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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 #22-019
Responses to Round 2 Comments**

Patton Elementary School
1616 N. Patton Ave.
Arlington Heights, IL 60004

STR Project #22051

Dear Mr. Hubbard:

Responses to Round 2 comments for the addition at the above referenced school in Arlington Heights School District 25 follow.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:

Zoning:

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

RESPONSE: Noted.

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.

RESPONSE: A revised Written Justification for Special Use and Variations is provided to include the landscape variations.

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.

RESPONSE: AHSD25 will work with VAH to determine what measures if any, should be taken at Patton should the student enrollment exceed 422 students.

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:

RESPONSE: We intend to move the shed off of the parking lot in order to gain several parking spaces for this parking lot.

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

RESPONSE: See response to comment #29.

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.

RESPONSE: A revised Written Justification for Special Use and Variations is provided to include these two Variations. Also see response to Comment #27. Pavers will be utilized within the central parking row of the South Lot. We intend to move the shed off of the parking lot.

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

RESPONSE: The Arborvitae proposed along the north and south sides of the parking lot have been revised to be 6' in height.

Traffic/Circulation/Parking:

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

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

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.

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

Sincerely,
STR Partners LLC



Don Hansen, AIA, LEED AP
Senior Project Manager