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REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING  
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS  
PLAN COMMISSION

COMMISSION

RE: ECOLE 360 CHILDCARE CENTER -  
1515-1519 WEST DUNDEE ROAD - PC #22-008  
SPECIAL USE PERMIT TO ALLOW A DAYCARE CENTER, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village  
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,  
Illinois on the 26th day of October, 2022 at the hour of 7:54 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson  
LYNN JENSEN  
JOE LORENZINI  
BRUCE GREEN  
GEORGE DROST  
TERRY ENNES  
JOHN SIGALOS  
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON DAWSON: Okay, let's move on to the next agenda item. Who do I have that is speaking on behalf -- oh, I couldn't pronounce evangelical. Thank you. Ecole?

COMMISSIONER DROST: Ecole, school in French.

CHAIRPERSON DAWSON: This is Ecole? Thank you. I didn't, I took French in seventh grade.

MS. BIRGUN: You took French?

CHAIRPERSON DAWSON: In seventh grade.

MS. BIRGUN: So, what does Ecole mean?

CHAIRPERSON DAWSON: I have no idea, that was seventh grade.

COMMISSIONER DROST: Ecole.

COMMISSIONER GREEN: It's school.

CHAIRPERSON DAWSON: I used to get in trouble for having my books behind my French book in class, so I was that kid.

MS. BIRGUN: You didn't like it?

CHAIRPERSON DAWSON: No, I changed to German. Okay, so I admit it.

MS. BIRGUN: My area was language teaching, but English is not my native language. So, I'm sorry, if you cannot follow, please ask me ---

CHAIRPERSON DAWSON: No, I'm sorry for not knowing how to pronounce that, but thank you for being here.

MS. BIRGUN: My name is Meg, Meg Birgun. I'm the founder and owner of Ecole 360 Child Development Center. Ecole means school in French. It's a daycare/preschool center, but what we want to tell everybody is that it should be a real school. I know some of you guys from our first meeting --

CHAIRPERSON DAWSON: So, before you go into your full presentation, I need to swear you in. So, just to make sure, if we're doing your presentation, let's swear you in.

But before I do that, I need to know, all public notices have been given, Sam?

MR. HUBBARD: Yes.

CHAIRPERSON DAWSON: Okay, and we have some conditions of approval. Do you have any comments, questions, are you in agreement with the conditions of approval?

MS. BIRGUN: Yes, we are.

CHAIRPERSON DAWSON: Okay, great.

(Witness sworn.)

CHAIRPERSON DAWSON: All right, now go for it.

MS. BIRGUN: Again, I'm here today I'm with my first hire, my husband and business partner, Mesut, and our traffic engineers and our architectural design consultant. We are here to answer your questions. So, today, you are all here to make my dream first come true because we have two locations already in Palatine and Schaumburg. We opened our first location five years ago, and Arlington Heights was always my dream. So, we started this thing like five months ago, and since then we did our homework which is good.

So, this is my family and I'm dedicated to education. I have been in this field like 20 plus years. Actually, I came to this country nine years ago and I'm trying to bring

something, you know, good education, some concepts from Europe, too, to blend, I believe blended cultures, blended education. I have two kids, as you can see in the picture.

So, we have our Palatine location, as I mentioned opened in 2017 with a campus of 96 children and with a long waiting list until summer 2023. If you have kids, you'll need to wait. And Schaumburg location, I'm proud of that because we opened it under COVID circumstances, and it's full again. Most of the classrooms we have a waiting list.

I believe we do something good for the community, for the families, and especially for our future because kids are our future. We are serving from six weeks, those babies, through five-year-old kids. It's an amazing job because this is the job that we can do, you know, everyday you have the best life with those guys. This is a kind of, in terms of ratio, big business that you have lots of staff members because of those ratios. So, 96 kids means 18 staff members or if the cap is still 126 children, 20 full-time staff members.

In Arlington Heights, we are planning 130, some infants, toddlers, preschoolers, and we are planning eight classrooms and we are planning 22 staff members. We are open from 6:30 to 6:30 which is 12 hours, so they rotate the staff members, you know, within those 12 hours for sure. We offer breakfast, lunch and snack.

When we started in Palatine, we had our professional kitchen. We used to cook, which is now unbelievable to me, now we have a kitchen company. We focus on healthy living, too. That's why we have yoga classes and some organic menus we offer. We try to teach kids how to eat healthy and how to live healthy of which I'm very proud. I'm eager to say so, maybe it's out of topic, but during the COVID some of our kids, they stayed home, and they were waking their parents on Wednesday saying that today is yoga day, we should wake up. So, I'm proud of this, what we do.

We have full open door policy. We have cameras in our school but we don't give 24-hour access, but we have full open door policy. Any time any parents, not to strangers, we have a safe and secure school with camera passwords, they can come and see what their kids are doing because it's a trust relationship.

Our address, 1515 West Dundee, it is the square feet of our building. We are going to do inside alterations and we are going to add a playground to our building. There are more in our, you know, reports or you can consult other things. I'm not very expert in that part, that's why I'm with my team.

So, these are the variations requested. We worked on all of them and everybody can read, so if you have any questions we can discuss, but the thing is these are the conditions that we are accepting for the approval. Mainly two things, one is the 40 feet setback. It's okay, we can fix that. Also, we're going to put up a fence. So, the height of the fence was the discussion, so we are good with that, too. We really appreciate the work that everybody has done so far because safety and coming back with the best plans are a priority for sure.

This shows, what was this, plat of survey. So, here you can see how it looks at the moment. Then, I love this one, I'm a more visual person, so you can see some, you know, photos from there. Then this is the existing site plan and this is what we are planning. Hopefully you can look at the survey, I could say that, from Engineering, and there are more details here that you can see.

Mainly, outside we already had that experience, but this shows some of the equipments that we are planning to add outside. You can see visually how it is going to look. It looks pretty to me. More visuals here, and so is this. So, I don't know if I need to go into

more details or my team can.

CHAIRPERSON DAWSON: It's up to you.

MS. BIRGUN: I'm fine.

CHAIRPERSON DAWSON: The Staff will present. We'll have other questions for you. So, it's up to you if --

MS. BIRGUN: We are good. So, this is what we are planning, and if you have any questions, any concerns, we are very happy to address them. Thank you.

CHAIRPERSON DAWSON: Okay, thank you very much. Thank you. Sam, Staff report?

MR. HUBBARD: All right, so the property is located at 1515-1590 West Dundee Road. That's at the very northwest corner of the Village. It's currently zoned B-3 which is a General Service, Wholesale, and Motor Vehicle District. A daycare is classified as a special use within the B-3 district, and so the reason the Petitioner is before you this evening is to request approval of a special use permit. The Comprehensive Plan designates this site as appropriate for commercial uses, and a daycare is compatible with that designation.

In addition to the special use permit, there are three variations required to allow some of the changes that they're proposing to the site. Two of them are in relation to accessory structures, and one is in relation to a six-foot tall solid fence. I'll get into a little bit more detail about those later on in the presentation.

On May 25th, the Petitioner appeared before the Conceptual Plan Review Committee. I would say the review there was very favorable. The Commissioners in attendance were supportive of the use at this location. There were some questions about the traffic and parking study. At that time, the Petitioner was exploring the possibility of a variation to waive the traffic and parking study requirement, but the members of the Conceptual Plan Review Committee were encouraging to provide that document. It was provided as part of the Plan Commission application and no variation was requested.

Here's an aerial of the site; the subject property is bounded in red. I just want to point out some of the neighboring land uses. To the east is a Days Inn hotel. South is a multi-story office building. To the west is the on ramps to Route 53. To the north is the Rohrman Auto Dealership.

The site has great access. The primary access points are off Wilke in this location, and in this location the Petitioner, when they complete purchase of the property, will own half of the land in this actual driveway. The other half is owned by the property owner to the south, but it is governed by a perpetual access easement that provides access all the way through to this point right here. There is no formal access allowed to the subject property to traverse through this site, but of course we know that practically they can make those traffic movements, presumably while the property owner to the south allows that to occur.

Additionally, there is an entrance here into the Days Inn property which provides access through onto the subject site. That is formalized through a perpetual easement for access and parking. Both of these sites share parking, so from a code standpoint, we analyzed the entire area from a parking standpoint. Then the access here continues on east through the Charhouse Restaurant, Jameson's Charhouse Restaurant, and then on through to the dealership there, the Napleton Dealership, which provides eventual access onto Kennicott. Access through here is not formalized through an agreement, but again while the access exists, for practical purposes these traffic movements could potentially occur as long as they're not barriered or blocked off by any of the other property owners. So, again, the site has excellent

access and it does have an abundance of parking in relation to code requirements.

Here's a different angle of the site showing the existing conditions. There is only one change, real significant change proposed to the site, and that's going to be the conversion of the drive-through area that's currently on the building, a conversion of that area to the outdoor play area for the children. There will still be an access lane preserved along the outside of that which will provide access through here. As you can see, the outdoor play area will be fairly centrally located and away from some of the neighboring buildings.

So, from a use standpoint, we are supportive of the special use for several reasons, one being that Petitioner has provided a market analysis. They've analyzed 10 other daycares in the vicinity and found a gap in the market for families that are seeking a non-corporate environment that also has a high quality curriculum, college-educated instructors, and is offered at a price point that's affordable for families in the vicinity. Second of all, we found that the use is not detrimental to the health, safety and welfare of people working and living in the vicinity, primarily due to the excellent access, the abundance of parking, and the compatibility with neighboring land uses. Thirdly, this proposed special use is compatible with the commercial designation on the Comprehensive Plan. So, we are supportive of the special use. We feel the necessary criteria for approval has been met.

Just talking through some of the site characteristics, there is no Design Commission review required for this project. They are not proposing any significant changes to the building. There will be some minor maintenance and paint work. They will be converting some doors, I'm sorry, some windows into doors which is required for exiting purposes for the interior classrooms.

However, there are three variations that are required, one of which being for accessory structures located in the front yard. The play equipment is proposed here and here. That's technically the front yard along this area of Wilke. A second variation is for a six-foot tall fence that's going to be constructed along the perimeter of the site. The Staff Development Committee is supportive of both of these variations from a practical standpoint. While this is technically considered a front yard, it feels more like an exterior side yard. This feels more like the primary entrance and front to the building. So, from a practical standpoint, although it's technically in a front yard, it doesn't really feel like it. The fence is necessary for safety for the children there, and so we are supportive of both of those variations.

I would point out that we are recommending two additional conditions of approval. One is relative to the proposed bike rack which is proposed in the parking spaces here. We're recommending a condition of approval that would relocate that a little closer to the main front entrance in this green space area here. I think there were 12, or 10 bike parking spaces proposed here, but code only requires two. So, they could significantly reduce the size of that bike rack to two, not take up much of this green space. That would preserve a prime spot for parent drop-off and pickup right next to the front door so that, you know, less parking would occur in some of these auxiliary areas causing parents and children to walk across some of the drive aisles to the main entrance.

Additionally, the traffic and parking study recommended stop signs be added to this intersection here and this intersection there. So, we are recommending a condition of approval that would require that.

The final variation relates to the size of accessory structures. This one is going to have a shade structure proposed on top of the play equipment which is going to be approximately 580 square feet. Code limits accessory structure size to 300 square feet, so

that variation is necessary.

Here is what it would look like. It's going to be an open air structure from a bulk and visibility standpoint. It's fairly innocuous. It will house the play equipment inside, and again we are supportive of this variation. It will be partially screened by that six-foot tall solid fence, and so we are recommending approval of that variation as well.

I'll walk you through quickly the landscape plan. The Petitioner is going to be redoing a lot of the perimeter landscaping here. All of this landscaping is new. They are leaving the existing trees on the site, but it is going to get a refresh from a landscaping perspective.

One of the conditions of approval we've recommended is the fence is going to be located again here, and there's about a two-foot space between the fence and the curb line. It's going to be sprinkled with bollards. In between those bollards, to soften the appearance of the fence, we're recommending the Petitioner include some landscaping, something that's salt and drought-tolerant. Something like some native plantings or grasses would be appropriate for that area. So, they can work with us during permitting to make sure those plantings are acceptable should the Plan Commission and Village Board feel that the condition of approval is appropriate.

Additionally, we did ask that a fourth condition of approval be added that would change and shift this play area just a little bit to the east to keep it outside of this 40-foot platted setback area. The Petitioner has agreed to abide by that condition as well.

Finally, I'll talk through some of the traffic implications here. From a traffic standpoint, the main intersection to consider is the Dundee Road and Wilke Road intersection. The primary movement to note is the northbound leg of that intersection which currently operates at a D and E level of service during the evening and D in the morning. That's going to stay the same, but it will increase the delay time a little bit as part of this proposal. Most of the other legs here operate at a C or better during peak travel times, but this development is only expected to add about 37 trips to this northbound intersection during the a.m. peak and 45 trips during the p.m. peak.

So, you know, that's a fairly moderate increase. Nothing really crazy there, but certainly if the intersection doesn't have the capacity to accommodate for those additional trips that could be a problem. But the traffic study did find support and capacity in that intersection to accommodate for the increase in level of delay and trips that will queue there.

There was some stacking observed during peak times that does, let's see if I can put it up here, that does queue back to where it blocks this intersection access into the Days Inn site. But it's estimated and it was observed during existing traffic conditions that that queue during the peaks times clears during every green cycle of the light. In a worst case scenario, because of the existing reciprocal access agreement, cars that maybe were trying to get into the Days Inn site would have the ability to travel down and come through here and have that alternative means of ingress and egress from the site. So, from a traffic standpoint, we think that the proposed development is viable.

Relative to parking, there is a surplus relative to code requirements. The Days Inn and subject property parking lot contains about 203 parking spaces. Per code, 156 spaces are required, so it's well in excess of code requirements and we're not anticipating any negative parking impact from this development.

So, with that being said, we are recommending approval, and happy to answer any questions.

CHAIRPERSON DAWSON: Great, thank you.

Do I have a motion to include the Staff report to the record?

COMMISSIONER GREEN: I'll make that motion to include.

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON DAWSON: All right, roll call?

MR. HUBBARD: Probably just voice.

CHAIRPERSON DAWSON: All in favor? I'm sorry, voice call.

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: All right, great.

All right, so we are now going to open up for public commentary. Oh, sorry, before I do that, any questions before we open up for public commentary?

COMMISSIONER LORENZINI: Yes, a quick one. Sam, can you go back to the site plan please? So, where is the main entrance going to be? Right across from -- okay. Now, but the fence is going to go around in front of that?

MR. HUBBARD: No, the fence will actually come like this in front of the building.

COMMISSIONER LORENZINI: Oh, okay, thanks, Sam.

MR. HUBBARD: And then it will start again, actually, it won't be on this location, it will start again here.

COMMISSIONER LORENZINI: And there's two different play areas. What is the difference between that? Two age groups?

MR. HUBBARD: Yes, I believe it's, yes, segregated by age.

COMMISSIONER LORENZINI: Okay, fine. That's all I had, thank you.

CHAIRPERSON DAWSON: All right, any other questions before we open up for public commentary?

COMMISSIONER SIGALOS: Yes, I had a question. I heard that you mention something about bollards. Are those protective bollards, like steel bollards or whatever, to protect any vehicles from crashing through that fence? Is that the purpose of them?

MR. HUBBARD: Yes. Yes, they're nodding their head yes.

COMMISSIONER SIGALOS: How frequently will they be spaced?

CHAIRPERSON DAWSON: Could you just come up to the microphone and answer the question? Thank you, and you need to say your name and I need to swear you in because I don't think I swore you in earlier.

MR. TOPALOGLU: Birol Topaloglu, I am the consulting architect.

(Witness sworn.)

CHAIRPERSON DAWSON: Thank you.

COMMISSIONER SIGALOS: I was just asking, these steel bollards, I mean, how often would they be spaced? What's the spacing on them?

MR. TOPALOGLU: In the traffic code, it's given 45 feet.

COMMISSIONER SIGALOS: 45 feet?

MR. TOPALOGLU: 45, yes.

COMMISSIONER SIGALOS: Okay, and that's to protect the fenced, the playground behind the fence from any cars that may come crashing through there; is that correct?

MR. TOPALOGLU: It should protect, yes.

COMMISSIONER SIGALOS: Okay, fine. That's my only question.

MR. TOPALOGLU: Thank you.

CHAIRPERSON DAWSON: All right, anything else before we open up?

COMMISSIONER CHERWIN: Yes, I have one question to Sam. Sam, you mentioned the potential stacking causing an issue with that access drive to the Days Inn. Is there any administrative, like from the Village's perspective if that does occur, are you able to post signs or whatever about, you know, Do Not Block Driveway, or is that already there? You know, is that an easy fix, painted out or something like that?

MR. HUBBARD: Yes, on the public right-of-way there?

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Let's see. We could certainly post a sign or look into posting a sign, Do Not Block Intersection, and add some striping.

COMMISSIONER CHERWIN: Yes, pretty, I mean, the Village can just do that on their own I imagine if it's --

MR. HUBBARD: Yes, I believe so. I know that IDOT controls Dundee Road so I'm not sure how --

COMMISSIONER CHERWIN: How far in?

MR. HUBBARD: -- far down they extend their jurisdiction there, but again, if for some reason those traffic operations were backing up, there are, you know, other alternatives for entrance into the site.

COMMISSIONER CHERWIN: Right. All right, that's it, thanks.

CHAIRPERSON DAWSON: All right, so with that, I'll open up for public commentary. Is there anyone in the audience who wants to speak?

(No response.)

CHAIRPERSON DAWSON: Seeing none, we'll go ahead and close public commentary. All right, I was going to start down here with Commissioner Cherwin.

Do you have any other questions or comments?

COMMISSIONER CHERWIN: No. I saw the project early on in the Committee, and I think we made a few remarks and comments. It's a great project and I think they, you know, satisfy the, you know, they've provided justification for the relief. So, I think it's a good project, that's it. Thank you.

CHAIRPERSON DAWSON: Okay, great.

COMMISSIONER SIGALOS: I was also at the Conceptual Plan Review Committee and fully understand the project and supportive of it. So, no questions.

CHAIRPERSON DAWSON: Commissioner Ennes?

COMMISSIONER ENNES: I agree. I think it's a great location for the project, to take advantage of this good site that's been sitting vacant for a while. No questions.

CHAIRPERSON DAWSON: Commissioner Drost?

COMMISSIONER DROST: No questions, just an agreement with the prior comments of the Commissioner.

CHAIRPERSON DAWSON: Commissioner Green?

COMMISSIONER GREEN: I was in that previous Committee meeting, and I enjoyed the enthusiasm. It's a great project. Yes, you do. Yes, you do.

CHAIRPERSON DAWSON: Commissioner Lorenzini?

COMMISSIONER LORENZINI: No comments, thank you.

CHAIRPERSON DAWSON: Commissioner Jensen?



COMMISSIONER JENSEN: I was at the meeting, too. I'm very happy with the project and glad to see this move forward.

CHAIRPERSON DAWSON: I was not in that meeting, but I --

COMMISSIONER GREEN: You missed it.

CHAIRPERSON DAWSON: I missed that meeting.

COMMISSIONER GREEN: It was good.

CHAIRPERSON DAWSON: I believe it based on this meeting, I believe how much fun that meeting was, but I don't have any questions other than as a mom who put three kids through daycare. I love to see daycares come into this community. This sounds like a wonderful daycare you have. You've got a proven track record. I'm excited to have you, you know, this is just advisory, but I'm excited to have you coming into the community. I love the different approach that you've explained tonight. So, I think it's a wonderful use for this location.

With that, do I have a motion?

COMMISSIONER CHERWIN: Sure, I'll make the motion.

**A motion to recommend to the Village Board of Trustees approval of PC #22-008, a Special Use Permit for a daycare center on the subject property, and the following variations:**

- 1. Chapter 28, Section 6.5-2 to allow accessory structures in a front yard.**
- 2. Chapter 28, Section 6.5-7B to allow an accessory structure in excess of 300 square feet.**
- 3. Chapter 28, Section 6.13-3A to allow a six-foot tall solid fence within a front yard.**

**This recommendation is subject to the following:**

- 1. The playground equipment/shade structure shall be shifted east to avoid encroachment into the platted 40-foot setback along the western side of the site.**
- 2. Within the two-foot space between the six-foot privacy fence and the curb, the Petitioner shall install landscaping between each bollard which shall consist of salt/drought-tolerant greenery such as ornamental grasses.**
- 3. The bicycle parking spaces proposed within the parking stall shall be relocated to the triangular landscape area at the east of the primary building entrance.**
- 4. The Petitioner shall install stop signs for control of outbound movements from the site at the two exit drives where they each intersect with Wilke Road.**
- 5. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRPERSON DAWSON: Second?

COMMISSIONER DROST: I'll second that motion.

COMMISSIONER GREEN: I'll second.

CHAIRPERSON DAWSON: That is going to be your call who said that.

COMMISSIONER GREEN: George seconded.

CHAIRPERSON DAWSON: That was quite the tie.

MR. HUBBARD: George was louder.

CHAIRPERSON DAWSON: All right, now can I have a roll call vote?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.  
MR. HUBBARD: Commissioner Drost.  
COMMISSIONER DROST: Aye.  
MR. HUBBARD: Commissioner Ennes.  
COMMISSIONER ENNES: Yes.  
MR. HUBBARD: Commissioner Green.  
COMMISSIONER GREEN: Yes.  
MR. HUBBARD: Commissioner Jensen.  
COMMISSIONER JENSEN: Yes.  
MR. HUBBARD: Commissioner Lorenzini.  
COMMISSIONER LORENZINI: Yes.  
MR. HUBBARD: Commissioner Sigalos.  
COMMISSIONER SIGALOS: Yes.  
MR. HUBBARD: Chair Dawson.  
CHAIRPERSON DAWSON: Yes.

So, congratulations, unanimous approval. Again, just a recommending body. You've got to go towards the Village Trustees. Sam will help you with any questions related to that, but exciting project and congratulations.

COMMISSIONER ENNES: Good luck!  
CHAIRPERSON DAWSON: Yes.

All right, do we have any other -- oh, sorry. I've got to open up, I keep forgetting, to general public comments. Do we have any just other business public commentary?  
(No response.)

CHAIRPERSON DAWSON: All right, seeing none, I'm going to go ahead and close the general public comment section. We don't have any other business that I see on the agenda, though you've got something there, Sam, that needs a signature it looks like.

All right, so --

COMMISSIONER JENSEN: I move adjournment.  
COMMISSIONER DROST: I'll second that.  
COMMISSIONER SIGALOS: I'll second.  
CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed? Just in case.  
(No response.)

CHAIRPERSON DAWSON: All right, thank you. Meeting adjourned.  
(Whereupon, at 8:23 p.m., the public hearing on the above-mentioned petition was adjourned.)