

PLAN

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

COMMISSION

RE: GODDARD SCHOOL - 1316 NORTH ARLINGTON HEIGHTS ROAD - PC# 18-023
REZONING, PUD, 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 27th day of February, 2019 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner
JACOB SCHMIDT, Assistant Planner

CHAIRMAN ENNES: We're calling this meeting of the Arlington Heights Plan Commission to order. If you would all please rise and join us in the pledge of allegiance?
(Pledge of allegiance recited.)

CHAIRMAN ENNES: Please be seated. I'm going to ask the Commissioners if they have any problem with changing the order of our hearings. It seems that one of our petitioners has a family medical issue. They were the second on the agenda, and the petitioner in the first place has very generously offered to let them go first. Does anybody have a problem with that?

(Chorus of noes.)

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Okay, so we're going to proceed that way. First, we have approval of minutes from our last meeting on the --

MR. HUBBARD: Should we take attendance first? Attendance, should we take roll call attendance first?

CHAIRMAN ENNES: Yes. I was going to wait for a second, here we are. Sam, would you take roll call?

MR. HUBBARD: Yes. Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Here. So, the first item on the agenda is the minutes from our last meeting from 2/13/19, the 7-Eleven Gas Station. Is there a motion to approve the minutes?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed? Or does anybody need to abstain?

COMMISSIONER JENSEN: I need to abstain, I wasn't there.

COMMISSIONER LORENZINI: Nor was I.

CHAIRMAN ENNES: So, Lynn and Joe. Okay, based on the change in the schedule of public hearings, we are going to ask the Petitioner for PC# 18-023, the Goddard School, to please come forward. If the Petitioner and anybody else who is going to talk/tell us about your project, if they would come up also? If there is somebody else that's going to talk.

MS. WITT: They're going to talk if there's questions. You're mainly going to have to listen to me.

CHAIRMAN ENNES: Well, then let's have them come up and we will swear everybody in. If they do come up, when they come up, if you would please state your name and spell it for our court reporter? But we'll start out now. I'm sorry? Okay, please raise your name.

(Witnesses sworn.)

CHAIRMAN ENNES: So, if our first speaker would start, and please state your name and spell it?

MS. WITT: Sure. My name is Erin Witt, E-r-i-n, last name is Witt, W-i-t-t.

CHAIRMAN ENNES: Erin, would you tell us about your project?

MS. WITT: Sure. I'm the site development manager for Goddard Systems, the corporate franchisor for the Goddard School. So, I'm here to speak on behalf of our Applicant because they have not been through our training which I'll get to in a little bit. So, I'm going to first run through a little bit about the history of Goddard, a little bit about our program, and then move into the site and the market study that we did for this.

CHAIRMAN ENNES: Okay.

MS. WITT: So, just so you know, this is our 30th year of operation for Goddard. We will be opening our 500th school next month, and we are a nationwide franchisee. We serve children anywhere from six weeks to six years of age. We have an educational advisory board that develops programs that are used within our school and it's a learning-through-play educational program.

Each Goddard School has an onsite owner. They are our franchisee, they sign an agreement with us. They work with our franchise business consultants and educational support staff to develop training for the teachers and the educational program for each school. We provide service to our franchisees from the moment they sign up for the initial franchise agreement through the life of however long they own their school. So, there is not a day that goes by that they're not in contact or have the support from the corporate office.

Every building has biometric security entrance. So, there's a door that's open to the public, and then the door past that they must either scan their hand, their irises, something along those, or they must be buzzed in by either the owner or the director who face that entrance. From there, the parents walk the children to their classrooms and have to sign them in, drop them off, put their lunches away, all of that fun stuff.

Pickup works very much the same in reverse. We don't have, children are not walked out or greeted by a staff member outside. The parents are required to walk them in and pick them up from their classrooms.

We have two separate play areas, and that again is designed by our educational board. We have two appropriate playground systems that are aimed for different age groups, so we like to keep them separate and on the appropriate equipment as that. We maintain all state licensing regulations for student-to-teacher ratios. We're generally, most of our schools are open from 7:00 a.m. to 6:00 p.m., although that can be adjusted plus or minus a half

hour or so, depending on the needs of the parents and the local community.

This is a new movement that has really come up in the past two to three years, is vehicle protection. We've seen so many stories that have come in about people mistaking brake for gas, reverse for forward. So, this is something that our senior management has taken very seriously, and we now require vehicle protection. We show it on our plan as bollards, and that's what we present to all of our franchisees. Anywhere a vehicle can come within 30 feet of a kid, be it on the playground or in the building, our franchisees are required to put in vehicle protection. That's again just to protect the kids that are in our care everyday.

All of our buildings are also required to have fire sprinklers. This is something that's not necessarily required by the building classification that they go for, but this is something that Goddard stands behind. We need to provide the most safe atmosphere that we can for these children, excuse me.

Our daily schedule. So, like I said, parents drop their kids off. We then have morning circle time, kids go through education in the morning. Every classroom is out on the playground twice per day; once in the morning and once in the afternoon. On these two playgrounds, there's only ever one classroom out at a time. So, we're not sending the whole school out at one time, it's one preschool classroom is on the preschool playground and one infant toddler playground is on the infant toddler playground. From there, after their morning time outside and their morning education, they have lunch. Then they all sleep, somehow these amazing teachers get them all to sleep at the same time. Then from there, they have an afternoon activity, they go out on the playground again, and parents pick them up. That is our daily.

The site specific information. So, this is an existing building that we are retrofitting. This is not something that's out of the ordinary for Goddard Schools. It just depends on the market, land available, land usage, is the building really usable for converting to a school. We stand behind it in this instance. We are proposing 11 classrooms with a multipurpose room, and what that multipurpose room really provides for this area is that if there's inclement weather in your area out here, the kids still have somewhere to get that energy out. So, they will funnel the classes through that multipurpose room one classroom at a time to be able to run. I know at my son's school they do a soccer program, and if it's raining outside the soccer coach still comes in and they're kicking the balls around in there. They have a rock climbing wall. I mean, he comes home and talks about it, it's so cool.

That's just our student capacity and our square footage for the playgrounds. Again, the square footage for the playground must meet a state licensing requirement. So, for the number of kids we have in the building, we have to meet a minimum. One of Goddard's standpoints is that we want to exceed that everywhere that we can just because having the minimum is not necessarily enough in our minds. So, we do exceed it here.

So, our market study for this area, and all of these demographics were taken within four miles of our site. Within that, there are 14,200 children under the age of five. Of those 14,200 children, only 32 percent are currently enrolled in childcare. From there, this is a big demographic factor when Goddard considers sites, we average household income and the number of people within that area that have Bachelor's degree or higher. We know our target demographic and what we're aiming for, so we want to make sure we're setting our franchisees up for success no matter where we put them.

We did, our franchisee did do or had someone do a competitive

analysis of the schools, both our national competitors and the local schools here. Of those competitors within that market, they are either full or have very limited availability.

So, I'm sure you're all very familiar with our site plan. We've done some revisions on this which if, our engineer is here to speak to you if we need to work through that. We've worked with Staff though on this. I've reviewed the plan, and from a Goddard perspective I review all of our site plans. It meets my expectations and my requirements for a site plan for Goddard.

These are proposed building elevations or renderings that you can see. In here, again you can see the vehicle protection, the fencing. I know one of the things we're going for is the six-foot fencing. It's not to make it look like a prison, I promise. On our schools years ago, we did four-foot fencing; sadly, in today's day and age, four-foot fencing is not the correct height to truly protect children. It still provides that one in a million chance that someone could reach over and take a child, and that's a chance that we are willing to stand behind and say no, we're not going to ever have that chance. So, a six-foot fence is required by Goddard corporate.

Some more renderings. You'll see our playground equipment there a little bit. This is the playground equipment. I know there was some concern about, you'll see in the larger image on the left, it has the musical notes, that's actually a piano and that's one of the pieces on this that we will be taking off of this equipment. It can be customized by our franchisee, so that will be something that we take off. So, there will not be any noise-making features on this outside of the kids playing on them. So, that's what we have for there.

Then that's just an aerial perspective of the site. I believe that brings us to the end. So, if you guys have any questions, I would love to answer them. Thank you again for allowing us to go first. It was me that needed to get out of here, I apologize.

CHAIRMAN ENNES: You need to thank the other petitioner.

MS. WITT: I know, I did. They were fantastic.

CHAIRMAN ENNES: But we're happy to oblige. I do have a question for you. You're familiar with the Staff report and the conditions they've put on their approval?

MS. WITT: Yes, I am.

CHAIRMAN ENNES: There's five conditions, do you agree with all of those?

MS. WITT: Yes, we do.

CHAIRMAN ENNES: Okay, why don't you be seated? At this point in time, we're going to get the Staff report.

MS. WITT: Great.

CHAIRMAN ENNES: And then once that's concluded, the Commissioners will be able to ask questions. Sam, if you would please provide the Staff report?

MR. HUBBARD: Sure. So, the property in question is located at 1319 North Arlington Heights Road. It's currently in the R-3 One-Family Dwelling District. In order to accommodate for the proposed daycare facility, we're recommending and the Petitioner has agreed to request the rezoning of the property into the O-T District which is our Office-Transitional District. In the O-T District, daycare facilities are not a permitted or a special use, so a land use variation is needed to allow this proposed daycare facility in the O-T District. Additionally, all developments in the O-T District are required to obtain planned unit development approval, and so the Petitioner has requested approval of a planned unit development to allow

for the proposed daycare facility. Additionally, there are three variations requested in order to facilitate the proposed site plan, and I'll get into those as we go through this report.

The Petitioner has gone through a few steps in order to get them to where they're at this evening. First, on June 13th of last year, they appeared in front of the Conceptual Plan Review Committee. There was a lot of discussion about, you know, the market need for this proposed facility, especially given that there's a daycare facility just to the north. Traffic and access and parking at the site were also discussed at the Conceptual Plan Review meeting.

One of the things that Conceptual Plan Review Committee did was encourage the Petitioner to hold a neighborhood meeting. They did do this on August 19th of last year. According to their accounts, nobody attended the meeting. On November 27th of last year, they appeared in front of the Design Commission and got a recommendation of approval. There was only one requirement placed by the Design Commission, and that was to change the style of one of the egress doors on the front of the building from a standard white door to a more decorative door.

So, here's an aerial of the subject property. You can see the site bounded by red. To the north of the subject property is the existing KinderCare facility which was approved in 1977 and later was amended in 1985 to allow an expansion of the facility to the back here. Let's see if I can get the pointer up. So, in 1985, the land use variation that allowed this daycare was amended to include this area in the back. To the south of the property is a single-family home. To the east, I'm sorry, the west of the property is a portion of the KinderCare play lot in the back and some single family homes. Then across the street to the east of the property are single-family homes and the Thomas Middle School.

So, here's the site plan for the development. One of the variations that the Petitioner is requesting is for a setback on the north. So, that's going to be right here. The existing building is set back a little over one foot from the property line. They are adding some additional brick to the base of that which decreases that setback to about one foot. When they rezone the property, the setback to the north is required to be 20 feet where that property abuts a residential zoning district. It just so happens that the KinderCare to the north is within a residential zoning district, so technically, code requires a 20-foot setback on the north, and the Petitioner will provide a one-foot setback. Staff is supportive of this variation because it's an existing condition of the building. Although the property to the north is zoned residential, it's not used residentially, it's used as a daycare.

The next variation is for accessory structures; this is the play equipment in the front yard. Accessory structures are only allowed in the rear yard, and so a variation is required to allow this structure at the east of the property. Staff is supportive of this variation as well. We believe that it will decrease the intensity of use of the playground at the rear of the site, which will decrease potential adverse impacts and disturbance to the residences at the west of the subject property.

Finally, the Petitioner is requesting a variation to allow the six-foot tall fence that extends past the front plane of the building and into the front yard. That would be here and on the south here. In the front yard, fences are required to be a maximum of three-foot tall and open, meaning it would have to be, you know, not a privacy fence. Here along the south, the fence is six-foot tall and it's a full privacy fence, and that's to meet some of the requirements for buffering to the residential property to the south.

We're supportive of this variation because, although it's technically in the front yard of the Goddard School property, it will not extend into the front yard of what would be considered the property to the south. Additionally, that six-foot tall fence will help with any buffering and screening to the southern property as well. On the north side, the six-foot tall fence again helps with the buffer to the north, and the fence actually extends all the way down here. As you heard from the Petitioner, they're now requiring a six-foot tall fence to provide for greater security. Staff believes that, you know, the fence will provide better security. It will prevent outside adults from accessing the children in the playground area, and so we are supportive of this variation as well.

I'm going to talk a little bit about landscaping. There are currently 31 trees on the subject property that are going to be removed in order to accommodate for this development. Of those 31 trees, 22 are in the back area, that's kind of a heavily landscaped green space existing in the back; and 22 of those trees that are going to be removed in the back there, of those 22, two are dead. So, to mitigate for the loss of these trees and in order to comply with code requirements, the Petitioner has proposed 19 new deciduous trees and 131 arborvitae which will be planted on the borders of the site in this location as shown. These arborvitae will provide a dense, year-round screen to the residential properties at the south and at the west.

That being said, in order to comply with code requirements, they do need to add one more tree adjacent to the termination of a parking row, and that's shown here. So, Staff has recommended a condition of approval that would require the Petitioner to revise their landscape plan if they're approved and move forward with a building permit, to incorporate this tree into their site.

The Petitioner did submit a traffic and parking analysis in conjunction with their application. It did identify that during the morning peak, inbound traffic will be generated. Approximately 70 cars will be arriving at the site and 71 cars will be leaving during the morning peak hour, and during the evening peak hour, about 63 cars are projected to enter into the site and 71 would be leaving.

In order to make sure that these movements would be safe, the traffic study did include a gap analysis of the gaps in traffic along Arlington Heights Road. They found that there were sufficient gaps in that traffic to allow for the movements in and out of the site. One of the reasons being that there are stoplights at Olive Street to the south and Thomas at the north, and those stoplights provide, you know, some of these gaps that allow traffic to flow in and out of the site.

But that being said, Staff is a little concerned that the volume of traffic projected from the site, especially considering that this use has its peak traffic generation during the peak morning and evening rush hours and that the drop-off and pickup times for the Goddard School coincide with those same times at the KinderCare to the north, we do have a little concern that these movements in and out of the site will be, could be problematic. So, we're recommending a condition of approval that would require the Petitioner to modify the southern access driveway, either through widening of that access point to accommodate a third lane of travel, or through restrictions on the northbound left turns from the site if egress out of the site becomes problematic.

So, on the bottom of the screen here, you can see the southern drive. This condition would require the Petitioner, at the request of the Village, to modify that

intersection to allow three lanes of travel. That would look something like this and there would be three lanes of travel, two outbound lanes, a dedicated left turn lane and a dedicated right turn lane, and then a singular inbound lane. I would mention this is similar to what's provided at the KinderCare to the north. They do have a 24-foot wide outbound only egress point on Arlington Heights Road that does provide enough room for two lanes of travel outside of the site, a dedicated left turn and a dedicated right turn lane.

Relative to parking, parking for daycare facilities are based on the projected number of employees. Based on the number of employees, 40 spaces are required by code and the site would provide 41 spaces. Staff is a little concerned that the projected number of employees is a little bit low. We had asked the Petitioner to provide information on other Goddard daycare facilities in the Chicagoland area, and they did provide data on nine other Goddard Schools in the vicinity including the number of licensed children at each facility, the number of staff, and the number of parking spaces. Based on an analysis of that data, we found that out of these facilities, the average number of employees per children was 0.241 employees per student. Based on the estimate of 27 employees at the proposed facility, the average number here would be 0.16 employees per student, so we had a little bit of concern that the proposed facility is a little bit outside of the normal of what currently occurs at Goddard daycare facilities here. If we take that average number of 0.241 employees per student and we apply that to the projected maximum student count of 165 students at this facility, that would equate to 36 employees; and the parking requirement for 36 employees is actually 54 spaces as opposed to the 41 provided on the site.

So, we do have a little concern that there could be a potential parking problem and a noncompliant parking situation if the number of employees increase beyond 27. So, we are recommending a condition of approval that would cap the number of students at 165 and the number of employees at 27.

That being we are recommending approval of the application. We are supportive of the land use variation. We believe that it won't alter the essential character of the locality given that there is an existing daycare facility just to the north. We do note that the property has been vacant for three years which is somewhat of a unique circumstance, and we do note that the market study shows there are low vacancies at existing daycare facilities.

Relative to the rezoning, we are supportive of the rezoning. We don't think that the existing zoning for single-family residential is appropriate at this location. It hasn't been used as a residence for decades. Given that it's located on a major arterial, we don't think that the R-1 zoning is appropriate. Additionally, the Comprehensive Plan designates this site as suitable for offices, and that would correspond with the O-T Zoning District that's been requested.

Finally, the O-T District is kind of going to protect the adjacent residential uses compared to two other zoning districts where a daycare facility would be allowed such as, you know, any of our B-1 or B-2 Zoning Districts. So, for example, if the property was rezoned to one of those zoning districts which is appropriate for daycare and this proposed facility went out of business, the O-T zoning on the site actually, you know, allows less intense uses than what would be allowed under the B-1 or B-2 zoning classification.

So, we are supportive of the application, and we are recommending five conditions of approval. That concludes the Staff report this evening.

CHAIRMAN ENNES: Sam, thank you very much. Can I have a motion to

approve the Staff report?

COMMISSIONER GREEN: So moved.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed?

(No response.)

CHAIRMAN ENNES: Okay, thank you. Commissioner Cherwin, would you like to start with questions?

COMMISSIONER CHERWIN: Thank you. Yes, you know, I think it's a good project. I saw actually quite a bit in the, I saw it previously in the Conceptual Review. My biggest concern at the time was turning movements which I think Sam has talked a little bit about. It sounds like they have, you know, potentially some solutions to help things. I know I think in the Committee, you know, we talked, you know, a little bit about the issues being mitigated because of the lights on either side up by Thomas and Olive.

I think the, you know, the fact here, it is a little bit of a different use and I'd be interested to see what any other neighbors are concerned about. But I think mitigating circumstances that would otherwise be brought up, because the noise I think are mitigated because we have a similar use right next door to it with similar, you know, production of noises. We have Thomas School across the street which has like, I don't know 500 kids or something in it. So, you know, this isn't something that's totally out of the blue for this area. So, I'm supportive of it.

CHAIRMAN ENNES: Okay, thank you. Commissioner Sigalos.

COMMISSIONER SIGALOS: I remember sometime ago, there was a proposed daycare center up on North Dundee Road where the old Chuck E. Cheese was or whatever, but that never went ahead. Is that correct?

MR. HUBBARD: They withdrew their application.

COMMISSIONER SIGALOS: But, I mean, it's never been constructed.

MR. HUBBARD: Right, yes.

COMMISSIONER SIGALOS: At that time, I seem to remember there was quite an outpouring of other daycare facilities saying that they had vacancies and so forth and they were, you know, kind of opposing the thought process that there was a great need for another daycare facility in the area. Has things changed since then?

MS. WITT: I can't speak to however many years ago it was, just because we weren't necessarily looking in this area. But the real estate managers that we have that assist every franchisee that comes through our system, Goddard puts every site through a very rigorous test on our end. One, because we are a franchise company that wants to see our franchisees do well, and secondly, we want to be known as, you know, world class provider of childcare. So, we're not going to put a school in some place we didn't think it was going to do well.

We do our own competitive analysis when we look at these, so we found the exact same information that our franchisee found when we did the market study here. I don't know how it was three years ago. I know that there is more development coming. So, I know we fully support this location being here with the demographics. I don't know if that

answers your question.

COMMISSIONER SIGALOS: It does. The other question I had is why does this facility have fewer employees per student than your average?

MS. WITT: Absolutely. So, this school, compared to some of the others that are in this general area, this school has more of the preschool age classrooms. As the kids get older, the student-to-teacher ratio increases. So, many of our older schools have two or three infant and younger classrooms where the ratios I believe are four students to one teacher. As you get up to the preschool classrooms, it's 10 students to one teacher. So, all of our classrooms are designed based on two teachers being in there at the correct state ratios. So, all of our schools run at two teachers, and then there's floaters in the middle of the day so that those teachers can go on breaks, take lunch, do all that good stuff, while still maintaining the correct ratios in the building.

So, I don't know the exact breakdown of the other schools around here. I can get that information. It was just not, it wasn't something that we looked into just because every school is unique here and it really depends on what the market needs. So, we may have more preschool rooms than they do which may throw off that balance.

COMMISSIONER SIGALOS: As time goes on, could that change?

MS. WITT: It's not going to, it's actually going to take down the number of students in the building then. You can't take a room that has 20 preschool, three or four-year-olds, and make it 20 infants. It can only ever be a maximum group size of eight.

COMMISSIONER SIGALOS: The only reason I'm asking is because of limited parking.

MS. WITT: Correct.

COMMISSIONER SIGALOS: If you have more employees, then it's going to increase the need for more parking.

MS. WITT: Correct, and the way that we look at it from Goddard, I would never approve a site if I thought it didn't have enough parking. We look at it as two teachers per room, plus probably two to three floating staff during the middle of the day when the fewest number of parents are there for pickup and drop-off. There's always going to be an onsite owner and a director. So, that was our number of staff into the building, and then I look at anywhere from 10 to 12 spaces over that for pickup and drop-off.

So, that's kind of always our guiding line in there. We know that the demographic we're going to get for teachers in our building, not all of them are going to own cars or be able to drive themselves to work. It's the nature of the business in that aspect in that many of them take public transportation, they get dropped off by a family member. So, we always account for the worst case scenario, but in reality it's, I'm going to say 9.9 times out of 10, I know at my son's school many of the teachers get dropped off.

COMMISSIONER SIGALOS: My last question is the ingress and egress. Right now, you're proposing a dual lane, but if it's an issue it would be three lanes?

MR. HUBBARD: Yes, there is enough room, given their site plan, that they could accommodate a third lane.

COMMISSIONER SIGALOS: Then I guess my question is why don't you just do that now? Because again the traffic on Arlington Heights Road, and I know we have KLOA here and they did a traffic study, I'm familiar with them, but I could see that possibly being an issue with the traffic along Arlington Heights Road. Why not just do the three lanes initially?

MR. VEER: We have no issue in --

CHAIRMAN ENNES: Would you please state your name and spell it?

MR. VEER: Abhijit Veer, A-b-h-i-j-i-t V-e-e-r. I'm a civil engineer with Bono Consulting. We have no issue in expanding the width of the driveway to 30 feet that could accommodate three lanes.

CHAIRMAN ENNES: From the start? From the beginning or at a later date if there's a problem?

MR. VEER: No, even right now we can modify the driveway to have a --

COMMISSIONER SIGALOS: Again, that would be my suggestion. Because if I understood you correctly, the KinderCare to the north has three lanes.

MS. WITT: That's fine.

MR. VEER: That's fine. We can modify to have three lanes.

COMMISSIONER SIGALOS: Again, I'd just be concerned with the amount of traffic flow along Arlington Heights Road.

MR. VEER: We can accommodate that.

COMMISSIONER SIGALOS: Okay, that's all I have. Thank you.

CHAIRMAN ENNES: Mrs. Witt, you're okay with that?

MS. WITT: Yes, that's fine.

MR. HUBBARD: I have to say I don't know if the counts have shown that it's needed at this time. But you know, we as Staff recommended that condition of approval in case it's a problem, although their projections are showing that it's not needed. They redesigned the site to have significant stacking capacity to accommodate for if it was just a dual, you know, right and shared, you know, right/left turn lane, and their modeling is predicting that it's not going to be needed. To prevent a worst case scenario, we recommended the condition of approval, and that's why.

COMMISSIONER SIGALOS: Is this similar, the number of students that the KinderCare has?

MS. WITT: I don't know their capacity off the top of my head.

MR. HUBBARD: KinderCare has 123 I believe.

MS. WITT: I don't know if I have that info.

MR. HUBBARD: 126.

COMMISSIONER SIGALOS: That's actually fewer students, and this is proposed to have a limit of 165.

MR. HUBBARD: Right.

COMMISSIONER SIGALOS: So, to me that tells me there's going to be more traffic in and out.

MS. WITT: I would say I think that we would probably, if it's a condition, I'd rather see them put it in rather than disrupt, you know, entrance/exit if we need to do construction at a later date. I would suggest to our franchisees to do it in the beginning.

COMMISSIONER SIGALOS: That's my suggestion.

MS. WITT: I agree.

COMMISSIONER SIGALOS: Thank you.

CHAIRMAN ENNES: Commissioner Dawson?

COMMISSIONER DAWSON: I think it's a very well thought out project. Usually when these daycares come by, I get all crazy about them since I spend all my life in and

out of daycares, but fortunately, I'm beyond that now. Now I get obsessed when schools come before us.

Anyway, on the ingress and egress, I completely agree that it should just go in now. I don't even know that it's, it's not to me even a matter of traffic requirements. It's that your customers are going to be really mad if someone is trying to make a left turn at 8:00 a.m. out onto Arlington Heights Road.

MS. WITT: I agree.

COMMISSIONER DAWSON: So, I would just, yes, just put that in now. I do have concerns about the teacher ratios only because it seems to me a classic case of, and no offense to you, of 10 years from now the owner, maybe it's changed hands or maybe there's a different manager involved, they don't know about this limit, they have been hiring people. We have no way of controlling that. You know what I'm talking about. Like this seems to be the classic situation where business owners run afoul of their approvals unknowingly, and then problems come about in all of that. So, I understand your rationale, but I do find it interesting that it's that much lower.

MS. WITT: Can I add one more thing to my reasoning before? And I don't know if this will help you or not. So, I get my information from our CRM system at work. In there, I don't know if that equates to all full-time staff, if they're including part-time which may be, you know, certain days of the week but not others, and that overlaps. I know from operationally what we tell them they need in the building to function at those ratios. So, that is the information I'm going by. I mean, I can get information from our operational staff if you need more additional information. But the way I've been taught by the rest of the departments in my office to look at these plans for how they should function is exactly how I laid it out before.

So, if for some reason a particular school or schools in this area have, you know, certain teachers that can't be there on certain days and they're kind of equating, raising that number to equate for that, I don't know. I just know what I've been taught to kind of calculate based on their rationale for what we need in a school to operate.

COMMISSIONER DAWSON: You know, the problem with daycares in terms of parking, as you well know, is that it's just a drop-off and pickup, and everyone is pretty condensed into a very small period of time when they need these spaces. So, you know, it's not like during the day that it matters, you know, during the span of the day; it's who's going to be there when it starts and who's going to be there when it ends, and then all the cars that come in.

But it doesn't seem, I mean, there's no possible way to reconfigure this to add more parking? I'm kind of looking at you, Sam. Or there's nowhere to landbank anything, right? Because they've pretty much utilized the whole, just the whole site, correct?

MR. HUBBARD: Yes, they started out with 36 spaces, and so they've been working very diligently to try and squeeze in as much parking as possible. You know, we did explore some options, if I can put it back here, that, you know, that would change this to, you know, angled parking like this and you'd be able to fit more spaces in here. The problem is that the fire truck needs suitable access to get around the site without having to back up, and putting angled parking in here might hamper that access. So, we did explore options for additional parking spaces, we just don't think that they'd fit.

MS. WITT: Another take on what you just said, so when parents come to register at Goddard, they fill out a little form to ask them what time they estimate to be dropping off. That's so that our franchisees can, we don't have all 27 staff members show up at 7:00

o'clock in the morning. I mean, it's going to be, we have X number of students and at certain times of the day, by state regulations you're allowed different ratios if that makes sense. So, that happens to be one of the times, and you know, I know when I drop my son off, typically we're the ones who put them over the ratios. They make the phone call to the front office and the director or someone has to come to help and be in that room to make sure we're still at ratio until the second teacher arrives.

So, they have teachers that are there from, you know, 7:00 or 6:00 in the morning until 3:00. It's not as though, really the only time that all teachers will be there is the middle of the day. That's really when our pickup/drop-off is at its lowest.

COMMISSIONER DAWSON: So, I'm not against the project because of this. Because of your location on Arlington Heights Road and it's not as if this is going to be impacting a community, it's not as if cars are going to be lined up and impacting, you know, others; it's really going to work or it's not. If you have a parking problem, people aren't going to be happy with your school.

The only, the one thing I would be concerned about is people that park in the KinderCare lot because of overflow. So, you might have some issues with the neighbor there, you know, if they think that they can get in and out of KinderCare easier, and obviously KinderCare is not going to want you using their parking lot. So, I can foresee a potential issue there. But with the way you have the entrance configured, everybody wants to be as close to the door as possible. So, it seems unlikely that people are going to want to park over there and come all the way through.

MS. WITT: Right.

COMMISSIONER DAWSON: But it's just, you know, it's a little tight on parking and I'm a little concerned that it's not going to stay at 27 teachers. But you know, again I'm just voicing that. I understand your rationale and I don't think that you're misleading us in any way.

MS. WITT: If it does become a problem, the other thing, sorry to interrupt, we have other franchisees that have had to, you know, lease parking from another facility and, you know, either bus the teachers in or something like that. I mean, I would offer that solution here if it does become a problem and this is what it really amounts to, that's what our franchisee will have to go to.

COMMISSIONER DAWSON: Okay, well, and we do have the ability, if it's a problem and people are calling and complaining, we'll go in and ask how many employees you have and then we'll find out you're over capacity and we'll deal with it.

MS. WITT: Right.

COMMISSIONER DAWSON: I'm just saying that this happens.

MS. WITT: Right, absolutely.

COMMISSIONER DAWSON: That people forget about these requirements, things shift in their businesses, and then people have to come back to us and then we're faced with this issue. That's all I'm saying.

In terms of the number of daycare out there, I know that there's been some people talking about market study. Now, I haven't again had a daycare kid in a while, but there is definitely room for more daycare facilities in Arlington Heights, and there is definitely room for high quality daycare facilities. I remember when I was looking for daycares, there wasn't a Goddard obviously around us, but my husband worked near a Goddard facility and we

were very interested in sending our children there because your reputation is so high level and stellar. It is a different level of daycare facility, at least that's its reputation.

So, I don't believe that we're bringing in anything that won't be attractive to the community and that won't be utilized, or that it's really very different to a lot of the daycare facilities we have out there. But also, I'd just like to remind that it's not our job to worry about competition up here. People are allowed to have competitors move in. So, it's really not up to us to decide whether or not they need more daycare facilities in the town.

So, anyway, I am very supportive of the project. I'm curious to see if anyone in the audience is speaking about it. But I think it's very well thought out. I love the design and all the thought that went into it to protect the children.

MS. WITT: I can't take credit for that.

COMMISSIONER DAWSON: I think it's great.

MS. WITT: Thanks.

CHAIRMAN ENNES: Thanks, Sue. Commissioner Jensen?

COMMISSIONER JENSEN: Yes. Since Staff is suggesting that we cap the number of students at 165 and the number of employees at 27, let me ask you, are those 27 full-time equivalents or are they just 25 employees and it doesn't matter whether they're full time or not? What does that 27 mean?

MS. WITT: I would say it would be a 27 maximum per day.

COMMISSIONER JENSEN: Full-time equivalents though?

MS. WITT: Yes, yes. I mean, it's hard to say that we're going to get 27 employees at that kind of pay range and availability, to say that's the number of employees we can cover everyday that we need to.

COMMISSIONER JENSEN: Well, I guess what I'm trying to get at is if you ended up adding, you know, two or four or six part-time people who did half time, your total employee count would go up but your FTE wouldn't.

MS. WITT: Correct.

COMMISSIONER JENSEN: So, I don't know what Staff is going to be asking you to cap if, when you get to that point, whether the cap being FTEs or whether the cap being headcount.

MS. WITT: Okay.

COMMISSIONER JENSEN: But for you, how do you interpret the 27? Because you're going to be asked can you live with that.

MS. WITT: I would like it to be interpreted as the FTEs.

COMMISSIONER JENSEN: Okay, let me ask Staff what you meant by wanting to cap the, clear to see what you want to do with the students, 165. What are you capping with respect to the employees?

MR. HUBBARD: It's employees that are at the facility at one time. So, that's how the code --

COMMISSIONER JENSEN: So, it's headcount at one time would be maxed at, excuse me, 27 irrespective of their status in terms of being full time or not?

MR. HUBBARD: Right.

COMMISSIONER JENSEN: Can you live with that?

MS. WITT: Yes, I can.

COMMISSIONER JENSEN: Okay, I don't have any further questions.

MS. WITT: Thank you.

CHAIRMAN ENNES: Thank you. Commissioner Warskow?

COMMISSIONER WARSKOW: I think everybody's already addressed my concerns. I'd like to hear if there is anyone from the public, if any have further questions.

CHAIRMAN ENNES: Okay, Commissioner Lorenzini?

COMMISSIONER LORENZINI: Just a quick question. Do you do part-time daycare?

MS. WITT: We do do part time. My son is actually only in it for three days a week. That is considered full time in Goddard's eyes.

COMMISSIONER LORENZINI: I think your school is great. Good luck with it.

MS. WITT: Thank you.

CHAIRMAN ENNES: Commissioner Green?

COMMISSIONER GREEN: All my questions have been answered. I was concerned about the traffic and the three lanes, and I think if you're going to do that, that will solve the problem. So, I think it's a great project.

MS. WITT: Thank you.

CHAIRMAN ENNES: Sam, is the three -- I'm sorry, you're done?

COMMISSIONER GREEN: Fine, no, go ahead.

CHAIRMAN ENNES: Okay, Sam, a question for you. Is the provision of three lanes, ingress/egress, is that one of your conditions?

MR. HUBBARD: Only if requested by Staff after operation commences and it becomes problematic. So, if the Plan Commission wants to change that condition to require it, you know, from the start, then they would have to amend that language.

CHAIRMAN ENNES: Or we could just recommend that to the Village Board when they consider it.

MR. HUBBARD: Right.

CHAIRMAN ENNES: As long as the Petitioner wants to do it, okay. Also, Sam, while I have you, because of a change in zoning, does that put any requirement on us in regard to the Comprehensive Plan? Do we have to do something with that or is that just something that Staff will take care of in changing that?

MR. HUBBARD: No, it actually makes it more compliant with the Comprehensive Plan because the Comprehensive Plan lists this as suitable for offices, so the O-T District would be compatible with that offices designation on the Comprehensive Plan. So, nothing needs to be done.

CHAIRMAN ENNES: Okay, thank you. Ms. Witt, does Goddard own the property or does your franchisee?

MS. WITT: All of our franchisees are individually owned.

CHAIRMAN ENNES: Okay, and is your drop-off and start-off time for the students the same time as it is for the adjoining property?

MS. WITT: I don't know the specific answer to that. Like I said, it will most likely fall in line with the competitors. We're not going to have them open later, open earlier. It's not an advantage in our market to do that.

CHAIRMAN ENNES: Okay, and since I think they may be in the audience and have some questions, maybe they could tell us. What is your drop-off time and your pickup

time?

MS. WITT: Like I said, once they open, they will do a market study of that, not market study but they will --

CHAIRMAN ENNES: So, you don't have a set time at this point?

MS. WITT: I don't, no. I mean, generally our schools are open, I know my son's school is open from 7:00 a.m. until 6:00 p.m.

CHAIRMAN ENNES: Okay, and all of your students are five or younger?

MS. WITT: Six or under, yes.

CHAIRMAN ENNES: Six or under, okay. That limitation on the number of students, you said as the kids get older, you end up having more teachers. Do you believe, or I'm sorry, fewer teachers.

MS. WITT: Correct.

CHAIRMAN ENNES: So, if that teacher headcount works for you at the beginning, although the number of new students is going to change every year --

MS. WITT: No, it's a state-regulated ratio. So, if anything, the Goddard program, the educational program that we have put forward is under that.

CHAIRMAN ENNES: Okay, so you've reviewed this and it will work for the number of students here.

MS. WITT: Absolutely.

CHAIRMAN ENNES: There was a suggestion that you consider finding alternative parking in the neighborhood if that becomes an issue. Just because of some other petitions we've had of late, good luck.

MS. WITT: Well, hopefully it's not an issue.

CHAIRMAN ENNES: But it's not to say that they're not out there. Locating right next door to a competitor, how do you consider your service different?

MS. WITT: I mean, we're nationally ranked in providing high quality childcare. We tend to provide more programs that are included in just the general fee that we charge, the tuition that we charge. Many of our competitors charge extra for that. I know we provided a list, it was quite extensive of the programs that we provide. I mean, my son does yoga at school, they do chess, there's some crazy stuff that they do.

CHAIRMAN ENNES: But you're a little more of a full-service?

MS. WITT: Yes, absolutely.

CHAIRMAN ENNES: Let's see. Did I hear you correctly that parents will have to park, bring the kids in to the school, take them in to their room?

MS. WITT: Correct, yes.

CHAIRMAN ENNES: Okay, that's all I have at this point in time. So, what I'm going to do is I'm going to open it up to anybody in the audience that would like to come and talk to us. Just to go over, can I see a show of hands of how many people would like to, from the audience that would like to comment? So, two, at least two, okay. When you come up, if you could, are you from the same organization or neighbors or something? Okay, if you can, if one of the speakers has made a comment on the subject, we don't need to hear it twice. But why doesn't one of you come up, again state your name, it's helpful if we know your address, spell it for our court reporter, and tell us what your questions are and we'll see if we can address them.

So, the lady in the light sweater. What?

MS. PERICOLOSI: I don't know that I have questions, but I have some concerns.

CHAIRMAN ENNES: Sure, that's what we'd like to hear. Did you go to the neighbor meeting?

QUESTIONS FROM AUDIENCE

MS. PERICOLOSI: No, I did not. I did not go to that. My name is Jacqueline, J-a-c-q-u-e-l-i-n-e, and my last name is Pericolosi, P-e-r-i-c-o-l-o-s-i. I am actually the director of the KinderCare that's directly north of them.

CHAIRMAN ENNES: Why did I suspect that?

MS. PERICOLOSI: I have been running that center for almost 14 years along with my partner Alissa. We have been in the community for 40 years, correct. We are nationally accredited as well and we also have our Gold Circle through ExceleRate Illinois which recognizes the staff and our program that we have. I think that knowing my families, knowing our area, we are not a full building, and actually our capacity is incorrect that they have. I know that it is not the best to get in and out of that area where we're at to begin with, so to add three more in and outs right in between that space in Olive is going to be very detrimental to my families getting in and out. My office faces Arlington Heights Road, so I see the traffic flow day in and day out.

CHAIRMAN ENNES: Your customers come in off of Arlington Heights off the south?

MS. PERICOLOSI: They do, correct. They do. So, we have an exit --

CHAIRMAN ENNES: Is that your only ingress and egress?

MS. PERICOLOSI: So, we have, the top one, the north is actually where we come in, and the bottom is where we exit. So, our exit, most of our families are commuters in the area, since I know my area pretty well. So, they're going to be running right, a majority of them are going to be going, flowing towards them, which is going to be a huge issue for my families. We also go to the school at Olive in Arlington Heights Road, that's one of our schools that we take care of in the community. So, that's also going to be an issue with the flow of our families that come and drop off kids by us and then go that way to their school. So, we know our area, we know what we need.

I think that we are a very highly accredited location as well. We have a curriculum that I've been running for over 13 years at my location that my three boys have gone through. So, certainly I know what we provide for the community and what is needed.

So, my assistant director Alissa Kuhlman came as well.

CHAIRMAN ENNES: Feel free to come up, we don't bite, if you have concerns.

MS. PERICOLOSI: Anything else you want to say? Yes, I think our biggest concern, too, is, you know, not only the traffic flow but just having it right next to our, you know, literally the fence is connected to theirs where our kids are at. You know, I think that that's a big concern as well. You know, obviously we have safety things that we do for our children, too. I just think it's not the best place to be putting someone else right next to us, to be honest.

CHAIRMAN ENNES: I can understand your concerns doing what you do.

MS. PERICOLOSI: Yes, absolutely.

CHAIRMAN ENNES: It will be like prom weekend when the --

MS. PERICOLOSI: I just know the traffic flow better from 14 years of seeing it in and out, as well as my partner. So, I just know that that's going to be not great.

CHAIRMAN ENNES: I'm up and down the street every rush hour morning.

MS. PERICOLOSI: Yes, so we're about 90 percent occupied, and I'll tell you that 90 percent of my families are not going to be happy about that. I'll guarantee it.

COMMISSIONER JENSEN: So, what's your total number of students that you have?

MS. PERICOLOSI: We have about 110 enrolled, but we're at 92 FTE which is full-time enrollment. So, we look at on a daily basis how many kids come, and that means from open to close which a majority are 7:00 to 6:00 because we're open 6:45 to 6:00.

COMMISSIONER JENSEN: So, you have about 92 you said?

MS. PERICOLOSI: 92 on a daily basis, but we do have Kindergartners that flow through the day as well. We have about 20 staff that come through, and our capacity is 108. So, I'm concerned about how many, you know, just knowing and what I've been doing for how many years, the staffing and the capacity of 165 doesn't seem correct to me. That's concerning to me.

COMMISSIONER JENSEN: Right, so your capacity is about 108 and you have about 92 FTE.

MS. PERICOLOSI: Right, and we have 20 staff that come through on a daily basis.

COMMISSIONER JENSEN: Okay.

CHAIRMAN ENNES: What's your primary drop-off time and pickup time?

MS. PERICOLOSI: I would say in between 7:00 and 8:30 is drop-off for the most part, and then in the evening 4:30 to 6:00. We really do have people who are there until 6:00.

CHAIRMAN ENNES: I'll bet.

MS. PERICOLOSI: Well, they're commuters in our community, so they're going to be, if they're going to be using that facility, they're going to have the same times because they're going to be commuters in our area. So, yes.

CHAIRMAN ENNES: Your drop-off procedure, do the parents come inside? Do they park and come inside?

MS. PERICOLOSI: The parents do. They do park and they come in, and I only have six classrooms in my building. So, they come in, they drop their kids off, they sign them in and out as well, and talk if they need to with the teachers, and then leave when they can. Then the evening is the same way, they do come in, they sign their children out, pick them up for the day, and that's probably when a lot of the parents are probably staying longer because they are talking with their teachers, learning about their child's days. So, I would say the evening can get pretty full in the parking lot because you're going to have more staying a little bit longer than first thing in the morning.

CHAIRMAN ENNES: Thank you for your comments. Do you have anything else or is that --

COMMISSIONER DAWSON: Can I just ask a clarification? You said that you have 92 staff but you only have 20 then?

MS. PERICOLOSI: No, I have 92 children and 20 staff.

COMMISSIONER DAWSON: 92 children and 20 staff on a daily basis?

MS. PERICOLOSI: Yes, correct.

COMMISSIONER DAWSON: Okay, so --

MS. PERICOLOSI: Because when you have the infant and toddler programs, they have to stay the same ratios. So, for instance, I have a classroom that can be up to 12 infants, but right now we're about eight. So, I have to have two teachers in there at all times. So, when they get broke, they have to have two other teachers come in at different times or at the same time. Usually they stay on property because of licensing, so if we had something going on, we would need those staff to come help if we had to, like if we had to leave the building. Then our toddler room, it's a one-to-five ratio, you also have to have the same amount of teachers through the whole time of the day. So, whereas preschool, pre-K, as long as half the children are on their cots sleeping, they can break one another.

So, that's how it's been designed through licensing to get through those things. So, it all depends on how many rooms they have, how many kids are going to be staffed and whatnot as well.

CHAIRMAN ENNES: Okay, well, it sounds like we have two very high quality daycares that might be located next door to one another, so hope you guys get along real good.

Okay, Sam, I have one other, did your associate want to, she covered everything? Is there anybody else in the audience that would like to make a comment? Okay, I'm going to close the public portion of the hearing so that the Commissioners can deliberate, and thank you.

MS. PERICOLOSI: Thank you.

CHAIRMAN ENNES: So, where are we? Do we have a motion?

COMMISSIONER JENSEN: Could we ask, or could I ask Ms. Witt the sensibility or the reason of locating one facility right next to the other? Is that a sensible thing? Is that a common thing that's done in this industry?

MS. WITT: It's very common. I mean, I get calls probably weekly of our existing franchisees and a competitor coming in. It's healthy business. Like we've demonstrated earlier, there's a need for this in the community. The fact that our franchisees are willing to rehab a facility, I think it's great for this community putting that, you know, we're going to take an existing building and renovate it and make it, in my opinion, look beautiful.

So, I think it's an ideal spot for it. Our company thinks it is an ideal spot and we stand behind it.

COMMISSIONER JENSEN: The other question I have on that is how much stock should we put in your competitive analysis when we have one here listed at 126 and no availability and she says a different set of numbers and they have a 10 percent vacancy.

MS. WITT: We had an independent person call and do competitive analyses. They signed an affidavit, I believe, and submitted that. I did not personally do it so I don't want to speak to that, but I know that the person that did it stands behind it.

COMMISSIONER JENSEN: So, you had a process and they signed an affidavit that it is accurate to the best of their ability?

MS. WITT: Yes, correct.

COMMISSIONER JENSEN: Okay, thank you. That's all I have.

CHAIRMAN ENNES: Anyone else?

COMMISSIONER LORENZINI: Yes. Sam, real quick, so obviously you've looked at the additional traffic that's going to be in the area with this additional facility, and we're still okay with the level of service?

MR. HUBBARD: Yes. Yes, our traffic engineer did look at it. He had some concerns when they came in for our first round of review. They made some significant changes to the circulation and flow of the site that we felt made a major improvement. So, we're, you know, we're comfortable with this use moving forward given the traffic, projected traffic circulation.

COMMISSIONER LORENZINI: Yes, the site layout looks good, the parking and all that. But the actual cars dumping out on the street next to each, two facilities next to each other, we're still okay with that volume?

MR. HUBBARD: Right, the level of service analysis on adjacent intersections came back as, you know, it's not going to create an unsafe traffic situation. Yes, there will be, there are some intersections that will function at a level of F, but that's somewhat typical for a major arterial when there are, you know, stoplights and controlled access during rush hour times. So, yes.

COMMISSIONER LORENZINI: Okay, thank you, Sam.

COMMISSIONER CHERWIN: Yes, I would just follow up I guess with two comments. As I mentioned earlier, my concern about the traffic pattern I think, you know, the Village, you know, that was a concern of mine. I think the Village has come up with, you know, three lanes that would help. I also look at, you know, potential alternative uses, and there's nothing to say that this wouldn't be developed as something, you know, also intense. I mean, this property is, you know, at some point going to change over and there will be parking and traffic issues created by it. So, I think that, you know, it sounds to me, you know, I'm comfortable with the position the Village is taking.

The second one, you know, I don't think I could say it any better than Commissioner Dawson did earlier which is, you know, while we do have another facility here, you know, the market study, I guess we're not really in the position of choosing, you know, coming in with competitive outcomes, choosing winners and losers and stifling competition. So, to the extent that, you know, a market study has been done, it's reasonable. Who knows, you know, how perfect it is, but it sounds like that there is a demand and that these may look to different audiences potentially. It sounds like KinderCare is doing very well and they have their own, you know, business that's very successful, and I don't think that we're kind of, or that we're going to be in a good position if we sit up here and look at choosing who competitors may be and who they may not be. So, that's all I would say.

CHAIRMAN ENNES: Anyone else? Let me throw this out. Do we want to make one of the conditions that the Petitioner has indicated that they're more than happy to do the three lanes now, do we want to make that one of the conditions? Or should we recommend that to the Village Board if we're going to approve this?

COMMISSIONER LORENZINI: I think we should make it a condition would be my recommendation.

COMMISSIONER CHERWIN: I agree.

COMMISSIONER SIGALOS: I agree with that.

CHAIRMAN ENNES: Can I have a motion?

COMMISSIONER CHERWIN: I'll move.

A motion to recommend to the Village Board of Trustees approval of PC# 18-023, a Rezoning from R-3, One-Family Dwelling District to O-T, Office-Transitional Zoning District; a Planned Unit Development; a Land Use Variation to allow a daycare facility within the O-T District, and the following variations:

- 1. Variation to Chapter 28, Section 5.1-9.3(B), to reduce the required side yard setback on the north from 20 feet to one foot.**
- 2. 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.**
- 3. Variation to Chapter 28, Section 6.13-3(A), to allow a six-foot tall open and six-foot tall solid fence in the front yard where code restricts open fences in a front yard to 36 inches in height and prohibits solid fences in a front yard.**

Approval shall be subject to the following conditions:

- 1. The maximum number of children at the facility shall be restricted to 165 and the maximum number of employees shall be restricted to 27. Should an increase in either children or employees be proposed, the Petitioner shall be required to demonstrate through a parking study and surveys of the parking lot usage that there is adequate capacity for any increase. Final judgment of adequate capacity shall be at the discretion of the Village Staff. Alternatively, the Petitioner may alter the site plan, for review and approval by Village Staff, to create additional parking areas.**
- 2. Should egress from the site become problematic, at the discretion of the Village, the Petitioner shall be required to alter movements from the site, either through the widening of the southern access point to create a third lane of travel or through restrictions on northbound egress from the southern access point.**
- 3. IDOT review and approval of the proposed access to Arlington Heights Road shall be required.**
- 4. One additional shade tree shall be provided to the west of the two northernmost parking stalls at the front of the building.**
- 5. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER CHERWIN: Approval shall be subject to the following conditions one through five that are noted on the Staff's report provided that condition number two is amended to be a requirement from the outset of the development.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER LORENZINI: I'll second.

CHAIRMAN ENNES: Can we have a roll call vote?

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

CHAIRMAN ENNES: So, you have a unanimous approval from the Plan Commission. You would proceed forward, as you probably know to the Village Board.

MS. WITT: Thank you again for letting us go first, I appreciate it.

CHAIRMAN ENNES: Okay, thank you.

MR. VEER: I just wanted to thank Sam Hubbard for all his work. We have been working for a year with him.

CHAIRMAN ENNES: It has been a while. It was June that you came through our initial review.

MR. VEER: Yes. So, thank you very much.

CHAIRMAN ENNES: Thank you. Good luck.

(Whereupon, the public hearing on the above petition was adjourned at 8:34 p.m.)