

VILLAGE OF DOWNERS GROVE
Report for the Village Council
4/16/2019

SUBJECT:	SUBMITTED BY:
Institutional Master Plan Amendment & Stormwater and Floodplain Variance Downers Grove North High School (4436 Main Street)	Nan Newlon, Director of Public Works Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval of an amendment to the Institutional Master Plan and a variance from the Stormwater and Floodplain Ordinance for the Downers Grove North High School (DGN) campus, located at 4436 Main Street.

STRATEGIC PLAN ALIGNMENT

The goals for 2017-2019 include a *Strong, Diverse Local Economy, Continual Innovation and Exceptional Municipal Services and Steward of Financial, Environmental and Neighborhood Sustainability.*

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the April 9, 2019 Village Council meeting. Staff recommends approval on the April 16, 2019 Active Agenda.

BACKGROUND

Institutional Master Plan Amendment

In 2015, the petitioner, Community High School District 99, received approvals to rezone the DGN campus to INP-2, Campus-scale Institutional and Public District and for an institutional master plan for the DGN campus. An institutional master plan identifies development regulations specific to a particular property that protects the character and integrity of adjacent uses while allowing some flexibility in site development. In 2015, the petitioner had not identified any proposed improvements to the campus. Since 2015, the petitioner undertook a multi-year effort for a modernization plan for both high school campuses, which are now coming forward as amendments to the institutional master plan. The petitioner has stated that there is no anticipated increase in either staff numbers or student enrollment with the modernization of the campus.

The DGN Campus is on 26.76 acres of land at the intersection of Grant and Main Streets. The property currently includes the high school building, multiple athletic fields, multiple parking lots and various accessory buildings. The petitioner is requesting approval of an amendment to the DGN institutional master plan to construct a series of additions, site improvements and internal rehabilitations, some of which will require relief from the Zoning Ordinance for building height and setback distances. The petitioner is also requesting a variance from the Stormwater and Flood Plain Ordinance, further discussed below.

The petitioner's proposed improvements are intended to enhance educational needs inside the facility while also enhancing public safety and accessibility. The approved amended master plan regulations will govern site improvements. Table 1 provides the development regulations for the DGN campus, in addition to the applicable calculations for the proposed improvements:

Table 1 – DGN Campus Development Summary

Regulation Type	Requirement	Proposed
Building Coverage	32% maximum	25%
Open Space	30% minimum	41%
Floor Area Ratio	0.60	0.40
Transitional Area Building Height (within 150 feet of R zoning district)	35 feet	Up to 52 feet
Interior Area Building Height	42 feet	Up to 52 feet
Setbacks	Up to 25 feet	Down to 8.5 feet
Parking	605	605
Total Sign Allowance	306 sq. ft. max	306 sq. ft.

Compliance with the Comprehensive Plan

The Comprehensive Plan designates the DGN campus as Institutional/Public/Train, which includes government facilities, community service providers and schools. The Comprehensive Plan recommends that the Village continue to promote the continued operation and improvement of both public and private school facilities, ensure they do not impact residential neighborhoods and cooperate with the various organizations to maintain high quality school sites and facilities.

Compliance with the Zoning Ordinance

The Zoning Ordinance allows areas of INP-2 districts that are greater than 150 feet from the boundary of a residential zoning district (also known as the “interior area”) to be governed by regulations approved at the time of the institutional master plan approval. The approvals in 2015 granted a maximum height of 42 feet for all interior portions of the building, the maximum height of the building at that time. The majority of improvements within this area will meet all zoning requirements, although there are two additions identified in Table 2 which require relief.

The Zoning Ordinance restricts development within 150 feet of residential zoning districts to the bulk requirements of the abutting residential district (also known as the “transitional area”). This is in place to provide consistency with the scale of adjacent residential zoning districts. The location of the transitional areas are shown on the master plan drawings and include portions of the high school building and the boiler house. As demonstrated in the amended DGN Institutional Master Plan drawings, the petitioner is proposing to construct three additions which meet the requirements of the transitional area while three additions and one site improvement in the transitional area require relief as shown in Table 2.

Table 2 – List of Deviations with Petitioner's Rationale

Building Addition	Relief Request	Petitioner's Rationale
Athletic Loft	Requirement:	The proposed developments inside of the existing facility

and Atrium	Interior Height: 42 Feet Transitional Height: 35 Feet <i>Proposed: 50 and 52 Feet</i>	are necessary to enhance student needs for athletics. Relief from the interior and transition height requirements are required to meet the clearance requirements for IHSA competitions
Stair Enclosure	Requirement: Transitional Height: 35 Feet Setback: 25 Feet <i>Proposed Height: 42 Feet Proposed Setback: 25 Feet</i>	An existing stairwell on the west side of the building along Prince Street is proposed to be replaced to provide accessibility and safety improvements for the public. The width and length of the stairwell need to be increased to meet the current physical code requirements for emergency egress and accessibility.
Courtyard Infill	Requirement: Interior Height: 42 Feet Transitional Height: 35 Feet <i>Proposed Height: 52 Feet</i>	The existing interior courtyard is planned to be ‘roofed over’ to create a new commons space. The proposed roof structure for the commons space will require long span trusses of significant depth which will extend beyond the height of the adjacent existing building areas. The proposed roof height of 52 feet will allow for existing ceiling heights to be maintained while also allowing natural light into the classrooms surrounding the new commons space.
Loading Dock	Requirement: Fence Height: 6 Feet Setback (Canopy): 25 Feet <i>Proposed Height: 10 Feet Proposed Setback: 8.5 Feet</i>	With the relocation of the proposed dock there is an opportunity to provide additional screening through the proposed wall, landscaping and canopy. Because of the dock’s location on the campus the proposed wall height and canopy respectively require relief from the height and setback requirements.

Public Comment

The petitioner held two neighborhood meetings in accordance with Section 12.010.F.3 of the Zoning Ordinance and provided a summary report of the meetings. Village staff received one call that stated concern about the proposed dock placement near Prince Street and Grant Street prior to the Plan Commission meeting. At the Plan Commission public hearing, three residents expressed concern with the proposed relocated dock as noted in Table 3 below:

Table 3 – Public Comment

Public Comment	Requirement
Delivery traffic will be more visible and closer to the sidewalk	<ul style="list-style-type: none"> • Loading dock is currently within the courtyard toward the center of the building • Relocating to the west will limit potential for intersecting pedestrian and vehicle traffic within the courtyard • Relocation will allow for better managed loading drop-off and pick-up times.
What is being done to mitigate the sound of deliveries and trash collection?	<ul style="list-style-type: none"> • Petitioner has measured existing sound levels • Petitioner will compare current conditions to post construction conditions • If noise levels have increase, the petitioner has special consultants and acoustician who will develop solutions to lessen the noise impact
How visible will the loading dock be from Prince Street?	<ul style="list-style-type: none"> • Petitioner is requesting a 10-foot wall to screen the loading dock • Master plan identifies additional landscaping to assist in screening

Stormwater and Floodplain Ordinance Variance

The petitioner is proposing to construct squad rooms under the home (west) bleachers which are located in Localized Poor Drainage Area (LPDA) 70. The petitioner is requesting a variance from Sections 26.505 and

26.1303 of the Stormwater and Flood Plain Ordinance. These sections require accessory buildings to be constructed with usable space and all utilities (including plumbing) elevated to at least one (1) foot above the Base Flood Elevation (BFE). The petitioner is asking for the allowance to have the finished floor elevation of the squad rooms at one (1) foot below the BFE and the plumbing to be at the BFE. All other requirements of the Stormwater and Floodplain Ordinance will be met.

Due to numerous constraints including the existing grades of the track, elevation of the vacated Prince Street and ADA requirements it is not possible to elevate the squad rooms to provide the required elevation. A site plan was submitted, which proposes a finished floor elevation of 734.7, which is 1.0 foot below the BFE. A portion of the building will be elevated to the BFE as bathrooms are proposed. The plan provides compensatory storage for all fill within the LPDA. Flow through flood vents and flood-resistant materials will also be used per the Ordinance.

Public Comment

After proper notice, no objections were received from DuPage County Stormwater Management or the public. At the Stormwater and Floodplain Oversight Committee, no members of the public provided comments on the case.

ATTACHMENTS

Ordinance – Institutional Master Plan Amendment

Ordinance – Stormwater Variance

Aerial Map

Plan Commission Staff Report with attachments dated February 4, 2019

Draft Minutes of the Plan Commission Hearing dated February 4, 2019

Stormwater and Floodplain Oversight Committee Staff Report with attachments dated March 14, 2019

Draft Minutes of the Stormwater and Floodplain Oversight Committee dated March 18, 2019

SWFPOC Finding of Fact and Recommendation

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant DATE: April 16, 2019
(Name)

RECOMMENDATION FROM: _____ FILE REF: 18-PLC-0036
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE ADOPTING AMENDMENTS TO THE INSTITUTIONAL MASTER PLAN FOR THE PROPERTY LOCATED AT 4436 MAIN STREET COMMONLY KNOWN AS THE DOWNERS GROVE NORTH HIGH SCHOOL CAMPUS", as presented.



SUMMARY OF ITEM:

Adoption of this ordinance shall adopt certain amendments to the Institutional Master Plan for the property located at 4436 Main Street commonly known as the Downers Grove North High School Campus.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____**AN ORDINANCE ADOPTING AMENDMENTS TO THE INSTITUTIONAL MASTER PLAN FOR THE PROPERTY LOCATED AT 4436 MAIN STREET COMMONLY KNOWN AS THE DOWNERS GROVE NORTH HIGH SCHOOL CAMPUS**

WHEREAS, the Village Council has previously adopted Ordinance 5484 on October 15, 2015 designating the property located at 4436 Main Street, Downers Grove, Illinois, known as Community High School District 99, Downers Grove North High School, (the “DG North Campus”), as INP-2, Campus-scale Institutional and Public District, under the Zoning Ordinance of the Village of Downers Grove (the “Village”); and, legally described as follows:

LOTS 1 AND 2 IN DOWNERS GROVE NORTH H.S. SUBDIVISION, BEING A SUBDIVISION IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 2016 AS DOCUMENT R2016-117730 IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 4436 Main Street, Downers Grove, IL 60515
 PINs: 09-05-307-005, -006, -007, -007; -008 & -017; 09-05-308-014; and 09-05-309-002

WHEREAS, the Board of Education of Downers Grove High School No. 99, DuPage County, Illinois, as the owner (the “Owner”) of the DG North Campus, has filed a written petition with the Village conforming to the requirements of the Comprehensive Zoning Ordinance and requesting amendments to the overall Institutional Master Plan for the DG North Campus, to include the construction of additions, site improvements and internal rehabilitations that have been approved since the last Institutional Master Plan dated October 15, 2015; and

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove and the Plan Commission has given the required public notice, has conducted a public hearing regarding said petition on February 4, 2019, and has made its findings and recommendations respecting the requested approval of the institutional master plan in accordance with the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, the Village Council has determined that the proposed amendments to the Institutional Master Plan meets the criteria listed in Section 12.040.C.6 of the Zoning Ordinance; and

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

SECTION 1. The Village Council does hereby approve the amendments to the Institutional Master Plan for DG North Campus, dated November 12, 2018 and last revised on January 10, 2019.

SECTION 2. All of the following documents are attached hereto and incorporated herein by reference as a part of this Ordinance as Group Exhibit A and are hereby approved:

1. The Institutional Master Plan for DG North Campus, dated November 12, 2018 and last revised on January 10, 2019.

2. Community Development Department staff report dated February 4, 2019.

SECTION 3. The Owner shall comply with the following conditions:

1. The Institutional Master Plan shall substantially conform to the staff report dated February 4, 2019 and with drawings prepared by Wight Company dated November 12, 2018 and last revised on January 10, 2019, except as such plans may be modified to conform to Village Codes, Ordinances and Stormwater and Flood Plain Ordinance.

SECTION 4. That the proposed Institutional Master Plan is consistent with and complimentary to the overall site plan and with the requirements of the “*INP-2, Campus-scale Institutional and Public District*” zoning district.

SECTION 5. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 6. This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

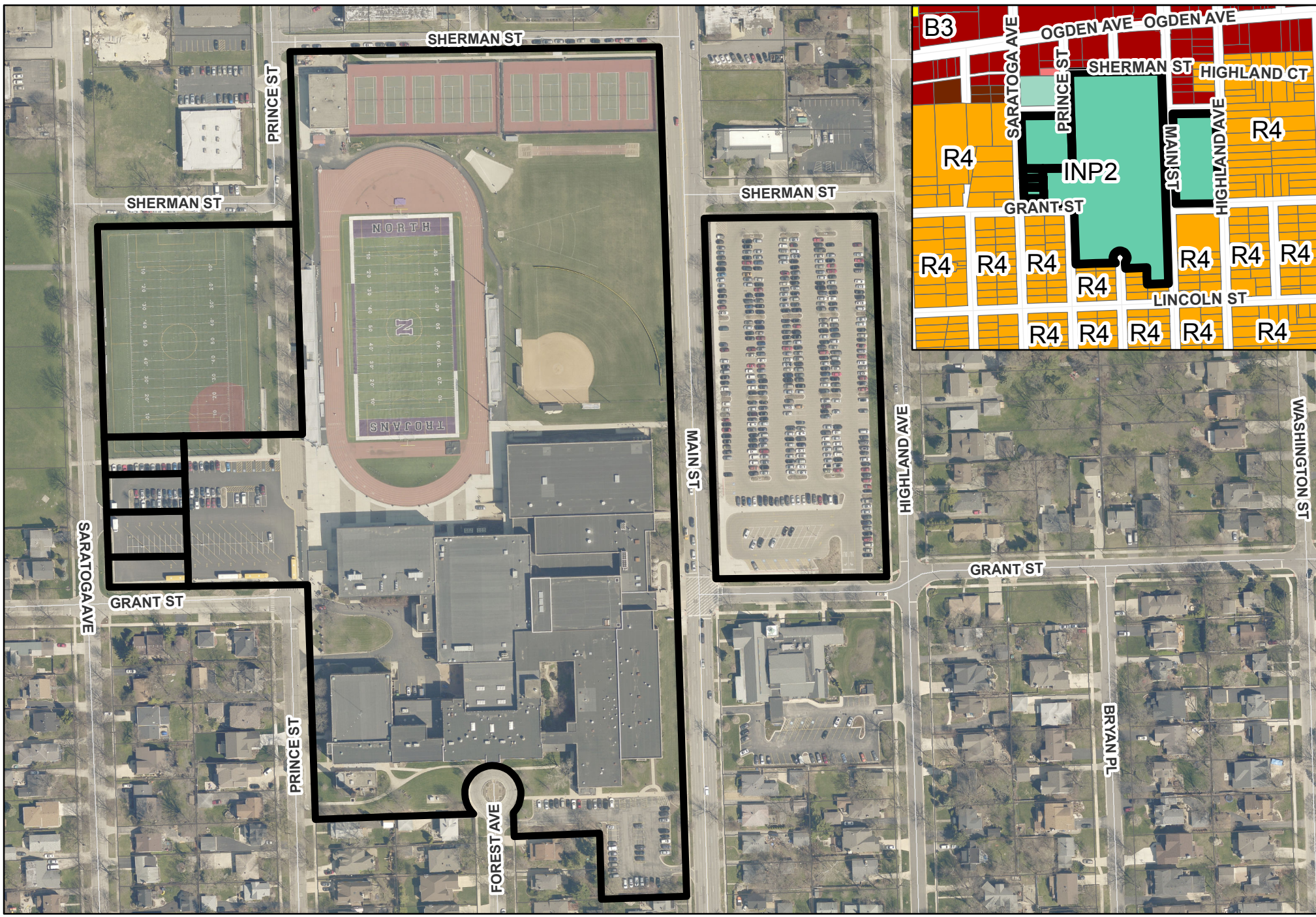
Mayor

Passed:

Published:

Attest: _____

Village Clerk



Downers Grove North, 4436 Main Street

 Subject Property



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
FEBRUARY 4, 2019 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
18-PLC-0036 4436 Main Street (Downers Grove North High School Campus) 1436 Norfolk Street (Downers Grove South High School Campus)	Institutional Master Plan Amendment	Jason Zawila, AICP Planning Manager

REQUEST

The petitioner is requesting amendments to the Institutional Master Plan for Downers Grove North High School Campus and amendments to the Institutional Master Plan for Downers Grove South High School Campus.

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: School District 99
6301 Springside Avenue
Downers Grove, IL 60516

PROPERTY INFORMATION – DOWNERS GROVE NORTH HIGH SCHOOL

EXISTING ZONING: INP-2, Campus-scale Institutional and Public District
EXISTING LAND USE: High School Campus
PROPERTY SIZE: 26.76 acres (1,165,880 square feet)
PINS: 09-05-307-005, 09-05-307-006, 09-05-307-008 09-05-307-007, 09-05-307-017, 09-05-308-014, and 09-05-309-002

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-6, Residential Apartment / Condo 6 B-2, General Retail Business B-3, General Services & Highway Business	Corridor Commercial Institutional / Public / Train
SOUTH:	R-4, Residential Detached House 4	Single Family Residential Institutional / Public / Train
EAST:	R-4, Residential Detached House 4	Single Family Residential
WEST:	R-4, Residential Detached House 4 B-2, General Retail Business	Single Family Residential Institutional / Public / Train

PROPERTY INFORMATION – DOWNERS GROVE SOUTH HIGH SCHOOL

EXISTING ZONING: INP-2, Campus-scale Institutional and Public District
EXISTING LAND USE: High School Campus and Administration Building

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PROPERTY SIZE: 43.8 acres (1,907,722 square feet)
PINS: 09-19-101-002 and 09-19-200-003

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-1, Residential Detached House 1 R-3, Residential Detached House 3	Single Family Residential
SOUTH:	R-3, Residential Detached House 3	Single Family Residential Parks – Open Space
EAST:	R-3, Residential Detached House 3	Single Family Residential
WEST:	R-3, Residential Detached House 3	Single Family Attached 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. District 99 Project Narrative
3. Downers Grove North Campus (DGN)
 - a. Plat of Survey
 - b. Planning Area Exhibit
 - c. Amended Institutional Master Plan Drawings
4. Downers Grove South Campus (DGS)
 - a. Plat of Survey
 - b. Planning Area Exhibit
 - c. Amended Institutional Master Plan Drawings
5. Neighborhood Meeting Summary

PROJECT DESCRIPTION - OVERVIEW

In 2015, School District 99 (“petitioner”) received approvals to rezone both campuses to INP-2, Campus-scale Institutional and approvals for institutional master plans for each high school campus. Under the INP-2 Zoning district, an institutional master plan provides a framework of development that protects the character and integrity of adjacent uses while allowing some flexibility in site development. The institutional master plan identifies development regulations specific to each campus.

At the time of approvals in 2015, the petitioner did not identify any new development that would increase the footprint of each school campus, but merely provided a framework for any future development. Pursuant to the Zoning Ordinance’s regulations regarding institutional master plans, any new development that increases the footprint of the school will be required to receive Village Council review and approval; with a recommendation from the Plan Commission. Development reviews are not required for minor modifications to the approved institutional master plan, such as interior or exterior modifications that do not increase the number of employees or students or the need for an increase in parking.

Since the original approvals, the petitioner undertook a multi-year effort for a modernization plan for both high school campuses, which is now subject to the zoning approvals requested. The petitioner has stated that there is no anticipated increase in either staff numbers or student enrollment with the modernization of the campus.

PROJECT DESCRIPTION – DOWNERS GROVE NORTH HIGH SCHOOL CAMPUS

Downers Grove North High School Campus (DGN) is on 26.76 acres of land at the intersection of Grant and Main Streets. The property currently includes the high school building, multiple athletic fields, multiple parking lots and various accessory buildings. The petitioner is requesting approval of an amendment to the institutional master plan for DGN to construct a series of additions, site improvements and internal rehabilitations, some of which will require relief from the Zoning Ordinance for building height and setback distances.

The applicant's proposed improvements are intended to enhance educational needs inside the facility while also enhancing public safety and accessibility. The approved amended master plan regulations will govern site improvements. Table 1 provides the development regulations for the DGN campus, in addition to the applicable calculations for the proposed improvements:

Table 1: DGN Campus Regulations

Regulation Type	Requirement	Proposed
Building Coverage	32% maximum	25%
Open Space	30% minimum	41%
Floor Area Ratio	0.60	0.40
Transitional Area Building Height (within 150 feet of R zoning district)	35 feet	Up to 52 feet
Interior Area Building Height	42 feet	Up to 52 feet
Parking	605	605
Total Sign Allowance		
High School	306 sq. ft. max	306 sq. ft.

As highlighted in the table above the petitioner is requesting certain relief from the master plan regulations. A summary of the improvements and deviation requests will be further discussed under "Compliance with Zoning Ordinance – DGN Campus – Institutional Master Plan" on page 4.

Traffic and Parking

The DGN parking lots are located throughout the campus. There are no proposed changes to the parking lots. A summary of the existing parking lots is provided below. The primary parking lots are the west parking lot located at the northeast corner of Grant Street and Saratoga Avenues and the east parking lot located at the northeast corner of Grant Street and Main Street. The south parking lot is located immediately south of DGN with entry access off of Forest Avenue and exit access onto Main Street. The peak traffic time for bus and parent drop-off occurs from 7:30am to 8:30am and again between 3:00pm and 4:00pm.

The east and west parking lots were constructed in 2012. These parking lots were built specifically to provide additional parking on site for the campus, to provide better circulation and eliminate student drop-off along Prince Street. Their construction coincided with the vacation of Prince Street immediately to the west of the football field.

The DGN campus has a total of 605 parking spaces that service the high school. Additionally, 58 bicycle parking spaces and 20 bus parking spaces are provided as students use various forms of transportation to arrive at the school. Nearly 70% of students are bussed to DGN, while 11% (225) drive a personal vehicle to school.

The loading dock area is currently located within a courtyard toward the center of the building which requires that vehicle traffic intersect with student and pedestrian traffic. The applicant is proposing a new loading dock location along the Prince Street side to limit the potential for intersecting pedestrian and

vehicle traffic and allow for managed loading drop off and pick up times.

Signage

The DGN high school building is permitted up to 306 square feet of signage by right, per the 2015 institutional master plan approvals. Currently, a 196 square foot identification sign is located on the north façade of the building and a 70 square foot wall sign is located on the west side of the building facing Prince Street. An existing 50 square foot monument sign is located along Main Street near the intersection with Grant Street. Additionally, each athletic field and court have other sports graphics located on scoreboards, dugouts, press boxes and the football field. This signage is considered to be signs incidental to the primary identification signs on the high school building. These sign areas are not counted towards the overall sign area allowances for the campus.

No additional signage is requested with the petitioner's request.

Athletic Field Fencing

For practical and security reasons, various fencing is provided around numerous athletic fields, whether that be the tennis courts, softball diamond or the football field. The typical chain link fencing around these fields can range in height from four to ten feet. If associated with an athletic field or court, this fencing is permitted. All other fencing located around the property shall comply with the fence provisions of Section 10.010 of the Zoning Ordinance.

No additional fencing is provided with the petitioner's request.

COMPLIANCE WITH ZONING ORDINANCE – DGN CAMPUS – INSTITUTIONAL MASTER PLAN

A summary of all planned improvements are provided in Table 2 and further described under the next two subsections.

Table 2: DGN Proposed Campus Additions

Addition/Improvement	Campus Area	Height		Setback	
		Required	Proposed	Required	Proposed
South-east addition	Transition	35	29	25	76
South-west addition	Transition	35	31	25	60
South-south addition	Transition	35	39*	25	50
Courtyard-infill	Both	35 and 42	52*	N/A	N/A
Stair enclosure	Transition	35	42*	25	21*
Loading Dock Canopy	Transition	35	16	22.5	8.5*
Loading Dock Wall	Transition	6	10*	N/A	N/A
Gym	Both	35 and 42	35	25	120
Athletic Loft	Both	35 and 42	50*	25	120
Atrium	Both	35 and 42	52*	25	120
Bleachers	Interior	42	33	25	25

* Deviation required from the approved Institutional Master Plan

Interior Site Areas

The Zoning Ordinance allows areas of INP-2 districts that are greater than 150 feet from the boundary of a residential zoning district to be governed by regulations approved at the time of the Institutional Master Plan approval. The approvals in 2015 granted a maximum height of 42 feet for all interior portions of the building, the maximum height of the building at that time. As highlighted in Table 1, new bleachers and press box are proposed to replace the existing structure and will meet the requirements of the approved institutional master plan. In certain cases, the building additions will require relief from the height requirement for both the transitional area and interior site areas (further discussed in the next subsection).

Transitional Areas

The DGN campus borders residential and commercial zoning districts. The Zoning Ordinance restricts development within 150 feet of residential zoning districts to the bulk requirements of the abutting residential district. This is in place to provide consistency with the scale of adjacent residential zoning districts. The Zoning Ordinance places no such restrictions on land adjacent to commercially zoned properties. The location of the transitional areas are shown on Sheet N-EXH3 of the DGN Institutional Master Plan drawings and include portions of the high school building and the boiler house. The existing buildings were approved and lawfully constructed under previous zoning ordinances and remain conforming.

As demonstrated on Sheet N-A1.00 of the DGN Institutional Master Plan drawings, the proposed south-east addition, south-west addition and gym addition will all meet the requirements of the approved institutional master plan, as shown in green.

The following improvements require relief from the institutional plan master regulations:

Building Addition	Relief Request	Petitioner's Rationale
Athletic Loft and Atrium	Requirement: Interior Height: 42 Feet Transitional Height: 35 Feet <i>Proposed: 50 and 52 Feet</i>	The proposed developments inside of the existing facility are necessary to enhance student needs for athletics. Relief from the interior and transition height requirements are required to meet the clearance requirements for IHSA competitions
Stair Enclosure	Requirement: Transitional Height: 35 Feet Setback: 25 Feet <i>Proposed Height: 42 Feet Proposed Setback: 25 Feet</i>	An existing stairwell on the west side of the building along Prince Street is proposed to be replaced to provide accessibility and safety improvements for the public. The width and length of the stairwell need to be increased to meet the current physical code requirements for emergency egress and accessibility.
Courtyard Infill	Requirement: Interior Height: 42 Feet Transitional Height: 35 Feet <i>Proposed Height: 52 Feet</i>	The existing interior courtyard is planned to be 'roofed over' to create a new commons space. The proposed roof structure for the commons space will require long span trusses of significant depth which will extend beyond the height of the adjacent existing building areas. The proposed roof height of 52 feet will allow for existing ceiling heights to be maintained while also allowing natural light into the classrooms surrounding the new commons space.
Loading Dock	Requirement: Fence Height: 6 Feet Setback (Canopy): 25 Feet <i>Proposed Height: 10 Feet Proposed Setback: 8.5 Feet</i>	With the relocation of the proposed dock there is an opportunity to provide additional screening through the proposed wall, landscaping and canopy. Because of the dock's location on the campus the proposed wall height and canopy respectively require relief from the height and setback requirements (see Sheet N-A2.00)

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Parking

The approved institutional master plan requires 605 parking spaces for the DGN Campus. The INP-2 zoning classification permits the applicant to determine specific zoning regulations, including parking. As such, the applicant has provided a breakdown of how students arrive on campus on Sheet N-EXH6 of the DGN Institutional Master Plan drawings. The table notes 69% of students arrive via bus while only 11% of students drive to campus. Other transportation options include drop-off and walking.

The petitioner has stated that there is no anticipated increase in either staff numbers or student enrollment with the modernization of the campus. The existing traffic patterns and parking lots, with the aforementioned improvements are sufficient for the school and provide an orderly form of pick-up and drop-off as shown on Sheet N-EXH6 of the DGN Institutional Master Plan drawings. With the proposed improvements to the campus the existing traffic patterns are sufficient for the campus as highlighted in Sheet N-EXH6 and N-EXH7 of the DGN Institutional Master Plan drawings.

Lighting

The petitioner installed the existing exterior lighting in accordance with Village approvals at the time of installation. Additional exterior lighting provided for the proposed project improvements will be required in accordance with the Village's lighting requirements.

Signage

The DGN high school building is permitted up to 306 square feet of signage by right, per the 2015 institutional master plan approvals; in addition to school identification signage, such as a multitude of sports graphics located on scoreboards, dugouts and press boxes among other location.

No additional signage is requested as part of the improvements and the signage that exists is appropriate for the campus.

PROJECT DESCRIPTION – DOWNERS GROVE SOUTH HIGH SCHOOL CAMPUS

Downers Grove South High School Campus (DGS) is on 43.8 acres of land at the southwest corner of Dunham Road and 63rd Street. The property currently includes a high school building, multiple athletic facilities, ancillary structures, multiple parking lots and the district administrative offices. The district administrative office building is located at the southeast corner of Springside Avenue and 63rd Street. The petitioner is requesting approval of an amendment to the institutional master plan for DGS to construct a series of additions, site improvements and internal rehabilitations, some of which will require relief from the Zoning Ordinance for building height, setback distances and signage area.

The applicant's proposed improvements are intended to enhance educational needs inside the facility while also enhancing public safety and accessibility. The approved amended master plan regulations will govern site improvements. Table 3 provides the development regulations for the DGS campus, in addition to the applicable calculations for the proposed improvements:

Table 3: DGS Campus Regulations

Regulation Type	Requirement	Proposed
Building Coverage	32% maximum	32%
Open Space	40% minimum	30% minimum
Floor Area Ratio	0.60	0.40
Transitional Area	35 feet	Up to 37 feet
Building Height (within 150 feet of R zoning district)	42 feet	Up to 80 feet
Interior Area Building Height	737	737
Parking		
Total Sign Allowance		

High School	300 sq ft max	581 sq. ft
Administration Building	300 sq ft max	23 sq. ft.

As highlighted in the table above the petitioner is requesting certain relief from the master plan regulations. A summary of the improvements and deviation requests will be further discussed under “Compliance with Zoning Ordinance – DGS Campus – Institutional Master Plan” on page 7.

Traffic and Parking

The primary entries to the high school building are off of Norfolk Street and the location of parking lots reflect that. Parking lot access is via a single curb cut on Dunham Road and five curb cuts along Norfolk Street. Each curb cut serves a different user whether that is faculty, visitors, students or buses. As shown on Sheet S-EXH6, the petitioner identified the various traffic patterns. At DGS, the peak traffic time for bus and parent drop-off occurs from 7:30am to 8:30am and again between 3:00pm and 4:00pm.

The DGS campus has a total of 737 parking spaces. The administration building parking lot has 41 parking spaces and the remaining 696 parking spaces are located around the high school. Additionally, 50 bicycle parking spaces and 28 bus parking spaces are provided as students use various forms of transportation to arrive at the school. The majority of students arrive via bus while many walk or are dropped off. Only 7% of students (approximately 200) drive a personal vehicle to school.

In conjunction with the entrance modifications along the southern façade the second and third entry, west from Dunham Road will shift approximately 240 feet from the existing location. The shift is intended to better align with the new main entrance and drop off and pick up activities.

Signage

The DGS campus has a variety of signs associated with the school and administration building. The administration building is permitted up to 300 square feet of signage but currently only utilizes 23 square feet. The high school itself is also allotted up to 300 square feet of signage. They currently have a 192 square foot wall sign and an existing 60 square foot monument sign at the corner of Dunham Road and 63rd Street. There are other directional signs located on the campus that do not count towards the campus total sign allowance.

Additionally, each athletic field and court have other sports graphics located on scoreboards, dugouts, press boxes and the football field. This signage is considered to be signs incidental to the primary identification signs on the administration and high school building. These sign areas are not counted towards the overall sign area allowances for the campus.

The applicant is proposing to install an additional 306 square feet in signage, which will total 581 square feet in total signage for the high school portion of the campus.

Athletic Field Fencing

For practical and security reasons, various fencing is provided around numerous athletic fields, whether that be the tennis courts, softball diamond or the football field. This typical chain link fencing around these items can range in height from four to ten feet. If associated with an athletic field or court, this fencing is permitted. As noted on Sheet S-EXH4 of the DGS Institutional Master Plan drawings, additional fencing will be placed around the proposed multipurpose field located in the northeast quadrant of the campus. All other fencing located around the property shall comply with the provisions of Section 10.010 of the Zoning Ordinance.

COMPLIANCE WITH ZONING ORDINANCE – DGS CAMPUS – INSTITUTIONAL MASTER PLAN

A summary of all planned improvements is provided in Table 4 and further described under the next two subsections.

Table 4: DGS Proposed Building Additions

Addition/Improvement	Campus Area	Height		Setback	
		Required	Proposed	Required	Proposed
North Addition	Transition	35	30	30	130
Courtyard Infill	Interior	42	42	N/A	N/A
West Addition	Interior	42	32	N/A	N/A
Fly Tower	Interior	42	80*	N/A	N/A
Audience Chamber	Interior	42	61*	N/A	N/A
South entries	Interior	42	16'8"	N/A	N/A
Press-top Bleachers	Transition	35	35	30	10*
East Stair Addition	Transition	35	37*	30	112'

** Deviation required from the approved Institutional Master Plan*

Interior Site Areas

The Zoning ordinance allows areas of INP-2 districts that are greater than 150 feet from the boundary of a residential zoning district to be governed by regulations approved at the time of the institutional master plan approval. The approvals in 2015 granted a maximum height of 42 feet for all interior portions of the building, the maximum height of the building at that time.

As demonstrated on Sheet S-A1.00 of the DGS Institutional Master Plan drawings the proposed courtyard infill, west addition and south entries will all meet the requirements of the approved institutional master plan. The following improvements require relief from the institutional plan master regulations:

Building Addition	Relief Request	Petitioner's Rationale
Fly Tower and Audience Chamber	Requirement: Height: 42 Feet <i>Proposed: 80 Feet (Fly Tower) 61 Feet (Audience Chamber)</i>	Proposed developments inside of the existing facility are necessary to enhance student needs for performing arts. A larger theater is proposed to replace the existing theater with a seating capacity suitable for the high school resulting in a larger stage and associated fly tower. Relief from the interior height requirement is required to meet the programmatic needs of the new facility.

Transitional Areas

As the DGS campus borders residential zoning districts, the Zoning Ordinance and the original approved institutional master plan restricts development within 150 feet of residential zoning districts to the bulk requirements of the abutting residential district. This is in place to provide consistency with the scale of adjacent zoning districts. The location of the transitional areas are shown on Sheet S-EXH3 of the DGS Institutional Master Plan drawings. The existing buildings and structures were approved and lawfully constructed under previous zoning ordinances and remain conforming. Existing structures within the transition area include the administration building and ancillary bleachers and structures.

As demonstrated on Sheet S-A1.00 of the DGS Institutional Master Plan drawings the proposed north addition will meet the requirements of the approved institutional master plan. The following improvements require relief from the institutional plan master regulations:

18-PLC-0036; 1436 Norfolk Street & 4436 Main Street
February 4, 2019

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Building Addition	Relief Request	Petitioner's Rationale
Bleachers	Requirement: Setback: 25 Feet <i>Proposed: 10 Feet</i>	Proposed developments at the outdoor stadium are necessary to enhance student needs for accessibility. Seating capacity will be increased to provide additional public seating suitable for the high school and to allow for additional accessibility and companion seats as required by the Illinois Accessibility Code.
East Stair Addition	Requirement: Transitional Height: 35 Feet <i>Proposed Height: 37 Feet</i>	An existing stairwell on the east side of the building along Dunham Road is proposed to be replaced to provide accessibility and safety improvements for the public. The width and length of the stairwell need to be increased to meet the current physical code requirements for emergency egress and accessibility. Relief from the height within the transition area along Prince Street are necessary to meet these physical code requirements.

Parking

The approved institutional plan requires 737 parking spaces are provided at the DGS Campus. The INP-2 zoning classification permits the applicant to determine specific zoning regulations, including parking. As such, the applicant has provided a breakdown of how students arrive on site on Sheet S-EXH3. The table notes 66% of students arrive via bus while only 7% of students drive to campus. Other transportation options include drop-off and walking.

The petitioner has stated that there is no anticipated increase in either staff numbers or student enrollment with the modernization of the campus. The existing traffic patterns and parking lots, with the aforementioned improvements are sufficient for the school and provide an orderly form of pick-up and drop-off as shown on Sheet S-EXH6 of the DGS Institutional Master Plan drawings. Staff finds the proposed parking is appropriate.

Lighting

The petitioner installed the existing exterior lighting in accordance with Village approvals at the time of installation. Additional exterior lighting provided for the proposed project improvements will be required in accordance with the Village's lighting requirements.

Signage

The DGS high school building is permitted up to 300 square feet of signage by right; in addition to school identification signage, such as a multitude of sports graphics located on scoreboards, dugouts and press boxes among other location.

The applicant is proposing additional building-mounted signage to provide identifiable visual cues to entrances, both for the operation of the school itself and for after-hours events. The proposed signage, totaling 581 square feet, will assist in clarifying the flow of visitors and direct them to the proper entrances, also enhancing the security procedures for visitors. See Sheet S-EXH9.

COMPLIANCE WITH THE COMPREHENSIVE PLAN – DGS & DGN CAMPUSES

The Comprehensive Plan designates both DGS and DGN campuses as Institutional/Public/Train, which includes government facilities, community service providers and schools. The Comprehensive Plan recommends that the Village continue to promote the continued operation and improvement of both public

and private school facilities, ensure they do not impact residential neighborhoods, and cooperate with the various organizations to maintain high quality school sites and facilities.

ENGINEERING/PUBLIC IMPROVEMENTS – DGS & DGN CAMPUSES

The existing utilities servicing the campus are sufficient for the proposed Institutional Master Plan. No off-site improvements are proposed or necessary at this time. With the proposed improvements on both campuses additional stormwater facilities will be required, as depicted on Sheets N-EXH5 and S-EXH5. As with any development, during the site permitting process, both campuses will be reviewed to ensure compliance to the Stormwater and Floodplain Ordinance.

PUBLIC SAFETY REQUIREMENTS - DGS & DGN CAMPUSES

The Fire Department reviewed the proposed institutional master plans and determined that there is sufficient access for emergency vehicles to access the existing campus. The Fire Department can use the existing parking lots and streets to access the individual buildings and overall campus.

NEIGHBORHOOD COMMENT - DGS & DGN CAMPUSES

Notice was provided to all property owners 250 feet or less from the property in addition to posting the public hearing notice sign and publishing the legal notice in in *Enterprise Newspapers, Inc., (The Bugle)*. Staff received one telephone call from a resident who wanted an understanding of the improvements planned for the DGS Campus. No concerns were identified.

Additionally, the petitioner held two neighborhood meetings in accordance with Section 12.010.F.3 of the Zoning Ordinance. A summary is attached.

STANDARDS OF APPROVAL

The petitioner is requesting approval to amend the Institutional Master Plans for the DGN and DGS campuses. The review and approval criterion for each request is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

Section 28.12.040.C.6 Review and Approval Criteria

Relative to the DGN & DGS campuses, Institutional Master Plans require review and approval in accordance with the PUD procedures of Section 12.040.C.6, *Review and Approval Criteria*, "The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors for each campus:

- a. *The zoning map amendment review and approval criteria of Sec. 12.030.I.*
- b. *Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.*
- c. *Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.*
- d. *Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.*

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February 4, 2019

Page 11

- e. *Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.*

DRAFT MOTION

Staff will provide a recommendation at the February 4, 2019 meeting. Should the Plan Commission find that the request meets the standards for approval for an Institutional Master Plan Amendment, staff has prepared draft motions that the Plan Commission may make for the recommended approval of 18-PLC-0036:

Downers Grove North Campus

Based on the petitioner's submittal, the staff report and the testimony presented, I find that the petitioner has met the standards of approval for an Institutional Master Plan Amendment for the Downers Grove South Campus as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 18-PLC-0036, subject to the following conditions:

1. The Institutional Master Plan shall substantially conform to the staff report dated November 12, 2018 and last revised on January 10, 2019 and attached to this staff report except as such plans may be modified to conform to Village Codes, Ordinances and Stormwater and Flood Plain Ordinance.

Downers Grove South Campus

Based on the petitioner's submittal, the staff report and the testimony presented, I find that the petitioner has met the standards of approval for an Institutional Master Plan Amendment for the Downers Grove South Campus as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 18-PLC-0036, subject to the following conditions:

1. The Institutional Master Plan shall substantially conform to the drawings prepared by Wight & Company dated November 12, 2018 and last revised on January 10, 2019 and attached to this staff report except as such plans may be modified to conform to Village Codes, Ordinances and Stormwater and Flood Plain Ordinance.

Staff Report Approved By:



Stanley Popovich, AICP
Community Development Director

-att

Downers Grove High School District 99

Master Facility Implementation

Project Narrative
January 10, 2019



Introduction

Downers Grove North & South High Schools will be undergoing a *Master Facility Implementation Plan* project that will require multiple building additions and site improvements. In 2015, Downers Grove North and South High School campuses were rezoned to INP-2, and established zoning restrictions for the site. The following paragraphs summarize the scope of work for the proposed improvements along with a description of the requested relief from the 2015 INP-2 zoning requirements.

Downers Grove North High School

Building Additions

Courtyard Infill – The existing interior courtyard is planned to be 'roofed over' to create a new commons space. The proposed roof structure for the commons space will require long span trusses of significant depth which will extend beyond the height of the adjacent existing building areas. The proposed roof height of 52 feet will allow for existing ceiling heights to be maintained while also allowing natural light into the classrooms surrounding the new commons space. In this case, the applicant is requesting relief from the required *interior height* requirement of 42 feet and *transition height* requirement of 35 feet.

South – South Addition – A new addition is planned at the south end of the proposed courtyard for use as circulation and teaching space. This height of this addition is planned to match the existing building roof of 39 feet. In this case, the applicant is requesting relief from the *transition height* requirement of 35 feet.

Stair Enclosure – An existing stairwell on the west side of the building along Prince Street will be replaced for accessibility improvements. The width and length of the stairwell will need to be increased to meet the current physical code requirements for emergency egress and accessibility. The height of the new stairwell will match the height of the replaced stairwell of 44 feet. In this case, the applicant is requesting relief from the *transition height* requirement of 35 feet and the *setback* requirement of 25 feet.

Athletic Loft – A new building addition is planned within the current interior maintenance and service yard to accommodate a new athletic loft on the second floor. The proposed roof structure for the athletic loft will be designed at a height to accommodate gymnastics events which will result in a roof height of 50 feet. In this case, the applicant is requesting relief from the required *interior height* requirement of 42 feet and *transition height* requirement of 35 feet.

Atrium – A new atrium space is planned between the original 1928 building and the new athletic loft. The proposed roof structure for the atrium will be designed at a height to encapsulate the parapet wall of the original 1928 building which will result in a roof height of 52 feet. In this case, the applicant is requesting relief from the required *interior height* requirement of 42 feet and *transition height* requirement of 35 feet.

Loading Dock – The loading dock area is currently located within a courtyard toward the center of the building which requires that vehicle traffic intersect with student and pedestrian traffic. A new loading dock location is proposed along the Prince Street side to limit the potential for intersecting pedestrian and vehicle traffic and allow for managed loading drop off and pick up times. The proposed loading dock and vehicle bay will be screened along the Prince Street side with a 10-foot-high masonry wall and landscaping to adequately screen the trucks in the loading bay. In this case, the applicant is requesting relief from the required maximum 6-foot-high fence requirement and the transition area setback requirements.

Gymnasium Addition – A new building addition is planned within the displaced interior service yard space to accommodate a new gymnasium. In this case, the applicant is not requesting zoning relief and intends to design within the existing INP-2 zoning requirements.

South – West Addition and East Addition – Two small two-story building additions are planned on the southeast corner of the building to expand classroom space for fine arts and science. In this case, the applicant is not requesting zoning relief and intends to design within the existing INP-2 zoning requirements.

Downers Grove High School District 99 Master Facility Implementation

Project Narrative
January 10, 2019



Home Grandstand - The home side stadium grandstand is planned to be replaced with a new bleacher system and press box. The proposed height for the new bleachers and press box at North High School will be within the current INP-2 zoning for bleachers of 33 feet. In this case, the applicant is not requesting relief for the bleachers and intends to design within the existing INP-2 zoning requirements.

Downers Grove South High School

Building Additions

South Entry (Main Entrance) - The main entrance will be shifted west from its current location to be near the cafeteria. A new entrance canopy will be constructed along with new building mounted signage to signify the entrance. This canopy addition will replace the existing bus canopy and will comply with current regulations.

South Entry (Student Entrance Canopy) - The secondary entrance is planned for a small portal canopy and building mounted signage to signify student entrance. This canopy also replaces the existing bus canopy and will comply with current regulations.

West Addition (Auditorium Fly Tower) - The existing auditorium at South will be demolished and replaced with a larger 1200 seat auditorium, stage, scene shop, studio theatre and other support spaces. The size of the new auditorium in addition to the use of the space drives the need for a tower to fly scenery, orchestra shells, and other equipment. The district is asking for a deviation from the current regulation of 42'-0" to allow a fly tower of 80'-0". This fly tower falls entirely inboard of the transitional zone and is surrounded on all 4 sides by lower portions of the building which gradually step the height up to the 80'-0" and lessen the visibility from the east.

West Addition (Auditorium Audience Chamber) - The audience chamber of the new auditorium is planned to be 61'-0" tall. This height is required to give proper sight lines to the audience members and create enough volume in the chamber for proper acoustics for musical performances. The district is asking for a deviation from the current regulation of 42'-0" to allow a height of 61'-0" at the audience chamber. The audience chamber falls entirely inboard of the transitional zone and is surround on 3 sides by portions of the building which are lower in height. This gradually steps the height up to the 61'-0" and lessens the visibility from the east.

North Addition (Fine Arts Wing) - A new addition will be constructed connecting the existing fieldhouse to the northeast wing of the building. This addition will be 30'-0" in height and comply with current regulations. A portion of the addition crosses into the transitional area but will be under the height regulation of 35'-0".

North Stair Enclosure (Fine Arts Wing) - The existing egress stair at the eastern extents of the existing building is planned to be rebuilt, connecting the eastern end of the new Fine Arts addition with the existing school. The stair will be extended a maximum of 10'-0" to the east which will push it into the transitional zone. This connection between addition and existing building at the second level alleviates the need for an additional elevator in the new addition. The District is requesting a deviation from current regulations in the transitional zone from the regulated 35'-0" to a maximum of 38'-0" to allow the new stair enclosure to align with the existing façade datum lines.

Home Grandstand - The home side stadium grandstand will be replaced with a new grandstand structure and seating. The proposed height for the new bleachers and press box will comply with current height regulations of 35'-0" in the transitional zone. The space underneath the grandstand is planned to be enclosed with a metal panel system allowing for storage and a space for teams to convene during intermissions. There are toilet rooms planned in these spaces for team use only, not for public use. The District is requesting a deviation from 30'-0" to 10'-0" from the property line for the regulated setback for the grandstand structure. The location of the current field, long jump pit and cell phone antenna restrict the extents of the grandstands on 3 sides. Existing cell phone equipment located under the existing grandstand will be relocated to the south and screened with an 8'-0" tall fence. The equipment will comply with current regulations and the existing cell phone antenna will not be relocated.

Downers Grove High School District 99 Master Facility Implementation

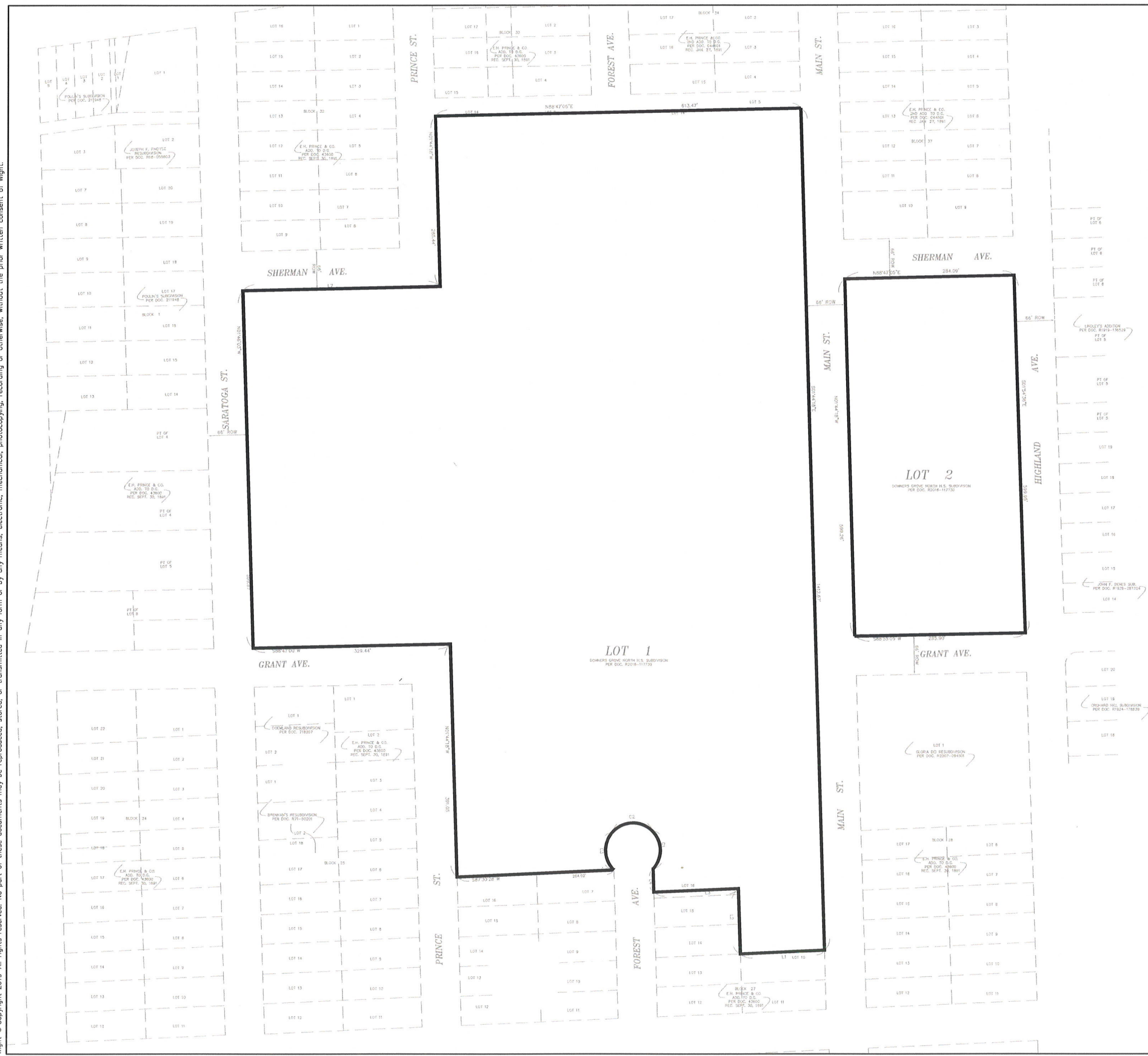
Project Narrative
January 10, 2019



Signage

Signage (Main Entrance and Canopy, Events Entrance) - Revisions have been made to the signage in an effort to reduce the amount. Given the size of the project and the client's goals of providing clear identification for entry points to enhance the security procedures, and clarify wayfinding on the site, the client is requesting relief in the form of a deviation from the restriction as outlined in the supporting documentation.

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LEGAL DESCRIPTION

LOTS 1 AND 2 IN DOWNERS GROVE NORTH H.S. SUBDIVISION, BEING A SUBDIVISION IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 2016 AS DOCUMENT R2016-117730 IN DUPAGE COUNTY, ILLINOIS.



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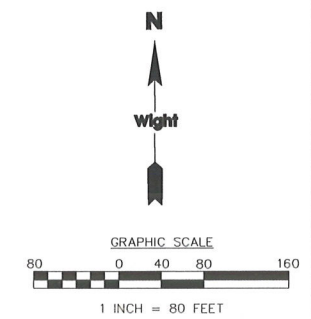
ISSUED FOR PLAN COMMISSION-REVISIONS	01.10.2019	
ISSUED FOR PLAN COMMISSION-REVISIONS	12.14.2018	
ISSUED FOR PLAN COMMISSION	11.12.2018	
REV	DESCRIPTION	DATE

COMMUNITY SCHOOL DISTRICT 99 – MFD IMPLEMENTATION NORTH HIGH SCHOOL
4436 MAIN STREET
DOWNERS GROVE, IL 60516

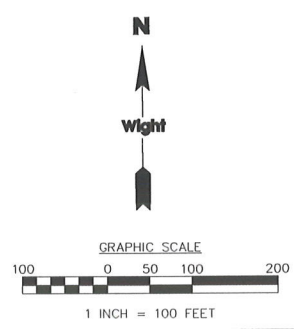
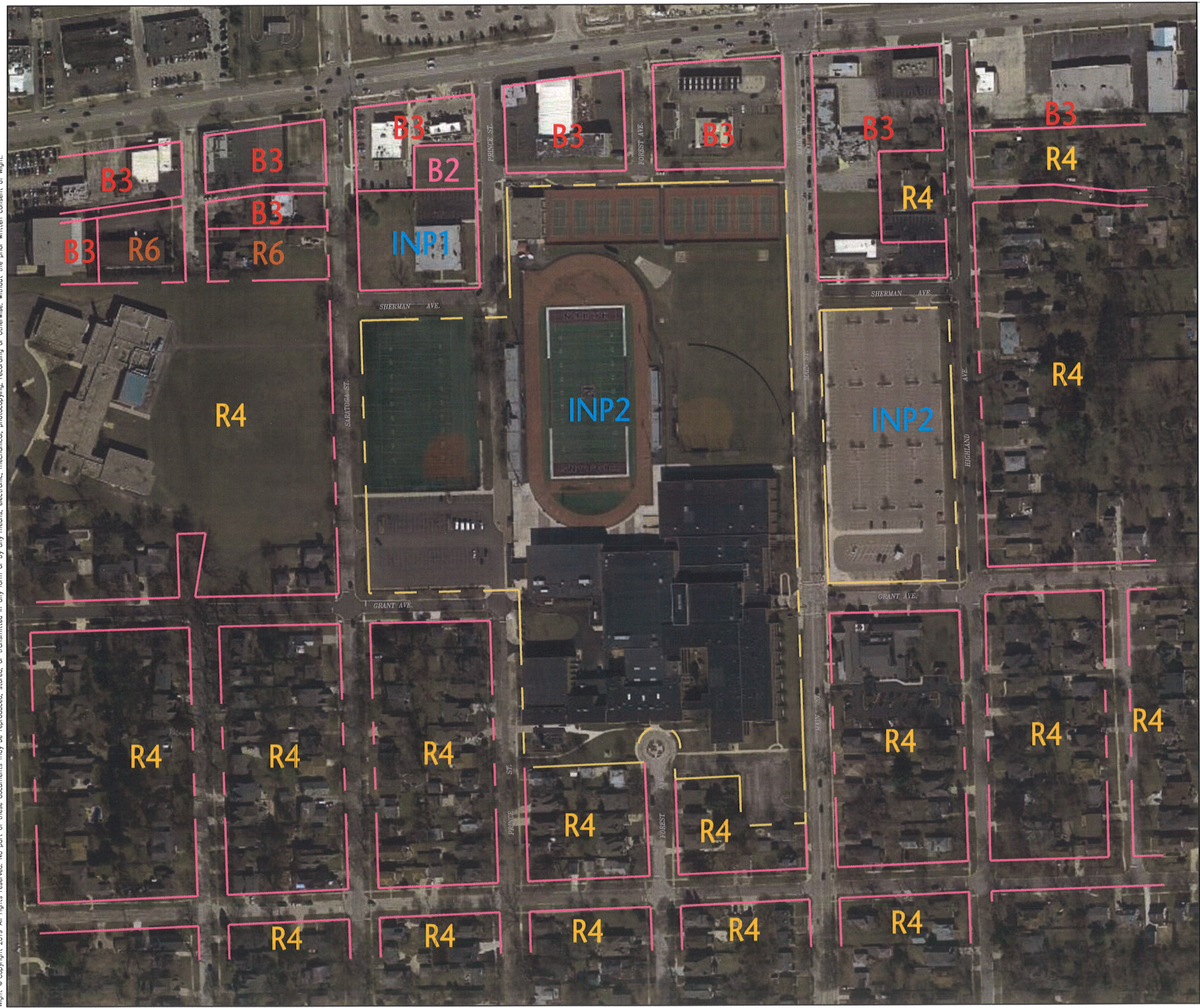
PROPERTY BOUNDARY EXHIBITS

Project Number:
5274-02
Drawn By:
DE
Sheet:

N-EXH1



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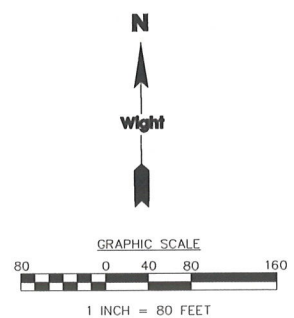
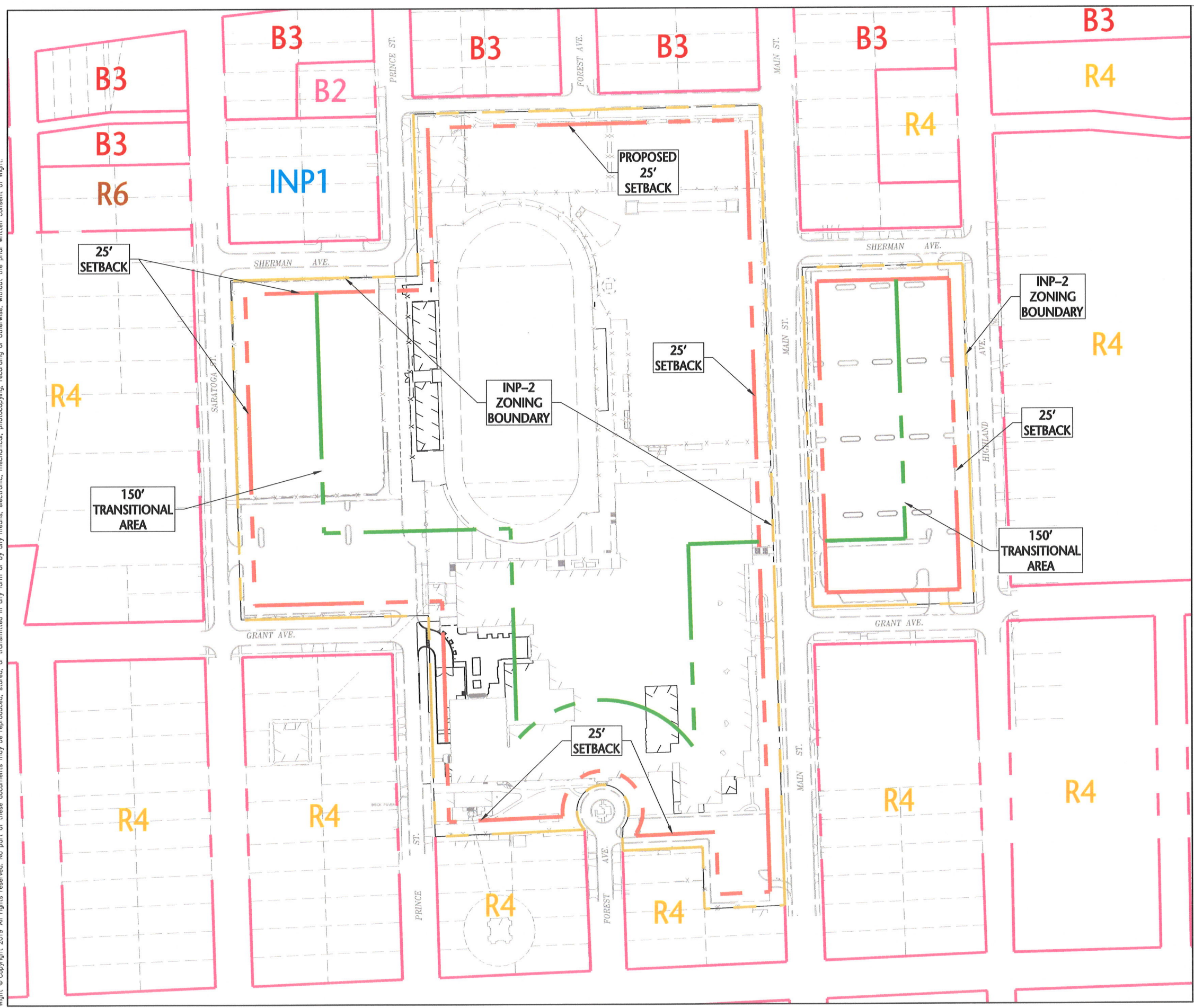
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	ISSUED FOR PLAN COMMISSION-REVISIONS	12.14.2018
	ISSUED FOR PLAN COMMISSION	11.12.2018

COMMUNITY SCHOOL DISTRICT 99 – MFD IMPLEMENTATION NORTH HIGH SCHOOL
4436 MAIN STREET
DOWNERS GROVE, IL 60516
PLANNING AREA EXHIBIT

Project Number:
5274-02
Drawn By:
DE
Sheet:

N-EXH2

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	ISSUED FOR PLAN COMMISSION-REVISIONS	12.14.2018
	ISSUED FOR PLAN COMMISSION	11.12.2018

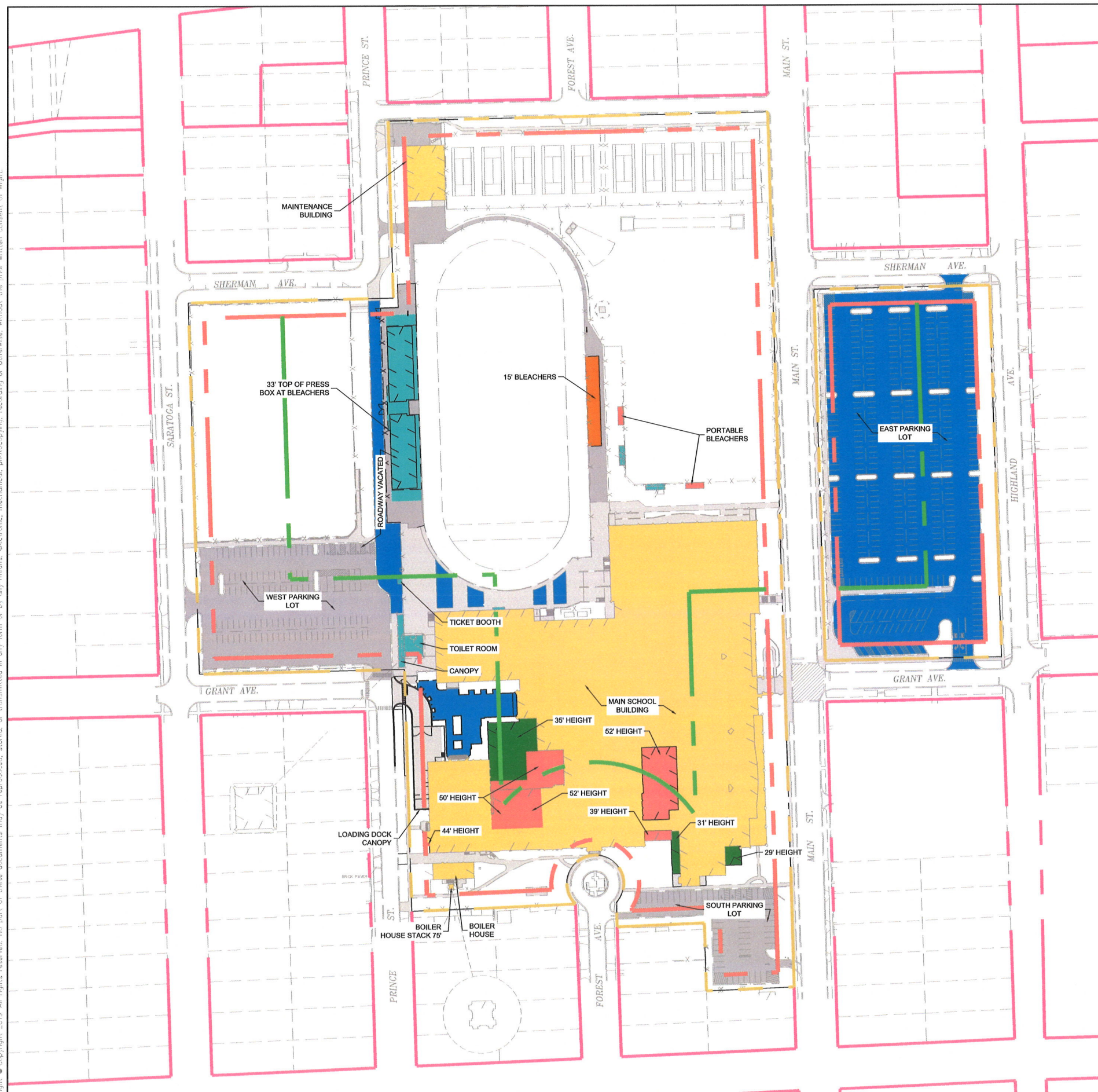
COMMUNITY SCHOOL DISTRICT 99 – MFD IMPLEMENTATION NORTH HIGH SCHOOL
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PROPERTY SETBACKS AND TRANSITIONAL AREA EXHIBIT

Project Number:
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N-EXH3

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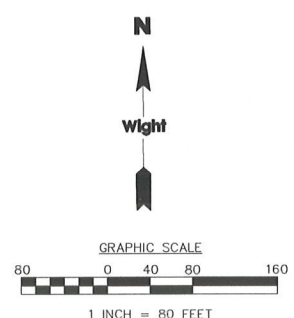
LEGEND

[Grey Box]	ASPHALT
[Blue Box]	PERMEABLE PAVERS
[Light Grey Box]	PCC SIDEWALK
[Yellow Box]	BUILDING
[Green Box]	PROPOSED BUILDING ADDITION
[Red Box]	ACCESSORY STRUCTURES
[Orange Box]	BLEACHERS
[Dashed Line]	R.O.W. LINE

EXISTING FACILITY SUMMARY		PROPOSED FACILITY SUMMARY	
BUILDING	EXISTING G.F.A	BUILDING	PROPOSED G.F.A
MAIN SCHOOL BUILDING	449,638	MAIN SCHOOL BUILDING	503,446
BOILER HOUSE	1,770	BOILER HOUSE	1,770
ACCESSORY STRUCTURES	3,142	ACCESSORY STRUCTURES	3,142
BLEACHERS	11,059	ACCESSORY STRUCTURE W/BLEACHERS	14,500
MAINTENANCE BUILDING	5,559	BLEACHERS	3,150
TOTAL BUILDING SF	471,168	MAINTENANCE BUILDING	5,559
		TOTAL BUILDING SF	531,567
FLOOR AREA RATIO	0.40	FLOOR AREA RATIO	0.46

DOWNS GROVE NORTH DEVIATIONS

Addition/Improvement	Campus Area	Height		Setback		# of Deviations
		Required	Proposed	Required	Proposed	
South-east addition	Transition	35	29	25	76	0
South-west addition	Transition	35	31	25	60	0
South-south addition	Transition	35	39*	25	50	1
Courtyard-infill	Both	35 and 42	52*	N/A	N/A	2
Stair enclosure	Transition	35	42*	25	21*	2
Loading Dock Canopy	Transition	35	16	22.5	8'-6"*	1
Loading Dock Wall	Transition	6	10*	N/A	N/A	1
Gym	Both	35 and 42	35	25	120	0
Athletic Loft	Both	35 and 42	50*	25	120	2
Atrium	Both	35 and 42	52*	25	120	2
Bleachers	Interior	42	33	25	25	0
Open space	Both			30%	30%	0
DGN Deviations*						11
Max. Interior Height						52
Max. Transition Height						52



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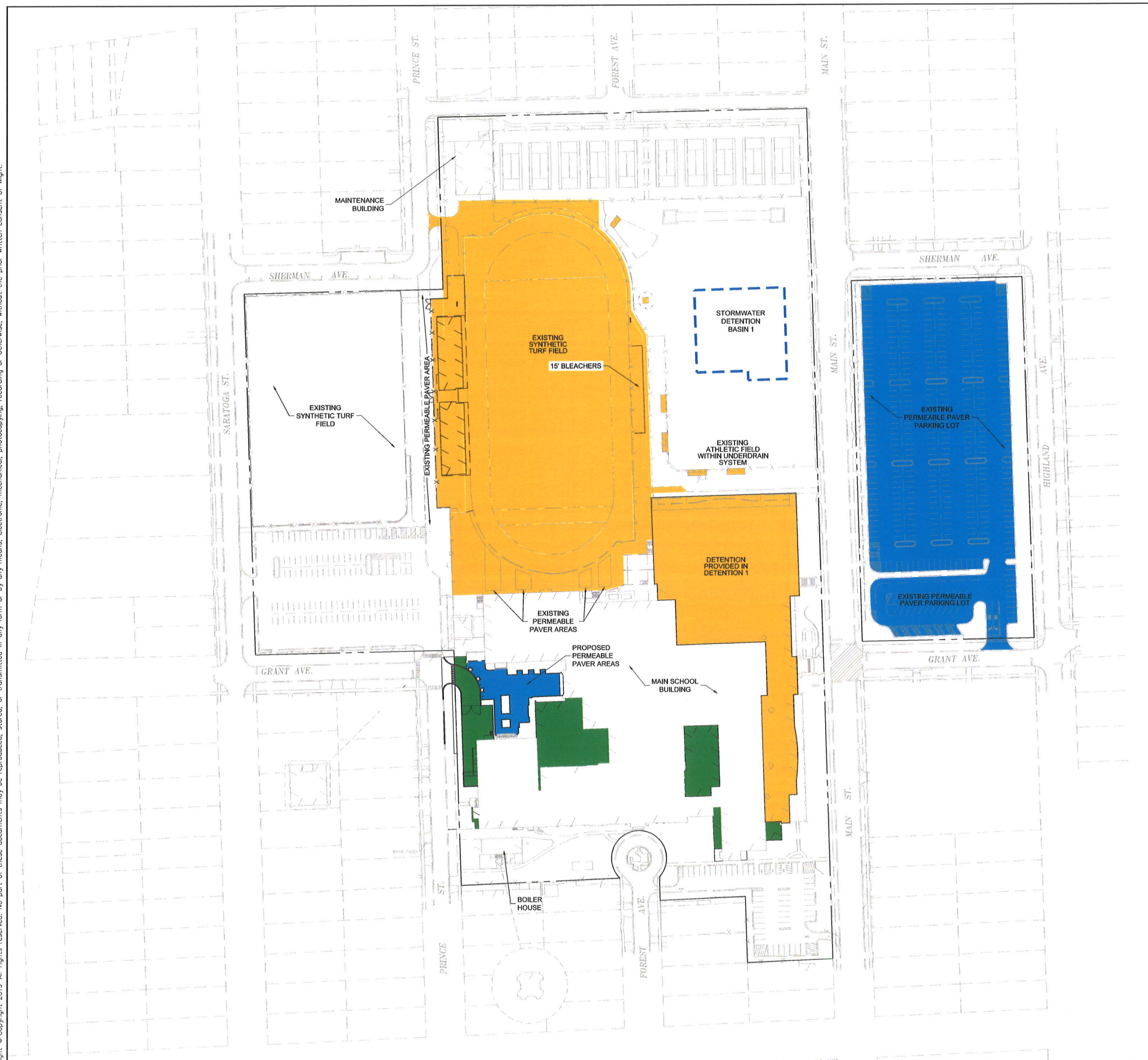
COMMUNITY SCHOOL DISTRICT 99 – MFP IMPLEMENTATION NORTH HIGH SCHOOL
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PROPOSED USES AND DEVELOPMENT ENVELOPE EXHIBIT

Project Number:
 5274-02
 Drawn By:
 DE
 Sheet:

N-EXH4

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LEGEND

- PERMEABLE PAVERS
- AREAS WITH DETENTION PREVIOUSLY PROVIDED
- AREAS WITH PROPOSED PCBMP'S PROVIDED
- R.O.W. LINE

PROPOSED STORM WATER MANAGEMENT

	BASIN 1
TOATL TRIBUTARY AREA (AC)	13.62
IMPERVIOUS AREA (AC)	8.33
EXISTING RELEASE RATE (CFS)	4.33
STORAGE VOLUME (AC-FT)	2.46
HIGH WATER LINE	733.11



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COMMUNITY SCHOOL DISTRICT 99 – MFD IMPLEMENTATION NORTH HIGH SCHOOL
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PROPOSED STORM WATER EXHIBIT

Project Number:
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 Sheet:

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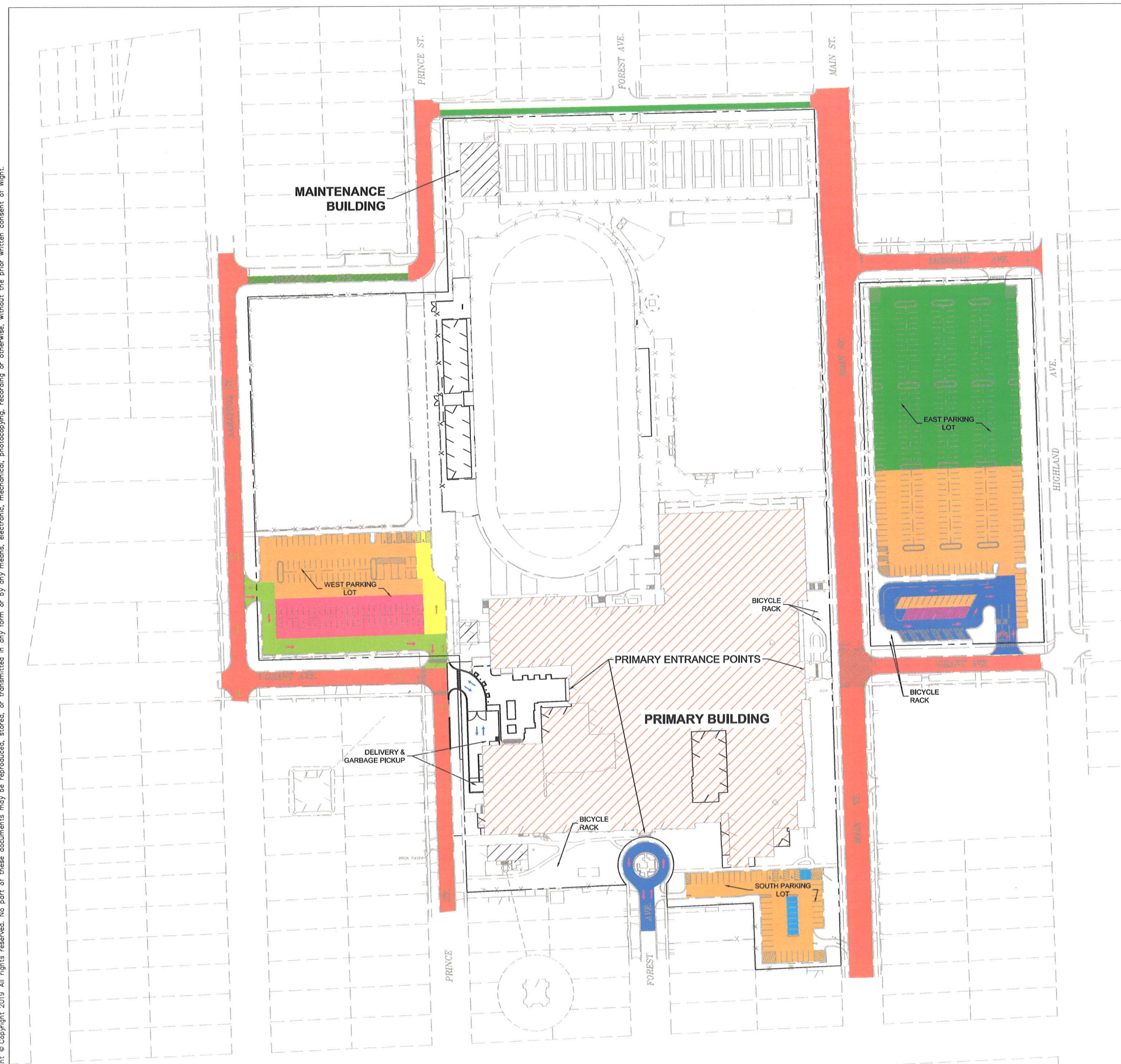
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 GRAPHIC SCALE

 1 INCH = 80 FEET

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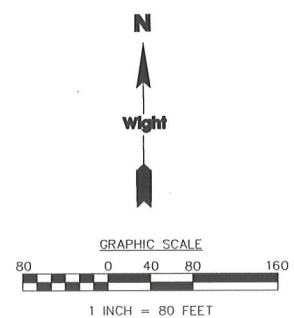
- PARENT DROP OFF AND PICKUP PROHIBITED AT ALL TIMES
- STUDENT PARKING DURING SCHOOL HOURS/OPEN PARKING AFTER 4:00 P.M.
- BUS PARKING AND STAFF PARKING DURING SCHOOL HOURS/OPEN PARKING AFTER 4:00 P.M.
- PARENT DROP OFF AND PICKUP A.M. AND P.M.
- VISITOR PARKING DURING SCHOOL HOURS/ OPEN PARKING AFTER 4:00 P.M.
- PRIMARY BUILDING
- PARENT DROP OFF 6:30 A.M. TO 8:00 A.M.
- PARENT DROP OFF AND PICKUP AFTER 4:00 P.M. ONLY
- STAFF PARKING DURING SCHOOL HOURS/ OPEN PARKING AFTER 4:00 P.M.
- VISITOR PARKING (8:00 A.M. TO 3:20 P.M.)
- LOADING ZONE FOR DELIVERIES AND GARBAGE TRUCKS
- 3-HOUR PARKING FROM 7:00 A.M. TO 4:00 P.M. NO STUDENT PARKING
- PARENT DROP OFF ROUTING
- BUS ROUTING
- GARBAGE VEHICLE/DELIVERY VEHICLE ROUTING

PROPOSED PARKING SUMMARY

	REGULAR	HANDICAP	TOTAL
WEST PARKING LOT	76	4	80
EAST PARKING LOT	442	9	451
SOUTH PARKING LOT	49	3	52
SHERMAN AVE	26	0	26
SUB-TOTAL	593	16	609
REQUIRED PARKING: (0.30 SPACES/STUDENT)*(2364 STUDENTS)=709 SPACES			
TOTAL BIKE PARKING:	58		
TOTAL BUS PARKING:	20		

PROPOSED TRANSPORTATION USAGE

	NUMBER OF	%
BUS	1450	69%
STUDENT PARKING	225	11%
DROPPED OFF	300	14%
WALK	125	6%
TOTAL	2100	100%



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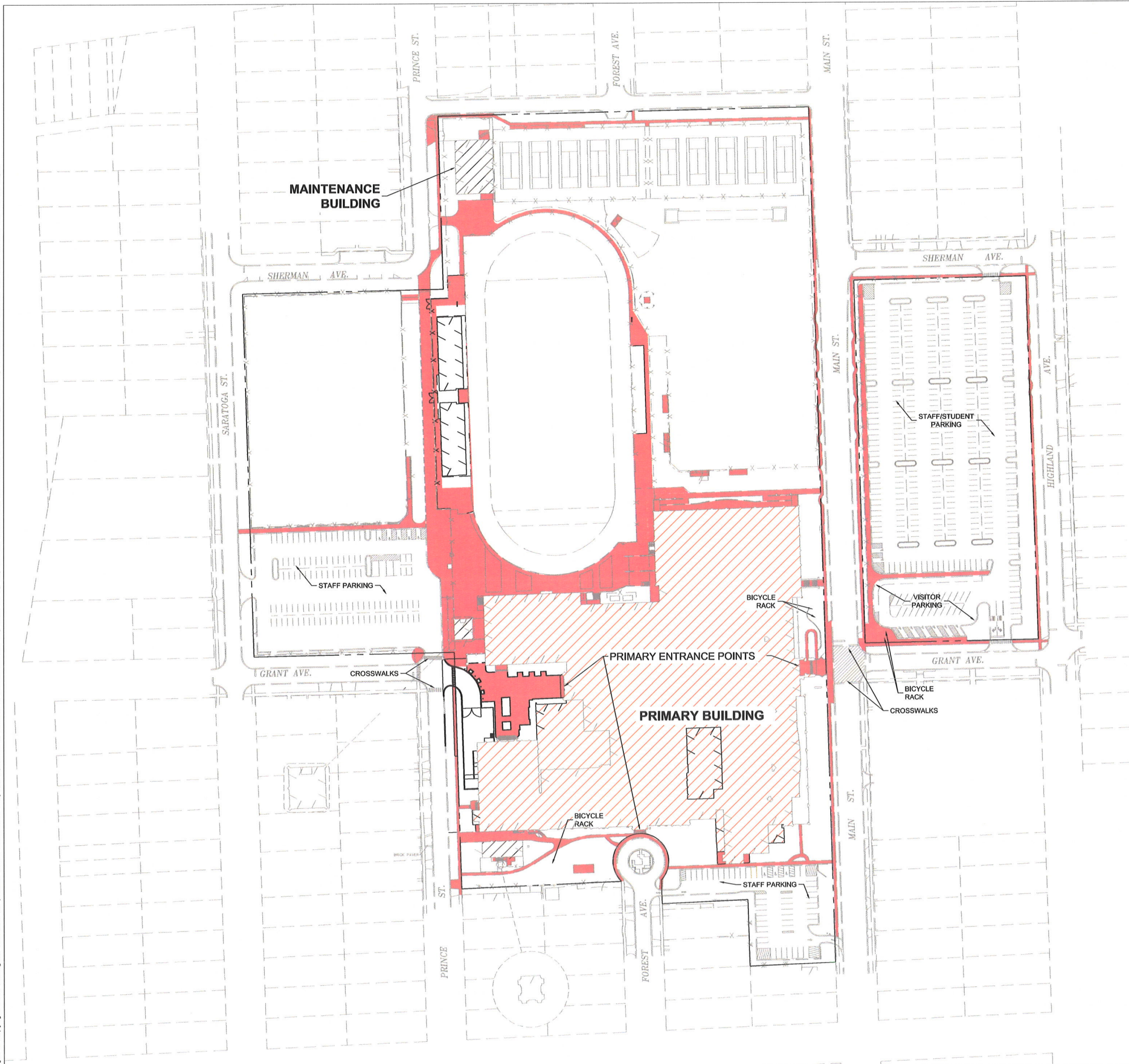
COMMUNITY SCHOOL DISTRICT 99 – MFD IMPLEMENTATION NORTH HIGH SCHOOL
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PROPOSED TRANSPORTATION EXHIBIT

Project Number:
5274-02
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 Sheet:

N-EXH6

S:\Darien\Downers Grove SD99\5274-42 CHSD99 Improvements\01\DWG\CD\Exhibits\NORTH ZONING EXHIBITS\EXH7 PROPOSED NON-MOTORIZED CIRCULATION EXHIBIT.dwg devans Jan 09, 2019 9:26:02 am
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LEGEND

- PEDESTRIAN SIDEWALK/WALKING PATH
- PRIMARY BUILDING



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4436 MAIN STREET
DOWNERS GROVE, IL 60516

PROPOSED NON-MOTORIZED CIRCULATION EXHIBIT

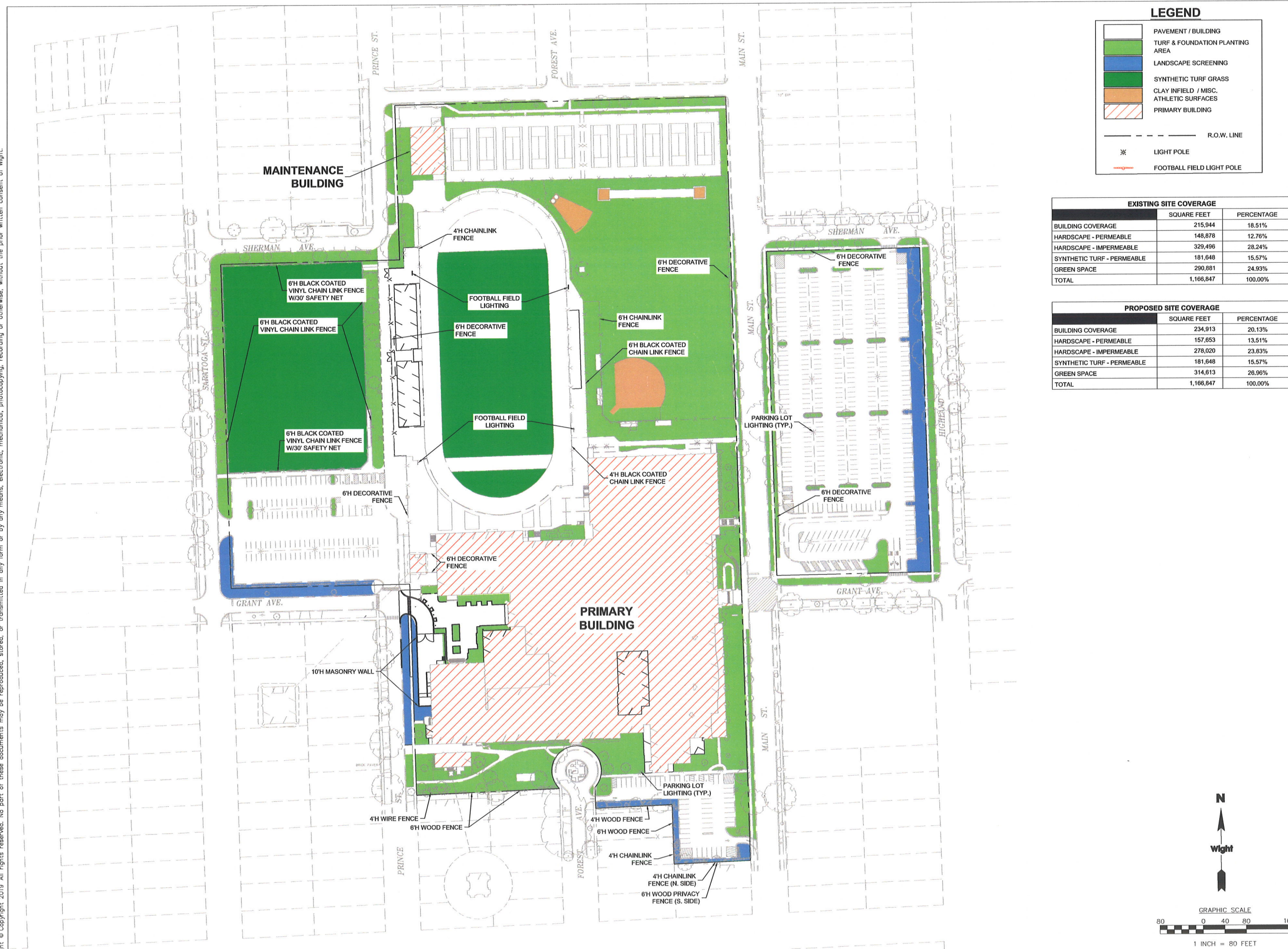
Project Number:
5274-02
Drawn By:
DE
Sheet:

N-EXH7

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GRAPHIC SCALE
0 40 80 160
1 INCH = 80 FEET

S:\Darien\Downers Grove SD99\5274-42 CHSD99 Improvements\01\DWG\CD\Exhibits\NORTH ZONING EXHIBITS\EXH8 PROPOSED LANDSCAPING & LIGHTING EXHIBIT.dwg devans Jan 09, 2019 9:26:07 am
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LEGEND

- PAVEMENT / BUILDING
- TURF & FOUNDATION PLANTING AREA
- LANDSCAPE SCREENING
- SYNTHETIC TURF GRASS
- CLAY INFIELD / MISC. ATHLETIC SURFACES
- PRIMARY BUILDING
- R.O.W. LINE
- * LIGHT POLE
- * FOOTBALL FIELD LIGHT POLE

EXISTING SITE COVERAGE

	SQUARE FEET	PERCENTAGE
BUILDING COVERAGE	215,944	18.51%
HARDSCAPE - PERMEABLE	148,878	12.76%
HARDSCAPE - IMPERMEABLE	329,496	28.24%
SYNTHETIC TURF - PERMEABLE	181,648	15.57%
GREEN SPACE	290,881	24.93%
TOTAL	1,166,847	100.00%

PROPOSED SITE COVERAGE

	SQUARE FEET	PERCENTAGE
BUILDING COVERAGE	234,913	20.13%
HARDSCAPE - PERMEABLE	157,653	13.51%
HARDSCAPE - IMPERMEABLE	278,020	23.83%
SYNTHETIC TURF - PERMEABLE	181,648	15.57%
GREEN SPACE	314,613	26.96%
TOTAL	1,166,847	100.00%



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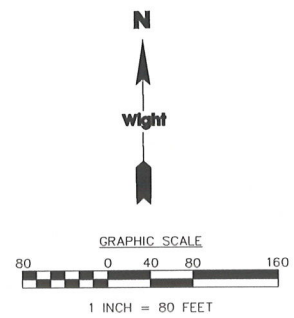
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	ISSUED FOR PLAN COMMISSION-REVISIONS	12.14.2018
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 4436 MAIN STREET
 DOWNERS GROVE, IL 60516

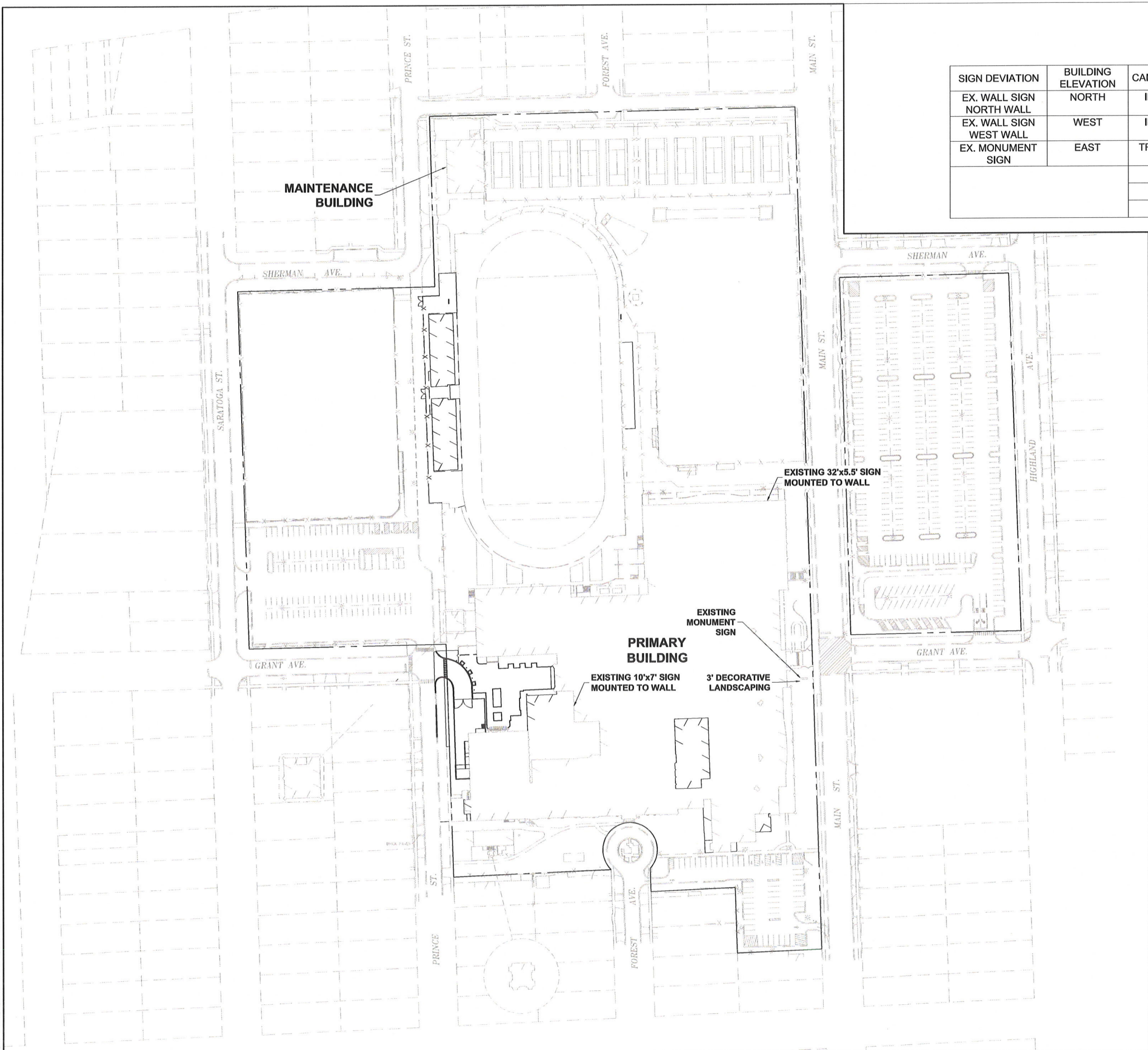
PROPOSED LANDSCAPING & LIGHTING EXHIBIT

Project Number:
 5274-02
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 DE
 Sheet:

N-EXH8



S:\Darien\Downers Grove SD99\5274-42 CHSD99 Improvements\01\DWG\CD\Exhibits\NORTH ZONING EXHIBITS\EXH9 EXISTING SIGNS & PROPOSED SIGNS EXHIBIT.dwg devans Jan 09, 2019 11:46:24 am
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*ADDITIONAL SPORT GRAPHICS ARE DEPICTED THROUGHOUT CAMPUS DUGOUTS, SCOREBOARDS, PRESS BOXES, AND OTHER ACCESSORY BUILDINGS

SIGN DEVIATION	BUILDING ELEVATION	CAMPUS AREA	AREA (SQFT)	NUMBER OF DEVIATIONS
EX. WALL SIGN NORTH WALL	NORTH	INTERIOR	176 SQ. FT.	
EX. WALL SIGN WEST WALL	WEST	INTERIOR	70 SQ. FT.	
EX. MONUMENT SIGN	EAST	TRANSITION	50 SQ. FT.	
			REQUIRED / PROPOSED	
TOTAL			<300 SQFT / 296 SQFT	0



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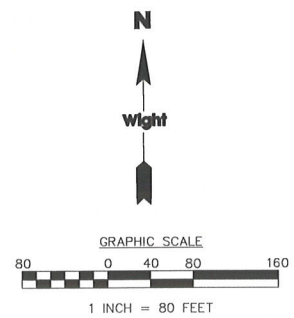
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COMMUNITY SCHOOL DISTRICT 99 – MFD IMPLEMENTATION NORTH HIGH SCHOOL
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EXISTING AND PROPOSED SIGNS EXHIBIT

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N-EXH9





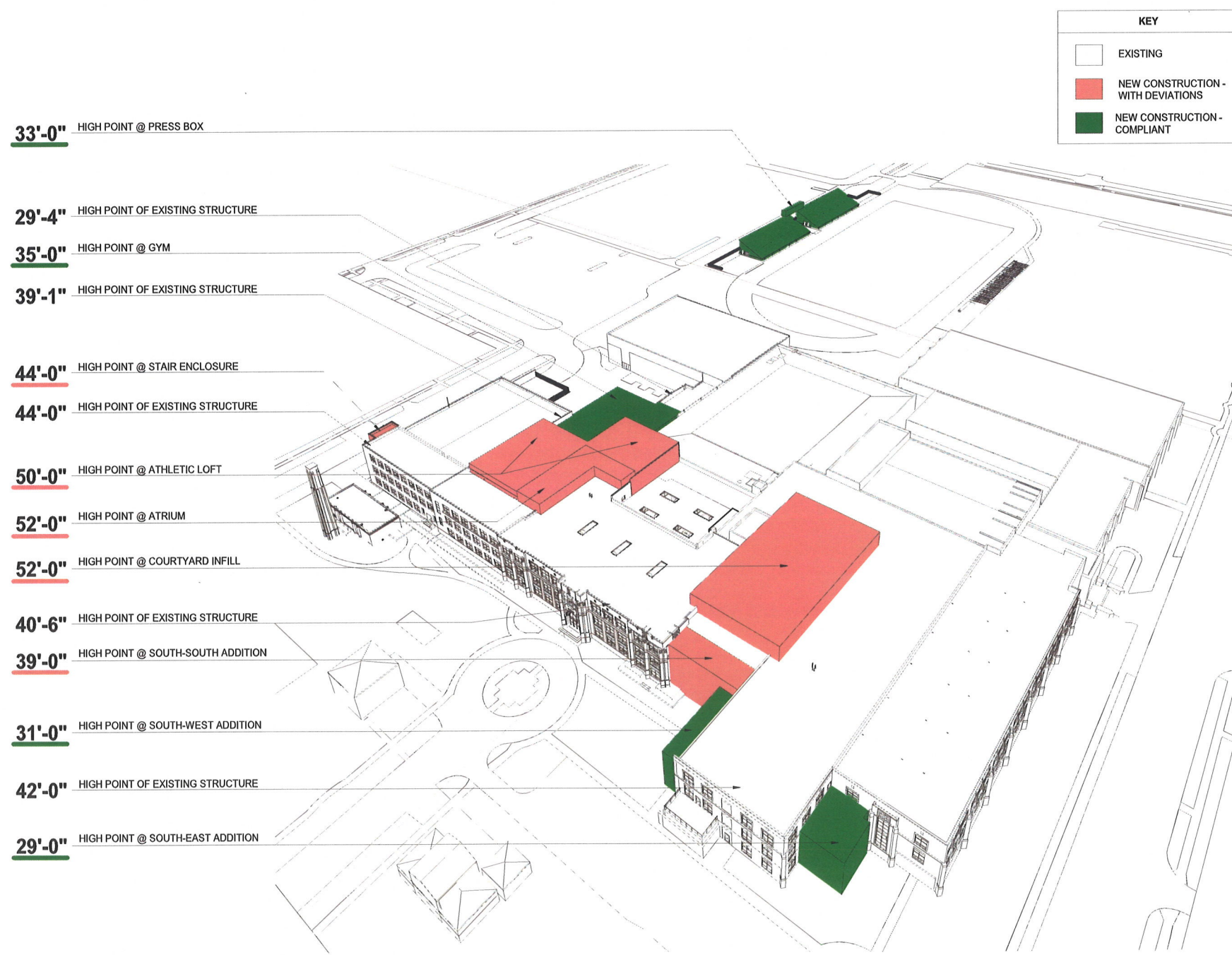
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33'-0" HIGH POINT @ PRESS BOX

29'-4" HIGH POINT OF EXISTING STRUCTURE

35'-0" HIGH POINT @ GYM

39'-1" HIGH POINT OF EXISTING STRUCTURE

44'-0" HIGH POINT @ STAIR ENCLOSURE

44'-0" HIGH POINT OF EXISTING STRUCTURE

50'-0" HIGH POINT @ ATHLETIC LOFT

52'-0" HIGH POINT @ ATRIUM

52'-0" HIGH POINT @ COURTYARD INFILL

40'-6" HIGH POINT OF EXISTING STRUCTURE

39'-0" HIGH POINT @ SOUTH-SOUTH ADDITION

31'-0" HIGH POINT @ SOUTH-WEST ADDITION

42'-0" HIGH POINT OF EXISTING STRUCTURE

29'-0" HIGH POINT @ SOUTH-EAST ADDITION

NOTE: 0'-0" TAKEN FROM GRADE

KEY	
	EXISTING
	NEW CONSTRUCTION - WITH DEVIATIONS
	NEW CONSTRUCTION - COMPLIANT

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**MFP
IMPLEMENTATION -
NORTH**

4436 MAIN STREET
DOWNERS GROVE, IL 60515

OVERALL AXON

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N-A1.00

1 NEW ADDITIONS DIAGRAM
N.T.S.



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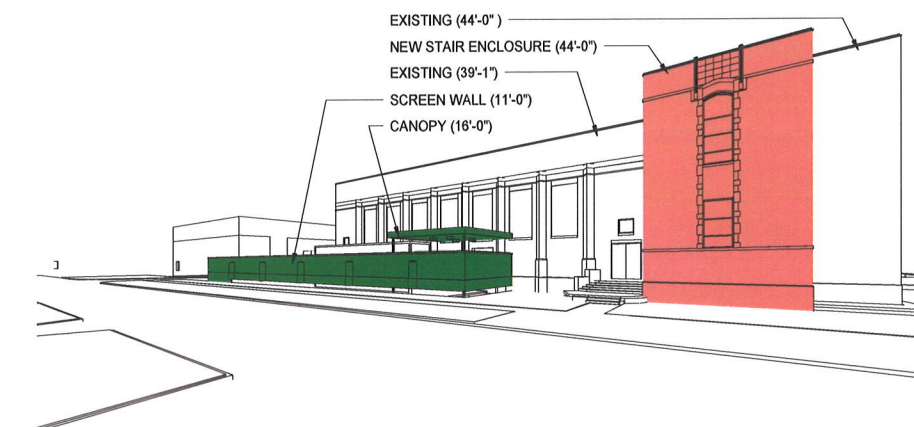
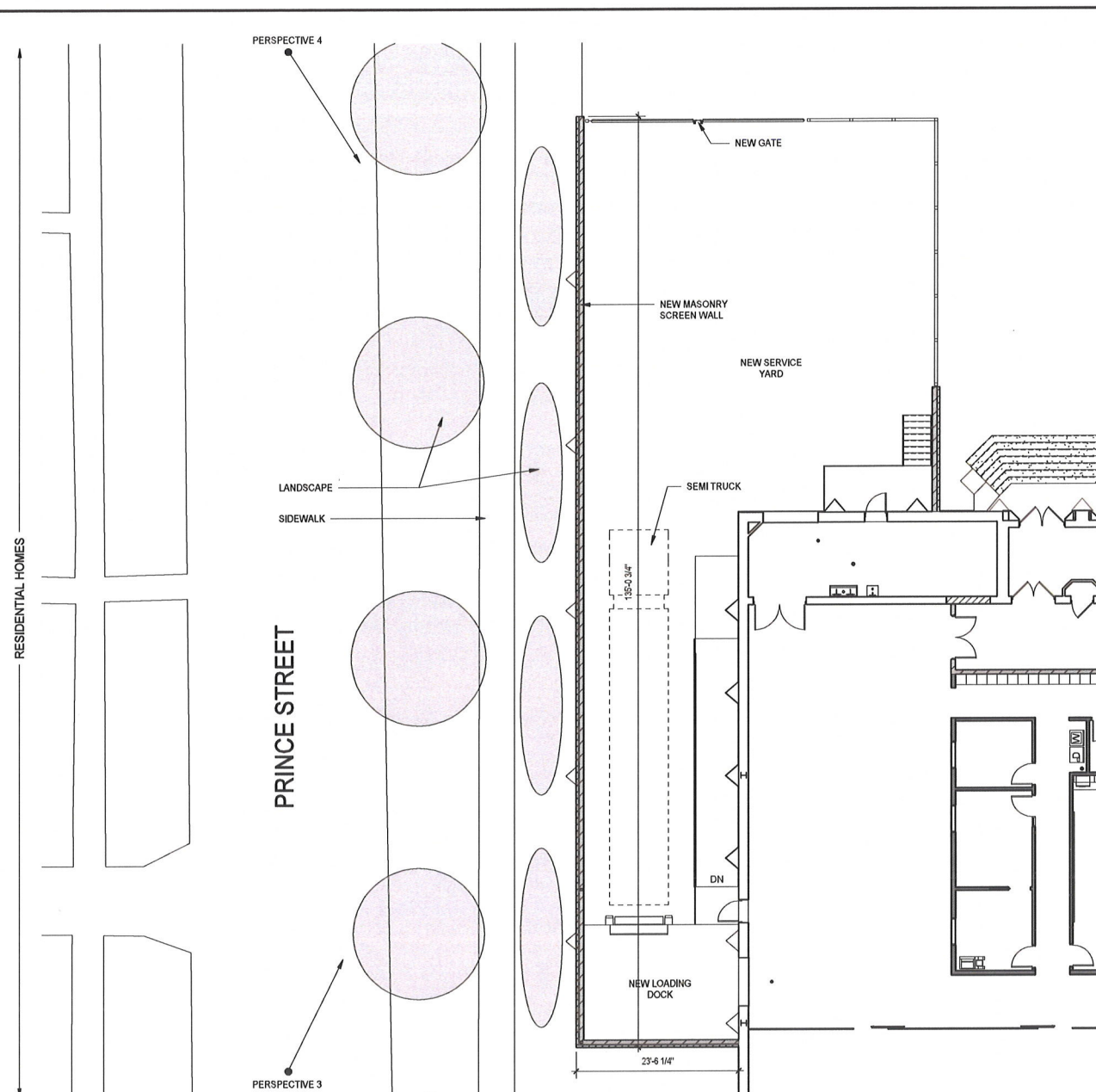
MFP IMPLEMENTATION - NORTH

4436 MAIN STREET
DOWNERS GROVE, IL 60515

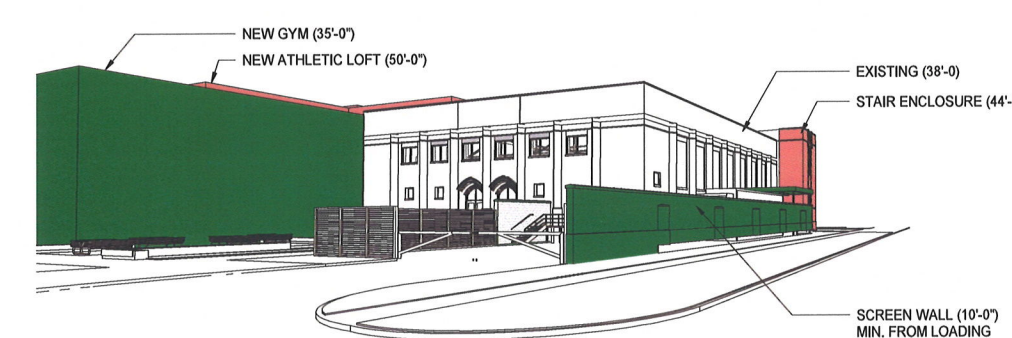
LOADING DOCK - PLAN, ELEVATION, SECTION & PERSPECTIVE

Project Number:
5274-42
Drawn By:
M.BANDERA
Sheet:

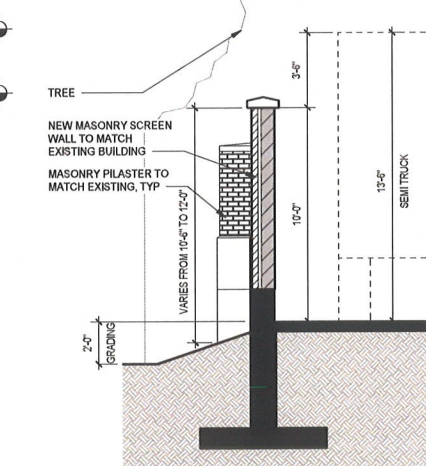
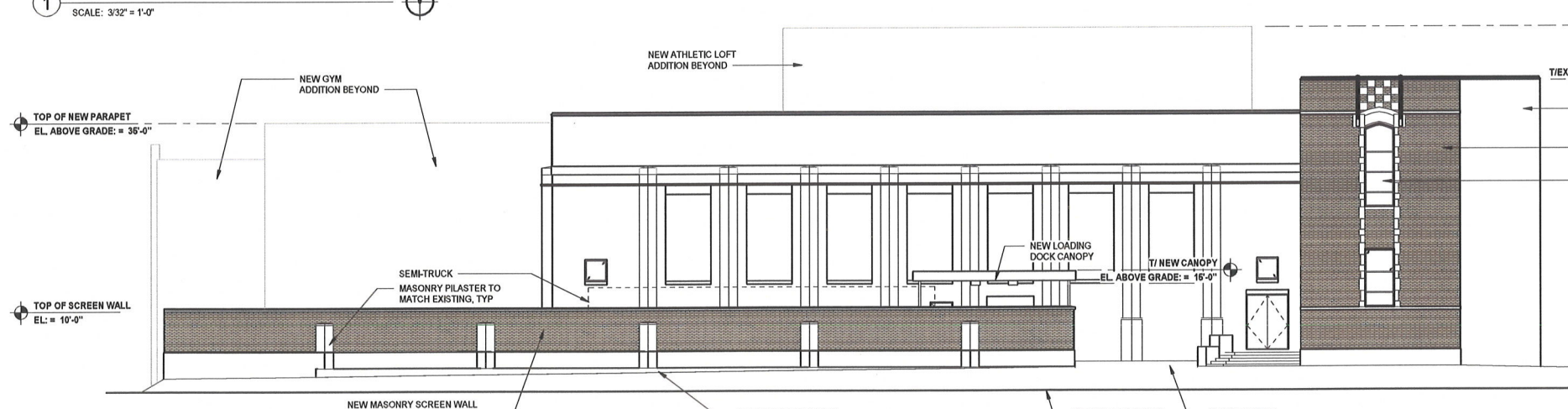
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NOTE: WALL ELEVATIONS SHOWN ON THIS DRAWING ARE FROM THE ESTABLISHED GRADE AT THE BASE OF THE WALL



NOTE: WALL ELEVATIONS SHOWN ON THIS DRAWING ARE FROM THE ESTABLISHED GRADE AT THE BASE OF THE WALL



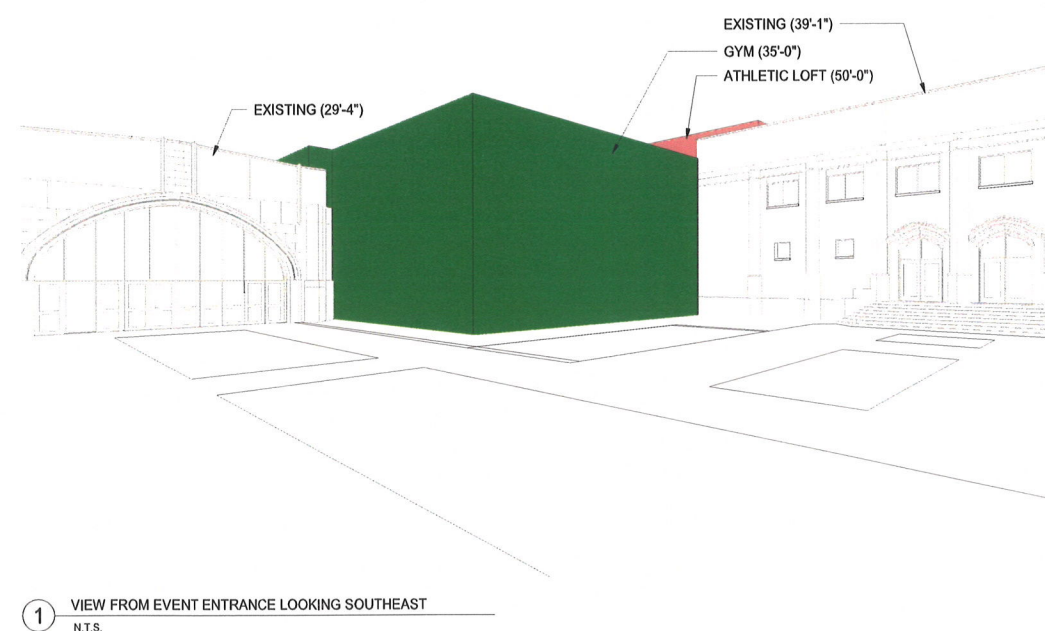
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**MFP
IMPLEMENTATION -
NORTH**

4436 MAIN STREET
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**EXTERIOR
PERSPECTIVES**

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5274-42
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Sheet:

N-A2.01

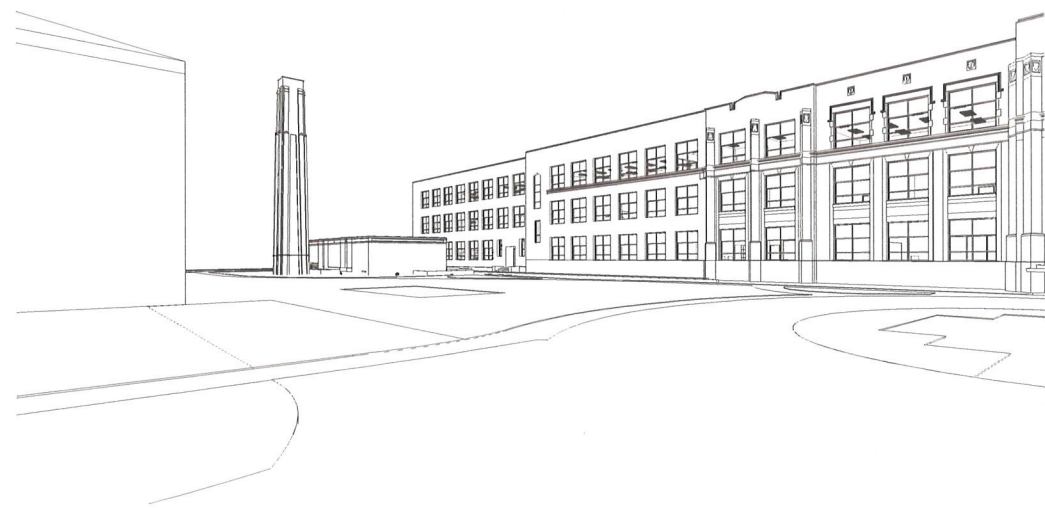
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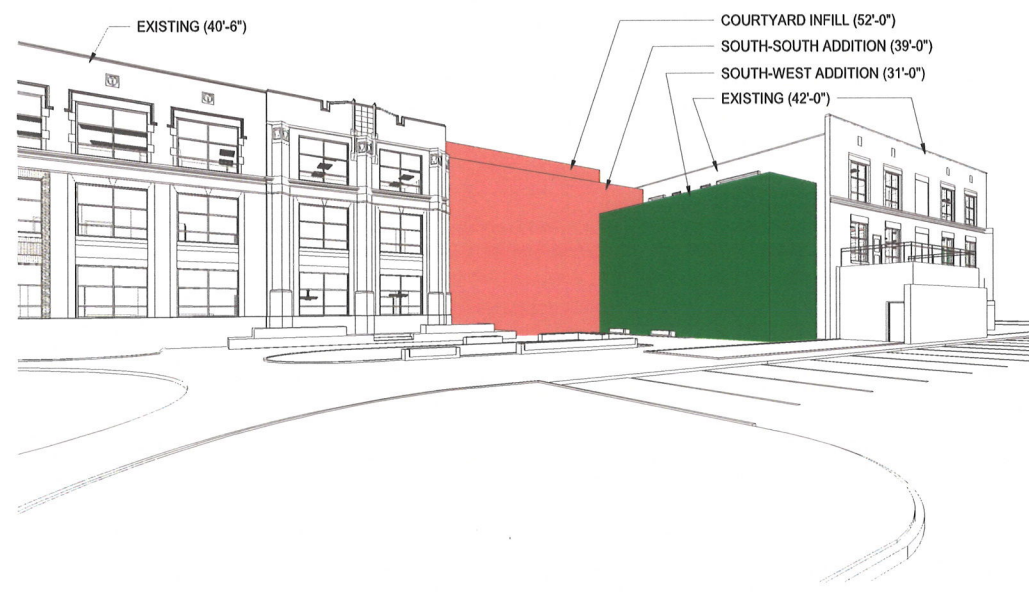
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1 VIEW FROM FOREST AVE LOOKING NORTHWEST
SCALE:



2 VIEW FROM FOREST AVE LOOKING NORTHEAST
SCALE:

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**MFP
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NORTH**

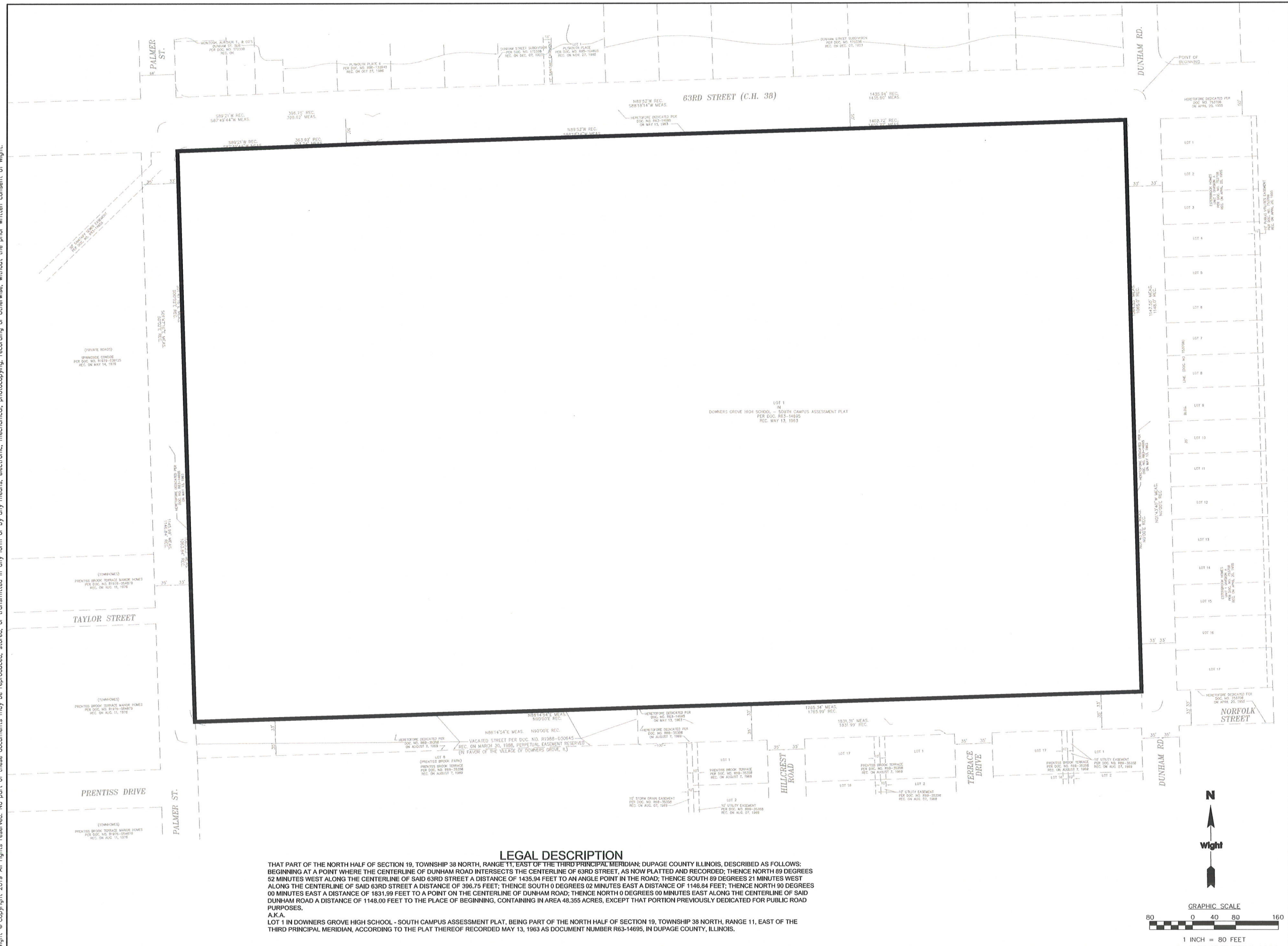
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**EXTERIOR
PERSPECTIVES**

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Author
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LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT WHERE THE CENTERLINE OF DUNHAM ROAD INTERSECTS THE CENTERLINE OF 63RD STREET, AS NOW PLATTED AND RECORDED; THENCE NORTH 89 DEGREES
 52 MINUTES WEST ALONG THE CENTERLINE OF SAID 63RD STREET A DISTANCE OF 1435.94 FEET TO AN ANGLE POINT IN THE ROAD; THENCE SOUTH 89 DEGREES 21 MINUTES WEST
 ALONG THE CENTERLINE OF SAID 63RD STREET A DISTANCE OF 396.75 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES EAST A DISTANCE OF 1146.84 FEET; THENCE NORTH 90 DEGREES
 00 MINUTES EAST A DISTANCE OF 1831.99 FEET TO A POINT ON THE CENTERLINE OF DUNHAM ROAD; THENCE NORTH 0 DEGREES 00 MINUTES EAST ALONG THE CENTERLINE OF SAID
 DUNHAM ROAD A DISTANCE OF 1148.00 FEET TO THE PLACE OF BEGINNING, CONTAINING IN AREA 48.355 ACRES, EXCEPT THAT PORTION PREVIOUSLY DEDICATED FOR PUBLIC ROAD
 PURPOSES.
 A.K.A.
 LOT 1 IN DOWERS GROVE HIGH SCHOOL - SOUTH CAMPUS ASSESSMENT PLAT, BEING PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE
 THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 13, 1963 AS DOCUMENT NUMBER R63-14695, IN DUPAGE COUNTY, ILLINOIS.



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COMMUNITY SCHOOL DISTRICT 99 - MFD IMPLEMENTATION SOUTH HIGH SCHOOL

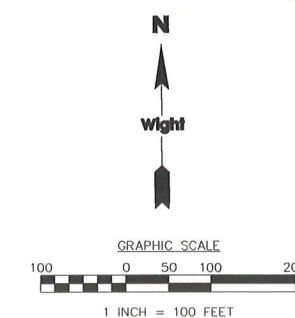
1436 NORFOLK STREET
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PROPERTY BOUNDARY EXHIBIT

Project Number:
 5274-02
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S-EXH1

S:\Darlen\Downers Grove SD99\5274-42 CHSD99 Improvements\01\DWG\CD\Exhibits\South Zoning Exhibits\EXH2 PLANNING AREA EXHIBIT.dwg devans Jan 09, 2019 8:54:56 am
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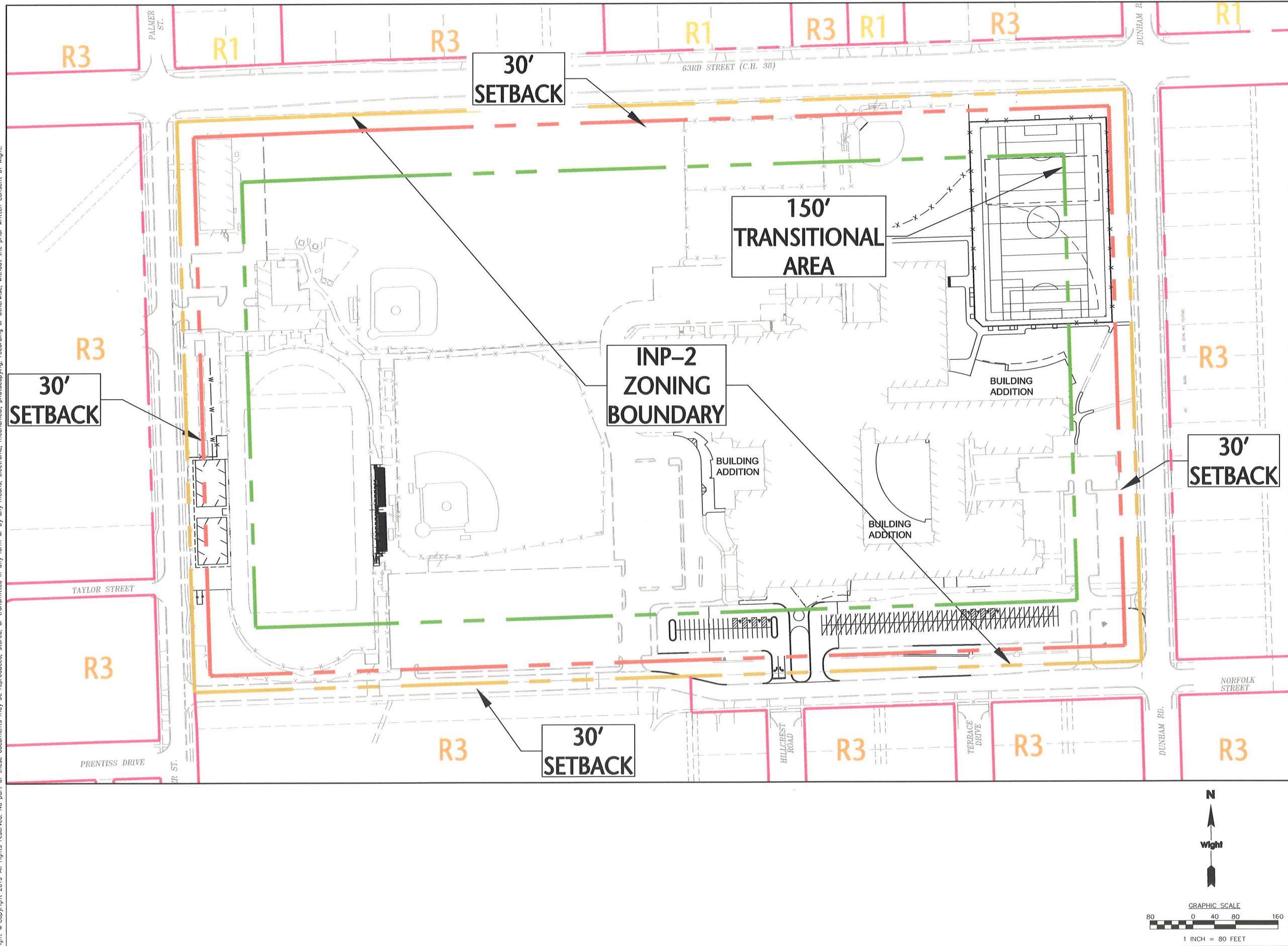
COMMUNITY SCHOOL DISTRICT 99 – MFD IMPLEMENTATION SOUTH HIGH SCHOOL
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PLANNING AREA EXHIBIT

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Sheet:

S-EXH2

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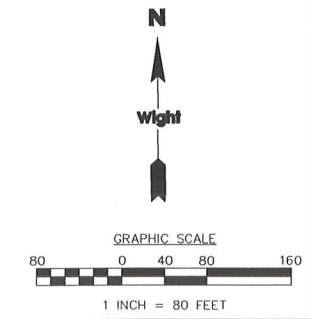
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1436 NORFOLK STREET
DOWNERS GROVE, IL 60516

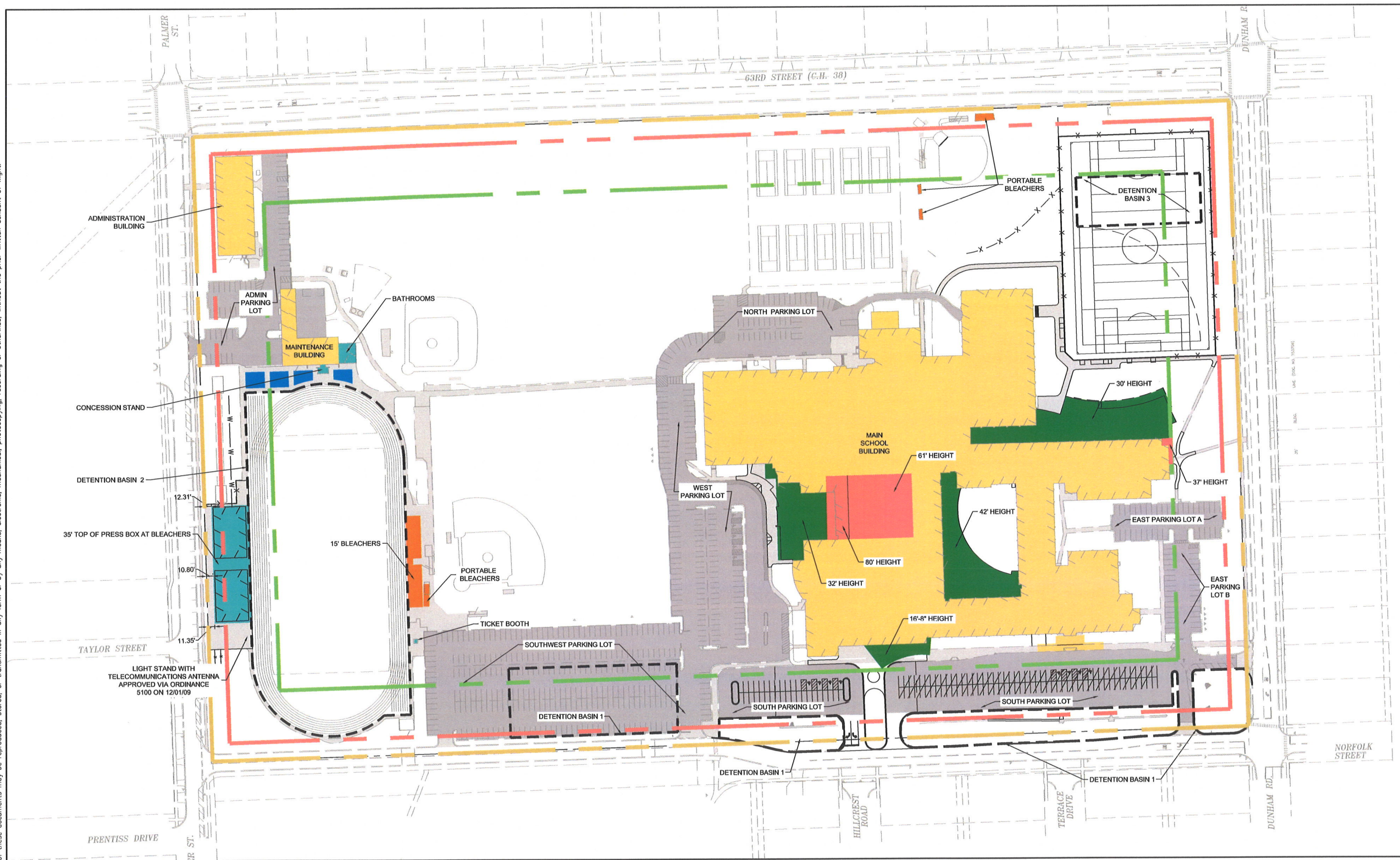
PROPERTY SETBACKS AND TRANSITION AREA EXHIBIT

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Sheet:

S-EXH3



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PROPOSED USES AND DEVELOPMENT ENVELOPE EXHIBIT

Project Number:
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 DE
 Sheet:

S-EXH4

LEGEND

	ASPHALT
	PERMEABLE PAVERS
	PCC SIDEWALK
	BUILDING
	PROPOSED BUILDING ADDITION
	ACCESSORY STRUCTURES
	BLEACHERS
	R.O.W. LINE

EXISTING FACILITY SUMMARY

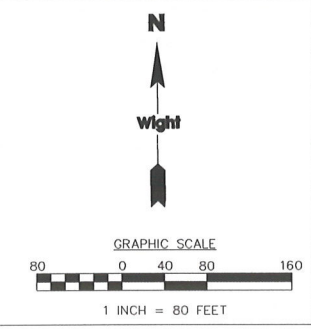
BUILDING	EXISTING G.F.A
MAIN SCHOOL BUILDING	466,969
ADMINISTRATION BUILDING	10,622
MAINTENANCE BUILDING	7,921
ACCESSORY STRUCTURES	4,364
BLEACHERS	11,175
TOTAL BUILDING SF	501,051
FLOOR AREA RATIO	0.26

PROPOSED FACILITY SUMMARY

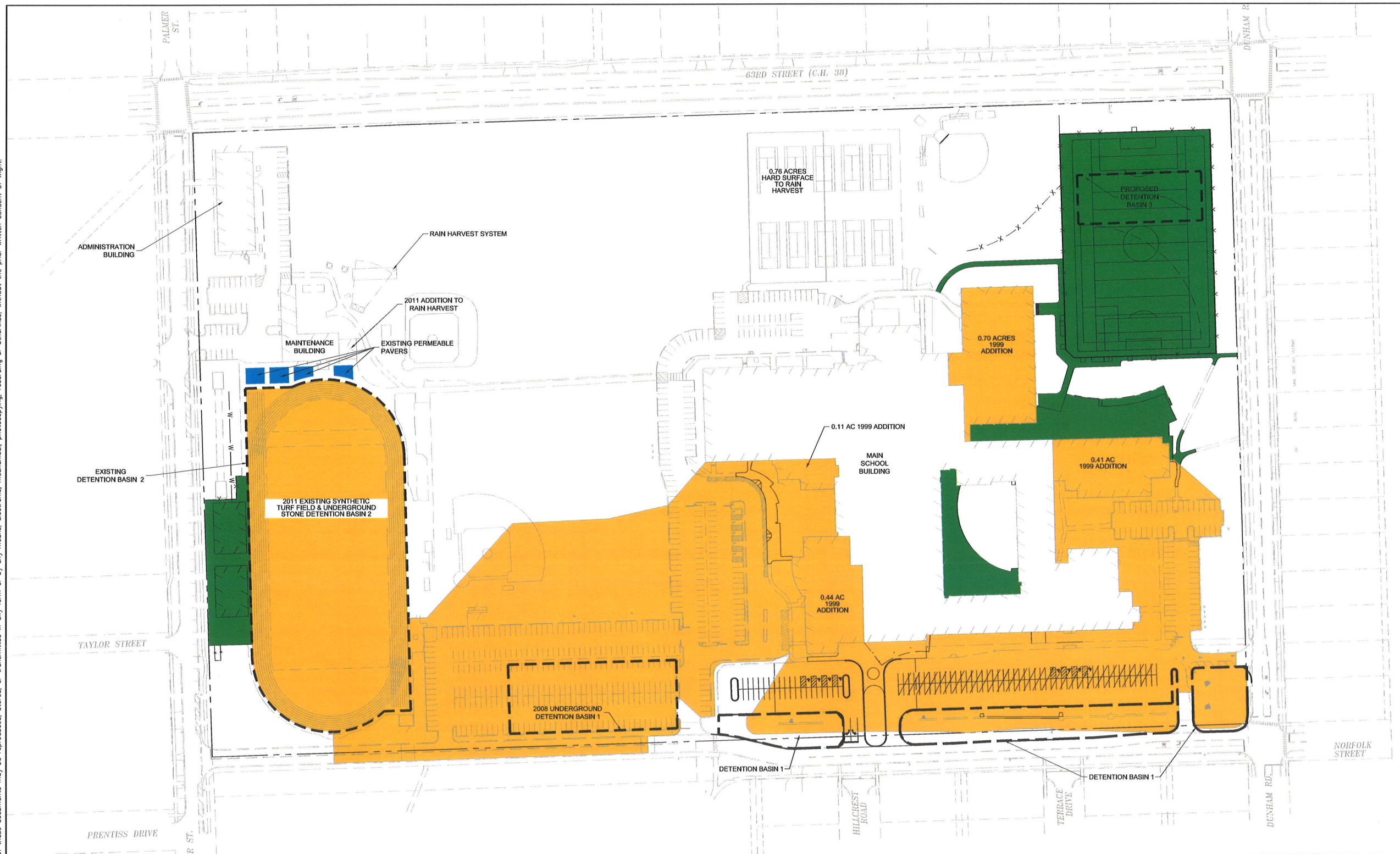
BUILDING	PROPOSED G.F.A
MAIN SCHOOL BUILDING	532,861
ADMINISTRATION BUILDING	10,622
MAINTENANCE BUILDING	7,921
ACCESSORY STRUCTURES	4,364
ACCESSORY STRUCTURE	12,160
BLEACHERS	4,101
TOTAL BUILDING SF	572,029
FLOOR AREA RATIO	0.30

DOWNERS GROVE SOUTH DEVIATIONS

Addition/Improvement	Campus Area	Height		Setback		# of Deviations
		Required	Proposed	Required	Proposed	
North Addition	Transition	35	30	30	130	0
Courtyard Infill	Interior	42	42	N/A	N/A	0
West Addition	Interior	42	32	N/A	N/A	0
Fly Tower	Interior	42	80*	N/A	N/A	1
Audience Chamber	Interior	42	61*	N/A	N/A	1
South entries	Interior	42	16'8"	N/A	N/A	0
Press-top Bleachers	Transition	35	30	30	10*	1
East Stair Addition	Transition	35	37*	N/A	N/A	1
DGS Deviations*						4
Max. Interior Height						80
Max. Transition Height						37



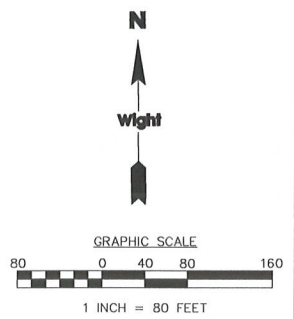
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LEGEND

- PERMEABLE PAVERS
- AREAS WITH DETENTION PREVIOUSLY PROVIDED
- AREAS WITH PROPOSED DETENTION PROVIDED
- R.O.W. LINE

PROPOSED STORM WATER MANAGEMENT			
	BASIN 1	BASIN 2	BASIN 3
TOATL TRIBUTARY AREA (AC)	11.48	3.37	TBD
IMPERVIOUS AREA (AC)	7.93	3.37	TBD
EXISTING RELEASE RATE (CFS)	1.86	0.54	TBD
STORAGE VOLUME (AC-FT)	3.465	1.16	TBD
HIGH WATER LINE	740.60	745.85	TBD



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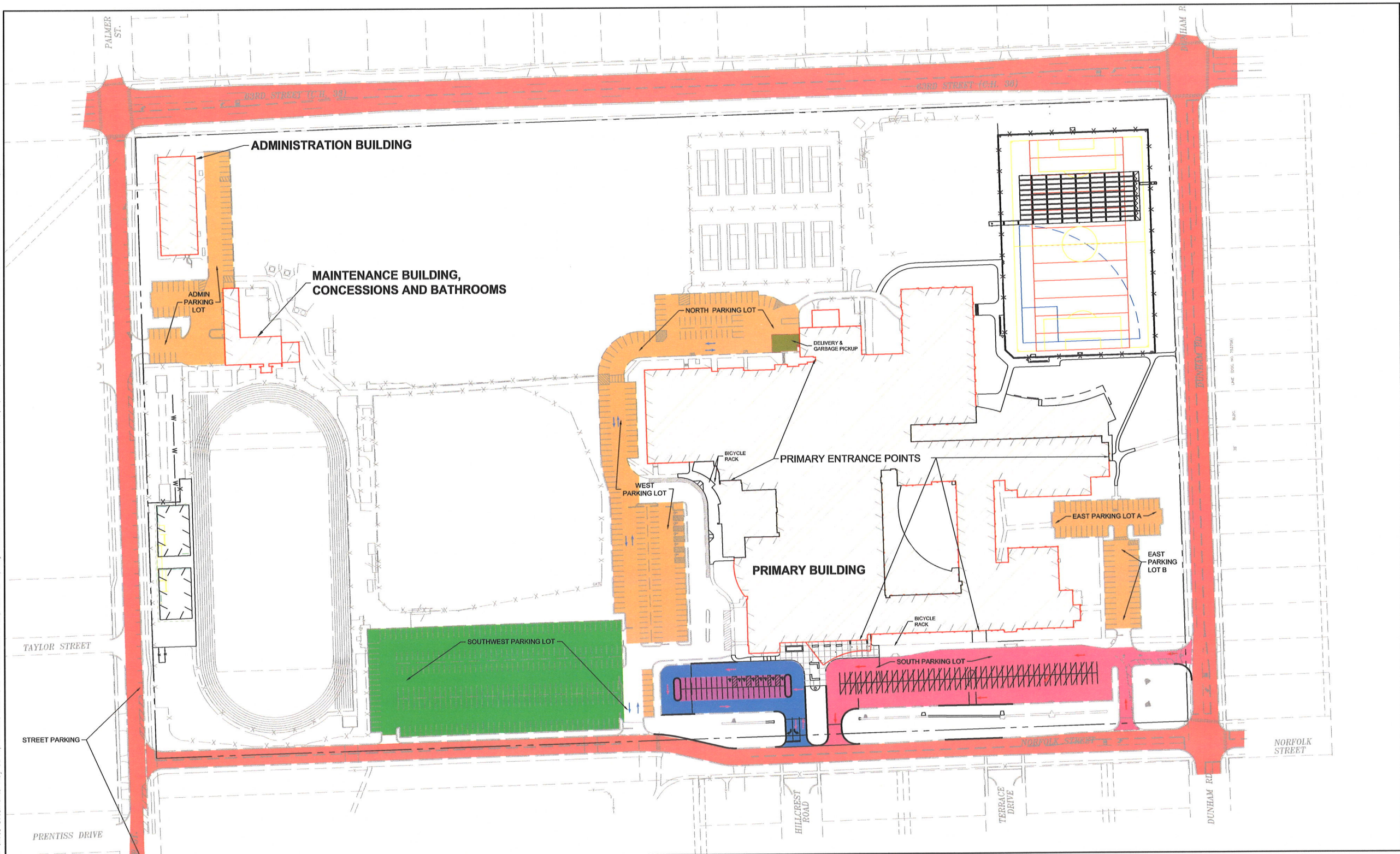
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1436 NORFOLK STREET
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PROPOSED STORM WATER MANAGEMENT EXHIBIT

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S-EXH5

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	STUDENT PARKING DURING SCHOOL HOURS/ OPEN PARKING AFTER 4:00 P.M.		PARENT DROP OFF AND PICKUP PROHIBITED AT ALL TIMES
	STAFF PARKING DURING SCHOOL HOURS/ OPEN PARKING AFTER 4:00 P.M.		PRIMARY BUILDING
	BUS PARKING		PARENT DROP OFF ROUTING
	PARENT DROP OFF AND PICKUP A.M. AND P.M.		BUS ROUTING
	VISITOR PARKING DURING SCHOOL HOURS/ OPEN PARKING AFTER 4:00 P.M.		GARBAGE VEHICLE/DELIVERY VEHICLE ROUTING
	LOADING ZONE FOR DELIVERIES AND GARBAGE TRUCKS		

PROPOSED PARKING SUMMARY

	REGULAR	HANDICAP	TOTAL
WEST PARKING LOT	124	5	129
SOUTHWEST PARKING LOT	275	0	275
SOUTH PARKING LOT	127	8	135
NORTH PARKING LOT	49	0	49
EAST PARKING LOT A	33	0	33
EAST PARKING LOT B	34	0	34
STREET PARKING	41	0	41
SHERMAN AVE	39	2	41
SUB-TOTAL	722	15	737
REQUIRED PARKING: (0.30 SPACES/STUDENT)(3200 STUDENTS) 960 SPACES			
TOTAL BIKE PARKING:	50		
TOTAL BUS PARKING:	28		

PROPOSED TRANSPORTATION USAGE

	NUMBER OF	%
BUS	1961	66%
STUDENT PARKING	204	7%
DROPPED OFF	397	13%
WALK	418	14%
TOTAL	2980	100%

GRAPHIC SCALE

0 40 80 160
 1 INCH = 80 FEET

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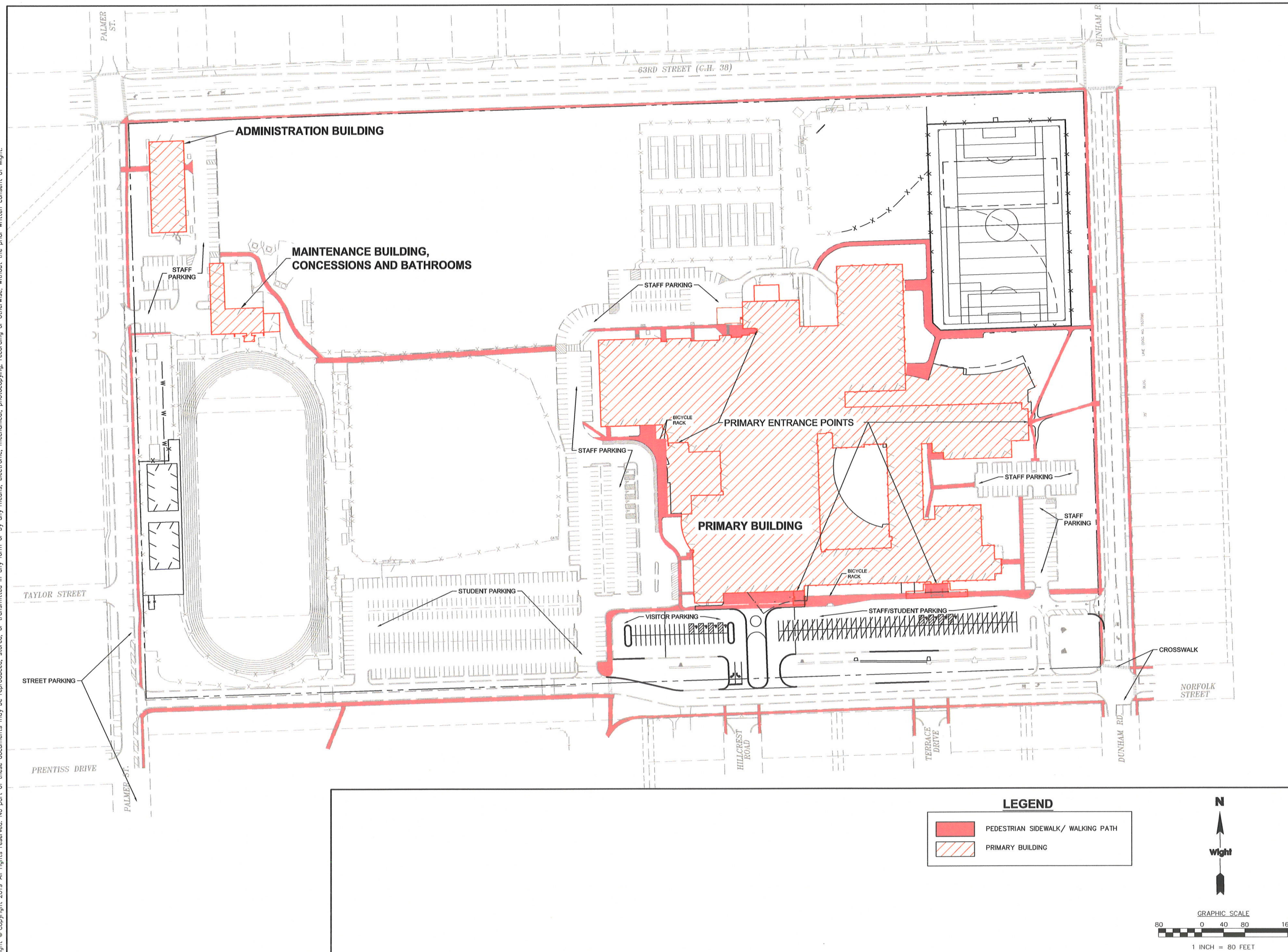
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S-EXH6

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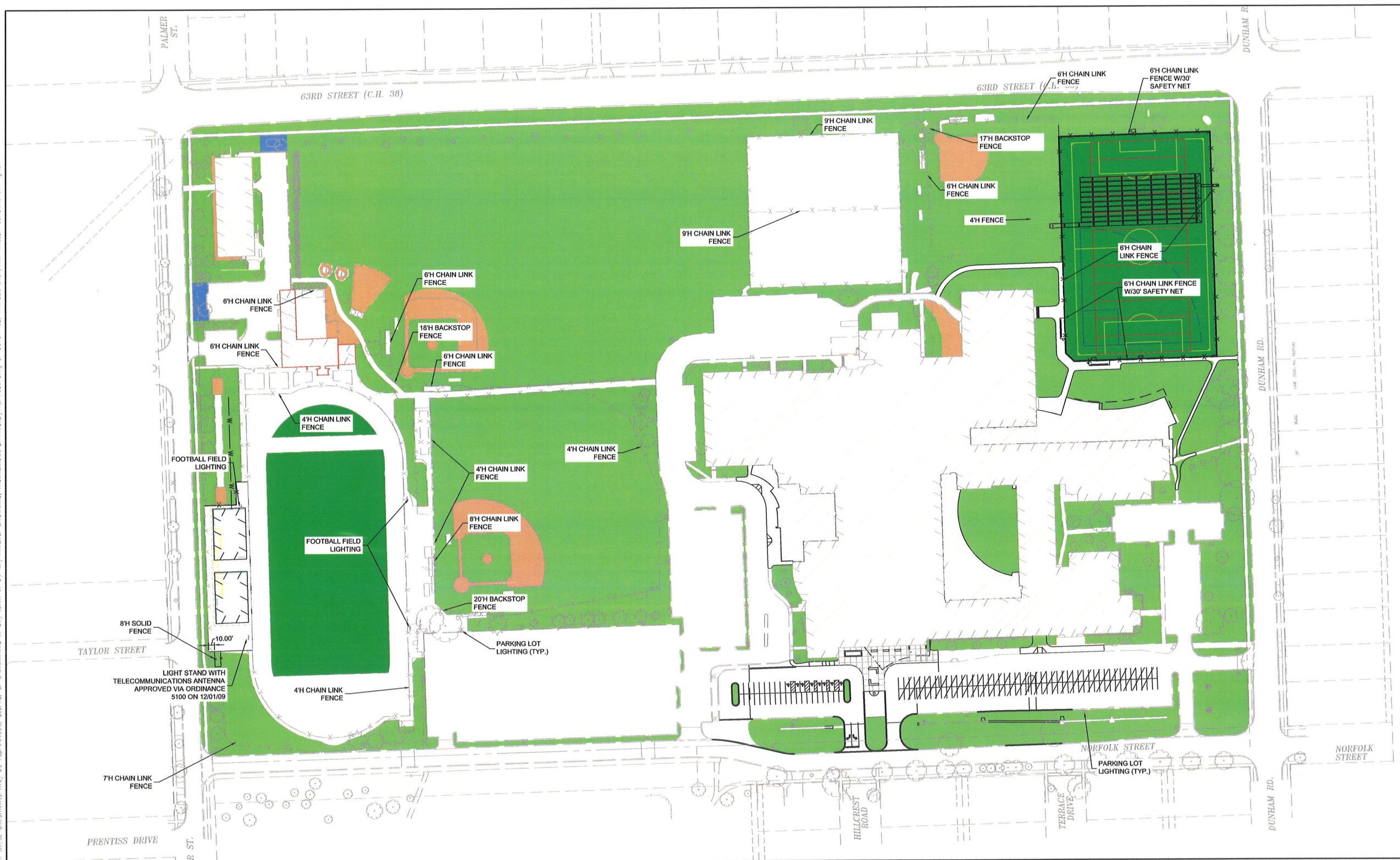
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 1436 NORFOLK STREET
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PROPOSED LANDSCAPING & LIGHTING EXHIBIT

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 DE
 Sheet:

S-EXH8

LEGEND

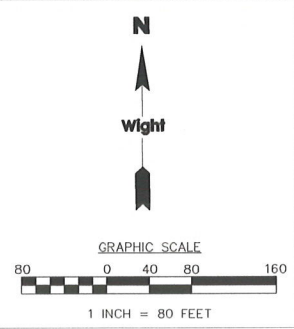
	PAVEMENT / BUILDING		R.O.W. LINE
	TURF & FOUNDATION PLANTING AREA		LIGHT POLE
	LANDSCAPE SCREENING		FOOTBALL FIELD LIGHT POLE
	SYNTHETIC TURF GRASS		FOOTBALL FIELD LIGHT POLE WITH ANTENNA
	CLAY INFIELD / MISC. ATHLETIC SURFACES		
	PRIMARY BUILDING		

EXISTING SITE COVERAGE

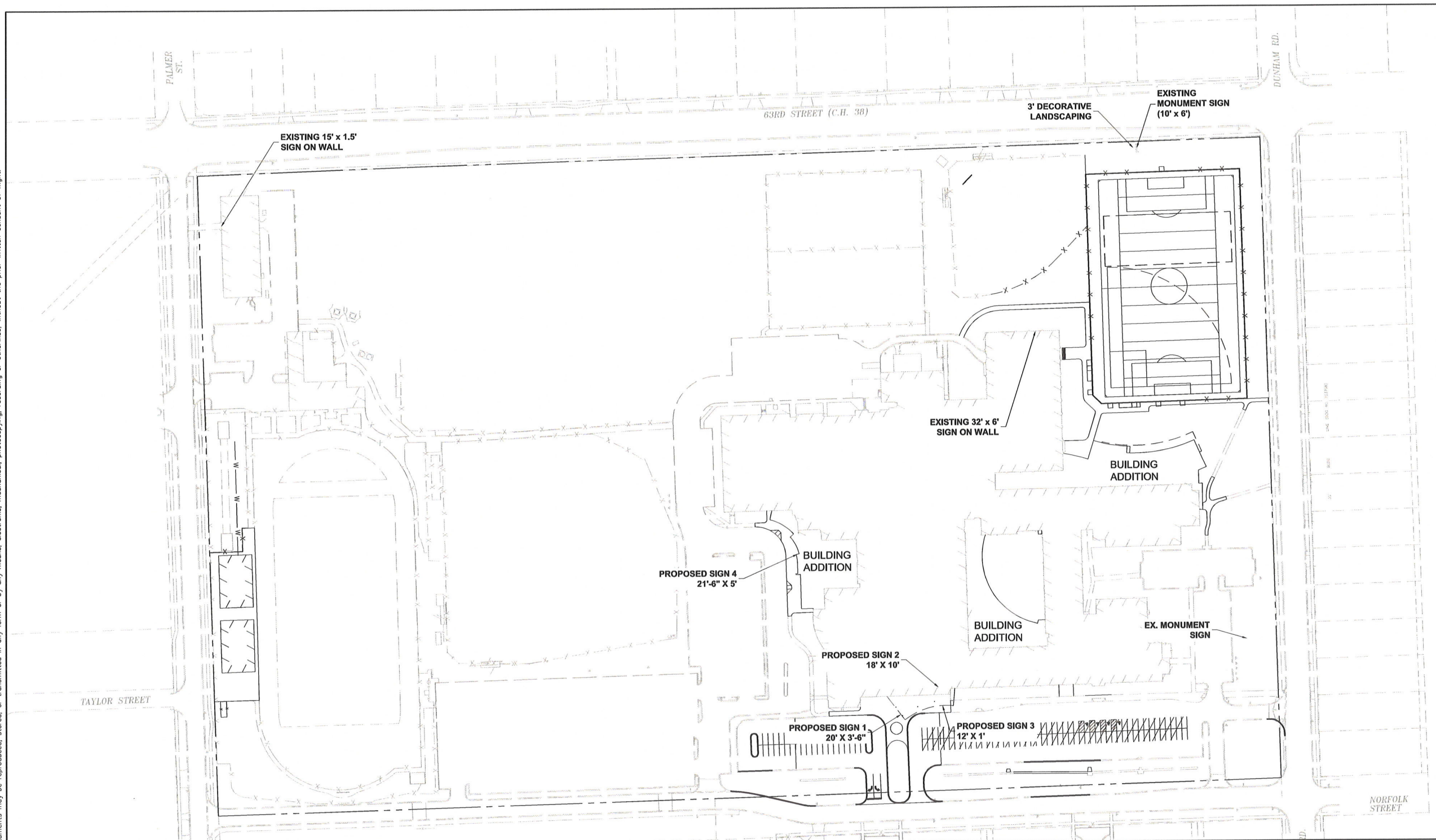
	SQUARE FEET	PERCENTAGE
BUILDING COVERAGE	273,556	14.54%
HARDSCAPE - PERMEABLE	3,004	0.16%
HARDSCAPE - IMPERMEABLE	556,241	29.57%
SYNTHETIC TURF - PERMEABLE	83,189	4.42%
GREEN SPACE	964,834	51.30%
TOTAL	1,880,824	100.00%

PROPOSED SITE COVERAGE

	SQUARE FEET	PERCENTAGE
BUILDING COVERAGE	309,429	16.45%
HARDSCAPE - PERMEABLE	3,004	0.16%
HARDSCAPE - IMPERMEABLE	554,128	29.46%
SYNTHETIC TURF - PERMEABLE	179,993	9.57%
GREEN SPACE	834,270	44.36%
TOTAL	1,880,824	100.00%



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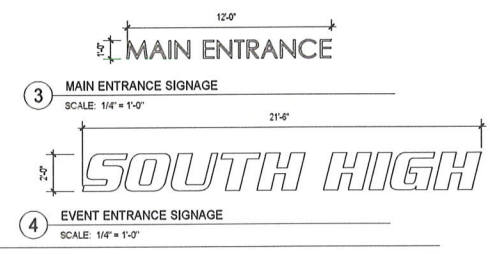
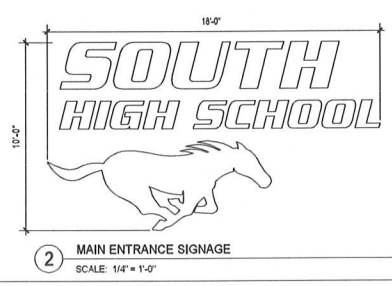
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1436 NORFOLK STREET
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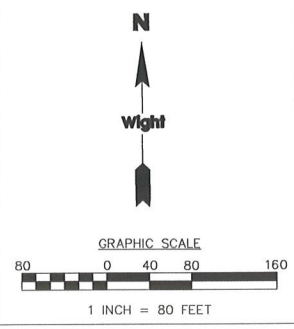
EXISTING AND PROPOSED SIGN EXHIBIT

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S-EXH9



SIGN DEVIATION	BUILDING ELEVATION	CAMPUS AREA	AREA (SQFT)	NUMBER OF DEVIATIONS
PROPOSED SIGN 1	SOUTH	INTERIOR	71 SQ. FT.	
PROPOSED SIGN 2	SOUTH	INTERIOR	180 SQ. FT.	
PROPOSED SIGN 3	SOUTH	INTERIOR	12 SQ. FT.	
PROPOSED SIGN 4	WEST	INTERIOR	43 SQ. FT.	
EX. ADMIN WALL SIGN	SOUTH	INTERIOR	23 SQ. FT.	
EX. WALL SIGN NORTH WALL	NORTH	INTERIOR	192 SQ. FT.	
EX. MONUMENT SIGN	NORTH	TRANSITION	60 SQ. FT.	
			REQUIRED / PROPOSED	
TOTAL			<300 SQFT / 581 SQFT	1

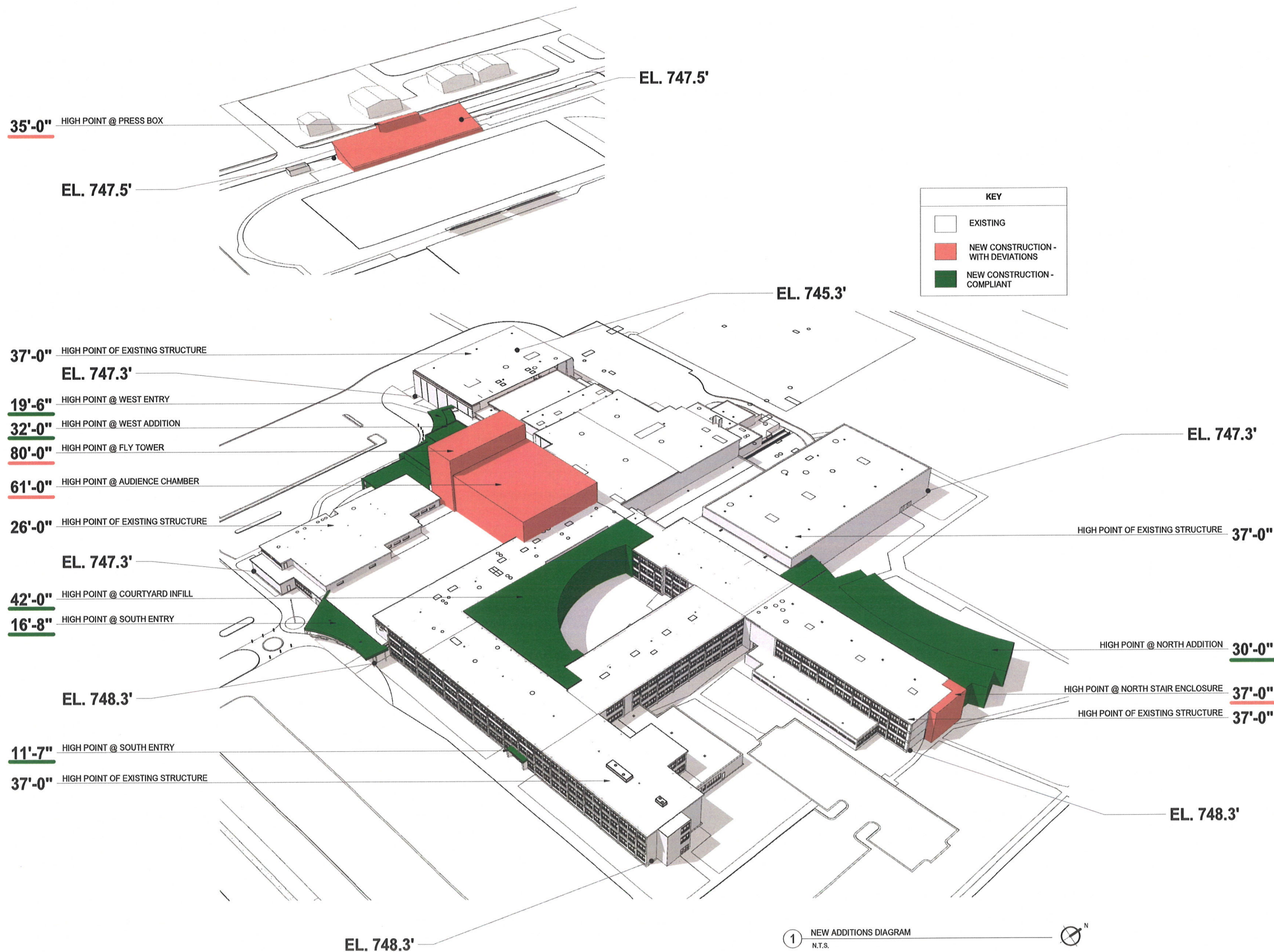




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1 NEW ADDITIONS DIAGRAM
N.T.S.

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MFP IMPLEMENTATION - SOUTH

1436 NORFOLK STREET
DOWNERS GROVE, IL 60516

OVERALL AXON

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5274-42
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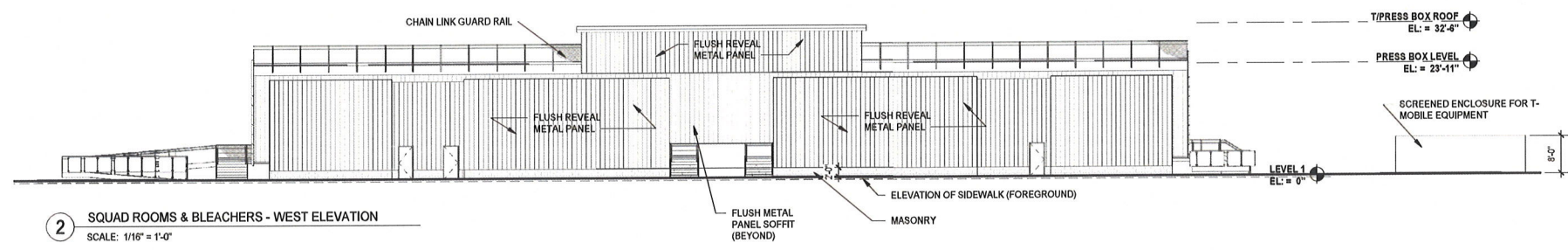
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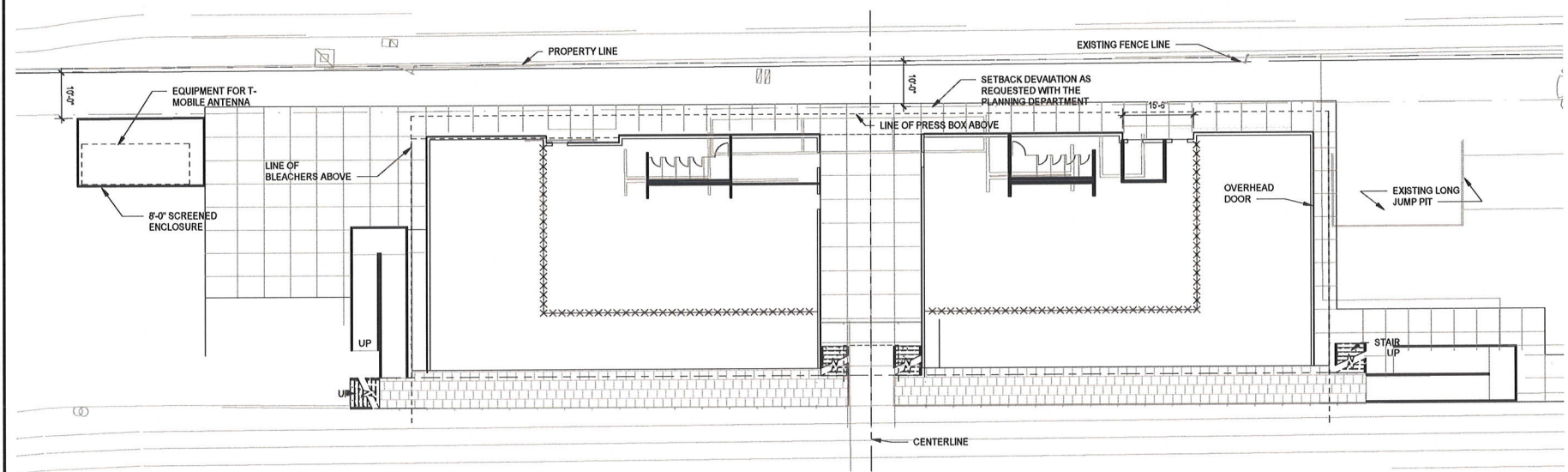
COMMUNITY HIGH SCHOOL DISTRICT 99



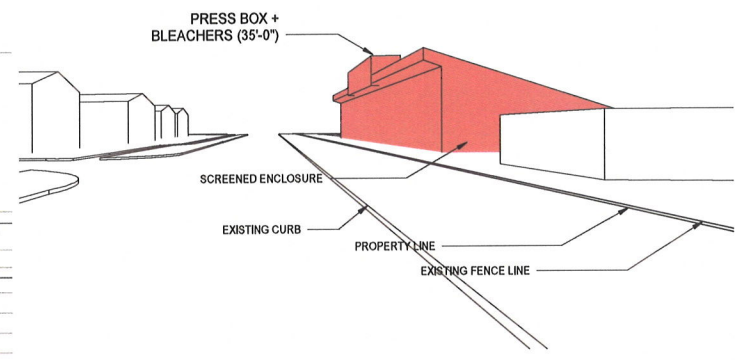
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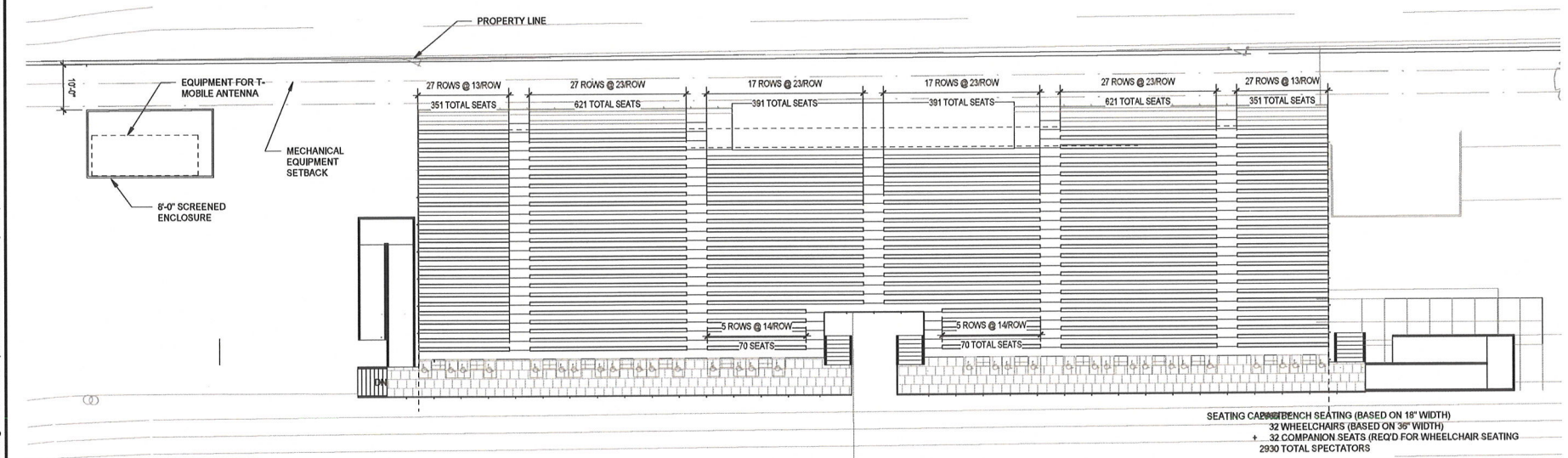
2 SQUAD ROOMS & BLEACHERS - WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 HOME GRANDSTAND - SQUAD ROOM PLAN
SCALE: 1/16" = 1'-0"



1 VIEW FROM SPRINGSIDE AVE LOOKING NORTH
N.T.S.



3 HOME GRANDSTAND BLEACHER AND PRESS BOX PLAN
SCALE: 1/16" = 1'-0"

SEATING CAPACITY: BENCH SEATING (BASED ON 18" WIDTH)
32 WHEELCHAIRS (BASED ON 36" WIDTH)
32 COMPANION SEATS (REQ'D FOR WHEELCHAIR SEATING)
2930 TOTAL SPECTATORS

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MFP IMPLEMENTATION - SOUTH

1436 NORFOLK STREET
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BLEACHERS - PLAN, ELEVATION, SECTION & PERSPECTIVE

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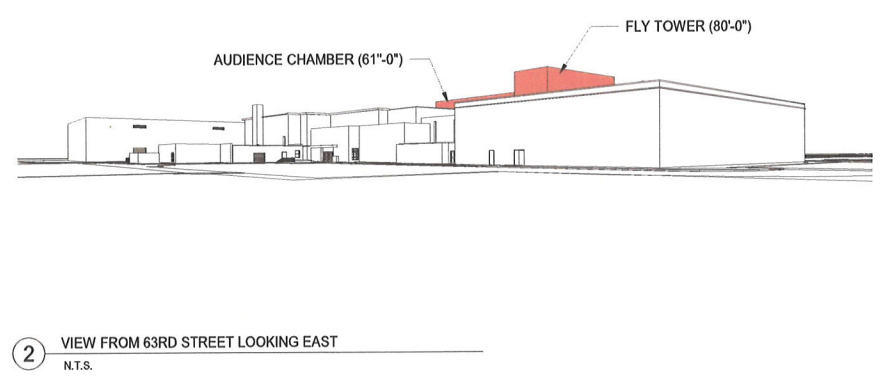
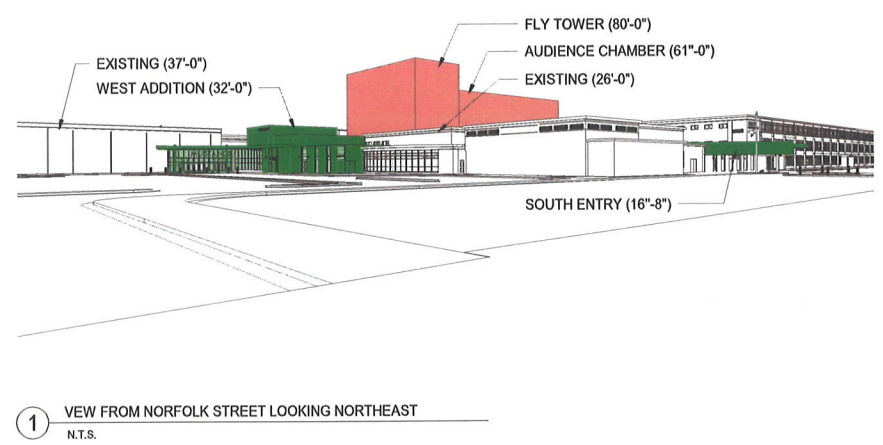
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**MFP
IMPLEMENTATION -
SOUTH**

1436 NORFOLK STREET
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**EXTERIOR
PERSPECTIVES**

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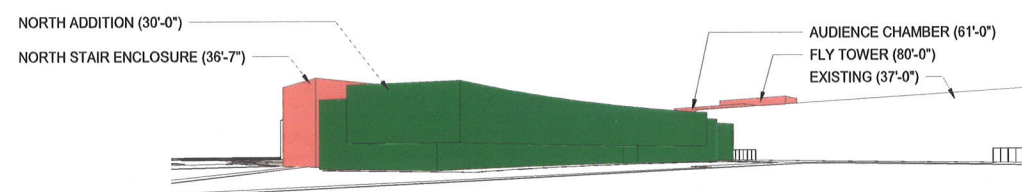
COMMUNITY HIGH SCHOOL
DISTRICT 99



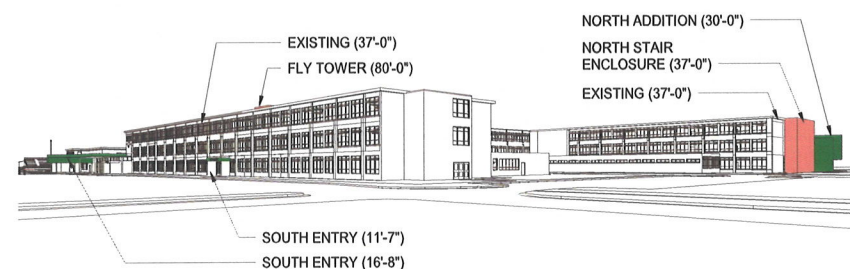
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3 KEY PLAN
SCALE: 1" = 100'-0"



1 VIEW FROM DUNHAM ROAD + 63RD STREET
N.T.S.



2 VIEW FROM NORFOLK STREET + DUNHAM ROAD
N.T.S.

REV	ISSUED FOR PLAN COMMISSION - REVISIONS	ISSUED FOR PLAN COMMISSION	DATE
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			11.12.2018

**MFP
IMPLEMENTATION -
SOUTH**

1436 NORFOLK STREET
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**EXTERIOR
PERSPECTIVES**

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Meeting Minutes

Date Issued: 10/17/2018

Client: Community High School District 99

Project: Master Facility Plan – Implementation

Project No.: 5274-42

Meeting Date: 10/17/2018 7:00 PM at North

Meeting Attendees: approximately 30 people

Purpose: Community Open House meeting to presented the Master Facility Plans for North High and South High to the community.

Notes

No.	Item	Notes
1	Introductions from Superintendent	
2	Master Facility Plan Overview	<ul style="list-style-type: none"> • Key themes promised community as part of the March 2018 referendum. • Project Milestones • Design teams involved in the process
3	South High	<p>Site Plan</p> <ul style="list-style-type: none"> • New bleachers, press box, and squad rooms • Second turf field • Addition locations... <ul style="list-style-type: none"> ○ Northeast end of the building ○ existing courtyard infill ○ West side auditorium addition <p>Floor Plans</p> <ul style="list-style-type: none"> • Overall plans and design concepts • Enlarge plans • Design inspiration



4	North High	<p>Site Plan</p> <ul style="list-style-type: none"> ● New bleachers, press box, and squad rooms ● To protect student safety moving existing loading dock closer to the Prince Street so students and truck traffic do not mix throughout the day. ● Addition locations... <ul style="list-style-type: none"> ○ Southeast end of the building ○ existing courtyard infill ○ portion of Prince Street Circle plaza <p>Floor Plans</p> <ul style="list-style-type: none"> ● Overall plans and design concepts ● Enlarge plans ● Design inspiration
5	Future information	<ul style="list-style-type: none"> ● Informed attendees... <ul style="list-style-type: none"> ○ preliminary schedule including upcoming Facebook Live Event ○ location to find updated plans and progress information on District's website ○ encouraged signing up for Facility Friday newsletters that District distributes every Friday with information about the projects.
6	Questions from Attendees	<ul style="list-style-type: none"> ● <i>Q: At North, will the color of the existing light cream Southeast brick color change?</i> <li style="padding-left: 20px;">A: Yes. ● <i>Q: Will both the visitor and home bleacher be new?</i> <li style="padding-left: 20px;">A: Yes and both will be ADA compliant. ● <i>Q: What is the impact of students during construction?</i> <li style="padding-left: 20px;">A: The modifications will be strategically planned and there will be



		<i>NO mobile classrooms in place for students.</i>
7	Summary	<ul style="list-style-type: none">• At this time, no changes to the plans are required based on community feedback• As the designs continue to evolve the neighbors and community will have the opportunity to see updates on the District website or by signing up for the weekly newsletter.

Respectfully submitted,
Wight & Company

CC: File B5.0
Village of Downers Grove



Meeting Minutes

Date Issued: 9/18/2018

Client: Community High School District 99

Project: Master Facility Plan – Implementation

Project No.: 5274-42

Meeting Date: 9/18/2018 6:00 PM at North and 7:30 PM at South

Meeting Attendees: North High attendees who signed in: Steve Karpowicz, 4530 Forest Avenue, 60515; Mary Eagan, 4501 Saratoga, 60515; Chris and Patricia Patterson, 4502 Prince Street, 60515. There were no residents who attended from South High.

Purpose: Neighborhood meeting to explain the project site improvements and answer any questions about the design and construction process associated with the site improvements including building addition locations.

Notes

No.	Item	Notes
1	Introductions from Superintendent	
2	Master Facility Plan Overview	<ul style="list-style-type: none"> • Key themes promised community as part of the March 2018 referendum. • Construction Time frame • Documentation and testing existing conditions completed
3	Introduction to North High Site Changes	<ul style="list-style-type: none"> • New bleachers, press box, and squad rooms • To protect student safety moving existing loading dock closer to the Prince Street so students and truck traffic do not mix throughout the day. • Addition locations... <ul style="list-style-type: none"> ○ Southeast end of the building ○ existing courtyard infill ○ portion of Prince Street Circle plaza



4	Introduction to South High Site Changes	<ul style="list-style-type: none"> ● New bleachers, press box, and squad rooms ● Second turf field ● Addition locations... <ul style="list-style-type: none"> ○ Northeast end of the building ○ existing courtyard infill ○ West side auditorium addition
5	Future information	<ul style="list-style-type: none"> ● Informed attendees... <ul style="list-style-type: none"> ○ preliminary schedule including upcoming community open house nights which will be a deeper dive into the plans and interior. ○ location to find updated plans and progress information ○ encouraged signing up for Facility Friday newsletters that District distributes every Friday with information about the projects.
6	Questions from Attendees	<ul style="list-style-type: none"> ● <i>Q: Concern regarding the loading dock now closer to the residential house and the noise associated with that area during times of deliveries and garbage pickup. What planning elements are being put into place to accommodate noise and aesthetic concerns?</i> <p><i>A: Yes the loading dock is being relocated closer to Prince Street and however because the dock is closer the trucks will be backing up a shorter distance than the existing condition. An acoustician has been tasked to conduct environmental noise studies pre and post construction to scientifically compare the noise level differences from existing conditions to post construction conditions. A large masonry wall and landscaping is</i></p>



		<p><i>being designed to hide views of the loading dock from the adjacent neighbors.</i></p> <ul style="list-style-type: none"> • Q: <i>When will construction worker be conducting work?</i> <p>A: Construction will be conducted during approved Village ordinance work hours.</p> <ul style="list-style-type: none"> • Q: <i>What types of plants will be installed as part of the landscaping? (concerns about maintenance. Also requested no sage be planted)</i> <p>A: The landscape has not been designed at this time. However, when design become available the District can share with the community. District staff will continue to maintain the landscape around their property and if there is ever a concern the neighbors can contact the District.</p>
7	Summary	<ul style="list-style-type: none"> • At this time, no changes to the plans are required based on community feedback • As the designs continue to evolve the neighbors and community will have the opportunity to see updates on the District website or by signing up for the weekly newsletter.

Respectfully submitted,
Wight & Company

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Village of Downers Grove

18-PLC-0036: A petition seeking approval of the following items: 1) an amendment to Institutional Master Plan for the Downers Grove South High School campus; and 2) an amendment to the Institutional Master Plan for the Downers Grove North High School campus. The subject properties are zoned INP-2 Campus-scale Institutional. The Downers Grove South High School campus is located at the southwest corner of Dunham Road and 63rd Street, commonly known as 1436 Norfolk Street, Downers Grove, IL (PINs 09-19-101-002 and 09-19-200-003). The Downers Grove North High School campus is located at the corner of Grant and Main Streets, commonly known as 4436 Main Street, Downers Grove, IL (PINs 09-05-308-014, 09-05-307-017, 09-05-307-005, 09-05-307-006, 09-05-307-008, 09-05-307-007 and 09-05-309-002) District 99, Petitioner and Owner.

Petitioner's Presentation:

Mr. Hank Thiele, Superintendent for Community High School District 99 explained that the District has been working on the plans before the Commission since 2011. The District requested a referendum from the community that passed by a wide margin of over 62%. These improvements will revolutionize both high schools and prepare them for teaching and learning for the next several decades. It is a revitalization of both campuses to bring them up to current standards and push them well beyond. He expressed his appreciation to the Plan Commission for reviewing these plans and providing feedback, and especially the Village Staff that spent many hours studying and reviewing these plans.

Amy Fuller, Project Manager and Architect for Wight & Company representing Community High School District 99 said they were requesting an amendment to the Institutional Master Plan for both North and South High Schools. The School District rezoned 2015 to the INP-2 zoning classification. In March of 2018 they created their multi-year modernization plan, which does not anticipate an increase in the number of students or staff. She said District 99 as a result of the passage of a referendum has promised the community safety and security and parity across both campuses. North High's campus will include a new gymnasium and expanded cafeteria. At South High they anticipate creating outdoor P.E. space and expanding the auditorium. Since March they have been meeting with students, staff and community members to consider the project goals for these schools. Those aspirations include encouraging community, promoting connectiveness, accommodating flexibility and agility, developing transparency as well as creating openness on the campus, fostering choice and independence, becoming environmental stewards.

North High School:

Ms. Fuller explained North High School is an INP-2 zoning classification. She reviewed the boundaries of the school, and displayed the existing building site plan. Adjacent to the stadium, under the bleachers, there will be new bleachers installed with squad rooms below. On site they will provide safety and security along Prince Street, adding an addition to the current loading dock and pushing it toward Prince Street so trucks don't mix with student activities. A new addition will include the gymnasium space. In

the center of the building they will include a courtyard to create an educational learning common. Just south of the courtyard infill will be an extension of the learning common. She indicated that the proposed roof structure for the interior courtyard commons space is 52 feet to allow for existing ceiling heights to be maintained while allowing natural light into the surrounding classrooms. The applicant is requesting relief from the required interior height requirements of 42 feet and transition height requirement of 35 feet. Flanking both sides of the building will be a new addition for classroom spaces. She reviewed the changes using the slide presentation.

Referencing the loading dock area, the new location is proposed along the Prince Street side to limit intersecting pedestrian and vehicular traffic while allowing for managed loading drop off and pick up times. She explained that the loading dock and bay will be screened along the Prince Street side with a 10-foot high masonry wall and additional landscaping to adequately screen the truck in the bay. The applicant is requesting relief from the required maximum 6-foot high fence requirements and the transition area setback requirements for the proposed canopy.

Ms. Fuller mentioned that there is an existing stairwell on the west side of the building that will be demolished. It will be replaced to meet code standards. The width and length of the stairwell will be increased to meet code requirements for emergency egress and accessibility. She noted that the height of the stairwell will match the height of the replaced stairwell of 44 feet, which requires relief from the transition height requirement of 35 feet and the setback requirement of 25 feet. She displayed slides of the plan for the proposed stairway.

The proposed gymnasium addition doesn't require any relief, as it meets the INP-2 zoning requirements.

Ms. Fuller then addressed what the additions would look like from Main Street, comparing the proposed addition to the existing building. They are attempting to highlight the original building wherever possible. The Atrium area between the original 1928 building and the new athletic loft is proposed for a height of 52 feet, requiring a request for relief from the interior height requirements of 42 feet and transition height requirement of 35 feet.

Ms. Fuller said they expect to begin construction on the project this spring and continue through the end of summer, 2021. The Prince Street loading dock area will begin this summer, with all additional construction completed by summer of 2021.

South High School:

Ms. Fuller then moved attention to the plans for South High School. She noted that the main entrance to the school is on Norfolk, although the school is visible from 63rd Street. The existing main entrance is proposed to be shifted west to be closer to the cafeteria, and will contain a new entrance canopy constructed together with mounted signage to signify the entrance. The canopy addition will comply with current regulations.

The home side stadium grandstand will be replaced with a new grandstand structure and seating, with a proposed height for the new bleachers and press box compliant with current height regulations of 35 feet in the transitional zone. They're requesting relief of the setback requirements from 30 feet to 10 feet from the property line for the bleachers to allow for squad rooms below.

She noted that relief is being requested for signage on the building. Revisions have been made in an effort to reduce the amount of signage. Clear identification for entry points to enhance the security procedures is important and will clarify getting around on the site. They are requesting relief in the form of a deviation from the restriction.

Ms. Fuller then addressed the proposed demolition of the existing auditorium. It will be replaced with a larger 1200 seat auditorium, stage, scene shop, studio theatre and other support spaces. They are requesting height relief for the auditorium to accommodate the auditorium fly tower. The relief is to allow 80 feet when a maximum of 42 feet is permitted. She noted that the fly tower falls entirely in the transitional zone and is surrounded on all sides by the lower portions of the building. She further noted that the audience portion of the auditorium is proposed to be 61 feet tall, to provide proper sight lines and acoustics for musical performances.

The construction schedule begins this Spring/Summer until the beginning of the 2021 school year.

Ch. Rickard said that the one public hearing is covering the work for both schools. He recommended that questions be covered for North High first, followed by South High. He noted that there will be two recommendations to the Council by the Plan Commission.

Ch. Rickard raised a question about the truck loading area, asking if a full sized truck would have to drive north on Prince, pull into the west parking lot and then back into the dock area. Ms. Fuller said they would come in on Prince and turn on Grant Street, and then back up into the loading dock area.

Ch. Rickard questioned the stair improvements, and whether there are specific tread riser dimensions that have to be met. Ms. Fuller said that there were. Right now there is a dead end situation inside the building that goes into a classroom, and then down the corridor. The third floor has two steps to get into the stairwell, which has both a riser height and tread issue.

Concerning the classroom addition adjacent to the older brick, he asked if that brick would be coming down or staying. Ms. Fuller said it is being stained.

Ms. Gassen explained that her husband works for Wight & Company, however he is not working on this job. Therefore she doesn't feel his employment impacts her ability to deliberate or make a recommendation on this petition. Regarding the loading dock, she asked what the delivery situation is to relieve some concerns expressed by neighbors.

Jim Kolodziej, Director of Operations for District 99 explained the delivery schedule. Deliveries begin early in the morning for food service as well as waste and recyclable pickups. The new proposed loading dock area with a recyclable compactor will change the pickups from 3-5 a week to one. Throughout the day there are trailers bringing in supplies and ordered items, so the deliveries will go from about 5:30 AM to about 5:00 PM. He thinks the new proposed dock area is a much shorter time to get in off Grant. The echo off the gymnasium should be lessened as well. He explained the school is open pretty much 24 hours a day and 7 days a week except for Sunday.

Mr. Kulovany asked about the rationale for the 10 foot height of the masonry wall at North High School. Ms. Fuller replied that it is to obstruct views of the trucks, composter and any trash, as well as minimizing the sound. The wall will also serve to enhance the view.

Ms. Fuller explained that there is no request for rezoning of the site, as it was rezoned in 2015. In further explanation to Mr. Quirk, regarding the height relief, she said that the 52 foot height will occur in the courtyard infill and a portion of the Atrium.

Village Planning Manager Jason Zawila added for clarification that if this request is recommended it would not be a carte blanche height for the transitional area or interior, but is only specific to those improvements represented in these plans. If the Petitioner were to come back two years from now and wanted another type of improvement that would exceed the 35 feet in the transitional area, they'd have to go through the process. In further response, he said the Village was not comfortable with giving carte blanche height relief. Mr. Quirk replied that it is somewhat confusing to understand each individual item they are addressing for the campus plan, and the Standards for Approval sometimes get blended across. In some cases they're asking for setback variations or height variations, and he thinks it might be easier to look at it holistically and revise the transitional requirements that would provide them with flexibility in the future.

Ch. Rickard said if you were to change the regulations for them to use that height in those areas, it could have a lot more impact in different circumstances other than this where it could be an argument for these variations. He would prefer to look at it as is and not change the height in all the areas.

Mr. Quirk said that typically when asking for height variations or variations of any sort, there's a hardship involved, and this is a challenge.

Ch. Rickard said he thought that some of the height variations relate to State regulations for some of the areas that don't meet the height requirements. Mr. Zawila said the underlying standards for approval on this request are based on the Village's PUD Ordinance that has different standards than a strict variance, which does have a hardship connected with the variance. The PUD requirement of the Zoning Ordinance is structured so as to allow a more flexible use for the site.

Mr. Quirk said he understands the explanation, but doesn't want to see the high schools having to come back for some minor variations in a year or two. He said they have an

opportunity now to accommodate for newer technology or changes that might be required in two years.

Ms. Fuller explained that this is a long-term plan, and there's not a lot of space on the property right now for other changes. They feel that they have to be mindful and respectful of the community.

A question was raised about the monument sign on 63rd Street. Ms. Fuller said they are asking for 306 square feet additional signage only on the building, and not anything relating to the monument sign on 63rd Street.

Ms. Gassen referred to a new field proposed for the 63rd and Dunham corner that appears to have a fence and safety net. Ms. Fuller said that the safety netting is for the softball field. She said you can see through the safety netting.

There being no other questions from the Commission, Ch. Rickard called for input from the public.

Public Comments:

1. Melissa Ellis of 4524 Prince Street asked how visible the loading dock doors will be every day. Currently they don't see or hear the traffic going into the school area. She wants to know if the height of the wall will block the loading dock door, and if the fence will stop vehicle traffic will it stop pedestrian traffic as well. There is a safety concern as there are many small children on that block. She also asked about how far back the sidewalk would be from the street.
2. Matt Ozsvath of 4516 Prince asked about the noise level from the loading dock from delivery trucks and trash collectors starting at 5:30 AM. He asked what is being done to mitigate the sound, or what can be done to mitigate the sound.
3. Shawn Moore of 4533 Prince Street said his concern is also about noise from the loading and unloading, as well as the general truck and bus noise. The proximity of the proposed location versus the present location adds a lot of noise to the neighbors adjacent to the property.

There being no further comments from the public, Ch. Rickard called upon Staff to make its report.

Staff Report dated February 4 2019

Planning Manager Jason Zawila gave background information as to the rezoning that occurred in 2015 for the Downers Grove High School campuses. At the time of those approvals the increase to the footprint of each campus was not provided in the plans. North High School's interior area building height was 42 feet, with the transition area building height at 35'. He noted that at the time of the rezoning, the Comprehensive

Plan recommended that the Village promote cooperation with the school districts to maintain high quality school facilities in the Village.

The requested changes that require relief for North High School include the athletic loft and atrium interior which respectively will require deviations to the height of 42 feet to 50 feet, and the transitional height of 35 feet to 52 feet; the stair enclosure will require a deviation to the transitional height of 35 feet to 42 feet with the setback remaining at 25 feet; the courtyard infill interior will require a deviation to the interior height of 42 feet to 52 feet; the loading dock fence will require a deviation from the height of 6 feet to 10 feet, and lastly, the canopy setback will require a deviation from the 25 foot setback to 8.5 feet.

Mr. Zawila then addressed the proposal for South High School, showing the plan presented to the Village in 2015 when the rezoning was approved. He reviewed the petition before the Commission noting that the proposed plan provides for additions throughout the campus, largely already summarized by the petitioner in addition to the request to increase the square footage of signage allowable for the high school. At present, the signage for the high school is 300 square feet, and the request is for 558 square feet to include additional wall signage on the high school buildings once the additions are complete.

He noted that the criteria are the same as is used for a PUD, and Staff recommends approval to the amendments to the Master Plan as noted in its report dated February 4, 2019.

Ch. Rickard asked about the loading dock area for North High School and what discussion occurred about concerns for noise, safety, etc. It appears as though that area has become much closer to the residential area. Mr. Zawila replied at the staff level they discussed a balance between the truck and vehicle traffic and student traffic, and suggested increasing the height of the wall from 6 feet to 10 feet to help sound buffering, screening and providing additional landscaping to soften the wall placement. Ch. Rickard asked whether the canopy goes up to the wall, or could be extended to the wall to lessen the noise of the trucks by enclosing the dock area on three sides.

Ms. Majauskas asked if the public is unhappy with the height of the wall or with the location of the loading dock. Mr. Zawila responded that the only phone call he received was a residential complaint about the loading dock itself, but not about the wall. As for the canopy there is a required 25 foot setback but they are requesting an 8 foot setback.

Mr. Kulovany said it seemed the way the canopy is configured it would concentrate the sound in that space.

Mr. Quirk referenced the community meeting held in September, and asked what the findings were of the acoustician who conducted the noise studies. Ms. Fuller replied that they measured the existing levels to have baseline information to compare with the proposed changes to assure that the noise levels are not worsened by the changes.

In further response, Ms. Fuller said that if they find that the noise levels have increased, they have a special consultant and acoustician on board who will accommodate the increase with a solution to lessen the additional noise using external baffling or other methods to address the problem.

Mr. Hank Thiele addressed the necessity of relocating the loading block to that side of the building because of safety concerns with the students. The way that the drive is configured it brings all of the traffic up the same drive where the students enter to the student entrance. All day, every day, they have student walking traffic with truck traffic. Plus the amount of time that a truck is backing up now is a much greater distance than the truck would be in this location. This should reduce the amount of time that a truck is actually backing up into that space. They have committed to making sure that the noise levels are the same, and that the duration of those noise levels should also be decreased with the relocation. They want to make sure that the change is visually pleasing, and that the sound issues are not worsened.

Ch. Rickard asked the Petitioner if they wanted to respond to any of the comments made at this time.

Ms. Fuller said the sidewalk would remain in the same location as currently located. They are looking at landscape improvements along the wall. The platform in the dock area is raised above grade, and is accessed by stairs. The loading dock has a level approach for the trucks. The dumpsters are also located in the screened area. Ms. Fuller said they have not decided on what type of trees to plant, whether deciduous or evergreen.

Mr. Thiele said he is reviewing the timing of the early morning activity, and is attempting to see if the morning times can be improved. He explained that he couldn't make promises, as schedules of the companies involved have to be considered. He replied to a question regarding the number of deliveries, saying recycling pickups are three or four times a week, and the compactor three times a week. There are also FedEx, UPS and other deliveries sporadically throughout the day.

There being no further comments, Ch. Rickard closed the public portion of the hearing.

Commission's Deliberations:

A question was raised as to whether the Commission could add a condition to require that the sound levels not be any higher than they are currently. Mr. Zawila replied that there would have to be a motion to amend the conditions of approvals.

Ch. Rickard asked what the standard is for industrial type uses regarding noise, even though this is not a constant noise. Mr. Zawila said they would have to see what is in the Ordinance as it relates to sound, and code enforcement would have to determine whether the decibel levels met the requirement. He said he doesn't know whether a condition to the approval Motion is necessary.

Ms. Majauskas commented that she thinks the variance has to be granted or not granted, and it is inappropriate to place a noise condition on the approval.

Mr. Kulovany said that the Village has a sound Ordinance and code enforcement could be notified if there are complaints.

Mr. Zawila said staff has only received one call from a resident related to this petition regarding the potential noise levels.

Mr. Kulovany said he is satisfied with the Petitioner's attempts to address the noise issue. Regarding the height variances, they make sense, and the requirements for the gym are necessary. The positives that come from the atrium height variance are good.

Ms. Gassen said the conditions for each Motion appear to be different, and she asked if they should be the same. Mr. Zawila said they should refer to the Staff Report and drawings.

Motion for Downers Grove North Campus:

Ms. Gassen said that based on the petitioner's submittal, the Staff report and the testimony presented, she finds that the Petitioner has met the standards of approval for an Institutional Master Plan Amendment for the Downers Grove North Campus as required by the Village of Downers Grove Zoning Ordinance, and is in the public interest and therefore, she moved that the Plan Commission recommend to the Village Council approval of 18-PLC-0036, subject to the following condition:

- 1. The Institutional Master Plan shall substantially conform to the Staff Report dated February 4, 2019 and to the drawings prepared by Wight & Company dated November 12, 2018 and last revised on January 10, 2019, except as such plans may be modified to conform to Village Codes, Ordinances and Stormwater and Flood Plain Ordinance.**

Mr. Kulovany seconded the Motion.

**AYES: Ms. Gassen, Mr. Kulovany, Ms. Johnson, Ms. Majauskas,
Mr. Quirk, Ms. Rollins, Ch. Rickard**

NAYS: None

The Motion passed unanimously.

Motion for Downers Grove South Campus:

Mr. Kulovany said that based on the petitioner's submittal, the Staff Report and the testimony presented, he finds that the Petitioner has met the standards of approval for an Institutional Master Plan Amendment for the Downers Grove South Campus as required by the Village of Downers Grove Zoning Ordinance, and is in the public interest and therefore, he moved that the Plan Commission

recommend to the Village Council approval of 18-PLC-0036, subject to the following condition:

1. The Institutional Master Plan shall substantially conform to the Staff Report dated February 4, 2019 and to the drawings prepared by Wight & Company dated November 12, 2018 and last revised on January 10, 2019, except as such plans may be modified to conform to Village Codes, Ordinances and Stormwater and Flood Plain Ordinance.

Mr. Quirk seconded the Motion.

AYES: Mr. Kulovany, Mr. Quirk, Ms. Gassen, Ms. Johnson, Ms. Majauskas, Ms. Rollins, Ch. Rickard

NAYS: None

The Motion passed unanimously.

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