



**STR PARTNERS LLC**  
350 West Ontario Street  
Suite 200  
Chicago IL 60654  
312.464.1444  
www.strpartners.com

February 16, 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 #22-020  
Responses to Round 2 Comments**

Greenbrier Elementary School  
2330 North Verde Avenue  
Arlington Heights, IL 60004

STR Project #22049

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:**

27. The petitioner's responses to comments 12-23, & 26 are acceptable.

**RESPONSE:** Noted.

28. The petitioner's response to comment no. 11 is noted. To clarify, the Village building permit is required for the stormwater items and work within the Village ROW and does not include any work related to the building structure addition.

**RESPONSE:** We will submit to the Village for required permitting for the stormwater items and work within the Village ROW.

29. The clarify the response to comment no. 24: the response mentions Patton Avenue and does not directly address the comment.

**RESPONSE:** Noted. AHSD25 will continue communicating with the School Community to relay expectations with traffic operations and partner with VAH to address concerns about the double stacking on westbound Roanoke at the west parking lot entrance. The school district will remind parents that they can't come earlier and park prior to the second arrival or dismissal period and their

impact on traffic flow and safety. Signage could be added along prohibiting this activity and school staff can monitor and discourage this activity.

30. Please clarify the response to comment no. 25: the response does not directly address the comment.

**RESPONSE:** The school district will work with the village if any unforeseen parking issues arise.

**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:**

23. The responses to the following comments are acceptable: 9, 10, 12-14, 16, and 17.

**RESPONSE:** Noted.

24. The response to comment #7 is noted. Based on a review of the revised plans, approval of the following actions are required:
- 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.
  - A 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'

**RESPONSE:** The Written Justification is revised to indicate now allowing 75 spaces. See Comment #26 below.

25. The response to comment #8 is noted. Similar to the four other elementary school building additions currently proposed, a condition of approval will be recommended to require continued cooperation between the Village and Greenbrier School if enrollment exceeds or is projected to exceed 406 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.

26. The response to comment #11 is noted, however, the narrative is still incorrect. Please clarify: aerials of the site show 13 parking stalls currently striped in the east lot, which equates to a site total of 75 parking stalls. The plans submitted with this application show 12 stalls will be restriped in the east lot upon its reconstruction, reducing the site total to 74 parking stalls as a result of this project. The table in the project narrative shows 12 existing stalls in the east lot and 12 proposed stalls in the east lot upon completion of the project.

**RESPONSE:** The proposed parking lot striping has been revised to match the existing conditions. There are a total of 11 standard parking stalls and 2 accessible parking stalls proposed in the revised condition. The Project Narrative is revised.

27. The response to comment #15 is noted. Please see #26 above.

**RESPONSE:** The proposed parking lot striping has been revised to match the existing conditions. There are a total of 11 standard parking stalls and 2 accessible parking stalls proposed in the revised condition. The Project Narrative is revised.

28. The response to comment #18 is noted. Please see #25 above.

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

29. The response to comment #19 is noted. Parent education and enforcement of drop-off/pick-up and parking procedures will be most important during the winter months and when the weather is poor.

**RESPONSE:** Noted. AHSD25 will continue communicating with the School Community to relay expectations with traffic operations and partner with VAH to address concerns.

30. The response to comment #20 is noted. What is the Districts plan for communication and enforcement? Please provide specifics on what communications take place now and how they will be improved, as well as what enforcement takes place now and how it will be improved. Additionally, please provide several strategies that the District would employ if better communication and enforcement did not adequately address the problem.

**RESPONSE:** Noted. AHSD25 will continue communicating with the School Community to relay expectations with traffic operations and partner with VAH to address concerns about the double stacking on westbound Roanoke at the west parking lot entrance. The school district will remind parents that they can't come earlier and park prior to the second arrival or dismissal period and their impact on traffic flow and safety. Signage could be added along prohibiting this activity and school staff can monitor and discourage this activity. Alternate strategies' could include painting a line delineating the entry lane for the west parking lot the two travel lanes on Roanoke. Also, traffic cones could be used to keep westbound school traffic in the right-lane so vehicles won't stop and block the entrance.

31. The response to comment #21 is noted. This restriction would reduce trips through the congested Verde/Roanoke intersection and the School District may wish to consider it given the double stacking that occurs along Roanoke. Please be aware that the Traffic Safety Procedure sheets for Greenbrier state that left turns out of the west lot are not allowed.

**RESPONSE:** The left-out restriction is not signed at the west parking lot which was to minimize the traffic volumes at Verde/Roanoke. However, the observations and changes in the traffic procedures at the school have reduced the congestion at Verde/Roanoke so this restriction is no longer needed.

32. The response to comment #22 is noted, however, it is unclear how requiring certain grade levels to utilize the on-street Roanoke loading areas west of the school would contribute to parents using the east lot for early arrival? If these parents were arriving early, wouldn't they wait/stop/stand along the north side of Roanoke west of the school?

**RESPONSE:** Some parents are already using the north side of Roanoke west of the west of the parking lot for pick-up. If this area was designated for 5<sup>th</sup> grade pick-up, then those other parents, who don't have 5<sup>th</sup> graders, would be displaced and they would likely use the west parking lot. The district would have to provide additional staff to direct and monitor the students at another loading area.

**LANDSCAPE:**

1. No comments.

**RESPONSE:** Noted.

Sincerely,  
STR Partners LLC



Don Hansen, AIA, LEED AP  
Senior Project Manager