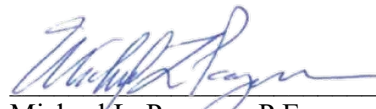


PLAN COMMISSION PC #23-010
Patton School Gym
1616 N Patton Ave
Round 1

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. A fire lane previously existed to the west of the building, connecting the two parking lots. The fire lane was essentially eliminated with the repaving of the play area in 2019. The petitioner’s engineer is in discussions with the Building & Life Safety Department on whether or not the fire lane should be reestablished. This can be addressed at permit.


Michael L. Pagones, P.E. 7/12/23
Village Engineer Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

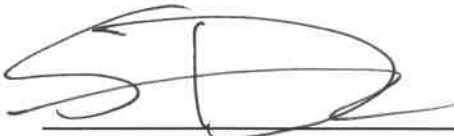
DEPARTMENT PLAN REVIEW SUMMARY

Patton School Building Expansion 1616 N Patton Ave

Round 2 Review Comments

08/02/2023

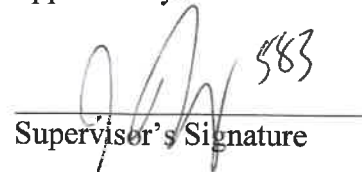
- 1. Character of use:**
No additional comments.
- 2. Are lighting requirements adequate?**
No additional comments.
- 3. Present traffic problems?**
No additional comments.
- 4. Traffic accidents at particular location?**
No additional comments.
- 5. Traffic problems that may be created by the development.**
No additional comments.
- 6. General comments:**
No additional comments.



#358

Steven Dinov #358, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:



Supervisor's Signature

Planning & Community Development Dept. Review

July 18, 2023



REVIEW ROUND 1

Project: Patton School Gymnasium Addition
1616 N. Patton Avenue

Case Number: PC 23-010

General:

1. The written response to Special Use Permit Justification Criteria is acceptable.
2. Please a written response to Land Use Variation Justification Criteria. The written response shall demonstrate how the requested variation meets the four listed criteria:
 - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
3. The following approvals are required:
 - Amendment to SUP Ordinance #23-013 to allow a building addition.
4. Design Commission Review for this project is required. The Design Commission Meeting shall take place prior to a Plan Commission appearance.

Traffic & Parking:

5. The newly proposed rooftop HVAC equipment must be appropriately located away from property lines and/or screened by parapet walls or architecturally compatible enclosures, and additional sound attenuation equipment may be required. Please clarify the type of equipment proposed and explore the incorporation of a sound buffering enclosure around the south/west/east elevations of the newly proposed RTU, as may be applicable for enhanced appearance and sound attenuation of this unit.

Building:

6. The application materials did not include a full traffic and parking study prepared by a certified traffic engineer as required by code. Please provide the code required study or amend your request to include a variation to waive this requirement, along with a separate written Response to Zoning Code Variation Justification Criteria for this request. The written response shall demonstrate how the requested variation meets the four listed criteria:
 - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

7. Please confirm that student and staffing counts for the school will not be increased beyond previous approvals with this gymnasium addition. If student and staffing counts are increasing, please note the anticipated increase.

Prepared by:

A handwritten signature in black ink, appearing to be "John K. ...", written over a vertical line that separates it from the "Prepared by:" text.

Patton School Building Expansion
1616 N. Patton Avenue
PC #23-010
July 24, 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).
- 2) 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. Per Chapter 28, Section 6.15-2 all paved parking areas shall be effectively screened from a residential district. Such screening shall be six feet high and provide year round opacity if adjoining a residential district.