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Commercial • Educational • Residential • Healthcare

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11/13/18

Mr. Bill Enright
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Project Description and Narrative – The Goddard School - 1316 Arlington Heights Rd

Dear Mr. Enright

Mr. Amirali Khowaja is purchasing the vacant property located at 1316 Arlington Heights Road for the purpose of operating The Goddard School as a franchisee. The existing site contains two (2) structures: a vacant 2 story building that is approximately 13,300 sqft which was used for commercial purposes, and a vacant 2 story residential building that is approximately 2,400 sqft. Mr. Khowaja intends to invest his time and capital to transform this vacant property into a safe and attractive daycare facility to facilitate the needs of surrounding community. The intended work for this project includes but is not limited to the following:

- Demolish the vacant residence.
- New parking lot to accommodate 36 cars and fire truck turning.
- New site lighting
- New site grading.
- New landscaping
- (2) new playground areas, one on the east and one on the west side of the building.
- New storm water detention system.
- Reclad entire façade of existing building
- Construct new gable roof on the south east corner of the existing building
- Construct new porch roof on the west side of the building
- Replace and install new windows throughout.
- Replace and install new doors throughout
- Gut interior of building
- Construct new interior layout, new interior doors windows, etc
- Rebuild existing interior stairs
- Install new elevator

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- New mechanical work
- New plumbing work
- New electrical work
- New finishes and equipment

Project Timeline:

The anticipated project timeline is as follows:

- Permit submittal – 3/20/19
- Permit acquired – 5/20/19
- Construction Start – 5/27/19
- Construction Complete – 11/27/19
- Opening Day – 11/28/19

Business Operations:

The Goddard School is a national franchise with 460 locations across 36 states that offers daycare and preschool services for infants and children up to five years old, as well as private kindergarten classes and afterschool programs for children in elementary school. The proposed location will offer care for children as young as six weeks up to pre-school ages kids (five years old). This location will not offer private kindergarten or afterschool care for elementary children at this time but may do so in the future.

Students and employees:

The Goddard school of Arlington Heights anticipates a max child capacity of 165 students with 24 staff members which would bring the total occupancy to 189. Child grouping will be as follows:

- Infant – age 6 weeks to 12 months
- First Steps – age 13 months to 18 months
- Young Toddler – age 24 months to 30 months
- Get Set – age 30 months to 36 months
- Preschool through Kindergarten – age 3 years to 5 years.

Work Hours:

The hours of operation for The Goddard School of Arlington Heights will be between 7am and 6pm Monday through Friday 12 months a year.

Drop off and Pick up:

Nationally Goddard experiences peak times from 7am-9am

- No set “Start” time for the school so there is no set drop off time for parents more so what accommodates their schedules is how the individual drop off times are set.
- Parents must park their car and walk the child or children into the school, sign them in and walk them to their classroom(s).

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- Drop off takes approximately 5-10 minutes so each space can turn over approximately 10-12 times per hour.
- There are parking spaces allocated for employees on the site and 11 spaces for parent drop off and pickup.
- Pick up is very similar in that the parents need to park and come into the building to get their child/children.

Food Service:

Illinois is a food service state, so lunches will be prepared in the school as required by licensing. The menu will be reviewed by licensing to ensure it provides nutritional value. Parents are also permitted to bring lunches in for children that can be served cold or warmed in a microwave.

If catering is done the truck is small and lunches are dropped off around 11am. Typically, the size of a large van or small box truck.

Thank you for the opportunity to submit this application. We look forward to working with the Village of Arlington Heights.

Sincerely,



Atul Karkhanis, AIA, LEED AP BD+C

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