

Tots Land Inc.

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Chicago 5/31/2024

Village of Arlington Heights

Response to Round 1 General Comments – Plan Commission . Letter from Elliot Eldridge. Assistant Building Official of Building and Safety dated April 25, 2024

1. The design and construction of the facility will 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

Tots Land Inc is aware of these requirements and will comply

2. Drawings produced by an Illinois licensed architect are required for permit submittal.
Tots Land Inc is aware of these requirements and will comply

3. This is a change of use (from a B to an I-4).
Tots Land Inc is aware of these requirements and will comply

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.
Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

5. Any additional restroom(s) will be required to comply with the 2018 Illinois Accessibility Code.
Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

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.
Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

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.
Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

8. Provide a list and location of essential restaurant kitchen equipment, suppression systems, and fixtures proposed.
Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

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.
Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

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.
Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

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.
Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

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.
Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

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.
Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

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.
Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

15. Since there is a second story, provide detail on the function of this space and how accessible access is achieved.

Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

16. Since two new outdoor playgrounds and an interior playground are proposed, provide details on how accessible access is achieved to these spaces. **Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.**

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.

Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

18. Provide an approved water supply capable of supplying the required fire flow for fire protection shall be provided.

Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

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.

Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

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.

Tots Land Inc is aware of these requirements and will comply.

21. An occupancy certificate will be required prior to occupying the space.

Tots Land Inc is aware of these requirements and will comply.

22. Note: "A transmittal letter detailing all the changes from the initial review will be required for any additional reviews".

Tots Land Inc is aware of these requirements and will comply.

23. Separate permits are required for permits are required for the following:

Fire Alarm

Fire Suppression

Signage

Tots Land Inc is aware of these requirements and will comply.

**Response to Round 1 General Comments – Plan Commission .
Letter from Nanci Julius. P.E. Senior Civil Engineer dated April 25, 2024**

Department: Public Works Department, Engineering Division

File Number: PCA00005-2024

1.-10. Tots Land Inc is aware of these requirements and will comply

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.

Tots Land Inc is aware of these requirements and will comply

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

Tots Land Inc is aware of these requirements and will comply

13. The traffic study must be prepared by a traffic engineer. The study shall include at a minimum:

a. The intersection of Kennicott Ave and Euclid Ave.

b. The entrance and exit to the Arlington Heights Post Office located at the southeast corner of Kennicott Ave and Euclid Ave.

c. 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.

Traffic study that meets requirements will be submitted for Round 2 Review

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.

Entrance off of Euclid will remain unchanged – inbound only. Plans are corrected for Round 2 Review

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.

Tots Land Inc do not Intend to remove south access off of Kenicott Ave

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.

Tots Land Inc is aware of these requirements and will comply

17. The site modifications must conform to the Illinois Accessibility Code. This will be reviewed at permit.

Tots Land Inc is aware of these requirements and will comply

18. Provide dimensions on the site plan.

Plans are corrected for Round 2 Review and include dimensions on the side 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.

Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

20. A commercial kitchen may trigger the need for an exterior grease trap. An MWRD permit would be required for an exterior grease trap.

Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

21. If the existing water service is lead, replacement of the water service is required.

Tots Land Inc is aware of these requirements and will comply, that requirement will be addressed by licensed architect during permit process.

Response to Round 1 General Comments – Plan Commission .
Letter from Jeff Bohner, Health Officer dated April 19, 2024

Department: Health Services Department
File Number: PCA00005-2024

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

Tots Land Inc is aware of these requirements and will comply

**Response to Round 1 General Comments – Plan Commission .
Letter from Dan Osoba, Planning & Community Development dated April 26, 2024**

**Department: Planning & Community Development
File Number: PC 25-005**

1.-8.

Tots Land Inc is aware of these requirements and will comply.

9. Neighborhood Meeting

**Neighborhood Meeting was held by TOTS LAND INC at 1007 W Euclid Ave ,
Arlington Heights IL (Old BMO HARRIS BANK) on Tuesday May 21st 2024 at 7.00
PM.**

No one showed up at the meeting

10. With regards to the Market Analysis, please outline where the nearest Polish/American daycare is located.

**The two largest Polish-American childcare providers in the Chicago Metro Area are
Tots Land (currently 3 locations) with the closest location in Roselle IL and Wyspa
Dzieci / Kids Island (currently 4 locations) with the closest location in Northbrook
IL. There are also several smaller providers on our market. A noteworthy one that
is close to Arlington Heights is ABCD Academy in Mount Prospect IL**

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

Separate document provided with Round 2 Documents6

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:

Separate document provided with Round 2 Documents

13. Please clarify the number of employees proposed.

**Maximum Number of Employees on one shift , at the same time will be :
(13) thirteen :**

**(11)eleven teachers
(1) one director
(1) one cook**

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.).

**Maximum Number of Employees on one shift , at the same time will be :
(13) thirteen :**

**(11)eleven teachers
(1) one director
(1) one cook**

15. Per the CPRC staff report, the traffic and parking study needs to include the following:
a) Access for drop-off/pick-up to ensure the queuing does not spill onto adjacent roadways
b) Queuing that may occur on Euclid due to the train tracks, which may impact site ingress/egress.
c) On-site circulation for drop-offs/pick-ups
d) Trip generation

Tots Land Inc is aware of these requirements and will comply.

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.

Bicycle parking meeting requirements is marked on revised plans

17.-20.

Corrected on revised plans

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).

Tots Land Inc confirms that existing fence on west and south property lines will be demolished due to poor condition. A new 6ft tall will be built. A new fence will be build on the property line as it should be. (Existing fence was build outside of the property line on the south-west corner)

Tots Land Inc confirms that newly proposed fence along the western property line will not extend further north than the front of the single family home to the west.

Tots Land Inc confirms that newly proposed fence along the southern property line will not extend further east than the front of the single family home to the south.

22.-23.

Corrected on revised plans

24. Provide manufacturers product specifications/cut sheets for each proposed fence.

Separate document provided with Round 2 Documents

25. Please confirm that the outdoor play areas will not include any noise making devices (bells, wind chimes, etc.).

Tots Land Inc is confirms that outdoor play areas will not include any noise making devices.

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.

Tots Land Inc is confirms that NO Shade structures/sun screens/awnings/canopies will be installed on outside play areas

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:

Corrected on revised plans

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.

28.-30.

Tots Land Inc is aware of these requirements and will comply.

**Response to Round 1 General Comments – Plan Commission .
Letter from Derek Mach, Landscape Planner dated April 23, 2024**

Department: Planning & Community Development

File Number: PCA00005-2024

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.

Corrected on revised plans

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.

Corrected on revised plans

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.

Corrected on revised plans

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.

Tots Land Inc is aware of these requirements and will comply.

There is NO NEW utility / mechanical boxes that will be installed.

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.

Corrected on revised plans

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.

Tots Land Inc is aware of these requirements and will comply.

7. Additional comments may be forthcoming after a more detailed landscape plan is provided.

Tots Land Inc is aware of these requirements and will comply.