

**The City of Lake Forest**  
**Zoning Board of Appeals**  
**Proceedings of the March 28, 2022 Meeting**

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, March 28, 2022 at 6:30 p.m., in Lake Forest, Illinois.

Zoning Board of Appeals members present: Chairman Michael Sieman and Board members Pete Clemens, James Moorhead, Nancy Novit, Ari Bass and Lisa Nehring.

Zoning Board of Appeals members absent: Laurie Rose

Staff present: Michelle Friedrich, Planning Technician and Catherine Czerniak, Director of Community Development

- 1. Introduction of Board members and staff, overview of meeting procedures - Chairman Sieman**
- 2. Consideration of the minutes from the February 28, 2022 meeting.**

The minutes of the February 28, 2022 meeting were approved as submitted.

- 3. Consideration of a request for an approval of an amendment to the Special Use Permit for Woodlands Academy to permit the replacement and addition of tennis courts, reconfiguration of a parking area and the addition of a vehicle turnaround all generally located at the rear of the academic building, near the northeast corner of the Campus. The property is addressed as 760 E. Westleigh Road. Property Owner: Woodlands Academy of the Sacred Heart Representatives: Lynda Mooney, Chairman Woodlands Academy Board and Kathryn Talty, Landscape Architecture, Inc.**

Chairman Sieman introduced the agenda item and asked the Board for any Ex Parte contacts or conflicts of interest.

Various Board members stated that they received a letter in the mail and text messages and forwarded the information to City staff for distribution to the full Board and for inclusion of the record of the petition.

Hearing no further declarations from the Board, Chairman Sieman swore in all those intending to speak on the petition and invited a presentation from the petitioner.

Ms. Talty introduced members of the project team. She noted that Woodlands Academy has been in Lake Forest for 118 years. She stated that the current school

enrollment is 133 high school women adding that 21 of the students reside on the campus along with five staff members. She stated that the campus has full time security. She stated that Woodlands Academy is the number one Catholic School in Illinois. She stated that six sports are offered including currently, a tennis team of 18 girls. She noted that all students are required to take four years of physical education in classes of about students. She stated that the proposed changes on the campus are modest, but meaningful, and include the replacement of two outdated tennis courts, the addition of three new courts, paving and reconfiguration of gravel parking areas on the north side of the campus, ADA improvements and storm drainage work. She stated that improving the landscaping along the north property line is also part of the plan. She noted that the parking area and tennis courts are reflected on the Master Plan that was approved in 2012 adding that the Academy's plans built upon the previous approvals. She noted the location of the tennis courts close to the gymnasium and the importance of physical education at the school. She described the existing paved roadway and gravel parking areas and the existing tennis courts and their relationship to the gym. She noted that the tennis courts have been in the current location since at least 1965 adding that no change in use is proposed. She pointed out the field to the south of the tennis courts which is also used for physical education classes. She reviewed historic air photos of the area. She stated that improving the athletic programming is critical to the viability of the school as is addressing the stormwater issues which occasionally cause flooding in the gym. She acknowledged that currently, the aesthetics of the area in question are not pleasing adding that parent and student safety is also an issue because of the disorganized parking and drop off/pick up area. She stated that the proposed parking improvements are intended to noise and traffic congestion and provide improved accessible parking and emergency vehicle access. She stated that no increase in parking spaces is proposed. She stated that the plan is intended to address neighbor concerns about the impact of headlights. She stated that the additional tennis courts will allow the school to host varsity tennis matches and will allow the tennis team to host varsity matches at home and allow the school teams to all practice in one location. She stated that the tennis courts are used during gym classes. She stated at the urging of City staff, alternate locations on the campus for the tennis courts were considered. She stated that the Academy held an Open House for the neighbors in January to hear input on the proposed improvements. She stated that in response to comments received, the tennis courts were shifted 25 feet away from the north property line to allow space for the addition of landscape screening including evergreens, deciduous, and ornamental plantings. She stated that the buckthorn and other invasive species will be removed. She stated that the area will be designed a "no idle" zone and said that the existing exterior, outdated lighting on the school building will be updated with fixtures that are shielded to reduce visibility from the neighboring properties. She stated that the tennis courts will not have lights and will be used only during day light hours. She stated that spectators at matches will be on the south side of the tennis courts, away from the neighboring properties. She reviewed the alternative sites that were considered noting that while the campus is large, there

are naturally occurring encumbrances on the site including a ravine, a woodland area, a conservation easement and significant grade changes.

Mike Bleck, Bleck Engineering, stated that from an engineering perspective, any of the alternate locations are feasible but all present challenges and increased cost. He stated that tennis courts need to be oriented in a north/south direction, in a flat area. He spoke to the alternate locations that were considered for the courts. He stated that Location A requires grading to match the grade of the softball diamond and cell tower site, about 13 feet above the adjacent roadway. He explained that a reinforced concrete wall about 230 feet in length, extending four feet above and four feet below the ground would be required along the east side of the proposed courts adding about \$275,000 in cost. He stated that in Location B, there is a 10 foot grade change across the site and a retaining wall would be required to avoid conflict at the road. He noted that at this location, the north courts would be higher than the south courts. He estimated that this location will add about \$500,000 to the cost of the project. He stated that Location C, near the Gloria Dei Center, grade change is also an issue, and a retaining wall would be required at the additional cost of about \$384,000. He noted other locations in the community where tennis courts are located near homes noting that at Waveland Park, the tennis courts are about 40 feet from the neighboring homes, at the high school West Campus, 12 tennis courts are located about 20 feet from homes, at Lake Forest College the tennis courts are about 21 feet from the residential property line and at the Winter Club, the tennis courts are about three and a half feet from the property line. He acknowledged that each situation is unique but similar in that the courts are near neighboring homes.

Ms. Talty noted that at Lake Forest Academy, the baseball fields are near the surrounding homes. She introduced Kathy Hudson, a local realtor to speak to property values and noted that another realtor, Maureen Tuohy, submitted a letter to the Board in support of the project.

Ms. Hudson stated that she has sold many properties in the Northmoor neighborhood including some on Highview Terrace. She stated that in her experience, residents see having the school as a neighbor as a benefit. She stated that the plans improve on the existing conditions. She noted that market values are increasing in the neighborhood and sales are robust.

Ms. Talty stated that the values of six homes on both the north and south sides of Highview Terrace show no detriment to the property values because of the existing tennis courts in comparison to other homes in the area. She noted that all the properties in the area increased in value over a 20 year period adding that based on her research, the home on the south side of Highview Terrace increased in value more than those on the north side of Highview Terrace. She stated that in her opinion, the Special Use Permit criteria are met. She stated that the proposed project improves upon existing conditions by addressing drainage problems, improving traffic flows, and

improving, expanding the tennis courts and adding space for landscaping along the property line.

Ms. Czerniak reviewed that Special Use Permits are required for non-residential uses in residential zoning districts to provide the opportunity for public review and the opportunity to require accommodations to allow residential and non-residential uses to co-exist. She acknowledged that on occasion, problems arise between neighbors and non-residential uses adding that most of the time, issues are resolved with the cooperation of the non-residential uses. She noted that the mix of residential and non-residential uses is a long tradition in the community pointing out that Lake Forest College, churches, private clubs and schools are all located in residential zoning districts and are authorized through Special Use Permits. She noted that staff forwarded correspondence received to date to the Board and acknowledged that some Board members may have received correspondence directly that may not have gotten to all the Board members. She stated that Woodlands Academy has been a part of the Lake Forest community for over 100 years and in her experience, the school has worked cooperatively with the City and others to address issues and resolve challenges. She noted that a Special Use Permit was first granted to Woodlands Academy in 1998, recognizing that the school was established in a residential zoning district long before the requirement for a Special Use Permit was adopted as part of the Zoning Code. She noted that various amendments to the Special Use Permit were granted over the years as the campus was updated and most recently, to incorporate the former Barat Campus into the Woodlands Academy Campus. She noted that the most recent and controlling Special Use Permit was approved by the City Council in 2013 adding that the Master Plan for the campus that was approved at that time is included in the Board's packet. She noted that historically tennis courts and a somewhat haphazard parking area has been in the northeast corner of the campus. She noted that Woodlands Academy was constructed in the 1960's and noted that many of the homes that border the campus were built prior to the 1960's. She acknowledged that at the City's request, Woodlands Academy considered alternative sites for the tennis courts. She stated that based on the questions raised, a more in depth study and explanation of possible alternatives may be appropriate. She stated that no lighting is proposed on the tennis courts which limits the use of the courts into the later evening hours. She suggested that consideration be given to modifying the parking lot and turn around to mitigate impacts on the neighbors and suggested that landscaping be planned along the property line along with a fence to provide more of a buffer than exists today. She added that operational parameters for the area in the form of conditions of approval could also be put in place.

In response to questions from Board member Bass, Ms. Czerniak confirmed that resurfacing the existing paved portion of the driveway would not require an amendment to the Special Use Permit but reconfiguration of the parking area, beyond that shown on the previously approved Master Plan would require an amendment.

She stated that the existing parking area is not well organized and confirmed that the City has received complaints about dust, noise, the impact of headlights and the hours of use in the past.

In response to questions from Board member Moorhead, Ms. Czerniak confirmed that a 20 foot setback is required for tennis courts on single family lots. She confirmed that the approved 2013 Master Plan indicates parking in the area where the parking improvements are now proposed. She agreed that a more fully dimensioned plan would be helpful. She confirmed that normally, parking lots must be paved to minimize dust.

In response to questions from Board member Nehring, Ms. Talty confirmed that the proposed tennis courts are 25 feet from the north property line. She stated that to date, there has not been discussion about locking the courts when not in use. She confirmed that no lighting is proposed on the courts but noted that there are existing security lights on the building which will be upgraded to shield the source of the light and direct light down, rather than out. She confirmed that a no idling policy will be put in place but acknowledged that it will be easier to enforce with commercial vehicles as opposed to parents who are waiting to pick up their children.

In response to questions from Board member Nehring, Ms. Czerniak stated the existing fence along the north property line is not in good shape and appears that portions may have been erected by various parties over time.

In response to questions from Board member Nehring, Mr. Bleck confirmed that an overland flow route for stormwater will be created to direct water away from the gymnasium and the walking path. He confirmed that there is a storm sewer system on the site and noted that the stormsewer in combination with the proposed regrading and overland flow route will address the current flooding issue.

In response to questions from Board member Novit, Ms. Talty stated that the project cost is not yet known but can be provided to the Board. She confirmed that basketball practices and two to three games a week are held in the gym adding that they usually end by 9 p.m. She stated that the parking area is used by parents attending events. She confirmed that students park elsewhere on the site. She stated that security of the building is important reiterating that some students reside on campus. She stated that small buses are used to transport teams and currently use the area under discussion and will continue to do so in the future. She stated that spectators at the tennis courts will sit on benches adding that no bleachers are proposed. She stated that camps are held on the campus.

In response to questions from Board member Novit, Ms. Mooney stated that currently, the tennis courts are not rented out to other parties and are only used by Woodlands Academy students. She acknowledged that in the future, the tennis courts may be

used by camps held on the campus. She confirmed that to be ISHA approved, the courts need to be oriented north to south.

In response to questions from Board member Clemens, Ms. Talty stated that flipping the tennis courts and the field to the south has not been explored adding that the athletic field is used for physical education classes.

In response to questions from Board member Novit, Ms. Talty stated that gym classes do not use any of the other fields on the campus due to the distance from the gym.

In response to questions from Chairman Sieman, Ms. Talty said that physical education classes are held throughout the school day. She stated that as proposed the tennis courts are sited to work with the planned drainage improvements which include a retaining wall.

In response to questions from Chairman Sieman, Mr. Bleck explained that in Alternative A, the tennis courts cannot be shifted further west due to the topography and the access road to the telecommunication tower.

In response to questions from Board member Nehring, Mr. Bleck confirmed that the retaining walls proposed on the south side of the tennis courts are low and could be used as seating.

In response to questions from Board member Nehring, Ms. Talty confirmed that spectators at the tennis courts will be located on the south side of the courts. She confirmed that buses would drop off the students near the tennis court and then move to other areas of the campus to wait until they are called to pick the students up.

In response to questions from Board member Clemens, Ms. Talty noted that flipping the tennis courts and the athletic field would result in the field, which is used for gym classes, would be located adjacent to the neighboring homes.

Hearing no further questions from the Board, Chairman Sieman invited public testimony.

Adam Kingsley, attorney for the adjacent neighbors presented an air photo and noted the location of the homes to the north. He stated that an expansion from two tennis courts to five is proposed. He stated that the tennis courts can be built elsewhere on the campus adding that the courts cover about .7 acres of the 41 acre campus. He stated that the neighbors cannot go elsewhere and have much smaller properties. He stated there are drainage and grading issues in the Academy's preferred location that need to be addressed.

Carol Sorensen, 865 Highview Terrace, stated that the tennis courts are a nuisance due to noise and proximity to the neighboring properties. She acknowledged that two tennis courts have existed for decades but expressed concern about the increased activity that will result from the addition of three more courts. She stated that the activity resulting from the courts ruins the quiet enjoyment of her property. She stated that although the existing landscaping is helpful, more of a buffer is needed to protect the adjacent homes. She stated that the improved parking area will draw more cars to the area behind her home. She noted that Woodlands Academy does not pay property taxes. She stated that property values may drop due to an increase in activity on the tennis courts. She stated that tennis has no educational value.

Kari Johnston, 755 Highview Terrace, noted that the people who wrote letters in support of the project do not live adjacent to the school. She asked that Woodlands Academy treat the neighbors as they would like to be treated. She stated that the existing tennis courts are used by non-students outside of school hours. She stated that the proposed improvements will draw more spectators, vehicles and unauthorized parking of buses. She stated that the proposed location of the improvements may work best for Woodlands Academy but is not best for the neighbors.

Ralph Elwart, 748 Waveland Road, stated that he has been a resident of Lake Forest for 33 years and was on the Woodlands Academy Board for 17 years. He noted that after 100 years, Barat College was forced to close its doors. He noted that Woodlands Academy has survived and thrives today. He stated in 2012, he represented both the school and the donors in the successful effort reunite the Barat and Woodlands campuses. He noted that the front lawn of the campus, the former the location of Shakespeare on the Green, should be left open. He noted limitations on the campus including the telecommunications antennas that were relocated from the top of the Old Main building and the ravines. He stated that a responsible Board plans for the future preserving space in the event future building expansion is needed. He stated that significant time and thought has gone into the planning process to allow the school to serve current and future students. He stated that in his opinion, the project as presented satisfies the criteria of the special use.

Marlena Parr, 711 Highview Terrace, stated that she provided a letter to the Board. She noted that last week, at 9 p.m., she heard loud music from a car parked at Woodlands Academy. She stated that in the past, a cable was put in for Woodlands Academy and the contractors dug up her flower bed. She asked whether Woodlands Academy will make money from the tennis courts. She noted that before she moved into her home, students from the school used her backyard when the house was vacant. She voiced concern about recurring noise and pollution from diesel buses. She noted that she moved to the neighborhood for quiet and peacefulness. She stated that the tennis courts should be located at one of the alternate sites.

Tammy Rocha, 780 S. Ridge Road, stated that she is a 35 year resident of Lake Forest and stated that her daughter and nieces attended Woodlands Academy. She stated that she is also an alumna and a retired employee of the school. She stated that in the past, Woodlands only rarely received complaints from the neighbors and responded appropriately to address the concern. She stated that in the past, when ComEd needed to do work in a neighbor's yard, Woodlands provided access across the campus.

Maria Allen, 883 Morningside, stated that Woodlands Academy is a part of the community and opens events to local residents. She noted that many neighbors walk on the Campus adding that some have installed gates in their fences to access the campus.

Mike Mooney, 600 E. Westminster, stated that his family recently moved to Lake Forest from the City because of the friendly character. He stated that they were drawn to the College and the schools. He noted that the institutions are community treasures and bring joyful noise. He stated the Lake Forest motto, love of science and nature.

Dave Pattie, 570 Golf Lane, stated that he moved to the community 20 years ago and his daughter attended Woodlands Academy and is a 2017 graduate. He noted the investments made in public and private schools in the community. He stated that the proposed improvements are modest and much needed campus.

Elizabeth Sperry, 754 Highview Terrace, stated that she lives on the north side of Highview Terrace, across the street from the proposed improvements. She stated that she does not oppose the additional tennis courts but opposes the proposed location. She stated that there are other options on the campus. She stated that she is a real estate professional and reviewed some home sales data for homes in the neighborhood. She stated that in her opinion, the proposed improvements will affect the value and sales of the homes on Highview Terrace and the surrounding neighborhood. She offered a definition of nuisance and stated that the tennis courts and proposed paving will be a nuisance. She asked the Board to deny the petition.

Brian Perry, 737 Highview Terrace, stated that his home is located adjacent to the proposed turnaround. He stated that Woodlands Academy has been a good neighbor in the three years he has lived in his home. He stated that he expected noise and lights from the tennis courts and the school building. He stated that his concern is that the proposed turnabout is too close to his wood fence. He stated concern that with young drivers in the area, there is the potential for harm to his three year old daughter who plays in her playhouse near the turnabout.

Paul Hamann, 511 Beverly Place, stated that he is a 62 year resident of Lake Forest and stated his support for the Academy's request. He noted that tennis courts are not a nuisance and should not be moved to a remote location on the campus.



Mary Scalise stated that she is a resident of Glencoe and a Woodlands Academy alum, and her daughters attended Woodlands Academy and one participated in the tennis program. She stated that based on her experience, the courts need to be located close to the school and the locker rooms. She noted that the tennis courts have been at the present location for many years and should remain there. She stated that her daughter, as a varsity tennis player, had to travel to Waveland Park for practice and matches. She stated that with the additional courts on the campus, the duration of matches will be reduced. She stated that the Glencoe Park District is in her backyard and her family enjoys hearing the activity that takes place there.

Marie Aericollo, 140 Morris Lane, stated that she is a parent of a current Woodlands Academy student. She stated that she moved to Lake Forest to be close to the campus. She stated that the students are actively involved in giving back to the community. She stated that the school promotes social awareness and requires 70 hours of community service.

Megan Morris, 2010 Knollwood Road, stated that she is a parent of two past tennis players. She stated that playing a sport and being a part of team is a great experience. She stated that the current space is awkward, and the improvements will be an enhancement to the campus.

Regina Lind, 338 E. Westminster, noted that she provided a letter in support of the project to the Board. She stated that she was heavily involved in the McKinley matter but noted that project is based on the developer's greed and the Woodlands Academy is respectful. She noted that educating young women and teaching them to be good people is what Woodlands Academy does.

Kendall Davis, 781 Highview Terrace, stated that her property abuts the existing tennis courts. She stated that at 3 p.m. on a Saturday, a little league team was practicing on the courts. She noted that she understands that the benefit of a school like Woodlands Academy and sports. She requested that if the tennis courts are to be rented out for other uses, the neighbors should be informed.

Sean Mooney, 600 E. Westminster, stated that his sister plays tennis at Woodlands Academy. He stated that the proposed improvements will be an investment in the health and capabilities of the students. He noted that he has suffered a brain injury and understands that cognitive benefits of tennis which are helping him to heal.

Scott Nehls, 766 Highview Terrace, stated that he and his neighbors only object to the proposed location of the tennis courts, not the overall improvements. He stated that Woodlands Academy provided irresponsible information on property values noting that there was no historical analysis. He noted that his property increased in value because of a large addition. He stated that more environmental and traffic study

should be done. He pointed out that the cost of the proposed project has not been offered. He encouraged the Board to deny the project.

Michael Waligora, 747 Highview Terrace, stated that he lives adjacent to the proposed turnaround which is located within a few feet of the property line. He stated that the setbacks are not adequate. He stated that there are other options for locating the tennis court.

Rommy Lopat, 410 Woodland Road, stated that she studied the packet provided by staff and Woodlands Academy, visited the site, and looked at the site from some neighboring backyards. She noted that the staking was unclear with respect to the retaining wall and the overall size of the proposed tennis courts. She noted her expertise in sound from her previous career. She noted when a neighborhood is quiet and there is a noise introduced, the impact of the sound is greater than it would be in a neighborhood where there is already background noise. She stated that a fence will not mitigate the noise. She noted that having views across the open space on the Woodlands Academy Campus is part of the value of the neighboring properties. She stated that the existing buckthorn is a noise buffer because of its density even though it is not a good plant material. She stated that the tennis courts should be moved to another part of the Campus to satisfy the applicable criteria. She stated that the courts are just too close to the property line and the activity is too intense.

The Board took a 5 minute recess.

Chairman Sieman invited cross examination from Adam Kingsley, attorney for the Highview Terrace neighbors.

In response to questions from Mr. Kingsley, Ms. Czerniak confirmed that City staff prepared a map indicating the addresses of those who submitted written testimony in support and in opposition to illustrate proximity to the Woodlands Academy Campus. She stated that the Special Use Permit was last amended in 2013 and confirmed that the approved Master Plan from the last approval was provided to the Board. She confirmed that she was the staff contact during that approval process. She confirmed that the annotation "E" on the current Master Plan is labeled softball/all purpose field and that "F" is labeled field hockey/soccer field. She confirmed that there was no label of "tennis courts" on the image but noted that the footprint of the courts appears. She stated that she does not recall how many hours were spent on that approval process and stated that she does not recall that any conditions were placed on the tennis courts during the 2013 discussions.

In response to questions from Mr. Kingsley, Lynda Mooney, 600 E. Westminster, stated that the courts are not exclusively used for tennis adding that they are also used for physical education classes. She stated that the gymnasium is not air conditioned and the courts are used in the warmer weather. She stated that currently, the courts are

not used during the summer months. She stated that she does not know if outside groups have used the courts in the past. She clarified that a Lacrosse league is not using the courts. She stated that there was a group from the Lake Forest Baseball Academy that used the courts without permission. She stated that she is not sure if the school has ever received money from outside groups for use of the courts. She stated that in the last few years, no outside group has used the courts. She stated that summer camps are held on the Campus but noted that she does not know if the tennis courts will be used as part of the camps.

In response to questions from Mr. Kingsley, Mike Bleck confirmed that he did not provide a cost estimate for the project as part of his testimony. He stated that the estimates he offered were the incremental costs of the various alternatives. He stated that a rough estimate of the cost of the five new courts is \$325,000. He confirmed that the flooding is related to the gymnasium not the tennis courts. He stated that if the tennis courts were not being shifted ten feet to the south the base of the existing tennis court could be reused. He stated that most of the grading issues with Option A are on the east side however, there could be issues on the west side depending on how the courts are sited. He stated that Option B is the most challenging site. He stated that he did look at a four court option because he was asked to develop plans for five courts. He said that he was not asked to locate the courts in two separate areas.

In response to questions from Mr. Kingsley, Ms. Talty stated that Option B is very close to Westleigh Road. She noted that there are two entrances to the school. She stated that tennis courts at the Option B site would be very visible to the residents of Lake Forest as they drive by the school. She noted that during the development of the 2013 Master Plan, the concept was to preserve the open front lawn. She agreed that Woodlands Academy worked with the City through the process of approval of the 2013 Master Plan and acknowledged that the tennis courts were not specifically called out on the plan.

Hearing no further cross examination, he invited final questions and comments from the Board.

Chairman Sieman noted that in his opinion, considering the petitioner's presentation, the public testimony, and the questions raised, there is more work to be done. He requested that the petitioner conduct further study of alternatives and identify the users of the space. He applauded everyone for participating in the process to date. He invited final questions and comments from the Board.

In response to questions from Board member Bass, Ms. Mooney stated that the existing two tennis courts are sufficient for gym classes.

Board member Bass suggested consideration of whether the existing tennis courts could be resurfaced and the new courts constructed at a different location lessening the extent of regrading that would be necessary.

Board member Nehring suggested consideration of whether the turnaround could be shifted away from the houses. She noted that the drop off area could shift, and the ADA parking spaces could still be provided. She agreed that consideration should be given to whether the adjacent field could be used for the tennis courts.

In response to questions from Board member Nehring, Mr. Bleck agreed that the siting of the turnaround and the drop off area can be studied further in conjunction with ADA requirements to determine if some shifting is possible. He pointed out that if the three new tennis courts are shifted south, they will impact the athletic field located in that area.

Board member Novit agreed that further study should be conducted to determine if the plan can be modified to be less impactful to the neighbors.

In response to questions from Board member Novit, Ms. Mooney stated that five tennis courts are needed to allow members of the junior varsity and varsity teams to practice together and to allow matches to be held in one location. She explained that four courts are used for matches and the fifth is used by players warming up for play. She stated that currently, the junior varsity matches are held on the existing courts and the varsity matches are held off site.

Board member Clemens stated that because the tennis courts are used during PE class, proximity to the gym is important. He stated that in his opinion, sports are an important part of education. He reiterated his earlier comments that consideration should be given to moving the courts to an alternative location. He suggested that consideration also be given to shifting the turnaround to the area labeled green space between the gym and the proposed tennis courts. He suggested consideration be given to staggering the tennis courts.

Board member Novit requested a traffic study to explain the types and numbers of vehicles expected to use the turn around and the improved parking area and the times during which use is anticipated. She asked that the explanation include anticipated use during the school year, over the summer, and use by outside groups. She said that the information will clarify potential impacts on the adjacent neighborhood.

Board member Moorhead requested information on how summer camps are addressed in special use permits for other institutions and locations. He stated that it would be helpful to have additional data on potential impacts to values of surrounding properties.

Chairman Sieman stated that empirical data on the proposed road, turnaround, and drainage would be helpful to better understand current conditions. He asked that further study be conducted on alternatives to the current proposal for the turnaround and roadway. He stated that dimensioned plans should be provided. He requested more information on the intended plantings and fencing if any are proposed. He stated that it seems that the neighbors are opposed to location of the planned improvements, but supportive of the success of school.

Mr. O'Donnell stated that Woodlands will prepare responses to the concerns raised and will provide additional information for presentation at the next Board meeting.

Board member Moorhead asked the petitioner to consider whether the tennis courts and the parking and circulation improvements need to be considered together or whether they could be considered separately.

Hearing no further comments from the Board, Chairman Sieman made a motion to continue the petition to allow the petitioner time to respond to the concerns raised and the requests for additional information.

The motion was seconded by Board member Novit and approved by a vote of 6-0.

**4. Public testimony on non-agenda items.**

No public testimony was presented to the Board on non-agenda items.

**5. Additional information from staff.**

Ms. Friedrich noted that the next meeting is scheduled for Monday, April 25, 2022.

The meeting was adjourned at 9:52 p.m.

Respectfully submitted,

Michelle E. Friedrich  
Planning Technician