

**PLAN COMMISSION PC #22-016**  
**Westgate School Building Expansion**  
**500 S Dwyer Ave**  
**Round 1**

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree
13. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.
14. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations.
  - a) An MWRD permit is required.
  - b) Provide a storm water report with calculations to verify that both the Village and MWRD storage requirements are met.
  - c) The parking lots are shown to be reconstructed. These areas should be accounted for in the detention.
  - d) Clearly show the overflow route for the site.
  - e) If any of the existing parking lots allow for detention on the lot, provide the existing and proposed volume on the lot. If the volume of detention is to be reduced, the additional volume shall be provided in the Storm Trap system.
  - f) Provide calculations for the weir.
15. Preliminary stormwater calculations were received on 12/13/22. Additional comments will be forthcoming upon review of that submittal.
16. If permeable pavers are selected to be used for detention:
  - a) The paver system utilized must be classified by the manufacturer as a permeable paver system. Include a copy of the manufacturer's brochure showing the specifications for the paver system.

- b) Provide a typical section showing the various layers.
  - c) The south parking lot shows two existing light poles and electrical wiring. Clarify if the lights poles can remain or if the electrical wiring must be lowered.
17. The demolition plan for the southernmost parking lot shows storm sewer to a catch basin to be removed; however, it is unclear where this pipe is coming from or where it terminates. Provide additional information on the plans.
18. An IEPA permit is required for the sanitary sewer.
19. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
20. Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.
21. The northerly parking lot off of Dwyer Ave currently has two access points.
- a) The lot is proposed to be reconstructed to have only the southernmost access point. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel.
  - b) Clarify if the north access point is to be removed.
22. Fire access for the building shall comply with Section 503 of the International Fire Code. Provide an exhibit showing the distance from the fire lane(s) to the entire building confirming the 150 ft rule is met.
23. Provide clarification if the addition will have an approved automatic sprinkler system.
24. If the addition is to have an approved automatic sprinkler system, verify that the existing water service is sufficient.
25. If the parking lots will have stop signs:
- a) Provide a stop bar.
  - b) Detectable warning panels are required for the public sidewalk.

Public Works:

26. Any sewer disconnects shall be plugged at the manhole.
27. Show the existing water service on the utility plans.
28. Provide a plan for the interior plumbing for the additional sanitary sewer connections.
29. Provide details of Storm Trap, with Operations and Maintenance plan.
30. Sheet C102 shows abandoning the sanitary sewer that cross between existing building and proposed addition. Sheet C302 shows tying into it. Please correct.

31. If you are tying into a sanitary line, then you cannot have perforated tiles and open structures, as shown in courtyard between proposed and existing building. Will this utility (storm or sanitary) be accessible under the proposed building or exposed?
32. Aprons off Dwyer shall be replaced with parking lot.
33. Sidewalks along the construction area should be checked for condition. Any damage caused by construction on sidewalk or asphalt shall be replaced.
34. Proposed bushes along the sidewalk shall be maintained to not interfere with pedestrian access.

  
Michael L. Pagones, P.E.      12/14/22  
Village Engineer      Date

**PLAN COMMISSION PC #22-016**  
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**500 S Dwyer Ave**  
**Round 1 (stormwater additional comments)**

35. The detention summary and calculations provided show that 2.5 ac-ft is required under the proposed conditions. As 2.02 ac-ft in the Wilke-Kirchoff basin is allocated to the Westgate site, staff is agreeable to proposing 0.5 ac-ft of storage on the Westgate site to meet the 2.5 ac-ft of required detention.

 12/22/22  
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Michael L. Pagones, P.E.      Date  
Village Engineer

# Arlington Heights Fire Department Plan Review Sheet

## HEALTH SERVICES DEPARTMENT

6

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-016  
Petitioner: Don Hansen, STR Partners LLC Architects  
350 W. Ontario St., Suite 200  
Chicago, IL 60654  
Owner: Arlington Heights School District 25  
1200 S. Dunton Avenue  
Arlington Heights, IL 60005  
Contact Person: Don Hansen, STR Partners LLC  
Address: 350 W. Ontario St., Suite 200  
Chicago, IL 60654  
Phone #: 312-464-1444 ext. 168, Direct 312-242-4168  
Fax #: 312-464-0785  
E-Mail: don@strpartners.com

03-20-306-039-0000 & 03-20-306-040-0000,  
P.I.N.# 03-31-100-022-0000 & 03-31-100-043-0000  
Location: Westgate Elementary, 500 S. Dwyer Ave.  
Rezoning:        Current:        Proposed:         
Subdivision:         
# of Lots:        Current:        Proposed:         
PUD:        For:         
Special Use: ✓ For: Public Elem. School  
Land Use Variation: ✓ For: building height  
  
Land Use:        Current:         
Proposed:         
Site Gross Area: 341,132 SF  
# of Units Total:         
1BR:        2BR:        3BR:        4BR:       

*(Petitioner: Please do not write below this line.)*

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres  11/30/22  
Environmental Health Officer Date

James McCalister  11/30/22 Direc  
tor Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>22-016</u>	03-20-306-039-0000 & 03-20-306-040-0000, P.I.N.# <u>03-31-100-022-0000 &amp; 03-31-100-043-0000</u>
Petitioner: <u>Don Hansen, STR Partners LLC Architects</u>	Location: <u>Westgate Elementary, 500 S. Dwyer Ave.</u>
<u>350 W. Ontario St., Suite 200</u>	Rezoning: <u>          </u> Current: <u>          </u> Proposed: <u>          </u>
<u>Chicago, IL 60654</u>	Subdivision: <u>          </u>
Owner: <u>Arlington Heights School District 25</u>	# of Lots: <u>          </u> Current: <u>          </u> Proposed: <u>          </u>
<u>1200 S. Dunton Avenue</u>	PUD: <u>          </u> For: <u>          </u>
<u>Arlington Heights, IL 60005</u>	Special Use: <u>✓</u> For: <u>Public Elem. School</u>
Contact Person: <u>Don Hansen, STR Partners LLC</u>	Land Use Variation: <u>✓</u> For: <u>building height</u>
Address: <u>350 W. Ontario St., Suite 200</u>	Land Use: <u>          </u> Current: <u>          </u>
<u>Chicago, IL 60654</u>	Proposed: <u>          </u>
Phone #: <u>312-464-1444 ext. 168, Direct 312-242-4168</u>	Site Gross Area: <u>341,132 SF</u>
Fax #: <u>312-464-0785</u>	# of Units Total: <u>          </u>
E-Mail: <u>don@strpartners.com</u>	1BR: <u>          </u> 2BR: <u>          </u> 3BR: <u>          </u> 4BR: <u>          </u>


(Petitioner: Please do not write below this line.)

YES NO

1. X            COMPLIES WITH COMPREHENSIVE PLAN?
2. X            COMPLIES WITH THOROUGHFARE PLAN?
3. X            VARIATIONS NEEDED FROM ZONING REGULATIONS?  
(See below.)
4.            X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?  
(See below.)
5.            X SUBDIVISION REQUIRED?
6.            X SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?  
(See below.)

Comments:

*Please see attached comments*



12-13-22

Date

# Planning & Community Development Dept. Review

December 13, 2022



## REVIEW ROUND 1

Project: Westgate School Building Expansion  
500 S. Dwyer Ave.

Case Number: PC 22-016

### **Zoning:**

7. The Plan Commission must review, and the Village Board must approve, the following actions:
- Special Use Permit to allow a Public Elementary School on the subject property.
  - Amendment to the Comprehensive Plan to reclassify the Single-Family Detached portion of the site into the Schools classification.
  - Variation to Chapter 28, Section 5.1-3.6, to allow a 27' tall building where building heights are restricted to 25'.
  - Additional variations may be required depending upon your response to certain comments.

### **General:**

8. The project narrative and traffic/parking study is based on the expected student population in the year 2026-2027 with 39 classrooms and the expected student enrollment and staffing at 39 classrooms. However, the school is being constructed to include 44 classrooms for a maximum future capacity at 15% over the 5-year average. The narrative must be revised to outline what the expected student capacity and employee count would be if full capacity usage of the 44 classrooms is necessary. Furthermore, the traffic and parking study must be revised to analyze the future traffic and parking impact at the maximum built capacity of the school (max capacity usage of all 44 classrooms with associated student population and staffing).
9. The "Plat of Survey" provided is a Topographical Survey and does not contain a legal description for the property. Please provide a legal description for the subject property.
10. Please ensure that all plans/documents revised as a result of these comments include a revision date.
11. Provide all resubmittal documents in a USB/flash drive along with one full sized hard copy.

### **Project Narrative:**

12. The project narrative shall be revised as follows:
- The narrative lists the requested zoning actions as an amendment to Ordinance #90-082. The correct list of requested zoning actions is included within comment #7 above.
  - Provide a summary of any exterior site changes proposed. What will happen to the existing swing sets that will be removed for the building addition? Will new play areas be added? Will there be any changes to the existing playgrounds? Etc.

### **Floorplans:**

13. The floorplans show 8 new classrooms to be constructed and the narrative outlines a net increase of 10 classrooms. Which existing spaces will be converted into new classrooms (reference room # per floorplan) and what is their current use?
14. There appear to be 45 rooms labeled as classrooms on the floorplans and the narrative outlines max capacity will be 44 classrooms. Please clarify and revise the floorplans or narrative accordingly. Additionally, is room #125 (labeled "Kindergarten") going to be used as a classroom?



15. The exterior accessed storage room does not appear to have a label and is shaded like a corridor/circulation space. Additionally, the canopy by door 9 is shaded and should be white, similar to the canopy by door 7. Please revise.
16. The architectural site plan shows the front yard setback on the east side of the site, the exterior side yard setback on the north, the south as a side yard setback and the west as the rear yard. Per Section 28-3.143a, on a corner lot the shorter lot frontage along a ROW is considered the front yard. Accordingly, the front yard is at the north, the rear yard is to the south, the exterior side yard is along Dwyer, and the side yard is to the west. Setbacks along each are as follows:
  - Front: 37.1'
  - Rear: 30'
  - Exterior Side: 31.1'
  - Side: 36.6'
17. No floorplan was included for the existing 2<sup>nd</sup> floor. How is that area used?

**Site:**

18. Clarify whether the north drive curb cut for the east lot must remain to comply with emergency service access requirements. Fire truck turning exhibits are recommended. If this access point is not required for emergency service access, the curb cut should be removed and the parkway restored. If the curb cut must remain for compliance with emergency service access requirements, please confirm that the proposed "grass-pave" surface within the parkway is a compliant surface and whether the "grass-pave" needs to extend to connect to the east parking lot and a depressed curb is needed at the connection point. Provide additional details on the proposed gate, will it ever be opened other than for emergency service provision? The site plans conflict with the landscape plans with regards to the proposed "grass-pave". Please correct the appropriate plans for consistency.
19. Is the east lot south driveway entrance suitable for emergency vehicle ingress/egress into the site? Please confirm. The driveway may need to be widened.
20. Please modify the architectural and engineering site plans to show the parallel parking stalls within the western parking lot. Additionally, the parking stall counts within the narrative differ from the stall counts as shown on the site plans. Please revise the applicable site plans accordingly.
21. Please clarify what is occurring in the western parking lot. The existing parking lot is striped with 45 parking stalls and includes a large midway crosswalk. The proposed plans show the elimination of this crosswalk but the stall counts are not increasing. Are the parking stalls going to be restriped with a slightly larger width?
22. Due to the newly proposed parking lot lights within the eastern parking lot, a photometric plan is required. Please provide the plan, which must include cut sheets for the proposed fixtures and data on the fixture height as measured from grade to the top of the light fixture. Any existing light poles that will be moved must also be included within the photometric plan.
23. The existing shed located along the side of the building (west), along with the sport courts along the western side of the site are existing non-conforming. The height of the existing play equipment may be in excess of 15', which would also be non-conforming. Because no change to these elements are proposed at this time, they may remain as non-conforming. Future changes to these elements could trigger a variation.
24. What play equipment will be placed in the proposed rubber play area to be located along the eastern elevation? Would the size of this play equipment exceed 15' in height or 300 square feet in area? If so, a variation may be required.
25. Will the resurfaced asphalt area adjacent to door 16 contain any striping for ball playing or equipment (hoops, tetherball, ball funnels, etc.) or will this area be used as a sports court? If so, it would qualify this area as a sport court, which is not allowed within an exterior side yard and a variation would be required.

26. Identify any newly proposed ground mounted mechanical equipment (generators, transformers, utility pedestals etc.) on the site plan and landscape plan. These elements must be appropriately located and screened from view.
27. If any landscape variations are requested, please clearly identify what variations have been requested and provide written justification for each variation per the four criteria of approval.

**Traffic/Circulation/Parking:**

28. The traffic and parking study must be revised per maximum building capacities and associated student populations and employees necessary, as identified in comment #8.
29. Please identify areas for landbanked parking should it be necessary to increase the parking supply onsite.
30. Traffic counts during drop-off and pick-up were based on a warm and sunny day. To what extent will drop-off and pick-up activities increase during the winter and/or inclement weather.
31. What was the observed peak queue within the west parking lot during AM and PM peak times? With doubling this queue with the full day kindergarten plus adding additional grade levels (and anticipated kindergarten population growth) to the drop-off/pick-up operations here, what is the peak anticipated queue?
32. Were any students observed to be dropped-off or picked-up in areas where it is prohibited?
33. Per code, 27 bike parking stalls are required. Please revise the site plans to show the location and number of bike parking existing on the site.

Prepared by: 

Westgate School Building Expansion  
500 S. Dwyer Avenue  
PC #22-016  
December 14, 2022

### **Tree Preservation**

- 1) The demolition plan indicates that a tree is will be removed. Please identify the size and species of the tree. In addition, if feasible, please explore options for transplanting the tree elsewhere on the site.

### **Landscape Issues**

- 2) The ends of all parking rows shall include a landscape island equal in area to one parking space. Additionally, any continuous stretch of twenty parking stalls must contain interim landscape islands equal in area to one parking space to break up the parking row. Said islands must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). The islands/trees are absent within the South Parking Lot. In addition, the trees are absent in the West Parking Lot. Two interim islands are also required in the West Parking Lot since an island is required every twenty parking spaces.
- 3) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Please provide the code required screen for the **West Parking Lot and the South Parking Lot**.
- 4) Per Chapter 28, Section 6.15-2 all paved parking areas shall be effectively screened from a residential district. Provide six foot high landscaping that provides year round opacity along the west property line in order to screen the South Parking Lot, or alternatively along the western edge of the South Parking Lot. In addition, infill where any Arborvitae are absent adjacent to the West Parking Lot.