

VILLAGE OF GLEN ELLYN

ORDINANCE NO. 4802

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR A PUBLIC SCHOOL AND
FUTURE OFF-STREET PARKING SPACES
AT MEMORIAL PARK
LOCATED AT 671 CRESCENT BOULEVARD

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS
THIS 10TH DAY OF JANUARY, 20 00.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 11TH
day of JANUARY, 20 00.

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FOR A PUBLIC SCHOOL AND
FUTURE OFF-STREET PARKING SPACES
AT MEMORIAL PARK
LOCATED AT 671 CRESCENT BOULEVARD

WHEREAS, Glenbard Township High School District #87, contract purchaser of property commonly known as Memorial Park, an 8.1 acre parcel of land zoned CR Conservation/Recreation District, located south of Crescent Boulevard and north of the Union Pacific Railroad, and legally described as follows:

Parcel One: Lot 17 in County Clerk's Third Assessment Division, in Section 11, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded July 3, 1906 as document 88053, in DuPage County, Illinois, and

Parcel Two: All of Block 6 in Woodthorp, being a subdivision in the Southeast $\frac{1}{4}$ of Section 11, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded as document 214660, in DuPage County, Illinois

P.I.N.: 05-11-410-014

has petitioned the President and Board of Trustees of the Village of Glen Ellyn, Illinois for a Special Use Permit, for said property in the CR - Conservation / Recreation District, per Section 10-4-3(B)-6 of the Glen Ellyn Zoning Code, to allow a public high school and public office uses associated with a public high school, with no rooms regularly used for housing or sleeping purposes, on a minimum eight (8) acre parcel and permission to construct up to 88 off-street parking spaces on said property;
and

WHEREAS, following due and proper publication of notice in The Glen Ellyn News not less than fifteen (15) days nor more than thirty (30) days prior, and following written notification to all

property owners within 250 feet of the subject property, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto. the Glen Ellyn Plan Commission conducted a public hearing on December 2, 1999, at which hearing the petitioner presented evidence, testimony, and exhibits in support of the request for a Special Use Permit, and no persons spoke in favor of, two persons spoke neither in favor nor in opposition to, and four persons spoke in opposition to the request; and

WHEREAS, the Plan Commission has considered the evidence and testimony presented and has made its findings of fact and recommendations, as set forth in the Report and Recommendation of the Glen Ellyn Plan Commission, dated December 2, 1999, which is appended hereto as Exhibit "A"; and

WHEREAS, the President and Board of Trustees have reviewed the testimony and exhibits presented at the public hearing and have considered the findings of fact and recommendations of the Plan Commission; and

WHEREAS, the Village President and Board of Trustees have determined that granting a Special Use Permit as provided for in Section 10-4-3(B) of the Glen Ellyn Zoning Code, for a public high school and public office uses associated with a public high school, with no rooms regularly used for housing or sleeping purposes, on a minimum eight (8) acre parcel and permission to construct up to 88 off-street parking spaces at Memorial Park is consistent with the requirements established by Section 10-10-14(E) of the Glen Ellyn Zoning Code;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

SECTION ONE: The Report and Recommendation of the Glen Ellyn Plan Commission. Exhibit "A" attached hereto. is hereby adopted as the findings of fact of the President and Board of Trustees. based upon their review of the testimony, evidence, and materials presented at the public hearing of the Plan Commission.

SECTION TWO: Based upon the findings of fact and recommendation of the Plan Commission, as adopted herein, a Special Use Permit is hereby granted as provided for in Section 10-4-3(B)-6 of the Glen Ellyn Zoning Code for a public high school and public office uses associated with a public high school, with no rooms regularly used for housing or sleeping purposes, on a minimum eight (8) acre parcel and permission to construct up to 88 off-street parking spaces at Memorial Park located at 671 Crescent Boulevard.

SECTION THREE: This grant of a Special Use Permit is subject to the following conditions:

- A. Construction of future parking areas and use and maintenance of the park shall be in accordance with the plans and application packet reviewed and testimony and exhibits presented at the December 2, 1999 public hearing conducted by the Plan Commission.
- B. Construction of new parking areas within the limits of the park shall not commence until all items on the Glen Ellyn Project Submittal Checklist dated November 1999, which is attached to the Plan Commission Report and Recommendation of December 2, 1999, are submitted for future Village administrative review to determine if all zoning and stormwater management regulations have been addressed and after the applicable permits have been issued.

C. Existing trees on the site must be protected in accordance with the Tree Preservation Ordinance during any construction on the site.

D. A maximum number of 88 (total of existing and proposed) parking spaces may be located within the general areas indicated for possible future parking as shown on the modified Alta/ASCM Land Title Survey dated January 3, 2000, which is attached hereto as Exhibit "B." Any changes to the location, or increase in the number of spaces within the park will require an Amendment to the Special Use Permit. The number of permitted parking spaces may decrease when a final parking plan is submitted and is evaluated in light of all applicable Village regulations.

E. The School District shall be responsible for installing and maintaining landscape screening around the perimeter of the parking areas adjacent to residential uses. The School District shall submit a landscape screening plan for review and approval by the Village prior to issuance of a site grading or building permit for the parking lot.

F. Any lights added to the park will comply with regulations in the Zoning Code (unless a variation is granted). The School District agrees to work with the Village to resolve any lighting improvements that may negatively impact adjacent residential uses.

G. A Plat of Consolidation shall be prepared by the School District and reviewed, approved and recorded by the Village prior to any new construction on the park site.

SECTION FOUR: The Building and Zoning Official is hereby authorized to issue all necessary building, site grading, and stormwater permits pursuant to the Special Use Permit granted herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn.

SECTION FIVE: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

SECTION SIX: Failure of the owner or another party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.


PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 10TH day of JANUARY, 20 00.

AYES: PERLSTEIN, O'BRIEN, BLACKLEDGE, MELADY, STRAYER


NAYS: KOHNIKE

ABSENT: -0-

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 10TH day of JANUARY, 20 00.


Village President of the
Village of Glen Ellyn, Illinois

ATTEST:


Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 10TH day of JANUARY, 2000.)
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**REPORT AND RECOMMENDATION
OF THE GLEN ELLYN PLAN COMMISSION
ON THE PETITION OF
GLENBARD TOWNSHIP HIGH SCHOOL DISTRICT #87
FOR APPROVAL OF ZONING CODE TEXT AMENDMENTS
AND A SPECIAL USE PERMIT FOR A PUBLIC HIGH SCHOOL
ON PROPERTY LOCATED AT 671 CRESCENT BOULEVARD**

TO: The President and Village Board of Trustees
Village of Glen Ellyn, Illinois

DATE: December 2, 1999

Mr. Todd Faulkner, attorney representing Glenbard Township High School #87, the contract purchaser of the property located at 671 Crescent Boulevard (commonly known as Memorial Park), has filed a petition for Zoning Code Text Amendments and a Special Use Permit to allow the continued use of Memorial Park by Glenbard West High School for athletic, educational, recreational, or office purposes. The Glen Ellyn Park District presently owns the property. The Village of Glen Ellyn is purchasing the Memorial Park property from the Park District for the sole purpose of financing the sale of the land to the School District.

The Plan Commission set the date of the hearing for Thursday, December 2, 1999. Notice of the public hearing was published in The Glen Ellyn News on November 17, 1999. Written notice was sent to property owners within 250 feet of the subject property. A sign was placed on the subject property announcing that a public hearing would be conducted regarding the site.

The Plan Commission issued the following Report and Recommendation:

I. **Report:**

A. **Request** -- The petitioner has filed Applications for the following in conjunction with this request:

1. Zoning Code Text Amendments to the applicable Sections of the Glen Ellyn Zoning Code to allow governmental agencies to utilize or lease structures on public parkland for public or private athletic, educational, recreational, or office uses; and
2. Special Use Permit to allow the land and building at Memorial Park to be used for athletic, educational and office purposes associated with a public high school, and the future construction of a maximum number of 88 parking spaces on the site provided all Village regulations pertaining to stormwater and zoning are satisfied.

B. **Review and Approval Process** -- An Intergovernmental Agreement between the Village of Glen Ellyn, Glen Ellyn High School District #87, and the Glen Ellyn Park District was approved by the Village on November 8, 1999. The execution of the Agreement included a Zoning Contingency that the Village would consider a Zoning Code Text Amendment and a Special Use Permit to allow use of Memorial Park and building on the site for educational, recreational and athletic purposes.

The Plan Commission conducted a Public Hearing for the requests on December 2, 1999, and their recommendation will be forwarded to the Village Board via this Report. The Architectural Review Commission will not be reviewing this request as there are no exterior appearance changes being made to the park at this time.

C. Location -- The 8.1-acre Memorial Park site is located south of Crescent Boulevard, east of Park Boulevard, and west of Park Row and is legally described as follows:

Parcel One: Lot 17 in County Clerk's Third Assessment Division, in Section 11, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded July 3, 1906 as document 88053, in DuPage County, Illinois, and

Parcel Two: All of Block 6 in Woodthorp, being a subdivision in the Southeast ¼ of Section 11, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded as document 214660, in DuPage County, Illinois.

P.I.N.: 05-11-410-014

D. Site Characteristics and Existing Uses and Improvements -- The subject property is eight acres in size, triangular in shape, and is bordered on the south by the Union Pacific railroad tracks, on the north by Crescent Boulevard, and on the east by Park Row. The site is presently improved with eight tennis courts, a baseball/soccer field, an approximate 4,500 square-foot single-story building and approximately 12-16 off-street parking spaces. Large trees are located throughout the park (primarily along the perimeter). Memorial Park is presently used about 85% of the time by the High School for athletic events, tournaments, and physical education classes. The building on the property is used for a Park District pre-school program and "Safety Town" during the summer months. The Park District maintains the building and property.

E. Zoning -- The property is zoned CR Conservation/Recreation District. A public school is presently not listed as either a Permitted or Special Use in the CR District. The petitioner is requesting a text amendment to add 'public school' to the list of Special Uses. The petitioner is also requesting to add 'private office' to the list of Special Uses. The surrounding land uses and zoning are as follows:

<u>Land Use</u>	<u>Zoning</u>
North: Glenbard West High School and Administrative Offices	R2
South: Union Pacific Railroad	CR
Condominiums and Apartments	R4
Single family residences	R2
East: Single family residential	R2
Ada Harmon Wildflower Sanctuary	CR
West: Glen Crossing Shopping Center, Marathon gas station	C5B

F. Exhibits -- The following exhibits were reviewed by the Plan Commission:

- Exhibit 1: Staff Report to the Plan Commission dated November 24, 1999
- Exhibit 2: Aerial Photograph of the subject property
- Exhibit 3: Notice of Public Hearing published in the November 17, 1999 edition of The Glen Ellyn News, location map and list of property owners within 250' of the subject property
- Exhibit 4: Glen Ellyn Project Submittal Checklist for School District #87 dated November 1999
- Exhibit 5: Ordinance No. 3696
- Exhibit 6: Excerpt from the 1999 Intergovernmental Agreement
- Exhibit 7: Letter and narrative statement from J. Todd Faulkner dated November 11, 1999 including:
- Application for Zoning Code Text Amendment
 - Application for Special Use Permit
 - Legal Description
 - Proof of Ownership
 - Affidavit of Authorization (Park District to School District)
 - Letter of Authorization (School District's attorney as representative)
- Exhibit 8: Petitioner's Land Title Survey modified to indicate areas for possible parking submitted December 2, 1999

G. Public Hearing -- Ms. Williams, Village Planner, provided a background and history of the petitioner's request. She explained the 1989 Intergovernmental Agreement between the Village and all three school districts. This Agreement was to allow schools to continue as permitted uses in the Residential Zoning Districts. The Agreement also allows the school to conduct a public hearing unless a Variation to stormwater or zoning is required. The 1999 Intergovernmental Agreement is between the Village, Park District, and the High School District. The Village's role is to finance the sale of the land from the Park District to the School District over a 10-year period.

Ms. Williams noted that the role of the Plan Commission is to consider two separate requests: A Text Amendment to the CR Conservation/Recreation District to add 'public school' and 'private office' to the list of Special Uses. The second request is for a Special Use Permit for a 'public school', and its ancillary educational, recreational, athletic and office uses. A Special Use permit for a 'private office' is not requested at this time. She said the petitioner agreed to maintain the current CR zoning for Memorial Park to indicate the school district's intent that the primary use of the park and facility would remain as open space with recreational amenities, just as it exists today. The CR zoning district is the most restrictive zoning classification in the Village. Ms. Williams noted that

most other schools in the Village are permitted uses in the R2 - Residential District, and only require a Village public hearing for selected items. Otherwise, the school district conducts a public hearing for comments at which the Village may, or may not, submit comments.

Ms. Williams explained that the school has requested the Special Use Permit also allow construction of future parking in certain areas of the park, provided all zoning and stormwater regulations have been satisfied. She said the Village has a minimum requirement for parking on new development sites. If this park were constructed today, the petitioner would be obligated to construct 88 parking spaces or seek a Variation to reduce that number. She said the school district has agreed to construct no more than 88 spaces on the park property. Therefore, the minimum number of parking spaces required would become the maximum number permitted, unless the petitioner requested future action that required another Village public hearing. Ms. Williams recommended the Glen Ellyn Project Submittal List dated November 1999, attached to the Staff Report be a condition of the Special Use Permit approval if forthcoming. Ms. Williams added that the Village is aware of parking shortages in the vicinity of the high school, and the Chief of Police has allowed temporary parking on the south side of Crescent Boulevard until the Beister Gym is completed.

Ms. Williams advised that Mr. Parker Johnson, an attorney with Ancel, Glink, Diamond, Cope and Bush, the Village Attorney's Office, was in attendance to answer any questions regarding the petitioner's requests and the Intergovernmental Agreement.

Mr. McGurr, consulting Village Engineer, advised the Plan Commission that his firm completed the traffic study several years ago regarding the feasibility of parking at the west end of the park. He said the reason the parking was not constructed was because the benefit to the Village (constructing the number of spaces proposed at the time), was not cost effective.

Intergovernmental Agreement - Mr. Todd Faulkner, attorney for the school district responded to the Plan Commission's questions regarding the manner in which Memorial Park would be purchased. He said the 1999 Intergovernmental Agreement is the same method used for the purchase of the former library building at 596 Crescent Boulevard by the High School, through the Village of Glen Ellyn. He added there have been no challenges, or conflicts of interest noted from that agreement. He responded to the Plan Commission's concern as to if there was a conflict of interest by the Village approving an agreement that stipulated zoning approval, which they had the authority to also approve, was incumbent upon the terms of the agreement being carried out.

Proposed Use - Mr. Faulkner noted that the other three high schools in the district have campuses that are about 40 acres in area, and new high schools have sites that are 60-70 acres in area. He said Glenbard West High School is on a 14-acre site. The addition of the 8-acre park site would make the school property 22 acres. The 1986 Comprehensive Plan acknowledged the minimal high school campus was sub-standard even at that time. Mr. Faulkner said the school district's intent is to maintain the primary use of the property as public open space for education, recreation, and athletic uses. He noted the uses permitted under the CR zoning classification would continue as long as the school district owns the land. The school anticipates the immediate use of the building for driver's education classes, or the child development center. He said the school

district has no intention of razing the building on the property. Mr. Faulkner noted that the school district and park district have a separate Intergovernmental Agreement for shared use of fields and facilities. For example, the Beister Gymnasium will provide additional space for park district programs, primarily in winter and summer, and evenings, when the school is not using the gym. He said the park district benefits from the sale of Memorial Park because the school is the primary user now, yet the park district maintains the property. The revenue generated from the sale of the land would be used to improve other parks and programs throughout the park district.

Text Amendments and Special Use Permit - Mr. Faulkner said the text amendment is for two uses, however, the request for a Special Use Permit is only for the school district (public) use of the land at this time. A Special Use Permit for a 'private office' use is not being requested at this time, and would only be requested in the event the school district had a need and an identified tenant to lease the building. The purpose of the text amendment for 'private office' use is to ensure the school district is able to meet their financial obligations to the Village. He did not anticipate the school district having any problems meeting their financial obligation to the Village.

The Zoning Code requires a petitioner demonstrate how proposed text amendments meet the criteria of the Comprehensive Plan or would promote the public health, safety, morals, comfort, and general welfare. Mr. Faulkner said this would be accomplished because the park will remain primarily public open space. The sale of the land to the school allows the park district to enhance other parks and facilities, to use other parks more intensively, and to provide for maintenance of the parks. He cited page 71 of the Comprehensive Plan that encourages the continued cooperation between the school districts, Village and park district. Page 72 recognizes the parking problems at the high school and in the Central Business existed as far back as 1986, and this arrangement will create a mechanism for addressing the parking problem.

Mr. Faulkner had the following members of School District #87 and the Park District certify that the written testimony in support of the Special Use Permit request for a public high school in the application packet was accurate to the best of their knowledge: Mr. Gary Frisch, Assistant Superintendent of Finance; Mr. Ron Molek, Assistant Principal for operations; Mr. Ronald Smith, Superintendent of Schools; and Mr. Cory Atwell, Executive Director of the Glen Ellyn Park District.

Future Parking - Mr. Faulkner presented an Exhibit that graphically depicted the areas where future parking could be constructed. The Village staff requested this item so that area residents had a degree of certainty regarding the proximity of the parking to their homes. He said approximately 10 more spaces could be added near the building (in a reconfigured parking lot), with the balance of the spaces at the west end of the park, beyond the existing ball fields. He reiterated that there is an over-riding purpose to keep the park predominantly open space. The school district would be obligated to return for a Village public hearing if the intensity of the parking lot, or building exceeded what the zoning regulations and the Special Use Permit would otherwise allow. *

Summary - At the conclusion of the Plan Commission deliberations, Mr. Faulkner said he needed to review the stipulations recommended by the Plan Commission with the School Board prior to meeting with the Village Board. He said the agreement with limitations on the private office use

were not considered in the Intergovernmental Agreement. He was able to note the School Board's intentions are finite and would not increase the use intensity of the site beyond what it is allowed at present under the CR zoning regulations. He noted the school district would probably find a maximum building area on the site of 9,000-10,000 square feet appropriate (which is 1/3 the size of a recreational building that could be constructed on the site at present.) He said the school district is amenable to any restrictions that keep the current character of the park, with the exception of the requested future parking. He also stated the school accepts the conditions outlined in the Staff Report dated November 24, 1999 to the Plan Commission, and the submittal checklist requirements for the parking lot (including a traffic impact analysis.)

Acting Chairman Parbs asked for any citizens who wished to speak regarding the project. Two persons spoke neither in favor, nor in opposition to the requests, but to express concerns.

Phil Hagglund
543 Park Row

Mr. Hagglund lives directly across from the parking lot to the building at Memorial Park. He was concerned about what could happen if the most restrictive CR zoning district is changed in the future to allow an office use of an even larger magnitude than what could be built on the park site. He was also concerned that the traffic generated by an additional parking lot and the proposed high school uses would intensify, and the Village should be able to scrutinize the expansion of any parking lots. He hoped the school district would be able to maintain the park site better than the park district has.

Grace Swanson
116 Sunset Avenue

Mrs. Swanson lives about 1-1/2 miles southwest of the park. She was concerned that parking in the far west end of the park could not be constructed without causing problems on the adjacent streets. She was on the Library Board when the 1995 agreement was approved. She said the police department would not allow an entrance to a parking lot at the west end of the park due to the proximity to the railroad, high school, and unrestricted right-hand turns from Park Boulevard to Crescent Boulevard.

Four (4) persons spoke in opposition to the requests:

Sara Cassin
99 Brandon Avenue

Ms. Cassin lives approximately one-mile southwest of the park. She was concerned that the number of parking spaces that could be added to the park would change the character from open space to parking lot. She was also concerned that future intensification of the site could be detrimental to the public use of the area as a park.

Virginia Morris
719 Willis Street

Ms. Willis lives five houses east of the park. She would like the school district to apply for the "private office" text amendment at such time as it may be needed. She was also concerned that if parking could not be expanded at the west end of the site, the school district may elect to come back and replace the tennis courts with parking.

James Fries
644 Spaulding Avenue

Mr. Fries lives on the south side of the railroad tracks immediately adjacent to the west portion of the park that could be improved with parking. He was concerned that the provision to limit the size of building to 10% of the site (which is the same for a recreational building) would allow a 35,000 square-foot structure, and is comparable to 10 large homes. He said this would have a negative impact on the neighborhood. He was concerned that the exact size and location of the parking areas could be determined outside of a public hearing if all codes were met. He stated the school district improvements over time could slowly erode the character of the open space. Mr. Fries wanted some assurance that this entrance to the Village from the east would not one day be a parking lot, but would retain the aesthetic aspects that draw many families to the community. He also was concerned that an amenity for this part of the Village was sold at the public's expense to improve other parks in someone else's neighborhood.

Pat Brugh
541 Park Row

Ms. Brugh lives directly east of the tennis courts at the park. She was concerned that the school district's intentions are appropriate now, but future school needs may change how they use Memorial Park. She said that intensification of traffic at the corner of Park Row and Crescent Boulevard should not worsen the poor situation that presently exists. She encouraged the Village to require improving the parking on Crescent Boulevard as a condition to allowing the other parking improvements within the park.

H. Plan Commission Deliberation -- The Plan Commission deliberated over the most appropriate manner to allow the school to continue use of Memorial Park in the same manner as they do at present, without introducing additional allowances at other parks and sites zoned CR. The Plan Commission had significant reservations about amending the text of the Zoning Code at this time to allow any petitioner on land zoned CR to approach the Village for a Special Use Permit to allow a 'private office' use on a park site. They noted many parks in the Village exceed eight acres in area. They were concerned that petitioner's (other than the school district), could request a Special Use

Permit at other parks without also requesting the extra step of a text amendment. The concern was that if 'private office' use were listed as a Special Use, that it is implied the Village believes this to be a possible use of land within that zoning district subject to possible conditions. The Plan Commission was concerned that the petitioner's proposed text amendments for 'private office' use of the land in a CR district was not consistent with the definition of the district in Section 10-3-1(A) of the Zoning Code. The Plan Commission agreed that the school district should be permitted to lease the building during the 10-year term of the Intergovernmental Agreement only, should they have issues meeting their financial obligations to the Village for purchase of the property. The concept of indefinitely allowing public parkland (and building) to be leased to a private entity was not consistent with the representation that the use of the structure, ballfields, land, and amenities would remain primarily unchanged for public use. The school district should not use public parkland and buildings as a source of continued revenue beyond the purchase of the property.

The Plan Commission agreed that the continued use and maintenance of the land and building at Memorial Park by the school was appropriate and that the future parking could provide a safer situation than presently exists in the area. The Plan Commission reviewed other ways that could accomplish the school district's goal while not opening up the potential for a change in character to other parks in the community. Such ideas as resubdividing the building as a separate lot, or zoning the land R2 - Residential District. The Plan Commission recommended a Plat of Consolidation be required so that a legally platted piece of the park could not be sold in the future.

The preference of the Plan Commission would have been to deny the text amendment for a 'private office' use until a need arose. However, they recognized the Village Board's decision to approve the Intergovernmental Agreement that included a stipulation for a text amendment to be considered at this time, for potential use of the building as private office space. The Plan Commission was emphatic that the provision for private use of Memorial Park (including the building) be restricted for the duration of the 10-year term of the financing agreement with the Village.

I. Findings of Fact for Special Use Permit -- After conducting a Public Hearing and deliberating on the requests, the Plan Commission made the following Findings of Fact regarding the request for a Special Use Permit to allow the use of Memorial Park for uses associated with a public high school:

1. The use of Memorial Park by School District #87 will continue to be harmonious with and in accordance with the general objectives or within a specific objective of the Comprehensive Plan and/or the Zoning Code because the land will continue to be zoned CR - Conservation/Recreation and used in the same intensity as the educational, recreational, athletic and public office uses at present;
2. The use of Memorial Park by School District #87 and future parking lot improvements will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with existing or intended character of the general vicinity, and that such use shall not change the essential character of the same

- area because the improvements will comply with all zoning, stormwater and tree preservation regulations unless otherwise granted Variations by the Village in the future;
3. The use of Memorial Park by School District #87 will not be hazardous or disturbing to existing or future neighborhood uses because there will be no increase in the use intensity of the park as it will continue to be owned, operated and maintained by a government agency primarily for open space uses;
 4. The use of Memorial Park by School District #87 will continue to be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services. The listed services are presently available at this location, and no additional public services or facilities are required to be constructed;
 5. The use of Memorial Park by School District #87 will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village because the possible limited physical changes (future parking areas) will be appropriately funded at the time they are constructed;
 6. The use of Memorial Park by School District #87 will not involve uses, activities, processes, materials, equipment and/or conditions of operation that would be detrimental to any persons, property or the general welfare by reason of excessive protection of traffic, noise, smoke, fumes, glare or odors because the existing use conditions at the park will not be changed from the present use of the park;
 7. The use of Memorial Park by School District #87 will continue to use the vehicular approaches to the property and any future proposed approaches will be located and constructed only after review and approval of the Village Public Works and Planning and Development Department, and Village Engineer's review. The approaches and parking areas will be designed as not to create an undue interference with traffic on surrounding public streets or roads, and in all likelihood will improve existing conditions in the area;
 8. The use of Memorial Park by School District #87 will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the petitioner will meet the County standards and Village amendments to the stormwater management regulations, or will be required to obtain relief through the Variation process by the Village;

9. The use of Memorial Park by School District #87 will not result in destruction, loss or damage of natural, scenic, or historic features of major importance to the community because the park will continue to be used primarily for open space purposes, and the addition of parking will be restricted to a maximum number of 88 spaces which would be allowed on the site for an 8-acre park with a 4,500 square-foot building.

II. **Recommendations:**

A. **Motion on Zoning Code Text Amendments** -- On a motion duly made by Commissioner Gardner and seconded by Commissioner Chapman, having considered the petition, testimony and exhibits from the public hearing, the Plan Commission recommended the Village Board approve the text amendments to the Glen Ellyn Zoning Code enumerated below, where *bold italic* typeface indicates text to be added, and ~~striketrough~~ typeface indicates text to be deleted:

1. Section 10-4-3(B), which includes the list of Special Uses in the CR - Conservation/Recreation District, shall be amended to read as follows:

"6. Public school, elementary and high, or private school having a curriculum equivalent to a public school, elementary or high, and public office uses associated with the same, provided all such public or private schools have no rooms regularly used for housing or sleeping purposes, on a minimum eight (8) acre parcel.

7. Private office use in a building with a maximum area of 10,000 square feet, owned by a governmental agency, located on a parcel at least eight (8) acres in area that is within 250' of a public high school.

This provision of the Zoning Code shall automatically expire January 1, 2011."

2. Section 10-4-3(G), which includes the parking and loading requirements in the CR - Conservation/Recreation District, shall be amended to read as follows:

"1. Public or private building erected owned by governmental agency: One space for each 250 sq. ft. of floor area in the building."

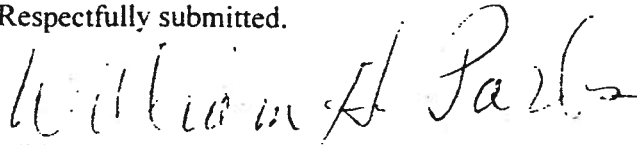
Upon a roll call to approve the motion, Commissioners Chapman, Gardner, Loch, Scanlan, Swanson, Ursin, Ward and Acting Chairman Parbs voted "yes." There were zero (0) "no" votes. The Acting Chairman declared the motion carried unanimously by a vote of eight (8) "yes" and zero (0) "no".

B. Motion on Special Use Permit -- On a motion duly made by Commissioner Gardner and seconded by Commissioner Loch, having considered the petition, testimony and exhibits from the public hearing, the Plan Commission recommended the Village Board approve a Special Use Permit for a public high school, and public offices associated with the same, including future construction of parking spaces for the Glenbard West High School and Township High School District #87 use of Memorial Park located at 671 Crescent Boulevard subject to the following conditions:

1. Construction of future parking, and the use and maintenance of the park shall be in accordance with the plans and application packet reviewed, and the testimony presented at the December 2, 1999 public hearing conducted by the Plan Commission;
2. Construction of parking areas within the limits of the park shall not commence until all items on the attached Glen Ellyn Project Submittal Checklist dated November 1999 are submitted for future Village administrative review to determine if all zoning and stormwater management regulations have been addressed, and after the applicable permits have been issued;
3. Existing trees on the site should be protected in accordance with the Tree Preservation Ordinance during any construction on the site;
4. A maximum number of 88 parking spaces may be constructed in the areas indicated for possible future parking on the plan attached to this Report and Recommendation. Any changes to the location, or increase in the number of spaces within the park will require an Amendment to the Special Use Permit;
5. Landscape screening around the perimeter of the parking areas adjacent to residential uses will be provided in accordance with a plan approved by the Village;
6. Any lights added to the park will comply with the regulations in the Zoning Code (unless a variation is granted). The school district should agree to work with the Village to resolve any lighting improvements that may negatively impact adjacent residential uses;
7. A Plat of Consolidation shall be prepared by the school district and reviewed, approved and recorded by the Village, prior to any new construction on the park site.

Upon a roll call to approve the motion, Commissioners Chapman, Gardner, Loch, Scanlan, Ursin, Ward and Acting Chairman Parbs voted "yes." Commissioner Swanson voted "no". The Acting Chairman declared the motion carried by a vote of seven (7) "yes" and one (1) "no".

Respectfully submitted.



William Parbs, Acting Chairman
Glen Ellyn Plan Commission

Date of Meeting: December 2, 1999

Present: Commissioners Chapman, Gardner, Loch, Scanlan, Swanson, Ursin, Ward
and Acting Chairman Parbs

Absent: Commissioner Loveless and Chairman Mulherin

Also Present: Trustee Liaison Jim Perlstein, Village Planner Sandy Williams, Village
Engineer Bill McGurr, Transcriber Barbara Utterback

JOHN ...
 "CR" SPECIAL USE
 NOVEMBER 1999

* ITEMS TO BE SUBMITTED
 IN ADDITION TO "X" FOR
 ADMINISTRATIVE REVIEW
 FOR FUTURE PARKING
 GLEN ELLYN PROJECT SUBMITTALS LIST

	Yes	No
Application	X	—
Narrative Statement/Use Description	X	—
Plat of Survey	X	—
Legal Description	X	—
Site Plan	X	—
Proof of Ownership	X	—
Disclosure of Interest	X	—
Affidavit of Authorization	X	—
Building Drawings	—	X
Floor Plan	—	X
Land Use Opinion	X	—
Landscape Plan	X	—
Lighting Drawings	X	—
Photometric Plan	X	—
Sign Plan	X	X
Material & Color Samples	X	—
Grading Plan	X	—
Utilities Plan	X	—
CHIEFS OF POLICE/FIRE COMMENTS (REG. PARKING)	—	X
Preliminary Plat	—	X
Preliminary Plan	X	—
Quantitative Summary	X	—
List of Deviations/VARIATIONS	X	—
Existing Conditions Plan	X	—
Surrounding Conditions Plan	X	—
Statement of Compliance	—	X
Cost-Revenue Study/Letter	X	—
Traffic Impact Study	—	X
Environmental Impact Study	—	X
Natural Resources Analysis	—	X
Soil Boring/Seepage Test	—	X
Economic Justification	—	X
Covenants, Conditions, Restrictions	—	X
Construction/Phasing Schedule	—	X
Capability Evidence	—	X
Statement to Abide by Covenants	—	X
Final Plat	—	X
Final Plan	X	—
Road Plans/Details	X	—
Deed/Easement Agreements	—	X
Petition for Annexation	—	X
Annexation Agreement	—	X
Plat of Annexation	—	X
Public Improvements List	—	X
Public Improvements Cross-sections	—	X
Notice to Governmental Units	—	X
STORMWATER MANAGEMENT		
• REPORT	X	*
• FORM E-3	X	*
• STANDARDS FOR VARIATION	X	*
• PERMIT	X	*
ITEMS PER INTERGOVERNMENTAL AGREEMENT	X	*

TEXT
 SPECIAL USE

PARK DISTRICT
 SCHOOL DISTRICT

IF CHANGES *

IF ANY *

IF APPLICABLE *

