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February 1, 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 2 Comments**

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

STR Project #22050

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:

39. The petitioner's response to comment nos. 11-13, 15, 17, 19, 21-28, 30-36 are acceptable.

RESPONSE: Noted.

40. The petitioner's response to comment no. 14 is noted. The detailed stormwater management report and calculations shall be provided at final engineering.

RESPONSE: Noted.

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.

RESPONSE: Noted.

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.

RESPONSE: The fire exhibit has been updated to include the turning radius of the responding vehicle. Additional information shall be provided for final engineering, but it should be noted that an AutoTurn exhibit was previously reviewed associated with the 2015 addition and we are not proposing any modifications to the onsite circulation pattern or geometric layout of the existing parking lot.

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.

RESPONSE: The plans have been updated to reflect existing conditions per the as-built information provided and additional record information on file.

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.

RESPONSE: The limits of pavement restoration have been extended out to the centerline of the road at the proposed location of curb removal and replacement associated with construction access. We will continue to coordinate restoration during final engineering review if the revision is still deemed insufficient by Village staff.

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.

RESPONSE: Additional information has been added to the callout for the existing restrictor structure.

POLICE DEPARTMENT:

1. Character of use: Nothing further.

RESPONSE: Noted.

2. Are lighting requirements adequate? Nothing further.

RESPONSE: Noted.

3. Present traffic problems? Nothing further.

RESPONSE: Noted.

4. Traffic accidents at particular location? Nothing further.

RESPONSE: Noted.

5. Traffic accidents that may be created by the development. Nothing further.

RESPONSE: Noted.

6. General comments: Nothing further.

RESPONSE: Noted.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:

Zoning:

32. The response to comments #9, #10, #12, #14, #15, #18-#20, #22-#24, #27, #29, and #31 is acceptable.

RESPONSE: Noted.

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.

RESPONSE: A revised Written Justification for Special Use and Variation is provided. The fence is added for a height variation.

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.

RESPONSE: Noted. Arlington Heights School District 25 will work with Village staff and Departments to collaborate on reasonable solutions should traffic issues arise.

Project Narrative:

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

RESPONSE: A revised project narrative is provided with Round 2 responses. Zoning actions are revised. Exterior site changes are summarized.

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.

RESPONSE: Existing playground equipment will be relocated. It is less than 15' in height and no individual structure exceeds 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.

RESPONSE: Detail, specification, and product information related to the Ameristar Stalwart K8 Post and Rail barrier system have been provided on revised C602.

38. The response to comment #19 is noted. There is no concern with the proposed 2.5' tall retaining wall.

RESPONSE: Noted.

Traffic/Circulation/Parking:

39. The response to comment #21 is noted. Please see #34 above.

RESPONSE: Noted.

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?

RESPONSE: Noted. The current agreement expires in 2032 with an automatic renewal clause.

41. The response to comment #28 is noted. Please see #40 above.

RESPONSE: Noted. See response to comment #40.

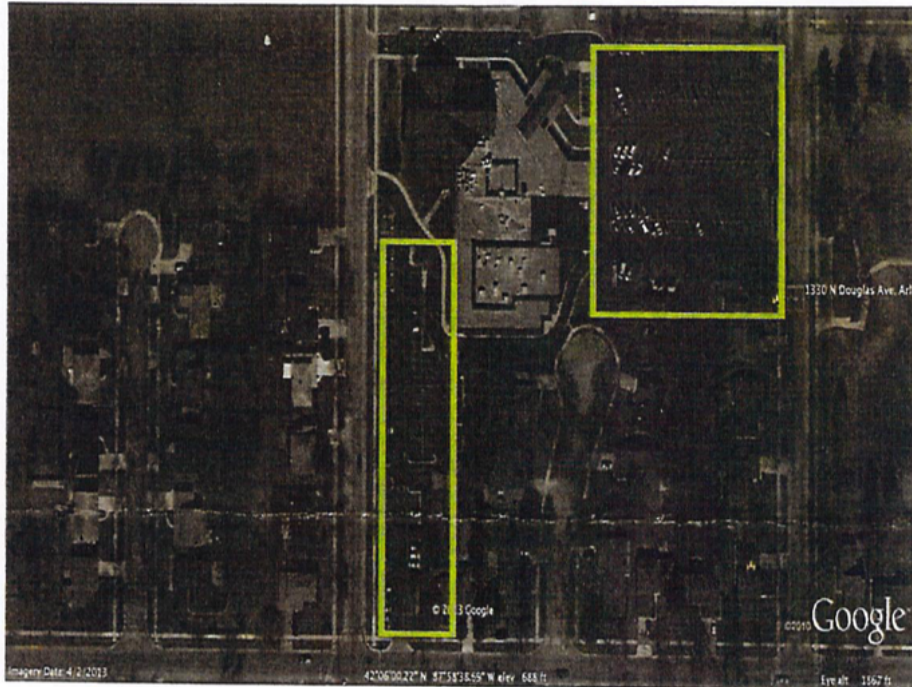
42. No response was provided to comment #30. Please provide a response.

RESPONSE: Response to "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." is as follows:

- Term: 10 years 11/15/22 - 11/15/2032
 - Automatic 5-year renewal
- School Access to Church Parking Lots Highlighted in Exhibit A
 - Hours 7:00am - 10:00pm
 - It can be used for the overflow parking for students, teachers, parents, legal guardians, other invitees of students, and other members of the public dropping off and picking up students for school and attending school-related events, including school faculty and staff meetings, parent-teacher meetings, extracurricular school activities, educational programming events and school athletic events featuring the School District's athletic teams.

EXHIBIT A

**DEPICTION OF CHURCH LOT
AND SPECIFIC AREAS AVAILABLE FOR USE**



LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Ordinance: Yes.

RESPONSE: Noted.

2. Complies with Landscape Plan Ordinance: Yes.

RESPONSE: Noted.

3. Parkway Tree Fee Required: No.

RESPONSE: Noted.

4. Comments: No Comments.

RESPONSE: Noted.



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Sincerely,
STR Partners LLC

Don Hansen, AIA, LEED AP
Senior Project Manager