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PLANNERS
ARCHITECTS
ENGINEERS

Plan Commission Review

Round 2 Comments - Responses

Petitioner Name: Jonathan Kuzynowski, Wold Architects & Engineers on behalf of NSSEO

Date: April 14, 2021

Project: Timber Ridge School Gymnasium Addition – NSSEO

Location: 201 S. Evanston Ave, Arlington Heights, IL 60004

Thank you for reviewing the submitted application. Our responses have been formatted as so; Reviewer comments are shown in *italics* and responses from Wold, our consultants and the owner are shown in **bold**. Included with the responses on the following pages, please find the attached exhibits page, revised drawings, and all other associated documentation.

Fire Safety Comments:

-No Additional Comments-

Village Engineer Comments:

31. The petitioner's response to comment nos. 12, 15, 18, 19, 20, 21, 22, 24, 25, 26, 28, 29, and 30 are acceptable.

- No additional comments required.

32. The petitioner's response to comment no. 11 is noted. A building permit from the Village of Arlington Heights will be required as an MWRD permit is necessary for this project. The petitioner shall acknowledge that they accept this understanding.

- Acknowledged. All storm water management or site related permitting shall be completed as required. All other building permits to be completed with the authority having jurisdiction (ROE). Copies of permits issued by the ROE can be provided upon request at the time that they are available.

33. The petitioner's response to comment no. 13 and 14 is noted. The Engineering Division is willing to sign off on the existing plan to start the MWRD review process with the following understanding:

a) If the MWRD has additional requirements, which may include looking at including more of the site in the proposed calculations, further review and approval by the Village will be required.

- Acknowledged

b) The existing detention basin was constructed in 2006. In reviewing the project files, the required storage for the improvements that took place at that time was 0.15 ac-ft. The existing basin capacity of 0.12 ac-ft is undersized by 0.03 ac-ft.

- Acknowledged

c) If the MWRD does not have any additional requirements beyond the 0.44 ac-ft of detention provided on the current plans, the developer will still have to provide 0.47 ac-ft of storage to account for the existing basin being undersized by 0.03 ac-ft.

- Upon receipt of the calculations, the extent of existing detention provided will be analyzed. The proposed volume control facility does have 0.044 ac-ft of additional volume provided and may be an alternative consideration.

d) The Engineering Division will provide supplemental documentation on the existing basin directly to the Engineer.

- Noted.

34. The petitioner's response to comment no. 16 is noted. The exhibit provided only shows the truck entering the site from the southbound Evanston Ave. Provide an exhibit showing a truck entering the site from northbound Evanston Ave. This can be addressed at final engineering.

- Noted.

35. The petitioner's response to comment no. 17 is noted. The curb ramp is designed to be at the maximum allowed running slope. It is recommended that the slope be reduced to insure compliance with current ADA requirements. This can be addressed at final engineering.

- As noted, the ramp meets ADA as designed.

PUBLIC WORKS:

36. The petitioner's response to comment no. 23 is noted. An RPZ will be required for the fire service within the addition. Sizing will be provided when plumbing plans are finalized. A double detector is not accepted. A fire meter with RPZ is required.

- The double-check detector will be revised to a RPZ as required.

37. The petitioner's response to comment no. 27 is not acceptable. A 6" compound meter will be required for fire supply. The village is required to measure all flows. Install a fire only meter on the new line.

- A 6" compound meter shall be installed at the fire supply as requested.

Arlington Heights Fire Department Comments:

-No Additional Comments-

Arlington Heights Planning and Community Development Dept. Comments:

General:

23. The response to comments #10-13, #18-20, and #22 are acceptable.

- No additional comments required.

*24. Based upon your responses, the Plan Commission must review and approve the following actions: -
(see village Round 2 comments for details)*

- We acknowledge that the listed items are part of the plan commission review.

25. The response to comment #8 is noted. The proposed shed location requires a variation. Please provide the required justification for this variation.

- An updated Special Use Variation Request will be provided as part the round 2 comments official response.

26. The response to comment #9 is noted. That daycare can be classified as a "Day Nursery School" and is therefore not subject to the Day Care special use permit requirement.

- No additional comment required.

27. The response to comment #15 is noted. However, the civil plans were not revised to show the proposed landscape islands (civil plans show the parking lot as striping with no landscape islands). The civil plans shall be revised at time of permit and the petitioner shall acknowledge this understanding.

- Correct, as noted in village comment no. 24, a variation to Chapter 28, section 6.15-1.2b has been requested to not provide the landscape islands including a shade tree on each end. This has been requested due to a hardship for the owner. We acknowledge that the listed items are part of the plan commission variation review. Plans shall reflect the required islands and shade trees if the requested variation is not granted.

28. The response to comment #16 is noted. As outlined above, the relocated storage shed requires a variation from Section 6.5-2, to allow an accessory structure (shed) in a side yard where accessory structures are only allowed within a rear yard. Please provide justification.

- Justification shall be provided as part of an updated Special Use Variation Request document included as part the official response to round 2 comments.

29. The response to comment #17 is noted. However, staff recommends this element be relocated to the rear of the building.

- Alternate placement of the transformer as recommend in comment #29 is not possible due to an undue hardship that would be placed on the owner. Costs would include additional square footage added to the building footprint to relocate the electrical room, additional required infrastructure, time for re-engineering, and the potential need to rebid a portion of or all of the project. It is estimated that the total cost to make this change would be an increase approximate of 3-5% of the total project cost. As mentioned in the round 1 response, such a change would also mean a substantial delay in construction. Although not required by village ordinance, it is the district's full intention to provide visual screening as outlined in the Village of Arlington Height's design guidelines. Other schools (Greenbrier) located within the village have precedent of screened transformers being located on sides of the building that would not be considered the back of the building. For all of the reasons listed above, we urge the commission to consider the cost to the school district (as well as taxpayers) and reconsider the recommendation to relocate the transformer from its originally proposed location.

30. The response to comment #21 is noted. Given the size of the vans, would 11' wide stalls be more appropriate, which is the current configuration of the vans stalls within the existing parking lot.

- The owner would prefer to maintain 11' wide parking stalls for a total of 9 stalls. This alteration does have an impact on the total number of stalls being provided. This change shall be reflected at the time of final engineering. An updated Special Use Variation Request document included as part the official response to round 2 comments reflects the change in total parking stalls to be provided.

Landscape Comments:

1. Options must be explored for the relocation of the transformer along Evanston Avenue so that it is located in the rear and fully screened with landscaping

- Please see response above to item 29.

Sincerely,

Jonathan Kuzynowski

Wold Architects and Engineers

4.14.2021



Exhibit 1.A

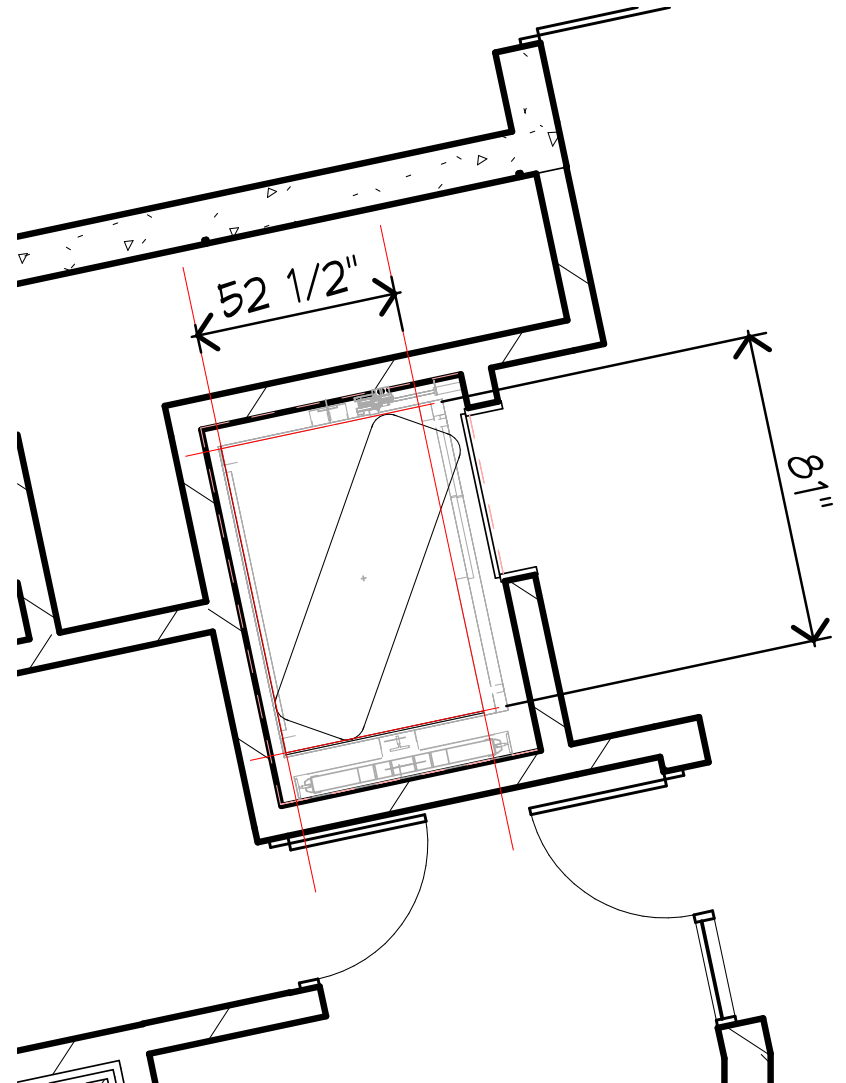


Exhibit 1.B