

PLAN COMMISSION PC #22-018
Olive-Mary Stitt School Building Expansion
303 E Olive Street
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 utilities are private and as such will not be the Village's responsibility to maintain. Olive-Mary Stitt School has an existing Onsite Utility Maintenance Agreement on record with the Village that will apply to the proposed utilities. The applicant shall acknowledge that they accept this understanding.

14. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. The Village is aware that the applicant believes that there is sufficient storage in the existing detention basin.

- 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) Provide additional information on the extension of the infiltration trench.

15. An IEPA permit is required for the sanitary sewer.

16. The locations of the sanitary sewer manholes are located very close to the building. This may be an issue in the event the manholes would need to be replaced as it could expose the foundation for the building.

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 that the 150 ft rule is met.

19. Provide clarification if the addition will have an approved automatic sprinkler system.

20. The water main on Olive St was replaced in 2022. The old water main is located between the new main and the curb and was abandoned in place. Update the plans accordingly.
21. Clarify if the existing water service will remain in place.
22. A pressure connection with a valve is required at the main. The water service line shall be pressure tested and chlorinated.
23. Provide dimensions for the water service.
24. Provide a plumbing plan for the water and sewer services.
25. The sidewalk from the exit doors at the southwest corner of the building leads to stairs and is not accessible. Provide a ramp with resting areas.
26. Provide information on the area of refuge for the exit doors at the southwest corner.
27. Provide a concrete pad in front of the FRP doors in the rear of the building.
28. Sheet C401 shows concrete sidewalk over the proposed sanitary sewer and inspection manhole; however, the building elevations show this area as having brick veneer. Clarify if this area is open or will be under a roof.
29. The limits of the pavement replacement shall go to the centerline of the Olive Street.
30. The detector loops for the signal at Olive Street will be disturbed with the pavement repairs on Olive Street. Provide additional information for the repairs of the detector loops.
31. Sidewalks along the construction area should be checked for condition. Any damage caused by construction on sidewalk shall be replaced.
32. Sheet C601 Site Work Details was not provided.
33. There is an existing Contribution Ordinance #53-833 for water, sanitary, and storm sewers on Douglas Avenue between Olive Street and Oakton Street. Although the following PIN numbers are specified in the ordinance: 03-20-306-040, -041, there are no existing or proposed connections to any of the aforementioned utilities. The contribution ordinance is not applicable at this time.
34. Preliminary stormwater calculations were received on 12/13/22. Additional comments will be forthcoming upon review of that submittal.

Traffic:

35. The Traffic & Parking Study report specifies the parking demand to be 62 spaces. The Engineering Division has no objection to granting the variance for the parking space shortage; however, the majority of the ADA parking stalls are located in the Orchard Evangelical Free Church Parking Lot. The required ADA parking should be located in the main parking lot.
36. In the event the parking agreement with Orchard Evangelical Free 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

PLAN COMMISSION PC #22-018
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Round 1 (stormwater additional comments)

- 37. Provide the existing elevation for the orifice for the restrictor.
- 38. Verify the crest elevation of the weir for the restrictor structure.

 12/15/22

Michael L. Pagones, P.E. Date
Village Engineer

Arlington Heights Fire Department Plan Review Sheet

HEALTH SERVICES DEPARTMENT

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PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-018
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.# 03-20-306-041-0000 & 03-20-306-051-0000
Location: Olive-Mary Stitt Elem., 303 E. Olive St.
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: 330,753 SF
of Units Total:
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments from this Department

Jeff Bohner 12/1/22
Environmental Health Officer Date

James McCalister 12/1/22
Director Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-018
 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
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 E-Mail: don@strpartners.com

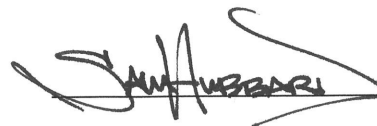
03-20-306-039-0000 & 03-20-306-040-0000,
 P.I.N.# 03-20-306-041-0000 & 03-20-306-051-0000
 Location: Olive-Mary Stitt Elem., 303 E. Olive St.
 Rezoning: Current: Proposed:
 Subdivision: Current: Proposed:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: ✓ For: Public Elem. School
 Land Use Variation: ✓ For: parking stalls
 Land Use: Current: Proposed:
 Site Gross Area: 330,753 SF
 # of Units Total: 1BR: 2BR: 3BR: 4BR:

(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:



12/18/22

Date

Planning & Community Development Dept. Review

December 18, 2022



REVIEW ROUND 1

Project: Olive-Mary Stitt School Building Expansion
303 E. Olive St.

Case Number: PC 22-018

Zoning:

7. The Plan Commission must review, and the Village Board must approve, the following actions:
- Amendment to SUP Ordinance #15-038 to allow a building addition.
 - Variation to Chapter 28, Section 10.4-4, to allow 49 parking stalls where 79 are 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 peak in the years 2026-2027 with 30 classrooms and the expected student enrollment and staffing at 30 classrooms. However, the school is being constructed to include 35 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 35 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 35 classrooms with associated student population and staffing).
9. Please ensure that all plans/documents revised as a result of these comments include a revision date.
10. Provide all resubmittal documents in a USB/flash drive along with one full sized hard copy.

Project Narrative:

11. 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. The front of the property is along Arlington Heights Road, making the rear of the property along Douglas. Accordingly, no rear yard variation is required. Additionally, no exterior side yard setback variation is required.
 - Provide a summary of any exterior site changes proposed (reconstructed parking lots, relocation of asphalt play area, etc.).

Floorplans:

12. A building height variation may be required due to the varied grades along the western elevation. Building height is measured from the average finished lot grade along the western elevation. Please calculate the average grade along this elevation and revise the elevation to show the building height as measure from the average elevation to the top of the roof structure of the building addition (not the coping). If a variation is required, please revise the Written Justification document to address this additional variation.
13. The floorplans appear to label 38 rooms as classrooms and the narrative outlines max capacity will be 35 classrooms. Please clarify and revise the floorplans or narrative accordingly.
14. No floorplan was included for the existing 2nd floor. How is that area used?

Site:

15. The architectural site plan shall show the building setbacks for the building addition, both required and proposed. The proposed setbacks shall be measured from the building addition at its closest point to the adjacent lot line; the western front yard setback shall be revised accordingly. The required setbacks are as follows:
 - Front (west): 32.9'
 - Exterior Side (north): 16.5'
 - Side (south): 16.5'
 - Rear (east): 30'
16. Upon removal of the existing play area at the west of the school, will any new play areas/play equipment be added to the existing onsite playground/play areas? The location of any new playground equipment shall be noted on the architectural site plan. For any large play structures, please provide details on overall size and height, which shall not exceed 300 sq. ft. and 15' respectively.
17. Are any modifications to the existing fences onsite or any new fences proposed?
18. Please provide a detail, including height and design, of the proposed guardrail to the west of the building addition. It is assumed that the revised retaining wall along the northern elevation will include an extension of the existing railing in this location. Please confirm.
19. What material will the proposed retaining walls be constructed of?
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.

Traffic/Circulation/Parking:

21. The traffic and parking study must be revised per maximum building capacities for 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.
22. Please identify areas for landbanked parking should it be necessary to increase the parking supply onsite.
23. To what extent does staff parking occur within the bus loading zone at the north of the school? Is this parking permitted?
24. What percentage of staff utilize the church lot for parking? What percentage of parents were observed using the church lot for drop-off/pick-up?
25. The traffic report states that drop-off and pick-up is permitted on the south side of Olive, however, the map within the report indicates that loading is not permitted in this location. Please clarify. To what extent was drop-off/pick-up observed to occur in this location?
26. Drop-off and pick-up was observed occurring within the Pine St. cul-du-sac and the Belmont cul-du-sac, where loading is prohibited. If no loading in these locations was strictly enforced, demand for the onsite parking lot loading zone would increase.
27. What accounts for the decrease in level of delay at the Arlington Heights Road/Olive Street intersection under future PM conditions?
28. The parking survey showed capacity within the onsite parking lot at 80%. Additional context must be added. What time was this observed? During PM pick-up, the parking lot has been observed to be at capacity.

29. 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?
30. Provide details on the length of the parking agreement with the Orchard Church. Are there options for renewal? Is usage restricted to certain times or number of spaces? Due to the capacity constraints within the Olive parking lot observed during PM pick-up, please consider requiring certain staff to park within the Orchard Church lot.
31. Per code, 19 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:



Olive Mary Stitt School Building Expansion
303 E. Olive Street
PC #22-018
December 15, 2022

Tree Preservation

- 1) The demolition plan indicates that 4 trees are identified for removal. Please identify the size and species of the tree. In addition, if feasible, please explore options for transplanting the tree elsewhere on the site. If transplanting the trees is not feasible, please provide replacement trees per Chapter 28, Section 6.15-5.4.

Landscape Issues

- 1) It is recommended that landscaping be provided along the south property line adjacent to the residential district in order to soften/buffer the proposed addition.