



# Village of Arlington Heights Building & Life Safety Department

## Interoffice Memorandum

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**To:** Sam Hubbard, Development Planner, Planning and Community Development

**From:** Deb Pierce, Plan Reviewer, Building & Life Safety Department – Building & Fire Life Safety Review

**Subject:** 1515-1519 W Dundee Rd – Ecole 360 Childcare Center – Special Use Permit for a Day Care Center

**PC#:** 22-008– Round 1

**Date:** August 1, 2022

General Comments:

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

1. This is a change of use and is classified as an I-4 use group. Day Care for children of any age (6-weeks to 12 years old) with more than 5 children. 2018 IBC 308.5
2. The interior alteration of the building shall comply with the following adopted codes: 2018 International Building Code with amendments, 2018 International Existing Building Code with amendments, 2018 International Fire Code with amendments, 2018 International Fuel Gas Code with amendments, 2018 International Mechanical Code with amendments, 2017 National Electrical Code with amendments, 2014 Illinois Plumbing Code with amendments and the 2018 Illinois Energy Conservation Code with state amendments.
3. Every room or space normally subject to client occupancy, other than bathrooms, shall have at least one outside window for emergency rescue or ventilation. Such window shall be able to be opened from the inside without the use of tools and shall provide a clear opening that complies with three independent size criteria:
  - a. The width of the window shall be of not less than 20 inches.
  - b. The height of the window shall not be less than 24 in. in height.
  - c. The window shall have a minimum net clear opening of 5.7 square feet.
  - d. Also, the bottom of the opening shall be not more than 44 inches above the floor.
4. A fire alarm system with occupant notification is required if not existing. 2018 IBC 907.2.6 and 907.5. A separate permit is required.
5. Provide an estimated occupant load calculation for each day care room.
6. Show the location of the electrical room on the drawings, and indicate the size of the service.

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-008  
 Petitioner: Ecole 360 Child Development Center  
1540 W Algonquin Rd.  
Palatine, IL 60067  
 Owner: The Huntington National Bank  
37 W. Broad Street, HP1097  
Columbus, Ohio 43215  
 Contact Person: Mesut Birgun  
 Address: 1540 W Algonquin Rd.  
Palatine, IL 60067  
 Phone #: 847-485-7647 Mobile# 312-806-3801  
 Fax #: 847-485-7816  
 E-Mail: operation@ecole360cdc.com

P.I.N.# 03-07-102-014-0000  
 Location: 1515 W Dundee Rd. Arlington Hts  
 Rezoning: \_\_\_\_\_ Current: \_\_\_\_\_ Proposed: \_\_\_\_\_  
 Subdivision: \_\_\_\_\_  
 # of Lots: \_\_\_\_\_ Current: \_\_\_\_\_ Proposed: \_\_\_\_\_  
 PUD: \_\_\_\_\_ For: \_\_\_\_\_  
 Special Use:  For: Daycare  
 Land Use Variation: \_\_\_\_\_ For: \_\_\_\_\_  
 Land Use: \_\_\_\_\_ Current: \_\_\_\_\_  
 Proposed: \_\_\_\_\_  
 Site Gross Area: 79,094 sqf  
 # of Units Total: 1  
 1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: ..... YES NO COMMENTS

- a. Underground Utilities
  - Water ..... NO \_\_\_\_\_
  - Sanitary Sewer ..... \_\_\_\_\_
  - Storm Sewer ..... \_\_\_\_\_
- b. Surface Improvement
  - Pavement ..... \_\_\_\_\_
  - Curb & Gutter ..... \_\_\_\_\_
  - Sidewalks ..... \_\_\_\_\_
  - Street Lighting ..... \_\_\_\_\_
- c. Easements
  - Utility & Drainage ..... \_\_\_\_\_
  - Access ..... \_\_\_\_\_


2. PERMITS REQUIRED OTHER THAN VILLAGE:

- a. MWRDGC \_\_\_\_\_ b. IDOT \_\_\_\_\_
- c. ARMY CORP \_\_\_\_\_ d. IEPA \_\_\_\_\_
- e. CCHD \_\_\_\_\_

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS? .....	_____	<u>X</u>	_____
4. SITE PLAN ACCEPTABLE? .....	_____	<u>X</u>	_____
5. PRELIMINARY PLAT ACCEPTABLE? .....	<u>X</u>	<u>N/A</u>	_____
6. TRAFFIC STUDY ACCEPTABLE? .....	<u>X</u>	_____	_____
7. STORM WATER DETENTION REQUIRED? .....	_____	<u>X</u>	_____
8. CONTRIBUTION ORDINANCE EXISTING? .....	_____	<u>X</u>	_____
9. FLOOD PLAIN OR FLOODWAY EXISTING? ...	_____	<u>X</u>	_____
10. WETLAND EXISTING? .....	_____	<u>X</u>	_____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: \_\_\_\_\_  
 DATE OF PLANS: \_\_\_\_\_

  
 Director  
 VILLAGE ENGINEER  
 8/11/22  
 Date

**PLAN COMMISSION PC #22-008**  
**Ecole 60 Child Development Center**  
**1515 W Dundee Road**  
**Round 1**

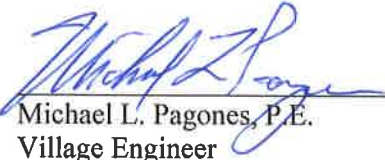
11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Engineering plans will be required for the modifications to the site.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree

14. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
15. The proposed plan shows a portion of the existing drive through lanes pavement will be removed for the playgrounds, leaving the exterior drive aisle to the west of the drive through lanes. The width of the drive aisle is not legible.
16. The “Autoturn” exhibit shall be shown maneuvering through the site in all possible directions of travel, including entering and exiting onto Wilke Frontage Road.
17. The existing entrance is non-compliant for accessibility.
18. The modifications to the building to add exit doors may require additional modifications to the exterior of the site.
19. The existing cross access easements with La Quinta and between Lot 1 and Lot 2 of Bill Knapp’s Resubdivision shall be maintained.

Public Works:

20. The fire service backflow device is obsolete and parts are not available for repairs. The device must be replaced with a Wilkins 375 or Ames 4000ss.
21. The fire service meter is obsolete and parts are not available for repairs. The meter must be replaced with an ultrasonic fire meter from Neptune or Badger meters.

 8/11/22  
Michael L. Pagones, P.E. Date  
Village Engineer



# Arlington Heights Fire Department Plan Review Sheet

P. C. Number 22-005

Project Name

Ecole 360 Childcare Center

Project Location

1515 - 1519 W Dundee Rd

Planning Department Contact

Sam Hubbard

## General Comments

- A Knox Box will need to be installed at the main front entrance.
- An alarm panel or operational annunciator panel shall be installed at the main front entrance
- The fire suppression system will need to meet code. The Fire Department Connection shall be located at the main front entrance. It shall be fully visible, accessible, and within 100 feet of a visible and accessible hydrant capable of delivering the required flow.

**NOTE: PLAN IS CONCEPTUAL ONLY  
SUBJECT TO DETAILED PLAN REVIEW**

Date 8/2/22

Reviewed By: Div Chief Roberts

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

#### Ecole 360 Childcare Center 1515-1519 W Dundee Rd

Round 1 Review Comments

08/11/2022

**1. Character of use:**

The character of use is consistent with the area and is not a concern. I spoke with Palatine Police reference the Ecole 360 Child Development Center in their town and they indicated they do not have any notable calls for service at their location. In the past two years, the only calls for service at that location have been alarms.

**2. Are lighting requirements adequate?**

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

**3. Present traffic problems?**

There are no traffic problems at this location.

**4. Traffic accidents at particular location?**

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

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

This development should not create any additional traffic problems.

**6. General comments:**

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

**Natural Surveillance and Access Management** – Natural surveillance refers to the placement of physical features that improve visibility. Access control refers to interventions that improve the perimeter security of locations. This includes using signs, well-marked entrances and exits, and landscaping to improve or limit access to certain areas.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.



- The properties perimeter fence to enclose outside space and playground areas is a great example of access control for this space. Perimeter definition and access control are essential to deter unwanted access to the facility. Utilize signage to clearly distinguish public access from private access around perimeter fencing.
- The perimeter fence should be secured in areas not easily monitored by staff.
- CPTED recommends one means of entry and exit for all vehicles. The less entrances there are, the easier it is to control the users and uses of the facility.
- Pedestrian pathways on the property should be separated from vehicular routes by use of curbing, color markings, landscaping and/or other types of barriers.
- Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet. Landscaping elements should not allow for easy access to roofs, windows, or other upper level areas.
- Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should be activated by sensor, timer or motion depending on the need and location.
- CCTV is an essential part of CPTED and is highly recommended for daycare and school facilities. Signage indicating the use of video surveillance and monitoring is also recommended in conjunction with CCTV.

### **Address visibility:**


- Directional signage located at the entry to the complex should be utilized, clearly indicating location of staff parking, parent drop-off and pick-up areas and the front entrance.
- Signage should also be used to delineate school property boundaries from adjacent properties.
- Include signage for “No Trespassing,” “No Loitering” and/or “No Solicitation.”
- Interior and exterior of daycare facility should prominently display door numbers in the event an emergency occurs. Interior hallways and doorways should prominently/adequately display floor plans. This is essential for first responders as well as persons unfamiliar with the complex layout that may need emergency services.

### **Parent drop-off/pick-ups:**

- One designated drop-off/pick-up area should be utilized. Drop off locations should be clearly marked by signage, pavement and/or curb treatments
- There should be sufficient space and capacity for vehicles in the drop-off/pick-up area (especially during peak traffic times) to allow for the orderly movement of vehicles.

**Territoriality and Maintenance** – Territoriality involved creating a welcoming environment. This involves creating a strong sense of ownership and community through artwork, color, pavement treatments, landscaping design and maintenance of the property. Maintenance includes making timely repairs and the general upkeep of interior and exterior spaces.

- Create clear separation between public, semi-private and private zones through landscaping and attractive, well-maintained fencing and/or other types of natural barriers.
- Once the business is established and open, student artwork prominently displayed is a great way to create a welcoming environment with distinct territoriality.
- The use of bushes or plants with thorns or sharp foliage is not recommended for this facility as children are the primary patrons of this space.
- Parking lots and pedestrian pathways should be well maintained and in good condition.

 #330  
\_\_\_\_\_  
Alexandra Ovington, Crime Prevention Officer  
Community Services Bureau

Approved by:

 #718  
\_\_\_\_\_  
Supervisor's Signature



# Arlington Heights Police Department

## Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: [policemail@vah.com](mailto:policemail@vah.com).

Arlington Heights Police Department  
200 E. Sigwalt Street  
Arlington Heights, IL 60005-1499  
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department  
200 E. Sigwalt Street, Arlington Heights, IL. 60005  
Attention: Police Administration

[Print Form \(To Mail\)](#)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

### IN CASE OF EMERGENCY PLEASE CALL:

#### Contact #1

Name

Address/City

Telephone Number

Cell Number

#### Contact #2

Name

Address/City

Telephone Number

Cell Number

#### Alarm System

No

Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

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PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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 E-Mail: operation@ecole360cdc.com

P.I.N.# 03-07-102-014-0000  
 Location: 1515 W Dundee Rd. Arlington Hts  
 Rezoning:        Current:        Proposed:         
 Subdivision:         
 # of Lots:        Current:        Proposed:         
 PUD:        For:         
 Special Use:   ✓   For: Daycare  
 Land Use Variation:        For:         
 Land Use:        Current:         
Proposed:         
 Site Gross Area: 79,094 sqf  
 # of Units Total: 1  
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

Facility must apply for an Illinois Department of Children and family Services license (DCFS).  
 Proposed kitchen must follow the Illinois Department of Public Health Food Code food service plan review requirements at permitting stage.

[Signature] 8-4-22  
 Environmental Health Officer Date

[Signature] 8/4/22 Direc  
 tor Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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 PUD:        For:         
 Special Use:   ✓   For: Daycare  
 Land Use Variation:        For:         
 Land Use:        Current:         
Proposed:         
 Site Gross Area: 79,094 sqf  
 # of Units Total: 1  
 1BR:        2BR:        3BR:        4BR:       

(Petitioner: Please do not write below this line.)

YES NO

1.   X          COMPLIES WITH COMPREHENSIVE PLAN?
2.   X          COMPLIES WITH THOROUGHFARE PLAN?
3.   X          VARIATIONS NEEDED FROM ZONING REGULATIONS?  
(See below.)
4.          X   VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?  
(See below.)
5.          X   SUBDIVISION REQUIRED?
6.          X   SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?  
(See below.)

Comments:

Please see attached comments #7 - #

Date

# Planning & Community Development Dept. Review

August 10, 2022



## REVIEW ROUND 1

Project: Ecole 360 Childcare  
1515-1519 W. Dundee Rd.

Case Number: PC 22-008

### **Zoning:**

7. The Plan Commission must review, and the Village Board must approve, the following actions:
  - a. Special Use Permit for a Day Care Center on the subject property.
  - b. Variation to Chapter 28, Section 6.5-2, to allow accessory structures (play equipment) in a front yard.
  - c. Based on the overall size of the proposed play equipment, a variation may be required for size of accessory structures.
  - d. Variation to Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard.
8. Please provide a response to each of the four variation approval criteria for each of the requested variations identified above. For reference, the approval criteria for a variation are included below.
  - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
  - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
  - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
  - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

### **General:**

9. During Conceptual Plan Review Committee review it was stated that Ecole 360 would not have children over the age of 5, however, the project narrative states that the age of the children would be between 6 weeks and 12 years old. Please revise the project narrative accordingly.
10. All plans, documents, and studies that are revised as a result of these comments must include a revision date.
11. Please provide all resubmittal documents in a USB/flash drive along with the required number of hard copies.

### **Site:**

12. The maximum size of accessory structures is 300 square feet. Please provide a second elevation for each shade structure/playground detail to allow calculation of the square footage for each structure.
13. The locations of the play equipment must be shown on the site plan. Please revise accordingly.
14. Only details for two pieces of play equipment have been provided. Due to the location of the playgrounds as within a front yard, should additional play equipment be proposed (beyond what is shown on the plans), a variation could be required. Please clarify if these items will be the only pieces of play equipment proposed.
15. The highway barrier style fencing along the perimeter of the play area does not fit the aesthetic of the site. It is recommended that this element be replaced with a more decorative style barrier or decorative bollards.

16. Fencing proposed in front of a building is restricted to 3' in height. Accordingly, the 6' tall solid fence around the play area requires a variation.
17. Please provide a graphic or manufactures specifications/cut sheet for the proposed 6' tall metal fence. What color would this fence be?
18. Dumpsters are required to be screened on all sides by a solid fence of a height no shorter than the dumpster within. Please revise the plans to show the required screening and provide a detail for said fence and gate (height, style, materials, colors, etc.).
19. The site plan shall be revised to show the location of the existing transformer and AC units at the rear of the building. It appears that the existing transformer and AC units conflict with the proposed fence in this area. Will any new AC units or ground mounted utility infrastructure be proposed as part of this project? If the location of the AC units will be altered, the relocated units must be shown on the plans.
20. Will the existing light pole within the proposed infant playground remain?

**Landscaping:**

21. The landscape plan shall be revised to incorporate landscaping in front of the existing transformer.

**Traffic/Parking/Circulation & Access:**

22. The site plan calls out 88 parking stalls, however, only 82 parking stalls are shown on the plan. Please clarify and revise accordingly.
23. The proposed site circulation should be included on the site plan, not the landscape plan. Please revise the site plan to show the proposed site circulation.
24. The site plan shall be revised to show stop signs at the northbound approach of the East Access Drive intersection with Wilke Road and the westbound approach of the West Access Drive intersection with Wilke Road, as recommended by the traffic study. Additionally, a stop sign shall be required at the southbound approach of the drive aisle west of the playground where it intersects with the West Access Drive.
25. The crash analysis within the KLOA study showed a relatively high level of accidents at the intersection of Wilke Road and the East Access Drive (4 accidents reported in the last 5 years). Other than a lack of a stop sign, is there a fundamental flaw in the geometry/location of this intersection that contributes to a high volume of crashes?
26. During traffic count observations, did the queue at the northbound approach of the Wilke/Dundee intersection at any point extend to block ingress/egress at the Days Inn Access Drive? Under future conditions, would the 95<sup>th</sup> percentile queues block ingress/egress?

Prepared by:



Ecole 360 Childcare Center  
1515 -1519 W. Dundee Rd  
PC #22-005  
August 10, 2022

### **Landscape Comments**

- 1) Please provide a detailed landscape plan that identifies existing and proposed species. Please indicate the size and quantities of the proposed plant material.
- 2) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen is required along the perimeter of a parking area adjacent to the right of way. Please infill any areas where the shrubs are absent.
- 3) Per Chapter 28, Section 6.15-1.2b, a four inch caliper shade tree is required at the ends of all parking rows. There are three islands where the code required tree is absent. Please incorporate the code required tree within the islands where they are absent.
- 4) Please incorporate landscaping adjacent to the building on the north/northeast elevation where the landscaping is absent.
- 5) For the playground areas, consider setting the decorative metal fence in from the back of curb and placing landscaping on the perimeter between the fence and curb.
- 6) The placement of the six foot tall fence south of the building adjacent to the drive aisle does create sightline concerns. It is recommended that the fence be lowered to three feet.
- 7) The landscaping must be consistent with the approved plan per ordinance 95-035.