

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-020
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.# 03-18-112-003
Location: Greenbrier Elem. School, 2330 N. Verde Dr
Rezoning: Current: Proposed:
Subdivision:
# of Lots: Current: Proposed:
PUD: For:
Special Use: [checked] For: Public Elem. School
Land Use Variation: [checked] For: parking stalls
Land Use: Current: Proposed:
Site Gross Area: 173,147 SF
# of Units Total:
1BR: 2BR: 3BR: 4BR:

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

1. PUBLIC IMPROVEMENTS

Table with columns: REQUIRED, YES, NO, COMMENTS. Rows include: a. Underground Utilities (Water, Sanitary Sewer, Storm Sewer), b. Surface Improvement (Pavement, Curb & Gutter, Sidewalks, Street Lighting), c. Easements (Utility & Drainage, Access). 'NO' is handwritten in the YES column for all items.

2. PERMITS REQUIRED OTHER THAN VILLAGE:

- a. MWRDGC [checked] b. IDOT
c. ARMY CORP d. IEPA
e. CCHD

Table with columns: YES, NO, COMMENTS. Rows 3-10: 3. R.O.W. DEDICATIONS?, 4. SITE PLAN ACCEPTABLE?, 5. PRELIMINARY PLAT ACCEPTABLE?, 6. TRAFFIC STUDY ACCEPTABLE?, 7. STORM WATER DETENTION REQUIRED? [checked], 8. CONTRIBUTION ORDINANCE EXISTING?, 9. FLOOD PLAIN OR FLOODWAY EXISTING?, 10. WETLAND EXISTING? [checked].

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: ERIK SSOMIENIS
DATE OF PLANS: 12/6/2022

Signature: [Handwritten Signature] 12/27/22
Director: [Signature] VILLAGE ENGINEER
Date

**PLAN COMMISSION PC #22-020**  
**Greenbrier School Expansion**  
**2330 North Verde 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 existing detention and proposed volume control 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) The parking lot is shown to be reconstructed. This area should be accounted for in the detention.
- f) The existing topography indicates that the parking lot off of Verde Ave may have detention on the lot. This must be accounted for in the detention.
- g) Show the overflow route.
- h) Additional comments will be forthcoming once preliminary stormwater calculations are received.

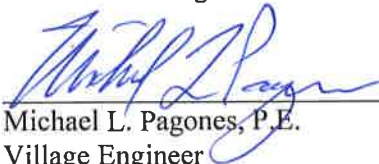
15. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot and building mounted luminaires. All fixtures must be flat bottom sharp cut-off, and no wall pack style fixtures are 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. If the addition is to have an approved automatic sprinkler system, verify that the existing water service is sufficient.
19. Verify the condition of the existing ductile iron sanitary sewer to remain in place.
20. 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.
21. The existing parking lot off of Verde Ave has directional arrows, stop bar for the exit and additional signage not shown on the plans.
  - a) Provide a full striping plan for the parking lot, including signage.
  - b) The exit is under stop control. Provide detectable warning panels for the exit.
22. The existing parking lot off of Roanoke Dr does not show any proposed work.
  - a) The entrance to the parking lot is shown to be the construction entrance. In the event the pavement, curb or sidewalk is damaged as a result of the construction, the entrance shall be repaired.
  - b) The existing parking lot access off of Roanoke Dr is under stop control. Provide detectable warning panels.

Public Works:

23. Any roadway cuts or pavement removal in the right-of-way shall have a 2 ft wide section of asphalt removed at a minimum.

Traffic:

24. The Traffic & Parking Study observed parents queueing on the north side of Roanoke east of the school drive in anticipation of the second arrival period causing vehicles to be stacked side by side, blocking the westbound lane of Roanoke Drive, creating an undesirable situation as this left the south curb lane acting as a single lane. During the afternoon, the queueing and stacking began earlier than the designated pick-up time, resulting in cars stacking side by side, again blocking the westbound lane of Roanoke Drive. The school district should review current guidelines and provide a plan to eliminate the traffic congestion created by the cars double parking.
25. At this time, staff does not have any concerns with the requested parking variation; however, in the event the traffic conditions change once the all-day kindergarten has been implemented, staff may reassess the variance. The petitioner shall acknowledge that they accept this understanding.

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

**PLAN COMMISSION PC #22-020  
Greenbrier School Expansion  
2330 North Verde Avenue  
Round 1 (stormwater additional comments)**

26. The Stormwater Management Report for the 2017 Greenbrier addition and renovations and the volume control requirements from MWRD permit 17-318 show the following:

**2017 SWM Report for Greenbrier addition & renovations summary:**

MWRD volume control required	0.013 ac-ft
Additional net volume required by VAH	0.006 ac-ft
<b>Total volume required</b>	<b>0.019 ac-ft</b>

Volume control provided	0.061 ac-ft
<b>Excess volume in volume control</b>	<b>0.042 ac-ft</b>

Volume allocated to SD 25 from Park District	0.70 ac-ft
Volume required by VAH	0.68 ac-ft
<b>Excess volume in Park District Facility</b>	<b>0.02 ac-ft</b>

**TOTAL EXCESS VOLUME AVAILABLE 0.062 ac-ft (0.042+0.02)**

The SWM exhibit CX201 shows 0.03 ac-ft is available in the existing pipe storage, the total excess storage available is 0.11 ac-ft, and storage required for the addition is 0.103 ac-ft.

- a) Provide a detailed SWM report with a narrative.
- b) Provide calculations for the storage in the pipe.
- c) Provided there is 0.03 ac-ft of storage in the pipe, the overall total excess volume calculates to 0.092 ac-ft, not 0.11 ac-ft as shown on CX201. Please explain this discrepancy.
- d) Additional storage of approximately 0.011 ac-ft (0.103 – 0.092) is required, assuming pipe storage of 0.03 ac-ft.
- e) The runoff from the parking lot off of Verde Ave is not tributary to either the regional Park District facility or the volume control installed in 2017. The narrative should explain whether or not this area is included in the storage calculations provided. Is there detention provided in the existing parking lot? If not, provide calculations on how detention for this parking lot reconstruction will be provided (the plan shows permeable pavers as an alternate).

  
Michael L. Pagonos, P.E.      Date 1/19/23  
Village Engineer



# Arlington Heights Fire Department Plan Review Sheet

P. C. Number \_\_\_\_\_

Project Name \_\_\_\_\_

Project Location \_\_\_\_\_

Planning Department Contact \_\_\_\_\_

## General Comments

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**NOTE: PLAN IS CONCEPTUAL ONLY  
SUBJECT TO DETAILED PLAN REVIEW**

Date \_\_\_\_\_ Reviewed By: \_\_\_\_\_

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

#### Greenbrier School Building Expansion 2330 N Verde 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.

**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 Greenbrier 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 2 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.

  
\_\_\_\_\_  
Alexandra Ovington, Crime Prevention Officer  
Community Services Bureau

Approved by:

  
\_\_\_\_\_  
Supervisor’s Signature



**Arlington Heights Police Department**  
*Emergency Information Card*

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

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: [police@mail@vah.com](mailto:police@mail@vah.com).

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

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

**Print Form (To Mail)**

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

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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P.I.N.# 03-18-112-003  
 Location: Greenbrier Elem. School, 2330 N. Verde Dr  
 Rezoning:            Current:            Proposed:             
 Subdivision:             
 # of Lots:            Current:            Proposed:             
 PUD:            For:             
 Special Use: ✓ For: Public Elem. School  
 Land Use Variation: ✓ For: parking stalls  
            
 Land Use:            Current:             
           Proposed:             
 Site Gross Area: 173,147 SF  
 # of Units Total:             
 1BR:            2BR:            3BR:            4BR:           

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

1. GENERAL COMMENTS:

No comments.

[Signature] 12-14-22  
 Environmental Health Officer Date

[Signature] 12/14/22 Direc  
 for Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>22-020</u>	P.I.N.# <u>03-18-112-003</u>
Petitioner: <u>Don Hansen, STR Partners LLC</u>	Location: <u>Greenbrier Elem. School, 2330 N. Verde Dr</u>
<u>350 W. Ontario St., Suite 200</u>	Rezoning: <u>      </u> Current: <u>      </u> Proposed: <u>      </u>
<u>Chicago, IL 60654</u>	Subdivision: <u>      </u>
Owner: <u>Arlington Heights School District 25</u>	# of Lots: <u>      </u> Current: <u>      </u> Proposed: <u>      </u>
<u>1200 S. Dunton Avenue</u>	PUD: <u>      </u> For: <u>      </u>
<u>Arlington Heights, IL 60005</u>	Special Use: <u>  ✓  </u> For: <u>Public Elem. School</u>
Contact Person: <u>Don Hansen, STR Partners LLC</u>	Land Use Variation: <u>  ✓  </u> For: <u>parking stalls</u>
Address: <u>350 W. Ontario St., Suite 200</u>	Land Use: <u>      </u> Current: <u>      </u>
<u>Chicago, IL 60654</u>	Proposed: <u>      </u>
Phone #: <u>312-464-1444 x. 168, Direct 312-242-4168</u>	Site Gross Area: <u>173,147 SF</u>
Fax #: <u>312-464-0785</u>	# of Units Total: <u>      </u>
E-Mail: <u>don@strpartners.com</u>	1BR: <u>      </u> 2BR: <u>      </u> 3BR: <u>      </u> 4BR: <u>      </u>

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

YES      NO

1.   X          COMPLIES WITH COMPREHENSIVE PLAN?
2.   X          COMPLIES WITH THOROUGHFARE PLAN?
3.   X          VARIATIONS NEEDED FROM ZONING REGULATIONS?  
(See below.)
4.          X   VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?  
(See below.)
5.          X   SUBDIVISION REQUIRED?
6.          X   SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?  
(See below.)

**Comments:**

*Please see attached comments.*

*[Signature]*

12/29/22

Date

# Planning & Community Development Dept. Review

December 29, 2022



## REVIEW ROUND 1

Project: Greenbrier School Building Expansion  
2330 N. Verde Patton Ave.

Case Number: PC 22-020

### **Zoning:**

7. The Plan Commission must review, and the Village Board must approve, the following actions:
- Amendment to SUP Ordinance #17-035 to allow a building addition.
  - Amendment to the Variation granted in Ordinance #17-035 that allowed 75 parking spaces where 84 spaces are required by code, to now allow 74 spaces where 86 spaces are required by code.
  - Variation from Chapter 28, Section 6.6-5.1, to allow eaves projecting 3' into a front yard setback where code restricts this distance to 2.5'
  - Additional Variations may be required depending upon your response to certain comments.

### **General:**

8. The project narrative and traffic/parking study is based on the expected student population peak in the years 2026-2027 with 23 classrooms and the expected student enrollment and staffing at 23 classrooms. However, the school is being constructed to include 25 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 25 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 25 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.
  - The 1<sup>st</sup> floor total square footage within the table is incorrect.
  - The bar chart shows 24 existing classrooms and a total of 26 classrooms upon completion of the building addition.
  - The parking demand section needs editing.
  - Provide a summary of any exterior site changes proposed (reconstructed parking lots, any changes to the play areas, etc.).

### **Floorplans and Elevations:**

12. No floorplan was included for the 2<sup>nd</sup> floor. How is that area used? The 1<sup>st</sup> floor shows 18 classrooms (assuming the Early Childhood room and Kindergarten rooms are used as classrooms); are the remaining 7 classrooms located on the 2<sup>nd</sup> floor?
13. The required front yard setback is along Roanoke as this is a corner lot with the shorter of the frontages being along Roanoke. Per section 5.1-3.3a, the front yard is determined by the average of the structures on the frontage, with the existing building establishing that average (26'). The proposed building addition is proposed

at 26' setback from the Roanoke property line, however, the roof overhang projects 3' into the setback where Code restricts the maximum encroachment to be 2.5' (Section 6.6-5.1). Please either revise the elevations to reduce the overhang to conform to the code requirement or request a variation and revise the Project Narrative and Written Justification accordingly. The Staff Development Committee would be supportive of this variation as it is assumed the proposed overhang would mirror the existing overhang in this location.

**Site:**

14. The architectural site plan shall be revised to show the correct required setbacks for the site, as follows:
  - Front (southwest): 26'
  - Side (west): 36.8'
  - Exterior side (east): 13.2 (per previously granted variation via Ord. 17-035)
15. The parking lot striping within the East lot is 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 East lot will contain 12 parking stalls (a reduction of one stall from the existing 13 stalls), equating to a site total of 74 stalls. Please revise the Project Narrative accordingly and Written Justification accordingly.
16. 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.
17. If any landscape variations are requested, please clearly identify what variations have been requested and update the Project Narrative and Written Justification document accordingly.

**Traffic/Circulation/Parking:**

18. 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.
19. 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?
20. Double stacking along Roanoke Drive during both arrival and dismissal is a concern. How does the traffic consultant recommend addressing and enforcing this issue? No stopping/standing/parking is allowed on Roanoke between the West lot and Verde, however, this appears to be the primary cause of the double stacking on Roanoke. Does Greenbrier actively monitor and enforce this restriction?
21. During the 2017 Special Use Permit approval process it was recommended that egress from the West lot be restricted to right-out only during drop-off and pick-up times. Was this implemented and is it actively enforced?
22. Would assigning certain grade levels to use Roanoke Drive for any drop-off and pick-up be effective in reducing the queue from overflowing the West lot and stacking to the Roanoke/Verde intersection?

Prepared by: 

Greenbrier School Building Expansion  
2330 N. Verde Avenue  
PC #22-020  
December 20, 2022

**Landscape Issues**

- 1) The ends of all parking rows shall include a landscape island that includes a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Please indicate on the landscape plan that the existing code required trees will remain.
  
- 2) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. For the parking area on the east side of the building, please indicate on the plan that the existing three foot high screen will remain. In addition, infill where there are any gaps in the required landscape screen.