ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-019
Petitioner: Don Hansen, STR Partners LLC
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 x. 168, Direct 312-242-4168
Fax #: 312-464-0785
E-Mail: don@strpartners.com

P.I.N.# 03-19-108-035 & 03-19-108-024
Location: Patton Elem. School, 1616 N. Patton Ave.
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: ✓ For: Public Elem. School
Land Use Variation: _____ For: _____

Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 330,932 SF
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

	YES	NO	COMMENTS
1. PUBLIC IMPROVEMENTS REQUIRED:			
a. Underground Utilities			
Water		NO	
Sanitary Sewer			
Storm Sewer			
b. Surface Improvement			
Pavement			
Curb & Gutter			
Sidewalks			
Street Lighting			
c. Easements			
Utility & Drainage			
Access			

2. PERMITS REQUIRED OTHER THAN VILLAGE:
a. MWRDGC X b. IDOT _____
c. ARMY CORP _____ d. IEPA _____
e. CCHD _____

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?		X	
4. SITE PLAN ACCEPTABLE?		X	
5. PRELIMINARY PLAT ACCEPTABLE?		N/A	
6. TRAFFIC STUDY ACCEPTABLE?	X		
7. STORM WATER DETENTION REQUIRED?	X		
8. CONTRIBUTION ORDINANCE EXISTING?		X	
9. FLOOD PLAIN OR FLOODWAY EXISTING?		X	
10. WETLAND EXISTING?		X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: ERIKSSON ENG.
DATE OF PLANS: 12/5/2022

Director VILLAGE ENGINEER 12/27/22 Date

DEC 09 2022

PLANNING & ZONING
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #22-019
Patton School Expansion
1616 North Patton Avenue
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 detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

14. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations.
    a) An MWRD permit is required.
    b) The brief stormwater summary provided with an explanation of the methodology is acceptable. Provide a storm water report with calculations to verify that both the Village and MWRD storage requirements are met.
    c) Minimum restrictor size allowed for maintenance reasons is 2". If the restrictor size required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.
    d) Provide a detail showing the restrictor structure.
    e) Any detention system located under pavement must be designed to AASHTO HS-25 loading.
    f) The parking lot is shown to be reconstructed. This area should be accounted for in the detention.
    g) The existing topography indicates that the south parking lot may have detention on the lot. This must be accounted for in the detention.
    h) The south parking lot shows an existing light pole and electrical wiring. Clarify if the light pole can remain or if the electrical wiring must be lowered.
    i) Show the overflow route.
    j) Additional comments will be forthcoming once preliminary stormwater calculations are received.

15. 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 are permitted.

16. 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.

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

18. Fire lanes must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. The heavy-duty pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

19. Provide a fire lane for the south parking lot consisting of the heavy-duty pavement section.

20. Provide the full striping plan for both parking lots.

21. Both parking lots are currently under stop control. Detectable warning panels are required for the public sidewalk.

22. Two-way traffic requires a minimum of 24 ft.
    a) The parking stalls in the north parking lot can be reduced to 16.5 ft provided if additional space of 1.5 ft in length is provided for the car overhang.
    b) The entrance to the north parking lot must be widened to accommodate two-way traffic.

Public Works:

23. Provide an operation and maintenance plan for the detention facility.

Michael L. Pagones, P.E. 12/27/22
Michael L. Pagones, P.E. Date
Village Engineer

PLAN COMMISSION PC #22-019
Patton School Building Expansion
1616 N Patton Ave
Round 1 (stormwater additional comments)

24. The detention summary and calculations provided show that 0.683 ac-ft is required for the development area under the proposed conditions. Staff concurs with the storage required.

25. The runoff from the north parking lot is not being captured. Demonstrate that an equal volume of water will be captured in the detention system in the south parking lot.

26. Provide an exhibit showing the tributary area being used to offset the volume and provide calculations that show the area generates an equal volume.

1/13/23

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

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number 22-019

Project Name Patton School Building Expansion

Project Location 1616 N Patton Ave

Planning Department Contact Sam Hubbard

General Comments

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

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

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date 12/15/22 Reviewed By: D/C Roberts

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Patton School Building Expansion
1616 N Patton Ave

Round 1 Review Comments **12/26/2022**

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

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.

   - 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.

   - This project includes plans for addition 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.

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

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

5. **Traffic problems that may be created by the development.**
   This development should not create any additional traffic problems. However, this expansion puts the new classrooms directly adjacent to Arlington Heights Rd. Will concrete barriers and/or other devices be utilized to deter a vehicle from striking the building in the event a vehicle leaves the roadway (whether intentionally or unintentionally)?

   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.

- With the sizeable addition to Patton 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.

- 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.

- 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.

- 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.

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.

Landscaping:

- 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.

- 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.

- 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.

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.

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

- 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.

- 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.

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.

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

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

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

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

- 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.

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.

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

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

A. O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

583

Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

Print Form (To Mail)

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-019
Petitioner: Don Hansen, STR Partners LLC
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 x. 168, Direct 312-242-4168
Fax #: 312-464-0785
E-Mail: don@strpartners.com

P.I.N.# 03-19-108-035 & 03-19-108-024
Location: Patton Elem. School, 1616 N. Patton Ave.
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: ✓ For: Public Elem. School
Land Use Variation: _____ For: _____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 330,932 SF
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments.

12-14-22
Environmental Health Officer Date

12/14/22
Director Date

RECEIVED
DEC 09 2022
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

December 28, 2022

REVIEW ROUND 1

Project: Patton School Building Expansion
1616 N. Patton Ave.

Case Number: PC 22-019

Zoning:

7. The Plan Commission must review, and the Village Board must approve, the following actions:
   - Amendment to SUP Ordinance #90-087 to allow a building addition.
   - Land Use Variation to allow a public elementary school within the P-L District.
   - Amendment to the Comprehensive Plan to reclassify the subject property from Parks to Schools.

General:

8. The project narrative and traffic/parking study is based on the expected student population peak in the years 2026-2027 with 20 classrooms and the expected student enrollment and staffing at 20 classrooms. However, the school is being constructed to include 24 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 24 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 24 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:
    - Please revise the project narrative to outline the requested zoning actions, which are summarized above.
    - Provide a summary of any exterior site changes proposed (reconstructed parking lots, any changes to the play areas, etc.).

Floorplans:

12. No floorplan was included for the 2nd floor. How is that area used? The 1st floor shows 17 classrooms; are the remaining 7 classrooms located on the 2nd floor?

Site:

13. The architectural site plan shall be revised to show the correct required setbacks for the site, as follows:
    - Front (east): 31.4'
    - Side (north): 51.5'
    - Side (south): 51.5'

14. The shed located within the North parking lot occupies two parking stalls and is in a non-compliant location as it is not within the rear yard. The Staff Development Committee is supportive of a variation to allow it within the side yard in close proximity to the parking lot, but the shed should be relocated to where it does not occupy

parking stalls given that the North lot is frequently at capacity with only the handicap parking stalls being vacant. Please confirm the shed is less than 15' in height and show the revised location on the site plan. A variation from Section 6.5-2 will be required; please update the Project Narrative and Written Justification document accordingly.

15. The striping within the South parking lot is incomplete on sheet C201. Please add striping and dimensions for all spaces, along with the striping for the drop-off/pick-up lane. Drive aisle widths should be added to the Southern parking lot.

16. The parking lot striping within the North and South lots are different as shown on the architectural plans and engineering plans. Please revise the applicable plan for consistency. Assuming the engineering plans show the correct striping, the North lot will contain 39 parking stalls and the South lot will contain 39 parking stalls, which equates to a site total of 78. Upon relocation of the shed, the total number of parking stalls will be 80 spaces. Please revise the Project Narrative accordingly.

17. The drive aisle within the reconstructed North lot is proposed at 22.5' in width and it appears that a drive aisle within the Southern lot is 23' in width. Please either request a variation and update the Project Narrative and Written Justification accordingly, or revise the drive aisle widths to conform to Code.

18. 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.

19. If any landscape variations are requested, please clearly identify what variations have been requested and update the Project Narrative and Written Justificaiton document accordingly.

Traffic/Circulation/Parking:

20. 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.

21. Please identify areas for landbanked parking to increase the parking supply onsite if it becomes necessary. Maintaining green space is important, however, having a land-banked concept, should it become necessary due to future school enrolment growth, is important.

22. How can traffic be encouraged to utilize southbound Patton Ave. for pick-up, instead of southbound Kennicott to Maude, to avoid stacking along Maude that impacts the Maude/Kennicott intersection?

23. 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?

24. Page 16 of the EEA study indicates that the South lot has stacking space to accommodate 35 vehicles. Please clarify.

25. Does the North lot have signage restricting right turns during afternoon dismissal?

26. 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: 

Patton School Building Expansion
1616 N. Patton Avenue
PC #22-019
December 20, 2022

Tree Preservation

1) The demolition plan indicates that trees will be removed. Please identify the size and species of each tree. In addition, if feasible, please explore options for transplanting the tree elsewhere on the site.

Landscape Issues

2) 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).

3) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Please provide the code required screen for each parking area.

4) Provide six foot high landscaping that provides year round opacity along the northern property line adjacent to the North Lot, and the south and southeast property line adjacent to the South Lot in order to screen each parking area. Landscaping along the western edge of the South Lot is not required due to a previously granted variation in 1990. Per Chapter 28, Section 6.15-2 all paved parking areas shall be effectively screened from a residential district.