

PLAN COMMISSION PC #22-019
Patton School Expansion
1616 North Patton Avenue
Round 2

27. The petitioner's response to comment nos. 11-13, 15, 17-26 are acceptable.
28. The petitioner's response to comment no. 14 is noted. The detailed stormwater management report, calculations, restrictor detail, AASHTO HS-25 loading, and overflow route shall be provided at final engineering.
29. The petitioner's response to comment no. 16 is noted. Show the fire truck entering the parking lots on the exhibit. 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

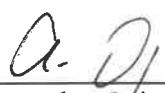
DEPARTMENT PLAN REVIEW SUMMARY

Patton School Building Expansion
1616 N Patton Ave

Round 2 Review Comments

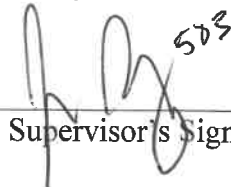
01/24/2023

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 Owington, Crime Prevention Officer
Community Services Bureau

Approved by:

 503

Supervisor's Signature

Planning & Community Development Dept. Review

January 30, 2023



REVIEW ROUND 2

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

Case Number: PC 22-019

The response to the following comments is acceptable: #9-#13, #15, #17, #18, #21-#26.

Zoning:

27. The response to comment #7 is noted. The following approvals have been requested:

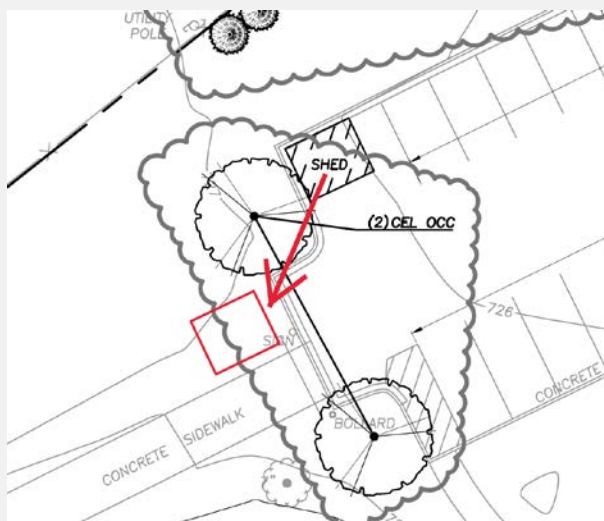
- Amendment to SUP Ordinance #90-087 to allow a building addition.
- Land Use Variation to allow a public elementary school within the P-L District.
- Amendment to the Comprehensive Plan to reclassify the subject property from Parks to Schools.
- Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at each end of the two central rows of parking within the South parking lot.
- Variation to Chapter 28, Section 6.15-1.2b, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, within the North parking lot.
- Additional Variations may be required depending upon your ability to relocate the shed and comply with landscape requirements.

General:

28. 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 Patton School if enrollment exceeds or is projected to exceed 422 students within the proposed building.

Site:

29. The response to comment #14 is insufficient. The location of the shed has not changed. Please move the shed from the parking stalls and relocate so as to add two additional parking stalls to the existing parking lot. The North lot is often at capacity and additional parking stalls would be beneficial in this location. Please justify why the shed cannot be moved as shown below:



30. The response to comment #16 is noted. Please see #29 above.

31. The response to comment #19 is noted. However, per the landscape plan, the following variations are necessary:

- Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at each end of the two central rows of parking within the South parking lot. *Staff is supportive of this variation, provided the School District utilizes pavers within the central parking row of the South Lot.*
- Variation to Chapter 28, Section 6.15-1.2b, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, within the North parking lot. *Staff is supportive of this variation, provided the School District can relocate the shed as requested.*

32. The Arborvitae proposed along the north and south sides of the parking lots shall be revised to be 6' in height.

Traffic/Circulation/Parking:

33. The response to comment #20 is noted. Please see #28 above.

34. The response to comment #22 is noted. Traffic from the school, if not managed properly, will impact the Maude/Kennicott intersection. The School District shall continue to work with the Village and neighbors to address drop-off/pick-up operations and concerns.

Prepared by:



Patton School Building Expansion
1616 N. Patton Avenue
PC #22-019
January 27, 2023

Landscape Issues

- 1) 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).

Per the petitioner's response, a variation is being requested for the code required islands.

- 2) Provide six foot high landscaping that provides year round opacity along the north, south and southeast property line in order to screen the each parking area. Per Chapter 28, Section 6.15-2 all paved parking areas shall be effectively screened from a residential district.

Please increase the height of the proposed Arborvitae along the north property line to six feet in order to meet the code requirement.

For the south parking area please increase the height of the plant material to six feet. In addition, please substitute the deciduous shrubs with evergreens such as Arborvitae so that the screen provides year round opacity.