



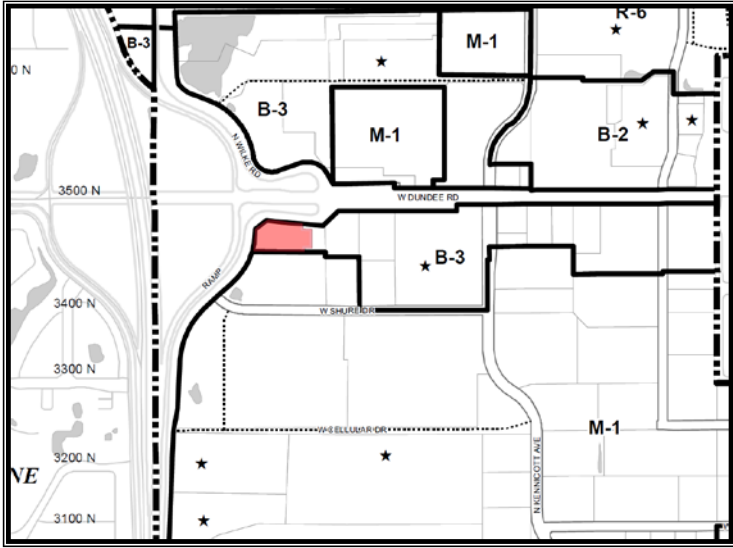
**VILLAGE OF ARLINGTON HEIGHTS**  
**STAFF DEVELOPMENT**  
**COMMITTEE REPORT**

**Project Number:** PC #22-008  
**Project Title:** Ecole 360 Childcare Center  
**Address:** 1515-1519 W. Dundee Rd.  
**PIN:** 03-07-102-014

**To:** Plan Commission  
**Prepared By:** Sam Hubbard, Development Planner  
**Meeting Date:** October 26, 2022  
**Date Prepared:** October 21, 2022

**Petitioner:** Mesut Birgun  
 Ecole 360 Child Development Center  
**Address:** 1540 W Algonquin Road  
 Palatine, IL 60067

**Existing Zoning:** B-3: General Service, Wholesale and Motor Vehicle District,  
**Comprehensive Plan:** Commercial



**SURROUNDING LAND USES**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3: General Service, Wholesale, and Motor Vehicles District	Car Dealership (Rohrman Lexus)	Commercial
South	M-1: Research, Development, and Light Manufacturing District	Multi-Family Residential Development	Offices Only
East	B-3: General Service, Wholesale, and Motor Vehicles District	Hotel (Days Inn & Suites)	Commercial
West	B-3: General Service, Wholesale, and Motor Vehicles District	Highway off-ramp	Open Space

**Requested Action:**

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

**Variations Required:**

1. Chapter 28, Section 6.5-2, to allow accessory structures (playground structures) in a front yard.
2. Chapter 28, Section 6.5-7b, to allow an accessory structure (playground structure) in excess of 300 square feet.
3. Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard.

**Project Background:**

The subject property is 79,325 square feet in size (1.82 acres) and was last occupied as a two-tenant commercial building by a medical office (Amita Health) and a bank with a drive-through (Huntington Bank). The building is currently vacant and consists of approximately 7,931 square feet of floor area. Access to the site comes from two full access curb cuts along New Wilke Road, one of which is shared with the property abutting to the south and governed by a perpetual cross access easement. In addition, the site has access to a third full access curb cut to New Wilke Road located on the Days Inn property to the east that is also governed by a perpetual cross access easement. Adjacent to this third access point, New Wilke Road intersects with Dundee Road with a full access signaled intersection. Via internal drive aisles, the Days Inn property is connected to the restaurant to the east (Jameson’s Charhouse), which is also connected to the Napleton Dealership and eventually provides access to Kennicott Drive. Although this internal connection to Kennicott Drive exists, it does not appear to be formalized through an access easement to the benefit of the subject property. Parking is shared between both the Days Inn property and the subject property, which together contains a total of 205 parking stalls.

Mesut and Meg Birgen, owners and operators of Ecole 360 Child Care Center (with two existing day care facilities in Palatine and Schaumburg) have the site under contract and have proposed a third day care location on the subject property. The facility would offer care for children aged six weeks through age five. The daycare anticipates a maximum of 130 children with 22 full time staff members. Hours of operation would be between 6:30am and 6:30pm, Monday through Friday. There would be a total of eight classrooms; one infant room, two toddler rooms, three rooms for children aged two years old and above, and two preschool classrooms.

**Zoning and Comprehensive Plan**

The subject property is currently zoned B-3, General Service, Wholesale and Motor Vehicle District. Day Care Centers are required to obtain a special use permit within the B-3 District, and the petitioner has provided a written response to the three Special Use Permit approval criteria, which criteria has been included below:

- That said special use is deemed necessary for the public convenience at this location.
- That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
- That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

The Staff Development Committee believes the necessary approval criteria have been met and supports the proposed special use permit for the following reasons. One, pursuant to the petitioner’s market assessment of 10 other day care facilities within a 5-mile radius, there are few options for families that are seeking a non-corporate daycare that provides a high-quality curriculum with college educated instructors at a price point that is tenable for families in the vicinity. Two, the proposed special use request will not be detrimental to the health, safety and general welfare of persons residing or working in the vicinity as the site has excellent access, an abundance of parking, and the use is compatible with the surrounding office and hotel uses. Third, the Comprehensive Plan designates the site as “Commercial” and the proposed day care center is compatible with this designation.

### **Conceptual Plan Review Committee**

The petitioners appeared before the Conceptual Plan Review Committee for a preliminary review of their development concept on May 25, 2022. In general, the commissioners were supportive of the proposed use. The petitioners indicated that they were interested in a variation to waive the traffic and parking study. During discussion of the concept, the Conceptual Plan Review Committee members encouraged the petitioners to submit the code required traffic and parking study as part of their Plan Commission application.

### **Building, Site and Landscaping**

The petitioners are not proposing any significant changes to the exterior of the building. The proposed exterior work consists of minor maintenance repairs, new signage, and the conversion of several windows into exit doors. The paint color of the building will remain as existing. Given the scope of the proposed exterior work, Design Commission review is not required.

Overall, the site is well suited to function as a daycare with good visibility from Dundee Road, multiple points of access, and an abundance of parking. Furthermore, the building and play area are centered on the site and not located in close proximity to neighboring buildings or residential uses. The petitioners have proposed removal of the existing drive-through equipment located on the western side of the building but would keep the canopy that covers the existing drive-through area. With exception to a small pass-through lane to the west of the canopy, all pavement in the drive-through area would be covered with a rubberized surface to be used for the outdoor play areas. The area would be fenced with a six-foot tall solid fence, and playground equipment would be added within the fenced area. Because this area is considered the front yard per the Zoning Code, the following variations are required:

- **Chapter 28, Section 6.5-2, to allow accessory structures (playground structures) in a front yard.**
- **Chapter 28, Section 6.5-7b, to allow an accessory structure (playground structure) in excess of 300 square feet.**
- **Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard.**

All variations must conform to the four hardship criteria (included below), and the petitioner has provided a written response explaining how each requested variation conforms to the approval criteria, which response has been included in the packet provided to the Plan Commission:

- **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.**

Staff supports the requested variations for the following reasons. One, while the playground area is technically a “front yard” as per the definition in the Zoning Code, given the orientation of the building and the location of the front entrance, the playground equipment and fence are located in what appears more like an exterior side yard than a front yard. Two, the six-foot tall fence enhances safety for the children in comparison to a three-foot tall open fence as would be allowed by Code. Three, the accessory structure size variation is required due to the playground shade canopy, which has no walls and is open on all four sides. Given the lack of walls, the bulk of this structure will have a minimal appearance.

However, in order to minimize the impact of the requested variations, staff is recommending two conditions of approval:

1. The proposed 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.

**Traffic, Parking, and Circulation:**

Per code, the petitioner has submitted a traffic and parking study from a certified traffic engineer (KLOA), which assessed access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and drop-off/pick-up operations. The study has concluded that there is sufficient capacity at neighboring intersections to accommodate for the anticipated traffic that will be generated by the proposed daycare during peak travel times (7:45am-8:45am and 4:15pm-5:15pm). Additionally, parents/guardians will be required to park and walk their child to/from the building during drop-off/pick-up times; with the abundance of parking onsite, drop-off/pick-up operations are not expected to be a problem. However, the study recommended that stop-signs be added to the western and northern drive aisles where they intersect with Wilke Road. As these improvements are not currently shown on the plans, a condition of approval to require these signs has been recommended below.

The site currently operates with two-way traffic circulation, with exception to the existing drive-through lanes where the traffic flow reverts to one-way heading in a counter clockwise direction. The proposed removal of the drive-through and construction of the curbed playground will maintain the one-way circulation in this area. As previously mentioned, the subject property has a cross access agreement with the Days Inn hotel located to the east, which property has internal connections east to the Napleton Dealership property that has access to Kennicott Avenue. Additionally, the subject property has internal access to the office property abutting to the south, which has a secondary access point onto Wilke Road and also access to Shure Drive (although it should be noted that the only formalized access on/through the southern property is through their shared connection to Wilke Road). The KLOA study evaluated cut through-traffic occurring on the site to determine its potential impact on drop-off/pick-up operations and found minimal cut-through traffic occurring, with around five vehicles travelling through the site during the AM peak hour and around six vehicles during the PM peak hour.

With regards to parking, since the subject property shares a parking field with the Days Inn hotel to the east that is governed by a reciprocal shared parking agreement, the amount of code required parking is calculated based on the sum of both uses. Relative to code requirements, there is a 47-space parking surplus. The parking row along the northern side of the site adjacent to the main front entrance will be the optimal area for drop-off/pick-up parking as it is closest to the primary building entrance. This parking row contains 12 parking spaces with a 13<sup>th</sup> space proposed to be converted into a bike parking zone that would include 10 bicycle parking stalls. To preserve this 13<sup>th</sup> space as an automobile parking stall, the Staff Development Committee has recommended the proposed bike parking be relocated to the triangular area east of the main entrance to the building. A condition of approval relative to this change been included in the recommendation below. The detailed parking calculations for the subject property have been included in **Table I** located on the next page.

**Table I: Parking Calculations**

SPACE	PARKING CODE USE	NUMBER OF EMPLOYEES	NUMBER OF CLASSROOMS	NUMBER OF CHILDREN	NUMBER OF HOTEL ROOMS	PARKING RATIO	PARKING REQUIRED
Ecole 360 Childcare	Day Care Center	22	8	130	N/A	1.5 spaces per employee	33
Days Inn	Hotel	N/A	N/A	N/A	123	1 Space per Hotel Room	123
Total Parking Required							156
Total Parking Provided							203
Parking Surplus/(Deficit)							47

Per Code, two bike parking stalls are required and the ten proposed bike parking stalls will satisfy the code requirement. However, the Staff Development Committee has recommended a condition of approval to relocate the proposed bike parking spaces from the existing automobile parking stall within the northern parking row to the small triangular landscape area to the east of the main front entrance. Unless the petitioner anticipates that 10 bike parking stalls are necessary to accommodate for the bike parking demand generated by employees or customers, a reduction to two bike parking spaces is encouraged, which would comply with Code and also maximize the greenspace within the triangular area.

**RECOMMENDATION**

The Staff Development Committee (SDC) reviewed the requested Special Use Permit to allow a Day Care Center on the subject property, as well as the following variations:

- **Chapter 28, Section 6.5-2, to allow accessory structures (playground structures) in a front yard.**
- **Chapter 28, Section 6.5-7b, to allow an accessory structure (playground structure) in excess of 300 square feet.**
- **Chapter 28, Section 6.13-3a, to allow a 6’ tall solid fence within a front yard.**

The Staff Development Committee recommends **APPROVAL** of the application subject to the following conditions:

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 the triangular landscape area at the east of the primary building entrance.
4. The petitioners 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 petitioners shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

October 21, 2022

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads