



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building Services Department
Subject: Thomas Middle School, 1430 N. Belmont Ave., Special Use Permit to Allow a Middle School – Parking and Height Variations
PC #: 16-020 – Round 1
Date: August 22, 2016

Sam:

I have reviewed the documents submitted for the above referenced project and offer the following comments:

1. Provide construction type of existing building and the proposed addition.
2. Indicate if the existing building has fire suppression and fire alarm systems.
3. Provide a height and area calculation based on Table 503 of the 2009 International Building Code.
4. Provide details on travel distance in the new addition to the nearest exit, along with an occupant load calculation for each exit.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



**Village of Arlington Heights, IL
Building Services Department
Fire Safety Division**

33 S. Arlington Heights Rd., Arlington Heights, IL 60005
(847) 368-5560 · FAX (847) 368-5975 · www.vah.com
email: firesafety@vah.com

Date August 9, 2016 P. C. Number PC# 16-020

Project Name Thomas Middle School

Project Location 1430 N. Belmont Ave.

Planning Department Contact Sam Hubbard

General Comments

1. Section 503.1.1 of the Fire Code, Buildings and Facilities, requires Approved fire apparatus access roads be provided for every building or portion of a building hereafter constructed and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building around the exterior of the building or facility. It appears that the distance to the northwest corner of the proposed addition exceeds this dimension. Suggest that an approved fire lane be considered to negate this problem.

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**NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED
PLAN REVIEW**

Date: August 9, 2016 Reviewed By: 

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: August 23, 2016
Subject: 1430 N. Belmont Ave. P.C. #16-020

With regard to the proposed Site Improvement, I have the following comments:

1. Ensure that all sidewalks are returned to satisfactory condition at the completion of construction.
2. The wire mesh screening system on Restrictor Structure A will most likely clog unless maintained/cleaned frequently. The best way to provide screening would be a bar or grate type screening structure, not mesh.
3. Verify condition of any utility structures that are either being re-used, left in place or having new connections. Replace as necessary.
4. All sidewalk improvements shall meet ADA compliance.
5. All asphalt repairs on Village R.O.W. shall be a minimum of 3' wide to accommodate a roller.
6. Verify condition of any traffic signage prior to re-use to ensure compliance with MUTCD.
7. New parking lot entrance requires two utility structures to be adjusted or rebuilt depending on condition.

Thank you for the opportunity to comment on this permit application.

C: file
LF

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-020
 Petitioner: Don Hansen, STR Partners LLC, Architects
350 W. Ontario St., Suite 200
Chicago, IL 60654
 Owner: Ryan Schulz, Arlington Hts. School Dist. 25
1200 S. Dunton Ave.
Arlington Heights, IL 60005
 Contact Person: _____
 Address: _____
 Phone #: 312-464-1444 ext. 168
 Fax #: 312-464-0785
 E-Mail: don@strpartners.com

P.I.N.# 03-20-303-606-0000
 Location: 1430 N. Belmont Ave.
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: ☒ For: Public Elem. School
 Land Use Variation: ☒ For: Parking Variation
 Height Variation _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 471,219 S.F.
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____

Sanitary Sewer _____ X _____

Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____

Curb & Gutter _____ X _____

Sidewalks _____ X _____

Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____

Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X

b. IDOT _____

c. ARMY CORP _____

d. IEPA X

e. CCHD _____

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3. R.O.W. DEDICATIONS? _____
 4. SITE PLAN ACCEPTABLE? _____
 5. PRELIMINARY PLAT ACCEPTABLE? _____
 6. TRAFFIC STUDY ACCEPTABLE? _____
 7. STORM WATER DETENTION REQUIRED? X
 8. CONTRIBUTION ORDINANCE EXISTING? _____
 9. FLOOD PLAIN OR FLOODWAY EXISTING? _____
 10. WETLAND EXISTING? _____

YES NO COMMENTS

_____ X _____

_____ _____

_____ SEE ADDITIONAL COMMENTS

_____ N/A

_____ X _____

_____ X _____

_____ X _____

_____ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: ERIKSON ENGINEERING
 DATE OF PLANS: 7-29-16

James J. Mull 8/22/16
 Director Date


PLAN COMMISSION PC #16-020
Thomas Middle School Renovations and Expansion
1430 N. Belmont Avenue
Special Use: Middle School, Parking, Height Variations
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. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement (OUMA) must be executed prior to final engineering approval. Attached is a copy of the OUMA from the recent Ivy Hill Elementary School project. Use this as a template and modify for the Thomas Middle School project. A Word document template can be requested and e-mailed.
14. Some detention calculations provided previously under separate cover. Final approval will require detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Clearly show the overflow route for the site. An open basin requires a 1-foot freeboard with an overflow weir at the 6" line. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Provide a short narrative discussing the previous detention requirements and the new requirements.
15. Are any on-site parking lot lighting modifications proposed? When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

16. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick (no reinforcement in public ROW).
17. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
18. Sheet C1.1: There is an area northwest of the building that is shown to be removed on the demo plan, but is not addressed anywhere else in the plans. Is this included in the project?
19. Sheet C3.1: There is an existing north-south 6" PVC sewer line shown per the record drawing south of the new building addition. This existence and function of this line must be verified prior to approval.
20. Sheet C4.1: The HWL in the east pond is shown at elev=689.16, not at the actual HWL of 690.16. Double check detention calculations.
21. Sheet CX2.1: Show the extent of the front and rear overhangs of the fire vehicle. Remove the bus lines from this exhibit, since there is a separate exhibit for the bus.
22. Sheet CX2.2: Show the extent of the front and rear overhangs of the bus.
23. The traffic report indicates that the bus drop off activity occurs in the west lot but also states that there is bus activity along Belmont Avenue. It is also stated that parents use these areas at the same time. A more detailed explanation of the bus loading in relation to parent vehicles navigating these areas needs to be provided. Since the buses are supposed to be loading with their stop paddles extended, no other car traffic should be loading during loading operations.
24. A more detailed description of the parent drop off and pick up along the west side of Belmont Avenue must be provided. Capacity of the current bump out lane, mitigating the opposite side loading, and recording if the traffic queue backs-up into the Belmont Avenue and Thomas Road intersection must be presented. Eastbound to southbound right turning vehicle volumes at this location have previously been noted to be a problem, which may be aggravated by the volume of parent vehicles coming from the west lot and turning right onto Belmont.
25. A signage plan for both bus loading areas, the left turn prohibition signage, as well as other required signage modifications must be provided and installed with this construction.


James J. Massarelli, P.E. 8/22/19
Director of Engineering Date

Attachment:

Onsite Utility Maintenance Agreement from Ivy Hill Elementary School project (4 pages)



Doc#: 1532345023 Fee: \$44.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 11/19/2015 10:19 AM Pg: 1 of 4

ONSITE UTILITY MAINTENANCE AGREEMENT

an Illinois Local Government

WHEREAS, Arlington Heights School District 25, ~~an Illinois limited liability company~~, or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as Ivy Hill Elementary School at 2211 N. Burke Drive, Arlington Heights, Illinois, 60004, containing 6.727 acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER, EXCEPT THE NORTH 195.00 FEET THEREOF, OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 195.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17 WITH THE EAST LINE OF THE SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE WESTWARD ALONG THE SAID SOUTH LINE OF THE NORTH 195.00 FEET, SOUTH 89 DEGREES, 48 MINUTES, 53 SECONDS WEST, A DISTANCE OF 533.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWARD ALONG A CURVED LINE, CONVEX TO THE WEST OF 1420.15 FEET IN RADIUS, FOR AN ARC LENGTH OF 528.35 FEET; THENCE NORTH 57 DEGREES 12 MINUTES 35 SECONDS EAST, A DISTANCE OF 24.52 FEET TO A POINT OF CURVATURE; THENCE EASTWARD ALONG A CURVED LINE, CONVEX TO THE NORTH OF 571.34 FEET IN RADIUS, FOR AN ARC LENGTH OF 322.14 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 31 MINUTES 14 SECONDS EAST, A DISTANCE OF 115.09 FEET TO A POINT ON THE AFORESAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17; THENCE NORTHWARD ALONG THE SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER, NORTH 00 DEGREES 28 MINUTES 46 SECONDS WEST, A DISTANCE OF 537.42 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN Numbers: 03-17-400-008-0000

WHEREAS, Arlington Heights School District 25, desires to develop the PROPERTY;
 and

WHEREAS, It is necessary to service said parcel with sanitary sewers, storm sewers and stormwater management facilities; and

WHEREAS, the sanitary sewers, storm sewers and stormwater management facilities servicing the property are not located within public rights-of-way or dedicated easements; and

WHEREAS, the Village of Arlington Heights ("VILLAGE") does not maintain sanitary sewers, storm sewers and stormwater management facilities on privately owned property; therefore

1. It is hereby AGREED by the RESPONSIBLE ENTITY, its successors and assigns that at no expense to the VILLAGE, the RESPONSIBLE ENTITY, its successors and assigns shall:

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said premises, all as shown on the Final Engineering Plans prepared by Eriksson Engineering Associates, Ltd. dated 8/8/2015, and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.**
- b. Maintain all storm sewers and appurtenances, including detention basins, located upon said premises.**
- c. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.**
- d. Maintain all private roadways, parking areas, and pavement lighting facilities located on said premises as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.**

2. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the sanitary sewers, storm sewers and stormwater management facilities in accordance with the requirements of the VILLAGE, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

3. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the aforementioned sanitary sewers, storm sewers and stormwater management facilities in accordance with the requirements of the VILLAGE, or should they allow a public nuisance to exist, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

4. It is further AGREED that the RESPONSIBLE ENTITY shall save the VILLAGE harmless from any and all claims for damages resulting from the VILLAGE interrupting service to the property due to the failure of the RESPONSIBLE ENTITY to perpetually maintain the systems as described above and any other claims or damages arising out of this Agreement and the ownership of the facilities described herein.

5. This Agreement shall be binding between all successors and assigns and shall be a covenant running with the land as here and before legally described.

6. This Agreement shall be recorded in Cook County, Illinois.

This Agreement is entered into the 25 day of August, 2015.

For: Arlington Heights School District 25
Name: Ryan Schulz
Signature: Ryan Schulz
Title: Director of Facilities

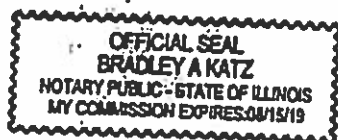
State of Illinois)
) SS
County of Cook)

I, Bradley A. Katz, a Notary In and for said County, in the State

aforesaid, CERTIFY that Ryan Schulz personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of Arlington Heights School District 25, an Illinois ~~limited liability company~~, for the uses and purposes therein set forth. an Illinois Local Government (RSS)

GIVEN under my hand and Notarial seal this 25 day of August, 2015.

[Signature]
Notary Public



For: Village of Arlington Heights,
an Illinois municipal corporation

Name: Randall Recklaus

Signature: Randall R. Recklaus

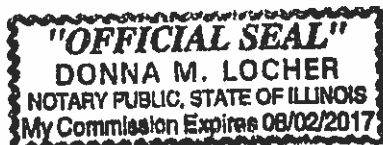
Title: Village Manager

State of Illinois)
) SS
County of Cook)

I, DONNA M. LOCHER a Notary in and for said County, in the State
aforesaid, CERTIFY that RANDALL RECKLAUS personally known to me to
be the same person whose name is subscribed on the foregoing instrument appeared before
me this day in person and acknowledged that (s)he signed, sealed, and delivered said
instrument as their free and voluntary act, and as the voluntary act of the Village of Arlington
Heights, an Illinois municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 26th day of OCTOBER, 2015.

Donna M. Locher
Notary Public



Arlington Heights Fire Department Plan Review Sheet

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Thomas Middle School – 1430 N. Belmont

Special Use

Round 1

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DEVELOPMENT DEPARTMENT

Round 1 Review Comments

08/15/2016

1. Character of use:

The character of use should not be problematic.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

Currently there are no traffic problems at the school. However, if the pick up/drop off arrangements are changed due to the expansion, it may create traffic issues. Please advise if any changes will be made so the police department can provide appropriate recommendations.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

-The new enclosed courtyard area needs to be well lit and measures need to be taken to ensure that area is not accessible- ie fencing, gates. Although the courtyard is enclosed, there have been issues at other buildings and schools in AH with juveniles accessing these areas via rooftops and ladders.

-Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

Carrie Regilio #301
Carrie Regilio, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:

Supervisor #547
Supervisor's Signature

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-20-303-606-0000
Petitioner: Don Hansen, STR Partners LLC, Architects	Location: 1430 N. Belmont Ave.
350 W. Ontario St., Suite 200	Rezoning: _____ Current: _____ Proposed: _____
Chicago, IL 60654	Subdivision: _____
Owner: Ryan Schulz, Arlington Hts. School Dist. 25	# of Lots: _____ Current: _____ Proposed: _____
1200 S. Dunton Ave.	PUD: _____ For: _____
Arlington Heights, IL 60005	Special Use: <input checked="" type="checkbox"/> For: Public Elem. School
Contact Person: _____	Land Use Variation: <input checked="" type="checkbox"/> For: Parking Variation.
Address: _____	Height Variation _____
Phone #: 312-464-1444 ext. 168	Land Use: _____ Current: _____
Fax #: 312-464-0785	Proposed: _____
E-Mail: don@strpartners.com	Site Gross Area: 471,219 S.F.
	# of Units Total: _____
	1BR: _____ 2BR: 3BR: 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

See the attached accessibility comments.


Sean Freres, LEHP  8/15/16
Environmental Health Officer Date

James McCalister  8/15/16 Direc
lor Date

Plan Commission Review

Address: Thomas Middle School
1430 N. Belmont Ave.
Special Use Permit to allow a Middle School, Parking and
Height Variations
P.C. #16-020
Round 1

Submitted to: Sam Hubbard
Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793 

Date: August 12, 2016

Re: Illinois Accessibility Code (IAC), Effective April 1997
<http://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>

Proposed First Floor Plan

- 1) In each locker room provide an accessible changing bench (24-inches by 48-inches) with the long side attached to a wall. The accessible bench shall be installed at a height of 17-19 inches. See IAC Section 400.320(c)(4).

Site Plan - Parking

- 2) Enlarged Replacement Parking Lot. Add one accessible parking space. IAC Section 400.310(c) requires 3 Accessible Parking spaces in parking lots with 51 to 75 total parking spaces.
- 3) Existing Parking Lot – Accessible Parking Spaces. IAC Section 400.310(c)(3) requires each accessible parking space to be 16-feet wide, and shall not share a common access aisle with adjacent accessible parking spaces.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Planning & Community Development Dept. Review

August 23, 2016

REVIEW ROUND 1

Project: 1430 N. Belmont Ave. – School District 25
Thomas Middle School

Case Number: PC 16-020

General:

7. The “Beneficial Owners” signature is required on page “A” of the application. An electronic copy of this page can be provided to the school district, upon request, so this signature can be added.
8. Section 5.1-3.2a. of Chapter 28 of the Municipal Code classifies all schools as “Special Uses” within the R-3 Zoning District. No Special Use Permit has been granted for the subject property. As an addition to the school has been proposed, a Special Use Permit to allow a middle school on the subject property is required. Staff is supportive of this request.
9. The following Variations have been identified:
 - a. Section 5.1-3.6a to allow a front yard setback of 22.55’ along Thomas Street where code requires a 25’ setback. This setback applies to the existing building.
 - b. Section 5.1-3.6 to allow an exterior side yard setback of approx. 21.25’ where code requires a 40’ setback. This setback applies to the existing building.
 - c. Section 5.1-3.9 to allow a building height of 33’-8” for the existing building and proposed gym, where code limits the building height to 25’
 - d. Section 11.4-4 to allow 141 parking spaces where code requires 314 parking spaces.

Site Plan:

10. Please revise the site plan to show the setback of the existing building along Belmont Avenue, as measured from the closest point of the building to the eastern property line along Belmont Avenue.
11. The impervious surface calculations as contained on the site plan do not include the impervious surface from the building addition. Please revise this calculation on the site plan to include all impervious surfaces on the site.
12. It does not appear that any lighting is proposed within the new parking lot. If any parking lot lighting is proposed, a photometric plan and cut sheets for the fixtures is required. Please confirm if any lights are proposed within the new parking lot.

Parking and Traffic:

13. The site plan and parking study indicate that four handicap parking spaces exist on the site between the two parking lots (two in each parking lot). The proposed parking lot will remove two of the existing handicap spaces and will provide two new handicap parking spaces. However, the parking study states that five handicap parking spaces will be provided. Please clarify how five spaces will be provided. Per Section 11.2-10.1, five handicap parking spaces are required.
14. The traffic study indicates that school buses stage in the western parking lot in preparation for pickup operations

along Belmont Avenue. The study also states that the anticipated increase in students may require one additional school bus. The traffic study should evaluate if the western parking lot has sufficient capacity to accommodate an additional school bus if needed. Additionally, the parking study should evaluate how an additional school bus may impact pick-up operations along Belmont Avenue.

15. The parking requirements for the site are shown below:

SPACE	PARKING CODE USE	NUMBER OF EMPLOYEES	NUMBER OF CLASSROOMS	PARKING RATIO	PARKING REQUIRED
Thomas Middle School	Elementary School	135	44	1 space per classroom plus two spaces per employee	314
Total Parking Required					314
Total Parking Provided					141
Parking Surplus /(Deficit)					173 (55% reduction in required parking)

As outlined above, a parking variation is required.

Prepared by:



Thomas Middle School
1430 N Belmont Avenue
PC 16-020
August 23, 2016

Landscape Issues

- 1) The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, Section 6.16-1.2b). Where there is a double row of parking, include two trees within the island.
- 2) It is recommended that landscaping be provided on the south elevation in order to buffer the proposed addition.