

Memorandum of Replies

This document requires the replies for the internal memorandum of Arlington Heights Village dated August 1, 2022 regarding the special use permit for childcare center in 1515-1519 W Dundee road. This file is received on 11th August.

Drawings are updated accordingly. Replies are given by Ecole 360 and specialty designers. List of designers are:

Landscape design: G Studio, Gary Lehman

Civil Engineering: Lukaven, Patrick Sienkiewics

Traffic and parking consultant: KLOA, Javier Millan

Submitted by

Ecole 360 Child Development Center

Mesut Birgun

9/26/2022

Building & Life Safety Department:

Page 1 Query 1. Day care will be for children of any age from 6 weeks to 5 years old with more than 5 children. Please see the response to the Page 1 Query 5 below to see the capacity.

Page 1 Query 2. Noted. Both special use permit design stage and construction permit design stage will be completed accordingly.

Page 1 Query 3. We prefer proceeding with having exit doors for every classroom. Nominal sizes for the doors will be 36" wide and 84" height.

Page 1 Query 4. Related permit will be obtained in parallel with construction permit application.

Page 1 Query 5. Please see the below table showing the capacity of each classroom.

Room Name	Room Number	Age Group	Max child capacity per room	Max teacher capacity per room
Infant Classroom	112	6 weeks - 14 months	12	3
Toddler Classroom A	109	15 months - 24 months	15	3
Toddler Classroom B	110	15 months - 24 months	15	3
2's Classroom A	107	2 years - 3 years	16	2
2's Classroom B	113	2 years - 3 years	16	2
2's Classroom C	115	2 years - 3 years	16	2
Preschool classroom A	117	3 years - 5 years	20	2
Preschool classroom B	118	3 years - 5 years	20	2
Total			130	19

Page 1 Query 6. Check the revised floor plan drawing. Existing 1200 Amp service will be used.

Engineering Department:

Page 3 Query 11. Noted. Confirmed.

Page 3 Query 12. Related Civil Engineering drawings are attached.

Page 3 Query 13. Noted. Civil Engineering design is completed accordingly.

Page 3 Query 14. Site lighting will be used as is.

Page 3 Query 15. The proposed driveway in question is 20' wide and the plans have been revised to show the one-way directionality of this drive aisle, as well as its 20' width. If necessary, one-way signage can be added to permit drawings at time of building permit.

Page 3 Query 16. All the entrances and exits are kept as is. They served the previous land uses for many years and emergency vehicles were able to turn in and out of the site. The new aisle created while turning the bank drive through into a playground is shown on the plan and the emergency vehicle path is shown in the provided Auto Turn runs. These inbound and outbound maneuvers to Wilke Road are shown in pages 83 and 84 of the revised traffic impact study.

Page 3 Query 17. Related rectifications are applied on related civil engineering design drawings.

Page 3 Query 18. Related rectifications are applied on related civil engineering design drawings.

Page 3 Query 19. Noted. No revisions related to easements are proposed.

Page 4 Query 20. Noted. Both special use permit design stage and construction permit design stage will be completed accordingly.

Page 4 Query 21. Noted. Both special use permit design stage and construction permit design stage will be completed accordingly.

Fire Department:

Page 5 Query 1. Check the photograph below showing the existing Knox Box in the main entrance. It will be used as is.



Page 5 Query 2. Noted. Both special use permit design stage and construction permit design stage will be completed accordingly.

Page 5 Query 3. Noted. Both special use permit design stage and construction permit design stage will be completed accordingly.

Police Department:

Page 6 Query 1. Noted. Confirmed.

Page 6 Query 2. Noted. Confirmed.

Page 6 Query 3. Noted. Confirmed.

Page 6 Query 4. Noted. Confirmed.

Page 6 Query 5. Noted. Confirmed.

Page 6 Query 6. Check filled form attached.

Page 6 Natural Surveillance and Access Management 1. Noted. Related Landscaping drawings are completed accordingly

Page 7 Natural Surveillance and Access Management 2. Noted. Related Site plan drawing are completed accordingly.

Page 7 Natural Surveillance and Access Management 3. Noted. Related Site plan drawing are completed accordingly.

Page 7 Natural Surveillance and Access Management 4. Recommendation is noted. Site entrances will be used as is. Related analysis is completed in traffic and parking report attached.

Page 7 Natural Surveillance and Access Management 5. Noted. Related Landscaping and civil engineering drawings are completed accordingly.

Page 7 Natural Surveillance and Access Management 6. Noted. Related Landscaping drawings are completed accordingly.

Page 7 Natural Surveillance and Access Management 7. Recommendation is noted. Site lighting will be used as is.

Page 7 Natural Surveillance and Access Management 8. Recommendation is noted. All classes and interior spaces used by children except the bathrooms will be monitored by CCTV system. Additionally, Playgrounds and outside of the main entrance of the building will be monitored by CCTV system.

Page 7 Address Visibility 1. Noted. Related signage will be applied on site.

Page 7 Address Visibility 2. Noted. Related signage will be applied on site.

Page 7 Address Visibility 3. Noted. Related signage will be applied on site.

Page 7 Address Visibility 4. Noted. Related signage will be applied on site.

Page 7 Parent drop-off / pick-ups 1. Parking stalls to be used by parents during Drop-off/pick-up hours are marked on attached site plan.

Page 7 Parent drop-off / pick-ups 2. Noted. Related design drawings will be completed accordingly. There are 82 regular parking space, 7 handicap parking space and 10 bicycle parking spaces. According to local code required minimum number of parking stalls are 33 per 22 employees. So that we have 49

extra parking stalls. During regular operation drop-off/pick-up period is expanded to 2-3 hours. As stated in traffic and parking report no traffic jam is expected.

Page 8 Territoriality and Maintenance 1. Noted. Related Landscaping and civil engineering drawings are completed accordingly.

Page 8 Territoriality and Maintenance 2. Noted.

Page 8 Territoriality and Maintenance 3. Noted. Related Landscaping drawings are completed accordingly.

Page 8 Territoriality and Maintenance 4. Noted.

Health Services Department:

Page 10 Query 1. Noted. DCFS Licensing will be completed after the occupancy permit.

Page 10 Query 2. Noted. Health department inspection will be completed before DCFS licensing.

Planning and Community Development Department:

Page 12 Query 7-8

a. Special Use Permit for a Day Care Center on the subject property.

1-The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

Correct. Since ECOLE 360 Child Development Center offering childcare and preschool for children from 6 weeks through 5 years old in B3 zoning at 1515 W Dundee Road, it is looking for a special use permit. Whereas petitioner does not require zoning variation. Given that there is an existing day care facility in 700-yard Northeast (Bright Horizons), the proposed use is consistent with the essential character of the locality.

2-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 subject property has been vacant for about one year. As such, it is beneficial for the community to allow this special use for a childcare center, rather than allowing the property to remain vacant.

3-The proposed variation is in harmony with the spirit and intent of this Chapter.

Correct. It is the intention of the Village Municipal Code “[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas”. The petitioner has submitted a market study that shows low vacancy at existing day care facilities within the vicinity.

4-The variance requested is the minimum variance necessary to allow reasonable use of the property.

Correct. The proposed use will facilitate the reuse of an existing structure, consistent with one of the purposes of the zoning code to "conserve the taxable value of land and buildings throughout the Village".

b. Variation to Chapter 28, Section 6.5-2, to allow accessory structures (play equipment) in a front yard.

1-The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

Correct. According to PART 407 LICENSING STANDARDS FOR DAY CARE CENTERS, Section 407.390, page 98 outdoor playground is a requirement for childcare facilities. The proposed playset structures and accessories are consistent with the essential character of the locality.

2-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 subject property has been vacant for about one year. The proposed playset layout utilizes the drive through area which has already lost its function.

3-The proposed variation is in harmony with the spirit and intent of this Chapter.

Correct. It is the intention of the Village Municipal Code "[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas". Purpose of utilizing the playset equipment in the outdoor play area is to maintain and promote order as related to the development of the property into a childcare center by serving the children in the community.

4-The variance requested is the minimum variance necessary to allow reasonable use of the property.

Correct. Petitioner is only seeking to install playset equipment to serve the children's need and DCFS requirement.

c. Based on the overall size of the proposed play equipment, a variation may be required for size of accessory structures.

1-The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

Correct. Playset dimensions in preschool playground area is 222" x 270.25" x 120.25"(height). According to manufacturers' guidelines this size of playset can serve 26-40 children.

2-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 subject property has been vacant for about one year. The proposed playset layout utilizes the drive through area which has already lost its function.

3-The proposed variation is in harmony with the spirit and intent of this Chapter.

Correct. It is the intention of the Village Municipal Code “[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas”. Purpose of sizing the playset equipment in the outdoor play area is to maintain and promote order as related to the development of the property into a childcare center by serving the children in the community.

4-The variance requested is the minimum variance necessary to allow reasonable use of the property.

Correct. Petitioner is only seeking to install playset equipment to serve the children’s need and DCFS requirement. In daily use this will allow the petitioner to utilize the playset for two classrooms at the same time (Max 40 children). This is required to supply the minimum outdoor play time for every child.

d. Variation to Chapter 28, Section 6.13-3a, to allow a 6’ tall solid fence within a front yard.

1-The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

Correct. The 6 feet privacy fence application proposed in the front yard in where the neighboring plots are frontage and highway which is not a commercial or residential plot. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property. According to PART 407 LICENSING STANDARDS FOR DAY CARE CENTERS, Section 407.390, page 94 outdoor playground fences will at least 48 inches in height. Which is higher than 3'. In addition to this as per the location of the site, playground will be subjected to highway noise. Higher fence is expected to reduce the noise level. Higher fence is expected to create advantage in cleaning and maintenance due to reducing the scraps carried by the wind. Most importantly, cutting visual contact with outside is beneficial in case of unexpected and undesired observers may be coming close. 6' high privacy fence is necessary for Ecole 360 to supply the privacy we promised to our children and families.

2-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.

Correct. The property is unique in that the property is bordered by both highways and commercial properties. Extra (3) feet fencing will serve to keep all children safe and private.

3-The proposed variation is in harmony with the spirit and intent of this Chapter.

Correct. It is the intention of the Village Municipal Code “[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas”. Purpose of installing a 3 feet higher fence in

the outdoor play area is to maintain and promote order as related to the development of the property into a childcare center by serving the children in the community.

4-The variance requested is the minimum variance necessary to allow reasonable use of the property.

Correct. As petitioner is only seeking to increase the fence height by 3 feet, petitioner is taking care to ensure that all children are kept safely on the property, and so as not to disturb any of the neighboring properties.

Page 12 Query 9. Day care will be for children of any age (6 weeks to 5 years old) with more than 5 children. Related narrative revisions are attached.

Page 12 Query 10. Noted.

Page 12 Query 11. Noted.

Page 12 Query 12. 2-5 years old children playground playset is 138 sqf, 6 weeks-2 years old playground is 145 sqf. Additional elevations are in related drawing file.

Page 12 Query 13. Playset allocations are shown on revised site plan.

Page 12 Query 14. There won't be any other fixed playsets.

Page 12 Query 15. Revised bollards are added on the related drawings.

Page 13 Query 16. The reasons of preferring 6' high fences rather than 3' fences around playground:

- 1- According to PART 407 LICENSING STANDARDS FOR DAY CARE CENTERS, Section 407.390, page 94 outdoor playground fences will at least 48 inches in height.
- 2- Which is higher than 3'. In addition to this as per the location of the site, playground will be subjected to highway noise. Higher fence is expected to reduce the noise level.
- 3- Higher fence is expected to create advantage in cleaning and maintenance due to reducing the scraps carried by the wind.
- 4- Most importantly, cutting visual contact with outside is beneficial in case of unexpected and undesired observers may be coming close. 6' high privacy fence is necessary for Ecole 360 to supply the privacy we promised to our children and families.

Page 13 Query 17. Color of the fences will be white. Check the manufacturers specifications attached.

Page 13 Query 18. Noted. Check the revised drawings attached.

Page 13 Query 19. Noted. Check the revised drawings attached.

Page 13 Query 20. Yes, existing light pole will remain. Necessary safety distances will be supplied. Surface treatment of the pole will be done if necessary.

Page 13 Query 21. Noted. Revised Landscaping plan drawing is attached.

Page 13 Query 22. Check <22-204 Response to AH Comments 9-23-2022> file for replies.

Page 13 Query 23. Check <22-204 Response to AH Comments 9-23-2022> file for replies.

Page 13 Query 24. Check <22-204 Response to AH Comments 9-23-2022> file for replies.

Page 13 Query 25. Check <22-204 Response to AH Comments 9-23-2022> file for replies.

Page 13 Query 26. Check <22-204 Response to AH Comments 9-23-2022> file for replies.

Page 14 Landscape Comments. Check <Ecole 360 Memo-091622> file for replies.

Attachments:

- 1- Project Narrative: Response to Planning and Community Development Department - Page 12 Query 9
- 2- Fence Brochure: Response to Planning and Community Development Department - Page 13 Query 17
- 3- Specific Replies about Traffic Study and Revised Traffic Study: Response to Planning and Community Development Department - Page 13 Query 22-26
- 4- Emergency Information Card: Response to Police Department - Page 6 Query 6
- 5- Specific Replies about Landscape Comments: Response to Planning and Community Development Department - Page 14 Landscape Comments 1-7

September 23, 2022

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Proposed Ecole 360 Childcare Center
Arlington Heights, Illinois

Dear Mr. Hubbard:

Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has reviewed the Village's comments as presented in the August 10, 2022 letter regarding the above-referenced development. Below are our responses to the comments.

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.**

Noted. Please see revised site plan.

- 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.**

Noted. The site plan was overlaid on top of an aerial to clearly show the path of the emergency vehicles in relation to the area (i.e. curbs, landscape, parking stalls, etc.).

- 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.**

Noted.

- 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?**

A review of the crash data indicated that all four crashes near this intersection were rear-end or sideswipe type crashes on Wilke Road. *Figure A*, provided by IDOT, shows the approximate location of the crashes. While these crashes are located near this intersection, the location and crash type indicate that they are not related to intersection operations. Further, all four of these crashes occurred in 2017 or 2018 and no crashes were reported at this intersection in 2019, 2020, or 2021. Regardless, a stop sign for outbound movements should be provided at this intersection as it will promote more orderly and safer operations at this intersection.



Figure A

Intersection Crash Location Data

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 95th percentile queues block ingress/egress?**

Observations at this intersection showed that northbound queues from the Wilke/Dundee intersection did occasionally block the location of the Days Inn access drive during both peak hours. This is consistent with the results of the analysis which indicated 95th percentile queues of approximately 150 feet during both peak hours under existing conditions. However, these queues were observed to clear with every northbound green phase of the Wilke/Dundee intersection allowing vehicles waiting on the Days Inn access drive to turn. Under projected conditions, 95th percentile queues are projected to increase by approximately one vehicle. As such, these queues are projected to continue to clear the intersection with every northbound green phase. Northbound queues from Wilke/Dundee intersection were not observed to extend to the location of the site access drives and are not projected to do so under projected conditions.

If you have any questions or need further information, please let me know.

Sincerely,

Javier Millan
Principal

Memorandum - August 16, 2022

Memo

Re: Ecole 360 Comments, Response to Dept. Comments, August 1, 2022

The memo is a response to the review comments for the landscape submission. These comments were made by the Village of Arlington Heights, Aug. 1, 2022. This memo response to the review comments is being completed by Gary Lehman, G Studio, project landscape architect.

Landscape Review Comments:

1. A Landscape Plan has been prepared with the planting specifications, sizes, and quantities.
2. A hedge, 3 foot in height, has been proposed along the perimeter adjacent to the ROW.
3. Additional trees, 4 inch caliper, have been added to the parking islands.
4. Additional landscaping has been added to the north/northeast elevation.
5. Ornamental metal fencing has been added around the playground areas.
6. The fence was maintained at a 6 foot height for security purposes. The ornamental fencing is picketed and views are not completely compromised.

Planning and Community Development

21. Additional landscaping has been added to screen the transformer.

Police

- Planting will be around the perimeter will less than 3 feet (and maintained as such) in height. Adjacent to entrances will be lower perennial and groundcover beds of 12 inch or lower height.
- Planting will not have thorns or sharp foliage.



5834 N. Talman Avenue Chicago, Illinois 60659 www.gstudiodesign.net
773.732.0311