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PLAN

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

COMMISSION

RE: BRIGHT HORIZONS; PC# 15-006

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  
24th day of June, 2015, at the hour of 7:30 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman  
BRUCE GREEN  
GEORGE DROST  
JOHN SIGALOS  
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

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CHAIRMAN LORENZINI: It is now 7:30. I'd like to call to order this meeting of the Plan Commission. Would you all please rise and recite the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Latika, roll call please.

MS. Bhide: Commissioner Dawson.

(No response.)

MS. Bhide: Commissioner Ennes.

(No response.)

MS. Bhide: Commissioner Jensen.

(No response.)

MS. Bhide: Commissioner Warskow.

(No response.)

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay, next item on the agenda is the approval of meeting minutes. We have two from the last meeting, Northwest Metalcraft and Suburban Trim & Glass.

COMMISSIONER GREEN: I'd like to make a motion for approval.

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

COMMISSIONER DROST: I was not in attendance for the Northwest Metalcraft.

CHAIRMAN LORENZINI: And Latika, I was not here for either at the last meeting, okay? All right.

Now, we'll head to the public hearing portion of the meeting. Just so everybody in the audience knows, what we'll do is the petitioner, we have two public hearings tonight, two projects. The way we'll handle each one is the petitioner will come up, give a brief description of the project, then Latika will give a Staff report on the project. Then we'll go to the Commissioners to ask questions. Then we'll open it up to the public for questions, and then go back to the Commissioners for final deliberation and take a vote.

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So, the first Petitioner on the agenda is PC# 15-006. Latika, have all the proper notices been given?

MS. Bhide: They have.

CHAIRMAN LORENZINI: Okay, Petitioner, are you here? Would you stand up? Will anybody else be testifying besides you?

MS. FERZACCA: Yes.

CHAIRMAN LORENZINI: Okay, would you all, whosoever may testify just stand and raise your right hand, I'll swear you in.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Okay, thank you. Okay, would you come forward and give us a brief summary of your program? And would you please state and spell your name for the court reporter and address?

MS. FERZACCA: Yes. Dawn Ellis Ferzacca, E-l-l-i-s F-e-r-z-a-c-c-a.

CHAIRMAN LORENZINI: And I'm going to ask anybody else who is going to testify to do the same, spell your name, give your name, spell it and give your address. Has the Petitioner read all the conditions of the Staff report and do you agree to them?

MS. FERZACCA: Yes.

CHAIRMAN LORENZINI: Okay, all right. So, give us a brief presentation.

MS. FERZACCA: Okay, thank you for having me here. Briefly, we are here to propose a site for Bright Horizons, a new children center located at 1120 North Arlington Heights Road. We're just going to run through our company profile, talk about our project team, discuss the market study and traffic study that we've completed, give you an overview of our program, our staffing plan, our indoor space plan, playground plan, and then our proposed project timeline, obviously dependent upon this timeline and discussion, and answer any questions you may have.

So, briefly, Bright Horizons Family Solutions is a leading corporate childcare company in the country, and we have over 850 centers. We've been in business for over 25 years, started by a husband and wife team, and we operate a center currently in Arlington Heights, a Bright Horizons at North Kennicott location. So, we are very familiar with this area. We're very excited to have the opportunity to possibly expand our business in this area, and we have a big local presence. We have over 35 centers in the greater Chicagoland area. We have regional office support, a division vice president who is here tonight, a region manager such as myself, and then ancillary support as well.

Our project team that will be speaking tonight, and we're available to speak tonight for any questions, is myself, I'm a region manager like I said. I oversee seven centers here in the

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Chicagoland area. Danny Tool is here who is our project manager based out of our Watertown, Massachusetts office; Bobby Wald who many of you may have met is our project manager locally; Mike Aufderheide is our architect; and Luay Aboona from KLOA.

So, briefly, our market study that we did, as I said we're interested in space here because we know that there is a demand. We know that because we operate a center and a school, and parents cannot get in and parents are asking us when are you going to open another center. So, we've been looking for property for sometime in this area and we feel that we've found the perfect location that will meet our families' demands.

We also are very sensitive to our competition and we wanted to make sure that there wasn't ample space available for families. So, we did a survey and we contacted all of the local childcare centers, and found that there is very limited if any space in Arlington Heights area for early childhood care. We also looked at our market study to make sure that families can afford our care because quality care does cost a lot of money and we wanted to make sure that this was something that was affordable to the families of Arlington Heights. We did find in a one-mile, three-mile, and five-mile radius that there is definitely an opportunity for the market to support a childcare center such as ours.

So, I'm going to ask Luay to come up and he can speak to the traffic study.

MR. ABOONA: Good evening. My name is Luay Aboona. I'm a principal with KLOA. My firm conducted the traffic and parking study for the proposed Bright Horizons. We submitted the study to the Village and the Village Staff thoroughly reviewed it and we had a few comments a couple of times and we were able to address them to the satisfaction of the Staff.

This slide basically summarizes the scope and the conclusions of the study. I'll go through them quickly. The study determined the existing conditions in the area by conducting traffic counts in the morning and evening peak hours. Those are the time periods when the childcare facility will generate its highest amount of traffic.

We looked at the intersection of Arlington Heights Road and Oakton Street, the intersection here is to the side. We obviously looked at the driveway in and out of the facility. We looked at the impact of the traffic from this facility, what it would have on the traffic on Arlington Heights Road and the intersection of Arlington Heights Road and Oakton, and also entering and exiting the facility. Then we looked at the parking requirements for the facility based on the Village code requirements and based on observations of a similar facility in Deer Park.

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So, basically, the results of the study indicated that the site-generated traffic will not have a significant impact on the area roadways. Our analyses show that the intersection of Arlington Heights Road and Oakton will continue to operate at the existing current levels of service with very little increase and delays. We found also that the access drive as it currently exists will be sufficient in accommodating the site traffic entering or exiting the facility, both with the right-hand turn and left-hand turns.

We found, based on the gap studies that we conducted on Arlington Heights Road, that there are sufficient gaps in the traffic stream to allow both the critical left-hand turns and left turns out of the facility. The fact that the driveway is between two signals at Oakton on the south and Olive to the north will provide those gaps to allow for the cars to enter and exit the site efficiently. Because of that, our conclusion was that northbound left turns into the site would not be detrimental to the through traffic on Arlington Heights Road in the northbound direction, and those left turns can be made without significant delays. This kind of design is consistent with other driveways and intersections on Arlington Heights Road and the vicinity where none of them have the left turn lane treatment along Arlington Heights Road to accommodate the inbound traffic.

The number of parking spaces exceeds the Village requirements, and based on our review and observation of the Deer Park facility, it was confirmed that what's being provided will be adequate. There will be a number of those parking spaces allocated for parents dropping off and picking up their children. Parents are required to escort their children in and out of the facility, so a number of those spaces will be designated for that purpose.

With that, I conclude my presentation.

MS. FERZACCA: So, moving in to the actual childcare program, I just wanted to give you an overview we would be taking the entire building, as you know, all three floors, and we are looking at offering full and part-time schedules. We do offer art, music, and dance classes within our program. Our hours of operation would be between 6:30 and 6:30. We'll operate between 11 to 12 hours. We may be open 6:30 to 6:00 or 7:00 to 6:30, depending upon what the needs of the parents might be. We do take that into consideration, but it would be no greater than 6:30 to 6:30.

We would be looking at offering an evening staff meeting once a month, because that's when our teachers can get out of the classrooms. Some Saturday parenting events but no more than four times a year, and that's really just in the morning and it would be like our grand opening, an open house perhaps but something very simple

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for families to come, very short time frames. Other than that, we would not be operating any other time besides Monday through Friday.

We're looking at a capacity of 192 children and 14 classrooms. We would have three rooms of eight infants, four rooms of ten toddlers, three rooms of 16 two-year-olds, four rooms of 20 preschoolers. We do fall under the Department of Children and Family Services (DCFS) guidelines and regulations because we would be a licensed facility.

We would be introducing 36 new staff member opportunities. We will have a director, assistant director, education coordinators and multiple teachers as well. Again, as Luay indicated, we have adequate parking for that. We offer full and part-time schedules to our teachers. Our teachers do not work the full 12 hours, they work shifts, so they'll have to choose to come in from between 6:30 all the way until 9:30 in the morning, just like they'll be leaving between 12:00 and 6:30 p.m.

We are an employer of choice. We have an excellent benefits package. We are the only childcare company in the Fortune 100 Best Companies To Work For list. We've been on that consecutively 14 times.

Our interior space, like I said, we have 14 separate classrooms and they are each designed for each age group. We offer changing tables or toileting, depending upon the age group. Inside the classrooms, the children are really contained to their own classrooms throughout their duration of the day besides going to our art studio or our movement matters area. Our movement matters area would be what you might call a gym. We have a rock climbing wall and ballet bar and that will be located on the lower level.

We also have administrative support areas including a commercial kitchen that would be located on the lower level as well. We'll have a chef on site that will be cooking for the children in the building. So, we will not have deliveries every single day of food.

Here are just some photos of what a typical infant classroom looks like, just so that you can see this. These are all local photos, so these are centers that if you so chose to visit you could see them. Here is a typical toddler classroom in one of our new centers in Evanston, and a preschool classroom. So, you can see there as the children get older, the chairs get bigger and toys get more volume.

Because we're dealing with children, we are looking at a safe and secure environment. We do have controlled access into and out of the building at all times. So, we offer a safe and secure access from the parking lot, and as Luay had indicated, we do require their parents to park their cars, exit their cars, bring their

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children in, take them all the way to classroom, drop them off and then exit. We do not have any queuing of parents pulling up to drop off their children in front of the building. That's not part of our program.

We do offer, we have a keypad access, so it is a controlled environment. The doors are locked. Visitors are escorted at all times within the building, IDs are checked and, as you can imagine, our playground areas are extremely secure. We have alarmed gates but their alarm just indicate to the teachers that somebody has opened the gate. They're not a high decibel level because that would scare the children to death, just even that alarm scares them enough.

Here is a typical playground plan and this is just a design so that you can see. We do incorporate a lot of natural elements within our playgrounds. We do have climbing structures, but we do have a lot of natural elements because we truly believe the children learn best when they're in nature and have that opportunity to have butterfly gardens and mud kitchens and all those fabulous things as well, and hills for them to go through. It's very park-like.

We have one large playground that's divided into subsections. So, there is an infant area, there's a toddler area, and then an older area as well.

Here are just some more concept ideas for playgrounds. This does not mean that all of these would be located on this playground. We're very sensitive to making sure that we provide what's needed in this environment, and so we would be looking at what works best within this playground. But we do have shade structures and we are keeping many of the trees that are already in existence there.

Our proposed timeline, we're really hoping to seek Village approval in the next few months, within this month-the next month. Then we could begin renovation and playground construction. That takes us about four to six months, depending upon how the weather is and everybody knows construction.

Then we are, like I said, licensed by DCFS. Their process also is very rigorous and time intensive. So, we would be hoping for a targeted opening in January 2016. And that's all I have.

CHAIRMAN LORENZINI: Thank you. Latika, would you give us the Staff report please? You can have a seat.

MS. BHIDE: Good evening. The Petitioner is here this evening, they are seeking a special use permit to allow a daycare center in the B-1 District at 1120 North Arlington Heights Road. Along with the special use, they are also seeking three variations. One is from the requirement that all activities permitted in the B-1 District be, if within an enclosed building, to allow an outdoor play area; from the requirement that all ends of parking rows have a landscape island to allow the plan to be deficient two islands; and then from the

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requirement that fences in the front yard not exceed 36 inches to allow a five-foot tall metal fence.

As you can see, the site is approximately 0.88 acres in area. There is an existing 16,500 square foot building. The site is located in the west side of Arlington Heights Road and there is an existing parking lot with 67 parking spaces.

If approved, Bright Horizons would like to convert the building into a childcare facility. The facility is expected to have a maximum enrollment of 192 children between the ages of 6 weeks and five years. The proposed interior layout has 14 classrooms, administrative areas, storage, art studio, et cetera. There will also be a kitchen facility on site that will serve cooked meals for children. An outdoor play area is proposed to the west and south side of the building as well as in front of the building on the south side.

The subject site is zoned B-1 and a daycare is listed as a special use in that district. The Staff Development Committee supports the request because there are, pursuant to the market study provided by the Petitioner, there are very few or no openings available at other facilities in the area. The Petitioner will be updating the parking lot with the addition of landscaped islands and landscaping, as well as adding landscaping along Arlington Heights Road to screen the parking areas from the adjacent right-of-way. Lastly, the proposed parking exceeds the Village's parking standards, and the site-generated traffic is not expected to have a significant impact on the roadway system or require any geometric or traffic control improvements.

The Petitioner is not proposing any major changes to the exterior facade. They will be adding some new windows on the east, north and south elevations. They are also proposing removing the existing freestanding sign along Arlington Heights Road and replacing it with a new sign. They are also proposing to add a wall sign on the east facade. These signs will have to be reviewed for compliance when they come in for a permit.

That's the landscape plan up here. As you can see, the parking lot will be reconfigured. They are adding one landscaping island and they are also adding three four-inch caliper shade trees to some of the existing islands to bring the parking lot up to code. The parking lot is deficient two islands. Those are the two islands next to the outdoor play area in front of the building. Staff does not object to this variation, but our recommendation is that three trees that you can see there which are redbud trees which are considered ornamental trees should be swapped out with four shade trees so that it meets the intent of the ordinance to provide shade.

So, the two variations, or one variation for the landscaped island is to allow the plan to be deficient two islands.



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The second variation is from the requirement that fences in the front yard not exceed 36 inches to allow a five-foot tall metal fence, and I'll go back and this is, they would like to fence the play area that is in front of the building for security purposes. It's a metal fence five feet tall. However, because it is in front of the building, it's considered to be the front yard but this fence is set several feet back from Arlington Heights Road.

I have a playground plan up here. As was stated before, the playground is located on the west and the south side as well as along the front of the building. The total outdoor play area is about 5,700 square feet. This is divided into two different spaces depending on the age group. There are several amenities that are proposed within this play area including a butterfly garden, a sensory garden, sandboxes, et cetera.

To the west and a portion of the south is residential properties. Therefore, it's required to provide a six-foot tall screen. The Petitioner is proposing a six-foot tall solid vinyl fence along these property lines as well as landscaping. Once it transitions to non-residential property, the fence will transition to a five-foot tall metal fence.

Another playground plan with more details of the equipment proposed there. So, because of the outdoor play area, the Petitioner does require a variation from the requirement that all activities permitted in the B-1 District be conducted wholly in an enclosed building to allow their outdoor play area.

I just have a picture of some elevations. Like I said before, they are only adding a few, for the most part the elevations will stay the same, the facade will stay the same. They are adding a few windows to the facade.

As is required for special uses that are adjacent to major arterial streets like Arlington Heights Road, Bright Horizons was required to provide a traffic study and parking analysis. The study was prepared by KLOA and they analyzed trip generation, traffic analysis, site access, circulation and parking.

I have the trip generation analysis that was provided. As you can see, the daycare would generate more trips during the peak hours. It should be noted though that while the daycare facility does generate a higher volume during the morning and the evening peak hours, a medical office would be accepted to generate a more continuous traffic flow in the day.

Per the Village's parking code, three spaces are required for every two employees. So, for this facility, based on the number of employees, it would be required to provide 54 spaces. The plan shows 58 spaces, so there is an excess of four spaces.

I have three pictures of the site. The first one

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is looking east to Arlington Heights Road, and then west to the building. Then just a shot of the building and the yard in the back.

That being said, the Staff Development Committee has reviewed the request and recommend approval of the special use subject to the following conditions:

1. The Petitioner provide a copy of the DCFS license prior to the issuance of the occupancy permit.
2. The maximum enrollment shall not exceed 192 children..
3. The three Eastern Redbud trees proposed for the east edge of the play area should be replaced by four-inch caliper shade trees to meet the intent of the ordinance.
4. In order to increase the buffer and raise the height of the fence or the screen, the proposed landscaping along the rear, which is the west property line, should be substituted with eight-foot high evergreen shrubs.
5. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

CHAIRMAN LORENZINI: Thank you, Latika. Could we have a motion to include the Staff report into the public record?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER SIGALOS: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: None, thank you. Okay, next, we'll go to the question portion from the Commissioners. Bruce, would you like to start?

COMMISSIONER GREEN: Yes, I would. Dawn, I have a question for you, and maybe Mr. Aboona. If you have 192 kids, how would they get there?

MS. FERZACCA: How do they get there?

COMMISSIONER GREEN: I mean your traffic study says you're going to have 70 or 80 inbound and 70 or 80 outbound. How do the rest of the kids get there?

MS. FERZACCA: So, again they're not staying there. It's a continuous flow between typically 6:30 and 9:30-10:30 in the morning. So, the constant flow, it peaks usually between 8:00 and 9:00, or depends. If parents are taking the train, it peaks at 7:00 a.m. and they go and get on the train. But, so there's a constant flow throughout that entire time period as well as in the afternoon. Parents start picking up as early as 2:30, 1:30, and pick up all the way until 6:00 p.m.

So, it's a very, very constant stream of families coming in and exiting the building. That's how 192 children got there

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over time. Again, we're not anticipating opening with 192 children. We fully expect that will take us five to seven years to get to that number.

COMMISSIONER GREEN: But we know how successful you are, so you're going to have 192 just in a couple of weeks.

MS. FERZACCA: That would be fabulous if we did.

COMMISSIONER GREEN: So, I guess I just question the time it takes for the parents to park the car and walk there.

MS. FERZACCA: Well, it depends on the parents and it depends on age of the child, too. Again, preschool parents, it's a lot quicker. Sometimes they come in, some preschool parents take 10-15 minutes because they stop, they read a story with their children, and then they exit. Infant parents, it's going to take --

COMMISSIONER GREEN: Lots of hugging and lots of kissing.

MS. FERZACCA: Lots of hugging, lots of kissing.

COMMISSIONER GREEN: Been there done that.

MS. FERZACCA: Right, exactly. So, it really is dependent upon the parent. But we have larger centers that it worked extremely successfully with, and in my 20 years with Bright Horizons we've never had an issue with parking, parking issues relating with that.

COMMISSIONER GREEN: Okay. At your other facilities, do you have as many as 192 children?

MS. FERZACCA: Yes. We have centers that have 307 capacity, 443 capacity.

COMMISSIONER GREEN: I assume that, Mr. Aboona, did you study any of their existing, can you come up?

MR. ABOONA: Yes.

COMMISSIONER GREEN: I just want to feel comfortable about the number of students and the number of cars.

MR. ABOONA: Yes, we studied the Deer Park facility and it has, that facility has in the realm of 223 children. We looked at the 7:00 to 9:00 period and 4:00 to 6:00 and, you know, we have in our report the 15-minute increments of the counts, and you can see that during those two hours in the morning we counted 111 trips by parents over the two-hour period. You know, presumably there are some that arrived earlier --

COMMISSIONER GREEN: Sure, comparable to what we're doing here then.

MR. ABOONA: The one we're doing is a little smaller. So, what we did is we extrapolated that data and compared it to what would happen for this facility. We also looked at industry standards, and the industry standards number was slightly higher so we went a little conservative and used the industry standards instead of what we

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observed at the Deer Park facility.

But what you saw on the slide that Staff presented is what happens over a one-hour period. That's the peak hour of the roadway system. We were even more conservative, we took the peak hour of the Bright Horizons, which is different than the peak hour of Arlington Heights Road traffic and superimposed the two on top of each other just to look at all the space and see how things would work, and things were still operating satisfactorily.

COMMISSIONER GREEN: I do a lot of traveling on Arlington Heights Road at about that time everyday, and I was just concerned. It could be a little tedious at times. So, thank you for clarifying that.

MR. ABOONA: You're welcome.

COMMISSIONER GREEN: I have no other questions, thank you.

MS. FERZACCA: Thank you.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: Just a couple of questions on the 192 children. Are those full-time children? Are they these eight hours, seven hours? Or how do you break that down? Because, what kind of interruptions are there in the day?

MS. FERZACCA: So, we offer full-time and part-time care. When I say part-time care, maybe two days, three days, five days a week. Typically, families are there between eight and ten hours a day. We do have some families that, because again we're for the working parents and those parents have to work that length of day. We do have some families that only use us for six hours a day, but the majority of the children are there for eight to ten hours a day. And it depends, if their families take the train downtown, sometimes it's longer than ten hours.

COMMISSIONER DROST: But it's no later than 6:00 p.m., correct?

MS. FERZACCA: Correct, or 6:30 p.m. would be the latest it would be.

COMMISSIONER DROST: 6:30, yes, and you start at, and somebody's there.

MS. FERZACCA: Yes.

COMMISSIONER DROST: On the number of employees, 36-and-a-half that you're going to have full-time employees or equivalence of that.

MS. FERZACCA: Right.

COMMISSIONER DROST: That won't occur until you are fully --

MS. FERZACCA: Absolutely.

COMMISSIONER DROST: Basically enrolled. Then what are

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the economics here? What does somebody have to sign up to? Do they sign up for a week, a month? Do they sign up for a day? Or what kind of pricing do you have?

MS. FERZACCA: Our pricing is comparable to the market average, and actually we're a little bit above the market average typically. We asked for --

COMMISSIONER DROST: What is that average?

MS. FERZACCA: In this market, a typical infant might cost \$1,900 a month, and then it goes down from there because the ratios decrease. It might be a little bit less but that's the typical, like that's the cost of like Deer Park in a similar situation.

We ask for a two-day minimum from families, and once you're signed up you're signed up until you give us notice that you're dis-enrolling. Typically, we require a 30-day notice to dis-enroll. We do offer a drop-in care if a family was in a desperate situation and needed to use drop-in care and we had availability, we could offer that. But all of the necessary paperwork through DCFS would still need to be completed for that.

COMMISSIONER DROST: If mom or dad is sick --

MS. FERZACCA: Correct, or they chose grandma as their care giver and grandma wants to take a cruise, and so they can come for a week.

COMMISSIONER DROST: Then on the playground issue, maintenance, what kind of maintenance? Do you have schedules for that so that these butterfly parks are well-maintained?

MS. FERZACCA: Well, the majority of our landscaping is able to sustain itself year over year without a great deal of maintenance. We certainly change out the sand annually and mulch and those types of things. But the majority of our playgrounds are as natural as possible to be able to incorporate minimal maintenance because, again the maintenance wouldn't then need to happen early in the day, later in the day. So, the majority of the day it's being utilized by children.

COMMISSIONER DROST: Then what about in the wintertime, snow removal? Where are you going to take the snow?

MS. FERZACCA: We do contract and have snow removed.

COMMISSIONER DROST: Is it all removed so it's not going to be on the premises?

MS. FERZACCA: Yes, actually we need to have that happen because we need to be able to use our spaces. And our egress exits needs to be available at all time, so when we have a big snow we have, our landscaping company comes out and we contract the landscaping company to dig out the path so that we can exit the building if there was an emergency.

COMMISSIONER DROST: Okay, I don't have any further

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questions at this time.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: I just have a couple of questions. What type of food would you be cooking in there?

MS. FERZACCA: It's child-friendly. However, it's as organic as possible. They make most of it from scratch and we offer breakfast, lunch, and two snacks each day. So, a typical menu item might be macaroni and cheese with whole wheat noodles, vegetables. We fall under DCFS and we're part of the Partnerships for a Healthier America, so we don't do any fried foods. We won't have any fryers. We won't have any raw products. Again, our children, our population is five years and under, so allergy maintenance is extremely important within our environment. We have a lot of allergies, pretty much any allergy you can imagine we have and deal with.

COMMISSIONER SIGALOS: Well, I guess my question, I saw you had a catalog because you have the kitchen hood exhaust system. So, will that capture all odors?

MS. FERZACCA: Yes. Yes.

COMMISSIONER SIGALOS: That was my concern, I mean the type of food you're cooking and if it would, you know, be exhausted outside to the neighboring residences, if there would be a problem.

MS. FERZACCA: We've never had that issue because it's not, we're not like putting out restaurant type of food. We're really cooking child-friendly food, sandwiches, casseroles, black bean burgers, those types of things. Things the children will eat.

COMMISSIONER SIGALOS: My other question is regarding the outdoor play area. When I drove by there at the site and walked back there, it seemed pretty small, I mean for 192 children to be in there. The way you have it subdivided by age, that means, it looks like they'll all be out at the same time?

MS. FERZACCA: Actually, I cannot be out there at the same time. That's part of our standards is that we can only have small groups of children out at any given time during the day. So, they can't exceed two groups of children at a time on the play space. So, we have a very rigorous playground schedule.

So, the infants have a designated time to go out, the toddlers have a designated time, all four toddler rooms. So, toddler 1 may go out from 9:00 to 9:30. Toddler 2 goes out from 9:30 to 10:00.

COMMISSIONER SIGALOS: But they have their specific areas where they would be, that way that's fenced and subdivided?

MS. FERZACCA: Correct.

COMMISSIONER SIGALOS: So, that entire playground space would be available to, let's say the two-year-olds, they'd have to stay within the two-year-old space.

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MS. FERZACCA: Correct.

COMMISSIONER SIGALOS: Again, just looking at it, it just seemed awfully tight.

MS. FERZACCA: Again, it's only, it meets the standards for the small group of children that will be out there. It is a scheduled time. Groups of children can only go out during their scheduled times and it's smaller groups of children. We do have a playground schedule plan, I think that was included, or actually not? Okay. So, we do have a playground scheduled plan so that we were able to meet all 14 classroom needs to be able to still have outdoor space in the morning and in the afternoon.

There will never be a time where 192 children will be out there. That is not acceptable by DCFS nor would we ever want that because that would be a nightmare strictly from a teacher perspective. So, we take small groups of children out. So, 20 preschoolers go out with their two teachers while there are some two-year-olds out, while there is a group of infants out. Then they all come in, and then the next group of children go out.

So, it's a very seamless transition throughout the morning and the afternoon.

COMMISSIONER SIGALOS: That's the area of the playground, that's one of the items that DCFS --

MS. FERZACCA: Yes, they are very strict --

COMMISSIONER SIGALOS: They're strict with that so you meet that then obviously.

MS. FERZACCA: Yes, we have to.

COMMISSIONER SIGALOS: Okay, I don't have any other questions.

CHAIRMAN LORENZINI: Jay?

COMMISSIONER CHERWIN: Thanks. First of all, I'm impressed that you can get kids to eat black bean burgers.

MS. FERZACCA: Me, too.

COMMISSIONER CHERWIN: I may need some help on the home front with that. But I really have two issues, you know, overall that I was concerned with coming in. The first one being the westerly property screening, and it seems to me like what the Department is asking you to do and what you're going to do is probably sufficient although I'd like to hear what the public has to say if anything on that.

The other issue that, you know, still has me a little bit concerned is what Mr. Green brought up earlier which is egress/ingress into the site, particularly left turn outbound onto northerly Arlington Heights Road, and left turn inbound from northbound Arlington Heights Road. It seems to me in some of the correspondence and the comments by the Village, it was a concern as well of the

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Village Department and there were some correspondence going back and forth. I don't know, based on reading the comments, that it has necessarily been resolved other than there potentially could be stacking issues on southbound Arlington Heights Road in peak morning.

We've got residences to the east, and I don't know if that's been considered in terms of how that affects their ingress/egress into their residential areas. We also have commercial obviously on either side. My concern would be, you know, really first of all from a safety perspective and lines of sight, being able to make a safe left-hand turn outbound, say in the morning when you've got a lot of stacking coming southbound and you're trying to make a left-hand turn on northbound Arlington Heights Road, that would be my biggest concern.

Then I think secondarily would be that left turn in where we have potentially, it seems to me, stacking. This could generate traffic issues in the a.m. particularly, you know, towards that Oakton light. Then of course in the evening, you have similar situations, and then I don't know again what the effect would be on the residences to the east and if that's been considered.

I'd like to hear a little bit more about that from KLOA and possibly if you could summarize for the record here the correspondence that you had with the Village. Latika, if you had any insight into this, I'd like to see how this issue has been resolved.

MR. ABOONA: Yes, I'd be happy to. We looked at this in several ways because we understand that this is a concern and, you know, we have a concern as well. We want to make sure that this access is efficient and is usable by the parents.

So, you know, we did the counts, you know, from a numbers, pure numbers standpoint and, you know, theoretical capacity analysis, and everything is indicating that it's going to work.

COMMISSIONER CHERWIN: But I do believe there is some disagreement from the Village's side.

MR. ABOONA: I'll get to that, yes, I mean --

COMMISSIONER CHERWIN: On the numbers.

MR. ABOONA: Well, I'm first talking about the theoretical analysis in terms of capacity analysis where we determine level of service and delay. Everything that we did which is, you know, the industry standard which the Village accepts, IDOT would accept, everything shows it that as an isolated driveway with the amount of traffic on Arlington Heights Road, it's going to work fine, you know. The level of service for inbound left turns is excellent. People exiting, you know, right-hand turn no problem. Left-hand turn, like any left-hand turn you're going to have to wait occasionally to get out.

So, then we looked at how does the proximity to



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the signal at Oakton affect the intersection. So, we did extensive observations where we did camera recordings of the flow of traffic on Arlington Heights Road. What we saw is that the backups of the southbound traffic on Arlington Heights Road at Oakton, a couple of times in the morning would be backed up to the driveway, and a few more times in the evening it did a little bit, but it faded very quickly. The reason it faded very quickly is because southbound Arlington Heights Road gets additional green time for the advanced left turn arrow for the people to turn south to go east. So, there's a lot more green time allocated for southbound Arlington Heights Road which helps minimize the queuing and helps the movement of traffic.

So, then we went to the third tier and that is looking at the gaps. So, again we looked at the, we did a recording of the flow of traffic on Arlington Heights Road right at the location of the driveway. We measured the number of gaps, that's the distance between two consecutive cars, either one direction which would be in the southbound direction for the left-hand turns in, or in both directions. What we found for the left-hand turns in is that there's plenty of gaps, ten times more than what we need.

The reason for that again is the queuing of traffic on Arlington Heights Road at Oakton doesn't extend far enough to block the driveway. The second more important reason is there is a signal to the north of Olive Street that helps platoon the traffic. So, every time the light turns red for southbound traffic on Arlington Heights Road, you know, once that platoon clears, there is that long gap, 20-25 seconds, that allows any cars that would be waiting to turn left quickly and clears that movement. So, we don't see a problem at all for the inbound lefts.

The outbound left is a little bit more difficult movement. Again, it's no different than all the other driveways and all the other intersecting streets up and down Arlington Heights Road. People will occasionally have to wait for a gap, because if you arrive just at the point where platoons are coming, you're going to have to wait.

All that waiting is going to occur internally into the site. It's not going to impact the flow of traffic. Once those platoons clear, there will be gaps for people to enable them to turn left and turn right. Our measurements show that there are twice the amount of gaps that we need for the left-hand turns. Again, the industry standard says if you have that much of gaps, twice the amount, you are in good shape. People would be able to get out.

So, in terms of the discussions with the Staff, some of the things they wanted to know in terms of how we define critical gap, in terms of the time between one vehicle to the other, again that's all defined in the Highway Capacity Manual that was

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developed by the Transportation Research Board again that we all depend on. We shared that with the Village Engineer.

There was a concern about the speed of traffic. Arlington Heights Road is posted at 30 miles an hour, you know, occasionally people, you know, exceed that especially as you approach the signal or in clearing the signal. Again, a seven-second gap is a seven-second gap, whether a car is going 30 miles an hour or 50 miles an hour. The distance between the vehicles will increase as a result, you know, for that seven-second gap though is we consider it a critical gap for a car to turn left out of the driveway.

So, we explained that to the Staff, and I think there was one more comment about the proximity of the driveway to the signal and what's called dilemma zone in terms of, you know, as a driver is approaching an intersection and the light is about to turn from green to yellow and there is that hesitation, should I go or should I not go? The Village Engineer had some concerns about that and we showed, you know, we calculated that for him and we determined that the driveway is outside that dilemma zone and should not be impacted by, you know, what happens with the signal as a result of the yellow time change.

You know, we submitted our responses. You know, we didn't get back, I read the Staff comments, I concluded, you know, let Staff confirm that, that they found our answers to be satisfactory.

COMMISSIONER CHERWIN: Latika, I would just ask you based on your conversations, is the Staff at this point satisfied? Are they requiring some contingency if in fact this is not going to work out then what's it going to be?

MS. Bhide: Sure. So, you know, we do anticipate the egress out of the building or out of the site and making a left turn might be challenging at times. But there is a segment of the building there will be road queue. But it's something that we had to mention that, you know, it might be a challenge, there might be a queue.

As far as the other comment, you know, the study that the Petitioner presented, it does show that, you know, there are cycles and that they head back out from Oakton in front of this driveway. That will affect this, you know, ingress/egress on the site. That's just, we're not worried --

CHAIRMAN LORENZINI: Thanks, Jay. Latika, on the variations identified, Chapter 28, the ends of all rows of cars shall be landscaped, what are we giving up here?

MS. Bhide: So, if you look at, I have the landscape plan up here. If you look at the south row, there is no island on the west end of the south row.

CHAIRMAN LORENZINI: Okay, all right.

MS. Bhide: Then if you look at the north-south row of

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parking, there is no island on the south side there. So, those are the two islands because there is a play area right there that's fenced in, and those are the two islands. If those two islands were to be added, either the play area would be reduced or parking would be brought down.

CHAIRMAN LORENZINI: Okay, all right. Dawn can answer this question. So, we've got 54 spaces required, 58 provided. But how is the queuing going to work? A person is going to drop the child off and maybe spend upwards of 10-15 minutes. How do we know there's enough spaces to take care of that if there's a lot of people coming at the same time?

MS. FERZACCA: There's designated drop-off parking spaces for the families.

CHAIRMAN LORENZINI: Which ones are those?

MS. FERZACCA: They're closest to the building. Because again, from the safety perspective, we want families to be able to exit their cars and not walk through a parking lot with their children. So, the spots closest to the building are the spots --

CHAIRMAN LORENZINI: How do you know those are enough spaces, the designated spaces?

MS. FERZACCA: Because we do that based upon our calculation that's worked --

CHAIRMAN LORENZINI: So, now you talked about you did an analysis based on the Deer Park.

MR. ABOONA: Yes.

CHAIRMAN LORENZINI: And they've got more kids, but how many parking spaces do they have in Deer Park?

MR. ABOONA: I believe there they have seven.

CHAIRMAN LORENZINI: Seven drop-off spaces?

MR. ABOONA: Seven drop-off spaces.

CHAIRMAN LORENZINI: We have more than that here.

MR. ABOONA: There is more here and, you know, when we did our observations there, we paid attention to the use of those spaces. For the most part, there was sufficient in accommodating the parents drop-off and pickup.

CHAIRMAN LORENZINI: Okay. The facility at 3523 North Kennicott, who are their neighbors out there? Who surrounds the building?

MS. FERZACCA: Well, there's a gas station to the south of it. Across the street is MotorWerks, a car dealership, a big car dealership, a huge car dealership. To the north, it takes them into a residential area or there's apartments.

CHAIRMAN LORENZINI: Is there any issues at that facility with noise and neighbors or anything?

MS. BHIDE: Not that I've noted, no.

CHAIRMAN LORENZINI: All right. Okay, and you talked

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about the kids being, you know, possibly scared by noise. What about fire engine, what about the kids, their response?

MS. FERZACCA: They're going to love that. Fire engines are very, very cool to any child if you have children. So, we actually, at Deer Park just across the street is a fire station.

CHAIRMAN LORENZINI: Okay.

MS. FERZACCA: So, we have a great relationship with them.

CHAIRMAN LORENZINI: All right. Okay, we'll go to the public comment portion of the meeting. So, on my left, to your right, let's start in the first row. Anybody would like to come up and say anything? Anybody on that side, raise your hand. No comment, okay. On this side of the room, any concerns or comments from anybody? Okay, we'll close the public comment.

MS. FISCHER: No, no, wait, wait. You just did one row.

CHAIRMAN LORENZINI: Oh, I'm sorry. Next row, I'm sorry. I'm sorry, come forward please. Would you please state your name, spell it and give your address?

### **QUESTIONS FROM AUDIENCE**

MS. FISCHER: Maureen Fisher, M-a-u-r-e-e-n F-i-s-c-h-e-r, 1123 North Dunton. That's my backyard up there. It backs up to my backyard. I've been in the house for 52 years.

When they put that building in, we thought we were going to get the parking lot back there and we wound up with the building. One thing that building does is echo. First thing I did after they built it was I went out and yelled for the dog and the building yelled right back at me. So, I am very upset that they're cramming two playgrounds in behind the building. I think the word cram is very echo-prone.

Is there any way that we could connect the two parking lots, that was one idea that I had for the building, to the south of this building? There's another parking lot with an exit onto Oakton. Because one thing that this mess that's going to be created in Arlington Heights Road is that we're going to have more traffic in Dunton. Traffic on Dunton at rush hour is just the Indianapolis speedway.

The other problem that I have is the fence that you're going to put up. I e-mailed someone about it and he said there were three options. If they put a fence on their lot line, there's going to be a weed patch between our chainlink and the fence that we can't access. So, my suggestion is to butt the two fences together, to put their solid fence against our chainlink because we can't cope with

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three feet of weeds or whatever in between.

The other thing they suggested was that we take down our chainlink and put up their plastic fence instead. But this property is in a creek bed, our house is in a creek bed, and when it floods the water goes and I think their plastic fence is going to go, too. So, I would prefer the two fences. That's all I have to say.

CHAIRMAN LORENZINI: Thank you. All right, not to skip anybody, anybody else in that row? Please state your name, spell it, the address.

MS. AUSTIN: My name is Eileen Austin, E-i-l-e-e-n A-u-s-t-i-n. My house is the house that's the majority of what we're talking about here, and you can see the swimming pool. We have a very nice swimming pool in our backyard that we just invested a lot money in redoing.

We have two concerns in our household with this daycare center. The first is noise. There's like 28 feet in the back there between the building and our fence line. They're basically putting a playground in our backyard. A six-foot fence is not going to stop the noise as she said, noise bounces off the building and comes right back.

Basically, they're going to have, if you have that many kids in that size playground, you have to let them out as she said in shifts. So, this is going to be an all-day thing, kids coming in, kids coming out, kids coming in, kids coming out. There are times that these kids are going to be yelling and screaming. I know for a fact, we live right across from St. Peter Lutheran School, those kids are out there and they're across the street on the other side and we can hear them all day long.

They also didn't take into account the playground, if they have any, if their playground equipment has any bells, horns, noisemakers, anything like that. We worked very hard to get the bell on the boat that they had over at St. Peter that they were ringing at 7:30 on Sunday morning so all the kids are coming in for 8:00 o'clock church, that became an issue for all the neighbors, the constant ringing of the bell and things like that. But we have no control over what type of equipment that they do put in the back there.

I only work three days a week. I don't want to listen to that noise on a consistent daily basis, the kids out there, the noise, the screaming, the yelling. I work later in the day, I don't get up at the crack of dawn in the morning and leave at 7:00 a.m. I don't work until 10:00-11:00 o'clock and then at noon.

We have a pool. It's nice to relax in that. It will not be possible if there are kids out there constantly making noise throughout the afternoon until they close at 6:30 at night.

The building has the echo. They really, when this

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building was set up, I don't think they designed for anything to be built between the building and our backyard. Again, my husband measured it tonight, it's only 28 feet from the building to the fence line.

We're not going to live in this house forever. At some points our kids are grown, we're going to want to sell this house. We are not going to be able to sell our house with two playgrounds in the back and the constant noise. It's going to be all year round, five days a week and when they decide to do it on the weekends.

When speaking to one of the gentlemen here that we spoke to tonight, they were in the back looking at things, I asked him if he would like this in his backyard and he could not say yes or no. So, he didn't say that he would like this in his backyard either. I don't think there is anyone who really wants that in their backyard.

The other concern we have is traffic. There is no left turn lane on Arlington Heights Road into this facility. On Olive Street, on Oakton Street, on Euclid Street, and on Miner, there are no left turn lanes. So, right now the insurance building that's just to the south of that is only running about half capacity. There is nothing in the building that they're at. That building has been completely empty for the past month or so.

The fire house that's just a little to the north, they also have built a major rehab center that is huge, that is very large, that has a shift change between 7:00 and 8:00 o'clock every morning. So, you're going to have nurses and rehab people that are going to be coming in from 7:00-7:30 and leaving from 7:30 to 8:00 o'clock.

We have a junior high, a high school and a grade school that are going to be doing traffic during that time also. They all come in and out at the same times. Arlington Heights Road cannot handle that kind of traffic. You're going to have backups onto Oakton. You're going to have backups in front of the fire station who are going to try and get out but there's going to be backup because people are coming in and out over that rehab facility.

So, right now they're taking a traffic census. It's not a true traffic census because most of the items on Arlington Heights Road are not in running. So, my concern, too, is if they are coming, turning right coming around, they're going to be coming down Dunton Street. We have so many commuters that come down Dunton Street between the hours of 6:30 and 8:30, and they come down fast, they hardly stop at Oakton, and they go right downtown because they've got to make their train. If we increase that traffic, it's just going to be more dangerous for the kids who are walking to school which a lot of them do walk down Dunton.

So, those are our concerns. I hope you take them

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into consideration because we have to live with this and it's going to be very noisy. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else in that row? In the next row behind that? Okay. All right, anybody else in this side of the room? All right, let's go to my right, your left side. Anybody in this side who want to say anything?

MR. GLAZER: Yes, sir, I'll say something.

CHAIRMAN LORENZINI: Name, spell it please and address.

MR. GLAZER: Mark Glazer, M-a-r-k G-l-a-z-e-r. I've owned this property I think since 1985. We've always been a respectful neighbor. There was two, three large medical practices in the building that had so much traffic and so much parking that it was impossible to keep the lot empty. We had six full-time orthopaedic surgeons, a very, very large optometry practice, and they had been there for four years and 28 years, and a big physical therapy.

So, there was way more traffic before and we never had a problem, we never had a complaint. We monitored it, we helped with the situation with the neighbors. The neighbors didn't want us to park on the street. We got parking at the church. So, I think that that's not an issue as far as the traffic.

As far as other people going down Dunton quickly, that really has nothing to do with our building. And we've been a respectful, quiet and nice neighbor. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else?

MS. AUSTIN: Can I say something? A medical practice --

CHAIRMAN LORENZINI: Could you come up to the microphone please?

MS. AUSTIN: A medical practice has like you said before a continual day. They start at 9:00 o'clock to about 5:00 o'clock. Two people come in, one person comes out, it's an easy flow of traffic. This is a solid morning, solid afternoon. It's not an easy flow like the medical. We've never had any problems with the medical building and it was fine, there was no complaints. But this is going to be very concentrated and it's going to increase the amount of traffic that's still in this area. Again, there is no left turn lanes, so it's going to create backup. Thank you.

CHAIRMAN LORENZINI: Thank you.

MR. GLAZER: Once again I take exception to that. But there was a, in addition, there was an MRI center. Trust me, there was, I think the people in town know about this. The police called because there was too much traffic, too many cars parking on the adjacent streets. We had traffic going in constantly. It wasn't two people an hour. They used to see 20-30 patients combined per hour in the two practices. So, I know that there was a lot of traffic.

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I don't think it will be an issue and I think we addressed it through the studies. Thank you.

CHAIRMAN LORENZINI: Thank you. All right, if nothing else, we'll close the public comment portion and go back to Commissioners for final deliberation. Jay, do you have any final comments you want to say?

COMMISSIONER CHERWIN: I don't, thank you.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: Yes, I just have two issues. Why are we looking at a variation for the landscaped islands when they have a surplus of four parking spaces? So, the two that were short, they're available. I know we've been hearing about the playground, but there's one of the handicap stalls there a little farther to the east to create the required landscaped island. I'm not understanding why is this requiring a variation.

MS. BHIDE: Yes, because there are trees already within that play area. In an effort to preserve parking to have additional parking than what's needed in the ordinance, Staff had recommended that they change the type of trees they are planting there from the Eastern Redbud to four-inch caliper shade trees. But if the Commission feels that that variation should not be done, there is --

COMMISSIONER SIGALOS: So, then shade trees would be across where the island would be there in the south row of parking?

MS. BHIDE: Right. I mean you can see here where there's parking.

COMMISSIONER SIGALOS: I see it, yes, okay. I see those now. All right, and my last concern, going back to the noise that Ms. Austin brought up, that's a concern of mine. Like I said, I went back there and saw how tight that space is. I'm very concerned about that.

Then the traffic, I know what it's like going down Arlington Heights Road right now. A medical facility where people are coming there all day, I'm looking at this traffic study that was done at the Deer Park facility and looking at the amount of traffic coming in between 7:00 a.m. and 8:45 a.m., so you have 192 cars there coming in aside from the employees, about 192 student cars coming in, in that hour and 45 minutes. Then the same thing in the evening between 4:00 p.m. and 5:45, we're saying 192 children that are going to be leaving. That's an awful lot within that short time period. Again, with no left turn lane, I'm not sure this is a good idea.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: Yes, we love kids and, you know, we like to hear voices and noises and squeals of delight, you know, from the kids. I think this is a really worthwhile project for the community because there is really a demand for childcare, and certainly



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at the level of Bright Horizons, which is a very excellent provider and we could see that in the presentation.

But that being said, I just have a problem with putting a playground into a facility that it wasn't really intended for, it wasn't originally zoned for. It's like, you know, we've come across other centers, other children daycare centers, and there is a concentration of traffic, and I'm fully sold on the KLOA analysis. I think the reality is that it probably is going to be worse.

But the analogy that I use is sometimes people buy homes and they know that there is an airport there and an airport can expand. But I think the people that have bought their homes didn't expect for a childcare center to be in a building that echoes. For those reasons, I'm not, you know, in support of the project.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: I have the same two issues, and I think the left turn thing could be solved with a right-in/right-out solution, I think it would help Arlington Heights Road. But the proximity to the backyards, you know, that's, what is the dimension? Is it 28 feet from the building to the property line?

MR. AUFDERHEIDE: To the fence.

COMMISSIONER GREEN: I don't know where the fence is but what's the property back there?

CHAIRMAN LORENZINI: Name and address and spell it please, your name?

MR. AUFDERHEIDE: I'm Mike Aufderheide, it's A-u-f-d-e-r-h-e-i-d-e, 655 Deerfield Road in Deerfield.

The dimension, excuse me while I flip to the survey. The fence is not parallel with the property line, but the dimension between the back of the building and the property line is 29.83 feet. I think probably the dimension that you took, Mike, to your house with the fence comes a little closer to our building to the tune of about two-and-a-half feet by the time it gets to the corner. But 29.83 feet is the dimension at the north end of the building and 29.34 feet at the south end.

COMMISSIONER GREEN: Okay, no, I just was curious.

MS. FERZACCA: Can I just make one note?

COMMISSIONER GREEN: Sure, sure.

MS. FERZACCA: Regarding that playground, I do want to just stress that that is the infant and toddler area. The larger area is to the front of the building. That was done really purposefully because obviously infants are a lot smaller and so are the toddlers, and we were very sensitive to that situation.

COMMISSIONER GREEN: Oh, no, I see that on the plan, and that helps with that part for me. I'm just kind of back and forth here. I think if there was an option here for a right-in/right-out, is

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that something that if there isn't, and it's a business issue as well if somebody is pulling left out of there and they get, you know, an oilcan, you know, that's going to be a business decision that you may want to limit it to right-in/right-out. Is there a mechanism in place for the Village to, if there is an accident or too many accidents or something, that they could impose that on the property? Is that something that is out there?

MS. BHIDE: I'm sure as part of the recommendation and if the Village Board so chooses, it could be a condition that --

COMMISSIONER GREEN: If the future need arises.

MS. BHIDE: Monitored for a certain period of time and exactly that, that if certain thresholds are met, then you know, the access would be converted to a right-in/right-out. The Petitioner would have to agree to that, but that's certainly something you can recommend and the Board can approve.

COMMISSIONER GREEN: I mean I just think that that would be an easy solution to a left turn problem if it was to arise in the future. I guess I'm glad that the older kids aren't in the back, but that's all the comments I have.

COMMISSIONER CHERWIN: Mr. Chairman, I just have two follow-ups to that.

CHAIRMAN LORENZINI: Yes.

COMMISSIONER CHERWIN: One is that I would like somebody from the Petitioner to commend, is that even viable as an alternative for your business to have right-in/right-out? And Latika, I would just ask you, are there any other mitigating materials or structures or anything for the westerly part to reduce the noise other than what we would traditionally think of the fence? I'll let the Petitioner go first but I'd ask you to address that then.

MS. FERZACCA: We would seriously have to make that decision. Part of the reason why we're not inclined to do it is because we keep hearing about Dunton and Oakton and all of that, and that's going to add to that traffic as well, as well as make it more inconvenient for a family that needs to go in the opposite direction when there is an opportunity to pull out left and they're forced to go right and go all the way around the neighborhood in order to go north.

COMMISSIONER GREEN: That is a very good point. Thank you for reminding me that.

COMMISSIONER DROST: Yes. Are there any ways to make this an echo-free building or to minimize or deaden any noise? Put up walls? I know that there were, you know, an attempt to bring in eight-foot trees and I can see toddlers getting lost in the trees and you can't find them.

MS. FERZACCA: Well, typically toddlers are a lot lower than mature trees, sorry, but yes.

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COMMISSIONER DROST: Well, I don't know, but they'll in the bush and playing go fetch and --

MS. FERZACCA: Yes, exactly. It's certainly, yes, it's certainly something we would definitely look at, and Mike can speak to that, as well as the fence that was mentioned before and the comments about the fence. We're very flexible and willing to take our fence directly to the other fence. We're willing to build a higher fence if that's acceptable. I mean we have opportunities to help deaden the noise if you will as to the best of our ability, and Mike can speak to it.

MR. AUFDERHEIDE: Just in terms of limiting the echo off of the building, certainly at this point in time the technology exists for building what's generally called a green wall which is the installation of a cable system on the face of a building and the selection of plants that will grow up and, you know, be permanent. It's sort of like Wrigley Field I suppose. If you've been down to the Peggy Notebaert Museum, they have a similar system there. So, that's something that's a possibility in order to reduce that echo.

MS. FERZACCA: I do just want to mention that, I know some other comments have been about how small the square footage is, but they actually fall within our DCFS guidelines or else we wouldn't be building it that size.

CHAIRMAN LORENZINI: I've got a few, yes, go ahead.

MS. BHIDE: I was just going to address Commissioner Cherwin's question. So, between the streets, a six-foot tall screen is required which would be provided with the fence. But Staff is recommending that in addition to that fence, that they install landscaping. What they're proposing is these red mottled shrubs, and Staff is saying instead of that, put eight-foot high evergreen shrubs on the inside so that you have a fence and then you have landscaping on the inside.

COMMISSIONER CHERWIN: Thank you. Yes, I was thinking more along, you know, building something on the other side towards the building. So, thank you, Latika.

Yes, I would say, I would echo what Commissioner Drost says about this is a great business and we want them in Arlington Heights, no question. My biggest concern is if this is the site that's the appropriate place for it

CHAIRMAN LORENZINI: The toddler, what's the age of toddlers?

MS. FERZACCA: They are 15 months to two. Infants are six weeks to 15 months, which is why the infant --

CHAIRMAN LORENZINI: All right. I think it was Ms. Austin that mentioned about the rehab center. Is that in the count?

MS. FERZACCA: Yes, it is.

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MR. ABOONA: Yes, yes.

MS. AUSTIN: It's not even done yet.

MS. FERZACCA: It's a calculation. It's a calculation based upon traffic. So, Luay did count it because he knew that it was going to --

CHAIRMAN LORENZINI: But the point is that, okay, so you accounted for some traffic from that business?

MR. ABOONA: Yes, we based it on the number of units and we estimated the traffic for it and added that to the background conditions on Arlington Heights Road, yes.

CHAIRMAN LORENZINI: You know, all I can say about the traffic, I know everybody has their opinion, but I think Commissioner Green brought up a good idea to put a right-in/right-out. This is just going to add a lot of traffic to the, I mean some of the neighbor is worse, the traffic from the neighbor is worse. But I've got to say I've been doing this over 30 years in engineering and KLOA is one of the best known companies and, you know, there's numbers and theories out there and they're pretty well respected. So, I've just got to go with, and the Village has accepted it, too, so I've just got to go with accepting the traffic counts.

There was reference here about the noise. As Commissioner Drost said, people who move next to the airport knew the airport was there, but people who lived there didn't realize there was going to be a playground there. But on the other hand, you know, we're talking about infants and toddlers and there's a possibility of additional noise mitigation measures that could be taken. So, that's my feeling on the situation right now.

So, that leaves us with a motion if anybody wants to make one, either one way or the other.

COMMISSIONER GREEN: I'd like to make a motion.

**A motion to recommend to the Village Board of Trustees approval of PC# 15-006, a Special Use to allow a daycare center in the B-1 District; a Variation from 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; a Variation from 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 two islands; and a Variation from Chapter 28, Section 6.13-3 from the requirement that fences in the front yard not exceed 36 inches to allow a five-foot tall metal fence.**

**This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the**

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Staff Development Committee report dated June 19, 2015:

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 three Eastern Redbud trees proposed for the east edge of the play area should be replaced by four-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 eight-foot high evergreen shrubs.
5. The Petitioner shall work with the Village to mitigate any echo effects produced from the building that may affect adjacent residential properties.
6. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

COMMISSIONER GREEN: And if we wanted to add a number six to, I need to take a little poll on this if we want to add anything about any kind of an echo effect that could be put on the building, that the Petitioner would investigate that and present it to the Staff. Is that something we want to throw in there?

CHAIRMAN LORENZINI: I would consider putting that in there.

COMMISSIONER GREEN: John, what do you think? Jay?

COMMISSIONER SIGALOS: I still feel that it's just too tight back there. I don't know what this sound absorption tool is going to do, but I'm just concerned that you have whatever different playground equipment or things for the children and they're all crammed into it between the building and the fence and the noise that will bounce around there, I don't know how you absorb that. I'm not convinced that could happen.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER CHERWIN: I would say to the extent you're going to recommend approval, that that would be a condition that I would recommend although with John, I'm not in favor of it.

COMMISSIONER GREEN: Well, let's make it item six, that if there's --

COMMISSIONER DROST: Yes, we'll make it an item five, put six down to five, and then six for the --

COMMISSIONER GREEN: The wrap-up.

COMMISSIONER DROST: For the wrap-up on the inclusive provision.

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COMMISSIONER GREEN: Okay, that would be my proposal.

CHAIRMAN LORENZINI: Okay, is there a second?

COMMISSIONER SIGALOS: Well, what are you saying? How is that going to be worded? I mean --

COMMISSIONER GREEN: I think if there is something that could be done, I'd like to --

COMMISSIONER SIGALOS: I mean "if" is a big word.

COMMISSIONER DROST: An evaluation to mitigate any of the noise that would be satisfactory to the neighbors or something in that context. We're not trying to set --

COMMISSIONER SIGALOS: But if it's necessary, where are we then? If they say they can't do anything, then where are we?

COMMISSIONER DROST: Well, let's see. You've amended the petition, see if you can get a second.

COMMISSIONER GREEN: Is there a second?

COMMISSIONER CHERWIN: Second.

CHAIRMAN LORENZINI: Okay, Commissioner Cherwin seconded. Roll call vote.

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: No with comment.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: No with comment.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: No with comment.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes with comment. So, let's see, first comment. Jay?

COMMISSIONER CHERWIN: I would say, you know, this is a, the special use comes before us as a, we're looking for a variation specifically around the playground. So, as it's written, it's written in a way that really addresses no outdoor play area, so it's up to us to evaluate the circumstances to determine whether the outdoor play area specifically in this location is appropriate. I think what we've heard from the neighbors and, you know, if this were a use in the B-1 District around it, other businesses, I don't even think it would be a question to be honest with you. It just so happens that the outdoor play area that's specifically stated has to be evaluated in the case of this particular location and it's directly adjacent to a residential area with several neighbors, and I don't feel like this particular location, we can make that exception that this is appropriate.

So, with other business, location specific, very difficult for me given the residences. That's aside from the traffic issues, notwithstanding KLOA's outstanding reputation. I think this is

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an area that's still developing with new buildings coming in and new counts that may throw off our projections.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes, I echo what Commissioner Cherwin just said. Again, I think there's a need, definitely a need there and I think this is a great company. The building itself will support it, but to have this very tight playground area, again if you have playgrounds and they're surrounded by maybe streets or whatever where noise can dissipate over a bigger area, you need trees and other things that would absorb the noise or muffle the noise. But to have it right against a building that Ms. Austin said already echoes without the children back there playing, it's almost like, I would think almost like a tunnel effect where it could even be maximized.

Then again I'm not convinced of the traffic on Arlington Heights Road. I know what it's like driving on Arlington Heights Road at 8:00 o'clock-8:30 in the morning. To have 192 cars coming in and out at the same time, I'm not convinced that that's not going to be a problem without a left turn lane there. So, that's my comment.

COMMISSIONER DROST: I reiterate the comments to the left of me. But I'm also a DCFS certified childcare taker, and my wife and I take in infants. We're very sensitive to the needs of the community for having care of young people. But I go back to the point, and this is sort of the one 'not in my backyard.' If I were living back there, brother, I'd be sort of upset especially with, you know, not having, if I were living back there, I would not be in support of it because there is a quiet enjoyment that I think goes with anybody buying a residence. I think that's a message that we need to also state for our community, we're a village of good neighbors. But you know, if you overstay your welcome with trying to put this type of activity in what was otherwise a reasonably quiet use, we then find out that the building echoes, so maybe this is an opportunity to repair that problem with the building as you go forward.

It shouldn't have a playground in the back affecting the neighbors. I think you can answer it yourself, would you want, Mr. Glazer, if you were the neighbor in the back, would you want that? You don't have to answer it, it's rhetorical.

MR. GLAZER: I'm happy to answer.

COMMISSIONER DROST: Would you be in support of this?

MR. GLAZER: Yes, I would. I think that it's, we have as much opportunity to try to mitigate the problem as you're presenting. We're happy to build a higher fence. I think it would, we're happy to cover the noise. I could go back and check, I'm not doubting that there is an echo, but we're happy to put ivy on the wall, whatever it would need be. The recommendations that the, I mean to me

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if you feel that there is a problem with the traffic, why did you order a traffic study? It doesn't make sense to me.

The DCFS thinks it's large enough. They make the rules, I don't. I think that a lot of things make sense to somebody who isn't involved in it. I just go from the experts and what they're saying, and obviously I'm coming from a point of we've had a vacant building now for a year. It's just sitting there. I think we're happy to have a good tenant and a nice neighbor for the Village, and we'll do anything we can to help our neighbor behind us.

CHAIRMAN LORENZINI: Okay, thank you for that. Thanks.

COMMISSIONER DROST: Anyway, that's what I think. You get the idea.

CHAIRMAN LORENZINI: Okay. Just to explain my vote, I thought the Petitioner presented things very well. They obviously run a good operation. I thought they met all the needs required. But again, I, too, feel for the residents, the residences that, you know, I would like a quiet area back there myself. But the reason I voted yes with comment is because if there is a solution that can be reached between the Petitioner and the residences by somehow mitigating the noise, and there are many ways to do it, I've experienced it with transportation projects. But a train is not quite a daycare center, there is a possibility something could be done.

So, having said that, Bruce, are you done? Okay. So, having said that, this is just advisory. This vote is just advisory. This can still proceed to the Board of Trustees. They have the final say-so.

COMMISSIONER DROST: It didn't get a majority vote, did it? There were three noes and two ayes.

CHAIRMAN LORENZINI: I thought they can still proceed with it if they wanted to.

MS. BHIDE: I'm sure Chairman Lorenzini's understanding --

COMMISSIONER DROST: I mean you might have to re-petition and come back here. I'm not sure that that's the case.

MS. BHIDE: I would have to check that. I thought they could proceed to the Board also, but I will check.

CHAIRMAN LORENZINI: Yes, even with a no vote they can proceed.

COMMISSIONER DROST: It's a recommendation, it's not a no, that's correct.

CHAIRMAN LORENZINI: Right. So, okay, is there a date at this point?

MS. BHIDE: No, we don't have a date. I'd just like to say that the agenda for the Village Board gets updated to the Village website the Friday before the meeting. The agenda for the Village



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Board meeting gets updated to the Village website the Friday before the meeting. You're more than welcome to call me at any time and I will update you.

CHAIRMAN LORENZINI: So, the Petitioner can either try to work something and come back for a positive, for a unanimous vote or majority yeses, or you can proceed to the Board of Trustees with the vote you have now. It's up to you.

So, with that, we've got one more public hearing to do. Thank you all, and if there is any more discussion, please take it off in the hallway. Thank you for coming tonight.

(Whereupon, the public hearing was adjourned at 8:52 p.m.)