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

COMMISSION

RE: FAITH LUTHERAN CHURCH/LAMBS OF FAITH EARLY CHILDHOOD CENTER -  
431 SOUTH ARLINGTON HEIGHTS ROAD - PC# 16-015  
AMENDMENT TO SPECIAL USE

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 13th day of July, 2016, at the hour of 7:47 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman  
MARY JO WARSKOW  
TERRY ENNES  
BRUCE GREEN  
SUSAN DAWSON  
JOHN SIGALOS  
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

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CHAIRMAN LORENZINI: The next item on the agenda is Faith Lutheran Church/Lambs of Faith Early Childhood Center, PC# 16-015. Is the Petitioner here?

MS. REUTER: Yes.

CHAIRMAN LORENZINI: Would you please come forward and raise your right hand?

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Let's see. Has the Petitioner read all the conditions?

MS. REUTER: Yes.

CHAIRMAN LORENZINI: Do you agree with them?

MS. REUTER: Yes.

CHAIRMAN LORENZINI: Okay, very good. Can you give a brief overview of your project?

MS. REUTER: Yes. First, my name is Jori Reuter, J-o-r-i R-e-u-t-e-r. I am the preschool director at Faith Lutheran Church.

Lambs of Faith opened three years ago in the fall of 2013 as a ministry of Faith Lutheran Church. We are DCFS licensed and we serve two to six-year-olds in preschool programming from 9:00 to 1:00 p.m.

We currently have two classrooms on the main level of our building and we'd like to add one pre-K classroom and a motor room to the second floor of the building. It's existing space of the church. We've been working with the Office of the State Fire Marshal as well as DCFS to go ahead and do this.

The square footage of our current preschool is 1,400 square feet, just two classrooms. With a motor room and an additional class and a small teacher workspace, it would grow to 3,500 square feet. That would include three classrooms with 16 children in each room for a total of 48 children in the center per day. At maximum capacity, we would have nine preschool employees on site.

I mentioned this before, we're currently working with the Office of State Fire Marshal to meet all fire and life safety codes. Upon completion, we'll give all the reports to the Village of Arlington Heights.

DCFS is planning to visit us in early August. We are up for renewal for our license, so he's coming to do the complete licensing study and to add the new space the first week of August. Then that will be also given to the Village of Arlington Heights.

For parking, when we came to the Plat & Subcommittee meeting, some of the concerns were parking. So, Faith Lutheran Church has a north and a south parking lot with a total of 88 parking spaces. Parents enter from Arlington Heights Road and they either exit out onto Park or they exit out onto Pine.

This is an aerial view of the church and the two parking lots. Most of the parents do use the south parking lot because that big ramp leads to our main church door. But some of the parents do come in from the north side and like to walk across, by the playground and come across.

Back in May when preschool was still in session, we operate from September through May, and when it was still in session, this was a study of the cars that were in the parking lot. Below is how many kids were present that day.

In summary, for the parking, the majority of the families do enter the

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north or south parking lots from Arlington Heights Road. There are some families that enter from the Scarsdale neighborhood, and they come down Park is what was supposed to say, not Pine, but from the Scarsdale neighborhood. Then parents do escort their children into the building.

Based on the survey, the peak times were at drop-off between 9:00 and 9:30 in the morning and at dismissal. So, dismissal is at 12:00 noon but we do have an extended option until 1:00 o'clock with lunch bunch, and so not all the kids are dismissed at the same time. Some are dismissed at 12:00, some are dismissed at 1:00, depending on what their parents signed them up for. So, the peak parking time is really at 9:00 a.m.

In summary, we just would really like to expand from our two current rooms to three preschool rooms and have the large motor room space. We will be following all state, building and fire codes and working with the state fire marshal. All paperwork from DCFS and the fire marshal will be reported directly to the Village of Arlington Heights.

CHAIRMAN LORENZINI: Thank you. Sam, Staff report?

MR. HUBBARD: Yes. So, the request you have before you this evening is for an amendment to an existing special use. A little background on the subject, the original daycare was approved in this location in 2003 and it was allowed a 1,400 square foot space with a maximum of 30 children. That daycare has since moved on to a different location in the community. In 2013, the Lambs of Faith approached the Village to see if they could assume the underlying special use.

Staff evaluated that request and did grant the assumption of that special use on the condition that all of the conditions from 2003 were met which of course limited the children and space. So, thankfully, the Lambs of Faith has been operating a successful daycare and is increasing enrollment and would like to increase the size, expand out to the second floor as you've heard, and would increase the maximum capacity to 48 students from the present 30 allowed.

Staff has evaluated this request relative to parking and traffic generation which is always a primary concern with a daycare. Regarding parking, we analyzed the numbers provided by the Petitioner and we do believe that the site has adequate parking to provide for the expansion of the daycare.

That being said, there is a current deficiency on the site, but this is a preexisting condition and it's relative to the church, not to the actual daycare. I would like to apologize, there was an error in the Staff report at the end of the Parking section, it's a sentence that kind of trailed off. I don't know if, I'm sure all of you caught that, but it should have stated that Staff has evaluated and adequate capacity does exist in the daycare, and the preexisting condition of the deficiency is relative to the church. So, it's not an issue in this case, Staff does not believe it's an issue.

We did recommend several conditions of approval, one and two linking the size of the daycare to the 3,500 square feet, and then the second to the 48 students. We did recommend that a copy of the updated DCFS license would be required prior to issuance of an occupancy permit.

Then also, back in 2003 when the original daycare was permitted, there was a dumpster enclosure that was required to be enclosed and I don't believe it ever was. So, we've been working with the Petitioner to install the necessary enclosure, and as a condition of approval we're just asking that that be installed by September 30th.

Finally, Staff has identified some areas along the southern parking

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lot adjacent to Arlington Heights Road where we believe some additional landscaping islands could be added to increase the screening along Arlington Heights Road as a primary corridor in the Village. We didn't recommend that this be a strict code requirement, but we have asked the Petitioner and encouraged them to work with the church to provide that landscaping.

So, that being said, we're supportive of the use and I would be happy to answer any questions.

CHAIRMAN LORENZINI: Thank you. Is there a motion to approve the Staff report into the public record?

COMMISSIONER ENNES: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER CHERWIN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. Questions from the Plan Commissioners? Why don't we start with Commissioner Dawson this time?

COMMISSIONER DAWSON: I don't really, I guess I don't really have any questions. Just the increased drop-off, that's a significant increase to the number of families. What kind of plans have you put in place to address, you know, the increase on the drop-off?

MS. REUTER: At this time, not even half of the parking was used on the one side and very few spots on the other side. So, what I'm going to do is I'm going to have my staff park on the north side to make it more convenient to parents coming in and dropping off. There is plenty of parking in the area. Parents, because school starts at 9:00 o'clock and preschool starts at 9:00 o'clock, many parents kind of linger in between 9:00 and 9:30, so they're in and out. Not everybody, not all 48 would I guess be there at the same time.

COMMISSIONER DAWSON: Be at the same, I guess that's --

MS. REUTER: Yes, and we also have our programming, like we have a two-year-old preschool program and a four-year-old preschool program. So, half of my two-year-old class next year has siblings in the four-year-old class. So, there really won't be 48 cars there at a time because there's a lot of siblings and a lot of car pools and things like that, too.

COMMISSIONER DAWSON: Right, I would assume so. I was less concerned with the parking and more, I guess my experience with daycare is different because it was a full-day daycare and so all the parents were racing off to work. So, there's lot of flying in the parking lot, flying into spots and running kids in the school. But you probably don't have, with the half day, you probably don't have that same experience.

MS. REUTER: Yes.

COMMISSIONER DAWSON: So, I really think it's great. I think this community needs more daycare. I know I don't feel like we have enough good quality daycare in Arlington Heights.

MS. REUTER: We've grown --

COMMISSIONER DAWSON: So, apparently you're doing something well, you know.

MS. REUTER: Thank you.

COMMISSIONER DAWSON: So, I think it's terrific that you're adding on.

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MS. REUTER: We've grown tremendously. Three years ago when I was hired, we were just hoping to open the one room, and we did that and it's grown tremendously. I'm on a wait list now so I have lots of people.

COMMISSIONER DAWSON: That's great.

MS. REUTER: I'm keeping my fingers crossed. Thank you.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I was at the Plat & Sub meeting and very glad to hear that you're growing and it sounds like you're successful. I brought up at that time, I had a question regarding the expansion to the second floor, if that would trigger the need for a handicap accessibility via elevator. I see in the Staff report, it says handicap accessibility is not required at this time. I just bring this up because I thought anything over 1,000 square feet would require that by code.

MR. HUBBARD: So, we did jump on that right after Plat & Sub, and we sent out some of our building commissioners and someone from our accessibility group, our accessibility coordinator out there. I think it was, in fact I'm sure it was determined because of the monetary value of the improvements and the square footage, it was determined that there was no requirement to update to handicap accessibility on the second floor.

COMMISSIONER SIGALOS: Okay, I only brought it up because that would be a considerable expense that I'm sure you weren't contemplating.

MS. REUTER: And we're not adding on to the building which I think was part of it, because I had to provide any updates and it's all fire code stuff that we were updating.

COMMISSIONER SIGALOS: Sometimes if you just do some renovation, interior renovation, it will trigger adherence to current codes. So, I just wanted to bring that up, so I'm glad that you don't require that. That additional expense would be quite considerable.

The last question I had is I saw you have a lunch bunch program. Would that entail any onsite cooking?

MS. REUTER: I had to write a special declaratory ruling it's called to Springfield when we first started because daycare centers are supposed to provide the food. But you can write a proposal to the state asking for permission to extend your program and do different things. So, they granted the special lunch bunch program that I proposed to them for the addition of one hour, and the parents bring and supply the lunch. Then we provide enrichment for that, so they eat for 30 minutes and then they do enrichment with the teachers for 30 minutes.

COMMISSIONER SIGALOS: Well, the only reason I was bringing it up, that again would trigger an additional cost to you as you have to have a good kitchen and a grease trap and things of that nature that you weren't contemplating it.

MS. REUTER: Yes. Being half day, if I ever decide to go full day, that will change the whole story. Going small right now.

COMMISSIONER SIGALOS: No, that's all I have. I am fully supportive of our project.

MS. REUTER: Thank you.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, I echo it. I mean I think the concerns I had in Plat & Sub were along the lines of what Commissioner Dawson brought up on the drop-off situation. But I think given the circumstances, it's manageable, I'm supportive of it.

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Congratulations, it sounds like you've done a great job. So, we look forward to seeing you expand.

MS. REUTER: Thank you.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: I agree, it's a great project. I heard it in Plat & Sub and I hear it again here and it's still a great project.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I have no questions.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Well, my questions have been asked and answered.

CHAIRMAN LORENZINI: Sam, one question. The parking deficit, I understand what you're saying, there's a deficit already so it's kind of grand-fathered. But does this make it worse, this project?

MR. HUBBARD: No, I don't believe it does. In fact, the parking requirements for the other spaces were more stringent as opposed to the, you know, the daycare facility which is based more on employees and so forth.

CHAIRMAN LORENZINI: As far as Commissioner Sigalos' comment about ADA access, every town and village and county has different rules, but sometimes if the improvements don't exceed 15 or 40 percent of the replacement value of the building, you know, usually that percentage kind of triggers that. But like I say, every city or county could be different.

I really have nothing else to say. I'll open it up to the public for questions or comments. Anybody present who have comments, statements they want to make? Okay, if not, we'll close the public portion of the hearing and we'll go back to the Commissioners for final deliberation, questions or a motion.

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

**A motion to recommend to the Village Board of Trustees approval of PC #16-015, an Amendment to Special Use Ordinance 03-022 to allow an increase in the number of children and floor area used by the daycare located at 431 S. Arlington Heights Road.**

**This approval is subject to the following conditions:**

- 1. The maximum enrollment for the Lambs of Faith Daycare shall be limited to 48 students.**
- 2. The maximum floor area for the Lambs of Faith Daycare shall be limited to 3,500 square feet.**
- 3. The Petitioner shall provide a copy of the updated DCFS license prior to the issuance of an occupancy permit.**
- 4. The required trash enclosure, per Ordinance 03-022, be installed by September 30, 2016.**
- 5. The Petitioner is encouraged to work with Staff to find areas for additional parking lot landscaping screening along Arlington Heights Road.**
- 6. The Petitioner shall comply with all applicable federal, state and local codes,**

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## regulations and policies.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER DAWSON: Second.

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: Roll call vote.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you received a unanimous approval. This goes to the Board of Trustees for final approval. Any date for that, Sam?

MR. HUBBARD: It's the same meeting, first meeting in August. I believe it's August 1st.

CHAIRMAN LORENZINI: Thank you. Congratulations.

MS. REUTER: Thank you.

(Whereupon, the above-mentioned public hearing was adjourned at 8:02 p.m.)