

Master Facility Plan  
Update

FUNCTIONAL  
TEAM  
REPORT



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# Executive Summary

## **Group Composition / Meetings**

The Site Circulation functional team conducted (5) separate meetings with effective group discussion between the months of February and June 2015 at both Hinsdale Central and Hinsdale South High Schools. Our group consisted of school administrators, parents, students, police, and buildings & grounds staff.

## **Purpose**

The purpose of our team was to assess the current conditions and prioritize areas of improvement of both Hinsdale Central and South High School campuses as it relates to the site circulation of vehicles, students, staff, and overall condition of the out-lot buildings, parking lots, sidewalks, and athletic fields.

## **Assessment of Current Conditions**

Hinsdale Central's campus dominated the discussion in our meetings. It was generally agreed upon as a group that the Hinsdale South campus is in good condition and fares much better than Central as it relates to parking capacity, vehicle circulation, pedestrian safety, and overall site conditions. While minor improvements were identified and discussed at the South campus, most of the focus was at Central. The main themes of discussion at Central were vehicle congestion and back-up during the student drop-off and pick-up times, parking capacity for students, and student & staff safety walking into and out of the campus during busy pick-up and drop-off times.

While some discussion addressed the condition of the athletic fields, we as a group would like collaborative input from the Physical Education / Athletics functional team(s) to further identify the needs of the district's play fields. Also, we as group know that landscaping at both school sites will be addressed as a district-wide initiative. We would be happy to collaborate with the Green/Sustainability functional team for further discussion.

While much discussion was had as a group, below are the main themes / priorities (in order of importance) that came forward:

## **Priorities – HINSDALE CENTRAL HIGH SCHOOL**

1. Vehicle Circulation and Safety
  - a. Address vehicle congestion along Grant Street during AM drop-off and PM pick up(s) at the east pool entrance doors
  - b. Identify an additional point of safe vehicle entry into the campus for student drop-off and pick-up to ease vehicle congestion along 55<sup>th</sup> Street and Grant Street(s)
2. Parking
  - a. South Student Parking - Grossly inadequate; increase the amount of on-site parking
  - b. Consider below grade parking deck under tennis courts or additional lot (space limited)
  - c. East Staff Parking Lot - improve safety and ease circulation by increasing aisle widths and overall size
3. Out-Lot Buildings
  - a. Huddle House needs to be re-purposed, relocated and increased in size to be more functional for all school athletics
  - b. Grandstand Bleachers need new foundations and new wider front aisle-way
  - c. Maintenance building is too small and not functional
4. Play Fields
  - a. Soccer field is in need of a player "dug-out" and press box
5. Concrete and Asphalt Pavement
  - a. Repair / replacement to continue as an on-going maintenance item

## **Priorities – HINSDALE SOUTH HIGH SCHOOL**

1. Vehicle Circulation and Safety
  - a. Curb and sidewalk with landscape buffer needed along south side of Elm Street
  - b. Pedestrian crossing at Clarendon Hills Road can be unsafe during minor back-ups at the north end of the student parking lot as students exit the parking lot after school
2. Out-Lot Buildings
  - a. Relocate B&G building from current location S/E of Tech wing to south end of football field
  - b. Relocate concessions/ticket booth to north end of football field for better entry of spectators
3. Play Fields
  - a. Softball field drainage to be improved
4. Concrete and Asphalt Pavement
  - a. Repair / replacement to continue as an on-going maintenance item
5. Parking
  - a. Additional parking would be beneficial next to the east play fields along the north edge of 75<sup>th</sup> Street to accommodate spectator parking
  - b. Student and Staff parking capacity is not an issue; outside general maintenance, no improvement is needed

We would like to thank the following members of our team for their valuable input and time and a thank you to Jeff Huck, ARCON for his leadership and direction. It was a pleasure to listen to the ideas and discuss the options and opinions of everyone.

### **Contributors:**

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# Site Circulation Team Needs and Issues List

## CENTRAL HIGH SCHOOL

Congestion occurs in the AM and PM in both directions along Grant Street, east bound along 55<sup>th</sup>, west bound along 57<sup>th</sup>. Pedestrian safety concerns occur at the intersections of Grant and 55<sup>th</sup>, and Grant and 57<sup>th</sup> and between cars along Grant Street. This is the primary concern of the Site Team. The following items are Key-Noted on the accompanying Issues and Needs Site Diagram.

### A) Congestion Contributors

1. Grant Street AM drop-offs in both directions;
2. Grant Street AM south bound left turns into parking lot;
3. Grant Street PM south bound and North bound cars waiting to pick up students;
4. Only two drop-off locations;
5. Southbound back-ups along Grant lead to back-ups in both directions along 55<sup>th</sup>;
6. Pedestrian crossing at intersection of Grant and 55<sup>th</sup> cause congestion in both directions along 55<sup>th</sup>, from drop-offs north of 55<sup>th</sup>.
7. Pedestrians cutting the corner from the intersection of Grant and 55<sup>th</sup> cause congestion within the front drop-off;
8. No dedicated turn lanes west bound on 57<sup>th</sup> at Madison.
9. The front drop off is forced to turn right onto Grant adding to the congestion.
10. Crossing guards along Grant are not focused on moving the traffic, rather on stopping traffic for every student. Students should be grouped for fewer vehicle stops.
11. North bound traffic on Madison can get backed up from the light at 55<sup>th</sup> down to 57<sup>th</sup> causing backups westbound along 57<sup>th</sup>. Length of light at 55<sup>th</sup> does not clear back up on Madison.
12. The stair exit from the World Languages wing has only two doors causing significant back ups within the stairs as students exit.

### B) Safety Concerns

13. Pedestrians cutting the corner from the intersection of Grant and 55<sup>th</sup> to the main entry cross the front drop-off;
14. Pedestrians crossing the busy intersection at Grant and 57<sup>th</sup> at the parking lot entry;
15. Pedestrians crossing Grant between queuing cars;
16. Path from Madison to the west building entry is dark;
17. Walking path from the parking lot to the soccer fields conflict with the discus throwing zone.
18. Pedestrians exiting auditorium events walk against vehicle flow out of the southeast parking lot.
19. The west walk along Grant is crumbling.

### C) Misc issues

20. The main sewer line at the NE corner of the site is collapsed.
21. A sidewalk replacement plan needs to be established.
22. The east parking lot is in need of surface repairs or replacement.

### D) Parking

23. Parking spaces are very limited. Only Seniors are assigned spaces via a lottery that only allows some of the students spots part of th year. Many students are parking remotely and are leasing spaces from the surrounding neighbors.
24. The east lot isles are very narrow.
25. The Site Team will contact the Head of Deans at each school to better understand the parking policy, and the appropriate number of spaces that would be desired under that policy. Jeff will reach out to the Deans.
26. The Site Team will reach out to the Community Utilization of Facilities Team for input.

### E) Huddle House issues

27. Team rooms are being used as storage for outdoor events - lacking team rooms;
28. Washrooms are not addequate in count and are dated;
29. Concessions is very congested - queing is poor;

30. Concessions does not support a separation of multiple events;
  31. Huddle House is not accessible directly from soccer by someone in a wheelchair.
  32. The Site Team will reach out to the Community Utilization of Facilities Team for input.
- F) Maintenance Building issues
33. The maintenance building houses 4 people. It is very small for the storage and operations.
- G) Fields issues
34. Soccer is in need of a press box and duggouts.
  35. Bleachers at the football stadium home side need a traffic flow lane along the front for safety reasons.
  36. Concrete foundations at the home bleachers are crumbling and in need of replacement.
  37. A wear path in the south softball field outfield is created every year from walkers diagonally from the SE corner of the property to the Grant Street cross at the east parking lot. This creates an outfield safety issue and annual maintenance.
- H) Other Accessibility issues
38. No wheelchair accessibility to the competition baseball field.
- I) Landscaping
39. It was agreed that a landscape plan should be in place across the District, and that a Landscape Architect should be engaged to create the plan with the District. The Site Team will reach out to the Sustainability and Greening Functional Team for input.
- J) Land Opportunities
40. To be discussed. The Site Team will reach out to the Community Utilization of Facilities Team for input.

## SOUTH HIGH SCHOOL

The following items are Key-Noted on the accompanying Issues and Needs Site Diagram.

- A) Congestion Contributors
1. The majority of cars exit the student lot at the north exit because the south exit forces cars to turn west onto 75<sup>th</sup> only. This causes minor back-ups at the north exit;
  2. Cars exiting the student lot from the north exit are close to parent pick-up cars exiting the teacher lot across Clarendon Hills. This causes only minor congestion very briefly;
- B) Safety Concerns
3. The north exit from the student lot and the west exit from the teachers lot are not directly across from one another at Clarendon Hills Rd. With no stop sign for control, this caused a safety concern;
  4. Pedestrians crossing Clarendon Hills at this same intersection after school is a safety concern;
  5. Pedestrians crossing 75<sup>th</sup> and Clarendon Hills is a safety concern due to the width and speed of traffic on 75<sup>th</sup>;
  6. A curb and landscape buffer is needed along the south side of Elm. Currently there is not a curb, only gravel right up to the sidewalk, with no physical barrier between pedestrians and cars;
  7. Snow piled up along the sides of the new landscape walls cause site line issues for drivers.
- C) Parking
8. Parking capacity does not seem to be an issue;
  9. On-site parking is needed at the remote east fields to eliminate cars parking along the side of 75<sup>th</sup> during games;
  10. The Site Team will contact the Head of Deans at each school to better understand the parking policy, and the appropriate number of spaces that would be desired under that policy. Jeff will reach out to the Deans.
  11. The Site Team will reach out to the Community Utilization of Facilities Team for input.
- D) Concessions
12. A concessions/team rooms/washrooms/locker rooms facility is desired near the east fields. This

is a low priority.

E) Field Issues

13. Drainage issues exist at the practice softball field.

F) Site Issues

14. No wheelchair accessibility to the east fields.
15. A desire to move the B&G building from it's current location south of the Tech wing, to a location south of the football bleacher area as shown on the Master Plan diagrams.
16. A sidewalk replacement plan needs to be established.
17. The west drop-off loop is in need of pavement repairs.

G) Landscaping

18. It was agreed that a landscape plan should be in place across the District, and that a Landscape Architect should be engaged to create the plan with the District. The Site Team will reach out to the Sustainability and Greening Functional Team for input.

H) Land Opportunities

19. The Site Team will reach out to the Community Utilization of Facilities Team for input.



# Site Circulation Team Component List

## **CENTRAL HIGH SCHOOL**

### **COMPONENT 1 - Adds a 3<sup>rd</sup> Auto Drop-Off Loop**

A new, west, drop-off loop would remove approximately 1/3 of the “non-parking” traffic from the Grant Street (east) and north drop-off loop total as both currently dump onto Grant. The number of double parked cars and “mid-street” stops along Grant will be reduced in both directions.

#### OPTION 1:

A new loop to be located between the football and soccer fields using the existing curb-cut at Madison. Option 1 provides partial relief for Needs items 1,3,4,5,6,7,9,13,15, and 16. Includes \_\_\_\_\_ square feet of new pavement, \_\_\_\_\_ square feet of new track run-off, a new fencing lay-out, and displacement of the Huddle House;

#### OPTION 2:

A new auto drop-off loop runs from 57<sup>th</sup> to Madison between the two soccer fields. +/- 75 parking spaces are gained along the loop. Includes +/- 31,000 square feet of new pavement. Displaces the Huddle House.

### **COMPONENT 2 - Adds Parking Spaces**

The addition of a large number of parking spaces has the potential to significantly reduce the number of students leasing parking spaces on neighboring properties and crossing busy streets adjacent to the campus. New parking would not help to reduce the congestion on Grant Street before and after school since the parking lots accessed off Grant would remain. The new parking has the potential to support the parking proximity needs and field access for outdoor events, and/or further support indoor events. Component 2 provides relief for Needs item 13 and 23.

#### OPTION 1:

A single level, +/-84,000 square foot, +/-200 space, parking level dug into the hill below the existing tennis courts location. Tennis courts would be re-built above the parking at +/- their current elevation (1<sup>st</sup> floor building level.) The parking level would be open-air on three sides (no mechanical ventilation.) Use of the parking would be by teachers and staff during the school day and open for event parking after hours. Entry and exit would be via a drive / ramp off of the existing north drop-off loop. A second, controlled exit may be allowed after large capacity events with a drive connecting the parking to the new drop-off loop (Component 1 Option 1 or 2.) This connection would be closed off during normal periods and events;

#### OPTION 2:

Grounds' vehicle storage, and Grounds' equipment and materials storage, are consolidated to a new 12,000 square foot high bay building with an automated stacking storage system. Batting cages are relocated. The existing south parking lot is extended into the area vacated by the batting cages and Grounds' storage building, and further extended below the outfield of the existing varsity baseball field with a +/- 72,000 square foot single level, open air, parking deck. The parking deck level is submerged below the outfield, keeping the outfield at it's current (elevated) level, and providing +/- same grade, ramped access to the parking deck from the existing south lot. Entrance and exiting for the parking deck would be along 57<sup>th</sup> or from the existing bus loop;

#### OPTION 3:

The existing bus loop is extended up to the south entries of the academic wing, along with the addition of +/- 70 parking spaces, including a total of +/- 32,000 square feet of new pavement. The displaces detention pond would be replaced with underground detention pipes;



#### OPTION 4:

The east parking lot is extended north by three rows creating 174 additional parking spaces. A softball field is displaced. Assumes additional curb cuts are allowed along Grant.

#### **COMPONENT 3 - Increase the Exiting Capacity from the World Languages Wing**

The exit stair from the World Languages wing is the most congested exit from the building. Component 3 provides relief for Issues item 12. The interior exit width from the 1<sup>st</sup> floor level and the exterior exit at the landing are increased in width to handle the exiting requirements and daily student traffic flow;

#### **COMPONENT 4 - Structural Repairs and Circulation Widening of the Home-side Bleachers**

(Justification) The concrete column foundations are crumbling and in need of repair/replacement. The main circulation needs to be reconfigured to accommodate safe circulation. Component 4 addresses Needs items 35 and 36;

#### **COMPONENT 5 - Soccer Field Dugout and Press Box Replacement**

Structures are at the end of their life and in need of replacement. Component 6 addresses Issues item 34. A \_\_\_\_ ft long x \_\_\_\_ ft wide prefabricated press box on a steel frame, and two \_\_\_\_ ft long x \_\_\_\_ ft wide dugouts replace existing structures in the same location;

#### **COMPONENT 6 - Re-envisioning the Huddle House**

Demolition of the existing Huddle House (concessions, washrooms, storage, and meeting space) and replacement with a new 2-story out-building between the tennis courts and synthetic field. The new building would be approximately 7,000 sqft on two levels of 3,600 sqft each, and would provide PE and coaches offices, locker rooms, a meeting room, public washrooms, a covered rooftop observation and filming deck, and concessions that could accommodate access from concurrent paid and non-paid events. Adjacent fencing would be modified to accommodate new circulation planning;

#### **COMPONENT 7 - Parking Lot Resurfacing**

Resurfaces the existing east and south parking lots including +/- 175,000 square feet;

#### **COMPONENT 8 - Path Lighting from West Exits to Madison Street**

Provide 12 foot high decorative light poles to illuminate the pedestrian path from Madison Street to the West entries of the building. Component 8 addresses Needs item 16;

#### **COMPONENT 9- Expand the Existing Grounds Storage Building**

Provide a 1,500 square foot addition to the east face of the existing structure, eliminating the outdoor fenced storage area. The existing space does not provide adequate work space for the 4 staff housed in the building or the vehicle and materials storage requirements. Component 10 addresses Needs item 33;

#### **COMPONENT 10- Establish an Annual Sidewalk Replacement Plan and Budget**

Budget for the replacement of 400 linear feet of 5 ft wide concrete sidewalk replacement annually, over a 30 year period (+/-12,000 linear feet of sidewalk on the Central HS campus including +/-5,300 linear feet along public roadways.) Addresses Needs item 21;

#### **COMPONENT 11 - Pedestrian Flow along 57<sup>th</sup>**

Install a 6' high x 150' long chain link fence from the east end of the backstop fencing at the south softball field to the SE corner of the property, connecting with the east property fence. The new fence will eliminate a recurring pedestrian traffic wear path across the outfield of the softball field requiring annual repairs and causing safety issue for the outfielders. Addresses Needs item 37.

#### **COMPONENT 12 - Weather Protection at Path to Bus Loop**

Provide +/- 1,400 linear feet of 6 foot wide canopy and +/- 1,000 linear feet of conifer trees on the NW side of the existing paths from the south exits to the bus loop;

**COMPONENT 13 - Canopies at Main Entries**

Provide entry canopies similar to those at South HS to the North (main), Gym, Auditorium, Math Wing, and south Music Wing (Senior Door) entries. Assumes south academic wing entries are addressed with Component 12;

**COMPONENT 21 - Establish an Annual Landscaping Plan, Standards, and Annual Budget**

Engage a Landscape Architect to provide services for establishing landscape standards and a landscape plan. Budget \$\_\_\_ annually for landscaping. Addresses Issues items 39 at Central and 17 at South.

**SOUTH HIGH SCHOOL****COMPONENT 14 - Curb and Landscape Buffer Along South Side of Elm**

Curb, regrading, and a landscape buffer 800 feet in length along the south side of Elm Street at the tennis courts and baseball field. No physical barrier exist between cars and walkers on the sidewalk - only gravel. This could be designed to accommodate parallel parking along this length. Addresses Needs item 6;

**COMPONENT 15 - Off-Street Parking at East Fields**

Add approximately 25 perpendicular parking spaces between the south baseball field and the east property line. Access would be from the north only with a drive connecting to the street east of the competition baseball field. The drive lane would be tight to the east property line. A local zoning variance would be required for a parking lot within a side yard setback; Cars are currently being parked along busy 75<sup>th</sup> Street causing safety concerns. Addresses Needs item 9;

**COMPONENT 16 - Re-grade the practice softball field for proper drainage**

Re-grade approximately 90,000 square feet to re-crown the field and provide proper drainage. Seed the disturbed grass areas. Addresses Issues item 13;

**COMPONENT 17 - Pavement Repairs at West Drop-Off Loop**

Repairs and resurface approximately 12,000 square feet of loop pavement. Component 17 addresses Issues item 17;

**COMPONENT 18- Establish an Annual Sidewalk Replacement Plan and Budget**

Budget for the replacement of 270 linear feet of 5 ft wide concrete sidewalk replacement annually, over a 30 year period (+/-8,000 linear feet of sidewalk on the South HS campus including +/-4,400 linear feet along public roadways.) Addresses Needs item 21;

**COMPONENT 19 - Combine Tickets and Concessions at North Gate**

Relocate the existing ticket booth to the north gate near the concessions stand. Modify paving as needed. Places the ticket booth closer to the parking lots and increases traffic at the concessions booth;

**COMPONENT 20- Establish an Annual Landscaping Plan, Standards, and Annual Budget**

Engage a Landscape Architect to provide services for establishing landscape standards and a landscape plan. Budget \$\_\_\_ annually for landscaping. Addresses Issues items 39 at Central and 17 at South.

