

# BUILDING DEPARTMENT

1

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-20-305-011-0000
Petitioner: <u>Bright Horizons Family Solutions LLC</u>	Location: <u>1120 N. Arlington Heights Road</u>
<u>200 Talcott Avenue South</u>	Rezoning: _____ Current: <u>B-1</u> Proposed: _____
<u>Watertown, MA 02472</u>	Subdivision: _____
Owner: <u>1120 North Arlington Heights Road LLC</u>	# of Lots: <u>N/A</u> Current: _____ Proposed: _____
<u>1110 Sheridan Road</u>	PUD: _____ For: _____
<u>Highland Park, IL 60035</u>	Special Use: <u>✓</u> For: <u>Day Care Center</u>
Contact Person: <u>Robert Ewald (CCS)</u>	Land Use Variation: _____ For: <u>N/A</u>
Address: <u>2607 N. 28th Road</u>	<u>N/A</u>
<u>Marseilles, IL 61341</u>	Land Use: _____ Current: <u>Medical Building</u>
Phone #: <u>815-263-3350</u>	Proposed: <u>Day Care</u>
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: _____

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

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

YES      NO

1. \_\_\_\_\_ VILLAGE BUILDING CODE
2. \_\_\_\_\_ PRESENT ZONING USE
3. \_\_\_\_\_ REQUESTED ZONING USE
4. \_\_\_\_\_ SUBDIVISION REQUIRED
5. \_\_\_\_\_ SIGN CODE

6. GENERAL COMMENTS:

NO COMMENTS

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JUN - 3 2015

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

DEB PIERCE      6-3-15  
-Director PLAN REVIEWER      Date

## BUILDING DEPARTMENT

1A

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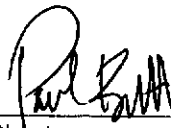
(Petitioner: Please do not write below this line.)

INSPECTIONAL SERVICES

NO FURTHER COMMENTS UNTIL PERMIT SUBMITTAL

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT  
Director6/2/15  
Date

## PUBLIC WORKS DEPARTMENT

2

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

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JUN 11 2015

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT Director6-10-15  
Date

## Memorandum

To: Latika Bhide, Development Planner

From: Cris Papierniak, Assistant Director of Public Works

Date: June 10, 2015

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



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With regard to the proposed Building Addition, I have the following comments:

1. The hydrant detail on the submitted plans must refer to an East Jordan or Mueller hydrant configured and painted according to Arlington Heights private hydrant specifications.
2. A new 6" compound meter and RPZ will need to be installed. These will be provided as part of the permit fees.
3. The hydrant must be supplied from the metered side of the proposed water service.
4. The new proposed fire service must utilize a pressure connection in a 60" vault.
5. The additional storm drains located to the west and south must be restricted. There are chronic drainage problems at the corner of Oakton and Arlington Heights Roads.
6. The existing ash trees need to be replaced due to EAB infestation.

Thank you for the opportunity to comment on this permit application.

C: file

LF


**PLAN COMMISSION PC #15-006**  
**Bright Horizons**  
**1120 N. Arlington Heights Road**  
**Special Use for Daycare in B-1**  
**Round 2**

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DEVELOPMENT DEPARTMENT

21. The responses made by the petitioner to comments #11, 16, 18 & 20 are acceptable for preliminary approval.
22. The response made by the petitioner to comment #12 is noted. The page showing the cross section of the proposed safety surface with synthetic grass did not have any information on permeability. Most, if not all, of the Village is located on clay soils. Most permeable product systems require an underdrain system when clay is encountered. However, in the combined sewer areas, the MWRD will not allow underdrains to be installed when they drain to a combined sewer, as would be the case at this location. To be counted as pervious area in these cases, under Village policy the system would have to be designed to detain the stormwater volume generated by the Village's design storm. This has been calculated as the equivalent of 12-inches of CA-7 stone, where the allowed stone void volume is utilized for storage. There would be no underdrains in this application; only stone void detention and ultimately percolation into the clay. The play area will not be considered permeable unless detention is provided as described.
23. The response made by the petitioner to comment #13 is noted. The lighting calculations have been provided however there are no accompanying fixture catalog cuts. These must be provided for all exterior lighting including parking lot and any building mounted fixtures.
24. The response made by the petitioner to comment #14 is noted. The design vehicle is incapable of maneuvering through the existing parking lot or the proposed parking lot. Discuss this issue with the Fire Department to determine the design vehicle for this site.
25. The response made by the petitioner to comment #15 is noted. The petitioner must acknowledge understanding that approval by the Plan Commission of the proposed plans will not constitute approval of any part of the new water service line. Furthermore, the petitioner must acknowledge understanding that the facility will not be allowed any occupancy, temporary or final, until the new water service line is constructed, tested, that permit passes all final inspections.
26. Show where the new water meter will be located: Interior meter room? Exterior meter pit? The new fire hydrant must be metered. The removable section of rubberized surface to be placed over the water valve should be blue or otherwise marked to clearly show the valve's location.
27. The existing sanitary sewer is shown running at an angle toward the south property line. The new water main must maintain a minimum 10' separation from this sanitary main, otherwise, the sanitary main must be replaced with water main quality pipe.
28. It is strongly suggested that the water main location be fully included in these plans up to and including the point of connection to the water main, even though it is intended to be constructed separately by others. The entire site must be considered when planning a facility such as this. There is a chance of a major conflict and expense if everything is not considered together.

Traffic:

29. The response made by the petitioner to comment #17 is noted. Staff anticipates that egress out of this site will be challenging for the left turners. However, the setback of the building allows for a long queue within the parking lot if the exit movement is backed up.
30. The response made by the petitioner to comment #19 is noted. The response suggests that a third of the evening signal cycles do in fact back up past the driveway now. This site driveway operation is affected by its location to the Oakton signal, and there are still concerns about operations into and out of this property.

 6/18/15  
James J. Massarelli, P.E. Date  
Director of Engineering

# Arlington Heights Fire Department Plan Review Sheet

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

**Bright Horizons**  
**1120 N. Arlington Heights Road**  
**Special Use- Daycare**

#### Round 2 Review Comments

6/08/2015

**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.**

Nothing further.

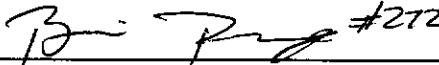
**6. General comments:**

Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

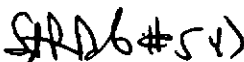
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PLANNING  
DEVELOPMENT DEPARTMENT

 #272  
\_\_\_\_\_  
Brandi Romag, Crime Prevention Officer  
Community Services Bureau

Approved by:

 #541  
\_\_\_\_\_  
Supervisor's Signature



## HEALTH SERVICES DEPARTMENT

6

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E-Mail: ccsrewald@cs.com	# of Units Total: N/A
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(Petitioner: Please do not write below this line.)

## 1. GENERAL COMMENTS:

No further comments.

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DEVELOPMENT DEPARTMENT

Jeff Bohner 6/5/15

Environmental Health Officer

Date

James McCalister 6/5/15

Director

Date

# PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

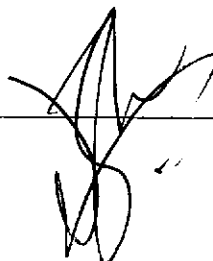
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(Petitioner: Please do not write below this line.)

- |    | 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?<br>(See below.)      |
| 4. | <u>✓</u> | <u>✓</u> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?<br>(See below.) |
| 5. | <u>✓</u> | <u>✓</u> | SUBDIVISION REQUIRED?   |
| 6. | <u>✓</u> | <u>✓</u> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?<br>(See below.)    |

Comments:

*See attached.*

 6/19/15 Date

Planning Department Comments, Bright Horizons (PL15-006, 1120 N. Arlington Heights Road, Round 2)

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. *No response 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. *No response required.*
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.

*Petitioner response to reference attached sheet LS101 for fencing details does not address this comment. The petitioner must submit a written response that provides a written justification for the variations a. (all activities must be conducted within wholly enclosed buildings) and b. (landscape islands) by responding to the criteria above.*

10. The total code required parking for this site is calculated as:

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
<b>Total</b>					<b>54</b>
<i>Total Provided</i>					58
Surplus / (Deficit)					4

*No response required.*

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. *Response noted. Revised landscape plan is not provided.*
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. *Ok. Sheet LS 101 shows the fence along the west property line and for a portion of the south property line as vinyl solid board privacy fencing. 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.*

13. Please note that any parking lot lighting proposed must meet the provisions of Chapter 28, Section 11.2-12.5, Lighting. *Ok. Lighting Plan Submitted*
14. The applicant must submit a sign permit application for the proposed signs. *Response noted.*

# PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

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### LANDSCAPE & TREE PRESERVATION:

- Complies with Tree Preservation Ordinance
- Complies with Landscape Plan Ordinance
- Parkway Tree Fee Required  
(See below.)

YES NO

☒ ☐

### Comments:

Please provide a revised landscape plan that addresses staffs comments.

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DEVELOPMENT DEPARTMENT

Coordinator C. W. Ewald Date 6/9/15