

Memorandum of Replies – Round 2

This document requires the replies for the internal memorandum of Arlington Heights Village dated October 7, 2022, regarding the special use permit for childcare center in 1515-1519 W Dundee Road.

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

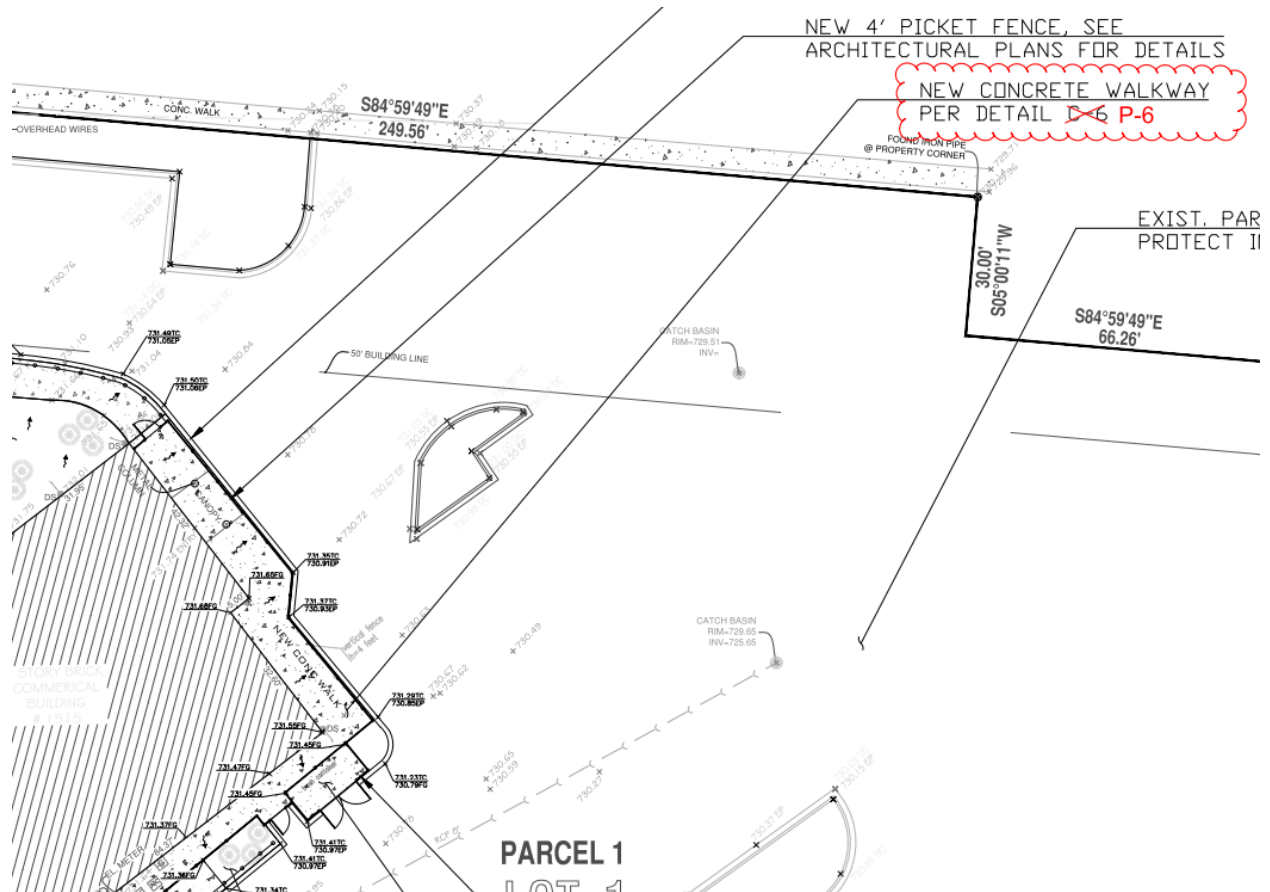
10/12/2022

Engineering Department:

Page 1 Query 22. Noted. Confirmed.

Page 1 Query 23. “Do Not Enter” signage along the west side of the building will be incorporated into design drawings in the construction permit design stage and the signage will be installed on the site after the permit.

Page 1 Query 24. The expression of “Detail C-6” is a typing error. It shall be “Detail P-6”. Related revision will be incorporated into design drawings in the construction permit design stage.



Page 1 Query 25. Additional information about the accessibility modifications related with the new doors will be incorporated in the construction permit design stage where necessary.

Page 1 Query 26. The current fire service meter and RPZ will be replaced. A new 6” Wilkins 375 backflow device and 6” Badger ultrasonic fire meter will be incorporated in the construction permit design stage.

Fire Department:

Page 2 Query 1. Noted. A new Knox box will need to be installed at a level that is clearly visible and not easily obstructed (5 ft). Related application will be incorporated in the construction permit design stage.

Page 2 Query 2. Noted. Confirmed.

Page 2 Query 3. Noted. Confirmed.

Police Department:

Page 3 Query 1. Noted. Confirmed.

Page 3 Query 2. Noted. Confirmed.

Page 3 Query 3. Noted. Confirmed.

Page 3 Query 4. Noted. Confirmed.

Page 3 Query 5. Noted. Confirmed.

Page 3 Query 6. Noted. Confirmed.

Planning and Community Development Department:

Page 4 Query 27. Noted. Confirmed.

Page 4 Query 28

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 manufacturer's 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 4 Query 29. Noted. Confirmed. Check reply given above in #28C.

Page 4 Query 30. Noted. Confirmed. The preschool playground equipment and shade structure encroach will be relocated not to encroach the platted 40' setback along the western side of the site in the design drawings in the construction permit design stage.

Page 4 Query 31. Noted. Confirmed. A variation for the fence height has been requested and the response to the hardship criteria has been provided.

Page 4 Query 32. Noted. Confirmed. Per the revised plans, the 6' tall privacy fence and 4' tall picket fence will both be constructed of a white vinyl material.

Page 4 Query 33. Noted. Confirmed. All gates will be white vinyl in a style and height to match the fence.

Page 4 Query 34. Noted. Confirmed. Meters and mechanical units were identified and screened with landscaping. This will be incorporated into the design in the construction permit stage.

Page 4 Query 35. Noted. Stop signs will be added to the plans when submitted for a building permit.

Page 4 Query 36. Noted. Design will be updated as per the proposed sketch in the page 5 of comment file. This update will be incorporated into the design in the construction permit stage.

Landscape Comments:

Page 6 Query 1. Check < Ecole 360 Memo-101022> file for replies.

Page 6 Query 2. Check < Ecole 360 Memo-101022> file for replies.

Page 6 Query 3. Necessary compliance bond and tree fee for each lineal foot of frontage will be submitted and paid when required.

Attachments:

- 1- Specific Replies about Landscape Comments: Response to Planning and Community Development Department - Page 6 Landscape Comments 1-3

Memorandum - October 10, 2022

Memo

Re: Ecole 360 Comments, Response to Plan Commission Comments, October 6, 2022

The memo is a response to the review comments for the landscape submission. These comments were made by the Village Plan Commission. This memo response was completed by Gary Lehman, G Studio, project landscape architect.

Landscape Review Comments:

1. Salt tolerant ornamental grasses will be incorporated between the bollards as suggested. This will be incorporated into the design in the construction permit stage.
2. Meters and mechanical units were identified and screened with landscaping. This will be incorporated into the design in the construction permit stage.
3. To be completed by owner.

Additional:

- The plant schedule has been updated to reflect the modifications in planting species.

