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September 5, 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 2

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 2 comments for the Patton School Gym addition in Arlington Heights School District 25 follow.

ENGINEERING DEPARTMENT:

14. The petitioner's response to comment no . 13 is acceptable. The Public Works Department and Engineering Division have no further comments.

RESPONSE: Noted.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:

8. The responses to comments #1-#4, #6, and #7 acceptable.

RESPONSE: Noted.

9. The response to comment #5 is noted. Should the Village receive substantiated noise complaints relative to the proposed RTU's, School District 25 shall be required to address said complaints, which may include the installation of sound attenuation improvements. Please acknowledge your understanding of this requirement.

RESPONSE: District 25 acknowledges that should substantiated noise complaints arise in connection with the proposed RTUs, the School District will review the complaints and, if necessary, implement sound control measures, up to and including sound attenuation in accordance with the Village code.

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).

A variance was granted in 2022 and the response has been noted.

RESPONSE: Noted.

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.

The Code required screen must be provided. Please increase the height of the plant material to six feet and substitute the deciduous plant material with six foot high evergreens.

RESPONSE: The plantings are unchanged from the approved Amendment to SUP Ordinance #22-019. No revisions have been made.

Sincerely,
STR Partners LLC



Don Hansen, AIA, LEED AP
Senior Project Manager