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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 #22-021  
Responses to Round 2 Comments**

Windsor Elementary School  
1515 East Miner Street  
Arlington Heights, IL 60004

STR Project #22053

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:**

26. The petitioner's responses to comments 12-25 are acceptable.

**RESPONSE:** Noted.

27. 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.

**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:**

**Zoning:**

30. The response to the following comments is acceptable: 9, 10, 12, 13, 22-24, 26, and 29.

**RESPONSE:** Noted.

31. Based on an re-analysis of the Windsor site and Comprehensive Plan, the area that falls within the Parks classification is also listed as a Neighborhood Park on the Official Map within the Comprehensive Plan. Accordingly, this area can remain within the Parks classification. As such, the Plan Commission must review, and the Village Board must approve, the following actions:

- Amendment to SUP Ordinances # 90-082 and #17-013 to allow a building addition.

**RESPONSE:** The Written Justification is revised.

32. 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 Windsor School if enrollment exceeds or is projected to exceed 466 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.

33. The response to comment #11 is noted. Please be aware that the project narrative states that the parking survey's indicate that the land banked parking should be constructed.

**RESPONSE:** The District's preference is to preserve the existing green space for now. The sentence regarding land banked parking is removed from the Project Narrative.

34. The responses to comments #14-#20 are noted. If it is determined that additional parking is necessary, is the District's preference to construct an addition to the shared Miner/Windsor parking lot, or construct the land banked parking as per the 2017 plan?

**RESPONSE:** The District's preference is to preserve the existing green space for now. If AHSD25 determines that additional parking is needed for Windsor school, the intention would be to expand the parking lot to the west of the main Windsor parking lot.

35. The response to comment #21 is not sufficient. The original comment related to the ADA parking spaces in the Windsor School parking lot (not the shared Miner/Windsor parking lot). Given that parking within the Windsor lot is heavily used, additional parking stalls would be prudent. Please outline whether the School District can restripe the ADA stalls in the Windsor lot to share accessible aisles, whereby increasing the parking supply to 103 parking spaces.

**RESPONSE:** No changes to the lot are planned in the project. School District 25 does not have any striping work planned, but they will review.

36. The response to comment #25 is noted. Please see #32 above.

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

37. The response to comment #26 is noted.

**RESPONSE:** Noted.

38. The response to comment #27 is noted. Observations by the Village have seen queueing during Windsor pick-up extend out of the parking lot and into Miner Street. Please provide a more comprehensive response to address this concern.

**RESPONSE:** Eriksson Engineering and the School District have not observed Windsor School traffic in the west lot backing up into Miner Street. If back-ups onto Miner Street become a reoccurring condition, the west north-south drive aisle could be striped for two lanes of stacking that will alternate pulling into loading area.

**LANDSCAPE:**

1. No comments.

**RESPONSE:** Noted.

Sincerely,  
STR Partners LLC



Don Hansen, AIA, LEED AP  
Senior Project Manager