

PLAN COMMISSION PC #22-016
Westgate School Building Expansion
500 S Dwyer Ave
Round 2

36. The petitioner's response to comment nos. 11-13, 15, 18-20, 22, 23, 25, 26, 28-35 are acceptable.
37. The petitioner's response to comment no. 14 is noted.
- a) The storm water report and calculations shall be provided.
 - b) Clearly show the overflow route for the site.
 - c) Portions of the disturbed area are not tributary to the proposed vault. Provide an exhibit showing the tributary area being used to offset the volume and provide calculations that show the area generates an equal volume.
38. The petitioner's response to comment no. 16 is noted. The manufacturer's documentation and typical section for the permeable pavers and volume control shall be provided. This can be addressed at final engineering.
39. The petitioner's response to comment no. 17 is noted. The revised demolition plan shows that a parkway tree may need to be removed. Per Chapter 20 of the Municipal Code, a tree removal fee as determined by the "Guide for Establishing Values and Trees and Other Plants" is required. The tree shall be replaced. The type of tree shall be approved by the Village Forester and the Landscape Planner. This can be addressed at final engineering.
40. The petitioner's response to comment no. 21 is noted.
- a) The Fire Department wants the existing east drive access to remain for fire access.
 - b) Per section 503.2.1 of the International Fire Code, fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders. The drive aisle is only 18 ft wide.
41. The petitioner's response to comment no. 24 is noted. Per the Building & Life Safety Department, the following codes shall apply:
- a) International Building Code 2018 Edition.
 - b) International Fire Code 2018 Edition
 - c) 2016 NFPA 13

Public Works:

42. The petitioner's response to comment no. 27 is noted. On sheet C301, Site Utility Plan, the following items can be addressed at final engineering:
- a) Provide crossing information for the storm sewer, combined sewer and water service.
 - b) The storm sewer is above the water service. The storm sewer shall comply with the Standard Specification for Water & Sewer Construction in Illinois, Water and Sewer Separation Requirements.

Traffic:

43. In the event that traffic issues arise with the pick-up and/or drop-off queueing, SD 25 shall evaluate and address the traffic issues. SD 25 shall accept this understanding.

 1/13/23
Michael L. Pagones, P.E. Date
Village Engineer



Arlington Heights Fire Department

David Roberts, Division Chief

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P.C. Number 22-016
Project Name Westgate School Expansion
Project Location 500 S Dwyer Ave
Planning Department Contact Sam Hubbard

January 13th 2023

As previously noted in Fire Department revised comments emailed on 12-15-23, the Fire Department wants to keep the existing east drive access at Westgate School “as-is”. The proposed modification to the east access road does not meet the code requirements for a Fire Apparatus Access Road.



Arlington Heights Fire Department

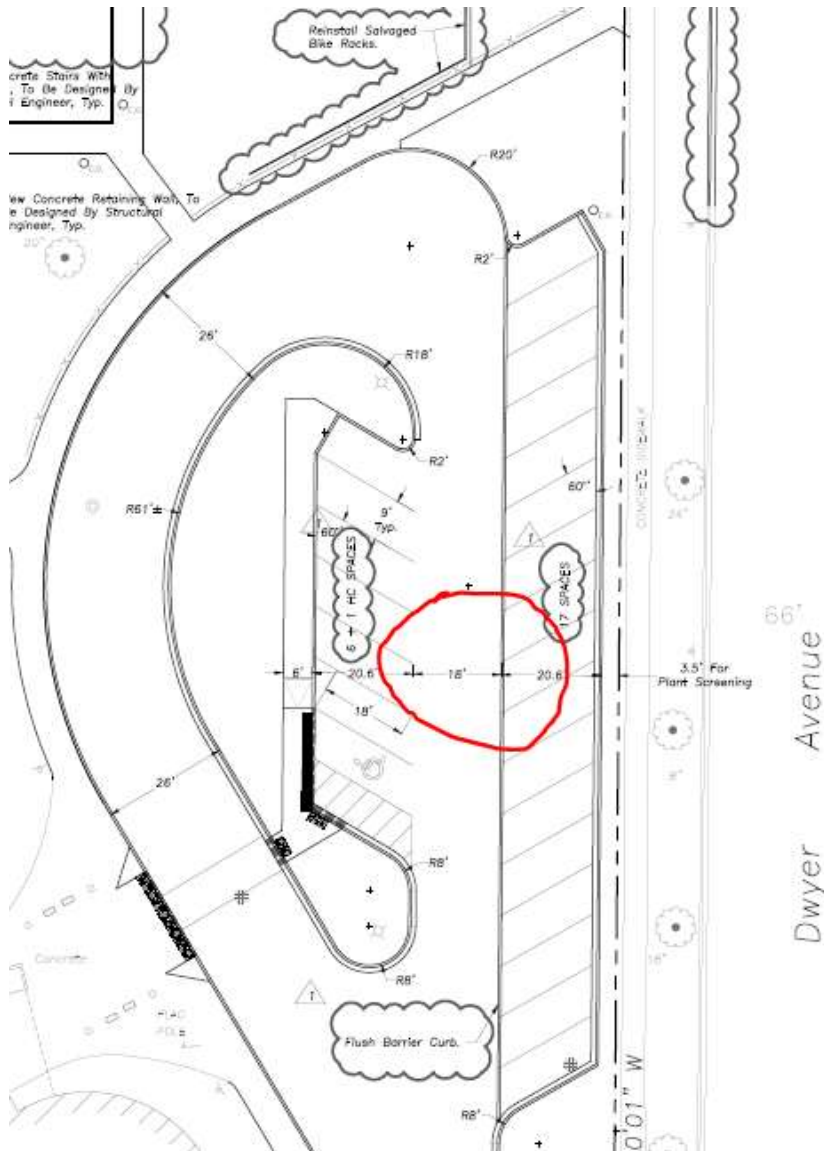
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503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders.





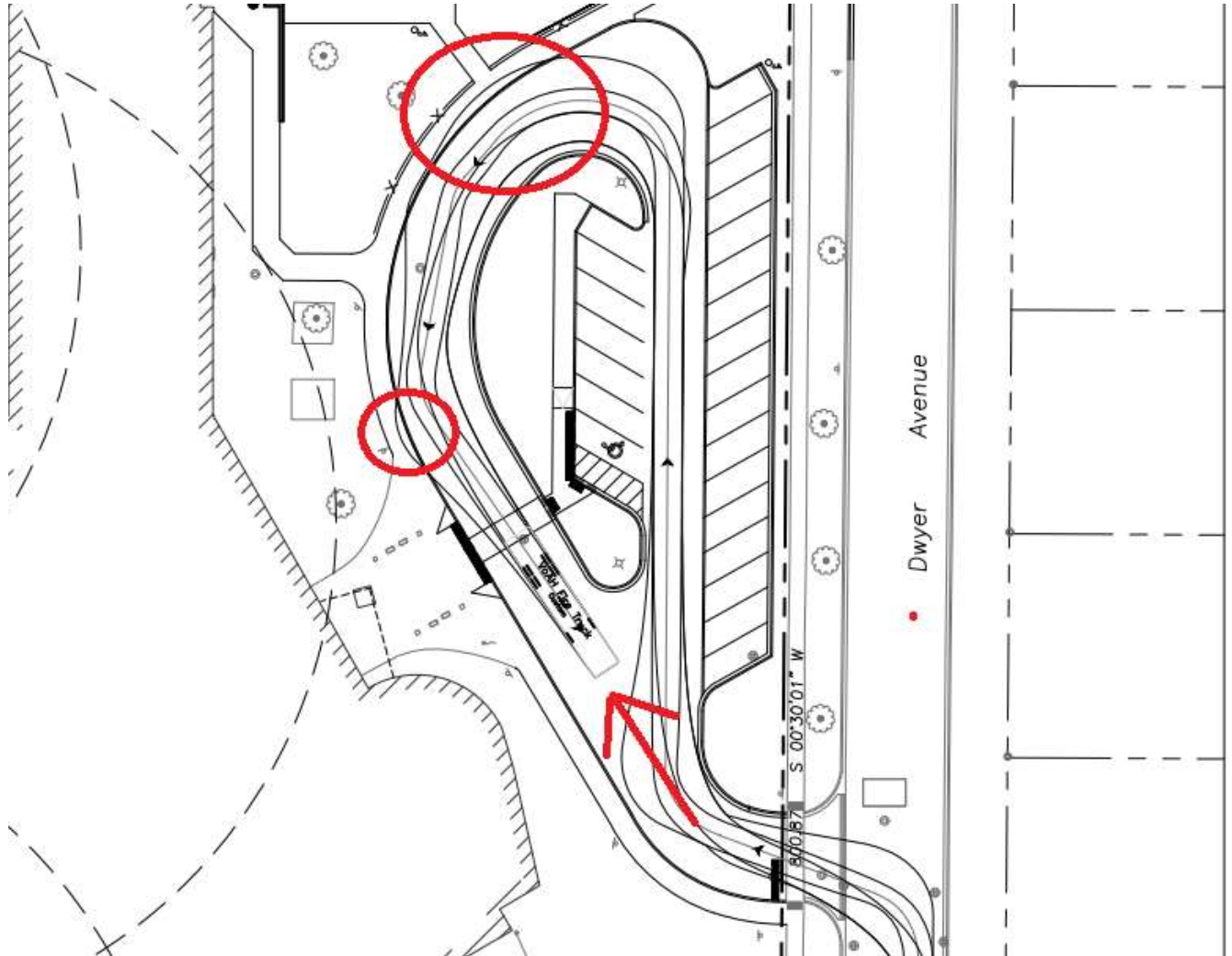
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Also, the “auto-turn” diagram with the proposed changes to the east access has overhangs as noted below.



Finally, any response during school hours with the proposed access limitations, especially during drop-off or pick-up times, would be severely delayed and/or increase the risk of an incident.

The School District’s original proposal to keep the access point open, but with some sort of “grass paving” and blocked off with a gate may be acceptable but we will need further information to evaluate.

Planning & Community Development Dept. Review

January 13, 2023



REVIEW ROUND 2

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

Case Number: PC 22-016

34. The responses to the following comments are acceptable: 9-11, 13, 14-17, 21, 25, and 26.
35. The response to comment #7 is noted. Based on the revised plans and responses to comments, the following approvals are required:
- a) Special Use Permit to allow a Public Elementary School on the subject property.
 - b) Amendment to the Comprehensive Plan to reclassify the Single-Family Detached portion of the site into the Schools classification.
 - c) Variation to Chapter 28, Section 5.1-3.6, to allow a 27' tall building where building heights are restricted to 25'.
 - d) Variation to Chapter 28, Section 6.5-2, to allow an accessory structure (play equipment) in an exterior side yard where accessory structures are restricted to rear yards only.
 - e) Variation to Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard where fences in a front yards are restricted to open fences no taller than 3' in height.
 - f) Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at each end of the two central rows of parking within the South parking lot, but only if permeable pavers are used for these two parking rows.
 - g) Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at the western end of the northern most parking row within the South parking lot, and one both ends of the southern most parking row within the South lot.
 - h) Variation to Chapter 28, Section 6.15-1.2b, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, within the West parking lot.
 - i) Variation to Chapter 28, Section 6.15-1.2a.2, to omit the requirement for a 6' tall landscape screen along the western side of the South parking lot.
36. The response to comment #8 is noted. As the District maintains that maximum expected enrollment is 661 students and has not provided a theoretical maximum possible enrollment based on built capacity, a restriction of approval will be recommended that restricts maximum occupancy to 661 students.
37. The response to comment #12 is noted, however, playground equipment that is permanently affixed to the ground is considered accessory structures. As such, these elements are required to be located within a rear yard. Staff is supportive of a variation to allow these elements within the exterior side yard, as proposed. Please note that accessory structures are limited to 300 square feet in size and 15' feet in height.
38. The response to #18 is noted, however, the Fire Department is recommending that the secondary access to Dwyer remain open. This issue should be resolved prior to appearing before the Plan Commission. Please coordinate a viable response. Can the 18' wide drive aisle be increased to 20' in width to comply with the fire lane requirement? Would this ameliorate the overhang concerns raised by the Fire Department? If possible, the Planning Department would prefer that the secondary access point be returned to parkway/landscaping as currently proposed, provided all other emergency access requirements have been met. If the secondary access point must remain open and "grass paving" or a gate is proposed, detailed information must be provided to the Fire Department to verify acceptability.

39. The response to comment #20 is noted. The stall counts on the architectural site plan do not show the parallel spaces and the stall counts in the west lot do not match the stall counts as shown on the engineering plan. Please acknowledge that the engineering plans show the correct number of parking stalls.
40. The response to comment #22 is noted, however, three light poles are shown within the East lot on the photometric plans and only two light poles are shown on the engineering plans. Please clarify. It is recommended that only two light poles be installed as the third (middle) light pole does not appear to conform to Section 10.2-12.3c.3. Alternatively, a variation would be required.
41. The response to comment #23 is noted. As noted in the comment, a variation is not required for these elements at this time as they are considered existing non-conforming. Please note that the determination relative to playgrounds from early 2018 may no longer be applicable as the Village has since amended Chapter 28 to specifically create regulations for sport courts, which are only allowed in rear yards.
42. The response to comment #24 is noted. If details on the height and size of the play equipment are not provided as part of this process, future variations could be required once equipment has been selected and details are provided. Please note that playground equipment shall not exceed 300 square feet in size and 15' in height. However, a locational variation is required as identified in comment #37. Staff is supportive of this variation.
43. The response to comment #27 is noted. However, full depth removal of the asphalt parking lots triggers compliance with current code requirements relative to landscaping. Accordingly, the following variations are required:
- a) Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at each end of the two central rows of parking within the South parking lot, but only if permeable pavers are used for these two parking rows. Staff is supportive of this variation should permeable pavers be incorporated for the two central rows of parking. Please verify if permeable pavement can be used, otherwise please request a variation. Staff is not supportive of this variation.
 - b) Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at the western end of the northern most parking row within the South parking lot, and one both ends of the southern most parking row within the South lot. Staff is supportive of this variation, however, a shade tree should be added to the existing island located at the eastern end of the northern most parking row within the South lot. Please acknowledge that you will add a shade tree to this island.
 - c) Variation to Chapter 28, Section 6.15-1.2b, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, within the West parking lot. Staff is supportive of this variation.
 - d) Variation to Chapter 28, Section 6.15-1.2a.2, to omit the requirement for a 6' tall landscape screen along the western side of the South parking lot. Staff is supportive of this variation.
44. The response to comment #28 is noted. Please refer to comment #36.
45. The response to comment #29 is noted.
46. The responses to comments #30, #31, and #32 are noted. If the revised parking layout does not adequately address drop-off/pick-up issues, SD25 shall be required to work with the Village to address any such issues, which could involve additional staff actively monitoring drop-off/pick-up operations, changes to drop-off/pick-up procedures, additional outreach to families to inform/encourage compliance with procedures, and any other means deemed appropriate by the Village as necessary to address drop-off/pick-up issues.
47. The response to comment #33 is noted, however, the plans do not indicate the number of bike parking spaces provided within the racks. Please confirm.
48. Provide details on the newly proposed 6' solid fence (materials, color, product specifications). As noted above, the fence encroaches into the front yard and requires a variation. Has the fence been proposed to comply with the parking lot screening requirement to the west? Please be aware that the existing arborvitae in this location satisfy the code requirement. If SD25 would like to move forward with the fence, staff is supportive of the variation, but concerned that the fence could crowd the existing arborvitae and negatively contribute to their

health. Any further buffer in this location would need to be coordinated with the neighboring property owners. Please note that the northern portion of the fence encroaches into a vision triangle (Section 6.11.1). Accordingly, the northern-most 12' feet of the fence should be omitted if the School District continues to propose the fence and moves forward with a variation request.

Prepared by: 

Westgate School Building Expansion
500 S. Dwyer Avenue
PC #22-016
January 12, 2023

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.

This has been addressed and there are no additional comments.

Landscape Issues

- 2) The ends of all parking rows and every 20 parking spaces shall include a landscape island equal in area to one parking space. In addition, the island must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). The islands/trees are absent for the parking area located in the southeast corner. In addition, the trees are absent for the parking area located in the northwest corner. Two islands are also required since an island is required every twenty parking spaces.

Please either comply with code or seek a variance for the islands and shade trees that are absent for the parking area in the southeast corner. In addition, a variance is required for the islands absent in the northwest corner where it is required every twenty parking space.

- 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 parking area in the southeast corner and the northwest corner.

This has been addressed and there are no additional comments.

- 4) Provide six foot high landscaping that provides year round opacity along the west property line in order to screen the south parking lot. Per Chapter 28, Section 6.15-2 all paved parking areas shall be effectively screened from a residential district. In addition, infill where any Arborvitae are absent adjacent to the parking lot in the northwest corner.

There is concern that the proposed fence will conflict with the Arborviate. The existing screen along the west property line adjacent to the parking area is aging and should be monitored. If and when the screen dies, it will need to be replaced with a code compliant screen.

For the parking area in the southeast corner, a six foot high screen that provides year round opacity is required in order to screen the parking area.