



STR PARTNERS LLC
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August 17, 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: Responses - Round 1

Plan Commission PC #23-010

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

STR Project #22051

Dear Mr. Hubbard:

Responses to Round 1 comments for the Patton School Gym addition in Arlington Heights School District 25 follow.

ENGINEERING DEPARTMENT:

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.

RESPONSE: With the exception that plans for a building permit will be submitted to the North Cook Intermediate Service Center/Regional Office of Education, who will issue the Building Permit, we acknowledge 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

RESPONSE: Final engineering plans shall be georeferenced using State Plane Coordinate System - Illinois East.

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.

RESPONSE: Jorge Torres, CBO, Director, Building & Life Safety Department, commented "Approved, no fire lane will be required." via email on July 12, 2023 (attached). Attached is Fire Truck Exhibit CX401, dated 6/1/23, illustrating a 150' radii. If the radii is adjusted to 160', the building, and the proposed additions, are fully covered. Also attached is the "Building & Life Safety Department - Fire Apparatus Access Road Policy to Allow an Increase in Distance Where It May be Impossible/Impractical to Meet the Maximum Distance of 150 Feet" document. It should also be noted that the existing building and both of the proposed additions are/will be fully sprinkled in the final condition.

COMMUNITY SERVICES BUREAU:

1. Character of use: No additional comments.

RESPONSE: Noted.

2. Are lighting requirements adequate? No additional comments.

RESPONSE: Noted.

3. Present traffic problems? No additional comments.

RESPONSE: Noted.

4. Traffic accidents at particular location? No additional comments.

RESPONSE: Noted.

5. Traffic problems that may be created by the development. No additional comments.

RESPONSE: Noted.

6. General comments: No additional comments.

RESPONSE: Noted.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:

General:

1. The written response to Special Use Permit Justification Criteria is acceptable.

RESPONSE: Noted.

2. Please provide 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 noted.
- 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 proper

RESPONSE: A written response has been added to the Written Justification Special Use and Variation for a Land Use Variation (the Written Justification is attached). Note a School within the P-L District was approved with SUP Ordinance #22-019.

3. The following approvals are required:

- Amendment to SUP Ordinance #23-013 to allow a building addition.

RESPONSE: Noted.

4. Design Commission Review for this project is required. The Design Commission Meeting shall take place prior to a Plan Commission appearance.

RESPONSE: A Design Commission meeting was held on Tuesday, August 8.

Traffic & Parking:

5. The newly proposed rooftop HVAC equipment must be appropriately located away from the 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.

RESPONSE: The HVAC equipment is appropriately located away from property lines. Please note the following comment in the Staff Design Commission Report, dated July 26, 2023 (attached): "There will be a new rooftop mechanical unit on the new addition. However, since the addition and rooftop unit are setback from the street, the sight line will be cut off from the view." The HVAC equipment is a packaged unit and the cut sheet is attached.

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 noted.

- 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.

RESPONSE: A written response has been added to the Written Justification Special Use and Variation for a Variation to waive the requirement for a full traffic and parking study (the Written Justification is attached).

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

RESPONSE: Student and staffing counts will not be increased beyond previous approvals. The gym will provide additional space for two sections of PE that occur simultaneously and will not change student and staffing counts.

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).

RESPONSE: Note variations were approved with the Amendment to SUP Ordinance #22-019 to omit the required landscape islands at each end of the two central rows of parking within the South parking lot and interim landscape islands with the parking rows containing more than 20 parking stalls within the North parking lot. 4" caliper trees are included at the parking lot end islands.

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.

RESPONSE: There is a row of deciduous and evergreen shrubs along the south edge of the south parking lot. Note these plants at 36" height will be planted up a slope a few feet to provide effective screening height at the time of installation.

Sincerely,
STR Partners LLC



Don Hansen, AIA, LEED AP
Senior Project Manager

attachments: Jorge Torres email, dated 7/12/23
Sheet CX401, dated 6/1/23
Document: "Building & Life Safety Department - Fire Apparatus Access
Road Policy to Allow an Increase in Distance Where It May be
Impossible/Impractical to Meet the Maximum Distance of 150
Feet" by the Building & Life Safety Department, Village of
Arlington Heights, dated 2/23/23
Written Justification Special Use and Variation, dated 8/17/23
Staff Design Commission report, dated 7/26/23
RTU cut sheet

From: Torres, Jorge jtorres@vah.com

Subject: FW: Patton - Fire Lane

Date: July 12, 2023 at 10:30 AM

To: Josh Cap jcap@eea-ltd.com

Cc: Kevin Camino kcamino@eea-ltd.com, Laura Rosenbauer lrosenbauer@eea-ltd.com, Roberts, David droberts@vah.com, Ryan Schulz ryanschulz@sd25.org, Don Hansen don@strpartners.com, Pagones, Mike mpagones@vah.com, Papierniak, Cris cpapierniak@vah.com, Harris, Lance lharris@vah.com, Julius, Nanci njulius@vah.com

JT

Approved, no additional fire lane will be required.

Best regards,

Jorge Torres, CBO
Director, Building & Life Safety Department
Building & Fire Code Official
Direct - (847) 368-5575



From: Josh Cap <jcap@eea-ltd.com>

Sent: Wednesday, July 12, 2023 9:48 AM

To: Torres, Jorge <jtorres@vah.com>

Cc: Kevin Camino <kcamino@eea-ltd.com>; Laura Rosenbauer <lrosenbauer@eea-ltd.com>; Roberts, David <droberts@vah.com>; Ryan Schulz <ryanschulz@sd25.org>; Don Hansen <don@strpartners.com>

Subject: RE: Patton - Fire Lane

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Jorge,

As discussed this morning, and with consideration given to the attached Fire Apparatus Access Road Policy and Fire Truck Exhibit, the maximum distance from the proposed fire apparatus access areas will not exceed 200 feet. The attached exhibit illustrates a 150' radii. If the radii is adjusted to 160', the building, and the proposed additions, area fully covered. It should also be noted that the existing building and both of the proposed additions are/will be fully sprinkled in the final condition.

Please let me know if you require any additional information or clarifications before making the final determination regarding the request to reinstate the fire lane indicated on record design documents.

Thank you again for your assistance on this matter.

Josh Cap, PE (IL)
Project Manager
D 847.250.2577

ERIKSSON ENGINEERING ASSOCIATES, LTD.

From: Torres, Jorge <jtorres@vah.com>
Sent: Wednesday, July 12, 2023 7:50 AM
To: Josh Cap <jcap@eea-ltd.com>
Cc: Kevin Camino <kcamino@eea-ltd.com>; Laura Rosenbauer <rosenbauer@eea-ltd.com>;
Roberts, David <droberts@vah.com>
Subject: RE: Patton - Fire Lane

Josh,

Call me to discuss the attached, I will be available today and tomorrow after 10am anytime:

- 9-10:30am
- 2-3pm

Best regards,

Jorge Torres, CBO
Director, Building & Life Safety Department
Building & Fire Code Official
Direct - (847) 368-5575



From: Josh Cap <jcap@eea-ltd.com>
Sent: Tuesday, July 11, 2023 2:18 PM
To: Torres, Jorge <jtorres@vah.com>
Cc: Kevin Camino <kcamino@eea-ltd.com>; Laura Rosenbauer <rosenbauer@eea-ltd.com>
Subject: Patton - Fire Lane

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Jorge,

Thanks again for your time for your time on the phone earlier. As discussed, I've attached an updated fire truck exhibit. The exhibit shows 300' radii from the nearest hydrants, and 150' radii from the approximate locations of an emergency response vehicle. I've indicated the small sliver of the building that is not fully covered by the 150' radii.

Please let me know your thoughts on this once you've had time to review. I am available to discuss at any time tomorrow.

Thank you,

Josh Cap, PE (IL)

Project Manager

D 847.250.2577

P 847.223.4804

ERIKSSON ENGINEERING ASSOCIATES, LTD.

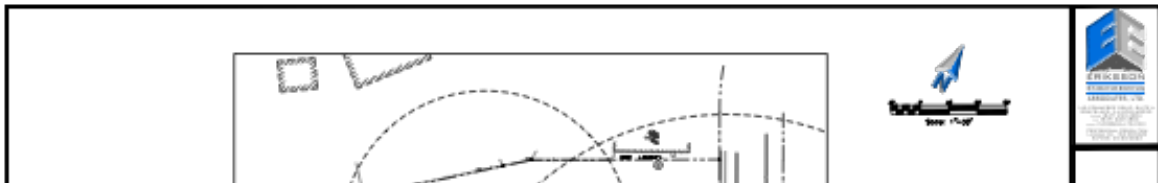
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145 Commerce Drive, Suite A, Grayslake, IL 60030

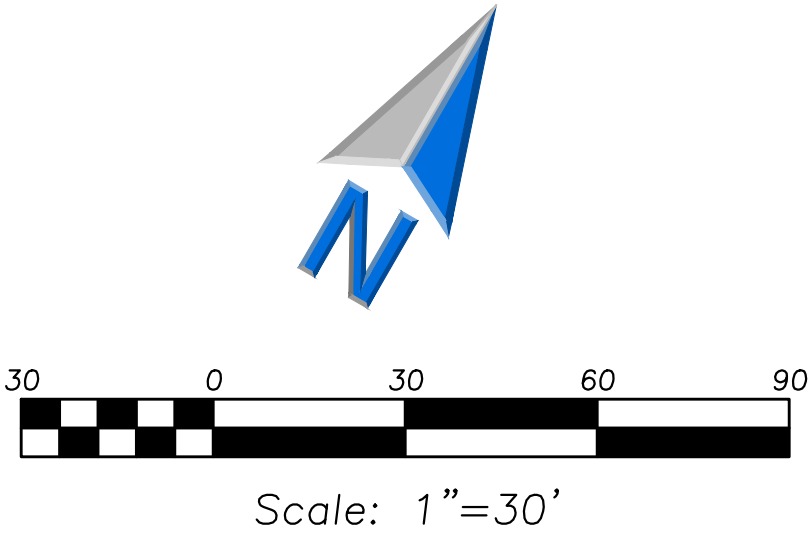
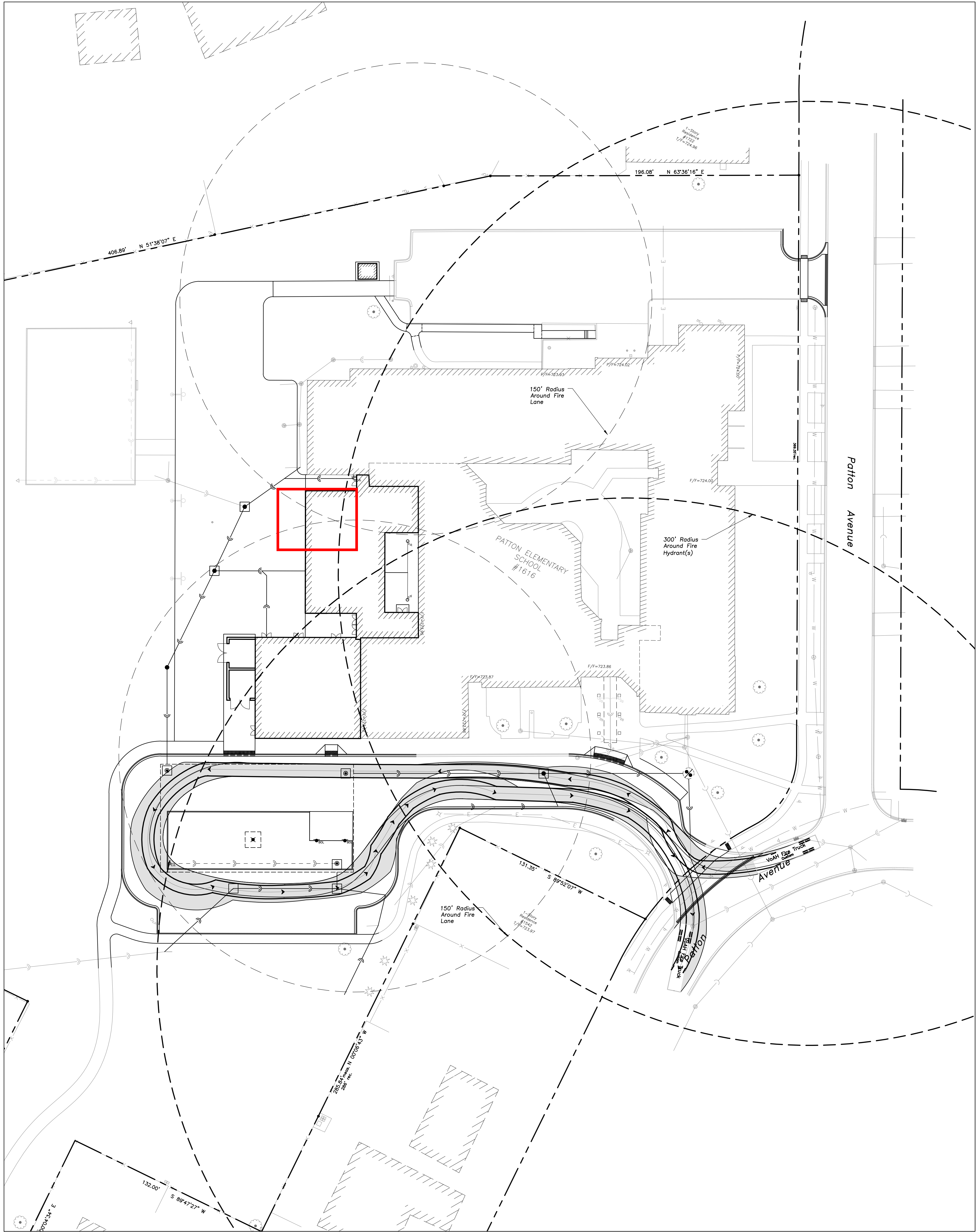
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Fire Apparatus
Access...y.docx



EEA - P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\2023-06-21 Steplan - Patton.dwg
Plotted: 7/06/23 @ 9:19am By: jcap



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LICENSE NO. 184-0033220
EXPIRES: 04/30/2023

**PATTON ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS**
1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

No.	Date	Description
1	04/17/23	ISSUE FOR BID
2	04/24/23	ISSUE FOR ADDENDUM #1
3	05/03/23	ISSUE FOR ADDENDUM #2
4	06/01/23	ISSUE FOR CONSTRUCTION

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Design By:	Approved By:	Date:
LMR	JC	06/01/23

Sheet Title:

**FIRE TRUCK
EXHIBIT**

Sheet No:

CX401



Village of Arlington Heights
Building & Life Safety Department
33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5560
Website: www.vah.com

**Building & Life Safety Department – Fire Apparatus Access Road Policy to
Allow an Increase in Distance Where It May be Impossible/Impractical to
Meet the Maximum Distance of 150 Feet**

Purpose Statement

The purpose of this policy is to establish a procedure for allowing an increase in the required fire apparatus access road when the location of the building or site conditions do not allow the structure to be within the normally required distance of 150 feet.

Policy

In cases where the size of the structure or site conditions prohibit a fire apparatus access road to be within the maximum code allowed distance of 150 feet, the Fire Code Official shall have the authority to increase the distance by not more than one fire hose length of 50 feet, for a total distance of 200 feet.

At the discretion of the Fire Code Official, additional fire safety features and/or systems may be required. Examples, but not limited to the following:

- Standpipes (wet or dry)
- ESFR Fire Suppression System
- Fire Command Center

Applicability

This policy shall be applied on a case-by-case basis where it has been determined that the size of the structure or proposed location of a structure on a site does not meet the maximum allowed distance of 150 feet between the structure and the fire apparatus access road.