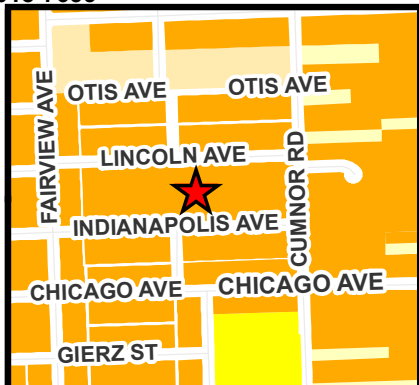
1. The Special Use shall substantially conform to the staff report dated January 8, 2018, the drawings prepared by Wight & Company dated November 14, 2017, revised December 18, 2017, except as such plans may be modified to conform to Village Codes and Ordinances.
2. There are multiple lots of record on the subject property; a lot consolidation is required before permit issuance.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP:sw
-att



0 50 100 Feet

236 Indianapolis Avenue - Location Map



Downers Grove Grade School District 58

Lester Elementary School

Permit Submittal Narrative

January 2nd, 2018

At the Village of Downers Grove's request District 58 is requesting the change in zoning of Lester School to Institutional/Public Land Use, INP-2, in order to bring the site into conformance and the overall intent of the Village's comprehensive plan. The district proposes to add a 3,480 +/- SF classroom addition to the existing Lester Elementary School located at 236 Indianapolis Avenue. The new addition will be located off of the East side of the existing building. The addition will include three classrooms and storage space. The school district plans to bring back the full-day kindergarten program at Lester Elementary and is in need of classrooms for the additional student population.

The new building addition will require modifications to the site including a new ADA ramp, a new set of stairs at the north entrance, and hardscape reconfiguration. The west curb cut along Lincoln Avenue will no longer be utilized, but the asphalt and curb cut will continue to be used as a drop off / pick-up location with the operation remaining the same.

The proposed site improvements will not require storm water detention on-site as the net new impervious area will be a net reduction for the site due to the new building addition being placed over mostly impervious asphalt areas. The project will also not trigger any required water quality/volume control measures (BMPs) at this time due to the net new impervious area reduction. The site will meet all best management practices for Erosion & Sediment Control Plans.

Utility infrastructure improvements at the site will include a new 6-inch sanitary sewer service for the addition to connect to the existing sanitary main within Lincoln Avenue. The connection will be coordinated with the Downers Grove Sanitary district. Roof drainage will be routed to the existing storm sewer system on-site to the existing detention basin located at the northeast area of the site to avoid dangerous icing conditions within the hardscape play area.

Foundation landscape plantings will be incorporated into the design of the new addition, consisting of low maintenance native plants. These will consist of evergreen and deciduous shrubs, and ornamental grasses. As a standard of practice, the use of native, drought tolerant, and adapted plant species will be implemented to help alleviate the use of potable water for irrigation needs.

Downers Grove Grade School District 58

Lester Elementary School

Special Use Standards Responses

January 2nd, 2018

1. The proposed use is expressly authorized as a special use in the district in which it is to be located;
At the Village of Downers Grove's request District 58 is requesting the change in zoning of Lester School to Institutional/Public Land Use, INP-2, in order to bring the site into conformance and the overall intent of the Village's comprehensive plan. The use of the site will not be changing as the current use is Education / School use.
2. The proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
The proposed addition to Lester Elementary School will benefit the entire community by allowing the return of the school's full-day kindergarten program.
3. The proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity;
The proposed addition will not cause negative impacts to the health, safety, or general welfare of any person residing or working in the vicinity.



Downers Grove Grade School District 58
We Envision. We Seek. We Believe.

Administrative Service Center

December 4, 2017

Dear Friend of District 58:

Downers Grove Grade School District 58 has submitted a Special Use Application to the Village of Downers Grove requesting to build an addition at Lester Elementary School, 236 Indianapolis Avenue, Downers Grove, IL, which is adjoining or near your property. The School District is proposing a new addition to the existing elementary school to provide classroom space for students and to facilitate delivery of kindergarten programs. The new addition will be located off of the East side of the existing building and will include three classrooms and storage space. A site plan is attached for your reference.

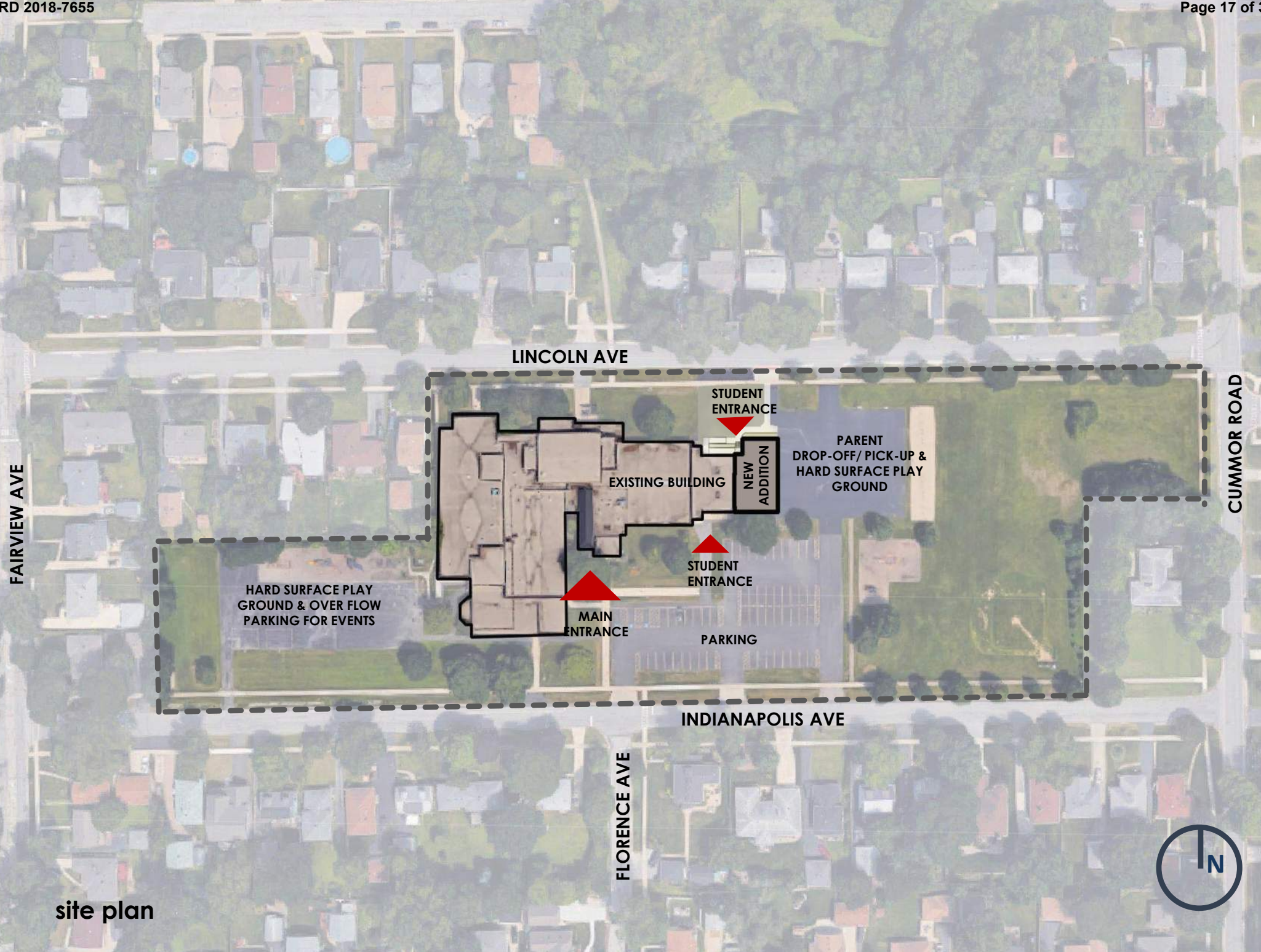
You are invited to attend a neighborhood meeting on December 13th, 2017 at 6:00p.m. in the LRC of Lester School, 236 Indianapolis Avenue, Downers Grove, Illinois, 60515, for an overview of the proposed addition project and an opportunity to ask questions.

Should you have any questions about the meeting, please feel free to contact Carin Novak at (630) 719-5855 or David Bein at (630) 719-5829.

Very truly yours,

Carin Novak
Principal, Lester School

David Bein, SFO
Assistant Superintendent for Business/CSBO



LINCOLN AVE

FAIRVIEW AVE

CUMMOR ROAD

STUDENT
ENTRANCE

NEW
ADDITION

PARENT
DROP-OFF/ PICK-UP &
HARD SURFACE PLAY
GROUND

EXISTING BUILDING

STUDENT
ENTRANCE

HARD SURFACE PLAY
GROUND & OVER FLOW
PARKING FOR EVENTS

MAIN
ENTRANCE

PARKING

INDIANAPOLIS AVE

FLORENCE AVE



site plan



MEETING MINUTES

Date Issued: 12/18/2017

Client: Downers Grove Grade School District 58

Project: Lester Elementary School – Addition & Renovations

Project No.: 5399-13

Meeting Date: 12/13/2017 6:00PM

Meeting Attendees: David Bein – DG 58, Carin Novak – DG 58, Amy Fuller – Wight, Steve Moore – Wight, Meggan Stanton – Wight, and the following community members: Nicole Tolson, Laura Hughes, Stephanie Brockway, Mark Harris, Irene Nelson, Karen Schmidt, and Jo Pott

Purpose: Neighborhood meeting to explain the project and answer any community questions about the design and construction process associated with the addition.

Notes

No.	Item	Notes
1	Introduction of Key Players	
2	History Leading to the Project [Carin Novak: Principal – DG 58]	<ul style="list-style-type: none"> • Need for space at Lester School - provide equity among all grade schools in D58 to implement full day kindergarten • The Board of Education (BOE) granted the school permission to move forward with the project in August 2017
3	Introduction to the Project [Amy Fuller: Architect – Wight]	<ul style="list-style-type: none"> • Tonight's meeting is to inform the community about the project scope and what project entails. • Goal - bring back the full day kindergarten program to Lester School • Adding 3 classroom addition onto the East side of the building • Will effect existing hard surface play; however, there will still be plenty of hard surface play area available for student use
4	Existing Conditions / Proposed New Addition location [Amy Fuller: Architect – Wight]	<ul style="list-style-type: none"> • Spoke about current site and where proposed new addition will be located



<p>5</p>	<p>Construction Logistics [Amy Fuller: Architect – Wight]</p>	<ul style="list-style-type: none"> • Parent pick up at North operation slightly modified during construction but no additional load off-site other than normal current operation • South parking lot and daycare bus drop-off will not be affected • Location of construction fencing and staging area will not block sidewalk to the North of the building or access drive to the East of the addition • All construction staging and deliveries will be maintained within the boundaries of the construction fence • Truck deliveries will not occur during arrival and dismissal times • Construction hours will follow the Village Ordinance of 7am-7pm Monday-Saturday • Noise associated with construction will be similar to the current noise levels produced by surrounding residential construction that is happening in the area • Scheduling will accommodate student testing periods to ensure that construction noise is not a distraction
<p>6</p>	<p>Project Schedule Overview [David Bein: Assistant Superintendent for Business – DG 58 & Amy Fuller: Architect – Wight]</p>	<ul style="list-style-type: none"> • In November, the Board approved us to move forward for bidding • Village Planning and Zoning (P&Z) tentatively scheduled at January meeting <ul style="list-style-type: none"> ○ Rezoning to Institutional/Public Land Use in lieu of current R4 District – to comply with Village Comprehensive Plan • Drawings out to bid early January • Recommendation to the BOE in February • If BOE accepts the recommendations, groundbreaking end of February/early March • Substantial completion is mid-August • Addition will be open for 2018-2019 school year



7	Project Scope [Amy Fuller: Architect – Wight]	<ul style="list-style-type: none"> • 3 classrooms to be added to the East side of the school along with additional general storage space • Currently, there are 2 classrooms at East end of the school. The South classroom will remain, and the North classroom will be converted to a corridor that extends to the new classrooms along with a new resource room and two single-user toilet rooms that are ADA compliant • New student entrance on the North with an ADA accessible ramp • Maintaining some hard surface play area for recess
8	Project Exterior [Amy Fuller: Architect – Wight]	<ul style="list-style-type: none"> • Brick to match existing building • Canopy over student entry • Operable windows in classroom spaces • Maintaining solid wall on East for students to utilize at recess, but including windows high to bring daylight into center classroom space
9	Questions from Community Members	<ul style="list-style-type: none"> • <i>Q: Will full day kindergarten get to eat lunch in the gym now with the addition?</i> <ul style="list-style-type: none"> ○ A: They will probably still eat in the classroom due to current capacity of the small gym and inability to add another lunch period without interfering with other classes • <i>Q: Is there a plan in place if the construction is delayed since we will have already committed to full-day kindergarten at the point?</i> <ul style="list-style-type: none"> ○ A: There is open space in the LRC and the Art & Music room, so in a worst-case scenario, things may have to be shuffled around temporarily, but Wight does everything in our power to ensure that a project is delivered on schedule • <i>Q: If all goes well, does that mean that everyone will have full-day kindergarten?</i>



		<ul style="list-style-type: none"> ○ A: Lester is currently the last school to not have the program, so we will be able to offer an equitable program to other schools ● <i>Q: Will half-day kindergarten still be an option?</i> <ul style="list-style-type: none"> ○ A: Yes, it is required by law that Lester offers half-day kindergarten ● <i>Q: Are the 6th grade classrooms still going to be double classrooms? Is that by choice?</i> <ul style="list-style-type: none"> ○ A: Lester currently has a lot of classrooms separated by folding partitions. The addition also has two classrooms that are not separated by a wall due to the way that 6th grade co-teaches. However, the addition is designed to accommodate a new wall if the needs of the school change in the future. ● <i>Q: How much square footage is coming off of the current playground area?</i> <ul style="list-style-type: none"> ○ A: Approximately 3,500 SF ● <i>Q: Are we adding more hard surface to the back? What about the days when the kids have to stay off the grass areas?</i> <ul style="list-style-type: none"> ○ A: No, the swings are currently located at the East end. There are currently no plans to extend the hard surface. Lester will evaluate the situation when construction is finished, but is keeping an open mind about some adjustments that might have to be made. ● <i>Q: Is there any built-in technology in the new classrooms that is not present in the current classrooms?</i> <ul style="list-style-type: none"> ○ A: No, the technology in the new classrooms will be similar to what the rest of the building has. There won't be a significantly different classroom
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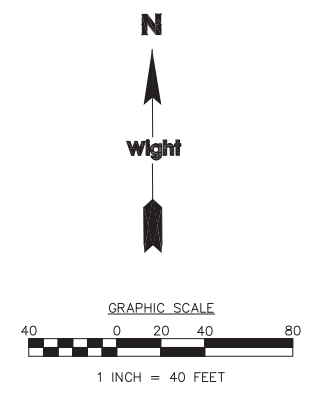
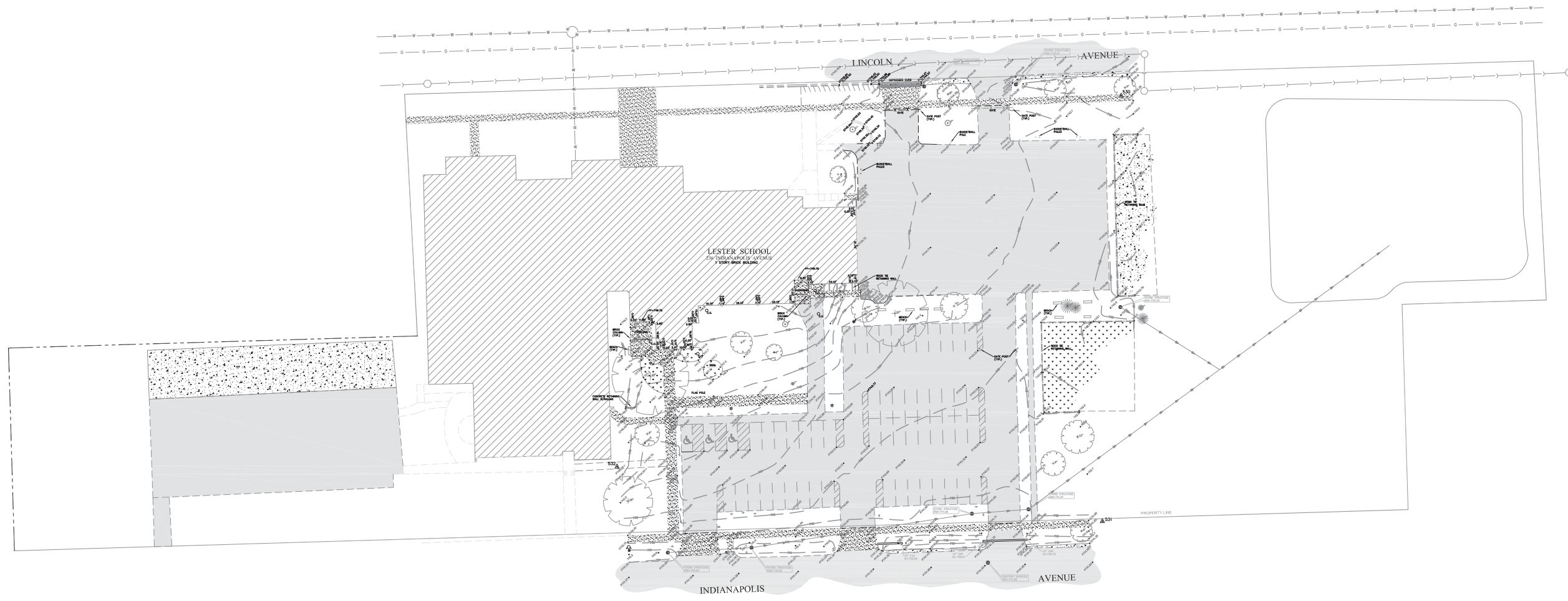
		<p>experience as far as technology goes between the addition and the existing.</p> <ul style="list-style-type: none"> • <i>Q: Will the building be air-conditioned?</i> <ul style="list-style-type: none"> ○ A: The unit associated with the addition has the capability to produce A/C, but since the rest of the building does not currently have A/C, it will not be running. If the building is upgraded in the future, it can be turned on easily. • <i>Q: Are there windows to ventilate the classrooms?</i> <ul style="list-style-type: none"> ○ A: Yes, each classroom has operable windows up high and down low. • <i>Q: What kind of glass will be on the exterior if the kids are throwing balls at the East wall?</i> <ul style="list-style-type: none"> ○ A: The glass is laminated and is up high enough that it should not be a problem. • <i>Q: Are there images available to the public?</i> <ul style="list-style-type: none"> ○ A: Yes, the images have been made public by the school
10	Summary	<ul style="list-style-type: none"> • At this time, no changes to the plans are required based on community feedback

The foregoing constitutes our understanding of the matters discussed and conclusions reached at this meeting. The participants are requested to advise the undersigned of any corrections or additions within 10 business days from the date of issuance.

Respectfully submitted,
Wight & Company

CC: File B5.0
Village of Downers Grove

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**DOWNERS GROVE GRADE
SCHOOL DISTRICT 58**



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REV	DESCRIPTION	DATE
	PERMIT REVIEW COMMENTS	12-18-2017
	ISSUED FOR BID	11-30-2017
	75% CONSTRUCTION DOCS	11-01-2017
	ISSUED FOR GMAX PRICING	10-12-2017

**DOWNERS GROVE
SCHOOL DISTRICT 58
LESTER ELEMENTARY
SCHOOL-ADDITION &
RENOVATIONS**

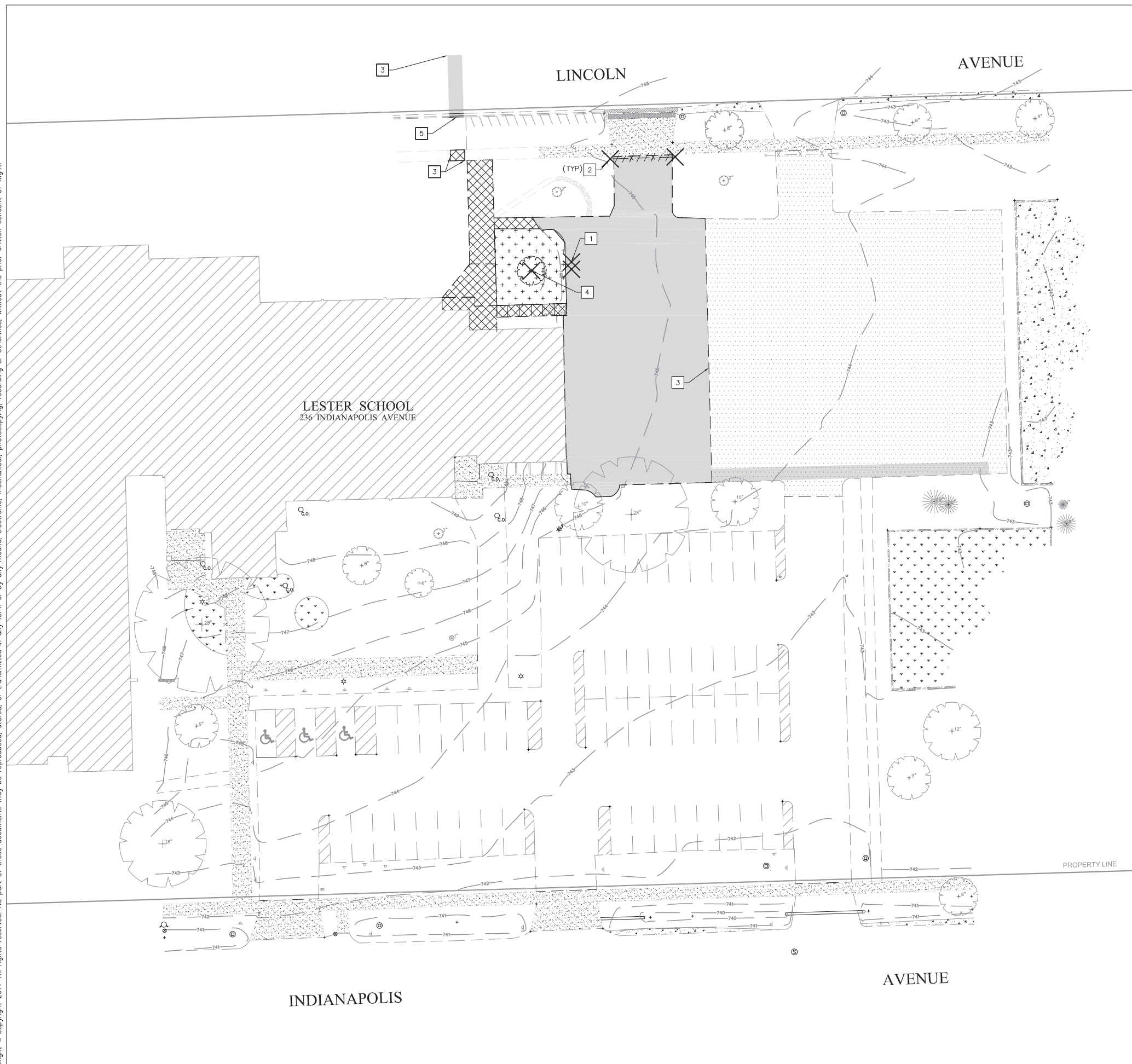
**OVERALL EXISTING
CONDITIONS**

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LEGEND

- HMA FULL DEPTH PAVEMENT & STONE BASE REMOVAL
- CONCRETE/SIDEWALK & STONE BASE REMOVAL
- MULCH REMOVAL
- 2" GRIND & OVERLAY
- ITEM REMOVAL
- REMOVAL LINEAR ITEMS

KEY NOTES

- 1** REMOVE BASKETBALL HOOP
- 2** REMOVE POSTS AND GATE
- 3** SAWCUT PAVEMENT/SIDEWALK
- 4** REMOVE TREE
- 5** CURB AND GUTTER REMOVAL AND RESTORATION

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN.
2. ALL EXISTING CURB TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURB DAMAGED DURING DEMOLITION SHALL BE REPLACED IN KIND.
3. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO FOLLOW ALL VILLAGE OF DOWNERS GROVE & DOWNERS GROVE SANITARY DISTRICT REQUIREMENTS FOR R.O.W. RESTORATION AND UTILITY CONNECTION REQUIREMENTS.
5. ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, ETC.
6. THE ROADWAY MUST BE KEPT CLEAN OF DEBRIS. REFER TO THE VILLAGE OF DOWNERS GROVE ORDINANCE 19.14 AND 19.22
7. ANY UTILITY ADJUSTMENTS, CONFLICTS, RELOCATIONS, ETC. REQUIRED SHALL BE COORDINATED WITH THE ENGINEER AND UTILITY OWNER/PROVIDER.



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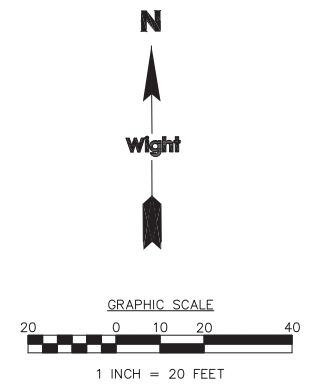
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DOWNERS GROVE SCHOOL DISTRICT 58 LESTER ELEMENTARY SCHOOL-ADDITION & RENOVATIONS

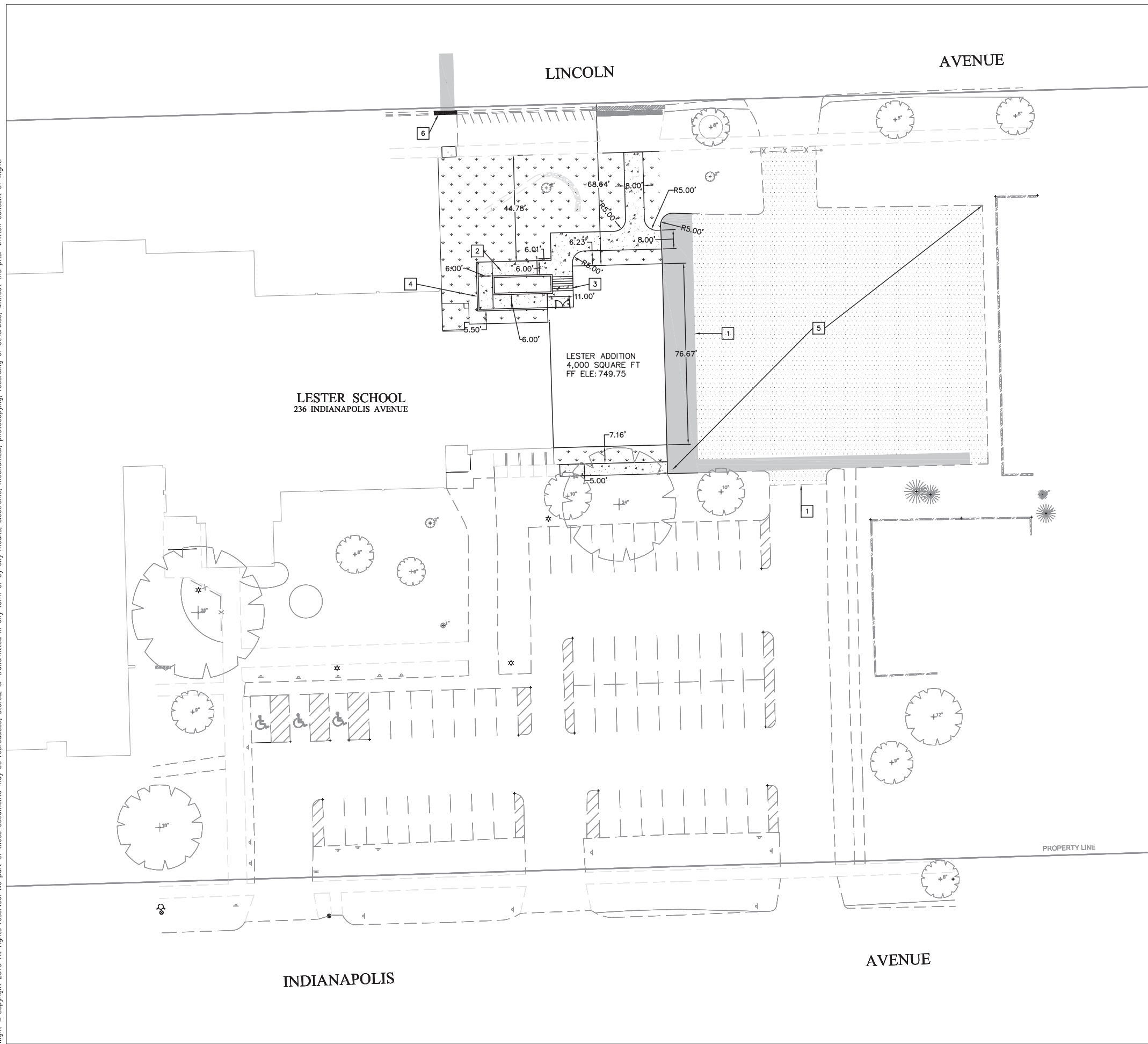
DEMOLITION PLAN

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MP
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LEGEND

	CONCRETE
	FULL DEPTH HMA PAVEMENT
	LANDSCAPE AREA
	2" MILL OVERLAY

KEY NOTES

- 1 SAWCUT PAVEMENT
- 2 NEW STRUCTURAL CONCRETE RAMP WITH HANDRAILS (SEE ARCH PLANS FOR DETAILS)
- 3 NEW STRUCTURAL CONCRETE STAIRS WITH HANDRAILS (SEE ARCH PLANS FOR DETAILS)
- 4 RETAINING WALL (SEE ARCH PLANS FOR DETAILS)
- 5 MATCH EX. STRIPING, COLOR, DIMENSIONS. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION
- 6 REPLACE 2' STONE SHOULDER

NOTES:

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3. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES NOT SCHEDULED FOR REMOVAL. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO FOLLOW ALL VILLAGE OF DOWNERS GROVE REQUIREMENTS FOR R.O.W. RESTORATION.
5. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (6" DEPTH), PERMANENT GRASS SEEDING (IDOT CLASS 1A) W/NORTH AMERICAN GREEN SC 150 BLANKET. CONTRACTOR SHALL PROTECT ANY AND ALL TREES EITHER SHOWN OR NOT SHOWN ON THE PLANS UNLESS OTHERWISE SPECIFIED. MINIMUM PROTECTION FOR TREES ON PRIVATE PROPERTY SHALL BE 4' SNOW FENCE INSTALLED ALONG THE DRIP LINE OF TREES.
6. ANY DISTURBANCE TO THE VILLAGE RIGHT-OF-WAY MUST BE RESTORED WITH SOD.
7. CONTRACTOR TO REGRADE ANY EXISTING GRAVEL, LANDSCAPING, ETC. ADJACENT TO IMPROVEMENT AREAS AS NECESSARY.
8. THE ROADWAY MUST BE KEPT CLEAN OF DEBRIS. REFER TO THE VILLAGE OF DOWNERS GROVE ORDINANCE 19.14 AND 19.22

PROJECT DATA

ZONING: INP2, NEIGHBORHOOD INSTITUTION/PUBLIC
 SITE AREA: 276,517 SF
 AREA OF DISTURBANCE: 10474 SF
 BUILDING ADDITION AREA: 4,000 SF
 EXISTING IMPERVIOUS AREA: 8235 SF
 NEW IMPERVIOUS AREA: 7164 SF
 NET NEW IMPERVIOUS AREA: -1,071 SF
 EXISTING PARKING: 56 SPACES
 PARKING REQUIRED 50 SPACES
 ADA PARKING REQUIRED: 3 SPACE
 ADA PARKING PROVIDED: 3 SPACE
 FAR 0.17
 BUILDING HEIGHT 18.4 FT

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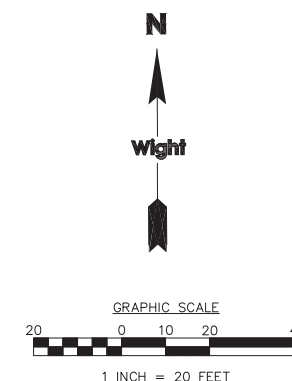
DOWNERS GROVE SCHOOL DISTRICT 58 LESTER ELEMENTARY SCHOOL-ADDITION & RENOVATIONS
 236 Indianapolis Ave
 Downers Grove, IL 60516

CIVIL SITE PLAN

Project Number:
 01-5344-13
 Drawn By:

Sheet:

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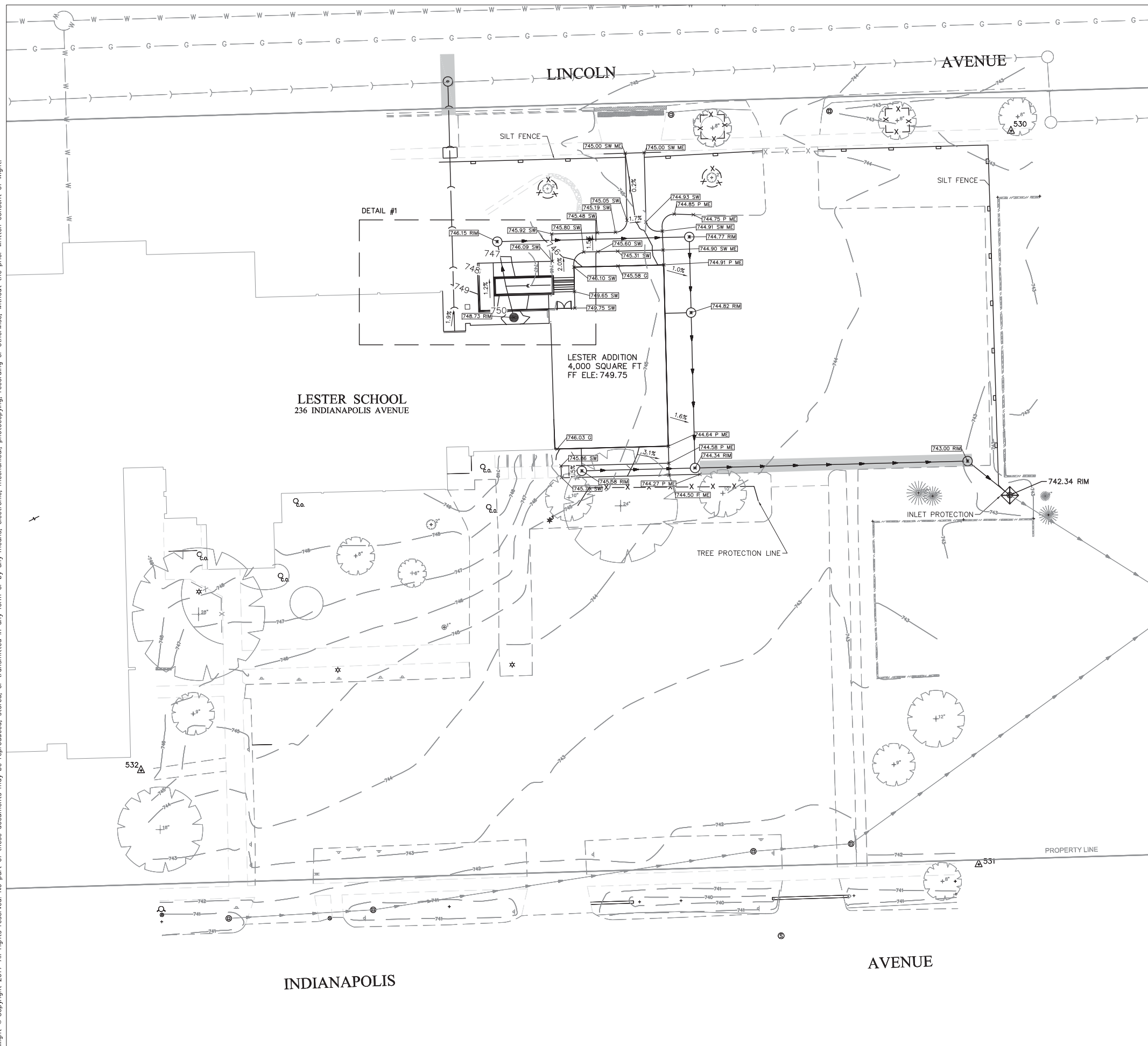
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LEGEND

- INLET PROTECTION
- TREE PROTECTION
- TOP OF PAVEMENT ELEVATION
- RIM ELEVATION
- TOP OF WALL ELEVATION
- GROUND ELEVATION
- SIDEWALK ELEVATION
- M.E.
- 2.0% SLOPE/DIRECTION OF FLOW
- SILT FENCE
- 745- EXISTING CONTOUR LINE
- 745- PROPOSED CONTOUR LINE

- NOTES:**
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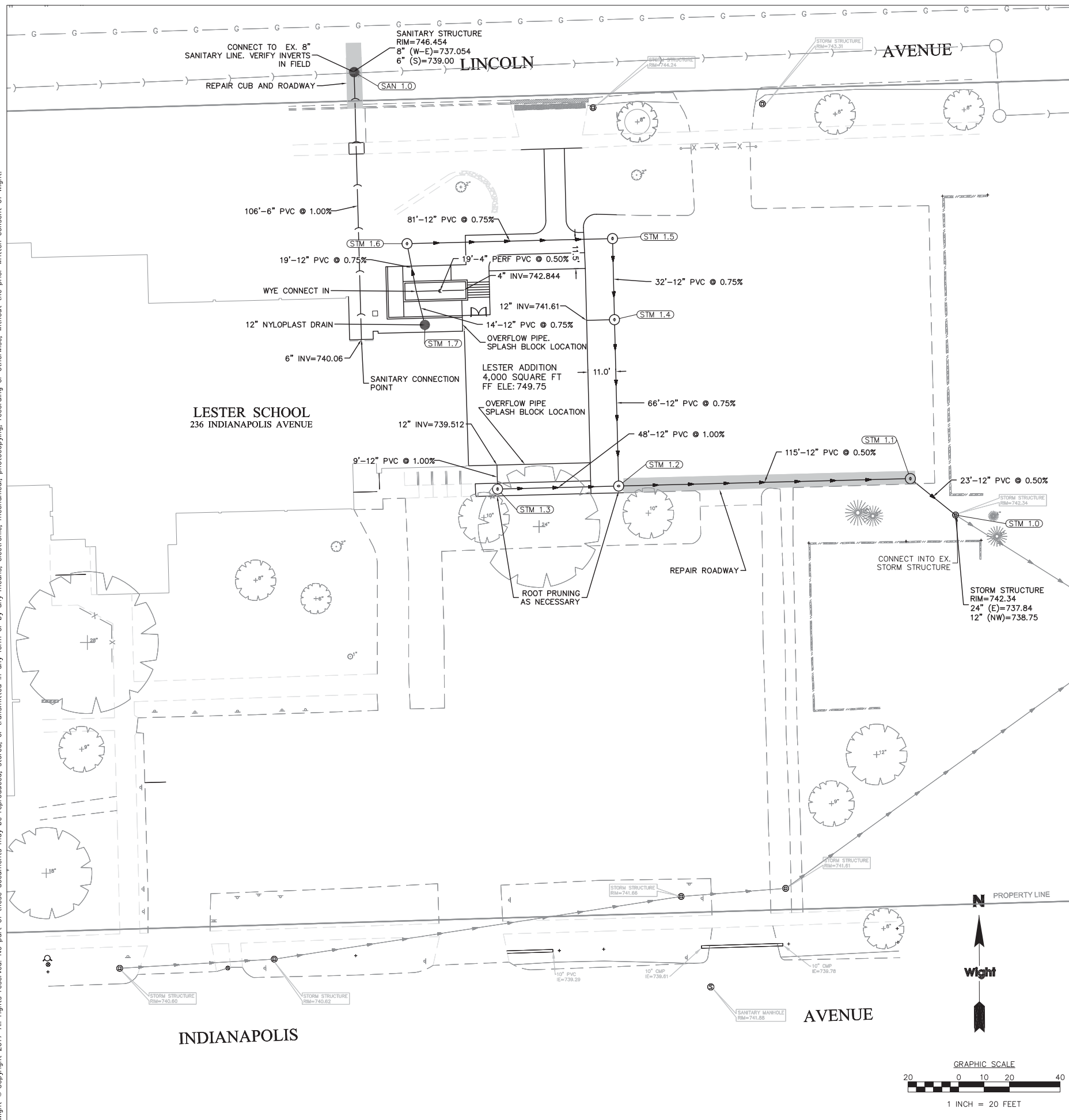
DOWNERS GROVE SCHOOL DISTRICT 58 LESTER ELEMENTARY SCHOOL-ADDITION & RENOVATIONS

GRADING AND EROSION CONTROL PLAN

Project Number:
01-5344-13
Drawn By:
MP
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LEGEND

- WATER MAIN (SUSPECTED LOCATION)
- STORM SEWER
- UNDERDRAIN
- SANITARY
- CATCH BASIN/INLET
- MANHOLE

Structure Table		Structure Table	
Structure	Structure Descriptions	Structure Details	Structure Table
SAN 1.0	CONNECT INTO EXISTING SANITARY LINE	RIM = 748.45 8" S = 739.00	STM 1.4 4' DIA TYPE A MH 12" N = 740.49 12" W = 741.50 12" S = 740.49
STM 1.0	CONNECT INTO EXISTING STM SYSTEM	RIM = 742.34 12" NW = 738.25	STM 1.5 3' DIA TYPE B INLET TYPE 1 F&G, CL RIM = 744.77 12" W = 740.73 12" S = 740.73
STM 1.1	4' DIA TYPE A MH TYPE 1 F&G, CL	RIM = 743.00 12" W = 738.36 12" SE = 738.36	STM 1.6 2' DIA TYPE A INL TYPE 1 F&G, CL RIM = 746.15 12" S = 741.34 12" E = 741.34
STM 1.2	4' DIA TYPE A MH TYPE 1 F&G, CL	RIM = 744.34 12" N = 740.00 12" W = 738.94 12" E = 738.94	STM 1.7 12" INLINE DRAIN NYLOPLAST RIM = 748.73 12" N = 741.59
STM 1.3	4' DIA TYPE A MH TYPE 1 F&G, CL	RIM = 745.58 12" N = 739.42 12" E = 739.42	

- ### NOTES:
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 - ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE ILLINOIS ACCESSIBILITY CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.

- ### SANITARY SEWER
- DOWNERS GROVE SANITARY DISTRICT STANDARDS AND ORDINANCES SHALL GOVERN ALL SANITARY SEWER CONSTRUCTION.
 - THE SEWER CONTRACTOR SHALL SCHEDULE WITH SANITARY DISTRICT INSPECTIONS OF THE SANITARY SEWER CONSTRUCTION 48 HOURS IN ADVANCE OF THE START OF THE CONSTRUCTION (630-969-0664).
 - SANITARY SEWERS SHALL BE CONSTRUCTED OF PVC (SDR 26) PIPE CONFORMING TO ASTM D-2241, PUSH-ON BELL AND SPOUT TYPE WITH RUBBER RING SEAL GASKETED JOINTS CONFORMING TO ASTM D-3139, OR D.I. PIPE CONFORMING TO AWWA C151, JOINTS AWWA C111.
 - BEDDING AND INITIAL BACKFILL SHALL CONFORM TO THE CONSTRUCTION DETAILS.
 - SANITARY MANHOLES SHALL CONFORM TO THE CONSTRUCTION DETAILS.
 - BAND SEAL OR MISSION COUPLINGS WITH STAINLESS STEEL STRAPS SHALL BE USED AT ALL POINTS OF CHANGE IN SEWER PIPE MATERIAL.
 - CONNECTIONS TO EXISTING MANHOLES SHALL BE BY MEANS OF CORE DRILLING AND INSTALLATION OF A RUBBER BOOT.
 - ALL SANITARY SEWERS SHALL BE AIR TESTED AND MANDREL/DEFLECTION TESTED ACCORDING TO THE REQUIREMENTS OF THE ISPE STANDARDS AND THE VILLAGE OF DOWNERS GROVE ORDINANCE. THE VILLAGE OF DOWNERS GROVE SHALL BE CONSULTED FOR ADDITIONAL TESTING REQUIREMENTS.
 - WATER MAIN QUALITY PVC SEWER PIPE SHALL CONFORM TO PRESSURE RATING IN ACCORDANCE WITH ASTM D2241, SDR 26. JOINTS SHALL COMPLY WITH ASTM F477 WITH A PRESSURE RATING IN ACCORDANCE WITH ASTM D3139.
 - UPON COMPLETION OF SEWER CONSTRUCTION THE CONTRACTOR SHALL TELEWISE ALL NEWLY CONSTRUCTED SEWERS AND PROVIDE A WRITTEN REPORT AND ONE COLOR VIDEO TAPE OF THE INSPECTION TO THE MUNICIPAL ENGINEER PRIOR TO MUNICIPAL ACCEPTANCE.
 - BEFORE FINAL ACCEPTANCE, THE SANITARY SEWERS SHALL BE TESTED IN ACCORDANCE WITH SECTION 31-1.12 & 31-1.13 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS. SPECIFICALLY, ALL PIPELINES CONSTRUCTED OF FLEXIBLE MATERIALS SHALL BE SUBJECT TO AIR EXFILTRATION TESTS, TELEVISION TEST, AND DEFLECTION TEST. THE DEFLECTION TEST SHALL BE PERFORMED NO SOONER THAN THIRTY (30) DAYS OF THE BACK FILLING OPERATION AND SHALL CONSIST OF MEASURING THE PIPE FOR VERTICAL RING DEFLECTION. MAXIMUM RING DEFLECTION OF THE PIPELINE UNDER LOAD SHALL BE LIMITED TO FIVE (5) PERCENT OF THE INTERNAL PIPE DIAMETER. ALL PIPE EXCEEDING THIS DEFLECTION SHALL BE CONSIDERED TO HAVE REACHED THE LIMIT OF ITS SERVICEABILITY AND SHALL BE RE-LAID OR REPLACED BY THE SUB-CONTRACTOR. DEFLECTION TESTING SHALL BE ACCOMPLISHED BY PULLING A MANDREL, SPHERE, OR PIN-TYPE GO / NO-GO DEVICE, WITH A DIAMETER EQUAL TO NINETY-FIVE (95) PERCENT OF THE UNDEFLECTED INSIDE DIAMETER OF THE FLEXIBLE PIPE, THROUGH THE PIPELINE. IN ADDITION, ALL SANITARY SEWER HAVING A DIAMETER OF EIGHT (8) INCHES OR GREATER SHALL BE TELEVIEWED. COPIES OF ALL VIDEO TAPES MUST BE SUBMITTED TO THE VILLAGE OF DOWNERS GROVE.

- ### BUILDING SANITARY SERVICE TELEVISION NOTES
- THE ENTIRE BUILDING SANITARY SERVICE SHALL BE TELEVIEWED FROM THE PUBLIC SEWER TO THE BUILDING, INCLUDING THE MACHINE TAP, WYE OR TEE, THE OUTSIDE CLEANOUT(S) AND ALL SERVICE PIPING.
 - PRIOR TO TELEVISION, FLUSH AND CLEAN THE SEWERS BY A METHOD ACCEPTABLE TO THE DISTRICT. PROVIDE PREPARATORY CLEANING OF THE SEWER TO PERMIT UNOBSTRUCTED PASSAGE OF THE TELEVISION CAMERA AND CLEAN ENOUGH FOR THE CAMERA TO DISCERN STRUCTURAL DEFECTS, MISALIGNMENT, AND POINTS OF INFILTRATION TO THE SATISFACTION OF THE DISTRICT.
 - PROVIDE THE DISTRICT A VHS VIDEO RECORDING OF THE TELEVISION. SET VIDEO RECORDER TO STANDARD PLAY (SP) MODE.
 - BEGIN EACH TAPE WITH THE CURRENT DATE AND THE BEGINNING FOOTAGE COUNT SUPERIMPOSED ON THE VIDEO SIGNAL. PROVIDE CONTINUOUS FOOTAGE COUNTER ON ALL VIDEO RECORDINGS.
 - PROFESSIONALLY LABEL ALL VIDEO TAPES SHOWING THE BUILDING ADDRESS, THE DATE, AND CONTRACTOR'S NAME.
 - MOVE THE CAMERA, AT A SPEED NO GREATER THAN 30 FEET PER MINUTE AND STOPPING AT ALL DEFECTS AND POINTS OF INFILTRATION TO PERMIT PROPER DOCUMENTATION OF THE SEWER CONDITION.
 - ALL TELEVISION FOR ACCEPTANCE SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE DISTRICT. THE CONTRACTOR SHALL NOTIFY THE DISTRICT 48 HOURS PRIOR TO TELEVISION. VIDEO TAPES SHALL BE TURNED IN IMMEDIATELY TO THE DISTRICT INSPECTOR UPON COMPLETION OF TELEVISION.
 - TELEVISION MAY BE PERFORMED AFTER THE SANITARY SERVICE HAS BEEN SUCCESSFULLY AIR TESTED AND ALL OUTSIDE CLEANOUTS HAVE BEEN ADJUSTED TO FINAL GRADE.



DOWNERS GROVE GRADE
SCHOOL DISTRICT 58

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REV	DESCRIPTION	DATE
	PERMIT REVIEW COMMENTS	12-18-2017
	ISSUED FOR BID	11-30-2017
	75% CONSTRUCTION DOCS	11-01-2017
	ISSUED FOR GMAX PRICING	10-12-2017

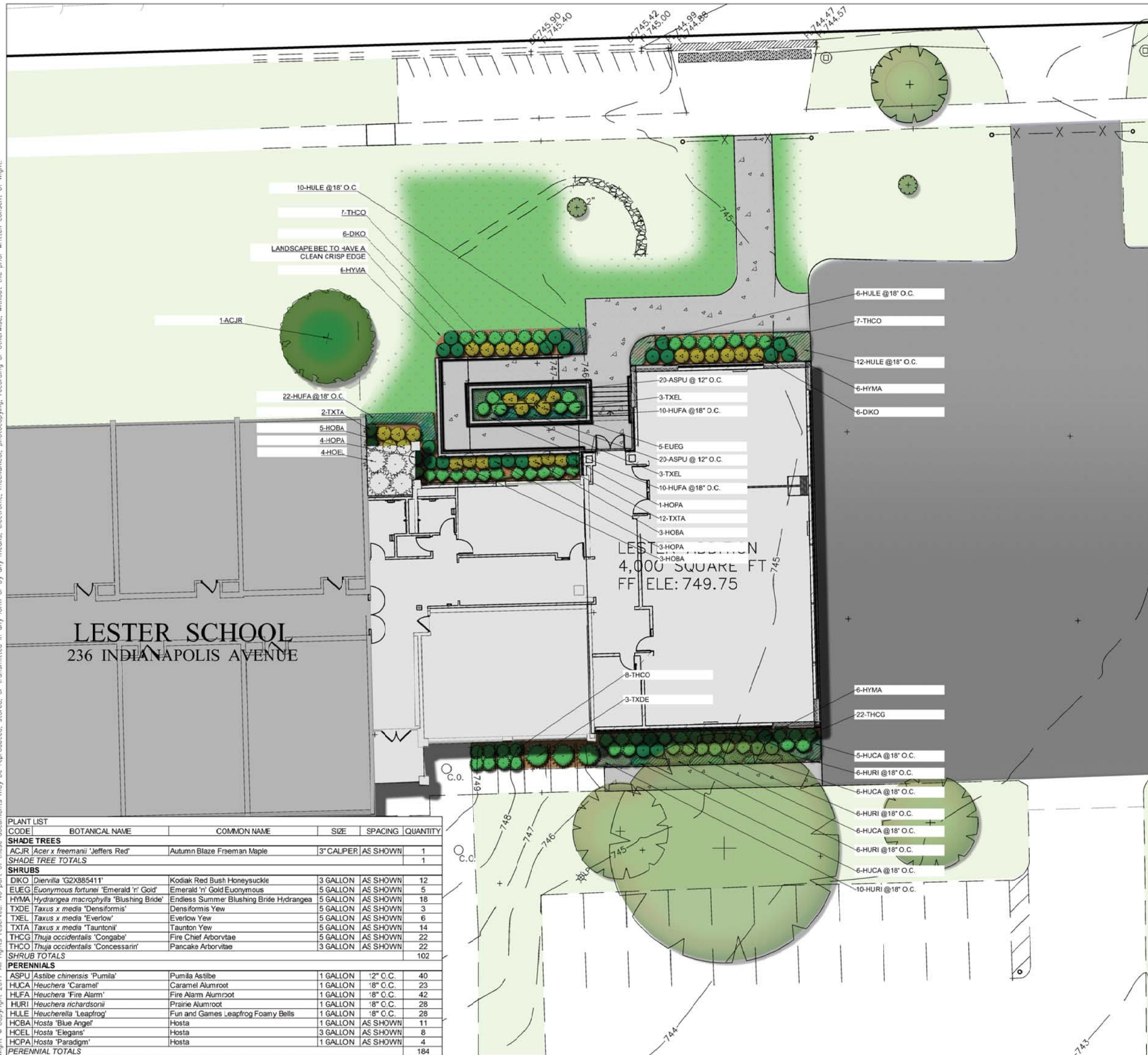
DOWNERS GROVE SCHOOL DISTRICT 58 LESTER ELEMENTARY SCHOOL-ADDITION & RENOVATIONS

UTILITY PLAN

Project Number:
01-5344-13
Drawn By:
MP
Sheet:

C4.00

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LEGEND

- KENTUCKY BLUEGRASS SOD
- PROPOSED SHADE TREE
- PROPOSED SHRUBS, GRASSES AND PERENNIALS

- ### LANDSCAPE NOTES:
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 6" DEPTH), BLACK BEAUTY GRASS SEED MIX, AND EROSION CONTROL BLANKET.
 - THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES NOT SHOWN ON THE PLANS TO BE SAVED FROM DAMAGE DUE TO HIS OPERATIONS. MINIMUM PROTECTION FOR TREES SHALL BE 4" SNOW FENCE. INSTALL ALONG THE DRIP LINE OF TREES AS SHOWN ON THE PLANS.
 - THE CONTRACTOR WILL MAKE NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL SUBMIT ANY SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT.
 - ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AND AS DETAILED ON THESE DRAWINGS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
 - PERMANENT GRASS SEEDING SHALL BE PROPERLY COVERED IMMEDIATELY AFTER SEEDING WITH NORTH AMERICAN GREEN S150N EROSION CONTROL BLANKET TO MANUFACTURER'S SPECIFICATIONS.
 - TREES SHALL BE INSTALLED A MINIMUM OF 5' HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES.
 - TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO MANHOLES, VALVE VAULTS, VALVE BOXES, AND FIRE HYDRANTS.
 - ANY AREA COMPACTED BY CONSTRUCTION TRAFFIC SHALL BE TILLED OR RESTORED TO ALLOW FOR SUITABLE PLANTING CONDITIONS.
 - QUANTITIES ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY TOTAL QUANTITIES FROM PLAN.

PLANT LIST	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
SHADE TREES						
ACJR	<i>Acer x freemanii</i>	'Jeffers Red'	Autumn Blaze Freeman Maple	3" CALIPER	AS SHOWN	1
SHADE TREE TOTALS						
SHRUBS						
DIKO	<i>Diervilla</i>	'G2X885411'	Kodiak Red Bush Honeysuckle	3 GALLON	AS SHOWN	12
EUEG	<i>Euonymus fortunei</i>	'Emerald 'n' Gold'	Emerald 'n' Gold Euonymus	5 GALLON	AS SHOWN	5
HYMA	<i>Hydrangea macrophylla</i>	'Blushing Bride'	Endless Summer Blushing Bride Hydrangea	5 GALLON	AS SHOWN	18
TXDE	<i>Taxus x media</i>	'Densiformis'	Densiformis Yew	5 GALLON	AS SHOWN	3
TXEL	<i>Taxus x media</i>	'Everlow'	Everlow Yew	5 GALLON	AS SHOWN	6
TXTA	<i>Taxus x media</i>	'Tauntonii'	Taunton Yew	5 GALLON	AS SHOWN	14
THCG	<i>Thuja occidentalis</i>	'Congabe'	Fire Chief Arborvitae	5 GALLON	AS SHOWN	22
THCO	<i>Thuja occidentalis</i>	'Concessarin'	Pancake Arborvitae	3 GALLON	AS SHOWN	22
SHRUB TOTALS						
PERENNIALS						
ASPU	<i>Astibe chinensis</i>	'Pumila'	Pumila Astibe	1 GALLON	12" O.C.	40
HUCA	<i>Heuchera</i>	'Caramel'	Caramel Alumroot	1 GALLON	18" O.C.	23
HUFA	<i>Heuchera</i>	'Fire Alarm'	Fire Alarm Alumroot	1 GALLON	18" O.C.	42
HURI	<i>Heuchera richardsonii</i>		Prairie Alumroot	1 GALLON	18" O.C.	28
HULE	<i>Heuchera</i>	'Leapfrog'	Fun and Games Leapfrog Foamy Bells	1 GALLON	18" O.C.	28
HCBA	<i>Hosta</i>	'Blue Angel'	Hosta	1 GALLON	AS SHOWN	11
HCGL	<i>Hosta</i>	'Elegans'	Hosta	3 GALLON	AS SHOWN	8
HCPA	<i>Hosta</i>	'Paradigm'	Hosta	1 GALLON	AS SHOWN	4
PERENNIAL TOTALS						

DOWNERS GROVE GRADE SCHOOL DISTRICT 58

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REV	DESCRIPTION	DATE
	PERMIT REVIEW COMMENTS	12-18-2017
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	75% CONSTRUCTION DOCS	11-01-2017
	ISSUED FOR MAX PRICING	10-12-2017

**DOWNERS GROVE SCHOOL DISTRICT 58
 LESTER ELEMENTARY SCHOOL-ADDITION & RENOVATIONS**
 236 Indianapolis Ave
 Downers Grove, IL 60516

LANDSCAPE PLAN

Project Number:
 01-5399-13
 Drawn By:
 LR
 Sheet:

L1.00



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NOT FOR CONSTRUCTION

REV	PERMIT REVIEW COMMENTS ISSUED FOR ZONING SUBMITTAL	12/18/17 11/14/17
	DESCRIPTION	DATE

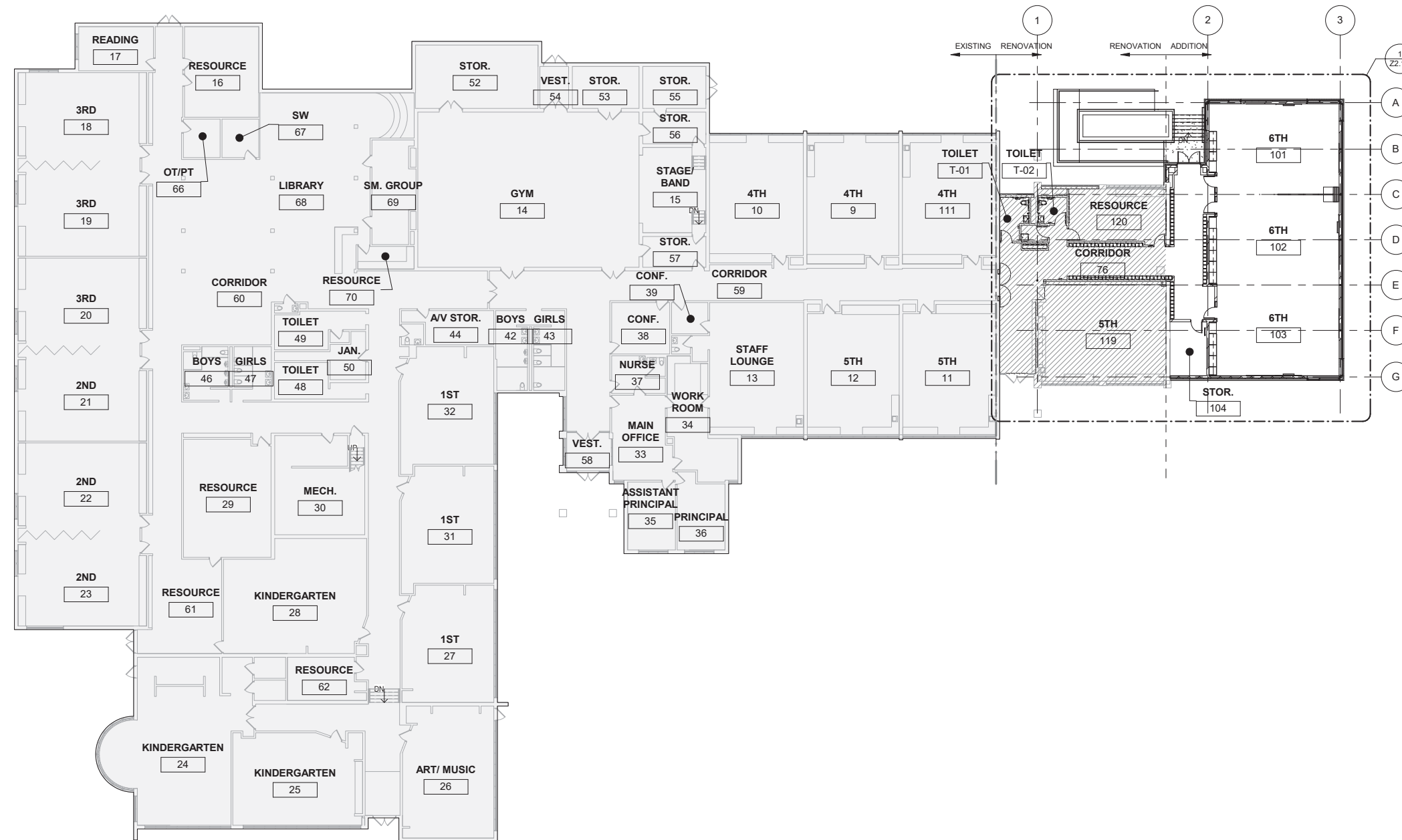
LESTER ELEMENTARY SCHOOL - ADDITION & RENOVATIONS

236 Indianapolis Ave, Downers Grove

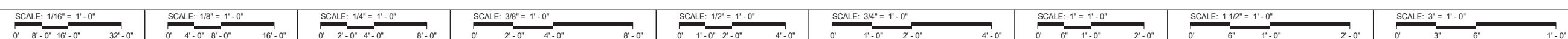
FIRST FLOOR PLAN - OVERALL

Project Number:
5399-13
Drawn By:
Author
Sheet:

Z2.1



1 FIRST FLOOR PLAN - OVERALL
Z2.1 SCALE: 1/16" = 1'-0"



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			12/18/17
			11/14/17

LESTER ELEMENTARY SCHOOL - ADDITION & RENOVATIONS

236 Indianapolis Ave, Downers Grove

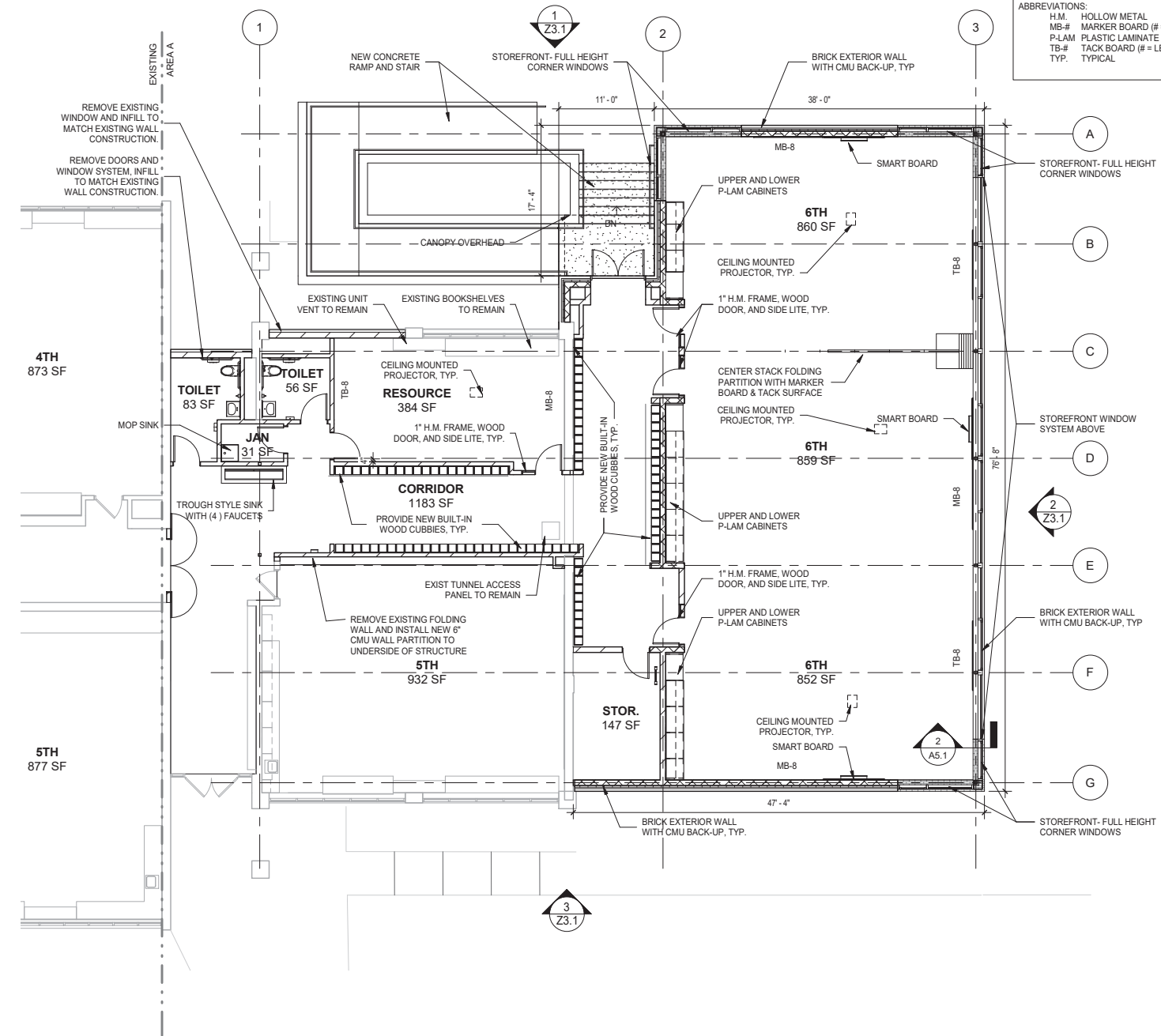
FIRST FLOOR PLAN & ROOF PLAN - AREA A

Project Number:
5399-13
Drawn By:
Author
Sheet:

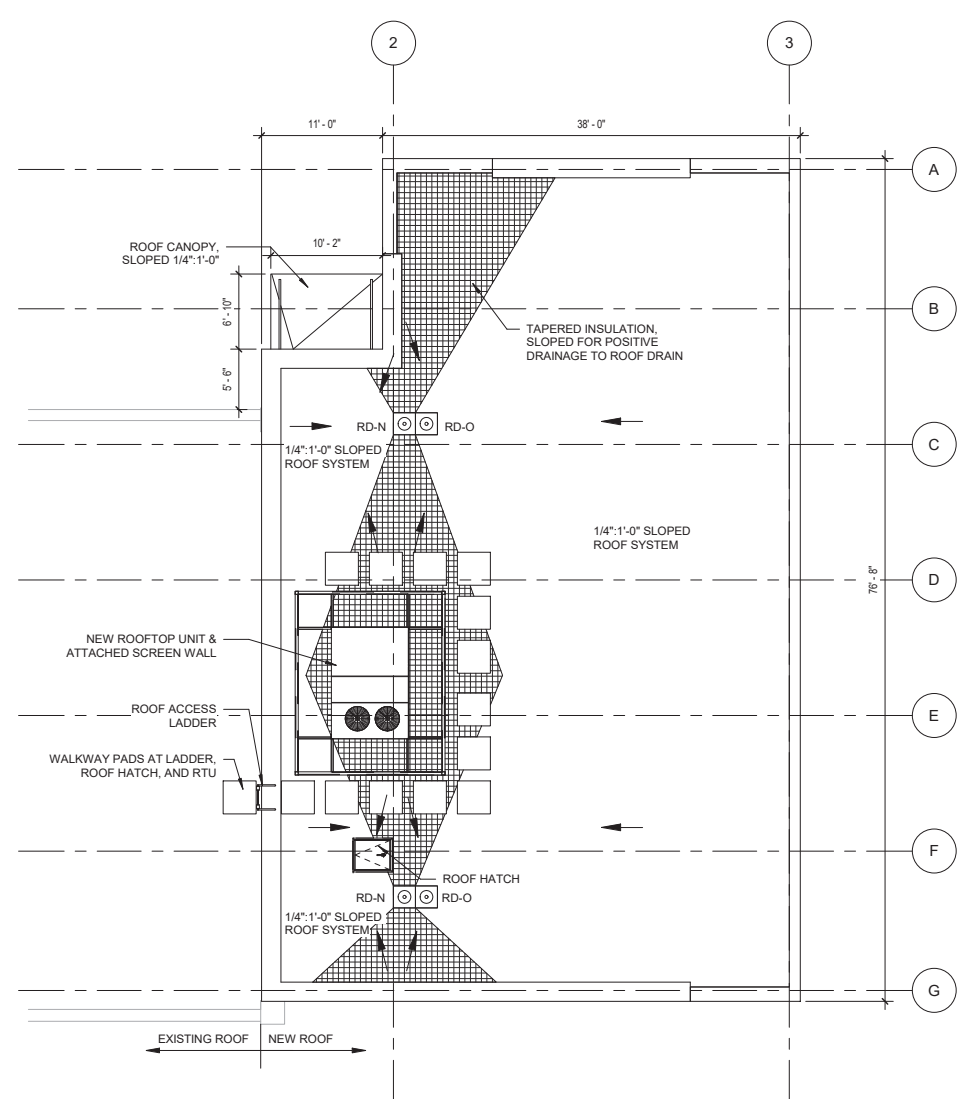
Z2.1A

- TYPICAL FINISHES:
- CLASSROOMS:
 - FLOORING - VCT
 - BASE - RUBBER
 - WALLS - PAINTED CMU
 - CEILING - 2X2 ACT AND GYP SOFFITS
 - LIGHTING - 2X4 RECESSED LIGHTING
 - CORRIDORS:
 - FLOORING - VCT
 - BASE - RUBBER
 - WALLS - PAINTED CMU
 - CEILING - 2X2 ACT
 - LIGHTING - 2X4 RECESSED LIGHTING
 - TOILET ROOM:
 - FLOORING - VCT
 - BASE - VCT
 - WALLS - PAINTED CMU
 - CEILING - GYPSUM BOARD
 - LIGHTING - RECESSED LIGHTING
 - JAN / STORAGE ROOMS:
 - FLOORING - EXPOSED CONCRETE
 - BASE - NONE
 - WALLS - PAINTED CMU
 - CEILING - NONE
 - LIGHTING - UTILITY LIGHTING

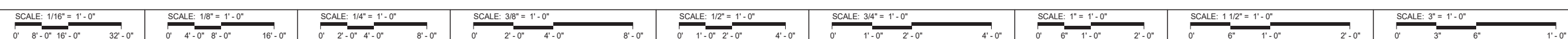
- ABBREVIATIONS:
- H.M. HOLLOW METAL
 - MB-# MARKER BOARD (# = LENGTH IN FEET)
 - P-LAM PLASTIC LAMINATE
 - TB-# TACK BOARD (# = LENGTH IN FEET)
 - TYP. TYPICAL



1 FIRST FLOOR PLAN - AREA A
Z2.1A SCALE: 1/8" = 1'-0"



2 ROOF PLAN - AREA A
Z2.1A SCALE: 1/8" = 1'-0"



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CONSTRUCTION**

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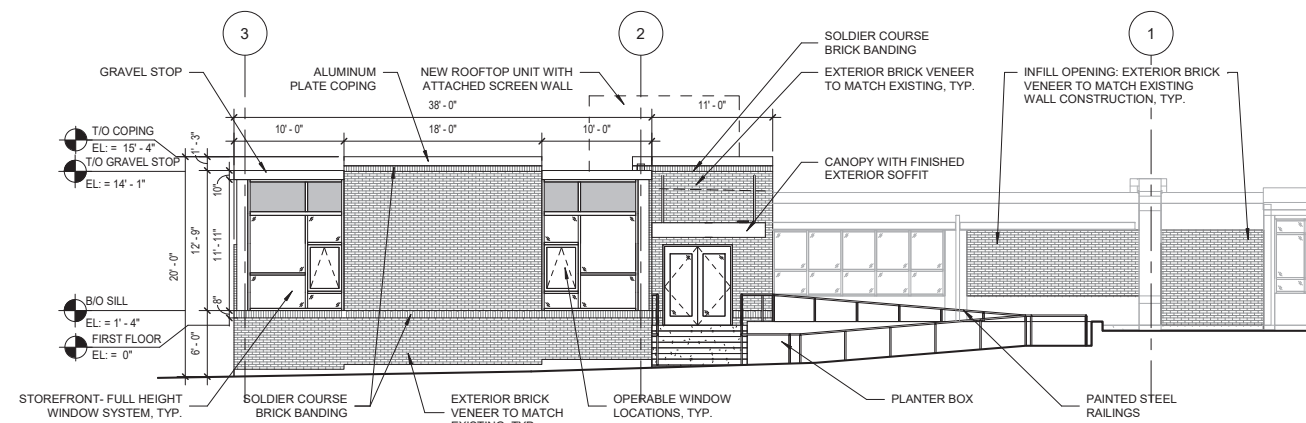
**LESTER ELEMENTARY
SCHOOL - ADDITION &
RENOVATIONS**

236 Indianapolis Ave, Downers Grove

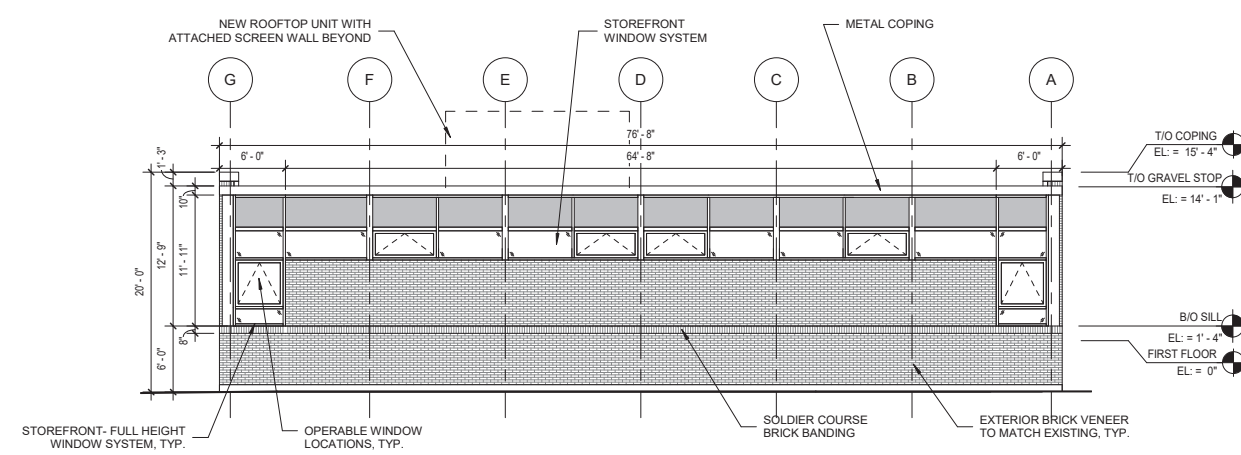
ELEVATIONS

Project Number:
5399-13
Drawn By:
Author
Sheet

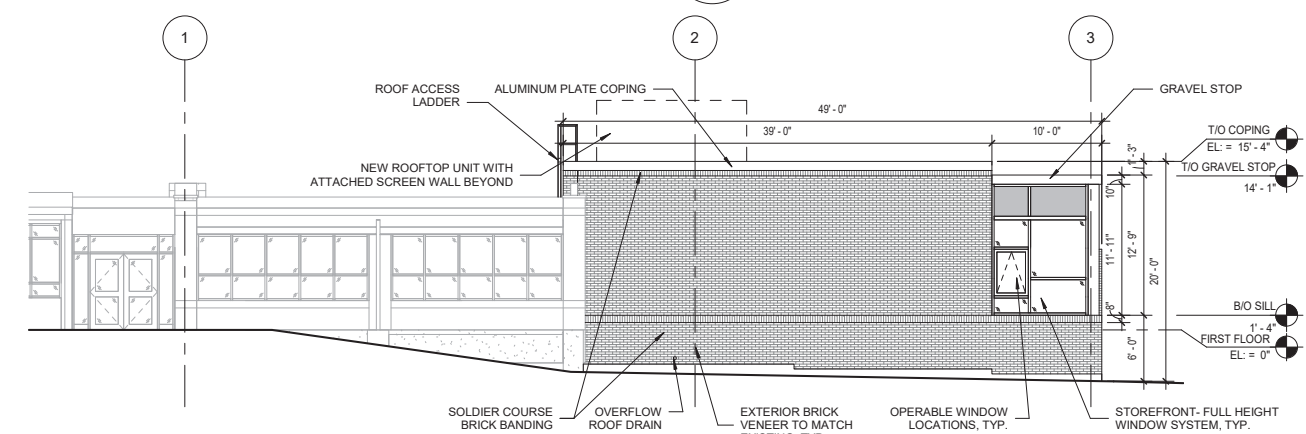
Z3.1



1 NORTH ELEVATION
Z3.1 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
Z3.1 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
Z3.1 SCALE: 1/8" = 1'-0"

SCALE: 1/16" = 1'-0" 0' 8'-0" 16'-0" 32'-0"	SCALE: 1/8" = 1'-0" 0' 4'-0" 8'-0" 16'-0"	SCALE: 1/4" = 1'-0" 0' 2'-0" 4'-0" 8'-0"	SCALE: 3/8" = 1'-0" 0' 2'-0" 4'-0" 8'-0"	SCALE: 1/2" = 1'-0" 0' 1'-0" 2'-0" 4'-0"	SCALE: 3/4" = 1'-0" 0' 1'-0" 2'-0" 4'-0"	SCALE: 1" = 1'-0" 0' 6" 1'-0" 2'-0"	SCALE: 1 1/2" = 1'-0" 0' 6" 1'-0" 2'-0"	SCALE: 3" = 1'-0" 0' 3" 6" 1'-0"
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1 VIEW OF NORTH ENTRY
 Z4.1 SCALE: 12" = 1'-0"



2 VIEW FROM NORTHEAST CORNER
 Z4.1 SCALE: 12" = 1'-0"



DOWNERS GROVE GRADE
 SCHOOL DISTRICT 58

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REV	PERMIT REVIEW COMMENTS ISSUED FOR ZONING SUBMITTAL	DESCRIPTION	DATE
			12/18/17
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**LESTER ELEMENTARY
 SCHOOL - ADDITION &
 RENOVATIONS**

236 Indianapolis Ave, Downers Grove

RENDERINGS

Project Number:
 5399-13
 Drawn By:
 Author
 Sheet

Z4.1

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SCALE: 1/16" = 1'-0" 0' 8'-0" 16'-0" 32'-0"	SCALE: 1/8" = 1'-0" 0' 4'-0" 8'-0" 16'-0"	SCALE: 1/4" = 1'-0" 0' 2'-0" 4'-0" 8'-0"	SCALE: 3/8" = 1'-0" 0' 2'-0" 4'-0" 8'-0"	SCALE: 1/2" = 1'-0" 0' 1'-0" 2'-0" 4'-0"	SCALE: 3/4" = 1'-0" 0' 1'-0" 2'-0" 4'-0"	SCALE: 1" = 1'-0" 0' 6" 1'-0" 2'-0"	SCALE: 1 1/2" = 1'-0" 0' 6" 1'-0" 2'-0"	SCALE: 3" = 1'-0" 0' 3" 6" 1'-0"
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DRAFT MINUTES

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

17-PLC-0036: A petition seeking approval of a Zoning Map Amendment and a Special Use to allow a school addition. The property is currently zoned R-4, Residential Detached House 4, proposed to rezone to INP-2, Campus-Scale Institutional and Public. The property is located west of Cumnor Road, between Lincoln Avenue and Indianapolis Avenue, commonly known as 236 Indianapolis Avenue, Downers Grove, IL (PINs 09-04-303-011, 09-04-303-012, 09-04-308-001). Wight & Company, Petitioner; School District No. 58 Owner.

Mr. Scott Williams, Planner for the Village of Downers Grove, stated that the subject property borders Lincoln Avenue, Cumnor Road and Indianapolis Avenue and is currently zoned R-4, Residential Detached House 4. The petitioner is applying for the INP-2 zoning designation. He displayed site plans of the property, depicting a proposed 3400 square foot addition to be located at the playground area to the east of the site. The proposal will meet all bulk requirements. One curb cut will be removed and replaced with a walkway and landscaping. The petitioner has submitted a landscaping plan for the site, and there is a reduction of 1071 square feet of impervious area. The addition will connect into existing utility systems. This addition will allow for the return of the school's full-day kindergarten program. Elevation drawings show that the addition will meet height requirements and all mechanicals will be fully screened.

Mr. Williams explained that INP-2 zoning is intended to accommodate development and expansion of large public, civic and institutional uses while minimizing the potential for adverse impact on surrounding areas. He noted that the total elementary school property is approximately 6.7 acres in size and bordered by single-family residences on all sides. He noted that according to the Comprehensive Plan's Future Land Use Map, the footprint of the school is not being expanded beyond the initial perimeter of the property. The current land use will be consistent with the proposed zoning change.

Mr. Williams said that Staff finds the proposed addition meets all the criteria of the Special Use by providing enhanced educational services, fully restoring the kindergarten program to the facility, and providing appropriate landscaping and screening for the project. He noted that Staff recommends approval subject to the two conditions listed on page 5 of Staff's report dated January 8, 2018.

Ch. Gassen said that her husband works for Wight and Company, however, due to the nature of this petition, she does not feel that impacts her decision.

Ms. Johnson asked about additional parking spots, and Ms. Leitschuh replied that they already have an excess of parking.

Mr. Kulovany clarified with Mr. Williams that the reason they needed INP-2 zoning was because the 6.7-acre size of the property exceeded the INP-1 area maximum. In further response, Mr. Williams explained that the INP zoning with campus master plans

DRAFT MINUTES

includes a variety of institutional uses such as hospitals, stadium seating, parking lots, cell towers, etc.

Ms. Leitschuh added that INP gives the ability to the owner to present various phases of their project to the Village without having to return to the Village for numerous public hearings.

Ch. Gassen called for the Petitioner's presentation.

Amy Fuller of Wight & Company, 2500 N. Frontage Road, Darien, Illinois, made the presentation on behalf of School District 58. She said they intend to add three classrooms to the school to bring the school back to full-day programs, and to return kindergarten facilities to the school. They will provide an ADA accessible entrance, and materials are planned to match the existing brick. They are requesting INP-2 zoning based on the Village's recommendation to comply with the Comprehensive Plan. Construction is anticipated to begin in early March, scheduled for completion at the beginning of the 2018-2019 school year.

Mr. Maurer asked for verification about the materials used, and Ms. Fuller said the materials would match the existing building materials.

Regarding parking, Ms. Fuller said that they comply with the Village's Ordinance calculation based on the number of students. The main striped parking lot is to the south, and during special events there is another area southwest of the site used for overflow parking. She noted that parking is allowed on both Lincoln and on Indianapolis.

Ch. Gassen called upon members of the public who wished to make a comment or ask a question about the petition.

Cindy Gilbert of 240 Lincoln asked how surrounding drainage/water runoff will be affected by the addition, and what measures will be taken to limit construction debris from neighboring properties. They've experienced problems in the past with construction dust and debris in their yards.

Ms. Hartnett of 300 Lincoln said that parents pull in and park at the end of the day where the building is proposed for construction. She is concerned about the safety of the children in the playground area during construction. She also expressed concern that construction traffic will follow the one-way direction during construction. Ms. Hartnett noted an additional concern at night and on weekends with drugs and police activity on the site. There have been occasions when young people have been found on the roof of the building at night. She asked that the property be lit better at night.

There being no further questions or comments, Ch. Gassen closed the public portion of the hearing, and asked the Petitioner to respond to the public comments.

Ms. Fuller showed the plan for construction and where truck traffic will occur. Parent pick-up and drop-off will still take place at the entrance closest to Cumnor Avenue, utilizing the one-way traffic directions. They will maintain the existing site lighting, and

DRAFT MINUTES

since the new addition is slightly higher at 18', they don't anticipate anyone climbing up on the roof. They will connect plumbing to the existing sewers toward Lincoln. She then asked their civil engineer to comment on the drainage question.

Mr. Byron Wynn of Wight & Company Land Development Group, 1401 Clark Street, North Aurora, said they are going to create a new sanitary sewer connection along Lincoln, which should not disrupt any sanitary sewer connection to the neighborhood. Roof drainage will be taken to the existing detention basin, and the overall site will maintain the drainage that currently exists. On the east side is an existing detention basin, which will collect stormwater coming from the proposed addition and be sent out to the storm sewer in the street.

Mr. Williams noted that the Village's engineers have reviewed the proposal and there will be a site management permit.

Mr. Maurer asked where the reduction in impervious surface will occur. Mr. Lyons said that they will be adding greenspace around the building and will be removing much of the western driveway's hard surface.

Ms. Leitschuh said if there are any problems or questions from the residents as construction goes on, they should call the Village because there are a number of rules that must be followed. The Community Development Department and Code Enforcement Staff go to the sites to assure that all regulations are being met.

Mr. Kulovany stated that this petition seems straightforward.

Mr. Boyle said he hoped this would be a benefit for the community. The engineers will have to meet the regulations.

Ch. Gassen stated that it appears from Staff's report that the requirements for a Special Use have been met. There being no further comments, she called for a Motion.

Ms. Johnson moved with regard to File 17-PLC-0036 that the Plan Commission forward a positive recommendation to the Village Council to approve this request for a Zoning Map Amendment and a Special Use subject to the two conditions listed on page 5 of Staff's report dated January 8, 2018. Mr. Kulovany seconded the Motion.

**AYES: Ms. Johnson, Mr. Kulovany, Mr. Boyle, Mr. Maurer, Ms. Rollins,
Ch. Gassen**

NAYS: None

The Motion passed unanimously.

Mr. Williams said this would be forwarded to the Village Council for their review at their February 6, 2018 meeting.

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DRAFT MINUTES

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