

**PLAN COMMISSION PC #22-017**  
**Dryden School Building Expansion**  
**772 S Dryden Place**  
**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.
- An MWRD permit is required.
  - Provide a storm water report with calculations to verify that both the Village and MWRD storage requirements are met.
  - Sheet C502 shows a larger footprint for the StormTech detention system.
  - Minimum restrictor size allowed for maintenance reasons is 2". If the restrictor size required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.
  - Provide a detail showing the restrictor structure.
  - The parking lot is shown to be reconstructed. This area should be accounted for in the detention.
  - Show the overflow route.

15. Based on existing topography, the school's overflow is directed to the Dryden right-of-way, which then must overflow east between the houses at 735-739 S Dryden Ave to Roosevelt Ave. The Village has documented drainage concerns in this area and would welcome any additional detention storage that could be provided in the detention system to account for existing impervious area on the school property to help alleviate the situation.
16. The existing catch basin and storm sewer behind the existing school near the steps is not shown to be removed. Provide additional information on how this area will connect to the new system.
17. 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.
18. 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.
19. Village requirements for heavy duty pavement shall 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.
20. Provide clarification if the addition will have an approved automatic sprinkler system.
21. If the addition is to have an approved automatic sprinkler system, verify that the existing water service is sufficient.
22. The limits of resurfacing for the north parking lot abutting the Park District parking lot shall be sawcut. Any pavement damaged during construction on the Park District parking lot shall be repaired.
23. Proposed grades were not provided for the east parking lot that is shown to be reconstructed. This parking lot allows for detention on the lot. Provide existing and proposed grades to determine if the detention in the lot is being altered. If the volume of detention is to be reduced, the additional volume shall be provided in the StormTech system.
24. Sidewalks along the construction area should be checked for condition. Any damage caused by construction on sidewalk shall be replaced.
25. Provide site details.
26. Preliminary stormwater calculations were received on 12/14/22. Additional comments will be forthcoming upon review of that submittal.

Public Works:

27. The Village water main that must be lowered for the storm sewer connection must either be cased or the storm sewer pipe shall be water main quality.
28. Shutdown of the Village water main shall be coordinated with the Village 48 hours in advance. Provide a note on the plans.
29. Plans show excavation adjacent to a 20" tree. The tree must be protected from damage during construction.
30. Confirm that the storm sewer on the north side of the building, which is indicated to be abandoned, can be used for new construction.
31. Provide StormTech Operations and Maintenance schedule that includes yearly maintenance. Provide an explanation of how inspection and cleaning will be completed without options inspection ports.

32. The Fire Department must approve the removal of the hydrant along the west side of the property.

Traffic:

33. In the event the parking agreement with Southminster Presbyterian Church expires, the school must provide an alternate solution to address the parking shortage either through an agreement with another entity or by providing more onsite parking.

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



# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

---

### DEPARTMENT PLAN REVIEW SUMMARY

#### Dryden School Building Expansion 722 S Dryden Pl

#### Round 1 Review Comments

12/14/2022

**1. Character of use:**

The character of use is consistent with the area and is not a concern.

**2. Are lighting requirements adequate?**

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

- Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should be activated by sensor, timer or motion depending on the need and location.

- This project includes plans for addition LED light sources installed on the building and around the property. Please consider the following: The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12- to 14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

**3. Present traffic problems?**

There are no traffic problems at this location.

**4. Traffic accidents at particular location?**

This is not a problem area in relation to traffic accidents.

**5. Traffic problems that may be created by the development.**

This development should not create any additional traffic problems.

**6. General comments:**

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- With the sizeable addition to Dryden School, upgraded mechanicals will need to be utilized. Mechanicals should be secured and/or positioned far enough away from the school to prevent people from gaining roof access. This is a current problem at some of our local schools. People use the mechanicals as a ladder of sorts and are able to climb onto/gain access to the roof.
- Windows should be elevated to prevent someone at ground level from peering into the classrooms/students are shielded from someone at ground level viewing them in their classrooms.
- The plans for this project do not indicate upgrades/additions to the number of bathrooms located inside the school. If new bathrooms are not considered with the addition of extra classrooms, this could force the youngest students in the building to utilize bathrooms not adjacent/near their assigned classroom. This creates a security risk in the event of a lockdown.
- All new doors should be lockable from the interior of the classroom by a lock other than one that requires a key. Interior locks should be able to be locked quickly in the event of an emergency. An interior lock that requires a key is not practical in a stress inducing situation.
- The plans for Dryden School show a front office addition. This is an opportunity to upgrade front office/school security measures. For this upgrade, we recommend installation of a double buzz access door similar to District 21. Front office staff should have the capability to communicate with visitors prior to them having access to the school building. For example, parents/visitors would be buzzed into a secure vestibule and be able to communicate with office staff via a sliding window. The visitor wouldn't have access into the school until separately buzzed through the second set of entrance doors from the vestibule into the school.

**Natural Surveillance and Access Management** – Natural surveillance refers to the placement of physical features that improve visibility. Access control refers to interventions that improve the perimeter security of locations. This includes using signs, well-marked entrances and exits, and landscaping to improve or limit access to certain areas.

### **Landscaping:**

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc. Perimeter definition and access control are essential to deter unwanted access to the facility. Utilize signage to clearly distinguish public access from private access.
- Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet. Landscaping elements should not allow for easy access to roofs, windows, or other upper-level areas.
- The use of bushes or plants with thorns or sharp foliage is not recommended for this facility as children are the primary patrons of this space.

### **Parking Lot:**

- CPTED recommends one means of entry and exit for all vehicles. The less entrances there are, the easier it is to control the users and uses of the facility. One point of entry and exit is recommended for parent pick up/drop off.
- Pedestrian pathways on the property should be separated from vehicular routes by use of curbing, color markings, landscaping and/or other types of barriers.

- Parking lots and pedestrian pathways should be well maintained and in good condition. The parking lot should be up to Village of Arlington Heights Code. This parking lot has heavy foot traffic on and around the property. The area around the vehicle entrance/exit should be clear of obstructions. Maintenance, adequate lighting and signage could be utilized to help vehicles entering, exiting, and navigating the parking lot to make other vehicles and pedestrians easily visible. Due to the location of this development, street parking adjacent to the entrances/exits should be prohibited, especially during parent drop off and pickup.

- CCTV is an essential part of CPTED and is highly recommended for school facilities. Signage indicating the use of video surveillance and monitoring is also recommended in conjunction with CCTV. Consider surveillance camera upgrades for this project.

### **Address Visibility:**

- Directional signage located at the entry to the complex should be utilized, clearly indicating location of staff parking, parent drop-off and pick-up areas and the front entrance.
- Signage should also be used to delineate school property boundaries from adjacent properties.
- Include signage for “No Trespassing,” “No Loitering” and/or “No Solicitation.”
- Interior and exterior of school building should prominently display door numbers in the event an emergency occurs. Interior hallways and doorways should prominently/adequately display floor plans. This is essential for first responders as well as persons unfamiliar with the complex layout that may need emergency services. With the addition of 4 new classrooms and an expansion to the gymnasium to, it will be essential to renumber all exterior doors and to update the school’s crisis manual as soon as possible.

### **Parent drop-off/pick-ups:**

- One designated drop-off/pick-up area should be utilized. Drop off locations should be clearly marked by signage, pavement and/or curb treatments
- There should be sufficient space and capacity for vehicles in the drop-off/pick-up area (especially during peak traffic times) to allow for the orderly movement of vehicles.
- The plans indicate the addition of an exterior door adjacent to the drop off/pick up drive through lane. Does the school plan to have kindergarteners dropped off at that entrance separate from the main entrance? The police department would advise against this as CPTED recommends one entrance/exit door only for access control purposes. It is easier to monitor a single entrance adjacent to the front office where office staff can monitor access than to allow for a second entrance door that may not be as closely monitored. This proposed door would serve well as an emergency exit only door and not as an entrance/exit door.

**Territoriality and Maintenance** – Territoriality involved creating a welcoming environment. This involves creating a strong sense of ownership and community through artwork, color, pavement treatments, landscaping design and maintenance of the property. Maintenance includes making timely repairs and the general upkeep of interior and exterior spaces.

- Create clear separation between public, semi-private and private zones through landscaping and attractive, well-maintained fencing and/or other types of natural barriers.

- Throughout the school year, displaying student artwork prominently is a great way to create a welcoming environment with distinct territoriality.

A-Op #330  
Alexandra Ovington, Crime Prevention Officer  
Community Services Bureau

Approved by:

J. W. 583  
Supervisor's Signature



## Arlington Heights Police Department

### Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: [policemail@vah.com](mailto:policemail@vah.com).

Arlington Heights Police Department  
200 E. Sigwalt Street  
Arlington Heights, IL 60005-1499  
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department  
200 E. Sigwalt Street, Arlington Heights, IL. 60005  
Attention: Police Administration

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

**Print Form (To Mail)**

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

### IN CASE OF EMERGENCY PLEASE CALL:

#### Contact #1

Name

Address/City

Telephone Number

Cell Number

#### Contact #2

Name

Address/City

Telephone Number

Cell Number

### Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

## HEALTH SERVICES DEPARTMENT

6

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-017  
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

P.I.N.# 03-32-409-021-0000 & 03-32-424-048-0000  
Location: Dryden Elementary, 722 S. Dryden Place  
Rezoning:        Current:        Proposed:         
Subdivision:         
# of Lots:        Current:        Proposed:         
PUD:        For:         
Special Use: ✓ For: Public Elem. School  
Land Use Variation: ✓ For: parking stalls  
  
Land Use:        Current:         
Proposed:         
Site Gross Area: 217,204 SF & 15,670 SF  
# of Units Total:         
1BR:      2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

Solid waste storage site is not shown on plan. Show location of solid waste storage site on building permit plans.

Solid waste storage sites must comply with the following:

- Container Site
  - Area shall be of a sufficient size to easily accommodate the container.
  - The surface shall be paved, curbed and graded to the front to prevent accumulation of liquid.
  - Visual screening of the site shall be provided.
- Access to Container
  - Sufficient space to accommodate the turning requirements of the scavenger truck shall be provided.
  - Parking, fences, plantings, etc., shall be located so as to create no obstacles to service vehicles.

Sean Freres  11/30/22  
Environmental Health Officer Date

James McCalister 11/30/22 Direc  
tor Date

# Planning & Community Development Dept. Review

December 15, 2022



## REVIEW ROUND 1

Project: Dryden School Building Expansion  
722 S. Dryden Pl.

Case Number: PC 22-017

### **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.
  - Variation to Chapter 28, Section 10.4-4, to allow 57 parking stalls where 67 are required.
  - Variation to Chapter 28, Section 15.1-3.3a, to allow a 22' front yard setback for the existing building where a minimum 24.1' setback is required.
  - Variation to Chapter 28, Section 15.1-3.3b, to allow a 10.7' side yard setback (north) for the existing building where a minimum 30' setback is required.
  - Variation to Chapter 28, Section 5.1-3.5a, to allow 40.5% building lot coverage where maximum building lot coverage is restricted to 35%.
  - Variation to Chapter 28, Section 6.13-3b, to allow a 8' tall fence where maximum fence heights are restricted to 6'.
  - Variation to Chapter 28, Section 6.5-2, to allow a sport court outside of a rear yard.
  - Variation to Chapter 28, Section 10.2-8, to allow a 22.75' drive aisle width where a 24' minimum width is required.
  - 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 25 classrooms and the expected student enrollment and staffing at 25 classrooms. However, the school is being constructed to include 28 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 28 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 28 classrooms with associated student population and staffing).
9. The Plat of Survey includes portions of land that are not owned by School District 25. The Plat of Survey must be revised to clearly show the land owned by the SD25, including boundary measurements for the SD25 properties and an area calculation for those properties. If portions of the SD25 owned land are not contiguous, they shall be identified separately with separate boundary measurements and area calculations. The building setbacks shown on the plat must be measured to the boundaries of the property owned by SD25. The legal description shall be updated to reflect only the properties owned by SD25.
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 (reconstructed parking lots, relocation of asphalt play area, etc.).
- Narrative states that 3 new staff will be added but chart shows 5 new staff will be added. Please clarify and revise accordingly.
- Revise lot area and FAR calculation based on actual lot size of the Dryden School lot (not including the smaller lot to the south).

#### **Floorplans:**

13. Building height on a flat roof is measured from the average finished lot grade (not the floor level) to the top of the roofline (not the coping). What is the height of the gym using this method? Please revise the elevations for accuracy.
14. The floorplans appear to label 30 rooms as classrooms and the narrative outlines max capacity will be 28 classrooms. Please clarify and revise the floorplans or narrative accordingly.

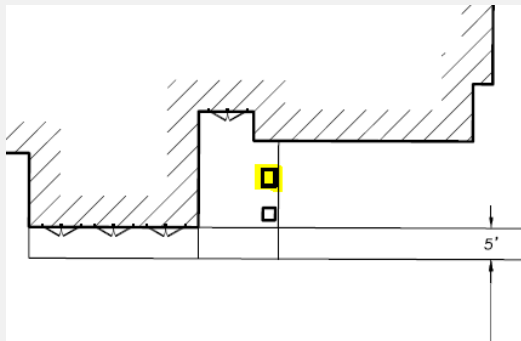
#### **Site:**

15. The property line measurements shown on the architectural site plan are inaccurate. Please revise to show accurate perimeter property measurements.
16. The architectural site plan should show the proposed building setbacks, both required and provided. Please confirm that the building addition will not encroach into the 30' rear (west) yard setback. The required setbacks are as follows:
  - Front (east): 24.1'
  - Exterior Side (north): 30' (verify based on 10% of lot width)
  - Side (south): 30' (verify based on 10% of lot width)
  - Rear (west): 30'

Staff is supportive of the setback variations for the existing building. Please revise the Variation Justification document to address the approval criteria for these specific variations.

17. The proposed 8' tall fence around the dumpster and existing transformer exceeds the 6' tall maximum allowable fence height. Please either reduce the fence height to 6' or request a variation and revise the Variation Justification document to address the approval criteria for this specific variation.
18. Please add the proposed asphalt play area (at the south of the building) to the architectural site plan and label area according to proposed use. It is assumed that this area will include improvements to function as a sports court (basketball hoops and striping, four square striping, ball funnels, etc.). A variation shall be required as sport courts are only allowed within a rear yard and this area is located in a side yard. Staff is supportive of this variation, however, please revise the Variation Justification document to address the approval criteria for this specific variation. Please note that any basketball hoop must maintain a minimum setback of 5' from the western property line.

19. What is the second square adjacent to the southern building entrance?



20. 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.
21. 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:**

22. The traffic and parking study must be revised per maximum building capacities and associated student populations and employees necessary, as identified in comment #8. Show impact for current build outs (as presented) and maximum capacity impact and identify any improvements that may be necessary to accommodate such capacity if it were to be realized.
23. Please identify areas for landbanked parking should it be necessary to increase the parking supply onsite.
24. Parking consistently occurs within the paved area at the eastern edge of the North parking lot. The engineering plans show two stalls striped in this area but these stalls are not reflected within the architectural site plan nor the parking totals. Given that the North Lot is at capacity, it is recommended that the pavement in this area be extended (if necessary) to provide a minimum depth of 18' for and a minimum width of 8.5' for each stall. Wheel stops at the front of the stalls should be added due to proximity to the service walk. If this is feasible, these stalls can then be counted as additional onsite parking and the reduced in scope (please revise all documents accordingly). Engineering plans must show these parking stall dimensions, or the area should be striped for no parking if it cannot provide the minimum parking stall size as required by code and no variation is requested.
25. Add stall dimensions and drive aisle widths to the reconstructed South Lot. It appears a variation to the drive aisle width is required. Please revise the Justification for Variations document to address this variation or revise the site plan to include the 24' width as required by code.
26. 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?
27. What was the peak number of stacked cars observed along Dryden during drop-off and pick-up? The study states that peak stacking capacity is 42 cars, however 44 cars were observed stacking on Dryden during the afternoon peak. Please clarify; did these cars stack to create issues at the Dryden/Rockwell intersection? How close did the queue come to the Dryden/Rockwell intersection during pick-up?
28. To what extent do parents park within the South Lot during pick-up (prior to that lot being blocked off to traffic). Is this problematic for the School?
29. Were any students observed dropped-off or picked-up in areas where it is prohibited or in alternative locations other than along Dryden, such as along Lincoln or anywhere within the North Lot (including the Park District portion)?
30. Are employees allowed to park in the Park District portion of the North Lot?
31. Provide details on the length of the parking agreement with the Southminster Presbyterian Church. Are there options for renewal? Is usage restricted to certain times or number of spaces? Due to the capacity constraints within the North Lot, please consider requiring certain staff to park within the Southminster Presbyterian Church lot.
32. Was the conclusion/summary within the EEA report complete/finalized?
33. Per code, 16 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:

Dryden School Building Expansion  
722 S. Dryden Place  
PC #22-017  
December 15, 2022

### **Landscape Issues**

- 1) 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 an interim landscape island 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 North Parking Lot. In addition, the interim landscape island/tree is absent in the South Parking Lot and the existing islands do not include the code required shade tree.
- 2) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Please indicate on the plan that the existing three foot high screen for the South Parking Lot will remain.
- 3) Provide six foot high landscaping or a fence that provides year round opacity along the north property line in order to screen the North Parking Lot. Per Chapter 28, Section 6.15-2, all paved parking areas shall be effectively screened from a residential district.