



STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

January 20, 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 #22-018
Responses to Round 1 Comments**

Olive-Mary Stitt Elementary School
303 E. Olive St.
Arlington Heights, IL 60004

STR Project #22050

Dear Mr. Hubbard:

Responses to Round 1 comments for the addition at the above referenced school in Arlington Heights School District 25 follow.

ENGINEERING DEPARTMENT:

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. Detail 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.

RESPONSE: With the exception that plans for the building permit will be submitted to the North Cook Intermediate Service Center/Regional Office of Education who will issue the Building Permit, we acknowledge 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

RESPONSE: Final engineering plans shall be georeferenced using State Plane Coordinate System - Illinois East.

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

RESPONSE: An Onsite Utility Maintenance Agreement shall be executed prior to final engineering approval.

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.

RESPONSE: Preliminary stormwater calculations and narratives have been previously provided to the Engineering Department via email. Final SWM narrative, calculations, and exhibits shall be provided for final engineering review and approval. These exhibits shall be provided for engineering review at a later date.

- a) It is understood that an MWRD permit is required for the proposed improvements. MWRD applications shall be provided to the Village for review, record, and signoff.
- b) A stormwater report with calculations verifying that Village and MWRD storage requirements are met will be provided for final engineering review.
- c) The existing infiltration trench shall be expanded to provide the additional volume control required by the MWRD. Sections views shall be provided for final engineering review.

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

RESPONSE: An IEPA permit shall be applied for if the increased flow exceeds 15 PE.

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.

RESPONSE: This will be taken into consideration, design revisions forthcoming. The MWRD may permit substitution of the 4' Inspection with a cleanout.

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.

RESPONSE: The photometric lighting plan and fixture catalog cuts are provided.

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.

RESPONSE: An exhibit has been prepared for reference.

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

RESPONSE: The addition will have an approved automatic sprinkler system complying with the codes required by an Illinois public school, International Building Code 2015 Edition, International Fire Code 2015 Edition and 2013 NFPA 13.

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.

RESPONSE: Record plans have been requested from the Village in order to update and coordinate our base drawings.

21. Clarify if the existing water service will remain in place.

RESPONSE: The existing water service shall remain. Water serving the new addition will be provided from the existing building. The proposed new service has been removed from the plans.

22. A pressure connection with a valve is required at the main. The water service line shall be pressure tested and chlorinated.

RESPONSE: Note prior response. The proposed new service has been removed from the plans.

23. Provide dimensions for the water service.

RESPONSE: Water for the new addition will be provided from the existing building. This eliminates the need to make a new connection to public water. The proposed new service on the plans has been removed.

24. Provide a plumbing plan for the water and sewer services.

RESPONSE: Note response that new water service has been removed from the plans.

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.

RESPONSE: A ramp with resting areas has been proposed on the revised plan sheets.

26. Provide information on the area of refuge for the exit doors at the southwest corner.

RESPONSE: Exiting is changed to an accessible ramp.

27. Provide a concrete pad in front of the FRP doors in the rear of the building.

RESPONSE: A concrete pad has been provided at the rear door of the proposed addition.

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.

RESPONSE: This area is open. A label "courtyard" has been added to the floor plans and architectural site plan.

29. The limits of the pavement replacement shall go to the centerline of the Olive Street.

RESPONSE: The limits of pavement restoration have been revised to the centerline of 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.

RESPONSE: Record information for the detector loops has been requested from the Village. We do not believe that our proposed pavement restoration is impacting the existing loops, provided the existing loops should be located on the north half of the street, which is excluded from the proposed restoration. This shall be confirmed with additional information to be provided from the Village.

31. Sidewalks along the construction area should be checked for condition. Any damage caused by construction on sidewalk shall be replaced.

RESPONSE: Noted.

32. Sheet C601 Site Work Details was not provided.

RESPONSE: C601 has been provided with the revised plan sheets.

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.

RESPONSE: Noted.

34. Preliminary stormwater calculations were received on 12/13/22. Additional comments will be forthcoming upon review of that submittal.

RESPONSE: Noted.

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.

RESPONSE: Illinois law and the ADA act requirement for accessible spaces is based on the number of spaces in a given parking lot. As such, the school lot and the church lot individually provide the number of required accessible spaces.

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.

RESPONSE: Noted.

37. Provide the existing elevation for the orifice for the restrictor.

RESPONSE: The invert elevation of the existing restrictor has been indicated on the revised plan sheets.

38. Verify the crest elevation of the weir for the restrictor structure.

RESPONSE: The crest elevation of the internal weir has been updated.

FIRE DEPARTMENT:

1. All spaces added should be covered by the fire alarm and/or fire suppression systems.

RESPONSE: All spaces will be covered by fire alarm and fire sprinkler systems. The fire alarm will comply with current National Electric Code (NEC). The fire sprinkler system will comply with International Building Code 2015 Edition, International Fire Code 2015 Edition and 2013 NFPA 13 as required for Illinois public schools.

2. Alarm and suppression systems should be tested upon completion of the work.

RESPONSE: The fire alarm and sprinkler systems will be tested as is required by the Illinois State Board of Education (ISBE) to obtain a Certificate of Occupancy from the North Cook Intermediate Service Center/Regional Office of Education.

HEALTH SERVICE DEPARTMENT:

1. No comments at this time.

RESPONSE: Noted.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:

1. Complies with Comprehensive Plan? Yes

RESPONSE: Noted.

2. Complies with Thoroughfare Plan? Yes.

RESPONSE: Noted.

3. Variations needed from Zoning Regulations? Yes.

RESPONSE: Noted. Variations are being requested.

4. Variations needed from Subdivision Regulations? No.

RESPONSE: Noted.

5. Subdivision Required? No.

RESPONSE: Noted.

6. School/Park District Contributions Required? No.

RESPONSE: Noted.

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.

RESPONSE: Revised Justification is attached.

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).

RESPONSE: See 3 page attachment at end.

9. Please ensure that all plans/documents revised as a result of these comments include a revision date.

RESPONSE: A date is shown.

10. Provide all resubmittal documents in a USB/flash drive along with one full sized hard copy.

RESPONSE: One full size hard copy and a USB/flash drive is provided for all new and revised plans/documents.

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.).

RESPONSE: The project narrative is a revised.

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.

RESPONSE: The building height as measured from the average elevation to the top of the roof is added to the exterior elevations. A variation is not required.

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.

RESPONSE: The floor plans are revised.

14. No floorplan was included for the existing 2nd floor. How is that area used?

RESPONSE: The existing 2nd floor plan is added to the drawings. Uses are labeled.

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'

RESPONSE: The architectural plan is revised to show the correct setbacks.

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.

RESPONSE: A replacement playground area is proposed at the SW corner of the existing hard surface play area, east of the school building. This play area is located within a Watermain and Storm Sewer Easement By Document 93944348. Given the depth of the existing storm relief sewer and combined sewer, no impact to either utility is anticipated with the construction of the replacement playground. The existing watermain is outside of the limits of the proposed playground and is not anticipated to be impacted. Does the Village have any objection to the playground being built within the easement area.

17. Are any modifications to the existing fences onsite or any new fences proposed?

RESPONSE: New fencing is proposed on and south side of the new addition. This is noted on C201.

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.

RESPONSE: Partial rail is shown on the west elevation on the exterior elevations sheet. The height is 42" and the railing design matches existing.

19. What material will the proposed retaining walls be constructed of?

RESPONSE: Concrete similar to existing is proposed.

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.

RESPONSE: No new ground mounted mechanical equipment is proposed.

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.

RESPONSE: See response to Comment 8.

22. Please identify areas for landbanked parking should it be necessary to increase the parking supply onsite.

RESPONSE: No land-banked parking is shown. The existing parking lot could be expanded to the east since AHSD25 is the owner of all property up to Douglas Ave, including the property that contains Greens Park.

23. To what extent does staff parking occur within the bus loading zone at the north of the school? Is this parking permitted?

RESPONSE: None.

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?

RESPONSE: One third of the staff park in the church lot (21 out of 60 vehicles). Ten to twenty percent of driving parents use the church lot.

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?

RESPONSE: None was observed.

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.

RESPONSE: Correct, 23 vph were observed using the cul-de-sacs which would then be diverted to the school parking lot or the church parking lot for loading.

27. What accounts for the decrease in level of delay at the Arlington Heights Road/Olive Street intersection under future PM conditions?

RESPONSE: Capacity analyses corrected and revised in report.

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.

RESPONSE: The parking survey was conducted in the morning after all drop-off activities were finished. The parking demand represents the parking needed for staff and daytime visitors. During the afternoon dismissal, any empty spaces were used by parents to park, meet their children, and then walk them back to the vehicle. The church lot was also used in this manner by parents. Providing more parking to meet this afternoon demand is cost prohibitive for the amount of time the space is needed when the church lot is available to meet this demand.

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?

RESPONSE: The intersections serving the school at good levels of service with the capacity to handle additional traffic from 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.

RESPONSE:

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.

RESPONSE: The existing bike parking stalls has been added to the architectural site plan.

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.

RESPONSE: There are only two trees to be removed as part of this project. They are indicated by size, species and condition on the landscape plan. It is not feasible to transplant the existing trees to be removed. We are planting 4 new trees as part of this landscape plan.

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.

RESPONSE: There are a number of large existing trees and some understory plantings along the south portion of the property in this location. We will add some additional landscape in this area where possible to provide additional screening.

VAH POLICE:

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

RESPONSE: Noted.

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.

RESPONSE: Noted. This project will comply with VAH Zoning ordinances related to site lighting.

- 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.

RESPONSE: Noted. This project will comply with VAH Zoning ordinances related to site lighting.

- This project includes plans for additional 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.

RESPONSE: Noted. This project will comply with VAH Zoning ordinances related to site lighting.

3. Present traffic problems? There are no traffic problems at this location.

RESPONSE: Noted.

4. Traffic accidents at particular location? This is not a problem area in relation to traffic accidents.

RESPONSE: Noted.

5. Traffic problems that may be created by the development. This development should not create any additional traffic problems.

RESPONSE: Noted. We intend to install an architectural crash rated fence system with associated landscaping ground cover along AH Road to assist with preventing any vehicles from impacting the building in the event of an extreme vehicle accident at that intersection.

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.

RESPONSE: Noted. District 25 believes the Arlington Heights Police Department continuously has up to date contact information for District 25 facilities with their School Resource Officers.

- With the sizeable addition to Olive 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.

RESPONSE: Noted. We do not intend to place any mechanical equipment in locations that would allow roof or building access.

- 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.

RESPONSE: Noted. We will comply with VAH Zoning and Design commission requirements related to building aesthetics and may not always be able to accommodate the windows height request due to the current aesthetics of the building and the incorporation of the new addition design.

- 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.

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. Classrooms will be assigned

based on administrator input and not necessarily be assigned to the youngest students.

- 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.

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. District 25 is internally exploring various security measures that they will inform first responders of any potential changes to normal operations or procedures.

- 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.

RESPONSE: Noted. We will comply with VAH zoning requirements as it relates to landscaping and placement of items.

- 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.

RESPONSE: Noted. There are no proposed landscape materials in the sightlines that would inhibit natural surveillance. We will comply with VAH zoning requirements as it relates to landscaping and placement of items.

- 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.

RESPONSE: There is no landscape materials proposed 3' or higher within 15' of the entrances. All mature trees will be maintained, limbed up, 8' from the ground.

- 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.

RESPONSE: Noted. There are no plants proposed for this site that have thorns or sharp foliage. Noted. We will comply with VAH zoning requirements as it relates to landscaping and placement of items. The height and placement of items noted in this comment is a recommendation through CPTED and may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- 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.

RESPONSE: Noted. We will comply with VAH zoning requirements as it relates site parking and traffic. CPTED recommendations may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- Pedestrian pathways on the property should be separated from vehicular routes by use of curbing, color markings, landscaping and/or other types of barriers.

RESPONSE: Noted. We will comply with VAH zoning requirements as it relates site parking and traffic. CPTED recommendations may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- 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.

RESPONSE: Noted. We will comply with VAH zoning requirements as it relates site parking and traffic. CPTED recommendations may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- 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.

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. The school will utilize CCTV and coordinate placement where appropriate.

- 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.

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. We will comply with VAH zoning requirements related to parking and traffic.

- Signage should also be used to delineate school property boundaries from adjacent properties.

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District.

- Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District.

- 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 10 new classrooms and a new gymnasium to this building, it will be essential to renumber all exterior doors and to update the school's crisis manual as soon as possible.

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. We intend to install the appropriate exterior door numbers and relay any changes to local first responders.

- 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

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. It is not always feasible for one pick-up and drop-off location to be utilized based on site layout and the necessary capacity needed to load and unload the building on a daily basis.

- 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.

RESPONSE: Noted. We will comply with Village zoning requirements related to parking and traffic.

- 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.

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District.

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

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. We will comply with Village zoning requirements as it relates to site and landscaping items.

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

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District.

Sincerely,
STR Partners LLC

Don Hansen, AIA, LEED AP
Senior Project Manager

Olive VAH Comment 1st Round Comment Response to Comment #8

While we object to the Village creating an occupancy limit at Olive, in an effort 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 overall school enrollment.

Based on our current understanding of the Arlington Heights Zoning code, we agree that a jurisdictional claim can be made in regard to 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 Olive Elementary School can be found in response to Village comments related to traffic and parking.

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 **Scenarios E and F** are realistic examples of how Arlington Heights School District 25 intends to use Olive 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.

Olive						
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	6,300	Enrollment exceeds 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	4,375	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	(36 classrooms x 70 students per room)	70	2,450	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	(36 classrooms x 22.7 students per room)	22.7	795	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 Olive attendance area which is currently a highly developed single-family home residential areas. In addition, our demographer does not anticipate the building enrollment fluctuating drastically to cause this level of enrollment at the school.
E. Olive Proposed Classroom Usage with 32 Classroom Used + 4 Ancillary Classrooms	Olive Average Number of Students per Classroom	N/A	(32 classrooms x 21.5 students per room)	21.5	688	This would assume that 32 classrooms are used to host general education students, and 4 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.
F. Demographic and Enrollment Trends 32 Classrooms Used + 4 Ancillary Classrooms Using Projected Enrollment Averages	Dryden Assumes 25 General Education Classrooms Used with 3 Classrooms for Ancillary Services	N/A	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	19.66	629	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.
--	--	--	--	--	--	-------------------------------