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January 18, 2023

Mr. Sam Hubbard
Development Planner
Planning and Community Development Department
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

**Re: Plan Commission PC #22-017
Responses to Round 2 Comments**

Dryden Elementary School
722 S. Dryden Place
Arlington Heights, IL 60005

STR Project #22048

Dear Mr. Hubbard:

Responses to Round 2 comments for the addition at the above referenced school in Arlington Heights School District 25 follow.

ENGINEERING DEPARTMENT:

34. The petitioner's response to comments 11-13, 16, 17, 19, 20, 22-30, 32 & 33 are acceptable.

RESPONSE: Noted.

35. The petitioner's response to comment no. 14 is noted. The preliminary stormwater management report has been reviewed:
- a) Provide a detailed stormwater report.
 - b) The legacy area is to be reconstructed and does not drain to the proposed Storm Tech system. Although the plan indicates the parking lot detains .24 ac ft, provide additional calculations showing what would be required to meet current Village requirements for Bulletin 75. The difference shall be accounted for in the Storm Tech system.
 - c) Provide a detail showing the restrictor structure.
 - d) Minimum restrictor size for maintenance reasons is 2". Sheet C301 indicates the restrictor is 1.85".
 - e) Clearly show the overflow route for the site.

RESPONSE: a) A detailed stormwater report will be provided for final engineering review. b) An inquiry has been made with engineering staff. It is our understanding from previous correspondence and a letter from the Village that legacy detention does not need to be updated for current rainfall data in this instance. c) Control structure detail added to C602. d) Restrictor orifice increased to 2". e) Overflow routing added to C401.

36. The petitioner's response to comment no. 15 is noted. If additional detention storage is provided, the Village is agreeable to allow the additional storage to be allocated to the School District for any future development on the Dryden School Property.

RESPONSE: Noted.

37. The petitioner's response to comment no. 18 is noted. As the existing building is fully sprinklered, the Village has no further concerns regarding fire access.

RESPONSE: Noted.

38. The petitioner's response to comment no. 21 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

RESPONSE: Per Illinois Administrative Code 180, International Building Code 2015 Edition, International Fire Code 2015 Edition and 2013 NFPA 13 apply. From the website of the Office of the Illinois State Fire Marshal: "Public School inspections are conducted under the Health and Life Safety School Glossary developed by the Illinois State Board of Education, which is updated and republished every year. NFPA 101, Life Safety Code, 2015 Edition, as adopted by the Office of the State Fire Marshal, as well as any local fire codes in the jurisdiction where the school is located do not apply when conducting these statutorily mandated inspections." We plan to proceed under the codes per Illinois Administrative Code 180.

39. The existing exit is under stop control and detectable warning panels at the crossing. Show the detectable warning panels on the plan.

RESPONSE: The existing detectable warning tiles have been shown at the exit of the parking lot.

PUBLIC WORKS:

40. The petitioner's response to comment no. 31 is noted. The Storm Tech Operations and Maintenance schedule shall be provided. This can be addressed at final engineering.

RESPONSE: Noted. O&M manuals will be provided during final engineering.

TRAFFIC:

41. Staff has observed queuing issues and congestion on Rockwell Ave with vehicles stacking on both sides of the street. Rockwell is only approximately 27 ft wide east of Dryden and only approximately 24 ft wide west of Dryden. With vehicles stacking on both sides of the street, Rockwell Ave is narrowed to a single lane. If this issue is exacerbated with the proposed full-day kindergarten, SD 25 shall evaluate and address the traffic issues. SD 25 shall accept this understanding.

RESPONSE: District 25 will work with Village Staff and Departments in order to minimize traffic congestion should it arise after the implementation of full-day K. The District will encourage the use of the church lot as an alternate.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:

34. The responses to the following comments are acceptable: 1-6, 9-11, 13, 14, 18-20, 28-30, and 32.

RESPONSE: Noted.

35. The response to comment #7 is noted. Based on the revised plans and responses to comments, the following approvals are required:
- Special Use Permit to allow a Public Elementary School on the subject property.
 - Variation to Chapter 28, Section 10.4-4, to allow 61 parking stalls where 67 are required.
 - Variation to Chapter 28, Section 5.1-3.6, to allow a building addition at 25.3' in height where building heights are restricted to a maximum height of 25'
 - Variation to Chapter 28, Section 5.1-3.3a, to allow a 22.1' front yard setback for the existing building where a minimum 24.1' setback is required.
 - Variation to Chapter 28, Section 5.1-3.3b, to allow a 10.7' side yard setback (north) for the existing building where a minimum 72.7' setback is required.

- Variation to Chapter 28, Section 5.1-3.3d, to allow a 29' rear yard setback for the existing and proposed 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 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 6.5-2, to allow a sport court outside of a rear yard and within a side yard.
- Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at the southern end of the eastern most parking row within the North lot.

RESPONSE: The Written Justification for Special Use and Variation is revised to add the request for a variation to omit the required landscape islands at the southern end of the eastern most parking row within the North lot. It is also updated to revise the parking stalls provided to 61 and sideyard setback to 72.7'.

36. The response to comment #8 is noted. As the District has maintained that maximum expected enrollment is 526 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 within the proposed building to 526 students.

RESPONSE: See response that follows this letter.

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.

RESPONSE: No new playground is planned on the east side of the school. The new playground on the west side is currently on Park District property and would be coordinated with them for placement. Though work may occur in conjunction with this project due to bidding and site contractors, the School District understands that the Village shall review the project prior to its implementation. This may require a separate review from this project since the property is not owned by AHSD25.

38. The response to #15 is noted. No measurements have been added to show the perimeter dimensions of the site. Based on the revised plat, please confirm that the following are accurate:

- North: 301.42'
- South: Approx. 301.41'
- West: 726.82'
- East: Approx. 726.82'

RESPONSE: The measurements shown on the Plat are certified with seal and signature by the Professional Land Surveyor. We find this acceptable and have added the measurements to the revised architectural site plan.

39. The response to comment #16 is noted. Based on the revised Plat, the required side yard setback is 72.7' (10 %of lot width). This adjusts the setback variation for the existing building to 10.7' where 72.7' is required, as noted above.

RESPONSE: The architectural site plan is revised to adjust the side yard setbacks to 72.7'. The Written Justification for Special Use and Variations is revised to note the side yard setback as 72.7'.

40. The response to comment #17 is noted. Based on the response, the need for the dumpster enclosure fence height variation has been eliminated.

RESPONSE: Noted.

41. The response to comment #21 is noted. However, full depth removal of the asphalt parking lot triggers the requirement for the replacement to conform to current code requirements relative to landscaping. Accordingly, the following variation is required:

- Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape island (including a shade tree) at the ends of certain rows of parking. Specifically, 1) the south side of the eastern most two parking stalls within the North lot, and 2) the west side of the northern most parking row within the North lot). Staff is supportive of the first variation but is not supportive of the second variation and is recommending installation of the code required landscape island and shade tree.

RESPONSE: We have added in the landscape island at the west side of the northern most row of parking and added a 4" caliper tree to this island.

42. The response to comment #22 is noted. Please refer to comment #36.

RESPONSE: Noted.

43. The response to comment #23 is noted. Should the agreement with the church expire, additional drop-off/pick-up loading areas and/or parking shall be

required, or changes to address parking issues with drop-off/pick-up must be implemented at the discretion of the Village.

RESPONSE: The current agreement is in place until September of 2025. AHSD25 intends to extend this agreement as outlined in the current agreement.

44. The response to comment #24 is noted. Wheel stops should be added to the two eastern most parking stalls within the North lot.

RESPONSE: Noted. Wheel stops will be provided for the two eastern most parking stalls.

45. The response to comment #25 is noted. Based on the dimensions added to the revised plans, the drive aisle width in the South lot complies with Code and no variation is required.

RESPONSE: Noted.

46. 46.The response to comment #26 is noted. If the significant issues with parking or drop-off/pick-up are created as a result of the increased school capacity, which shall be at the discretion of the Village, then 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.

RESPONSE: Noted. AHSD25 will work with Village staff and departments to develop viable solutions should traffic issues arise.

47. The response to comment #27 is noted. However, during Village observations of the pick-up queuing at Dryden School, cars were stopping/standing at the Dryden/Rockwell intersection to await entry into the queue, which extended to the Dryden/Rockwell intersection. Please see #46 above.

RESPONSE: Noted. AHSD25 will work with Village staff and departments to develop viable solutions should traffic issues arise. The District would encourage more use of the church parking lot to reduce the demand on Dryden.

48. The response to comment #31 is noted, however, no details were provided on the length or terms of the parking agreement with the Southminster Church. Please provide details.

RESPONSE: The current agreement is in place until September of 2025. AHSD25 intends to extend this agreement as outlined in the current agreement.

49. 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.

RESPONSE: There are 4 bike racks accommodating 9 bikes each located on the east side of the school providing 36 bike parking spaces. This exceeds the 16 required.

50. As the curbs within the South lot are being altered, the School District may wish to consider revising the three ADA parking stalls in the South lot to where two stalls share accessible striping and altering the accessible path to lead to the west directly across the loading lane. This would allow one additional parking stall within the South lot.

RESPONSE: Plan revised as requested.

LANDSCAPE ISSUES:

- 1) 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 both parking areas located in the northwest and southeast corner.

Please either comply with Code or seek a variance for the island 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 at the ends of each parking row.

RESPONSE: The district seeks a variance for the north lot due to the size. For the south lot, we have placed trees in the current landscape island between the drop-off lane and the main parking lot. There are light poles located in the interior end landscape islands for safety so installation of trees in the interior end islands is not practical. We have added trees to the landscape islands at both ends of the row of parking spaces that front Dryden Avenue.

- 2) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. For the parking area in the southeast corner, please indicate on the plan that the existing three foot high screen will remain.

This has been addressed and there are no additional comments.

RESPONSE: Noted as previously addressed.

- 3) Provide six foot high landscaping or a fence that provides year round opacity along the north property line in order to screen the parking lot located in the northwest corner. Per Chapter 28, Section 6.15-2 all paved parking areas shall be effectively screened from a residential district.

The existing screen along the north property line adjacent to the parking area is nonconforming. If and when the screen deteriorates it will need to be replaced with code compliant six foot high screen.

RESPONSE: Noted. District 25 will install a code-compliant screening at the north property line should the current screening deteriorate.

Sincerely,
STR Partners LLC



Don Hansen, AIA, LEED AP
Senior Project Manager

We believe comment #36 included in the Round 2 Village of Arlington Heights Plan Commission staff comments to “restrict building occupancy” at Dryden Elementary School would regulate educational activities, administration, and staffing, which are the responsibility of the Board of Education of School District 25, therefore frustrating Arlington Heights School District 25’s statutory duties. We respectfully object to the idea that the Village has the authority to restrict building occupancy for a public school within the State of Illinois.

Based on our current understanding of the Arlington Heights Zoning code, we agree that a jurisdictional claim can be made regarding parking at the facility in which (1) parking space is required for each staff member plus (1) parking space for every (5) classrooms. Details regarding parking at Dryden Elementary School can be found in response to Village comments related to traffic and parking.

While we object to the Village creating an occupancy limit at Dryden, to address the occupancy concern, we have provided additional background information to relay our expectation of how the building will be occupied into the foreseeable future while hosting general education and integrated services program. The classroom/staffing counts provided as part of our submission were based on enrollment projections prepared by a professional demographer. The demographer incorporates housing turnover and new developments within the school boundaries in creating his projections. We do not have reason to believe that this school would encounter a large enrollment spike beyond the 2026-27 school year due to the current percentage of the attendance boundary that is currently developed with single-family homes and the minimal potential for developments that would have a drastic impact on over all school enrollment.

You will see from the theoretical occupancy limits that are provided that the majority are unrealistic, infeasible, and not sustainable for the day-to-day operations of the school. We have provided a variety of examples showing what the maximum building capacity could be if the customary items typically used at a school are not included such as furniture and reasonable classroom layouts.

We believe that **Scenario E and F** are realistic examples of how Arlington Heights School District 25 intends to use Dryden Elementary School as a result of this expansion. We also believe that **Scenario D** is plausible, but highly unlikely due to the relatively stable enrollment parameters for the school.

We believe the information provided should satisfy the Village's request for additional information regarding intended occupancy and eliminate the need to restrict building occupancy.

Occupancy Scenario Analysis

Dryden						
Reference from Round 2 Response	Description of Occupancy Example	Example Room Square Footage	Equation	Maximum Occupancy per Room	Building Maximum Occupancy	Notes
A. Step 2 Capacity Factor Component	OSFM Guidance on Maximum Room Occupancy	875	(36" wide door / 0.2" per person)	180	4,860	Enrollment nearly equals total District enrollment for all grades and is not feasible nor intended due to extreme overcrowding
B. IBC Component	International Building Code per Illinois School Code	875	(875sf / 7sf per occupant)	125	3,375	Exceeds the Total Enrollment of District 25. This assumes no desks or furniture within the classroom.
C 30" Aisle Component	OSFM / NFPA 30" aisle Occupancy Requirement When Desks are Used	875	(28 classrooms x 70 students per room)	70	1,890	Currently Exceeds more than 35% of Total District 25 Enrollment. Current K-5 enrollment for District 25 is 3,336 spread across 7 elementary schools. Not conducive to teaching environment, administration and does not align with District 25 classroom enrollment targets.
D. Arlington Heights School District 25 Classroom Enrollment Targets	District 25 Classroom Enrollment Target Avg. 22.7 student per class	N/A	(28 classrooms x 22.7 student per room)	22.7	636	If the building were 100% occupied with no full size classrooms available for support services using the District 25 average elementary target of 22.7 students per class, the projected building enrollment would be as noted. Though this scenario may be plausible well into the future, it is highly unlikely due to the relatively stable enrollment boundaries of the Dryden attendance area the is currently highly developed single family home residential areas. In addition our demographer does not anticipate the building enrollment going above 526 students in any given year in the next 5 years regardless of the implementation of full day kindergarten.
E. Dryden Proposed Classroom Usage with 25 Classroom Used + 3 Ancillary Classrooms	Dryden Average Number of Students per Classroom	N/A	(25 classrooms x 21.41 students per room)	21.41	535	This would assume that 25 classrooms are used to host general education students, and 3 classrooms would be used for the necessary support services at the building. The intent of the 15% occupancy buffer was to provide the building with full size classrooms that could be used for ancillary services such as Resource, Multi-Lingual, Advanced Learning, OT/PT, Speech, etc at the building and were not intended to be fully used for general K-5 educational spaces.

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<p>F. Demographic and Enrollment Trends 25 Classrooms Used + 3 Ancillary Classrooms Using Projected Enrollment Averages</p>	<p>Dryden Assumes 25 General Education Classrooms Used with 3 Classrooms for Ancillary Services</p>	<p>N/A</p>	<p>Uses average enrollment Total Projection from 2021-2027. Maximum Occupancy per Room for this example is calculated using the Total Projected Enrollment divided by the anticipated 25 classrooms that will be used for General Education</p>	<p>20.16</p>	<p>504</p>	<p>This scenario is the most likely enrollment scenario through the 2026-2027 school year and captures detailed enrollment trends for Westgate Elementary School. Since the Board of Education made the necessary decisions to expand Westgate to accommodate the current school boundaries and District-wide Integrated Services program, we anticipate these numbers to be the most reasonable and stable numbers to anticipate future enrollment at the building. We also do not have reason to believe that this school would encounter a large enrollment spike beyond the 2026-27 school year due to the current percentage of the enrollment boundary that is currently developed and the minimal potential for developments that would have a drastic impact on overall school enrollment.</p>
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