



**Village of Arlington Heights, IL
Building Services Department
Fire Safety Division**

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(847) 368-5560 · FAX (847) 368-5975 · www.vah.com
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P. C. Number 16-007 Round 3

Project Name Kensington School

Project Location 840 E. Kensington Rd

Planning Department Contact Sam Hubbard, Planning and Community Development

General Comments

Previous reviews requested compliance with the parking lot being tailored to permit negotiation of the Village's Tower/Ladder truck to travel through the parking lot. The revised plan refers to Page No. 4 for this to be addressed however when reviewing page 4 I am unable to determine that this has been achieved. The parking lot shall allow the Ladder/Truck to travel through the parking lot without obstruction.

RECEIVED
JUL 27 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

**NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT
TO DETAILED PLAN REVIEW**

Date 07-26-16

Reviewed By: 

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: August 03, 2016

Subject: 840 E Kensington, P.C. #16-007 Round 3

With regard to the proposed Special Use Permit, I have the following comments:

- 1) Separate RPZ's must be installed on the fire and domestic lines within the building. The size will be determined after more detailed architectural plans have been submitted.

C. file

**PLAN COMMISSION PC #16-007
Kensington School
840 E. Kensington Road
Special Use Permit for Day Care
Round 3**

37. The responses made by the petitioner to comments #24-27, 29-31 & 35 are acceptable.
38. The response made by the petitioner to comment #28 is noted. The landscape plan provided dated 7-18-16 does not appear to show a bicycle rack.
39. The response made by the petitioner to comment #32 is not acceptable. No documents have been provided to verify that there is an ingress/egress easement recorded for the driveway onto Kensington Road.
40. The response made by the petitioner to comment #33 is not acceptable. The comment was noted, but no document has been provided to dedicate a public sidewalk easement at the southeast corner of the lot.
41. The response made by the petitioner to comment #34 is insufficient. The Sheet G/A-21 referenced is not included in the packet.
42. The response made by the petitioner to comment #36 is discussed in the traffic report, however no plan sheet is provided identifying final site pavement markings, crosswalks, signage, or regulatory control for this property, or the intersection between the properties.


James J. Massarelli, P.E. 8/4/16
Director of Engineering Date

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AUG 04 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights
Health & Human Services Department

Memorandum

To: Sam Hubbard, Development Planner

From: Sean Freres, Environmental Health Officer

A handwritten signature in black ink, appearing to be "SF", written over the name Sean Freres.

Date: July 25, 2016

Re: PC# 16-007 Kensington School- Round 3

Health Services has no comments at this time.

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JUL 25 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Kensington School
840 E. Kensington
Special Use- Daycare

Round 3 Review Comments

08/05/16

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

The parking lot lighting appears adequate. There does not appear to be adequate lighting of the exterior of the building, especially the rear (north side) and play structure areas. This area should be illuminated, especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity. If there is a playground with equipment special attention should be given to illuminating the playground and the surrounding area.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

The traffic study was read and acknowledged. However, even though adjustments were made for schools not being in session, there still may be increased traffic and pedestrian congestion during the drop off and pick up times when school begins. There should be traffic control signage in the parking lot for the Kensington School. There is the potential need for modifications to the entrance and egress of the plaza parking lot due to potential increase of traffic flow, considering Mariano's generates a great deal of traffic on Kensington.

6. General comments:

The original comments in this section are still applicable.

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

-It appears there is a fence around the green areas of the property- any access gates to this area should be locked/secured nightly to reduce unauthorized access- i.e. theft, trespassing, vandalism, underage drinking etc.- to the area after hours. Consider installing a fence higher than 4 ft, one that allows natural surveillance of the property but limits access to unauthorized

persons. Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations.

-The location of the playground does not appear to be on the plans- please indicate on the plans where the playground will be and address access issues to that area. The playground area will need to have restricted/gated access to deter access/use by non-clients especially during non-business hours.

-Access control to the building and/or classroom areas must be considered. Consider numbering the exterior doors. Additional information as to perimeter security, door access, playground access, and visitor check-in procedures and emergency plans are needed before any recommendations can be made.

-The vestibule entrance to the facility needs to be secured and entry gained through buzzer. If entry into the building is made by unwanted persons, the reception area should have procedures in place to prohibit access to the rest of the facility.

-Consider posting no trespassing signage

Carrie Regilio, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:

Supervisor's Signature



Planning & Community Development Dept. Review

August 3, 2016

REVIEW ROUND 3

Project: Kensington School – Charles Marlas
840 E. Kensington Street

Case Number: PC 16-007

General Notes:

- 7. Comment addressed.
- 8. Comment addressed.
- 9. Comment addressed.
- 10. Comment addressed.
- 11. Comment addressed.
- 12. Comment addressed.

Site Issues:

- 13. Staff is not supportive of a variation to allow the dumpster enclosure in the proposed location. The dumpster enclosure must be moved to the location abutting the eastern side of the building as previously discussed. The fencing in this area can be adjusted to allow access to the enclosure without having to enter into the fenced area.
- 14. Sheet A-07 shows the dumpster enclosure. It is unclear if the gate on the enclosure is just a wrought iron style fence which is "see-through", or if there will be a solid metal panel behind the wrought iron style fence to screen view of the interior of the enclosure area. The gate must be solid to prevent view of the dumpsters. Please clarify/add a note indicating such to the plan.
- 15. Comment addressed.
- 16. Playground equipment is now shown in the front yard along Dryden Place. Per section 6.5-2, all accessory structures are required to be located in the rear yard, and therefore the proposed location requires a Variation. Staff is supportive of this Variation due to the use of the property. However, please provide the required response to the Variation criteria. Additionally, please clarify the height of the playground equipment as all accessory structures are limited to 15' height.
- 17. Your response is "The easements are being investigated by SpaceCO." Information is needed on how this encroachment will be resolved as the building still encroaches on a drainage easement and a utility easement.
- 18. The design of the pedestrian connection is acceptable. However, the existing Pedestrian Easement will need to be relocated to the west to accommodate the relocated pathway.

Parking/Traffic:

19. A Traffic Impact Study has been provided. The study states that projected traffic counts were based on a single survey of the Elmhurst facility on Dec. 9, 2015 and that the Elmhurst facility has “a similar enrollment and operation to that of the proposed that Arlington Heights school”. In order to illustrate that the Elmhurst facility is a comparative example, staff has requested the following information for the facility on the day that the survey was completed, which information has not yet been provided:

- Please provide the size of the Elmhurst facility, the licensed capacity of children, and the number of employees.
- Parking demand for the proposed facility is based on one day of parking counts at the existing Elmhurst facility (Dec. 9, 2015). Please provide the number of children that attended the daycare on that day, as well as the number of employees that were on site that day. If this information cannot be provided, please survey the facility on an additional day and provide this information.

Please provide the requested information.

The following new comments have been generated in response to the recently submitted Traffic Impact Study:

- 18a. The study states that there is shared access between the Kensington School site and the neighboring shopping center to the west. There is no existing shared access agreement between Lot 1 and Lot 2. A Shared access agreement must be provided.
- 18b. The study states that short term parking is available in front of the building to allow parents to park and walk their children into the facility. The area in front of the building is a fire lane and short term parking in this area is therefore not allowed. Sheet L1 must be revised to show the location of the proposed “No Parking Fire Lane” signage.
- 18c. Please remove the “DRAFT” watermark on the study.
- 18d. The Traffic Impact Study, Parking Study, and fire truck auto turn exhibits should all be combined into one consolidated document for presentation to the Plan Commission.
- 18e. There is a “Technical Appendix” in the back of the traffic study, which contains no information. Please provide the technical appendix or remove it from the study.

20. Comment addressed.

21. Comment addressed.

22. Comment addressed.

23. Comment addressed.

Original PUD Approval – Granted via Ordinance 06-043:

24. Comment addressed.

25. Comment addressed.

26. See Comment 18a.

The following new comments have been generated based on the revisions to the plans:

27. A walking path is now shown at the northeast corner of the site. Please clarify what this area is and how it will be used.
28. There was some discussion about a storage shed being proposed. If a storage shed is proposed for the site, please show the proposed location on the plans and provide details on the shed (materials, heights, etc.).
29. A variation is required to allow no shade tree on the western-most portion of the large landscape island within the center of the parking lot. As this location contains the underground storage vault, staff is supportive of this variation, however, justification (per the variation criteria as shown below) must be provided.
30. It is not clear why the drive aisles in the southern parking lot are 34' in width, 30.5' in width, and 35.02' in width. Please reduce the width of the drive aisles to 25' in width to allow more greenspace on the site, which may require the elimination of the western and easternmost parking spaces along the southern parking row. An updated Auto Turn diagram illustrating the fire truck movements will be required.
31. The decorative crosswalks as shown on the landscape plan are not shown on the engineering plans, and only the center decorative crosswalk is shown on the architectural plans. Please revise both plans to include the decorative crosswalks. Additionally, please clarify the material of these decorative crosswalks.
32. A small portion of the public sidewalk at the corner of Dryden and Kensington overlaps onto the Kensington School property. This land must either be dedicated to the Village or an easement must be provided.

Justification Criteria for Variation Approval:

- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

Prepared by: 

Department of Planning and Community Development

Kensington School
840 E. Kensington Road
August 3, 2016

- 1) The ends of all parking rows and at the end of every twenty parking spaces must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Due to the detention vault, one of the code required trees at the west end of the north parking row cannot be installed and therefore a variation will be necessary.
- 2) Evaluate the width of the drive aisles. Per code a 24 foot wide drive aisle must be provided and 33.5 feet is proposed. It is recommended that the width of the drive aisles be reduced in order to allow for additional green space.
- 3) It is recommended that groundcover be added within the center island that is parallel with the building.
- 4) Provide 3 foot high shrubs east of the drive aisle (on the west end of the parking lot) between the parking lot and the sidewalk.
- 5) Provide evergreen shrubs on the east (Dryden) elevation of the trash enclosure in order to help buffer the enclosure. In addition to evergreen shrubs provide a mix of perennials.
- 6) At the corner of Dryden and Kensington incorporate a mix of perennials in front of the ground sign. This area is a focal point and must include an abundance of landscaping.
- 7) Consider specialty pavement at the building entrance.