



Village of Arlington Heights
Conceptual Plan Review Committee
Buechner Room, 1st floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 29, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. St. James Church - 8/23/17

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Mon Jardin Day Care - 955 W. Dundee Rd. - T1607
Special Use Permit for Day Care
- B. Para Residence - 132 W. Northwest Highway - T1609
Planned Unit Development

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: St. James Church - 8/23/17

Department: Planning & Community Development

ATTACHMENTS:

Description

St. James Church - 8/23/17

Type

Minutes

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION**

HELD AT VILLAGE HALL ON:

August 23, 2017

Project Title: St. James Parish Addition
Address: 831 N. Arlington Heights Rd.
Petitioner: Matt Hichens
Principle, Newman Architecture
1730 Park Street – Suite 115
Naperville, IL 60563

Requested Action:

- Amendment to Special Use Ordinance #07-012 to allow an addition to the Church building on the east campus.
- Amendment to the Comprehensive Plan to change the land use classification from Single-Family Detached to Institutional for the properties located at 811 S. Arlington Heights Road and 810 S. Pine Avenue.
- Planned Unit Development to allow multiple buildings on one zoning lot.
- Plat of Subdivision to consolidate all of the east campus into one lot.

Variations Required:

- Section 11.4, to reduce the required off-street parking for the East Campus.

Attendees:

Karen Kristianson, Newman Architecture
Father Matt Foley, St. James Pastor
Debbie Bolash, St. James Facilities & Construction Manager
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The St. James Parish property (subject property), which is currently zoned R-3, One Family Dwelling District, is approximately 7.47 acres and is bisected by Arlington Heights Road. The east side of the campus, which is approximately 3.39 acres, includes the existing church building, a three-story former Elementary School building (currently vacant), and a single-family home that is used as a rectory and located at the southeast corner of Arlington Heights Road and Frederick Street. The east campus also contains a parking lot with approximately 138 off-street parking spaces that are accessible via one entrance on Frederick Street, two entrances along Pine Avenue, and a one-way drive aisle off of Arlington Heights Road.

The proposed actions, if approved, would allow the church to consolidate all of its Sunday services into the modified east campus church building. Currently, Sunday Mass is held at two times at the existing church building, and Sunday Services are also held at two times at the Bowman Center (located on the western campus). Sunday Mass occurs at 7:30am and 9:30am, and Sunday Services occur at 9:00am and 11:00am. The current church building contains a basement floor with two large meetings rooms, a small kitchen, bathrooms, and mechanical/storage rooms. The first floor of the building contains a small lobby and the main worship area. The expansion of this building would add additional areas to the basement, including more multi-purpose/meeting spaces, a larger kitchen, an adoration chapel, a youth room, and additional storage/mechanical spaces. The first floor would have a larger lobby area and an expanded worship area. Finally, an elevator would be added to make the entire building ADA compliant.

Meeting Discussion:

Ms. Kristianson began by stating that the goal of the project is to provide a larger and more accessible church space. The current church does not have enough capacity for the parish to hold all of its services, and the facility does not have accessible bathrooms or seating. The addition would fix the lack of accessibility, and allow for all church services to be held in the church itself, rather than being held in both the church and the parish center across the street. The petitioner is requesting to demolish the old school building south of the church, which would allow for the expansion of the church and the provision of additional parking. The parish has also purchased two parcels to the south of the current church site, which would be used as a green space buffer between the church and the residences to the south. The parish plans to hold a neighborhood meeting prior to any formal Village public hearing. Additionally, a traffic study is currently being conducted for the site. Issues that will still need to be discussed involve the trash enclosure, parking requirements (as there is still a deficit in code-required parking, though more spaces are being added to the site), and landscaping. Regarding landscaping, Ms. Kristianson noted that parking islands and a landscape buffer along Arlington Heights Rd. will be added.

Father Foley added that improving accessibility is of high importance to the Parish, as they have a high number of seniors in the congregation that have been unable to enter the existing church without being carried. The parish community would be grateful for an opportunity to address this issue by improving accessibility.

Mr. Hubbard gave a synopsis of the history of the St. James parish site. In 2007, the Village Board granted St. James a Special Use Permit to consolidate their school operations to the west campus, and to make substantial improvements to the west campus. The Special Use Permit also allowed for parking to be shared between the east and west campus. At the time, it was understood that the east campus would remain non-conforming while the west campus was brought up to current standards, and the east campus would be brought up to code at a later date. As the parking on the east campus is currently being modified, the 2007 Special Use Permit will have to be amended to account for this change. Additionally, in order to bring the east campus up to current code standards, a PUD approval will be required for the site, as it will have two principal buildings (the church and the rectory). A Plat of Consolidation will also be required to combine the east campus into one lot of record, to bring the site up to current one lot standards. The entire east campus is currently zoned Institutional, with the exception of the two recently acquired lots. Those two lots will need to be re-designated on the comprehensive plan as Institutional. As part of the Plan Commission process, more information is still needed regarding how the church uses both campuses, specifically anticipated Sunday worship times, how consolidation of worship services would work, and information on the types of activities that are taking place at both campuses to understand how required parking and traffic will be impacted. Staff also recommends that a neighborhood meeting be held prior to the Plan Commission meeting. Mr. Hubbard also noted that perimeter landscaping of the parking lot is not present in all areas, and reiterated that under the 2007 agreement it was decided that the east campus would be brought up to current standards when new development was proposed, and therefore Staff would like to see the east campus brought up to code with this process. The Village would be open to a phased approach to installation of the required improvements. A Design Commission review will also be required, and a variation for parking is required as well. Mr. Hubbard did note, however, that more parking is being added to the site, and that the majority of existing churches in the Village do not meet parking requirements. The parish is being asked to evaluate Sunday parking on Arlington Heights Road. Since they are adding more parking the Village wants to determine if street parking in that location is still needed. The Village will also be evaluating if the current street parking is causing accidents, per Fire Department records. Staff is generally supportive, subject to the petitioner addressing the mentioned concerns.

Commissioner Jensen asked if, after the project is completed, all church services would be taking place on the east campus, and all school and community functions will be taking place on the west campus.

Father Foley confirmed that, in general, that would be the goal.

Commissioner Jensen asked if the petitioner considered an underground vault for water detention.

Ms. Kristianson stated that there is still a vault under the parking area. When the two additional parcels were added, the dry basin (which the parish does want to use) was added into the detention requirements. However, the majority of water detention would still be in the vault under the parking area. Both sum of both detention areas will accommodate for the code

required storm water detention requirements.

Commissioner Jensen stated that he felt better knowing that, because he is not happy with the appearance of the new dry bottom detention area in the Lexington homes subdivision.

Ms. Kristianson stated that it is the parish's goal that the surface detention area would be a grassy area that could be used as a lawn.

Commissioner Jensen Stated that he had no additional questions and that consolidating the east campus into one lot of record made sense to him.

Commissioner Sigalos stated that he had no questions. He stated that it was a good plan to tear down the old school building if it wasn't being used, and that the space could be put to better use.

Commissioner Cherwin stated that the Village's requirements seemed achievable, and asked if the petitioner would be able to address Staff's comments.

Ms. Kristianson stated that the only comment that may be difficult to address would be the landscape buffer along Pine Ave., as putting in the required landscape buffer would result in the loss of those parking spaces, but that the petitioner is willing to find a solution to this issue with Staff. The parish would like to retain those parking spaces.

Commissioner Green stated that that is an issue the community meeting will help to clear up.

Ms. Kristianson stated that she does not anticipate having any other issues besides the landscape buffer that the petitioner would not be able to address.

Commissioner Cherwin asked Mr. Hubbard if, as part of the traffic and parking study, if the spaces along Arlington Heights Rd. would be incorporated into the study.

Mr. Hubbard confirmed that parking along Arlington Heights Rd. would be included in their parking counts.

Commissioner Cherwin stated that it sounded like a great project.

Commissioner Green asked if the petitioner would consider expanding the proposed detention vault, and using the surface detention area for additional parking.

Ms. Kristianson stated that they could, however that was not being proposed at this time because the parish would like to retain on-site green space that could be utilized and act as a buffer.

Commissioner Green stated he understood there would be a cost implication associated with expanding the detention area, and that as a neighbor to the south he would prefer a dry basin to a parking lot next to his home. He clarified that he was asking if a portion of that space could be used to add some additional parking while still providing a buffer. Added spaces would help alleviate some of the Sunday parking on Arlington Heights Rd., which is a hazard. He believes that the neighborhood meeting would be very useful, and he looks forward to hearing the results of that meeting. He stated it was a good project, just needed some fine tuning.

RECOMMENDATION

The Plat & Subdivision Committee was supportive of the proposal and advised that the petitioner should move forward.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder



Item: Mon Jardin Day Care - 955 W. Dundee Rd. - T1607

Department: Planning & Community Development

Requested Action

Special Use Permit to allow a Day Care Center.

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee has reviewed the proposed Special Use Permit for a Day Care Center and cannot provide support of this application until the following items have been provided and/or resolved:

1. The petitioner shall provide written justification in support of the proposed Special Use Permit that addresses each of the criteria necessary for Special Use Permit approval as outlined in the Zoning Ordinance:
 - That said special use is deemed necessary for the public convenience at this location.
 - That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. The petitioner shall provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, drop-off/pick-up operations, and impacts to public streets.
3. Dundee Road is under the jurisdiction of IDOT and ingress/egress to the site must comply with any applicable IDOT regulations.
4. The petitioner shall provide a market assessment which must identify the similarities, differences, and impacts to other existing day care facilities within

the market area. Furthermore, the market assessment should illustrate the market demand for this type of facility at the proposed location.

5. A code compliant landscape plan shall be required.
6. A photometric plan and catalog cuts for all proposed fixtures is required if any alterations to the site lighting is proposed.
7. A fire truck turning radius exhibit shall be required.
8. Preliminary engineering plans, including storm water detention calculations, will be required as part of the proposed Plan Commission application.
9. Details are needed on all fences, enclosures, and accessory structures (shed's, play equipment, etc.).
10. The petitioner shall add two bicycle parking spaces as required by Code.
11. Additional details are needed on any proposed exterior changes to the building in order to determine if a Design Commission application is required.
12. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Aerial	Exhibits
Site Plan	Exhibits
Floor Plan	Exhibits
Project Narrative	Exhibits
Neighboring Day Care Concerns	Exhibits



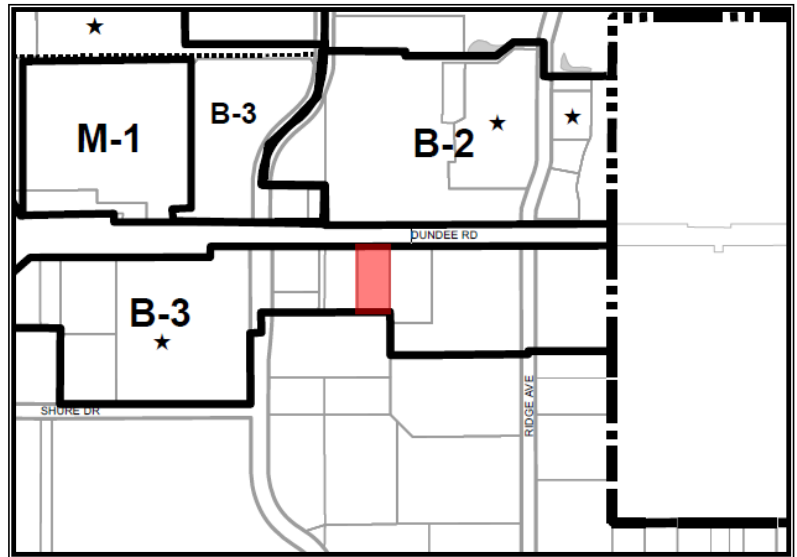
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1607
Project Title: Mon Jardin Day Care SUP
Address: 955 W. Dundee Road
PIN: 03-07-200-028

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: November 29, 2017
Date Prepared: November 21, 2017

Petitioner: Sergey Podrez - CEO
Address: 20630 Milwaukee Avenue
 Deerfield, IL 60015

Existing Zoning: B-3, General Service, Wholesale, and Motor Vehicle District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Ridge Plaza Shopping Center	Commercial
South	M-1, Research, Development, and Light Manufacturing District	Arlington Lanes Bowling Alley	Commercial
East	B-3, Wholesale, Motor Vehicles, and General Service District	Walker Bros. Pancake House	Commercial
West	B-3, Wholesale, Motor Vehicles, and General Service District	Mario Tricoci Hair Salon and Spa	Commercial

Requested Action:

1. Special Use Permit to allow a Day Care Center.

Variations Required:

1. None identified at this time

Project Background:

The subject property is 45,000 square feet in size (1.03 acres) and located on the south side of Dundee Road in-between Kennicott Avenue and Ridge Avenue. The site contains an approximately 8,000 square foot one story building that is currently vacant and most recently housed a Chuck-E-Cheese restaurant. Access to the site comes from one non-signalized full access driveway to Dundee Road, which is classified as a “Major Arterial” and contains two lanes of travel in each direction, as well as a shared left turn median in the center of the road.

The petitioner has the property under contract and is proposing the re-occupancy of the building with Mon Jardin Child Learning Center, which provides child daycare services for children between the ages of 6 months and 6 years of age. The facility would have capacity for up to 90 children and would have a total of 28 employees, with the maximum number of employees at any one time being 18. Hours of operation for the daycare are 6:30am to 6:30pm. The business has a current location in Deerfield and the subject property would be the second location for Mon Jardin.

Zoning and Comprehensive Plan

The subject property is within the B-3 General Service, Wholesale, and Motor Vehicle District, which allows Day Care Center’s through the issuance of a Special Use Permit. Therefore, a Special Use Permit must be reviewed by the Plan Commission and ultimately granted by the Village Board. As part of the Plan Commission review process, the petitioner must provide a written response justifying compliance with each of the Special Use Permit approval criteria, as summarized below:

- 1. That said special use is deemed necessary for the public convenience at this location.***
- 2. That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
- 3. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***

The Comprehensive Plan designates this property as “Commercial” and the proposed use as day care center is compatible with this classification.

As part of the Plan Commission process, a market assessment shall be required, which must identify the similarities, differences, and impacts to other existing day care facilities within the market area. Furthermore, the market assessment should illustrate the market demand for this type of facility at the proposed location. It should be noted that several day care centers within the vicinity have outlined their concern for an additional day care center in this location as based off the saturation of day care facilities within the vicinity. The written concerns of these day care facilities has been included within the packet for the Conceptual Plan Review Committee.

Site and Landscaping

A preliminary review of the conceptual plans indicate that the existing building conforms to all bulk and setback restrictions. However, the petitioner must prepare detailed plans for staff analysis, including a fully dimensioned site and landscape plan. Landscape improvements to the site will be required, most notably, additional landscape islands are required within the parking lot to conform to current landscape requirements. It may be noted that the preliminary site plan reflects the addition of the code required landscape islands.

The petitioner shall also provide a photometric plan if any new site lighting is proposed, as well as a fire truck turning exhibit. Additional details will be needed on the rear yard play area, including information on the type and location of all play equipment. All proposed fences, enclosure areas, and accessory structures must be shown on the site plan and specifications for these items will be required (height, materials, etc.). Finally, the site plan shows an enclosure area at the northwest corner of the front of the building. It is unclear what this enclosure area is meant for and the petitioner should clarify this as part of the Plan Commission process.

Finally, preliminary engineering plans will be required as part of the proposed site alteration. The subject property and outlet storm sewer are tributary to an existing regional basin that overflows under severe storms, and detention calculations will be required as part of the Plan Commission application. The petitioner will also need to verify with the MWRD if any MWRD permit is required.

Building

Certain upgrades to building may be required to allow for the proposed day care use. The petitioner is encouraged to reach out to the Building Department to determine what upgrades may be needed to convert the building from a restaurant to a day care facility as substantial building upgrades may be required given the proposed change in use. Furthermore, if exterior changes to the building are proposed, a Design Commission application may be required. The petitioner should outline any proposed exterior building modifications and check with the Planning Department to determine if the extent of these changes will require a Design Commission application and potential Design Commission appearance. If appearance before the Design Commission is required, the petitioner shall complete this appearance prior to appearing before the Plan Commission.

Traffic and Parking

Chapter 28, Section 6.12, Traffic Engineering Approval, requires that any Special Use Permit application include a traffic and parking study from a certified traffic engineer. The study needs to assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, drop-off/pick-up operations, and impacts to public streets. Staff has concerns about ingress/egress to and from the site given the non-signalized full access driveway on Dundee Road and the need to cross two lanes of traffic for westbound automobiles entering the site from Dundee Road and westbound automobiles leaving the site. The traffic study must address the safety of these movements given the expected traffic volumes to be generated from the proposed day care. Additionally, as Dundee Road is under the jurisdiction of IDOT, the petitioner shall communicate with IDOT to determine if their review of this development will be needed.

Relative to parking, the site provide a surplus of parking spaces relative to code requirements. The parking calculations are shown in Table I below:

Table I – Required Parking

Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Number of Occupants/Employees	Parking Required
Mon Jardin	Day Care Center	8,000	3 spaces per 2 employees	18 (at peak shift)	27
Total Parking Required					27
Total Parking Provided					42
Surplus/(deficit)					15

Per Section 11.8 of the Zoning Code, two bike parking spaces are required. The petitioner shall therefore incorporate two bicycle parking spaces into the site plan.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Special Use Permit for a Day Care Center and cannot provide support of this application until the following items have been provided and/or resolved:

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7. A fire truck turning radius exhibit shall be required.
8. Preliminary engineering plans, including storm water detention calculations, will be required as part of the proposed Plan Commission application.
9. Details are needed on all fences, enclosures, and accessory structures (shed's, play equipment, etc.).
10. The petitioner shall add two bicycle parking spaces as required by Code.
11. Additional details are needed on any proposed exterior changes to the building in order to determine if a Design Commission application is required.
12. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

November 21, 2017

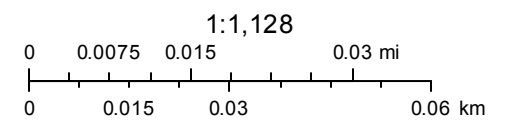
Bill Enright, Deputy Director of Planning and Community Development

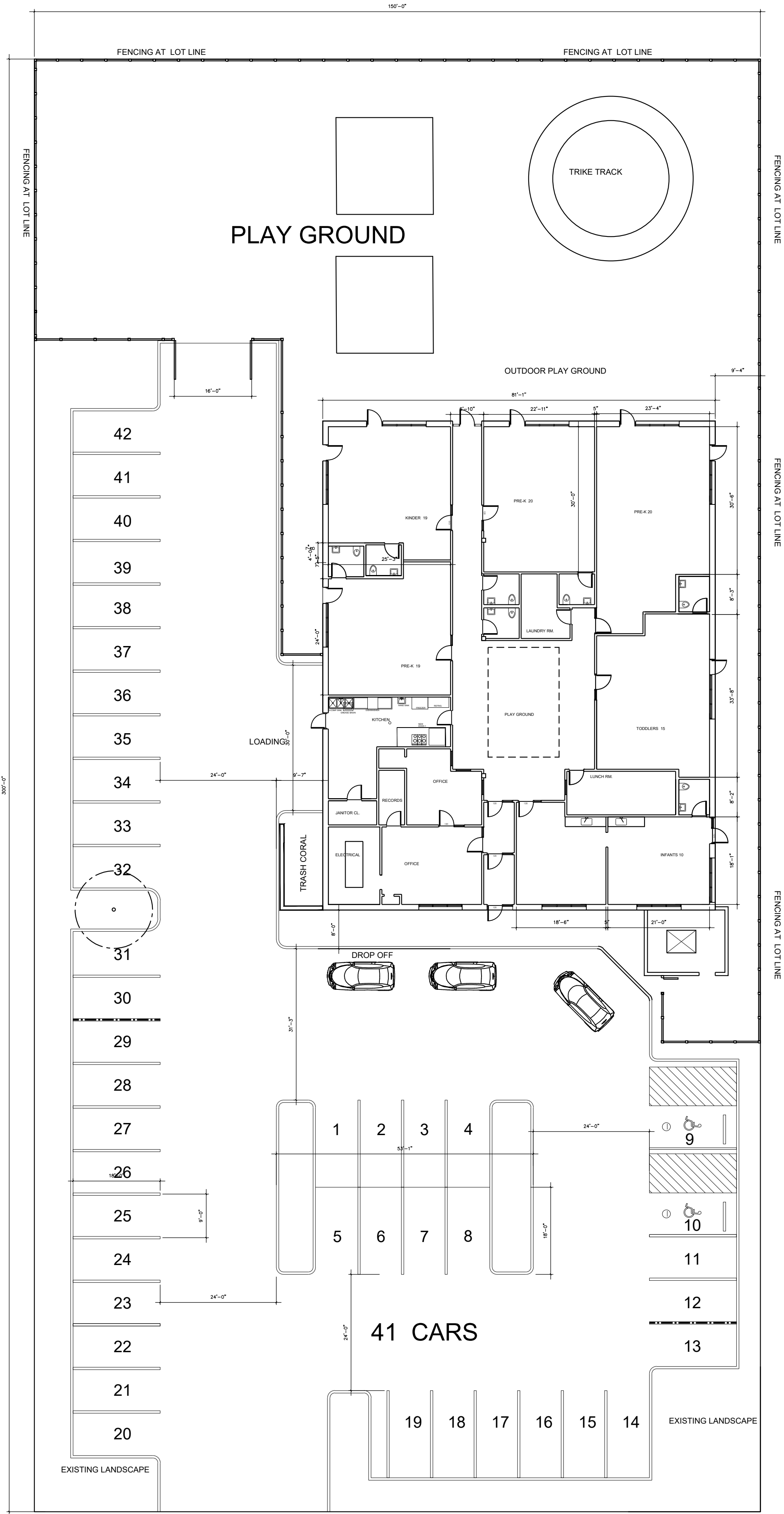
Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1607

955 W. Dundee Rd - Aerial



November 20, 2017





1 SITE PLAN
SCALE: 1/16" = 1'-0"

MON JARDIN
955 DUNDEE
ARLINGTON HEIGHTS

SEAL:

DATE UPDATED: 9-26-17

SYNERGIES STUDIOS INC.
DESIGN-BUILD ARCHITECTS & ENGINEERS
1200 N ASHLAND AVE.
CHICAGO, IL 60622
PH: 847-858-1478
WWW.SYNERGIESSTUDIOS.COM

PROJECT LOCATION:
ARLINGTON HEIGHTS

SHEET NAME:
SITE PLAN

SHEET NUMBER:
A1.0

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- 32

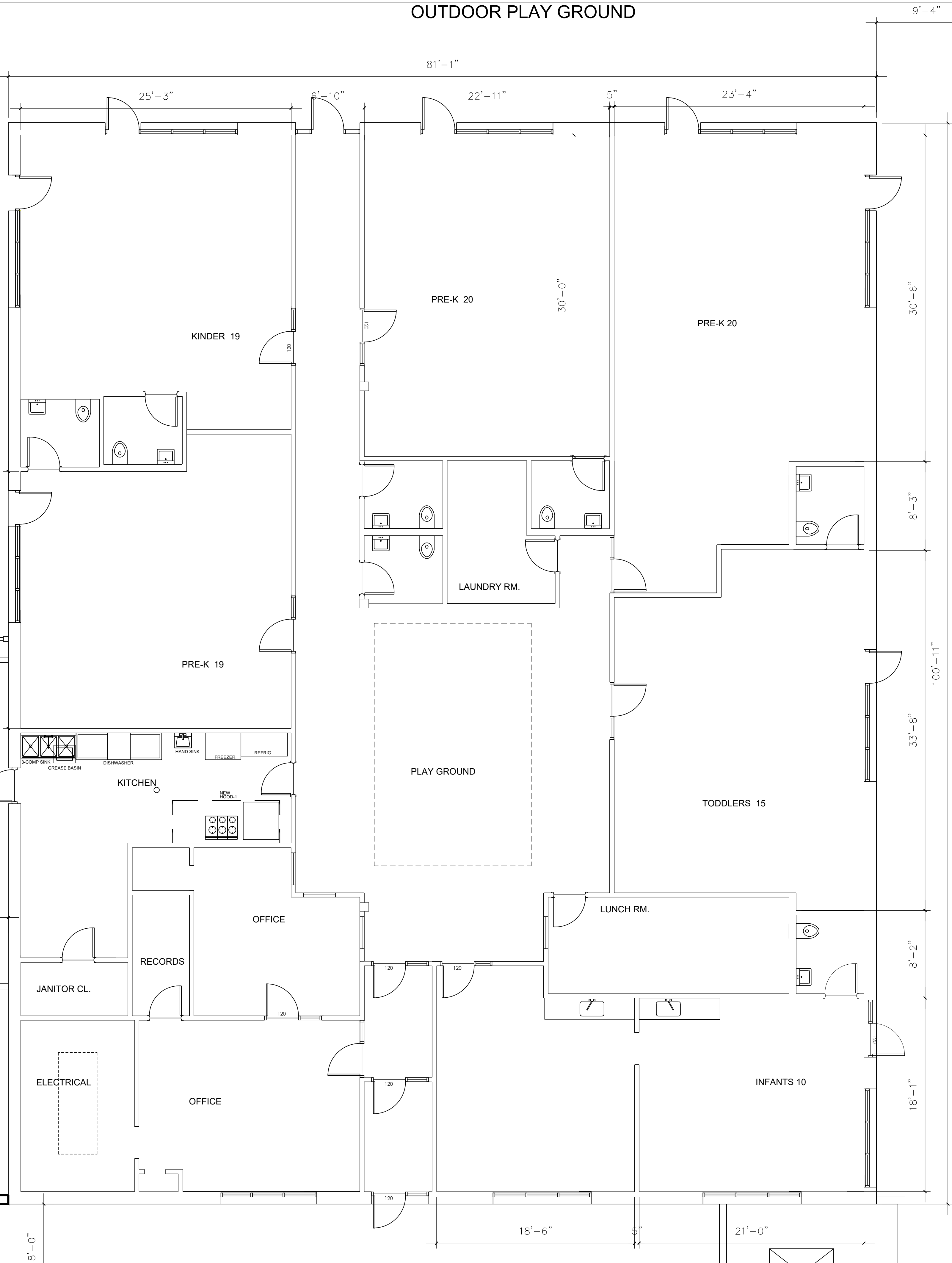
1

FLOOR PLAN

SCALE: 3/16"=1'-0"

LOADING

TRASH CORAL



FENCING AT LOT LINE

FENCING AT

MON JARDIN

955 DUNDEE

ARLINGTON HEIGHTS

SEAL:

DATE UPDATED: 11-20-17

SYNERGIES STUDIOS INC.
DESIGN-BUILD ARCHITECTS & ENGINEERS

PROJECT LOCATION:
ARLINGTON HEIGHTS

SHEET NAME:
FLOOR PLANS

SHEET NUMBER:
A1.1

1200 N ASHLAND AVE.
CHICAGO, IL 60622
PH: 847-858-1478
WWW.SYNERGIESSTUDIOS.COM



Mon Jardin Child Care Learning Center
20630 N Milwaukee Ave. | Deerfield, IL 60015 | (847)-465-8080 | fax (847) 465-8686
www.MonJardinCo.com

October 31, 2017

To the village of Arlington Heights,

Hello! The following letter is an introduction of our business on behalf of Mon Jardin Child Care Learning Center to the village and council of Arlington Heights. My name is Sergey Podrez and I am the CEO of the business.

Mon Jardin has been a successful and rapidly accelerating business in the city of Northbrook and Deerfield since 2002. We are expanding to create a center in Arlington Heights where we can implement even *more* quality childcare and create healthy competition for the neighboring child care services. We know we can create a difference within the young family community and want to let you know why.

Our child care services are much different than others in the aspects of flexibility, warmth, and closeness with our families that we serve. Our family-oriented business strives to create and maintain personal bonds with each family that we cater to; whether it be having our director on call 24/7 for our parents to answer any questions/emergencies they have, being invited to birthday parties at family homes, creating community events where extended members of families are also always welcome to, and the list goes on. Our community events are always warmly attended with appreciation for all the children and families and we find that with each community event we hold, the closer the bond we have as an overall center.

We really do pride ourselves on giving one on one attention to each child and making sure every child and family is well taken care of and to be extremely flexible to their scheduling needs and payment plans. Unlike other centers, we have the ability to allow families to pick what schedule *they want* instead of only allowing families to pick from a small array of options. Your child needs child care full time twice a week and part time care the other three days of the work week? No problem! We are here to serve you and help you! When parents are satisfied with the learning environment *and* are also satisfied with our helpful administration, we get the utmost joy in being able to deliver.

As a part of Mon Jardin's business plan we are looking forward to opening one more location. With our consideration of geography and demographics, beautiful Arlington Heights captivates our attention as a perfect fit for Mon Jardin's philosophy and practices. We are looking forward to serve the Arlington Heights community with a brand new center of approximately a capacity of 80 - 90 children with a modern and sustainable approach to the facility.



Mon Jardin Child Care Learning Center
20630 N Milwaukee Ave. | Deerfield, IL 60015 | (847)-465-8080 | fax (847) 465-8686
www.MonJardinCo.com

Our staff will include up to 18 employees during a shift. Working hours will be broken into two shifts. The center will be serving parents and guardians from 6:30 am to 6:30 pm. All classroom lead teachers will possess bachelor degrees in Early Childcare Education and we plan to continue our business winning practices which are proven through the years of recognized service.

We also take it upon our business to continually strive to be the best that we can be. We are an accredited institution through ExceleRate and have the Silver Circle of Quality which recognizes that Mon Jardin is in a continuous quality improvement process, verified through a state-approved assessor. We are constantly trying to exceed state quality benchmarks in terms of learning environment and instructional quality with the continual training our staff goes through and always asking for feedback from our families. We take great pride in the relationships our teachers maintain with parents and children - to us, having constant communication is the key to success and our strong relationships between teachers and children is very evident in our classrooms.

We warmly invite you to come visit our center in Deerfield to get a feel of just how well connected our business is with the families that we serve. Our website is www.monjardinco.com and Facebook page is under Mon Jardin Child Care Learning Center if you wish to visit us on the web. We deeply appreciate this opportunity to introduce our company and services and express our eagerness to come help bring quality child care to the village of Arlington Heights.

Thank you for your time and consideration.

Best regards,

Sergey Podrez
CEO of Mon Jardin Co.

November 10th 2017

Re: 955 W. Dundee Road (proposed Child Care/ Day Care)

To Whom It May Concern on the Arlington Heights Village Board & Development Planning Committee

We as a team of various reputable Child Care Centers, located near the proposed site of 955 W. Dundee Rd Arlington Heights are uniformly writing to the Arlington Heights Village Planning Committee, to please strongly **re-consider and reject** the proposed Child Care based on the true diligence of competition analysis and safety concerns prior to grant the consideration another ChildCare Center to be operating within this side of Arlington Heights, IL.

Thank-you for taking the time to read each of our letters. Please feel free to contact any one of us at any time, if there are any questions that we may assist with.

Sincerely


Preeti Gulati
Executive Director Kiddie Academy of Arlington Heights
847-603-4500
preeti.gulati@kiddieacademy.net


Mary Brade, Assistant Director
Bright Horizons, Arlington Heights
3523 N Kennicott Ave, Arlington
Heights IL 60004 (847) 398-7004


Sarah Torres, Center Director
Bright Horizons, Arlington Heights N. Kennicott
3523 N Kennicott Ave, Arlington Heights, IL 60004
(847) 398-7004


Mindy Seo, Owner of Little University
Little University [\(847\) 577-7557](tel:8475777557)


Jackie Pericolosi, Center Director
Nth Arlington Heights KinderCare,
1320 N Arlington Heights Rd (847) 255-7335


Debbie Creaney, Owner of Little Learners
Little Learners 1060 W Rand Rd,
Arlington Heights IL [\(847\) 253-4800](tel:8472534800)

KIDDIE ACADEMY®
EDUCATIONAL CHILD CARE

November 1, 2017

Re: 955 W. Dundee Road Proposed Child Care Special Exception

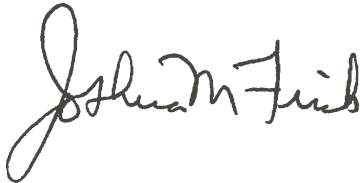
To Whom It May Concern:

Kiddie Academy Domestic Franchising, LLC has been made aware of a special exception application for child care to be located at 955 W. Dundee Road in Arlington Heights. We feel that another child care in the Town of Arlington Heights will severely impact the existing child care businesses already operating within the Arlington Heights market. Furthermore, we are concerned that the proposed site has ingress and egress issues that could pose a safety issue when dropping-off and picking-up children.

We request that the Town of Arlington Heights consider the safety concerns of ingress and egress of the proposed site and the impact of adding another child care provider to Arlington Heights to the existing child care operators in the Arlington Heights community and not approve a special exception for child care at 955 W. Dundee Road.

Thank you in advance for your understanding and consideration to this matter.

Sincerely,
Kiddie Academy Domestic Franchising, LLC



Joshua M. Frick
Chief Development Officer



KIDDIE ACADEMY.®

EDUCATIONAL CHILD CARE



November 9, 2017

**Re: 955 W. Dundee Road Proposed Child Care Special Exception
Village of Arlington Heights, The Planning & Community Development
Department; and Member of the Village Planning & Board Members**

From: Kiddie Academy Arlington Heights, 880 W. Dundee Rd Arlington Heights, IL
60004

To Whom It May Concern: Kiddie Academy Arlington Heights, 880 W. Dundee Rd
Arlington Heights, IL 60004 has been made aware of a special exception application for
potential child care to be located in the vacant building; 955 W. Dundee Road, Arlington
Heights, previously operated as "Chuck-e-Cheese".

Child Care centers provide a service to the community and as such are need based. We
strongly believe that there is no need for another child care in this part of the town.
Currently there are already 3 child care centers within quarter mile of this location. They
are all reputable centers that provide quality care as is evidenced from the reviews on
Facebook and Google. Two of these centers are NAEYC accredited which is one of the
highest independent accreditation and is a mark of high quality. However these centers
are not operating at capacity which suggests that there is not a need for another center
in this vicinity.

As someone who lives and operates in this community, I strongly request that a **need**
based special use license be denied for 955 W Dundee Road.

Preeti Gulati

Executive Director
Kiddie Academy Of Arlington heights





November 9, 2017

Sarah Torres
3523 N Kennicott Ave
Arlington Heights, IL 60004

To Whom It May Concern:

We are writing in opposition of a new childcare center coming into the old Chuck E. Cheese building at 955 Dundee Rd.

Our center --as well as surrounding child care centers-- are not at capacity for enrollment making the need for another center directly across the street questionable.

We feel that the market in this area is already saturated and that an additional center in such close proximity to ours would be detrimental to our businesses.

Please consider our stance when considering the allowance of this project moving forward.

Sincerely,
Sarah Torres



Center Director



11/10/2017

Village of Arlington Heights
33 N. Arlington Heights Road
Arlington Heights IL 60005

Dear Arlington Heights Village Board and Planning committee,

It has come to my attention that the village is taking under consideration rezoning for another new Child Care Center in Arlington Heights. Since we opened in 2006, several new centers have opened in northern Arlington Heights making it difficult to provide high quality child-care during the difficult economic times. I believe that another center opening in the area would have a detrimental effect on Little Learners and the families we serve. We have been attempting to increase the quality of our early learning center over the past 10 years, and in order to do this, we hired high quality teachers and provided an individual reading program.

In order to hire and retain high quality teachers, they need to be treated respectfully rather than sent home when they are not needed for classroom ratios. They also need to be compensated with salaries that match their education, experience and their commitment to the children and families. In order to hire these highly dedicated teachers, Little Learners must have sufficient enrollment to meet our financial responsibilities. Competition is a good thing in general but with so many new day care centers already open or opening soon, I am afraid that this will make it difficult for the current centers to maintain the quality of care and education provided to Arlington Heights families as this time.

Sincerely,



Debra A. Creaney

Owner/ Director

Little Learners Educational Center



Debra Creaney

Owner/Center Director

1060 West Rand Road
Arlington Heights, IL 60004
Phone: 847-253-4800
Fax: 847-239-6726
dcreaney@littlearnersinc.com

Where there is nothing Little about Learning!



1250 Radcliffe Rd. Buffalo Grove, IL 60089 847-577-7557 www.littleuniversity.org littleuniversity@hotmail.com

November 10, 2017

To whom it may concern, Village of Arlington Heights,

Greetings, I am Mindy Seo, owner and director of Little University, a DCFS licensed child care center located at 1250 Radcliffe Rd. Buffalo Grove, IL 60089. We have been in business since the year 2007.

The reason why I am writing this letter is that we were informed that potential for another child care center will be coming near our center, and I would like to express concern as there have been other small centers, like us, that have closed within the last 7 years because of being unable to fill in their capacity. Many small centers near us recently relocated or closed due to lack of enrollment unable to meet the full capacity. I just wanted to share with you that having another big national site coming in, would be detrimental small centers like ours. Our Center has a quality and educational based program that our predominately come through Arlington Heights Area, and quite frankly have a difficult time getting to capacity year after year. Please strongly reconsider placing another Large Big Branded Day Care/ Educational preschool near our side of Arlington Heights.

Thank you for your time,

Mindy Seo

A handwritten signature in black ink, appearing to read "Mindy Seo", with a stylized flourish at the end.

Center Director
Little University Child Care Center



KinderCare Learning Center 070457
1320 North Arlington Heights Rd
Arlington Heights, IL 60004
847.255.7335 Office
847.255.7304 Fax
070457@klcorp.com

To whom it may concern:

I am the center director for the North Arlington Heights KinderCare. We have heard of the new daycare center that may be coming here. As being a member of the chamber of commerce we feel this is not going to be helpful with our business. We are currently not a full building and this will negatively affect our program here.

We have been serving this community now for almost 40 years. We feel that we do not need another program in our area.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jackie Pericolosi'.

Jackie Pericolosi
Center Director



Item: Para Residence - 132 W. Northwest Highway - T1609

Department: Planning & Community Development

Requested Action:

1. Planned Unit Development (PUD) to allow a 1,336 square foot seconds floor addition and an attached garage on the subject property.

Variations Required:

1. Variation to Chapter 28, Section 5.1-14.6, Required Minimum Yard, to allow a total combined side yard setback of 2.57' for a dwelling unit where code requires a total combined side yard setback of 12.1' for buildings with dwelling units.

2. Variation to Chapter 28, Section 5.1-14.6, Required Minimum Yard, to allow a rear yard setback of 1.97' for a dwelling unit where code requires a 30' rear yard setback for residential units above the first floor.

3. Additional variations may be identified upon submittal of detailed plans.

Recommendation:

The Staff Development Committee has reviewed the proposed Planned Unit Development and variations to allow a garage and second story addition to the existing building and is generally supportive of the application pending the resolution of the following issues:

1. The petitioner shall provide written justification in support of the proposed setback variations that addresses each of the criteria necessary for variation approval as outlined in the Zoning Ordinance:

- **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.**

2. Northwest Highway is under the jurisdiction of IDOT and their review and approval is required for any encroachments into the Northwest Highway Right-of-Way.

3. A Design Commission application shall be required.

4. The appearance and compatibility of the building addition is crucial to the success of this project. The petitioner shall work with the Village to address any appearance

and aesthetic concern as part of the zoning approval process.

5. A landscape plan shall be required. The landscape plan shall incorporate plantings within the large parkway along Northwest Highway in order to provide a buffer for the proposed parking lot.

6. Preliminary engineering plans shall be required for the proposed parking lot alteration.

7. The petitioner shall evaluate the possibility of providing one bike rack (2 bicycle parking spaces) on the subject property.

8. The petitioner shall enter into a License Agreement with the Village providing insurance and indemnifying and holding the Village harmless for the proposed awning that will encroach onto the public ROW.

9. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Aerial	Exhibits
Location Map	Exhibits
Site Plan & Floor Plan	Exhibits
Project Narrative	Exhibits



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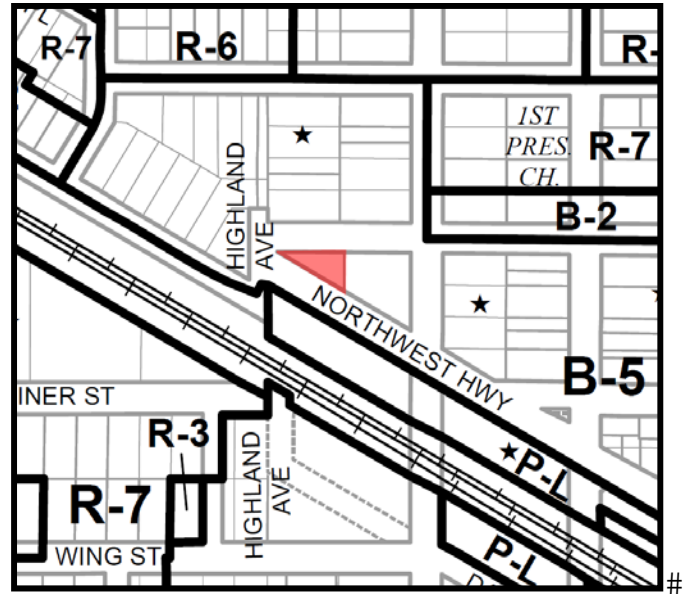
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1609
Project Title: Para Residence PUD
Address: 132 W. Northwest Highway
PIN: 03-29-324-001

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: November 29, 2017
Date Prepared: November 21, 2017

Petitioner: Keith Ginnodo
Address: Kingsley & Ginnodo Architects
 33 N. Hickory Avenue
 Arlington Heights, IL 60004

Existing Zoning: B-5, Downtown District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-5, Downtown District	Office Building	Mixed Use
South	P-L, Public Land District	Metra Commuter Parking Lot	Government or Institutional
East	B-5, Downtown District	BP Gas Station	Mixed Use
West	B-5, Downtown District	Village Bank & Trust	Mixed Use

Requested Action:

1. Planned Unit Development (PUD) to allow a 1,336 square foot seconds floor addition and an attached garage on the subject property.

Variations Required:

1. Variation to Chapter 28, Section 5.1-14.6, Required Minimum Yard, to allow a total combined side yard setback of 2.57' for a dwelling unit where code requires a total combined side yard setback of 12.1' for buildings with dwelling units.
2. Variation to Chapter 28, Section 5.1-14.6, Required Minimum Yard, to allow a rear yard setback of 1.97' for a dwelling unit where code requires a 30' rear yard setback for residential units above the first floor.
3. Additional variations may be identified upon submittal of detailed plans.

Project Background:

The subject property is 5,573 square feet in size (0.13 acres) and located at the intersection of Highland Avenue and Northwest Highway in Downtown Arlington Heights. The site is currently occupied by a single-story building that is approximately 1,339 square feet in size. The existing building is vacant and previously used as an office. The site contains a six-space parking lot with access along Eastman Street at the north side of the property. Street parking is also available on both side of Eastman Street.

The Para family has purchased the property and is proposing a second floor addition to the building, which would contain a single housing unit where they intend to reside. On the northwest side of the building a single car garage would be added. Additionally, a second story deck would be added to the west elevation, which deck would include outdoor amenity space for the family. The first floor of the building would be repurposed to include space for Ottilia, a retail business owned and managed by Ms. Para that provides non-toxic beauty and wellness products as well as furniture and home accessories. Hours of operation for Ottilia would be 11:00am to 7:00pm Tuesday through Saturday. The first floor would also include a small office for Mr. Para.

The parking area outside of the property would be altered to create an enhanced public entry, which would eliminate one parking space. The proposed garage addition would eliminate two parking space. The petitioner has also proposed a sidewalk connection to the existing sidewalk along Northwest Highway in order to provide better pedestrian access to the site.

Zoning and Comprehensive Plan

The subject property is within the B-5 Downtown District. Within the B-5 district, both ground floor retail and 2nd floor residential uses are classified as permitted uses. However, Section 9.2(c) of the Zoning Code requires that any development or new building addition within the B-5 district that is greater than 500 square feet must obtain PUD approval. As the petitioners are proposing a 480 square foot garage and an approximately 1,300 square foot 2nd floor addition, PUD approval is required.

The Comprehensive Plan designates this property as “Mixed Use” and the dual use of the property with first floor retail/office space and second floor residential space is compatible with this classification.

Site and Landscaping

Due to the small size of the site and unique shape, two variations have been identified. The first variation relates to the side yard setback of the existing building, which side yards have been determined to be along Northwest Highway to the south and Eastman Street to the north. The B-5 regulations require a combined sideyard setback of 30% of the average lot width for any building with dwelling units, which equates to a 12.1-foot combined side yard setback for the subject property. Since the existing building provides a combined side yard setback of 2.57 feet, a variation is required.

The second variation relates to the rear yard setback, which has been determined to be along the east side of the site. Per code requirements, any building in the B-5 district with residential uses above the first floor must provide a 30-foot rear yard setback for those residential uses. Since the existing building is setback only 1.93 feet from the rear yard property line, the proposed second floor residential addition requires a variation.

For each variation, the petitioner shall provide a written justification addressing each of the three criteria for variation approval as outlined below:

- **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.**

In review of the conceptual plans, the Staff Development Committee has found several areas of the site plan that will need further development. First, the proposed sidewalk connection from the building to the sidewalk along Northwest Highway falls outside of the subject property boundaries and within the public Right-of-Way (ROW) for Northwest Highway. This ROW is under the jurisdiction of IDOT, which will require their review and approval of the proposed sidewalk connection. Second, the petitioner has proposed an awning along the north side of the garage that will encroach into the Eastman Street ROW. Since this ROW is under the jurisdiction of the Village, a license agreement with the Village will be required for the proposed awning. Third, the Village has asked for a decorative wrought iron style fence along Eastman Street in the location of the two parking spaces at the northwest corner of the site. The petitioner has included this fence on the site plans. Finally, the proposed changes to the parking lot will require the submission of engineering plans showing curbing along the revised parking areas and details outlining drainage of the parking lot.

Relative to landscaping, the petitioner will be required to provide a landscape plan for the site in conjunction with their Plan Commission application. Staff is recommending additional plantings be provided in the northwest corner of the site, along the foundation of the building, and within the public ROW along Northwest Highway to screen the parking area. As changes to the parking lot have been proposed, landscape islands may be required. Since the site is uniquely small and constrained given its triangular layout, staff will evaluate the potential for a variation to waive the parking lot landscape island requirement if it is determined that landscape islands are required.

Finally, if any changes to the exterior site or building lighting is proposed, the petitioner shall provide a photometric plan and catalog cuts for all proposed light fixtures.

Building

The subject property sits at a prominent location at the gateway into Downtown Arlington Heights, and as such, the design and appearance of the building will be key to this projects' success. A Design Commission application will be required. The appearance of a garage facing out towards Northwest Highway and abutting Eastman Street will be considered by the Design Commission, as well as the compatibility of the second floor addition, proposed second story deck, and proposed exterior staircase to the second floor. Appearance before the Design Commission will be required prior to appearing before the Plan Commission. Detailed elevations and a rendering will be required as part of the Plan Commission application.

The petitioner should note that a variation may be required for the second story deck as the Zoning Code definition of a deck does not allow them to be located above the first story of a structure. Once formal elevations have been prepared, staff will whether the proposed structure meets the definition of a deck and requires a variation or can be considered as part of the primary structure which would negate the need for a variation.

In addition, the petitioner had previously discussed the potential for a handicap lift to the second floor that would be located within the garage. The lift is not shown on the current iteration of the plans, and if the petitioner decides to move forward with the lift, it shall be shown on the plans provided within the Plan Commission application for review by the Village.

Traffic and Parking

A traffic and parking study is not required on projects that are less than 5,000 square feet in floor area and located along a major arterial road. As the proposed building will be less than 5,000 square feet and is along Northwest Highway, which is classified as a major arterial, no traffic and parking study is required.

Relative to parking requirements, since the site is located within the B-5 district, the off-street parking regulations take into account that a portion of the parking demand for the use will be accommodated via the street parking and garage system located within the downtown area. A review of the parking regulations indicates that the proposed site, even with the net loss of two parking spaces, will conform to code requirements. Specifically, only one parking spaces is required and four parking spaces are proposed (three within the surface parking lot and one within the proposed garage). Table I below illustrates the parking calculations:

Table I – Required Parking

Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Parking Required
1st Floor	Retail and Office	1,016	<u>Retail</u> : 1 space per every 500 sq. ft. of floor area in excess of 1,500 sq. ft. <u>Office</u> : 1 space per every 600 sq. ft. of floor area in excess of 1,500 sq. ft.	0
Single-Family Unit	B-5 "Efficiency and One Bedroom Apartments"	1,158	1 space per unit	1
Total Parking Required				1
Total Parking Provided*				4
Surplus/(deficit)				3

* Includes interior garage space

Per the recently adopted bicycle parking regulations, there is no formal requirement for the provision of bike parking spaces on the subject property, however, the regulations state that the provision of bike parking spaces in any PUD within the B-5 District will be determined as part of the Plan Commission process. Staff requests that the petitioner evaluate the possibility of including a bike rack on the subject property.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Planned Unit Development and variations to allow a garage and second story addition to the existing building and is generally supportive of the application pending the resolution of the following issues:

1. The petitioner shall provide written justification in support of the proposed setback variations that addresses each of the criteria necessary for variation approval as outlined in the Zoning Ordinance:
 - **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.**
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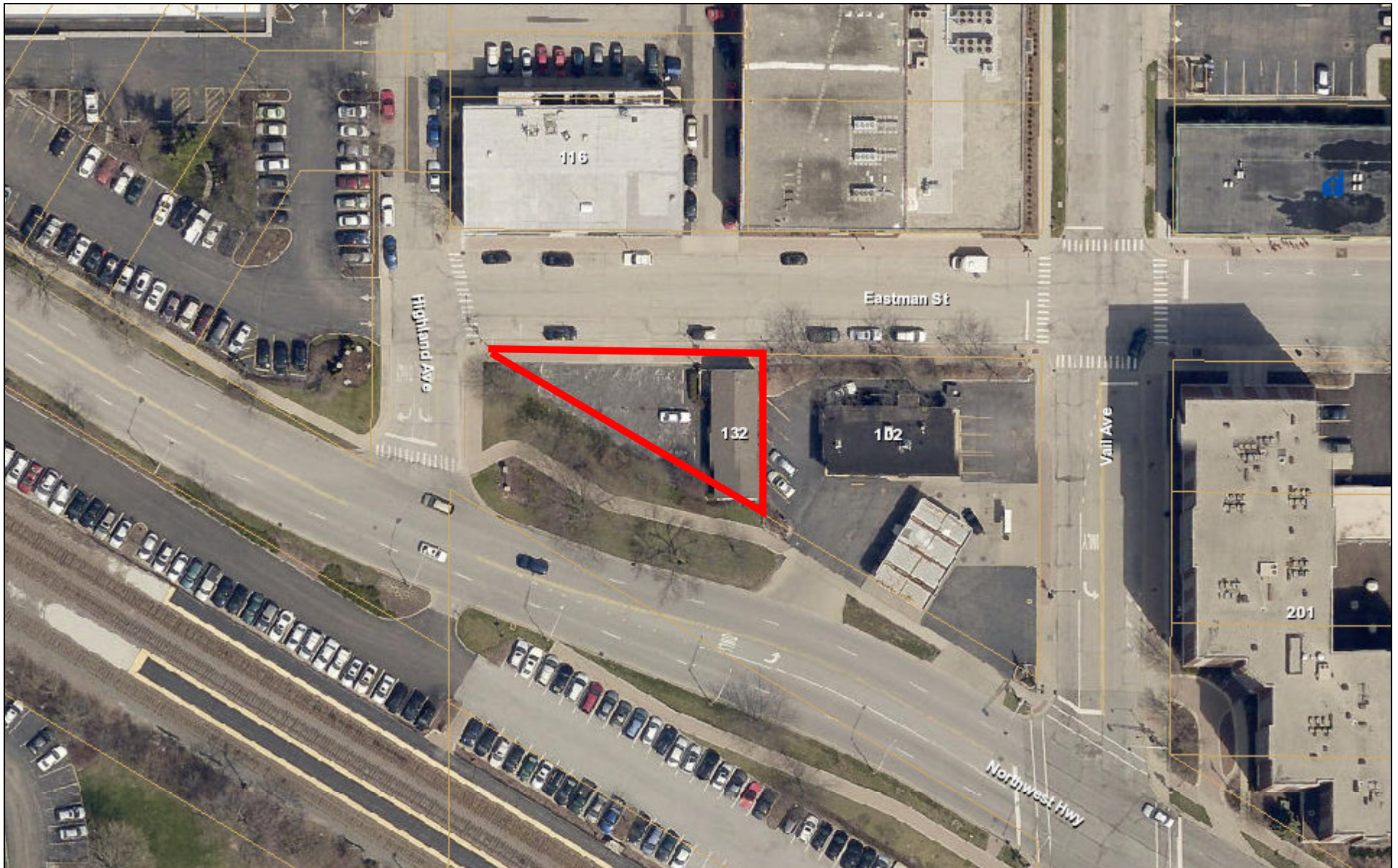
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_____, November 21, 2017

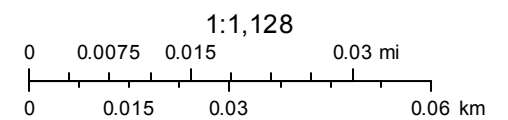
Bill Enright, Deputy Director of Planning and Community Development

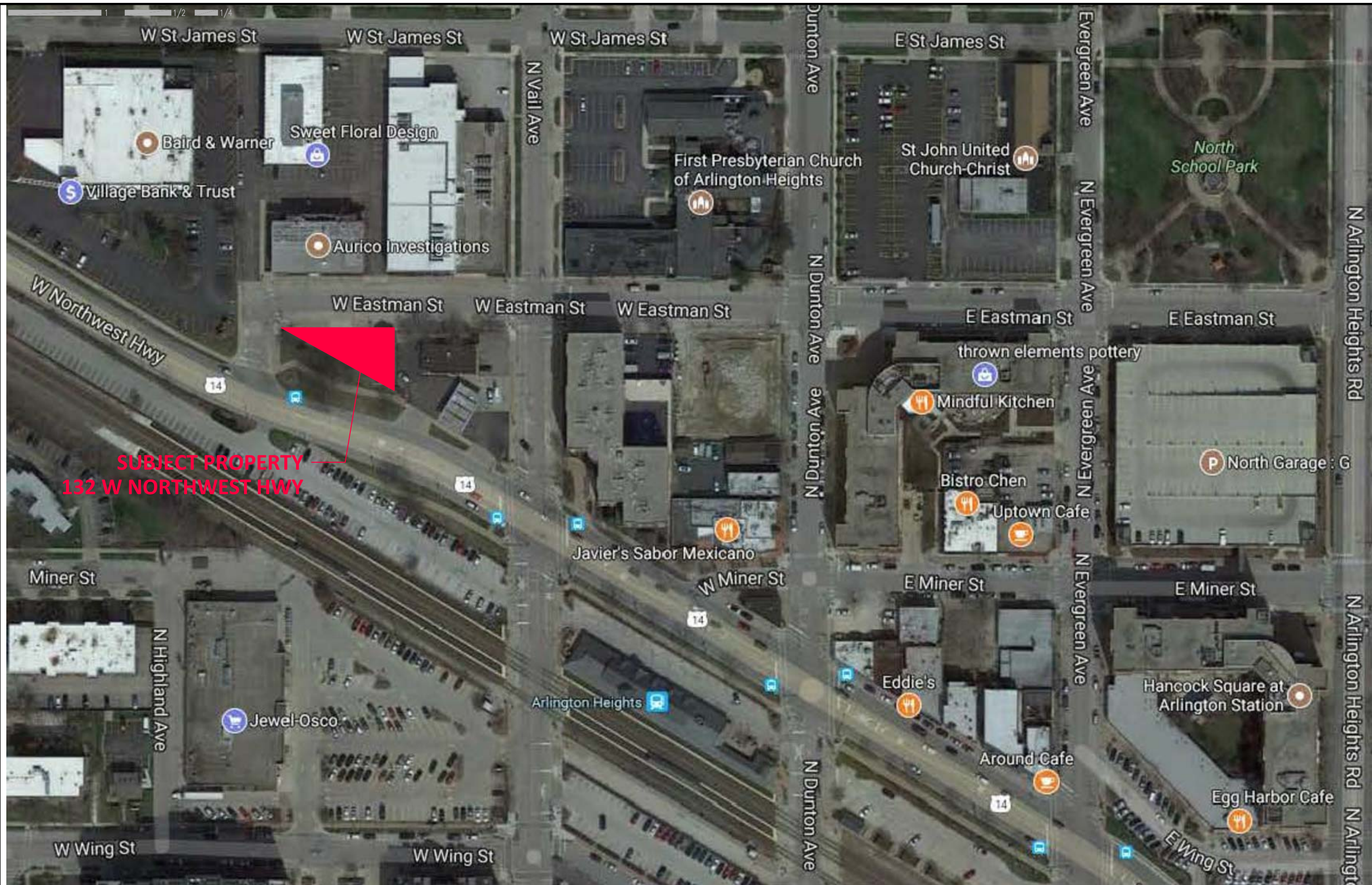
Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1609

132 N. Northwest Highway - Aerial

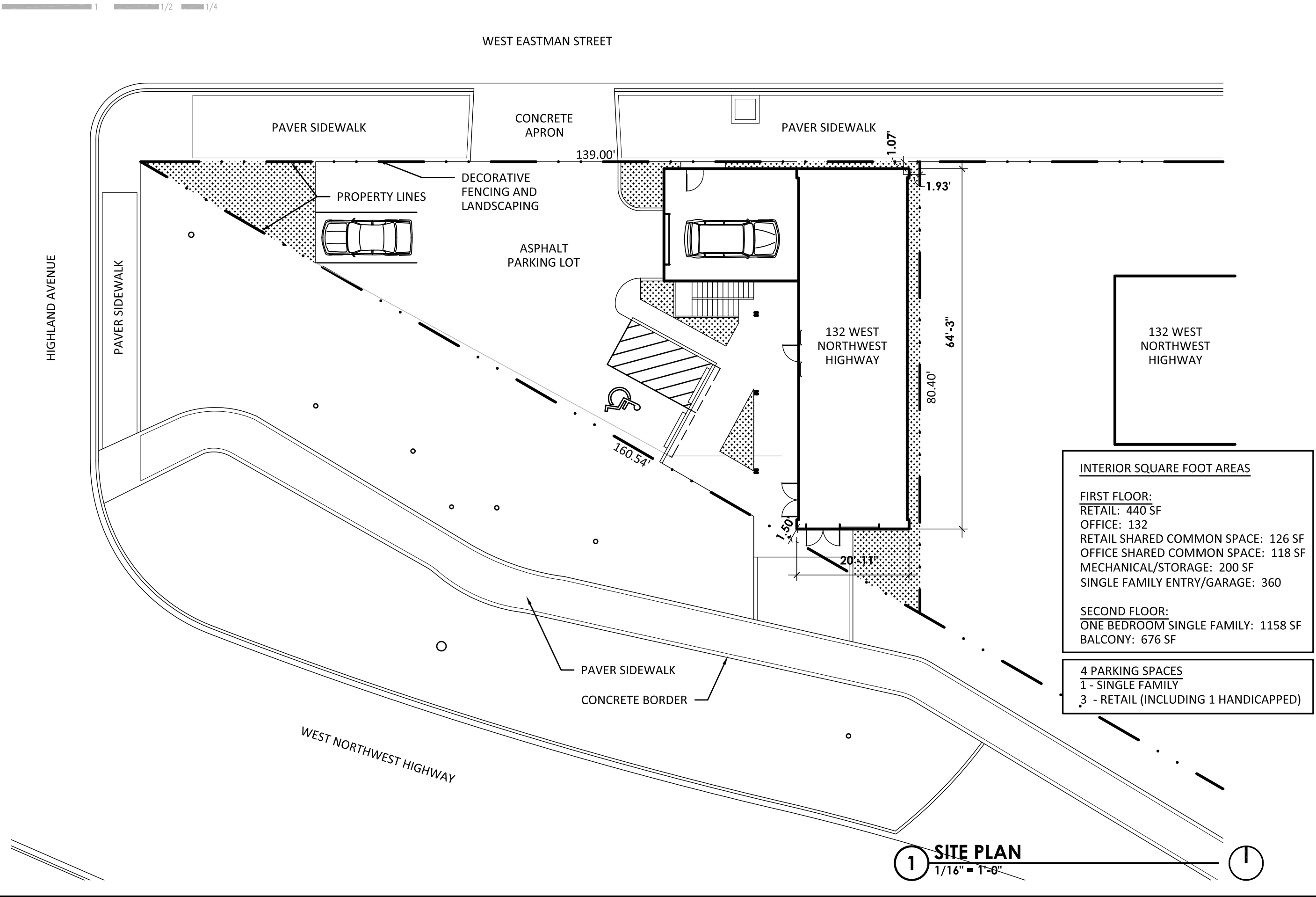


November 21, 2017

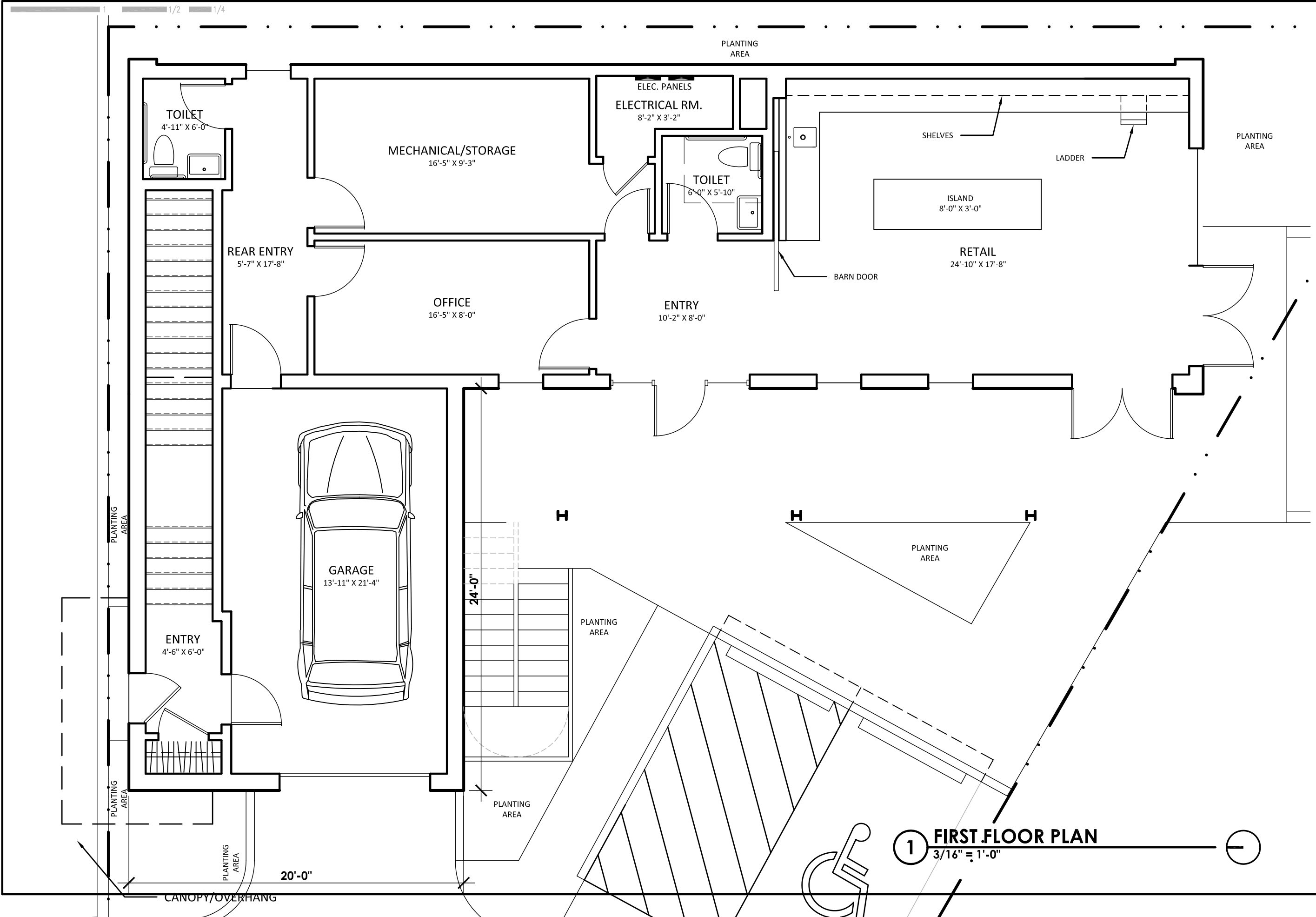




SUBJECT PROPERTY
132 W NORTHWEST HWY



INTERIOR SQUARE FOOT AREAS	
FIRST FLOOR:	
RETAIL:	440 SF
OFFICE:	132
RETAIL SHARED COMMON SPACE:	126 SF
OFFICE SHARED COMMON SPACE:	118 SF
MECHANICAL/STORAGE:	200 SF
SINGLE FAMILY ENTRY/GARAGE:	360
SECOND FLOOR:	
ONE BEDROOM SINGLE FAMILY:	1158 SF
BALCONY:	676 SF
4 PARKING SPACES	
1 - SINGLE FAMILY	
3 - RETAIL (INCLUDING 1 HANDICAPPED)	

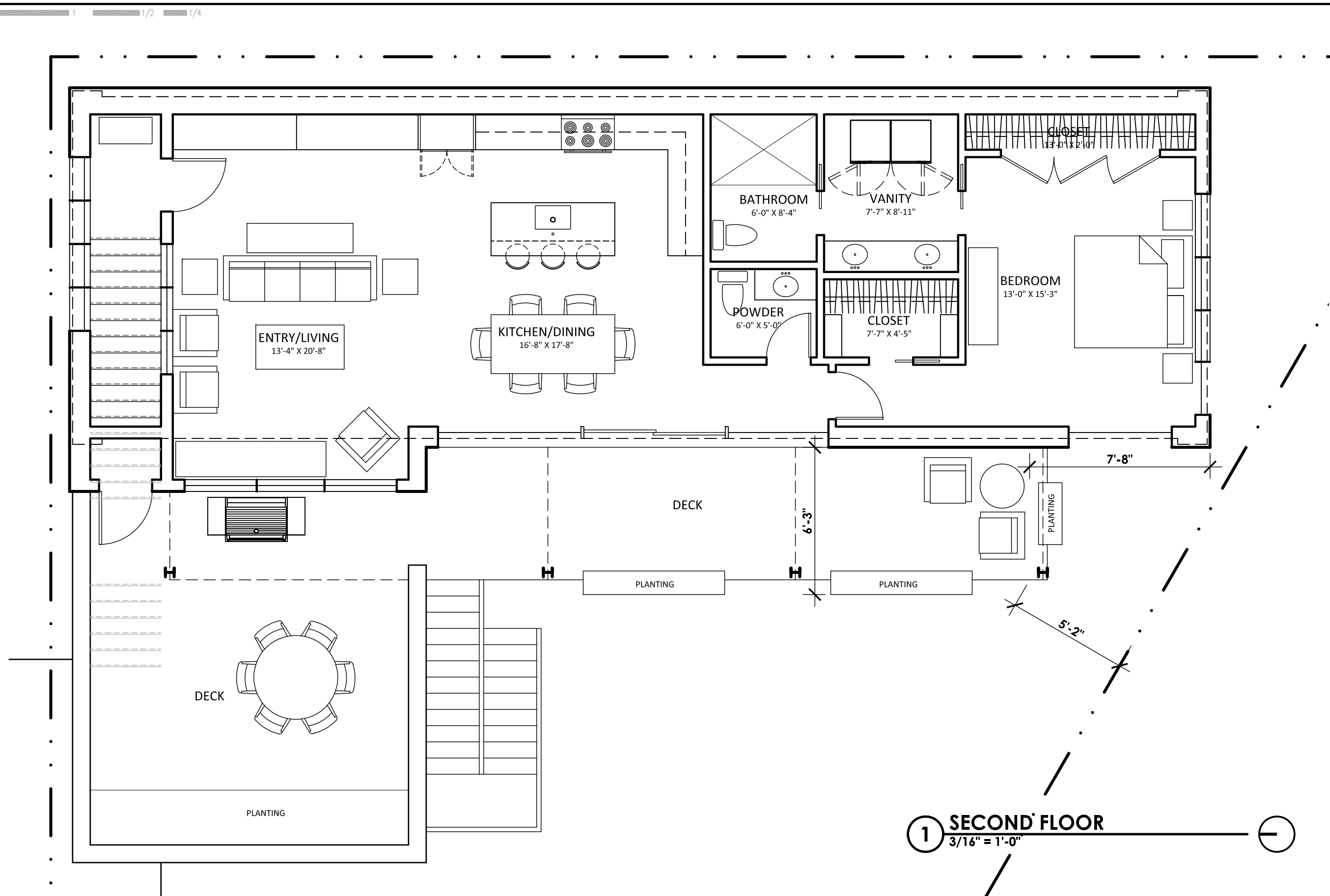


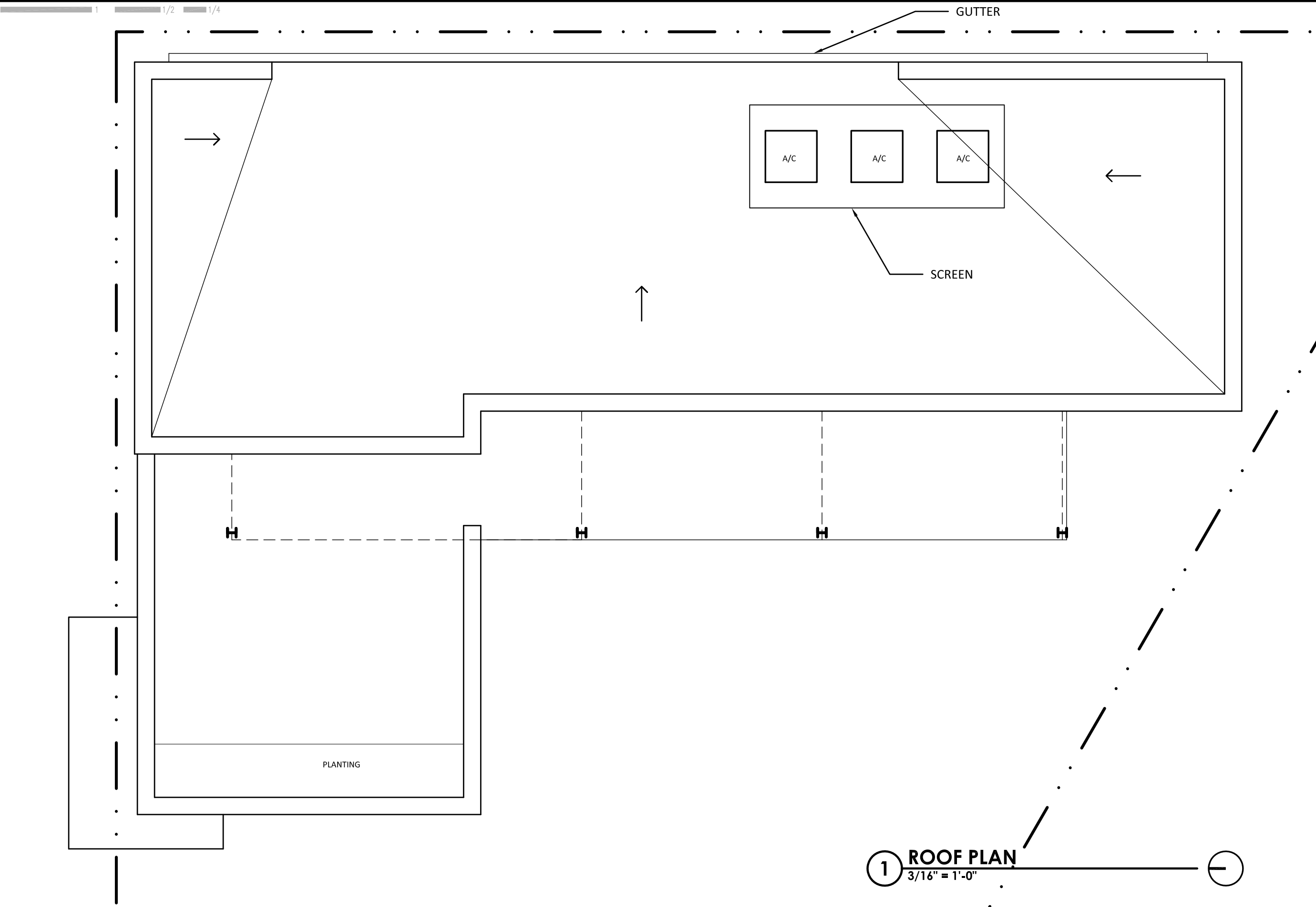
KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004
11.20.17



ELLEN AND MIKE PARA
132 WEST NORTHWEST HIGHWAY, ARLINGTON HEIGHTS, IL 60004

A1





1

1/2

1/4

GUTTER

SCREEN

PLANTING

A/C

A/C

A/C

1 ROOF PLAN

3/16" = 1'-0"

ELLEN AND MIKE PARA
132 WEST NORTHWEST HIGHWAY, ARLINGTON HEIGHTS, IL 60004



KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

11.20.17

A4

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PROJECT SUMMARY – November 20, 2017

Para Live/Work
132 West Northwest Highway
Arlington Heights, IL 60004

Date: November 20, 2016

Project Summary:

First Floor – Ottilia – retail

1. Ottilia, which means “fortunate heroine”, is founded on a love of holistic living and a belief in our connectedness. Therefore, Ottilia will host products that support local makers and are ethically made.
2. Ottilia will bring eco-conscious products to Arlington heights as well as a dedication to thoughtful, genuine customer service.
3. Ottilia offers a platform for non-toxic beauty and wellness products as well as furniture and accessories for you home.
4. Owned and managed by Ellen Para
 - a. Part-time employee – year one and/or two
 - b. Desire to hire full-time employees year two and/or three
5. Anticipate hours of operation: Tuesday – Saturday 11 – 7

Second Floor – Residence

1. One-bedroom single-family residence for Ellen and Michael Para

END OF SUMMARY

