



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial  
773.508.5533, ext. 204

Writers Direct E-mail  
[akarkhanis@akarchitects.com](mailto:akarkhanis@akarchitects.com)

Deb Pierce, Plan Reviewer  
Village of Arlington Heights  
Building & Life Safety Dept.

RE: Goddard School  
1316 Arlington Height Rd  
PC #18023 Round 1  
January 31, 2019

Dear Mrs. Pierce,

Below you will find our responses to your comments dated 11/27/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) Noted
- 2) The elevator will accommodate an ambulance stretcher in its horizontal and open position

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Atul Karkhanis', written in a cursive style.

Atul Karkhanis AIA, LEED AP BD+C



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Don Lay, Fire Safety Supervisor  
Village of Arlington Heights  
Fire Safety Division.

RE: Goddard School  
1316 Arlington Height Rd  
PC #18023 Round 1  
January 31, 2019

Dear Mr. Lay,

Below you will find our responses to your comments dated 11/19/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) This project will comply
- 2) This project will comply
- 3) Noted
- 4) Noted
- 5) Noted
- 6) Noted
- 7) Fire access roads have been modified to comply with this requirement.
- 8) This project will comply
- 9) Noted
- 10) This project will comply
- 11) This project will comply
- 12) A Knox Box location has been shown on the first floor plan and site plan. Please refer to sheet PC-15 & PC-6.
- 13) This project will comply
- 14) This project will comply
- 15) This project complies. Refer to Civil drawings
- 16) This project complies. Refer to Civil drawings
- 17) This project will comply
- 18) This project will comply

File: LetterheadAK  
Form Updated: 01-02-19

*concept to completion<sup>SM</sup>*

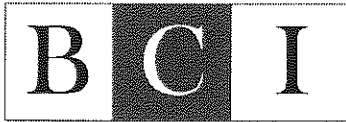
- 19) This project will comply
- 20) This project will comply

If you have any additional questions or comments please let me know.

Sincerely,



Atul Karkhanis AIA, LEED AP BD+C



**B O N O C O N S U L T I N G , I N C .**

January 29, 2019

Cris Papierniak, Asst. Director of Public Works  
Village of Arlington Heights  
Public Works Department

RE: 1316 N. Arlington Heights Road- Goddard School Daycare  
PC #18-023 Round 1

Dear Mr. Papierniak,

Included for your review is our revised preliminary plan for 1316 Arlington Heights Road. We have revised our plans and made the following changes:

1. The utility and drainage easements are now shown on the plans. All permanent structures have been moved outside the easements.
2. Noted.
3. Noted.
4. The utility atlas we received did not show a separate water service for the building that will be demolished.
5. The details regarding the underground detention basin, restricted outlet and maintenance plan will be provided in the detailed engineering phase.
6. Noted.

If you have any questions regarding the changes to the drawings, please feel free to call me at (847) 823-3300.

Sincerely,

A handwritten signature in black ink, appearing to read 'Omar Cruz', written over a light blue horizontal line.

Omar Cruz  
Bono Consulting Inc.



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Mike Pagones, P.E., Village Engineer  
Village of Arlington Heights  
Engineering Department.

RE: Goddard School  
1316 Arlington Height Rd  
PC #18023 Round 1  
January 31, 2019

Dear Mr. Pagones,

Below you will find our responses to your comments dated 11/29/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

Please refer to Bono Consulting's response letter for comments 1-20.

Please refer to KLOA's response letter for comments 21-29.

- 29) In addition to KLOA's response, the site plan has been revised to accommodate 40 parking spaces. According to Goddard representative Erin Witt, The Goddard Schools in the area that can be observed are the following:
- a) Schaumburg, IL (1001 Woodfield Rd) - 11,934 sf - 188 students - 35 employees 34 parking spaces
  - b) Bloomingdale, IL (92 Stratford Dr) - 8,000 sf - 140 students - 23 employees 43 parking spaces (share 10-15 with restaurant)
  - c) Carol Stream, IL (502 S. Schmale Rd) - 9,300 sf - 140 students - 35 employees 35 parking spaces
  - d) St. Charles, IL (200 N Tyler Rd) - 8,000 sf - 134 students - 30 employees 28 parking spaces
  - e) Elgin, IL (2496 Bushwood Dr) - 8,000 sf - 138 students - 32 employees 33 parking spaces
  - f) Hawthorn Woods, IL (50 Landover Parkway) 8,000 sf - 140 students - 32 employees 35 parking spaces
  - g) Cary, IL (801 Georgetown Dr) - 10,000 sf - 149 students - 35 employees 47 parking spaces
  - h) Lake in the Hills, IL (4561 Princeton Ln) - 8,125 sf - 135 students - 32 employees 29 parking spaces
  - i) Skokie, IL (9651 Gross Point Rd) - 15,000 sf - 188 students - 39 employees 38 parking spaces

21) Noted

22) The photometrics have been revised so spillover has been eliminated

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Atul Karkhanis". The signature is fluid and cursive, with a long horizontal stroke at the end.

Atul Karkhanis AIA, LEED AP BD+C



**B O N O   C O N S U L T I N G , I N C .**

January 29, 2019

Michael L. Pagones, P.E, Village Engineer  
Village of Arlington Heights  
Engineering Department

RE: 1316 N. Arlington Heights Road- Goddard School Daycare  
PC #18-023 Round 1

Dear Mr. Pagones,

Included for your review is our revised preliminary plan for 1316 Arlington Heights Road. We have revised our plans and made the following changes:

1. Noted.
2. Noted. MWRDGC and IDOT permit applications will be sent in the detailed engineering phase.
3. Noted.
4. Noted
5. Noted.
6. Noted.
7. Noted.
8. Noted.
9. Noted.
10. Noted.

General Comments:

11. Noted.
12. The property corners are now shown to be in State Plane Coordinate System-Illinois East.
13. A signed On-Site Utility Agreement to follow under separate cover.
14. The details and calculations for the detention storage system will be provided in the detailed engineering phase.

15. The width of the fire lanes have been revised per the Fire Department's requirements.
16. The retaining wall has been changed to landscape block and the light poles have been moved outside the easement. Therefore, written permission should no longer be required.
17. The retaining wall is now shown to be 1 ft from the property line. Additional grades have been provided. The detail for the retaining wall and footing will be provided during the detailed engineering phase.
18. The north driveway has been revised to include a stop sign. Additionally, detectable warning panels are shown on the sidewalk.
19. A note has been added specifying this requirement.
20. The storm sewer plan will be provided in more detail in the detailed engineering phase.

For comments regarding traffic, please see the response letter by the traffic consultant.

If you have any questions regarding the changes to the drawings, please feel free to call me at (847) 823-3300.

Sincerely,



Omar Cruz  
Bono Consulting Inc.





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LT Mark Aleckson  
Village of Arlington Heights  
Arlington Heights Fire Department.

RE: Goddard School  
1316 Arlington Height Rd  
PC #18023 Round 1  
January 31, 2019

Dear Mr. Aleckson,

Below you will find our responses to your comments dated 11/30/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

Please refer to Bono Consulting's response letter for comments 1-20.

- 1) Noted
- 2) A Knox Box location has been shown on the first floor plan and site plan. Please refer to sheet PC-15 & PC-6
- 3) The firetruck turning radius has been modified. Please refer to sheet PC-12
- 4) Project complies
- 5) This project will comply.
- 6) Fire access roads have been modified to comply with this requirement

If you have any additional questions or comments please let me know.

Sincerely,

Atul Karkhanis AIA, LEED AP BD+C

File: LetterheadAK  
Form Updated: 01-02-19

concept to completion<sup>SM</sup>



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Brandi Romag, Crime Prevention Officer  
Village of Arlington Heights  
Community Services Bureau.

RE: Goddard School  
1316 Arlington Height Rd  
PC #18023 Round 1  
January 31, 2019

Dear Mrs. Romag,

Below you will find our responses to your comments dated 11/27/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) Noted
- 2) Photometrics have been revised providing more illumination on the playgrounds
- 3) Noted
- 4) Noted
- 5) The traffic flow of the site plan has been revised. Please refer to Civil drawings.
- 6) The emergency contact card will be submitted during the permitting phase.  
We have submitted a variation for a 6' high fence around the playground areas.  
We will consider numbering the exterior doors  
The vestibule entry will be secured  
Toys and playground items will be stored inside.

If you have any additional questions or comments please let me know.

Sincerely,

Atul Karkhanis AIA, LEED AP BD+C

File: LetterheadAK  
Form Updated: 01-02-19

concept to completion<sup>SM</sup>



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Sean Freres, LEHP, Environmental Health Officer  
Village of Arlington Heights  
Health Services Department.

RE: Goddard School  
1316 Arlington Height Rd  
PC #18023 Round 1  
January 31, 2019

Dear Mr. Freres,

Below you will find our responses to your comments dated 11/30/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

1) This project will comply with the Food Service Plan Review Requirements.

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Atul Karkhanis', with a stylized flourish at the end.

Atul Karkhanis AIA, LEED AP BD+C



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Sam Hubbard  
Village of Arlington Heights  
Planning & Community Development Dept.

RE: Goddard School  
1316 Arlington Height Rd  
PC #18023 Round 1  
January 31, 2019

Dear Mr. Hubbard,

Below you will find our responses to your comments dated 12/3/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) Noted
- 2) Noted
- 3) Noted
- 4) Noted
- 5) Noted
- 6) Noted
- 7) Noted
- 8) Attached is a copy of the executed contract for purchase. Sensitive information has been redacted.
- 9) According to a Goddard representative Erin Witt, there may be some deliveries in a UPS/FedEx size truck to the school on a weekly/biweekly basis. A number of our franchisee owners will either shop at a Costco/Sams Club type store for these items, and others prefer to have it delivered to the school. These products include: paper products, cleaning supplies, snacks for the children, etc. The only other delivery that may occur at the school would be a catering service for lunches for the students. Again, these are small box trucks that can be accommodated in a standard parking space. These deliveries occur outside of peak dropoff/pickup times and will be coordinated with the franchisee.
- 10) The proposed retaining wall has been changed from concrete to Landscape block. See attached specifications, Color of the landscape block to match stone base of building.
- 11) A staging plan has been provided. Please refer to civil plans.
- 12) According to a Goddard Representative Erin Witt, the playgrounds are typically used from 9am-12pm and then from 2pm-5pm (or earlier if it is dark). The playgrounds will not be utilized if it is too hot or too cold

File: LetterheadAK  
Form Updated: 01-02-19

*concept to completion<sup>SM</sup>*

for the children to be outside. These temperature restrictions are dictated by state licensing. The children are not outside if there is inclement weather and the building also has an interior multi-purpose room that can be used as play space during those times when the outdoor playground is not accessible. The playground will also only have one class outside at a time, meaning that the maximum that will be on the toddler playground is: 16 students and the maximum that will be on the preschool playground is 20 students.

- 13) Noted
- 14) This has been modified. Please refer to sheet PC-6
- 15) The measurements have been modified. Please refer to sheet PC-6  
Eave projection on the porches has been shown on sheet PC-6.
- 16) Building lot coverage calculation has been updated. Refer to PC-6
- 17) The visibility triangle has been corrected. Please refer to sheet PC-6
- 18) This has been corrected. Please refer to civil drawings
- 19) The renderings have been revised to more accurately reflect the size of the retaining wall. The retaining wall height averages between 2'-6" and 3'-0" above grade.
- 20) That option was explored. Overall the site circulation has been revised.
- 21) See Landscape Response letter
- 22) See Landscape Response letter. In addition, those fences are to provide separation between playground areas. We have included some to prevent children from wandering along the exterior egress path on the north side of the building.
- 23) See Landscape Response letter
- 24) See KLOA response letter. In addition, the site plan has been revised to accommodate 40 parking spaces. According to a Goddard representative, the statistics for some Chicagoland area Goddard Schools are the following:
  - a) Schaumburg, IL (1001 Woodfield Rd) - 11,934 sf - 188 students - 35 employees 34 parking spaces
  - b) Bloomingdale, IL (92 Stratford Dr) - 8,000 sf - 140 students - 23 employees 43 parking spaces (share 10-15 with restaurant)
  - c) Carol Stream, IL (502 S. Schmale Rd) - 9,300 sf - 140 students - 35 employees 35 parking spaces
  - d) St. Charles, IL (200 N Tyler Rd) - 8,000 sf - 134 students - 30 employees 28 parking spaces
  - e) Elgin, IL (2496 Bushwood Dr) - 8,000 sf - 138 students - 32 employees 33 parking spaces
  - f) Hawthorn Woods, IL (50 Landover Parkway) 8,000 sf - 140 students - 32 employees 35 parking spaces
  - g) Cary, IL (801 Georgetown Dr) - 10,000 sf - 149 students - 35 employees 47 parking spaces
  - h) Lake in the Hills, IL (4561 Princeton Ln) - 8,125 sf - 135 students - 32 employees 29 parking spaces
  - i) Skokie, IL (9651 Gross Point Rd) - 15,000 sf - 188 students - 39 employees 38 parking spaces
- 25) See KLOA response letter.
- 26) See KLOA response letter.

27) Noted

28) Please refer to letter from Goddard Systems addressing this comment.

29) Please see attached sworn affidavit stating the accuracy of the market study

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Atul Karkhanis". The signature is fluid and cursive, with a long horizontal stroke at the end.

Atul Karkhanis AIA, LEED AP BD+C

MEMORANDUM TO: Planning & Community Development Department  
Arlington Heights, Illinois

FROM: Andrew Bowen  
Consultant

Luay R. Aboona, PE, PTOE  
Principal

DATE: January 31, 2019

SUBJECT: Proposed Goddard School Daycare  
1316 N. Arlington Heights Road  
Arlington Heights, Illinois

Below please find the responses to the department's comments regarding the Traffic Impact Study for the purposed Goddard School daycare facility in Arlington Heights, Illinois.

**Planning Commission Comments:**

22. The updated site plan as well the traffic impact study show the northerly access drive as restricted to right-out movements only.
23. The updated site plan as well the traffic impact study show the northerly access drive as restricted to right-out movements only.
24. The updated site plan as well the traffic impact study show the northerly access drive as restricted to right-out movements only.
25. The drive aisle along the east face of the building has been revised to operate in a one-way northbound direction to prevent traffic conflicts within the site.
26. A complete summary of the observed gaps is included in the Appendix. The permissible gap lengths on a four-lane roadway have been added to the report.
27. The exiting left-turn movements have only 171 gaps during the weekday morning and 116 gaps during the weekday evening. The 793 gaps are for the inbound left-turn movement from Arlington Heights Road.
28. The traffic study has been revised to address the typos.

29. The number of provided parking spaces has been increased to 40. Given the maximum number of employees (24) parked at one time, there will always be 16 parking spaces available for parents. This will be more than sufficient to accommodate peak period operations.

**Planning and Community Development Department Comments:**

24. The number of provided parking spaces has been increased to 40. This number is higher than the requirement set by Arlington Heights and is higher than the projected peak parking demand estimated by ITE. The peak parking demand ratios ITE provides are based on surveys conducted at existing daycare facilities.
25. While parking spaces will not be designated for employee parking, employees will be instructed to park first in the spaces along the south side of the site and then in the spaces on the east side of the site. Given the maximum number of employees (24) parked at one time, there will always be 16 parking spaces available for parents. This will be more than sufficient to accommodate peak period operations. Further, the site has been modified to operate as indicated in engineering comment 25.
26. The updated site plan as well the traffic impact study show the northerly access drive as restricted to right-out movements only.





28. What characteristics of the Goddard School set it apart from other day car facilities that are within the study. Are there services, prices, features, etc, that Goddard provides that are not provided by their competitors?

Goddard stands behind their F.L.E.X Learning Program (Fun Learning Experience). We utilize this approach through play and exploration, diverse programming, student empowerment, 21<sup>st</sup> century skills, STEAM and literacy, quality questions and encouragement, individualization, safety and security, research, outdoor time, and risk and failure. We also offer a wide range of enrichment programs so that each School can individualize its program to meet the specific needs of families:

**Assessment**

Progress Assessment

**Creative Expression**

Rock 'N Tot Dance

Trampoline Art History

**Language & Literacy**

SPLASH into Pre-K

Handwriting without Tears

Three Wheelers Book Set

Weekly Reader

**Mathematical Thinking**

Newbridge Big Book Math Series

Everyday Mathematics

**Personal & Social Development**

Trampoline Goddard Guide to Getting Long

Cozy Corner

Go! Kids Health and Fitness Program

Physical Development

B.A.S.E Fitness

Little Racquets

Trampoline Sports Mix

Yogaroo

**Scientific Thinking**

Newbridge Big Book Science Series

Growing Up Wild Science

KidScientific



### **Social Studies**

- Sign Language
- Trampoline Second Language
- Follow Jade! Learn Chinese
- Trampoline World Cultures

### **Other areas**

- Chess at Three
- Level Up Village
- National Geographic
- Zid Zid

Goddard also has an Education Advisory Board (EAB) which is a group of knowledgeable educators, researchers and experts in child development, early learning, technology integration, brain development, parent engagement and health and nutrition. The EAB evolves and shapes The Goddard School's play-based learning program, putting research into action and empowering children to become school ready, career ready and life ready.

# Memo

**Re:** Goddard School Development, 1316 N. Arlington Heights Rd, Arlington Heights, IL

Departmental Review comments dated within November and early December of 2018. Below is a response to the questions relating to the landscape review of the drawing set.

Page 7 of Departmental Review

21. RESPONSE: Completed by project engineer. See civil engineering plan.
22. RESPONSE: Revised by project engineer.
23. RESPONSE: Most mechanical equipment is located on the roof of the building. The equipment located on the west side of the property is screened.

Page 7A of Departmental Review

1. RESPONSE: Trees have been added to the ends of the parking aisles, as per the revised layout.
2. RESPONSE: Landscaping, shrubs and perennials, have been added to the elevation on the SW corner.
3. RESPONSE: Details for the bollard are located on the civil and architectural plans. A note regarding this has been added to the landscape drawings.
4. RESPONSE: The previous plants, Hicks Yew, has been removed and replaced with Green Mound Alpine Currant.
5. RESPONSE: The planting has been extended along the south property line to continue the screen.
6. RESPONSE: To be completed by the owner/project coordinator.

All responses have been completed by the project landscape architect, Gary Lehman, G Studio.



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Landscape Reviewer  
Village of Arlington Heights  
Planning & Community Development Dept.

RE: Goddard School  
1316 Arlington Height Rd  
PC #18023 Round 1  
January 31, 2019

Dear Landscape Reviewer,

Below you will find our responses to your comments dated 12/3/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) Please refer to Landscape Response from Gary Lehman
- 2) Please refer to Landscape Response from Gary Lehman
- 3) Bollard detail has been added. Please refer to sheet PC-7
- 4) Please refer to Landscape Response from Gary Lehman
- 5) Please refer to Landscape Response from Gary Lehman
- 6) Please refer to Landscape Response from Gary Lehman
- 7) Noted

If you have any additional questions or comments please let me know.

Sincerely,

Atul Karkhanis AIA, LEED AP BD+C

File: LetterheadAK  
Form Updated: 01-02-19

concept to completion<sup>SM</sup>

# REGAL STONE™ ROCKFACE

PRODUCT NUMBER # 823

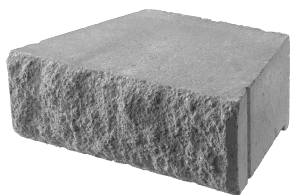


- Rugged exterior evokes the look and feel of naturally weathered stone
- Rear lips ensure precise setback and eliminate the material and labor costs of connectors
- Made of durable concrete with iron oxide pigments that resist fading in extended UV exposure. Meets or exceeds applicable requirements of ASTM C1372

Our rear-lipped SRWs includes a comprehensive assortment of block heights, depths, and face styles to satisfy virtually any structural or aesthetic requirement. A proven block design with an extensive record of field performance, comprehensive support and expertise, and the experience accrued in manufacturing over a billion retaining wall units, our rear-lipped SRWs have become a trusted favorite of specifiers, installers, and owners alike.



## STONE(S)



		Wall
<b>Height</b>	<i>in</i>	6
	<i>mm</i>	152.4
<b>Length</b>	<i>in</i>	12
	<i>mm</i>	304.8
<b>Width</b>	<i>in</i>	16.78
	<i>mm</i>	426.1
<b>Units</b>	<i>/pl</i>	45

## PALLET LAYOUT

□

## NOTES

Weights are approximate and do not include shipping pallet.

## PALLET SPECS

**Pallet Weight** 3240 lbs

**Sq Ft/Pallet** 31.5 sq.ft.



[www.pavestone.com](http://www.pavestone.com)

# AFFIDAVIT

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

The undersigned affiant, being first duly sworn, certify and state that the statements set forth in this Affidavit are true and correct, and I further depose and state the following:

1. I, AZIZ ALI, am an individual over 18 years of age and submit this affidavit to the Village of Arlington Heights ("Village") in connection with the zoning and land use application submitted to the Village ("Application") for the property located at 1316 N. Arlington Heights Road ("Project Location") submitted by Amir Khowaja and his assigns ("Purchaser") to develop and operate the Project Location as a Goddard School and Day Care Facility ("Project").

2. In connection with the Application, Purchaser submitted to the Village a market analysis including the information regarding nearby day care facilities and their present capacity and available space at these schools. A copy of the market analysis is attached to this Affidavit at Exhibit A, and includes the results of the capacity and available space data for the nearby day care facilities.

3. I hereby certify and state that I personally called these day care facilities as referenced in the attached market analysis and the information included is the information I received from these facilities upon inquiry as to their capacity and space availability. I certify and state that the information included in the market analysis regarding capacity and space availability is true and correct reporting of the responses I received from the day care facilities based on my personal inquiries.

4. Upon request, I am able to provide any further information to the Village upon request.

5. Affiants further state: Naught.

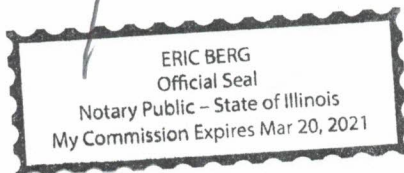
AFFIANT:

AZIZ ALI

Dated: \_\_\_\_\_

01/23/2019

*Eric Berg*



**EXHIBIT A**

**Market Analysis**