



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 1316 N Arlington Heights Rd – Goddard School Daycare
PC#: 18-023 – Round 2
Date: February 12, 2019

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I do not have any more comments.



Village of Arlington Heights, IL
Department of Building & Life Safety

Fire Safety Division

Date: 2/4/2019

P.C. Number: 18-023 Round 2

Project Name: Goddard school Daycare

Project Location: 1316 N Arlington Heights Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

No additional comments.

RECEIVED
FEB - 4 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date 02-04-19

Reviewed By:


Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: February 13, 2019
Subject: 1316 N. Arlington Heights Rd., PC#18-023 Round 2



With regard to the rezoning PUD, variations for 1316 N Arlington Heights Rd., I have the following comments:

- 1) The existing fire hydrant (to remain) must be metered. The best solution for this is to install an in-line water meter vault within the ROW.
- 2) The existing domestic and fire backflow devices are obsolete. Replace them with approved RPZ devices. Include a note on the plumbing plans to be submitted at a later date.
- 3) Include a note that all utilities to the building to be demolished must be abandoned in accordance with Village requirements.
- 4) More detail is required regarding the underground detention basin, restricted outlet and maintenance plan for the basin. Details must be submitted on subsequent plans.
- 5) Verify the condition of the sidewalk fronting the property after the demolition. If damage has occurred as a result of the demolition, or drainage is not adequate (ponding), permittee must replace the affected squares.
- 6) Protection for Catch Basin -2 must be provided to ensure that concrete wash out does not contaminate our storm sewer.
- 7) Arlington Heights Public Works will make further comments after construction plans have been submitted.
- 8) Two "Do Not Enter" signs are needed on north driveway.


RECEIVED
FEB 15 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #18-023
Goddard School Daycare
1316 N Arlington Heights Rd
Rezoning, PUD, Variations
Round 2

32. The petitioner's response to Comment Nos. 11, 12, and 13 is acceptable.
33. The petitioner's response to Comment No. 14 is noted. Submit final engineering plans for the detention system.
34. The petitioner's response to Comment No. 15 is not acceptable. The heavy duty pavement section for the fire lane shall consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Revise the heavy duty pavement cross section.
35. The exhibit provided showing the turning path of the fire truck appears to overlap with parking stalls 10 and 11 along the south property line. Provide clarification that there will not be a conflict with these parking stalls. The southbound turning path exhibit shows the fire truck entering the northerly right out only. This exit will need to be revised to meet IDOT standards (see Traffic comments), revise the exhibit accordingly. Please also provide an additional exhibit showing the path of travel from northbound Arlington Heights Rd.
36. The petitioner's response to Comment No. 16 is not acceptable. The retaining wall is located within the drainage easement. Provide written permission from all utility companies to construct the retaining wall within the easement.
37. The petitioner's response to Comment No. 17 is acceptable.
38. The petitioner's response to Comment No. 18 is noted. Sidewalk shall be continuous through driveways, and the curb shall stop at the sidewalk. Revise the plans accordingly for both driveways.
39. Both concrete aprons within the right-of-way must be 8" thick. Curb is only shown for the north driveway, provide curb for the south driveway.
40. The petitioner's response to Comment No. 19 is acceptable.
41. The petitioner's response to Comment No. 20 is noted. Submit final engineering plans for the storm sewer system. The proposed structure located in the northerly driveway shows a rim elevation of 702.9, which is below the proposed overflow elevation. This must be addressed as part of the final engineering plans.

TRAFFIC

- 42. The petitioner's response to Comment Nos. 21, 22, 23, 25, 26, 27, 28 and 29 are acceptable.
- 43. The petitioner's response to Comment No. 24 is not acceptable. The following design issues shall be addressed:
 - a.) The right turn out driveway configuration shall be revised to meet IDOT standards;
 - b.) Provide all required 'Right Turn Only', 'Do Not Enter', 'One Way' signage and pavement markings;
 - c.) Provide driveway and sidewalk slopes.
 - d.) An IDOT permit is required for all work within Arlington Heights Rd right-of-way.
- 44. The petitioner did not provide a response to Comment No. 31. The site photometric diagram is still unclear as to how light level readings around the entire perimeter are zero. Recalculate perimeter lighting calculations to include the perimeter values, and values 10 ft outside the perimeter onto adjacent properties. Maximum permitted spillover light at the south and west property lines is 0.1 ft. plans do not indicate any restrictions for northbound left turns into the northerly most driveway.

 2/8/19
Michael L. Pagonis, P.E. Date
Village Engineer

Attachments:

Utility Easement Contact Procedures

UTILITY EASEMENT CONTACT PROCEDURES

You have requested permission to construct within a utility easement. We can only consider granting your request after we receive written approval from all utility companies for your construction within the easement. The following items must be sent to each of the five people listed below:

- Cover letter, stating what type of construction will encroach into the easement and how far, including your name and address, daytime telephone number, the property address, and your request for the utility companies' permission in writing.
- A copy of the plat of survey, including legal description and a sketch on the plat of what you are proposing to construct.

John E. O'Brien (847) 816-5252
Real Estate and Facilities
Commonwealth Edison Company
Three Lincoln Centre
Oak Brook Terrace, IL 60181

Susan Manshum (847) 759-5603
Manager – Right-of-Way
AT&T Illinois
Design Engineering
2004 Miner St.
Des Plaines, IL 60016

Bill Schenk (630) 536-3128
Cable Services (630) 536-3106
Construction Engineer
Wide Open West
1030 National Parkway
Schaumburg, IL 60173

David J. Ruffalo (630) 983-8676 Ext. 2976 or 2978
Real Estate Agent
Nicor Gas
300 W. Terra Cotta Ave
Crystal Lake, IL 60014

Robert L. Schulter Jr. (630) 600-6352
Right-of-Way Manager (630) 600 6390 Fax
Comcast
688 Industrial Drive
Elmhurst, IL 60126

When you receive a reply from all of the utility companies, submit all of their replies to the Department of Building & Health Services along with the Village permit application (or tell the person at the front counter that you are submitting these as requested for your permit in progress). Your permit request will be reviewed by both the Building & Engineering Departments. You will be contacted by the Department of Building & Health Services, usually within two weeks of submittal, as to the status of your permit request.

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Goddard School Daycare
1316 N. Arlington Heights Road
PC#18-023

Round 2 Review Comments

02/08/2019

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. There does not appear to be adequate lighting of the playground areas. This area should be illuminated, especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

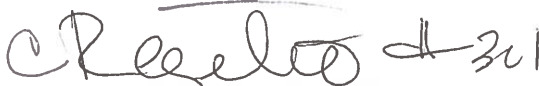
This is not a problem area in relation to traffic accidents.

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

The newly created traffic flow has been reviewed. The new configuration will still create congestion. As shown, the drop off/pick up route interferes with the traffic that will be entering the lot. Consider making the entrance one way only on the North side of the lot (access for both north/south traffic on Arlington Hts. Rd) and making the exit one way only on the south side of the lot (two lanes – allowing for vehicles to turn both left and right onto Arlington Hts Rd).

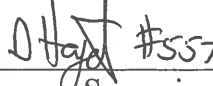
6. General comments:

- Consider numbering the exterior doors.
- Any access gates to the fence should be locked/secured nightly to reduce unauthorized access- i.e. theft, trespassing, vandalism, underage drinking etc.- to the area after hours. Consider posting no trespassing signs.


Carrie Regilio, Problem Oriented Policing Officer
Community Services Bureau

RECEIVED
FEB 11 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Approved by:


Supervisor's Signature

Planning & Community Development Dept. Review

December 3, 2018



REVIEW ROUND 1

Project: Goddard School – Amirali Khowaja
1316 N. Arlington Heights Rd.

Case Number: PC 18-021

General:

30. The responses to comments #8-#15, #17, #19, #20-#22, #25, #26, and #29 are acceptable.
31. The response to comment #7 is noted. Based on a review of the revised plans, the Plan Commission must review and approve the following actions:
 - a. Rezoning of the subject property from the R-3 District to the O-T District.
 - b. Planned Unit Development approval to allow a day care facility on the subject property.
 - c. Land Use Variation to allow a day care facility within the O-T District.
 - d. Variation to Chapter 28, Section 5.1-9.3(b), to reduce the required side yard setback on the north from 20 feet to 1 foot.
 - e. Variation to Chapter 28, Section 6.5-2, to allow accessory structures (playground equipment) in the front yard where accessory structures are restricted to the rear yard only.
 - f. Variation to Chapter 28, Section 6.13-3(a) to allow a 6' tall open fence and 6' tall solid fence in the front yard where code restricts open fences in the front yard to 36-inches in height and prohibits solid fences in a front yard.
32. The response to comment #16 is noted. Please provide an electronic copy of the plans, no later than Feb. 21, that does not have hand-written revisions.
33. The response to comment #18 is noted. Please note that although the architectural site plan notes that the fence will terminate at the front plane of the home to the south, however, the engineering plans show the fence extending passed the front plane of the home to the south.
34. The response to comment #23 did not adequately address the question. What equipment is located on the west side of the property that is screened as is referenced in the response? Nothing is shown on the utility plans or landscape plans. Since the question was not addressed, please be aware that if any ground mounted mechanical/utility equipment is shown on the plans at a future date, these elements must comply with code and be appropriately located and screened, or a variation must be sought.
35. The response to comment #24 is noted. However, please justify the low estimated employee count for the facility. As based on the nine Goddard School examples provided within the response, the average number of teachers at Goddard facilities in comparison to their licensed capacities, is .217 teachers per student. The proposed facility, at 24 estimated staff members, has .145 teachers per student. If the average rate of .217 teachers per student is applied to the licensed capacity of the proposed facility, there would be 36 staff members, which would require 54 on-site parking spaces. This issue needs to be addressed.
36. The response to comment #27 is noted. The petitioner is strongly encouraged to orient the handicap parking stalls to share the accessible aisle, which will increase onsite parking to 41 spaces.
37. The response to comment #28 is noted.

Additional review comments based on revised plans:

38. Will the play areas contain any noise making devises, such as drums, chimes, bells, etc.?

39. Please note that the bicycle rack must contain 3 spaces to comply with code. Sheet PC-6 shows that only 2 spaces will be included.

Prepared by: 

Goddard School Daycare
1316 N. Arlington Heights Road
PC #18-023
February 8, 2019

Landscape Comments

- 1) In the center island there is a tree located above the detention vault. Please relocate the tree.
- 2) In order to provide an effective screen/buffer, reduce the spacing of the proposed Wintergreen Arborvitae from 8 feet on center to 5 feet on center.
- 3) Along Arlington Heights Road it is recommended that an alternate shrub be provided in place of the proposed Alpine Current. Consider Arrowwood Viburnum or Miss Kim Lilac.
- 4) Along the south property line adjacent to the parallel parking there is approximately 3.5 feet for plant material. In this space, adjacent to the parallel parking, substitute the proposed Wintergreen Arborvitae with Emerald Green Arborvitae. The Emerald Green Arborvitae should be planted 3 feet on center in order to provide an effective screen.
- 5) There is a Linden Tree along the south property line near the third parallel parking space. Relocate the Linden to the southwest corner.
- 6) Per Chapter 28, Section 6.15, a 4" caliper shade tree is required at the end of each parking row. Please incorporate a shade tree in the northeast corner at the end of the parking row or request a variation.
- 7) Provide a detail of the bollard. The response indicates that the bollard detail was provided on the architecture plans and engineering plans; however there is no detail. The bollard must be decorative and compliment the building/site.