

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: Bright Horizons Family Solutions LLC
200 Talcott Avenue South
Watertown, MA 02472
 Owner: 1120 North Arlington Heights Road LLC
1110 Sheridan Road
Highland Park, IL 60035
 Contact Person: Robert Ewald (CCS)
 Address: 2607 N. 28th Road
Marseilles, IL 61341
 Phone #: 815-263-3350
 Fax #: 815-795-6601
 E-Mail: ccsrewald@cs.com

P.I.N.# 03-20-305-011-0000
 Location: 1120 N. Arlington Heights Road
 Rezoning: _____ Current: B-1 Proposed: _____
 Subdivision: _____
 # of Lots: N/A Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: ✓ For: Day Care Center
 Land Use Variation: _____ For: N/A
N/A
 Land Use: _____ Current: Medical Building
 Proposed: Day Care
 Site Gross Area: 38,289.24
 # of Units Total: N/A
 1BR: _____ 2BR: 3BR: 4BR: _____

(Petitioner: Please do not write below this line.)

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

- | | <u>YES</u> | <u>NO</u> | | |
|----|------------|-----------|-------------|---------------|
| 1. | <u>✓</u> | _____ | VILLAGE | BUILDING CODE |
| 2. | _____ | _____ | PRESENT | ZONING USE |
| 3. | _____ | _____ | REQUESTED | ZONING USE |
| 4. | _____ | _____ | SUBDIVISION | REQUIRED |
| 5. | _____ | _____ | SIGN | CODE |

6. GENERAL COMMENTS:

** NO COMMENT AT THIS TIME*

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MAY 06 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Dee Pierce
~~Director~~ PLAN REVIEWER

5-5-15
 Date

BUILDING DEPARTMENT

1A

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Fax #: <u>815-795-6601</u>	Site Gross Area: <u>38,289.24</u>
E-Mail: <u>ccsrewald@cs.com</u>	# of Units Total: <u>N/A</u>
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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INSPECTIONAL SERVICES

SEE ATTACHED COMMENTS.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Paul Burt
Director

5/18/15
Date

MEMORANDUM

TO: Latika Bhide - Development Planner
FROM: Paul Butt – Fire Safety Plan Reviewer
DATE: 5/18/15
RE: Bright Horizons
1120 N. Arlington Heights Rd.
PC#15-006 – Round 1

I have reviewed the documents submitted for the above referenced Plan Commission hearing review and offer the following comments:

1. This building will be reviewed as an I-4(Day Care Facility) per the 2009 International Building Code,(I.B.C.) and the 2009 International Fire Code.
2. Full compliance with the 2000 NFPA-101, Life Safety Code, Chapter 16 is required per the Illinois State Fire Marshal's Office.
3. Provide an automatic fire sprinkler system throughout the building.
4. Fire department connection shall be located at the main front entrance.
5. Provide a fire hydrant within 100 feet of the fire department connection.
6. Provide a manual fire alarm system that activates the occupant notification system throughout the building.
7. A remote fire alarm enunciator shall be located at the main front entrance.
8. Installation of a Type 1 kitchen hood exhaust system is required for the commercial kitchen installed in accordance with the 2009 International Mechanical Code.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PUBLIC WORKS DEPARTMENT

2

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	<u>EXISTING IMPROVEMENT</u>	<u>REQUIRED IMPROVEMENT</u>	<u>COMMENTS</u>
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Asst Director

5-15-15
Date

Per memo dated 5-12-15

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: May 12, 2015

Subject: 1120 N Arlington Heights Rd., P.C. #15-006



With regard to the Special Use, I have the following comments:

- 1) The existing RPZ needs to be replaced with a new one.

If you have any questions, please feel free to contact me.

C. file

ENGINEERING DEPARTMENT

3

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1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water XSanitary Sewer XStorm Sewer X

b. Surface Improvement

Pavement XCurb & Gutter XSidewalks XStreet Lighting X

c. Easements

Utility & Drainage XAccess X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC Xb. IDOT c. ARMY CORP d. IEPA e. CCHD

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DEVELOPMENT DEPARTMENT

3. R.O.W. DEDICATIONS?
 4. SITE PLAN ACCEPTABLE?
 5. PRELIMINARY PLAT ACCEPTABLE?
 6. TRAFFIC STUDY ACCEPTABLE?
 7. STORM WATER DETENTION REQUIRED?
 8. CONTRIBUTION ORDINANCE EXISTING?
 9. FLOOD PLAIN OR FLOODWAY EXISTING? ...
 10. WETLAND EXISTING?

YES NO COMMENTS

 X SEE ADDITIONAL COMMENTS N/A X X X X X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: CROSS ENGINEERING
 DATE OF PLANS: 4-16-15

James F. Marshall
 Director

5/15/15
 Date

PLAN COMMISSION PC #15-006
Bright Horizons
1120 N. Arlington Heights Road
Special Use for Daycare in B-1
Round 1

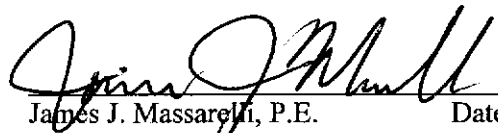
11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, 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. The proposed plan shows a reduction in the overall impervious area for this site. According to the project description on sheet C1, some of the area is "...permeable rubberized safety play surfaces." Provide a cross-section detail of this play area. Provide manufacturer's data showing the product specifications so a determination can be made as to whether or not this can be considered permeable.
13. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
14. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.
15. Preliminary discussions about this site included talk of a new water service line. Plans do not show this. Are there any plans for a new water service line?
16. The existing site is located within the combined sewer area. The proposed storm sewers will require an MWRD permit.

Traffic:

17. The explanation regarding the gap study is concerning in the following areas:
 - Utilization of the minimum 'critical gap' permitted by the HCM is not practicable when considering the cars are transporting children.
 - Is this 'critical gap' based upon clearing one approach lane of opposing traffic or two?
 - Does the minimal gap time account for the speed of approaching traffic?
 - The first two gap times on page 7 are both shown for 'Left-turn in' traffic, please clarify.
 - The Gap Study Summary in Table 1 simply cannot be accurate. Assuming there are 900 seconds in a 15 minute period, divided by 7 seconds suggests only 128 possible gaps for one direction of traffic possible in one direction. For a 4.1 second allowable gap, there are 219 possible gaps in the same time period. The chronicling of the 'follow-up time' and addition of this metric into the gap study table improperly represents true useable clear and safe gaps for parents accessing this site.

Several 15 minute periods exceed these potential values, and the others suggest that the entire 15 minute period is one continuous gap, and that no traffic is moving along Arlington Heights Road. The break down for gaps in traffic should be presented in each time spectrum for more reasonable 'critical gap' time periods. The identification of the morning peak hour is different between Table 1 & 2. Based upon this critique, the values shown in Tables 8 & 9 need revision.

18. The traffic report suggests that parents are required to walk their children into and out of the facility, however no indication of reserving or signing parking stalls close to the entrance has been provided to safely accommodate this pedestrian movement.
19. Although the findings of the traffic analysis indicate that the southbound queue at the Oakton Street signal will not back up as far as the site driveway, however there are occasions when this average condition is exceeded. If not across this driveway the proximity of the queue approaching this driveway requires left turning vehicles to have to filter sight distance through passing vehicles to see northbound traffic. Similarly for northbound vehicles trying to turn left into the site immediately after a traffic signal will result in cascading slowed vehicles in the center turn lane through the Oakton intersection. It is understood that the report discounts the severity of impact on adjacent roadway traffic, however it is still of concern for a daycare site.
20. It's unclear why there is a value shown for Morning Peak Hour, however, based upon the previous medical office use, please provide estimates of what the this site would have generated from this driveway based upon the previous occupant use.


James J. Massarelli, P.E. Date 5/15/18
Director of Engineering

Attachments:

Fire Apparatus Tower 131 Specifications (1 page)

FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

Scale: 1"=15'

Overall Height 11 ft - 8 in
Overall Length 48 ft - 0 in
Overall Width 8 ft - 6 in
Overall Wheelbase 21 ft - 2 in
Front Overhang 14 ft - 0 in
(Platform to Front Axle)

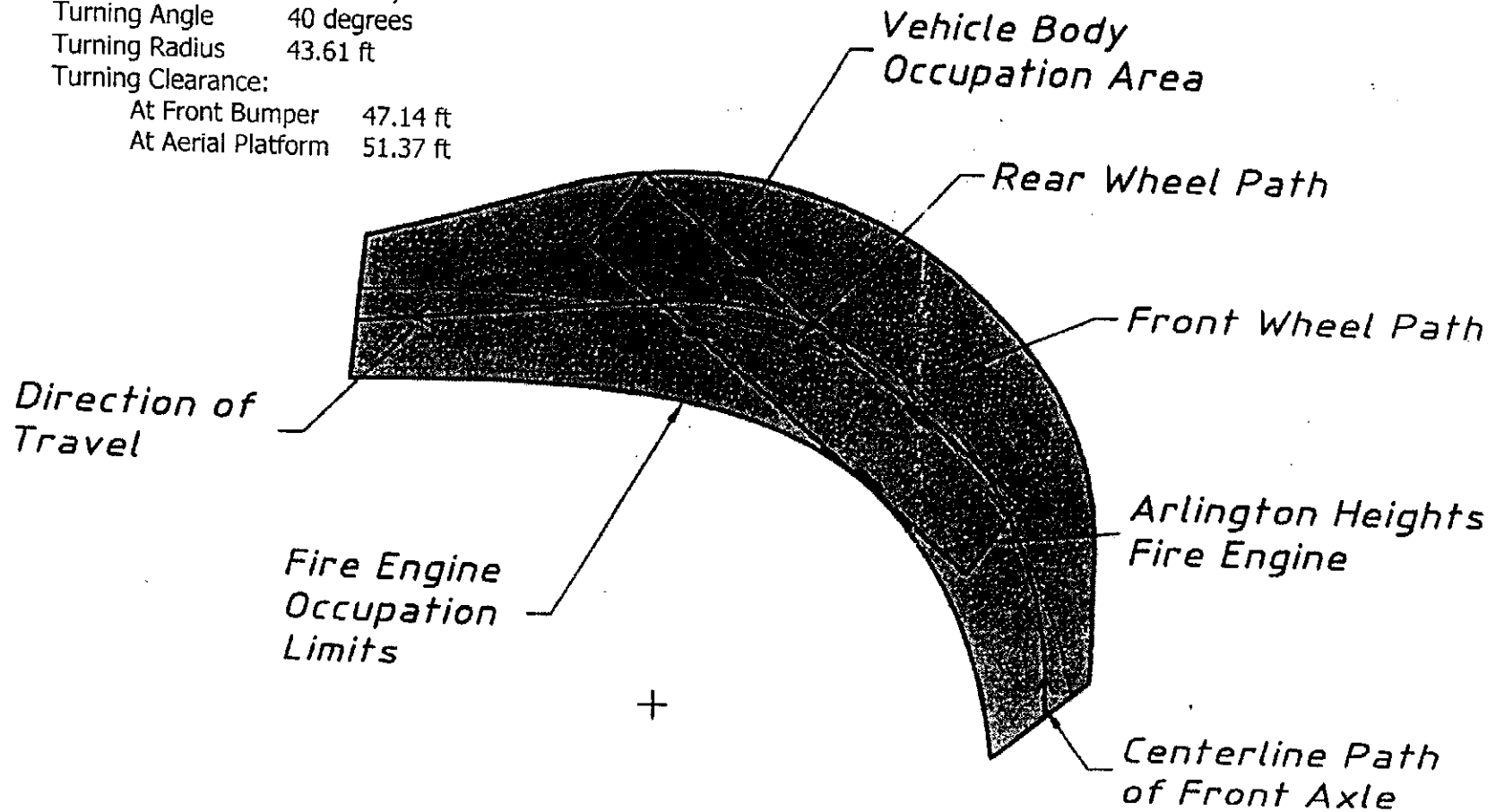
Turning Angle 40 degrees

Turning Radius 43.61 ft

Turning Clearance:

At Front Bumper 47.14 ft

At Aerial Platform 51.37 ft





Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-006

Project Name

Bright Horizons

Project Location

1120 N. Arlington Heights Rd.

Planning Department Contact Latika Bhide

General Comments

- 1) Building to be fully sprinkled.
- 2) Fire Department Connection (FDC) to be located at the main entrance.
- 3) Fully functional annunciator panel or alarm panel to be located inside the main entrance.
- 4) Fire hydrant located within 100' of the FDC.
- 5) Provide an auto turn diagram utilizing the vehicle information provided by the engineering department for the proposed parking lot configuration.

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DEVELOPMENT DEPARTMENT

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date _____

Reviewed By: _____

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Bright Horizons

1120 N. Arlington Heights Road

Special Use- Daycare

Round 1 Review Comments

5/18/2015

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.


This development may create additional traffic problems especially during drop off and pick up times. The traffic light at Arlington Heights Road and Oakton is in close proximity to the property's driveway. Vehicles exiting the lot should be restricted to right turns only during drop off/pick up time frames.

6. General comments:


The proposed Bright Horizons sign should include the address of "1120 N Arlington Heights Road."

The access gates to the play areas around the building should be locked/secured nightly to reduce unauthorized access- ie trespassing, vandalism, underage drinking etc.- to the area after hours.

The northside sidewalk and play areas should be illuminated during nighttime hours to increase surveillance/visibility- potentially reducing trespassing, vandalism, underage drinking, etc.


Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:


Supervisor's Signature

POLICE DEPARTMENT

5

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Highland Park, IL 60035	Special Use: <input checked="" type="checkbox"/> For: Day Care Center
Contact Person: Robert Ewald (CCS)	Land Use Variation: _____ For: N/A
Address: 2607 N. 28th Road	N/A
Marseilles, IL 61341	Land Use: _____ Current: Medical Building
Phone #: 815-263-3350	Proposed: Day Care
Fax #: 815-795-6601	Site Gross Area: 38,289.24
E-Mail: ccsrewald@cs.com	# of Units Total: N/A
	1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

2. ARE LIGHTING REQUIREMENTS ADEQUATE?

3. PRESENT TRAFFIC PROBLEMS?

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:

6. GENERAL COMMENTS:

Chief

Date

HEALTH SERVICES DEPARTMENT

6

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1. GENERAL COMMENTS:

Refer to the Plan Review requirements sheet from this Department for development of Building Permit plans.

Plan approval must also be obtained from Illinois DCFS.

Refer to comments from the Disability Services Coordinator

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DEVELOPMENT DEPARTMENT

Jeff Bohner 5/14/15

Environmental Health Officer

Date

James McCalister 5/14/15

Director

Date

Plan Commission Review

Address:

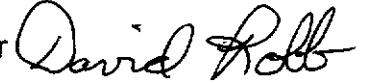
Bright Horizons
1120 N. Arlington Heights Road
Special Use for a Day Care in B-1
Round 1
P.C. #15-006

Submitted to:

Latika Bhide, Planning & Community Development

Submitted by:

David Robb, Disability Services Coordinator
(847) 368-5793



Date:

May 11, 2015

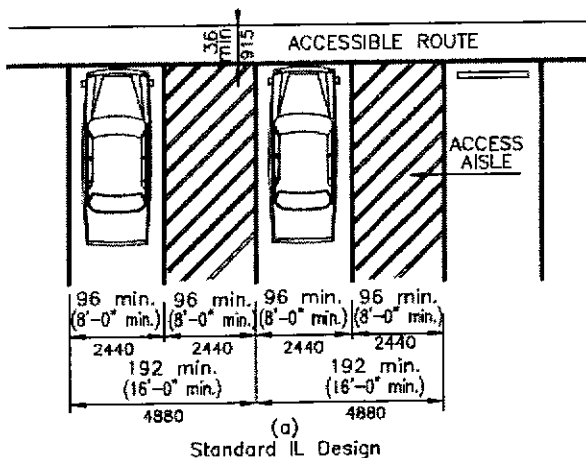
Re:

Illinois Accessibility Code (IAC)

<https://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>

Sheets LP-000, LP-100, L1.0 and A0.0

- 1) In relocating Reserved Accessible Parking Spaces for persons with disabilities designate those spaces that are the shortest distance from the entrance per IAC Section 400.310(c)(2) and Illustration B., Figure 9(a).
- 2) Each Reserved Accessible Parking Space shall consist of a sixteen foot wide parking space including an eight feet wide diagonally striped access aisle. Adjacent Reserved Accessible Parking Spaces shall not share a common access aisle per IAC Section 400.310(c)(3) and Illustration B., Figure 9(a).



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PLANNING & COMMUNITY
DEVELOPMENT OFFICE

P.C. #15-006

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

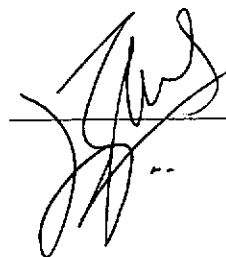
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- | | YES | NO | |
|----|---------------|---------------|---|
| 1. | <u> </u> | <u>✓</u> | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <u>✓</u> | <u> </u> | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <u>✓</u> | <u> </u> | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | <u> </u> | <u>✓</u> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | <u> </u> | <u>✓</u> | SUBDIVISION REQUIRED? |
| 6. | <u> </u> | <u>✓</u> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:



Date

Planning Department Comments, Bright Horizons (PL15-006, 1120 N. Arlington Heights Road, Round 1)

7. The property at 1120 N. Arlington Heights Road is zoned B-1. A Special Use for a 'Day Care Center' in the B-1 district is required.
8. The property is delineated as 'Offices only' per the Comprehensive Plan. The proposal is not consistent with the Comprehensive Plan; however, given the intensity of the use, it is compatible with surrounding land uses.
9. The following variations are necessary:
 - a. 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 – Staff does not object to the variation, however additional landscaping to screen the residential properties to the west as indicated by the landscape planner are required.
 - b. 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 – 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 to meet the intent of the Ordinance for landscape islands at the ends of parking rows.
 - c. 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 – Staff does not object to this variation.

Please provide a written justification for the zoning variations a. (all activities must be conducted within wholly enclosed buildings) and b. (landscape islands) above by responding to the following criteria:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality.

Use	CODE USE	SF/ Employees/Bays	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
Day Care Center	Day Care Center	36	NA	3 spaces for each 2 employees	54
Total					54
<i>Total Provided</i>					58
Surplus / (Deficit)					4

10. The total code required parking for this site is calculated as:
11. The location of the accessible spaces on the engineering plan and landscape plan do not coincide. Please identify the correct location of the accessible spaces.
12. Per Chapter 28, Section 6.15-2.2, a 6 foot high solid screen is required between a property in a business district and adjacent residential district. The property in questions abuts residential property on the west and for a portion of the south property line. Sheet L1.0 identifies the fence as a L501, 6 feet high fence with 8 feet wide panels. The cut-sheet provided in the binder identifies the fence as 'Alabama Style Vinyl Fence' with picket spacing and lattice top. Please revise. Fence must be 6 foot high, solid fencing. Please note that the fence along the south property line that does not abut the residential property must be 5 feet tall, semi-open fence.
13. Please note that any parking lot lighting proposed must meet the provisions of Chapter 28, Section 11.2-12.5, Lighting.
14. The applicant must submit a sign permit application for the proposed signs.

Bright Horizons Family Solutions
1120 N. Arlington Heights Road
P.C. 15-006
May 20, 2015

1. The fence along the rear property line and along the south property line adjacent to the residential district must be 6 feet high at time of installation. Sheet L1.0 indicates a 5 foot high fence.
2. Along the rear property line, and the side property lines (between the building and the rear property line) it is recommended that a continuous row of 8 foot high Arborvitae that are planted approximately 3.5 feet on center be provided in place of the proposed deciduous shrubs in order to provide a dense buffer.
3. Per Chapter 28, Section 6.15, four inch caliper shade trees are required at the ends of all parking rows. Replace the proposed Redbud trees in the southwest corner of the parking lot with four inch caliper shade trees.

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DEVELOPMENT DEPARTMENT**