



June 15, 2015

Ms. Latika Bhide
Development Planner
Village of Arlington Height
33 South Arlington Heights Road
Arlington Heights, IL 6005-1499

RE: Bright Horizons, 1120 N. Arlington Heights Road
Petition Application Department Comment Response Round 2

Dear Ms. Bhide,

Bright Horizons is in receipt of your emails with round 2 comments for Bright Horizons May 4, 2015 petition application. The following is our response to these questions.

1 Building Department

No comment

1A Building Department

No further comments until permit submittal.

2 Public Works Department

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.

Response: Fire hydrant and Water Main will be furnished and installed by Landlord and his contractors. Bright Horizons agreement is to connect to system on inside of building. Landlord and his contact information is:

LL: Mark Glazer – markglazer@gmail.com – 847-217-8122

Contractor: Dan Tinnes – dan@dbloren.com – 847-812-2939

2. A new 6" compound meter and RPZ will need to be installed. These will be provided as part of the permit fees.

Response: Please refer to response in 1.

3. The hydrant must be supplied from the metered side of the proposed water service.

Response: Please refer to response in 1.

4. The new proposed fire service must utilize a pressure connection in a 60" vault.

Response: Please refer to response in 1.

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 Road.

Response: Please refer to attached C6 Drawing.

6. The existing ash trees need to be replaced due to EAB infestation

Response: Acknowledge, BH will replace all ash trees with approved species.

3 Engineering Department

No Comment

4 Fire Department

No Comment

5 Police Department

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 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 construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department suspicious/criminal activity on the property during all hours.

Response: BH acknowledges and will comply with all requirements.

6 Health Services Department

No further comments.

7 Planning & Community Development Department

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. **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.

Response: *Zoning Variation A. (Activities conducted within wholly enclosed buildings):*

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. - The playground is an integral part of the child care center and is required by state licensing

- b. The plight of the owner is due to unique circumstances. - The playground is an integral part of the child care center and is required by state licensing*
- c. The variation, if granted, will not alter the essential character of the locality. – The playground will not alter the essential character of the locality. The playgrounds are well designed and we will be providing additional landscaping to screen the residential properties to the west as requested*

Response: *Zoning Variation B. (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):*

- 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. – The (2) island were removed to accommodate the square footage necessary by state licensing for playgrounds. We will swap out the Eastern Redbud trees with 4" caliper shade trees to meet the intent of the Ordinance for landscape islands at the ends of parking rows.*
- b. The plight of the owner is due to unique circumstances. - The playground is an integral part of the child care center and is required by state licensing. We will swap out the Eastern Redbud trees with 4" caliper shade trees to meet the intent of the Ordinance for landscape islands at the ends of parking rows.*
- c. The variation, if granted, will not alter the essential character of the locality. – The playground will not alter the essential character of the locality. We will swap out the Eastern Redbud trees with 4" caliper shade trees to meet the intent of the Ordinance for landscape islands at the ends of parking rows.*

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

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 LS101 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.

7A

Please provide a revised landscape plan that addresses staffs comments.

Response: Landscape drawings LP-000, LP-100 are attached.

Latika: Please review the above written response and attached drawings. We hope this information will resolve any outstanding comments. Please do not hesitate to contact me if you have any questions.

Sincerely,

Robert Ewald

Consulting Project Manager

CC: D. Toole

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