

PLAN COMMISSION PC #22-018
Olive-Mary Stitt School Building Expansion
303 E Olive Street
Round 2

39. The petitioner's response to comment nos. 11-13, 15, 17, 19, 21-28, 30-36 are acceptable.
40. The petitioner's response to comment no. 14 is noted. The detailed stormwater management report and calculations shall be provided at final engineering.
41. The petitioner's response to comment no. 16 is noted. Design revisions for the location of the sanitary sewer manholes shall be addressed at final engineering.
42. The petitioner's response to comment no. 18 is noted. The fire exhibit provided is incomplete and does not show the turning radius of the responding vehicle or the 150 ft radius. The fire exhibit shall be updated at final engineering.
43. The petitioner's response to comment no. 20 is noted. The as-built plans for the water main on Olive St have been provided.
44. The petitioner's response to comment no. 29 is noted. The limits of the pavement replacement have not been revised to go to the centerline of Olive Street. This can be addressed at final engineering.
45. The petitioner's response to comment nos. 37 and 38 are noted. The elevations for the orifice and the crest elevation of the weir in the restrictor structure do not match the elevations provided on the as-built drawings for the addition completed in 2015. Verify the elevations. This can be addressed at final engineering.


Michael L. Pagones, P.E. 1/30/23
Village Engineer Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

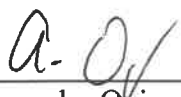
DEPARTMENT PLAN REVIEW SUMMARY

Olive School Building Expansion
303 E Olive St

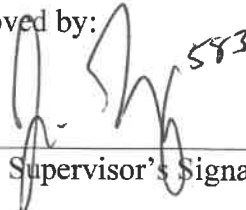
Round 2 Review Comments

01/24/2023

1. **Character of use:**
Nothing further.
2. **Are lighting requirements adequate?**
Nothing further
3. **Present traffic problems?**
Nothing further.
4. **Traffic accidents at particular location?**
Nothing further.
5. **Traffic problems that may be created by the development.**
Nothing further.
6. **General comments:**
Nothing further.

 #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:  583

Supervisor's Signature

Planning & Community Development Dept. Review

January 30, 2023



REVIEW ROUND 2

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

Case Number: PC 22-018

Zoning:

32. The response to comments #9, #10, #12, #14, #15, #18-#20, #22-#24, #27, #29, and #31 is acceptable.
33. The response to comment #7 is noted. Based on your response, the following approvals are needed:
- Amendment to SUP Ordinance #15-038 to allow a building addition.
 - Amendment to the Variation granted in Ordinance #15-038 where 49 parking spaces were allowed where 76 spaces are required by code, to now allow 49 spaces where 79 spaces are required by code.
 - A Variation may be required for the fence/barrier proposed along Arlington Heights Rd. Please provide details on the proposed fence/barrier including height and product specifications.

General:

34. The response to comment #8 is noted. Similar to Westgate and Dryden schools, a condition of approval will be included to require continued cooperation between the Village and Olive School if enrollment exceeds or is projected to exceed 628 students within the proposed building.

Project Narrative:

35. The response to comment #11 indicated a revised project narrative, however, no such document was submitted.

Site:

36. The response to comment #16 is noted. The proposed playground work is within the rear yard and appears to be code compliant. Please ensure the playground equipment is less than 15' in height and no individual structures exceed 300 square feet.
37. The response to comment #17 is noted. Please provide a detail for the proposed fence/barrier along Arlington Heights Road, including height and product specifications. Depending on details, a variation may be required. The barrier should be designed to be aesthetically compatible.
38. The response to comment #19 is noted. There is no concern with the proposed 2.5' tall retaining wall.

Traffic/Circulation/Parking:

39. The response to comment #21 is noted. Please see #34 above.
40. The response to comment #26 is noted. If the Orchard Church ever terminates their allowance for SD25 use of their parking lot(s), then the School District shall be required to address potential issues with drop-off/pick-up to the satisfaction of the Village, which could require construction of additional parking areas. When does the agreement with Orchard Church expire?
41. The response to comment #28 is noted. Please see #40 above.
42. No response was provided to comment #30. Please provide a response.

Prepared by:

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>22-018</u>	03-20-306-039-0000 & 03-20-306-040-0000, P.I.N.# <u>03-20-306-041-0000 & 03-20-306-051-0000</u>
Petitioner: <u>Don Hansen, STR Partners LLC Architects</u>	Location: <u>Olive-Mary Stitt Elem., 303 E. Olive St.</u>
<u>350 W. Ontario St., Suite 200</u>	Rezoning: _____ Current: _____ Proposed: _____
<u>Chicago, IL 60654</u>	Subdivision: _____
Owner: <u>Arlington Heights School District 25</u>	# of Lots: _____ Current: _____ Proposed: _____
<u>1200 S. Dunton Avenue</u>	PUD: _____ For: _____
<u>Arlington Heights, IL 60005</u>	Special Use: <input checked="" type="checkbox"/> For: <u>Public Elem. School</u>
Contact Person: <u>Don Hansen, STR Partners LLC</u>	Land Use Variation: <input checked="" type="checkbox"/> For: <u>parking stalls</u>
Address: <u>350 W. Ontario St., Suite 200</u>	Land Use: _____ Current: _____
<u>Chicago, IL 60654</u>	Proposed: _____
Phone #: <u>312-464-1444 ext. 168, Direct 312-242-4168</u>	Site Gross Area: <u>330,753 SF</u>
Fax #: <u>312-464-0785</u>	# of Units Total: _____
E-Mail: <u>don@strpartners.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

YES	NO
<u>X</u>	_____
<u>X</u>	_____
_____	<u>X</u>

Comments:

No comments

Don Hansen 1/27/23
Coordinator Date