

MEMORANDUM

TO: Charles Witherington-Perkins
Director of Planning and Community Development

FROM: Latika Bhide
Development Planner

CC: Bill Enright
Deputy Director of Planning and Community Development

DATE: July 15, 2015

RE: Bright Horizons

Bright Horizons is seeking a Special Use Permit to allow a day care in the B-1 district at 1120 N. Arlington Heights Road. The Plan Commission held the public hearing for the project at their June 24, 2015 meeting. The Plan Commission made a motion to approve the project. The motion failed 3-2.

The following concerns were raised at the Plan Commission meeting by the Commission members and residents:

- Concern with approving a special use for a day care with a playground facility that would be adjacent to the residential properties;
- Concern regarding egress/ingress into the site, particularly left turn outbound onto northerly Arlington Heights Road, and left turn inbound from northbound Arlington Heights Road;
- Location of the play area: Residents and Plan Commissioners expressed concern with the location of the play area adjacent to residential uses as well as the size of the play area. There was concern expressed by the residents regarding children in the play area throughout the day as well as the noise/sounds generated by the children as well as play equipment that has bells, horns, etc.;
- The residents also expressed a concern that the location of the building causes sound to echo;
- One of the residents expressed concern with the location of the proposed fence between the day care and the residential properties as the gap between the two fences would create a weed patch.

The petitioner has not provided any revised plans; however, they have provided a slide deck with their revisions as well as provided a summary of their proposed changes. The changes proposed are as follows:

- Moved Twos yard (The petitioner has indicated that they have moved the Two's yard to the south side of the building. It should be noted however that the two's yard was always indicated as located on the south side of the building);
- Brought in fence line enough to access area to maintain ground cover materials;
- Added arborvitae 8' tall between our fence and property line – The applicant is proposing to install eight feet tall arborvitae on the outside of the fence between the subject property and the residential property to the west;
- Added wall covering vines – At the Plan Commission meeting, there was discussion regarding adding a “green wall” which involves the installation of a cable system on the face of a building and the selection of plants that will grow up. A green wall is proposed for a portion of the west wall;
- Deleted climbers and went with more natural environment: Within the play area, the climbers have been deleted;
- Deleted any musical noise making equipment from playgrounds: Within the play area, equipment making musical noise has been removed;
- Added a play yard schedule to identify use. "This will assist in understanding child care use of playground facilities vs. schools which we are not". The petitioner has provided a schedule of playground usage. Based on the schedule provided, the playground will be utilized from 9:00 am to 11:45 am and 3:00 pm to 5:30 pm;
- Details of pickup and drop off process: The petitioner has stated that parents accompany the children in/out of the Center and that several families have 2+ children;
- Recap of traffic study with trip generation: The slide deck includes a recap of the traffic study and trip generation.
- Traffic study conclusions: The petitioner has summarized the traffic study conclusions in the slide deck.
- Traffic egress findings: The petitioner has stated that the findings of the traffic study indicate that the outbound movements from the access drive will operate at acceptable service levels.

If the Village Board considers approval of the project with these and any other modifications, revised plans should be provided for staff review prior to Ordinance consideration.

If you should require any additional information, please let me know.