

**PLAN COMMISSION PC #22-008**  
**Ecole 360 Child Development Center**  
**1515 W Dundee Road**  
**Round 2**

22. The petitioner's response to comments 11-14, 16 and 19 are acceptable.
23. The petitioner's response to comment no. 15 is noted. "Do Not Enter" signage along the west side of the building is needed as the traffic pattern changes from two-way to one-way. This can be addressed at permit.
24. The petitioner's response to comment no. 17 is noted. Detail C6 is not shown on the engineering plan. This can be addressed at permit.
25. The petitioner's response to comment no. 18 is noted. New doors will be installed in various locations. This may require modifications for accessibility. Additional information must be provided on the final engineering plans. This can be addressed at permit.

Public Works:

26. The petitioner's response to comment no. 20 & 21 is noted. The current fire service meter and RPZ are not serviceable and will need to be replaced. A new 6" Wilkins 375 backflow device and 6" Badger ultrasonic fire meter will need to be installed. This can be addressed at permit.

  
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Michael L. Pagones, P.E.      Date 10/6/22  
Village Engineer



# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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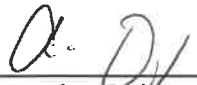
### DEPARTMENT PLAN REVIEW SUMMARY

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

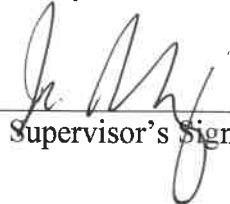
**Round 2 Review Comments**

**10/07/2022**

1. **Character of use:**  
Nothing further.
2. **Are lighting requirements adequate?**  
Nothing further.
3. **Present traffic problems?**  
Nothing further.
4. **Traffic accidents at particular location?**  
Nothing further.
5. **Traffic problems that may be created by the development.**  
Nothing further.
6. **General comments:**  
Nothing further.

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

Approved by:

 583  
\_\_\_\_\_  
Supervisor's Signature

# Planning & Community Development Dept. Review

October 5, 2022



## REVIEW ROUND 2

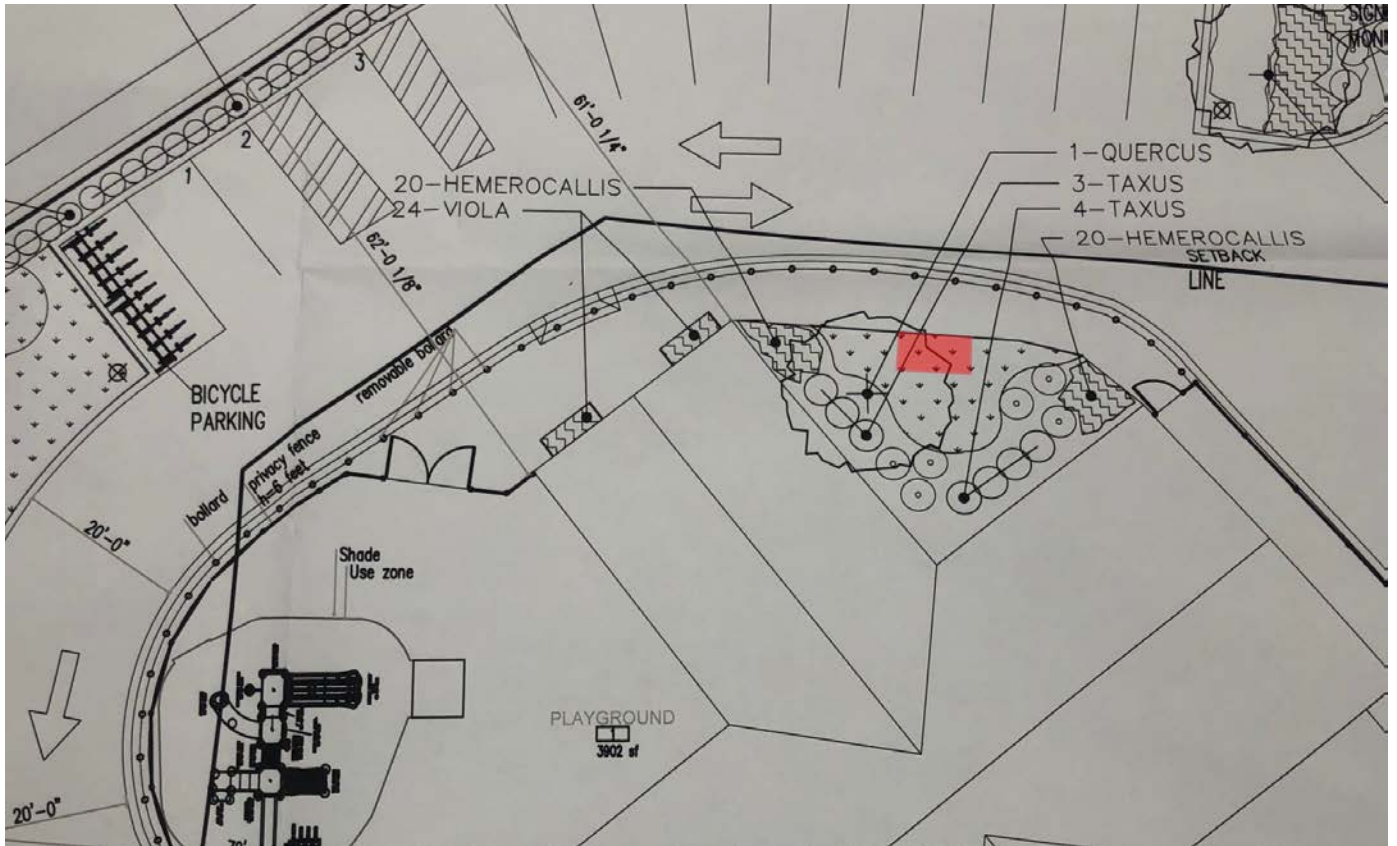
Project: Ecole 360 Childcare  
1515-1519 W. Dundee Rd.

Case Number: PC 22-008

27. The response to the following comments is acceptable: #8-#11, #14, #15, #19, #20, #22, #23, #25, and #26.
28. The response to comment #7 is noted. Per review of the revised plans, the following actions are required:
  - 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 (playground structure) in a front yard.
  - c. Variation to Chapter 28, Section 6.5-7b, to a 540 accessory structure (playground structure) where code restricts the maximum size of an accessory structure to 300 square feet.
  - d. Variation to Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard.
29. The response to comment #12 is noted. The shade structure over the preschool playset is 540 square feet, which requires a variation (see #28c above).
30. The response to comment #13 is noted. The preschool playground equipment and shade structure encroach into the platted 40' setback along the western side of the site. The playground equipment and shade structure must be shifted to the east to avoid said encroachment.
31. The response to comment #16 is noted. A variation for the fence height has been requested and the response to the hardship criteria has been provided.
32. The response to comment #17 is noted. Per the revised plans, the 6' tall privacy fence and 4' tall picket fence will both be constructed of a white vinyl material.
33. The response to comment #18 is noted. All gates shall be white vinyl in a style and height to match the fence.
34. The response to comment #21 is noted. The transformer has been screened with landscaping along the sides and a 4' tall fence.
35. The response to comment #24 is not acceptable. No stop signs were added to the plans. Stop signs must be added to the plans when submitted for a building permit.
36. It is encouraged to relocate the proposed bike parking spaces to a small concrete pad added to the greenspace at the front of the building (see next page for general area of bike rack). This would preserve a prime automobile parking spot for drop-off/pick-up parking. Per code, only 2 bike parking spaces are required, which could be satisfied with a U-shaped bike rack (see example on next page). Is there a reason why 10 bike parking spaces have been proposed where only 2 bike parking spaces are required by code?

Prepared by:

**Proposed location for Bike Rack:**



**Bike Rack Example:**



Ecole 360 Childcare Center  
1515 -1519 W. Dundee Rd  
PC #22-005  
October 5, 2022

**Landscape Comments**

- 1) It is recommended that landscaping that is salt/drought tolerant such as ornamental grasses be provided between the bollards along the perimeter of the fence within the two foot setback.
- 2) Please note that if there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.
- 3) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a \$4 tree fee is required for each lineal foot of frontage.