Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
September 13, 2023
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Arlington Towne Square PUD Amendment - 15-89 W. Golf Rd. - 8/9/23

IV. PUBLIC HEARINGS

A. Patton School Gym Addition - 1616 N. Patton Ave. - PC#23-010 Special Use Permit Amendment, Variation to Waive Traffic & Parking Study

V. OTHER BUSINESS

A. Public Comment

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Plan Commission
9/13/2023

Item: Arlington Towne Square PUD Amendment - 15-89 W. Golf Rd. - 8/9/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description	**Type**
PC Minutes 8/9/23 - DRAFT	Minutes

PLAN
_____
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REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: ARLINGTON TOWNE SQUARE PUD AMENDMENT
15-89 WEST GOLF ROAD - PC #23-006
AMENDMENT TO PUD ORDINANCE 09-019, SPECIAL USE PERMITS FOR THREE RESTAURANTS, VARIOUS VARIATIONS

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 9th day of August, 2023 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

DRAFT

CHAIRPERSON DAWSON: Pledge of Allegiance, everyone.
(Pledge of Allegiance recited.)
CHAIRPERSON DAWSON: Okay, roll call, please.
MR. HUBBARD: Commissioner Cherwin.
COMMISSIONER CHERWIN: Here.
MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Here.
MR. HUBBARD: Commissioner Ennes.
(No response.)
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: Here.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Here.
MR. HUBBARD: Commissioner Lorenzini.
(No response.)
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Here.
MR. HUBBARD: Commissioner Warskow.
(No response.)
MR. HUBBARD: Chair Dawson.
CHAIRPERSON DAWSON: Here.
All right, first order of business is approval of the minutes.
COMMISSIONER GREEN: I would like to make a motion for approval.
COMMISSIONER CHERWIN: I'll second.
CHAIRPERSON DAWSON: All right, all in favor?
(Chorus of ayes.)
CHAIRPERSON DAWSON: Any abstaining?
COMMISSIONER DROST: Yes, I abstain here.
CHAIRPERSON DAWSON: Okay, you have that for the record?
MR. HUBBARD: Yes.
CHAIRPERSON DAWSON: All right, then first agenda item we have is the PC #23-006.
Is the Petitioner here?
MR. PARK: Correct.
CHAIRPERSON DAWSON: Okay, and have all public notices been given?
MR. HUBBARD: They have.
CHAIRPERSON DAWSON: Great.
Are you the one who's going to be testifying tonight?
MR. PARK: Correct.
CHAIRPERSON DAWSON: Okay.
(Witness sworn.)
CHAIRPERSON DAWSON: All right, great. Go ahead and give us your presentation.
MR. PARK: Thank you. All right, so esteemed panel members, fellow citizens and respected attendees, thank you all --
CHAIRPERSON DAWSON: Oh, sorry. I did forget to ask -- thank you,

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Commissioner Green.

I forgot to ask if you'd state your name for the record and spell your last name.

MR. PARK: Oh, my name is Jason Park, P-a-r-k, okay?

CHAIRPERSON DAWSON: Thank you.

MR. PARK: All right, so esteemed panel members, fellow citizens, and respected attendees, I stand before you today as the instigator of the public hearing, an opportunity for us to collectively deliberate on crucial matters that have a profound impact on our community's evolution.

The proposals we discuss today span a range of topics, each embodying our commitment and thought for growth and adaptability. As we delve into these issues, I wish you to provide you my insights and reasons for bringing these matters to the forefront.

Let us begin by addressing the proposed variation to Chapter 28, Section 10.4-2, an amendment that seeks permission to provide 308 parking spaces instead of the mandated 386, resulting in a deficit of 78. I firmly advocate for this modification as it aligns with our community's commitment to sustainability and urban planning. As supported by our parking survey, this building has never had a parking overflow. By us acknowledging that an excess of parking can stunt our growth and promote inefficiency, we demonstrate our forward-thinking approach to a faster and more balanced urban environment.

I also wish to draw your attention to the variation for Chapter 28, 6.12-1, a proposal that suggests waiving the requirement to provide a traffic study and parking analysis. This waiver acknowledges that while technical assessments are vital, there are instances where cost and time associated with such studies may not be of benefit which we believe applies to this situation.

Equally significant is our advocacy for three special use permits that have the potential to enrich our community's culinary landscape and cultural diversity. These proposed permits seek to pave the way for a Marbling Korean market restaurant which would offer authentic and unique dining experience which would be operated by a seasoned veteran with over 20 years in the restaurant industry, along with Hello Boba, a bubble tea restaurant which would cater to the evolving preferences of our community which would be operated by another seasoned veteran in the field. They have an existing restaurant within Arlington Heights that they have been operating for over 10 years, and due to the success of that business, they feel that Arlington Heights would be perfect for their second location. Lastly, we will discuss Tous les Jours which is a national bakery with over a hundred locations in the U.S. and about a thousand globally. We feel their expertise in the restaurant field would bring a vibrant atmosphere along with enriching the economy.

Additionally, we are seeking a variation to allow for six parking spaces rather than the mandated 47. We believe that given the surrounding area and given that it's on two major crossroads, biking is not a priority for the citizens in that area. But given the fact that we understand that in urban development it's always a priority, we are willing to put in six additional spots in the spot which has no parking in the building.

In conclusion, I believe that these proposals embody our collective dedication to shaping a community that is both dynamic and pragmatic. Our willingness to abide with regulations to allow for the changing needs of our residents, businesses and visitors is a testament to our community spirit of innovation and cooperation. By discussing and embracing

these amendments, we pave the way for a future that strikes a harmonious balance between tradition and progress. I express my heartfelt appreciation to our esteemed panel members for providing this platform for dialogue, and my fellow citizens for their engagement in this crucial discourse. Together, we hold the power to shape our community's journey towards a brighter and more inclusive future. Thank you for your time and consideration.

CHAIRPERSON DAWSON: Thank you. Before you sit down, did you read the Staff report and do you agree with the conditions of approval?

MR. PARK: Yes.

CHAIRPERSON DAWSON: Okay, great.

Sam?

MR. HUBBARD: Sure. All right, good evening, Chair Dawson. Thank you for the opportunity to present on this. I'm going to touch base briefly on some of the zoning aspects.

The subject property is in a B-2 Zoning District that allows restaurants only through special use permits. So, special use approval for these three proposed restaurants is part of the Petitioner's request this evening. The special use permits for restaurants can be issued with a waiver if those restaurants are less than 4,000 square feet and all three of these restaurants are less than 4,000 square feet, but because a PUD amendment is required, we're reviewing the special use permits as part of the PUD amendment.

So, the shopping center here was approved for a PUD in 2009 to allow development of the PNC Bank building on an outlot. As part of that PUD approval, a variation to allow 308 parking spaces was approved where at the time 367 were required. Because the variation was granted as part of the PUD, and due to the extent of the modification proposed to the variation, the only way to amend the variation is through amendment of the PUD. So, the Petitioner is now proposing to keep the existing 308 parking spaces where 386 would be required by code for the newly proposed restaurant uses in combination with the remaining uses within the shopping center.

Additionally, the Petitioner has requested a variation to allow six bike parking spaces for the shopping center where 47 would be normally required by code. Finally, as you've heard, they're requesting a variation to waive the traffic and parking study requirement.

So, just some background on the businesses: Hello Boba is going to be a bubble tea restaurant; there's the Marbling Korean Restaurant which is going to specialize in Korean barbecue; and then the Tous les Jours Bakery which is going to be specializing in baked goods. They have somewhat similar hours of operation although the bakery is somewhat of a unique outlier compared to the two restaurants.

Here's an aerial of the property. The subject property is highlighted in that blue circle indicating that's the property. An important thing to note from the aerial is that this property is surrounded by two major arterials, one to the north and one to the east. To the west is going to be a self-storage facility which has just recently submitted for a building permit. To the south, there are some light industrial uses, a detention pond and a fire station. So, it's important to note that there is no directly adjacent single family or multi-family uses to the site.

As part of the petition, the Petitioner submitted a market analysis that analyzed the demand for these uses at this location. We typically ask for a market analysis because it's used to analyze and illustrate compliance with one of the standards for special use approval: that the use is necessary for the public convenience at this location. Originally, we had some concerns with the second Korean-themed restaurant proposed within this shopping center,

but the market analysis has outlined that the proposed Korean restaurant, Marbling Korean, is going to serve traditional Korean barbecue whereas the existing Korean restaurant in the shopping center specializes more on soul food, soul food Korean style and street style Korean food. So, there is a little bit of a difference; they will cater to somewhat different clientele. Based on review of the analysis, we believe that the special use approval standards have been met and we are recommending approval of the special use permits.

Relative to parking, the Petitioner, in order to justify the waiver of the parking and traffic study, submitted a parking survey that analyzed, or rather surveyed, parking over an eight-day period. The highest percentage of occupancy found was 32 percent; there were 99 vehicles parked on the 308 spaces that are existing on the site. Additionally, Staff surveyed the parking as well based on some historical aerials, and we found peak utilization to be just under 40 percent. So, given the existing usage on the site relative to parking, we do not believe that the proposed restaurants will create a parking issue and we are supportive of this variation. I would note that the approvals from 2009 have a condition of approval that require 12 land-banked parking stalls. Those stalls are still available to be constructed, so we would recommend reaffirming that condition of approval here, that should the Village notice a parking problem occurring in the site, that the Petitioner would have to implement the 12 land-banked parking stalls upon request of the Village. So, we are again, supportive of the parking variation.

Relative to bicycle parking, 47 spaces are required for the site. This is triggered by the proposed occupancy of these three restaurants, that's what triggers compliance with the bicycle parking regulations. There are zero bicycle parking spaces on the site currently. The three newly proposed restaurants would require six bicycle parking spaces per code, and the Petitioner has agreed to install those as part of this application. We do note that there isn't great bicycle transportation infrastructure leading to the site currently; however, we are planning future bike network improvements in the vicinity of this property in the future. So, we are supportive of the reduced bike parking stalls at six, but we are recommending a condition of approval that should the bike parking become insufficient, that the Petitioner would have to install the code-required missing bike parking spaces upon request of the Village.

So, that being said, we're supportive of the project and are recommending approval subject to the conditions as outlined in the memo.

CHAIRPERSON DAWSON: Great.

Do I have a motion to approve the Staff report?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER GREEN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: All right, do we have any initial questions before we open up? Okay, go ahead.

COMMISSIONER JENSEN: I want to be clear on this. Sam, I guess I'd ask you, since the entire shopping center needs to have 47 bike racks and they're going to put in the six that would be associated with their properties, I don't quite understand the language that suggests that if there needs to be more, that the entire burden would fall on this Petitioner.

MR. HUBBARD: This Petitioner is I believe the landlord of the shopping center.

COMMISSIONER JENSEN: Ah, okay. They own the entire shopping center?

MR. PARK: We own everything excluding --

CHAIRPERSON DAWSON: If you could come up to the podium.

MR. PARK: Oh, sorry, yes. So, what I was saying is yes, the landlord for that building, Arlington Towne Square, owns the large building in the back as well as the small outlot pad in the front. The PNC Bank would be the only one that is not included in that.

COMMISSIONER JENSEN: So, you wouldn't have any problem if the Village comes back and says you need to add some more bike parking?

MR. PARK: We would prefer not to, but of course yes, we would follow through with that.

COMMISSIONER JENSEN: It would be your responsibility.

MR. PARK: Yes.

COMMISSIONER JENSEN: I just want to make sure that the responsibility fell on the right party.

MR. PARK: Yes.

COMMISSIONER JENSEN: It sounds like you're the right party. So, I don't have any further questions. I think it's a great project.

CHAIRPERSON DAWSON: Commissioner Green?

COMMISSIONER GREEN: No, I'm good.

CHAIRPERSON DAWSON: Any questions here before I open up to public?

COMMISSIONER CHERWIN: No.

CHAIRPERSON DAWSON: Okay, so we can open up to public commentary.

Is there any comments from the public?

(No response.)

CHAIRPERSON DAWSON: No? All right, so we will close public commentary.

Do you any, just go down here, Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes. I would just say, you know, Sam, I guess one question I'd have, and I like this project a lot and I'm totally supportive. I went through it all in the Conceptual Review Committee, but just from the Village's perspective when we're doing these market studies, I think sometimes we get, you know, when we're talking about, oh, well, this, you know, Korean food is different from that, I mean, honestly if the menu were the same, I still wouldn't, I feel like we're drilling down a little too much when it comes to, okay, this is a retail spot and a restaurant. I mean, if we're making a big investment with a new property and it's something that's very unique, you know, I can see that market study. But something like this, I think we just need to be cautious to not overly analyze. You know, just because someone was there first doesn't mean they should have some kind of protection from somebody new coming in with maybe a similar concept.

I was just in Philadelphia, and you've got a Gino's on one side and Pat's on the other side, and there are still lines for both of them, right? So, I mean, we've just got to be careful about that. That would be my only thought. Otherwise, you know, yes, the project is great.

COMMISSIONER SIGALOS: No, I have no further, I have no questions. No, thank you.

CHAIRPERSON DAWSON: Commissioner Drost?

COMMISSIONER DROST: Yes, just one question. As a landlord, when I come by in the evenings, there's usually some service vehicles that are parked there. Is that still continuing and going to continue?

MR. PARK: So, with those service vehicles, those are exclusive to O'Reilly during the day, those vehicles are out doing deliveries as well as repairs for other customers. So, typically they're not there. If they are, we're in talks already with moving all the service vehicles to the back side to leave the front lot out to customers.

COMMISSIONER DROST: Yes, because the prior owner always was able to lease that out, he was trying to create some more cash flow for his business and he would lease out to third parties, ones that weren't tenants or renters in the --

MR. PARK: Well, we, after taking over ownership, I acknowledge this and we have no agreements with any third parties for parking.

COMMISSIONER DROST: Yes, just checking. Then, you know, to the point that Commissioner Cherwin made, you know, there may be three restaurants, but if you aggregated in square footage, it's not that significant and I think the project is a good project and we should let you go.

MR. PARK: Thank you, sir.

CHAIRPERSON DAWSON: Commissioner Green?

COMMISSIONER GREEN: My only comment is, I think it's a good project; I think it's great. I've been by there a lot in the last year and a half or so. I have physical therapy down the street, and I never saw that parking lot full, that just doesn't happen. So, I think this parking, the deficit is not going to be a problem.

MR. PARK: Thank you.

CHAIRPERSON DAWSON: Any further comments?

COMMISSIONER JENSEN: Nothing further from me.

CHAIRPERSON DAWSON: I have a question. Why did you not check the parking code before entering into lease agreements?

MR. PARK: With everything happening, with the ownership taking over fairly recently, you know, we were already in talks with the lessees. There was a lot going on, that was a mistake on our end, but after we realized that there was that situation going on, we took immediate action to do everything we can to proceed with the public hearing to get the Village's approval.

CHAIRPERSON DAWSON: All right, is this the first property that your client owns?

MR. PARK: This is the first time that they've ever done a public hearing, ever had an issue with this.

CHAIRPERSON DAWSON: Not a public hearing, the first commercial strip mall lot owned?

MR. PARK: Correct, yes.

CHAIRPERSON DAWSON: They've never owned a property like this?

MR. PARK: Yes, they have not.

CHAIRPERSON DAWSON: Do they have any other commercial properties?

MR. PARK: No.

CHAIRPERSON DAWSON: No, okay. Do you represent other commercial

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properties or anything else?

MR. PARK: Myself, I do, but I'm fairly, you know, fairly new to this as well. So, I'm still getting a feel of the public hearing and things like that.

CHAIRPERSON DAWSON: You know where I'm going with this, and I hear about this a lot at these meetings, but frankly, I'm going to say it again, I am so sick of landlords coming and saying oops. The whole like ask for forgiveness as opposed to permission does not fly with me in this situation. I'm not going to, I'm not holding this to you, and of course I'm going to vote anyway, I was going to, because I think if you had asked for permission in the first place the vote would be the same. I think that's probably where the vote seems to be going in your favor at this time.

But I would say to the Village, we need to start considering some sort of monetary penalty maybe or some sort of penalty for landlords that can't be passed on to tenants when they fail to check the zoning code and they put these tenants at risk. They have their lease, they have everything invested, they're ready to go, and then --

MR. PARK: I understand.

CHAIRPERSON DAWSON: This is years and years and years of being on this Commission and it's happening repeatedly, and I'd really like to see something be put in place to try to encourage landlords to stop that.

MR. PARK: If I may, I do want to point out that this landlord has taken it upon himself to handle all costs related to this public hearing, so it has not been passed on to any of the tenants at all. So, they have been bearing the whole cost to this.

CHAIRPERSON DAWSON: I do appreciate that, I do, but we need to somehow stop this, this is a pattern. Again, that's why I asked if you had any before this because I understand. If you're not familiar with the way things work, then this would seem unusual to you. Those of us who are familiar with it, and I don't even mean from being on this board, professionally some of us we know that checking zoning codes for parking is a thing.

So, anyway, I would say that, the only thing I would say, and I think Commissioner Jensen might fall over when I say this, the bicycle parking is extreme. Do we have a code that can add up to that many parking stalls? Is another, you know, perhaps something that we could as an ordinance, think about putting some sort of cap on that requirement? That's why I said you might fall over, because I'm all --

COMMISSIONER JENSEN: Commissioner Dawson, I bit my tongue, yes, because I personally feel we have littered the urban landscape with a bunch of bike racks that nobody uses.

CHAIRPERSON DAWSON: I know, and we generally disagree on whether or not, you know, I'm always a proponent of bike racks, but I think six is great for this space. Maybe I could see where we might want another six on the other side or something like that, maybe. But the number, the fact that we have an ordinance that would add up to that many parking stalls is, they don't even have to come ask for that. So, that would just be another thing I would say. It's the first time that's ever happened that I've seen when the number came to that high, so let's look at that.

But besides that, I think that the uses that you propose are great. I would love to see this parking lot be full. That's what we want to see, right? So, maybe not overflow, maybe not inconvenienced but full. So, I think it's a good project.

MR. PARK: I fully agree.

COMMISSIONER DROST: Now, I'd like to pipe in on the bicycles because

that's such a treacherous area, too. I mean, it's to Commissioner Dawson's point, the attractiveness of taking a bike down Golf or Arlington Heights Road or even some of the back streets and then crossing one of those is a challenge. I mean, just looking at the curb cuts, you know, I've examined that, I'm a frequent flyer to the center. I think to that point, again, common sense prevails. And to Commissioner Cherwin's example as well, you know, it can't be fair seas all the time.

MR. HUBBARD: The comments are well received and appreciated.

CHAIRPERSON DAWSON: Just to be clear, I am not opposed to the parking lot spaces at all. I think we should have bicycle racks, just we don't need 47.

COMMISSIONER JENSEN: Right, exactly. I want to concur with Commissioner Drost, but he has to realize that we actually required a carwash only service station to put bike racks in on the busiest and most dangerous intersection in Arlington Heights, which is Algonquin and Arlington Heights Road, and nobody ever uses that. I go there quite frequently, nobody there uses the thing because it's too dangerous. You wouldn't like to bike down there.

CHAIRPERSON DAWSON: All right, do I have a motion, or are there other comments or questions I should say?

COMMISSIONER CHERWIN: Yes, I'll move.

A motion to recommend to the Village Board of Trustees approval of PC #23-006, an Amendment to Planned Unit Development (PUD) Ordinance 09-019 to allow a modified parking variation, Special Use Permits for three restaurants, and the following Variations:

1. **Chapter 28, Section 10.4-2, *Schedule of Parking Requirements*, to allow 308 spaces where 386 spaces are required (deficit of 78).**
2. **Chapter 28, Section 10.8, *Schedule of Bicycle Parking Requirements*, to allow six bicycle parking spaces where 47 bicycle parking spaces are required (deficit of 41).**
3. **Chapter 28, Section 6.12-1, *Traffic Engineering Approval For Projects Requiring Plan Commission Review*, to waive the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.**

This recommendation is subject to the following conditions:

1. **In the event the parking is deemed insufficient, as determined by the Village, the owner of Arlington Towne Square Shopping Center shall have 90 days from the Village's written notification to install the 12 parking stalls.**
2. **The Petitioner shall install six bicycle parking spaces in a location satisfactory to the Village by November 1, 2023.**
3. **In the event bicycle parking is deemed insufficient, as determined by the Village, the owner of Arlington Towne Square Shopping Center shall have 90 days from the Village's written notification to install code compliant bicycle parking infrastructure as deemed appropriate by the Village.**
4. **All conditions within Ordinance 09-019 shall remain in full effect.**
5. **The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER GREEN: I'll second that.
CHAIRPERSON DAWSON: All right, roll call.
MR. HUBBARD: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Chair Dawson.
CHAIRPERSON DAWSON: Yes.

All right, so it's a unanimous recommendation. Again, we're a recommending body, you've got one more step ahead of you.

MR. PARK: Yes.

CHAIRPERSON DAWSON: Sam will fill you in on details with that, but good luck with the property and good luck with your project.

MR. PARK: Thank you very much. Thank you so much.

CHAIRPERSON DAWSON: All right, so with that, we now have the general public commentary section.

Is there anyone here for general public commentary? Please step to the microphone, state your name, and if you're so willing, your address, too.

GENERAL PUBLIC COMMENTARY

MR. MOENS: Thank you, Chair Dawson. My name is Keith Moens. I would just like to make a comment that our trend should be not to reduce bicycle racks in town, but rather to encourage more bike-friendly transportation in town and to make it safer for biking. If you say it that way rather than to reduce the bike racks, I think that's the trend of transportation. Thank you.

CHAIRPERSON DAWSON: Okay, thank you.

Any other public commentary?

(No response.)

CHAIRPERSON DAWSON: All right, seeing none, we're going to go ahead and close the general public commentary section.

Any other orders of business this evening? I don't see any on the agenda.

MR. HUBBARD: There is none.
COMMISSIONER DROST: I'll make a motion to adjourn.
COMMISSIONER GREEN: Second.
CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: All right, good evening everyone.

(Whereupon, at 7:58 p.m., the public hearing on the above-

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mentioned petition was adjourned.)

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Plan Commission
9/13/2023

Item: Patton School Gym Addition - 1616 N. Patton Ave. - PC#23-010

Department: Planning & Community Development Department

Requested Action

1. Amendment to Ordinances #90-087 and #23-013 to allow a building addition.

Variations Required

1. A variation from Chapter 28, Section 6.12-1 (Traffic Engineering Approval for Projects Requiring Plan Commission Review) to waive the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Amendment to Ordinances #90-087 and 23-013 to allow a gymnasium addition, as well as a Variation to Chapter 28 of the Municipal Code, Section 6.12-1 (Traffic Engineering Approval for Projects Requiring Plan Commission Review) to waive the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer, and recommends APPROVAL of the application subject to the following conditions:

1. The petitioner shall modify the landscaping proposed at the southern end of the south parking lot to increase the height of the plantings to 6’ and substitute the deciduous shrubs with evergreens to provide for year-round screening.

2. Compliance with the 8-8-23 Design Commission motion shall be required.

3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Public Notice	Exhibits
Aerial	Exhibits

CPRC Minutes 7/26/23	Minutes
Design Commission Minutes 8/8/23	Minutes
Design Commission Staff Report 8/8/23	Board or Commission Report
Project Narrative	Correspondence
Plat of Survey	Exhibits
Written Justification for SUP & Variation	Correspondence
Architectural Plans	Exhibits
Engineering Plans	Exhibits
Landscape Plan	Exhibits
Photometric Plan	Exhibits
RTU Specs	Exhibits
Department Comments - Round 1	Correspondence
Department Comments - Round 1 Petitioner Response	Correspondence
Department Comments - Round 2	Correspondence
Department Comments - Round 2 Petitioner Response	Correspondence

VILLAGE OF ARLINGTON HEIGHTS

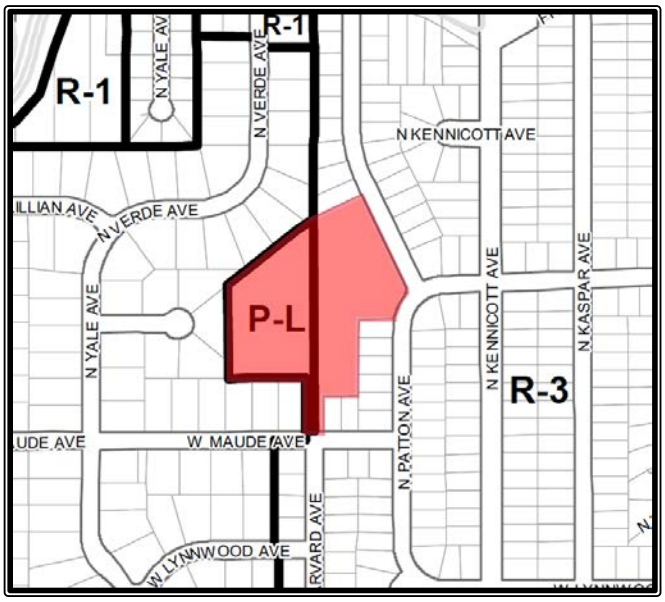
STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC 23-010*
***Project Title**: Patton School Gymnasium Addition*
***Address**: 1616 N. Patton Avenue*
***PIN**: 03-19-108-035, 03-19-108-024*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: September 13, 2023*
***Date Prepared**: September 8, 2023*

***Petitioner**: Arlington Heights School District 25*
Ryan Schulz
***Address**: 1200 South Dunton Avenue*
Arlington Heights, IL 60005

***Existing Zoning**: R-3, One-Family Dwelling District, P-L, Public Lands District*
***Comprehensive Plan**: Parks*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District, R-E, One-Family Dwelling District	Single-Family Homes	Single-Family Detached, Single-Family Detached Estate
South	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
East	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
West	R-3, One-Family Dwelling District, R-E, One-Family Dwelling District	Single-Family Homes	Single-Family Detached, Single-Family Detached Estate

Requested Action:

1. Amendment to Ordinances #90-087 and #23-013 to allow a building addition.

Variations Required:

1. A variation from Chapter 28, Section 6.12-1 (Traffic Engineering Approval for Projects Requiring Plan Commission Review) to waive the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.

Project Background:

In 1990, Arlington Heights School District 25 received Special Use Permit approval for Patton School, to allow a two-story building addition that included two classrooms and a gymnasium. In March of 2023, the School District received Special Use Permit and Land Use Variation approval for a three-classroom addition on the western side of the school, in order to accommodate a transition to all day kindergarten services. The school district is currently proposing a 4,350 square-foot gymnasium addition to Patton School, which allows for additional indoor gym court area, a gym office, and storage space. The gymnasium addition would not increase anticipated enrollment at the school; enrollment levels remain unchanged from the projections provided and approved as part of the zoning approvals granted earlier this yet. The petitioner has stated that programmatic changes, which have increased the number of required physical education hours that students receive, has created the need for the expanded gymnasium.

The site has two parking lots; one located to the north of the school building which includes 41 parking stalls and has a singular access point off Patton Avenue, and a secondary parking lot to the south of the school with 39 parking stalls and a singular access point off of Patton Avenue. Circulation through the southern parking lot is one-way and flows in a counter clockwise direction. Primary student loading occurs within the southern parking lot during both morning drop-off and afternoon pick-up. The northern parking lot has two-way traffic circulation and the site includes a total of 80 parking stalls. No modifications to the parking lots have been proposed as part of the gymnasium addition.

Zoning and Comprehensive Plan

The subject property is within two zoning districts; the eastern side of the site, which contains the majority of the school building and parking lots, is zoned R-3, One-Family Dwelling District, and the western side of the site, which contains the playground, playfields, and a small corner of the school building, is zoned P-L, Public Lands District. Public elementary schools are allowed in the R-3 District through the issuance of a Special Use Permit, however, schools are only allowed in the P-L District through the issuance of a Land Use Variation. As mentioned above, in 1990 Patton School received a Special Use Permit to allow an elementary school on the subject property, and in March of 2023 the facility received approval of an amendment to the existing Special Use Permit, as well as Land Use Variation approval. The proposed addition, being a significant modification from the previously approved plans, requires an amendment to the 2023 Special Use Permit and Land Use Variation to allow construction.

The petitioner has provided written justification to the Special Use Permit and Land Use Variation approval criteria, which criteria is outlined below for reference:

Special Use Permit approval criteria:

- ***That said special use is deemed necessary for the public convenience at this location.***
- ***That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
- ***That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***

Land Use Variation approval 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.***

The Staff Development Committee concurs with the petitioner that the approval criteria have been met. The petitioners written response to these criteria is contained within the materials provided to the Plan Commission.

Building, Site and Landscaping

The proposed gymnasium addition would be located at the western side of the existing gym, which is located at the southwest corner of the existing school building. The height of the addition will match the existing height of the gym, which complies with the height requirements of the R-3 zoning district. Specifically, the addition will be 24'-2" in height where building heights are allowed up to 25' tall in the R-3 District. The structure also complies with all setback and bulk regulations within the R-3 District. On August 8, 2023, the gym addition received a unanimous recommendation of approval from the Design Commission with no required or recommended modifications to the building design/architecture.

A transformer is located within the area of the proposed gymnasium addition. The petitioner is proposing relocating this transformer to the western side of the addition, to be enclosed by an 8-foot tall wing wall of the building. This enclosure would also serve as a trash enclosure area. As the wing wall is an architectural extension of the building that does not encroach into required setbacks, a variation is not required to permit the height of 8-feet.

The proposed addition will not result in the loss of any landscaping, as the expansion area is currently paved. The landscape plan approved as part of the Special Use Permit amendment from earlier this year included four new trees within the grassy area to the west of the existing gym and playground, and the gymnasium addition will not have any impact on these proposed trees. However, the proposed plantings on the southern side of the parking lot need to be increased to 6 feet in height to comply with code, and the deciduous shrubs should be substituted with evergreens, such as arborvitae, to provide for a year-round screen.

Parking and Loading:

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, pick-up and drop-off operations, and parking. However, since the gym addition will not result in any increase to expected student enrollment, the traffic and parking projections remain as approved earlier this year. As such, the petitioner has requested the following variation to waive the traffic and parking study requirement.

- **Chapter 28, Section 6.12-1 (Traffic Engineering Approval for Projects Requiring Plan Commission Review) to waive the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.**

The Staff Development Committee is supportive of the requested variation and notes that the site complies with parking requirements as shown in **Table I** below:

Table I: Parking Calculations

Location	Use		Ratio	Number of Employees	Number of Classrooms	Number of Students	Parking Required
1616 N. Patton	Patton School	Elementary School	1 per employee + 1 per 5 classrooms	61	24	422	66
Total							
						Total Required	66
						Total Provided	80
						Surplus/Deficit	14

With respect to traffic, in order to manage possible future problems, two conditions of approval were included as part of the 2023 Special Use Permit amendment to accommodate the full-day kindergarten program:

- Parking Demand. If enrollment at the elementary school on the Property exceeds or is projected to exceed 422 students within the expanded building, the Applicant must promptly provide written notice to the Village and demonstrate, to the satisfaction of the Village Manager, that adequate on-site parking can accommodate peak demand and that drop-off and pick-up operations will not create unsafe vehicular or pedestrian movements. Thereafter, the Applicant must either: (1) implement improvements on the Property as may be necessary, in the determination of the Village Manager, to accommodate the increased vehicular traffic and parking generated by the increased enrollment; or (2) obtain approval of the Board of Trustees of appropriate amendments to the amended special use permit granted pursuant to this Ordinance.

- Drop Off and Pick-Up Coordination. The Applicant will coordinate and work with the Village and neighbors of the Property regarding traffic and safety issues related to student drop-off and pick-up activity within the vicinity of the Property.

These conditions are still applicable, however, since the gym addition will not create any increase in enrollment, it is not expected to have any impact on traffic or parking demand.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Amendment to Ordinances #90-087 and 23-013 to allow a gymnasium addition, as well as a Variation to Chapter 28 of the Municipal Code, Section 6.12-1 (Traffic Engineering Approval for Projects Requiring Plan Commission Review) to waive

the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer, and recommends **APPROVAL** of the application subject to the following conditions:

1. The petitioner shall modify the landscaping proposed at the southern end of the south parking lot to increase the height of the plantings to 6’ and substitute the deciduous shrubs with evergreens to provide for year-round screening.
2. Compliance with the 8-8-23 Design Commission motion shall be required.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies

_____ September 8, 2023
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Probate

LEGAL NOTICE
STATE OF ILLINOIS
IN THE CIRCUIT COURT
OF THE 19TH JUDICIAL
CIRCUIT OF
LAKE COUNTY, ILLINOIS
County Dept.
Probate Division
In the Matter of the
Estate of
DAWN MARIE KEMPF,
Deceased
Case No. 23 PR 307
Claim Notice
Notice is given of the death of DAWN MARIE KEMPF. Letters of Office were issued on July 27, 2023, to:
KIMBERLY MARTINEZ:
whose attorney is: Maritess T. Bott, Bott & Associates, Ltd. 3701 Algonquin Road, Suite 712, Rolling Meadows, IL 60008. Claims against the estate may be filed within six months from the date of first publication. Any claim not filed within six months from the date of first publication or claims not filed within three months from the date of mailing or delivery of Notice to Creditor, whichever is later, shall be barred.
Claims may be filed in the office of the Clerk of Circuit Court Lake County - Probate Division at 18 North County Street, Waukegan, IL 60085, or with the representative or both. Copies of claims filed with the Clerk must be mailed or delivered to the representative(s) and to the attorney within ten days after it has been filed.Erin Cartwright-Weinstein
Clerk of the Circuit Court
Published in Daily Herald
Aug. 15, 22, 29, 2023 (4604085)

LEGAL NOTICE
UNITED STATES OF
AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT
OF THE
EIGHTEENTH JUDICIAL
CIRCUIT
Estate of
FRANK A. GRIECO
Case No.: 2023PR000317
Notice is given of the death of Frank A. Grieco whose address was54 Royal Ln., Bloomingdale, IL 60181.
Letters of Office were issued on May 2, 2023, to James F. Grieco, 245 Garden Way, Bloomingdale, IL 60108, as Independent Executor whose attorney is Bart A Smith, PO Box 59, River Grove, IL 60171
The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, 505 N. County Farm Road, Wheaton, Illinois, or with the representative or both on or before March 1, 2024, any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk.
/s/ Candice Adams,
Clerk of the Eighteenth
Judicial Circuit Court
Bart A Smith
DuPage Atty. No.: 24763
Atty. For: Independent
Executor, James F. Grieco
PO Box 59,
River Grove, IL 60171
708-456-4500
bas@2smithlaw.com
Published in Daily Herald
Aug 29,Sep 5, 12, 2023 4604722

LEGAL NOTICE UNITED
STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF MCHENRY
IN THE CIRCUIT COURT
OF THE TWENTY
SECOND JUDICIAL
CIRCUIT
Estate of Keith Andrew Ely,
Case No.: 2023PR000180
Notice is given of the death of Keith Andrew Ely whose address was 1306 Front Street, Apt. 2B., McHenry IL 60050.
Letters of Office were issued on July 17, 2023, to Kenneth Ely, 611 S. Broadway St., McHenry IL 60050, as Independent Executors whose attorney is RAQUEL SPORTEL.
The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk. Claims against the estate may be filed in the Office of KATHERINE M. KEEFE, Circuit Court Clerk, 2200 North Seminary Ave. Woodstock IL 60098, or with the representative or both on or before February 29, 2024, any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk.
/s/ Candice Adams, Clerk of the Eighteenth Judicial Circuit Court,
RAQUEL SPORTEL
DuPage Atty. No.: 6332291
Atty. For: Estate of
Keith Andrew Ely,
321 North Clark Street, Suite 400, Chicago IL 60654
rsportel@porterwright.com.
Published in Daily Herald
Aug 29, Sep 5, 12, 2023
(4604693)

LEGAL NOTICE
UNITED STATES OF
AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT
OF THE EIGHTEENTH
JUDICIAL CIRCUIT
Estate of
ARTHUR H. SHOEMAKER
DECEASED
Case No.: 2023 PR 000544
Notice is given of the death of Arthur H. Shoemaker, whose address was
2061 Gladstone Drive
Wheaton, IL 60189
Letters of Office were issued on August 7, 2023, to
Linda K. Shoemaker
1482 Hamline Ave., N.
St. Paul, MN 55108 as Independent Adminstrator with the Will Annexed whose attorney is
Frank E. Jeffers III
Notice to Heirs & Legatees
Notice is hereby given to
David Shoemaker,
James Shoemaker,
Jeffifer Shoemaker,
Thomas Shoemaker and
Unknown Heirs, who are heirs or legatees of the above proceeding.
To probate a will and whose name and address is not stated in the petition to admit the will to probate, that an order was entered by the Court on August 7, 2023 admitting the will to probate. Within 42 days after the effective date of the original order of admission, you may file a petition with the Court to require proof of the will by testimony of the witnesses to the will in open court or other evidence, as provided in section 6-21 of the Probate Act of 1975 (755 ILCS 5/6-21). You will also have the right under section 8-2 of the Probate Act of 1975 (755 ILCS 5/8-1) to contest the validity of the will by filing a petition with the Court within 6 months after the admission of the will to probate.
The estate Will be administered without Court Supervision, unless under section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person may terminate independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, 505 N. County Farm Road, Wheaton, Illinois, or with the representative or both on or before
February 22, 2024, any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk.
/s/ Candice Adams
Clerk of the Eighteenth
Judicial Circuit Court
Frank E. Jeffers III
DuPage Atty. No.: 40159
Atty. For: Independent
Representative
127 West Willow Avenue
Wheaton, IL 60187
630-682-3388
frankejeffers@yahoo.com
Published in Daily Herald
Aug. 22, 29, Sep. 5, 2023
(4604359)

Public Hearings & Notices

An audit has been completed for Wheeling Township by ATA Group, LLP of Arlington Heights, IL for the period of March 1, 2022 to February 28, 2023. The audit report is available for public inspection from 9:00AM to 4:30PM Monday through Friday at Wheeling Township, 1616 N. Arlington Heights Road, Arlington Heights, IL or online at www.wheelingtownship.com.
By order of:
Kathleen M. Penner,
Supervisor
Wheeling Township
Cook County, Illinois
Published in Daily Herald
August 29, 2023 (4604709)

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NOTICE OF A PUBLIC HEARING
VILLAGE OF NORTH BARRINGTON
111 OLD BARRINGTON ROAD
Notice is hereby given that the Zoning Board of Appeals of the Village of North Barrington, Lake County, Illinois will hold a Public Hearing, Tuesday, September 12, 2023 at 7:30 P.M., at the North Barrington Village Hall, 111 Old Barrington Road, North Barrington, Illinois to consider the petition by Kyle Reiss and Siobhan Barrett (Petitioners) for a zoning variation from Ordinance section 10-2-1(B), which provides accessory structures shall have a maximum building height of fifteen feet (15'), with a maximum area of seven hundred fifty (750) square feet. Petitioners request a variation to allow for the construction of an ancillary structure to be used for vehicular storage with a building height of 17 feet and 9 ¾ inches with a maximum area measuring 2,400 square feet to be located at the below referenced subject property.
The subject property is located at 130 Arrowhead Lane, North Barrington, IL 60010
Property Index Number: 13-12-300-015
The Zoning Board of Appeals may also consider such other relief as may be necessary or desirable in connection with the application. Said petition and request is on file and available for examination at the North Barrington Village Hall, 111 Old Barrington Road, North Barrington, IL 60010. All persons interested are invited to attend said hearing and be heard. The public hearing may be continued to another date, time, and place without the publication or delivery of another notice such as this one.
John Cifonelli
Chairman
Zoning Board of Appeals
VILLAGE OF NORTH BARRINGTON
Published in Daily Herald August 29, 2023 (4604735)

NOTICE OF PUBLIC HEARING
The Planning and Zoning Commission of the Village of Addison will hold a public hearing on Wednesday, September 13, 2023 at 7:00 p.m. in the Village Board Room of the Addison Municipal Building, located at 1 Friendship Plaza, Addison, Illinois, to hear the following proposal:
File #PZ-23-11: The petitioner requests four variations from the Zoning Ordinance: a reduction in the number of parking spaces from 82 to 49 (21 onsite and 28 offsite); a reduction in the rear yard setback from 20' to 18'-5"; a variation to allow the trash enclosure to be located on the adjacent Marcus Cinemas property; and a variation to allow a 32'-6" high building.
The property is located at 1501 W. Lake Street in Addison, Illinois, and is legally described as follows:
TIIAT PART OF SECTION 19, TOWNSHI P 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF STATE ROUTE 53, BEING A LINE 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19, WITH THE SOUTHEASTERLY LINE OF A 210.00 FOOT COMMONWEALTH EDISON COM PANY RIGHT OF WAY PER DOCUMENT 956989; THENCE NORTH 56 DEGREES 48 MINLJTES 17 SECONDS EAST, ALONG SAID COMMONWEAL TI-I EDISON COM PANY RIGHT OF WAY, 390.0 FEET; THENCE CONTINUING NORTH 56 DEGREES 48 MINUTES 17 SECONDS EAST, ALONG SAID LINE, 726.16 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF LAKE STREET, BEING A LINE SO.DO FEET SOUTHWESTERLY OF AND PARALLEL TO THE CENTER OF LAKE STREET; TI--IENCE SOUTH 63 DEGREES 44 MINLJTES 46 SECONDS EAST, ALONG SAID RIGHT OF WAY OF LAKE STREET, 53.10 FEET; TI--IENCE SOUTH 62 DEGREES 09 MINUTES 29 SECONDS EAST, ALONG SAID LINE, 840.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 62 DEGREES 09 MINUTES 29 SECONDS EAST, ALONG SAID RIGI-IT OF WAY OF LAKE STREET, 390.74 FEET TO THE NORTI--IWESTERLY CORNER OF THE K-MART PROPERTIES SUBDIVISION, DOCUMENT NO. R69-11 874; THENCE SOUTH 27 DEGREES 40 MINUTES 29 SECONDS WEST, ALONG SAID K-MART PROPERTIES SUBDIVISION, 150.00 FEET; THENCE NORTH 62 DEGREES 09 MINUTES 29 SECONDS WEST ALONG A LINE 150.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF LAKE STREET, 390.74 FEET; THENCE NORTH 27 DEGREES 40 MINUTES 29 SECONDS EAST, 150.0 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES IN CONDEMNATION CASE 05ED17.
Petitioner: Stan Razny
PIN #: 03-19-201-026
All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard. Plans are on file for public review at the offices of the Community Development Department, Village Hall, 1 Friendship Plaza.
Marianne Fotopoulos, Chair
Planning and Zoning Commission Addison, Illinois
Published in Daily Herald August 29, 2023 (4604695)

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON SEPTEMBER 13, 2023, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 23-010, a request for an Amendment to Ordinances 90-087 and 23-013 to allow a building addition, and for a Variation from Chapter 28 of the Municipal Code, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a certified traffic engineer. The subject property is located at 1616 North Patton Avenue in Arlington Heights, Illinois. The PIN's for the subject property are 03-19-108-024 and 03-19-108-035 and the subject property is legally described as follows:
PARCEL 1:
LOT A IN LYNNWOOD SUBDIVISION UNIT NO. 4, BEING A SUBDIVISION IN THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19 AND IN THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2:
LOT 471 IN HASBROOK SUBDIVISION UNIT NO. 5, A SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1960 AS DOCUMENT 17778451, IN COOK COUNTY, ILLINOIS.
The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.
At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.
All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.
Susan Dawson, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald on August 29, 2023 (4604729)

DU PAGE COUNTY ZONING HEARING OFFICER
JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD
WHEATON, ILLINOIS 60187/ 630-407-6700
Zoning Petition ZONING-23-000064 Szul
The DuPage County Zoning Hearing Officer will conduct the following public hearing:
PUBLIC HEARING: 2:30 p.m. **WEDNESDAY, SEPTEMBER 13, 2023**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187
If you would like to attend the hearing via Zoom, please contact Jessica Infelise at Jessica.Infelise@dupageco.org or 630-514-0624 to receive the Zoom call-in/ video conferencing information.
PETITIONER: DALE AND MARY SZUL, 3N188 TIMBERLINE DRIVE, WEST CHICAGO, IL 60185
REQUEST: Variation to reduce the interior side setback for a new generator from 9 feet to approximately 6 feet.
ADDRESS OR GENERAL LOCATION: 3N188 TIMBERLINE DRIVE, WEST CHICAGO, IL 60185
LEGAL DESCRIPTION: OF LOT 11 IN BLOCK 4 IN BRANIGAR'S LAKEWOOD, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTH-WEST QUARTER OF SECTION 27, AND PART OF THE EAST HALF OF THE NORHTWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 19, 1952 AS DOCUMENT 687966, IN DUPAGE COUNTY, ILLINOIS.
Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN,
DUPAGE COUNTY ZONING BOARD OF APPEALS
Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner's request is included for your review. If you have any questions or require a full-scale version of the site plan, please contact the Zoning Division at (630) 407-6700.
Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.
If you would like to attend the hearing via Zoom, please contact Jessica Infelise at Jessica.Infelise@dupageco.org or 630-514-0624 to receive the Zoom call-in/ video conferencing information.
Published in Daily Herald August 29, 2023 (4604758)

Storage

Notice of Public Sale Self-Storage 1 of Lincoln Park Notice of Public Sale of property in accordance with Illinois State Law, Section 4 of the Self-Service Storage Facility Act, and to satisfy landlord's lien. Sale is **Friday, September 15, 2023**, at 2001 N. Elston Avenue, Chicago, IL 60614, (773-276-9000) at 11:00am. Due to the COVID-19 PANDEMIC the auction will take place online and not at the Self Storage 1 facility. Please log on at: https://www.storagetreasures.com and follow the links to this sale.
Contents of all units at this Sale are purchased "as is" and "where is" for cash to the highest bidder. Seller reserves the right to refuse any bid. Changes made day of sale take precedence Notice of Public Sale Self-Storage 1 of over printed material. Property of following tenants:
Unit #2157 Marcel Taylor, Unit #2171 Marcel Taylor,
Unit #5339 Marcel Taylor, Unit #5215 Mecceba B. Jones
Published in Daily Herald August 22, 29, 2023 (4604303)

Notice of Public Sale
Wrigleyville Notice of Public Sale of property in accordance with Illinois State Law, Section 4 of the Self-Service Storage Facility Act, and to satisfy landlord's lien. Sale is Friday, September 15, 2023 for the Self Storage 1 facility located at 3839 N. Sheffield Avenue, Chicago, IL 60613, (773-477-6000) at 11:00am.
The auction will take place online and not at the Self Storage 1 facility. Please log on at:
https://www.storagetreasures.com and follow the links to this sale.
Contents of all units at this Sale are purchased "as is" and "where is" for cash to the highest bidder. Seller reserves the right to refuse any bid. Changes made day of sale take precedence Notice of Public Sale Self-Storage 1 of over printed material. Property of following tenants: **Unit 1128** Moreno Modolo
Published in Daily Herald August 22, 29, 2023 (4604305)

Public Hearings & Notices

PUBLIC NOTICE
Elk Grove Township is in the process of accepting Grant Applications from non-profit social service agencies that have been in existence for at least one (1) year, that provide services within the boundaries of Elk Grove Township and whose services address the social service needs of Elk Grove Township residents. "Agency Grant Application" documents can be found on the Township website at https://elkgrovetownship.com/community-links/ The deadline for agencies to submit a completed Grant Application is Wednesday, November 1, 2023.
Published in Daily Herald
August 29, 2023 (4604732)

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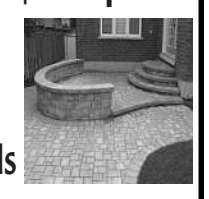
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NOTIFICATION AFFIDAVIT

I, Ryan Schulz hereby certify as follows:

1. That on the 28th day of August, 20 23, affiant caused to be mailed in the Post Office of Arlington Heights, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose propety is within 250 feet of the subject site for which the hearing is being held..

2. That the parties to whom said notice was mailed are set forth on the attached list.

3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

Ryan Schulz
Signature

Subscribed and Sworn to before me
this 8th day of September, 2023.

Notary Public

OFFICIAL SEAL
BRADLEY A KATZ
Notary Public - Illinois
Commission No. 754097
My Commission Expires August 15, 2027

August 25th, 2023

NOTICE OF PUBLIC HEARING

Please be advised that a petition has been filed with the Village of Arlington Heights for an Amendment to Ordinances 90-087 and 23-013 to allow a building addition, and for a Variation from Chapter 28 of the Municipal Code, Section 6.12-1, to waive the requirement for a traffic and parking study.

The location of the property is 1616 N. Patton Ave, Arlington Heights, IL 60004.

Arlington Heights School District 25 is the beneficial owner of the property.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals.

This hearing is open to the public and comments from the public on the proposal are invited. Hearing on said petition will be held by the Arlington Heights Plan Commission at the Municipal Building, 33 South Arlington Heights Road, Arlington Height, Illinois 3rd floor at 7:30 PM, on Wednesday, September 13th, 2023.



Signature

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, (847) 368-5793 (Voice) or 847-368-5980 (Fax) or emercado@vah.com

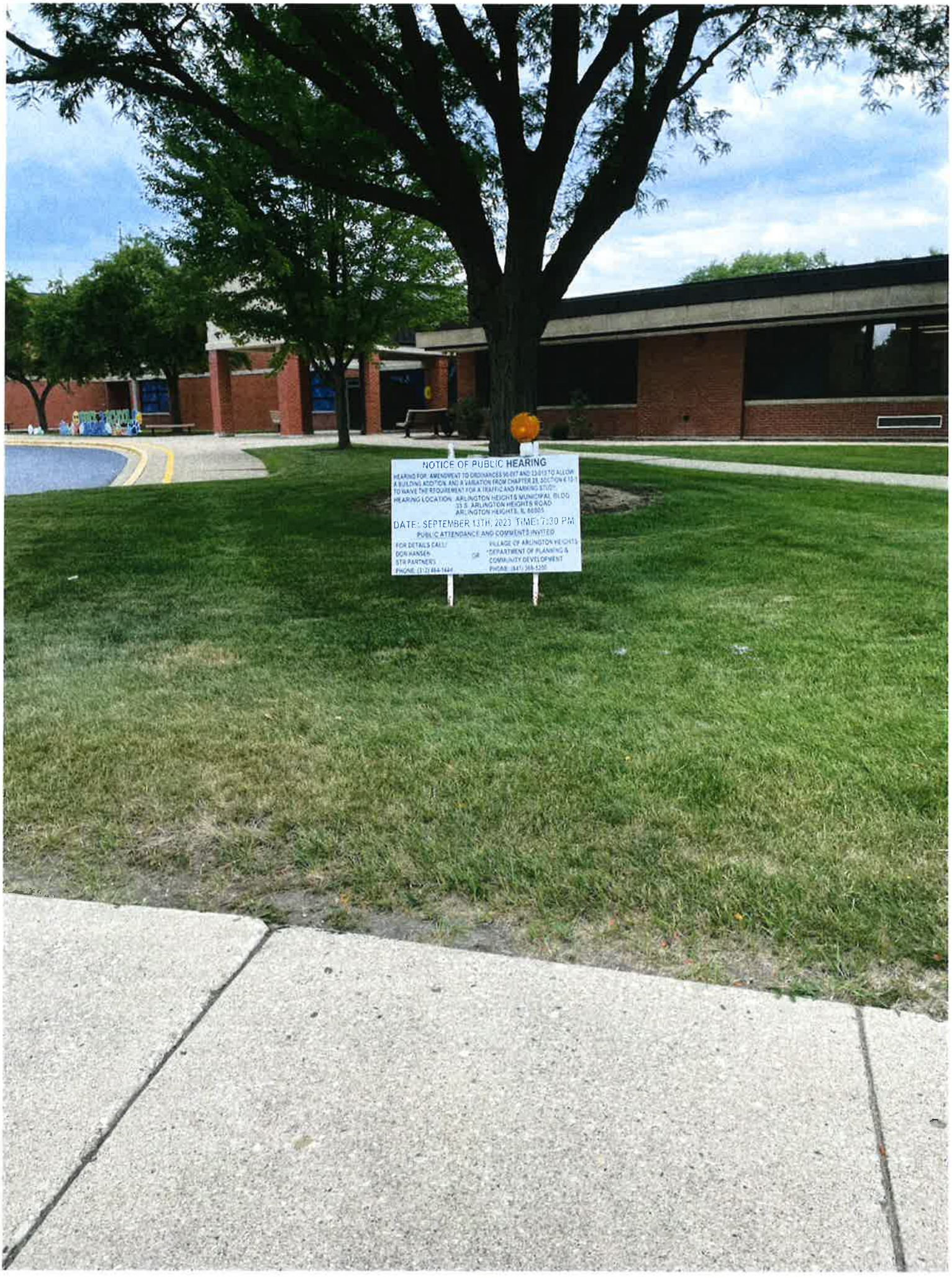
2022.10.18 Patton 250' Addresses

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03191000190000	JEFFREY STOGA & MICHEL	1716 VERDE	ARLINGTON HT	IL	60004
03191000200000	LARRY GALVAN	1724 N VERDE	ARLINGTON HT	IL	60004
03191040050000	GREGORY R NEUMANN	1811 VERDE AV	ARLNGTN HTS	IL	60004
03191080010000	JASON ROSZKOWIAK	1727 N VERDE AV #AH	ARLNGTON HTS	IL	60004
03191080020000	THE COLUMBIA LIVING TR	1723 N VERDE AV	ARLNGTN HTS	IL	60004
03191080030000	DZIANIS & AKSANA KLIMC	1719 N VERDE AVE	ARLNGTON HTS	IL	60004
03191080040000	IRENE R HOWE	1715 N VERDE	ARLNGTON HTS	IL	60004
03191080050000	JUSTIN SIEK & ALISON P	1711 N VERDE AVE	ARLNGTON HTS	IL	60004
03191080060000	SCOTT ALLBRIGHT	1709 N VERDE AVE	ARLNGTON HTS	IL	60004
03191080070000	JOHN KORDECKI	1707 VERDE AV	ARLINGTN HTS	IL	60004
03191080100000	JAMES COCHRAN	1649 N YALE CT	ARLNGTON HTS	IL	60004
03191080110000	CUSTOM CRAFT PROP	1275 E DAVIS ST	ARLNGTON HTS	IL	60005
03191080120000	SHAMIN A CHAUDHRY	1639 N YALE CT	ARLINGTON HT	IL	60004
03191080130000	EDWARD JENSEN	1633 N YALE CT	ARLNGTON HTS	IL	60004
03191080140000	JKJ PROPERTIES LLC	1275 E DAVIS STREET	ARLNGTON HTS	IL	60005
03191080180000	DOUGLAS A TWOHEY	1430 W MAUDE AVE	ARLNGTON HTS	IL	60004
03191080190000	RONALD LOEFFLER	1424 W MAUDE AV	ARLNGTON HTS	IL	60004
03191080200000	EVA GIBSON	523 W RIDGE COURT	ARLINGTN HTS	IL	60004
03191080210000	ZACHARY FUNK	1412 W MAUDE AVE	ARLNGTON HTS	IL	60004
03191080220000	S & O CORBETT	1406 W MAUDE	ARLINGTN HTS	IL	60004
03191080230000	ROBERT DAUGHERTY JR	1400 W MAUDE AV	ARLNGTON HTS	IL	60004
03191080240000	EXEMPT Patton School	EXEMPT Patton School	EXEMPT Patton School	EXEMPT Patton School	EXEMPT Patton School
03191080310000	LUCIANA RAGO	1802 N PATTON AVE	ARLNGTON HTS	IL	60004
03191080320000	LAWRENCE GACKOWSKI	1730 N PATTON AVE	ARLINGTON HT	IL	60004
03191080330000	BARBARA HAMILTON	1726 N PATTON AV	ARLNGTN HTS	IL	60004
03191080340000	ANDREW NEUBAUER	1823 N KENNICOTT AVE	ARLINGTN HTS	IL	60004
03191080350000	EXEMPT Patton School	EXEMPT Patton School	EXEMPT Patton School	EXEMPT Patton School	EXEMPT Patton School
03191080360000	TAXPAYER OF	1542 N PATTON AV	ARLNGTON HTS	IL	60004
03191080370000	JEANNE E HOULIHAN	1540 N PATTON	ARLINGTN HTS	IL	60004
03191080380000	COLLETTE R MEYER	1538 N PATTON AV	ARLINGTN HTS	IL	60004
03191080390000	CARTER S BLACK	1536 N PATTON	ARLINGTON HT	IL	60004
03191080400000	CARRIE COSTELLO	1534 N PATTON AVE	ARLNGTON HTS	IL	60004
03191080410000	DAN & GRACIELA KONOPAC	1532 N PATTON AVE	ARLINGTN HTS	IL	60004
03191080420000	DAVID & JULIE KOZLIK	1110 W MAUDE AVE	ARLINGTN HTS	IL	60004
03191080430000	P & K CATSAROS	1116 W MAUDE	ARLINGTN HTS	IL	60004
03191090060000	RYAN ROHRMAN	1513 N CHICAGO AVE	ARLNGTON HTS	IL	60004
03191090070000	R CIEPIELA 7 M OLEDZKA	1415 W MAUDE AVE	ARLINGTN HTS	IL	60004
03191090080000	MICHAEL G WILSON	1409 W MAUDE AV	ARLNGTON HTS	IL	60004
03191090130000	MARIAN K RATAJCZAK	1408 W LYNNWOOD AV	ARLNGTON HTS	IL	60004
03191090150000	ANDREA L HUFF	1520 N HARVARD	ARLINGTN HTS	IL	60004
03191090160000	BARBARA J MATHISEN AS	1402 LYNNWOOD	ARLNGTN HTS	IL	60004
03191090170000	ERIC ESCH	1528 N HARVARD AVE	ARLINGTON HT	IL	60004
03191090180000	PATRICK J BURKE	1524 N HARVARD AVE	ARLNGTON HTS	IL	60004
03191100080000	KAREN K GEARY TRUSTEE	1801 N PATTON AVE	ARLNGTON HTS	IL	60004
03191100090000	THOMAS HART BERRY	1729 N PATTON AVE	ARLNGTON HTS	IL	60004
03191100100000	CALEB S COPELAND	1725 N PATTON AVE	ARLNGTON HTS	IL	60004
03191100110000	ROAN & FRANCES A LYDON	1721 N PATTON	ARLNGTN HTS	IL	60004
03191100120000	FRANK J PORTERA	1717 N PATTON AVE	ARLINGTN HTS	IL	60004

2022.10.18 Patton 250' Addresses

03191100130000	TODD/ANN LEVERENTZ	1703 N PATTON AVE	ARLINGTON HT	IL	60004
03191100140000	STEPHEN P MORONIAK	1615 N PATTON AV	ARLINGTN HTS	IL	60004
03191100150000	MUELLER	1014 W MAUDE AV	ARLNGTN HTS	IL	60004
03191100160000	CHRISTOPHER G REID	1010 W MAUDE AVE	ARLINGTN HTS	IL	60004
03191100170000	WARREN P JOHNS	1602 N KENNICOTT	ARLNGTN HTS	IL	60004
03191100180000	MARINA ANDREA PALL	1616 N KENNICOTT	ARLNGTON HTS	IL	60004
03191100190000	EARL OAK	1704 N KENNICOTT	ARLINGTN HTS	IL	60004
03191100200000	MAHOGANY HOME SOLUTION	112 W BURR OAK DR	ARLNGTON HTS	IL	60004
03191100220000	MICHAEL HAUSFELD	1512 E BEST DR	ARLINGTON HT	IL	60004
03191100230000	JAMES P JOHNSON	1738 N KENNICOTT CT	ARLNGTON HTS	IL	60004
03191100240000	THOMAS DAMERON	1800 N KENNICOTT AVE	ARLNGTON HTS	IL	60004
03191110010000	LEONARD	1115 W MAUDE AVE	ARLNGTON HTS	IL	60004
03191110020000	BRENTWOOD DEVELOPMENT	710 E HINTZ RD	ARLINGTON HT	IL	60004
03191110030000	DALE HUGO	1523 N HARVARD	ARLINGTON HT	IL	60004
03191110040000	CAROLYN B MOSS	1521 N HARVARD AVE	ARLNGTON HTS	IL	60004
03191110050000	OLIVER MAK	1519 N HARVARD AVE	ARLNGTON HTS	IL	60004
03191110280000	VENITA M KALNICKY	1520 N PATTON AVE	ARLNGTON HTS	IL	60004
03191110290000	PATRICIA N GORSKI TRUS	1522 N PATTON AVE	ARLNGTON HTS	IL	60004
03191110300000	IH3 PROPERTY ILLINOIS	5509 N CUMBERLAND AVE	CHICAGO	IL	60656
03191120010000	TIMOTHY & J AUGUSTYN	1544 N KENNICOTT AV	ARLNGTON HTS	IL	60004
03191120020000	ANDREW S KUGLER	1542 N KENNICOTT AVE	ARLINGTN HTS	IL	60004
03191120030000	CHRISTINE QUIROZ	1540 N KENNICOTT AVE	ARLINGTN HTS	IL	60004
03191120040000	KANTILAL K PATEL	1538 N KENNICOTT AVE	ARLINGTON HT	IL	60004
03191120210000	HP ILLINOIS I A DELAWA	180 N STETSON AVE#3650	CHICAGO	IL	60601
03191120220000	MARY D KAEPPLINGER	1529 N PATTON AV	ARLNGTON HTS	IL	60004
03191120230000	RUTH M GROSCH TRUST	1531 N PATTON	ARLNGTON HTS	IL	60004
03191120240000	R B WIRKUS	1533 PATTON	ARLNGTN HTS	IL	60004
03191120250000	NORBERT KRISS	1535 PATTON AV	ARLINGTN HTS	IL	60004
03191120260000	ROGER A PEDERSEN	1537 N PATTON AV	ARLINGTN HTS	IL	60004
03191120270000	NORMAN LEICHT	1539 N PATTON AV	ARLNGTON HTS	IL	60004
03191120280000	PETE & M KAEPPLINGER	1541 N PATTON AV	ARLNGTON HTS	IL	60004
03191120290000	LORENA CAMPO	1545 N PATTON AVE	ARLINGTN HTS	IL	60004
03191120300000	FREDRICK J STEFFEN	1011 W MAUDE	ARLNGTON HTS	IL	60004
03192130010000	VIRGINIA BOWMAN OR HER	915 W MAUDE AVE	ARLNGTON HTS	IL	60004
03192140120000	DEAN A SCHULTZ	914 W MAUDE AV	ARLNGTN HTS	IL	60004


NOTICE OF PUBLIC HEARING
HEARING FOR: AMENDMENT TO ORDINANCES 90-087 AND 23-013 TO ALLOW A BUILDING ADDITION, AND A VARIATION FROM CHAPTER 26, SECTION 6.12-1, TO WAIVE THE REQUIREMENT FOR A TRAFFIC AND PARKING STUDY.
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REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON: July 26, 2023

Project Title: Patton School Gymnasium Addition

Address: 1616 N. Patton Avenue

Petitioner: Don Hansen
STR Partners

Address: 1200 South Dunton Avenue
Arlington Heights, IL 60005

Requested Action:

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

Variations Required:

1. A variation from Chapter 28, Section 6.12-1 (Traffic Engineering Approval for Projects Requiring Plan Commission Review) to waive the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.

Attendees: Ryan Schulz, AH School District 25
Don Hanson, STR Partners – Architect
Jay Cherwin, Plan Commission
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Michael Lysicatos, Planning Dept
Sam Hubbard, Planning Dept
Jake Schmidt, Planning Dept

Project Summary:

In 1990, Arlington Heights School District 25 received Special Use Permit approval for Patton School, to allow a two-story building addition that included two classrooms and a gymnasium. In March of 2023, the School District received Special use Permit and Land Use Variation approval for a three-classroom addition on the western side of the school, in order to accommodate a transition to all day kindergarten services. The school district is currently proposing a 4,350 square-foot gymnasium addition to Patton School, which allows for additional indoor gym court area, a gym office, and storage space. The petitioner has not identified any increase in students or staff that would result from this proposal. This shall be confirmed as part of the Plan Commission Review Process.

The site has two parking lots; one located to the north of the school building which includes 41 parking stalls and has a singular access point off Patton Avenue, and a secondary parking lot to the south of the school with 39 parking stalls and a singular access point off of Patton Avenue. Circulation through the southern parking lot is one-way and flows in a counter clockwise direction. The Engineering Division has noted that the two lots were previously connected by a fire lane, which was removed during playground improvements. At the time of permit, it will be determined if this fire lane will need to be restored. Primary student loading occurs within the southern parking lot during both morning drop-off and afternoon pick-up. The northern parking lot has two-way traffic circulation and the site includes a total of 80 parking stalls. No modifications to the parking lots have been proposed at this time.

Meeting Discussion:

Mr. Schulz – explained that Patton School is in need of a gym expansion to meet the needs of the increased physical education (P.E.) hours of the curriculum. The size of the existing Patton gym is not big enough to support two sections of P.E. being taught at once. The design is to expand the existing gymnasium to the southwest, adding windows to add natural

light, and a P.E. office/storage. The expanded gym would be able to have two separate P.E. classes occurring at the same time. The stormwater provisions for this project were already taken into account when the three additional classrooms were added. The expanded gym is not going to increase anticipated enrollment at the school, the need for the expansion is due to a programmatic change that has required addition P.E. hours for the students. The expanded gym is not expected to have any impact on traffic at the school as enrollment is expected to remain as currently projected.

Mr. Schmidt – School District 25 recently received approval for an expansion to the school in March, 2023. A special use permit amendment and a land use variation was granted at that time to allow additional classrooms on the west side of the school to accommodate the expansion of kindergarten services. The petitioner is now here for approval of an amendment to the special use permit and land use variation to allow a 4,350 square foot gymnasium addition, which will create additional indoor court area, and office and storage spaces. No increase in staff/students are expected as a part of this expansion, and Staff would support a variation to waive the Traffic and Parking Study requirement. District 25 has already submitted a Plan Commission application for this project and staff is currently reviewing their submittal. No modifications are proposed to the parking lot, and no changes to the previously approved building layout. The site is compliant relative to the code-required parking and has a 14-space surplus above the minimum number of required parking spaces. Staff is in support of this project.

Commissioner Cherwin – his only concern was relative to any increase in enrollment and the provision of a traffic study. With no anticipated increase in enrollment, he supported a variation to waive the traffic and parking study requirement.

Commissioner Sigalos – inquired if the classroom addition project had started at Patton and whether the gym would be an independent project.

Mr. Schulz – responded that construction had not yet started but they were expecting erection of the construction fence next week. The gym was on a separate approvals timeline but at some point would begin construction while the classroom additions were still under construction so the two projects would eventually morph together as one.

Commissioner Sigalos – commented that he understood the need for the project and encouraged the petitioner to move forward.

Commissioner Green – believed that Patton maybe the only school with a parking surplus, which is great. He thought it was a great project.

Public Comment – Melissa Cayer inquired about any coordination with the MWRD and Northwest Mosquito Abatement District with regards to water retention and mosquito abatement.

Commissioner Green – encouraged Ms. Cayer to inquire with Village staff.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application while taking the comments from the Conceptual Plan Review Committee into consideration.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 8, 2023

Chair Kubow called the meeting to order at 6:30 p.m.

Members Present: Jonathan Kubow, Chair
Ted Eckhardt
John Fitzgerald
Scott Seyer

Members Absent: Kirsten Kingsley

Also Present: John Anstadt, JMB Architects for *624 N. Haddow Ave.*
Katie Zittergruen, Owner of *624 N. Haddow Ave.*
Ryan Schulz, AH School District 25 for *Patton School Gym*
Don Hansen, STR Partners LLC for *Patton School Gym*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR JULY 11, 2023

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF JULY 11, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. COMMERCIAL REVIEW

DC#23-033 – Patton School Gym Addition – 1616 N. Patton Ave.

Don Hansen, representing *STR Partners,* and Ryan Schulz, representing *Arlington Heights School District 25*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a 4,350 square foot addition to the existing gymnasium. This project requires Plan Commission review and Village Board approval for an Amendment to a Special Use Permit to allow a building addition for a school in the R-3 One-Family Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

In February of 2023, the Design Commission reviewed and recommended approval of a three classroom and storage space addition to Patton Elementary School. The classroom addition received Village Board approval in March of 2023.

The proposed gymnasium addition is located at the south corner of the school which has limited visibility from the street, but it will be highly visible from the school parking lot. Overall, the proposed design is nicely done to fit with the existing school. All exterior materials have been selected to match the existing materials and colors. The massing of the proposed addition is a natural extension of the existing gymnasium. The clerestory windows and limestone fascia are nice features that enhance the appearance of the addition.

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 view.

Staff is recommending approval of the gymnasium addition as submitted.

Mr. Schulz said this gym expansion is to give the school more curriculum space for PE classes at the school, this is not enrollment driven. Adding another bay to the gymnasium will allow two sections of PE to be run at the same time. They are proposing to extend the existing architectural feel of the entire building with the addition to include a limestone cap, clerestory windows, brick, and provide a secondary entrance into the building that will also allow the community to use the space as well. He welcomed any questions.

Chair Kubow asked if there was any public comments on this project and there was no response from the audience.

The commissioners summarized their comments. Commissioner Seyer said the addition looks nice and he appreciates the extra design details. He is in favor of the design. He also said that it appears that the existing rooftop unit is not really visible from the other main entry, which he is okay with.

Commissioner Eckhardt said he had difficulty finding the proposed addition on the drawings because it is so well designed and fits in well with the original building. He is sensitive to the rooftop equipment and the screening requirements, so if this equipment is anywhere close to being visible, he would suggest painting it a color rather than adding screening in front of it. He had no further comments.

Commissioner Fitzgerald said this is a great design. Chair Kubow agreed and said there is an obvious need for the gym addition and it is great to see the space increased for the students and for the community.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR A GYMNASIUM ADDITION TO *PATTON ELEMENTARY SCHOOL* LOCATED AT 1616 N. PATTON AVENUE, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 6/20/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

FITZGERALD, AYE; ECKHARDT, AYE; SYER, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

S T A F F D E S I G N C O M M I S S I O N R E P O R T

PROJECT INFORMATION:

Project Name:	Patton Elementary School
Project Address:	1616 N. Patton Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	July 26, 2023

PETITION INFORMATION:

DC Number:	23-033
Petitioner Name:	Don Hansen
Petitioner Address:	STR Partners LLC 350 W. Ontario Street, Suite 200 Chicago, IL 60654
Meeting Date:	August 8, 2023

Requested Action(s):
Approval of the proposed architectural design for a gymnasium addition to an existing elementary school.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for an Amendment to a Special Use Permit to allow a building addition for a school in the R-3 One-Family Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****."*

Summary and Background:
In February of 2023, the Design Commission reviewed and recommended approval of a three classrooms and storage space addition to Patton Elementary School. The classroom addition received Village Board approval in March of 2023.

At this time, the petitioner is proposing a 4,350 square foot addition to the existing gymnasium, which is located at the southern corner of the school. The proposed addition includes an indoor gym court area, a gym office, gym storage, as well as exterior storage.

Architectural Design:
The proposed addition is located at the south corner of the school which has limited visibility from the street, but it will be highly visible from the school parking lot. Overall, the proposed design is nicely done to fit with the existing school. All exterior materials have been selected to match the existing materials and colors. The massing of the proposed addition is a natural extension of the existing gymnasium. The clerestory windows and limestone fascia are nice features that enhance the appearance of the addition.

Mechanical Equipment Screening:
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 view.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed architectural design for the addition to Patton Elementary School located at 1616 N. Patton Avenue. This recommendation is based on the plans received 6/20/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



July 26, 2023

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-033

STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

PROJECT DESCRIPTION

PETITIONER NAME:	Don Hansen, STR Partners LLC Architects
OWNER:	Arlington Heights School District 25 (Contact: Ryan Schulz)
DATE:	June 27, 2023
PROJECT:	Patton Elementary School
LOCATION:	1616 N. Patton Ave.

The addition to Patton Elementary School is an expansion of the existing gymnasium to support physical education. The 4,350 sq. ft. addition is comprised of a physical education court area, a gym office, gym storage and exterior storage. An existing transformer and trash enclosure is in the footprint of the proposed addition, and a replacement transformer and replacement trash area will be screened by a masonry screen wall with a brick veneer.

The addition is a single story with top of wall at 24'-2" to match the height of the existing gymnasium. It will be of the same materials as the existing building. Exterior materials include matching red brick, a matching white brick accent band, dark bronze anodized aluminum window frames and dark bronze color metal coping.

Completion of the project is planned for August 2024 at the beginning of the 2024-2025 school year. Construction is anticipated to begin in the fall of 2023.

Walls will be constructed of brick and cmu which are long lasting materials. Efficient LED lighting will be used. The quality of materials are like those of the Patton classroom addition recently reviewed.

The gymnasium is within the property line setbacks and in compliance with Maximum Floor Area and Maximum Height and Stories.

Maximum Floor Area Ratio

Allowed	Existing	Proposed	Comment
50%	20.3% (67,089 sq. ft./ 330,932 sq. ft.)	21.6% (71,439 sq. ft./ 330,932 sq. ft.)	**Complies** with Maximum Floor Area

Maximum Height and Stories

Allowed	Existing	Proposed	Comment
25 ft. 2 1/2 stories	24'-2" 2 stories	24'-2" 1 story	**Complies** with Height & Stories

PLAT OF SURVEY
OF

PATTON ELEMENTARY SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25

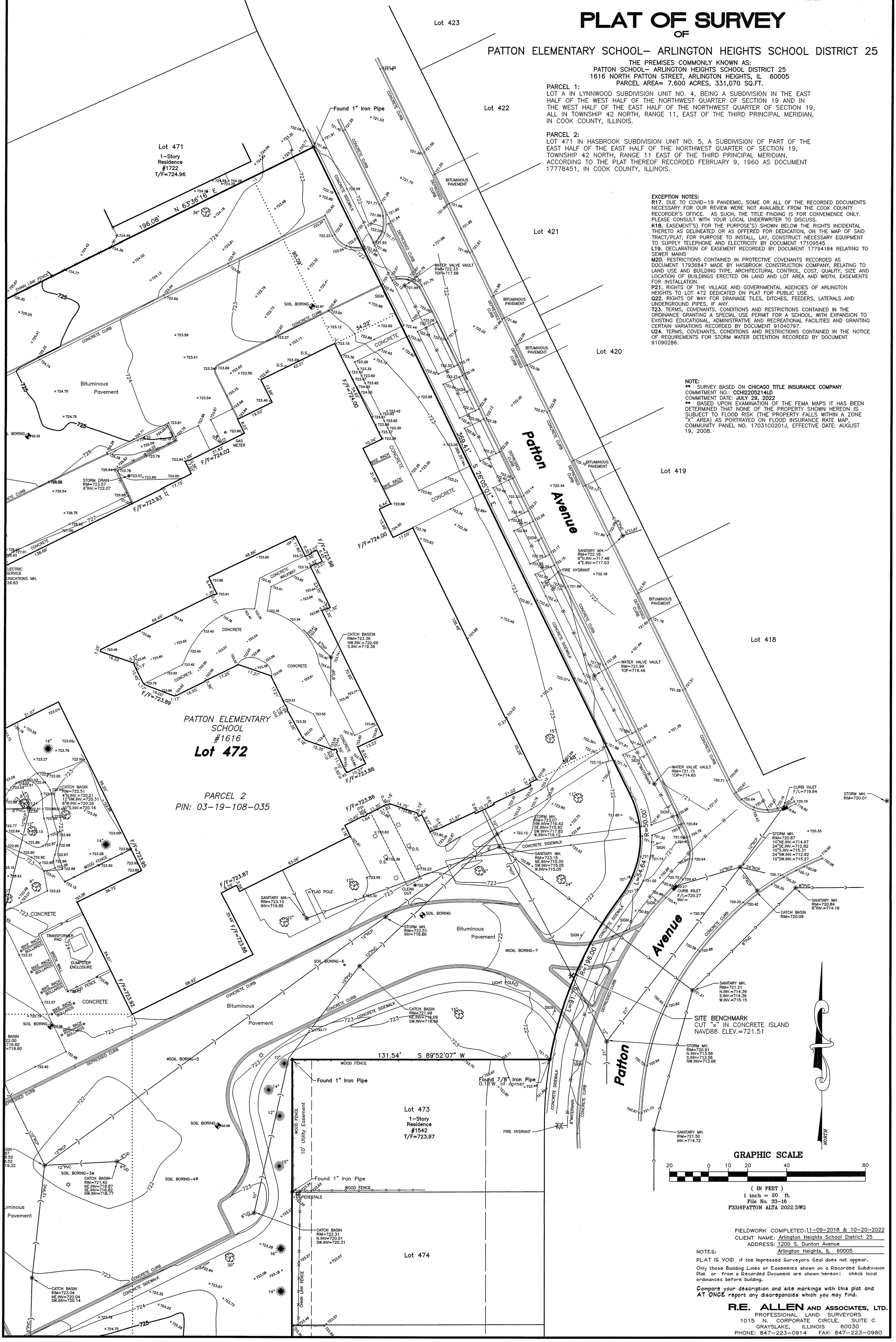
THE PREMISES COMMONLY KNOWN AS:
PATTON SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1616 NORTH PATTON STREET, ARLINGTON HEIGHTS, IL 60005
PARCEL AREA= 7.600 ACRES, 331,070 SQ.FT.

PARCEL 1:
LOT A IN LYNNWOOD SUBDIVISION UNIT NO. 4, BEING A SUBDIVISION IN THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19 AND IN THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 471 IN HASBROOK SUBDIVISION UNIT NO. 5, A SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1960 AS DOCUMENT 17778451, IN COOK COUNTY, ILLINOIS.

EXCEPTION NOTES:
R17. DUE TO COVID–19 PANDEMIC, SOME OR ALL OF THE RECORDED DOCUMENTS NECESSARY FOR OUR REVIEW WERE NOT AVAILABLE FROM THE COOK COUNTY RECORDER'S OFFICE. AS SUCH, THE TITLE FINDING IS FOR CONVENIENCE ONLY. PLEASE CONSULT WITH YOUR LOCAL UNDERWRITER TO DISCUSS.
K18. EASEMENT'S) FOR THE PURPOSE'S) SHOWN BELOW THE RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT; FOR PURPOSE TO INSTALL, LAY, CONSTRUCT NECESSARY EQUIPMENT TO SUPPLY TELEPHONE AND ELECTRICITY BY DOCUMENT 17109545
L19. DECLARATION OF EASEMENT RECORDED BY DOCUMENT 17794184 RELATING TO SEWER MAINS
M20. RESTRICTIONS CONTAINED IN PROTECTIVE COVENANTS RECORDED AS DOCUMENT 17936847 MADE BY HASBROOK CONSTRUCTION COMPANY, RELATING TO LAND USE AND BUILDING TYPE, ARCHITECTURAL CONTROL, COST, QUALITY, SIZE AND LOCATION OF BUILDINGS ERECTED ON LAND AND LOT AREA AND WIDTH, EASEMENTS FOR INSTALLATION.
P21. RIGHTS OF THE VILLAGE AND GOVERNMENTAL AGENCIES OF ARLINGTON HEIGHTS TO LOT 472 DEDICATED ON PLAT FOR PUBLIC USE.
Q22. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
T23. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SCHOOL, WITH EXPANSION TO EXISTING EDUCATIONAL, ADMINISTRATIVE AND RECREATIONAL FACILITIES AND GRANTING CERTAIN VARIATIONS RECORDED BY DOCUMENT 91040797.
U24. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED BY DOCUMENT 91090286.

NOTE:
** SURVEY BASED ON **CHICAGO TITLE INSURANCE COMPANY** COMMITMENT NO.: **CCHI2205214LD**
COMMITMENT DATE: **JULY 29, 2022**
** BASED UPON EXAMINATION OF THE FEMA MAPS IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0201J, EFFECTIVE DATE: AUGUST 19, 2008.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
File No. 33–16
F3316PATTON ALTA 2022.DWG

FIELDWORK COMPLETED: 11–09–2018 & 10–20–2022
CLIENT NAME: Arlington Heights School District 25
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL 60005
NOTES:

PLAT IS VOID if the Impressed Surveyors Seal does not appear.

Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon: check local ordinances before building.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847–223–0914 FAX: 847–223–0980

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NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
File No. 33-16
F3316PATTON ALTA 2022.DWG

OF

PATTON ELEMENTARY SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25

Lot 10 | Lot 11 | Lot 12 | Lot 13 | Lot 19 | Lot 20 | Lot 21

LYNNWOOD SUBDIVISION UNIT NO. 4

10' Utility Easement

CHAIN LINK FENCE | CONCRETE CURB | CONCRETE SIDEWALK | CONCRETE | Bituminous Pavement | RUBBERIZED PLAYGROUND | CONCRETE BARRIER | CONCRETE WALKWAY | BERM | WOOD FENCE | METAL FENCE | DEPRESSED CURB | PAVED WALK

Found 7/8" Iron Pipe
Found 1" Iron Pipe
Found 1" Iron Pipe
Found 3/4" Iron Pipe
Found 5/8" Iron Pipe
Set 1/2" Iron Rod
Found 5/8" Iron Pipe
Found 3/4" Iron Pipe

UTILITY POLE | ANCHOR | SHED | SOIL BORING | BOLLARD | SIGN | 7" Oak | CABLE PEDESTAL | ELECTRIC SERVICE | COMMUNICATIONS MH. RIM=726.83 | TRANSFORMER PAD | DUMPSTER ENCLOSURE | BIKE RACK BOLLARDS | BRICK WALL | CLEAN OUT

CATCH BASIN
RIM=723.42
12"INV.=721.22

CATCH BASIN
RIM=723.16
12"SW.INV.=721.12
12"NE.INV.=721.12

CATCH BASIN
RIM=723.25
12"NE.INV.=721.03
12"S.INV.=721.08
6"W.INV.=721.03

CATCH BASIN
RIM=723.13
12"N.INV.=720.98
12"S.INV.=720.98
6"W.INV.=720.88

CATCH BASIN
RIM=722.97
6"E.INV.=720.97

CATCH BASIN
RIM=723.27
12"N.INV.=720.77
12"S.INV.=720.82
6"W.INV.=720.72

CATCH BASIN
RIM=723.13
12"N.INV.=720.70
8"E.INV.=720.68
8"W.INV.=720.66

CATCH BASIN
RIM=722.51
4"N.INV.=720.21
12"NW.INV.=720.31
8"W.INV.=720.26
10"S.INV.=720.16

CATCH BASIN
RIM=724.36
6"N.INV.=721.66
8"E.INV.=721.51
8"W.INV.=721.51

CATCH BASIN
RIM=722.00
S.INV=719.60
NE.INV=719.60

CATCH BASIN
RIM=723.04
NE.INV=720.04
SW.INV=720.14

CATCH BASIN
RIM=724.59
NE.INV=721.29
6"E.INV=722.19
6"W.INV=722.39

CATCH BASIN
RIM=721.87
N.INV=718.52
E.INV=718.52
SW.INV=719.22

CATCH BASIN
RIM=727.16
6"E.INV.=725.06
6"W.INV.=725.21

CATCH BASIN
RIM=728.92
6"E.INV.=727.52
4"W.INV.=727.32

CATCH BASIN
RIM=726.09
6"NE.INV.=723.99
6"W.INV.=724.19

12"x12" DRAIN
RIM=726.59
INV.=725.89

12"x12" DRAIN
RIM=726.59
INV.=725.39

406.89' N 51°38'07" E
102.59'
403.09'
348.52' N 00°02'54" W
287.00' S 89°53'27" W

Lot A
PARCEL 1
PIN: 03-19-108-024

PLAT OF SURVEY
OF
PATTON ELEMENTARY SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25

SOURCE BENCHMARK
MONUMENT RECOVERY SHEET
VILLAGE OF ARLINGTON HEIGHTS, IL
MONUMENT: 32
LOCATION ADDRESS:
515 PALATINE ROAD
ARLINGTON HEIGHTS, IL
3" DIA. BRASS DISC IN CONCRETE, 5" ABOVE GROUND, 44'+/– SOUTH OF THE CENTERLINE OF FRONTAGE ROAD (PALATIONE ROAD) AND 21'+/– EAST OF THE CENTERLINE OF FERNANDEZ AVENUE
(STAMPED 114B)
NAVD88 ELEVATION = 713.78

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 7TH DAY OF NOVEMBER, A.D. 20 22.

PROFESSIONAL LAND SURVEYOR BRYAN J. LEE 3616 GRAYSLAKE ILLINOIS STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR 35–3616
MY LICENSE EXPIRES 11–30–20
PROFESSIONAL DESIGN FIRM NO. 184–002732

LEGEND:
UNDERGROUND AT&T LINE —T—
UNDERGROUND GAS LINE —G—
UNDERGROUND COM ED LINE—C—
UNDERGROUND ELECTRIC —E—
BOLLARD o
LIGHT POST ☼
UTILITY POLE ⌁
SOIL BORING o

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
File No. 33–16
F3316PATTON 2022.DWG

FIELDWORK COMPLETED:
CLIENT NAME: Arlington Heights School District 25
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL 60005

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GRAYSLAKE, ILLINOIS 60030
PHONE: 847–223–0914 FAX: 847–223–0980

Lot 21 · Lot 29 · Lot 30 · Lot 31 · Lot 474 · Lot 475 · Lot 476 · Lot 477 · Lot 478 · Lot 479 · Lot 480

LYNNWOOD SUBDIVISION UNIT NO. 4
HASBROOK SUBDIVISION UNIT NO. 5

Found 3/4" Iron Pipe
Found 5/8" Iron Pipe
Set 1/2" Iron Rod
Found 3/4" Iron Pipe
Found 5/8" Iron Pipe
Found 5/8" Iron Pipe
Found 5/8" Iron Pipe
Found 3/4" Iron Pipe

South line of Lynnwood Subdivision Unit No. 4 as staked and monumented
South line of Hasbrook Subdivision Unit No. 5 as staked and monumented

S 89°53'27" W 287.00'
S 89°47'27" W 132.00'
N 00°06'33" W 61.90'
S 00°06'43" E 285.84' meas. 286' rec.
S 00°04'34" E 132.00'
S 00°07'14" E 1.78'
S 89°53'21" W 33.00'
S 89°49'32" W 33.00'
309.22'

CHAIN LINK FENCE
METAL FENCE
WOOD FENCE
CONCRETE CURB
CONCRETE SIDEWALK
Bituminous Pavement
PAVED WALK
EDGE OF PAVEMENT
5' Utility Easement
10' Utility Easement
UTILITY PEDESTALS
UTILITY PEDESTAL
UTILITY PEDESTALS TRANSFORMER PAD
CLEAN OUT
SOIL BORING-2
SOIL BORING
BOLLARDS
FIRE HYDRANT
WATER VALVE VAULT RIM=730.11
WATER VALVE VAULT RIM=725.89
WATER VALVE VAULT RIM=726.28
WATER VALVE VAULT RIM=722.72
CATCH BASIN RIM=728.92 6"E.INV.=727.52 4"W.INV.=727.32
CATCH BASIN RIM=727.16 6"E.INV.=725.06 6"W.INV.=725.21
CATCH BASIN RIM=726.09 6"NE.INV.=723.99 6"W.INV.=724.19
CATCH BASIN RIM=723.04 NE.INV=720.04 SW.INV=720.14
CATCH BASIN RIM=724.59 NE.INV=721.29 6"E.INV=722.19 6"W.INV=722.39
CATCH BASIN RIM=722.31 N.INV=720.01 SW.INV=720.31
CATCH BASIN RIM=725.48
CATCH BASIN RIM=725.11
STORM MH. RIM=726.41
STORM MH. RIM=725.85
YARD DRAIN RIM=726.32
6"HDP
6"PVC
8"WATERMAIN
6"WATERMAIN
12"CMP
24"
16"
14"
12"
11"
10"
15"
20"
18"
8"
7"
6"
2-15"
Maude Avenue
N. Harvard Avenue
Patton Avenue
NORTH

STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

WRITTEN JUSTIFICATION

SPECIAL USE AND VARIATION

PETITIONER NAME:	Don Hansen, STR Partners LLC Architects
OWNER:	Arlington Heights School District 25 (Contact: Ryan Schulz)
DATE:	August 17, 2023
PROJECT:	Patton Elementary School Gym Addition
LOCATION:	1616 N. Patton Ave.

- **An amendment to the Special Use Permit Ordinance #90-087 is requested to allow a building addition.**

That said special use is deemed necessary for the public convenience at this location.

Patton Elementary School provides education to school-age children of the surrounding area and is of benefit to the community. A gym addition will allow the school to improve physical education space.

That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.

The school is regularly inspected for health/life safety in accordance with Illinois State Board of Education requirements. The proposed addition will comply with current building, life safety and ADA accessibility codes.

That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

The use will not change with the addition.

- **A Land Use Variation is requested to allow a public elementary school within the P-L District.**

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 variation will align with the current use.

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 use of existing property in its current use is necessary for school operations.

The proposed variation is in harmony with the spirit and intent of this Chapter.

The variation will continue the use of the property for education of school-age children of the surrounding area to benefit the community.

The variance requested is the minimum variance necessary to allow reasonable use of the property.

Use of existing facilities is essential to continued school operations and sound financial planning..

- **A Variation is requested to waive the requirement for a full traffic and parking study.**

The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

Student and staff counts will not increase with the gymnasium addition and will not impact traffic parking.

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.

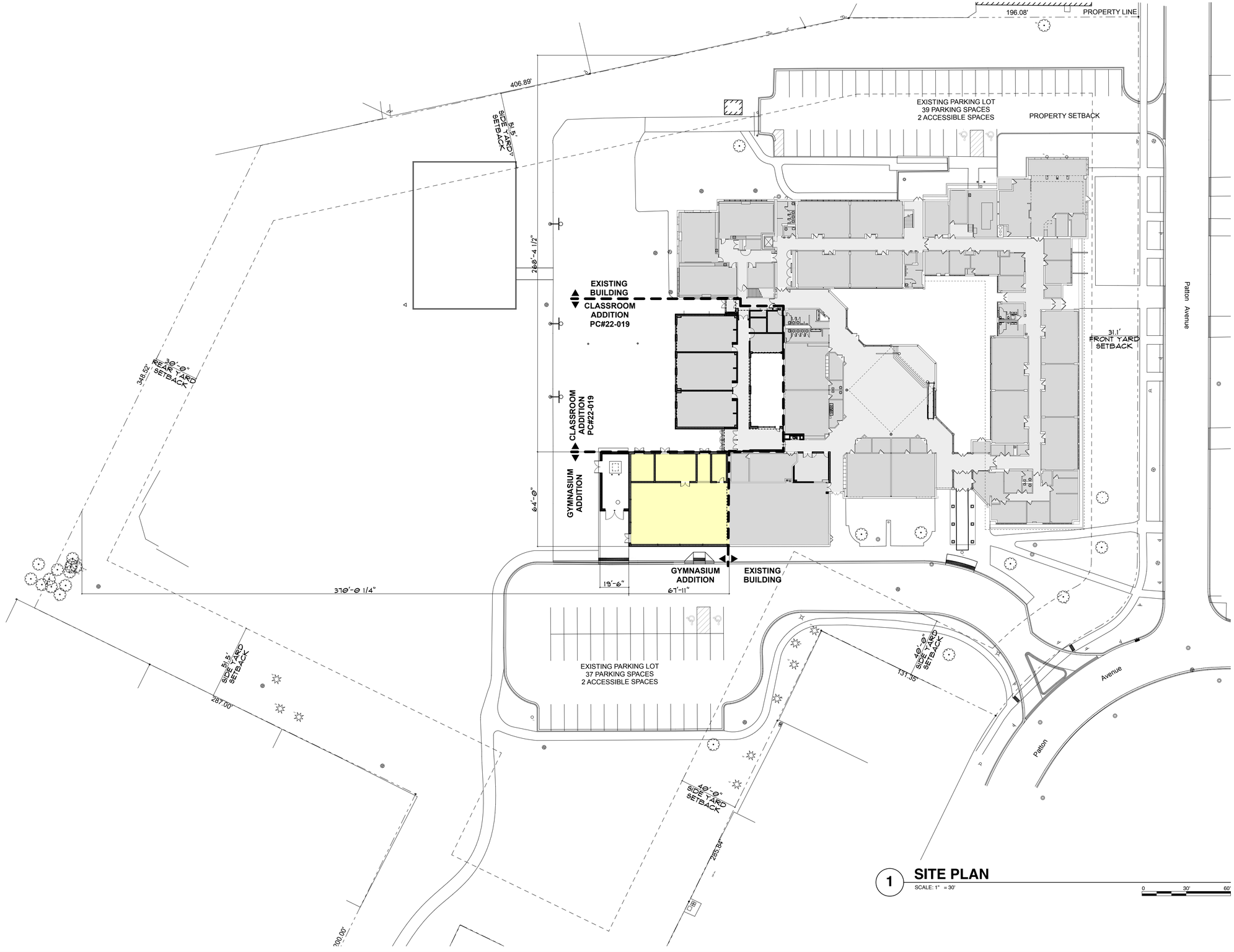
The gym addition will allow use of the existing building with improved physical education space.

The proposed variation is in harmony with the spirit and intent of this Chapter.

Parking and traffic needs will not change with the gym addition as student and staff counts will not increase.

The variance requested is the minimum variance necessary to allow reasonable use of the property.

The gym addition will provide improved physical education space for students without impacting traffic and parking.



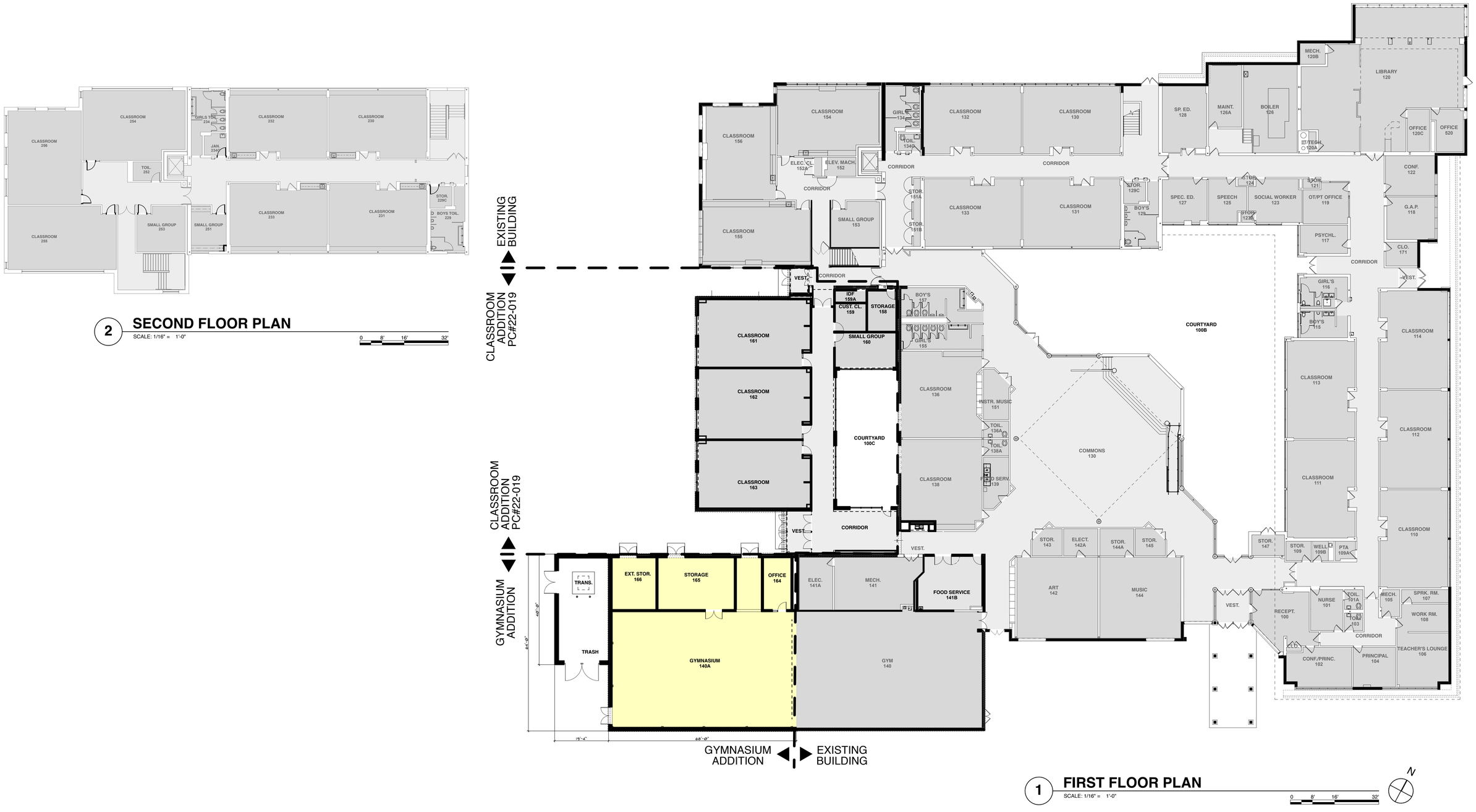
SITE PLAN

STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

PATTON ELEMENTARY SCHOOL ADDITION AND RENOVATIONS

1616 N. Patton Avenue, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
6/27/23



2 **SECOND FLOOR PLAN**
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

1 **FIRST FLOOR PLAN**
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

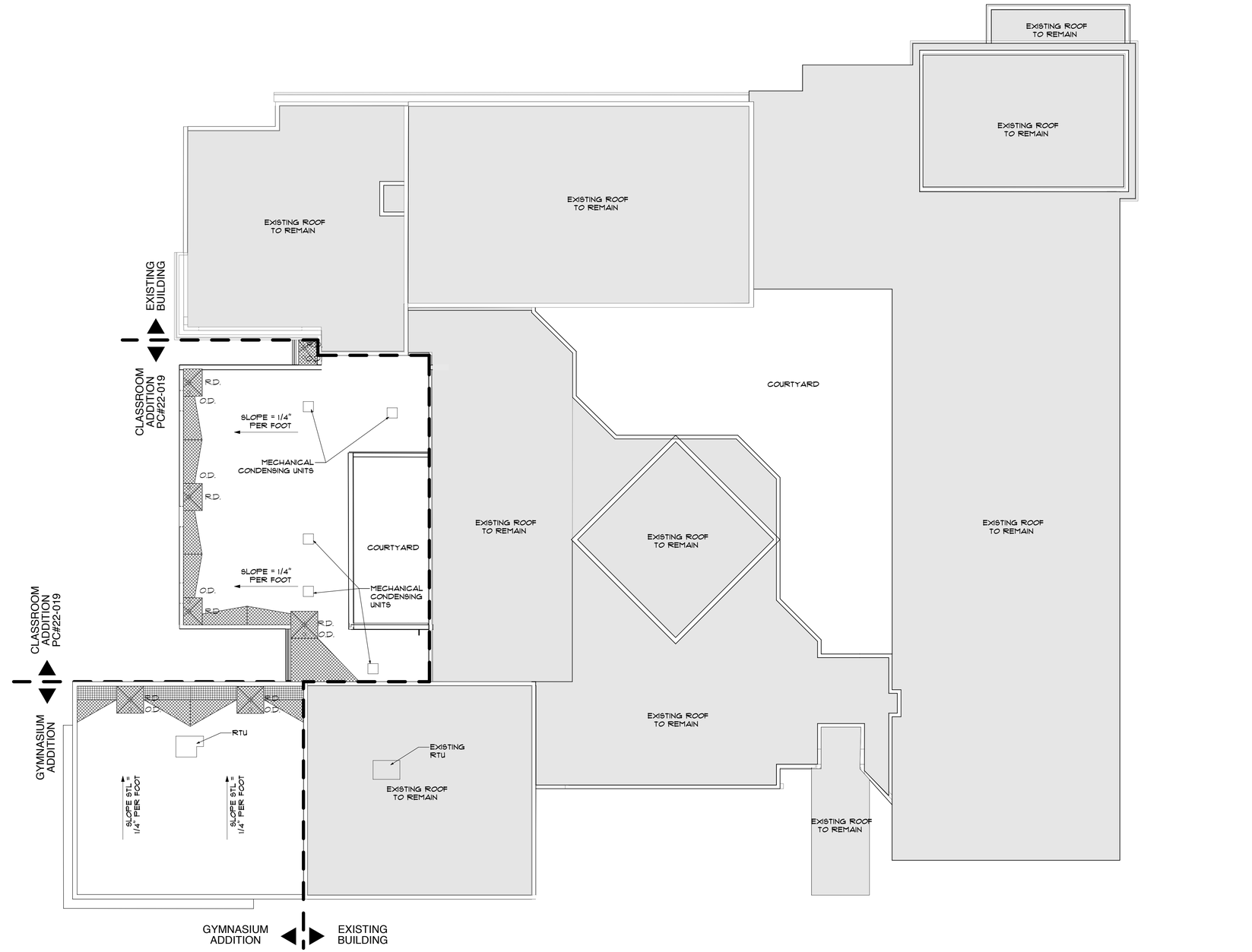
N

FLOOR PLANS

STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

PATTON ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
1616 N. Patton Avenue, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
6/27/23



1 **PROPOSED ROOF PLAN**

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

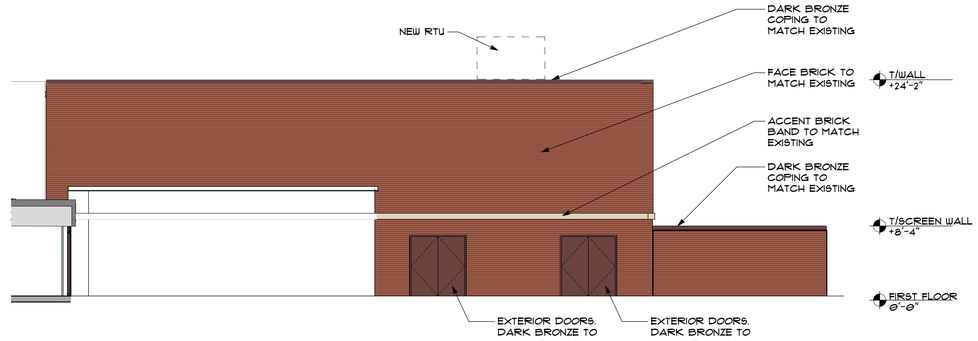
ROOF PLAN

STR

STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

PATTON ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
1616 N. Patton Avenue, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
6/27/23



3 EXTERIOR ELEVATION - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

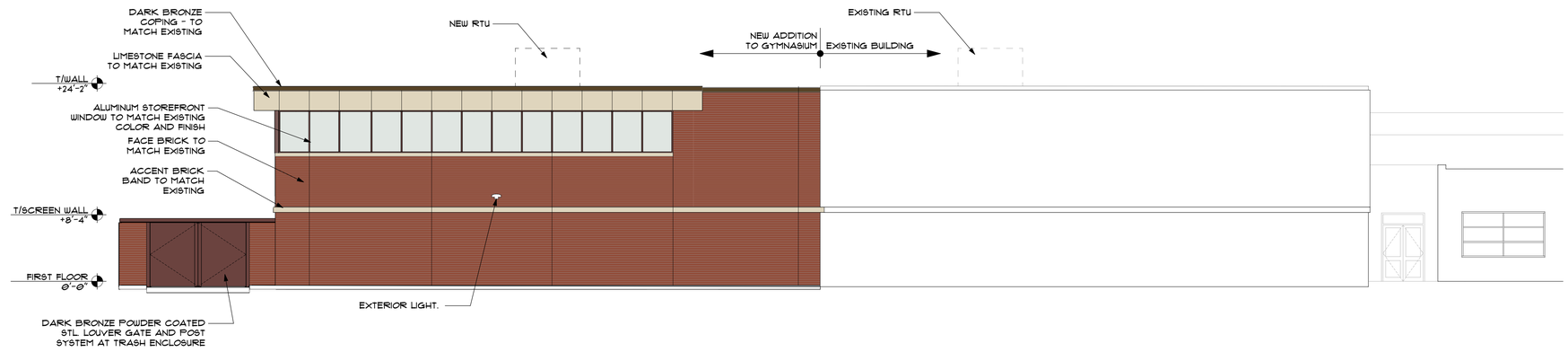
0 4' 8' 16'



2 WEST ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

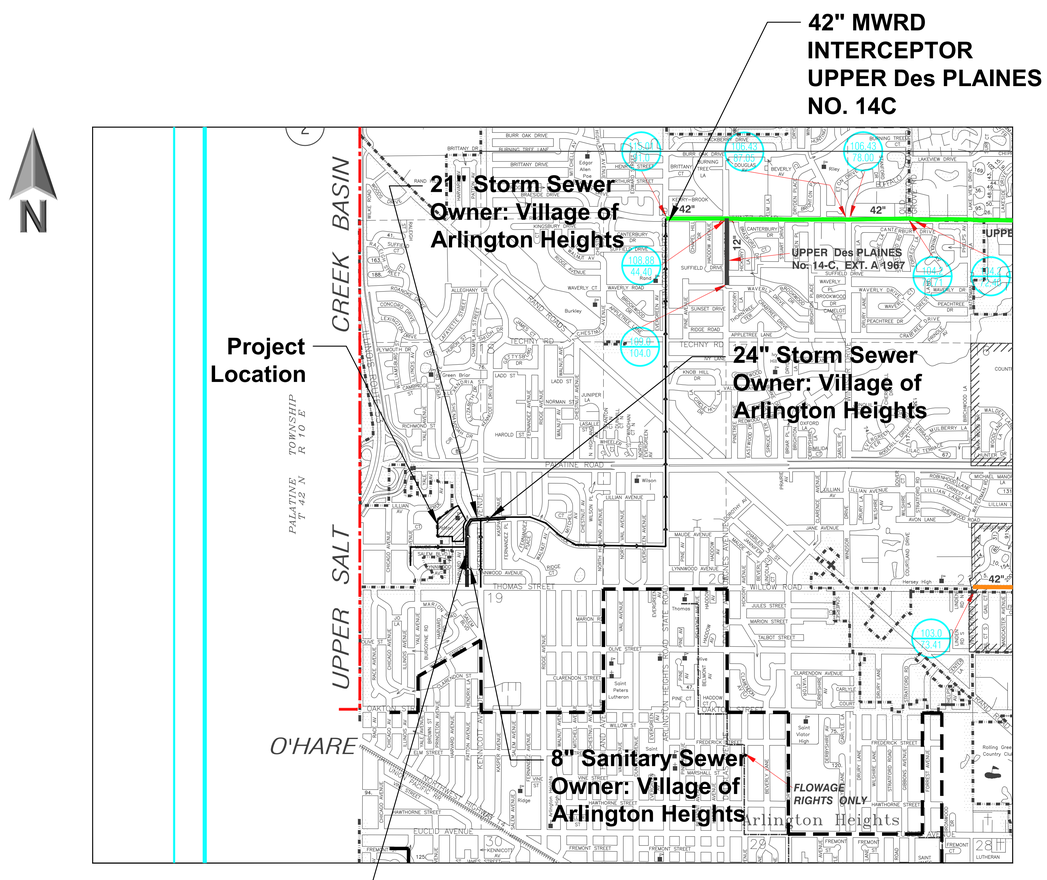
BUILDING ELEVATIONS/COLOR RENDERING

STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

PATTON ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
1616 N. Patton Avenue, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
6/27/23

PATTON ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS
1616 N. Patton Ave.
Arlington Heights, IL 60004



CIVIL SHEET INDEX

C000	CIVIL COVER SHEET
C001	TOPOGRAPHIC SURVEY
C002	TOPOGRAPHIC SURVEY
C003	TOPOGRAPHIC SURVEY
C004	SITE WORK NOTES AND LEGENDS
C005	MWRD GENERAL NOTES
C101	SITE DEMOLITION PLAN
C201	SITE GEOMETRY PLAN
C301	SITE UTILITY PLAN
C401	SITE GRADING AND PAVING PLAN
C501	SITE EROSION AND CONTROL PLAN
C601	SITE WORK DETAILS
C602	SITE WORK DETAILS

LANDSCAPE SHEET INDEX

L101	Landscape Plan

EXHIBIT INDEX

CX101	EXISTING SITE COVERAGE
CX102	PROPOSED SITE COVERAGE
CX201	PROPOSED DEVELOPMENT AREA (VILLAGE SWM)
CX202	PROPOSED DEVELOPMENT AREA (MWRD SWM)
CX203	TRADE OFF AREA (VILLAGE SWM)
CX301	TRIBUTARY AREA EXHIBIT
CX401	FIRE TRUCK EXHIBIT

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By R.E. Allen and Associates, Ltd. For Eriksson Engineering Associates on November 12, 2018. Order Number F33-16.

PROJECT BENCHMARKS

Source Benchmark:
Monument Recovery Sheet
Village of Arlington Heights, IL
Location Address:
515 Palatine Road
Monument 32
3" Dia. Brass Disc In Concrete, 5" Above Ground, 44'± South Of The Centerline Of Frontage Road (Palatine Road) And 21'± East Of The Centerline Of Fernandez Avenue (Stamped 114B)
NAVD88 Elevation = 713.78
SITE BENCHMARK:
Survey Control Point, Cut "X" in Concrete Island
Elevation: 721.51 NAVD88
Easting: 1075702.92
Northing: 1981620.54

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

DRAINAGE STATEMENT

To The Best Of Our Knowledge And Belief, It Is Our Professional Opinion That The Proposed Improvements On The Property Are Not Within One-Hundred (100) Feet Of A Known Flood Protection Area. The Drainage Of The Surface Waters Will Not Be Changed By The Construction Of This Development Or Any Part Thereof, Or That If Such Surface Water Drainage Will Be Changed, Reasonable Provisions Have Been Made For The Collection And Diversion Of Such Surface Waters Into Public Areas Or Drains Which The Property Owner Has A Right To Use, And That Such Surface Waters Will Be Planned For In Accordance With Generally Accepted Engineering Practices So As To Reduce The Likelihood Of Damage To The Adjoining Property Because Of The Construction Of The Development.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

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

Reserved for Seal:

JOSHUA J. CAY
062-071456
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

No.	Date	Description
	05/22/23	ISSUE FOR PLAN COMMISSION

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Design By:	Approved By:	Date:
LMR	JC	05/22/23

Sheet Title:
CIVIL COVER SHEET

Sheet No:
C000

EEA - P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Siteplan - Patton.dwg
Plotted: 5/19/23 @ 9:51am By: lrosenbauer

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PHONE (847) 223-4864
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Design By: LMR | Approved By: JC | Date: 05/22/23

Sheet Title: TOPOGRAPHICAL SURVEY

Sheet No: C001

PLAT OF SURVEY
OF
PATTON ELEMENTARY SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25

THE PREMISES COMMONLY KNOWN AS:
PATTON SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1616 NORTH PATTON STREET, ARLINGTON HEIGHTS, IL 60005
PARCEL AREA= 7.600 ACRES, 331,070 SQ.FT.

PARCEL 1:
LOT A IN LYNNWOOD SUBDIVISION UNIT NO. 4, BEING A SUBDIVISION IN THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19 AND IN THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 471 IN HASBROOK SUBDIVISION UNIT NO. 5, A SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1960 AS DOCUMENT 17778451, IN COOK COUNTY, ILLINOIS.

EXCEPTION NOTES:
R17. DUE TO COVID-19 PANDEMIC, SOME OR ALL OF THE RECORDED DOCUMENTS NECESSARY FOR OUR REVIEW WERE NOT AVAILABLE FROM THE COOK COUNTY RECORDER'S OFFICE. AS SUCH, THE TITLE FINDING IS FOR CONVENIENCE ONLY. PLEASE CONSULT WITH YOUR LOCAL UNDERWRITER TO DISCUSS.
K18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW THE RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT; FOR PURPOSE TO INSTALL, LAY, CONSTRUCT NECESSARY EQUIPMENT TO SUPPLY TELEPHONE AND ELECTRICITY BY DOCUMENT 17109545
L19. DECLARATION OF EASEMENT RECORDED BY DOCUMENT 17794184 RELATING TO SEWER MAINS
M20. RESTRICTIONS CONTAINED IN PROTECTIVE COVENANTS RECORDED AS DOCUMENT 179368847 MADE BY HASBROOK CONSTRUCTION COMPANY, RELATING TO LAND USE AND BUILDING TYPE, ARCHITECTURAL CONTROL, COST, QUALITY, SIZE AND LOCATION OF BUILDINGS ERECTED ON LAND AND LOT AREA AND WIDTH, EASEMENTS FOR INSTALLATION.
P21. RIGHTS OF THE VILLAGE AND GOVERNMENTAL AGENCIES OF ARLINGTON HEIGHTS TO LOT 472 DEDICATED ON PLAT FOR PUBLIC USE.
Q22. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
T23. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SCHOOL, WITH EXPANSION TO EXISTING EDUCATIONAL, ADMINISTRATIVE AND RECREATIONAL FACILITIES AND GRANTING CERTAIN VARIATIONS RECORDED BY DOCUMENT 91040797.
U24. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED BY DOCUMENT 91090286.

NOTE:
** SURVEY BASED ON **CHICAGO TITLE INSURANCE COMPANY** COMMITMENT NO.: **CCHI2205214LD** COMMITMENT DATE: **JULY 29, 2022**
** BASED UPON EXAMINATION OF THE FEMA MAPS IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0201J, EFFECTIVE DATE: AUGUST 19, 2008.

Lot 471
1–Story Residence
#1722
T/F=724.96

Lot 472
PATTON ELEMENTARY SCHOOL
#1616
PARCEL 2
PIN: 03–19–108–035

Lot 473
1–Story Residence
#1542
T/F=723.97

Lot 474

Lot 423 | Lot 422 | Lot 421 | Lot 420 | Lot 419 | Lot 418

Patton Avenue

Found 1" Iron Pipe
Found 7/8" Iron Pipe 0.13'W. of corner

N 63°36'16" E 196.06'
S 26°05'01" E 358.41'
131.54' S 89°52'07" W
R=50.00' L=64.64'
R=196.00' L=91.70'

SITE BENCHMARK
CUT "X" IN CONCRETE ISLAND
NAVD88 ELEV.=721.51

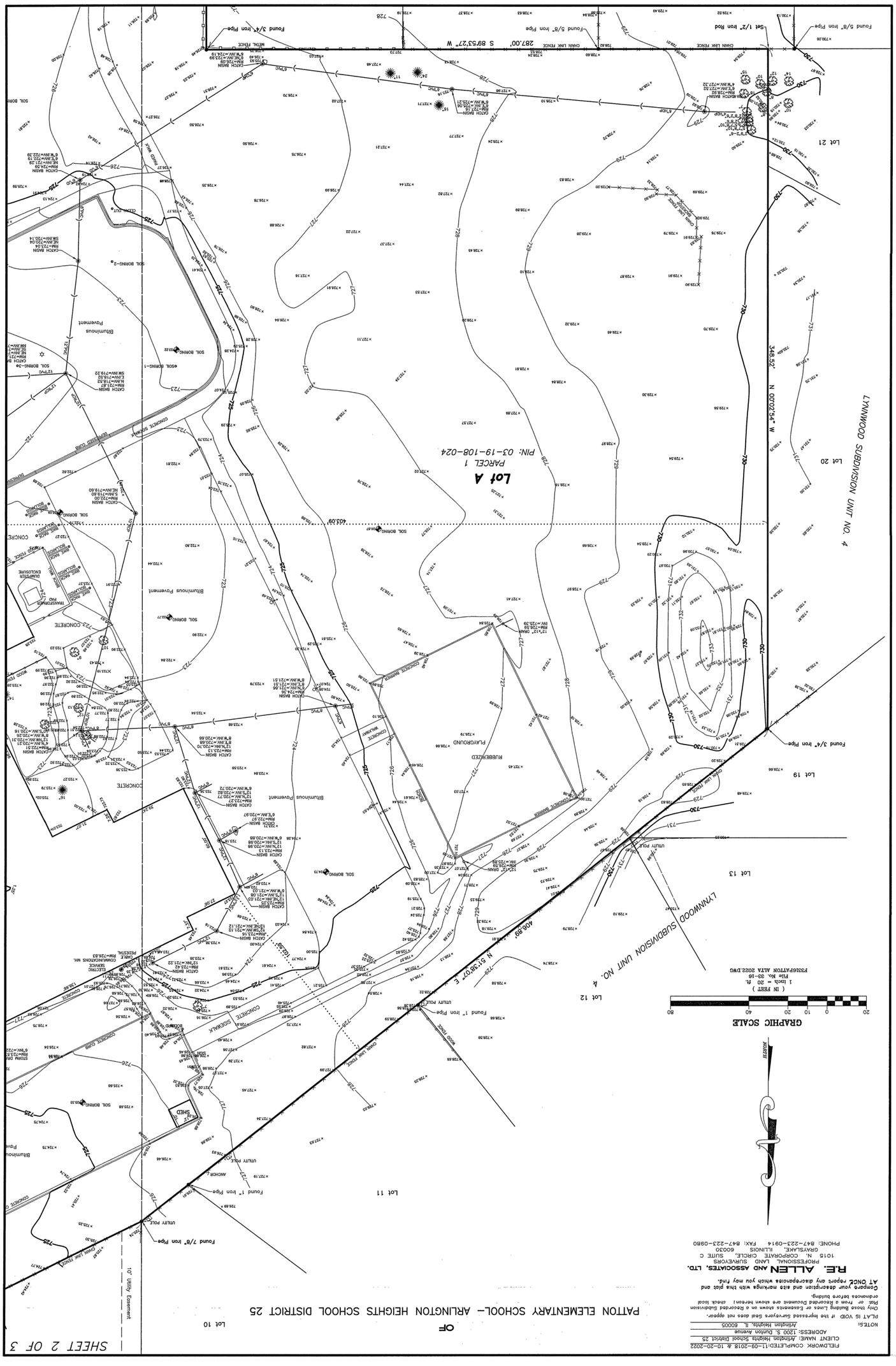
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
File No. 33-16
F3316PATTON ALTA 2022.DWG

FIELDWORK COMPLETED:11-09-2018 & 10-20-2022
CLIENT NAME: Arlington Heights School District 25
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL 60005

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

EEA - P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Stephan - Patton.dwg
Plotted: 5/19/23 @ 9:51am By: rosenbower



NOTES:
ADDRESS: 1200 S. Dunton Avenue
CLIENT NAME: Arlington Heights School District 25
Arlington Heights, IL 60005

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

Reserved for Seal:
JOSHUA J. CARD
062-071456
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

No.	Date	Description
	05/22/23	ISSUE FOR PLAN COMMISSION

Design By: LMR
Approved By: JC
Date: 05/22/23

Sheet Title: TOPOGRAPHICAL SURVEY

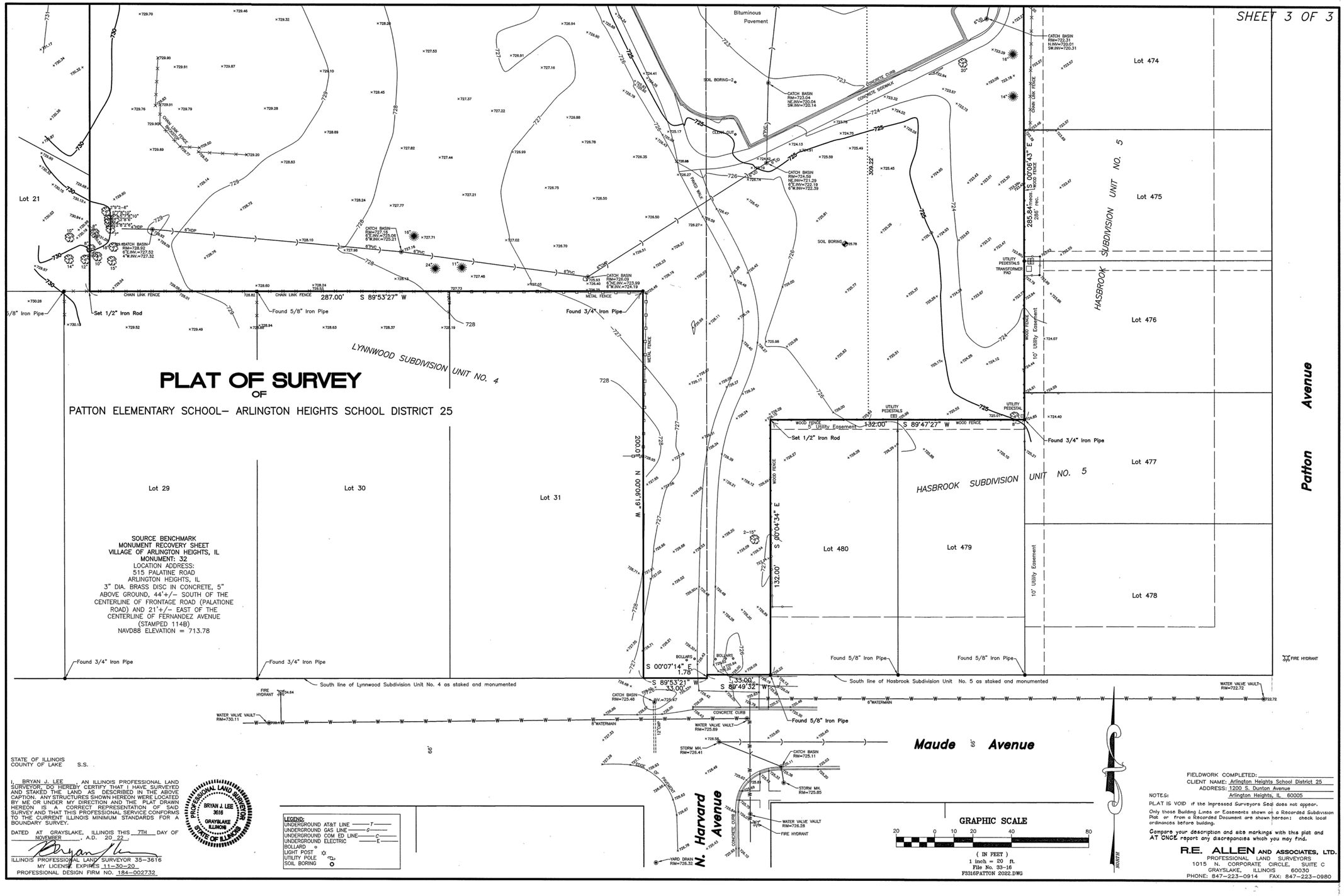
Sheet No: C002

ERIKSSON ENGINEERING ASSOCIATES, LTD.
105 CONSUMER DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSED BY ILLINOIS
EXPIRES: 04/30/2023

PLAT OF SURVEY

OF

PATTON ELEMENTARY SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25



SOURCE BENCHMARK
MONUMENT RECOVERY SHEET
VILLAGE OF ARLINGTON HEIGHTS, IL
MONUMENT: 32
LOCATION ADDRESS:
515 PALATINE ROAD
ARLINGTON HEIGHTS, IL
3" DIA. BRASS DISC IN CONCRETE, 5" ABOVE GROUND, 44'+/– SOUTH OF THE CENTERLINE OF FRONTAGE ROAD (PALATIONE ROAD) AND 21'+/– EAST OF THE CENTERLINE OF FERNANDEZ AVENUE
(STAMPED 114B)
NAVD88 ELEVATION = 713.78

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 7TH DAY OF NOVEMBER, A.D. 20 22.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-20
PROFESSIONAL DESIGN FIRM NO. 184-002732

PROFESSIONAL LAND SURVEYOR BRYAN J. LEE 3616 GRAYSLAKE ILLINOIS STATE OF ILLINOIS

LEGEND:
UNDERGROUND AT&T LINE —T—
UNDERGROUND GAS LINE —G—
UNDERGROUND COM ED LINE —C—
UNDERGROUND ELECTRIC —E—
BOLLARD
LIGHT POST
UTILITY POLE
SOIL BORING

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
File No. 33-16
F3316PATTON 2022.DWG

FIELDWORK COMPLETED:
CLIENT NAME: Arlington Heights School District 25
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL 60005

NOTES:
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Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

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1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

PATTON ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

JOSHUA J. CAP 062-071456 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

No.	Date	Description
	05/22/23	ISSUE FOR PLAN COMMISSION

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Design By:	Approved By:	Date:
LMR	JC	05/22/23

Sheet Title:
TOPOGRAPHICAL SURVEY

Sheet No:
C003

EEA – P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Steplan – Patton.dwg
Plotted: 5/19/23 @ 9:52am By: rosenbauer

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***Village of Arlington Heights*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly.* ***Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.***
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

DEMOLITION NOTES

1. *All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.*
2. *Keep All* ***Village Of Arlington Heights*** *Streets Free and Clear of Construction Related Dirt/Dust/Debris.*
3. *Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.*
4. *Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.*
5. *The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.*
6. *All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.*
7. *Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.*
8. *All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.*
9. *Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.*
10. *Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.*
11. *Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.*

GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications,* ***Two Coats for Latex Paints.*** *All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
5. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
6. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

UTILITY NOTES

1. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
2. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
3. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.*
4. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
5. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
6. *Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.*
7. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
8. *Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.*
9. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
10. ***Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.***

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.*
2. *All Catch Basins to Be Installed in Landscaped Areas Shall Have* ***Neenah R4340-B Frame & Grate*** *or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:*
   - *4' Diameter Structure- 4"*
   - *5' Diameter Structure- 6"*
   - *6' Diameter Structure- 8"*
3. *All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.*
4. *All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.*
5. *Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.*
6. *All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
7. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
8. *All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.*
9. *All Flared End Sections Shall Be Concrete.*
10. *All Sanitary Manholes Shall Include a Chimney Seal.*

GRADING NOTES

1. ***<<If not included with erosion control notes>>****Install And Maintain Silt Fence at the Perimeter of the Construction Zone.*
2. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
3. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and* ***Sodded*** *Unless Noted Otherwise On The Landscape Drawings.*
4. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
5. *Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.*
6. ***Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.***

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. ***Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.***
3. *Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.*
4. *Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.*
5. *Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.*
6. *All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.*
7. *Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.*
8. ***All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.***
9. ***All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use and Maintain "Dandy Pop" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal, such as Pork Chop Sediguard) In Paved Areas To Prevent Siltation and Discharge Into Waterways.***
10. *All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II* ***And Lake County DECI Requirements.***
11. *Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.*
12. *Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.*
13. ***Contractor*** *Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.*
14. *The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.*
15. *Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green Biolket SC150BN Erosion Control Blanket, or Approved Equal.*
16. *Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.*
17. *All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.*
18. *If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.*
19. *Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.*

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. *Install Stabilized Construction Entrance*
2. *Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.*
3. *Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.*
4. *Cover and Stabilize Disturbed Areas As Soon As Possible.*
5. *When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.*
6. *Construct Sedimentation Basins and Structures.*
7. *Perform Grading Operations and Installation of Site Infrastructure and Pavement.*
8. *Install Permanent Seeding and Plantings.*
9. *Remove Accumulated Sediment From Basins and Along Silt Fence.*
10. *Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.*
11. *Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.*

LEGEND

EXISTING	PROPOSED
Manhole	
Catch Basin	
Inlet	
Area Drain	
Clean Out	$O_{C.O.}$
Flared End Section	
Storm Sewer	
Sanitary Sewer	
Combined Sewer	
W Water Main	W
G Gas Line	G
OH Overhead Wires	OH
E Electrical Cable (Buried)	E
T Telephone Line	T
Fire Hydrant	
Valve Vault	
Buffalo Box	B_B
Downspout	O_{DS}
Bollard	O_{BOL}
Gas Valve	
Gas Meter	
Electric Meter	
ComEd Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
Telephone Pedestal	
Telephone Manhole	
Sign	
Fence	
Accessible Parking Stall	
Curb & Gutter	
Depressed Curb	
x C 782.50 Curb Elevation	C 782.50
x G 782.00 Gutter Elevation	G 782.00
x P 783.25 Pavement Elevation	P 783.25
x W 782.10 Sidewalk Elevation	W 782.10
x 784.0 Ground Elevation	x 784.0
x T/W 785.20 Top of Retaining Wall Elevation	T/W 785.20
Swale	
781 Contour Line	781
Deciduous Tree	
Coniferous Tree	
Brushline	
Tree Protection Fencing at Drip Line	

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Pavement Sawcut
- XX XX Curb & Gutter Removal
- X Structure Removal
- Tree Removal

PAVING & SURFACE LEGEND

- **Asphalt Pavement Section**
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  4" Aggregate Base Course, Type B, Crushed, CA-6
  4" Drainage Course, CA-7
  Non-Woven Geotextile Fabric, 5 oz/sy
  ADD ALTERNATE: Tensar GeoGrid TX160
  (Installed per Manufacturers Specifications)
- **Concrete Driveway Section**
  8" Portland Cement Concrete
  6"x6" W2.9xW2.9 Welded Wire Fabric
  6" Aggregate Base Course, Type B, Crushed
  (Omit Welded Wire Fabric In Public ROW)
- **Concrete Sidewalk Section**
  5" Portland Cement Concrete
  6"x6" W1.4xW1.4 Welded Wire Fabric
  4" Aggregate Base Course, Type B, Crushed
  (Omit Welded Wire Fabric In Public ROW)
- **Heavy-Duty Asphalt Pavement Section**
  2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  2 1/4" Hot Mix Asphalt, IL-19.0, N50
  5" Hot Mix Asphalt Binder, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  4" Aggregate Base Course, Type B, Crushed
  ADD ALTERNATE: Tensar GeoGrid TX160
  (Installed per Manufacturers Specifications)
- **BASE BID: Asphalt Pavement Section**
  1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50
  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd/yd)
  4" Aggregate Base Course, Type B, Crushed, CA-6
  4" Drainage Course, CA-7
  Non-Woven Geotextile Fabric, 5 oz/sy
  ADD ALTERNATE: Tensar GeoGrid TX160
  (Installed per Manufacturer's Specifications)
  Flush Band Curb Omitted If Base Bid Is Selected.
  ALTERNATE: UniLock Eco-Priora Permeable Paver
  Large or Small Square (TBD by Architect And/Or Owner)
  Color: Heritage Brown
  3-1/8" Paver Depth
  1-1/2" CA-16 Setting Bed
  6" Min. CA-7 (Variable Based On Pavement Slope)
  12" CA-1 Permeable Subbase
  Aggregate Subbase Stone Shall Be Wrapped In Non-Woven Geotextile Fabric As Required By The MWRD, Typ.
- Stormwater Overland Flow Path
- Ridge Line/High Point

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green DS75 Or Approved Equal ALL DISTURBED LANDSCAPED AREAS Unless Noted Otherwise On Landscape Plans
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

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EXPIRES: 04/30/2023

PATTON ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

JOSHUA J. CAPP
062-071456
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

No.	Date	Description
	05/22/23	ISSUE FOR PLAN COMMISSION

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LMR	JC	05/22/23

Sheet Title:

SITE WORK NOTES AND LEGENDS

Sheet No:

C004

EEA - P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Siteplan - Patton.dwg
Plotted: 5/19/23 @ 9:52am By: lrosenbauer

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF _____ MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF _____ ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
    a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
    b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

10/13/2022

MWRD GENERAL NOTES

STD. DWG. NO.18

PAGE NO. 19

ERIKSSON ENGINEERING ASSOCIATES, LTD.
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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

PATTON ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

JOSHUA J. CAP
062-071456
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

No.	Date	Description
	05/22/23	ISSUE FOR PLAN COMMISSION

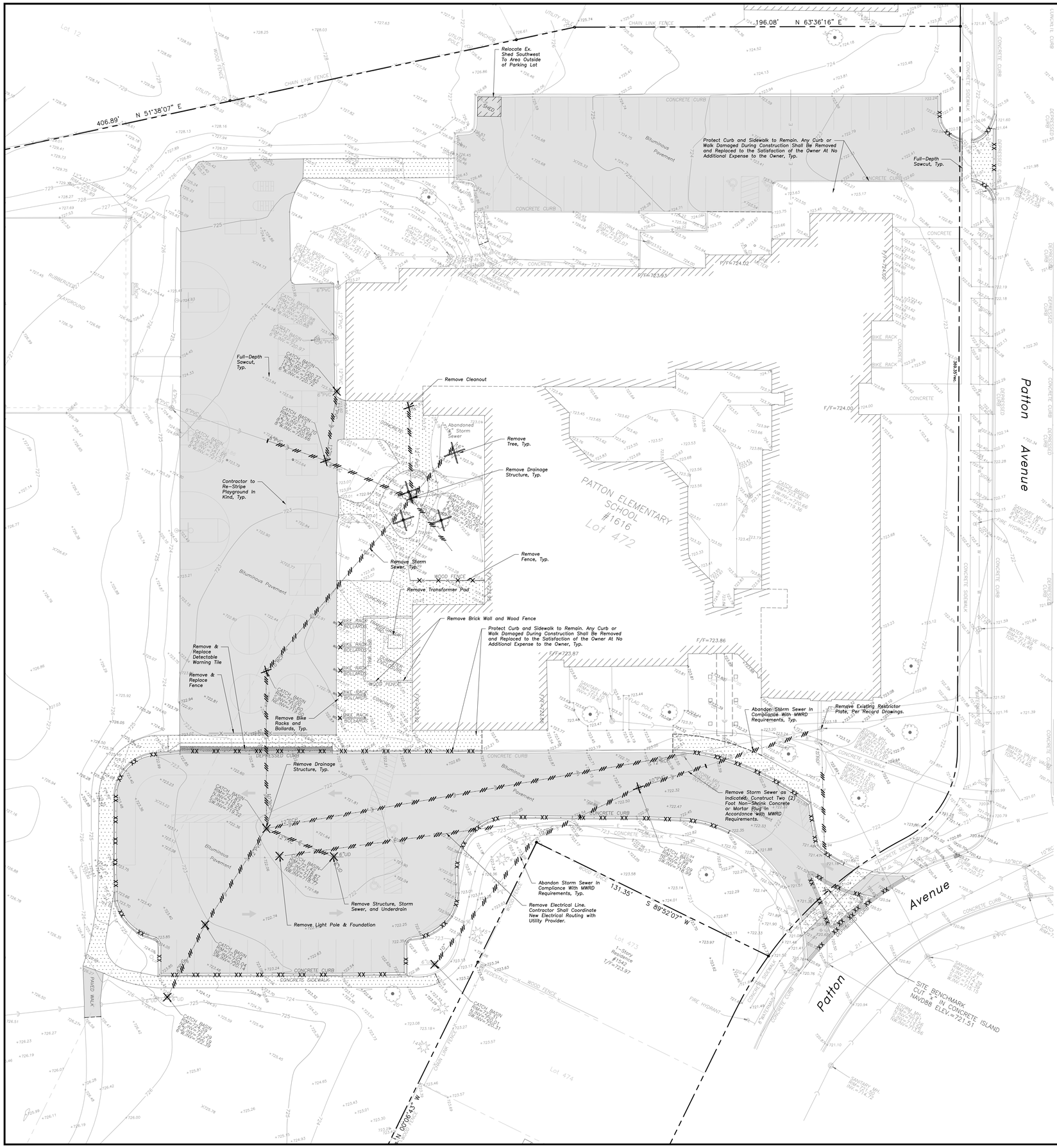
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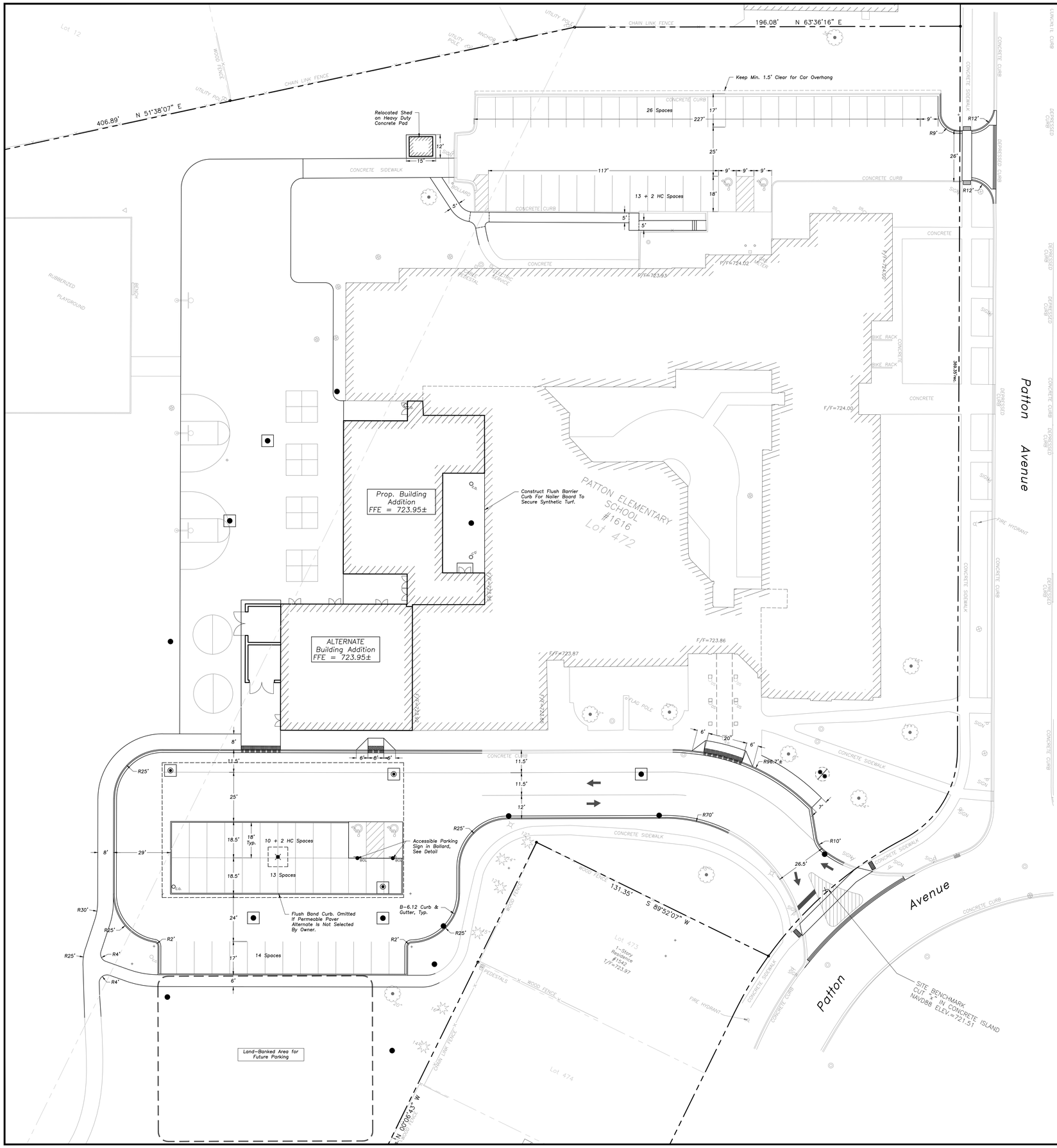
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LMR	JC	05/22/23

Sheet Title:
MWRD GENERAL NOTES

Sheet No:
C005

EEA – P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Siteplan – Patton.dwg
Plotted: 5/18/23 @ 9:53am By: rosenbauer


196.08' N 63°36'16" E
406.89' N 51°38'07" E
Relocate Ex. Shed Southwest To Area Outside of Parking Lot
Protect Curb and Sidewalk to Remain. Any Curb or Walk Damaged During Construction Shall Be Removed and Replaced to the Satisfaction of the Owner At No Additional Expense to the Owner, Typ.
Full-Depth Sawcut, Typ.
Remove Cleanout
Abandoned 4" Storm Sewer
Remove Tree, Typ.
Remove Drainage Structure, Typ.
Contractor to Re-Stripe Playground In Kind, Typ.
Remove Storm Sewer, Typ.
Remove Fence, Typ.
Remove Transformer Pad
Remove Brick Wall and Wood Fence
Remove & Replace Detectable Warning Tile
Remove & Replace Fence
Remove Bike Racks and Bollards, Typ.
Protect Curb and Sidewalk to Remain. Any Curb or Walk Damaged During Construction Shall Be Removed and Replaced to the Satisfaction of the Owner At No Additional Expense to the Owner, Typ.
Abandon Storm Sewer In Compliance With MWRD Requirements, Typ.
Remove Existing Restrictor Plate, Per Record Drawings.
Remove Drainage Structure, Typ.
Remove Storm Sewer as Indicated, Construct Two (2) Foot Non-Shrink Concrete or Mortar Plug In Accordance with MWRD Requirements.
Abandon Storm Sewer In Compliance With MWRD Requirements, Typ.
Remove Electrical Line. Contractor Shall Coordinate New Electrical Routing with Utility Provider.
Remove Structure, Storm Sewer, and Underdrain
Remove Light Pole & Foundation
PATTON ELEMENTARY SCHOOL #1616 Lot 472
Lot 473
Lot 474
1-Story Residence #1540 F/F=723.97
Patton Avenue
SITE BENCHMARK CUT "X" IN CONCRETE ISLAND NAVD88 ELEV.=721.51
131.35' S 89°52'07" W
S 00°05'43" W
F/F=724.02
F/F=723.86
F/F=723.87
F/F=724.00
Bituminous Pavement
CONCRETE CURB
CONCRETE SIDEWALK
CONCRETE
WOOD FENCE
CHAIN LINK FENCE
BIKE RACK BOLLARDS
SHED
PAVED AREA
CATCH BASIN RIM=724.03 6"W,INV=720.68
CATCH BASIN RIM=724.03 6"W,INV=720.70
CATCH BASIN RIM=724.03 6"W,INV=720.72
CATCH BASIN RIM=724.03 6"W,INV=720.74
CATCH BASIN RIM=724.03 6"W,INV=720.76
CATCH BASIN RIM=724.03 6"W,INV=720.78
CATCH BASIN RIM=724.03 6"W,INV=720.59
CATCH BASIN RIM=724.03 6"W,INV=720.61
CATCH BASIN RIM=724.03 6"W,INV=720.63
CATCH BASIN RIM=724.03 6"W,INV=720.65
CATCH BASIN RIM=724.03 6"W,INV=720.67
CATCH BASIN RIM=724.03 6"W,INV=720.69
CATCH BASIN RIM=724.03 6"W,INV=720.71
CATCH BASIN RIM=724.03 6"W,INV=720.73
CATCH BASIN RIM=724.03 6"W,INV=720.75
CATCH BASIN RIM=724.03 6"W,INV=720.77
CATCH BASIN RIM=724.03



GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, **Two Coats for Latex Paints.***
3. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
4. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
5. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
$O_{C.O.}$	Clean Out	$O_{C.O.}$
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The **Village of Arlington Heights** A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. **Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.***
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By R.E. Allen and Associates, Ltd., For Eriksson Engineering Associates on November 12, 2018. Order Number F33-16.

PROJECT BENCHMARKS

Source Benchmark:
Monument Recovery Sheet
Village of Arlington Heights, IL
Location Address:
515 Palatine Road
Monument 32
3" Dia. Brass Disc In Concrete, 5" Above Ground, 44'± South Of The Centerline Of Frontage Road (Palatine Road) And 21'± East Of The Centerline Of Fernandez Avenue (Stamped 1148)
NAVD88 Elevation = 713.78
SITE BENCHMARK:
Survey Control Point, Cut "X" in Concrete Island
Elevation: 721.51 NAVD88
Easting: 1075702.92
Northing: 1981620.54

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

PATTON ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

JOSHUA J. CAPS
062-071456
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

No.	Date	Description
	05/22/23	ISSUE FOR PLAN COMMISSION

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Design By:	Approved By:	Date:
LMR	JC	05/22/23

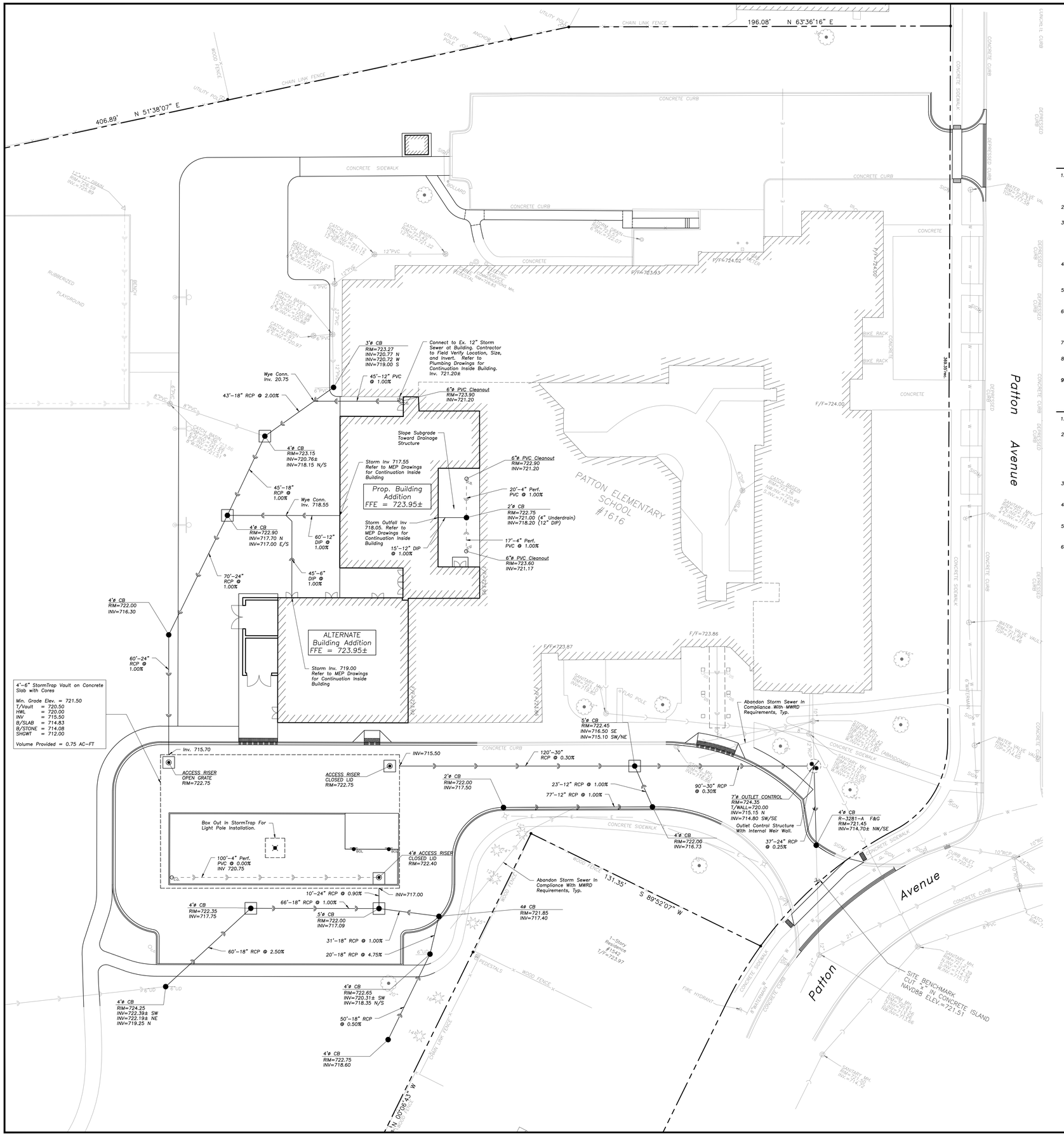
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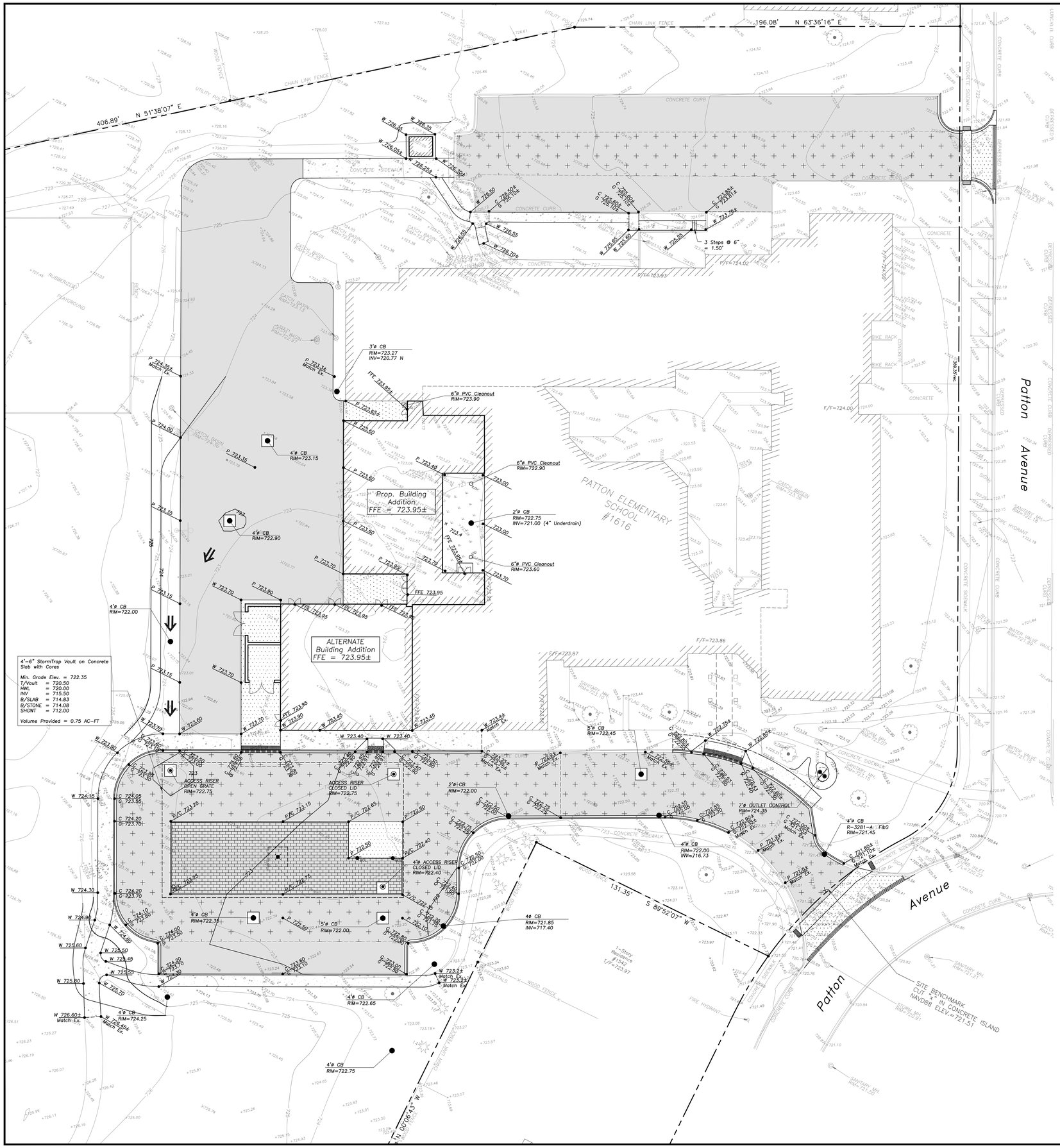
SITE GEOMETRY PLAN

Sheet No:

C201

EEA – P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Siteplan – Patton.dwg
Plotted: 5/19/23 @ 9:53am By: lrosenbauer


406.89' N 51°38'07" E
196.08' N 63°36'16" E
CHAIN LINK FENCE
WOOD FENCE
UTILITY POLE
ANCHOR
CONCRETE CURB
CONCRETE SIDEWALK
CONCRETE
BOLLARD
RUBBERIZED PLAYGROUND
FENCE
HOUSE
CATCH BASIN 6'W.INV.=721.15 12"INV.=721.03 6"W.INV.=720.93
CATCH BASIN 12"INV.=721.22
CATCH BASIN 6"E.INV.=720.97
CATCH BASIN 6"W.INV.=720.86 6"N.INV.=720.68
CATCH BASIN 6"W.INV.=721.56 6"N.INV.=721.31
6"W.INV.=723.07
6"W.INV.=723.63
6"W.INV.=723.63
6"W.INV.=723.63



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PATTON ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Scale: 1"=20'

GRADING NOTES

1. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
2. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Sodded Unless Noted Otherwise On The Landscape Drawings.*
3. *Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer If Conflicts Exist.*
4. ***Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.***

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 5 oz/sy
***ADD ALTERNATE:** Tensar GeoGrid TX160*
(Installed per Manufacturers Specifications)

Concrete Driveway Section
8" Portland Cement Concrete
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed
(Omit Welded Wire Fabric In Public ROW)

Concrete Sidewalk Section
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
4" Aggregate Base Course, Type B, Crushed
(Omit Welded Wire Fabric In Public ROW)

Heavy-Duty Asphalt Pavement Section
2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/4" Hot Mix Asphalt, IL-19.0, N50
5" Hot Mix Asphalt Binder, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed
***ADD ALTERNATE:** Tensar GeoGrid TX160*
(Installed per Manufacturers Specifications)

BASE BID: Asphalt Pavement Section
1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 5 oz/sy
***ADD ALTERNATE:** Tensar GeoGrid TX160*
(Installed per Manufacturer's Specifications)
Flush Band Curb Omitted If Base Bid Is Selected.

ALTERNATE: UniLock Eco-Priora Permeable Paver
Large or Small Square (TBD by Architect And/Or Owner)
Color: Heritage Brown
3-1/8" Paver Depth
1-1/2" CA-16 Setting Bed
6" Min. CA-7 (Variable Based On Pavement Slope)
12" CA-1 Permeable Subbase
Aggregate Subbase Stone Shall Be Wrapped In Non-Woven Geotextile Fabric As Required By The MWRD, Typ.

Stormwater Overland Flow Path

Ridge Line/High Point

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The Village of Arlington Heights A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
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9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.***
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By R.E. Allen and Associates, Ltd. For Eriksson Engineering Associates on November 12, 2018. Order Number F33-16.

PROJECT BENCHMARKS

Source Benchmark:
Monument Recovery Sheet
Village of Arlington Heights, IL
Location Address:
515 Palatine Road
Monument 32
3" Dia. Brass Disc In Concrete, 5" Above Ground, 44'± South Of The Centerline Of Frontage Road (Palatine Road) And 21'± East Of The Centerline Of Fernandez Avenue (Stamped 114B)
NAVD88 Elevation = 713.78
SITE BENCHMARK:
Survey Control Point, Cut "X" in Concrete Island
Elevation: 721.51 NAVD88
Easting: 1075702.92
Northing: 1981620.54

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

Reserved for Seal:

JOSHUA J. CAY
062-071456
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

No.	Date	Description
	05/22/23	ISSUE FOR PLAN COMMISSION

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Design By:	Approved By:	Date:
LMR	JC	05/22/23

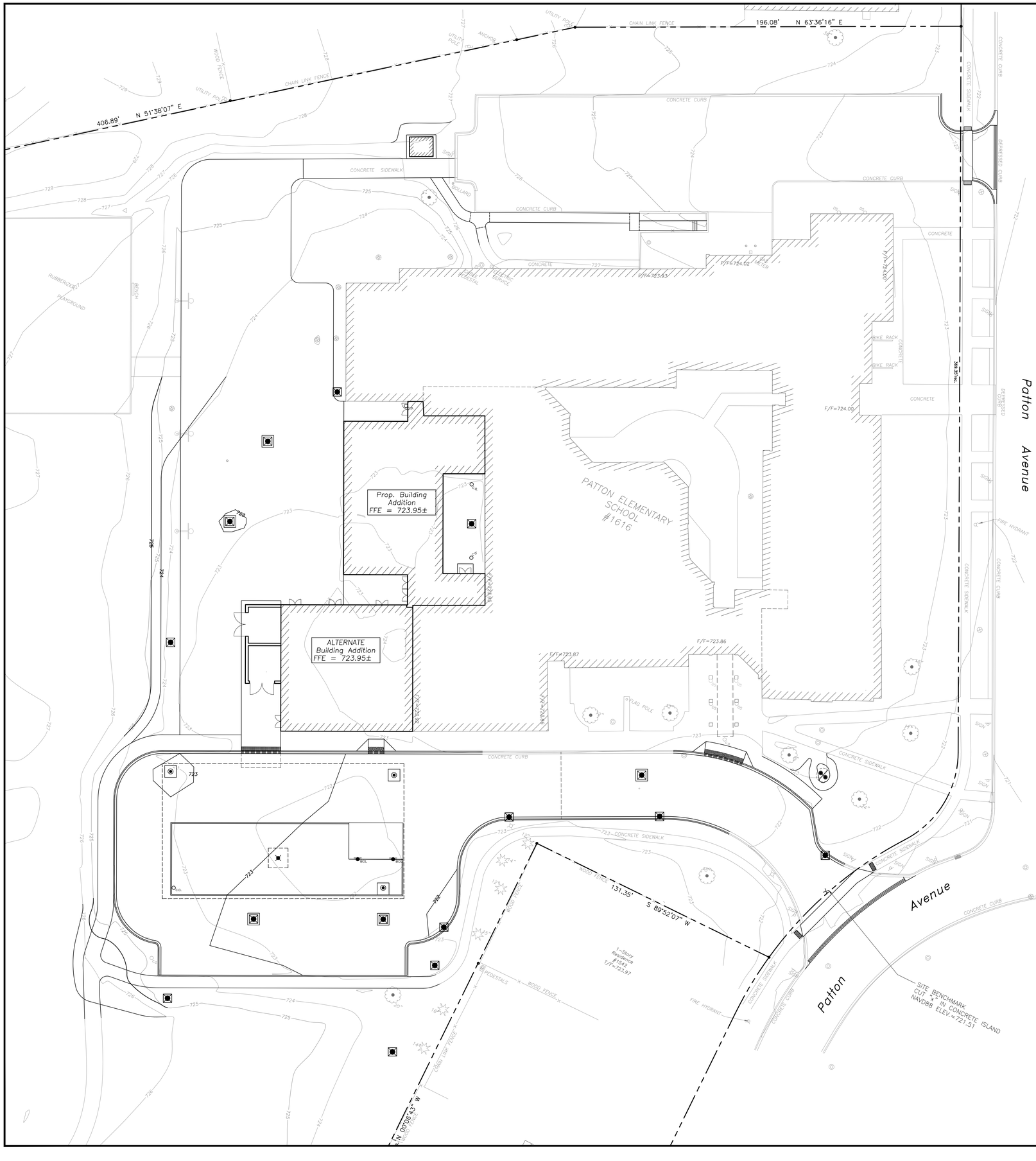
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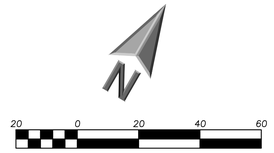
GRADING AND PAVING PLAN

Sheet No:

C401

EEA — P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Siteplan — Patton.dwg
Plotted: 5/19/23 @ 9:54am By: irosenbauer





SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. *Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.*
3. *Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.*
4. ***All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.***
5. *Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.*
6. *The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.*
7. *Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.*
8. *Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.*
9. *All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.*
10. *Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.*

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green DS75 Or Approved Equal ALL DISTURBED LANDSCAPED AREAS Unless Noted Otherwise On Landscape Plans
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
S	Storm Sewer	S
SAN	Sanitary Sewer	SAN
COMB	Combined Sewer	COMB
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The **Village of Arlington Heights** A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. **Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
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ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

PATTON ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

JOSHUA J. CAPP
062-071456
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

No.	Date	Description
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LMR	JC	05/22/23

Sheet Title:

SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

C501

EEA – P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Siteplan – Patton.dwg
Plotted: 5/19/23 @ 9:54am By: irosenbauer

GENERAL NOTES

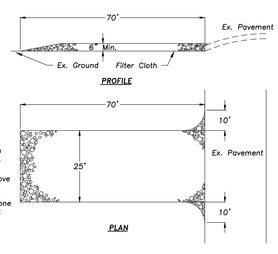
STONE SIZE – Use IDOT gradation CA–1 aggregate stone.

MAINTENANCE – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights–of–way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean–out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights–of–way must be removed immediately.

FILTER CLOTH – Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

WASHING – Wheels shall be cleaned to remove sediment prior to entrance onto public rights–of–way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

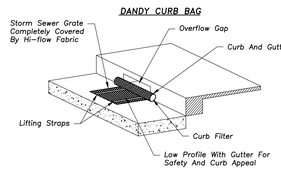
Note: *The Dandy Bag Will Be Manufactureed In The Usa From A Woven Monofilament Fabric That Meets Or Exceeds The Following Specifications:*

Hi–flow Dandy Bag (safety Orange)

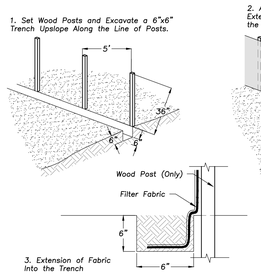
Mechanical Properties	Test Method	Units	Manv
Grab Tensile Strength	Astm D 4632	Kn (lbs)	1.12 (250) X 1.89 (200)
Elongation At Break	Astm D 4632	%	15 – 50
Puncture Strength	Astm D 4833	Kn (lbs)	0.67 (150)
Mullen Burst Strength	Astm D 3786	Kpa (psi)	2927 (425)
Trapezoid Tear Strength	Astm D 4533	Kn (lbs)	4.45 (1000) X 4.45 (1000)
Uv Resistance	Astm D 4355	% @ 500 h	70
Apparent Opening Size	Astm D 4751	Mm (viii Rtv Sieve)	0.425 (40)
Flow Rate	Astm D 4491	Liters/m / (gal/min/ft ²)	6000 (147)
Permittivity	Astm D 4491	Sec ⁻¹	2.1

**note: All Dandy Bags O Can Be Ordered With Our Optional Oil Absorbent Pillows*

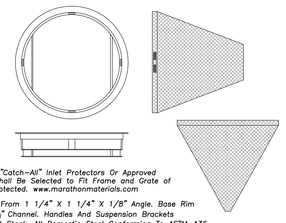
DANDY CURB BAG



DANDY CURB BAG SEDIMENT CONTROL DEVICE



SILT FENCE CONSTRUCTION (AASHTO 288–00)



General Notes:

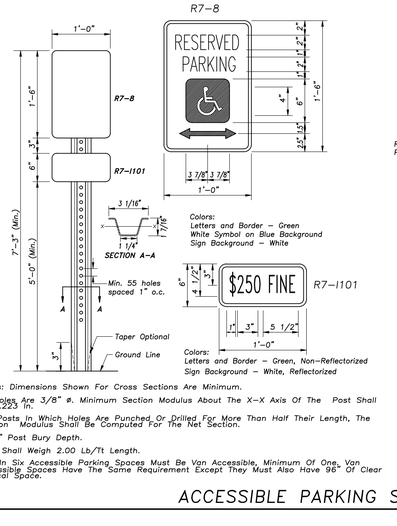
Use Marathon Materials, Inc., "Catch–All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected To Fit Frame and Grate of Open Lid Structures to Be Protected. www.marathonmaterials.com

Frame: Top Flange Fabricated From 1 1/4" X 1 1/4" X 1/8" Angle. Base Rim Fabricated From 1 ½" x ½" x ⅛" Channel. Handles And Suspension Brackets Fabricated From 1 ½" x ½" Flat Stock. All Domestic Steel Conforming To ASTM–A36

Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non–woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

INLET PROTECTORS – SEDIMENT BAG



Notes: *Dimensions Shown For Cross Sections Are Minimum.*

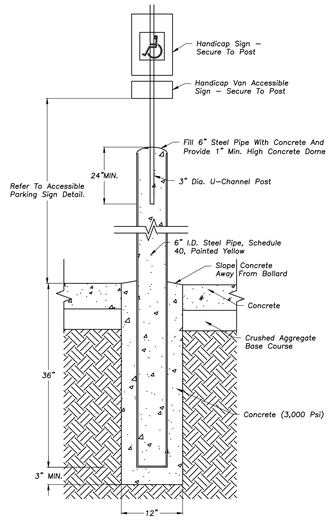
All Holes Are 3/8" ø. Minimum Section Modulus About The X–X Axis Of The Post Shall Be 0.223 In.

For Posts In Which Holes Are Punched Or Drilled For More Than Half Their Length, The Section Modulus Shall Be Computed For The Net Section.

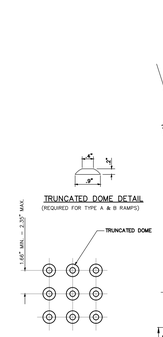
3'–6" Post Bury Depth.

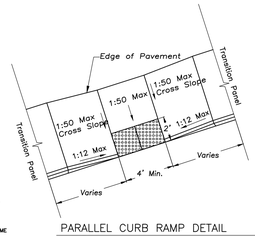
Post Shall Weigh 2.00 Lb/Ft Length.

One In Six Accessible Parking Spaces Must Be Van Accessible, Minimum Of One. Van Accessible Spaces Have The Same Requirement Except They Must Also Have 96" Of Clear Vertical Space.

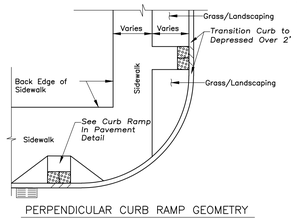


ACCESSIBLE PARKING SIGN IN BOLLARD

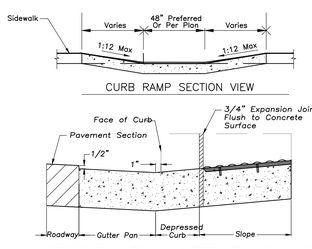


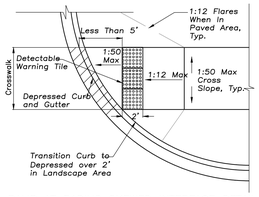


PARALLEL CURB RAMP DETAIL
N.T.S

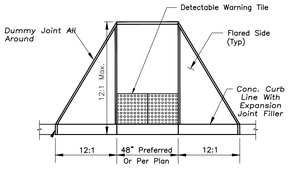


PERPENDICULAR CURB RAMP GEOMETRY
N.T.S





CURB RAMP AT RADIUS SKEWED INTERFACE DETAIL
N.T.S



CURB RAMP IN PAVEMENT
N.T.S

GENERAL NOTES

Description:
This work shall consist of constructing sidewalk curb ramps with detectable warnings in compliance with the Americans with Disabilities Act, Accessibility Guidelines (ADAAG).
The detectable warnings shall consist of an area of truncated domes that provide both visual and tactile cues to pedestrians who are about to enter into traffic.

The detectable warnings shall present a contrast in color from the adjacent sidewalk.

Construction Requirements:
1. *Ramps Shall Be Located As Shown On Plans In Alignment With Normal Sidewalk And/or Crosswalk And Shall Have Sufficient Curb Length At Corner Radius To Prevent Vehicular Encroachment.*
2. *Curb Ramps At Marked Crossings Shall Be Wholly Contained Within The Markings Excluding Flared Sides.*
3. *In No Case Shall Expansion Joints That Are Constructed In Curbs And Gutters At Or Near Corner Radiuses Be Located Within The Accessible Ramp Areas.*
4. *Where Preformed Joint Filler (p.j.f) Is Installed Against A Curved Surface, The Contractor Shall Use A Flexible Filler In Accordance With The Illinois Department Of Transportation (IDOT) Standard Specifications.*

Equipment: *Equipment for the detectable warning area of the curb ramps shall meet the requirements of the Authorities having Jurisdiction.*

DETECTABLE WARNING SURFACE TILES

Provide Surface Applied Detectable/Tactile Warning Surface Tiles which comply with the detectable warnings on walking surfaces section of the Americans with Disabilities Act (Title III Regulations, 28 CFR Part 36 ADA STANDARDS FOR ACCESSIBLE DESIGN, Appendix A, Section 4.29.2

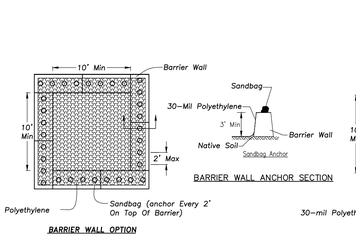
Dimensions: Cast In Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions and tolerances:
Length and Width In One of the Following as Necessary for the Dimensions of the Surface In Which the Detectable Warning is Proposed: 12x12 24x24 24x36 24x48 24x60 36x48 36x60 nominal. No Cutting of Tiles is Allowed.

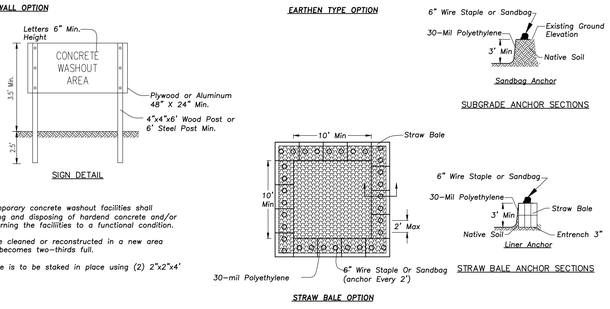
Installation of Detectable/Tactile Warning Surface Tiles Per Manufacturer's Instructions.

Verify With the Local Authorities Having Jurisdiction that Detectable/Tactile Warning Surface Tiles are an Acceptable Method of Providing for the Detectable Warning Surface.

Verify With the Local Authorities Having Jurisdiction that the Manufacturer's Products are Acceptable for the Detectable Warning Surface.

ACCESSIBLE RAMPS FOR SIDEWALKS





NOTES:

1. *Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.*
2. *Facility shall be cleaned or reconstructed in a new area once washout becomes two–thirds full.*
3. *Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.*

CONCRETE WASHOUT FACILITY

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

PATTON ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

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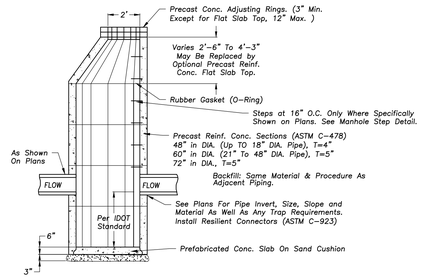
Sheet Title:

SITE WORK DETAILS

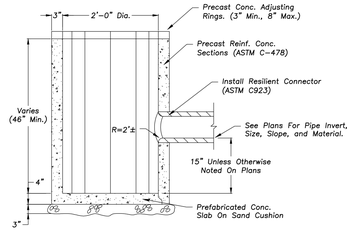
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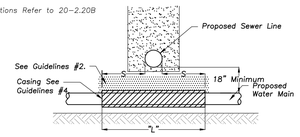
CATCH BASIN



CATCH BASIN – 2' DIA.

(Taken From Standard Specifications for Water and Sewer Main Construction in Illinois, May 1996)

Note: Compactions Refer to 20-2.20B



Proposed Water Main Below Existing Sewer Line With 18" Minimum Vertical Separation.

Guidelines

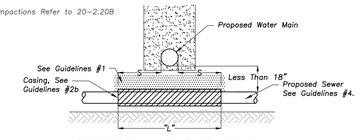
Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact the length of "L".
2. If select granular backfill exists, remove within width of existing sewer line trench and replace with select excavated material (Class IV) and compact.
3. Provide adequate support for existing sewer line to prevent damage due to settlement.
4. Use "L" feet of water main material for casing of proposed water main and seal ends of casing.

WATER AND SEWER SEPARATION REQUIREMENTS

(Taken From Standard Specifications for Water and Sewer Main Construction in Illinois, May 1996)

Note: Compactions Refer to 20-2.20B



Proposed Sewer Line Below Existing Water Main With Less Than 18" Vertical Separation

Guidelines

Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

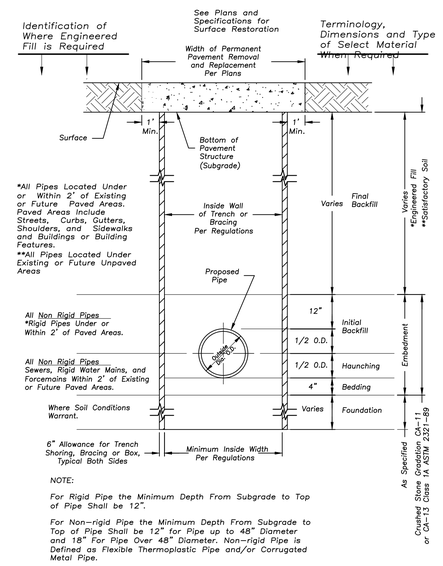
1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact for "S" feet on each side of water main.

2a. Construct "L" feet of proposed sewer or water main material and pressure test, or;

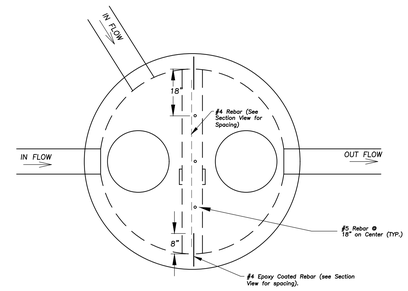
2b. Use "L" feet of water main material for casing of proposed sewer and seal ends of casing.

3. Provide adequate support for existing water main to prevent damage due to settlement of sewer trench.

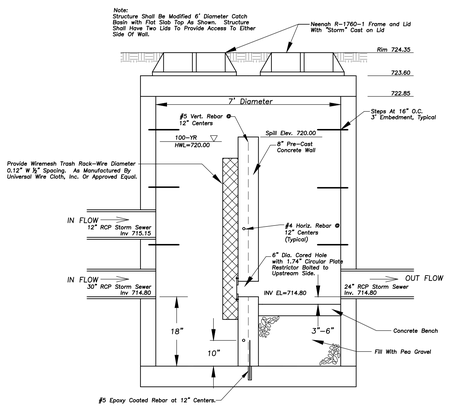
WATER AND SEWER SEPARATION REQUIREMENTS



STANDARD SEWER AND WATER TRENCH SECTION



PLAN VIEW
NOT TO SCALE



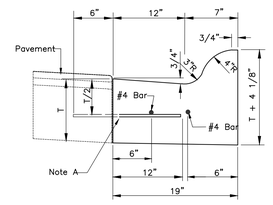
RESTRICTOR STRUCTURE

CLEANOUT

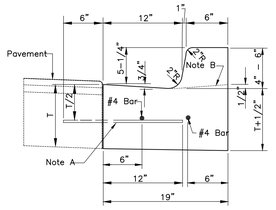
NOTES:

1. A 1" EXPANSION JOINT SHALL BE INSTALLED AT ALL POINTS OF CURVATURE FOR SHORT RADIUS (UNDER 25 FT.) CURVES. MAXIMUM EXPANSION JOINT SPACING IS 50'. EXPANSION JOINTS SHALL BE CONSTRUCTED WITH 1" THICK PREFORMED EXPANSION JOINT FILLER CONFORMING TO THE CURB AND GUTTER CROSS SECTION AND SHALL BE PROVIDED WITH ONE 1-1/4" DIAMETER, 18" LONG, COATED SMOOTH DOWEL BAR. THE DOWEL BAR SHALL BE FITTED WITH A CAP WITH A PINCHED STOP WHICH PROVIDES A MINIMUM OF 1" OF EXPANSION.
2. MAXIMUM CONTRACTION/CONTROL JOINT SPACING SHALL BE (20') TWENTY FEET.

FLUSH CURB



ROLL TYPE CURB



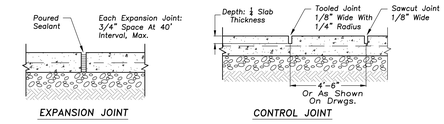
B-6.12 CURB & GUTTER

Notes:

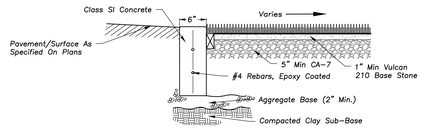
1. 2-#4 Longitudinal Bars 20 Feet In Length With 12" Overlaps, At 60' Intervals, Except At Expansion Joints.
2. Expansion Joints Shall Be A Minimum Of 3/4" Preformed Expansion Material And Shall Be Provided With A 1" Dia. X 18" Coated Smooth Dowel Bar Fitted With A Cap That Will Allow A Minimum Of 1" Of Expansion.
3. Construction Joints Shall Be Template Formed Or Saw-cut (Within 24 Hours Of Placement Of The Curb) To 1/5th The Depth Of The Gutter Flag At 20ft. Intervals Or At The Joints Depth Of The Gutter Flag At 20ft. Intervals Or At The Joints In An Adjacent Concrete Pavement.

Note "a"
1/2" Dia. Steel Tie Bars @ 2'-6" Centers Grouted In Place Or 5/8" Dia. J-bolts Anchored In Place. (omit For Bituminous Base Course)

Note "b"
Profile For Depressed Curb @ Driveways And Ramps



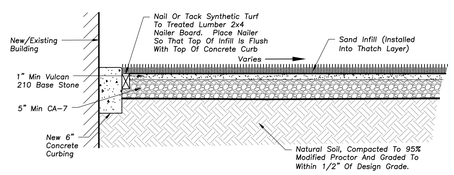
PORTLAND CEMENT CONC. SIDEWALK



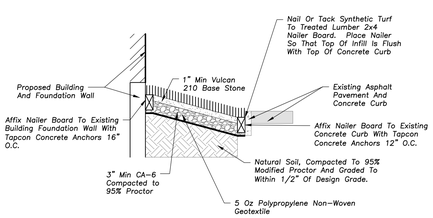
Notes:

1. A 1" Expansion Joint Shall Be Installed At All Points Of Curvature For Short Radius (Under 25 Ft.) Curves. Maximum Expansion Joint Spacing Is 50'. Expansion Joints Shall Be Constructed With 1" Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One 1-1/4" Diameter, 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.
2. Maximum Contraction/Control joint spacing shall be (20') twenty feet.

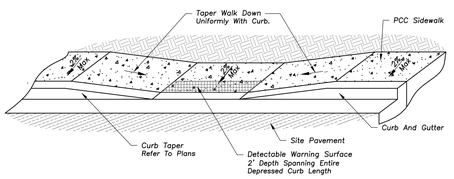
MODIFIED TYPE B PERIMETER CURB WITH NAILER BOARD



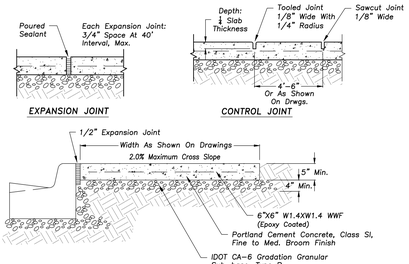
SYNTHETIC TURF DETAIL



SYNTHETIC TURF AT FOUNDATION DETAIL



DEPRESSED ACCESSIBLE LANDING DETAIL



PORTLAND CEMENT CONC. SIDEWALK

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PATTON ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

JOSHUA J. CAP
062-071456
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

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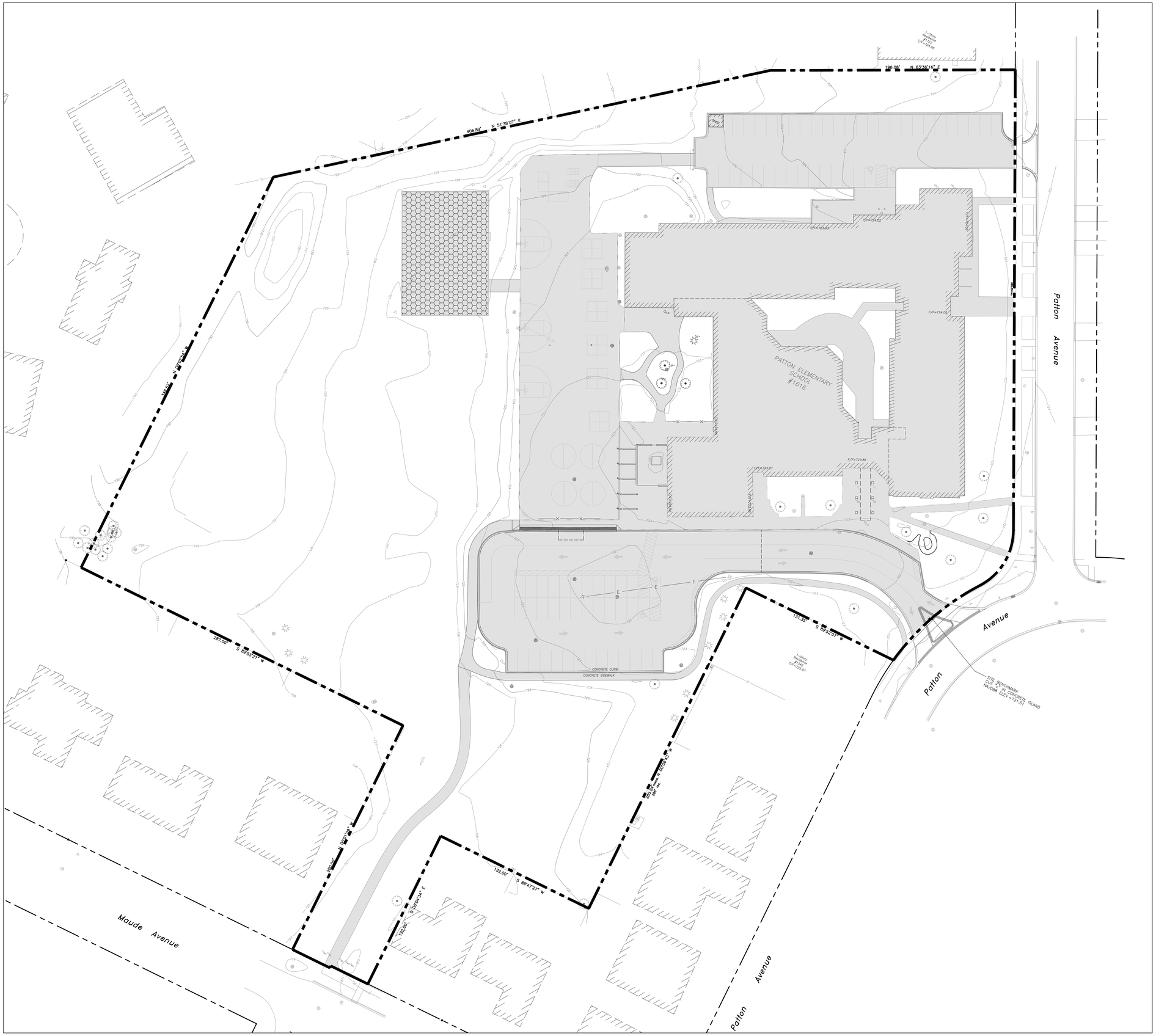
Sheet Title:

SITE WORK DETAILS

Sheet No:

C602

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Plotted: 5/19/23 @ 9:56am By: irosenbauer



EXISTING CONDITIONS

Scale: 1"=30'

EXHIBIT LEGEND

- IMPERVIOUS AREA
- PERMEABLE PLAYGROUND AREA
- PROPERTY LINE
  330,927 SF
  7.60 ACRES

EXISTING SITE CONDITIONS

IMPERVIOUS AREA
130,685 SF = 3.00 ACRES

PERMEABLE PLAYGROUND AREA
6,800 SF = 0.16 ACRES

PERVIOUS AREA
193,442 SF = 4.44 ACRES

RUNOFF COEFFICIENT
C = 0.68

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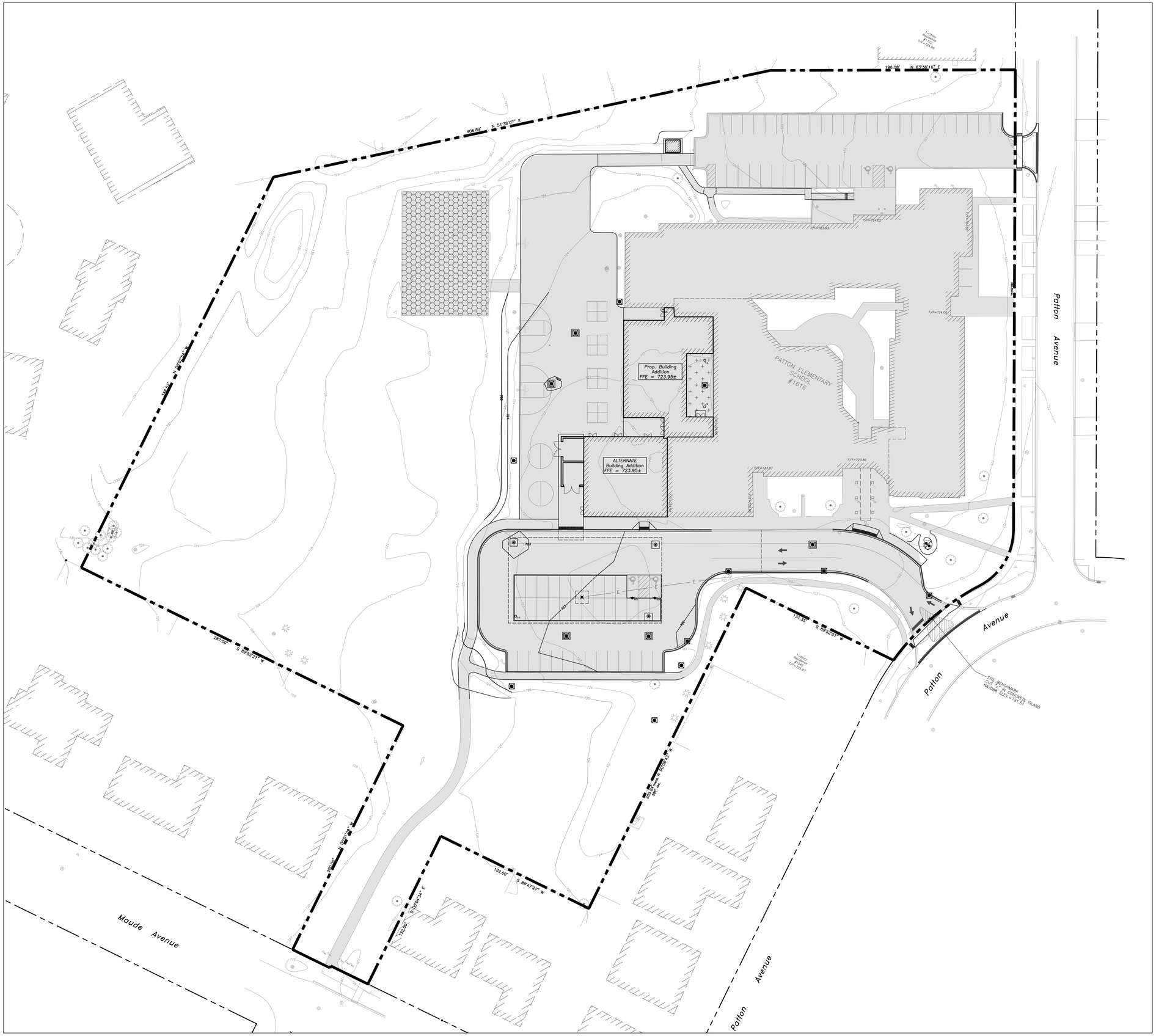
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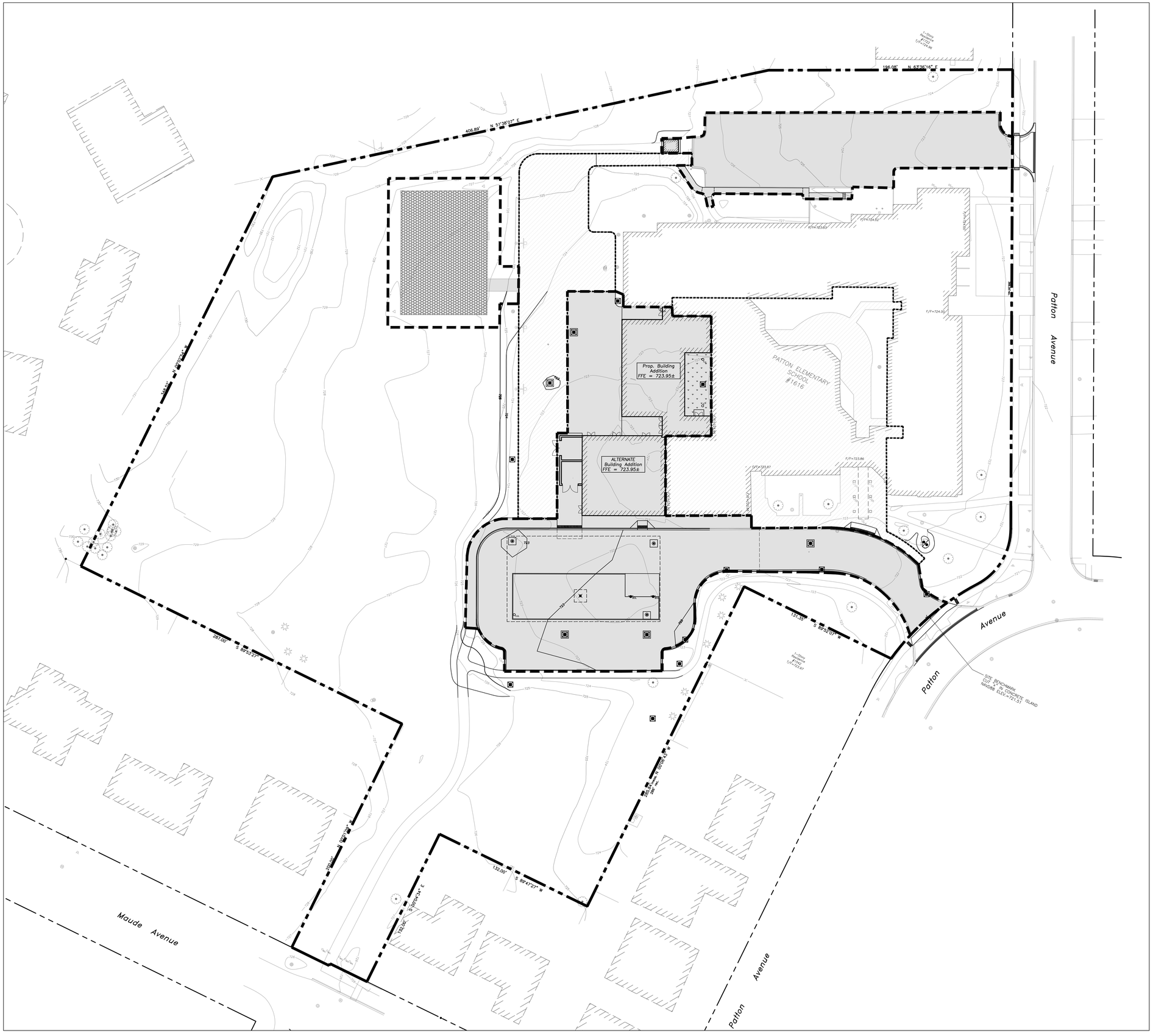
EXISTING SITE COVERAGE

Sheet No:

CX101

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408.89'
N 51°38'07" E
198.08'
N 63°36'16" E
Patton Avenue
PATTON ELEMENTARY SCHOOL #1616
Prop. Building Addition FFE = 723.95±
ALTERNATE Building Addition FFE = 723.95±
F/F=724.00
F/F=723.86
F/F=723.87
F/F=724.05
F/F=724.03
F/F=724.03
L=289'
N 63°36'16" E
1.5" IRON PIPE FOUND



PROPOSED CONDITIONS

Scale: 1"=30'

EXHIBIT LEGEND

- IMPERVIOUS AREA
- PERMEABLE PLAYGROUND AREA
- SYNTHETIC TURF AREA
- 1990 DEVELOPMENT IMPERVIOUS AREA
- PROPERTY LINE
  330,927 SF
  7.60 ACRES
- DEVELOPMENT AREA (VILLAGE)
  ±44,100 SF
  1.01 ACRES
- 1990 DEVELOPMENT AREA
  ±46,200 SF
  1.06 ACRES

PROPOSED CONDITIONS

2023 DEVELOPMENT

IMPERVIOUS AREA
31,600 SF = 0.73 ACRES

PERMEABLE PLAYGROUND AREA
6,960 SF = 0.16 ACRES

PERVIOUS AREA
4,500 SF = 0.10 ACRES

SYNTHETIC TURF AREA
1,040 SF = 0.02 ACRES

RUNOFF COEFFICIENT
C = 0.87

SWM REQUIREMENTS

VILLAGE:

DETENTION REQUIRED FOR PROPOSED CONDITIONS
(MRM B-75, Village Allowable Release)
= 0.384 AC-FT

DETENTION REQUIRED FOR 1990 DEVELOPMENT
(Per Record Permit 90-643)
= 0.387 AC-FT

TOTAL VILLAGE DETENTION REQUIRED
0.384 + 0.387 = 0.771 AC-FT

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PATTON ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
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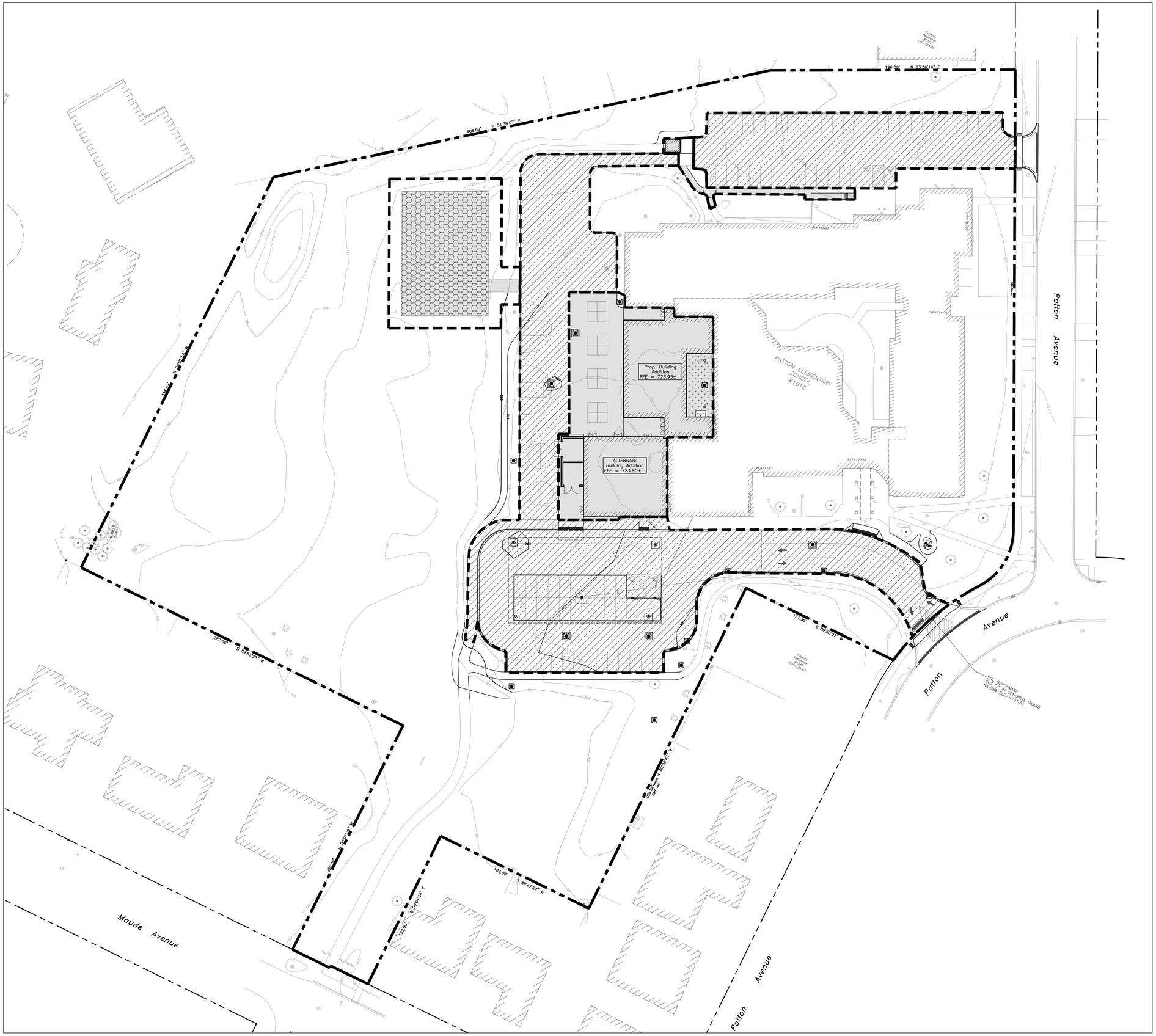
Sheet Title:

PROPOSED DEVELOPMENT AREA (VILLAGE SWM)

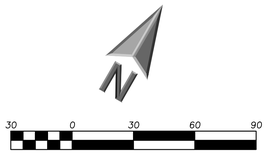
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PROPOSED CONDITIONS



Scale: 1"=30'

EXHIBIT LEGEND

- IMPERVIOUS AREA
- PERMEABLE PLAYGROUND AREA
- SYNTHETIC TURF AREA
- PAVEMENT MAINTENANCE (Excluded From SWM Calculations) ±56,100 SF 1.29 ACRES
- PROPERTY LINE 330,927 SF 7.60 ACRES
- DEVELOPMENT AREA (MWRD) ±30,580 SF 0.70 ACRES
- MAINTENANCE AREA (MWRD) ±56,000 SF 1.29 ACRES

PROPOSED CONDITIONS

IMPERVIOUS AREA
18,080 SF = 0.42 ACRES

PERMEABLE PLAYGROUND AREA
6,960 SF = 0.16 ACRES

PERVIOUS AREA
4,500 SF = 0.10 ACRES

SYNTHETIC TURF AREA
1,040 SF = 0.02 ACRES

RUNOFF COEFFICIENT
C = 0.80

SWM REQUIREMENTS

MWRD:

PROPOSED DEVELOPMENT AREA (NOMO B-75)
CN = 93.63
Release Rate = 0.14 CFS (0.20 CFS/AC, MWRD Allowable)

VOLUME CONTROL

Req'd = 0.035 AC-FT
Provided = 0.052 AC-FT
$CN_{Restored}$ = 87.94

REQ'D DETENTION VOLUME

Req'd Volume = 0.279 AC-FT

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PATTON ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

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Sheet Title:
PROPOSED DEVELOPMENT AREA (MWRD SWM)

Sheet No:
CX202

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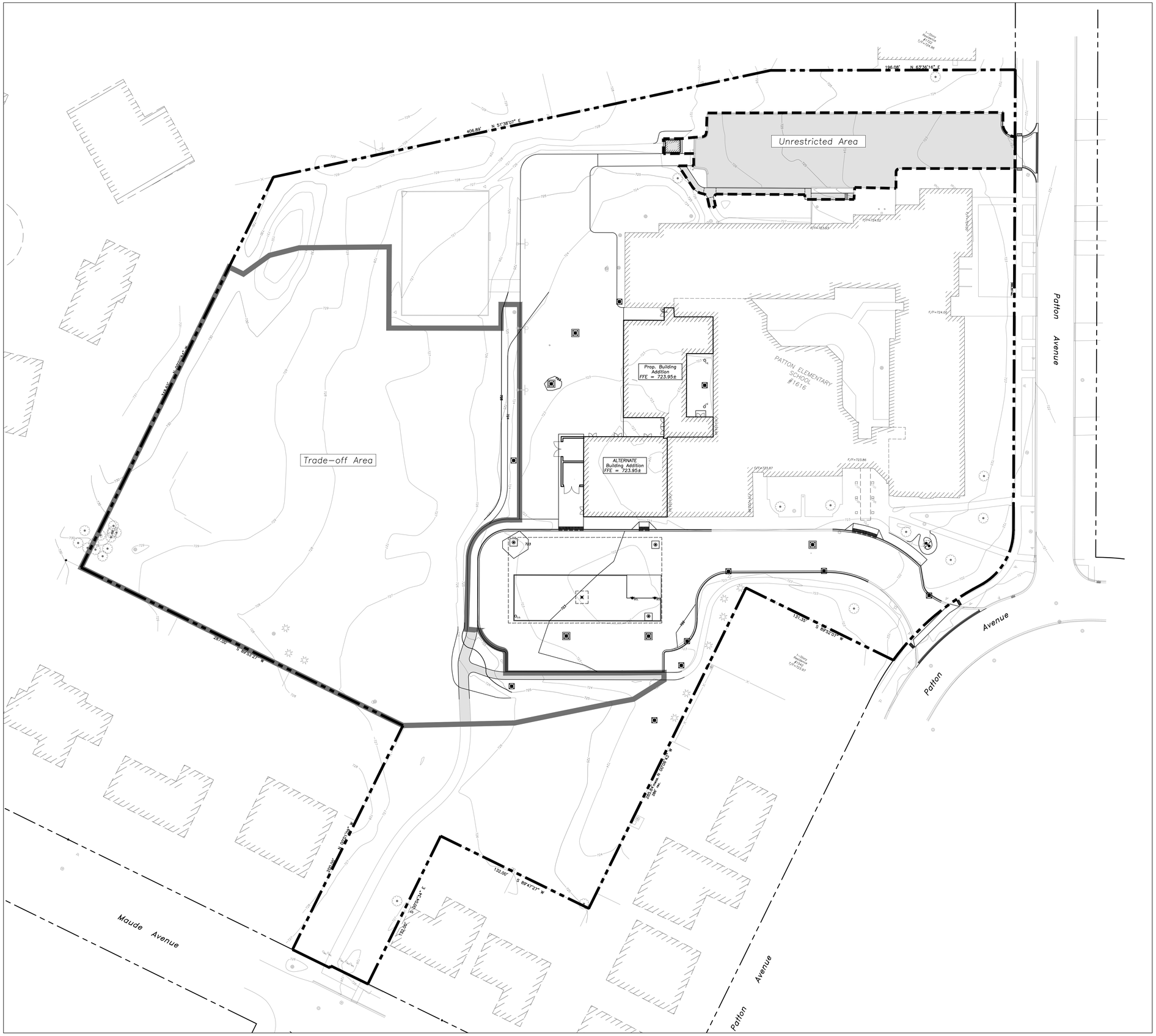


EXHIBIT LEGEND

IMPERVIOUS AREA

TRADE OFF AREA
±93,825 SF
2.15 ACRES

UNRESTRICTED AREA
±40,510 SF
0.93 ACRES

TRADE OFF AREA

IMPERVIOUS AREA
17,000 SF = 0.20 ACRES

PERVIOUS AREA
98,340 SF = 1.95 ACRES

CURVE NUMBER
CN = 81.67

RUNOFF VOLUME

TRADE OFF RUNOFF VOLUME (NRCS RUNOFF EQUATIONS)
= 1.14 AC–FT

UNRESTRICTED RUNOFF VOLUME (NRCS RUNOFF EQUATIONS)
= 0.65 AC–FT

PROPOSED CONDITIONS

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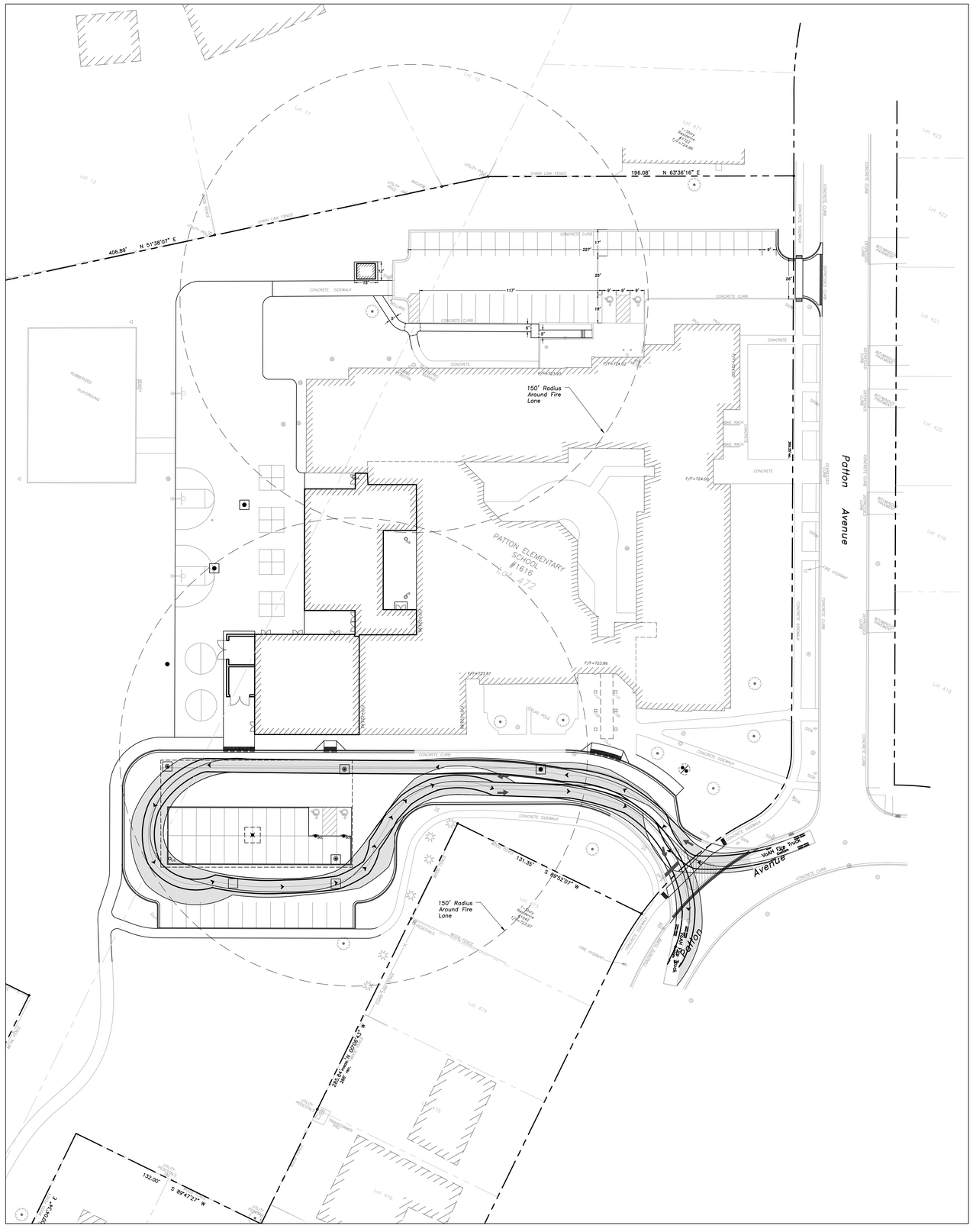
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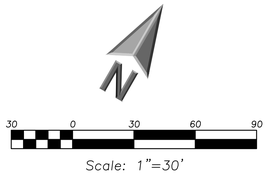
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Sheet Title:
TRADE OFF AREA (VILLAGE SWM)

Sheet No:
CX203

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PATTON ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS

1616 N. PATTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

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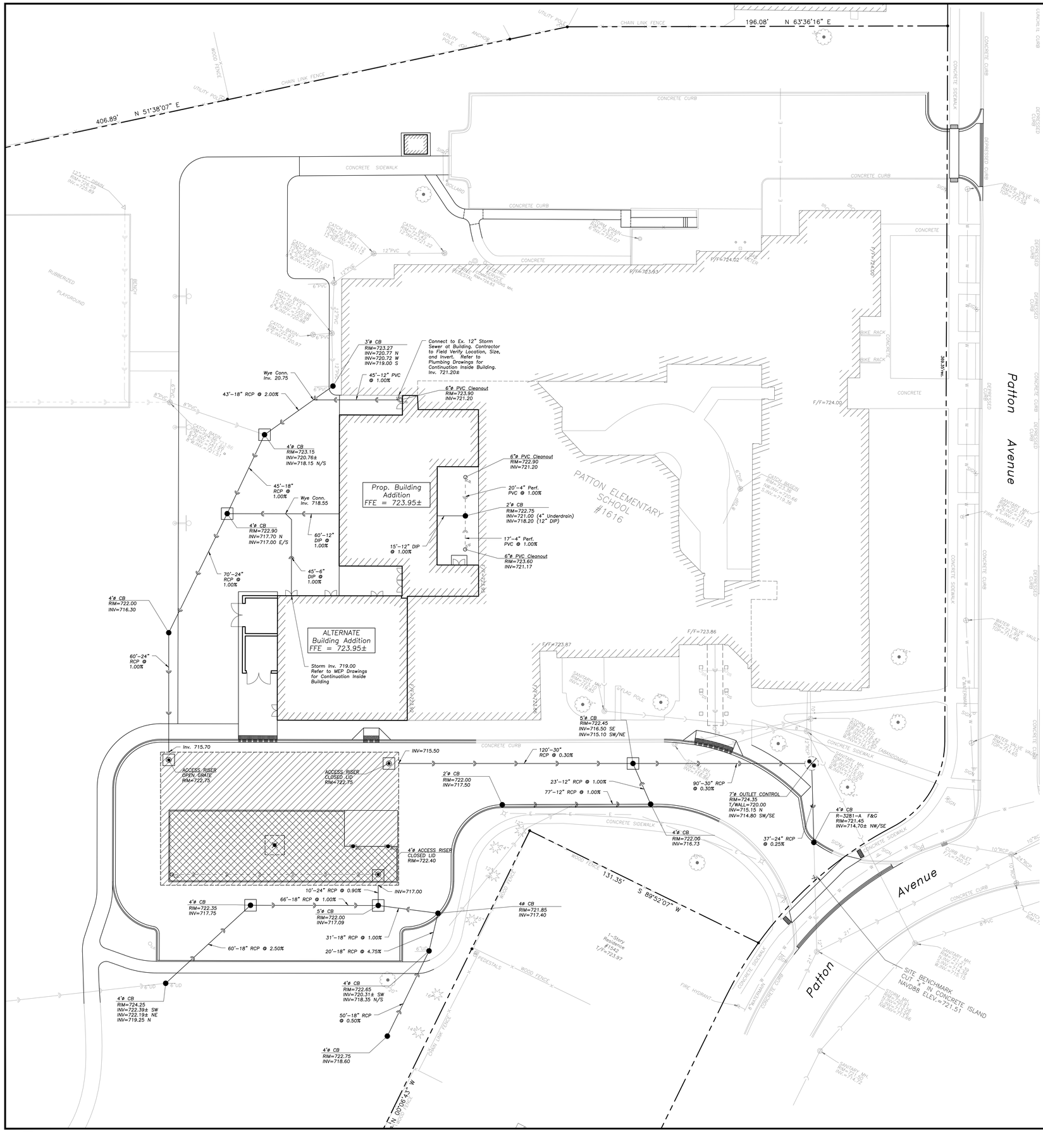
Sheet Title:

FIRE TRUCK EXHIBIT

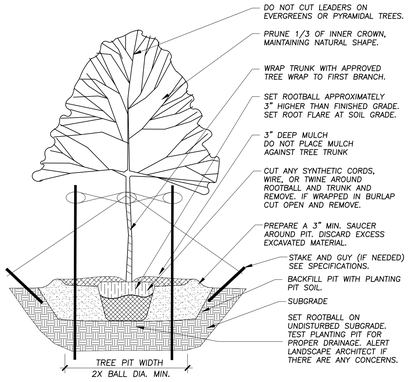
Sheet No:

CX401

EEA – P:\Vosh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Siteplan – Patton.dwg
Plotted: 5/19/23 @ 10:00am By: lrosenbauer

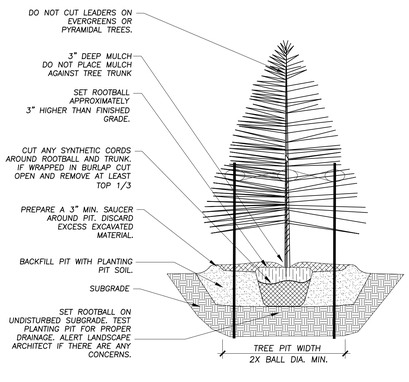

406.89' N 51°38'07" E
196.08' N 63°36'16" E
CHAIN LINK FENCE
WOOD FENCE
UTILITY POLE
ANCHOR
CONCRETE CURB
CONCRETE SIDEWALK
CONCRETE
BOLLARD
RUBBERIZED PLAYGROUND
FENCE
HOUSE
CATCH BASIN RIM=724.03 12"NW INV=719.53 12"SE INV=721.22
CATCH BASIN RIM=724.15 12"NW INV=721.15 12"SE INV=721.22
CATCH BASIN RIM=724.08 6"W INV=720.68 6"E INV=720.97
CATCH BASIN RIM=724.12 6"W INV=720.72 6"E INV=721.01
CATCH BASIN RIM=724.56 6"W INV=721.56 6"E INV=721.51
12"CMP
6"PVC
8"PVC
STORM MH RIM=724.07 12"SE INV=721.97
F/F=724.02
F/F=724.00
F/F=723.86
F/F=723.87
3'ø CB RIM=723.27 INV=720.77 N INV=720.72 W INV=719.00 S
Connect to Ex. 12" Storm Sewer at Building. Contractor to Field Verify Location, Size, and Invert. Refer to Plumbing Drawings for Continuation Inside Building. Inv. 721.20±
45°-12" PVC @ 1.00%
6'ø PVC Cleanout RIM=723.90 INV=721.20
Wye Conn. Inv. 20.75
43'-18" RCP @ 2.00%
4'ø CB RIM=723.15 INV=720.76± INV=718.15 N/S
45'-18" RCP @ 1.00%
Wye Conn. Inv. 718.55
4'ø CB RIM=722.90 INV=717.70 N INV=717.00 E/S
60'-12" DIP @ 1.00%
15'-12" DIP @ 1.00%
45'-6" DIP @ 1.00%
70'-24" RCP @ 1.00%
4'ø CB RIM=722.00 INV=716.30
60'-24" RCP @ 1.00%
Prop. Building Addition FFE = 723.95±
6'ø PVC Cleanout RIM=722.90 INV=721.20
20'-4" Perf. PVC @ 1.00%
2'ø CB RIM=722.75 INV=721.00 (4" Underdrain) INV=718.20 (12" DIP)
17'-4" Perf. PVC @ 1.00%
6'ø PVC Cleanout RIM=723.60 INV=721.17
ALTERNATE Building Addition FFE = 723.95±
Storm Inv. 719.00 Refer to MEP Drawings for Continuation Inside Building
PATTON ELEMENTARY SCHOOL #1616
Patton Avenue
CONCRETE CURB & GUTTER DEPRESSED CURB
BIKE RACK
SIGN
WATER VALVE VAULT TOP=717.58
WATER VALVE VAULT TOP=716.46
WATER VALVE VAULT TOP=714.85
FIRE HYDRANT
RIM=717.49 4"NW INV=713.53
5'ø CB RIM=722.45 INV=716.50 SE INV=715.10 SW/NE
INV=715.50
120'-30" RCP @ 0.30%
2'ø CB RIM=722.00 INV=717.50
23'-12" RCP @ 1.00%
77'-12" RCP @ 1.00%
90'-30" RCP @ 0.30%
7'ø OUTLET CONTROL RIM=724.35 T/WALL=720.00 INV=715.15 N INV=714.80 SW/SE
4'ø CB R-3281-A F&G RIM=721.45 INV=714.70± NW/SE
37'-24" RCP @ 0.25%
4'ø CB RIM=722.06 INV=716.73
4'ø ACCESS RISER CLOSED LID RIM=722.40
ACCESS RISER OPEN, GRATE RIM=722.75
ACCESS RISER CLOSED LID RIM=722.75
Inv. 715.70
INV=717.00
10'-24" RCP @ 0.90%
66'-18" RCP @ 1.00%
4'ø CB RIM=722.35 INV=717.75
5'ø CB RIM=722.00 INV=717.09
4'ø CB RIM=721.85 INV=717.40
31'-18" RCP @ 1.00%
20'-18" RCP @ 4.75%
60'-18" RCP @ 2.50%
4'ø CB RIM=724.25 INV=722.39± SW INV=722.19± NE INV=719.25 N
4'ø CB RIM=722.65 INV=720.31± SW INV=718.35 N/S
50'-18" RCP @ 0.50%
4'ø CB RIM=722.75 INV=718.60
131.35' S 89°52'07" W
S 00°06'43" W
1-Story Residence #1545 F/F=723.97
WOOD FENCE
CHAIN LINK FENCE
BRIDGETALS
SIDEWALK
CONCRETE CURB
CONCRETE SIDEWALK (ABANDONED)
STORM MH RIM=719.82
SANITARY MH RIM=719.86
GYLAG POLE
SITE BENCHMARK CUT "X" IN CONCRETE ISLAND NAVD88 ELEV.=721.51
SANITARY MH RIM=719.58 4"NW INV=715.58 4"SE INV=715.53
STORM MH RIM=719.46 4"NW INV=715.36 8"NW INV=715.46
SANITARY MH RIM=719.42 4"NW INV=715.32
SANITARY MH RIM=719.50 4"NW INV=715.40
SANITARY MH RIM=719.56 4"NW INV=715.46
SANITARY MH RIM=719.58 4"NW INV=715.48
SANITARY MH RIM=719.58 4"NW INV=715.48
SANITARY MH RIM=719.58 4"NW INV=715.48





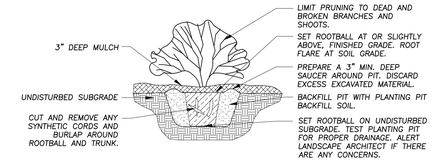
1 TREE PLANTING DETAIL

Not To Scale 329343-01



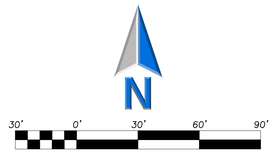
2 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE 329343-02



3 SHRUB PLANTING DETAIL

Not To Scale 329333-01



Scale: 1"=30'

PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	4" CAL.	4
TIL GRE	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	4" CAL.	5
EVERGREEN TREES	**BOTANICAL / COMMON NAME**	**COND**	**SIZE**	**QTY**
PIC COL	PICEA PUNGENS 'COLORADO GREEN' / COLORODO GREEN SPRUCE	B & B	8' HT.	1
THU BR2	THUJA OCCIDENTALIS 'BRABANT' / BRABANT ARBORVITAE	B & B	6' HT.	35
DECIDUOUS SHRUBS	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**QTY**
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	18
EVERGREEN SHRUBS	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**QTY**
THU WOO	THUJA OCCIDENTALIS 'WOODWARDII' / WOODWARD ARBORVITAE	B & B	36" HT.	16
TURF GRASS	**BOTANICAL / COMMON NAME**	**COND**	**SIZE**	**QTY**
TUR BLU	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	SOD	S.F.	10,592 SF

SITE MATERIALS SCHEDULE

	ARTIFICIAL TURF –	1,010 SF
	MULCH –	1,548 SF
	PERMEABLE PAVERS –	3,690 SF

LANDSCAPE NOTES:

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

EXISTING TREE INVENTORY: (Development Area Only)

Tree #	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
1	Pinus nigra	Austrian Pine	16" Cal.	Good	
2	Gleditsia triacanthos inermis	Thornless Honeylocust	8" Cal.	Good	
3	Betula nigra	River Birsh	5 @ 4"-8" Cal.	Good	Multi-trunk form
4	Gleditsia triacanthos inermis	Thornless Honeylocust	12" Cal.	Good	

TREE PRESERVATION NOTES:

1. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS. FENCE TO BE PLACED AT THE DRIP LINE OF THE TREE.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
3. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
4. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
5. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
6. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
7. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
8. TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
9. TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

PATTON ELEMENTARY SCHOOL BUILDING ADDITIONS

1616 N. PATTON AVE.
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

STATE OF ILLINOIS
STEVEN S. GREGORY
157-000662
REGISTERED LANDSCAPE ARCHITECT

Expires: 08/31/2023

No.	Date	Description
	05/22/2023	ISSUE FOR DESIGN COMMISSION

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Design By:	Approved By:	Date:
SSG	JC	12/05/2022

Sheet Title:

LANDSCAPE PLAN

Sheet No:

L100

EEA - P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\Landscape plan - Patton_IOC.dwg
Plotted: 5/19/23 @ 10:34am By: sgregory

PHOTOMETRIC PLAN

LIGHTING FIXTURE SCHEDULE

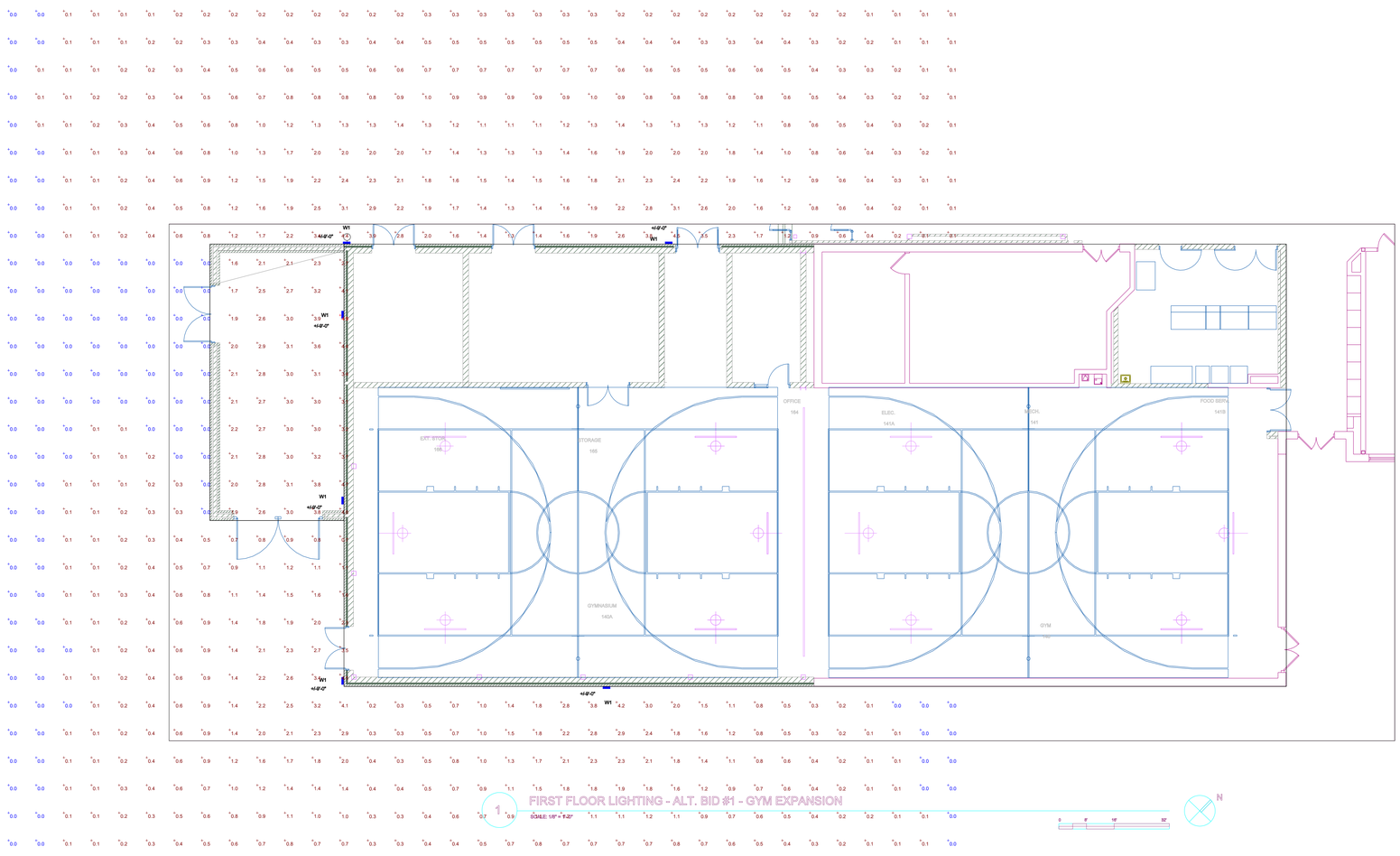
TYPE	DESCRIPTION	MOUNTING	LAMPS	VOLTAGE	MANUFACTURER & CATALOG NUMBER	ACCEPTABLE MANUFACTURER
W1	ARCHITECTURAL EXTERIOR WALL MOUNTED LUMINAIRE WITH TYPE 4 DISTRIBUTION AND DARK BRONZE FINISH.	WALL MOUNTED	LED 23 WATT 5000K	MVOLT	LITHONIA DSXW1 LED 20C 350 50K T4M MVOLT PIR DDBXD	APPROVED EQUAL

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone Site	+	0.9 fc	4.9 fc	0.0 fc	N/A	N/A

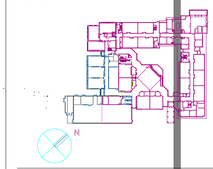
Luminaire Locations

No.	Label	Location X	Location Y	MH	Orientation	Tilt
1	W1	93.60	38.10	9'	270.00	0.00
2	W1	93.60	64.20	9'	270.00	0.00
3	W1	93.60	91.10	9'	270.00	0.00
4	W1	94.20	101.50	9'	0.00	0.00
5	W1	140.80	101.50	9'	0.00	0.00
6	W1	131.80	37.10	9'	180.00	0.00



1 FIRST FLOOR LIGHTING - ALT. BID #1 - GYM EXPANSION
SCALE: 1/8" = 1'-0"

KEY PLAN



SCOPE DOCUMENT

PROJECT

PATTON ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
1616 N. Patton Avenue
Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1200 S. Dunton Avenue
Arlington Heights, IL 60005

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

DRAWING DATES

NUMBER	DATE	COMMENTS

DRAWING TITLE

FIRST FLOOR ELECTRICAL PLANS - ALT. BID #1 - GYM EXPANSION

SHEET NUMBER

E4.1 - ALT.

KSA LIGHTING & CONTROLS

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
PATTON ELEMENTARY SCHOOL

Designer D. MIROW
Date 05/25/2023
Scale Scale as shown
Drawing No.

Summary



D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

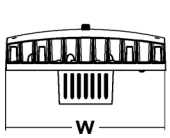
Hit the Tab key or mouse over the page to see all interactive elements.

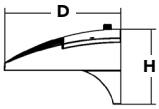
d-series

Specifications

Luminaire

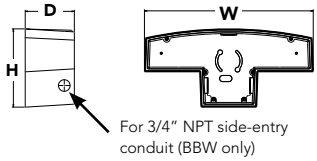
Width:	13-3/4" *(34.9 cm)*	**Weight:**	12 lbs *(5.4 kg)*
Depth:	10" *(25.4 cm)*		
Height:	6-3/8" *(16.2 cm)*		





Back Box (BBW, E20WC)

Width:	13-3/4" *(34.9 cm)*	**BBW Weight:**	5 lbs *(2.3 kg)*
Depth:	4" *(10.2 cm)*	**E20WC Weight:**	10 lbs *(4.5 kg)*
Height:	6-3/8" *(16.2 cm)*		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant [8,9]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [3,10]
DF	Double fuse (208, 240 or 480V) [3,10]
HS	House-side shield [11]
SPD	Separate surge protection [12]

Shipped separately [11]

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9 Not available with SPD.
10 Not available with E20WC.
11 Also available as a separate accessory; see Accessories information.
12 Not available with E20WC.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

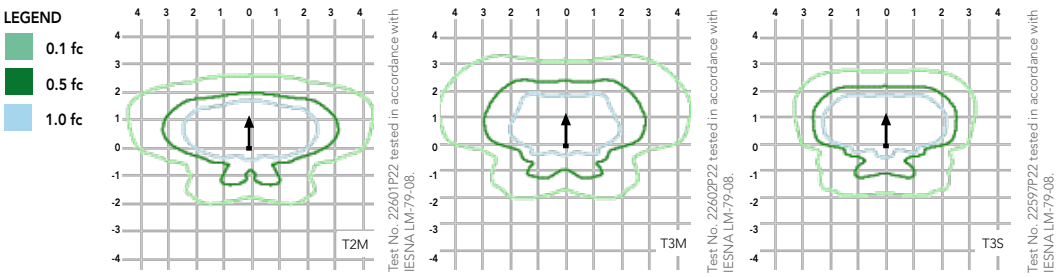
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

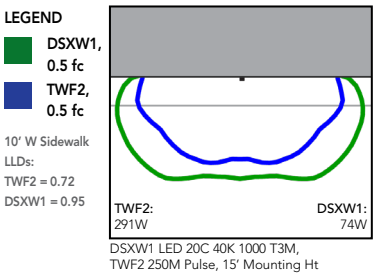
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN ACT
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Job Information	*Technical Data Sheet*
Job Name	65464 - SD25 Arlington Heights Schools - Phase 1
Date	6/1/2023
Submitted By	Oliver DiBlasi
Software Version	11.91
Unit Tag	PA-RTU-GYM



Unit Overview

Model Number	Voltage V/Hz/Phase	Design Cooling Capacity Btu/hr	AHRI360 Standard Efficiency		ASHRAE 90.1-2016 Compliant
			EER	IEER	
DPS015A	208/60/3	181937	11.1	18.0	ASHRAE 90.1-2016 compliant

Unit

Model Number:	DPS015A
Model Type:	Cooling
Heat Type:	None
Hot Gas Reheat:	MHGRH with Field Provided Humidity Sensor
Energy Recovery:	None
Application:	Variable Air Volume, Single Zone (Mixed Air or 100% OA)
Controls:	Microtech III
Outside Air:	0-100% Economizer with Comparative Enthalpy Control
Altitude:	0 ft
Approval	cETLus

Physical

Dimensions and Weight

Length	Height*	Width	Weight*
91.0 in	56.8 in	96.5 in	2365 lb

Corner Weights

L1	L2	L3	L4
339 lb	301 lb	812 lb	913 lb

Construction

Exterior	Insulation and Liners	Air Opening Location	
		Return	Supply
Painted Galvanized Steel	1" Injected Foam, R-7, Galvanized Steel Liner	Bottom	Bottom

Electrical

Unit FLA	MCA	MROPD	SCCR
75.4 A	82.5 A	110 A	65 kAIC

Note: Use only copper supply wires with ampacity based on 75° C conductor rating. Connections to terminals must be made with copper lugs and copper wire.

Return/Outside/Exhaust Air

Outside Air Option		
Type	**Damper Pressure Drop**	**Exhaust Air Type**
90.1 and California Title 24 Compliant Economizer	0.29 inH_2O	Propeller Power Exhaust Fan

Type	**Drive Type**	**Wheel Diameter**	**Fan Series**
Propeller	Direct Drive	22 in	Series I

Motor			
(Qty) Horsepower	**Type**	**Efficiency**	**Full Load Current (Each)**
(2) 1.5 HP	VFD	Premium	5.5 A

Performance			
Air Flow CFM	**External Static Pressure** inH_2O	**Fan Speed** RPM	**Brake Horsepower** HP
6000	0.50	941	1.64

Filter Section

Physical				
Type	**Quantity / Size**	**Face Area**	**Face Velocity**	**Air Pressure Drop**
2" ONLY RACK - with MERV13 factory filters. Is NOT a combo rack.	6 / 18 in x 24 in x 2 in	18.0 ft^2	333.3 ft/min	0.18

DX Cooling Coil

Physical							
Coil Type	**Refrigerant Type**	**Fins per Inch**	**Rows**	**Face Area**	**Face Velocity**	**Air Pressure drop**	**Drain Pan Material**
Cu Tube/ Al Fin	R410A	15	6	15.4 ft^2	388.9 ft/min	0.53 inH_2O	Stainless Steel

Cooling Performance									
Capacity			**Indoor Air Temperature**					**Ambient air Temperature** °F
			Entering		**Leaving**			
Total Btu/hr	**Sensible** Btu/hr	**Moisture Removal** lb/h	**Dry Bulb** °F	**Wet Bulb** °F	**Dry Bulb** °F	**Wet Bulb** °F	**Dewpoint** °F	
181937	147485	29.0	80.0	67.0	57.5	57.5	57.4	95.0

Condensate Connection Size: 3/4 in. Male NPT

Hot Gas Reheat Coil Section

Type	Face Area	Air Pressure Drop	Total Capacity	Leaving Air Temperature	
				Dry Bulb	**Wet Bulb**
Aluminum Tube Micro-Channel	14.6 ft^2	0.15 inH_2O	81239 Btu/hr	70.0 °F	61.9 °F

Fan Section

Fan

Type	Fan Wheel Diameter	Fan Series	Fan Isolation
SWSI AF	18 in	Series II	None

Performance

Airflow	Total Static Pressure	Fan Speed	Brake Horsepower	Altitude
6000 CFM	2.9 inH_2O	2340 rpm	4.35 HP	0 ft

Motor				Drive
Type	**Horsepower**	**Efficiency**	**FLA**	**Type**
ECM Motor	8.0	Premium	14.6 A	Direct Drive

Unit Discharge Conditions

AirTemperature

Motor Heat Btu/hr	Moisture Removal lb/h	Unit Leaving Dry Bulb °F	Unit Leaving Wet Bulb °F	Unit Leaving Dewpoint °F
13109	29.0	59.5	58.1	57.4

Minimum Airflows

Notes: Refer to fan curve for applicability of approximate airflows

Condensing Section

Compressor

Type	Quantity	Refrigerant Charge lb	Total Power	Capacity Control	Compressor Isolation
Inverter Scroll + Fixed Scroll	2	30.2	12.62 kW	Mod Control with Inverter Compressor	Rubber in Shear

Compressor Amps:

Compressor 1	17.5 A
Compressor 2	28.3 A

Compressor Options: Suction and Discharge Isolation Valves

Condenser Coil

Type	Fins per Inch	Fin Material
Aluminum Microchannel	21	Aluminum

Condenser Fan Motors

Number of Motors*	Full Load Current (Total)
2	4.0 A

AHRI 360 Certified Data at AHRI 360 Standard Conditions

Net Capacity	EER	IEER	ASHRAE 90.1
170000 Btu/hr	11.1	18.0	ASHRAE 90.1-2016 compliant

Internal Pressure Drop Calculation

External Static Pressure:	1.75 inH_2O
Filter:	0.18 inH_2O
Outside Air:	0.29 inH_2O
DX Coil:	0.53 inH_2O
Hot Gas Reheat:	0.15 inH_2O
Total Static Pressure:	2.90 inH_2O

Sound

	Sound Power (db)							
Frequency	**63 Hz**	**125 Hz**	**250 Hz**	**500 Hz**	**1 kHz**	**2 kHz**	**4 kHz**	**8 kHz**
Inlet	84	82	90	85	87	81	76	70
Discharge	84	85	93	90	93	87	84	78
Radiated*	85	85	81	78	76	71	64	57

Options

Electrical	
Field Connection:	Fused Power Block: 65 kAIC - 208/230/460V: 22 kAIC 575V
Powered Receptacle:	Field powered 115V GFI outlet
Power Options:	Phase Failure Monitor
Controls	
Communication Card:	BACnet/MSTP card, Factory installed

Factory Installed Sensors

Leaving Coil/Entering Fan Temperature Sensor
Duct High Limit Switch
BACnet/MSTP Card
Return Air Temperature Sensor
Discharge Air Temperature sensor – Wired in unit, mounted in supply duct
Outside Air Temperature Sensor
Return Air Enthalpy Sensor
Outside Air Enthalpy Sensor
Dirty Filter On/Off Switch
Supply Fan Air Proving Via Modbus

Warranty

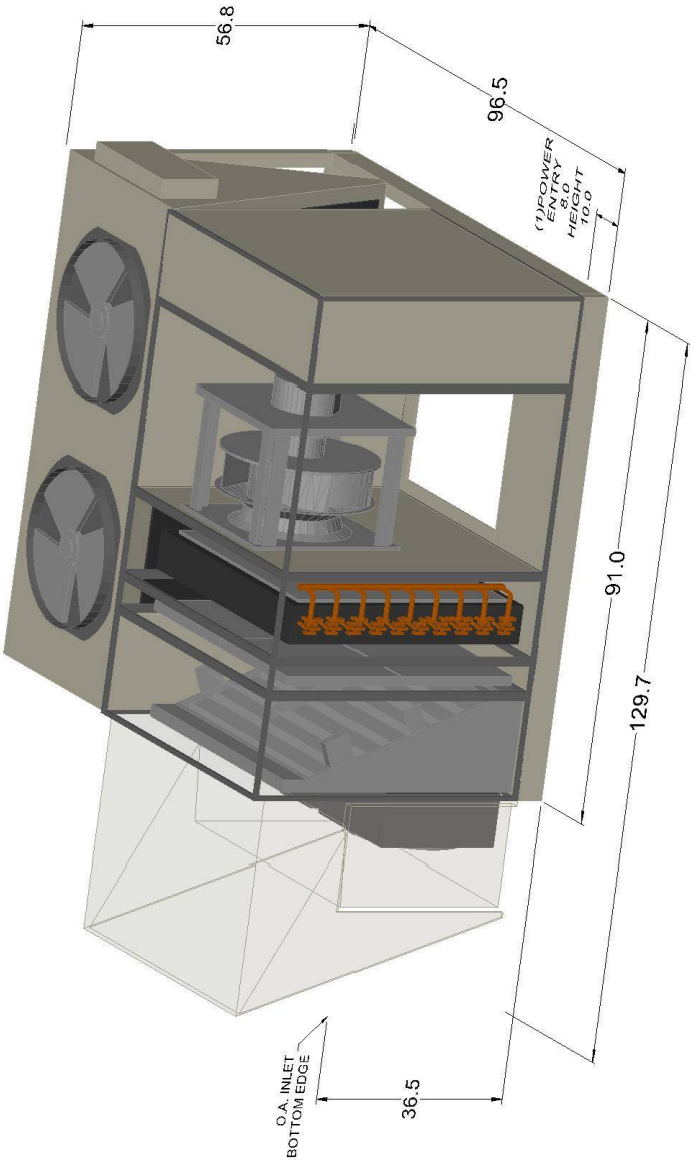
Parts:	Standard One Year
Compressor:	Standard One Year

AHRI Certification

All equipment is rated and certified in accordance with AHRI 360.

Notes

Forklift slots to remove unit from a truck bed. The fork lift slots are not to be used to place unit on a roof curb. Unit is to be lifted onto curb per IOM instructions.



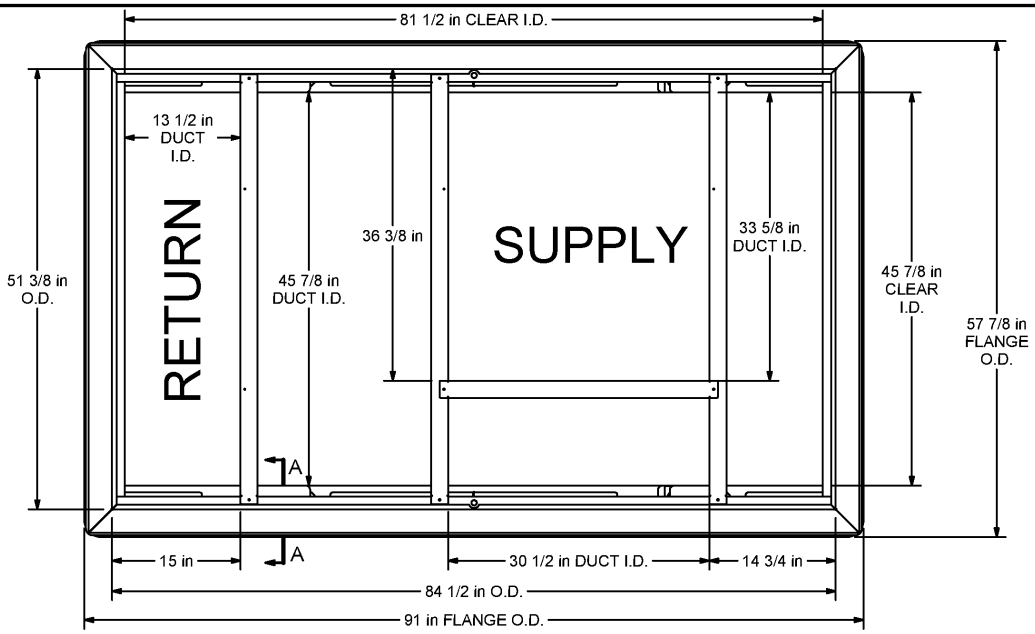
Notes:
(1) Recommended location for optional field cut side power connection.

	Unit Tag: PA-RTU-GYM	Sales Office: Thermosystems, LLC	
Product: Rebel	Project Name: 65464 - SD25 Arlington Heights	Sales Engineer:	
Model: DPS015A	June 01, 2023 | Ver/Rev: | Sheet: 1 of 1	Scale: NTS | Tolerance: +/- 0.25"	Dwg Units: in [mm]

DAIKIN

13600 Industrial Park Blvd. Minneapolis, MN 55441
www.DaikinApplied.com Software Version: 11.91

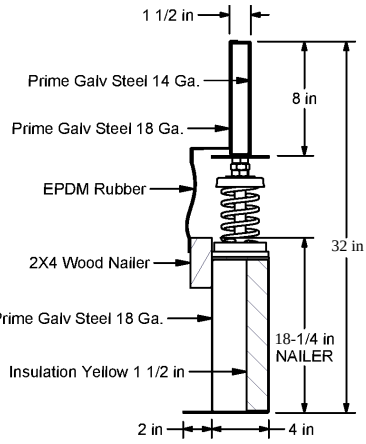
No change to this drawing may be made unless approved in writing by Daikin Applied. Purchaser must determine that the equipment is fit and sufficient for the job specifications.



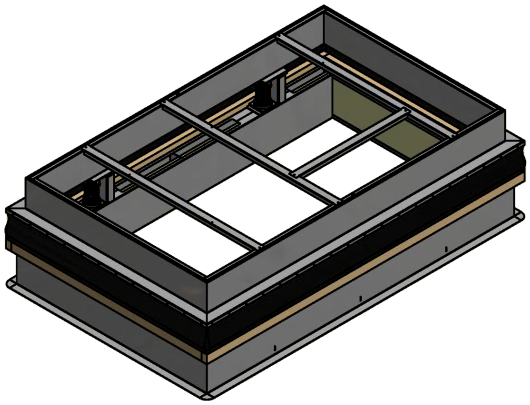
SUBMITTAL

Curb wall thickness and restraint requirements to be determined by seismic/windload calculations if required.

Verify roof pitch and direction



SECTION A-A
2" Spring Deflection
26" Min. Height



Non Seismic Curb

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Vibrocurb III Insulated Top Duct Supports
New McQuay 910114173 Curb
Existing

Curb Weight
397 lbs.
Total Weight
397 lbs.

(DO NOT SCALE DRAWING)
Unless otherwise specified dimensions are in inches
tolerances are
± 1/16 ± 0.0625 ± 1°

Qty.: Job # :
Tag:
Drawn: JColnar
Date: 5/27/2021
File: VIDS2MQ0438226FL000N0
Rev: D

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Thybar makes it right the first time, every time

Thybar Corporation has a policy of continuous product improvement and reserves the right to change the product design without notice

S T A F F D E S I G N C O M M I S S I O N R E P O R T

PROJECT INFORMATION:

Project Name:	Patton Elementary School
Project Address:	1616 N. Patton Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	July 26, 2023

PETITION INFORMATION:

DC Number:	23-033
Petitioner Name:	Don Hansen
Petitioner Address:	STR Partners LLC 350 W. Ontario Street, Suite 200 Chicago, IL 60654
Meeting Date:	August 8, 2023

Requested Action(s):
Approval of the proposed architectural design for a gymnasium addition to an existing elementary school.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for an Amendment to a Special Use Permit to allow a building addition for a school in the R-3 One-Family Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****."*

Summary and Background:
In February of 2023, the Design Commission reviewed and recommended approval of a three classrooms and storage space addition to Patton Elementary School. The classroom addition received Village Board approval in March of 2023.

At this time, the petitioner is proposing a 4,350 square foot addition to the existing gymnasium, which is located at the southern corner of the school. The proposed addition includes an indoor gym court area, a gym office, gym storage, as well as exterior storage.

Architectural Design:
The proposed addition is located at the south corner of the school which has limited visibility from the street, but it will be highly visible from the school parking lot. Overall, the proposed design is nicely done to fit with the existing school. All exterior materials have been selected to match the existing materials and colors. The massing of the proposed addition is a natural extension of the existing gymnasium. The clerestory windows and limestone fascia are nice features that enhance the appearance of the addition.

Mechanical Equipment Screening:
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 view.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed architectural design for the addition to Patton Elementary School located at 1616 N. Patton Avenue. This recommendation is based on the plans received 6/20/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



July 26, 2023

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-033

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.

7/12/23

Michael L. Pagones, P.E. Date
Village Engineer

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:

583

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:



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.

STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

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

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

IAS RECOGNIZED Building Department

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

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

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

P 847.223.4804

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 <lrosenbauer@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

IAS RECOGNIZED Building Department

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 <lrosenbauer@eea-ltd.com>
Subject: Patton - Fire Lane

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

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.

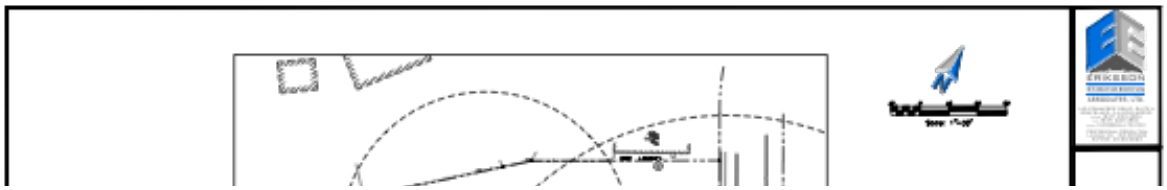
Thank you,

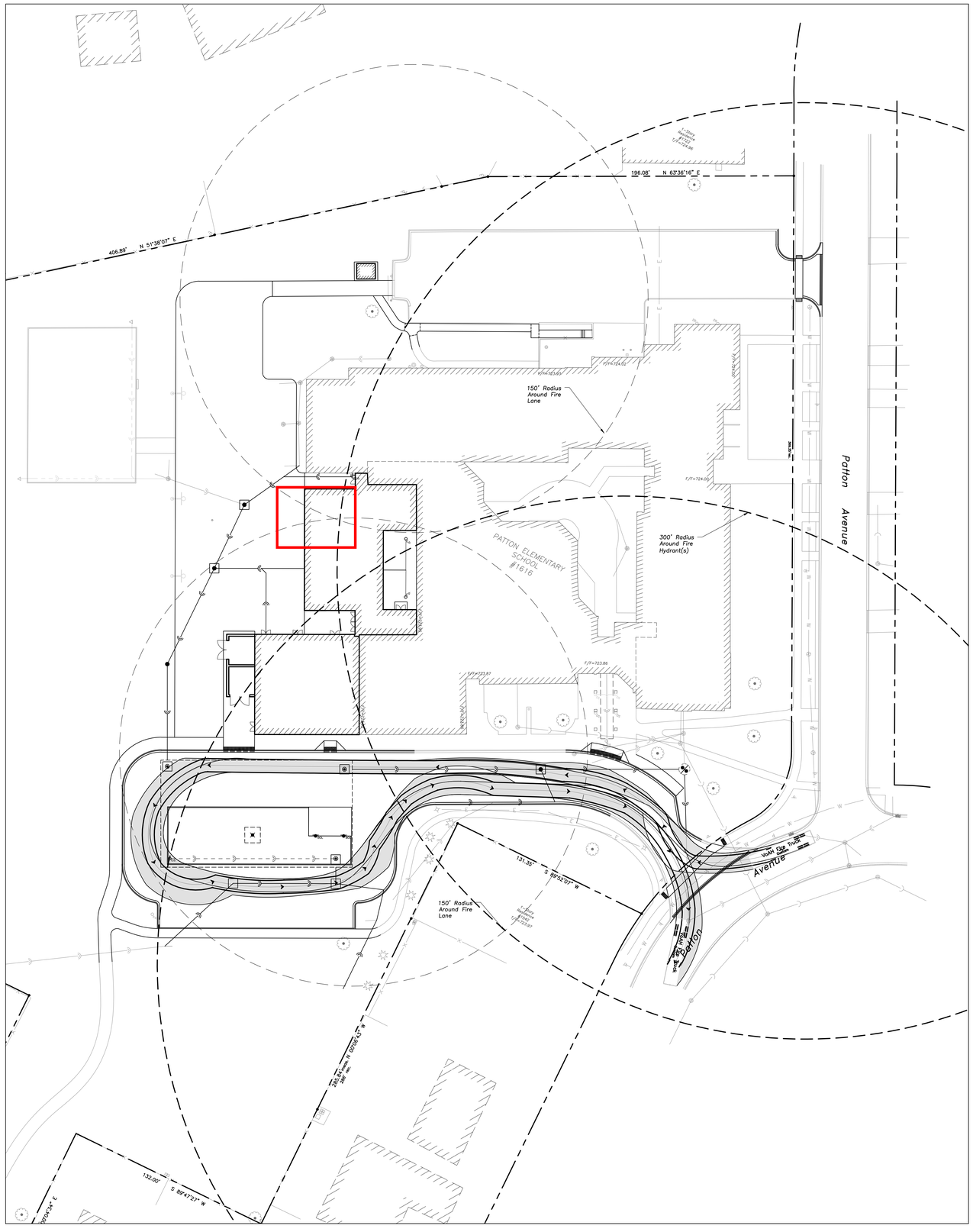
Josh Cap, PE (IL)
Project Manager
D 847.250.2577
P 847.223.4804

ERIKSSON ENGINEERING ASSOCIATES, LTD.
Illinois | Wisconsin | Indiana | www.eea-ltd.com
145 Commerce Drive, Suite A, Grayslake, IL 60030

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Fire Apparatus Access...y.docx





Scale: 1"=30'

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
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
1	04/24/23	ISSUE FOR ADDENDUM #1
2	05/03/23	ISSUE FOR ADDENDUM #2
2	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

EEA – P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Patton\2023-06-21 Siteplan – Patton.dwg
Plotted: 7/06/23 @ 9:18am By: jcap

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.

PLAN COMMISSION PC #23-010
Patton School Gym
1616 N Patton Ave
Round 2

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

8-22-23

Michael L. Pagones, P.E. Date
Village Engineer

Planning & Community Development Dept. Review

August 28, 2023

REVIEW ROUND 2

Project:	Patton School Gymnasium Addition 1616 N. Patton Avenue
Case Number:	PC 23-010

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

Prepared by: SAM HUBBARD

Patton School Building Expansion
1616 N. Patton Avenue
PC #23-010
August 22, 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).

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

STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

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