

March 4, 2022

Mr. Sam Hubbard  
Planning & Community Development  
33 South Arlington Heights Road  
Arlington Heights, IL 60005

Re: 1000 W Northwest Highway – Guidepost Montessori

Mr. Hubbard,

Please see our responses to your review comments below. The Village's comment is listed in ordinary font, followed by our response in *--red italics*. Numbering of review comments matches those provided in the original review comments.

## **Engineering:**

59. The petitioner's response to comment nos. 37, 38, 39, 40, 42-54, 56-58 are acceptable.  
*--Acknowledged.*
60. The petitioner's response to comment no. 41 is noted. The sidewalk through the entrance and exit off of Northwest Highway shall be 8" thick. This can be addressed at permit.  
*--Acknowledged.*
61. The petitioner's response to comment no. 55 is noted. The plans show a cross slope of 5.53%, maximum cross slope is 2%. This can be addressed at permit.  
*--Acknowledged. The slope adjustment will be made at that time.*

## **ADDITIONAL COMMENTS:**

62. The revised configuration at the north end of the center parking aisle show one stall facing southeast at the curve. This stall configuration is not acceptable, this stall shall be removed.  
*--Removal of this parking space will leave the site one space short of the ordinance required 49 spaces. Since we cannot fit the parking space elsewhere on the site (determined by numerous attempts to do so with input from the Village), we will have to pursue a variance to allow only 48 spaces on the site.*

## **Zoning:**

37. The responses to the following comments are acceptable: #37, #40 - 42, #47, #48, #50, #53, #56, #57, #59 and #60.  
*--Acknowledged.*

From the desk of:  
Tom Seibert

tseibert@soosarchitects.com

38. The response to comment #38 is noted. Based on the revised plans, the following zoning actions are required:

- a. Repeal of Special Use Permit ordinance 12-059.  
*--Confirmed.*
- b. Special Use Permit for a Day Care Center within the B-2 portion of the subject property.  
*--Confirmed.*
- c. Land Use Variation to allow a Day Care Center within the R-3 District.  
*--Confirmed.*
- d. Land Use Variation to allow a Private School in the B-2 and R-3 Districts.  
*--Confirmed.*
- e. Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.  
*--Confirmed.*
- f. Variation to Chapter 28, Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.  
*--Confirmed.*
- g. Variation to Chapter 28, Section 6.5-6, to allow a 16.9' tall accessory structure where code restricts the maximum accessory structure size to 15'.  
*--Confirmed.*
- h. Variation to Chapter 28, Section 6.15-1.2b, to waive the requirement for certain rows of parking to terminate with a landscape island including a shade tree where code requires all parking rows to terminate with a landscape island including a shade tree.  
*--Since the parking space mentioned in Engineering comment 62 will be removed, the need for this variance should be confirmed by the Village.*

39. The response to comment #39 said "see attached" however nothing was attached. To re-iterate, please provide all justifications for each requested Special Use Permit, Land Use Variation, and each Variation as a separate document independent of these review comments.

*--Acknowledged. The document outlining special use, land use variations, etc. is attached here.*

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tseibert@soosarchitects.com

40. The response to comment #43 said “see attached” however nothing was attached.  
*--Acknowledged. The market study information is attached here.*
41. The response to comment #12 is noted and a variation has been included above. Please note that no plans were provided showing the accessory structure height and so the requested variation is based on your written statement documenting the height at 16.9’.  
*--Acknowledged. The referenced items from the play equipment manufacturer are attached here.*
42. The response to comments #44 and #45 is noted. Prior to removal of the section of your fence that encroaches outside of your property lines, please coordinate said removal with the property owner at 713 N. Patton.  
*--Acknowledged. Could the reference to #44 & #45 be a typo? I believe the comment is referring to #45 & #46.*
43. The response to comment #49 is noted. Staff has spoken with the neighboring property owner and understands that they would prefer to have the land on the north side of the fence be seeded for grass with no additional landscape plantings. This property owner expects to plant landscaping there of her choosing and at her cost at some point in the future.  
*--Acknowledged.*
44. The response to comment #52 is noted. While it shall not be required to initiate IDOT review until time of building permit submission, you are strongly encouraged to reach out to IDOT earlier to understand if the proposed plan will require any modifications to conform to IDOT requirements.  
*--As noted previously, we plan to proceed with IDOT after the site plan is approved.*
45. The response to comment #54 is noted. If the project experiences a problem upon completion, a restriction on left turn movements should be considered.  
*--Acknowledged.*
46. The response to comment #55 is noted.  
*--Acknowledged*
47. The response to comment #58 is noted. The reconfigured layout creates the need for a landscape island variation. The placement of the parking stall within the landscape island at the end of the central parking row is not optimal with regards to turning radii and the proposed width of 8’-6” will make the space even tighter with potential for vehicular conflicts. It is recommended that this space be relocated elsewhere onsite.  
*--Acknowledged. Per Engineering comment 62, the space must be removed. We will pursue a variance to accommodate the missing space since there is no other space on site available to accommodate the parking space.*

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## **Landscape:**

- 1) Along Kennicott Avenue adjacent to the fence, increase the height of the shrubs so that they are a minimum of three feet high. Per Chapter 28, Section 6.13-3 'landscaping a minimum of three feet high must be provided along the street side of a fence along the exterior side yard'.  
*--Acknowledged.*
- 2) It is recommended that alternative locations for the dumpsters be explored. Please evaluate options for the dumpster location so that they are not adjacent to the residential district.  
*--Due to limitations caused by landscape and parking requirements, any other possible location for the trash enclosure has been eliminated.*
- 3) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen must be provided along Northwest Highway in order to screen the parking/paved area adjacent to the public way. Please increase the size of the shrubs so that they are a minimum of three feet high at time of installation.  
*--Acknowledged. The landscape plan has been updated.*