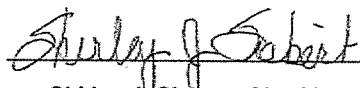


STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, Shirley J. Siebert, City Clerk of Wood Dale, Illinois DO HEREBY CERTIFY that as such City Clerk and keeper of the records, that the foregoing is a true and correct copy of Ordinance
#O-19-013 AN ORDINANCE APPROVING THE GRANT OF A SPECIAL USE PERMIT PLANNED UNIT DEVELOPMENT AND MAJOR SITE PLAN REVIEW CONCERNING PROPERTY LOCATED AT 170 E. IRVING PARK ROAD IN THE CITY OF WOOD DALE

Passed to The City Of Wood Dale, Dupage County, Illinois, IN WITNESS WHEREOF, I have hereunto Subscribed my name and affixed the seal of the City of Wood Dale, this 20TH day of June, 2019.


Shirley J. Siebert, City Clerk

SEAL




#O-19-013

AN ORDINANCE APPROVING THE GRANT OF A SPECIAL USE PERMIT PLANNED UNIT DEVELOPMENT AND MAJOR SITE PLAN REVIEW CONCERNING PROPERTY LOCATED AT 170 E. IRVING PARK ROAD IN THE CITY OF WOOD DALE

Passed: June 20, 2019
Published in Pamphlet Form June 20, 2019

I, Shirley J. Siebert, as the Clerk for the City of Wood Dale, hereby certify that the attached Ordinance is a true and correct copy of **#O-19-013**
AN ORDINANCE APPROVING THE GRANT OF A SPECIAL USE PERMIT PLANNED UNIT DEVELOPMENT AND MAJOR SITE PLAN REVIEW CONCERNING PROPERTY LOCATED AT 170 E. IRVING PARK ROAD IN THE CITY OF WOOD DALE

Passed and approved by the City Council of the City of Wood Dale, June 20, 2019, hereby published in pamphlet form June 20, 2019.


Shirley J. Siebert, City Clerk

SEAL



ORDINANCE NO. O-19-013

**AN ORDINANCE APPROVING THE GRANT OF A SPECIAL USE PERMIT,
PLANNED UNIT DEVELOPMENT AND MAJOR SITE PLAN REVIEW
CONCERNING PROPERTY LOCATED AT 170 S. WOOD DALE ROAD
IN THE CITY OF WOOD DALE**

WHEREAS, the City of Wood Dale (the City”) is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

WHEREAS, the City is authorized and empowered, under the Illinois Municipal Code and the Code of Ordinances of the City of Wood Dale (“City Code”), to regulate properties located within the municipal boundaries of the City; and

WHEREAS, in furtherance of this authorization, the City has adopted a the Unified Development Ordinance, codified in Chapter 17 of the City Code, which sets forth provisions regarding land use and improvement regulations, requirements and procedures in the City of Wood Dale; and

WHEREAS, Wood Dale School District #7 (“School District”) owns and operates Oakbrook Elementary School at 170 S. Wood Dale Road (“the Property”), as described legally in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, the 5.2 acre Property is zoned R-1, Estate Residential, which zoning district allows property to be used as a school, through issuance of a special use permit; and

WHEREAS, due to site plan changes sought to allow expansion of an existing parking lot, the City determined that a special use permit had never been granted to allow the Property to be used as a school; and

WHEREAS, as part of the application, the School District petitioned for a Special Use Permit, for a Planned Unit Development - preliminary and final development plan - and a Major Site Plan Review in Case No. 2019-CDC-06 (the “Petition”), which approvals, if granted would allow for the continued use of the elementary school use as well as for deviations from certain code requirements related to the proposed expansion of the existing parking lot; and

WHEREAS, on May 20, 2019, the Community Development Commission held a public hearing on the Petition filed by the School District, following the necessary publication of a legal notice pursuant thereto, as required by law and the City Code; and

WHEREAS, following said hearing, the Community Development Commission voted 4-0 (with one recusal and two absent) to recommend approval of the grant of a Special Use Permit, a Planned Unit Development and Major Site Plan review for the continued elementary school use and certain deviations from Code requirement relative to expansion of the parking lot, based on and incorporating the averments in the Petitioner’s Petition and the testimony of City staff during the hearing as to the Petitioner’s satisfaction of the standards for approval of the requested special

use permit, planned unit development and a major site plan review; and

WHEREAS, the proposed Special Use Permit, Planned Unit Development and Major Site Plan Review, as recommended for approval by the Community Development Commission, has been considered by the Planning, Zoning and Building Committee of the City Council of the City of Wood Dale, which has also recommended approval of the same; and

WHEREAS, the City Council of the City of Wood Dale accepts and incorporates the recommendation of the Community Development Commission, in its entirety, as set forth in the Staff Report dated May 20, 2019 and attached hereto and incorporated herein as Exhibit B, as to the Petition and determines that the same is in the best interests of the health, safety and welfare of the citizens of the City of Wood Dale.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: That a Special Use Permit for the use of a school on the Property, and a Planned Unit Development to allow deviations from Code requirements for expansion of the parking lot, as well as Major Site Plan Review for the same are hereby granted, such use being compatible with surrounding zoning and land use classifications, and meeting the requirements of the Unified Development Ordinance and being consistent with the City's Comprehensive Plan, subject to the following conditions:

1. The Special User, Planned Unit Development and Major Site Plan Review shall substantially conform to the Staff Memo dated May 20, 2019 and the attached exhibits, except as such plans may be modified to meet City Code requirements. Where deviations to the codes have not been requested as part of this approval, the existing codes must be met, as applicable, at the time of permit application; and
2. A note to title shall be recorded to identify the existence of the stormwater best management practices ("BMP").

SECTION THREE: That all ordinances or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION FOUR: That the City Clerk of the City of Wood Dale is hereby directed to publish this Ordinance in pamphlet form, pursuant to the statutes of the State of Illinois.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 20th day of June, 2019

AYES: Alderman Catalano, Messina, Sorrentino, Susmarski, E. Wesley,
Woods, and Mayor Pulice

NAYS: NONE

ABSENT: Alderman Jakob, R. Wesley

APPROVED this 20th day of June, 2019

SIGNED: Annunziato Pulice
Annunziato Pulice, Mayor

ATTEST: Shirley J Siebert
Shirley J Siebert, City Clerk

Published in pamphlet form June 21st, 2019.

EXHIBIT A

Legal Description

Parcel 1

NORTH HALF OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 4, AS SAID SECTION WAS SUBDIVIDED BY THE SCHOOL TRUSTEES OF THE TOWN OF ADDISON; THENCE SOUTH 01 DEGREES WEST, 14.03 CHAINS, ALONG THE EAST LINE OF SAID SECTION TO EARNEST BUCHHOLZ' CORNER; THENCE SOUTH 89 DEGREES WEST, 7.09 CHAINS, ALONG THE SAID EARNEST BUCHHOLZ' LINE; THENCE NORTH 01 DEGREE EAST, 14.03 CHAINS, TO THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 89 DEGREES EAST, 7.09 CHAINS, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Parcel 2

LOT 33 IN CRESTWOOD ESTATES, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 1963 AS DOCUMENT R63-12443 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3

THAT PART OF LOT 2 LYING WEST OF CENTER LINE OF WOODDALE ROAD (EXCEPT THAT PART THEREOF FALLING IN LOT 1 OF PAUL OTT'S PLAT OF SURVEY, RECORDED AS DOCUMENT 564746) IN PLAGGE ASSESSMENT PLAT, OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 1948 AS DOCUMENT 544843, IN DUPAGE COUNTY, ILLINOIS.

Common Address: 170 S Wood Dale Rd, Wood Dale, IL 60191
PINs: 03-16-402-008; 03-15-306-001, -002

EXHIBIT B

Staff Memo with Exhibits for Case No. 2019-CDC-06 dated May 20, 2019

CITY OF WOOD DALE

Community Development

MEMO

DATE: May 20, 2019

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Planner

SUBJECT: Case No. 2019-CDC-06, Special Use, Planned Unit Development and Major Site Plan Review for the Oakbrook Elementary School Parking Lot Expansion, 170 S Wood Dale Rd

REQUEST

An application has been filed by the Wood Dale School District #7 for a Special Use and a Planned Unit Development – Preliminary & Final Development Plan, and a Major Site Plan Review for expansion of the parking lot for Oakbrook Elementary School at 170 S Wood Dale Road, Wood Dale, IL.

PROPERTY INFORMATION

Address: 170 S Wood Dale Road
PINs: 03-16-402-008; 03-15-306-001; -002
Property Size: 5.2 Acres (approx. 226,512 square feet)
Existing Land Use: Civic/Institutional
Future Land Use: Civic/Institutional
Existing Zoning: R-1 (Estate Residential)

Surrounding Zoning & Land Use

North: R-2 (Large Lot Single Family), Single-Family Residential
South: R-G (General Residential), Townhouse/Multi-Family Residential and Open Space/Recreation
East: R-3 (Single Family), Single-Family Residential
West: Unincorporated (Forest Preserve), Open Space/Recreation

ANALYSIS

Submittals

The analysis and recommendation provided within this memo are based on the following documents, which are on file in the Community Development Department and attached as noted:

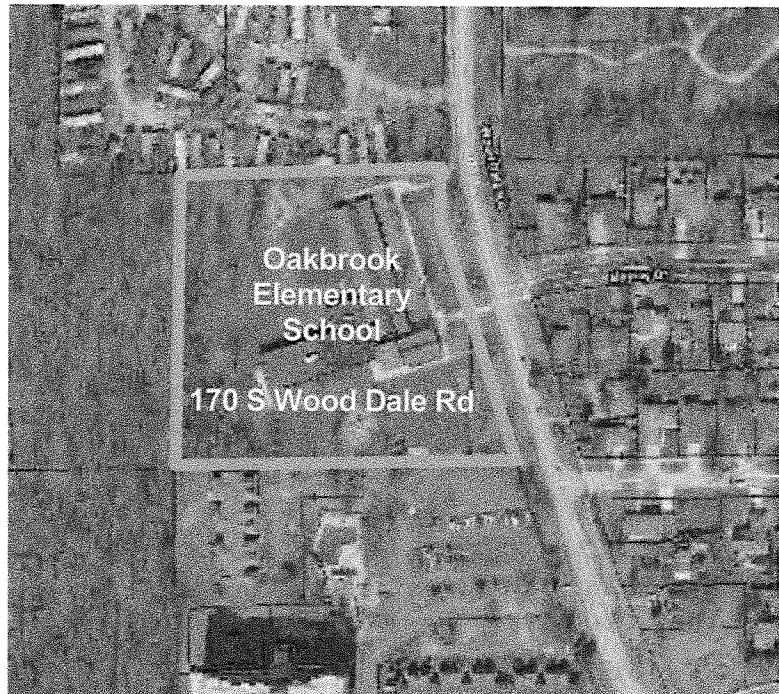
- Public Hearing Application
- Petitioner Narrative (Exhibit A)
- Parking Lot Expansion drawing set (Exhibit B)
- Landscaping Plans (Exhibit C)
- Emergency Vehicle Access Plan (Exhibit D)
- Plat of Survey (Exhibit E)
- Stormwater Management Permit Application
- Lighting Photometric Plan

Project Description

The subject property, commonly known as Oakbrook Elementary School, is located at 170 S Wood Dale Road (see image to the right) and is zoned R-1, Estate Residential. The approx. 5.2 acre site is improved with a brick school building, sports court, outdoor playground and parking lot (see Exhibit E).

The applicant has petitioned for a Special Use for a Planned Unit Development – Preliminary & Final Development Plan, and a Major Site Plan Review (see Exhibit A) that would grant approval for the continued elementary school use as well as allow for deviations from certain code requirements related to the expansion of the parking lot.

The applicant is proposing to demolish the existing hardscape surface play area to the west of their existing parking lot in order to construct an approximately 20,000 square feet (sf) parking lot expansion. The proposed parking lot improvements do not impact the existing curb cut on



Subject Site Location



View of the proposed parking lot expansion site looking west

Wood Dale Rd. The purpose of this project is to increase the capacity of the parking lot from 45 to 82 parking spaces (see table below). Per applicant, while the existing parking lot is adequate for daily operations, the expanded parking lot will better meet the parking needs for the increasing number of school and community events.

The proposed expansion will also provide additional stacking spaces for student drop-off and pick-up times. Reportedly, vehicles often back up into Wood Dale Road while waiting to circulate through the parent drop off/pick up lane. The proposed parking lot expansion will be able to accommodate approximately 25 additional vehicles on site, increasing the total vehicle stacking capacity to 43 (see table below). For clarity, the existing eastern driveway loop along Wood Dale Rd is used exclusively for bus traffic.

Parking Stall Summary			
	Standard	Accessible	Total
Existing	43	2	45
Proposed	78	4	82

Vehicle Stacking Summary	
Existing	18
Proposed	43

Additional site improvements include relocation of the trash enclosure and installation of bioswale with native vegetation to meet stormwater requirements.

Compliance with the Comprehensive Plan

The subject property is designated as Civic/Institutional in the Future Land Use Map of the Comprehensive Plan. This Land Use Category intends to maintain high quality civic and institutional facilities.

The proposed improvements will help the City achieve Goal 2, Objective 3: Improve Community Services and Intergovernmental Coordination. The project will allow the Wood Dale School District to improve its services to the community by providing expanded parking and additional stacking spaces for parent drop-off/pick-up.

The location of this school, along a major corridor but nestled within a residential neighborhood, provides an ideal setting to maintain the proposed complimentary and compatible land uses that can also utilize the existing road network. The proposed improvements will serve to provide enhanced services for the parents and visitors. The Special Use, Planned Unit Development and Major Site Plan Review requests are consistent with the Future Land Use and the Comprehensive Plan.

Compliance with the Unified Development Ordinance

Allowable Uses

The subject site is located within the R-1, Estate Residential zoning district. Per the current City Code, schools located in residentially zoned areas require a Special Use. The City staff did not find any record of a Special Use ever granted to Oakbrook Elementary School. The school was constructed prior to the enactment of the 1966 Zoning Ordinance, which first required a Special Use approval for schools. However, since a Special Use is required under the current regulations and the applicant is proposing changes to the site plan, the applicant

is seeking approval for the continued elementary school use as part of the Special Use request for Planned Unit Development.

Lot Development Standards

The only permitted building type for the R-1 zoning district is a Type 1 building for large detached houses. A deviation from this regulation is requested in order to provide greater flexibility, since this property is not a residential use. As part of the PUD, the applicant is seeking a deviation to use Type 9 building standards in Sec. 17.605.C.9.

The existing Type 1 building standards have a maximum permitted lot coverage of 40%, while the Type 9 building standards do not have a maximum lot coverage. The proposed parking lot expansion results in approximately 43% of lot coverage, however it would be permitted under the Type 9 building typology.

Development Standard	Type 1 Building Standards	Existing School	Type 9 Building Standards	Proposed Parking Lot Expansion
Lot Coverage	40% maximum	39% (88,447 sf)	N/A	43% (98,256 sf)

The proposed project does not include any changes to the existing school building. Therefore, the existing setbacks, building height and building coverage will remain unchanged.

Parking

An analysis of the parking requirements is summarized below with regulations in bold being requested as deviations:

Regulation	Required	Proposed
Number of Parking Spaces	44 spaces (1 per employee)	82 proposed
Regular Parking Stall Dimensions	9-feet by 18-feet	9-feet by 18-feet
Number of Handicapped Parking Spaces	4 spaces	4 spaces
H/C Parking Stall Dimensions	16-feet by 18-feet	16-feet by 18-feet (shared access aisle)
Drive Aisle Width	12-feet (one-way), 24-feet (two-way)	12-feet (one-way), 24-feet (two-way)
Min. setback from residential district	20-feet	4.75-feet, 7.75-feet

The existing parking located along the south property line does not conform to the 20-foot parking setback required from residential properties but is not proposed to change. The proposed parking lot expansion is consistent with the existing 4.75' setback to allow for traffic flow, but increases to 7.75' setback further to the west (see Exhibit B). The applicant is requesting a deviation for reduction of the parking lot setback as designing the expansion to meet the required 20' setback would create a jogged drive aisle connecting the existing

parking lot to the extension and would significantly reduce the number of parking spaces that could be provided.

Landscaping

Although there are three trees proposed to be removed as part of the proposed improvements, the tree replacement provisions of Section 17.606.B do not apply.

As part of the proposed parking lot expansion, the existing trash enclosure will be removed and relocated to the north-west end of the expanded parking lot. The new enclosure will be located further away from the public right of way and adjacent properties and will be screened by a solid fence. A deviation is requested from Sec.17.606.C.7.a, allowing elimination of the required landscape screening around the trash enclosure, due to the significant distance from property lines and presence of already mature trees on site.



Existing trash enclosure to be removed

In an attempt to minimize new impervious area, there is limited space in the new parking area to provide the required landscape islands at the end of each parking row, per Section 17.606.C.9.b(1). Further, installation of interior landscape islands would greatly reduce the number of available parking spaces and per applicant, make this project infeasible for the District. One of the intents for the interior parking lot landscaping is to break up long rows of parking spaces. However, the proposed parking rows range from only 4 to 9 parking spaces in length. In addition, the existing parking lot, which will remain as is, does not currently have any interior landscape islands. The applicant is requesting a deviation to allow elimination of the required interior parking lot islands.

The perimeter of the proposed parking lot expansion, adjacent to the residential property, is bordered by an existing chain link fence and numerous deciduous and coniferous vegetation. The applicant is proposing a solid landscaping screen composed of shrubs and evergreens with a minimum height of 6' to complement the screening (see Exhibit C). However, a deviation is requested to eliminate the requirement for perimeter shade trees per Sec. 17.606.C.9.c.(2), due to numerous mature trees throughout the subject site, as well as overhead utility wires along the south property line. The proposed vegetation in conjunction with the existing mature trees will meet the intent of the perimeter landscaping code requirements.

Stormwater Management

Applying Type 9 building standards to the subject property eliminates any maximum lot coverage requirements. However, lot coverage is a zoning regulation and the stormwater management regulations apply even if there is no maximum lot coverage. The applicant proposes to install a bioswale basin with native vegetation including grasses and shrubs to meet the stormwater management regulations. The City engineer has reviewed the proposed plans and concluded that they meet the Final Development Plan requirements.

Because the net new impervious area of the proposed development (approx. 9,800 square feet) is less than the City's 10,000 square feet threshold for stormwater detention, detention will not be required. However, if future development takes place on the property that adds an additional impervious area, stormwater detention requirements will be retroactively applied to this development.

The School District is requesting a waiver of the Performance Security requirements in Section 17.809 of the UDO, as they are a public entity. The Performance Security requirement in DuPage County's Stormwater Management regulations exempts public bodies from this requirement but ours does not. The City will be evaluating our stormwater regulations to see if this should be incorporated back into the code.

Public Safety

The Wood Dale Fire Protection District has reviewed the proposed improvements and determined that there is sufficient access for emergency vehicles to access the site (see Exhibit D).

PUD Process

The petitioner is requesting a combined concept, preliminary and final development plan to facilitate construction commencement immediately upon approval. The requested Special Use, PUD and Major Site Plan Review is consistent with the UDO.

Neighborhood Comment

Notice was provided to adjacent property owners in accordance with Section 17.401.D of the UDO. Staff received one inquiry regarding the requests as of May 15, 2019. The interested individual is a resident in the multi-family parcel to the south of the school and wanted to review the application and proposed designs of the parking lot prior to the public hearing.

Findings of Fact

The Community Development Commission may recommend approval of a Special Use, a Planned Unit Development, and a Major Site Plan Review if evidence is presented to establish that the application meets the standards. The applicant has provided responses to the standards in Exhibit A. The standards are as follows (*staff comments italicized*):

Special Use Standards

1. The proposed Special Use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community;

The subject property has been used as a public school for over 60 years. As part of this petition, the applicant is seeking a Special Use for continued use as an elementary school as there is no record of a prior Special Use approval. The location of the subject site, along a major corridor but nestled within a residential neighborhood, provides an ideal setting for educational services by utilizing the existing road network. The proposed parking lot improvements will provide enhanced services for parents and visitors, improving quality of life within the community. As a public school, the location is necessary and desirable for the residents surrounding the school as well as for those traveling by car, thereby enhancing the existing neighborhood and contributing to the general welfare of the neighborhood and community. This standard is met.

2. The proposed Special Use will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare;

The proposed Special Use will not adversely affect the adjacent properties, but would rather improve the parking for school and community events as well as provide improved stacking facilities available to parents at drop-off and pick-up. The proposed improvements minimize impact to adjacent residential uses by installing a 100% landscape screening along the south property line and siting the trash enclosure further away from the property line. Utility facilities and other matters affecting public safety are not anticipated to be impacted by the proposed Special Use. This standard is met.

3. The proposed Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood;

The proposed Special Use will not impair the use or enjoyment of adjacent properties and is not likely to negatively affect property values. The existing residential neighborhood surrounding the school will continue to be used as it is currently. In fact, the proposed improvements will provide a better landscape buffer between the school and the residential parcel to the south. This standard is met.

4. The nature, location, and size of buildings or structures involved with the establishment of the Special Use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

Although the school is located within an existing residential neighborhood and can function like a commercial use with regards to parking, lighting and possibly noise, the design of the school building is compatible with and complementary to the neighborhood. The expansion of the parking lot facilities will not be noticeable from Wood Dale Road; impede, substantially hinder or discourage development of the adjacent properties. This standard is met.

5. The proposed Special Use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations;

The proposed Special Use would provide for continued use of the property as an elementary school use along with enhanced parking services for parents and the community with minimal impact to adjacent properties. The development and use of neighboring properties would not be impaired by the approval of the requested Special Use. This standard is met.

6. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

The proposed development plan provides for adequate utilities, drainage and other necessary facilities in accordance with code requirements. This standard is met.

7. Parking areas shall be of adequate size for the particular Special Use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets; and

The existing parking lot is being expanded to accommodate the needs for parking during special school and community events and to expand the vehicle stacking during parent drop-off and pick-up. The use of the existing driveway will continue to provide for safe and efficient circulation. Since the parking lot expansion is located to the west of existing parking lot, there will no impact to the existing curb cut on Wood Dale Rd. The parking lot expansion will be screened with landscaping along the south property line. This standard is met.

8. Such other standards and criteria as are established by the ordinance for a particular Special Use as set forth in subsections D and H of this section, if applicable, and as applied to planned unit developments as set forth in Chapter 17, Article IV, Section 17.405.

The standards for PUDs are evaluated below, per Section 17.405 of the UDO. This standard is met.

General Standards and Criteria for Planned Unit Developments

1. The proposed development will not injure or damage the use, value and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the Wood Dale comprehensive plan.

The proposed improvements will not hinder or prevent the development of surrounding properties as the surrounding area was previously developed and any redevelopment of the area can still occur without impact. The existing residential neighborhood will continue to be used as it is currently and in accordance with the Comprehensive Plan but with enhanced parking facilities at the school. This standard is met.

2. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant.

The proposed improvements are scheduled to be completed as soon as the project receives City approval. Upon approval of the permit, the improvements will be required to be completed within one year, which is a reasonable time frame for this project. This standard is met.

3. The entire tract or parcel of land to be occupied by the proposed development shall be held in a single ownership, or if there are two (2) or more owners, the application for such proposed development shall be filed jointly by all such owners.

Although the subject property contains three lots of record, it is treated as one zoning lot that is held in common ownership by the Wood Dale School District #7. This standard is met.

4. The development plan shall contain such proposed covenants, easements and other provisions relating to the bulk and location of buildings, uses and structures and public facilities as are necessary for the welfare of the planned unit development and are not inconsistent with the best interests of the city. Such covenants, easements and other provisions, when part of the approved final development, may be modified, removed or released only with the consent of the city council after a public hearing before, and recommendation by the community development commission as provided in this section.

The installation of the bioswale basin as stormwater best management practice (BMP) will require the recording of a note to title regarding the existing and maintenance of the BMP. This standard is met.

5. Sanitary sewers, storm sewers and water supply to service the development are adequate to serve the proposed development and will not reduce existing capacity below that necessary to serve existing developments, or overload local facilities beyond design capacity.

No change is proposed or necessary to existing sanitary and water services. The stormwater BMP is proposed in a location to capture additional runoff from the proposed improvements. This standard is met.

6. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities is compatible with the surrounding land uses, and any part of a proposed development not used for structures, parking and loading areas, or access ways, is landscaped or otherwise improved.

The location and arrangement of the parking lot improvement is an extension of the existing parking lot and as such it minimizes impact to the adjacent uses. The addition of a landscape screening along the south property line will help to protect the privacy of the neighbors. The subject site is already wooded and the applicant has proposed to remove only the trees that are within and immediately adjacent to the construction footprint. This standard is met.

7. The project area is adaptable to unified development and shall have within or through the area no physical features that will tend to destroy the neighborhood or community cohesiveness. There is no minimum project area for a planned unit development.

The subject property is currently an existing elementary school. The proposed improvements are likely to further encourage neighborhood and/or community cohesiveness as a result of providing improved parking accommodations for services offered to the community. This standard is met.

8. The uses permitted in the development are necessary or desirable and the need for such uses is clearly demonstrated by the applicant.

The use proposed in the PUD is both necessary and desirable for the community quality of life. Per the applicant, "due to the increasing frequency of school and community events, as well as traffic stacking issues during daily drop off/pick-up times, the proposed parking lot expansion is both desirable and necessary for the continued operation of the elementary school at the subject site." This standard is met.

9. The dominant land use of the proposed planned unit development is consistent with the recommendations of the Wood Dale comprehensive plan for the area containing the project.

The Comprehensive Plan has designated the subject site as Civic/Institutional. The expansion and renovation of the parking lot will continue the civic land use. This standard is met.

10. Any modifications of the standards and specifications of this chapter or other regulations that would otherwise be applicable to the site are warranted by the design of the development plan, and the amenities incorporated in it, and are not inconsistent with the public general welfare.

This site is subject to the regulations of the R-1, Estate Residential, zoning. However, the fact that the school functions similar to a commercial business has prompted the applicant to request deviations starting with the building typology to allow construction of a type 9 building. The deviations requested relative to landscaping are due to the existing wooded lot as well as the location of the proposed improvements. The improvements planned will provide an improved parking facilities for the community, while respecting the use of the adjacent residential properties. The school amenities promote the general welfare of the public and would be limited if required to adhere to the R-1 zoning regulations. This standard is met.

11. Exceptional landscaping features such as larger caliper, varied species and reduced spacing of trees and additional sodding above the minimum requirements specified in section 17.606 of Chapter 17 is provided.

The existing site is wooded and the applicant has proposed to add landscaping to comply with code requirements, where reasonable. Given the existing tree coverage, the applicant is not proposing to plant more trees but will supplement the existing vegetation with shrubbery and evergreens to soften and buffer the improvements, as necessary. This standard is met.

12. All proposed streets and driveways are adequate to serve the residents, occupants, visitors or other anticipated traffic of the planned unit development. Entrance points or locations of streets and driveways upon existing public roadways shall be subject to the approval of the city, and if applicable, the DuPage County highway department, and the Illinois department of transportation. If traffic control devices are required to prevent or relieve hazards or congestion on adjacent streets and the proposed control device is not within the normal or scheduled sequence of installations, the city council may require, as a condition of approval of a proposed planned unit development, such devices to be provided at the developer's cost.

No additional streets or driveways are proposed to serve the proposed improvements. This standard is not applicable.

13. Off street parking is conveniently accessible to all dwelling units and other uses in the planned unit development. Where appropriate, common driveways, parking areas, walks, and steps to parking and service areas are to be screened through ample use of trees, shrubs, hedges, landforms and walls.

There are no dwelling units within the PUD and no off street parking is proposed. However, the parking expansion will be screened in accordance with the code requirements. This standard is met.

14. A pedestrian circulation network is provided.

An existing pedestrian circulation is provided. The proposed improvements will extend the sidewalk along the north of the parking lot expansion to provide

pedestrian access to the parking stalls as well as the rear of the property. This standard is met.

15. The planned unit development provides for underground installation of utilities (including electricity and telecommunications) in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm sewer facilities including grading, gutter, piping and treatment of turf to handle stormwater, prevent erosion and the formation of dust. Utilities and maintenance of facilities shall be in accordance with the requirements and regulations of the city as set forth in this chapter.

All required utilities will be installed in accordance with applicable codes. This standard is met.

16. The proposed planned unit development satisfies the applicable objectives as provided in subsection B of this section.

The proposed PUD will provide for improved parking facilities in conjunction with the existing use as a neighborhood school. The vehicle stacking improvements intent to provide a save and desirable site circulation, while expansion of existing parking lot is a rational development in order to meet the needs of the school patrons and the community. As such, objectives 5 and 6 are met by the proposed improvements and requested PUD. This standard is met.

17. Existing ponds, creeks, rivers, lakes, wetlands or fens on or adjacent to the planned unit development are enhanced and protected from development.

There are no existing rivers, lakes, wetlands or fens on or in near proximity to the planned unit development. The Salt Creek is located on the Forest Preserve property located to the west of the subject site, but is more than 1,400 feet away from the proposed improvements. This standard is met.

Standards For Site Plan Review:

1. The relationship of the site plan to the policies, goals and objectives of the comprehensive plan;

As presented, the site plan meets the policies, goals and objectives of the Comprehensive Plan. The proposed parking lot expansion will help the City achieve Goal 2, Objective 3: Improve Community Services and Intergovernmental Coordination. The project will allow the Wood Dale School District to improve its services to the community by providing expanded parking for school and community events and additional stacking spaces for parent drop-off/pick-up. The subject property is designated as Civic/Institutional in the Future Land Use Map of the Comprehensive Plan. This Land Use Category intends to maintain high quality civic and institutional facilities. This standard is met.

2. The proposed traffic and parking layout minimizes the danger and conflicts between pedestrians and motorists, provides efficient and convenient movement of traffic not only

within the site but on adjacent roadways, and otherwise complies with the requirements of this chapter;

The existing ingress/egress will not change as part of the proposed improvements. However, the parking lot expansion is intended to improve the parking accommodations as well as provide greater vehicle stacking area, potentially minimizing danger and conflict between pedestrians and motorists along South Wood Dale Rd. This standard is met.

3. Location of principal structures, accessory structures and freestanding signs, so that the location of accessory structures and freestanding signs does not impede safe and efficient traffic circulation, stormwater drainage, or otherwise adversely impact adjoining land improvements;

The location of the existing structures does not affect traffic circulation and will not be changed. The proposed parking lot expansion is intended to improve safe and efficient circulation, eliminating potential vehicle back-up along Wood Dale Road. The stormwater drainage will be provided on site via a bioswale and landscape screening will be installed to privacy for the neighboring properties. This standard is met.

4. That the proposed use(s) is/are permitted in the district in which the property is located;

The residential zoning of this property requires a Special Use to continue the elementary school use and the PUD approval will authorize the necessary deviations to provide a greater benefit to the community than would otherwise be available under the residential zoning. This standard is met.

5. That the proposed arrangement of buildings, off street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses and employs sound site planning principles;

The proposed parking expansion, landscaping and drainage is compatible with adjacent land uses and employs sound planning principles. Additionally, the installation of the landscape screening will help to increase the use and enjoyment of the adjacent properties. This standard is met.

6. That all outdoor storage areas are screened and are in accordance with standards specified by this chapter.

No outdoor storage areas are present on site. The existing trash enclosure will be removed and relocated to a location further away public view. The new trash enclosure will be screened by a solid fence. Landscaping will also be planted along the south property line to screen the expanded parking lot. This standard is met.

RECOMMENDATION

The Community Development Department finds that the request for a Special Use, a Planned Unit Development and a Major Site Plan Review for the continued elementary school use and deviations from certain code requirements related to the expansion of the parking lot is compatible with surrounding zoning and land use classifications, meets the

requirements in the Unified Development Ordinance and is consistent with the City's Comprehensive Plan. Based on the above considerations, staff recommends that the Community Development Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposed Special Use, Planned Unit Development and Major Site Plan Review meets the standards of approval and is consistent with the UDO and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo as the findings of the Community Development Commission, and recommend to the City Council approval of Case No. 2019-CDC-06 with the following conditions:

1. The Special Use, Planned Unit Development and Major Site Plan Review shall substantially conform to the staff memo dated May 20, 2019 and the attached exhibits, except as such plans may be modified to meet City code requirements. Where deviations to the codes have not been requested as part of this approval, the existing codes must be met, as applicable, at the time of permit application.
2. A note to title shall be recorded to identify the existence of the stormwater best management practices (BMP).

(Vote Yes to approve; vote No to deny)

Larson Engineering, Inc.
1488 Bond Street, Suite 100
Naperville, IL 60563-6503
630.357.0540 Fax: 630.357.0164
www.larsonenr.com

Exhibit A



May 1, 2019

Ms. Gosia Pocięcha, AICP
City of Wood Dale
404 N. Wood Dale Road
Wood Dale, IL 60191

Re: PUD Application
Parking Lot Expansion
Oakbrook Elementary School
170 S. Wood Dale Rd, Wood Dale, IL 60191

LEI Project No: 22180015.000

Dear Ms. Pocięcha:

Site Description

Oakbrook Elementary School is located at 170 S. Wood Dale Road in the City of Wood Dale, Illinois on an approximately 5.299 acre site. The property is bounded by residential homes to the north, the Salt Creek Park Forest Preserve to the west, a multi-family residential complex to the south, and South Wood Dale Road to the east. The parcel is currently zoned R-1 Estate Residential.

Development Proposal

Wood Dale School District 7 is proposing to demolish the existing hard surface play space to the west of their existing parking lot in order to construct an approximately 20,000 square foot parking lot expansion. While the existing 45 parking spaces are adequate for the daily operations of the school, the proposed 37 additional spaces will serve as overflow parking during school and community events. Additionally, the vehicle stacking spaces within the existing lot are inadequate for peak student drop-off and pick-up times. District staff has reported that vehicles often back up into South Wood Dale Road while waiting to circulate through the parent drop off/pick up lane. The proposed plan will allow for 25 additional vehicle stacking spaces. The existing eastern driveway loop is used exclusively for bus traffic.

Additional site improvements associated with the parking lot expansion include relocation of the trash enclosure and construction of a native vegetated basin to meet stormwater requirements.

Applicant Requests

Wood Dale School District 7 is seeking the following:

- Special Use approval to allow for a Planned Unit Development and granting approval for the continued elementary school use,
- PUD – Combined Preliminary and Final Development Plan review allowing for deviations from certain code requirements (listed below),

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City of Wood Dale

- Waiver of the “soft” costs associated with the approval and permitting processes, including the application fees.

Requested Deviations

Section 17.606.C.7.a of the Zoning Ordinance to allow the elimination of landscape screening for refuse collection areas.

The refuse collection area is being relocated further from the adjacent properties and the public way and will be screened from view with solid fencing in order to meet the intent of the screening requirement.

Section 17.606.C.9.b.(1) and (2) of the Zoning Ordinance to allow for elimination of the interior parking lot landscaping.

Due to the skewed geometry of the existing improvements in relation to the property line, installation of the code required interior parking lot landscaping would greatly reduce the number of available parking spaces and make the project infeasible for the District. Per the zoning code, the intent of the interior parking lot landscaping is to break up long rows of parking spaces and provide locations for bioswales and other stormwater filtering devices. The proposed parking rows range from only 4 to 9 parking spaces in length. Native vegetation, including grasses and shrubs will be installed in the proposed BMP basin along the western perimeter of the proposed parking lot expansion. Additionally, there are numerous mature trees throughout the subject site, including along the south, west and north of the proposed parking lot expansion.

Section 17.606.C.9.c.(2) of the Zoning Ordinance to allow for a decrease of the minimum Parking Lot Perimeter Landscaping.

The perimeter of the proposed parking lot expansion, adjacent to the residential property, is bordered by an existing chain link fence and numerous deciduous and coniferous vegetation. The District is proposing conifers and shrubbery to infill any portions of the parking lot perimeter which are not screened by existing vegetation; however, no shade trees are proposed. The proposed vegetation in conjunction with the existing mature trees will meet the intent of the perimeter landscaping code requirements.

Section 17.607.C.5 of the Zoning Ordinance to allow for a decrease of the minimum setback from adjacent residential districts from 20 feet to 4.75 feet.

Due to the skewed geometry of the existing improvements in relation to the property line, applying a 20' setback would greatly reduce the number of available parking spaces and make the project infeasible for the District. The 4.75 foot minimum setback is consistent with the existing parking lot setback to allow for sufficient traffic flow; further to the west, the setback increases to 7.75 feet. The parking lot expansion will be screened with existing and proposed vegetation for 100% of the length of the expansion.

Section 17.605.C.1.b of the Zoning Ordinance to allow for an increase in the maximum lot coverage in the R-1, Estate Residential District.

Since the property is not a residential use, the Type 9 Building Typology (Section 17.605.C.9) is more appropriate for the subject site. Type 9 Buildings do not have a maximum lot coverage requirement.

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Special Use Standard Compliance

1. The proposed special use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community.

The subject site has been used as a school since 1957 and complements the surrounding residential uses as a neighborhood school. The special use is both desirable and necessary to allow for the continued use as a neighborhood elementary school.

2. The proposed special use will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.

The subject site has been used as a school since 1957 and complements the surrounding residential uses as a neighborhood school. The special use will not have a substantial adverse impact upon the adjacent properties or the neighborhood.

3. The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood.

The subject site has been used as a school since 1957 and complements the surrounding residential uses as a neighborhood school. The special use will not be injurious to the use and enjoyment of the surrounding residential properties, nor substantially diminish and impair other property valuations.

4. The nature, location, and size of buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie.

The site currently contains one school building, with associated parking and playground areas. The nature, location, and size of the existing buildings does not impede, substantially hinder, or discourage the development and use of adjacent properties.

5. The proposed special use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations.

The existing improvements and proposed project are arranged and designed such that neighboring properties can be further developed in accordance with applicable district regulations.

6. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided.

The existing school building is already serviced by adequate utilities and access driveways to South Wood Dale Road. Due to the increasing frequency of school and community events, as well as traffic stacking issues during daily drop off/pick up times, the proposed parking lot expansion is both desirable and necessary for the continued operation of the elementary school at the subject site.

7. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitable screened from adjoining residential uses, and the entrance and

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exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets.

The existing school building is already serviced by adequate access driveways to South Wood Dale Road and parking for its 44 employees. Due to the increasing frequency of school and community events, as well as traffic stacking issues during daily drop off/pick up times, the proposed parking lot expansion is both desirable and necessary for the continued operation of the elementary school at the subject site.

8. Such other standards and criteria as are established by the ordinance for a particular special use as set forth in subsections D and H of Chapter 17 Article IV Section 403 of the Municipal Code, if applicable, and as applied to planned unit developments as set forth in Chapter 17, Article IV, Section 17.405 of the Municipal Code.

The following sections detail compliance with the additional standards.

Major Site Plan Review Standard Compliance

1. The relationship of the site plan is consistent with the policies, goals and objectives of the comprehensive plan.

The proposed parking lot expansion, in conjunction with the existing use as a neighborhood school, is consistent with the policies, goal, and objectives of the comprehensive plan.

2. The proposed traffic and parking layout minimizes the danger and conflicts between pedestrians and motorists, provides efficient and convenient movements of traffic not only within the site but on adjacent roadways, and otherwise complies with the requirements of this chapter.

The proposed parking lot expansion does minimize the danger and conflicts between pedestrians and motorists. It allows for improved traffic flow and additional vehicle stacking during daily drop-off/pick up times, which will in turn improve congestion at South Wood Dale Road.

3. The location of principal structures, accessory structures and freestanding signs does not impede safe and efficient traffic circulation, stormwater drainage, or otherwise adversely impact adjoining land improvements.

The location of existing buildings and signage does not impede safe and efficient traffic circulation or stormwater drainage. The proposed parking lot expansion will ease traffic congestion during daily drop-off/pick up times and incorporates a bioswale to meet stormwater requirements. The existing and proposed improvements do not adversely impact adjacent properties or their future improvements.

4. That the proposed use(s) is/are permitted in the district in which the property is located.

A Special Use approval is sought in order to allow for a PUD for the subject site.

5. That the proposed arrangement of buildings, off street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses and employs sound site planning principles.

The existing and proposed arrangement of buildings, parking, access driveways, lighting, landscaping, and drainage is compatible with the adjacent land uses and grading.

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City of Wood Dale

6. That all outdoor storage areas are screened and are in accordance with standards specified by this chapter.

No outdoor storage areas exist or are proposed on the subject site. The proposed trash enclosure will be screened with solid fencing.

PUD Standard Compliance

1. The proposed development will not injure or damage the use, value and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the Wood Dale comprehensive plan.

The subject site has been used as a school since 1957 and complements the surrounding residential uses as a neighborhood school. The proposed parking lot expansion will not adversely impact the surrounding property.

2. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant.

The proposed parking lot expansion does not require phasing and will be completed as soon as practicable following City approval.

3. The entire tract or parcel of land to be occupied by the proposed development shall be held in a single ownership, or if there are two (2) or more owners, the application for such proposed development shall be filed jointly by all such owners.

The proposed parking lot expansion is entirely within a parcel owned by one ownership entity (Wood Dale School District #7).

4. The development plan shall contain such proposed covenants, easements and other provisions relating to the bulk and location of buildings, uses and structures and public facilities as are necessary for the welfare of the planned unit development and are not inconsistent with the best interests of the city. Such covenants, easements and other provisions, when part of the approved final development, may be modified, removed or released only with the consent of the city council after a public hearing before, and recommendation by the community development commission as provided in this section.

The development plan only contains a parking lot expansion for a single public facility. No such covenants, easements or other provisions are necessary.

5. Sanitary Sewers, storm sewers and water supply to service the development are adequate to serve the proposed development and will not reduce existing capacity below that necessary to serve existing developments, or overload local facilities beyond design capacity.

No new sanitary sewers, storm sewers or water supplies are proposed for the parking lot expansion. The proposed development will not reduce existing capacities or utility services or overload local facilities beyond design capacity.

6. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities is compatible with the surrounding land uses, and any part of a proposed development not used for structures, parking and loading areas, or accessways, is landscaped or otherwise improved.

The proposed parking lot expansion is being extended directly from the existing parking lot on the subject site. All disturbed area that is not finished with hardscape will be stabilized with vegetative cover.

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7. The project area is adaptable to unified development and shall have within or through the area no physical features that will tend to destroy the neighborhood or community cohesiveness. There is no minimum project area for a planned unit development.
The proposed parking lot expansion is cohesive with the existing neighborhood elementary school on the subject site.
8. The uses permitted in the development are necessary or desirable and the need for such uses is clearly demonstrated by the applicant.
Due to the increasing frequency of school and community events, as well as traffic stacking issues during daily drop off/pick up times, the proposed parking lot expansion is both desirable and necessary for the continued operation of the elementary school at the subject site.
9. The dominant land use of the proposed planned unit development is consistent with the recommendations of the Wood Dale comprehensive plan for the area containing the project.
The proposed planned unit development is an existing school which has been in operation since 1957.
10. Any modifications of the standards and specifications of this chapter or other regulations that would otherwise be applicable to the site are warranted by the design of the development plan, and the amenities incorporated in it, and are not inconsistent with the public general welfare.
The aforementioned requested deviations are warranted in order for the District's continued operation of the site as an elementary school. The proposed development is not inconsistent with the public general welfare.
11. Exceptional landscaping features such as larger caliper, varied species and reduced spacing of trees and additional sodding above the minimum requirements specified in section 17.606 of this chapter is provided.
The subject site contains numerous mature trees and landscaping throughout which will be retained with the proposed parking lot expansion.
12. All proposed streets and driveways are adequate to serve the residents, occupants, visitors or other anticipated traffic of the planned unit development. Entrance points or locations of streets and driveways upon existing public roadways shall be subject to the approval of the city, and if applicable, the DuPage County highway department, and the Illinois Department of Transportation. If traffic control devices are required to prevent or relieve hazards or congestion on adjacent streets and the proposed control device is not within the normal or scheduled sequence of installations, the City Council may require, as a condition of approval of a proposed planned unit development, such devices to be provided at the developer's cost.
No new entrance points, driveways or traffic control devices are proposed for the subject site. The existing driveway entrances are adequate for the traffic to the site.
13. Off street parking is conveniently accessible to all dwelling units and other uses in the planned unit development. Where appropriate, common driveways, parking areas, walks, and steps to parking and service areas are to be screened through ample use of trees, shrubs, hedges, landforms and walls.

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The proposed off street parking is an extension of existing parking and is convenient to building entrances. The proposed parking lot expansion will be screened, as described previously, by existing and proposed landscaping.

14. A pedestrian circulation network is provided.

The existing and proposed improvements onsite allow for pedestrian circulation.

15. The planned unit development provides for underground installation of utilities (including electricity and telecommunications) in public ways and private extensions thereof.

Provisions shall be made for acceptable design and construction of storm sewer facilities including grading, gutter, piping and treatment of turf to handle stormwater, and prevent erosion and the formation of dust. Utilities and maintenance of facilities shall be in accordance with the requirements and regulations of the city as set forth in this chapter.

The existing school building is already serviced by electrical and telecommunication utilities. Stormwater management for the proposed parking lot expansion is provided in accordance with City regulations.

16. The proposed planned unit development satisfies the applicable objectives provided on page 9 of the PUD packet.

The proposed parking lot expansion, in conjunction with the existing use as a neighborhood school, is consistent with the PUD Objectives listed.

17. Existing ponds, creeks, rivers, lakes, wetlands or fens on or adjacent to the planned unit development are enhanced and protected from development.

There are no existing ponds, creeks, rivers, lakes, wetlands or fens located on or adjacent to the subject site.

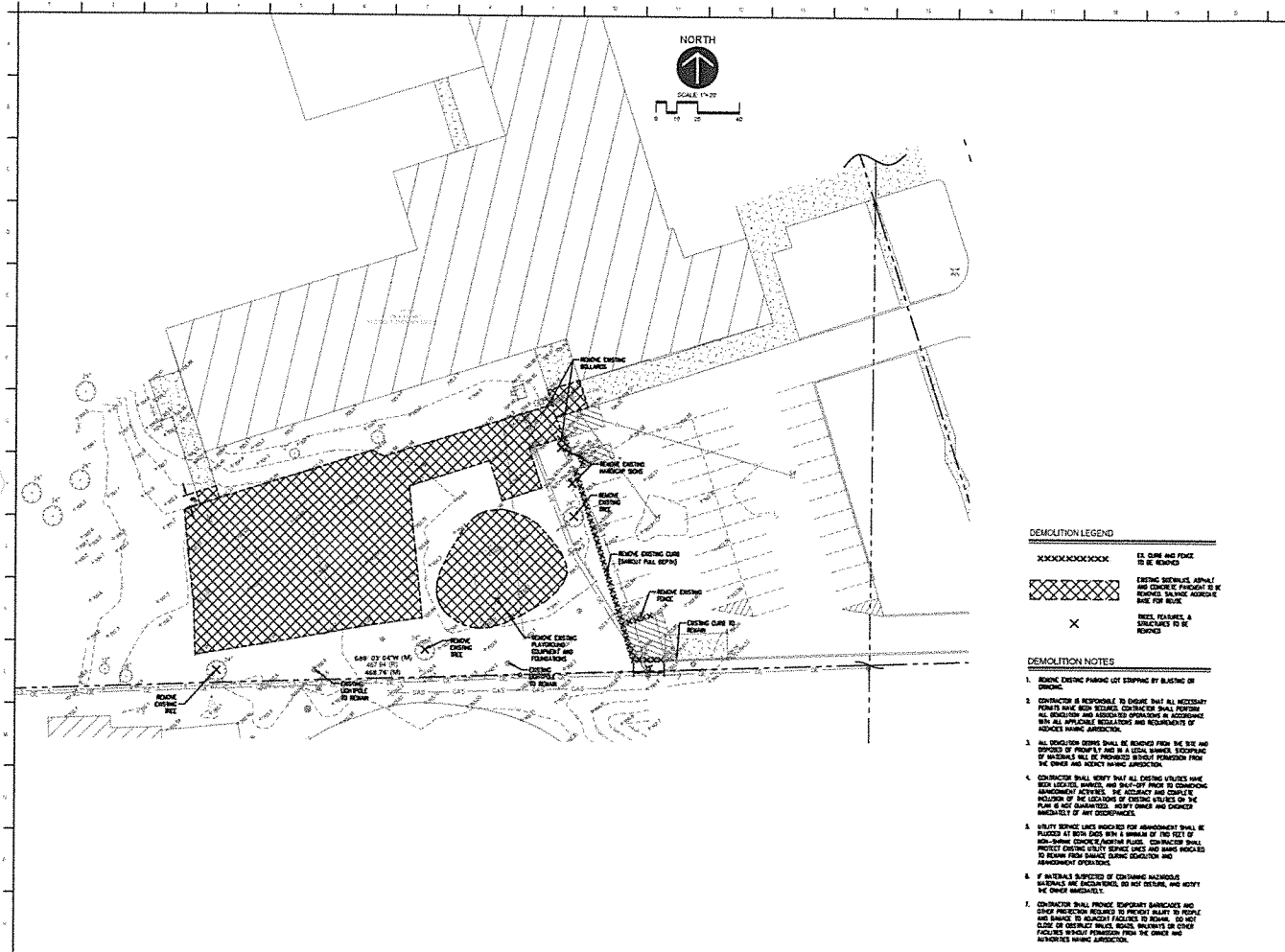
If you have any further questions regarding this matter, please feel free to contact our office.

Sincerely,
Larson Engineering, Inc.

Chelsea Bush

Chelsea E. Bush
Engineer III – Civil
cbush@larsonengr.com

CEB;jlb



LEGATA ARCHITECTS
WOOD DALE SCHOOL DISTRICT 7

2019 SITE IMPROVEMENTS AT OAKBROOK ELEMENTARY SCHOOL

173 S WOOD DALE ROAD WOOD DALE, IL 60191

DESIGNER:
Legata Architects
2015 Spring Road
Oak Brook, IL 60521
P. 630.800.8000
www.legata.com

CONSULTANT:
Lerson Engineering
1488 South Green Valley Road
Troy, IL 61864
P. 630.287.5642
www.lersoneng.com
E. Design Form #18M-001-142
L18-001-REV10-12-15

DEMOLITION LEGEND

XXXXXX	EXISTING CURB AND FENCE TO BE DEMOLISHED
[Cross-hatched box]	EXISTING STRUCTURES, UTILITIES AND CONDUITS PROPOSED TO BE DEMOLISHED. SEE LEGEND FOR DETAILS.
X	UTILITIES, STRUCTURES, & STRUCTURES TO BE REMOVED

- DEMOLITION NOTES**
1. REMOVE EXISTING PARKING LOT SURFACING BY BLASTING OR CRACKING.
 2. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED. CONTRACTOR SHALL FURNISH ALL NECESSARY AND ASSOCIATED INFORMATION IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND REQUIREMENTS OF AGENCIES HAVING JURISDICTION.
 3. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND STORED AT PROPERTY AND IN A LEGAL MANNER. EXISTING UTILITIES SHALL BE PROTECTED THROUGHOUT DEMOLITION FROM THE OWNER AND AGENCY HAVING JURISDICTION.
 4. CONTRACTOR SHALL VERIFY THAT ALL EXISTING UTILITIES HAVE BEEN IDENTIFIED, MARKED, AND SHUT-OFF PRIOR TO COMMENCING DEMOLITION ACTIVITIES. THE ACCURACY AND COMPLETENESS OF THE LOCATION OF EXISTING UTILITIES OF THE PLAN IS NOT GUARANTEED. VERIFY DEPT. AND CIRCLES IMMEDIATELY IF ANY DISCREPANCIES.
 5. UTILITY SERVICE LINES INDICATED FOR ABANDONMENT SHALL BE PLACED AT BOTH ENDS WITH A MINIMUM OF TWO FEET OF HIGH-DENSITY CONCRETE AROUND THEM. CONTRACTOR SHALL PROTECT EXISTING UTILITY SERVICE LINES AND MARKS INDICATED TO REMAIN FROM DAMAGE DURING DEMOLITION AND ABANDONMENT OPERATIONS.
 6. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT REMOVE, AND NOTIFY THE OWNER IMMEDIATELY.
 7. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AND SLOPE PROTECTION REQUIRED TO PREVENT ALLUUVIUM TO REMAIN AND DAMAGE TO ADJACENT FACILITIES TO REMAIN. DO NOT CLOSE OR OBSTRUCT WALKS, ROADS, WALKWAYS OR OTHER FACILITIES WITHOUT PERMISSION FROM THE OWNER AND AGENCIES HAVING JURISDICTION.

EXP. 11/30/19
G.J. LEGATA
G.J. LEGATA
G.J. LEGATA

REVISIONS	
NO.	DESCRIPTION

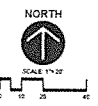
PROJECT NUMBER: 210221-00
DATE OF ISSUE: 05/10/19
DRAWN BY: JZ
CHECKED BY: CEB

DEMOLITION PLAN

C2.0



EXISTING IMPERVIOUS SURFACE	88,447 SF
NET NEW IMPERVIOUS SURFACE	9,809 SF
TOTAL IMPERVIOUS SURFACE	98,256 SF



PARKING STALL SUMMARY			
	STANDARD	ADA	TOTAL
EXISTING	43	2	45
PROPOSED	78	4	82

VEHICLE STACKING SUMMARY	
EXISTING	18
PROPOSED	43

LEGAT ARCHITECTS
 2315 Springdale
 Oak Brook, IL 60121
 P: 630.582.2525
 www.legat.com

WOOD DALE SCHOOL DISTRICT 7

2019 SITE IMPROVEMENTS AT OAKBROOK ELEMENTARY SCHOOL

170 S WOOD DALE ROAD
 WOOD DALE, IL 60191

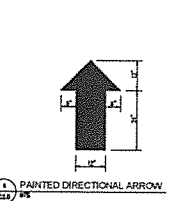
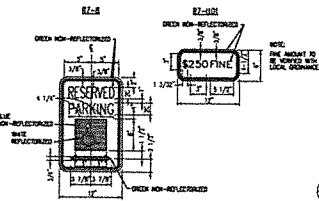
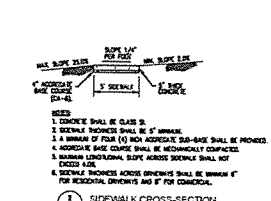
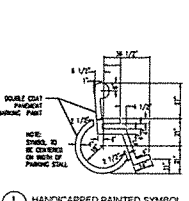
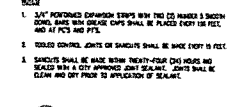
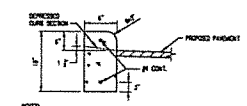
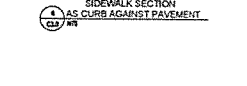
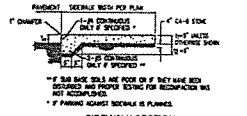
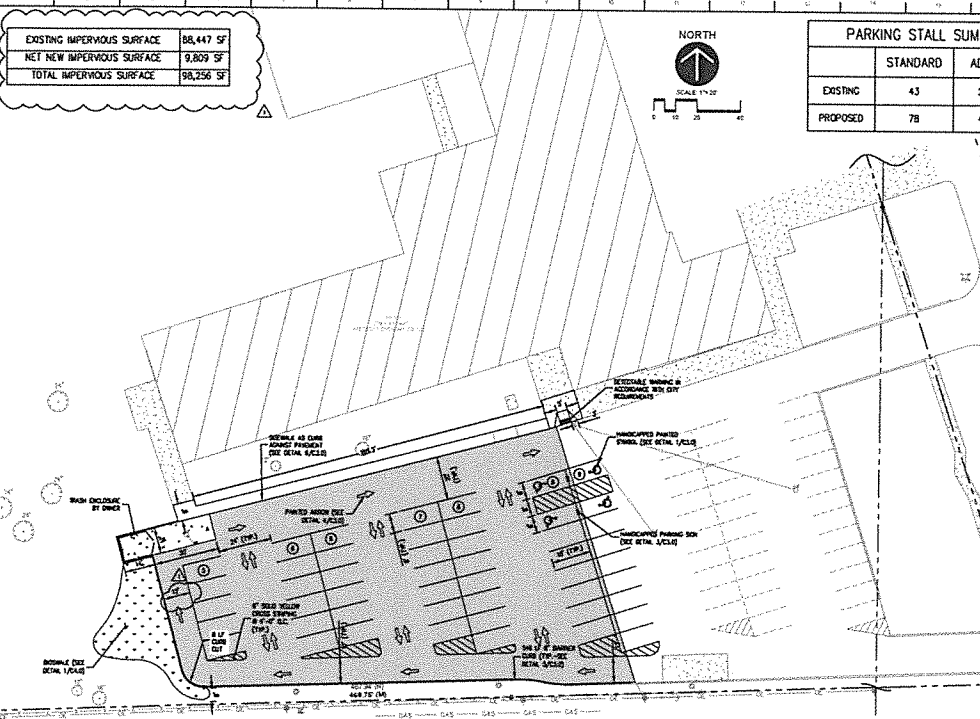
2019 ENGINEER
 Larson Engineering
 1400 Bond Street, Suite 100
 Naperville, IL 60563
 P: 630.337.2642
 www.larsoneng.com
 E: Cheryl.Forn@larsoneng.com
 LID: 04-PC18-018-006

SURFACE LEGEND

- LIGHT DUTY GRAVEL (PROPOSED)
 1.5" MIN. SURFACE COURSE, 4-8% MAX. MO. MO. 10%
 2.5" MIN. BASE COURSE, 4-10% MAX. MO. MO. 10%
 3" MIN. SUB-BASE COURSE, 4-10% MAX. MO. MO. 10%
- CONCRETE FINISH
 4" F.F. CONCRETE (CLASS 30)
 1" ADHESIVE BASE COURSE, TYPE 1, GRADED 01-4
- CONCRETE PAD
 4" F.F. CONCRETE (CLASS 30) 4' X 4' MIN. OR 6' X 6' MIN. OR 8' X 8' MIN.
 1" ADHESIVE BASE COURSE, TYPE 1, GRADED 01-4
- GRAVEL IN THE PLANT
 2" MIN. SURFACE COURSE, 4-10% MAX. MO. MO. 10%
 1" COURSE ADHESIVE BASE COURSE, TYPE 1

PAVEMENT NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR BUILDING OVERLAYS.
2. ALL OVERLAYS ARE FROM FACE OF CURB TO FACE OF CURB OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
3. PARKING STALL STRIPING SHALL BE 4" RED YELLOW OR WHITE PAINT BEING DOT SPECIFICATION IN AFT. SIZE OF THE STRIPING SPECIFICATIONS ARE SHALL BE APPLIED IN ACCORDANCE WITH A.C.T. 200.
4. ALL NON-PAVED AREAS DISTURBED OR REPAIRED SHALL BE FINISHED WITH A MINIMUM OF 4" TOPSOIL AND SEEDS.
5. BE SURE CURB TO EXISTING CURB WITH 2" MIN. HEIGHT (24" LENGTH 12" OR EXIST. 30") BOND TO EXISTING.



REVISIONS

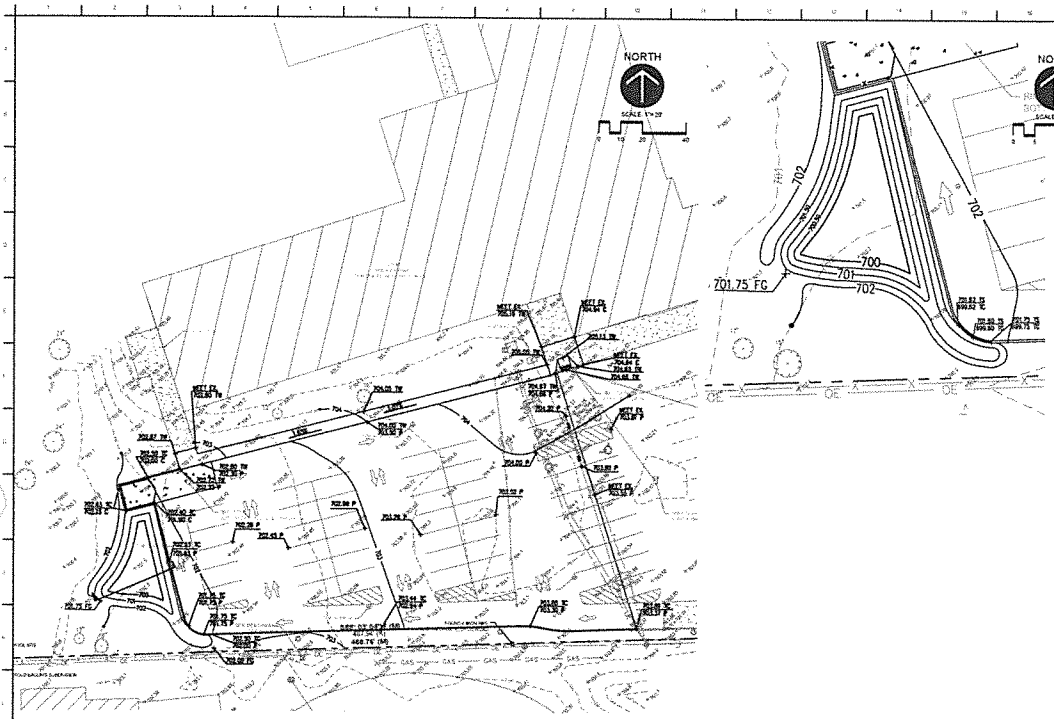
NO.	DESCRIPTION	DATE
1	ADD COMMENTS	DATE

PROJECT NUMBER: 2150724
 DATE OF ISSUE: 05/07/21
 DRAWN BY: A
 CHECKED BY: CTS

GEOMETRIC PAVING PLAN

C3.0

LEGATVA ARCHITECTS
WOOD DALE SCHOOL DISTRICT 7
2019 SITE IMPROVEMENTS AT OAKBROOK ELEMENTARY SCHOOL
173 S. WOOD DALE ROAD WOOD DALE, IL 60191
Legend Architects
2015 Springwood Oak Brook, IL 60155
P. 630.582.3516
www.legend.com
Larson Engineering
1480 Bond Street Suite 102 Naperville, IL 60563
P. 630.333.9400
www.larsoneng.com
E. Design File #1620142
LIC. No. #210013006

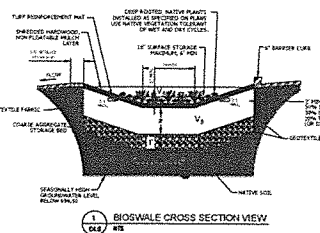


FILL PLACEMENT NOTES

1. BEFORE PLACING ANY FILL WHEN PRESENT OR STRUCTURE SHALL BE EXISTING, FOUNDATION SHALL BE COMPACTED AS NOTED IN THE TYPICAL SECTION OF THIS SPECIFICATION. ALL EXISTING EXISTING MATERIALS SHALL BE REMOVED AS NOTED IN THIS SPECIFICATION.
2. STRUCTURE FILL MATERIALS SHALL BE OF A GRADE THAT WILL COMPACT AND SETTLE TO A FINISH SURFACE THAT IS GEOTECHNICAL DESIGNER. SUCH MATERIALS SHALL NOT CONTAIN FIBERS, BARK, OR ANY MATERIALS WHICH BY MEANS OF EXPANSION, CONTRACTION OR SETTLEMENT.
3. MATERIAL TYPES FOR STRUCTURE FILL PURPOSES:
 - A. STABLE NON-DRAINED SOILS - SOIL MATERIALS THAT COMPLY WITH ALL OF THE SOIL CLASSIFICATION GROUPS AS NOTED IN THE FOLLOWING REQUIREMENTS:
 1. PLASTICITY INDEX OF GREATER THAN 12
 2. LIQUID LIMIT SHALL BE 40
 3. PARTICLE SIZE DISTRIBUTION SHALL BE AS NOTED IN THIS SPECIFICATION.
 - B. STABLE COMPACTED SOILS - SOIL MATERIALS THAT COMPLY WITH ALL OF THE SOIL CLASSIFICATION GROUPS AS NOTED IN THIS SPECIFICATION.
 - C. UNDESIRABLE FILL - SOIL MATERIALS THAT DO NOT MEET THE ABOVE REQUIREMENTS.
4. MATERIALS FOR SURFACE SHALL NOT BE USED AS STRUCTURE FILL.
5. STRUCTURE FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12 INCHES PER LAYER. EACH LAYER SHALL BE COMPACTED BY THE GEOTECHNICAL DESIGNER.
6. MATERIALS FOR SURFACE SHALL BE PLACED IN LAYERS NOT TO EXCEED 12 INCHES PER LAYER. EACH LAYER SHALL BE COMPACTED BY THE GEOTECHNICAL DESIGNER.
7. UNDESIRABLE MATERIALS SHALL BE REMOVED FROM THE SITE AND RELOCATED TO AN APPROPRIATE AREA. THE SOILS TO BE REMOVED SHALL BE IDENTIFIED BY THE GEOTECHNICAL DESIGNER. SUCH MATERIALS SHALL BE REMOVED FROM THE SITE AND RELOCATED TO AN APPROPRIATE AREA. THE SOILS TO BE REMOVED SHALL BE IDENTIFIED BY THE GEOTECHNICAL DESIGNER. SUCH MATERIALS SHALL BE REMOVED FROM THE SITE AND RELOCATED TO AN APPROPRIATE AREA. THE SOILS TO BE REMOVED SHALL BE IDENTIFIED BY THE GEOTECHNICAL DESIGNER.
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COMPACTION NOTES

1. ALL MATERIALS SHALL BE PLACED IN LAYERS NOT TO EXCEED 12 INCHES PER LAYER. EACH LAYER SHALL BE COMPACTED BY THE GEOTECHNICAL DESIGNER. SUCH MATERIALS SHALL BE REMOVED FROM THE SITE AND RELOCATED TO AN APPROPRIATE AREA. THE SOILS TO BE REMOVED SHALL BE IDENTIFIED BY THE GEOTECHNICAL DESIGNER.
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LEGATVA ARCHITECTS
WOOD DALE SCHOOL DISTRICT 7
2019 SITE IMPROVEMENTS AT OAKBROOK ELEMENTARY SCHOOL
173 S. WOOD DALE ROAD WOOD DALE, IL 60191
Legend Architects
2015 Springwood Oak Brook, IL 60155
P. 630.582.3516
www.legend.com
Larson Engineering
1480 Bond Street Suite 102 Naperville, IL 60563
P. 630.333.9400
www.larsoneng.com
E. Design File #1620142
LIC. No. #210013006

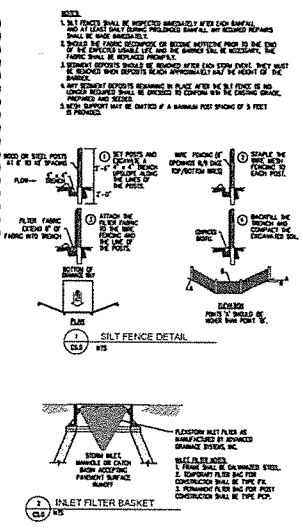
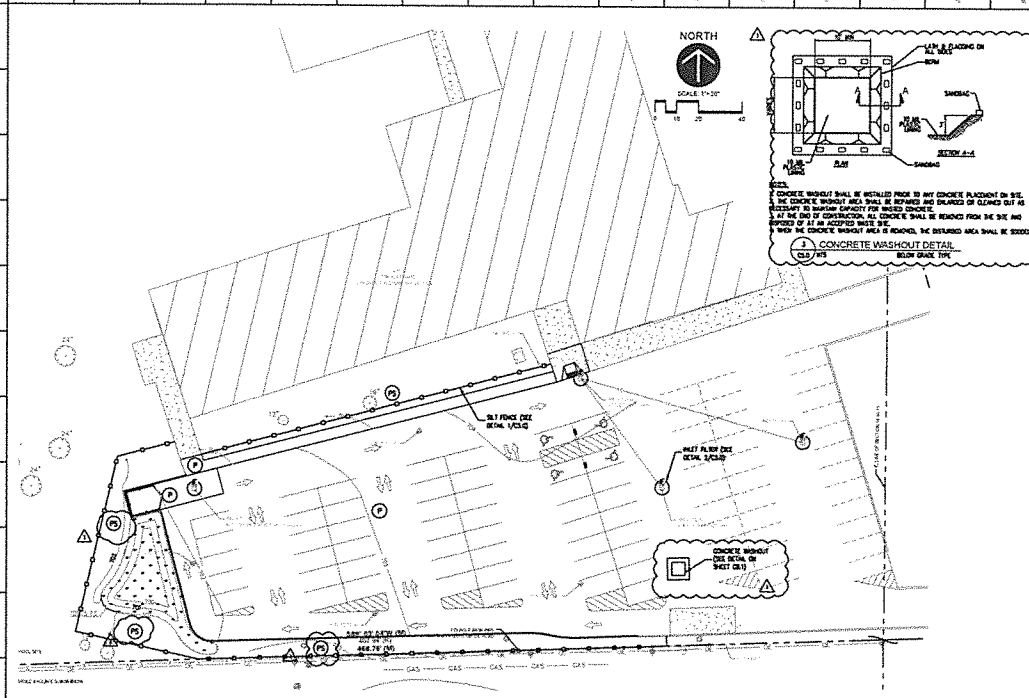
DATE: 02/01/19

NO.	DESCRIPTION	DATE
1	REVISED	02/01/19

PROJECT NUMBER: 1620142
DATE OF ISSUE: 02/01/19
DRAWN BY: JTB
CHECKED BY: CJB

GRADING PLAN

C4.0



- EROSION CONTROL SEQUENCE OF EVENTS**
1. EXISTING PERMANENT PROTECTIVE COVER SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 2. INSTALL SILT FENCE AND SILT FILLERS.
 3. MAINTAIN SILT FENCE AND SILT FILLERS THROUGHOUT THE CONSTRUCTION PERIOD.
 4. EXISTING PERMANENT PROTECTIVE COVER SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 5. MAINTAIN SILT FENCE AND SILT FILLERS THROUGHOUT THE CONSTRUCTION PERIOD.

- EROSION CONTROL NOTES**
1. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DISTRICT ENGINEER FOR ALL EROSION CONTROL MEASURES.
 2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY UPON SOIL EXPOSURE.
 3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 4. ALL EROSION CONTROL MEASURES SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
 5. ALL EROSION CONTROL MEASURES SHALL BE REPAIRED IMMEDIATELY UPON SOIL EXPOSURE.

SOIL EROSION CONTROL MEASURE

CONTROL MEASURE	PLAN VIEW	CONTROL MEASURE CHARACTERISTICS	TEMPORARY	PERMANENT
PERMANENT SEEDING	(Symbol)	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTER SEDIMENT FROM RUNOFF, AND BE PART OF FINAL LANDSCAPE PLAN.	(Symbol)	(Symbol)
PARKING	(Symbol)	PROVIDES PERMANENT COVER ON PARKING LOTS AND REDUCES SOIL EROSION AREAS WHERE VEHICULAR CHANNELS OR CONDUITS.	(Symbol)	(Symbol)
SILT FILLER	(Symbol)	USED TO FILTER SEDIMENT FROM RUNOFF BEFORE IT ENTERS A DRAINAGE STRUCTURE.	(Symbol)	(Symbol)
SILT FENCE	(Symbol)	USED FOR SINGLE LOTS OF DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	(Symbol)	(Symbol)
MAINT. VEGETATION	(Symbol)	PROVIDES PERMANENT VEGETATIVE COVER TO FILTER SEDIMENT AND POLLUTANTS FROM WASH.	(Symbol)	(Symbol)

SOIL EROSION SCHEDULE

STABILIZATION TYPE	JAN. FEB. MAR. APR. MAY	JUN. JUL. AUG. SEP. OCT. NOV. DEC.	
A. PERMANENT SEEDING		RESEED	
B. CONCRETE SEEDING			
C. SEEDING		RESEED 1-2 TIMES	
D. MASTING			

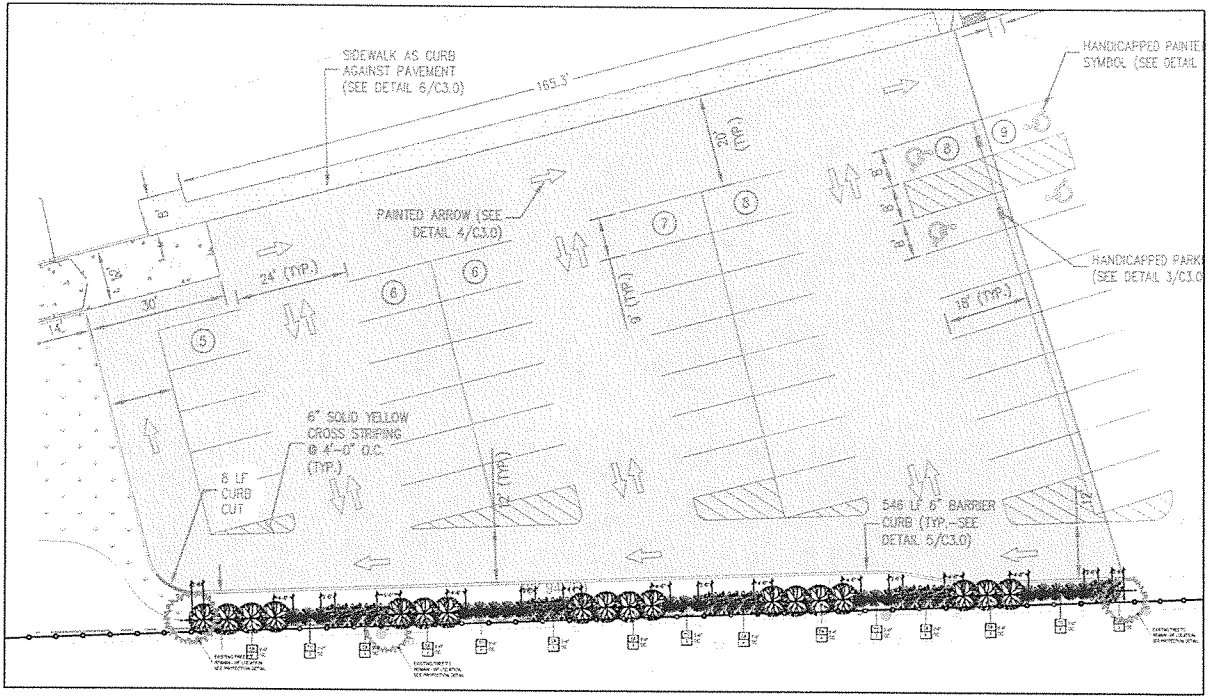
NOTES:
 A. SEEDING SHALL BE INSTALLED WITHIN 30 DAYS OF SOIL EXPOSURE.
 B. SEEDING SHALL BE INSTALLED WITHIN 30 DAYS OF SOIL EXPOSURE.
 C. SEEDING SHALL BE INSTALLED WITHIN 30 DAYS OF SOIL EXPOSURE.
 D. SEEDING SHALL BE INSTALLED WITHIN 30 DAYS OF SOIL EXPOSURE.



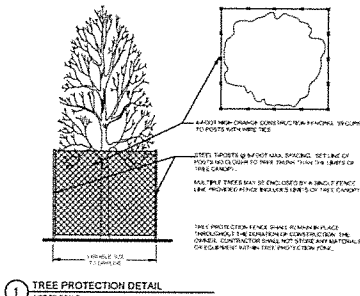
REVISIONS

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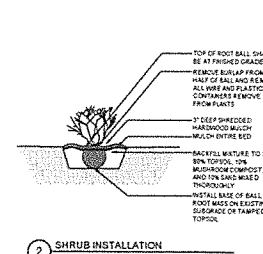
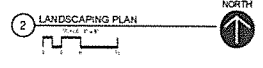
PROJECT NUMBER: 71007-06
 DATE OF ISSUE: 2/25/2019
 DRAWN BY: J
 CHECKED BY: CCB
EROSION CONTROL PLAN
C5.0



PLANT SCHEDULE			
NO.	SYM.	DESCRIPTION	COMMON NAME
1	1	STURGEON OAK	QUERCUS SP.
2	2	SPRING BURNING BUSH	EXCERPTUM
3	3	FRANKLINIA	FRANKLINIA SP.
4	4	HYDRANGEA	HYDRANGEA SP.



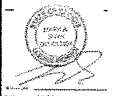
1 TREE PROTECTION DETAIL
NOT TO SCALE



2 SHRUB INSTALLATION
NOT TO SCALE

LEGATARCHITECTS
WOOD DALE SCHOOL DISTRICT 7
PARKING LOT AT OAKBROOK ELEMENTARY SCHOOL
1200 WOODDALE BLVD WOODDALE, IL 60191
LEGATARCHITECTS
1200 WOODDALE BLVD WOODDALE, IL 60191
LAWSON ENGINEERING
1200 WOODDALE BLVD WOODDALE, IL 60191

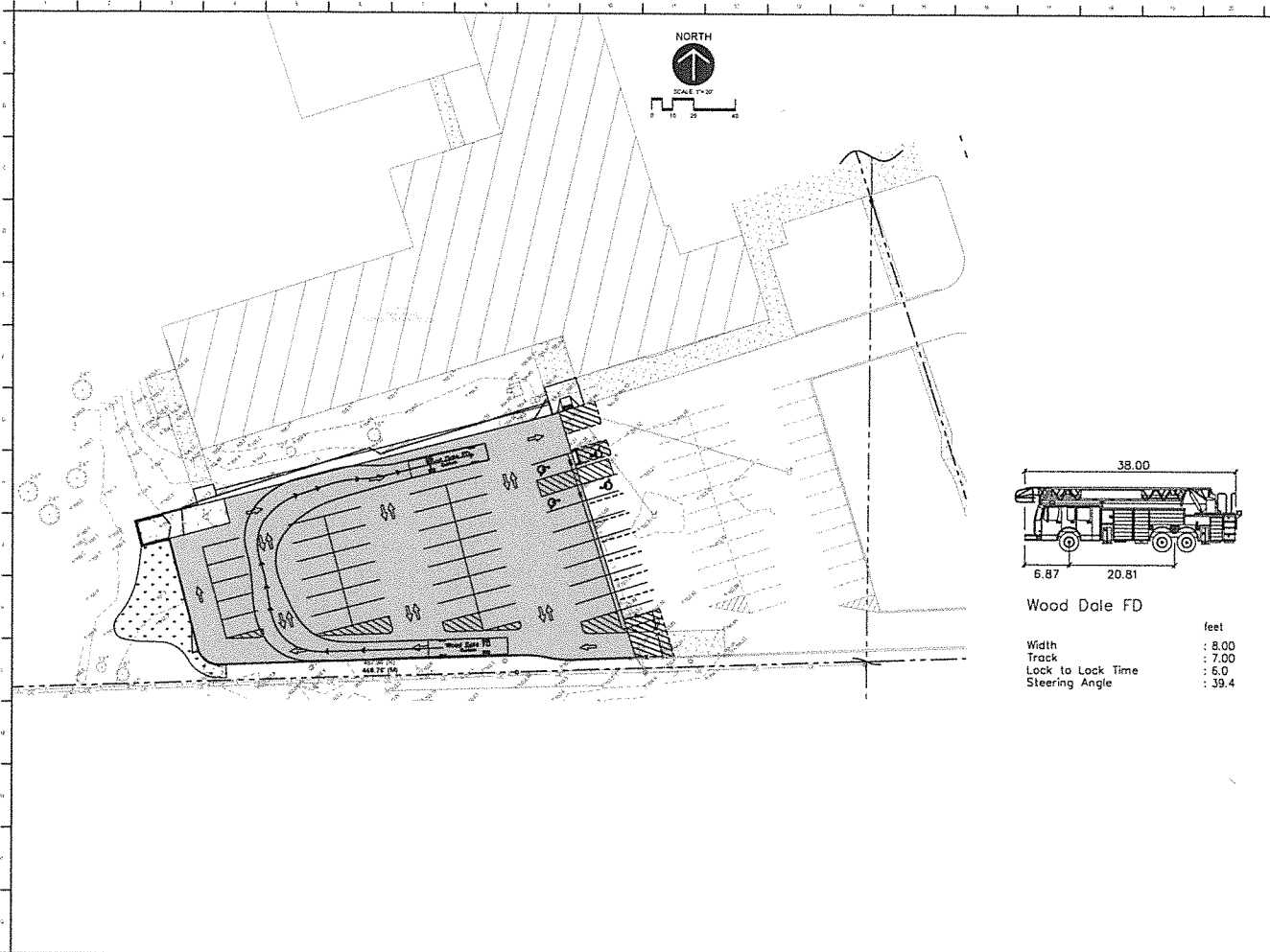
Exhibit C



NO.	DATE	DESCRIPTION

LANDSCAPING PLAN & DETAILS

AS001
ISSUED FOR BIDDING



LIBRATA ARCHITECTS
 173 S WOOD DALE ROAD
 WOOD DALE, IL 60191

WOOD DALE SCHOOL DISTRICT 7

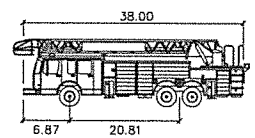
2019 SITE IMPROVEMENTS AT OAKBROOK ELEMENTARY SCHOOL

173 S WOOD DALE ROAD
 WOOD DALE, IL 60191

ARCHITECT
 Legat Architects
 2115 Spring Road
 Oak Brook, IL 60521
 P: 630.595.5020
 www.legat.com

CIVIL ENGINEER
 Larson Engineering
 1405 Bond Street, Suite 100
 Naperville, IL 60563
 P: 630.321.2040
 www.larsoneng.com
 E: Design Firm #184401402
 LEI Lic #02190015100

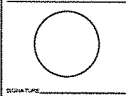
Exhibit D



Wood Dale FD

feet

Width : 8.00
 Track : 7.00
 Lock to Lock Time : 6.0
 Steering Angle : 39.4



REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 173227.01
 DATE OF ISSUE: 02/27/2019
 DRAWN BY: JY
 CHECKED BY: CEB

EMERGENCY VEHICLE ACCESS EXHIBIT

EX-1

