



Project Background:

The subject property is located at the former BMO Harris Bank at 1007 W Euclid Ave, which is the southwest corner of W Euclid Avenue and S Kennicott Ave. The former bank building is approximately 5,000 square-feet and includes a drive-through canopy on the interior side (west) portion of the property.

The petitioner is proposing a day care center at this location and renovating the interior of the former bank building to fit the needs of the business. The petitioner has proposed new classrooms, administrative offices, bathrooms, and a commercial kitchen. The existing drive-through lanes are proposed to be replaced with a new 732 square-foot building addition for an indoor playroom space.

The proposed exterior improvements include removal of the drive-through lanes along the west and south of the building and restriping the parking lot with five new parking spaces. The drive-through pavement is proposed for replacement with Jamboree playground tiles and new pre-fabricated playground structures. A 6-foot wooden privacy fence is shown along the west and south property boundaries to enclose the new playground spaces. Landscaping is proposed along the west property line between the property and the adjacent single-family residential home.

The proposed day care center intends to provide services to children ages one through six and will operate Monday through Friday from 7:00 AM to 6:00 PM. The maximum number of children in the day care center is 91 with 11 teachers and 2-4 administrative staff. The petitioner intends to limit hours of operation of the outdoor playgrounds to Monday through Friday 9:00 AM to 12:00 PM and 3:00 PM to 5:00 PM, and limit the capacity of children using them at any given time to reduce the noise impacts on neighbors to the west. Playground 1 (northwest of the building) is intended for children 1-2 years of age and will have a maximum of 16 children with two teachers. Playground 2 (southwest of the building) is intended for children 3-6 years of age and will have a maximum of 20 children and two teachers.

Zoning and Comprehensive Plan

The property is zoned B-1 Business District Limited Retail. Accordingly, a Special Use Permit is required for a day care center in the B-1 District. The proposed use is classified as a Day Care Center, which includes any institution or place in which 3 or more children under the age of 6 apart from their parents or guardian are cared for during part or all of the day between 6:00 AM and 9:00 PM. As part of their formal application to the Plan Commission, the petitioner has provided a written response to each of the three criteria necessary for a Special Use Permit as part of this petition and included in the agenda. The criteria are referenced below:

- **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.**

The Comprehensive Plan classifies this property as appropriate for "Offices Only" land uses, and the proposed day care center is compatible with this designation. Commercial services such as day care centers are occupying and fulfilling community needs in spaces more traditionally reserved for office space. Staff finds that the proposed day care center is consistent with the spirit and intent of the Comprehensive Plan.

Building, Site, Landscaping:

The exterior building modifications proposed for a 732 square-foot building addition required a Design Commission application. Staff reviewed the proposed changes to the building and administratively approved the improvements as they are consistent with the design of the building and comply with the Commercial Building Design Guidelines. The proposed rendering is shown in **Exhibit I**.

The petitioner has requested two variances for accessory structures within the side yard and for fencing within the front yard. The criteria for variation approval are found below. The petitioner has responded to these criteria which has been reviewed by the SDC:

- **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.**

Due to the locations of the existing open space and the need for outdoor play area for the day care the petitioner has requested the following variation:

- **Variation to Section 6.5-2, to permit playground equipment, which is considered an accessory structure, to be located within the side yard.**

The SDC is supportive of this variance due to the nature of the day care center and the need for outdoor play areas. The proposed location for the playground equipment is in an appropriate location approximately 21-feet from the side property line and the petitioner has provided measures to ensure that the variance request will not cause any nuisance onto adjacent properties by limiting the number of children outside at one time and providing screening with a new fence and landscaping.

In an effort to fully screen the non-residential property from the residential property, the petitioner has proposed a 6-foot privacy fence along the western property line. This fence extends into the front yard as defined by Chapter 28, which states that the smaller of the two frontages on a corner lot shall be the front yard. In this case, the frontage on West Euclid Avenue is the front and therefore the 6-foot privacy fence is encroaching into the front yard. The petitioner has requested the following variation:

- **Variation to Section 6.13-3.a, to allow a six foot high open and six foot high solid fence in the front yard where a maximum 36 inch high open fence and prohibits solid fences in a front yard is permitted.**

The SDC is supportive of this variance in order to provide an adequate screen between the playground area of the day care center and the residential properties. The fence will not block sight lines for vehicle or pedestrian movements as it is setback 25-feet from the West Euclid Avenue right-of-way and provides some additional screening for the parking lot.

The petitioner worked with staff to organize and schedule a community meeting, which was held on-site at 1007 W Euclid Avenue on May 21, 2024. Notice of this community meeting was provided via mail to the same mailing list for this Plan Commission public hearing. While the meeting was held, there were no attendees.

Staff worked with the petitioner to provide additional landscaping on the site to screen the property from residential properties to the west and south and provide parking lot landscaping. The petitioner has provided Emerald Green Arborvitae along the west and south property lines; however, staff requests that the spacing of the plantings is reduced to 3.5-feet to provide a consistent screen from the residential properties. Additionally, staff has requested an infill of landscaping along West Euclid Avenue where the burning bushes are absent. A condition of approval is recommended by the SDC for these outstanding landscape items.

Parking & Traffic:

Per Section 6.12-1(2)(a), a traffic and parking analysis is required as the project is larger than 5,000 square feet and located along a secondary arterial (Euclid Ave). The petitioner has furnished a traffic and parking analysis to identify the intersection of North Kennicott Avenue and West Euclid Avenue,

ingress and egress of the site, pick-up and drop-off operations evaluation, and access on West Euclid Avenue.

Staff has reviewed the proposed site plan and traffic study and determined that circulation and site access flows efficiently as designed. Site access is proposed as full-movement on North Kennicott Avenue from the existing access location and restricted ingress only access from West Euclid Avenue. The West Euclid Avenue access is currently configured as an entrance only access; however, the traffic study provided analysis of the possibility of permitting two-way ingress and egress onto West Euclid Avenue. A condition of approval is recommended by the SDC to require updated plans and analysis of the access if it is modified to a full movement driveway along West Euclid Avenue.

Based on operator surveys of existing day care facilities, most children are dropped off between the hours of 7:00 A.M. and 9:30 A.M. The largest number of students dropped off typically occurs between 8:00 A.M. and 9:00 A.M. with approximately 37 percent of students being dropped off during this peak hour. This results in approximately 34 children being dropped off during this peak hour. Most children are picked up between the hours of 4:00 P.M. and 6:00 P.M. Per the traffic study, throughout the day it is generally assumed that 15 parking spaces will be occupied by employees. This results in 22 parking spaces available to be utilized for pick-up/drop-off activities and for visitors.

Due to the ongoing nature of drop-off and pick-up activities with the process for parents and guardians taking approximately five to ten minutes, the available parking spaces during the peak period will provide adequate parking to accommodate both parked vehicles for staff and drop-off and pick up activities.

Staff has analyzed the site relative to parking requirements and finds that based on the information provided by the petitioner, the proposed use conforms to parking regulations. The following table illustrates the parking requirements relative to the use on the site:

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	15	23
Total Parking Required					23
Total Parking Provided					37
Surplus/(Deficit)					14

This proposal results in the requirement of additional off-street motor vehicle parking; therefore, bicycle parking is required. The required bicycle parking for Day Care Centers is one bicycle parking space for every 100 children at maximum enrollment, plus three spaces per every 40 employees; therefore, two bicycle parking spaces are required. The petitioner has provided four bicycle parking spaces on-site to comply with this requirement.

RECOMMENDATION

The Staff Development Committee (SDC) has reviewed the proposed Special Use Permit for a Day Care Center within the B-1 Business District, Limited Retail, along with the following variation to Chapter 28 of the Municipal Code:

1. Variation to Section 6.5-2, to permit playground equipment, which is considered an accessory structure, to be located within the side yard.
2. Variation to Section 6.13-3.a, to allow a six foot high open and six foot high solid fence in the front yard where a maximum 36 inch high open fence and prohibits solid fences in a front yard is permitted.

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

1. Petitioner shall limit the capacity of each outdoor playground area to 20 children at any given time.
2. Petitioner shall limit the hours of operation of the outdoor playgrounds to be 9:00 AM – 12:00 PM and 3:00 PM to 5:00 PM.
3. Petitioner shall provide an updated plan and analysis of the access into the site from West Euclid Avenue to the Village if the ingress-only access on West Euclid Avenue is proposed to be modified to permit two-way traffic.
4. Petitioner shall provide an updated landscape plan demonstrating compliance with the requirements of Section 6.15-1.2 New Landscaping Requirements and install before October 1, 2024.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

____ July 3, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

EXHIBIT I – Rendering

