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

COMMISSION

RE: TOTS LAND DAYCARE - 1007 WEST EUCLID AVENUE - PC #24-005
SPECIAL USE PERMIT FOR A DAYCARE CENTER IN THE B-1 DISTRICT

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 10th day of July, 2024 at the hour of 7:49 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning & Community Development
DAN OSOBA, Planner I

CHAIRPERSON CHERWIN: All right, the second matter we have on the agenda is the Tots Land Daycare.

Dan, have all public notices been given on that matter?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: Thanks.

Do we have anybody representing the Petitioner here who is going to be speaking? If so, please come up and we'll do the old swearing in. If you could raise your right hand?

(Witnesses sworn.)

CHAIRPERSON CHERWIN: Great. Could you please state your names both for the record?

MS. DWULIT: Anita Dwulit.

CHAIRPERSON CHERWIN: We may need spelling on that.

MS. DWULIT: D-w-u-l-i-t, Anita.

CHAIRPERSON CHERWIN: Okay, thank you.

MR. DWULIT: And Damian Dwulit, D-w-u-l-i-t.

CHAIRPERSON CHERWIN: Okay, thank you. Have you both read the conditions for your approval?

MS. DWULIT: Yes.

MR. DWULIT: Yes.

CHAIRPERSON CHERWIN: And do you agree with those?

MS. DWULIT: Yes.

CHAIRPERSON CHERWIN: Okay, very good. What we'll do is have you start, just like we did last time, start your presentation, then we'll move to the Staff.

MS. DWULIT: Yes. So, first, a couple of words about our company. So, Tots Land is a family-owned company and we provide childcare services. The first location was opened in 2009 in Chicago. Then the next one, 2013, also in Chicago. The newest one, 2023, in Roselle. Through these years, we've been always looking for a new place in this area.

We are looking in Mount Prospect, so fairly close, and we know that here is a need for high-quality childcare services. So, once we found the building at 1007 Euclid Avenue, we think that this is a good place to be.

We have knowledge, we have resources and experience, so we believe that this project will be successful.

CHAIRPERSON CHERWIN: Okay, anything to add?

MR. DWULIT: No.

CHAIRPERSON CHERWIN: Okay, we'll move along to the Staff presentation.

Dan, please.

MR. OSOBA: Okay, the property in question for this Petition is located at 1007 West Euclid Avenue, which is within the B-1 Business District Limited Retail and designated for offices only as the future land use in the Comprehensive Plan. The existing site is the former BMO Harris Bank building that includes a surface parking lot on the north, an approximately 5,000 square-foot building with a bank drive-through, fencing and landscaping.

The Petitioner is proposing a daycare center at this location which requires a special use permit (SUP) within the B-1 District. Two variations are required which will be discussed later on in the presentation.

This aerial shows the subject property highlighted in red at the southwest corner of West Euclid Avenue and North Kennicott Avenue. The Arlington Heights Post Office is located across Kennicott to the east, the Fountain Apartments are located across Euclid to the north, and single-family detached homes are adjacent to the west and to the south.

Access is provided to the site with a full movement access on Kennicott and a restricted ingress only access from West Euclid Avenue. There is a third site access proposed at the southeastern corner of the site onto Kennicott; however, that access is only for loading areas and trash pickup.

The zoning of the site is B-1 Business District Limited Retail. The surrounding zoning and development context is a mix of commercial, low density and medium density residential. This portion of Euclid Avenue as it continues west is residentially zoned and has mostly single-family detached homes.

Given the proximity of residential properties surrounding the site, Staff requested that the Petitioner hold a neighborhood meeting to discuss the project and gather feedback. The Petitioner mailed notice and held a community meeting on May 21st, 2024 at this former BMO Harris Bank building. While the meeting was held, there were no attendees.

The proposed site plan is shown on the slide, and to provide some orientation here, the plan right is north, and it shows the 732 square-foot enclosure which is the former drive-through area in blue, and the five new parking spaces in red which closed off the existing drive-through. The playground equipment is proposed to the west of the building with new landscaping and fencing along the west and southern property lines. Additionally, landscaping is proposed along the building and parking lot frontages.

The interior renovations include new administrative offices, bathrooms, classrooms, playrooms and a commercial kitchen.

For landscaping, Staff reviewed the proposed plan and found that the landscaping along the rear and side of the property should be increased to provide a full year-round landscape screen. Additionally, the trees within the proposed parking lot island are magnolia trees and not suitable for that island. Staff has been working with the Petitioner to provide an updated landscape plan, and the SDC is recommending one condition of approval to that effect.

These are the proposed elevations which are mostly identical to the existing structure. As you can see on the north, west and south elevations, the newly enclosed drive-through area is shown with siding, windows, roof pitch and roof materials to match the existing structure. The Petitioner submitted a Design Commission application for the proposed modifications, and Staff reviewed these proposed changes and administratively approved these improvements as they're consistent with the design of the building and comply with the commercial building design guidelines.

The Petitioner has requested two variances for accessory structures within the side yard and for fencing within the front yard. Due to the location of the existing open space on the site and the need for outdoor play area for a daycare center, the Petitioner has requested a 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 variation request. The playground equipment is in an appropriate location, approximately 21 feet from the side property line, which is highlighted in blue. The Petitioner has provided measures to ensure that the number of children that are going to be outside at any given time is reduced to 20, and limiting the hours of operation of that outdoor playground area from 9:00 a.m. to noon, and again

from 3:00 to 5:00 p.m. The SDC is recommending two conditions of approval to require those limitations with the SUP approval.

Additionally, the Petitioner is providing landscaping and screening between the residential properties and the playground. In furtherance of that screening, the Petitioner is providing a fence along that shared western property line to screen the playground and parking lot from the adjacent residential property. The front yard of the property is highlighted in red on this slide, and the fence that is located in that front yard of the subject site is highlighted in yellow and will not extend further in the face of the house that is to the west of this subject site.

The Petitioner has, therefore, requested a 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 of 36-inch open fence is required. The SDC also is supportive of this request to provide adequate screening for the residential property to the west, and the fence will not block any sight lines for pedestrian movements or vehicle movements and is set back 25 feet from West Euclid Avenue.

The parking table on the slide shows the parking requirements per code. Based on the employee count of 15, the total number of off-street parking spaces required is 23, and there are 37 spaces on site which includes those five new spaces that are proposed, yielding a surplus of 14 spaces. Additionally, the Petitioner has provided four bicycle parking spaces in compliance with code.

As stated previously, access to the site which is shown on all of the blue rectangles here, there is a full movement access on Kennicott and a restricted ingress only access from West Euclid Avenue, and the third at the southeastern corner is only for trash and loading areas.

The Petitioner has provided a traffic and parking study that evaluated the intersection of North Kennicott and West Euclid Avenues, the egress and ingress of the site, and pickup and drop-off operations of the daycare. The drop-off would occur between 7:00 a.m. and 9:00 a.m., and the pickup would occur between 4:00 p.m. and 6:00 p.m. Vehicles would enter the site from either Euclid or Kennicott, and leave on Kennicott.

Based on the projected number of vehicles, children at the daycare, and projections from other Tots Land locations, the traffic study found that the site access and circulation flows efficiently as designed. The study did consider future improvements on widening the access on Euclid Avenue which would require a future study. The SDC is recommending a condition of approval to require an updated plan and analysis of this access if it is modified.

The Staff Development Committee is recommending approval of the application subject to these conditions outlined on the slide and on the motion sheet before the Plan Commission. That concludes my presentation.

CHAIRPERSON CHERWIN: Thank you, Dan.

Is there a motion to include the Staff report in the public record?

COMMISSIONER GREEN: So moved.

CHAIRPERSON CHERWIN: Second?

COMMISSIONER WARSKOW: Second.

CHAIRPERSON CHERWIN: We will have voice vote. All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Okay, the motion carries, thank you.

Why don't we start out with our Plan Commissioners here down,

John, at your end? Any questions for the Petitioner at this time?

COMMISSIONER SIGALOS: No, I think it's a good use of this former bank building and I don't really have any questions at this point in time.

CHAIRPERSON CHERWIN: Terry?

COMMISSIONER ENNES: I have a couple of quick ones. Could we go back to the prior, to this drawing. So, how is traffic coming in? It comes in off of Euclid into the parking lot?

MR. DWULIT: So, you have two options. You can either access from Euclid or you can access from Kennicott Avenue, but the outbound traffic is only through Kennicott Avenue.

COMMISSIONER ENNES: So, to drop off children, do parents have to park, unload their kids and they come in?

MR. DWULIT: Yes. Yes.

COMMISSIONER ENNES: So, there isn't a drop-off area like some of the grade schools have and that type of thing?

MR. DWULIT: No. So, they have to physically be in the building and drop off their child and sign the sign-in. We are doing this electronically. We don't do it on paper anymore, but they have to do that in the building.

COMMISSIONER ENNES: Okay, the east side of the building, is there, from the drawing, I can't tell real clearly, but is there any vehicle traffic that can go along there?

MR. DWULIT: From the east side of the building?

COMMISSIONER ENNES: Along the east side, from the parking lot back to this rear access.

MR. DWULIT: No.

COMMISSIONER ENNES: Okay, so that rear access is for like probably garbage trucks, deliveries and that stuff?

MR. DWULIT: Yes, garbage trucks and maybe some loading carrier for some groceries, stuff like that.

COMMISSIONER ENNES: Okay, and then one last question. In regard to the fence around the play area, I don't know if I just missed the comments in the report, but that is going to have a six-foot fence all the way around?

MR. DWULIT: Yes.

COMMISSIONER ENNES: Connecting the three sides of the building? Or the two sides of the fence connected to the building in two places?

MR. DWULIT: Yes.

COMMISSIONER ENNES: Okay, where do the kids go out from the building? Where is that?

MR. DWULIT: So, there will be a couple of options. So, they'll be able to select the classroom that have doors directly to the playground. They'll be able to use those doors. But some classroom will have to go and use the main entrance, and there is a little gate and they'll be accessing the playground this way.

COMMISSIONER ENNES: Okay, that's all I have. I think this is a great use of that long-abandoned building.

CHAIRPERSON CHERWIN: Lynn?

COMMISSIONER JENSEN: No, I think it's a great project. I don't have any questions.

CHAIRPERSON CHERWIN: Mary Jo?

COMMISSIONER WARSKOW: No questions.

CHAIRPERSON CHERWIN: Joe?

COMMISSIONER LORENZINI: What is the total number of children expected to be in the building?

MR. DWULIT: At maximum, 91.

COMMISSIONER LORENZINI: Pardon me?

MR. DWULIT: Maximum of 91.

CHAIRPERSON CHERWIN: Anything else, Joe? Any other questions?

COMMISSIONER LORENZINI: No, that's all. Thank you.

CHAIRPERSON CHERWIN: Bruce?

COMMISSIONER GREEN: No questions. I think it's great.

CHAIRPERSON CHERWIN: Okay, at this point, we will move on to public comments.

If you two want to just take a quick seat?

Is there anybody on this side of the room, maybe starting in front here, that want to comment on this matter? Moving back, anybody? Back?

(No response.)

CHAIRPERSON CHERWIN: No, okay. This side of the room, do we have anybody that wants to speak on this matter?

(No response.)

CHAIRPERSON CHERWIN: No, okay. Well, I guess, again, we will close the public comments for the public hearing and we will have a final deliberation, if any, by the Plan Commissioners, or if there's a motion.

COMMISSIONER WARSKOW: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of a Special Use Permit for a Day Care Center on the subject property within the B-1 Business District Limited Retail, and the following Variations:

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 is permitted and where a solid fence is prohibited.

This recommendation is 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 a.m. to 12:00 p.m. and 3:00 p.m. to 5:00 p.m.
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 shall install it before October 1, 2024.

- 5. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER ENNES: I'll second that.

CHAIRPERSON CHERWIN: Okay, Dan, why don't we do a roll call?

MR. OSOBA: Commissioner Dawson.

(No response.)

MR. OSOBA: Commissioner Drost.

(No response.)

MR. OSOBA: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. OSOBA: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. OSOBA: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. OSOBA: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. OSOBA: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. OSOBA: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. OSOBA: Chair Cherwin.

CHAIRPERSON CHERWIN: Yes.

Congratulations, once again we have a unanimous approval. This is a positive approval from the Plan Commission. We're not the final decision maker, but please keep in contact with Dan and he'll talk to you about your next steps in the process for Village Board. Thank you, congratulations.

(Whereupon, at 8:01 p.m., the public hearing on the above-mentioned petition was adjourned.)