



VILLAGE OF ARLINGTON HEIGHTS

— INC. 1887 —

Date: Date April 25, 2024

To: Jorge Torres, Director of Building & Life Safety

From: Elliot Eldridge, Assistant Building Official of Building & Life Safety

Subject: Staff Development Committee - Tots Land Daycare at 1007 W. Euclid Ave.

General Comments:

The information provided is conceptual only and subject to a formal plan review. Since interior alterations are contemplated, then the following comments are applicable:

1. The design and construction of the facility shall comply with the following adopted codes:
 - a. 2018 International Building Code with amendments
 - b. 2018 International Fire Code
 - c. 2018 International Fuel Gas Code
 - d. 2018 International Mechanical Code
 - e. 2018 Illinois Accessibility Code
 - f. 2021 ILLINOIS Energy Conservation Code
 - g. 2017 National Electrical Code
 - h. 2014 Illinois Plumbing Code

Submittal is missing this information.

2. Drawings produced by an Illinois licensed architect are required for permit submittal. The plans do not appear to conform to this requirement.
3. This is a change of use (from a B to an I-4). Required info not provided.
4. An additional restroom may be required per the Illinois Plumbing Code to provide separate men's and women's facilities. Provide a plumbing fixture count analysis. The plans do not appear to conform to this requirement.
5. Any additional restroom(s) will be required to comply with the 2018 Illinois Accessibility Code. The plans do not appear to conform to this requirement.
6. For the proposed kitchen, provide isometric plumbing drawing shows plumbing drain, waste, and vent lines. Show how they are interconnect, and include the actual pipe sizes. Required info not provided.

7. Provide a life safety plan that shows the location of any/all fire-resistance rated construction, and travel distance to exits from the most remote locations, as well as the location of exits and emergency light fixtures. Information was not provided.
8. Provide a list and location of essential restaurant kitchen equipment, suppression systems, and fixtures proposed. Information was not provided.
9. Provide locations of exit signs and emergency lighting. The bottom of new egress markings shall be located at a vertical distance of not more than 6 ft 8 in. (2030 mm) above the top edge of the egress opening intended for designation by that marking. The plans do not appear to conform to this requirement.
10. Per 903.3 Installation requirements, automatic sprinkler systems shall be designed and installed in accordance with Sections 903.3.1 through 903.3.8. Information was not provided.
11. Provide a life safety plan that shows the location of any/all fire-resistance rated construction, and travel distance to exits from the most remote locations, as well as the location of exits and emergency light fixtures. Information was not provided.
12. Per 903.3.1 Standards, sprinkler systems shall be designed and installed in accordance with Section 903.3.1.1, unless otherwise permitted by Sections 903.3.1.2 and 903.3.1.3 and other chapters of this code, as applicable. Information was not provided.
13. The fire suppression and fire alarm systems shall be properly tested by a licensed testing agency and copies provided to the Building & Life Safety Department. The plans do not appear to conform to this requirement.
14. Counter height at the transaction counters is not indicated. Maximum height is 34 inches. In order to verify compliance, please provide the height of the transaction counters. Required info not provided.
15. Since there is a second story, provide detail on the function of this space and how accessible access is achieved. Information was not provided.
16. Since two new outdoor playgrounds and an interior playground are proposed, provide details on how accessible access is achieved to these spaces. Information was not provided.
17. Provide calculation minimum number and size for the means of egress for the spaces based on the calculated occupant load and the number of required. Information was not provided.
18. Provide an approved water supply capable of supplying the required fire flow for fire protection shall be provided. Submittal is missing this information.
19. Provide locations of fire hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet exclusive of shoulders. A fire hydrant shall be located within 100 feet of the structure.
20. The fire alarm shall be capable of sending a wireless signal and shall be monitored by Northwest Central Dispatch. Once accepted, fire alarm system shall not be placed out of service unless approved by the Village. Submittal is missing this information.
21. An occupancy certificate will be required prior to occupying the space.

22. Note: "A transmittal letter detailing all the changes from the initial review will be required for any additional reviews".
23. Separate permits are required for permits are required for the following:
 - Fire Alarm
 - Fire Suppression
 - Signage



Village of Arlington Heights

Interoffice Memorandum

To: Planning Staff Liaison
From: Nanci Julius, P.E., Senior Civil Engineer
Department: Public Works Department, Engineering Division
File Number: PCA00005-2024
Project: 1007 W Euclid Ave Day Care
Review Round: Round 1
Date: April 25, 2024

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING?

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
ii. Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
iii. Storm Sewer.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
b. Surface Improvement			
i. Pavement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
ii. Curb & Gutter.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
iii. Sidewalks.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
iv. Street Lighting.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
c. Easements			
i. Utility & Drainage....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
ii. Access.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC.....	<input checked="" type="checkbox"/>	d. IEPA.....	<input type="checkbox"/>
b. IDOT.....	<input type="checkbox"/>	e. CCHD.....	<input checked="" type="checkbox"/>
c. ARMY CORP...	<input type="checkbox"/>	f. OTHER.....	<input type="checkbox"/> _____

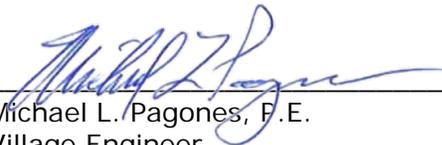
- 3. R.O.W. DEDICATIONS..... YES NO _____
- 4. SITE PLAN ACCEPTABLE..... YES NO _____
- 5. PRELIMINARY PLAT ACCEPTABLE..... YES NO N/A _____
- 6. TRAFFIC STUDY ACCEPTABLE..... YES NO _____
- 7. STORMWATER DETENTION REQUIRED..... YES NO TBD _____
- 8. CONTRIBUTION ORDINANCE EXISTING..... YES NO _____
- 9. FLOOD PLAIN OR FLOODWAY EXISTING..... YES NO _____
- 10. WETLAND EXISTING..... YES NO _____

ADDITIONAL COMMENTS ARE ATTACHED.

PLAN COMMISSION PCA00005-2024
Tots Land Inc. Day Care Center
1007 W Euclid Ave
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:
- | | |
|-------------------------------|--|
| Projected Coordinate System: | NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet |
| Projection: | Transverse_Mercator |
| False_Easting: | 984250.00000000 |
| False_Northing: | 0.00000000 |
| Central_Meridian: | -88.33333333 |
| Scale_Factor: | 0.99997500 |
| Latitude_Of_Origin: | 36.66666667 |
| Linear Unit: | Foot_US |
| Geographic Coordinate System: | GCS_North_American_1983 |
| Datum: | D_North_American_1983 |
| Prime Meridian: | Greenwich |
| Angular Unit: | Degree |
13. The traffic study must be prepared by a traffic engineer. The study shall include at a minimum:
- The intersection of Kennicott Ave and Euclid Ave.
 - The entrance and exit to the Arlington Heights Post Office located at the southeast corner of Kennicott Ave and Euclid Ave.
 - The entrance off of Euclid Ave for the bank allowed eastbound and westbound traffic to enter the site. The study should evaluate right-out only.
14. The existing entrance off of Euclid Ave is currently inbound only. The proposed site plan is not dimensioned; however, it appears that from the site plan that the access off of Euclid Ave will be widened to the east to accommodate two-way traffic.
- Euclid Ave is under the jurisdiction of the Cook County. Any modifications to the existing entrance will require review and approval by the Cook County Department of Transportation and Highways.
 - If the Euclid Ave entrance is to be modified, access shall be limited to right-out only.
 - If stop control is required for the exit, detectable warnings are required.
 - The sidewalk shall be removed and replaced.
 - There is an existing mature parkway tree located approximately 15 ft east of the existing entrance. The tree may need to be removed to accommodate the modifications.
15. If the south access off of Kennicott Ave is to be removed, the curb shall be removed and replaced with a full head curb, the parkway restored with topsoil and seed, and the pavement be repaired a minimum of 2 ft wide.

16. All existing sidewalk along both the Kennicott Ave and Euclid Ave shall be inspected for condition. Additional sidewalk removal and replacement may be required. This can be addressed at permit. The petitioner shall accept this understanding.
17. The site modifications must conform to the Illinois Accessibility Code. This will be reviewed at permit.
18. Provide dimensions on the site plan.
19. The project must meet Village stormwater detention requirements. Provide calculations for the existing and proposed impervious and pervious conditions to determine if detention will be required from an increase in impervious area. If the detention required is minimal, fee-in-lieu of detention would be acceptable. This can be addressed at permit.
20. A commercial kitchen may trigger the need for an exterior grease trap. An MWRD permit would be required for an exterior grease trap.
21. If the existing water service is lead, replacement of the water service is required.



Michael L. Pagones, F.E. 04-25-24
Village Engineer Date

Village of Arlington Heights Interoffice Memorandum



To: Dan Osoba, Planner 1
From: Jeff Bohner, Health Officer
Department: Health Services Department
File Number: PCA 00005-2024
Project: 1007 W. Euclid
Review Round: Round 1 review
Date: April 19, 2024

The kitchen will need to be commercial grade and subject to Illinois Food Code requirements.

Village of Arlington Heights Interoffice Memorandum



To: Damian Dwulit
From: Dan Osoba
Department: Planning & Community Development
File Number: PC 24-005
Project: 1007 W Euclid Ave – Tots Land Daycare Center SUP
Review Round: Round 1 Review
Date: April 26, 2024

- | | <u>YES</u> | <u>NO</u> |
|--|-------------------------------------|-------------------------------------|
| 1. COMPLIES WITH COMPREHENSIVE PLAN: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. COMPLIES WITH THOROUGHFARE PLAN: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. VARIATIONS NEEDED FROM ZONING REGULATIONS: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. SUBDIVISION REQUIRED: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

See additional review comments on next page.

**Planning & Community Development Dept.
Review**

April 26, 2024



REVIEW ROUND 1

Project: Tots Land Day Care Center Special Use Permit
1007 W Euclid Ave

Case Number: PC 24-005

General:

7. Based on a review of the Round 1 submittal, the Plan Commission must review the following zoning actions:
 - a) A Special Use Permit for a Day Care Center on the subject property.
 - b) As submitted, a Traffic and Parking Study variation would need to be requested. As discussed, staff would not support a request for variance to waive the Traffic and Parking Study requirement. Please submit a Traffic and Parking Study with your next submission. You may utilize the data already collected as the basis for a parking study. Note this study must be completed and stamped by a Traffic Engineer.
 - c) A variation from Chapter 28, Section 6.5-2, to allow accessory structures (play equipment) in a side yard where all accessory structures are required to be in a rear yard.
8. A Design Commission application has been received for the building addition and is currently under view. Note that this Design Commission application must be reviewed and approved prior to bringing this petition to the Plan Commission.
9. Prior to appearing before the Plan Commission, staff is requesting that you hold a Neighborhood Meeting to discuss this proposal with neighbors and allow them to express concerns and have questions answered. The PIN list that has been provided to you may be used to send out notice of a Neighborhood Meeting. Note that Village staff does not attend these meetings; however, we would need you to provide the list of addresses notified of the meeting and meeting details including the date, time, attendance, discussion topics, questions, and concerns. This does not need to be minutes or a recording of the meeting.
10. With regards to the Market Analysis, please outline where the nearest Polish/American daycare is located.
11. Provide a separate document that addresses each of the three criteria for Special Use Permit approval and outlines how the proposed day care complies with each standard:
 - That said special use is deemed necessary for the public convenience at this location.
 - That such case will not, under any 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.
12. For any variation requested, provide a separate document that addresses each of the four criteria necessary for variation approval and outlines how each requested variation complies with the standards for approval:
 - The proposed variation 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.

Parking Survey:

13. Please clarify the number of employees proposed. There are instances of 11 employees listed and instances of 12 employees listed. For the purposes of calculating parking, the total below was 12 employees, which still provides a surplus of 19 spaces.

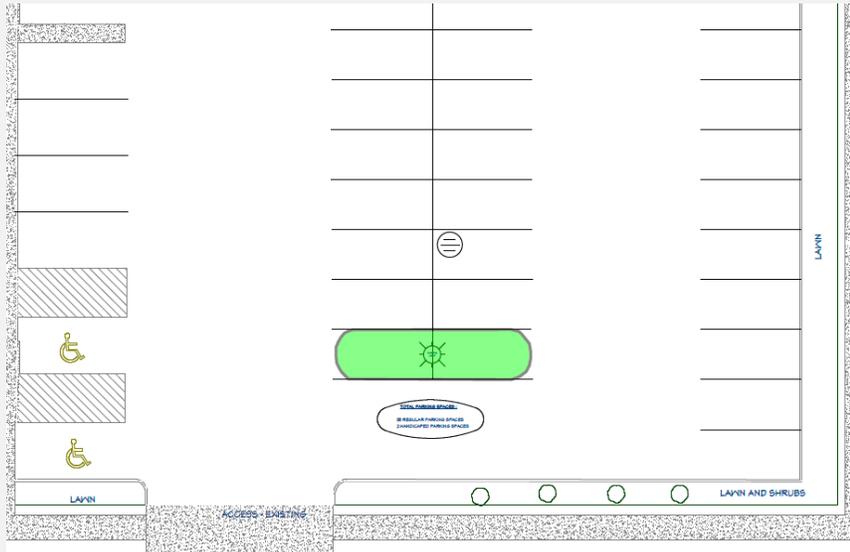
Tenant	Code Uses	Gross Square Footage	Parking Ratio	Number of Employees	Parking Required
1007 W Euclid Ave	Day Care Center	5727 sq. ft.	3 spaces per 2 employees	12	18
Total Parking Required					18
Total Parking Provided					37
Surplus/(Deficit)					19

14. Per the project narrative, there will be 11 teachers during peak times. Please outline how many additional staff will also be onsite during peak times (front desk staff, cook, support staff, managers, etc.).
15. Per the CPRC staff report, the traffic and parking study needs to include the following:
- Access for drop-off/pick-up to ensure the queuing does not spill onto adjacent roadways
 - Queuing that may occur on Euclid due to the train tracks, which may impact site ingress/egress.
 - On-site circulation for drop-offs/pick-ups
 - Trip generation
16. One (2) bicycle parking spaces are required. Please show the location of the bicycle parking spaces on the plans. The bicycle parking space should be located near a main building entrance and on a paved surface.

Site Modifications

17. Label all elevations based on the direction they are facing. It is difficult to determine which side of the building each elevation is based on just "Elevation 1", "Elevation 2", etc.
18. For the purposes of this application package, please label the materials on the proposed elevations (i.e. existing brick, proposed aluminum siding, etc.). Additionally, please remove any fencing where it blocks view of the building (or show only the fence outline as a dashed line with a note calling out that it is a fence).
19. Note for trash enclosures: the fencing surrounding the enclosure must be 6-feet and be fully opaque. Please ensure that the fencing is labeled to comply.
20. If there is an opportunity to remove the southern access and curb cut on N. Kennicott Ave, staff would support the removal and relocation of the trash enclosure. Given the excess parking shown, spaces may be removed to accommodate a new location for a trash enclosure.
21. Please clarify if an existing fence is located on the property line for the west and south properties. Please confirm that the existing 4' tall fence along the southern and western property lines will be removed. Additionally, please confirm that the newly proposed fence along the western property line will not extend further north than the front of the single-family home to the west (if so, it would require a variation).
22. ADA accessible parking stalls are allowed to share an accessible aisle. Revise the two stalls to share an accessible aisle, which will increase the parking supply by one space.
23. One room on the floorplans is missing a label. Please label the room according to its use.
24. Provide manufacturers product specifications/cut sheets for each proposed fence.

25. Please confirm that the outdoor play areas will not include any noise making devices (bells, wind chimes, etc.).
26. Would any of the outdoor play areas include shade structures/sun screens/awnings/canopies? If so, these elements must be shown on the plans and details must be provided on the height, size, material, etc.
27. A curbed landscape island is required beneath all light poles, which shall include a shade tree at each end. Additionally, a curbed landscape island is required at the termination of the western parking row. Please add the code required landscape island as shown below:



Business Operations

28. Please ensure all documents include children up to age 5 as discussed. There is a discrepancy between the business operations and project description documents.

Resubmittal

29. Provide a formal response to all Round 1 Department Review Comments as well as revised plans to address each comment, and submit files via the CSS portal on the Village website. Once your response to these comments, along with revised plans, are uploaded to the CSS portal, please send me an email to let me know that the resubmittal has been uploaded.
30. Please ensure that a revision date is added to all plans or documents that are revised as a result of these comments.

Prepared by: *Dan Osoba*
Dan Osoba



Village of Arlington Heights
Interoffice Memorandum

To: Dan Osoba, Planner I
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PCA00005-2024
Project: 1007 W. Euclid
Review Round: Round 1 Review
Date: April 23, 2024

- | | <u>YES</u> | <u>NO</u> |
|---|-------------------------------------|-------------------------------------|
| 1. COMPLIES WITH TREE PRESERVATION ORDINANCE: | N/A | <input type="checkbox"/> |
| 2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. PARKWAY TREE FEE REQUIRED: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

COMMENTS:

1. Please note that per Chapter 28, Section 6.15 a three-foot-high screen is required between the public right of way and the parking area. Please incorporate the code required landscaping along Euclid and Kennicott.
2. The plan is graphically incorrect and the placement of the plant material is very random. Please identify the species, quantities, sizes and evaluate the placement of the proposed plant material. Please show the existing trees/landscaping as part of the landscape plan.
3. It is recommended that landscaping be provided between the walk and fence along the Euclid frontage. Please provide details/elevations for the proposed fence.
4. Landscape screening must be provided for any utility/mechanical areas. Any new utility/mechanical boxes must be placed where they are not visible and screened.
5. Please evaluate the location of the trash enclosure. As proposed, it is immediately adjacent to the residential. In addition, please provide landscaping in the southeast corner adjacent to the residential along the rear property line.
6. A tree fee of \$4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape cost.
7. Additional comments may be forthcoming after a more detailed landscape plan is provided.