

**STAFF DEVELOPMENT COMMITTEE REPORT**

**To:** Plan Commission  
**Prepared By:** Latika Bhide, Development Planner  
**Meeting Date:** June 24, 2015  
**Date Prepared:** June 19, 2015  
**Project Title:** Bright Horizons  
**Address:** 1120 N. Arlington Heights Road

**BACKGROUND INFORMATION**

**Petitioner:** Bright Horizons  
**Address:** 200 Talcott Avenue South  
 Watertown, MA 02472

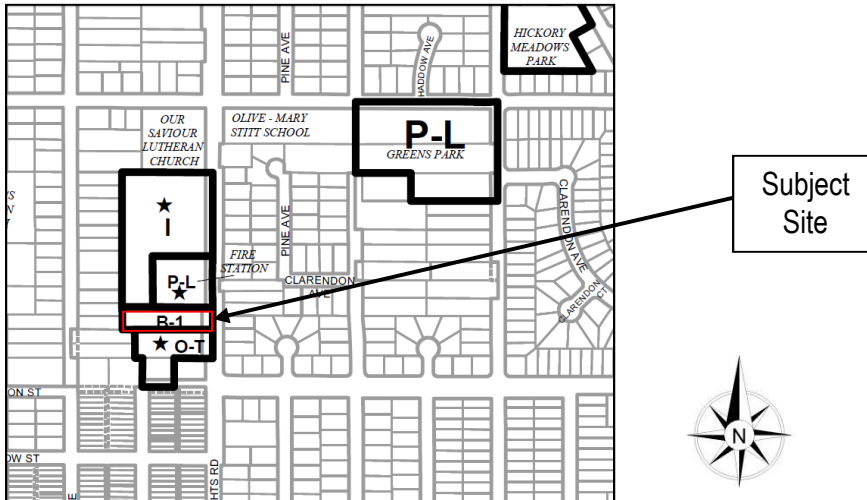
**Existing Zoning:** B-1, Business District, Limited Retail.

**Requested Action:**

- A Special Use to allow a Day Care Center in the B-1 district.

**Variations Identified:**

1. Chapter 28, Section 5.1-10.1 from the requirement that all activities permitted or required in the B-1 district be conducted wholly within an enclosed building to allow an outdoor play area;
2. Chapter 28, Section 6.15-1.2 from the requirement that the ends of all rows of car stalls be a landscape island equal in area to at least one parking space to allow the plan to be deficient 2 islands;
3. Chapter 28, Section 6.13-3 from the requirement that fences in the front yard not exceed 36 inches to allow a 5 foot tall metal fence.

**Surrounding Properties**

Direction	Zoning	Existing Use	Comprehensive Plan
North	PL, I	Fire Station, TCM	Government, Institutional
South	O-T	Single Family Residence, Office	Offices Only
East	R-3	Single Family Residences	Single Family Detached
West	R-3	Single Family Residences	Single Family Detached

### **Summary**

The subject property is approximately 0.88 acres with an approximately 16,500 square foot building that was previously occupied by a medical office. The existing parking lot has 67 parking stalls accessible via a driveway along Arlington Heights Road.

The proposed action, if approved, would allow Bright Horizons to convert the building into a child day care facility. Bright Horizons has another facility in Arlington Heights at 3523 N. Kennicott Avenue as well as other facilities in Deer Park, Schaumburg and Mount Prospect. The facility is expected to have a maximum enrollment of 192 children between the ages of 6 weeks and 5 years of age. The proposed interior layout consists of 14 classrooms, administrative areas, storage, art studio, etc. A kitchen facility will also be provided and will serve cooked meals for the children. An outdoor play area is proposed along the west and south property line as well as along the front of the building on the south side. The outdoor play areas are separated by age group and total 5,712 square feet in area. Because the west property line and a portion of the south property line abuts residential property, a six foot tall vinyl fence is proposed along those property lines. The fence along the remainder of the south property line and along the play area is 5 feet tall metal fence with 3 inch picket spacing. A maximum of 36 employees, including administrative and teaching staff are anticipated and the hours of operation are Monday through Friday from 6:30 AM to 6:00 PM. As a condition of approval, Staff would recommend that the Petitioner provide a copy of the DCFS license prior to the issuance of an occupancy permit.

### **Zoning and Comprehensive Plan**

The subject site is zoned B-1, Business District Limited Retail. According to the Permitted Use Table outlined in the Village's Zoning Ordinance a day care is listed a special use in the aforementioned district. As part of the formal review process, the Petitioner has provided a written justification based upon the following criteria:

- **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 supports the proposed request for the following reasons. Pursuant to the Petitioner's market assessment of twelve other day care facilities within Arlington Heights, there are no openings or very few openings available at these facilities. Two, the proposed request will not be detrimental to the health, safety and general welfare of persons residing or working in the vicinity as the existing parking lot will be modified with the addition of landscaping islands and landscaping to comply with applicable Village code requirements. Additionally, landscaping is also proposed to be added along Arlington Heights Road to screen the parking areas from the adjacent right-of-way. Three, the proposed request exceeds the Village's parking standards and the site generated traffic will not have a significant impact on the roadway system and can be accommodated adequately without any geometric or traffic control improvements. Lastly, even though the property is designated as 'Offices only' within the Village's Comprehensive Plan, however, given the intensity of the use, it is compatible with surrounding land uses.

### **Plat and Subdivision Committee**

On March 25, 2015, the Plat and Sub Committee met to discuss the project. The subcommittee felt that this was a good location for this use and was overall supportive of the use.

### **Building Related Issues**

The Petitioner is not proposing any major changes to the exterior building façade. Bright Horizons is proposing to add new windows on the east, north and south elevations. These windows will be equal in size to the existing windows. Given the scope of the aforementioned enhancement, formal Design Commission approval shall not be required.

The Petitioner is also planning to remove the existing freestanding sign along Arlington Heights Road and replace it with a new sign. Bright Horizons is also proposing a wall sign on the east façade. The new signs will be evaluated for Code compliance upon receipt of your permit applications.

With respect to the interior layout, the Petitioner has provided a fully dimensioned floor plan that complies with all applicable accessibility, building, health, and life safety code requirements. As a day care facility constitutes a change in use, a new alarm and sprinklered pursuant to the building code are required and will be provided by the petitioner.

### **Site Related Issues**

As part of the project the petitioner is proposing the following improvements to the site:

- The parking lot layout has been reconfigured and one parking island added. Three 4 inch caliper shade trees are also proposed to be added to the islands. Landscaping is proposed along Arlington Heights Road to screen the parking area from the adjoining right-of-way.

The plan is deficient two landscaping islands – one at the west end of the southern parking row and the other at the southern end of the west parking row, both along the pre-school play area. Staff does not object to this variation, but recommends that the 3 Eastern Redbud trees proposed for the east edge of the play area be replaced by 4 inch caliper shade trees as ornamental trees provide a limited canopy as compared to shade trees. The petitioner has acknowledged this change; however the plans still indicated Eastern Redbud trees.

The following variation is needed:

- ❖ Chapter 28, Section 6.15-1.2 from the requirement that the ends of all rows of car stalls be a landscape island equal in area to at least one parking space to allow the plan to be deficient 2 islands;

It should also be noted that 18 spaces on the west side of the parking area have been designated as drop-off spaces.

- The outdoor play areas are located on the west and south property line as well as along the front of the building on the south side. The outdoor play areas are separated by age group and total 5,712 square feet in area. Several play amenities are provided within the play area including a butterfly garden, sensory garden, pull-up bars, sand boxes, mirror and bead boxes, climber rocks, climbers, etc. Because the west property line and a portion of the south property line abut residential property, a six foot tall vinyl fence is required and proposed along those property lines. The fence along the remainder of the south property line and along the play area in front of the building is 5 feet tall metal fence with 3 inch picket spacing. Since fences in the front yard cannot exceed 36 inches in height, a variation will be needed.



- ❖ Chapter 28, Section 6.13-3 from the requirement that fences in the front yard not exceed 36 inches to allow a 5 foot tall metal fence.

It should be noted that there is an inconsistency on Sheet LS-101 which calls out a 5 foot fence on the plans, but lists a 6 foot height on the equipment schedule. The petitioner has verbally confirmed that they are requesting a 5 foot tall fence.

The conditions of use for the B-1 district (Chapter 28, Section 5.1-10.1) require that all activities permitted or required in the B-1 district be conducted wholly within an enclosed building. The proposed outdoor play area does not meet this requirement. The petitioner had provided a written justification stating the playground is an integral part of the child care center and required by state licensing. Staff does not object to the variation; however staff is recommending changes to the landscaping, stated below, to provide further screening for the residential properties.

The following variation is needed:

- ❖ Chapter 28, Section 5.1-10.1 from the requirement that all activities permitted or required in the B-1 district be conducted wholly within an enclosed building to allow an outdoor play area;
  - In addition to the fence, the petitioner is proposing to add landscaping along the west and portions of the south property line. The petitioner is proposing 14 Red Monarch Shrubs along the west property line and 14 Red Monarch Shrubs along the south property line, adjacent to the residential properties.
- In order to increase the buffer and raise the height of the fence/screen, staff is recommending that 8 foot high shrubs be incorporated along the rear property line instead of the Red Monarch shrubs.
- A new garbage enclosure is proposed at the west end of the northern parking row and will be enclosed by a 6 foot tall solid vinyl fence.
  - A handicapped accessible ramp is proposed that provides access to the outdoor play area.
  - The petitioner has provided a photometric plan. They will be utilizing the two existing pole lights in the parking lot and the 3 existing entry downlights. They are proposing to add 8 new wall mounted fixtures. The petitioner must provide fixture catalog cuts for all exterior lighting including parking lot and any building mounted fixtures.

#### **Traffic & Parking Related Issues**

Pursuant to Chapter 28, Section 6.12-1(2)(a), any special use adjacent to a major arterial street, such as Arlington Heights Road must provide a traffic study and parking analysis from a qualified professional engineer. The study, which was prepared by Kenig, Lindgren, O'Hare, Aboona, Inc. (KLOA) analyzed trip generation, traffic analyses, site access, internal circulation, and parking.

Pursuant to the traffic study, the projected number of trips coming to and leaving the site during the weekday morning peak hour (7:30 am to 8:30 am) is 145 trips (inbound = 77 + outbound = 68), while the weekday evening peak hour (5:00 pm to 6:00 pm) is expected to generate a total of 134 trips (inbound = 63 + outbound = 71). By way of comparison, if the entire building were occupied by a medical office use, the proposed day care facility would generate 105 more trips during the weekday morning peak hour and 76 more trips during the weekday evening peak hour (see Table 1). It should be noted that the traffic study superimposes the peak hour volumes of the Bright Horizons daycare center (8:00 am to 9:00 am) on the peak hour volumes along Arlington Heights Road (7:30 am to 8:30 am.). A daycare facility will generate higher volume of traffic during the morning and evening peak periods, whereas a medical office use would generate continuous traffic throughout the day.

Based on the results of the capacity analyses, the outbound movements from the access drive will operate at Levels of Service C during the morning peak hour and Level of Service D during the evening peak hour. The evening peak hour Level of Service drops from Level of Service A to D. The traffic study finds the outbound queue would be less than two vehicles.

Table 1: Trip Generation Analysis

	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	Inbound	Outbound	Total	Inbound	Outbound	Total
Day Care	77	68	145	63	71	134
Medical Office	32	8	40	16	42	58
Difference	+45	+60	+105	+47	+29	+76

With respect to parking, Village code requires a total of 54 parking stalls. A total of 58 parking spaces are provided, thereby resulting in a surplus of 4 parking stalls (see Table 2).

Table 2: Parking Analysis

Use	Parking Ratio	# of Employees	Parking Required
Bright Horizons	3 spaces/2 employees	36	54 spaces
Total Provided			58 spaces
Surplus			4 spaces

KLOA also analyzed the required parking based on the traffic and parking characteristics of a similar Bright Horizons facility in Deer Park. The Deer Park center has an enrollment of 223 children, 36 staff and 44 parking spaces of which 7 spaces are dedicated drop-off/pick-up spaces. The peak drop-off operations occur between 8:00 am and 9:00 am, whereas the peak pick-up operations happened between 5:00 pm and 6:00 pm. The Center had a peak parking demand of 39 vehicles, which translates into 0.17 parking spaces per child. Applying this rate to the projected number of children at this Center yields a peak parking demand of 33 spaces. The petitioner has indicated that all the staff does not report at one time. Staff numbers increase throughout the morning as needed. Staff will start leaving early afternoon and replacement staff will come in as required to meet the needs. As previously mentioned, the site has 58 parking spaces, which is sufficient to accommodate the anticipated parking demands.

### **Recommendation**

The Staff Development Committee recommends **approval** of a Special Use to allow a Day Care Center in the B-1, Business District Limited Retail. This approval shall be subject to the following conditions:

1. The Petitioner shall provide a copy of the DCFS license prior to the issuance of an occupancy permit.
2. The maximum enrollment shall not exceed 192 children.
3. The 3 Eastern Redbud trees proposed for the east edge of the play area should be replaced by 4 inch caliper shade trees to meet the intent of the Ordinance for landscape islands.
4. In order to increase the buffer and raise the height of the fence/screen, the proposed landscaping along the rear (west) property line should be substituted with 8 foot high evergreen shrubs.
5. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

June 19, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager  
All Department Heads