



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 24, 2015
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Northwest Metalcraft - 6/10/15
- B. Suburban Trim & Glass - 6/10/15

IV. PUBLIC HEARINGS

- A. Bright Horizons - 1120 N. Arlington Heights Rd. - PC#15-006
Special Use for a DayCare
- B. Chuck-E-Cheese's - 41 W. Rand Rd. - PC#15-008
Special Use for a Restaurant, Amusement Device Arcade

V. OTHER BUSINESS

VI. ADJOURNMENT

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Item: Northwest Metalcraft - 6/10/15

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 6/10/15 - DRAFT

Type

Minutes

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PLAN

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

COMMISSION

RE: NORTHWEST METALCRAFT; PC# 15-002

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
10th day of June, 2015, at the hour of 7:30 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chairman
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
GEORGE DROST
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

DRAFT

ACTING CHAIRMAN GREEN: I'd like to call this meeting of the Plan Commission to order. Our first order of business is to recite the pledge of allegiance. If you'd all please rise?

(Pledge of allegiance.)

ACTING CHAIRMAN GREEN: Latika, would you take the roll please?

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MS. Bhide: Commissioner Dawson.

(No response.)

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. Bhide: Commissioner Green.

ACTING CHAIRMAN GREEN: Here.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MS. Bhide: Chairman Lorenzini.

(No response.)

ACTING CHAIRMAN GREEN: Our first order of business is PC# 15-002, and I think George is going to recuse himself for this. Latika, have all the legal notices been made on this project?

MS. Bhide: Yes.

ACTING CHAIRMAN GREEN: Okay, I'll be acting as Chair tonight. Who is going to testify on behalf of Northwest Metalcraft? Whoever is going to give testimony tonight, I'll swear you in.

MR. MERTES: Bruce, Kelle from Tinaglia Architects and myself and possibly, why don't you come on out here? The Petitioner.

ACTING CHAIRMAN GREEN: Just raise your right hand and we'll swear you all in.

(Witnesses sworn.)

ACTING CHAIRMAN GREEN: Thank you. Whosoever is going to lead the presentation tonight, if you would give the court reporter your name, spell your last name, and your address.

MR. MERTES: My name is Drake, D-r-a-k-e, Mertes, M-e-r-t-e-s, 711 East Street, Des Plaines, Illinois, from Dowd, Dowd & Mertes. Kelle Bruckbauer will be making the presentation to you, and then hopefully after Staff reports, if there's any questions or

DRAFT

requests, we can discuss it.

ACTING CHAIRMAN GREEN: Great, thank you. Just speak directly, Kelle, into the mic, whichever one you pick. Looks like the podium is facing the wrong way.

MS. BRUCKBAUER: It is. I'll adopt. My name is Kelle Bruckbauer. Kelle is K-e-l-l-e B-r-u-c-k-b-a-u-e-r, with Tinaglia Architects, 814 West Northwest Highway.

We're going to be presenting the Northwest Metalcraft project tonight. First, I'm going to start out with the existing site plan, which is what is on the board right now. This shows the view from the east, which is the rear of the building. As you can see, it's 100 percent asphalt. There are a couple of structures on the site currently, an old home and several different storage structures which line the south side of the property. If you'd go to the next slide?

What we're proposing is a complete renovation of the rear of the site. We're going to be demolishing all of the structures in the back there and replacing them with a storage barn, which is approximately 1,600 square feet. It's also going to have about 1,000 square feet for a display area.

The parking lot is going to be completely redone. We're going to be repaving it and landscaping it as we need to. One of the curb cuts along East Grove Street will be closed off. With this configuration, we're going to be providing a total of 50 parking spaces on the entire site, which according to reg calculations, is exactly what we need for this site. We will also be providing underground detention.

The next slide which is the elevations, the building itself is going to be made out of non-combustible materials. We have designed this to look a barn. It will be used exclusively for storage. Materials are fiber cement siding, stone and asphalt for its shingles.

Overall, the client is preparing to put a good amount of money into redeveloping this property, and we feel that this is a really good improvement for the neighborhood. So, we're here to answer your questions.

ACTING CHAIRMAN GREEN: Thank you, Kelle. Latika, would you like to give the Staff report?

MS. BHIDE: Good evening. The Petitioner is here this evening and they are requesting a Planned Unit Development amendment to Ordinance# 67-120 to allow the construction of a 1,680 square foot storage building and reconfigure the parking lot. Along with the PUD amendment, they are requesting several variations that are outlined here and that I will elaborate to the report.

As you can see, the site is approximately 0.99

DRAFT

acres in the area. It's located at the southeast corner of Arlington Heights Road and Grove Street. The property has a two-story commercial building on the site. There is a residential structure towards the center of the property on the south side, and there are several storage sheds in the southeast quadrant. The Petitioner would like to tear down the residence and the sheds, storage sheds, and build the storage barn with an outside display area.

A PUD amendment is required for this change, for the proposed improvements and to include significant landscape upgradings, which will be a positive change to the site. The original PUD for this property and the property that's located on the northeast corner of the intersection, Subway property, was approved in 1967 as Ordinance 67-120.

As you can see on the site plan, the storage shed will be located on the south side to the east of the existing commercial building. The Petitioner is also proposing to renovate the existing code deficient parking lot.

Associated with this are several variations. The first one is from the Conditions of Use in the B-2 District to allow outdoor sales or display. Staff doesn't have any concerns with this variation because of the negligible impact.

There are several variations that are associated with the shed itself, its location which is in the rear yard, which is permitted only in the rear yard to allow the side yard location; the height of the shed to allow for 28 feet to the maximum point instead of the allowable 15 feet; and the requirement that it not exceed 300 square feet in area to allow about 1,680 square feet. Again, Staff does not object to any of these variations given the commercial zoning of the site, the design of the building as a barn, and the enhanced landscaping on the side.

A couple of other variations that I want to point out on this slide would be for the loading area, and it would be from the requirement that loading berths not be located in side yards, to allow it to be located in that south side yard, at least a portion of it. Then from the requirement that the loading berth be exclusive of any maneuvering space because this would encroach into the loading space for those three parking spaces that were located east of the storage. Again, Staff does not have a concern with these variations because the Petitioner has indicated to us that all deliveries will take place during normal business hours.

As you can see, this is the preliminary engineering for the site. With the proposed improvements, the Petitioner is also adding an underground detention that you can see here underneath the parking spaces. There is also a small surface detention, which is designed as a bio-swale or a rain garden. The

DRAFT

design as a bio-swale allows for a slower release of stormwater and it improves the water quality and is very consistent with sustainable design practices.

The slide then shows the parking requirement for the site, the code required parking requirement. The ordinance calls for any PUD amendment that is greater than 5,000 square feet for a traffic study and parking analysis. Since this was less than that, only 1,680 square feet, a parking study was not required. But we did ask the Petitioner to provide parking counts for a Saturday lunch hour, and then on a weekday for a lunch and a dinner hour. The Petitioner provided the information, and the maximum number of parking spaces that were occupied in that rear lot were 12 parking spaces.

One thing to keep in mind is that the overall PUD includes the Subway property that's on the north side of the Grove Street. When that Subway was approved, that property did receive a parking variation from 37 spaces, which was calculated to 27 spaces, which are provided on site. So, together both sites meet the parking requirement for both those properties. Again, based on the parking counts, Staff felt that there is adequate parking for both sites.

The landscape plan is shown next. There is significant addition to landscaping on the site. As you can see, screening is being provided between the parking lot and the adjacent streets. There is also a six-foot fence and landscaping along that south property line which abuts for a portion of residential properties.

There are a couple of variations as far as landscaping is concerned. One is from the requirement to provide landscaping within the island that is on the northwest corner of this east parking lot. Staff does not support the variation and is recommending that landscaping be added to that island. The Petitioner has indicated that they would not like to do that as it blocks the entrances to, the rear entrance to the tenant spaces there.

The second variation is for the island that's immediately to the east of that covered display area, and the variation is both for landscaping, to the four-inch caliper shade tree, as well as for the width of the island, three feet instead of nine feet. Staff is in support of that variation.

The other variation for landscaping is there is a reduced length of parking stalls of 16-and-a-half feet. It requires that there be three feet space exclusive of the overhang. You can see that on the east property line. There is only two-and-a-half feet there instead of three. Again, Staff has no concerns about that because there is an additional five feet before the sidewalk.

A couple of other things to mention, there is a portion of Grove Street that's adjacent to the building that is

DRAFT

currently, that parkway is currently paved. In conjunction with these site improvements, Staff is recommending that the pavement be removed and the area be sodded. Also, Staff is recommending that the sign that is on Arlington Heights Road, that the sign base be landscaped as part of this project. The Petitioner has stated that the work is going to be done in the east parking lot, the back parking lot, and at this time they would not like to do both of those improvements.

This is just a color rendering of the parking lot landscaping. It shows the number of trees they are adding and the bio-swale/rain garden.

I just have a few pictures of the elevations of the barn and a few pictures of the site. The one on the left is the east parking lot. The picture on the right, you can see the residential structure and storage sheds, and then a picture of the front parking along Arlington Heights Road.

That being said, the Staff Development Committee has reviewed the request and they recommend the approval of the PUD amendment to the Ordinance# 67-120 to allow the construction of a 1,680 square foot storage building, reconfigure the parking lot, and variations 1 through 5a and 6 through 8, so Staff recommends not approving variation 5b, with the following conditions:

1. A shade tree four inches in diameter as required by code be provided in the island in the northwest corner.
2. Landscaping be incorporated at the base of the existing ground sign at the corner of Arlington Heights and East Grove Street.
3. A portion of the Grove Street parkway adjacent to the building is paved. The recommendation says that the pavement be removed and parkway be sodded with grass.
4. Any utility meters or structures should be screened with landscaping.
5. They comply with all federal, state and Village codes, regulations and policies.

ACTING CHAIRMAN GREEN: Is there a motion to enter the Staff report?

COMMISSIONER JENSEN: I'll make that motion.

ACTING CHAIRMAN GREEN: Is there a second?

COMMISSIONER ENNES: I'll second that.

ACTING CHAIRMAN GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIRMAN GREEN: All those opposed?

(No response.)

ACTING CHAIRMAN GREEN: So entered. Mr. Mertes, are

DRAFT

you aware of the recommendation by Staff?

MR. MERTES: I am.

ACTING CHAIRMAN GREEN: How do you, how would you like to, do you agree with them?

MR. MERTES: No. I agree with most of them.

ACTING CHAIRMAN GREEN: Okay. Why don't you tell us which ones you agree with?

MR. MERTES: Well, assuming that these are the only issues before us, the Petitioner is willing to comply with 1, 2, 4 and 5.

COMMISSIONER ENNES: I'm sorry, can you repeat that?

MR. MERTES: 1, 2, 4 and 5. So, that would leave, the only item that we'd rather not deal with would be getting rid of the paving on the parkway of Grove Street that's been there for 50 years. We really don't feel it's part of this project.

ACTING CHAIRMAN GREEN: Okay. We will obviously have something to discuss here. So, the way this works for the audience is that the Commission will go through our questions, and when we're done we will open it up to the public and you'll be able to speak. Then we'll get back and we'll do some deliberations and try to answer your questions that you might have, and then come up with the recommendation.

So, Jay, would you like to start with your questions?

COMMISSIONER CHERWIN: Actually, I think Latika addressed some of the questions that I had. I think I'll just reserve until after public comments. I don't have any particular questions on this.

ACTING CHAIRMAN GREEN: Okay. John?

COMMISSIONER SIGALOS: I just had a question regarding the parking. I seem to remember when we approved the Subway, because they had a parking deficiency on that property, and it was any employees or customers of the Subway would be allowed to park in the Northwest Metalcraft parking lot?

MS. BHIDE: Correct.

COMMISSIONER SIGALOS: So, when you say that both sites adhere to the parking requirement, that's not really correct, is it? Because if one already had a deficiency and it was to allow people to park on the Northwest Metalcraft --

MS. BHIDE: That's correct.

COMMISSIONER SIGALOS: So, my question is, are in fact customers or employees from Subway parking in your east parking lot?

ACTING CHAIRMAN GREEN: If you'd please identify yourself and spell your name?

MR. MAYER: Daniel Mayer, Northwest Metalcraft.

DRAFT

ACTING CHAIRMAN GREEN: Spell your last name for the court reporter.

MR. MAYER: M-a-y-e-r. We get the, usually it's the employees from Subway, about two or three of them that kind of park there, but that's about it. I don't have any customers in there at all, and you can see from the traffic counts that I took on a Saturday afternoon, there was not that much business there. So, it was never a problem with the parking from them.

COMMISSIONER SIGALOS: Okay, so even though the Subway was deficient in parking, if we was to allow people to use the east parking lot of the Northwest Metalcraft, it's not really an issue, Latika?

MS. BHIDE: That's correct. So, the Subway did receive, that property did, it was deficient 10 parking spaces and received a variation to allow a deficiency of 10 parking spaces with the understanding that employees could park in that east parking lot with that agreement because the Petitioner owned both properties. What we did ask the Petitioner to do was to give us parking counts at peak hours, so lunch hour on a Saturday and a lunch and a dinner hour on a weekday. The parking counts showed there were hardly any vehicles parked there.

COMMISSIONER SIGALOS: The other question I had is the storage building, there will be outdoor sales in the canopy area outside of the storage building but there won't be any customers or indoor sales inside this new building?

MR. MAYER: There shouldn't be. What we're going to use it is mainly for storage. We're in the business of repairing furniture in some cases. So, customers will drop off their furniture and I'll keep it there until I move it to my warehouse because I don't have my warehouse open all the time.

COMMISSIONER SIGALOS: So, you don't get that customer traffic or indoor sales in this new building?

MR. MAYER: There shouldn't be. I mean if I've got a patio set, I don't have anybody at the warehouse that day, I'll have them drop it off, I'll put them in the garage. When, you know, I get the time to put it on the truck, I take it to my other facility. That's pretty much it. They're not going to be looking around, hey, what are we going to buy here, no, that's not the case.

COMMISSIONER SIGALOS: So, that building is not required to be sprinklered then, fire sprinklered?

MS. BHIDE: So, I know the Petitioner is working with the Building Division and the fire inspector on the requirement. There was a requirement that it would need to be sprinklered, but they will be going through a building code report hearing. I think they are designing the building to be non-combustible and with some restrictions

DRAFT

on what can be stored inside. So, they will be going through that process separately.

COMMISSIONER SIGALOS: It's not always the building structure that's combustible or not combustible but it's what's inside that structure.

MS. BHIDE: Correct, and I think the Fire Department and the Building Department is working with them to determine what can be stored inside and what the building structure can be.

COMMISSIONER SIGALOS: Could I just see the site plan again? I don't see where that bio-swale is. Is that --

MS. BHIDE: It would be at the center north on the site.

COMMISSIONER SIGALOS: Okay, I see. In the center, like the north end of the parking lot, okay.

MS. BHIDE: Right there, yes.

COMMISSIONER SIGALOS: My last question is why are you objecting to Staff's suggestion to remove the paved area and sod the parkway along Grove Street?

MR. MERTES: Mainly expense and the fact that, you know, we didn't really want to deal with that issue since we're not really developing that part of the property.

COMMISSIONER SIGALOS: Well, I mean it's all part of this development.

MR. MERTES: I know. I know.

COMMISSIONER SIGALOS: I mean I don't want to tell you how to spend your money but that seems like a negligible expense to what you're spending with underground storage and parking and the structure and so forth. I personally would like to see that sodded, that's just my own personal preference. That's all I have.

ACTING CHAIRMAN GREEN: Thank you, John. Susan?

COMMISSIONER DAWSON: That was really where my only question was. I just wanted to understand, so looking at this plan, these are bushes being planted in the inside portion of this sidewalk?

MS. BHIDE: Correct.

COMMISSIONER DAWSON: So, what he's objecting to, you guys should put in color, it's just easier to see. You're not objecting to that portion, you're objecting to the outside portion?

MR. MERTES: No, no, it's not, it's directly north of the existing building.

COMMISSIONER DAWSON: That, oh, so this, I see. That's why it's not colored in, I'm sorry. I thought that's where it was before but then for some reason I was looking at the swale and I got confused. So, we want green space, you want green space there. Could you speak more to that?

MS. BHIDE: So, typically a parkway would not be paved,

DRAFT

it would be sodded. This just has been for several years I believe --

MR. MERTES: 50.

MS. BHIDE: 50 years a pavement. So, since they are doing this project, it's a PUD amendment, you know, even though they are working on the east parking lot, the PUD amendment is for the entire property and the site. This parkway, you know, right of way, is adjacent to that PUD, and so --

COMMISSIONER DAWSON: So, across the street, is that sodded, that same area then? There is an entryway.

MR. MERTES: What, the Subway space?

COMMISSIONER DAWSON: The Subway there, right.

MS. BHIDE: Right. You can see on that, Commissioner, yes.

COMMISSIONER DAWSON: So, it's not, there's no sod there, that's straight concrete there.

MS. BHIDE: Along the building though it's sodded. I mean it's driveways that are --

COMMISSIONER DAWSON: I just, it's such a commercial space, I don't know, I'd have to listen to everyone and see what the neighbors are saying. But maybe just because I've driven past that intersection for how many years, it's never been sodded, it doesn't bother me that it's not. I see your point, but I'll listen to maybe what other people say. That's it.

ACTING CHAIRMAN GREEN: Thank you, Susan. Terry?

COMMISSIONER ENNES: I have a couple of questions. In regard to the sodded area, we had a similar situation a couple of years ago with St. James where they had paving outside the sidewalk. There's a number of reasons, in addition to it's part of the code, but in addition to that it allows water to go in. We have a problem with flooding in town. Every little bit of space that we have available that lets water go in, that's a benefit. I think we do have that precedent where we forced them, they did not want to spend the money to do that, but we forced them to do that. It would be a little bit discriminatory if we do that to the church and we don't require that in all the situations where this comes up. That's my comment on that.

We don't have a problem with this sidewalk across the front? There is limited egress and ingress in front of the store, is that correct?

MS. BHIDE: No, I mean we don't have any issues with it.

COMMISSIONER ENNES: Right, but I mean cars don't drive across, just that they park there. Is it an entrance or an exit for the front parking lot, is that --

MS. BHIDE: Right.

COMMISSIONER ENNES: Okay. For Kelle, I have a

DRAFT

question for you. Very nicely designed storage building.

MS. BRUCKBAUER: Thank you.

COMMISSIONER ENNES: I think it would be a great addition and improvement in that back lot. I do have a question, you're calling it a storage barn.

MS. BRUCKBAUER: Right.

COMMISSIONER ENNES: This is going to be heated HVAC?

MS. BRUCKBAUER: No.

COMMISSIONER ENNES: No heat? No heat at all?

MS. BRUCKBAUER: No.

COMMISSIONER ENNES: So, just electric, no insulation in the building?

MS. BRUCKBAUER: No, just a little bit of fire rated on the south and the west side.

COMMISSIONER ENNES: The south and the adjoining property and the west side closest to the building. That's all I have, I was just wondering is it strictly storage or is it --

MS. BRUCKBAUER: Yes, we're designing it strictly as storage space.

COMMISSIONER ENNES: Okay. That's all I have.

ACTING CHAIRMAN GREEN: Thank you, Terry. Mary Jo?

COMMISSIONER WARSKOW: My only question is in relation to the shade tree in the corner, the northwest. You're okay with that even though prior you had stated it would block --

MR. MERTES: Yes, we had issues with it because of a tenant entrance there and really didn't want to deal with that issue. However, I know how much Commissioner Green loves trees and I told him that we're willing to defer on that.

COMMISSIONER WARSKOW: Okay. I just want to make sure tenant needs are also taken into consideration.

MR. MERTES: No, no. We're with you 100 percent on everything except the paved area.

COMMISSIONER WARSKOW: Okay, that's all I have.

ACTING CHAIRMAN GREEN: Lynn?

COMMISSIONER JENSEN: Yes, just a couple of questions. I guess I'm a little confused as to why we don't have a concern about the path that the fire truck would follow through this property because it looks like it's going to encroach on more than just three parking spaces. It looks like it's going to, you know, encroach initially on those that are on the west side of the parking and then in the middle where they have the bio-swale there's going to be further encroachment. With their counts, I'm not too worried. It doesn't look like they have a lot of parking. But if people elected to park in those places and a fire truck needs to come in, I don't know how they're going to negotiate that very sharp set of turns. So, I'm a little surprised

DRAFT

that we aren't more concerned about the path that the fire truck would have to pursue through this course. I think, Latika, you can speak to that.

MS. BHIDE: Yes. I mean the Fire Department did review it and they did not have any concerns with it. I don't know if they would be able to set up their apparatus on the street or bring it in, if need be. But they did not indicate any concerns.

COMMISSIONER JENSEN: Okay. Well, I read their statement, which says it encroaches on these parking places but we're not concerned, and I don't understand.

MS. BHIDE: I was referring to the loading area. The loading area encroaches into the middle, the loading berth.

COMMISSIONER JENSEN: Okay, well, from the diagram it looks like it's basically cutting into a number of different parking spaces. So, I assume that's something that's probably at this stage, a further review of that.

Just a clarification of what we've been talking about earlier, who owns the parkway that we'd like them to --

MS. BHIDE: That would be the Village.

COMMISSIONER JENSEN: The Village owns the parkway. Who allowed the concrete initially to be put there as far as we know?

MS. BHIDE: I do not have the answer to that question. It's been there for several years.

COMMISSIONER JENSEN: Decades.

MR. MERTES: It was there when the property was --

COMMISSIONER JENSEN: Well, I guess the question is, is it standard operating procedure if a parkway is not the way the Village would like it to be, that the cost is primarily borne by a petitioner?

MS. BHIDE: Correct. Because this is a PUD amendment and the parkway is adjacent to the property that is seeking that PUD amendment, we're recommending that they take out the pavement.

COMMISSIONER JENSEN: Okay, that does clarify that. At this point, I'd like to hear what the folks in the audience have to say before I come back to a couple of other points later on. So, right now I'm through.

ACTING CHAIRMAN GREEN: Thank you, Lynn. I think I have a concern about the parkway paving, and just for clarity, again it is owned by the Village, correct?

MS. BHIDE: That's correct.

ACTING CHAIRMAN GREEN: It's standard right of way.

MS. BHIDE: Correct.

ACTING CHAIRMAN GREEN: Okay, thank you. I think we'll open it up to the public and we'll get back to this discussion after we hear what the public has to say. Anybody on this side of the room like to speak? Okay, anybody on that side of the room like to speak? We'll

DRAFT

start in the front row and work our way back, does that work? Second row? There you go. Please come forward and state your name and spell your last name and give your address for the court reporter.

MS. DYER: Katie Dyer, 425 South Pine.

ACTING CHAIRMAN GREEN: How do you spell your last name?

MS. DYER: D-y-e-r. I think the storage barn is beautiful. I think it will be an improvement. The concern I think we have on our block is that we are not happy with the looks of the lot across the street based on that gazebo and the pieces of lumber sticking out of it. I have a picture on my cell phone if anybody needs to look at it.

We'd like to know that if the Village allows all these variations, and just talking beautification, if there is a way that they can then say, okay, then we can't store lumber sticking out of the gazebo once we have enough storage space, because it's not beautiful if you look at the empty lot and it looks very dangerous, and that gazebo looks unkempt. So, it's all part of the same ownership. Now, we've been told that they need more storage space which we're totally supportive of, but we do not like the mess.

ACTING CHAIRMAN GREEN: Let's get that answered. Can somebody answer what's going to happen with the lumber in the gazebo?

MR. MERTES: Well, it's not even part of this property and not part of this petition. It's a separate lot and I don't know if it's on the same ownership or not but it's --

MS. DYER: Yes, it is.

MR. MERTES: It's vacant property across to the east that is used for gardening. It's been there forever as far as I know.

ACTING CHAIRMAN GREEN: If you could point out the property? I'm not even sure what --

MS. BHIDE: Here, is it this vacant lot here?

MS. DYER: Yes.

MR. MERTES: It's across the street, across Pine.

MS. DYER:

COMMISSIONER DAWSON: Whose is that?

MR. MERTES: You own it? I mean it's the LLC?

MR. MAYER: We own it, yes.

MR. MERTES: All right.

AUDIENCE MEMBER: Back in '67 when those roads didn't go through --

ACTING CHAIRMAN GREEN: You have to come forward and speak. If you can address the gazebo and the lumber? I'm just not sure --

MR. MERTES: I don't really know, I mean it's not part of the project, I don't really know.

DRAFT

MR. MAYER: We farm back there, you know, and we probably get, maybe there's some lumber back there, I don't really know. But we set up, you know, to keep rabbits out and whatnot, and probably just to, I mean I can get the lumber out of there. I don't think the gazebo is in disrepair but we do put stuff in there. I got some gardening tools and whatnot as well in there.

ACTING CHAIRMAN GREEN: Is it your personal property? I mean you live there?

MR. MAYER: No.

ACTING CHAIRMAN GREEN: So, let me get to Latika. Is this something that we allow on vacant property, to have gazebos and things?

MS. BHIDE: So, we did receive the complaint from the resident and we forwarded it to the Code Enforcement Division so they will be following up on that complaint. But it is not part of this request so it doesn't --

ACTING CHAIRMAN GREEN: No, I understand that. I'm just, I want to answer the lady's question.

MS. BHIDE: Code Enforcement will --

ACTING CHAIRMAN GREEN: It sounds like it's in the works and they're going to figure out whatever it is is going on over there. Ms. Dyer, does that answer your question?

MS. DYER: Maybe. I just want it to be safe and clean. If we're going to clean it up, let's just clean it up.

ACTING CHAIRMAN GREEN: I hear you, I hear your concern, so it is a matter of the record now. So, thank you.

COMMISSIONER ENNES: As a follow up on that, Latika, do you know what the zoning on that property is?

MS. BHIDE: It's zoned R-3.

COMMISSIONER ENNES: Mr. Mertes says it's agriculture?

MS. BHIDE: It's zoned R-3, Single Family.

COMMISSIONER ENNES: Residential.

MR. MERTES: I said it's old agriculture, it's a farm.

COMMISSIONER ENNES: Okay.

MS. DYER: No, it's zoned Residential 1, I have it in here.

ACTING CHAIRMAN GREEN: If you could come forward? I mean if it's an R-1 zoning, that's a residential.

MS. DYER: It's zoned Residential 1, two lots facing Grove. I have it in writing from the Village. Before we added on to our house, we got it in writing.

ACTING CHAIRMAN GREEN: It's a residential lot, yes.

MS. DYER: Right, it's two residential lots.

ACTING CHAIRMAN GREEN: Okay. Like I say, it's not part of tonight's --

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MS. DYER: Well, right, but we're under the impression that there's supposed to be more storage, so we're hoping that that means that the storage can be used to clean up the area.

ACTING CHAIRMAN GREEN: I think I see your logic here, it's just that we have to address the issue before us.

MS. DYER: Thanks.

ACTING CHAIRMAN GREEN: But it sounds like it's in the works.

MS. DYER: I think we'd also like to hear more about the fire, because being the houses close to it, if there is a commercial requirement for sprinklers, I think as residents we'd like to know and we'd like to make sure that every fire code is strictly enforced.

ACTING CHAIRMAN GREEN: Right, and I think it's going to the Building Board Review and they're going to look into the issue. So, again we can't address that either here tonight because we're doing zoning requirements.

So, are there any other questions on that side of the room? If you'd like to come forward? State your name and spell your last name and address please.

MS. NYGREN: Donna Nygren, N-y-g-r-e-n, 431 South Pine Avenue. The drawings are very exciting, the building looks terrific. Pine is a residential street, and so our concern always is the beautification of that street and that whatever is done there adds value to the homes and not the opposite. So, that's a concern.

Also, the driveway, it looked like that came off of Pine, the delivery area, yes? Am I looking at that correctly? Yes, right. Okay, yes, all right. So, that's a concern. I also heard that deliveries are also going to be only during business hours. So, again just the sensitivity that it is a residential street.

Also, just curious a little bit more about selling retail outside. I'm sorry, what was the, the display area, that's it, the display area they may be --

ACTING CHAIRMAN GREEN: Yes, it's really a storage area, this building.

MS. NYGREN: But the display area that there may be sales outside, I would just want to know a little bit more about what that meant.

ACTING CHAIRMAN GREEN: Latika, can we?

MS. BHIDE: Sure. So, I'm going to let the Petitioner answer the question, but in addition to the storage barn there is about a 1,000 square feet of covered display area where they will be displaying stuff they sell. My understanding is that people will be able to walk into that covered area, look at the product for sale and then purchase it. Whether the purchase will happen within the building

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or --

ACTING CHAIRMAN GREEN: I would assume they, and then maybe you can address that as the owner, if you'd come to the podium, that they go look at the product and then obviously they go back at the store to make the final sale.

MR. MAYER: Sure, I mean we have a lot of outdoor product, outdoor business, you know. We show this stuff in outdoor settings.

ACTING CHAIRMAN GREEN: I think this lady's concern was that you're going to be selling, they're going to be looking at the product from what I'm hearing here --

MR. MAYER: Sure.

ACTING CHAIRMAN GREEN: Then if they decide to purchase, they go back in the building and negotiate the price or whatever the procedure is.

MR. MAYER: Right.

ACTING CHAIRMAN GREEN: But it's really a display area. Does that display area stay up all night long in this covered area? I mean you don't --

MR. MAYER: Sure. I mean we'd like to probably put a fence or something around it so it looks nice and not have anybody steal anything. I mean we have Hearth and Home just down the road, they have a fenced-in area in the front lot.

ACTING CHAIRMAN GREEN: Well, is a fence part of what we're doing here?

MS. BHIDE: Yes, they have on their plans shown a fence around the display area and it meets the requirements.

ACTING CHAIRMAN GREEN: For security, okay.

MR. MAYER: Yes.

MS. NYGREN: Could you indicate on that graph where the display area is please? Okay, so it's facing the --

MR. MAYER: North side.

MS. NYGREN: North, and so it's facing the parking lot versus --

MS. BHIDE: Correct.

ACTING CHAIRMAN GREEN: Correct.

MR. MAYER: Right.

MS. NYGREN: Because one of the things in the past was that there was a lot of furniture out there and it looked very askew, and so that was cleaned up. So, this sounds like it will be much more formal than what it was.

MR. MAYER: And we are going to try to put pavers in there and make it look nice.

COMMISSIONER JENSEN: Well, as I understand it this is not even the question. Are you going to ring up any sales out in the

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demonstration area?

MR. MAYER: I believe most of them will be rung up inside because that's where all my electronics and stuff are, my computers.

COMMISSIONER JENSEN: Well, that's what she wanted to know the answer to I think. Isn't that right, that's what you were asking?

MS. NYGREN: Yes, just the kind of traffic, yes, yes. That was part of the question. And then also, I would like to ask about the oversight of this project and how the Village keeps vigil to how things actually are executed and complete within the intent of what's being discussed here.

ACTING CHAIRMAN GREEN: Well, maybe I can answer that. As an architect myself, that whatever the architects draw on the plans, the Village approves, and the contractors construct. So, the parking lot, the building, it will be laid out exactly as they are detailed on those plans.

MS. NYGREN: I appreciate that. But I mean how often does the Village go and actually observe and say that it's in compliance?

ACTING CHAIRMAN GREEN: Well, there are inspections as you go through the construction. There's a definite construction sequence that you have, foundation, floors, wall, roof.

MS. NYGREN: And those are different entities of the Village, that's why --

ACTING CHAIRMAN GREEN: Yes, I mean there would be plumbing and electrical. All these things are inspected.

MS. NYGREN: But the Village is still involved throughout the whole thing and signs off ultimately on it?

ACTING CHAIRMAN GREEN: Absolutely.

MS. NYGREN: Okay, thank you.

ACTING CHAIRMAN GREEN: Thank you. Would anybody else like to speak from the audience? Seeing no hands, we'll close the public portion and get back to any questions or considerations, and I think we should bring up the item 3, which seems to be the only point of contention here.

COMMISSIONER JENSEN: Yes, why don't you do that?

ACTING CHAIRMAN GREEN: So, 3 about pulling the pavement off. The recommendation is on the bottom, I think it was --

COMMISSIONER DAWSON: The recommendation is on the bottom?

ACTING CHAIRMAN GREEN: 3.

COMMISSIONER DAWSON: Oh, you're right.

ACTING CHAIRMAN GREEN: At the bottom. Comments? I mean I'll start, okay. I think that I agree with Terry Ennes and we

DRAFT

should take that pavement out of there. I don't know who put it in there but it's Village property and it's illegal. Whether it's part of this construction or not, I feel it is part of what they're doing and it should be removed. So, that's where I stand.

COMMISSIONER SIGALOS: Can we go to that colored landscape plan? If I'm looking at this correctly, the parkway for the east of the driveway is all being sodded?

MS. Bhide: It is currently, yes.

COMMISSIONER SIGALOS: So, I would --

COMMISSIONER DAWSON: It is sodded I believe, right.

COMMISSIONER SIGALOS: Well, that already is sodded.

MS. Bhide: Right.

COMMISSIONER SIGALOS: Okay. But I would like to see that continued all the way across there. Again, if we make other people, most recently St. James Church, sod their parkway, I don't see how we could exclude this property from that requirement.

COMMISSIONER DAWSON: Just to clarify on the St. James, we made them sod the residential side. It wasn't the commercial area. Our point was that it was along a residential neighborhood.

COMMISSIONER ENNES: We made them do that along two right of ways, the east right of way and the north right of way.

COMMISSIONER DAWSON: Both of them, I mean if it is sodded back there, did we have St. James do it on Arlington Heights Road corner?

COMMISSIONER ENNES: We had them replace, as I recall.

COMMISSIONER DAWSON: My recollection was it was back here, back in the residential corner.

COMMISSIONER ENNES: The east and all along their northern property.

ACTING CHAIRMAN GREEN: Right. Along Arlington Heights Road I don't think it was paved.

COMMISSIONER DAWSON: I could be remembering wrong. I just, I remember because that's where we, we lived near there at the time so I know it was the residential area that was the issue.

ACTING CHAIRMAN GREEN: Yes, but everything else was compliant. Arlington Heights Road was compliant with code.

COMMISSIONER DAWSON: Okay.

ACTING CHAIRMAN GREEN: So, the two streets on that project were not. So, yes, it was on the residential side but those were the only two that were non-compliant.

COMMISSIONER ENNES: A question in regard to the front parking lot on this drawing. The north lot line traffic, no, go back to the other one. This north where the property is, at the north end of that, cars do not exit out onto Grove Street, they exit out onto Arlington Heights Road, right, out of the parking lot?

DRAFT

MS. Bhide: I believe --

MR. MERTES: They exit on Grove, the back lot will exit onto Grove.

COMMISSIONER ENNES: Not the back, the front lot.

MR. MERTES: Right, it's Grove in the front, too.

COMMISSIONER ENNES: Do they exit out over --

MR. MERTES: The sidewalk and the paved area.

COMMISSIONER ENNES: Or do they go onto Arlington Heights Road?

MR. MERTES: No, they exit onto Grove. Well, there's two.

MS. Bhide: I think it's --

MR. MERTES: One on the front lot, right?

MR. MAYER: One is on Arlington Heights Road, one is on Grove Street. The back lot exits --

COMMISSIONER ENNES: Right adjacent to your store.

MR. MAYER: There's one right there.

MS. Bhide: Right there.

COMMISSIONER ENNES: Right, and the other is -- so we're just really talking about replacing it at the end of the building.

MS. Bhide: Correct. Right.

COMMISSIONER ENNES: That --

ACTING CHAIRMAN GREEN: Right, because there's a driveway back there. So, it's just along the side of the road.

MR. MERTES: You know, I have a photo of that if you want to see it. Just to see what we're talking about.

COMMISSIONER DAWSON: So, it should be here.

ACTING CHAIRMAN GREEN: Yes, bring it up.

MR. MERTES: Here, right there, you got it.

COMMISSIONER DAWSON: So, this side across the street there.

MR. MERTES: This Subway is not, okay, well, see where the building begins on Arlington Heights Road? Then it goes back to the back of the building, that's the paved area with sidewalk.

ACTING CHAIRMAN GREEN: Well, it looks like the whole end of the parking lot is a driveway, the way this is looking here. It could be construed as a driveway.

MR. MERTES: There's curbing there. Where the curbing rises up, that's the paved area we're talking about, and that extends to the east of the end of the building where the other driveway is. The picture you have there is the east portion of that paved area.

COMMISSIONER DAWSON: I think what I don't understand is why are we making such a big deal out of the side of the building but not along the front? I mean is there sod there now along the

DRAFT

front? I don't think that there is.

MS. BHIDE: Along Arlington Heights Road?

COMMISSIONER DAWSON: Along Arlington Heights Road, yes.

MS. BHIDE: I don't believe they're shown there.

COMMISSIONER DAWSON: I mean to me the appearance of the front is much more troublesome to me than this little sliver on the side that we're kind of making a big deal out of.

COMMISSIONER ENNES: Are you proposing we --

COMMISSIONER DAWSON: I hate to say that but I mean the front of the building needs more improvement and curb appeal, in my opinion, than this little sliver on the side that we're worried about. That's not at issue right now, that's not before us so I don't, but to me if we were, I don't understand why the Village is so concerned about this little sliver and then the whole front there which is not terribly attractive hasn't been addressed.

MS. BHIDE: There is no room in the front to add, you know, the edge of the right of way is right at the property line. There is no room to add sod there. As a means of, you know, improving it, our recommendation is that that sign have landscaping along the base to add green space there and to improve the front. But there is surely no room to add sod along Arlington Heights Road there. But this is where the parkway has been paved over, and so we feel like that with this project they should replace it.

COMMISSIONER DAWSON: Okay. I'm not really fighting for or against it, I just was a little confused about it.

ACTING CHAIRMAN GREEN: Yes, it's a different right of way situation on Arlington Heights Road than the side streets. Is there a recommendation or further discussion or deliberation?

COMMISSIONER CHERWIN: Yes, I'm in support of the project. When I look at PUDs, I typically look at the property as a whole; and when we have significant, you know, changes that we're making and there are some variations, we look to try to bring the property as a whole to the extent it's practical into compliance. So, I'm in support of Staff's recommendation for the northerly improvements. It seems as though it's not practical on the Arlington Heights side because there is no room for it with the sidewalk and that's all. So, I don't know if that's something that's practical and that we would ask for, but I think if we're looking at a comprehensive look at the property for a PUD, the request from the Staff on the north side of the property, so I would support the project and I support the Staff's recommendations.

COMMISSIONER DAWSON: Was that a motion?

COMMISSIONER CHERWIN: No, it was just --

ACTING CHAIRMAN GREEN: Would anybody like to make a

DRAFT

motion?

COMMISSIONER DAWSON: Does anyone want to make a

motion?

COMMISSIONER ENNES: I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of PC# 15-002, a Planned Unit Development amendment to Ordinance# 67-120 to allow the construction of a 1,680 square foot storage building and reconfigure the parking lot.

1. A variation from Chapter 28, Section 5.1-11.1, *Conditions of Use*, to allow outdoor sales within a covered display area on the north side of the proposed storage barn;
2. A variation from Chapter 28, Section 6.5-2, from the requirement that an accessory structure including but not limited to a toolshed, storage building detached garage, tree house or gazebo, shall only be located in the rear yard, to allow the proposed storage barn to be located in the side yard;
3. A variation from Chapter 28, Section 6.5-6, from the requirement that no accessory structure or portion thereof shall extend a height of 15 feet above grade to allow the storage barn to be 28 feet;
4. A variation from Chapter 28, Section 6.5-7, from the requirement that a playhouse, shed and gazebo cannot exceed 300 square feet in area, to allow the storage barn to be 1,680 square feet;
- 5A. A variation from Chapter 28, Section 6.15-1.2B from the requirement to provide a four-inch caliper shade tree and the island width, three feet instead of nine feet, for the island immediately east of the covered display area;
6. A variation from Chapter 28, Section 11.2-7, from the requirement that where the length of a parking space is reduced to 16-and-a-half feet including wheel stop with an additional space of one-and-a-half feet for car overhang, at least three feet, excluding any car overhang space, must be provided for any planting screen to allow 2.5 feet.
7. A variation from Chapter 28, 11.6-1 from the requirement that no loading berth shall be located in required side yard, to allow a loading berth to be located in the south side yard.
8. A variation from Chapter 28, Section 11.6-2, *Schedule of Loading Requirements*, from the requirement that a loading berth is exclusive of aisle and maneuvering space to allow the loading berth to encroach into the maneuvering space for the parking spaces.

DRAFT

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff report dated June 4, 2015:

Recommendation

The Staff Development Committee reviewed the Petitioner's request and recommends approval of the Planned Unit Development amendment to Ordinance# 67-120 to allow the construction of a 1,680 square foot storage building and reconfigure the parking lot and variations 1 to 5A and 6 to 8, as stated in the SDC report dated 6/4/2015, subject to the following conditions:

1. A shade tree, four inches in diameter, as required by code should be provided for the island in the northwest corner of the east parking lot.
2. Landscaping should be incorporated at the base of the existing ground sign located at the corner of Arlington Heights Road and East Grove Street.
3. A portion of the Grove Street parkway, adjacent to the building, is paved. The said pavement must be removed and the parkway must be sodded with grass.
4. Any utility meters or structures must be screened with landscaping or another appropriate method of screening.
5. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

ACTING CHAIRMAN GREEN: Is there a second?

COMMISSIONER SIGALOS: I'll second that.

ACTING CHAIRMAN GREEN: Any further discussion?

Latika, roll call vote please.

MS. BHIDE: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MS. BHIDE: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MS. BHIDE: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. BHIDE: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MS. BHIDE: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. BHIDE: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MS. BHIDE: Chairman Green.

DRAFT

ACTING CHAIRMAN GREEN: Yes. You have our recommendation and it will be passed on to the Village Board for final approval. What is the date?

MS. BHIDE: I don't have a date yet but --

MR. MERTES: Latika, I know we've talked about this and I just have to bring this up one more time. First of all, thank you for your consideration. I left a message for Bill Enright, unfortunately, Kelle is not going to be with us much longer, will be having a maternity leave. We really would like her to be able to be a witness at the Board meeting and we were trying to fast track it to the next Board meeting which is Monday, the following Monday from now, right?

MS. BHIDE: It's actually the 15th.

MR. MERTES: 15th. If we can't do it then, with the Village schedule, we're talking July 6th, which is the next meeting which will be the Monday after the fourth of July. We were hoping that we could pay for the expedited transcript to get that into the package for the Trustees for their consideration. Bill indicated that he didn't think that was going to be possible because the packets were --

MS. BHIDE: Right, attendance are finalized on Wednesday for the following Monday for Board meetings.

MR. MERTES: So, there is no way to use the maternity --

COMMISSIONER JENSEN: You would have already done it.

ACTING CHAIRMAN GREEN: Beyond land planning and zoning --

MR. MERTES: You'd think that little pavement there is a problem, that's not a problem at all. This is the problem.

ACTING CHAIRMAN GREEN: I don't even know what to say to that, Drake.

MR. MERTES: I know.

COMMISSIONER ENNES: That's out of our control.

ACTING CHAIRMAN GREEN: It's out of our control. It's in God's hands.

MR. MERTES: So, that's where we're going to be. So, it's going to be July 6th?

MS. BHIDE: That's correct.

ACTING CHAIRMAN GREEN: All right. I'll have to take your word for that. Thank you, Drake.

MR. MERTES: Yes, you're welcome.

MS. BHIDE: Then just for the audience, the agendas are available the Friday before the meeting. So, if you would like to look at the agendas, they will be available at the website the Friday before.

DRAFT

ACTING CHAIRMAN GREEN: Thank you for coming in.

MR. MERTES: Thanks.

COMMISSIONER ENNES: Thank you, good luck.

COMMISSIONER JENSEN: Bruce, just a point before you go on to the next one, I didn't want to bring it up in the consideration of the actual Petitioner's request. But I see once again we've got the Staff recommending in their comments that the Petitioner build a bike rack. I can't think of anything less appropriate than that, given the clientele, that it be recommended that they do that. It's very disturbing to me that they continue to do it. There is no code that actually would require that. It's like they don't really have any sense of what the Petitioner is doing.

There's a lot of other things that I've already said at other meetings, but I think they ought to be a little bit more circumspect about who they're even recommending to build a bike rack. My position is --

COMMISSIONER WARSKOW: There are tenants in that development that someone could bike to to do business with.

COMMISSIONER JENSEN: Like you take on the railroad around --

COMMISSIONER WARSKOW: No, like the Chinese restaurant or the liquor store or the Lucky Junk. I can pick up a small item and put it in my saddle bag. So, I like to bike places.

COMMISSIONER JENSEN: But I don't know that they ought to make it a requirement for someone that's doing, and that's the point, if the Village wants to have the bike racks installed, they should either do it on Village property at their expense, or they should pay the Petitioner to do it because there's a proper way to do it. It is a selecting tax when they do it the way that they're doing it. When anyone comes before this Commission and the Board and we ask them to do that, we basically impose a tax on them and they have nothing to do with what they do as their business model.

COMMISSIONER WARSKOW: Well, I think there could be an ordinance just like there is for parking, but that's a discussion for another time.

COMMISSIONER JENSEN: I have no question with that. If it's an ordinance, I wouldn't have a problem.

ACTING CHAIRMAN GREEN: Right. I tend to agree that you'd think it would be a business decision to have a bike rack if it brings more business, and so I tend to agree to let the business owner decide whether he wants to have a bike rack. Since it's on private property.

COMMISSIONER JENSEN: Well, I don't want to drag this any longer. I just didn't want that to be part of the deliberation, but I do find it a little disconcerting and we have dealt with this

DRAFT

issue supposedly, I don't know, a couple of years ago when the Bike Commission came before us and they were going to first of all show us some evidence that building bike racks encourages people to bike which I don't believe and a number of other things quite frankly that did not materialize. We have no code on it. So, I find it somewhat disturbing to try to foist that off on a petitioner.

COMMISSIONER WARSKOW: Latika, is it a recommendation to consider or is it we're just asking people to think about it and if it's appropriate? Sometimes they don't even think about it. We're just asking them to think about it when they're developing a particular property. As a bike rider, I appreciate the Village asking a petitioner to think about it.

ACTING CHAIRMAN GREEN: Enough said.

(Whereupon, the public hearing was adjourned
at 8:20 p.m.)



Item: Suburban Trim & Glass - 6/10/15

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 6/10/15 - DRAFT

Type

Minutes

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PLAN

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

COMMISSION

RE: SUBURBAN TRIM AND GLASS; PC# 15-005

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
10th day of June, 2015, at the hour of 8:20 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chairman
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
GEORGE DROST
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

DRAFT

ACTING CHAIRMAN GREEN: Let's move on to the second order of business tonight, which is Suburban Glass and Trim. It's PC# 15-005. Is the Petitioner here?

COMMISSIONER ENNES: I would just like to make a statement. I need to recuse myself from this and I don't know that we recognized Commissioner Dawson joining us.

ACTING CHAIRMAN GREEN: She's been here all --

COMMISSIONER DAWSON: But I've been chatting, I think they've picked up on that.

COMMISSIONER ENNES: Yes, to put it on the record.

ACTING CHAIRMAN GREEN: Well, go get George and send him back here.

We have to do a little switch here, there's a conflict of interest. If you'll just bear with us a second, we'll have one Commissioner come back in.

Commissioner Ennes has left and Commissioner Drost is back.

COMMISSIONER DROST: Yes.

ACTING CHAIRMAN GREEN: So, now we can proceed with PC# 15-005. Are you the only one that's going to give testimony on behalf of Suburban Glass and Trim tonight?

MR. MUELLER: Possibly.

ACTING CHAIRMAN GREEN: Okay, anybody else who would like to come forward? I'm going to swear you all in at once just in case. Raise your right hand.

(Witnesses sworn.)

ACTING CHAIRMAN GREEN: Thank you. So, if you're going to, oh, before we get going, have all the legal notices been made on this project?

MS. BHITE: Yes.

ACTING CHAIRMAN GREEN: Thank you, Latika. If you would state your name, spell your last name, and your address for the court reporter? And then tell us about your project.

MR. MUELLER: Which address? I have four.

ACTING CHAIRMAN GREEN: Whichever one we can get a hold of you.

MR. MUELLER: Business address or home address?

ACTING CHAIRMAN GREEN: That would do it.

MR. MUELLER: My name is Ronald Mueller, M-u-e-l-l-e-r. My address is 425 East Rand Road.

ACTING CHAIRMAN GREEN: Tell us about your project.

MR. MUELLER: The project is my son is the owner of Suburban Trim and Glass. I am the landlord, I used to be the owner. Somebody came forth in September looking to buy our piece of property, which has never been for sale. The offer that was made was a very nice offer, that deal fell through but it made us start looking for another

DRAFT

place that would help us. As my son put three ideas to do this, I told him I'm too old to do this but he gave me three good reasons to do it. He said, one, it would be more efficient; two, to be more proficient, and room to expand. I could not argue with those three ideas from my son.

So, we found this place on campus, 206 West Campus, and went back and forth and looked, and yes, it is a lot bigger than what we have. Our building is 5,900 plus three outdoor garages. Campus is 120,500. But any time we get deliveries, we unload outside and we load our trucks outside. This will let us load inside and unload inside. And there's room for us to expand.

This is the reason we want to do this. We install glass for homes, residential. We fabricate storefront, you know, for fabrication, for new construction or remodel construction. We do other things, shower doors, storm doors, mirror doors, we do all that. Also, auto upholstery, auto glass, we do just about everything. Plus, we do almost all of the Village work, like 19 school districts, Northwest Community Hospital, you know, and all around.

We have a reputation. We've been, I've been there for 36 years. So, this is the reason that we'd like to move over there. I have been in very close contact with the owner of the building which he lives in Indiana with some problems with attorneys. Finally, he said talk to me. I've talked with him and everything has been going very smooth without any problems. I need something signed, it's done in the same day.

So, this is the reason, and the Village tells us that we need to do a land variance and this is why we're here tonight to get the approval from the Board for a land variance for our new location of Suburban Trim and Glass.

ACTING CHAIRMAN GREEN: Thank you. Latika?

MS. BHIDE: Good evening. The Petitioner is seeking a Land Use Variation to allow for "glass products made of purchased glass" and "glass cutting, glazing and sales" in the M-1 District which 206 West Campus Drive is. Along with that, they are also seeking two variations, one to waive the requirement for a traffic study and parking analysis, and the second is to allow 19 parking spaces instead of the required 25.

If you look at the site, it is approximately 0.9 acres in area. There is a 20,500 square feet free-standing building. The existing parking is located on the north side of the building. There's 19 parking spaces. The Petitioner currently operates at 425 East Rand Road and they will be relocating their business to this location and occupying the entire building.

As the Petitioner indicated, they provide custom windows, glass doors, screens, mirrors, as well as repair and maintenance service, and they carry parts to repair all brands and

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types of windows, doors, screens. The use is classified both as glass products made of purchased glass which is permitted only in the M-2 District, as well as glass cutting, glazing and sales which is permitted only in the B-2, B-3, and B-4 Districts. Because the property is zoned M-1, they are required to seek a land use variation.

Currently, the location of the business operates out of is zoned R-1, one family dwelling, so it's a non-conforming use at their current location. But that property at 425 Rand Road was built in the county and it was annexed into the Village as a non-conforming use.

There is a plat of survey here but it's not very clear so I'm going to move to the next site/floor plan. As you can see, along the east side of the building, there's about an office and a display area that includes about 4,500 square feet on the west side in front of the building. The office area is approximately 16 percent of the floor space and the retail area is approximately eight percent of the floor space. The remaining area will have workbenches and storage of their inventory.

The floor plan also shows that they will be putting vehicles at night, vehicles inside the building. When they came forward before the Plat and Subdivision, I think they had indicated that they would install an outdoor fuel tank. But at this time, they will not be pursuing that.

If you look at the parking requirements inside of code required parking, it is based on the retail component which is calculated at one for every 300, office at the same ratio, and then the wholesale storage production is what the warehouse area in the back is calculated as. So, the total parking requirement for the site is 25 spaces, so there is a deficit of six spaces. Also, per the zoning ordinance, any land use variation that is not adjacent to a major or arterial street is required to provide a traffic study. Staff supports the variation from the requirement to provide a traffic study, but we had asked the Petitioner to provide parking counts at their existing location.

The parking counts indicated that the maximum number of vehicles on a Monday afternoon or Wednesday early evening were about 11. In general, the parking demand was eight to nine cars, and this was including the employee cars. So, given this information, the 19 spaces on the site should be adequate.

That being said, I have a couple of pictures. This is along Campus, right along the front of the property. You can see the site of the building there, and then there is overhead door there along Campus. That being said, Staff Development Committee recommends approval of the land use variation to allow for glass products made of purchased glass and glass cutting, glazing and sales in the M-1 District and the variations subject to the condition that it

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apply only to Suburban Trim and Glass and that they comply with all federal, state, and Village code, regulations and policies.

ACTING CHAIRMAN GREEN: Thank you, Latika. Is there a motion to enter the Staff report?

COMMISSIONER WARSKOW: I'll make such motion.

COMMISSIONER DROST: Second.

ACTING CHAIRMAN GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIRMAN GREEN: So moved. Lynn, would you like to start?

COMMISSIONER JENSEN: Yes, I'll pass this one.

ACTING CHAIRMAN GREEN: Mary Jo?

COMMISSIONER WARSKOW: I have no questions.

ACTING CHAIRMAN GREEN: George?

COMMISSIONER DROST: With your existing space, or you said your existing building, what are you going to do with the building in the R-1 District?

MR. MUELLER: I have a contract being purchased.

COMMISSIONER DROST: Is it going to still be used for a commercial use or is it going to be residential?

MR. MUELLER: They've been to the Village. All I know is the purpose is for retail.

COMMISSIONER DROST: It's for retail. Will that be a problem?

MS. BHIDE: My understanding is they will be zoned.

COMMISSIONER DROST: Okay. I just wanted to know what the complications were underlying this transaction and whether that was going to continue on in some sort of commercial retail space. It helps in the decision making in putting you on to Campus Drive. I don't have any further questions.

ACTING CHAIRMAN GREEN: Thank you, George. Susan?

COMMISSIONER DAWSON: No questions.

ACTING CHAIRMAN GREEN: John?

COMMISSIONER SIGALOS: My only question, are you purchasing this building or leasing it?

MR. MUELLER: Purchasing it, the new one for the old one. What I'm getting from the old one, paying for the new one, John.

COMMISSIONER SIGALOS: Okay.

MR. MUELLER: It is a tradeoff.

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

ACTING CHAIRMAN GREEN: Jay?

COMMISSIONER CHERWIN: No questions.

ACTING CHAIRMAN GREEN: And I have no questions, they've all been answered.

COMMISSIONER DROST: What's the score of the Hawk game?

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ACTING CHAIRMAN GREEN: I don't have that information. The only person that could speak here is this gentleman to my right. Do you have any comments here?

AUDIENCE MEMBER: We're the broker on each deal for Ron.

ACTING CHAIRMAN GREEN: Oh, okay. So, we're going to open and then close the public part of this hearing and get back to either a recommendation or discussion.

COMMISSIONER DAWSON: No discussion? Well, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 15-005, a Land Use Variation to allow "glass products made of purchased glass" and "glass cutting, glazing and sales" in the M-1 District; a Variation from Chapter 28, Section 6.12-1(3), *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional engineer; a Variation from Chapter 28, Section 11.4, *Schedule of Parking Requirements*, to allow 19 parking spaces instead of the required 25 spaces.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff report dated June 4, 2015:

Recommendation

The Staff Development Committee recommends approval of a Land Use Variation to allow "glass products made of purchased glass" and "glass cutting, glazing and sales" in the M-1 District and variations from Chapter 28, Section 6.12-1(3), *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional engineer, and Chapter 28, Section 11.4, *Schedule of Parking Requirements*, to allow 19 parking spaces instead of the required 25 spaces. This approval shall be subject to the following conditions:

- 1. This Land Use Variation shall apply to Suburban Trim and Glass only.**
- 2. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER DROST: I'll second the motion.

ACTING CHAIRMAN GREEN: Roll call vote please.

MS. BHIDE: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MS. BHIDE: Commissioner Dawson.

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COMMISSIONER DAWSON: Yes.
MS. Bhide: Commissioner Drost.
COMMISSIONER DROST: Aye.
MS. Bhide: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MS. Bhide: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MS. Bhide: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MS. Bhide: Chairman Green.
ACTING CHAIRMAN GREEN: Yes. This very positive recommendation will be passed on to the Village Board for final approval. Do you know what the date would be?
MS. Bhide: Likely the July 6th.
MR. MUELLER: 19th you said?
MS. Bhide: July 6th.
MR. MUELLER: 6th? Okay.
MS. Bhide: But we will confirm the date.
MR. MUELLER: Okay. Thank you very much.
COMMISSIONER DROST: You're welcome.
MR. MUELLER: Pleasure doing business in the Village of Arlington.
ACTING CHAIRMAN GREEN: That's nice to hear. Thank you. I totally missed over the approval of the minutes, the Northwest Crossing. Is there a motion for approval?
COMMISSIONER DROST: I'll make that motion to approve the minutes.
ACTING CHAIRMAN GREEN: Is there a second?
COMMISSIONER CHERWIN: I'll second.
ACTING CHAIRMAN GREEN: All those in favor?
(Chorus of ayes.)
ACTING CHAIRMAN GREEN: And I would like to abstain because I was not there. Is there any other business?
MS. Bhide: None.
ACTING CHAIRMAN GREEN: Is there a motion to adjourn?
COMMISSIONER SIGALOS: So moved.
ACTING CHAIRMAN GREEN: Is there a second?
COMMISSIONER CHERWIN: Second.
ACTING CHAIRMAN GREEN: All those in favor say aye.
(Chorus of ayes.)
ACTING CHAIRMAN GREEN: We're adjourned.
(Whereupon, the public hearing was adjourned at 8:35 p.m.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, ROBERT LUTZOW, depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

ROBERT LUTZOW

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF _____

_____, A.D. 2015.

NOTARY PUBLIC

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Item: Bright Horizons - 1120 N. Arlington Heights Rd. - PC#15-006

Department: Planning & Community Development

Requested Action

A Special Use to allow a Day Care Center in the B-1 district.

Variations Identified

1. Chapter 28, Section 5.1-10.1 from the requirement that all activities permitted or required in the B-1 district be conducted wholly within an enclosed building to allow an outdoor play area.
2. Chapter 28, Section 6.15-1.2 from the requirement that the ends of all rows of car stalls be a landscape island equal in area to at least one parking space to allow the plan to be deficient 2 islands.
3. Chapter 28, Section 6.13-3 from the requirement that fences in the front yard not exceed 36 inches to allow a 5 foot tall metal fence.

Recommendation

The Staff Development Committee recommends approval of a Special Use to allow a Day Care Center in the B-1, Business District Limited Retail. This approval shall be subject to the following conditions:

1. The Petitioner shall provide a copy of the DCFS license prior to the issuance of an occupancy permit.
2. The maximum enrollment shall not exceed 192 children.
3. The 3 Eastern Redbud trees proposed for the east edge of the play area should be replaced by 4 inch caliper shade trees to meet the intent of the Ordinance for landscape islands.
4. In order to increase the buffer and raise the height of the fence/screen, the proposed landscaping along the rear (west) property line should be substituted with 8 foot high evergreen shrubs.

5. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

Description	Type
Staff Report	Report
Legal Notice/Notice Affidavit	Correspondence
Location Map	Exhibits
Plat & Sub Minutes - 3/25/15	Minutes
Plat of Survey	Exhibits
Site Plan - Engineering Plan - Fire Truck Exhibit - Site Lighting	Exhibits
Architectural Plans	Exhibits
Tree Preservation - Landscaping	Exhibits
Playground Plan	Exhibits
Justification	Correspondence
Market Study	Exhibits
Traffic Study	Exhibits
Department Comments - Round 1	Correspondence
Petitioner Response to Department Comments - Round 1	Correspondence
Department Comments - Round 2	Agreement
Petitioner Response to Department Comments - Round 2	Correspondence
Petitioner Response to Round 2 - Engineering	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Latika Bhide, Development Planner
 Meeting Date: June 24, 2015
 Date Prepared: June 19, 2015
 Project Title: Bright Horizons
 Address: 1120 N. Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Bright Horizons
 Address: 200 Talcott Avenue South
 Watertown, MA 02472

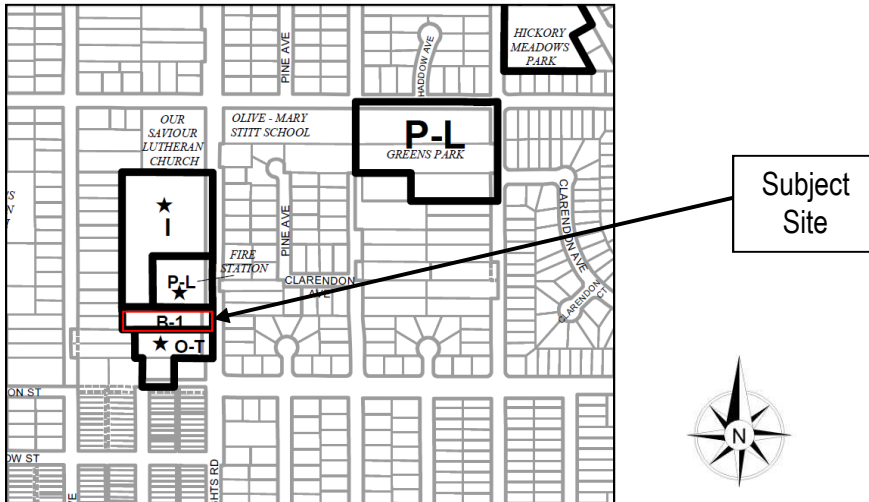
Existing Zoning: B-1, Business District, Limited Retail.

Requested Action:

- A Special Use to allow a Day Care Center in the B-1 district.

Variations Identified:

1. Chapter 28, Section 5.1-10.1 from the requirement that all activities permitted or required in the B-1 district be conducted wholly within an enclosed building to allow an outdoor play area;
2. Chapter 28, Section 6.15-1.2 from the requirement that the ends of all rows of car stalls be a landscape island equal in area to at least one parking space to allow the plan to be deficient 2 islands;
3. Chapter 28, Section 6.13-3 from the requirement that fences in the front yard not exceed 36 inches to allow a 5 foot tall metal fence.



Surrounding Properties

Direction	Zoning	Existing Use	Comprehensive Plan
North	PL, I	Fire Station, TCM	Government, Institutional
South	O-T	Single Family Residence, Office	Offices Only
East	R-3	Single Family Residences	Single Family Detached
West	R-3	Single Family Residences	Single Family Detached

Summary

The subject property is approximately 0.88 acres with an approximately 16,500 square foot building that was previously occupied by a medical office. The existing parking lot has 67 parking stalls accessible via a driveway along Arlington Heights Road.

The proposed action, if approved, would allow Bright Horizons to convert the building into a child day care facility. Bright Horizons has another facility in Arlington Heights at 3523 N. Kennicott Avenue as well as other facilities in Deer Park, Schaumburg and Mount Prospect. The facility is expected to have a maximum enrollment of 192 children between the ages of 6 weeks and 5 years of age. The proposed interior layout consists of 14 classrooms, administrative areas, storage, art studio, etc. A kitchen facility will also be provided and will serve cooked meals for the children. An outdoor play area is proposed along the west and south property line as well as along the front of the building on the south side. The outdoor play areas are separated by age group and total 5,712 square feet in area. Because the west property line and a portion of the south property line abuts residential property, a six foot tall vinyl fence is proposed along those property lines. The fence along the remainder of the south property line and along the play area is 5 feet tall metal fence with 3 inch picket spacing. A maximum of 36 employees, including administrative and teaching staff are anticipated and the hours of operation are Monday through Friday from 6:30 AM to 6:00 PM. As a condition of approval, Staff would recommend that the Petitioner provide a copy of the DCFS license prior to the issuance of an occupancy permit.

Zoning and Comprehensive Plan

The subject site is zoned B-1, Business District Limited Retail. According to the Permitted Use Table outlined in the Village's Zoning Ordinance a day care is listed a special use in the aforementioned district. As part of the formal review process, the Petitioner has provided a written justification based upon the following criteria:

- **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.**

The Staff Development Committee supports the proposed request for the following reasons. Pursuant to the Petitioner's market assessment of twelve other day care facilities within Arlington Heights, there are no openings or very few openings available at these facilities. Two, the proposed request will not be detrimental to the health, safety and general welfare of persons residing or working in the vicinity as the existing parking lot will be modified with the addition of landscaping islands and landscaping to comply with applicable Village code requirements. Additionally, landscaping is also proposed to be added along Arlington Heights Road to screen the parking areas from the adjacent right-of-way. Three, the proposed request exceeds the Village's parking standards and the site generated traffic will not have a significant impact on the roadway system and can be accommodated adequately without any geometric or traffic control improvements. Lastly, even though the property is designated as 'Offices only' within the Village's Comprehensive Plan, however, given the intensity of the use, it is compatible with surrounding land uses.

Plat and Subdivision Committee

On March 25, 2015, the Plat and Sub Committee met to discuss the project. The subcommittee felt that this was a good location for this use and was overall supportive of the use.

Building Related Issues

The Petitioner is not proposing any major changes to the exterior building façade. Bright Horizons is proposing to add new windows on the east, north and south elevations. These windows will be equal in size to the existing windows. Given the scope of the aforementioned enhancement, formal Design Commission approval shall not be required.

The Petitioner is also planning to remove the existing freestanding sign along Arlington Heights Road and replace it with a new sign. Bright Horizons is also proposing a wall sign on the east façade. The new signs will be evaluated for Code compliance upon receipt of your permit applications.

With respect to the interior layout, the Petitioner has provided a fully dimensioned floor plan that complies with all applicable accessibility, building, health, and life safety code requirements. As a day care facility constitutes a change in use, a new alarm and sprinklered pursuant to the building code are required and will be provided by the petitioner.

Site Related Issues

As part of the project the petitioner is proposing the following improvements to the site:

- The parking lot layout has been reconfigured and one parking island added. Three 4 inch caliper shade trees are also proposed to be added to the islands. Landscaping is proposed along Arlington Heights Road to screen the parking area from the adjoining right-of-way.

The plan is deficient two landscaping islands – one at the west end of the southern parking row and the other at the southern end of the west parking row, both along the pre-school play area. Staff does not object to this variation, but recommends that the 3 Eastern Redbud trees proposed for the east edge of the play area be replaced by 4 inch caliper shade trees as ornamental trees provide a limited canopy as compared to shade trees. The petitioner has acknowledged this change; however the plans still indicated Eastern Redbud trees.

The following variation is needed:

- ❖ Chapter 28, Section 6.15-1.2 from the requirement that the ends of all rows of car stalls be a landscape island equal in area to at least one parking space to allow the plan to be deficient 2 islands;

It should also be noted that 18 spaces on the west side of the parking area have been designated as drop-off spaces.

- The outdoor play areas are located on the west and south property line as well as along the front of the building on the south side. The outdoor play areas are separated by age group and total 5,712 square feet in area. Several play amenities are provided within the play area including a butterfly garden, sensory garden, pull-up bars, sand boxes, mirror and bead boxes, climber rocks, climbers, etc. Because the west property line and a portion of the south property line abut residential property, a six foot tall vinyl fence is required and proposed along those property lines. The fence along the remainder of the south property line and along the play area in front of the building is 5 feet tall metal fence with 3 inch picket spacing. Since fences in the front yard cannot exceed 36 inches in height, a variation will be needed.



- ❖ Chapter 28, Section 6.13-3 from the requirement that fences in the front yard not exceed 36 inches to allow a 5 foot tall metal fence.

It should be noted that there is an inconsistency on Sheet LS-101 which calls out a 5 foot fence on the plans, but lists a 6 foot height on the equipment schedule. The petitioner has verbally confirmed that they are requesting a 5 foot tall fence.

The conditions of use for the B-1 district (Chapter 28, Section 5.1-10.1) require that all activities permitted or required in the B-1 district be conducted wholly within an enclosed building. The proposed outdoor play area does not meet this requirement. The petitioner had provided a written justification stating the playground is an integral part of the child care center and required by state licensing. Staff does not object to the variation; however staff is recommending changes to the landscaping, stated below, to provide further screening for the residential properties.

The following variation is needed:

- ❖ Chapter 28, Section 5.1-10.1 from the requirement that all activities permitted or required in the B-1 district be conducted wholly within an enclosed building to allow an outdoor play area;
 - In addition to the fence, the petitioner is proposing to add landscaping along the west and portions of the south property line. The petitioner is proposing 14 Red Monarch Shrubs along the west property line and 14 Red Monarch Shrubs along the south property line, adjacent to the residential properties.
- In order to increase the buffer and raise the height of the fence/screen, staff is recommending that 8 foot high shrubs be incorporated along the rear property line instead of the Red Monarch shrubs.
- A new garbage enclosure is proposed at the west end of the northern parking row and will be enclosed by a 6 foot tall solid vinyl fence.
 - A handicapped accessible ramp is proposed that provides access to the outdoor play area.
 - The petitioner has provided a photometric plan. They will be utilizing the two existing pole lights in the parking lot and the 3 existing entry downlights. They are proposing to add 8 new wall mounted fixtures. The petitioner must provide fixture catalog cuts for all exterior lighting including parking lot and any building mounted fixtures.

Traffic & Parking Related Issues

Pursuant to Chapter 28, Section 6.12-1(2)(a), any special use adjacent to a major arterial street, such as Arlington Heights Road must provide a traffic study and parking analysis from a qualified professional engineer. The study, which was prepared by Kenig, Lindgren, O'Hare, Aboona, Inc. (KLOA) analyzed trip generation, traffic analyses, site access, internal circulation, and parking.

Pursuant to the traffic study, the projected number of trips coming to and leaving the site during the weekday morning peak hour (7:30 am to 8:30 am) is 145 trips (inbound = 77 + outbound = 68), while the weekday evening peak hour (5:00 pm to 6:00 pm) is expected to generate a total of 134 trips (inbound = 63 + outbound = 71). By way of comparison, if the entire building were occupied by a medical office use, the proposed day care facility would generate 105 more trips during the weekday morning peak hour and 76 more trips during the weekday evening peak hour (see Table 1). It should be noted that the traffic study superimposes the peak hour volumes of the Bright Horizons daycare center (8:00 am to 9:00 am) on the peak hour volumes along Arlington Heights Road (7:30 am to 8:30 am.). A daycare facility will generate higher volume of traffic during the morning and evening peak periods, whereas a medical office use would generate continuous traffic throughout the day.

Based on the results of the capacity analyses, the outbound movements from the access drive will operate at Levels of Service C during the morning peak hour and Level of Service D during the evening peak hour. The evening peak hour Level of Service drops from Level of Service A to D. The traffic study finds the outbound queue would be less than two vehicles.

Table 1: Trip Generation Analysis

	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	Inbound	Outbound	Total	Inbound	Outbound	Total
Day Care	77	68	145	63	71	134
Medical Office	32	8	40	16	42	58
Difference	+45	+60	+105	+47	+29	+76

With respect to parking, Village code requires a total of 54 parking stalls. A total of 58 parking spaces are provided, thereby resulting in a surplus of 4 parking stalls (see Table 2).

Table 2: Parking Analysis

Use	Parking Ratio	# of Employees	Parking Required
Bright Horizons	3 spaces/2 employees	36	54 spaces
Total Provided			58 spaces
Surplus			4 spaces

KLOA also analyzed the required parking based on the traffic and parking characteristics of a similar Bright Horizons facility in Deer Park. The Deer Park center has an enrollment of 223 children, 36 staff and 44 parking spaces of which 7 spaces are dedicated drop-off/pick-up spaces. The peak drop-off operations occur between 8:00 am and 9:00 am, whereas the peak pick-up operations happened between 5:00 pm and 6:00 pm. The Center had a peak parking demand of 39 vehicles, which translates into 0.17 parking spaces per child. Applying this rate to the projected number of children at this Center yields a peak parking demand of 33 spaces. The petitioner has indicated that all the staff does not report at one time. Staff numbers increase throughout the morning as needed. Staff will start leaving early afternoon and replacement staff will come in as required to meet the needs. As previously mentioned, the site has 58 parking spaces, which is sufficient to accommodate the anticipated parking demands.

Recommendation

The Staff Development Committee recommends **approval** of a Special Use to allow a Day Care Center in the B-1, Business District Limited Retail. This approval shall be subject to the following conditions:

1. The Petitioner shall provide a copy of the DCFS license prior to the issuance of an occupancy permit.
2. The maximum enrollment shall not exceed 192 children.
3. The 3 Eastern Redbud trees proposed for the east edge of the play area should be replaced by 4 inch caliper shade trees to meet the intent of the Ordinance for landscape islands.
4. In order to increase the buffer and raise the height of the fence/screen, the proposed landscaping along the rear (west) property line should be substituted with 8 foot high evergreen shrubs.
5. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

June 19, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JUNE 24, 2015 AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 15-006, a Special Use to allow a "Day Care Center" in the B-1 district. The subject site is located on the west side of Arlington Heights Road, north of Oakton Street at 1120 N. Arlington Heights Road, Arlington Heights, IL and legally described as:

The south 1 acre of Lot 18 in Allison's addition to Arlington Heights, being a subdivision of the southwest 1/4 of Section 20, Township 42 North, Range 11, East of the third principal meridian (except the west 1/2 of the southwest 1/4 thereof and the south 4 acres of the east 1/2 of the southwest 1/4) in Cook County, Illinois

As part of said request the petitioner is requesting variations from:

? Chapter 28, Section 5.1-10.1 from the requirement that all activities permitted or required in the B-1 district be conducted wholly within an enclosed building to allow an outdoor play area.

? Chapter 28, Section 6.15-1.2 from the requirement that the ends of all rows of car stalls be a landscape island equal in area to at least one parking space to allow the plan to be deficient 2 islands.

? Chapter 28, Section 6.13-3 from the requirement that fences in the front yard not exceed 36 inches to allow a 5 foot tall fence.

as well as any other variations as determined necessary by the Plan Commission.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald June 9, 2015 (4409938)

RECEIVED
JUN 15 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published June 9, 2015 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

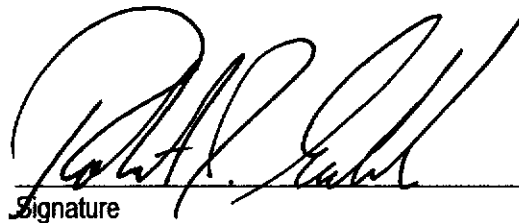
Danula Baltz
Authorized Agent

Control # 4409938

NOTIFICATION AFFIDAVIT

I, Robert S. Ewald hereby certify as follows:

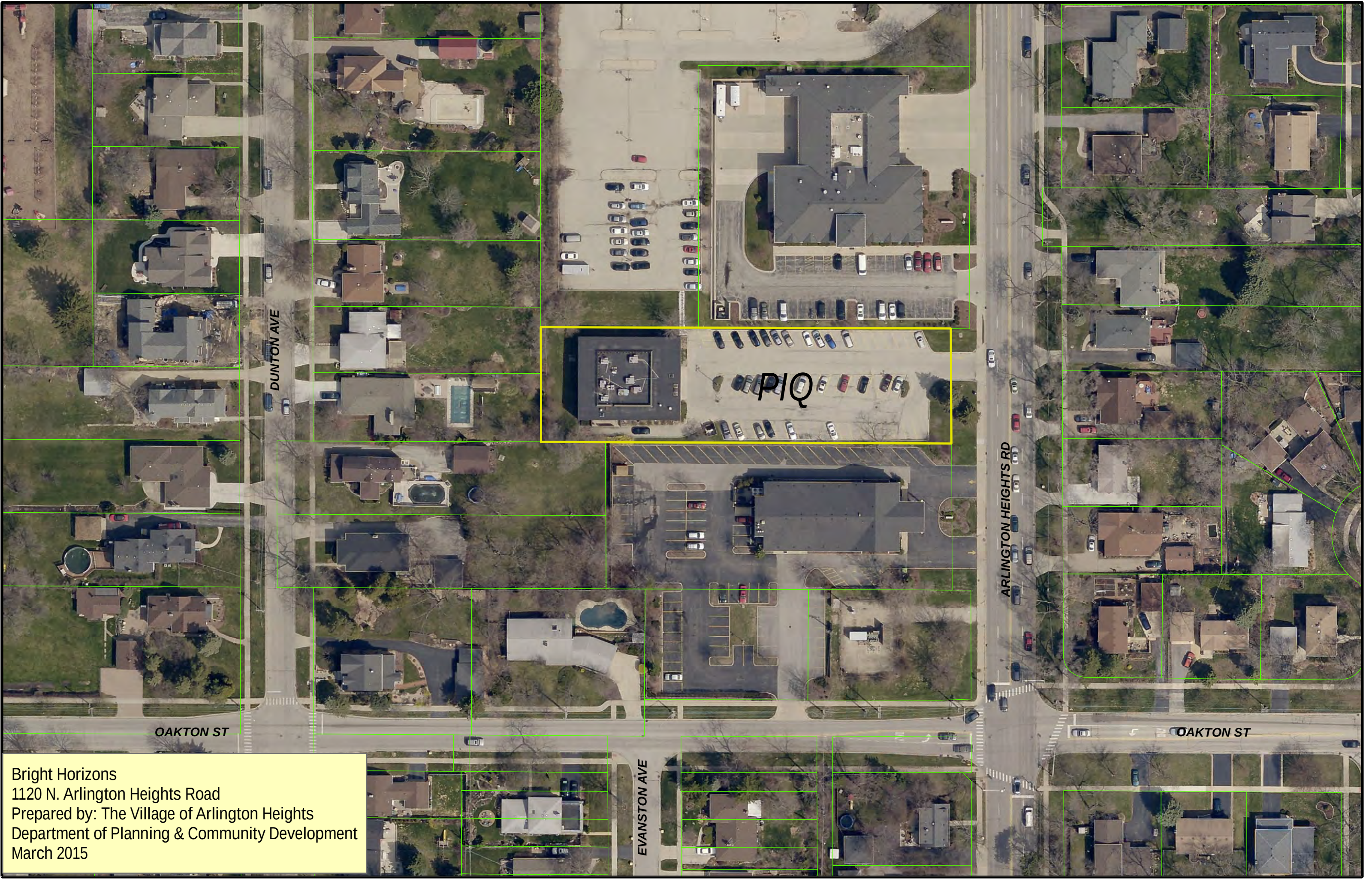
1. That on the 6th day of June, 20 15, affiant caused to be mailed in the Post Office of New Lenox, Illinois, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.


Signature

Subscribed and Sworn to before me
this 6th day of June, 20 15.


Notary Public My Commission Expires 12/4/2018

"OFFICIAL SEAL"
Nikki Barajas
Notary Public, State of Illinois
My Commission Expires 12/4/2018



Bright Horizons
1120 N. Arlington Heights Road
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
March 2015

**REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:**

March 25, 2015

Project Title: Bright Horizons
Address: 1120 N. Arlington Heights Road
Petitioner: Bob Ewald
Construction Consulting Service
2607 N. 28th Road
Marseilles, IL 61341

Requested Action:

- A Special Use to allow a Day Care Center in the B-1 district.

Variations Identified:

- A variation from Chapter 28, Section 6.15-1.2b from the requirement that landscaped islands equal in area to at least one parking space and containing at least one live shade tree shall be located at the end of every twenty parking spaces or beneath every light pole, whichever results in the greater amount of planted islands and at each end of all rows of car stalls to allow the propose plan to be deficient several islands.

Attendees: Bob Ewald, Project Manager, Construction Consulting Service
Dani Toole, Bright Horizons
Mike Aufderheide, Architect
Luay Aboona, KLOA
Dawn Ellis, Bright Horizons
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Terry Ennes, Plan Commissioner
Jay Cherwin, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

The subject site is 0.88 acres (38,367 square feet) and there is an existing two-story commercial building on site that is approximately 16,500 square feet and was previously occupied by a medical office. The existing parking lot has 67 parking stalls that are accessible via a driveway along Arlington Heights Road. The proposed action, if approved, would allow Bright Horizons to convert the building into a child day care facility. Bright Horizons has another facility in Arlington Heights at 3523 N. Kennicott Avenue as well as other facilities in Deer Park, Schaumburg and Mount Prospect. A maximum of 192 children between the ages of 6 weeks and 5 years of age will be on site at any given time. The proposed interior layout consists of 14 classrooms, administrative areas, and art studio. A kitchen facility will also be provided and will serve cooked meals for the children. An outdoor play area is proposed along the west and south property line as well as along the front of the building on the south side. The outdoor play area is proposed to be enclosed by a 6 foot high vinyl coated chain link fence. Per Chapter 28, fences cannot exceed a height of 5 feet. Therefore, the petitioner will need to revise the fence to be 5 foot high or seek a variation. The outdoor play areas are separated by age group and total 4,933 square feet in area. A maximum of 36 employees, including administrative and teaching staff are anticipated and the hours of operation are Monday through Friday from 6:30 AM to 6:00 PM. As part of the formal review process, the Petitioner must provide a market study that demonstrates that this type of use will serve a public convenience at this location. The market assessment must identify and describe the similarities, differences and impacts to the other existing day care facilities within the market area.

Meeting Discussion:

B. Ewald stated that Bright Horizons was seeking a special use for a childcare center at 1120 N. Arlington Heights Road. He said that there was a high demand for a day care center in this area. He stated that they had received preliminary comments from staff and were working on responses. They were here tonight to hear thoughts and get guidance from Plat and Subdivision committee. **L. Bhide** summarized the request. She stated that Bright Horizons is seeking a Special Use Permit for a day care in the B-1 district. She said that the proposed plan is missing some landscaping islands in the parking lot and will require variations. She stated that the maximum capacity at the center was 192 children within 14 classrooms. She indicated where the play areas were located and the hours of operation. **L. Bhide** said that a traffic study would be required and that that staff is asking that the traffic study look at the safety of the left turn movement from northbound Arlington Heights Road into the site. She stated that they had asked the petitioner to hold a neighborhood meeting.

L. Jensen stated that he felt that this was a good project and he generally supported it. He asked that since it appears that the petitioner has adequate parking, would the traffic study look at the site circulation and drop off. **L. Bhide** said that a traffic study and parking analysis was required as the petitioner was seeking a special use and also because there would be drop-offs and pick-ups in the mornings and evenings. **T. Ennes** said that he thought it was a good project also. He said that traffic would be a concern, as it is with this kind of facility and they want the drop-off to be safe. He said that the full plan commission would look at that. **B. Ewald** said that on staff recommendation, the traffic consultants KLOA had completed traffic analysis of an existing center at Deer Park. He said that the Deer Park center was a little larger and with more staff than the one proposed in Arlington Heights. **L. Aboona** said that they had looked at the Deer Park center to gain an understanding of the drop-off and pick-up procedures. He said that Bright Horizons requires that parents park their vehicles and walk the children inside. There would be designated parking spaces for drop-off and pick-up. He stated that based on their observation at the Deer Park center, they know how long it takes parents to drop-off and pick-up. He stated that the Deer Park Center was a larger facility with less parking, whereas this facility would be a smaller facility with more parking. He stated that there would not be a parking problem here. He said that Arlington Heights Road is a busy road and that sometimes people will have to wait to get out. He stated that they have completed counts and gap study (which studies if there is room between traffic for vehicles to exit) and will share those with staff and Commission. He stated that left turns out of the site will not pose a problem as there are plenty of gaps in the traffic going in the southbound direction. He stated that left turns in the morning should not be an issue as there are enough gaps. In the evening, it can be a little challenging. He said that there is more traffic on Arlington Heights Road in the evening, but there are still gaps. He said that he thought this was a good location – this use was replacing a medical office use which is a higher traffic generator, throughout the day.

L. Jensen asked about the landscaping islands. **L. Bhide** stated that since there are more parking spaces (than required by Code), the petitioner can add some landscaping islands. She stated that it would not be possible to add all the landscape islands – for e.g. where there is the play area. **B. Green** said that he would like to see as many islands added as possible. He said that this was an opportunity for the Village to update the parking lot. He said that he would want the parking study to identify if there are any wait times for traffic to enter the site (from Arlington Heights Road) as that could be dangerous. **L. Aboona** said that it would be addressed in the traffic study, but that there were plenty of gaps in the southbound traffic. **B. Green** gave an example of another location on Arlington Heights Road where traffic backs up in the morning. He said that this was a great project and a great location. **B. Ewald** said that he wanted to address the comments on landscaping. He said that they like plants, but would like to keep away from trees in the islands and put them along the building instead. **J. Cherwin** said that he did not see a lot of outdoor play area and asked if there are any activities during the day when the parking lot would be used. **B. Ewald** stated that the licensing regulations require that they keep the children within the fenced area. **J. Cherwin** asked if the children walk to a (public) park. **D. Toole** said that occasionally children older than 5-years old go on a walking field trip and that would be a destination trip. **B. Ewald** said that they like to have a nice natural outside play area and are therefore encroaching on the front. **D. Toole** asked where the comment about the playground came from. **L. Bhide** said that the original plans they had received did not delineate the playground into different areas and staff did not feel a tunnel like space was the appropriate for children. **J. Cherwin** asked about the fence on the west side. **D. Toole** said that this would likely come up at the neighborhood meeting and they were open to doing a privacy fence on west side, next to residential.

RECOMMENDATION

The Plat & Sub Committee said that the feedback was positive and agreed that the Petitioner should move forward through the process.

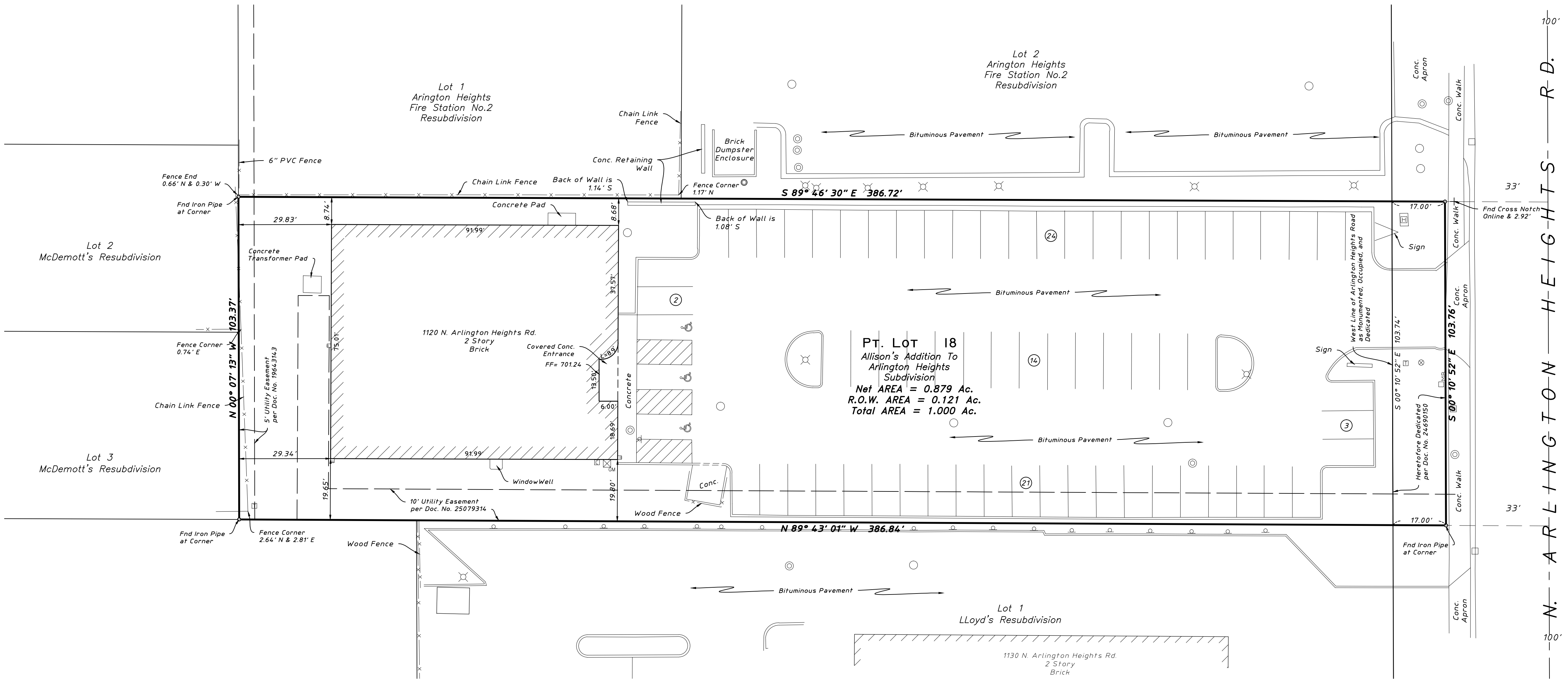
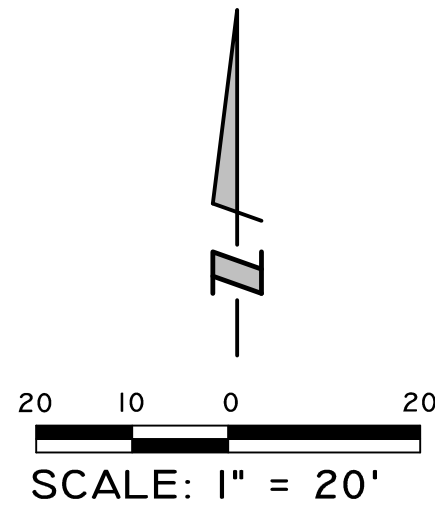
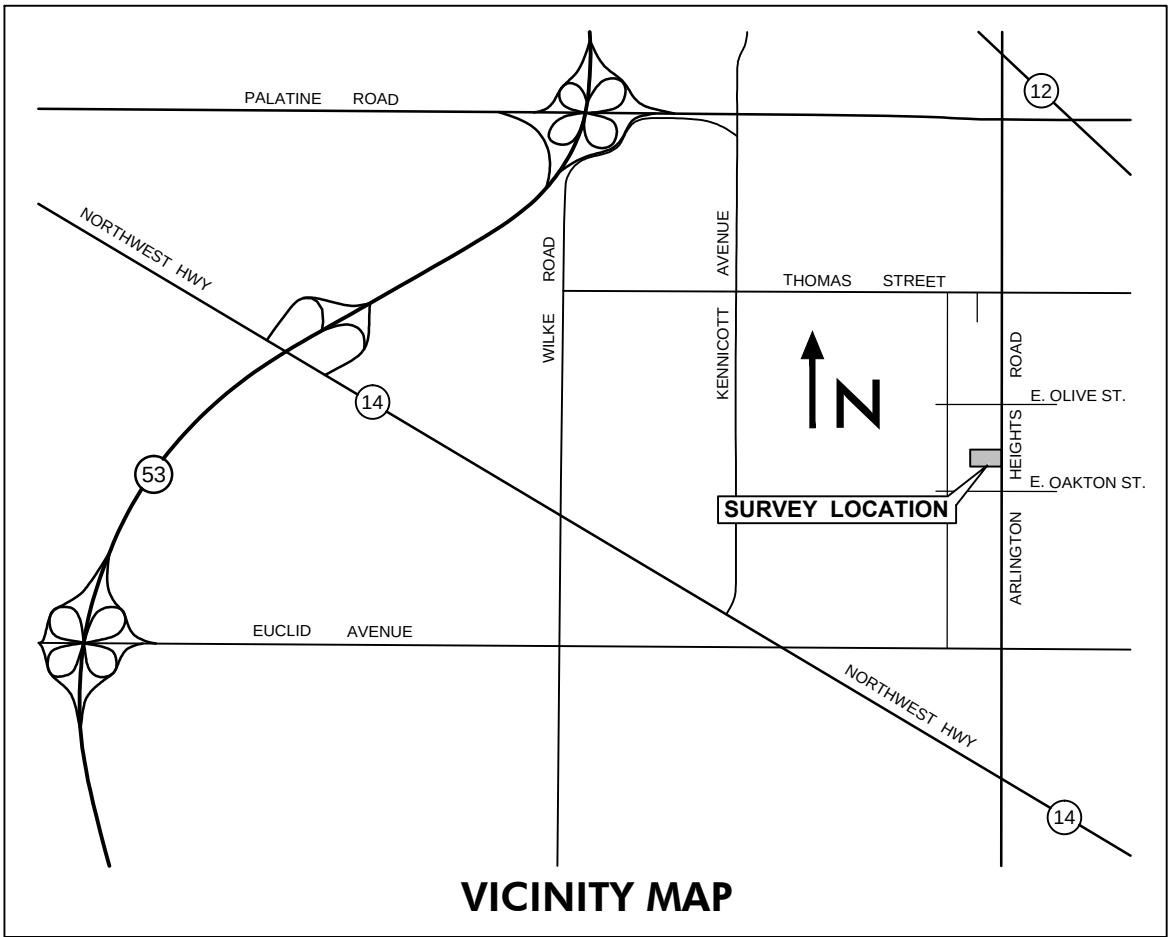
Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder

PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder

ALTA / ACSM LAND TITLE SURVEY

OF

THE SOUTH 1 ACRE OF LOT 18 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF AND THE SOUTH 4 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4) IN COOK COUNTY, ILLINOIS.



LEGEND	
	Manhole
	Catch Basin
	Inlet
	Valve Box
	Well Head
	Sprinkler
	Light Pole
	Hand Hole
	Fence
	Sign
	Gas Meter
	Telephone Pedestal
	Cable TV Pedestal
	Mailbox
	Number of Parking Stalls
	Curb & Gutter
	Depressed Curb
	Retaining Wall

- Surveyor's notes:
- The basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
 - Underground utilities are not shown hereon.
 - According to Flood Insurance Rate Map Community Panel No. 17031 C0201J dated August 19, 2008, no portion of the above captioned property lies within a flood hazard area.
 - Total area of the above captioned property is 1.00 acres or 43,547 square feet (gross), 0.88 acre (net).

PARKING SUMMARY	
Regular spaces	44
Accessible spaces	3
TOTAL	47

State of Illinois)
County of Cook) SS.

To: Chicago Title Insurance Company its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6b, 7a, 7b, 8, 9 and 11a of Table A thereof. The field work was completed on January 22, 2015.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois, January 23, 2015

By: _____ Illinois Professional Land Surveyor No. 3695

HAEGER ENGINEERING LLC
Illinois Professional Design Firm No. 184-003152
Consulting Engineers and Land Surveyors
1304 N. Plum Grove Road
Schaumburg, Illinois 60173
Tel: 847/394-6600 Fax: 847/394-6606

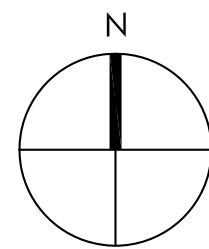
HAEGER ENGINEERING
consulting engineers • land surveyors

1304 N. Plum Grove Road, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

Ordered By: Tinaglia Architects, Inc.
Order No. : 13-127



BRIGHT HORIZONS
FAMILY SOLUTIONS
120 ARLINGTON HTS RD
ARLINGTON HEIGHTS, IL



1 SITE PLAN

SCALE: 1/8" = 1'-0"

NOTE: SEE CIVIL AND LANDSCAPE DRAWINGS
FOR DETAILS

Technical drawing of a ramp handrail system, showing side and top views with dimensions and material specifications.

Side View Dimensions:

- Top horizontal offset: 1'-0"
- Vertical offset from top: 2'-3"
- Vertical offset from top: 3'-0"
- Bottom horizontal offset: 4'-0"
- Overall horizontal length: 20'-0"
- Vertical offset from bottom: 3'-0"
- Vertical offset from bottom: 2'-3"

Material Specifications:

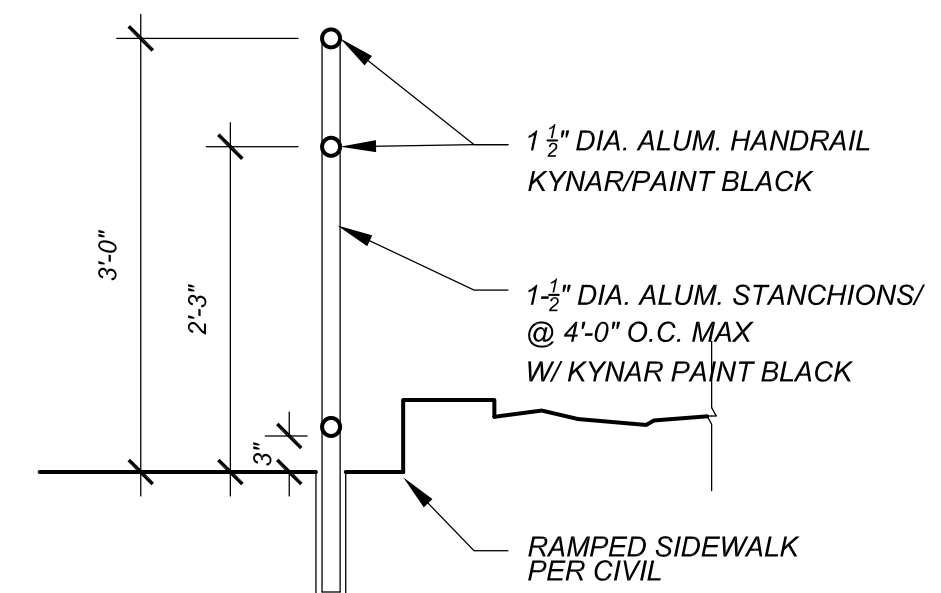
- 1 1/2" DIA. ALUM. HANDRAILS
KYNAR/PAINT BLACK
- 1-3/4" DIA. ALUM. STANCHIONS/
@ 4'-0" O.C. MAX
W/ KYNAR PAINT BLACK
- 1 1/2" DIA. ALUM. BOTTOM RAIL,
KYNAR/PAINT BLACK

Notes:

- T/CONC. EL: 3.85
- T/CONC. EL: 2.50
- HANDRAIL TYPICAL ON BOTH SIDES OF RAMP.

④ RAMP HANDRAIL

SCALE: 1/8" = 1'-0"



⑥ RAMP HANDRAIL

SCALE: 1/8" = 1'-0"

[illegible]

HEET TITLE:	
TE PLAN	
TE DEMOLITION PLAN	

SHEET NO. _____

A0.0

10 FEB 2015

PROJECT CONTACT INFORMATION

CLIENT: Bright Horizons Family Solutions LLC
200 Talcott Avenue South
Watertown, MA 02472
Tel: (815) 263-3350
Contact Person: Robert Ewald

ARCHITECT: M/A Architects
655 Deerfield Road
Suite 100-013
Deerfield, IL 60015
Tel: (847) 648-6100
Contact Person: Mike Aufderheide

LANDSCAPE ARCHITECT: Design Perspectives, Inc.,
1280 Iriquois Avenue
Naperville, IL 60563
Tel: (630) 428-3134
Contact Person:

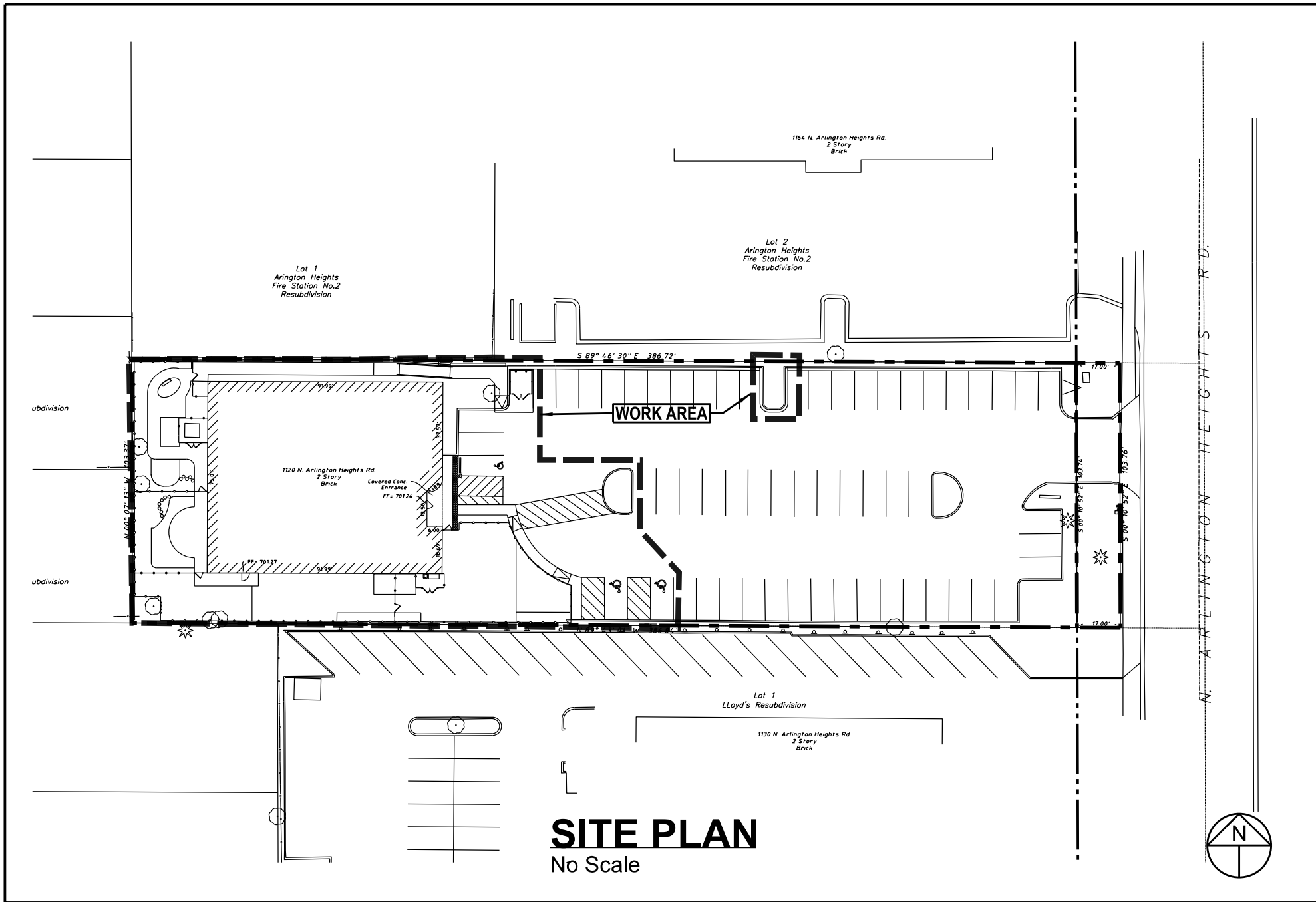
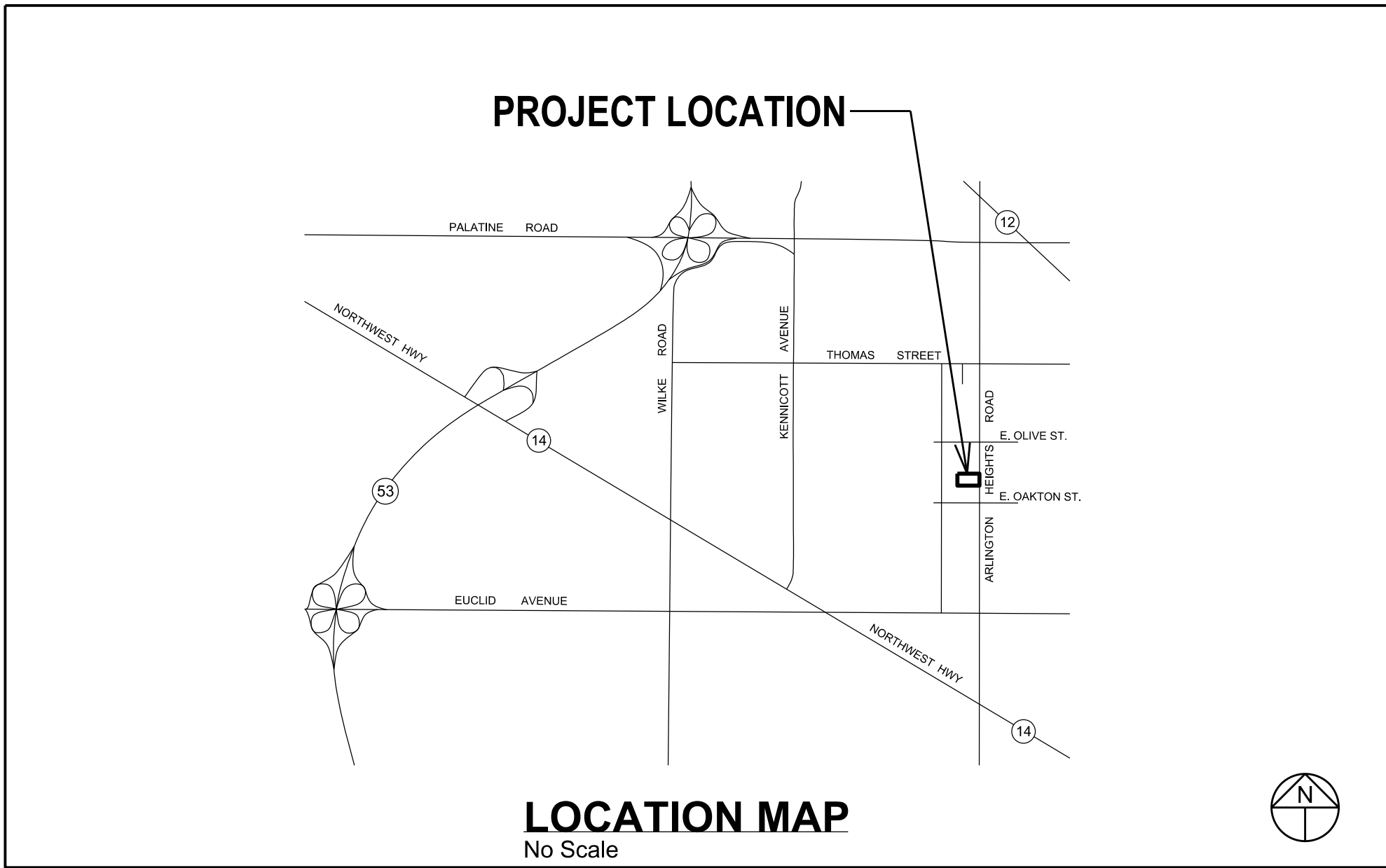
SURVEYOR: Haeger Engineering
1304 N. Plum Grove Road
Schaulburg, IL 60173
Tel: (847) 394-6600
Contact Person:

AGENCY/UTILITY CONTACT INFORMATION

MUNICIPALITY: Village of Arlington Heights
Engineering Department
33 S. Arlington Heights Road
Arlington Heights, IL 60005
Tel: (847) 362-5250
Contact Person: James Massarelli, P.E.

SITE IMPROVEMENT PLANS
for
Bright Horizons Family Solutions
1120 N. ARLINGTON HEIGHTS ROAD
Arlington Heights, Illinois 60004

(CEA Project #: 1501)



PROJECT DESCRIPTION

THE PROJECT CONSISTS OF RENOVATION OF THE BUILDING TO PROVIDE A DAYCARE FACILITY. THE EXISTING SERVICE DRIVE RUNNING DOWN THE SOUTH SIDE OF THE BUILDING WILL BE REMOVED, AS WELL AS A PORTION OF THE EXISTING PARKING LOT LOCATED AT THE SOUTHEAST CORNER OF THE BUILDING.

CHILDREN'S PLAYGROUNDS WILL BE CONSTRUCTED AT THE REAR AND SOUTH SIDES OF THE BUILDING. THIS WILL CONSIST OF CONCRETE SIDEWALKS, LAWN AREAS, ARTIFICIAL TURF AND RUBBERIZED SAFETY PLAY SURFACES.

THE ARTIFICIAL TURF WILL BE PLACED ON WASHED GRAVEL BASE TO ALLOW STORMWATER INFILTRATION. THE RUBBERIZED PLAY SURFACE WILL BE PLACED ON COMPACTED CA-6 STONE BASE AND IS CONSIDERED IMPERVIOUS AREA.

AS A RESULT OF THESE IMPROVEMENTS, THERE WILL BE A NEGLIGIBLE INCREASE OF 259 SF OF IMPERVIOUS AREA ON THE PROPERTY AS A RESULT OF THIS PROJECT.

PROPERTY AREA SUMMARY

NET PROPERTY AREA 0.879 AC
USED FOR ROW 0.121 AC
GROSS PROPERTY AREA 1.000 AC

PROJECT WORK AREA

TOTAL AREA DISTURBED 9,756 SF
EXISTING IMPERVIOUS AREA 5,181 SF
PROPOSED IMPERVIOUS AREA 4,922 SF
NET DIFFERENCE 259 SF
NEGLIGIBLE INCREASE IN IMPERVIOUS AREA

PARKING SUMMARY

EXISTING PARKING
STANDARD STALLS 64
ADA STALLS 3
TOTAL 67
PROPOSED PARKING
STANDARD STALLS 55
ADA STALLS 3
TOTAL 58

SHEET INDEX

- C1 - COVER SHEET
- C2 - EXISTING CONDITIONS SURVEY
- C3 - DEMOLITION AND EROSION CONTROL PLAN
- C4 - GEOMETRIC PLAN
- C5 - GRADING PLAN
- C6 - UTILITY PLAN I
- C7 - GENERAL NOTES AND SPECIFICATIONS
- C8 - DETAILS 1
- C9 - DETAILS 2

PROFESSIONAL ENGINEER CERTIFICATION

I, STEPHEN J. CROSS, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED ON BEHALF OF THE PROPERTY OWNER BY CROSS ENGINEERING & ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 1st DAY OF June, 2015.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-049984
LICENSE EXPIRATION: NOVEMBER 30, 2015

ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-005623
LICENSE EXPIRATION: APRIL 30, 2017



CONTACT JULIE AT 811 OR 800-892-0123
With the following:
County Cook
City/Township Arlington Heights / 42N
Sec & 1/4 Sec No. Section 20, SW ¼
48 HOURS (2 working days) BEFORE YOU DIG



Bright Horizons Family Solutions, Arlington Heights, IL

M/A

M/A ARCHITECTS, LLC
655 DEERFIELD RD STE 100-103
DEERFIELD, ILLINOIS 60015
T. 847.648.6100

BRIGHT HORIZONS
FAMILY SOLUTIONS
1120 ARLINGTON HTS RD
ARLINGTON HEIGHTS, IL

CIVIL ENGINEER:

Cross

Cross Engineering & Associates, Inc.
1955 Raymond Drive, Suite 119
Northbrook, IL 60062
Tel: 847/498-0800

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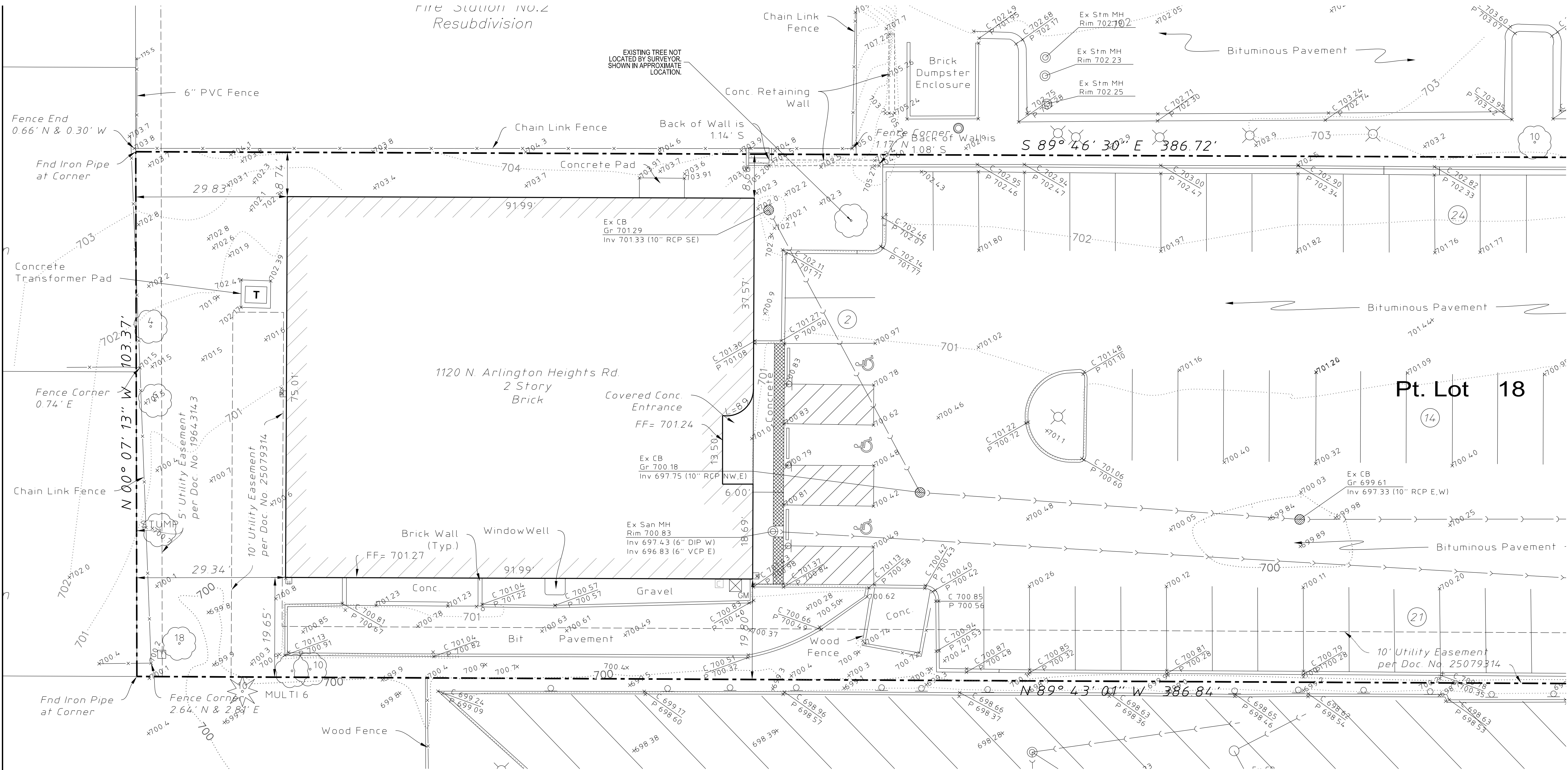
NO.	REVISION DESCRIPTION	DATE
3	Per VIII. Comments	6/12/15
2	For Permit Submittal	6/1/15
1	FOR BIDS	5/29/15

SHEET TITLE:
COVER SHEET

SITE IMPROVEMENT PLANS

SHEET NO.
C1

DATE
5/28/15

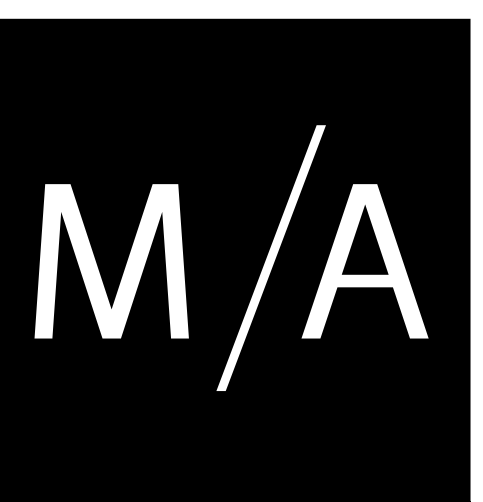
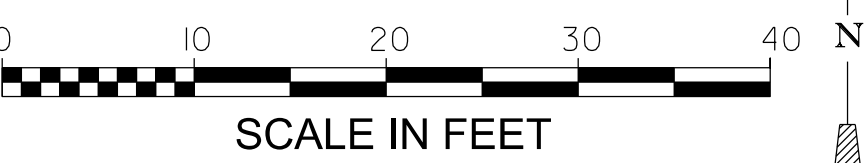


BENCHMARK:
TO BE PROVIDED BY HAEGR ENGINEERING.

NOTES:
1. TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY PROVIDED BY HAEGR ENGINEERING DATED JANUARY 23, 2015.

LEGAL DESCRIPTION
THE SOUTH 1 ACRE OF LOT 18 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF AND THE SOUTH 4 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4) IN COOK COUNTY, ILLINOIS.

- LEGEND**
- Manhole
 - Catch Basin
 - Inlet
 - Valve Box
 - Well Head
 - Sprinkler
 - Light Pole
 - Hand Hole
 - Fence
 - Sign
 - Gas Meter
 - Telephone Pedestal
 - Cable TV Pedestal
 - Mailbox
 - Number of Parking Stalls
 - Curb & Gutter
 - Depressed Curb
 - Retaining Wall



M/A ARCHITECTS, LLC

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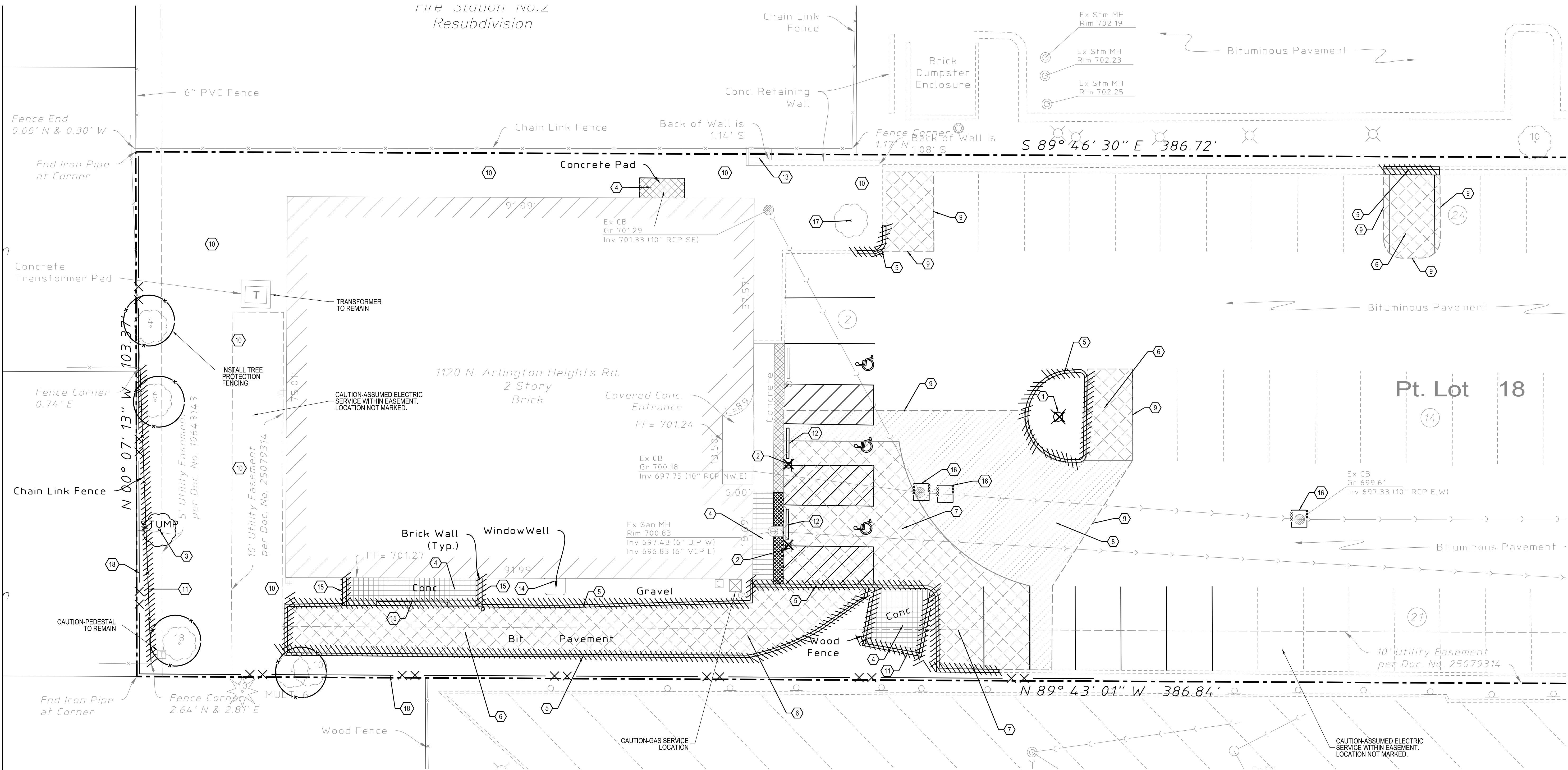
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SHEET TITLE:
EXISTING CONDITIONS SURVEY

SITE IMPROVEMENT PLANS

SHEET NO.
C2

DATE
5/28/15



DEMOLITION LEGEND	
	CURB AND GUTTER REMOVAL
	SIDEWALK REMOVAL
	PAVEMENT REMOVAL
	COLD MILL SURFACE COURSE
	LIGHT POLE/UTILITY STR REMOVAL
	SIGN REMOVAL
	LIMIT OF PAVEMENT REMOVAL/REPLACEMENT (APPROXIMATE)

- DEMOLITION LEGEND**
- REMOVE LIGHT POLE AND BASE (LIGHT POLE TO BE RELOCATED TO NEW BASE)
 - REMOVE PARKING SIGN
 - REMOVE TREE, GRIND STUMP (SEE LANDSCAPE PLANS)
 - REMOVE CONCRETE
 - REMOVE CURB AND GUTTER
 - REMOVE PAVEMENT, FULL
 - REMOVE ASPHALT AND AGGREGATE AS NEEDED
 - COLD-MILL ASPHALT SURFACE, 1.5"
 - PAVEMENT SAWCUT LINE, APPROXIMATE LIMITS
 - REMOVE TOPSOIL AND ORGANIC UNSUITABLE MATERIAL UNDER PROPOSED IMPROVEMENTS
 - REMOVE FENCE
 - REMOVE WHEELSTOPS
 - REMOVE STEPS
 - REMOVE WINDOW WELL (SEE ARCH. PLANS)
 - REMOVE WALL AND FOUNDATION
 - INLET FILTER BASKET
 - RELOCATE TREE (SEE LANDSCAPE PLANS)
 - SILT FENCE

- NOTES:**
- ALL SIDEWALK TO BE REMOVED SHALL BE SAWCUT AT CONSTRUCTION JOINT. IF LOCATION SHOWN IS NOT AT A JOINT, THE CONTRACTOR SHALL EXTEND THE SIDEWALK REMOVAL AND REPLACEMENT TO THE NEXT JOINT.
 - ALL CURB TO BE REMOVED SHALL BE SAWCUT. IF AN EXISTING CONSTRUCTION JOINT, OR CRACK IS LOCATED WITHIN 2 FEET OF THE SAWCUT LOCATION, THE CONTRACTOR SHALL EXTEND THE REMOVAL LIMITS TO THE EXISTING JOINT OR 12 INCHES PAST THE CRACK.
 - EXISTING LIGHT POLE IN WORK AREA IS TO BE RELOCATED. CONTRACTOR SHALL REMOVE POLE AND FIXTURE AND STORE ON-SITE AT THE OWNERS DIRECTION FOR RE-USE. CONTRACTOR SHALL LOCATE EXISTING WIRING PRIOR TO STARTING WORK AND SHALL NOTIFY THE ENGINEER IF THERE IS A CONFLICT WITH THE PROPOSED WORK AND WIRING TO REMAIN.
 - EROSION CONTROL MEASURES ARE TO BE INSTALLED AND FUNCTIONING PRIOR TO STARTING DEMOLITION WORK.
 - CONTRACTOR SHALL STRIP TOPSOIL AND REMOVE ALL ORGANIC AND UNSUITABLE MATERIAL FROM ALL EXISTING LANDSCAPED AREAS THAT ARE TO RECEIVE PAVEMENT OR SIDEWALKS. CONTRACTOR SHALL PROOF-ROLL AREAS FOR PAVEMENT WITH A FULLY LOADED DUMP TRUCK AND REMOVE ANY UNSUITABLE MATERIAL CAUSING DEFLECTION GREATER THAN 0.25"
 - CONTRACTOR SHALL VERIFY THE PAVEMENT SAWCUT LIMITS TO ENSURE SUFFICIENT ROOM TO TRANSITION PAVEMENT SLOPES BETWEEN EXISTING AND PROPOSED PAVEMENT USING EXISTING PAVEMENT SLOPES. PAVEMENT SHALL BE SAWCUT A SECOND TIME, JUST PRIOR TO PATCHING PAVEMENT IF SAWCUT EDGES HAVE BEEN DAMAGED AND ARE NOT A NEAT EDGE. FINAL ACTUAL LIMITS OF PAVEMENT REMOVAL MAY VARY IN THE FIELD.
 - OTHER INCIDENTAL ITEMS THAT NEED TO BE DEMOLISHED TO BUILD THE IMPROVEMENTS AS SHOWN MAY NOT BE SHOWN ON THE PLANS. CONTRACTOR SHALL INCLUDE ALL OTHER REMOVAL ITEMS AS INCIDENTAL REMOVAL IN ORDER TO BUILD THE IMPROVEMENTS AS SHOWN.



M/A

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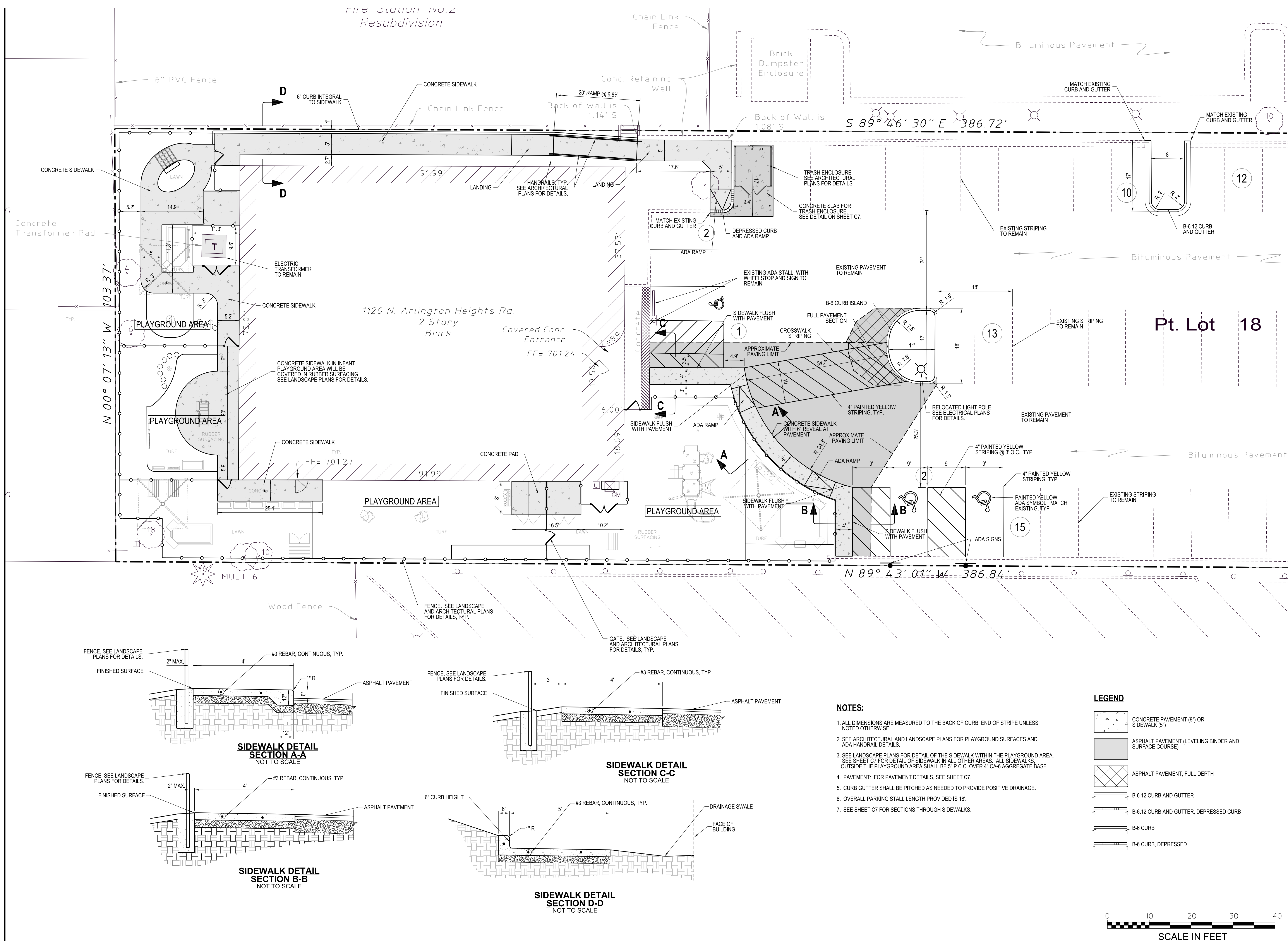
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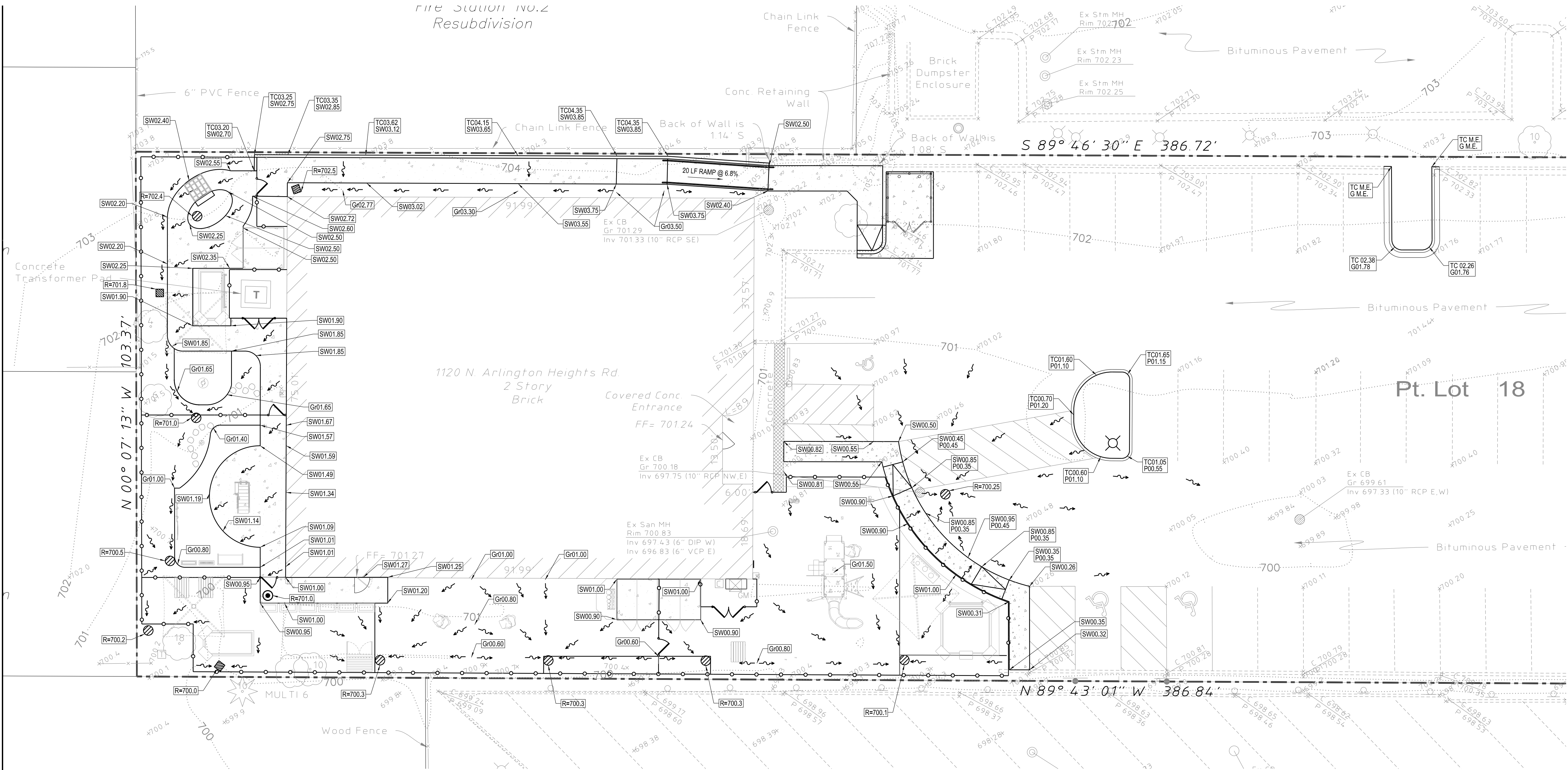
SITE IMPROVEMENT PLANS

SHEET NO.

C3

DATE
5/28/15





LEGEND (PROPOSED):

- FLOW ARROW
- TC=48.10 TOP OF CURB ELEVATION
- G=48.60 GUTTER ELEVATION
- SW=48.60 SIDEWALK ELEVATION
- G=48.60 FINISHED GRADE ELEVATION
- CURB AND GUTTER

(* ADD 700 TO GRADES SHOWN AS XX.XX)

NOTES:

- SEE LANDSCAPE PLANS FOR THE DIMENSIONED PLAN, SURFACE TREATMENT AND DETAILS FOR ALL THE FEATURES WITHIN THE PLAY AREA.
- SEE LANDSCAPE PLANS FOR SIDEWALK AND FENCE DETAILS.
- SEE ARCHITECTURAL PLANS FOR STAIRS AND RAILING DETAILS.
- GRADES AND FLOW ARROWS SHOWN ON THIS DRAWING ARE INTENDED TO ILLUSTRATE THE PROPOSED DRAINAGE PATTERNS FOR THE SUBGRADE AND SURFACE FEATURES.
- ALL DISTURBED AREAS SHALL BE RESTORED. SEE LANDSCAPE PLANS FOR DETAILS.



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SHEET TITLE:
GRADING PLAN

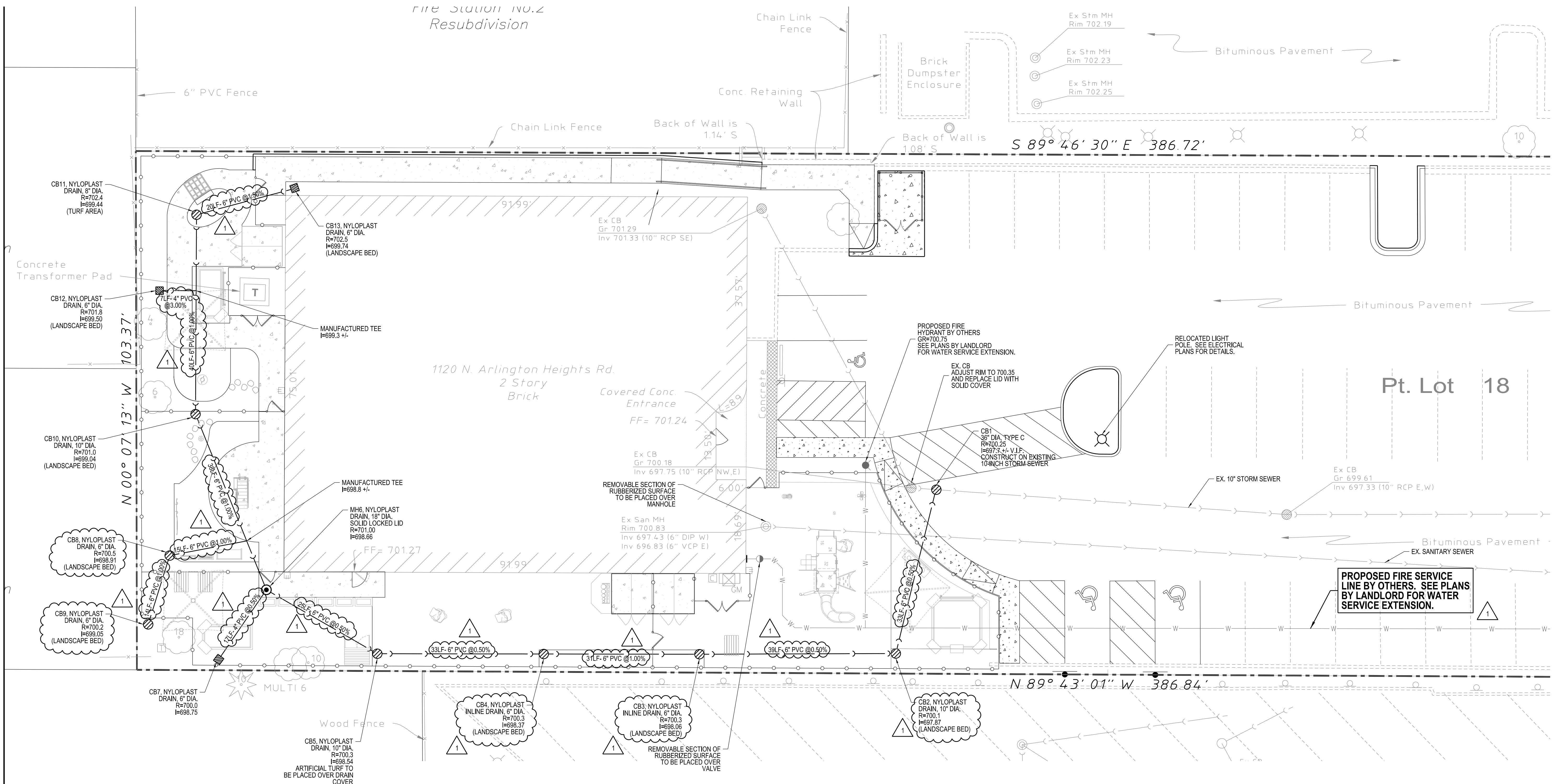
SITE IMPROVEMENT PLANS

SHEET NO.

C5

DATE
5/28/15

Fire Station No. 2
Resubdivision

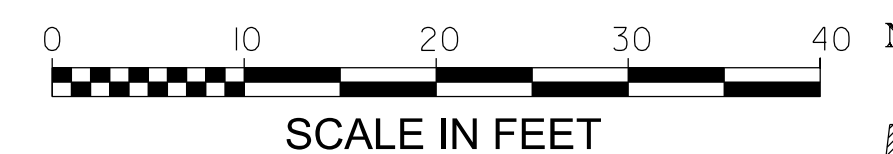


LEGEND (PROPOSED):

- DRAINAGE BASIN
- STORM SEWER

NOTES:

- SEE LANDSCAPE PLANS FOR THE DIMENSIONED PLAN, SURFACE TREATMENT AND DETAILS FOR ALL THE FEATURES WITHIN THE PLAY AREA.
- SEE LANDSCAPE PLANS FOR SIDEWALK AND FENCE DETAILS.
- SEE ARCHITECTURAL PLANS FOR STAIRS AND RAILING DETAILS.
- ALL STORM SEWERS SHALL BE PVC SDR-26, UNLESS NOTED OTHERWISE. ALL DRAINAGE STRUCTURES, EXCEPT CB1, SHALL BE ADS NYLOPLAST DRAINAGE STRUCTURES, OR INLINE DRAINS AS NOTED. THE STORM SEWER SYSTEM MUST BE WATERTIGHT DUE TO THE SITE BEING TRIBUTARY TO THE COMBINED SEWER SYSTEM. ALTERNATE STANDARD YARD DRAINS WILL NOT BE ACCEPTED UNLESS THE CONTRACTOR SUBMITS CATALOG CUT SHEETS TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.
- ALL DISTURBED AREAS SHALL BE RESTORED. SEE LANDSCAPE PLANS FOR DETAILS.
- PRIOR TO INSTALLING UNDERDRAIN PIPING, CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF EXISTING DRAIN PIPE TO BE CONNECTED TO. CONTRACTOR SHALL ADJUST GRADES TO PROVIDE POSITIVE GRAVITY FLOW, OR CONTACT ENGINEER FOR DIRECTION.
- PROPOSED FIRE LINE SHOWN IS TO BE DESIGNED, PERMITTED AND INSTALLED BY OTHERS. LOCATIONS OF FIRE LINE, CONNECTION TO BUILDING AND HYDRANT ARE ESTIMATED AND THE FINAL LOCATION WILL BE DETERMINED BY OTHERS.
- ALL STORM SEWER TRENCHES UNDER, OR WITHIN 2 FEET OF PAVEMENT OR SIDEWALK, SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.



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T. 847.648.6100

BRIGHT HORIZONS
FAMILY SOLUTIONS
1120 ARLINGTON HTS RD
ARLINGTON HEIGHTS, IL

CIVIL ENGINEER:

Cross

Cross Engineering & Associates, Inc.
1955 Raymond Drive, Suite 119
Northbrook, IL 60062
Tel: 847/498-0800

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NO.	REVISION DESCRIPTION	DATE
3	Per VIII. Comments	6/12/15
2	For Permit Submittal	6/1/15
1	FOR BIDS	5/29/15

SHEET TITLE:

UTILITY PLAN

SITE IMPROVEMENT PLANS

SHEET NO.

C6

DATE

5/28/15

16. The Contractor shall guarantee his work for a period of two years from the date of acceptance and shall be responsible for any defects in material or workmanship during that period.
17. The Contractor shall be responsible for the installation and maintenance of IDOT traffic control and protection devices to inform and protect the public in conformance with the IDOT Standard Traffic Control and Protection Specifications.
18. The Contractor is responsible for complying with all requirements of the Illinois Environmental Protection Agency letter of No Further Remediation letter #0314036054 dated November 3, 2010. The Owner will contract directly with an environmental consulting firm to provide a health and safety plan and provide monitoring of the sitework. Cross Engineering & Associates Inc. is not responsible for responding to any adverse environmental conditions discovered at the site. All questions or comments should be directed to the Owner and/or their environmental consultant for directions on how to proceed.

3. The Contractor is responsible for the proper disposal of all waste material in a location approved by all governing authorities. The Contractor is responsible for testing soils and providing certification using form LPC-663 for any spoil disposal.
4. The Contractor is to demolish the existing site improvements such that the proposed improvements shown on the plans can be constructed. All unsuitable material that would conflict with the proper construction of the proposed improvements shall be removed. The Contractor shall notify the engineer of any conflicts prior to executing the work.
5. The contractor shall obtain all required demolition permits from all governing agencies prior to start of site demolition.
6. The contractor is responsible for verifying that all existing utility services are disconnected or protected prior to start of demolition.
7. The contractor shall coordinate with the respective utility companies prior to removal and/or relocation of utilities. The contractor is responsible for paying all fees and charges associated with utility coordination unless prior agreement with the Owner determines otherwise.
8. The utilities shown on the plans have been located based on the best information available and are given for the convenience of the contractor. The engineer assumes no responsibility for their accuracy. Prior to the start of demolition, the contractor shall notify the utility companies for onsite location of existing utilities.
9. All erosion control devices are to be installed prior to the start of demolition activity.
10. Any improvements, structures, pavements, utilities or property, either onsite or offsite, that becomes damaged during site demolition shall be replaced back to its existing condition at the contractor's expense.
11. All pavement, walk and curb removal shall be accomplished by saw cutting prior to removal.

1. The erosion control measures included in the Erosion Control Plan shall be installed prior to initial land disturbance activities or as soon as practical. Sediment shall be prevented from discharging from the project site by installing and maintaining silt fence, straw bales, sediment basins, etc. as shown on the plans.
2. The contractor shall provide dust control watering as needed to prevent windblown erosion.
3. Adjacent roadways and site parking areas shall be kept free of mud and accumulated sediment. Streets shall be cleaned using a road sweeper. Mud and sediment shall not be cleared by flushing the area with water.
4. All onsite and adjacent storm drain inlets shall be protected against sedimentation with the use of sediment baskets or filter fabric fencing.
5. All erosion and sediment control shall be installed, inspected, and maintained in accordance with the standards specified in the National Pollutant Discharge Elimination System permit.

1. Earth excavation shall include clearing, stripping and stockpiling topsoil, removing unsuitable material, construction of embankments, constructing non-structural fills and final shaping and trimming to the line grades, elevations and cross sections shown in the plans. This work shall be performed in accordance with the IDOT Standard Specifications for Road and Bridge Construction. All unsuitable or excess material shall be disposed of as required.
2. Proof-rolling, discing and dewatering are considered incidental.
3. The proposed grading elevations shown on the plans are finish grade. A minimum of 6" of topsoil is to be placed in areas to receive vegetative cover.
4. The selected fill material within building pad area or pavement areas shall be placed in level uniform layers so that the compacted thickness is approximately 9 inches. Each lift shall be compacted to 95% of the maximum dry density as determined by the "modified Proctor" compaction test (ASTM D-1557). Each layer shall be thoroughly mixed during spreading to ensure uniformity.
5. The selected fill material shall be free of organic matter, frozen solids, clods, or other unsuitable material.

1. Base course shall be aggregate base course, type B (crushed limestone, CA-6), conforming to the standard specifications (see plans for thickness).
2. Surface course and binder course shall be bituminous concrete, Class I Hot Mix Asphalt (see plans for thickness).
3. Curb and gutter, barrier curb and sidewalk shall be Portland Cement concrete IDOT Class SL with air entrainment of 5% $\pm$ 1%. Concrete shall meet IDOT requirements with a minimum compressive strength of 3500 psi @ 14 days. Maximum allowable slump is three (3) inches. Curing compound shall be applied after finishing. Curb backfill shall be incidental to the construction of the curb. Locations of water and sewer service lines shall be clearly marked on all new curbs. Concrete pavement and aprons shall be IDOT Class PV.
4. A 3/4 inch fiber expansion joint shall be installed when the curb abuts a sidewalk or existing curb.
5. Curb and gutter and barrier curb shall have sawed construction joints at maximum intervals of twenty feet (20') and 3/4 inch fiber expansion joint at maximum intervals of sixty (60) feet.
6. Subgrade shall be finished to $\pm$ 0.1 foot of design subgrade elevations by the earthwork contractor. Fine grading for pavements and sidewalks shall be the responsibility of the paving contractor unless Owner contract states otherwise.
7. The base course shall be primed at the rate of 0.25 to 0.50 gallons per square yard with a liquid asphalt conforming to IDOT standards and shall be appropriate for prevailing weather conditions. Prime coat and cleaning of the existing surface shall be considered as incidental to the contract work.
8. Tack coat shall be placed at a rate of 0.15 to 0.20 gallons per square yard with a liquid asphalt conforming to IDOT standards and shall be appropriate for the prevailing weather conditions.
9. Prior to placement of any pavement including curbs, the subgrade shall be proof rolled with a fully loaded tandem axle dump truck (minimum 20 tons). Proof rolling shall be witnessed by the materials consultant and the Village Engineer, if required. Proof rolling shall also be required on the base material. The density of the subgrade base and base material as well as the bituminous material shall also be tested by the materials consultant.
10. All structures such as manholes, valve boxes, etc. shall be adjusted to meet the new surface elevation. Furthermore structures such as manholes, valve boxes, etc. which are within Portland Cement Concrete slab areas (i.e., driveways etc.) shall be boxed out by means of a cut out area with full depth joints.

- STORM SEWER NOTES**

1. All storm sewer pipe shall be PVC conforming to ASTM 3034, SDR 26; as noted on the plans.
2. All structures shall be pre-cast conforming to ASTM C-478 or ADS Nyloplast drainage structures. (Contact ADS Nyloplast representative Dave Traylor, Tel: 630/973-7468). See detail sheet for structure information.
3. All storm sewers and structures shall be cleaned and inspected after completion of paving.
4. See details and Village codes for additional Storm Sewer Specifications.
5. Trenches under and within a 1:1 slope from the bottom of any paved area or building shall be backfilled with CA - 7 or compacted CA-6 granular material. Jetting with water is not permitted.

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CIVIL ENGINEER:



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**Cross Engineering &
 Associates, Inc.**
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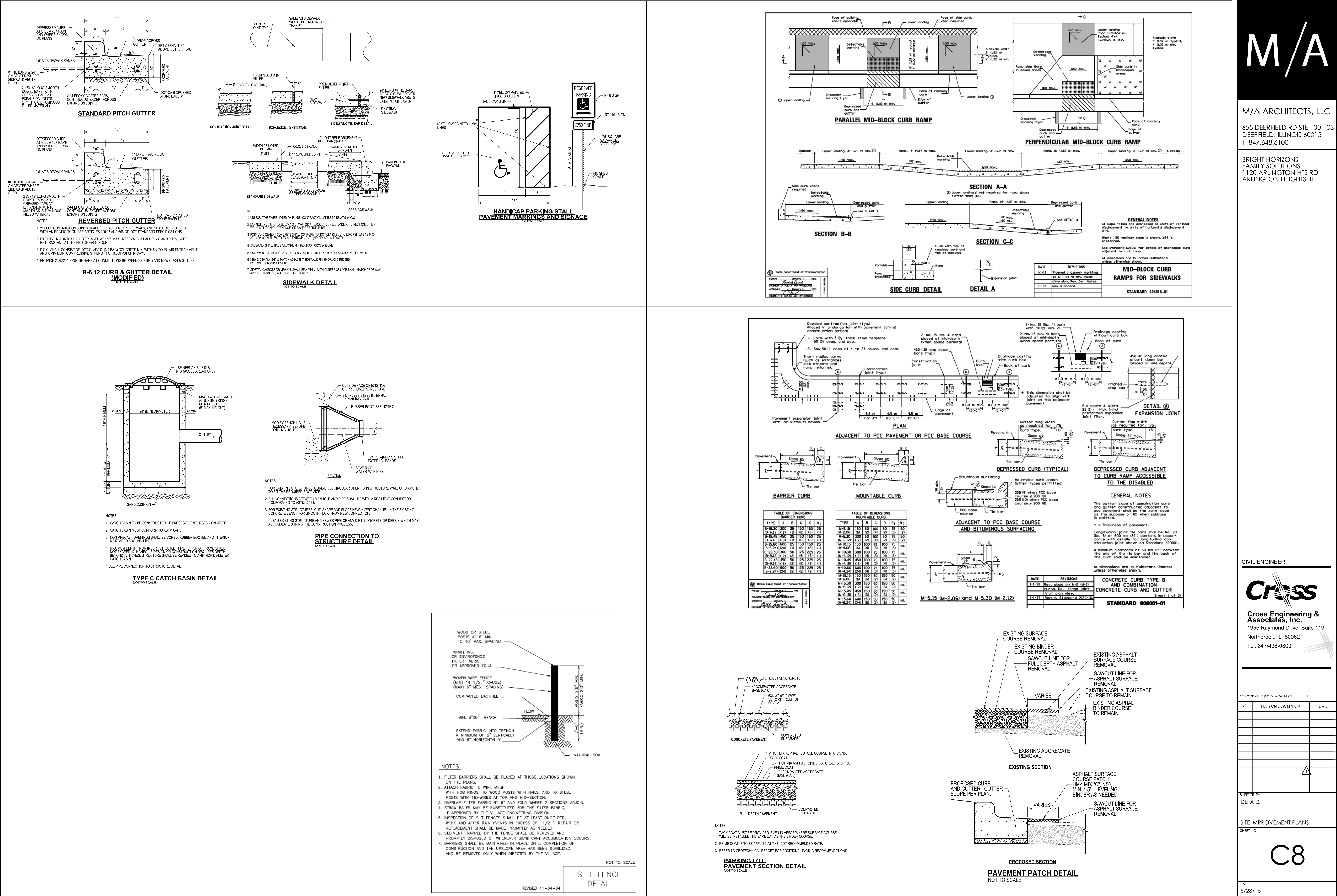
SHEET TITLE:
SPECIFICATIONS

SITE IMPROVEMENT PLANS

SHEET NO

C7

DATE	5/28/15
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NO.	REVISION DESCRIPTION	DATE

SHEET TITLE:
DETAILS

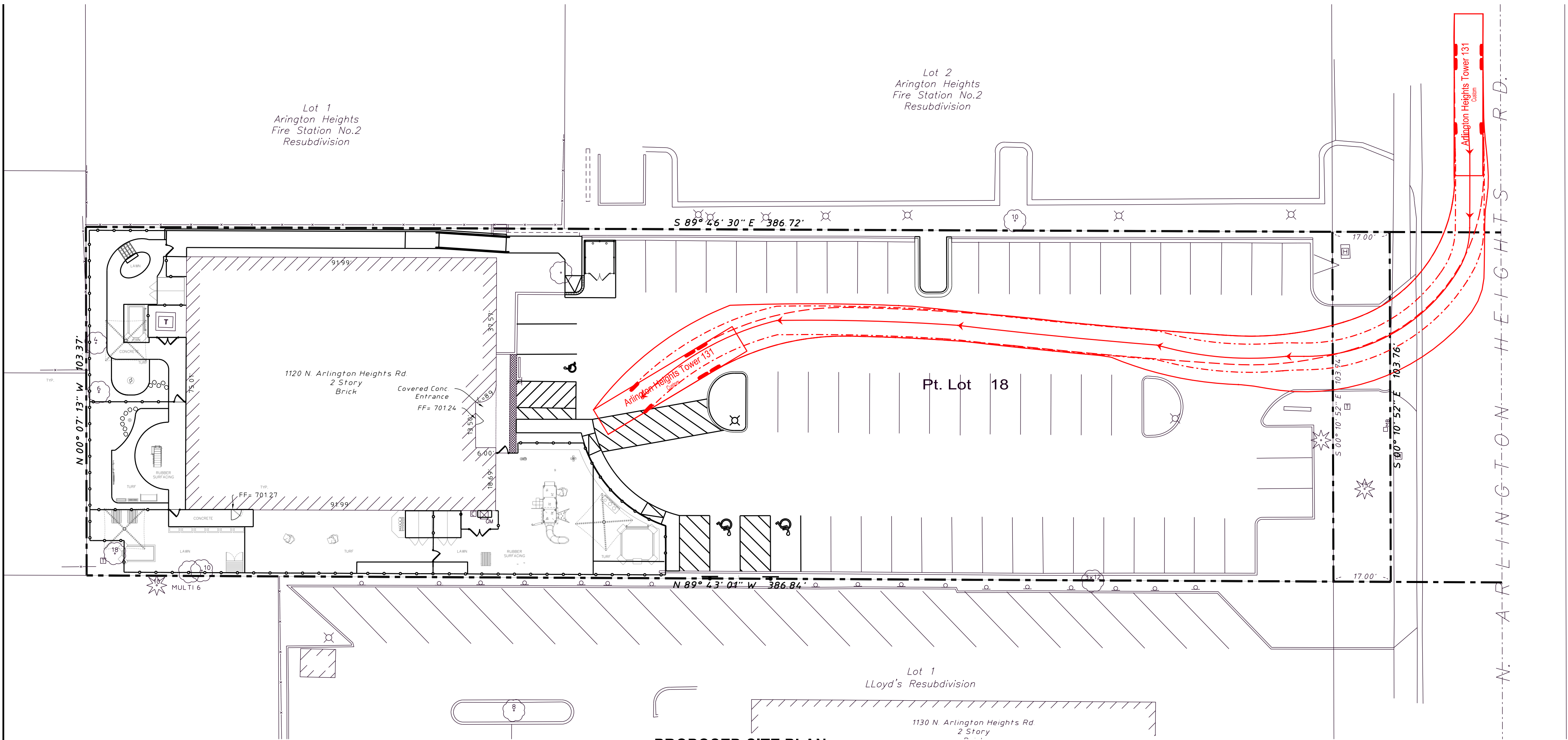
SITE IMPROVEMENT PLANS

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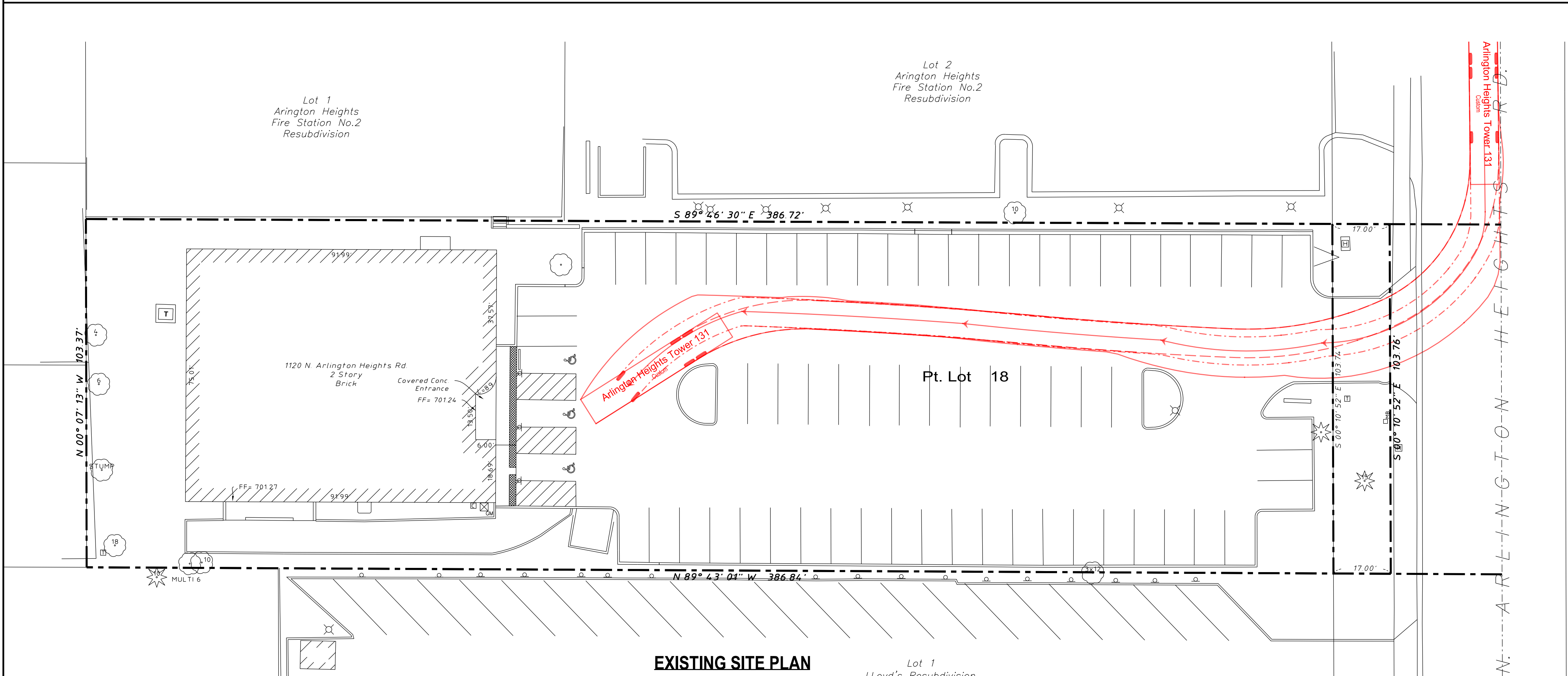
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DATE
5/28/15

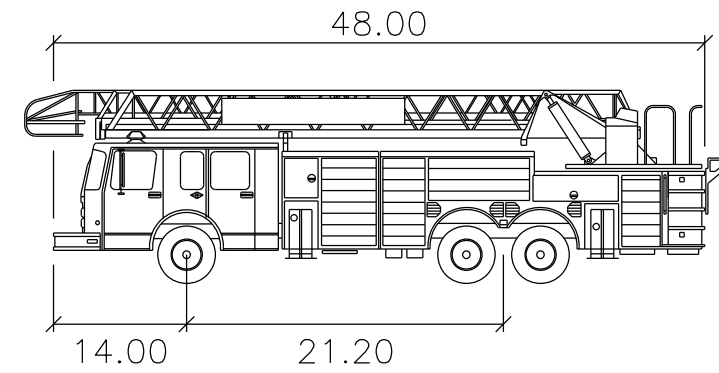
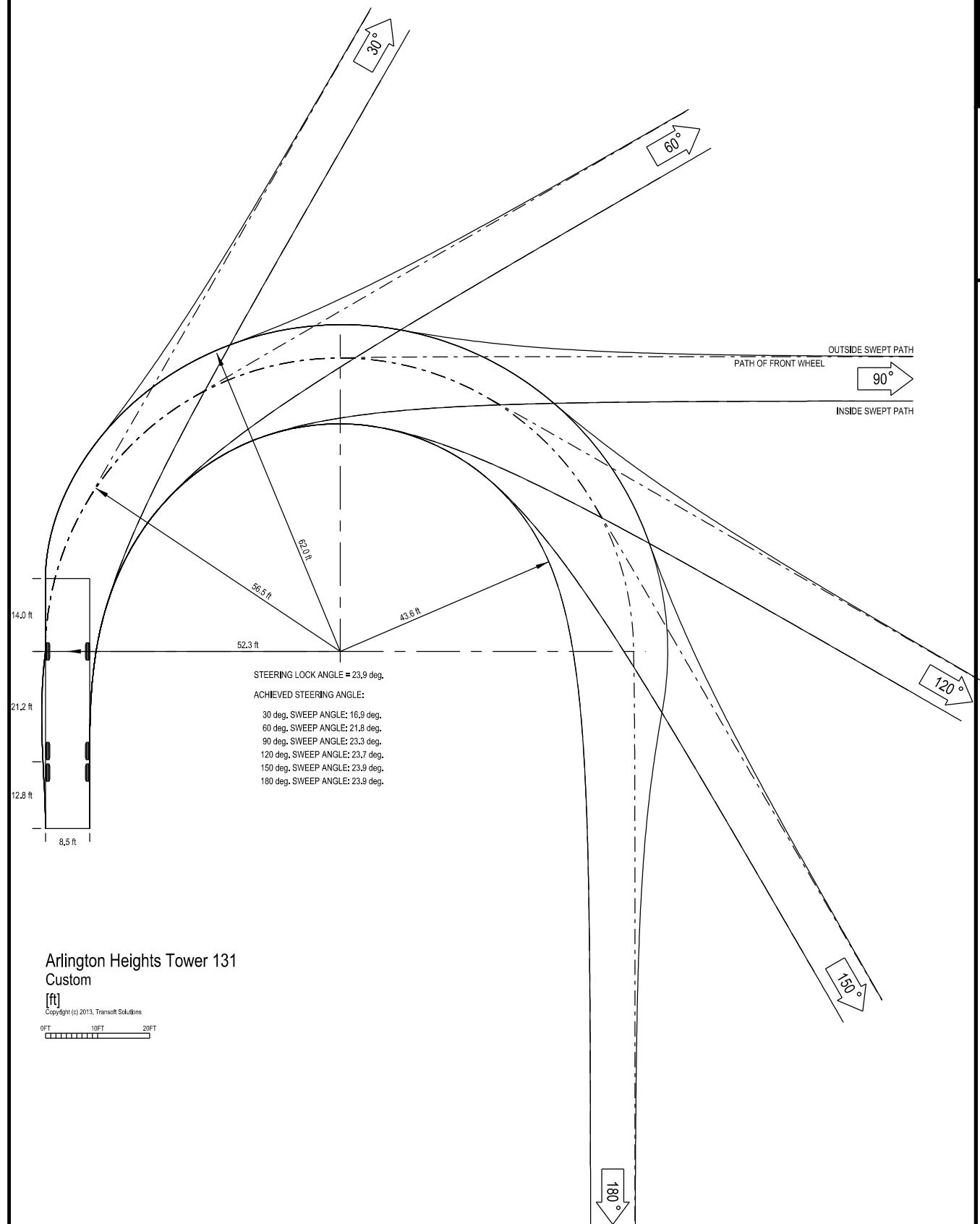
5/28/15



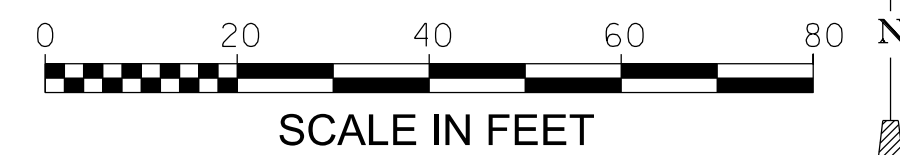
PROPOSED SITE PLAN



EXISTING SITE PLAN



Arlington Heights Tower 131
Width : 8.50
Track : 8.50
Lock to Lock Time : 6.0
Steering Angle : 23.9



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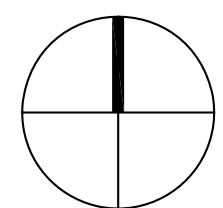
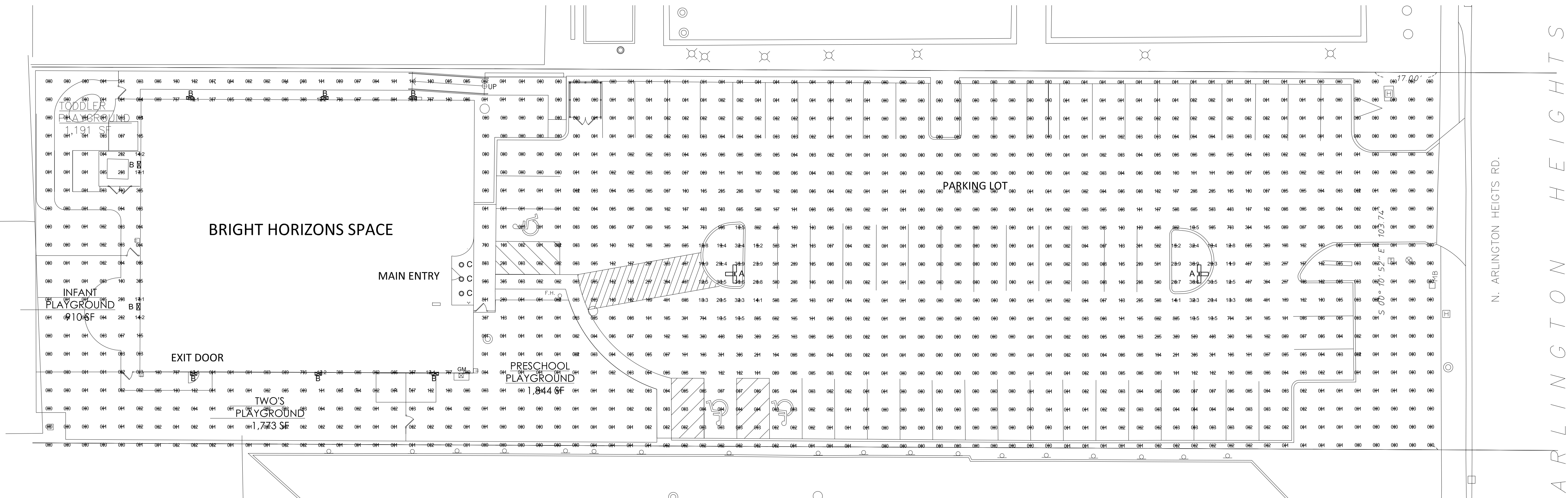
NO.	REVISION DESCRIPTION	DATE

SHEET TITLE:
AREA EXHIBIT

SITE IMPROVEMENT PLANS

SHEET NO.

1
DATE
5/28/15



1 SITE PLAN

SCALE: 1"=10'

PHOTOMETRIC PLAN

Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	2	A-EXISTING POLE LIGHT	TRIPLE	21000	264.5	Existing, triple pole top luminaire 250W ESB-EC MH
	8	B-NEW WALL MOUNTED	SINGLE	3200	46	Wall mounted, shielded, 180 distribution, 42W P
	3	C-EXISTING ENTRY DOWNLIGHT	SINGLE	8200	112	Existing downlight, 360 distribution, 100W A

Numeric Summary							
Project: All Projects							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminance	Fc	3.3	36.9	0.0	0.00	0.00

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NO.	REVISION DESCRIPTION	DATE
1	CONST. DOCS	5/26/15

SHEET TITLE:
SITE LIGHTING LEVELS

SHEET NO.

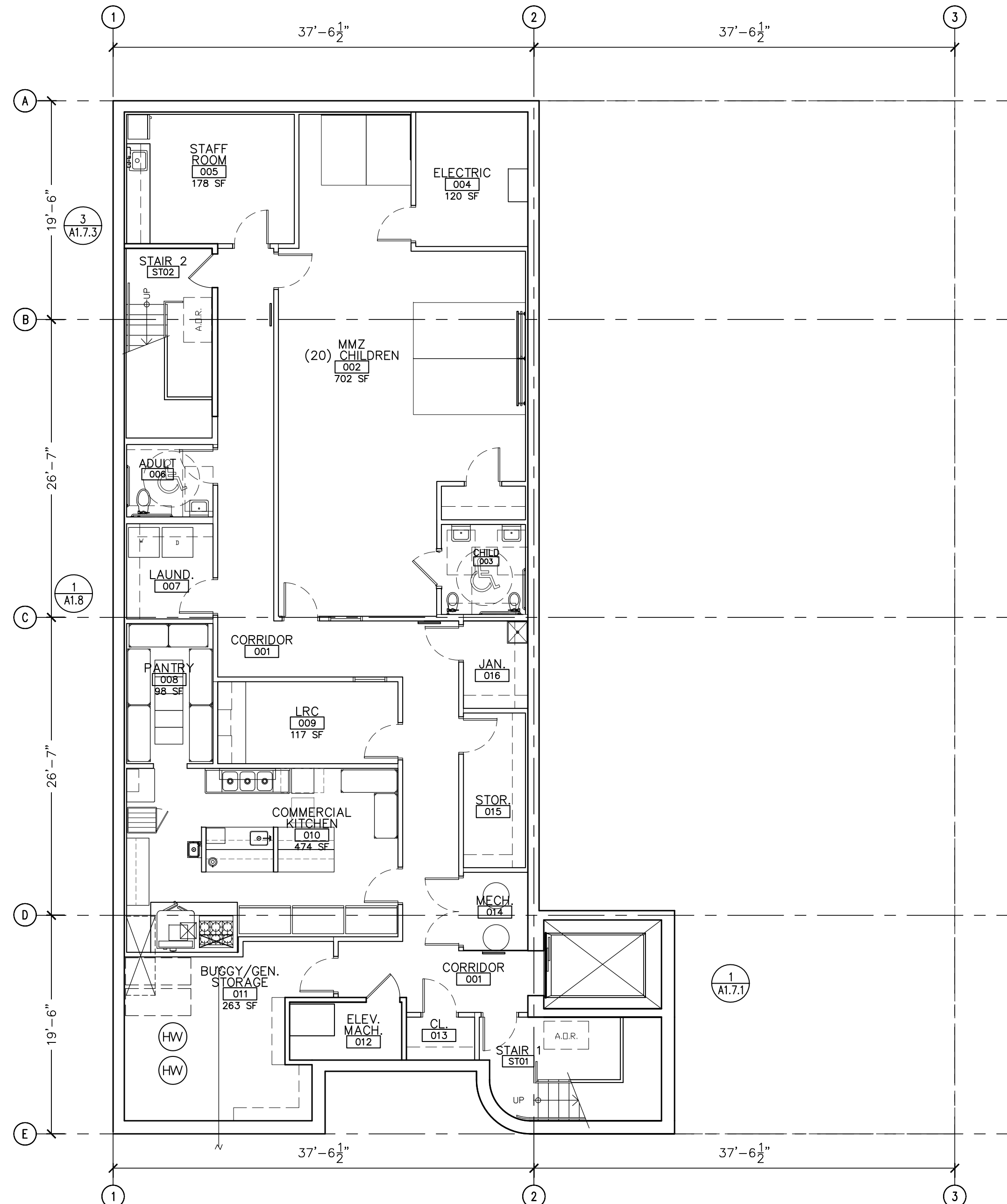
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DATE:
20 FEB 2015

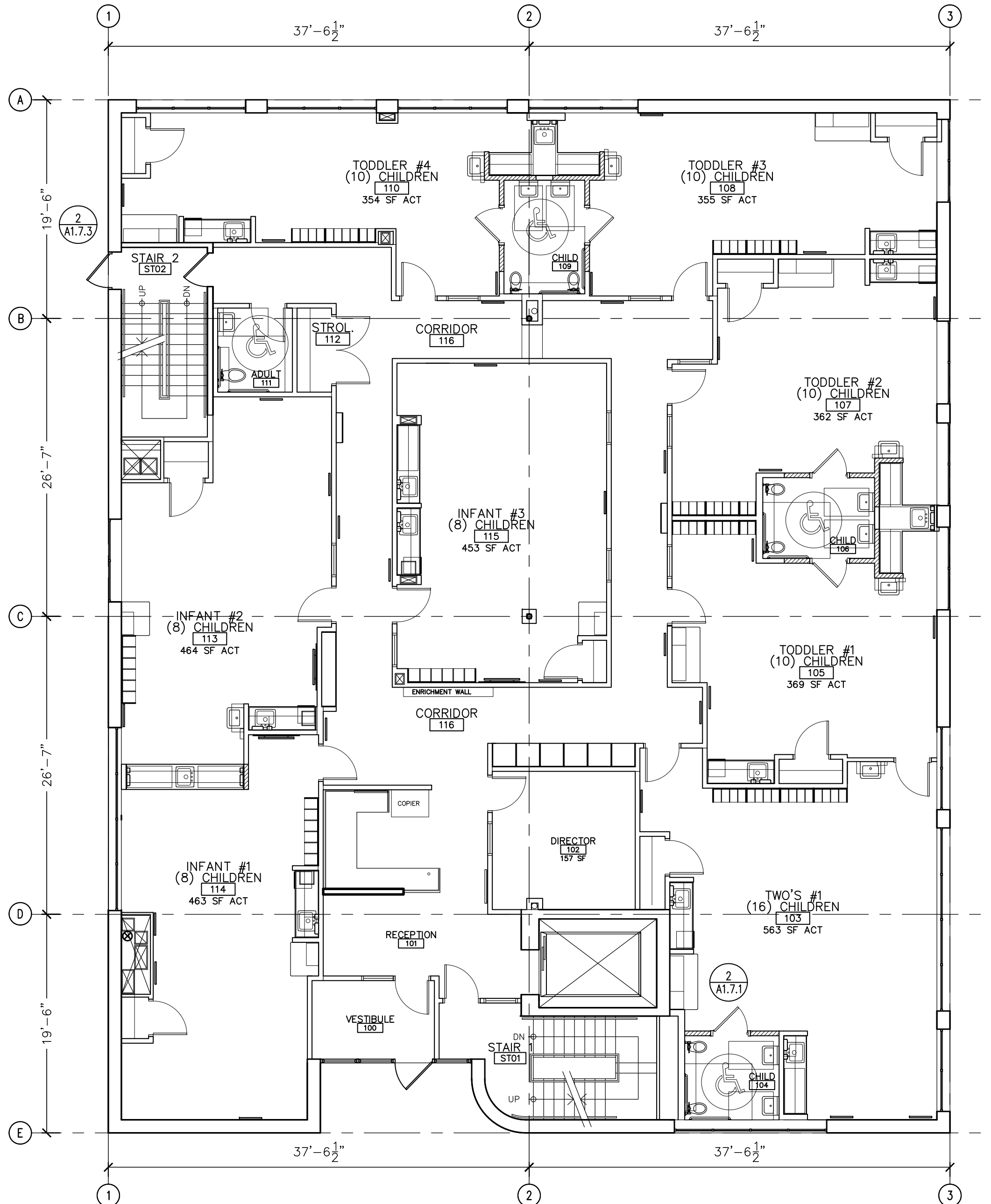
- GENERAL NOTES
- 1) ALL PARTITIONS ARE TYPE "1" UNLESS OTHERWISE NOTED. REFER TO SHEET A4.0.1 & A4.0.2 FOR PARTITION TYPE DETAILS.
 - 2) REFER TO A4.1.1 & A4.1.2 FOR DOOR SCHEDULE.
 - 3) REFER TO A4.3 FOR WINDOW DETAILS.
 - 4) REFER TO A4.1.1 & A4.1.2 FOR MILLWORK & EQUIPMENT LAYOUT PLANS.
 - 5) ANY WOOD USED FOR NAILERS BLOCKING, ETC, MUST BE FIRE TREATED WOOD, TYP.
 - 6) ALL DOORS ARE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
 - 7) FIRE EXTINGUISHERS PER NFPA 10. SEE PLAN FOR LOCATIONS MARKED 'FE'.

SCHEMATIC DESIGN	2/23/1
DESIGN DEVELOPMENT	3/27/1

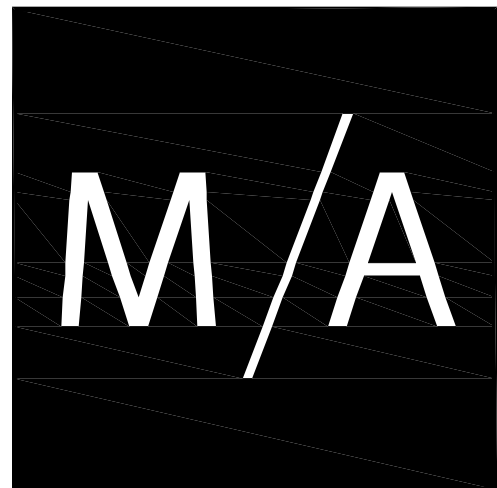
LOWER FLOOR PLAN
FIRST FLOOR PLAN



1 LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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ARLINGTON HEIGHTS, IL

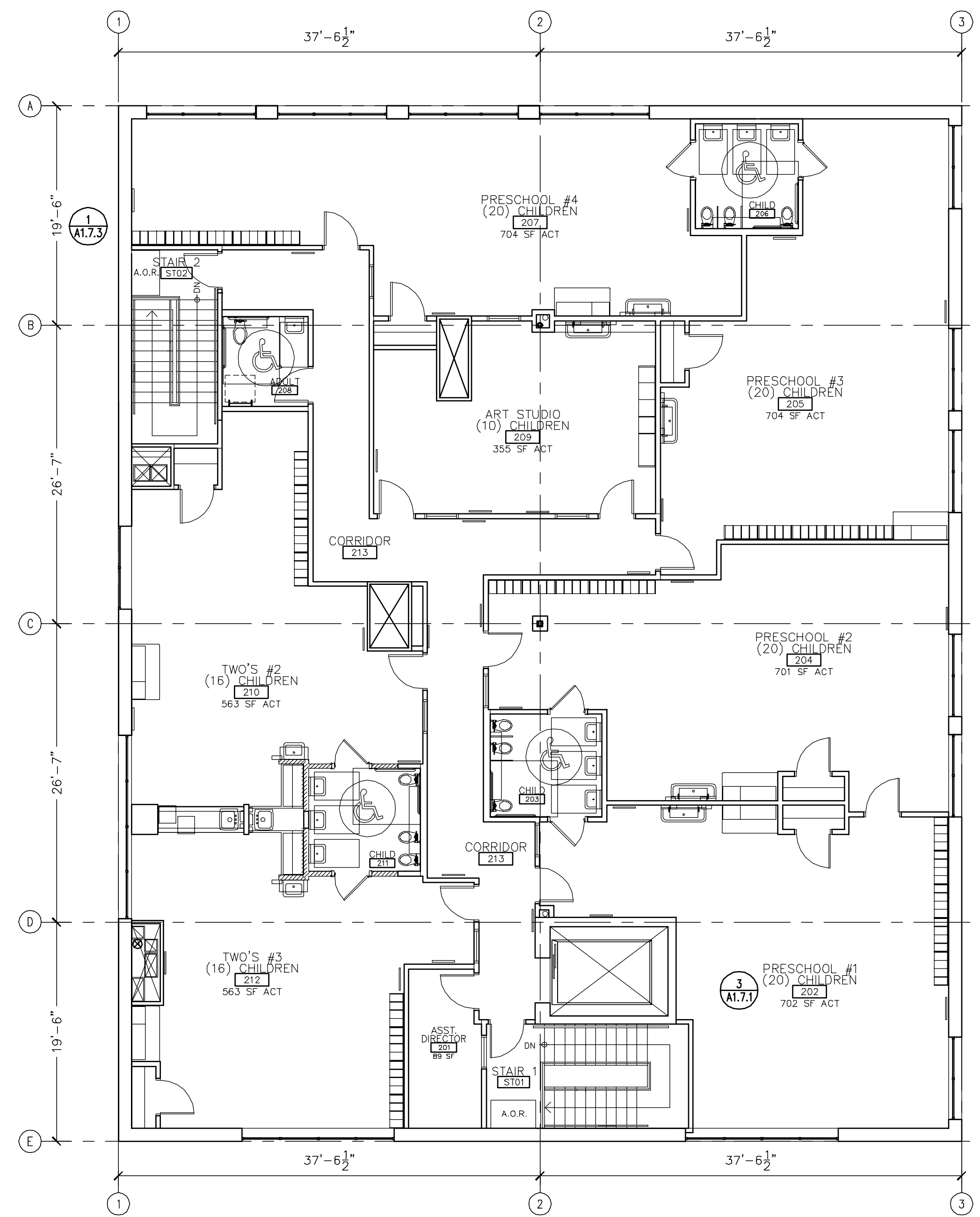
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- 1) ALL PARTITIONS ARE TYPE "1" UNLESS OTHERWISE NOTED. REFER TO SHEET A4.0.1 & A4.0.2 FOR PARTITION TYPE DETAILS.
 - 2) REFER TO A4.1.1 & A4.1.2 FOR DOOR SCHEDULE.
 - 3) REFER TO A4.3 FOR WINDOW DETAILS.
 - 4) REFER TO A1.4.1 & A4.1.2 FOR MILLWORK & EQUIPMENT LAYOUT PLANS.
 - 5) ANY WOOD USED FOR NAILERS, BLOCKING, ETC., MUST BE HIRE TREATED WOOD, TYP.
 - 6) ALL DOORS ARE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
 - 7) FIRE EXTINGUISHERS PER NFPA 10. SEE PLAN FOR LOCATIONS MARKED "FE".

SCHEMATIC DESIGN	2/23/15
DESIGN DEVELOPMENT	3/27/15

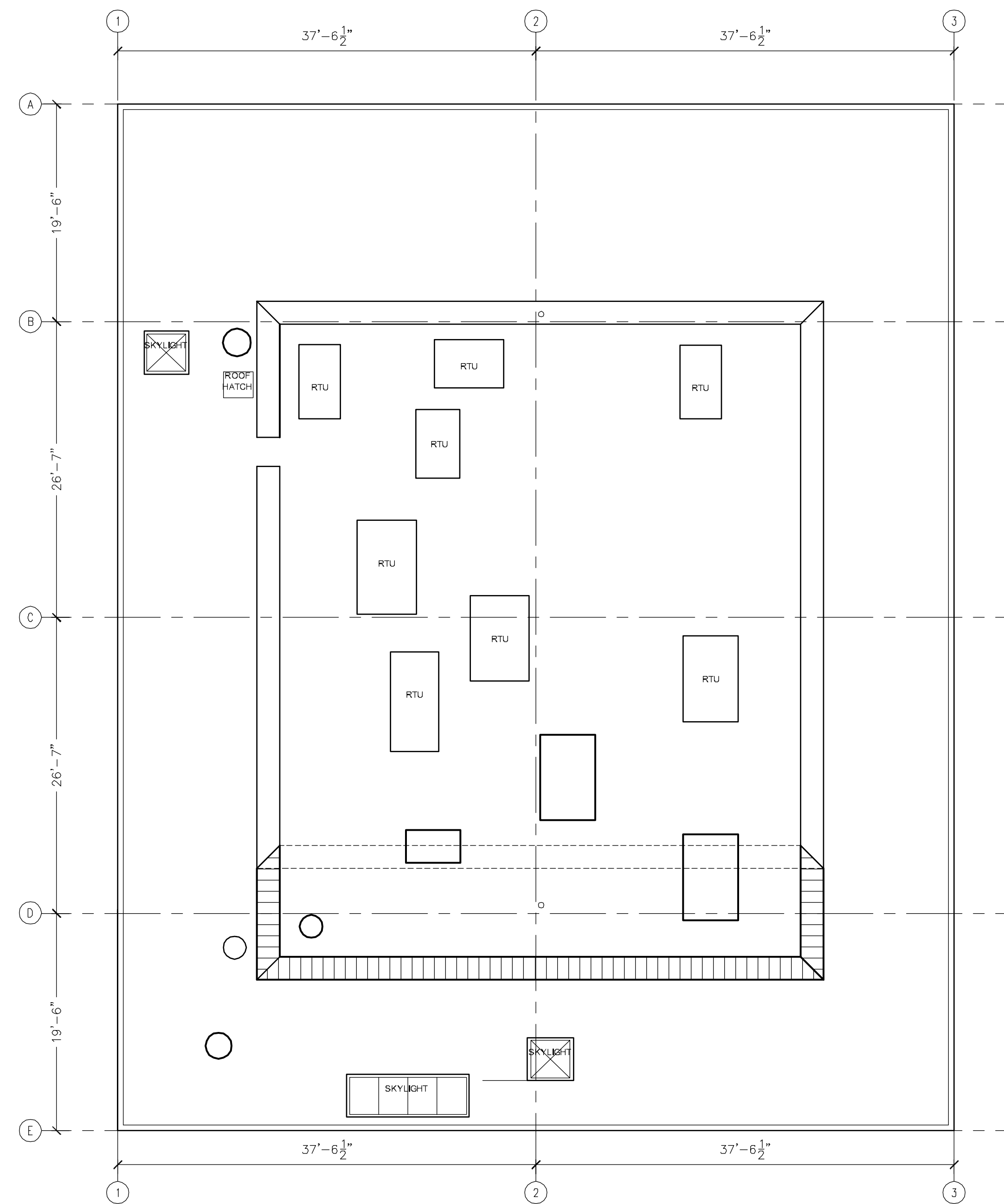
SECOND FLOOR PLAN
ROOF PLAN

A1.0.2

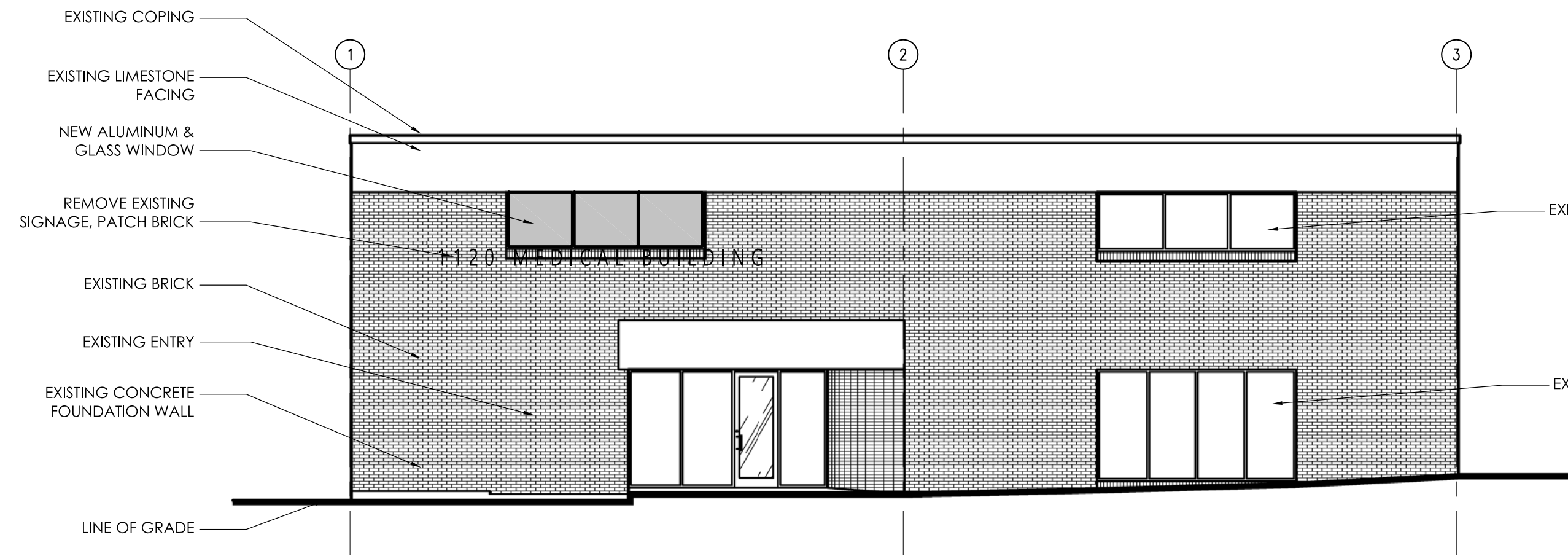
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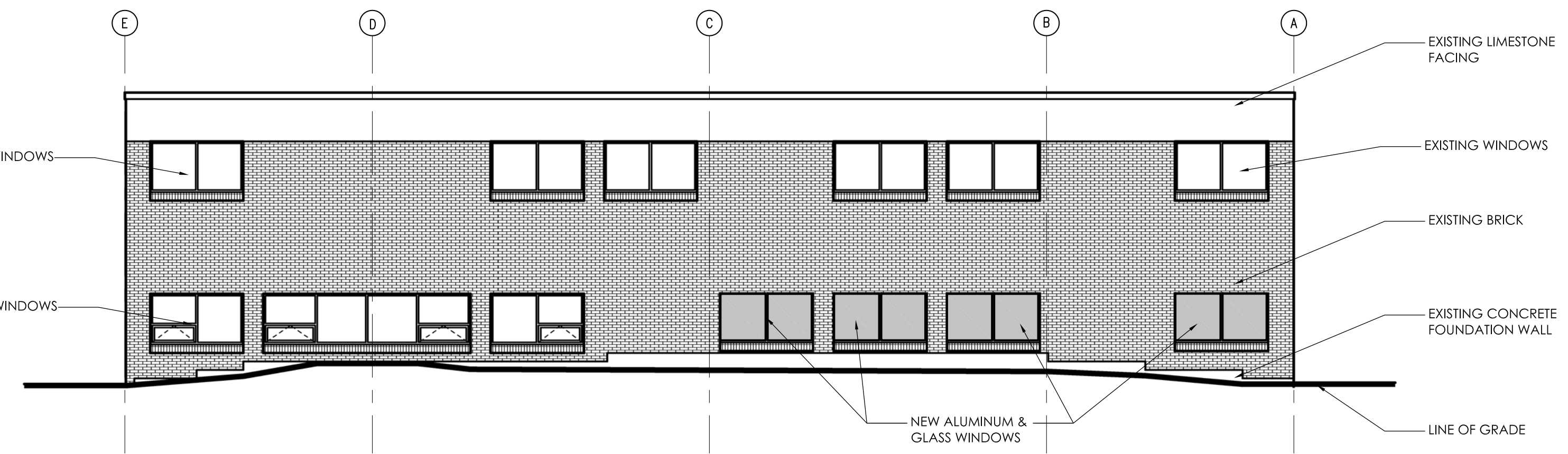
1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



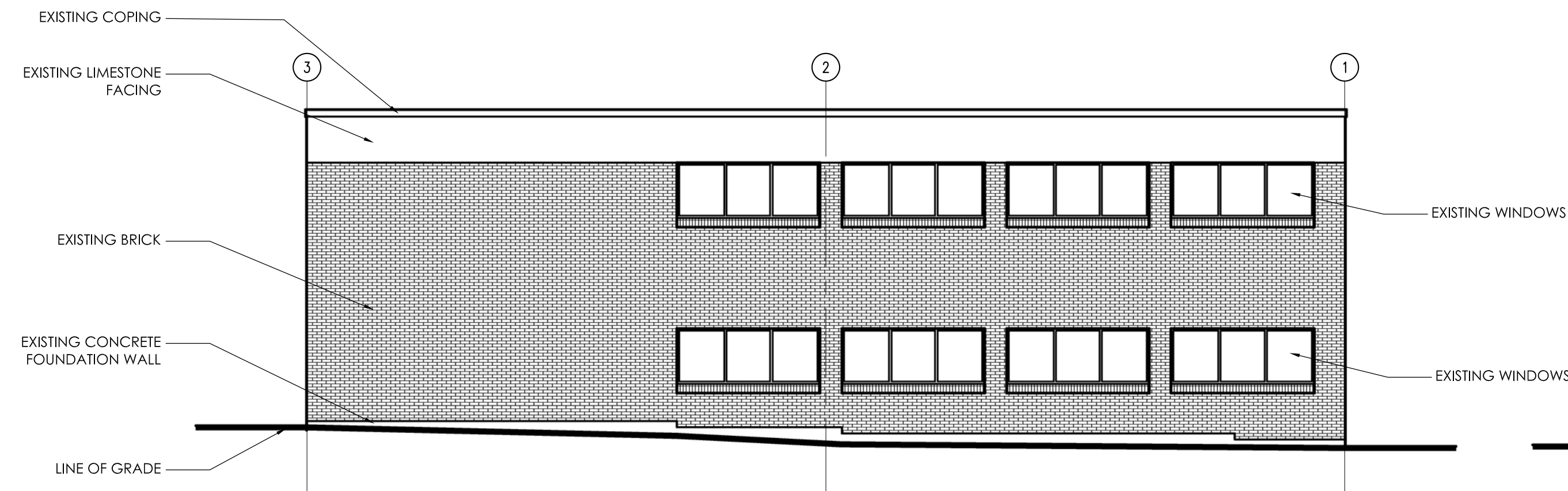
2 ROOF PLAN
SCALE: 1/8" = 1'-0"



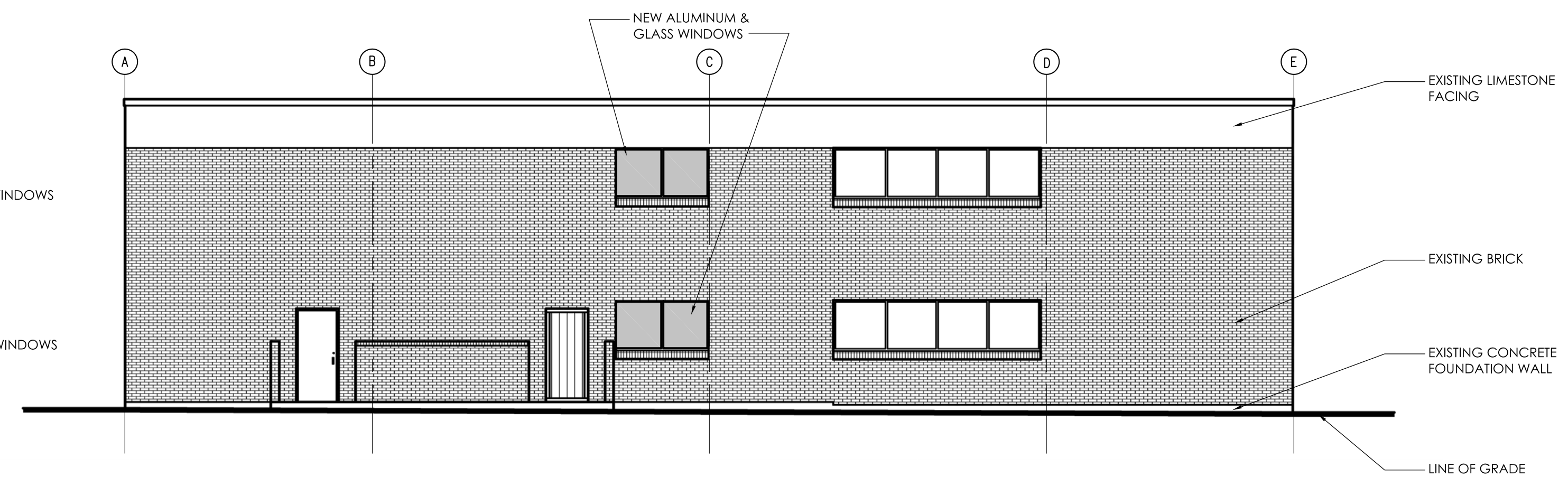
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



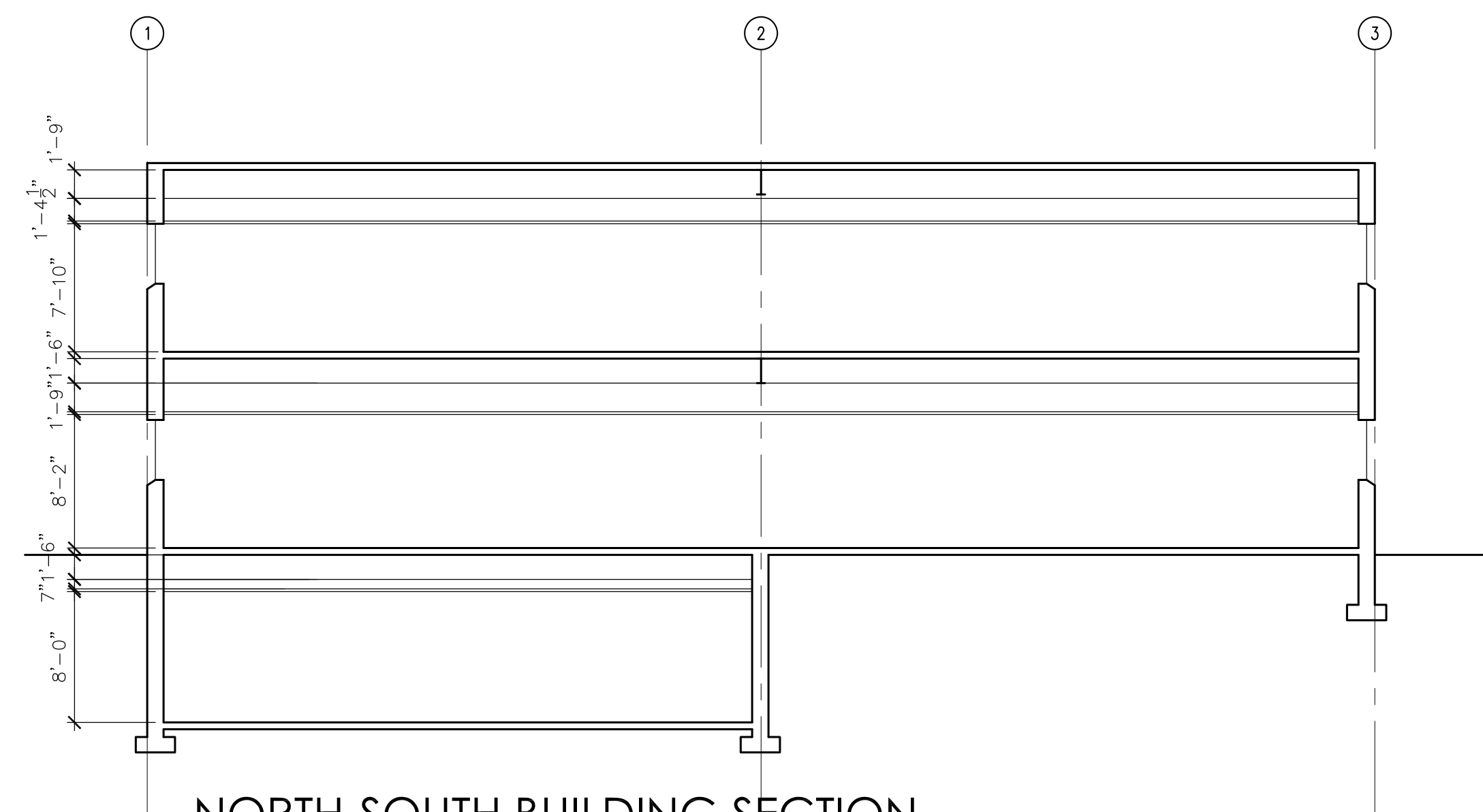
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



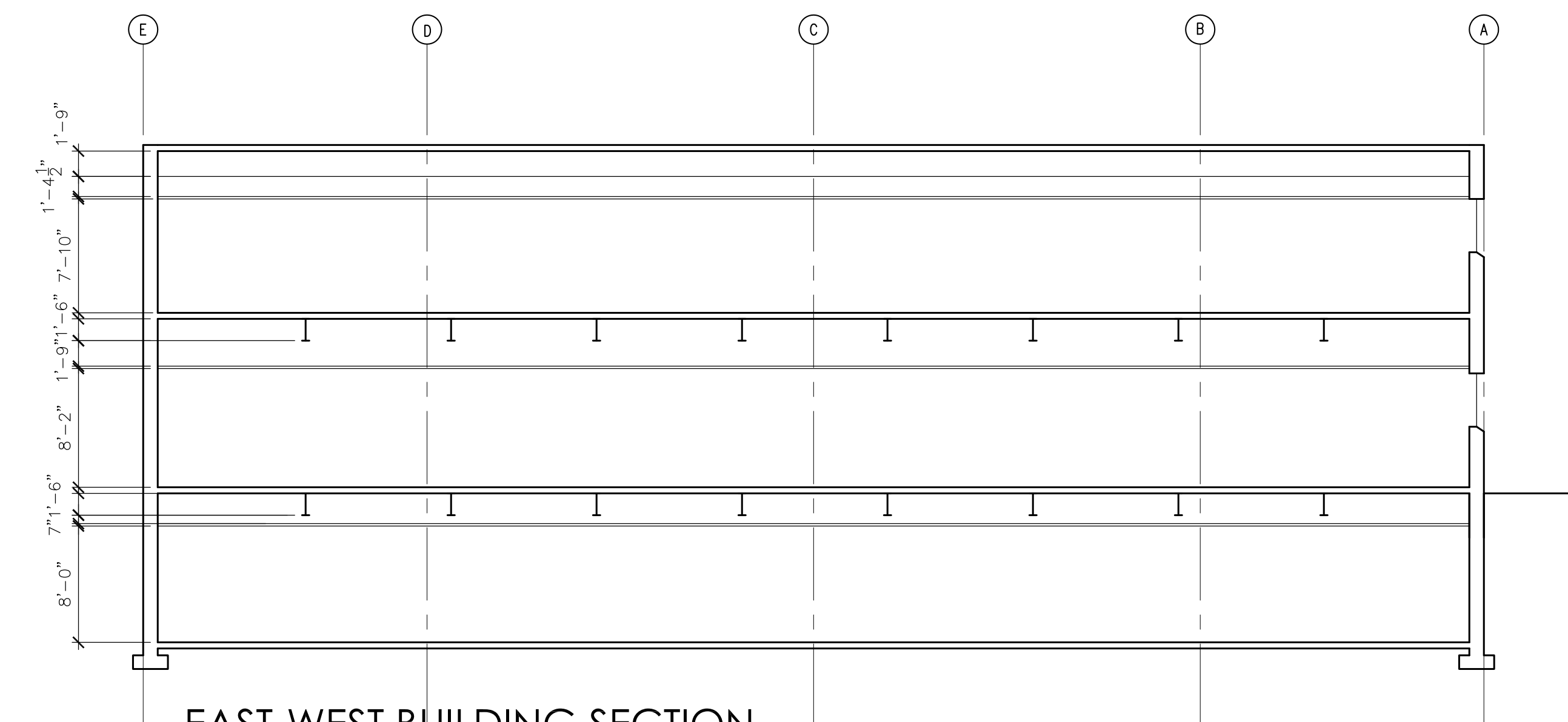
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



6 NORTH-SOUTH BUILDING SECTION
SCALE: 1/8" = 1'-0"



5 EAST-WEST BUILDING SECTION
SCALE: 1/8" = 1'-0"

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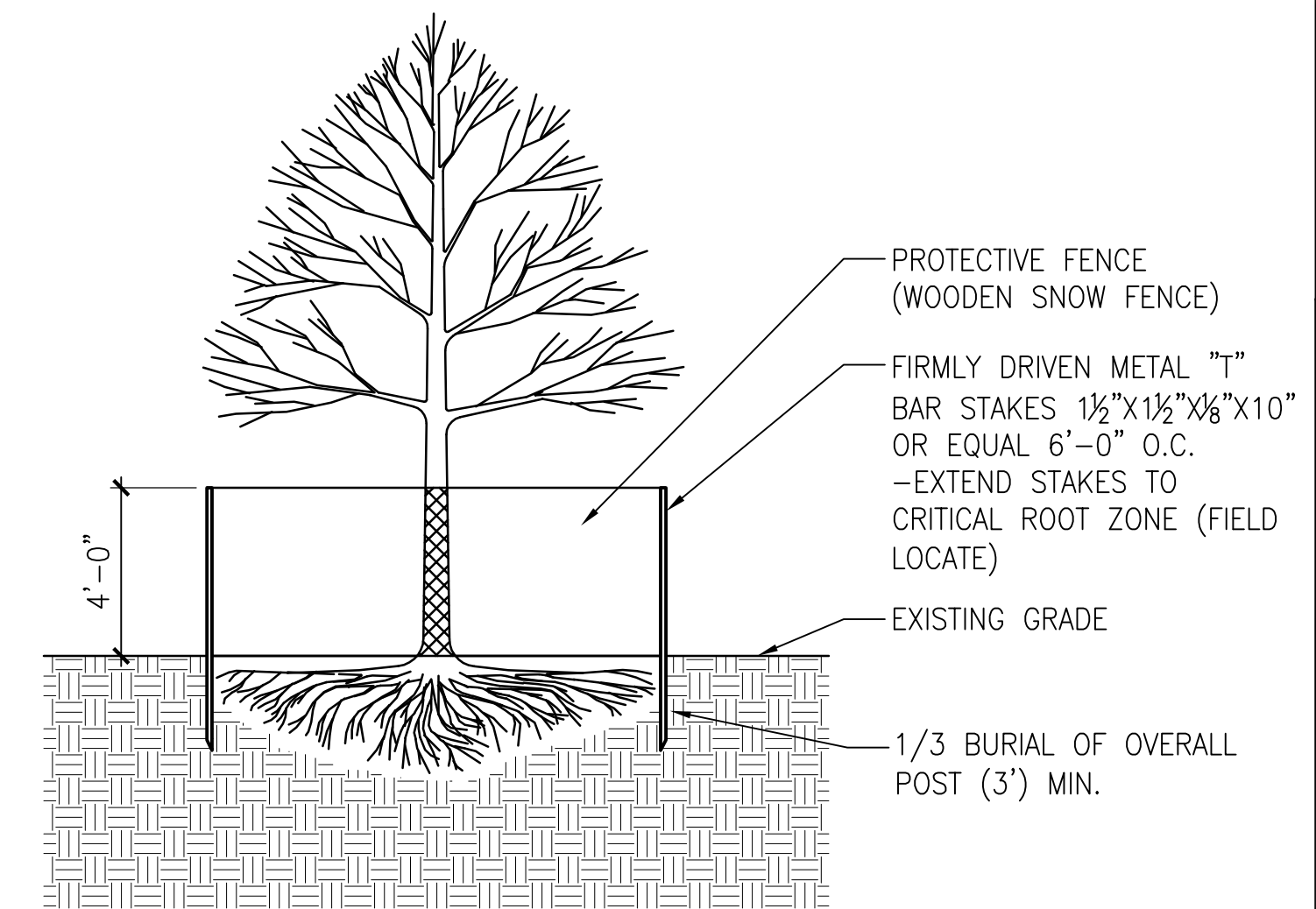
NO.	REVISION DESCRIPTION	DATE
1	SCHEMATIC DESIGN	2/23/15
2	DESIGN DEVELOPMENT	3/27/15

SHEET TITLE:
EXTERIOR ELEVATIONS
BUILDING SECTIONS

SHEET NO.

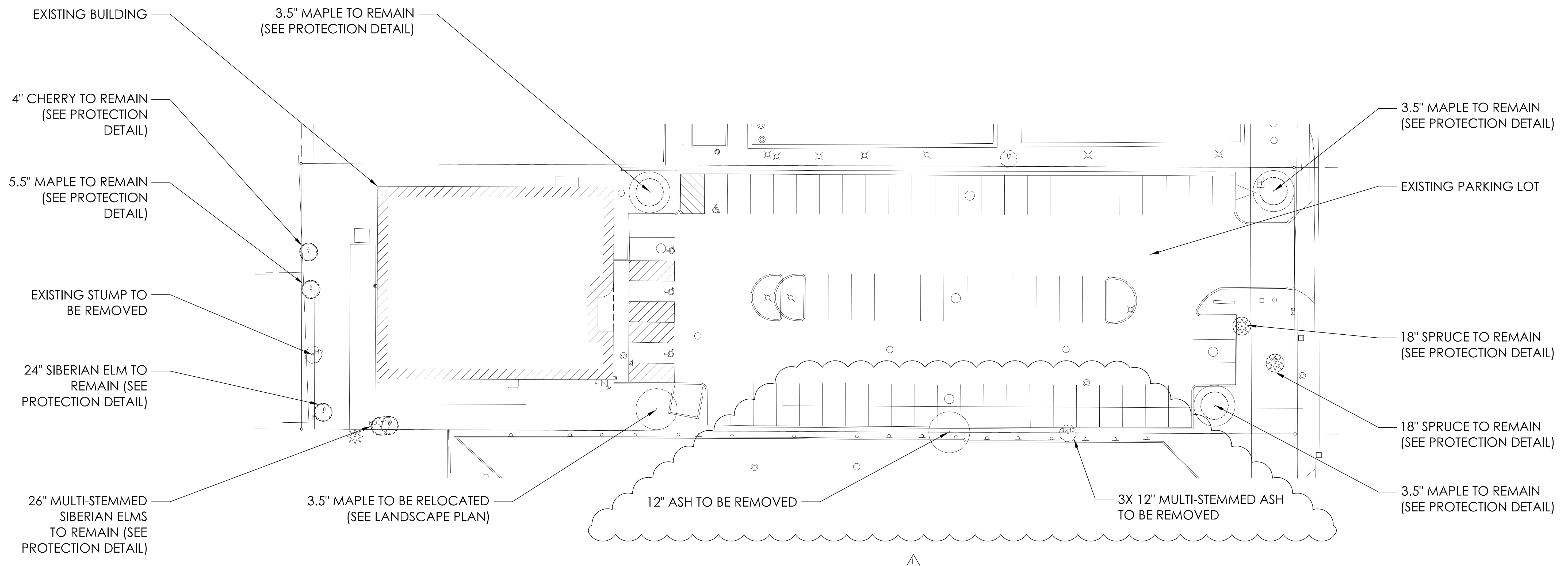
A2.0

DATE:
20 FEB 2015



TREE PROTECTION FENCE
SCALE: NTS

LS_Tree_Protection



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NO.	REVISION DESCRIPTION	DATE
1	CONSTRUCTION DOCS.	6/26/2015
1	VILLAGE COMMENTS	6/12/2015

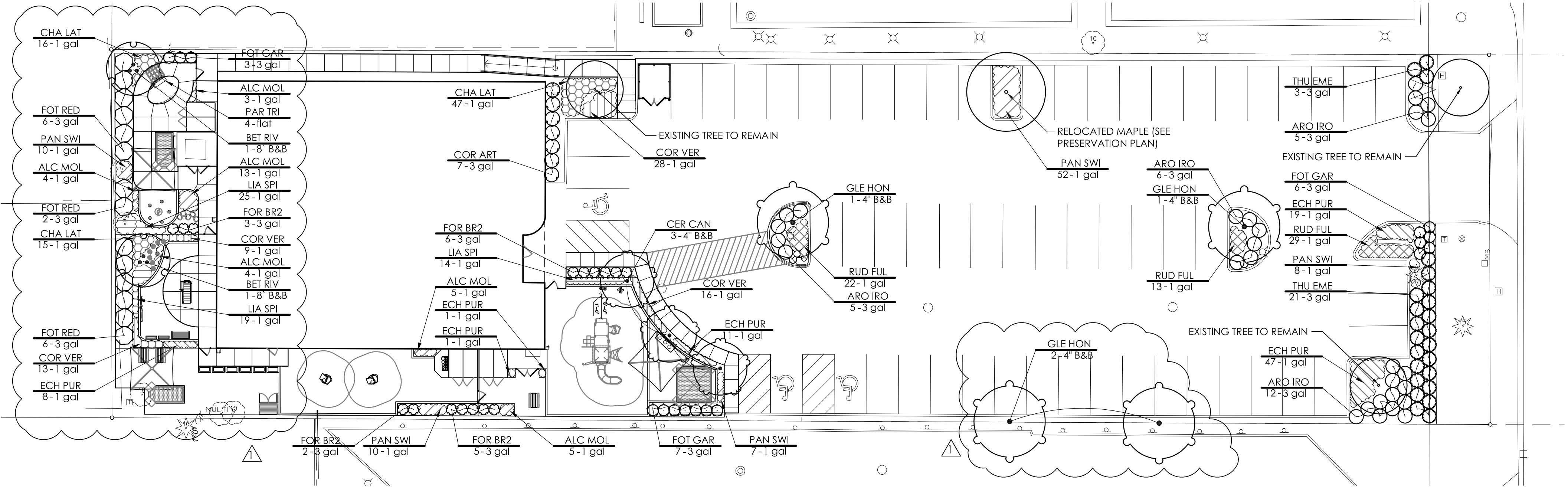
SHEET TITLE:
TREE
PRESERVATION
PLAN

SHEET NO.

LP-000

DATE
4/10/2015

PLANT	QTY	BOTANICAL/COMMON	CONT	REMARKS
CEES				
BET RIV	2	Betula nigra / Multi-Trunk River Birch	8' B&B	
CER CAN	3	Cercis canadensis / Eastern Redbud	4" B&B	
GLE HON	4	Gleditsia triacanthos "Skycole" TM / Skyline Honeylocust	4" B&B	
SHRUBS				
ARO IRO	28	Aronia melanocarpa "Iniquis Beauty" TM / Black Chokeberry	3 gal	
COR ART	7	Cornus sericea "Arctic Fire" / Arctic Fire Dogwood	3 gal	
FOR BR2	16	Forsythia viridissima "Bronxensis" / Bronx Forsythia	3 gal	
FOT GAR	16	Fothergilla gardenii / Dwarf Fothergilla/Dwarf Bottle Brush	3 gal	
FOT RED	14	Fothergilla major "KLMfifteen" TM / Red Monarch	3 gal	
THU EME	24	Thuja occidentalis "Emerald" / Emerald Arborvitae	3 gal	
GROUND COVERS				
ALC MOL	34	Alchemilla mollis / Lady's Mantle	1 gal@ 18" oc	
CHA LAT	78	Chasmanthium latifolium / Northern Sea Oats	1 gal@ 18" oc	
COR VER	66	Coreopsis verticillata "Moonbeam" / Threadleaf Coreopsis	1 gal@ 18" oc	
ECH PUR	87	Echinacea purpurea / Purple Coneflower	1 gal@ 18" oc	
LA SPI	58	Liatris spicata / Spike Gayleather	1 gal@ 18" oc	
PAN SWI	87	Panicum virgatum / Switch Grass	1 gal@ 18" oc	
PAR TRI	4	Parthenocissus tricuspidata / Boston Ivy	flat @ 12" oc	
RUD FUL	64	Rudbeckia fulgida "Goldsturm" / Goldsturm Black-eyed Susan	1 gal@ 18" oc	
SEED 1	3,000 SF	Bluegrass, Rye, Fescue Blend with Blanket		



PLAYGROUND SUMMARY

INFANT PLAY AREA: 910 SF
12 CHILDREN

TODDLER PLAY AREA: 1,186 SF
15 CHILDREN

TWO'S PLAY AREA: 1,773 SF
23 CHILDREN

PRESCHOOL PLAY AREA: 1,843 SF
20 CHILDREN

ORIGINAL NO. PARKING SPACES: 67
(INCLUDING 3 ADA SPACES)

REMAINING NO. PARKING SPACES: 60
(INCLUDING 3 ADA SPACES)

LEGEND

PB — PLANT BED



studio
MLA
ARCHITECTS

233 HARVARD STREET
SUITE 32
BROOKLINE, MA 02446
T 617-808-1551
F 617-808-1555

DESIGN
DEVELOPMENT
PLANS

NOT FOR
CONSTRUCTION

STAMP

PROJECT: BRIGHT HORIZONS AT ARLINGTON
HEIGHTS
ARLINGTON HEIGHTS, IL

CLIENT: BRIGHT HORIZONS
200 TALCOT AVE
WATERTOWN, MA

REV #	DESCRIPTION	DATE

PROJECT ARCHITECT

DRAWN BY

CHECKED BY

PROJECT NUMBER

DATE

04.08.15

SCALE

1/8" = 1'-0"

CONTENT

PLAYGROUND
PLAN

SHEET

L0.0

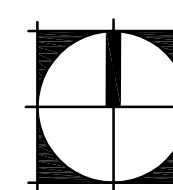
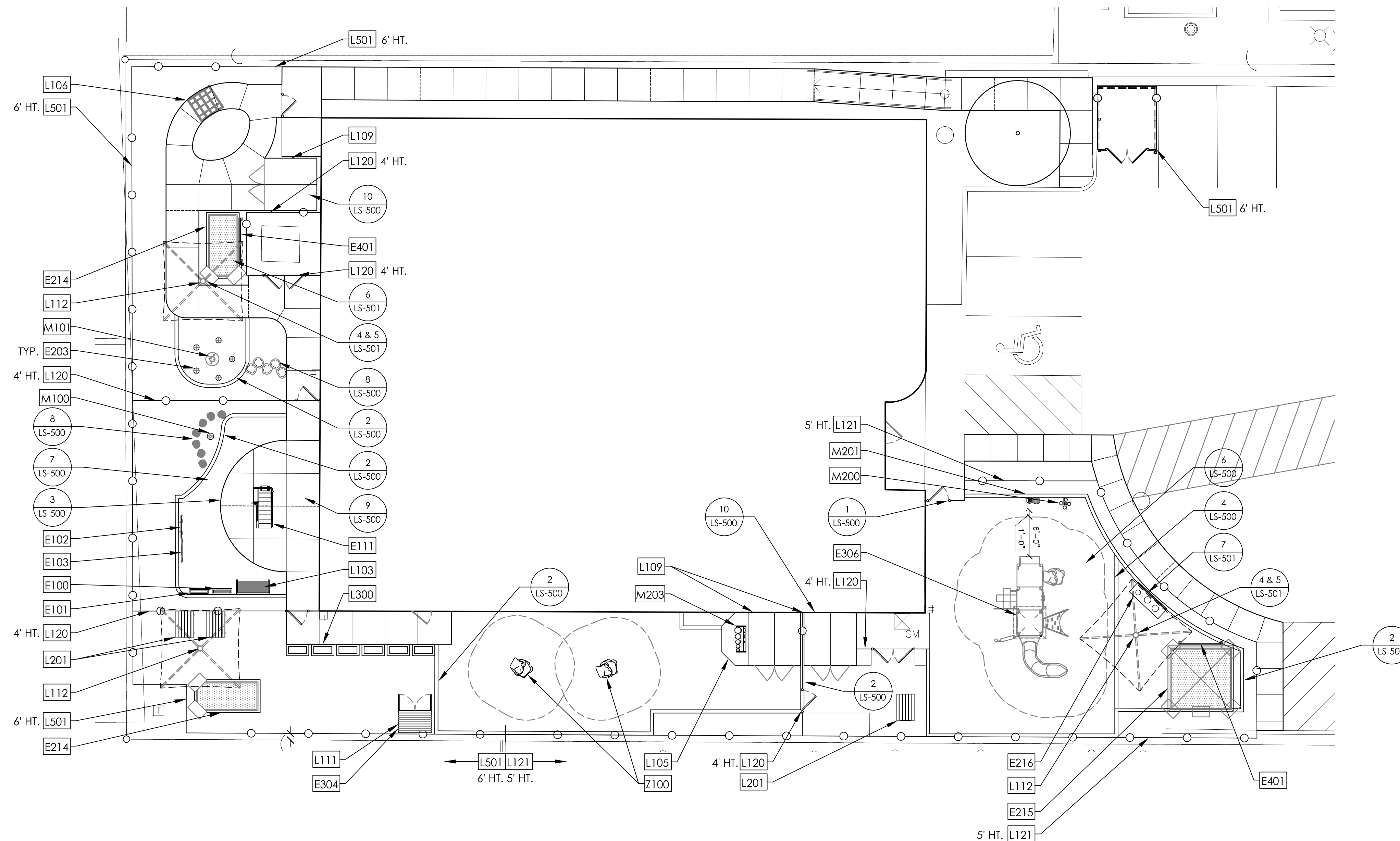
SYMBOL DESCRIPTION

E100	INFANT BEAD BOX COMPANY: GROUNDS FOR PLAY, 800-552-7529 MODEL: 13312 NOTES: GREEN BOX/ TAN ACCENT
E101	INFANT MIRROR BOX COMPANY: GROUNDS FOR PLAY, 800-552-7529 MODEL: 13316 NOTES: GREEN BOX/ TAN ACCENT
E102	MIRROR/ PULL-UP PANEL COMPANY: LANDSCAPE STRUCTURES MODEL: E102 NOTES: PURCHASE THROUGH BH
E103	MARBLE PANEL COMPANY: LANDSCAPE STRUCTURES MODEL: E103 NOTES: PURCHASED THROUGH BH
E111	INFANT FUN CENTER COMPANY: PLAYWORLD SYSTEMS MODEL: ZPD5051 NOTES: 12'-6" X 9'-3"
E203	WOOD STUMP SEATS COMPANY: CONTRACTOR SUPPLIED NOTES: BLACK LOCUST TREE STUMPS; 8"-10" DIA. X 10" HEIGHT, 30" APART, EDGE-TO-EDGE
E214	SEATED SAND BOX COMPANY: SANDLOCK, 866-963-9422 MODEL: CSG-60120 NOTES: 5'X10' WITH COVER: SEE DETAIL #6 SHEET LS-501

E215	SEATED SAND BOX COMPANY: SANDLOCK, 866-963-9422 MODEL: CSG-120120 NOTES: 10'X10' WITH COVER
E216	MUD KITCHEN COMPANY: CONTRACTOR CONSTRUCTED NOTES: TODDLERS AT 18" HT; TWOS AT 20"; PRESCHOOL AT 24"; BOWLS: 9" d S.S. AMERICAN METALCRAFT SSB300; FOODSERVICEWEARHOUSE.COM; TREX COLOR: BEACH DUNE
E304	OUTLAST BLOCK SET COMPANY: COMMUNITY PLAYTHINGS, 800-777-4244 MODEL: W330 NOTES: 62-BLOCK WOOD SET. SMALLER SETS AVAILABLE
E306	PRESCHOOL CLIMBER SMALL COMPANY: LANDSCAPE STRUCTURES MODEL: E306 NOTES: PURCHASE THROUGH BH; 48" FALL HEIGHT
E401	SAND PLAY WALL COMPANY: MEYER DESIGN MODEL: play-wall/BH NOTES: 6'-8" LONG; BOTTOM OF BOTTOM SHELF TO BE 10" FROM TOP OF SANDBOX COLORS: TAN WITH GREEN ACCENTS AND BLUE WHEEL
L103	BENCH COMPANY: VIFAH, WWW.LOWES.COM MODEL: V275 NOTES: 5' LONG
L105	TREX DECK NOTES: CONTRACTOR CONSTRUCTED COLOR: BEACH DUNE

L106	VINE HOUSE COMPANY: PLAY MART; DOUG KNOTTS, 617-244-3317 MODEL: PE-XNPP-VIN-04a NOTES: 48"L X 48"W X 48"H; PROVIDE INGROUND PANT BEDS ON EACH SIDE COLOR: TAN
L109	BELMONT STORAGE SHED OR EQUAL COMPANY: HEARTLAND, WWW.LOWES.COM MODEL: 182945 NOTES: 8'X8'; PROVIDE ASPHALT ROOF SHINGLES IN LIGHT GRAY; PROVIDE 2 WOOD SHELVES ON BACK WALL AT 4' AND 5' HEIGHT AND 5 HEAVY DUTY HOOKS AT 4' HEIGHT ON EACH WALL COLOR: BODY: HC-45 SHAKER BEIGE, TRIM: OC-17 WHITE DOVE
L111	OUTLAST SHED COMPANY: COMMUNITY PLAYTHINGS, 800-777-4244 MODEL: w301
L112	SINGLE POST SHADE STRUCTURE COMPANY: LANDSCAPE STRUCTURES MODEL: L112 NOTES: PURCHASE THROUGH BH, 12'X12' STANDARD; 7'-6" ENTRY HEIGHT MAX. COLOR: FABRIC: RAIN FOREST, POST: WARM BRONZE MATTE
L120	VINYL-COATED CHAIN LINK FENCING & GATE NOTES: CONTRACTOR INSTALLED. 9 GAUGE WIRE; MESH SIZE: 1-1/4"; SEE DETAIL #11 & 12 SHEET LS-500
L121	MONTAGE POOL, PET & PLAY METAL FENCE AND GATE COMPANY: AMERISTAR FENCE, AMERISTARFENCE.COM MODEL: MAJESTIC STYLE NOTES: 6' HIGH; 3" PICKET SPACING WITH FLUSH TOP AND BOTTOM RAIL; SEE DETAILS #1 & 2 SHEET LS-501 COLOR: BLACK

L201	KIDS PICNIC TABLE COMPANY: PLAYMART, DOUG KNOTTS, 617-244-3317 MODEL: SA-XNPT-PIC-04a NOTES: 48
L300	RECTANGULAR WOOD PLANTER BOX- 17" HEIGHT COMPANY: WOOD COUNTRY MODEL: TLP004 NOTES: 41"L X 21"W X 17" H
L501	VINYL SOLID BOARD PRIVACY FENCING & GATES COMPANY: WWW.BUYVINYLFENCE.COM MODEL: NEW YORK NOTES: 6' HIGH FENCE & GATES, TYPE "A" POST CAP, 8' WIDE PANELS, SEE DETAIL # 3 SHEET LS-501 COLOR: CLAY
M100	HANK DRUM COMPANY: NATURAL PLAYGROUNDS, 888-290-8405 MODEL: NMS-STD NOTES: IN GROUND INSTALLATION, 17" TO TOP OF DRUM; PROVIDE ONE SET OF MALLETS NMS-MAL COLOR: BLUE WITH LIME ACCENT
M101	ROUND CHIMES COMPANY: PLAY MART; DOUG KNOTTS, 617-244-3317 NOTES: PE-XNAM-RND-Xxa COLOR: GREEN
M200	SINGLE POST BONGO TOT COMPANY: GROUNDS FOR PLAY, RIC YATES, 817-487-5615 MODEL: 77134-16 (16"); 77134-24 (24") NOTES: TODDLER/ TWO'S: 16" HEIGHT; PS: 24" HEIGHT COLOR: POST: SAGE, POLYTONE: TAN
M201	GLOCKENSPIEL COMPANY: GROUNDS FOR PLAY, RIC YATES, 817-487-5615 MODEL: 77127 NOTES: TODDLER: 20"; 2'S: 22"; PRESCHOOL: 24" COLOR: POST WILDERNESS BROWN, POLYTONE: TAN, TREX: SADDLE
M203	TUNED DRUMS WITH STAND COMPANY: PLAYMART, DOUG KNOTTS 617-244-3317 MODEL: PE-XNIM-DRM-S1a COLOR: TOP: TAUPE; STAND: TAN
Z100	THE STEPPER ROCK CLIMBER COMPANY: LANDSCAPE STRUCTURES MODEL: 160419 NOTES: PURCHASE THROUGH BH; SET AT 18" HEIGHT; FALL HEIGHT 18"



NORTH



DesignPerspectives, Inc.
Grounded in Creativity

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Telephone: (630) 428-3134
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M/A

M/A ARCHITECTS, LLC

655 DEERFIELD RD STE 100-103
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T. 847.648.6100

BRIGHT HORIZONS
FAMILY SOLUTIONS
1120 ARLINGTON HTS RD
ARLINGTON HEIGHTS, IL

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NO.	REVISION DESCRIPTION	DATE
1	CONSTRUCTION DOCS.	6/26/2015

SHEET TITLE:

MATERIALS PLAN

SHEET NO.

LS-101

DATE
4/10/2015



April 29, 2015

Mr. Bill Enright
Ms. Latika Bhide
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: 1120 N. Arlington Heights Road

Dear Mr. Enright and Ms. Bhide,

Bright Horizons Family Solutions is leasing the 1120 North Arlington Heights Road Building for the purpose of opening a Bright Horizons Child Care and Early Education Center. Bright Horizons is a leading provider of early education and preschools, employer-sponsored child care, back-up care, educational advisory services and other work/life solutions. At this center, Bright Horizons would provide care to children of ages 6 weeks to five years old. The property is zoned B-1 and Bright Horizons respectfully requests a Special Use Permit from the Village of Arlington Heights to allow for the operation of a child care center. The criteria for granting a Special Use Permit and Bright Horizons compliance thereof are:

- **That said special use is deemed necessary for the public convenience at this location.**

The area surrounding the 1120 building is primarily residential in nature, with a significant family presence so that access to first quality child care and early education services is a highly desired amenity. Demographic data in Section 3 indicates that there are nearly 7,300 children under 5 years of age within three miles of the 1120 Building. The Market Study in Section 3 shows that current demand exceeds existing capacity in our market segment.

- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**

We can state categorically that the operations of a Bright Horizons will not be detrimental to the health, safety, morals or general welfare of the people residing or working in the vicinity. Bright Horizons will provide a safe, attractive facility that will be a benefit to the Village and its residents.

- **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.**

Bright Horizons will comply with all regulations, conditions and stipulations set forth in this authorization.

We look forward to working with the Village of Arlington Heights on the occupancy of 1120 N. Arlington Heights Road.

Sincerely,

Robert Ewald

Robert Ewald
Bright Horizons

Twin Building Management

REAL ESTATE • PROPERTY MANAGEMENT

P.O. BOX 932

RAVINIA STATION

HIGHLAND PARK, IL 60035

(847) 255-0215

April 29, 2015

Mr. Bill Enright
Ms. Latika Bhide
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Bright Horizons

Dear Mr. Enright and Ms. Bhide,

1120 North Arlington Heights Road, LLC is in the process of renting the stated property to Bright Horizons, who is a leading provider of early education and preschools, employer-sponsored child care, back-up care, educational advisory services and other work/life solutions. The property is zoned B-1 and 1120 North Arlington Heights Road, LLC, respectfully requests a zoning variation from the Village of Arlington Heights to allow for a five (5) foot high fence in front of the Building instead of the permitted three (3) feet.

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the B-1 zoning district**

Bright Horizons would not be granted a license to operate their center by the Illinois Department of Children and Family Services (DCFS). The five (5) foot fence height is a requirement for the safety and security of the children. The prior tenant was a medical user who vacated the building after occupying the space for over 35 years. The entire building has been vacant since the move and despite a marketing effort, a suitable tenant has not been found. Bright Horizons size requirement matches the vacant space perfectly and the location would serve their target market. The alternative would be to convert the Property to a multi-tenant building which would require an extremely significant up-front cost without a reasonable expectation of recovering that expenditure.

- **Plight of the owner**

The current space is vacant and has been for over a year. The space will be used by a known tenant and it will serve the needs of the community.

Twin Building Management

REAL ESTATE • PROPERTY MANAGEMENT

P.O. BOX 932

RAVINIA STATION

HIGHLAND PARK, IL 60035

(847) 255-0215

Mr. Bill Enright
Ms. Latika Bhide
Village of Arlington Heights
Page 2

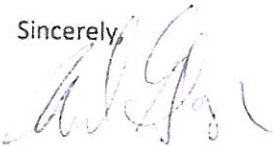
- **The variation, if granted, will not alter the essential character of the locality**

The building is set back 175 feet from Arlington Heights Road and the parking lot is located in the front of the building between Arlington Heights Road and the proposed fence. In conjunction with the partial berm and landscaping across the front of the Property, the proposed fence will be minimally visible from Arlington Heights Road so as not to alter the character of the locality. The parking for the very busy, prior medical tenant was at times suboptimal and caused complaints from the neighbors on the nearby streets. The new tenant will require much less parking density.

The property at 1120 N Arlington Heights Road offers the visibility and location required for Bright Horizons and will be an asset for the neighborhood and Arlington Heights community.

We look forward to working with the Village of Arlington Heights and the occupancy of 1120 N. Arlington Heights road.

Sincerely,

A handwritten signature in dark ink, appearing to be "A. G. Bhide", written over the word "Sincerely,".

Program Overview

■ Capacity and Services

- Full and part-time schedules
- Art, music & dance classes

■ Hours of Operation

- Services offered year-round
- Closed on Federal holidays
- Open weekdays 11 - 12 hours
- Between 6:30 a.m. to 6:30 p.m.
- Matched to parent schedules

Age Group	Capacity	Staff to Child Ratios	Classrooms
Infants 6 weeks – 15mos.	24	1:4	3 rooms of 8
Toddlers 15mos – 2 years	40	1:5	4 rooms of 10
Twos 2 – 3 years	48	1:8	3 rooms of 16
Preschool 3 – 5 years	80	1:10	4 rooms of 20
TOTALS	192		14

■ Off-Hour Events

- Evening staff meetings scheduled 6-9pm; 1X per/month
- Saturday parenting events hosted 8am-1pm; 1 per/quarter

■ Staffing

- 36 new admin & teaching positions
- Benefits provided; full & part-time work schedules available
- Employer of Choice - Named 15 times to FORTUNE's "100 Best Companies to Work For"

FORTUNE
100
BEST
COMPANIES
TO WORK FOR
2014

Typical Infant Classroom



Typical Toddler Classroom



Typical Preschool Classroom



Safety, Security & Controlled Access

■ Building Layout Offers Safe, Secure Access

- Designated parking located directly in front of the building entrance
 - Parents park; escort children to their classrooms
 - Lighting provided; good visibility from inside/outside the center
 - Security bollards provided at entrance



■ Secure Building and Playground

- Keypad with video screen/intercom located at the main entrance
- Video/intercom located at reception desk that is staffed at all times; second video/intercom located in center director's office
 - Visitors are screened prior to entry and escorted through the building
 - Delivery personnel are accompanied/monitored while in the building
- All doors leading directly to exterior non-secured areas are alarmed
- Playground areas are secure with alarmed gates
 - Younger children, have direct access via secure exterior doors that open directly onto the play area
 - The older children use exterior doors that open directly onto a secure walkway to the playground



Market Study

Bright Horizons at Arlington Heights

The purpose of this document is to study the market conditions for the need for a child care facility in Arlington Heights.

1. Methodology

- a. Based on based on demographics, market analysis and need of current and potential customers at Bright Horizons at North Kennicott, Bright Horizons determined need for an additional child care center in Arlington Heights
- b. Search completed on the Child Care Center Referral website for all child care, preschool, daycare programs in Arlington Heights; did not search for any daycare home programs because serve a different need in the child care industry
- c. Information regarding DCFS licensing facts collected from the website
- d. Information regarding each program collected from individual business program website
- e. 2 Bright Horizons employees, one grandmother and one mother, contacted centers in Arlington Heights to assess their program and space availability
- f. Findings were compiled into a master spreadsheet which was summarized for submission (see findings below)



Market Study

Bright Horizons at Arlington Heights

2. Demographics

- a. Data suggests demand exists for child care
 - i. Children age 0-4 years within miles +/- 20K
- b. Income levels suggest a strong level of affordability
 - i. 37.6% of 5 mile population has annual HH income of >\$100K

Arlington Heights 60004	1 mile	3 miles	5 miles
Estimated Median Age	45.7	43.8	40.1
Population	17,649	128,990	328,496
Ages 0 – 4 years	4.8%	5.4%	6.1%
Ages 5-14 years	12.0%	12.1%	12.2%
Total Employees	6,467	49,784	184,703
Total Households	7,614	51,664	129,526
Average Household Income	\$122,856	\$111,984	\$106,705
Median Household Income	\$89,445	\$83,161	\$78,262
Income \$50,000 - \$74,999	15.0%	18.0%	18.7%
Income \$75,000 - \$99,999	15.7%	15.3%	15.0%
Income \$100,000 - \$124,999	11.2%	11.4%	10.7%
Income \$125,000 - \$150,000	7.4%	7.1%	6.4%
Income \$150,000+	18.5%	14.8%	20.5%
Education – Bachelor's Degree	29.5%	28.3%	27.9%
Education – Graduate Degree	20.8%	16.8%	15.4%

3. Market Analysis

Local Employers	Headcount
Arlington Race Park Track	4,500
Northwest Community Hospital	4,000
Level 3 Communications	2,000
School District #214	2,700
Paddock Communications	1,700
Lutheran Home	598
Alexian Brothers Health System	500
Village of Arlington Heights	465



Market Study

Bright Horizons at Arlington Heights

4. Competitive Analysis (child care facilities in Arlington Heights)

Existing Program	Capacity	Infant	Toddler	Twos/Preschool	Reported Availability
Bright Horizons at North Kennicott	144	Y	Y	Y	None
A Mother's Touch	178	Y	Y	Y	3 spaces
Kiddy Learning Station	122	Y	Y	Y	Very few openings
Kindercare	126	Y	Y	Y	Very few openings
Northwest Suburban Montessori	93	N	Y	Y	No openings in morning PS
Re Wagon Child Care center	44	Y	Y	Y	None
Sheperd's Flock	70	Y	Y	Y	None
Village Preschool	78	N	N	Y	None
Little Learners	88	Y	Y	Y	1 space in each room
Flower Garden Day Care	40	N	N	Y	Space available
Kids of the Kingdom	41	N	Y	Y	None
Kiddie Academy	140	Y	Y	Y	No info available

The above analysis indicates a need for additional quality child care in this area. Bright Horizons has provided services in this market for over 20 years.



Market Study Bright Horizons at Arlington Heights

5. References

www.ildcfs.org

childcarecenter.us

O'Donovan, M. 2011. *Early Care and Education in Illinois: The Top 10 Counties, Municipalities, and Chicago Community Areas in Need of Care*. iff.org.

MEMORANDUM TO: Dani Toole
Bright Horizons

FROM: Javier Millan
Senior Consultant

Luay Aboona, PE
Principal

DATE: April 14, 2015

SUBJECT: Traffic and Parking Study
Proposed Bright Horizons Children's Center
Arlington Heights, Illinois

This memorandum presents the findings and recommendations of a traffic and parking study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Bright Horizons Childcare Center (Center) to be located at 1120 N. Arlington Heights Road in Arlington Heights, Illinois. The site is located on the west side of Arlington Heights Road approximately 330 feet north of Oakton Street.

The plans call for occupying the existing 16,500 square feet building with a child care center accommodating up to 192 children and up to 36 full and part-time employees. The Center will be open Monday through Friday between 6:30 A.M. and 6:30 P.M. and will provide off-street parking for approximately 60 vehicles.

Vehicular access will be provided via the existing full ingress/egress access drive on Arlington Heights Road.

The purpose of this study includes the following.

- Determine the existing traffic conditions in the area to establish a base condition.
- Assess the impact that the proposed Center will have on traffic conditions in the area.
- Determine what the parking requirement is to accommodate the proposed Center.

The following sections of this memorandum present the following.

- Existing site conditions.
- A description of the proposed Center development plan.
- Vehicle trip generation for the proposed Center.
- Traffic analyses for the weekday morning and evening peak hours for both the existing and future conditions.
- Parking analysis for the proposed development.
- Recommendations with respect to site access, internal circulation and parking for the future condition.

Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on a field visit conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadways system including lane usage, traffic control devices and existing peak hour traffic volumes.

Site Location

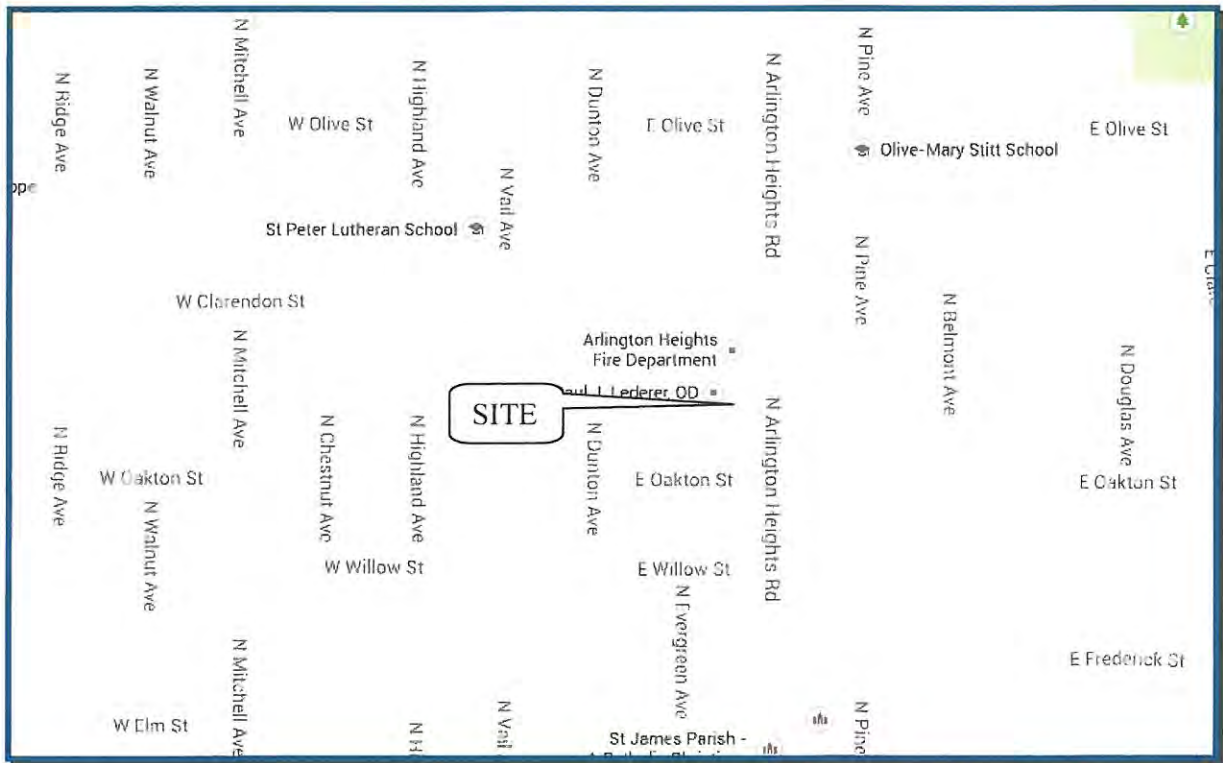
The site is located on the west side of Arlington Height Road approximately 330 feet north of Oakton Street. The site is bound by the Arlington Heights Fire Station No. 2 Headquarters to the north, an office building to the south, Arlington Heights Road to the east and single-family homes to the west. **Figure 1** illustrates the location of the proposed development with respect to the area roadway system. **Figure 2** shows an aerial photo of the site.

Existing Roadway System Characteristics

The principal roads in the vicinity of the site are described below.

Arlington Heights Road is a four lane roadway that is undivided between Miner Street to the south and the access drive serving the 1410/1420 Arlington Heights Road medical office buildings to the north (approximately 1.15 miles). Arlington Heights Road is signalized at its intersection with Oakton Street to the south and at its intersection with Olive Street to the north. No exclusive turn lanes are provided at either. On-street parking is not allowed on either side of the road. Arlington Heights Road has a posted speed limit of 30 mph, carries an average daily traffic (ADT) of 22,800 vehicles per day (vpd) and is under the jurisdiction of the Village of Arlington Heights.

Oakton Street is an east-west two-lane road with a posted speed limit of 25 mph that provides an exclusive left-turn lane and a shared through/right-turn lane on both approaches at its signalized intersection with Arlington Heights Road. On-street parking is not allowed on either side of the road, carries an ADT of 4,800 vpd and is under the jurisdiction of the Village of Arlington Heights.



Map of Site Location

Figure 1



Aerial Photo of Site Location

Figure 2

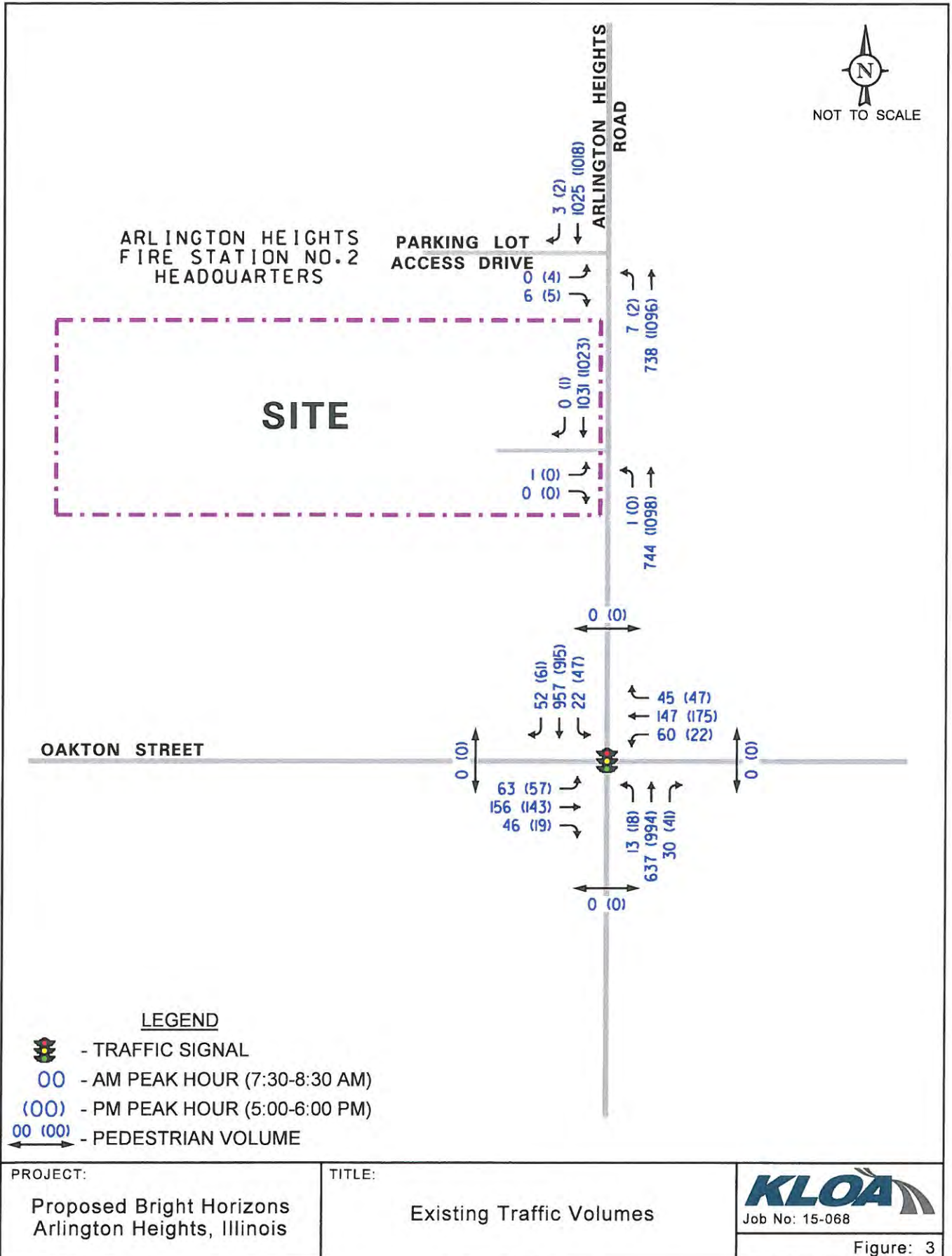
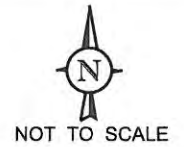
Existing Traffic Volumes

In order to determine current traffic conditions on the existing roadways, KLOA, Inc. conducted peak period traffic counts at the intersections of Arlington Heights Road with Oakton Street, the site's access drive and the Arlington Heights Fire Station No. 2 Headquarters access drive. The traffic counts were conducted on Tuesday March 17, 2015 during the morning (7:00 to 9:00 A.M.) and evening (4:00 to 6:00 P.M.) peak periods. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:30 to 8:30 A.M. and the weekday evening peak hour of traffic occurs from 5:00 to 6:00 P.M. **Figure 3** illustrates the existing peak hour traffic volumes. Copies of the traffic counts are included in the Appendix.

Area Traffic Observations

Traffic flow in the area was observed during the peak periods, particularly the southbound queues on Arlington Heights Road at its intersection with Oakton Street. Below is a summary of these observations.

- Morning peak period:
 - The maximum southbound queue observed was six vehicles occurring three times during the morning peak hour. The average queue was four vehicles.
 - The maximum eastbound and westbound queues observed on Oakton Street were approximately five to six vehicles.
- Evening peak period:
 - The maximum southbound queue observed was 11 vehicles occurring twice during the evening peak hour. The average queue was six vehicles.
 - The maximum eastbound and westbound queues observed on Oakton Street were approximately five vehicles and eight vehicles, respectively.
- As a result, none of the southbound queues extended to the site's access drive.
- Given the southbound lead phase on Arlington Heights Road at its intersection with Oakton Street, southbound queues are dissipated very quickly.
- Furthermore, it was observed that the traffic signal at Oakton Street and to the north at Olive Street created numerous gaps in the through traffic stream.



Gap Study

In order to determine the number and frequency of gaps in the Arlington Heights Road traffic stream, a gap study was conducted on the same day the traffic counts were conducted and during the same time periods. The gap study measured the number of gaps in the southbound direction that will accommodate the inbound left-turn movements and the outbound right-turn movements as well as the gaps in both directions (concurrent) that will accommodate the outbound left-turn movements. According to the Highway Capacity Manual published by the Transportation Research Board (TRB) of the National Academies, the critical gap is defined as the minimum time interval in the major-street traffic stream that allows intersection entry for one minor street vehicle and the follow-up time as the time between departure of one vehicle from the minor street and the departure of the next vehicle using the same major-street gap.

Based on numerous studies throughout the United States, the following is a summary for the critical gaps and follow up times required for vehicles to perform various maneuvers in and out of the access drive taking into consideration that Arlington Height Road is a four-lane undivided roadway.

Left-turn in from minor street

- critical gap: 7.1 seconds
- follow-up time: 3.5 seconds

Left-turn in from major street

- critical gap: 4.1 seconds
- follow-up time: 2.2 seconds

Right-turn out from minor street

- critical gap: 6.9 seconds
- follow-up time: 3.3 seconds

Table 1 shows the results of the available gaps (includes critical gap and follow-up time) to allow the left-turn in and left-turn out of the site in 15 minute intervals. Copies of the gap study are included in the Appendix.

Table 1

GAP STUDY SUMMARY – ARLINGTON HEIGHTS ROAD

Time Period	Available Gaps	
	Southbound Direction (Left-turn in)	Both Directions (Left-turn out)
7:00 - 7:15 A.M.	233	65
7:15 - 7:30 A.M.	213	52
7:30 - 7:45 A.M.	219	56
7:45 - 8:00 A.M.	198	46
8:00 - 8:15 A.M.	241	63
8:15 - 8:30 A.M.	204	33
8:30 - 8:45 A.M.	206	47
8:45 - 9:00 A.M.	242	66
4:00 - 4:15 P.M.	214	50
4:15 - 4:30 P.M.	204	37
4:30 - 4:45 P.M.	218	41
4:45 - 5:00 P.M.	211	28
5:00 - 5:15 P.M.	199	23
5:15 - 5:30 P.M.	173	23
5:30 - 5:45 P.M.	179	20
5:45 - 6:00 P.M.	168	20

Traffic Characteristics of the Bright Horizon Children's Center

In order to properly evaluate future traffic conditions, it was necessary to determine the traffic characteristics of the Center, including the directional distribution and the volume of traffic that will be generated by the proposed development.

Proposed Development Plan

As proposed, the Center will occupy the existing 16,500 square feet building with a maximum occupancy of 192 children and 36 staff. The drive aisle bordering the building to the south and one handicapped space east of the building will be removed to provide an outdoor playground area for infants and toddlers. The Center will be open Monday through Friday between 6:30 A.M. and 6:30 P.M.

Drop-Off/Pick-Up Operations and Parking

All drop off/pick up of children will occur on the east side of the building. Given their young age, parents will have to park their vehicles in order to escort their children in and out of the facility.

Access

Vehicular access will be provided via the existing full ingress/egress access drive on Arlington Heights Road. The access drive will continue providing one inbound lane and one outbound lane. Outbound movements should be under stop sign control.

Survey of existing Bright Horizons Daycare Center

At the request of the Village of Arlington Heights staff, a similar Bright Horizons daycare center located in Deer Park was surveyed to determine the traffic and parking characteristics of the proposed development. The center is located at 21955 W. Field Parkway, has an enrollment of 223 children, 36 staff and 44 parking spaces (seven spaces are dedicated drop-off/pick-up spaces). The survey was conducted on Thursday, March 19, 2015 from 7:00 to 9:00 A.M. and from 4:00 to 6:00 P.M. and included the number of vehicles going in and out of the daycare center parking lot, observations of drop-off and pick-ups and parking occupancy counts.

Table 2 summarizes the observed inbound and outbound traffic volumes every 15 minutes and the parking occupancy.

Table 2
Bright Horizons Day Care Center Trip Generation Survey (21955 W. Field Parkway, Deer Park, IL)

Time	Inbound			Outbound			Total	Parking Occupancy
	Parents	Employees	Total	Parents	Employees	Total		
7:00 A.M.	3	2	5	5	0	5	10	12
7:15 A.M.	11	3	14	7	0	7	21	19
7:30 A.M.	10	7	17	12	0	12	29	24
7:45 A.M.	17	3	20	13	0	13	33	31
8:00 A.M.	19	1	20	22	0	22	42	29
8:15 A.M.	17	3	20	15	0	15	35	34
8:30 A.M.	14	2	16	16	0	16	32	34
8:45 A.M.	<u>20</u>	<u>3</u>	<u>23</u>	<u>22</u>	<u>0</u>	<u>22</u>	<u>45</u>	35
Total	111	24	135	112	0	112	247	
4:00 P.M.	4	0	4	4	1	5	9	31
4:15 P.M.	8	0	8	4	0	4	12	35
4:30 P.M.	15	0	15	10	1	11	26	39
4:45 P.M.	10	0	10	16	1	17	27	32
5:00 P.M.	14	0	14	11	4	15	29	31
5:15 P.M.	22	0	22	17	2	19	41	34
5:30 P.M.	17	0	17	22	2	24	41	27
5:45 P.M.	<u>20</u>	<u>0</u>	<u>20</u>	<u>19</u>	<u>2</u>	<u>21</u>	<u>41</u>	26
Total	110	0	110	103	13	116	226	

Based on a review of the survey, the traffic volumes at the Deer Park center peaked from 8:00 to 9:00 A.M. generating 79 inbound trips and 75 outbound trips during the morning peak hour. During the evening, the center peaked between 5:00 and 6:00 P.M. generating 73 inbound trips and 79 outbound trips. This translates into 0.69 trips per child during the morning peak hour and 0.68 trips per child during the evening peak hour.

For comparison purposes, the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition was utilized to estimate the trips generated by the Deer Park daycare center. **Table 3** shows a trip generation comparison between the survey results and the ITE trip rates.

Table 3
TRIP GENERATION COMPARISON

Land Use	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
Deer Park Center (223 children)						
➤ Based on Survey	79	75	154	73	79	152
➤ Based on ITE (land Use Code 565)	<u>88</u>	<u>79</u>	<u>167</u>	<u>72</u>	<u>81</u>	<u>153</u>
Difference	-9	-4	-13	+1	-2	-1

Inspection of Table 3 indicates that the survey yielded very similar trip generation to the trip generation rates found in the ITE Trip Generation Manual, 9th Edition.

In addition and based on the parking survey, the peak parking demand occurred at 4:30 P.M. with 39 parked vehicles. This translates into 0.17 parking spaces per child.

Directional Distribution of Site Traffic

The directional distribution of future site-generated trips on the roadway system is a function of several variables, including the operational characteristics of the roadway system and the ease with which drivers can travel over various sections of the roadway system without encountering congestion. The directions from which traffic will approach and depart the site were estimated based on the existing travel patterns, as determined from the traffic counts. **Figure 4** illustrates the directional distribution of traffic which is also listed in **Table 4**.

Table 4
DIRECTIONAL DISTRIBUTION

Direction	
To/From the north on Arlington Heights Road	50%
To/From the south on Arlington Heights Road	35%
To/From the east on Oakton Street	7%
To/From the west on Oakton Street	<u>8%</u>
Total	100%



Site Traffic Generation

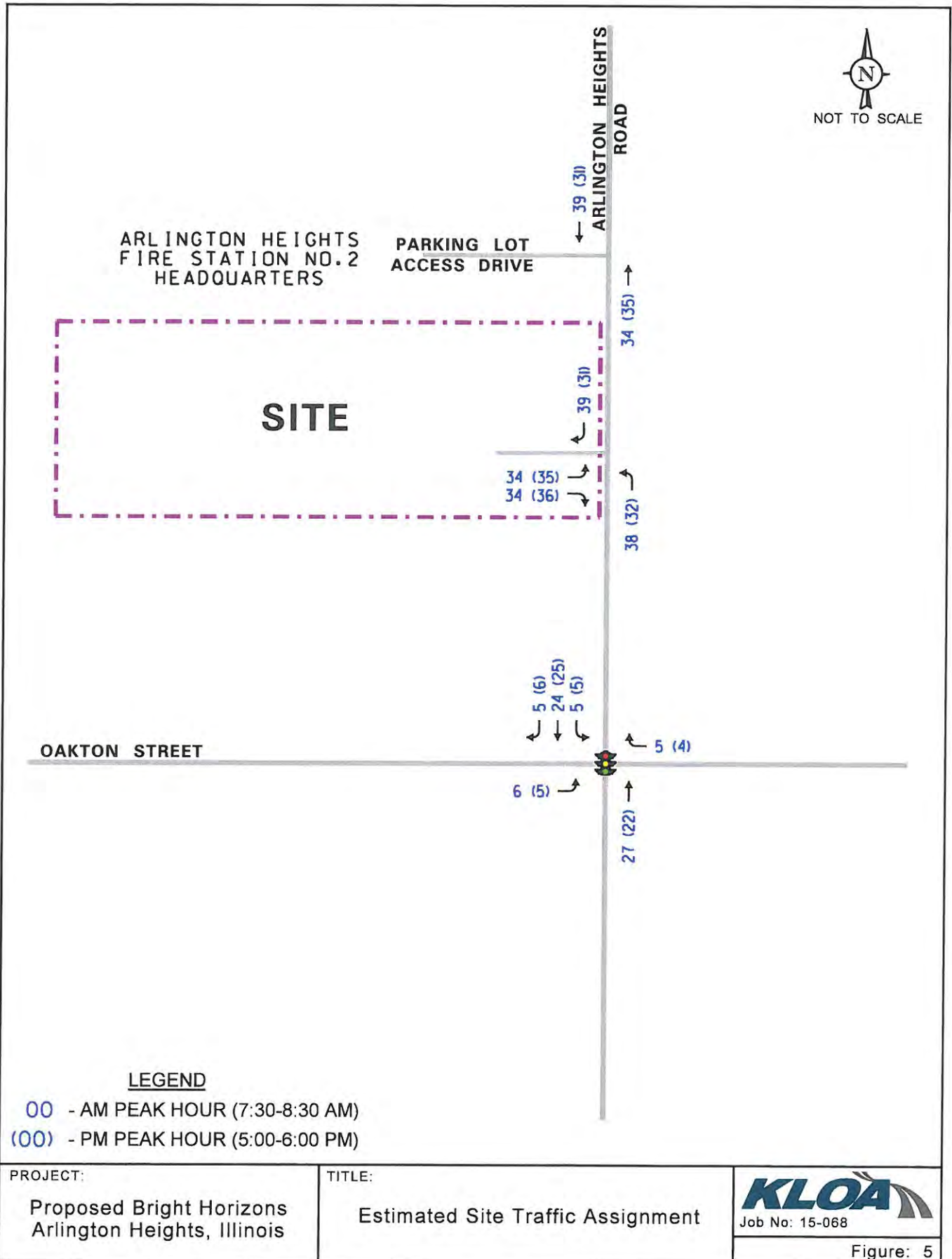
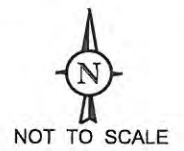
The traffic generation characteristics of any development are based on the magnitude and character of its land use. As proposed, the Center will have a maximum occupancy of 192 children. Although the trip generation survey from the existing Bright Horizons day care center in Deer Park was very comparable to the estimate using the trip generation rates found in the ITE *Trip Generation Manual*, 9th Edition, the ITE trip rates (Land Use 565) were used since they yield a slightly higher trip generation. **Table 5** shows the peak hour traffic estimated to be generated by the proposed day care center.

Table 5
TRIP GENERATION ESTIMATES

Land Use	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
Daycare Center (192 children)	77	68	145	63	71	134

Traffic Assignment

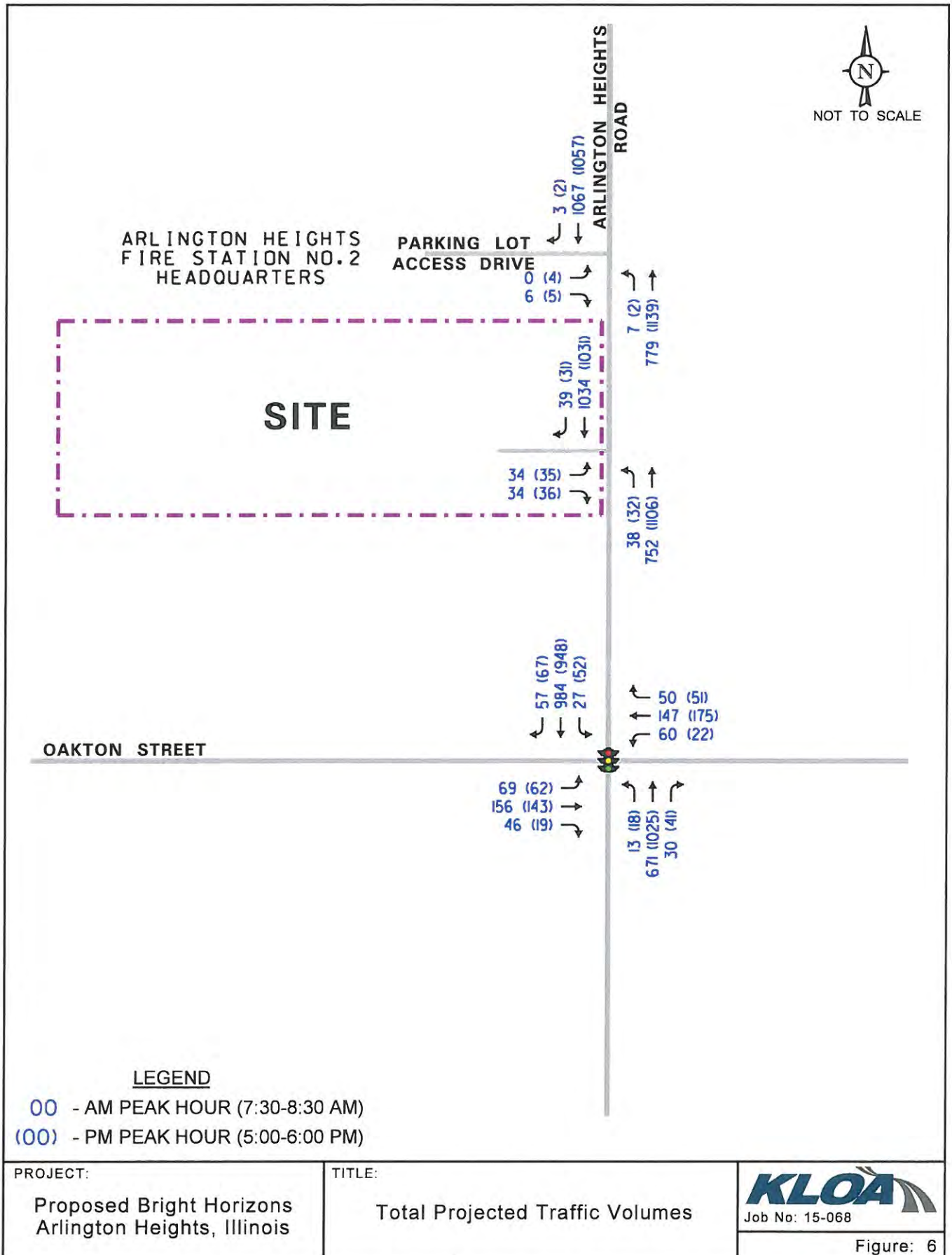
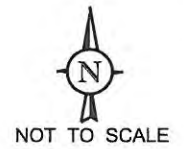
The estimated weekday morning and evening peak hour traffic volumes that will be generated by the Center were assigned to the roadway system in accordance with the previously described directional distribution as well as the proposed site operations. The peak hour traffic assignments for the site are illustrated in **Figure 5**. The development-generated traffic was added to the existing traffic volumes to obtain total traffic volumes which are illustrated in **Figure 6**. Included in the future traffic volumes is the traffic that will be generated by the Transitional Care Facility (120 units) currently under construction and located north of the Arlington Heights Fire Station No. 2 Headquarters.



PROJECT:
Proposed Bright Horizons
Arlington Heights, Illinois

TITLE:
Estimated Site Traffic Assignment

KLOA
Job No: 15-068
Figure: 5



PROJECT:

Proposed Bright Horizons
Arlington Heights, Illinois

TITLE:

Total Projected Traffic Volumes

KLOA
Job No: 15-068

Figure: 6

Traffic Analysis

Traffic analyses were performed for the intersections of Arlington Heights Road and Oakton Street and the access drive to determine the operation of the existing roadway system, evaluate the impact of the proposed development, and determine the ability of the existing roadway system to accommodate projected traffic demands. Analyses were performed for the weekday morning and weekday evening peak hours for both the existing traffic volumes and the projected traffic volumes. The existing signal cycle length and phasing was used in the analysis.

The traffic analyses were performed using Synchro/SimTraffic 9 computer software. The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter grade from A to F based on the average control delay experienced by vehicles passing through the intersection. Control delay is that portion of the total delay attributed to the traffic signal or stop sign control operation and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Level of Service A is the highest grade (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions, and Level of Service F is the lowest grade (oversaturated conditions, extensive delays).

For signal controlled intersections, levels of service are calculated for lane groups, intersection approaches, and the intersection as a whole. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized and unsignalized intersections are shown in the Appendix. The results of the capacity analysis are summarized in **Tables 6** and **7**. Copies of the capacity analyses worksheets are included in the Appendix.

Table 6

INTERSECTION LEVEL OF SERVICE AND DELAY - EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	Level of Service	Delay (seconds)	Level of Service	Delay (seconds)
Arlington Heights Rd with Oakton Street ¹	C	21.3	C	22.2
Arlington Heights Rd with Access Drive ²				
➤ Northbound Left/Through	A	0.1	A	0.0
➤ Eastbound Left/Right	C	21.1	A	0.0
Arlington Heights Rd with Fire Station Drive ²				
➤ Northbound Left/Through	A	0.1	A	0.1
➤ Eastbound Left/Right	B	10.8	C	17.5

¹Signalized Intersection
²Unsignalized Intersection

Table 7

INTERSECTION LEVEL OF SERVICE AND DELAY - FUTURE CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	Level of Service	Delay (seconds)	Level of Service	Delay (seconds)
Arlington Heights Rd with Oakton Street ¹	C	21.7	C	22.8
Arlington Heights Rd with Access Drive ²				
➤ Northbound Left/Through	A	2.1	A	1.5
➤ Eastbound Left/Right	C	21.5	D	26.2
Arlington Heights Rd with Fire Station Drive ²				
➤ Northbound Left/Through	A	0.1	A	0.1
➤ Eastbound Left/Right	B	10.9	C	18.1

¹Signalized Intersection
²Unsignalized Intersection

Traffic Evaluation

The results of the capacity analyses are discussed in detail below.

Arlington Heights Road and Oakton Street

The results of the capacity analysis indicate that this intersection is operating at an acceptable level of service C during the morning and evening peak hours and will continue operating at the same level of service with minimal increase in the overall delay under future conditions. Further inspection of the capacity analyses indicates that the southbound movements will continue to operate at acceptable levels of service and that the southbound queues on Arlington Heights Road will not exceed 185 feet and as such will not extend to the access drive and will not have a negative impact on the accessibility of the site. As such, no geometric or traffic signal control improvements will be necessary in conjunction with the proposed development.

Arlington Heights Road and Site Access Drive

The proposed center will utilize the existing access drive on Arlington Heights Road. Based on the results of the capacity analyses, the outbound movements from the access drive will operate at acceptable Levels of Service C and D during the morning and evening peak hours, respectively, with outbound queues of less than two vehicles. Furthermore, the northbound left-turn movements into the site will operate at a Level of Service A during both peak hours and the queues for vehicles waiting to turn left into the site will not exceed two vehicles. This was further validated by the results of the traffic simulation which show a maximum queue of two vehicles. As such the addition of site traffic is projected to have minimal impact on the roadway system.

Based on a review of IDOT's Bureau of Design and Environment (BDE) Manual auxiliary turn lane guidelines, allowing left-turn movements from a shared through lane can be considered at any intersection where (1) a capacity analysis determines a left-turn lane is not necessary to meet the level of service criteria or (2) for uniformity of intersection design along the roadway if other intersections do not have left-turn lanes (i.e. to satisfy driver expectancy). Given that the northbound left-turn movement, as previously indicated, will operate at a level of service A during both peak hours with minimal queues and given that exclusive left-turn lanes are not provided along Arlington Heights Road for a distance of 1.15 miles within proximity of the site, allowing the left-turn movements will not be detrimental to the through traffic and can operate adequately.

Arlington Heights Road and Fire Station Access Drive

This access drive serves the parking lot of the Fire Station and is located approximately 75 feet north of the center's access drive. Based on a review of the capacity analyses, the outbound movements from this intersection currently operate at a level of service B and C during the morning and evening peak hours, respectively. Under future conditions, the outbound movements will continue operating at the same levels of service with minimal increases in the delay outbound vehicles will experience. As such, the proposed development traffic will have limited impact on the operations of this access drive and roadway or traffic control improvements will not be necessary.

Gap Evaluation

As previously indicated, a gap study was conducted on Arlington Heights Road at its intersection with the access drive. Based on a review of Table 1, the results of the gap study for the peak hours of traffic are summarized in **Table 8**.

Table 8
GAP STUDY RESULTS

Time Periods	Number of Potential Movements Based on Gaps Available		
	Northbound Left-Turn	Eastbound Left-Turn	Eastbound Right-Turn
	In	Out	Out
7:30 - 8:30 A.M.	>400	198	>400
5:00 - 6:00 P.M.	>400	86	391

Table 9 shows the number of available gaps compared to the number of required gaps that are needed to accommodate the projected development traffic turning into and out of this proposed access drive.

Table 9
REQUIRED GAPS AT PROPOSED FULL ACCESS

Time Periods	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	Available Gaps	Required Gaps	Available Gaps	Required Gaps
Left Turns In	>400	38	>400	32
Right Turns Out	>400	34	391	36
Left Turns Out	198	34	86	35

As shown in Table 9, there are more than ten times the number of gaps needed in the through traffic stream to accommodate the northbound left-turns in, the eastbound right-turns out, and more than twice the number of gaps in both directions needed to accommodate the eastbound left-turn out for both the weekday morning and evening peak hours. This validates the results of the capacity analyses and the traffic simulations and indicates that this access drive will operate adequately and will provide safe and efficient access to the site.

Site Circulation and Design

As proposed, vehicles will enter the site via the existing access drive and either continue west or turn left where parents can park on any of the parking stalls. Based on a review of the site plan, the parking drive aisles are wide enough to allow two-way traffic thus providing efficient on-site circulation.

Parking Evaluation

As proposed, the site will provide parking for approximately 60 vehicles. A review of the Village of Arlington Heights zoning ordinance indicates that the Center should provide three spaces per every two employees. This would yield a parking requirement of 54 spaces which is six less than what is being provided.

As previously indicated, KLOA, Inc. conducted a parking survey at the Bright Horizons daycare center in Deer Park. Based on the survey, the Center had a peak parking demand of 39 parked vehicles which translates into 0.17 parking spaces per child. Applying this rate to the projected number of children (192) will yield a peak parking demand of 33 spaces which can easily be accommodated by the proposed number of parking spaces.

For comparison purposes, KLOA, Inc. also reviewed the projected parking demand of the proposed daycare center using the ITE Parking Generation Manual, 4th Edition. Based on ITE, the projected peak parking demand of a daycare center with 192 children will be 53 parking spaces and as such can be accommodated by the proposed number of parking spaces.

Conclusion

Based on the results of the traffic study, the traffic and parking impacts of the proposed Center will be adequately accommodated based on the following.

- The site generated traffic will not have a significant impact on the roadway system and can be accommodated adequately without any geometric or traffic control improvements.
- Sufficient gaps are available in the Arlington Heights Road traffic stream to allow for site traffic to ingress and egress the site efficiently.
- Northbound left-turns into the site off the through lane will not be detrimental to the through traffic flow based on the results of the capacity analyses and is consistent with the other intersections along Arlington Heights Road.
- The proposed number of parking spaces exceeds the Village of Arlington Heights requirements and will be adequate in accommodating the peak parking demand of the Center.
- Parents dropping-off and picking-up will be required to park and accompany their children in and out of the center.

Appendix

- Level of Service Criteria**
 - Traffic Counts**
 - Gap Study**
 - Capacity Analyses**

LEVEL OF SERVICE CRITERIA

Signalized Intersections

Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Unsignalized Intersections

Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.



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9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Arlington Heights/Oakton
Site Code:
Start Date: 03/17/2015
Page No: 1

Turning Movement Data

Start Time	Oakton Street Eastbound						Oakton Street Westbound						Arlington Heights Road Northbound						Arlington Heights Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	16	56	8		80	0	5	19	6		30	0	3	147	5		155	0	9	186	6		201	466
7:15 AM	0	13	66	4		83	0	9	28	10		47	0	5	143	2		150	0	8	210	10		228	508
7:30 AM	0	19	74	7		100	0	7	46	13		66	0	3	171	11		185	0	9	271	6		286	637
7:45 AM	0	15	47	11		73	0	23	54	16		93	0	1	166	4		171	0	8	224	10		242	579
Hourly Total	0	63	243	30	0	336	0	44	147	45	1	236	0	12	627	22	4	661	0	34	891	32	0	957	2190
8:00 AM	0	11	17	9		37	0	9	30	8		47	0	2	149	5		156	0	2	213	18		233	473
8:15 AM	0	18	18	19		55	0	21	17	8		46	0	7	151	10		168	0	3	249	18		270	539
8:30 AM	0	10	18	6		34	0	18	19	5		42	0	9	180	22		211	0	7	212	12		231	518
8:45 AM	0	11	44	10		65	0	25	40	15		80	0	11	164	5		180	0	0	192	3		195	520
Hourly Total	0	50	97	44	0	191	0	73	106	36	1	215	0	29	644	42	0	715	0	12	866	51	0	929	2050
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	6	26	7		39	0	7	27	5		39	0	6	195	8		209	0	10	197	9		216	503
4:15 PM	0	13	19	6		38	0	5	34	11		50	0	2	223	10		235	0	5	186	14		205	528
4:30 PM	0	9	22	6		37	0	7	32	10		49	0	4	220	5		229	0	7	187	13		207	522
4:45 PM	0	13	26	7		46	0	7	34	9		50	0	3	222	5		230	0	7	179	14		200	526
Hourly Total	0	41	93	26	2	160	0	26	127	35	1	188	0	15	860	28	1	903	0	29	749	50	0	828	2079
5:00 PM	0	19	36	4		59	0	4	44	7		55	0	5	272	8		285	0	6	200	17		223	622
5:15 PM	0	18	36	3		57	0	6	42	9		57	0	3	235	8		246	0	14	240	13		267	627
5:30 PM	0	10	34	8		52	0	6	47	16		69	0	4	262	18		284	0	18	233	16		267	672
5:45 PM	0	10	37	4		51	0	6	42	15		63	0	6	225	7		238	0	9	242	15		266	618
Hourly Total	0	57	143	19	0	219	0	22	175	47	0	244	0	18	994	41	0	1053	0	47	915	61	0	1023	2539
Grand Total	0	211	576	119		906	0	165	555	163		883	0	74	3125	133		3332	0	122	3421	194		3737	8858
Approach %	0.0	23.3	63.6	13.1		-	0.0	18.7	62.9	18.5		-	0.0	2.2	93.8	4.0		-	0.0	3.3	91.5	5.2		-	-
Total %	0.0	2.4	6.5	1.3		10.2	0.0	1.9	6.3	1.8		10.0	0.0	0.8	35.3	1.5		37.6	0.0	1.4	36.6	2.2		42.2	-
Lights	0	206	569	117		892	0	162	549	163		874	0	73	3058	132		3263	0	121	3362	186		3669	8698
% Lights	-	97.6	98.8	98.3		98.5	-	98.2	98.9	100.0		99.0	-	98.6	97.9	99.2		97.9	-	99.2	98.3	95.9		98.2	98.2
Buses	0	1	5	1		7	0	1	4	0		5	0	0	16	0		16	0	0	20	3		23	51
% Buses	-	0.5	0.9	0.8		0.8	-	0.6	0.7	0.0		0.6	-	0.0	0.5	0.0		0.5	-	0.0	0.6	1.5		0.6	0.6
Single-Unit Trucks	0	3	2	1		6	0	0	2	0		2	0	1	43	1		45	0	1	34	1		36	89
% Single-Unit Trucks	-	1.4	0.3	0.8		0.7	-	0.0	0.4	0.0		0.2	-	1.4	1.4	0.8		1.4	-	0.8	1.0	0.5		1.0	1.0
Articulated Trucks	0	1	0	0		1	0	2	0	0		2	0	0	8	0		8	0	0	5	4		9	20
% Articulated Trucks	-	0.5	0.0	0.0		0.1	-	1.2	0.0	0.0		0.2	-	0.0	0.3	0.0		0.2	-	0.0	0.1	2.1		0.2	0.2
Bicycles on Road	0	0	0	0		0	0	0	0	0		0	0	0	0	0		0	0	0	0	0		0	0
% Bicycles on Road	-	0.0	0.0	0.0		0.0	-	0.0	0.0	0.0		0.0	-	0.0	0.0	0.0		0.0	-	0.0	0.0	0.0		0.0	0.0
Pedestrians	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-

% Pedestrians	-	-	-	-	100%	-	-	-	-	100%	-	-	-	-	100%	-
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Turning Movement Data Plot



Kenig Lindgren O'Hara Aboona, Inc.
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(847)518-9990

Count Name: Arlington Heights/Oakton
Site Code:
Start Date: 03/17/2015
Page No: 4

Turning Movement Peak Hour Data (7:30 AM)

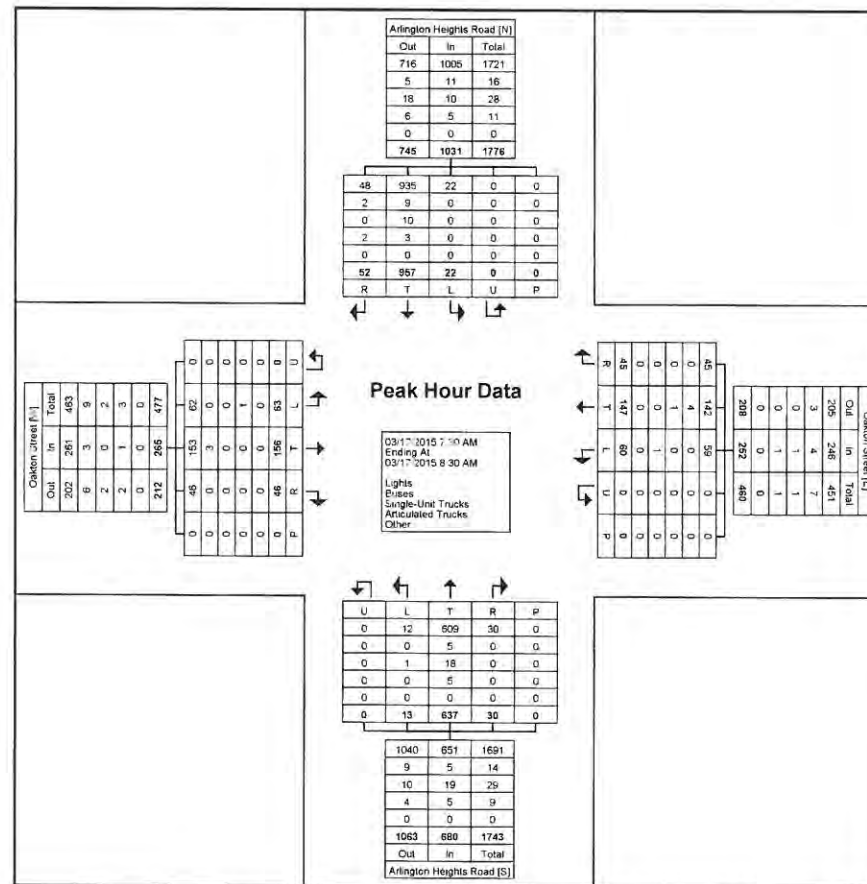
Start Time	Oakton Street Eastbound						Oakton Street Westbound						Arlington Heights Road Northbound						Arlington Heights Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:30 AM	0	19	74	7		100	0	7	46	13		66	0	3	171	11		185	0	9	271	6		286	637
7:45 AM	0	15	47	11		73	0	23	54	16		93	0	1	166	4		171	0	8	224	10		242	579
8:00 AM	0	11	17	9		37	0	9	30	8		47	0	2	149	5		156	0	2	213	18		233	473
8:15 AM	0	18	18	19		55	0	21	17	8		46	0	7	151	10		168	0	3	249	18		270	539
Total	0	63	156	46		265	0	60	147	45		252	0	13	637	30		680	0	22	957	52		1031	2228
Approach %	0.0	23.8	58.9	17.4		-	0.0	23.8	58.3	17.9		-	0.0	1.9	93.7	4.4		-	0.0	2.1	92.8	5.0		-	-
Total %	0.0	2.8	7.0	2.1		11.9	0.0	2.7	6.6	2.0		11.3	0.0	0.6	28.6	1.3		30.5	0.0	1.0	43.0	2.3		46.3	-
PHF	0.000	0.829	0.527	0.605		0.663	0.000	0.652	0.681	0.703		0.677	0.000	0.464	0.931	0.682		0.919	0.000	0.611	0.883	0.722		0.901	0.874
Lights	0	62	153	46		261	0	59	142	45		246	0	12	609	30		651	0	22	935	48		1005	2163
% Lights	-	98.4	98.1	100.0		98.5	-	98.3	96.6	100.0		97.6	-	92.3	95.6	100.0		95.7	-	100.0	97.7	92.3		97.5	97.1
Buses	0	0	3	0		3	0	0	4	0		4	0	0	5	0		5	0	0	9	2		11	23
% Buses	-	0.0	1.9	0.0		1.1	-	0.0	2.7	0.0		1.6	-	0.0	0.8	0.0		0.7	-	0.0	0.9	3.8		1.1	1.0
Single-Unit Trucks	0	0	0	0		0	0	0	1	0		1	0	1	18	0		19	0	0	10	0		10	30
% Single-Unit Trucks	-	0.0	0.0	0.0		0.0	-	0.0	0.7	0.0		0.4	-	7.7	2.8	0.0		2.8	-	0.0	1.0	0.0		1.0	1.3
Articulated Trucks	0	1	0	0		1	0	1	0	0		1	0	0	5	0		5	0	0	3	2		5	12
% Articulated Trucks	-	1.6	0.0	0.0		0.4	-	1.7	0.0	0.0		0.4	-	0.0	0.8	0.0		0.7	-	0.0	0.3	3.8		0.5	0.5
Bicycles on Road	0	0	0	0		0	0	0	0	0		0	0	0	0	0		0	0	0	0	0		0	0
% Bicycles on Road	-	0.0	0.0	0.0		0.0	-	0.0	0.0	0.0		0.0	-	0.0	0.0	0.0		0.0	-	0.0	0.0	0.0		0.0	0.0
Pedestrians	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-
% Pedestrians	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-



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Count Name: Arlington Heights: Oakton
Site Code:
Start Date: 03/17/2015
Page No: 5



Turning Movement Peak Hour Data Plot (7:30 AM)



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Arlington Heights/Oakton
Site Code:
Start Date: 03/17/2015
Page No: 6

Turning Movement Peak Hour Data (5:00 PM)

Start Time	Oakton Street Eastbound						Oakton Street Westbound						Arlington Heights Road Northbound						Arlington Heights Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
5:00 PM	0	19	36	4		59	0	4	44	7		55	0	5	272	8		285	0	6	200	17		223	622
5:15 PM	0	18	36	3		57	0	6	42	9		57	0	3	235	8		246	0	14	240	13		267	627
5:30 PM	0	10	34	8		52	0	6	47	16		69	0	4	262	18		284	0	18	233	16		267	672
5:45 PM	0	10	37	4		51	0	6	42	15		63	0	6	225	7		238	0	9	242	15		266	618
Total	0	57	143	19		219	0	22	175	47		244	0	18	994	41		1053	0	47	915	61		1023	2539
Approach %	0.0	26.0	65.3	8.7		-	0.0	9.0	71.7	19.3		-	0.0	1.7	94.4	3.9		-	0.0	4.6	89.4	6.0		-	-
Total %	0.0	2.2	5.6	0.7		8.6	0.0	0.9	6.9	1.9		9.6	0.0	0.7	39.1	1.6		41.5	0.0	1.9	36.0	2.4		40.3	-
PHF	0.000	0.750	0.966	0.594		0.928	0.000	0.917	0.931	0.734		0.884	0.000	0.750	0.914	0.569		0.924	0.000	0.653	0.945	0.897		0.958	0.945
Lights	0	55	143	18		216	0	22	175	47		244	0	18	988	41		1047	0	47	909	61		1017	2524
% Lights	-	96.5	100.0	94.7		98.6	-	100.0	100.0	100.0		100.0	-	100.0	99.4	100.0		99.4	-	100.0	99.3	100.0		99.4	99.4
Buses	0	0	0	1		1	0	0	0	0		0	0	0	1	0		1	0	0	1	0		1	3
% Buses	-	0.0	0.0	5.3		0.5	-	0.0	0.0	0.0		0.0	-	0.0	0.1	0.0		0.1	-	0.0	0.1	0.0		0.1	0.1
Single-Unit Trucks	0	2	0	0		2	0	0	0	0		0	0	0	4	0		4	0	0	5	0		5	11
% Single-Unit Trucks	-	3.5	0.0	0.0		0.9	-	0.0	0.0	0.0		0.0	-	0.0	0.4	0.0		0.4	-	0.0	0.5	0.0		0.5	0.4
Articulated Trucks	0	0	0	0		0	0	0	0	0		0	0	0	1	0		1	0	0	0	0		0	1
% Articulated Trucks	-	0.0	0.0	0.0		0.0	-	0.0	0.0	0.0		0.0	-	0.0	0.1	0.0		0.1	-	0.0	0.0	0.0		0.0	0.0
Bicycles on Road	0	0	0	0		0	0	0	0	0		0	0	0	0	0		0	0	0	0	0		0	0
% Bicycles on Road	-	0.0	0.0	0.0		0.0	-	0.0	0.0	0.0		0.0	-	0.0	0.0	0.0		0.0	-	0.0	0.0	0.0		0.0	0.0
Pedestrians	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-
% Pedestrians	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-

Turning Movement Peak Hour Data Plot (5:00 PM)

Study Name Arlington Heights/Access Drives
 Start Date Tuesday, March 17, 2015 7:00 AM
 End Date Tuesday, March 17, 2015 6:00 PM
 Site Code

Report Summary

Time Period	Class.	Eastbound						Northbound						Southbound						Southeastbound						Crosswalk			
		U	HL	L	R	I	O	U	L	BL	T	I	O	U	T	R	HR	I	O	U	HL	BR	HR	I	O	Total	W	destria	Total
Peak 1	Lights	0	0	1	0	1	1	0	1	7	703	711	1015	0	1009	0	3	1012	704	0	0	6	0	6	10	1730		2	2
Specified Period	%	0%	0%	100%	0%	100%	100%	0%	100%	100%	96%	96%	98%	0%	97%	0%	100%	97%	94%	0%	0%	100%	0%	100%	100%	97%		100%	
7:00 AM - 9:00 AM	Buses	0	0	0	0	0	0	0	0	0	9	9	9	0	9	0	0	9	9	0	0	0	0	0	0	18	S	0	0
One Hour Peak	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	1%	1%	0%	1%	0%	0%	1%	1%	0%	0%	0%	0%	0%	0%	1%	0%		
7:30 AM - 8:30 AM	Single-Unit Truc	0	0	0	0	0	0	0	0	0	15	15	12	0	12	0	0	12	15	0	0	0	0	0	0	27	N	0	0
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	2%	1%	0%	1%	0%	0%	1%	2%	0%	0%	0%	0%	0%	0%	2%	0%		
	articulated Truc	0	0	0	0	0	0	0	0	0	4	4	5	0	5	0	0	5	4	0	0	0	0	0	0	9	NW	0	0
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	1%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	1%	0%		
	bicycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
	Total	0	0	1	0	1	1	0	1	7	731	739	1041	0	1035	0	3	1038	732	0	0	6	0	6	10	1784			
	PHF	0	0	0.25	0	0.25	0.25	0	0.25	0.58	0.87	0.88	0.95	0	0.94	0	0.25	0.95	0.87	0	0	0.75	0	0.75	0.83	0.94			
	Approach %					0%	0%					41%	56%					52%	41%					0%	1%				
Peak 2	Lights	0	0	0	0	0	1	0	0	2	1086	1088	1048	0	1043	1	2	1046	1090	0	4	5	0	9	4	2143	W	0	0
Specified Period	%	0%	0%	0%	0%	0%	100%	0%	0%	100%	99%	99%	100%	0%	100%	100%	100%	100%	99%	0%	100%	100%	0%	100%	100%	99%	0%		
4:00 PM - 6:00 PM	Buses	0	0	0	0	0	0	0	0	0	3	3	1	0	1	0	0	1	3	0	0	0	0	0	0	4	S	0	0
One Hour Peak	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
5:00 PM - 6:00 PM	Single-Unit Truc	0	0	0	0	0	0	0	0	0	5	5	4	0	4	0	0	4	5	0	0	0	0	0	0	9	N	0	0
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
	articulated Truc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NW	0	0
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
	bicycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
	Total	0	0	0	0	0	1	0	0	2	1094	1096	1053	0	1048	1	2	1051	1098	0	4	5	0	9	4	2156			
	PHF	0	0	0	0	0	0.25	0	0	0.25	0.9	0.9	0.94	0	0.93	0.25	0.25	0.93	0.9	0	0.5	0.42	0	0.45	0.5	0.96			
	Approach %					0%	0%					51%	49%					49%	51%					0%	0%				

Study Name Gap Study - Arlington Heights/Access Drive
 Start Date 03/17/2015
 Start Time 7:00 AM

Northbound Left from Major

Time	2.0-3.0	3.0-4.0	4.0-5.0	5.0-6.0	6.0-7.0	7.0-8.0	8.0-9.0	9.0-10.0	10.0-11.0	11.0-12.0	12.0-13.0	13.0-14.0	14.0-15.0	15.0-16.0	16.0-17.0	17.0-18.0	18.0-19.0	19.0-20.0	20.0-21.0	21.0-22.0	22.0-23.0	23.0-24.0	24.0-25.0	25.0-26.0	26.0-27.0	27.0-28.0	28.0-29.0	Critical Gaps (4.1 sec)	Follow-up Gaps (2.2 sec)	Total Gaps
7:00 AM	25	11	8	4	9	1	1	1	3	3	0	2	3	2	0	2	0	2	0	1	2	0	2	1	0	1	3	51	162	233
7:15 AM	19	10	9	4	9	1	2	1	3	4	2	5	2	1	2	1	2	0	0	0	0	0	1	0	2	0	3	53	160	213
7:30 AM	23	13	5	5	3	3	5	1	0	2	0	1	0	2	0	0	1	0	1	0	1	0	2	1	1	0	5	39	160	219
7:45 AM	22	14	10	4	3	2	2	4	2	1	0	3	0	2	0	0	0	0	2	1	1	0	0	0	0	0	6	41	157	198
8:00 AM	21	11	10	5	1	2	1	4	2	0	1	0	1	1	0	1	1	1	0	0	1	0	0	0	0	0	8	41	200	241
8:15 AM	21	11	9	4	3	1	1	3	2	0	1	4	2	0	0	2	1	1	2	2	0	0	1	1	1	0	3	43	161	204
8:30 AM	33	15	6	7	3	3	2	1	2	1	1	1	2	0	2	0	3	1	0	0	0	0	0	1	2	1	3	41	165	206
8:45 AM	21	6	4	8	4	1	2	2	2	0	1	4	1	0	1	0	3	1	0	0	0	0	0	1	2	1	3	41	200	242
4:00 PM	23	18	6	4	4	3	2	3	2	0	3	2	0	1	0	0	2	1	1	3	1	1	2	0	0	0	3	43	171	214
4:15 PM	28	18	8	3	4	1	4	3	4	0	5	0	1	0	1	3	2	0	0	1	1	1	1	0	0	0	4	45	159	204
4:30 PM	36	8	9	1	4	3	2	3	3	2	2	1	1	3	1	1	0	0	0	0	0	0	1	1	1	0	6	43	175	218
4:45 PM	34	11	10	9	5	3	3	2	1	3	1	2	1	0	0	2	1	0	2	0	0	1	0	1	1	0	4	51	160	211
5:00 PM	29	14	9	5	4	2	5	1	2	3	2	2	0	1	1	0	0	1	0	3	0	0	0	0	1	0	4	46	153	199
5:15 PM	34	11	4	4	6	3	5	3	1	0	2	0	4	3	1	1	1	0	0	0	2	0	0	1	2	0	43	130	173	
5:30 PM	40	8	9	7	4	5	1	1	5	2	1	2	0	1	0	0	3	0	0	0	0	1	2	0	1	0	3	47	132	179
5:45 PM	26	12	9	4	5	6	4	1	5	1	1	2	1	1	4	1	0	0	0	0	2	1	0	0	0	1	48	120	168	

Left from Minor

Time	2.0-3.0	3.0-4.0	4.0-5.0	5.0-6.0	6.0-7.0	7.0-8.0	8.0-9.0	9.0-10.0	10.0-11.0	11.0-12.0	12.0-13.0	13.0-14.0	14.0-15.0	15.0-16.0	16.0-17.0	17.0-18.0	18.0-19.0	19.0-20.0	20.0-21.0	21.0-22.0	22.0-23.0	23.0-24.0	24.0-25.0	25.0-26.0	26.0-27.0	27.0-28.0	28.0-29.0	Critical Gaps (7.1 sec)	Follow-up Gaps (3.5 sec)	Total Gaps
7:00 AM	40	15	11	6	8	5	2	5	2	1	1	3	0	3	0	1	0	1	1	0	0	1	0	0	0	0	2	28	37	65
7:30 AM	35	17	11	7	9	2	3	2	1	3	0	5	0	0	0	0	1	2	1	2	0	1	0	0	0	0	2	28	37	65
7:30 AM	30	12	8	6	10	7	4	1	1	3	2	1	1	1	2	0	0	0	1	2	0	1	0	0	0	1	0	22	30	52
7:45 AM	25	10	13	5	3	5	6	4	0	1	3	0	3	0	1	1	0	0	0	0	1	0	0	0	0	0	0	27	28	56
8:00 AM	32	16	14	6	7	5	2	3	2	1	1	2	1	1	1	0	2	1	0	1	0	0	0	0	0	0	2	26	20	46
8:15 AM	35	24	14	6	7	8	2	2	2	1	0	1	0	0	1	1	3	0	0	0	0	0	0	0	0	0	2	25	38	63
8:30 AM	49	20	6	10	3	1	3	1	3	2	1	3	1	2	0	0	3	1	1	3	0	1	0	0	0	0	0	16	17	33
8:45 AM	38	13	6	7	6	1	1	3	2	1	3	1	0	2	0	2	3	1	1	0	0	1	0	0	0	0	0	19	28	47
9:00 PM	32	22	8	5	6	5	1	4	1	4	0	3	1	0	0	0	2	3	1	1	0	0	1	0	0	0	1	23	43	66
9:15 PM	53	20	8	3	3	0	2	3	1	3	2	0	1	1	0	0	0	0	0	1	1	1	0	0	0	0	1	22	28	50
9:30 PM	44	19	9	2	7	6	2	2	2	2	0	0	1	0	0	0	2	0	1	0	0	0	0	0	0	0	1	17	20	37
9:45 PM	50	24	11	4	10	4	1	3	4	0	0	2	2	1	0	0	0	0	0	1	1	0	0	0	0	0	1	21	20	41
10:00 PM	41	18	13	4	4	2	2	2	3	4	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	16	12	28	
10:15 PM	40	16	8	8	5	3	2	2	2	0	1	1	1	0	0	0	0	0	0	0	0	1	0	0	0	1	0	12	11	23
10:30 PM	52	13	8	2	5	5	1	2	3	1	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	14	9	23
10:45 PM	43	18	10	11	5	3	1	0	1	1	2	0	0	1	2	0	0	0	0	0	1	0	0	0	0	0	0	14	6	20
																											11	9	20	

Lanes, Volumes, Timings
3: Arlington Heights Road & Oakton Street

4/14/2015

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	63	156	46	60	147	45	13	637	30	22	957	52
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		0	100		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	55			125			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Frt		0.966			0.965			0.993			0.992	
Flt Protected	0.950			0.950				0.999			0.999	
Satd. Flow (prot)	1770	1799	0	1770	1798	0	0	3511	0	0	3507	0
Flt Permitted	0.389			0.361				0.922			0.932	
Satd. Flow (perm)	725	1799	0	672	1798	0	0	3240	0	0	3272	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		11			11			7			11	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		531			646			301			330	
Travel Time (s)		12.1			14.7			6.8			7.5	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Shared Lane Traffic (%)												
Lane Group Flow (vph)	66	212	0	63	202	0	0	717	0	0	1085	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		pm+pt	NA	
Protected Phases		4			8			2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		24.0	24.0		9.5	24.0	
Total Split (s)	28.0	28.0		28.0	28.0		79.0	79.0		13.0	92.0	
Total Split (%)	23.3%	23.3%		23.3%	23.3%		65.8%	65.8%		10.8%	76.7%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		3.0	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0			6.0			6.0	
Lead/Lag							Lag	Lag		Lead		
Lead-Lag Optimize?							Yes	Yes		Yes		
Recall Mode	None	None		None	None		C-Max	C-Max		Max	C-Max	
Act Effct Green (s)	18.0	18.0		18.0	18.0			73.0			90.0	
Actuated g/C Ratio	0.15	0.15		0.15	0.15			0.61			0.75	
v/c Ratio	0.61	0.76		0.63	0.73			0.36			0.44	
Control Delay	70.4	63.6		73.8	60.7			12.3			5.7	
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	
Total Delay	70.4	63.6		73.8	60.7			12.3			5.7	
LOS	E	E		E	E			B			A	
Approach Delay		65.2			63.8			12.3			5.7	
Approach LOS		E			E			B			A	
Queue Length 50th (ft)	48	150		46	142			136			121	
Queue Length 95th (ft)	97	230		95	218			174			167	
Internal Link Dist (ft)		451			566			221			250	
Turn Bay Length (ft)	80			100								

Lanes, Volumes, Timings
 3: Arlington Heights Road & Oakton Street

4/14/2015

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Base Capacity (vph)	132	338		123	338			1973			2478	
Starvation Cap Reductn	0	0		0	0			0			0	
Spillback Cap Reductn	0	0		0	0			0			0	
Storage Cap Reductn	0	0		0	0			0			0	
Reduced v/c Ratio	0.50	0.63		0.51	0.60			0.36			0.44	

Intersection Summary

Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 120
 Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
 Natural Cycle: 60
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.76
 Intersection Signal Delay: 21.3
 Intersection Capacity Utilization 74.1%
 Analysis Period (min) 15

Intersection LOS: C
 ICU Level of Service D

Splits and Phases: 3: Arlington Heights Road & Oakton Street



HCM Unsignalized Intersection Capacity Analysis 6: Arlington Heights Road & Access Drive

4/14/2015

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	1	0	1	744	1031	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	1	0	1	783	1085	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)				330	1004	
pX, platoon unblocked	0.95	0.92	0.92			
vC, conflicting volume	1479	543	1085			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1003	324	915			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	225	617	680			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	1	262	522	724	362	
Volume Left	1	1	0	0	0	
Volume Right	0	0	0	0	0	
cSH	225	680	1700	1700	1700	
Volume to Capacity	0.00	0.00	0.31	0.43	0.21	
Queue Length 95th (ft)	0	0	0	0	0	
Control Delay (s)	21.1	0.1	0.0	0.0	0.0	
Lane LOS	C	A				
Approach Delay (s)	21.1	0.0		0.0		
Approach LOS	C					
Intersection Summary						
Average Delay		0.0				
Intersection Capacity Utilization		38.5%		ICU Level of Service		A
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis 8: Arlington Heights Road & Fire Station Drive

4/14/2015

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	0	6	7	738	1025	3
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	0	6	7	777	1079	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)				437	897	
pX, platoon unblocked	0.95	0.91	0.91			
vC, conflicting volume	1484	541	1082			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	998	311	903			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	99			
cM capacity (veh/h)	226	626	685			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	6	266	518	719	363	
Volume Left	0	7	0	0	0	
Volume Right	6	0	0	0	3	
cSH	626	685	1700	1700	1700	
Volume to Capacity	0.01	0.01	0.30	0.42	0.21	
Queue Length 95th (ft)	1	1	0	0	0	
Control Delay (s)	10.8	0.4	0.0	0.0	0.0	
Lane LOS	B	A				
Approach Delay (s)	10.8	0.1		0.0		
Approach LOS	B					
Intersection Summary						
Average Delay		0.1				
Intersection Capacity Utilization		38.4%		ICU Level of Service		A
Analysis Period (min)		15				

Lanes, Volumes, Timings
3: Arlington Heights Road & Oakton Street

4/14/2015

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	57	143	19	22	175	47	18	994	41	47	915	61
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		0	100		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	55			125			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Frt		0.982			0.968			0.994			0.991	
Flt Protected	0.950			0.950				0.999			0.998	
Satd. Flow (prot)	1770	1829	0	1770	1803	0	0	3514	0	0	3500	0
Flt Permitted	0.278			0.452				0.918			0.823	
Satd. Flow (perm)	518	1829	0	842	1803	0	0	3230	0	0	2887	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			8			6			13	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		531			646			301			330	
Travel Time (s)		12.1			14.7			6.8			7.5	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Shared Lane Traffic (%)												
Lane Group Flow (vph)	60	171	0	23	233	0	0	1108	0	0	1076	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		pm+pt	NA	
Protected Phases		4			8			2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		24.0	24.0		9.5	24.0	
Total Split (s)	30.0	30.0		30.0	30.0		97.0	97.0		13.0	110.0	
Total Split (%)	21.4%	21.4%		21.4%	21.4%		69.3%	69.3%		9.3%	78.6%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		3.0	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0			6.0			6.0	
Lead/Lag							Lag	Lag		Lead		
Lead-Lag Optimize?							Yes	Yes		Yes		
Recall Mode	None	None		None	None		C-Max	C-Max		Max	C-Max	
Act Effct Green (s)	21.3	21.3		21.3	21.3			91.0			106.7	
Actuated g/C Ratio	0.15	0.15		0.15	0.15			0.65			0.76	
v/c Ratio	0.77	0.61		0.18	0.83			0.53			0.48	
Control Delay	108.4	63.3		54.0	79.5			14.1			6.2	
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	
Total Delay	108.4	63.3		54.0	79.5			14.1			6.2	
LOS	F	E		D	E			B			A	
Approach Delay		75.0			77.2			14.1			6.2	
Approach LOS		E			E			B			A	
Queue Length 50th (ft)	52	142		18	199			263			140	
Queue Length 95th (ft)	#130	219		47	#308			317			172	
Internal Link Dist (ft)		451			566			221			250	
Turn Bay Length (ft)	80			100								

Lanes, Volumes, Timings 3: Arlington Heights Road & Oakton Street

4/14/2015

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Base Capacity (vph)	88	316		144	315			2101			2246	
Starvation Cap Reductn	0	0		0	0			0			0	
Spillback Cap Reductn	0	0		0	0			0			0	
Storage Cap Reductn	0	0		0	0			0			0	
Reduced v/c Ratio	0.68	0.54		0.16	0.74			0.53			0.48	

Intersection Summary

Area Type: Other
 Cycle Length: 140
 Actuated Cycle Length: 140
 Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
 Natural Cycle: 60
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.83
 Intersection Signal Delay: 22.2
 Intersection Capacity Utilization 93.5%
 Analysis Period (min) 15
 Intersection LOS: C
 ICU Level of Service F
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 3: Arlington Heights Road & Oakton Street

 p1	 p2 (R)	 p4
13 s	97 s	30 s
 p6 (R)		 p8
110 s		30 s

HCM Unsignalized Intersection Capacity Analysis 6: Arlington Heights Road & Access Drive

4/14/2015

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	0	0	0	1098	1023	1
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	0	0	0	1156	1077	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)				330	1004	
pX, platoon unblocked	0.87	0.93	0.93			
vC, conflicting volume	1655	539	1078			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1106	356	935			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	179	596	678			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	0	385	771	718	360	
Volume Left	0	0	0	0	0	
Volume Right	0	0	0	0	1	
cSH	1700	678	1700	1700	1700	
Volume to Capacity	0.00	0.00	0.45	0.42	0.21	
Queue Length 95th (ft)	0	0	0	0	0	
Control Delay (s)	0.0	0.0	0.0	0.0	0.0	
Lane LOS	A					
Approach Delay (s)	0.0	0.0		0.0		
Approach LOS	A					
Intersection Summary						
Average Delay		0.0				
Intersection Capacity Utilization		33.7%		ICU Level of Service		A
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis 8: Arlington Heights Road & Fire Station Drive

4/14/2015

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	4	5	2	1096	1018	2
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	4	5	2	1154	1072	2
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)				437	897	
pX, platoon unblocked	0.88	0.93	0.93			
vC, conflicting volume	1654	537	1074			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1091	344	923			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	98	99	100			
cM capacity (veh/h)	183	605	682			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	9	387	769	714	359	
Volume Left	4	2	0	0	0	
Volume Right	5	0	0	0	2	
cSH	298	682	1700	1700	1700	
Volume to Capacity	0.03	0.00	0.45	0.42	0.21	
Queue Length 95th (ft)	2	0	0	0	0	
Control Delay (s)	17.5	0.1	0.0	0.0	0.0	
Lane LOS	C	A				
Approach Delay (s)	17.5	0.0		0.0		
Approach LOS	C					
Intersection Summary						
Average Delay		0.1				
Intersection Capacity Utilization		41.7%		ICU Level of Service		A
Analysis Period (min)		15				

Lanes, Volumes, Timings
3: Arlington Heights Road & Oakton Street

4/14/2015

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	69	156	46	60	147	50	13	671	30	27	984	57
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		0	100		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	55			125			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Frt		0.966			0.962			0.994			0.992	
Flt Protected	0.950			0.950				0.999			0.999	
Satd. Flow (prot)	1770	1799	0	1770	1792	0	0	3514	0	0	3507	0
Flt Permitted	0.372			0.361				0.922			0.923	
Satd. Flow (perm)	693	1799	0	672	1792	0	0	3244	0	0	3241	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		11			13			7			12	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		531			646			301			330	
Travel Time (s)		12.1			14.7			6.8			7.5	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Shared Lane Traffic (%)												
Lane Group Flow (vph)	73	212	0	63	208	0	0	752	0	0	1124	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		pm+pt	NA	
Protected Phases		4			8			2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		24.0	24.0		9.5	24.0	
Total Split (s)	28.0	28.0		28.0	28.0		79.0	79.0		13.0	92.0	
Total Split (%)	23.3%	23.3%		23.3%	23.3%		65.8%	65.8%		10.8%	76.7%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		3.0	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0			6.0			6.0	
Lead/Lag							Lag	Lag		Lead		
Lead-Lag Optimize?							Yes	Yes		Yes		
Recall Mode	None	None		None	None		C-Max	C-Max		Max	C-Max	
Act Effct Green (s)	18.0	18.0		18.0	18.0			73.0			90.0	
Actuated g/C Ratio	0.15	0.15		0.15	0.15			0.61			0.75	
v/c Ratio	0.71	0.76		0.63	0.75			0.38			0.46	
Control Delay	81.8	63.6		73.8	61.6			12.5			5.8	
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	
Total Delay	81.8	63.6		73.8	61.6			12.5			5.8	
LOS	F	E		E	E			B			A	
Approach Delay		68.2			64.4			12.5			5.8	
Approach LOS		E			E			B			A	
Queue Length 50th (ft)	54	150		46	145			145			127	
Queue Length 95th (ft)	#115	230		95	223			184			175	
Internal Link Dist (ft)		451			566			221			250	
Turn Bay Length (ft)	80			100								

Lanes, Volumes, Timings

3: Arlington Heights Road & Oakton Street

4/14/2015

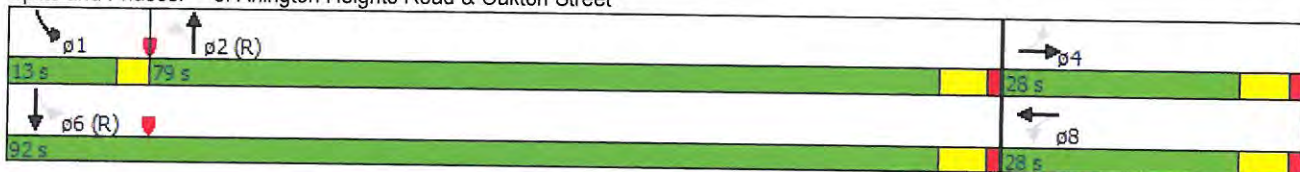
												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Base Capacity (vph)	127	338		123	339			1976			2458	
Starvation Cap Reductn	0	0		0	0			0			0	
Spillback Cap Reductn	0	0		0	0			0			0	
Storage Cap Reductn	0	0		0	0			0			0	
Reduced v/c Ratio	0.57	0.63		0.51	0.61			0.38			0.46	

Intersection Summary

Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 120
 Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
 Natural Cycle: 60
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.76
 Intersection Signal Delay: 21.7
 Intersection Capacity Utilization 78.7%
 Analysis Period (min) 15
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Intersection LOS: C
 ICU Level of Service D

Splits and Phases: 3: Arlington Heights Road & Oakton Street



HCM Unsignalized Intersection Capacity Analysis 6: Arlington Heights Road & Access Drive

4/14/2015

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations				 	 	
Volume (veh/h)	34	34	38	752	1034	39
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	36	36	40	792	1088	41
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)				330	1004	
pX, platoon unblocked	0.94	0.91	0.91			
vC, conflicting volume	1585	565	1129			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1074	327	947			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	81	94	94			
cM capacity (veh/h)	190	609	656			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	72	304	528	726	404	
Volume Left	36	40	0	0	0	
Volume Right	36	0	0	0	41	
cSH	290	656	1700	1700	1700	
Volume to Capacity	0.25	0.06	0.31	0.43	0.24	
Queue Length 95th (ft)	24	5	0	0	0	
Control Delay (s)	21.5	2.1	0.0	0.0	0.0	
Lane LOS	C	A				
Approach Delay (s)	21.5	0.8		0.0		
Approach LOS	C					
Intersection Summary						
Average Delay		1.1				
Intersection Capacity Utilization		59.6%		ICU Level of Service		B
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis 8: Arlington Heights Road & Fire Station Drive

4/14/2015

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations				 	 	
Volume (veh/h)	0	6	7	779	1067	3
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	0	6	7	820	1123	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)				437	897	
pX, platoon unblocked	0.95	0.91	0.91			
vC, conflicting volume	1549	563	1126			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1035	314	935			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	99			
cM capacity (veh/h)	214	618	661			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	6	281	547	749	378	
Volume Left	0	7	0	0	0	
Volume Right	6	0	0	0	3	
cSH	618	661	1700	1700	1700	
Volume to Capacity	0.01	0.01	0.32	0.44	0.22	
Queue Length 95th (ft)	1	1	0	0	0	
Control Delay (s)	10.9	0.4	0.0	0.0	0.0	
Lane LOS	B	A				
Approach Delay (s)	10.9	0.1		0.0		
Approach LOS	B					
Intersection Summary						
Average Delay		0.1				
Intersection Capacity Utilization		39.6%		ICU Level of Service	A	
Analysis Period (min)		15				

Lanes, Volumes, Timings
3: Arlington Heights Road & Oakton Street

4/14/2015

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	62	143	19	22	175	51	18	1025	41	52	948	67
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		0	100		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	55			125			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Frt		0.982			0.966			0.994			0.991	
Flt Protected	0.950			0.950				0.999			0.998	
Satd. Flow (prot)	1770	1829	0	1770	1799	0	0	3514	0	0	3500	0
Flt Permitted	0.268			0.455				0.917			0.787	
Satd. Flow (perm)	499	1829	0	848	1799	0	0	3226	0	0	2760	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			9			6			14	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		531			646			301			330	
Travel Time (s)		12.1			14.7			6.8			7.5	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Shared Lane Traffic (%)												
Lane Group Flow (vph)	65	171	0	23	238	0	0	1141	0	0	1124	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		pm+pt	NA	
Protected Phases		4			8			2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		24.0	24.0		9.5	24.0	
Total Split (s)	30.0	30.0		30.0	30.0		97.0	97.0		13.0	110.0	
Total Split (%)	21.4%	21.4%		21.4%	21.4%		69.3%	69.3%		9.3%	78.6%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		3.0	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0			6.0			6.0	
Lead/Lag							Lag	Lag		Lead		
Lead-Lag Optimize?							Yes	Yes		Yes		
Recall Mode	None	None		None	None		C-Max	C-Max		Max	C-Max	
Act Effct Green (s)	21.5	21.5		21.5	21.5			91.0			106.5	
Actuated g/C Ratio	0.15	0.15		0.15	0.15			0.65			0.76	
v/c Ratio	0.86	0.60		0.18	0.84			0.54			0.52	
Control Delay	125.1	62.8		53.7	79.8			14.4			6.7	
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	
Total Delay	125.1	62.8		53.7	79.8			14.4			6.7	
LOS	F	E		D	E			B			A	
Approach Delay		80.0			77.5			14.4			6.7	
Approach LOS		E			E			B			A	
Queue Length 50th (ft)	57	141		18	202			276			152	
Queue Length 95th (ft)	#144	219		47	#318			332			183	
Internal Link Dist (ft)		451			566			221			250	
Turn Bay Length (ft)	80			100								

Lanes, Volumes, Timings

3: Arlington Heights Road & Oakton Street

4/14/2015

	↖	→	↘	↙	←	↖	↙	↑	↗	↘	↓	↙
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Base Capacity (vph)	85	316		145	315			2099			2152	
Starvation Cap Reductn	0	0		0	0			0			0	
Spillback Cap Reductn	0	0		0	0			0			0	
Storage Cap Reductn	0	0		0	0			0			0	
Reduced v/c Ratio	0.76	0.54		0.16	0.76			0.54			0.52	

Intersection Summary

Area Type: Other

Cycle Length: 140

Actuated Cycle Length: 140

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.86

Intersection Signal Delay: 22.8

Intersection LOS: C

Intersection Capacity Utilization 96.5%

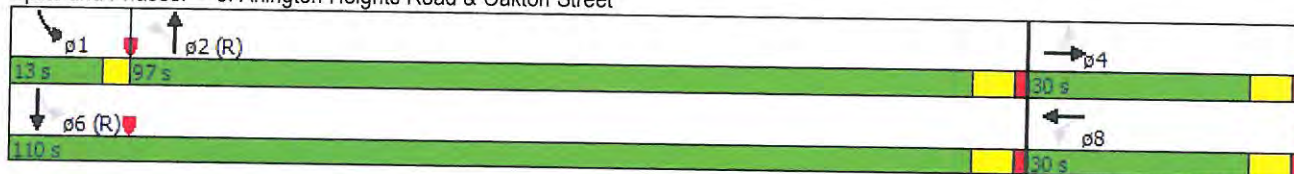
ICU Level of Service F

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Arlington Heights Road & Oakton Street



HCM Unsignalized Intersection Capacity Analysis 6: Arlington Heights Road & Access Drive

4/14/2015

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	35	36	32	1106	1031	31
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	37	38	34	1164	1085	33
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)				330	1004	
pX, platoon unblocked	0.87	0.93	0.93			
vC, conflicting volume	1751	559	1118			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1177	362	966			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	76	94	95			
cM capacity (veh/h)	152	587	656			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	75	422	776	724	394	
Volume Left	37	34	0	0	0	
Volume Right	38	0	0	0	33	
cSH	243	656	1700	1700	1700	
Volume to Capacity	0.31	0.05	0.46	0.43	0.23	
Queue Length 95th (ft)	31	4	0	0	0	
Control Delay (s)	26.2	1.5	0.0	0.0	0.0	
Lane LOS	D	A				
Approach Delay (s)	26.2	0.5		0.0		
Approach LOS	D					
Intersection Summary						
Average Delay		1.1				
Intersection Capacity Utilization		64.5%		ICU Level of Service		C
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis 8: Arlington Heights Road & Fire Station Drive

4/14/2015

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations				 	 	
Volume (veh/h)	4	5	2	1139	1057	2
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	4	5	2	1199	1113	2
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)				437	897	
pX, platoon unblocked	0.87	0.92	0.92			
vC, conflicting volume	1717	557	1115			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1131	351	956			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	98	99	100			
cM capacity (veh/h)	172	595	659			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	9	402	799	742	373	
Volume Left	4	2	0	0	0	
Volume Right	5	0	0	0	2	
cSH	284	659	1700	1700	1700	
Volume to Capacity	0.03	0.00	0.47	0.44	0.22	
Queue Length 95th (ft)	3	0	0	0	0	
Control Delay (s)	18.1	0.1	0.0	0.0	0.0	
Lane LOS	C	A				
Approach Delay (s)	18.1	0.0		0.0		
Approach LOS	C					
Intersection Summary						
Average Delay		0.1				
Intersection Capacity Utilization		42.9%		ICU Level of Service	A	
Analysis Period (min)		15				

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: Bright Horizons Family Solutions LLC
200 Talcott Avenue South
Watertown, MA 02472
 Owner: 1120 North Arlington Heights Road LLC
1110 Sheridan Road
Highland Park, IL 60035
 Contact Person: Robert Ewald (CCS)
 Address: 2607 N. 28th Road
Marseilles, IL 61341
 Phone #: 815-263-3350
 Fax #: 815-795-6601
 E-Mail: ccsrewald@cs.com

P.I.N.# 03-20-305-011-0000
 Location: 1120 N. Arlington Heights Road
 Rezoning: _____ Current: B-1 Proposed: _____
 Subdivision: _____
 # of Lots: N/A Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: ✓ For: Day Care Center
 Land Use Variation: _____ For: N/A
N/A
 Land Use: _____ Current: Medical Building
 Proposed: Day Care
 Site Gross Area: 38,289.24
 # of Units Total: N/A
 1BR: _____ 2BR: 3BR: 4BR: _____

(Petitioner: Please do not write below this line.)

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

- | | <u>YES</u> | <u>NO</u> | |
|----|------------|-----------|-----------------------|
| 1. | <u>✓</u> | _____ | VILLAGE BUILDING CODE |
| 2. | _____ | _____ | PRESENT ZONING USE |
| 3. | _____ | _____ | REQUESTED ZONING USE |
| 4. | _____ | _____ | SUBDIVISION REQUIRED |
| 5. | _____ | _____ | SIGN CODE |

6. GENERAL COMMENTS:

* NO COMMENT AT THIS TIME

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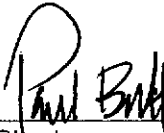
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Dee Pierce
~~Director~~ PLAN REVIEWER

5-5-15
 Date

BUILDING DEPARTMENT**1A****PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION**

Petition #: P.C. _____	P.I.N.# <u>03-20-305-011-0000</u>
Petitioner: <u>Bright Horizons Family Solutions LLC</u>	Location: <u>1120 N. Arlington Heights Road</u>
<u>200 Talcott Avenue South</u>	Rezoning: _____ Current: <u>B-1</u> Proposed: _____
<u>Watertown, MA 02472</u>	Subdivision: _____
Owner: <u>1120 North Arlington Heights Road LLC</u>	# of Lots: <u>N/A</u> Current: _____ Proposed: _____
<u>1110 Sheridan Road</u>	PUD: _____ For: _____
<u>Highland Park, IL 60035</u>	Special Use: <u>✓</u> For: <u>Day Care Center</u>
Contact Person: <u>Robert Fwald (CCS)</u>	Land Use Variation: _____ For: <u>N/A</u>
Address: <u>2607 N. 28th Road</u>	<u>N/A</u>
<u>Marseilles, IL 61341</u>	Land Use: _____ Current: <u>Medical Building</u>
Phone #: <u>815-263-3350</u>	Proposed: <u>Day Care</u>
Fax #: <u>815-795-6601</u>	Site Gross Area: <u>38,289.24</u>
E-Mail: <u>ccsrewald@cs.com</u>	# of Units Total: <u>N/A</u>
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

*(Petitioner: Please do not write below this line.)***INSPECTIONAL SERVICES****SEE ATTACHED COMMENTS.****RECEIVED****MAY 19 2015****PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Director**5/18/15**

Date

MEMORANDUM

TO: Latika Bhide - Development Planner
FROM: Paul Butt – Fire Safety Plan Reviewer
DATE: 5/18/15
RE: Bright Horizons
1120 N. Arlington Heights Rd.
PC#15-006 – Round 1

I have reviewed the documents submitted for the above referenced Plan Commission hearing review and offer the following comments:

1. This building will be reviewed as an I-4(Day Care Facility) per the 2009 International Building Code,(I.B.C.) and the 2009 International Fire Code.
2. Full compliance with the 2000 NFPA-101, Life Safety Code, Chapter 16 is required per the Illinois State Fire Marshal's Office.
3. Provide an automatic fire sprinkler system throughout the building.
4. Fire department connection shall be located at the main front entrance.
5. Provide a fire hydrant within 100 feet of the fire department connection.
6. Provide a manual fire alarm system that activates the occupant notification system throughout the building.
7. A remote fire alarm enunciator shall be located at the main front entrance.
8. Installation of a Type 1 kitchen hood exhaust system is required for the commercial kitchen installed in accordance with the 2009 International Mechanical Code.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-20-305-011-0000
Petitioner: <u>Bright Horizons Family Solutions LLC</u>	Location: <u>1120 N. Arlington Heights Road</u>
<u>200 Talcott Avenue South</u>	Rezoning: _____ Current: <u>B-1</u> Proposed: _____
<u>Watertown, MA 02472</u>	Subdivision: _____
Owner: <u>1120 North Arlington Heights Road LLC</u>	# of Lots: <u>N/A</u> Current: _____ Proposed: _____
<u>1110 Sheridan Road</u>	PUD: _____ For: _____
<u>Highland Park, IL 60035</u>	Special Use: <u>✓</u> For: <u>Day Care Center</u>
Contact Person: <u>Robert Fwald (CCS)</u>	Land Use Variation: _____ For: <u>N/A</u>
Address: <u>2607 N. 28th Road</u>	<u>N/A</u>
<u>Marseilles, IL 61341</u>	Land Use: _____ Current: <u>Medical Building</u>
Phone #: <u>815-263-3350</u>	Proposed: <u>Day Care</u>
Fax #: <u>815-795-6601</u>	Site Gross Area: <u>38,289.24</u>
E-Mail: <u>ccsrewald@cs.com</u>	# of Units Total: <u>N/A</u>
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

	<u>EXISTING IMPROVEMENT</u>	<u>REQUIRED IMPROVEMENT</u>	<u>COMMENTS</u>
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			

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DEVELOPMENT DEPARTMENT

Asst Director

5-15-15
Date

Per memo dated 5-12-15

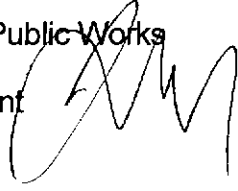
Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: May 12, 2015

Subject: 1120 N Arlington Heights Rd., P.C. #15-006



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

- 1) The existing RPZ needs to be replaced with a new one.

If you have any questions, please feel free to contact me.

C. file

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-006
 Petitioner: Bright Horizons Family Solutions LLC
200 Talcott Avenue South
Watertown, MA 02472
 Owner: 1120 North Arlington Heights Road LLC
1110 Sheridan Road
Highland Park, IL 60035
 Contact Person: Robert Ewald (CCS)
 Address: 2607 N. 28th Road
Marseilles, IL 61341
 Phone #: 815-263-3350
 Fax #: 815-795-6601
 E-Mail: ccsrewald@cs.com

P.I.N.# 03-20-305-011-0000
 Location: 1120 N. Arlington Heights Road
 Rezoning: Current: B-1 Proposed:
 Subdivision:
 # of Lots: N/A Current: Proposed:
 PUD: For:
 Special Use: ✓ For: Day Care Center
 Land Use Variation: For: N/A
N/A
 Land Use: Current: Medical Building
 Proposed: Day Care
 Site Gross Area: 38,289.24
 # of Units Total: N/A
 1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water XSanitary Sewer XStorm Sewer X

b. Surface Improvement

Pavement XCurb & Gutter XSidewalks XStreet Lighting X

c. Easements

Utility & Drainage XAccess X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC Xb. IDOT c. ARMY CORP d. IEPA e. CCHD

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DEVELOPMENT DEPARTMENT

3. R.O.W. DEDICATIONS?
 4. SITE PLAN ACCEPTABLE?
 5. PRELIMINARY PLAT ACCEPTABLE?
 6. TRAFFIC STUDY ACCEPTABLE?
 7. STORM WATER DETENTION REQUIRED?
 8. CONTRIBUTION ORDINANCE EXISTING?
 9. FLOOD PLAIN OR FLOODWAY EXISTING? ...
 10. WETLAND EXISTING?

YES NO COMMENTS

 X SEE ADDITIONAL COMMENTS N/A X X X X X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: CROSS ENGINEERING
 DATE OF PLANS: 4-16-15

James F. Marshall
 Director

5/15/15
 Date

PLAN COMMISSION PC #15-006
Bright Horizons
1120 N. Arlington Heights Road
Special Use for Daycare in B-1
Round 1

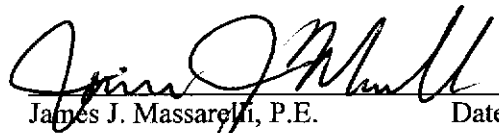
11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. The proposed plan shows a reduction in the overall impervious area for this site. According to the project description on sheet C1, some of the area is "...permeable rubberized safety play surfaces." Provide a cross-section detail of this play area. Provide manufacturer's data showing the product specifications so a determination can be made as to whether or not this can be considered permeable.
13. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
14. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.
15. Preliminary discussions about this site included talk of a new water service line. Plans do not show this. Are there any plans for a new water service line?
16. The existing site is located within the combined sewer area. The proposed storm sewers will require an MWRD permit.

Traffic:

17. The explanation regarding the gap study is concerning in the following areas:
 - Utilization of the minimum 'critical gap' permitted by the HCM is not practicable when considering the cars are transporting children.
 - Is this 'critical gap' based upon clearing one approach lane of opposing traffic or two?
 - Does the minimal gap time account for the speed of approaching traffic?
 - The first two gap times on page 7 are both shown for 'Left-turn in' traffic, please clarify.
 - The Gap Study Summary in Table 1 simply cannot be accurate. Assuming there are 900 seconds in a 15 minute period, divided by 7 seconds suggests only 128 possible gaps for one direction of traffic possible in one direction. For a 4.1 second allowable gap, there are 219 possible gaps in the same time period. The chronicling of the 'follow-up time' and addition of this metric into the gap study table improperly represents true useable clear and safe gaps for parents accessing this site.

Several 15 minute periods exceed these potential values, and the others suggest that the entire 15 minute period is one continuous gap, and that no traffic is moving along Arlington Heights Road. The break down for gaps in traffic should be presented in each time spectrum for more reasonable 'critical gap' time periods. The identification of the morning peak hour is different between Table 1 & 2. Based upon this critique, the values shown in Tables 8 & 9 need revision.

18. The traffic report suggests that parents are required to walk their children into and out of the facility, however no indication of reserving or signing parking stalls close to the entrance has been provided to safely accommodate this pedestrian movement.
19. Although the findings of the traffic analysis indicate that the southbound queue at the Oakton Street signal will not back up as far as the site driveway, however there are occasions when this average condition is exceeded. If not across this driveway the proximity of the queue approaching this driveway requires left turning vehicles to have to filter sight distance through passing vehicles to see northbound traffic. Similarly for northbound vehicles trying to turn left into the site immediately after a traffic signal will result in cascading slowed vehicles in the center turn lane through the Oakton intersection. It is understood that the report discounts the severity of impact on adjacent roadway traffic, however it is still of concern for a daycare site.
20. It's unclear why there is a value shown for Morning Peak Hour, however, based upon the previous medical office use, please provide estimates of what the this site would have generated from this driveway based upon the previous occupant use.


James J. Massarelli, P.E. Date 5/15/18
Director of Engineering

Attachments:

Fire Apparatus Tower 131 Specifications (1 page)

FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

Scale: 1"=15'

Overall Height 11 ft - 8 in
Overall Length 48 ft - 0 in
Overall Width 8 ft - 6 in
Overall Wheelbase 21 ft - 2 in
Front Overhang 14 ft - 0 in
(Platform to Front Axle)

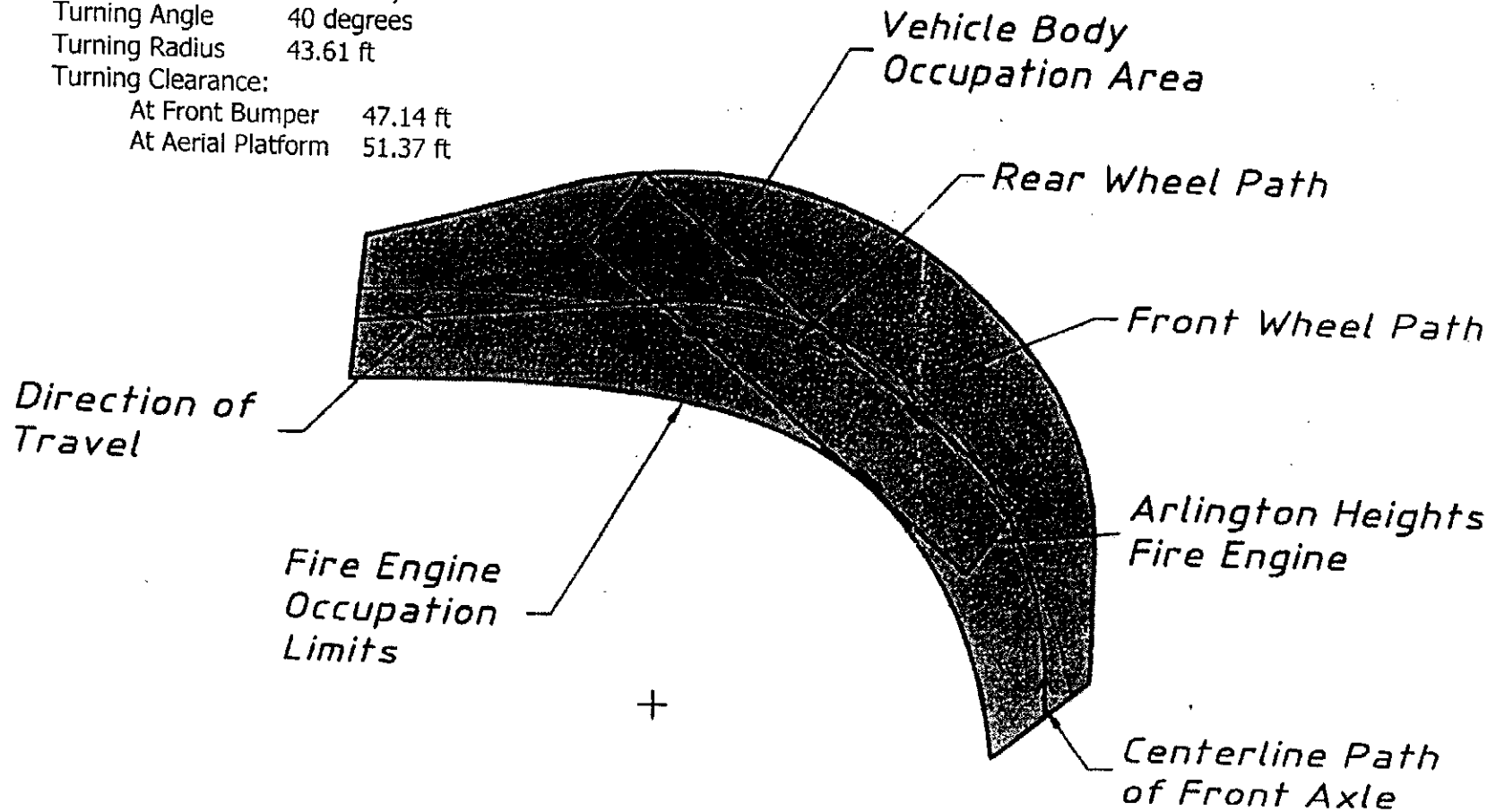
Turning Angle 40 degrees

Turning Radius 43.61 ft

Turning Clearance:

At Front Bumper 47.14 ft

At Aerial Platform 51.37 ft





Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-006

Project Name

Bright Horizons

Project Location

1120 N. Arlington Heights Rd.

Planning Department Contact Latika Bhide

General Comments

- 1) Building to be fully sprinkled.
- 2) Fire Department Connection (FDC) to be located at the main entrance.
- 3) Fully functional annunciator panel or alarm panel to be located inside the main entrance.
- 4) Fire hydrant located within 100' of the FDC.
- 5) Provide an auto turn diagram utilizing the vehicle information provided by the engineering department for the proposed parking lot configuration.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

Date _____

Reviewed By: _____

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Bright Horizons

1120 N. Arlington Heights Road

Special Use- Daycare

Round 1 Review Comments

5/18/2015

1. Character of use:

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

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

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.

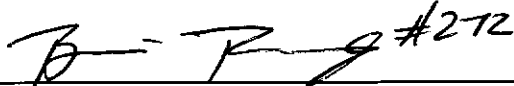
This development may create additional traffic problems especially during drop off and pick up times. The traffic light at Arlington Heights Road and Oakton is in close proximity to the property's driveway. Vehicles exiting the lot should be restricted to right turns only during drop off/pick up time frames.

6. General comments:

The proposed Bright Horizons sign should include the address of "1120 N Arlington Heights Road."

The access gates to the play areas around the building should be locked/secured nightly to reduce unauthorized access- ie trespassing, vandalism, underage drinking etc.- to the area after hours.

The northside sidewalk and play areas should be illuminated during nighttime hours to increase surveillance/visibility- potentially reducing trespassing, vandalism, underage drinking, etc.


Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:


Supervisor's Signature

POLICE DEPARTMENT

5

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-20-305-011-0000
Petitioner: Bright Horizons Family Solutions LLC	Location: 1120 N. Arlington Heights Road
200 Talcott Avenue South	Rezoning: _____ Current: B-1 Proposed: _____
Watertown, MA 02472	Subdivision: _____
Owner: 1120 North Arlington Heights Road LLC	# of Lots: N/A Current: _____ Proposed: _____
1110 Sheridan Road	PUD: _____ For: _____
Highland Park, IL 60035	Special Use: ☒ For: Day Care Center
Contact Person: Robert Ewald (CCS)	Land Use Variation: _____ For: N/A
Address: 2607 N. 28th Road	N/A
Marseilles, IL 61341	Land Use: _____ Current: Medical Building
Phone #: 815-263-3350	Proposed: Day Care
Fax #: 815-795-6601	Site Gross Area: 38,289.24
E-Mail: ccsrewald@cs.com	# of Units Total: N/A
	1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

2. ARE LIGHTING REQUIREMENTS ADEQUATE?

3. PRESENT TRAFFIC PROBLEMS?

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:

6. GENERAL COMMENTS:

Chief

Date

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-20-305-011-0000
Petitioner: Bright Horizons Family Solutions LLC	Location: 1120 N. Arlington Heights Road
200 Talcott Avenue South	Rezoning: _____ Current: B-1 Proposed: _____
Watertown, MA 02472	Subdivision: _____
Owner: 1120 North Arlington Heights Road LLC	# of Lots: N/A Current: _____ Proposed: _____
1110 Sheridan Road	PUD: _____ For: _____
Highland Park, IL 60035	Special Use: ☒ For: Day Care Center
Contact Person: Robert Ewald (CCS)	Land Use Variation: _____ For: N/A
Address: 2607 N. 28th Road	N/A
Marseilles, IL 61341	Land Use: _____ Current: Medical Building
Phone #: 815-263-3350	Proposed: Day Care
Fax #: 815-795-6601	Site Gross Area: 38,289.24
E-Mail: ccsrewald@cs.com	# of Units Total: N/A
	1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

Refer to the Plan Review requirements sheet from this Department for development of Building Permit plans.

Plan approval must also be obtained from Illinois DCFS.

Refer to comments from the Disability Services Coordinator

RECEIVED

MAY 14 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Jeff Bohner 5/14/15

Environmental Health Officer

Date

James McCalister 5/14/15

Director

Date

Plan Commission Review

Address:

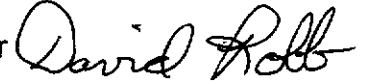
Bright Horizons
1120 N. Arlington Heights Road
Special Use for a Day Care in B-1
Round 1
P.C. #15-006

Submitted to:

Latika Bhide, Planning & Community Development

Submitted by:

David Robb, Disability Services Coordinator
(847) 368-5793



Date:

May 11, 2015

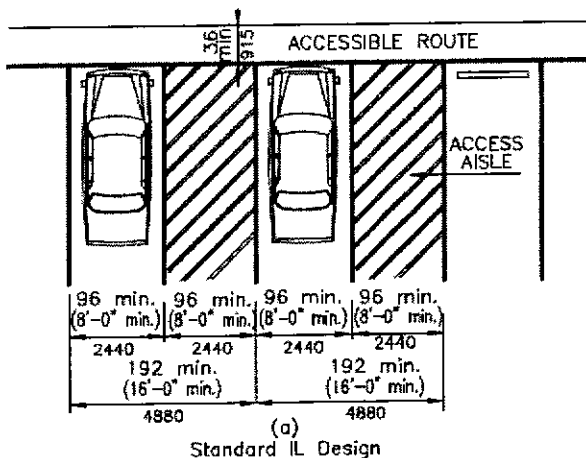
Re:

Illinois Accessibility Code (IAC)

<https://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>

Sheets LP-000, LP-100, L1.0 and A0.0

- 1) In relocating Reserved Accessible Parking Spaces for persons with disabilities designate those spaces that are the shortest distance from the entrance per IAC Section 400.310(c)(2) and Illustration B., Figure 9(a).
- 2) Each Reserved Accessible Parking Space shall consist of a sixteen foot wide parking space including an eight feet wide diagonally striped access aisle. Adjacent Reserved Accessible Parking Spaces shall not share a common access aisle per IAC Section 400.310(c)(3) and Illustration B., Figure 9(a).



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PLANNING & COMMUNITY
DEVELOPMENT OFFICE

P.C. #15-006

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

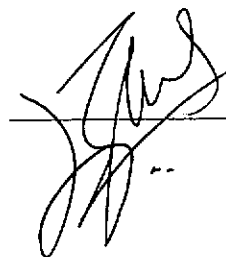
Petition #: P.C. 15-006
 Petitioner: Bright Horizons Family Solutions LLC
200 Talcott Avenue South
Watertown, MA 02472
 Owner: 1120 North Arlington Heights Road LLC
1110 Sheridan Road
Highland Park, IL 60035
 Contact Person: Robert Fwald (CCS)
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P.I.N.# 03-20-305-011-0000
 Location: 1120 N. Arlington Heights Road
 Rezoning: Current: B-1 Proposed:
 Subdivision:
 # of Lots: N/A Current: Proposed:
 PUD: For:
 Special Use: ✓ For: Day Care Center
 Land Use Variation: For: N/A
N/A
 Land Use: Current: Medical Building
 Proposed: Day Care
 Site Gross Area: 38,289.24
 # of Units Total: N/A
 1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

- | | YES | NO | |
|----|---------------|---------------|---|
| 1. | <u> </u> | <u>✓</u> | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <u>✓</u> | <u> </u> | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <u>✓</u> | <u> </u> | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | <u> </u> | <u>✓</u> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | <u> </u> | <u>✓</u> | SUBDIVISION REQUIRED? |
| 6. | <u> </u> | <u>✓</u> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:



Date

Planning Department Comments, Bright Horizons (PL15-006, 1120 N. Arlington Heights Road, Round 1)

7. The property at 1120 N. Arlington Heights Road is zoned B-1. A Special Use for a 'Day Care Center' in the B-1 district is required.
8. The property is delineated as 'Offices only' per the Comprehensive Plan. The proposal is not consistent with the Comprehensive Plan; however, given the intensity of the use, it is compatible with surrounding land uses.
9. The following variations are necessary:
 - a. Chapter 28, Section 5.1-10.1 from the requirement that all activities permitted or required in the B-1 district be conducted wholly within an enclosed building to allow an outdoor play area – Staff does not object to the variation, however additional landscaping to screen the residential properties to the west as indicated by the landscape planner are required.
 - b. Chapter 28, Section 6.15-1.2 from the requirement that the ends of all rows of car stalls be a landscape island equal in area to at least one parking space to allow the plan to be deficient 2 islands – Staff does not object to this variation, but recommends that the 3 Eastern Redbud trees proposed for the east edge of the play area be replaced by 4 inch caliper shade trees to meet the intent of the Ordinance for landscape islands at the ends of parking rows.
 - c. Chapter 28, Section 6.13-3 from the requirement that fences in the front yard not exceed 36 inches to allow a 5 foot tall metal fence – Staff does not object to this variation.

Please provide a written justification for the zoning variations a. (all activities must be conducted within wholly enclosed buildings) and b. (landscape islands) above by responding to the following criteria:

- a. 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.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality.

Use	CODE USE	SF/ Employees/Bays	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
Day Care Center	Day Care Center	36	NA	3 spaces for each 2 employees	54
Total					54
<i>Total Provided</i>					58
Surplus / (Deficit)					4

10. The total code required parking for this site is calculated as:
11. The location of the accessible spaces on the engineering plan and landscape plan do not coincide. Please identify the correct location of the accessible spaces.
12. Per Chapter 28, Section 6.15-2.2, a 6 foot high solid screen is required between a property in a business district and adjacent residential district. The property in questions abuts residential property on the west and for a portion of the south property line. Sheet L1.0 identifies the fence as a L501, 6 feet high fence with 8 feet wide panels. The cut-sheet provided in the binder identifies the fence as 'Alabama Style Vinyl Fence' with picket spacing and lattice top. Please revise. Fence must be 6 foot high, solid fencing. Please note that the fence along the south property line that does not abut the residential property must be 5 feet tall, semi-open fence.
13. Please note that any parking lot lighting proposed must meet the provisions of Chapter 28, Section 11.2-12.5, Lighting.
14. The applicant must submit a sign permit application for the proposed signs.

Bright Horizons Family Solutions
1120 N. Arlington Heights Road
P.C. 15-006
May 20, 2015

1. The fence along the rear property line and along the south property line adjacent to the residential district must be 6 feet high at time of installation. Sheet L1.0 indicates a 5 foot high fence.
2. Along the rear property line, and the side property lines (between the building and the rear property line) it is recommended that a continuous row of 8 foot high Arborvitae that are planted approximately 3.5 feet on center be provided in place of the proposed deciduous shrubs in order to provide a dense buffer.
3. Per Chapter 28, Section 6.15, four inch caliper shade trees are required at the ends of all parking rows. Replace the proposed Redbud trees in the southwest corner of the parking lot with four inch caliper shade trees.

RECEIVED

MAY 20 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



June 1, 2015

Ms. Latika Bhide
Development Planner
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 6005-1499

RE: Bright Horizons, 1120 N. Arlington Heights Road
Petition Application Department Comment Response

Dear Ms. Bhide,

Bright Horizons is in receipt of your May 13, 2015 letter and emails with comments on Bright Horizons May 4, 2015 petition application. The following is our response to these questions. Also Bright Horizons team would like to schedule a meeting this week with departments having comments to ensure their comments are responded to and closed.

1 Building Department

No comments at this time

Response: None required

1A Building Department

1. This building will be reviewed as an I-4(Day Care Facility) per the 2009 International Building Code, (I.B.C) and the 2009 International Fire Code.

Response: Renovation will be designed to meet I-4 (Day Care Facility) per the 2009 International Building Code, (I.B.C.) and the 2009 International Fire Code.

2. Full compliance with the 2000 NFPA-101, Life Safety Code, Chapter 16 is required per the Illinois State Fire Marshal's Office.

Response: Renovation will be designed for compliance with 2000 NFPA-101, Life Safety Code, Chapter 16 per the Illinois State Fire Marshall's Office.

3. Provide an automatic fire sprinkler system throughout the building.

Response: Building will be designed to include an Automatic Fire Sprinkler System.

4. Fire department connection shall be located at the main front entrance.

Response: Acknowledged. See sheet A0.0 for the location at the front door.

5. Provide a fire hydrant within 100 feet of the fire department connection.

Response: Acknowledged. See sheet A0.0 for the location in front of the building.

6. Provide a manual fire alarm system that activates the occupant notification system throughout the building.

Response: Renovation will include a manual fire alarm system that activates the occupant notification system throughout the building.

7. A remote fire alarm enunciator shall be located at the main front entrance.

Response: Acknowledged. See sheet A0.0 for the location at the front door.

8. Installation of a Type 1 kitchen hood exhaust system is required for the commercial kitchen installed in accordance with the 2009 International Mechanical Code.

Response: Acknowledged. See the attached cut sheet.

2 Public Works Department

1. The existing RPZ needs to be replaced with a new one.

Response: Acknowledged. See the attached sheet P4.0.1 for details.

3 Engineering Department

1. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

Response: Acknowledged.

2. The proposed plan shows a reduction in the overall impervious area for this site. According to the project description on sheet C1, some of the area is "...permeable rubberized safety play surfaces." Provide a cross determination can be made as to whether or not this can be considered permeable.

Response: See attached detail of the safety plan surface.

3. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

Response: See attached light level calculations and cut sheets.

4. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.

Response: See the attached fire truck turn diagrams showing the existing and proposed conditions.

5. Preliminary discussions about this site included talk of a new water service line. Plans do not show this. Are there any plans for a new water service line?

Response: See sheet C5 for the approximate location of the new water service. Note that this work is being permitted and performed by the property owner.

6. The existing site is located within the combined sewer area. The proposed storm sewers will require an MWRD permit.

Response: Acknowledged.

Traffic Comments:

17. The explanation regarding the gap study is concerning the following areas:

- Utilization of the minimum 'critical gap' permitted by the HCM is not practicable when considering the cars are transporting children.
- Is this 'critical gap' based upon clearing one approach lane of opposing traffic or two?
- Does the minimal gap time account for the speed of approaching traffic?
- The first two gap times on page 7 are both shown for 'Left turn in' traffic, please clarify.
- The Gap Study Summary in Table 1 simply cannot be accurate. Assuming there are 900 seconds in a 15 minute period, divided by 7 seconds suggest only 128 possible gaps for one direction of traffic possible in one direction. For a 4.1 second allowable gap, there are 29 possible gaps in the same time period. The chronicling of the 'follow-up time' and addition of this metric into the gap study table improperly represents true useable clear and safe gaps for parents accessing this site. Several 15 minute periods exceed these potential values, and the others suggest that the entire 15 minute periods is one continuous gap, and that no traffic is moving along Arlington Heights Rd. The break down for gaps in traffic should be presented in each time spectrum for more reasonable 'critical gap' time periods. The identifications of the morning peak hour is different between Table 1 & 2. Based upon this critique, the values shown in Tables 8 & 9 need revision.

Response: The critical gap presented in the HCM is based on numerous studies throughout the United States that represents a broad range of conditions. As stated in the HCM manual, "The critical headway is defined as the minimum time interval in the major-street traffic stream that allows intersection entry for one minor-street vehicle. Thus, the driver's critical headway is the minimum headway that would be acceptable." Furthermore, the critical gaps (headway) and follow up times required to perform various maneuvers in and out of the access drive take into account that Arlington Heights is a four-lane undivided roadway and is based upon the vehicles clearing the intersection in one movement.

Regarding the gap study summary Table concern, we offer the following:

- The 4.1 second critical gap allows one vehicle to turn left into the site crossing the two southbound lanes. The follow up time of 2.2 seconds is the time needed for a vehicle queued behind the first vehicle to make the same turn. Based on this, if there is a gap of 8.5 seconds then three consecutive vehicles could use this gap. Because of this, it is possible to have more than the 219 potential 4.1 second gaps in a 15 minute period.

- Based on a review of the data collected, there were numerous instances in which the gaps in the southbound through traffic stream exceeded 20 seconds which can accommodate up to (9) inbound left-turning vehicles. These large gaps are the results of the existing traffic signal at Olive Street (approximately 900 feet to the north) which effectively platoons traffic and creates these gaps in the through traffic stream.
- For the left-turn out movement, the 7.1 second critical gap allows one vehicle to turn left out of the site, cross the two southbound lanes and merge into the northbound through traffic stream. The follow up time 3.5 seconds is the time needed for a vehicle queued behind the first vehicle to make the same turn.
- The traffic study presents a conservative (worst case) scenario in that it superimposes the peak hour volumes of the Bright Horizons daycare cent (8:00 to 9:00 A.M.) on the peak hour volumes along Arlington Heights Road (7:30 to 8:30 A.M.).

18. The traffic report suggests that parents are required to walk their children into and out of the facility, however no indication of reserving or signing parking stalls close to the entrance has been provided to safely accommodate this pedestrian movement.

Response: The plan has been revised to show dedicated parking spaces close to the entrances

19. Although the findings of the traffic analysis indicated that the southbound queue at the Oakton Street signal will not back up as far as the site driveway, however there are occasions when this average condition is exceeded. If not across this driveway the proximity of the queue approaching this driveway requires left turning vehicles to have to filter sight distance through passing vehicles to see northbound traffic. Similarly for northbound vehicles trying to turn left into the site immediately after a traffic signal will result in cascading slowed vehicles in the center turn lane through the Oakton intersection. It is understood that the report discounts the severity of impact on adjacent roadway traffic, however it is still of concern for a daycare site.

Response: Based on a review of the traffic count video and additional observations, the southbound traffic queues at Oakton Street during the morning peak backed up twice to the access drive for approximately 10 seconds. The rest of the hour, the observed backups were very minimal, if any, and did not extend to the access drive. During the evening peak hour while southbound traffic queues extended a few more times past the access drive (less than 10 times out of a possible 26 cycles per hour), it was also observed that these queues lasted for approximately five seconds or less and as such will have a minimal impact on the ability of site traffic to exit and enter the site. Furthermore, as indicated by the results of the gap study, numerous gaps in the through traffic stream are created by the existing traffic signals to the south (Oakton Street) and to the north (Olive Street), which will allow site traffic to enter and exit efficiently and without significant delays.

20. It's unclear why there is a value shown for Morning Peak Hour, however, based upon the previous medical office use, please provide estimates of what the this site would have generated from this driveway based upon the previous occupant use.

Response: The building is approximately 16,500 square feet in size and was used as a medical office building. Below is a table showing the estimated number of trips to be generated by the site assuming it would be used as a medical office building. It should be noted that while a

daycare facility will generate higher volume of traffic during the morning and evening peak periods, a medical office use generates continuous traffic throughout the day thus having a greater impact on the area roadways as a result.

Table 2

SITE TRAFFIC GENERATION			(ASSUMING MEDICAL OFFICE BUILDING)					
		ITE	Weekday A.M			Weekday P.M.		
		Land	Peak Hour			Peak Hour		
Land Use	Density	Use Code	In	Out	Total	In	Out	Total
Medical Office	16,500 s.f.	720	32	8	40	16	42	58

4 Fire Department

1. Building to be fully sprinkled.

Response: Acknowledged, building will have sprinkler system

2. Fire Department Connection (FDC) to be located at the main entrance.

Response: Acknowledged. See sheet A0.0 for the location at the front door.

3. Fully functional annunciator panel or alarm panel to be locate inside the main entrance.

Response: Acknowledged. See sheet A0.0 for the location at the front door.

4. Fire hydrant located within 100' of the FDC.

Response: Acknowledged. See sheet A0.0 for the location in front of the building.

5. Provide an auto turn diagram utilizing the vehicle information provided by the engineering department for the proposed parking lot configuration.

Response: Acknowledged, See sheet 1

5 Police Department

1. Character of use:

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

Response: Acknowledged.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

Response: Acknowledged.

3. Present traffic problems?

There are no traffic problems at this location.

Response: Acknowledged.

4. Traffic accidents at particular location?

This not a problem area in relation to traffic accidents.

Response: Refer to Traffic Comment Response.

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

This development may create additional traffic problems especially during drop off and pick up times. The traffic light at Arlington Heights Road and Oakton is in close proximity to the property's driveway. Vehicles exiting the lot should be restricted to right turns only during drop off/pick up time frames.

Response: Refer to Traffic Comment Response.

6. General comments:

The proposed Bright Horizons sign should include the address of "1120 N Arlington Heights Road"

The access gates to the play areas around the building should be locked/secured nightly to reduce unauthorized access- i.e. trespassing, vandalism, underage drinking etc. - to the area after hours.

The north side sidewalk and play areas should be illuminated during nighttime hours to increase surveillance/visibility- potentially reducing trespassing, vandalism, underage drinking, etc.

Response: Acknowledged. All gates have lockable exit devices and will be secured at all times.

Acknowledged. See sheet A0.0 for light locations around the building perimeter.

6 Health Services Department

Refer to the Plan Review requirements sheet for this Department for development of Building Permit plans.

Plan approval must also be obtained from Illinois DCFS.

1. In relocating Reserved Accessible Parking Spaces for persons with disabilities designate those spaces that are the shortest distance from the entrance per IAC Section 400.310(c)(2) and Illustration B., Figure 9(a).

Response: The handicap space was relocated from the front of the building because the slope of the existing pavement exceeds what the handicap code allows. The spaces as shown now are the closest spaces available with a permissible slope.

2. Each Reserved Accessible Parking Space shall consist of a sixteen foot wide parking space including an eight feet wide diagonally striped access aisle. Adjacent Reserved Accessible Parking Spaces shall not share a common access aisle per IAC Section 400.310(c)(3) and Illustration B., Figure 9(a).

Response: The handicap spaces are 9 feet wide. Each space has its own 9 foot wide access aisle.

7 Planning & Community Development Department

7. The property at 1120 N. Arlington Heights Road is zoned B-1. A Special Use for a 'Day Care Center in the B-1 district is required.

Response: Acknowledged.

8. The property is delineated as 'Offices only' per the Comprehensive Plan. The proposal is not consistent with the Comprehensive Plan; however, given the intensity of the use, it is compatible with surrounding land uses.

Response: Acknowledged.

9. The following variations are necessary:

- a. Chapter 28, Section 5.1-10.1 from the requirement that all activities permitted or required in the B-1 district be conducted wholly within an enclosed building to allow an outdoor play area- Staff does not object to the variation, however additional landscaping to screen the residential properties to the west as indicated by the landscape planner are required.
- b. Chapter 28, Section 6.15-1.2 from the requirement that the ends of all rows of car stalls be a landscape island equal in area to at least one parking space to allow the plan to be deficient 2 islands- Staff does not object to this variation, but

recommends that the 3 Eastern Redbud trees proposed for the east edge of the play area be replaced by 4 inch caliper shade trees to meet the intent of the Ordinance for landscape islands at the ends of parking rows.

- c. Chapter 28, Section 6.13-3 from the requirement that fences in the front yard not exceed 36 inches to allow a 5 foot tall metal-fence Staff does not object to this variation.

Please provide a written justification for the zoning variations a. (all activities must be conducted within wholly enclosed buildings) and b. (landscape islands) above by responding to the following criteria:

- a. 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.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality.

Response: See attached sheet LS101 on details for the fencing materials proposed.

10. The total code required parking for this site is calculated as:

Response: Day Care Center requires 3 spaces for every 2 employees. There will be 36 employees therefore requiring 54 spaces. Design plans provide for 58 leaving a surplus of 4.

11. The location of the accessible spaces on the engineering plan and landscape plan do not coincide. Please identify the correct location of the accessible spaces.

Response: Revised enclosed plans correct coordination between drawings.

12. Per Chapter 28, Section 6.15-2.2, a 6 foot high solid screen is required between a property in a business district and adjacent residential district. The property in questions abuts residential property on the west and for a portion of the south property line. Sheet L1.0 identifies the fence as a L501, 6 feet high fence with 8 feet wide panels. The cut-sheet provided in the binder identifies the fence as 'Alabama Style Vinyl Fence' with picket spacing and lattice top. Please revise. Fence must be 6 foot high, solid fencing. Please note that the fence along the south property line that does not abut the residential property must be 5 feet tall, semi-open fence.

Response: Acknowledge, see sheet LS101.

13. Please note that any parking lot lighting proposed must meet the provisions of Chapter 28, Section 11.2-12.5, Lighting.

Response: Acknowledge

14. The applicant must submit a sign permit application for the proposed signs.

Response: Acknowledge.

7A

1. The fence along the rear property line and along the south property line adjacent to the residential district must be 6 feet high at time of installation. Sheet L1.0 indicates a 5 foot high fence.

Response: Acknowledged.

2. Along the rear property line, and the side property lines (between the building and the rear property line) it is recommended that a continuous row of 8 foot high Arborvitae that are planted approximately 3.5 feet on center be provided in place of the proposed deciduous shrubs in order to provide a dense buffer.

Response: Acknowledged.

3. Per Chapter 28, Sections 6.15, four inch caliper shade trees are required at the ends of all parking rows. Replace the proposed Redbud trees in the southwest corner of the parking lot with four inch caliper shade trees.

Response: Acknowledged.

Latika, we hope the above written response along with attached plans and details will respond to department comments. Again we would like to schedule meetings this week after your team has reviewed our responses to clear up any remaining issues and to keep our June 24th, 2015 Plan Commission meeting. Please feel free to contact me if you have any questions.

Sincerely,

Robert Ewald

Robert Ewald
Consulting Project Manager

CC: D. Toole
file

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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<u>Watertown, MA 02472</u>	Subdivision: _____
Owner: <u>1120 North Arlington Heights Road LLC</u>	# of Lots: <u>N/A</u> Current: _____ Proposed: _____
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<u>Highland Park, IL 60035</u>	Special Use: <u>✓</u> For: <u>Day Care Center</u>
Contact Person: <u>Robert Fwald (CCS)</u>	Land Use Variation: _____ For: <u>N/A</u>
Address: <u>2607 N. 28th Road</u>	<u>N/A</u>
<u>Marseilles, IL 61341</u>	Land Use: _____ Current: <u>Medical Building</u>
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E-Mail: <u>ccsrewald@cs.com</u>	# of Units Total: <u>N/A</u>
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

1. _____ VILLAGE BUILDING CODE
2. _____ PRESENT ZONING USE
3. _____ REQUESTED ZONING USE
4. _____ SUBDIVISION REQUIRED
5. _____ SIGN CODE

6. GENERAL COMMENTS:

NO COMMENTS

RECEIVED

JUN - 3 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DEB PIERCE 6-3-15
-Director PLAN REVIEWER Date

BUILDING DEPARTMENT

1A

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E-Mail: <u>ccsrewald@cs.com</u>	# of Units Total: <u>N/A</u>
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

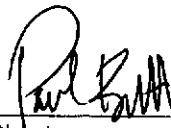
(Petitioner: Please do not write below this line.)

INSPECTIONAL SERVICES

NO FURTHER COMMENTS UNTIL PERMIT SUBMITTAL

RECEIVED

JUN - 4 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
Director6/2/15
Date

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-20-305-011-0000
Petitioner: <u>Bright Horizons Family Solutions LLC</u>	Location: <u>1120 N. Arlington Heights Road</u>
<u>200 Talcott Avenue South</u>	Rezoning: _____ Current: <u>B-1</u> Proposed: _____
<u>Watertown, MA 02472</u>	Subdivision: _____
Owner: <u>1120 North Arlington Heights Road LLC</u>	# of Lots: <u>N/A</u> Current: _____ Proposed: _____
<u>1110 Sheridan Road</u>	PUD: _____ For: _____
<u>Highland Park, IL 60035</u>	Special Use: <u>✓</u> For: <u>Day Care Center</u>
Contact Person: <u>Robert Ewald (CCS)</u>	Land Use Variation: _____ For: <u>N/A</u>
Address: <u>2607 N. 28th Road</u>	<u>N/A</u>
<u>Marseilles, IL 61341</u>	Land Use: _____ Current: <u>Medical Building</u>
Phone #: <u>815-263-3350</u>	Proposed: <u>Day Care</u>
Fax #: <u>815-795-6601</u>	Site Gross Area: <u>38,289.24</u>
E-Mail: <u>ccsrewald@cs.com</u>	# of Units Total: <u>N/A</u>
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

	<u>EXISTING IMPROVEMENT</u>	<u>REQUIRED IMPROVEMENT</u>	<u>COMMENTS</u>
1. <u>UTILITIES:</u>			
Water	_____	<u>✓</u>	_____
Metering	_____	<u>✓</u>	_____
Backflow	_____	<u>✓</u>	_____
Sanitary Sewer	_____	<u>✓</u>	_____
Storm Sewer	_____	<u>✓</u>	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			

RECEIVED

JUN 11 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT Director

6-10-15

Date

Memorandum

To: Latika Bhide, Development Planner
From: Cris Papierniak, Assistant Director of Public Works
Date: June 10, 2015
Subject: 1120 N Arlington Heights Rd, P.C. #15-006



With regard to the proposed Building Addition, I have the following comments:

1. The hydrant detail on the submitted plans must refer to an East Jordan or Mueller hydrant configured and painted according to Arlington Heights private hydrant specifications.
2. A new 6" compound meter and RPZ will need to be installed. These will be provided as part of the permit fees.
3. The hydrant must be supplied from the metered side of the proposed water service.
4. The new proposed fire service must utilize a pressure connection in a 60" vault.
5. The additional storm drains located to the west and south must be restricted. There are chronic drainage problems at the corner of Oakton and Arlington Heights Roads.
6. The existing ash trees need to be replaced due to EAB infestation.

Thank you for the opportunity to comment on this permit application.

C: file

LF

PLAN COMMISSION PC #15-006
Bright Horizons
1120 N. Arlington Heights Road
Special Use for Daycare in B-1
Round 2

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JUN 19 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

21. The responses made by the petitioner to comments #11, 16, 18 & 20 are acceptable for preliminary approval.
22. The response made by the petitioner to comment #12 is noted. The page showing the cross section of the proposed safety surface with synthetic grass did not have any information on permeability. Most, if not all, of the Village is located on clay soils. Most permeable product systems require an underdrain system when clay is encountered. However, in the combined sewer areas, the MWRD will not allow underdrains to be installed when they drain to a combined sewer, as would be the case at this location. To be counted as pervious area in these cases, under Village policy the system would have to be designed to detain the stormwater volume generated by the Village's design storm. This has been calculated as the equivalent of 12-inches of CA-7 stone, where the allowed stone void volume is utilized for storage. There would be no underdrains in this application; only stone void detention and ultimately percolation into the clay. The play area will not be considered permeable unless detention is provided as described.
23. The response made by the petitioner to comment #13 is noted. The lighting calculations have been provided however there are no accompanying fixture catalog cuts. These must be provided for all exterior lighting including parking lot and any building mounted fixtures.
24. The response made by the petitioner to comment #14 is noted. The design vehicle is incapable of maneuvering through the existing parking lot or the proposed parking lot. Discuss this issue with the Fire Department to determine the design vehicle for this site.
25. The response made by the petitioner to comment #15 is noted. The petitioner must acknowledge understanding that approval by the Plan Commission of the proposed plans will not constitute approval of any part of the new water service line. Furthermore, the petitioner must acknowledge understanding that the facility will not be allowed any occupancy, temporary or final, until the new water service line is constructed, tested, that permit passes all final inspections.
26. Show where the new water meter will be located: Interior meter room? Exterior meter pit? The new fire hydrant must be metered. The removable section of rubberized surface to be placed over the water valve should be blue or otherwise marked to clearly show the valve's location.
27. The existing sanitary sewer is shown running at an angle toward the south property line. The new water main must maintain a minimum 10' separation from this sanitary main, otherwise, the sanitary main must be replaced with water main quality pipe.
28. It is strongly suggested that the water main location be fully included in these plans up to and including the point of connection to the water main, even though it is intended to be constructed separately by others. The entire site must be considered when planning a facility such as this. There is a chance of a major conflict and expense if everything is not considered together.

Traffic:

29. The response made by the petitioner to comment #17 is noted. Staff anticipates that egress out of this site will be challenging for the left turners. However, the setback of the building allows for a long queue within the parking lot if the exit movement is backed up.
30. The response made by the petitioner to comment #19 is noted. The response suggests that a third of the evening signal cycles do in fact back up past the driveway now. This site driveway operation is affected by its location to the Oakton signal, and there are still concerns about operations into and out of this property.

 6/18/15
James J. Massarelli, P.E. Date
Director of Engineering



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-006

Project Name

Bright Horizons

Project Location

1120 N. Arlington Heights Rd.

Planning Department Contact Latika Bhide

General Comments

Round 2

No additional comments at this time.

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

Date June 15, 2015

Reviewed By: LT. Andrew Larson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Bright Horizons
1120 N. Arlington Heights Road
Special Use- Daycare

Round 2 Review Comments

6/08/2015

1. Character of use:

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

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

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.

Nothing further.

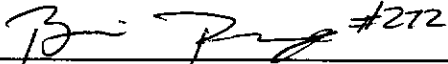
6. General comments:

Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

RECEIVED

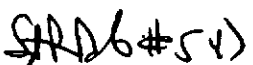
JUN - 9 2015

PLANNING
DEVELOPMENT DEPARTMENT

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #541

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.	P.I.N.# 03-20-305-011-0000
Petitioner: Bright Horizons Family Solutions LLC	Location: 1120 N. Arlington Heights Road
200 Talcott Avenue South	Rezoning: Current: B-1 Proposed:
Watertown, MA 02472	Subdivision:
Owner: 1120 North Arlington Heights Road LLC	# of Lots: N/A Current: Proposed:
1110 Sheridan Road	PUD: For:
Highland Park, IL 60035	Special Use: ☒ For: Day Care Center
Contact Person: Robert Ewald (CCS)	Land Use Variation: For: N/A
Address: 2607 N. 28th Road	N/A
Marseilles, IL 61341	Land Use: Current: Medical Building
Phone #: 815-263-3350	Proposed: Day Care
Fax #: 815-795-6601	Site Gross Area: 38,289.24
E-Mail: ccsrewald@cs.com	# of Units Total: N/A
	1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No further comments.

RECEIVED
JUN - 5 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Jeff Bohner 6/5/15

Environmental Health Officer

Date

James McCalister 6/5/15

Director

Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

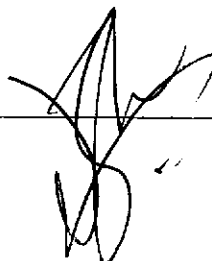
Petition #: P.C. _____	P.I.N.# 03-20-305-011-0000
Petitioner: <u>Bright Horizons Family Solutions LLC</u>	Location: <u>1120 N. Arlington Heights Road</u>
<u>200 Talcott Avenue South</u>	Rezoning: _____ Current: <u>B-1</u> Proposed: _____
<u>Watertown, MA 02472</u>	Subdivision: _____
Owner: <u>1120 North Arlington Heights Road LLC</u>	# of Lots: <u>N/A</u> Current: _____ Proposed: _____
<u>1110 Sheridan Road</u>	PUD: _____ For: _____
<u>Highland Park, IL 60035</u>	Special Use: <u>✓</u> For: <u>Day Care Center</u>
Contact Person: <u>Robert Ewald (CCS)</u>	Land Use Variation: _____ For: <u>N/A</u>
Address: <u>2607 N. 28th Road</u>	<u>N/A</u>
<u>Marseilles, IL 61341</u>	Land Use: _____ Current: <u>Medical Building</u>
Phone #: <u>815-263-3350</u>	Proposed: <u>Day Care</u>
Fax #: <u>815-795-6601</u>	Site Gross Area: <u>38,289.24</u>
E-Mail: <u>ccsrewald@cs.com</u>	# of Units Total: <u>N/A</u>
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

- | | YES | NO | |
|----|----------|----------|---|
| 1. | <u>✓</u> | <u>✓</u> | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <u>✓</u> | <u>✓</u> | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <u>✓</u> | <u>✓</u> | VARIATIONS NEEDED FROM ZONING REGULATIONS? |
| | | | (See below.) |
| 4. | <u>✓</u> | <u>✓</u> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS? |
| | | | (See below.) |
| 5. | <u>✓</u> | <u>✓</u> | SUBDIVISION REQUIRED? |
| 6. | <u>✓</u> | <u>✓</u> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED? |
| | | | (See below.) |

Comments:

See attached.

 6/19/15 Date

Planning Department Comments, Bright Horizons (PL15-006, 1120 N. Arlington Heights Road, Round 2)

7. The property at 1120 N. Arlington Heights Road is zoned B-1. A Special Use for a 'Day Care Center' in the B-1 district is required. *No response required.*
8. The property is delineated as 'Offices only' per the Comprehensive Plan. The proposal is not consistent with the Comprehensive Plan; however, given the intensity of the use, it is compatible with surrounding land uses. *No response required.*
9. The following variations are necessary:
 - a. Chapter 28, Section 5.1-10.1 from the requirement that all activities permitted or required in the B-1 district be conducted wholly within an enclosed building to allow an outdoor play area – Staff does not object to the variation, however additional landscaping to screen the residential properties to the west as indicated by the landscape planner are required.
 - b. Chapter 28, Section 6.15-1.2 from the requirement that the ends of all rows of car stalls be a landscape island equal in area to at least one parking space to allow the plan to be deficient 2 islands – Staff does not object to this variation, but recommends that the 3 Eastern Redbud trees proposed for the east edge of the play area be replaced by 4 inch caliper shade trees to meet the intent of the Ordinance for landscape islands at the ends of parking rows.
 - c. Chapter 28, Section 6.13-3 from the requirement that fences in the front yard not exceed 36 inches to allow a 5 foot tall metal fence – Staff does not object to this variation.

Please provide a written justification for the zoning variations a. (all activities must be conducted within wholly enclosed buildings) and b. (landscape islands) above by responding to the following criteria:

- a. 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.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality.

Petitioner response to reference attached sheet LS101 for fencing details does not address this comment. The petitioner must submit a written response that provides a written justification for the variations a. (all activities must be conducted within wholly enclosed buildings) and b. (landscape islands) by responding to the criteria above.

10. The total code required parking for this site is calculated as:

Use	CODE USE	SF/ Employees/Bays	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
Day Care Center	Day Care Center	36	NA	3 spaces for each 2 employees	54
Total					54
<i>Total Provided</i>					58
Surplus / (Deficit)					4

No response required.

11. The location of the accessible spaces on the engineering plan and landscape plan do not coincide. Please identify the correct location of the accessible spaces. *Response noted. Revised landscape plan is not provided.*
12. Per Chapter 28, Section 6.15-2.2, a 6 foot high solid screen is required between a property in a business district and adjacent residential district. The property in questions abuts residential property on the west and for a portion of the south property line. Sheet L1.0 identifies the fence as a L501, 6 feet high fence with 8 feet wide panels. The cut-sheet provided in the binder identifies the fence as 'Alabama Style Vinyl Fence' with picket

spacing and lattice top. Please revise. Fence must be 6 foot high, solid fencing. Please note that the fence along the south property line that does not abut the residential property must be 5 feet tall, semi-open fence. *Ok. Sheet LS 101 shows the fence along the west property line and for a portion of the south property line as vinyl solid board privacy fencing. The fence along the remainder of the south property line and along the play area is 5 feet tall metal fence with 3 inch picket spacing.*

13. Please note that any parking lot lighting proposed must meet the provisions of Chapter 28, Section 11.2-12.5, Lighting. *Ok. Lighting Plan Submitted*
14. The applicant must submit a sign permit application for the proposed signs. *Response noted.*

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-20-305-011-0000
Petitioner: Bright Horizons Family Solutions LLC	Location: 1120 N. Arlington Heights Road
200 Talcott Avenue South	Rezoning: _____ Current: B-1 Proposed: _____
Watertown, MA 02472	Subdivision: _____
Owner: 1120 North Arlington Heights Road LLC	# of Lots: N/A Current: _____ Proposed: _____
1110 Sheridan Road	PUD: _____ For: _____
Highland Park, IL 60035	Special Use: ☒ For: Day Care Center
Contact Person: Robert Ewald (CCS)	Land Use Variation: _____ For: N/A
Address: 2607 N. 28th Road	N/A
Marseilles, IL 61341	Land Use: _____ Current: Medical Building
Phone #: 815-263-3350	Proposed: Day Care
Fax #: 815-795-6601	Site Gross Area: 38,289.24
E-Mail: ccsrewald@cs.com	# of Units Total: N/A
	1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

- Complies with Tree Preservation Ordinance
- Complies with Landscape Plan Ordinance
- Parkway Tree Fee Required
(See below.)

YES NO

☒ ☐

Comments:

Please provide a revised landscape plan that addresses staffs comments.

RECEIVED

JUN - 9 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Coordinator C. W. A. Date 6/9/15



June 15, 2015

Ms. Latika Bhide
Development Planner
Village of Arlington Height
33 South Arlington Heights Road
Arlington Heights, IL 6005-1499

RE: Bright Horizons, 1120 N. Arlington Heights Road
Petition Application Department Comment Response Round 2

Dear Ms. Bhide,

Bright Horizons is in receipt of your emails with round 2 comments for Bright Horizons May 4, 2015 petition application. The following is our response to these questions.

1 Building Department

No comment

1A Building Department

No further comments until permit submittal.

2 Public Works Department

With regard to the proposed Building Addition, I have the following comments:

1. The hydrant detail on the submitted plans must refer to an East Jordan or Mueller hydrant configured and painted according to Arlington Heights private hydrant specifications.

Response: Fire hydrant and Water Main will be furnished and installed by Landlord and his contractors. Bright Horizons agreement is to connect to system on inside of building. Landlord and his contact information is:

LL: Mark Glazer – markglazer@gmail.com – 847-217-8122

Contractor: Dan Tinnes – dan@dbloren.com – 847-812-2939

2. A new 6" compound meter and RPZ will need to be installed. These will be provided as part of the permit fees.

Response: Please refer to response in 1.

3. The hydrant must be supplied from the metered side of the proposed water service.

Response: Please refer to response in 1.

4. The new proposed fire service must utilize a pressure connection in a 60" vault.

Response: Please refer to response in 1.

5. The additional storm drains located to the west and south must be restricted. There are chronic drainage problems at the corner of Oakton and Arlington Heights Road.

Response: Please refer to attached C6 Drawing.

6. The existing ash trees need to be replaced due to EAB infestation

Response: Acknowledge, BH will replace all ash trees with approved species.

3 Engineering Department

No Comment

4 Fire Department

No Comment

5 Police Department

1. Character of use:

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

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This not a problem area in relation to traffic accidents.

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

Nothing further.

6. General comments:

Agent contact information must be provided to the Arlington Heights Police Department during construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department suspicious/criminal activity on the property during all hours.

Response: BH acknowledges and will comply with all requirements.

6 Health Services Department

No further comments.

7 Planning & Community Development Department

7. The property at 1120 N. Arlington Heights Road is zoned B-1. A Special Use for a 'Day Care Center in the B-1 district is required. **No response required.**
8. The property is delineated as 'Offices only' per the Comprehensive Plan. The proposal is not consistent with the Comprehensive Plan; however, given the intensity of the use, it is compatible with surrounding land uses. **No response required.**
9. The following variations are necessary:
 - a. Chapter 28, Section 5.1-10.1 from the requirement that all activities permitted or required in the B-1 district be conducted wholly within an enclosed building to allow an outdoor play area- Staff does not object to the variation, however additional landscaping to screen the residential properties to the west as indicated by the landscape planner are required.
 - b. Chapter 28, Section 6.15-1.2 from the requirement that the ends of all rows of car stalls be a landscape island equal in area to at least one parking space to allow the plan to be deficient 2 islands- Staff does not object to this variation, but recommends that the 3 Eastern Redbud trees proposed for the east edge of the play area be replaced by 4 inch caliper shade trees to meet the intent of the Ordinance for landscape islands at the ends of parking rows.
 - c. Chapter 28, Section 6.13-3 from the requirement that fences in the front yard not exceed 36 inches to allow a 5 foot tall metal-fence Staff does not object to this variation. **Staff does not object to this variation.**

Please provide a written justification for the zoning variations a. (all activities must be conducted within wholly enclosed buildings) and b. (landscape islands) above by responding to the following criteria:

- a. 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.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality.

Petitioner response to reference attached sheet LS101 for fencing details does not address this comment. The petitioner must submit a written response that provides a written justification for the variations a. (all activities must be conducted within wholly enclosed buildings) and b. (landscape islands) by responding to the criteria above.

Response: *Zoning Variation A. (Activities conducted within wholly enclosed buildings):*

a. 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 playground is an integral part of the child care center and is required by state licensing

- b. The plight of the owner is due to unique circumstances. - The playground is an integral part of the child care center and is required by state licensing*
- c. The variation, if granted, will not alter the essential character of the locality. – The playground will not alter the essential character of the locality. The playgrounds are well designed and we will be providing additional landscaping to screen the residential properties to the west as requested*

Response: *Zoning Variation B. (the requirement that the ends of all rows of car stalls be a landscape island equal in area to at least one parking space to allow the plan to be deficient 2 islands):*

- a. 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 (2) island were removed to accommodate the square footage necessary by state licensing for playgrounds. We will swap out the Eastern Redbud trees with 4" caliper shade trees to meet the intent of the Ordinance for landscape islands at the ends of parking rows.*
- b. The plight of the owner is due to unique circumstances. - The playground is an integral part of the child care center and is required by state licensing. We will swap out the Eastern Redbud trees with 4" caliper shade trees to meet the intent of the Ordinance for landscape islands at the ends of parking rows.*
- c. The variation, if granted, will not alter the essential character of the locality. – The playground will not alter the essential character of the locality. We will swap out the Eastern Redbud trees with 4" caliper shade trees to meet the intent of the Ordinance for landscape islands at the ends of parking rows.*

10. The total code required parking for this site is calculated as:

No response required.

11. The location of the accessible spaces on the engineering plan and landscape plan do not coincide. Please identify the correct location of the accessible spaces.

Response noted. Revised landscape plan is not provided.

12. Per Chapter 28, Section 6.15-2.2, a 6 foot high solid screen is required between a property in a business district and adjacent residential district. The property in questions abuts residential property on the west and for a portion of the south property line. Sheet L1.0 identifies the fence as a L501, 6 feet high fence with 8 feet wide panels. The cut-sheet provided in the binder identifies the fence as 'Alabama Style Vinyl Fence' with picket spacing and lattice top. Please revise. Fence must be 6 foot high, solid fencing. Please note that the fence along the south property line that does not abut the residential property must be 5 feet tall, semi-open fence.

Ok. Sheet LS101 shows the fence along the west property line and for a portion of the south property line as vinyl solid board privacy fencing. The fence along the remainder of the south property line and along the play area is 5 feet tall metal fence with 3 inch picket spacing.

13. Please note that any parking lot lighting proposed must meet the provisions of Chapter 28, Section 11.2-12.5, Lighting.

Ok. Lighting Plan submitted.

14. The applicant must submit a sign permit application for the proposed signs.

Response noted.

7A

Please provide a revised landscape plan that addresses staffs comments.

Response: Landscape drawings LP-000, LP-100 are attached.

Latika: Please review the above written response and attached drawings. We hope this information will resolve any outstanding comments. Please do not hesitate to contact me if you have any questions.

Sincerely,

Robert Ewald

Consulting Project Manager

CC: D. Toole

file



June 19, 2015

Ms. Latika Bhide
Development Planner
Village of Arlington Height
33 South Arlington Heights Road
Arlington Heights, IL 6005-1499

RE: Bright Horizons, 1120 N. Arlington Heights Road
Petition Application Department Comment Response

Dear Ms. Bhide,

Bright Horizons is in receipt of your June 18, 2015 email with comments from your Engineering department for Bright Horizons May 4, 2015 petition application. The following is our response to these questions.

3 Engineering Department

21. The response made by the petitioner to comments #11, 16, 18 & 20 are acceptable for preliminary approval.

Response: No response required

22. The response made by the petitioner to comment #12 is noted. The page showing the cross section of the proposed safety surface with synthetic grass did not have any information on permeability. Most, if not all, of the Village is located on clay soils. Most permeable product systems require an underdrain system when clay is encountered. However, in the combined sewer areas, the MWRD will not allow underdrains to be installed when they drain to a combined sewer, as would be the case at this location. To be counted as pervious area in these cases, under Village policy the system would have to be designed to detain the storm water volume generated by the Village's design

storm. This has been calculated as the equivalent of 12-inches of CA-7 stone, where the allowed stone void volume is utilized for storage. There would be no underdrains in this application; only stone void detention and ultimately percolation into the clay. The play area will not be considered permeable unless detention is provided as described.

Response: Bright Horizons acknowledges and will work village engineering through permit process to resolve.

23. The response made by the petitioner to comment #13 is noted. The lighting calculations have been provided however there are no accompanying fixture catalog cuts. These must be provided for all exterior lighting including parking lot and any building mounted fixtures.

Response: Bright Horizons acknowledges and will provide acceptable information during permit process.

24. The response made by the petitioner to comment #14 is noted. The design vehicle is incapable of maneuvering through the existing parking lot or the proposed parking lot. Discuss this issue with the Fire Department to determine the design vehicle for this site.

Response: Bright Horizons acknowledges and will schedule a meeting with Fire Department and BH engineers to resolve. This will be done during permit process.

25. The response made by the petitioner to comment #15 is noted. The petitioner must acknowledge understanding that approval by the Plan Commission of the proposed plans will not constitute approval of any part of the new water service line.

Furthermore, the petitioner must acknowledge understanding that the facility will not be allowed any occupancy, temporary or final, until the new water service line is constructed, tested, that permit passes all final inspections.

Response: Bright Horizons acknowledges and fully understands the risk for approval on new water main which is to be installed by building owner and no issuance of TCO or CofO until water main by building owner is complete, approved and accepted by all approval jurisdictions.

26. Show where the new water meter will be located: Interior meter room? Exterior meter pit? The new fire hydrant must be metered. The removable section of rubberized surface to be placed over the water valve should be blue or otherwise marked to clearly show the valve's location.

Response: Bright Horizons is waiting on final building owner approved plans to allow us to confirm and identify locations on BH permit documents.

27. The existing sanitary sewer is shown running at an angle toward the south property line. The new water main must maintain a minimum 10' separation from this sanitary main, otherwise, the sanitary main must be replaced with water main quality pipe.

Response: Bright Horizons acknowledges requirement and will make appropriate drawing revisions during permit process.

28. It is strongly suggested that the water main location be fully included in these plans up to and including the point of connection to the water main, even though it is intended to be constructed separately by others. The entire site must be considered when Planning a facility such as this. There is a chance a major conflict and expense if everything is not considered together.

Response: Bright Horizons acknowledges and are waiting on building owners final water main drawings to allow BH design team to make appropriate revisions. This will be done during permit process.

Traffic:

29. The response made by the petitioner to comment #17 is noted. Staff anticipates that egress out of this site will be challenging for the left turners. However, the setback of the building allows for a long queue within the parking lot if the exit movement is backed up.

Response: Bright Horizons acknowledges.

30. The response made by the petitioner to comment #19 is noted. The response suggests that a third of the evening signal cycles do in fact back up past the driveway now. This site driveway operation is affected by its location to the Oakton signal, and there are still concerns about operations into and out of this property.

Response: Bright Horizons acknowledges.

Latika, we hope the above written response will satisfy your staff's comments and please feel free to contact me if you have any questions.

Sincerely,

Robert Ewald

Consulting Project Manager

CC: D. Toole

File



Item: Chuck-E-Cheese's - 41 W. Rand Rd. - PC#15-008

Department: Planning & Community Development

Requested Action

A Special Use for a 13,263 square feet Restaurant, Amusement Device Arcade in the B-2, General Business District.

Variations Identified

1. Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis from a qualified professional engineer.

Recommendation

The Staff Development Committee has reviewed the petitioner's request and recommends approval of the Special Use for a 13,263 square foot Restaurant – Amusement arcade, subject to the following conditions:

1. The arcade area shall be limited to 3,680 square feet.
2. A maximum number of 70 amusement devices are permitted.
3. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

Description	Type
Staff Report	Report
Legal Notice/Notice Affidavit	Correspondence
Location Map	Exhibits
Plat & Sub Minutes	Minutes
Design Commission Minutes	Minutes
Plat of Survey	Exhibits
Floor Furnishings Plan	Exhibits
Parking Study	Correspondence
Market Study Operation Statement	Correspondence

Justification
Justification - Variation
Department Comments - Round 1
Petitioner Response to Department
Comments - Round 1

Correspondence
Correspondence
Correspondence
Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Latika Bhide, Development Planner
 Meeting Date: June 24, 2015
 Date Prepared: June 19, 2015
 Project Title: Chuck-E-Cheese
 Address: 41 W. Rand Road

BACKGROUND INFORMATION

Petitioner: CEC Entertainment, Inc.
 Address: 4441 W. Airport Frwy.
 Irving, TX 75062

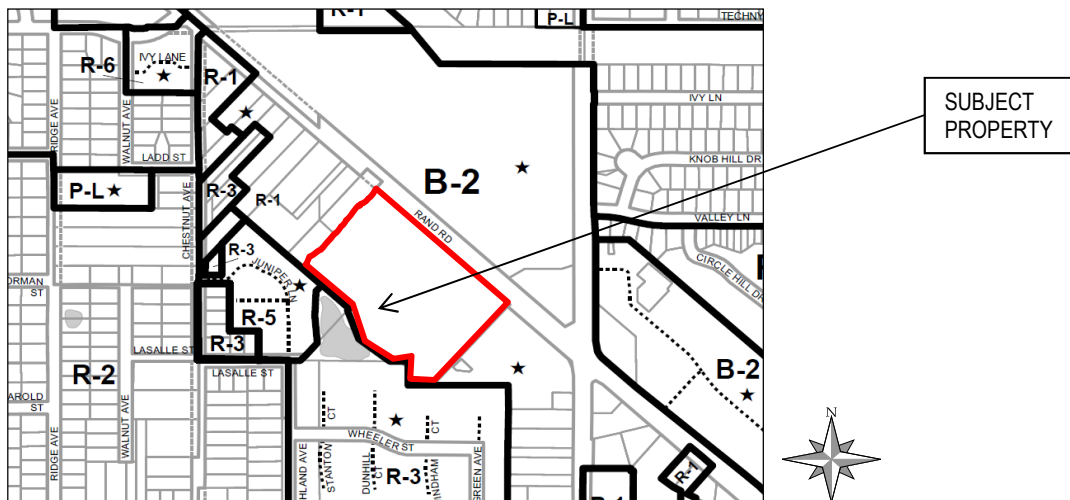
Existing Zoning: B-2, General Business District

Requested Action:

- A Special Use for a 13,263 square feet Restaurant, Amusement Device Arcade in the B-2, General Business District.

Variations Identified:

1. Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis from a qualified professional engineer.



Surrounding Properties

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2 General Business District	Arlington Plaza	Commercial
South	R-3 One Family Dwelling District and R-5 Multiple Family Dwelling District	Residential	Single Family Detached
East	B-2 General Business District	Shell Gas Station	Commercial
West	B-2 General Business District	Multi-Tenant Retail	Commercial

Background

Chuck-E-Cheese is proposing to locate within a 13,263 square feet tenant space between Petco and hhgregg at the Annex of Arlington. The Annex of Arlington is located at the southwest intersection of Arlington Heights Road and Rand Road. Access to the site is via four driveways, three along Rand Road and one along Arlington Heights Road. Per Chapter 28, a Restaurant

– Amusement Device Arcade is defined as “an establishment primarily devoted to the sale of food and beverage and partially devoted to the use of more than ten coin-operated amusement devices.” Restaurant – Amusement Device Arcade is permitted as a Special Use in the B-2 district. The proposed action, if approved, would allow Chuck-E-Cheese to operate a Restaurant – Amusement Device Arcade at this location.

Pursuant to the floor plan provided by the applicant, 3,680 square feet of the floor area is allocated for the arcade area and 3,770 square feet for the restaurant/seating. The remaining 5,813 square feet are for the kitchen, order counters, accessory spaces, standing space, and the restrooms.

The restaurant will be open on Sunday through Thursday from 11:00 a.m. to 9:00 p.m., on Friday from 11:00 a.m. to 10:00 p.m. and on Saturday from 10:00 a.m. to 10:00 p.m. It is expected that the same hours of operation would apply to this new location. The restaurants employ two to five managers, and one technician plus approximately forty to sixty hourly employees.

Chuck-E-Cheese leases their current location at 955 W. Dundee Road, on the south side of Dundee Road, west of Ridge Avenue. The restaurant at this location is 8,061 square feet in area with 175 seats.

Zoning and Comprehensive Plan

The Village's Comprehensive Plan designates this property as 'Commercial'. The proposed use is consistent with the Comprehensive Plan.

According to Village Code, Restaurants – Amusement Device Arcade require Plan Commission Plan Commission review and Village Board approval of a Special Use. The petitioner has provided a written justification based on the following criteria:

- **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.**

In addition to the Special Use Criteria, the following additional requirements that apply to Restaurant – Amusement Device Arcade are outlined within Chapter 28, Section 5.1-11.2, Permitted Uses, Additional Requirements:

- b. Restaurant - Amusement Device Arcade.
 1. No person shall operate any restaurant-amusement device arcade on any premises within 200-lineal feet of any church, hospital, building operated exclusively as an elementary or high school, or residential zoning district as measured from the public entrance of a restaurant –amusement device arcade to the lot line of said church, school, public park, hospital or residential zoning district, unless such premise was licensed as a restaurant-amusement device arcade before the establishment of the church, school, public park, hospital, or zoning district.
The applicant has provided written confirmation that the public entrance of the restaurant - amusement device arcade is at least 200-lineal feet from the adjacent residential zoning district.
 2. There shall be a limitation of 30% of the total floor area for use by coin-operated amusement devices.
The arcade area is proposed to be 3,680 square feet which is approximately 27% of the total floor area of 13,263 square feet. This requirement is met.
 3. At least 65% of the gross receipts shall be derived from the sale of food and beverage and not more than 35% from the amusement devices. For the purpose of enforcing this requirement, the owner or operator shall submit a verified statement of the gross receipts periodically as specified by the Village, not less than semi-annually. If the ratio is not maintained, the number of coin operated amusement devices will be reduced to the point where 65% of the gross receipts shall be derived from the sale of food and beverage.
The applicant has provided written confirmation that 35% of the revenues are generated from rides and games (amusement devices) and 65% of the revenues are generated from the sale of food and beverage. Even though

Chapter 28, Zoning Regulations require that the owner or operator submit a verified statement of gross receipts to verify that not more than 35% of gross receipts are derived from the amusement devices, it should be noted that the Village has not collected this information in the past. The Village only receives information regarding Food and Beverage sales, but no information on the gross sales which would include the Arcade proceeds.

4. Each ordinance authorizing a special use shall contain the specific maximum number of amusement devices allowed based upon a recommendation by the Plan Commission and approval by the Village Board of Trustees.
The applicant has indicated that they will be installing 70 amusement devices at this location.
5. Any existing restaurant seeking to become a restaurant-amusement device arcade will be required to amend its existing special use to allow addition of an amusement device arcade. Such restaurants will be defined as Restaurant-Amusement Device Arcade as defined in Section 3.2-135 and shall comply with permit provisions of Chapter 28 Section 8.
Not applicable
6. The license shall comply with the licensing, taxing and permit provision of Chapter 14 of the Municipal Code of Arlington Heights.
The applicant must comply with the licensing, taxing and permit provision of Chapter 14 of the Municipal Code of Arlington Heights.

Plat and Subdivision Committee

On December 10, 2014, the Plat and Sub Committee met to discuss the project. The subcommittee felt that this was a good location for this use and was supportive of the use.

Building, Site and Landscape Related Issues

The petitioner is proposing exterior improvements to an existing multi-tenant retail building to create a new storefront for Chuck E. Cheese. The scope of the project includes interior tenant improvements and a new exterior storefront entry. No site or landscaping improvements are being proposed. The proposed new storefront design is consistent with Chuck E. Cheese's national prototype brand. Overall, the materials, colors, design composition, and scale of the proposed new storefront is nicely done and will work well in this location. The Design Commission approved the proposed changes at their February 10, 2015 meeting.

Traffic & Parking Related Issues

According to Chapter 28, Zoning Regulations, a special use request adjacent to a major arterial street, such as Rand Road or Arlington Heights Road that is 5,000 square feet or more in floor area is required to provide a traffic study and parking analysis prepared by a qualified professional engineer.

Because this is an existing shopping center and no site changes are being proposed, staff is supportive of the variation to not require a full study.

However, the following variation will be required:

- **A variation from Chapter 28, Section 6.12 Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional engineer.**

As part of this request, Kenig, Lindgren, O'Hare, Aboona, Inc. (KLOA) completed parking counts at the Chuck-E-Cheese current location at 955 W. Dundee Road. The existing location is 8,061 square feet with 71 parking spaces on-site. Parking counts were conducted on Thursday, Friday and Saturday. The peak occupancy on Thursday was 15 vehicles at 12:30 pm. On Friday, the peak occupancy was 28 vehicles at 8:00 pm and on Saturday the peak occupancy was 75 vehicles at 6:30 pm. On Saturday, when the peak parking demand exceeded the number of available parking spaces, customers parked vehicles in adjacent parking lots to the east and west.

A code parking analysis for the Annex is attached. The arcade area is required to provide parking at a ratio of 1 parking space per 300 square feet of floor area, whereas the restaurant is required to provide parking at a ratio of 1 parking space per each

45 square feet of seating area resulting in a total of 96 spaces required for this use. Based on the uses located at this Center, a total of 781 parking spaces are needed (and an additional 6 spaces are utilized for donation boxes). A total of 833 parking spaces are provided on site, resulting in a surplus of 46 spaces.

As part of the parking study, KLOA conducted parking occupancy surveys at the Annex. The study assessed the immediate field of parking that is located in front of the storefronts on the northwest side of the site which encompasses a total of 472 parking spaces. The remaining 361 parking spaces, located on the southeast side of the Annex and behind the shopping center were not included in the study because of their remoteness from the Chuck-E-Cheese space. In order to determine the peak parking demand of the Annex with the addition of Chuck-E-Cheese, the parking demand that will be generated by the proposed Chuck-E-Cheese was added to the parking demand at the annex. The projected demand was calculated by increasing the parking demand at the existing location by 50% to account for the larger space. Based on the results, the peak parking demand on a weekday is projected to be 206 (44% occupied) spaces on a Friday at 12:30 pm. The peak parking demand on Saturday is projected to be 400 spaces (85% occupied) occurring at 1:30 pm.

	Thursday	Friday	Saturday
Existing Peak Occupancy Demand	176 vehicles (37% occupied) at 2:00 pm	188 vehicles (40% occupied) at 12:30 pm	332 vehicles (70% occupied) at 1:30 pm
Projected Peak Occupancy demand	193 vehicles (41% occupied) at 2:00 pm	206 vehicles (44% occupied) at 12:30 pm	400 vehicles (85% occupied) at 1:30 pm

Based on the results, the Staff Development Committee concurs with the petitioner's assessment that the parking supply within the Annex is adequate to accommodate this use.

Recommendation

The Staff Development Committee has reviewed the petitioner's request and recommends **approval** of the Special Use for a 13,263 square foot Restaurant – Amusement arcade subject to the following conditions:

1. The arcade area shall be limited to 3,680 square feet.
2. A maximum number of 70 amusement devices are permitted.
3. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

June 19, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

Exhibit A
Parking Analysis for the Annex of Arlington Heights

Space	Tenant	Square Footage	Parking Per SQ FT	Parking Required
1	Garibaldi's	4000 (2,133)	1/45	47
2	Bedding Experts	3,500	1/600	6
3	For Eyes	2,500	1/200	13
4	T-Mobile	2,338	1/300	8
5	Vitamin Shoppe	4,881	1/300	16
6	Edward's Cleaners	1,417	1/300	5
7	Panera Bread	4,000 (1,214)	1/45	27
8	Hallmark Cards	6,500	1/300	22
9A	Barnes & Noble	22,800	1/300	76
9B	Barnes & Noble Café	1,200	1/45	27
10	Trader Joe's	12,960	1/300	43
12	Weight Watchers	1,700	1/200	9
13	Life Source	2,832	1/200	9
14	HH Gregg	33,932	1/300	113
15	Chuck-E-Cheese	13,515		
	Arcade	3,680	1/300	12
	Restaurant Seating	3,770	1/45	84
16	Petco	13,518	1/300	45
17	Boat/U.S. Marine	7,403	1/300	25
18	Binny's	21,808	1/300	73
19	Dollar Tree	12,729	1/300	42
20	H&R Block	1,800	1/300	6
21	Party City	12,050	1/300	40
TOTAL		187,383		747
TOTAL PROVIDED				781
SURPLUS / (DEFICIT)				34
22	Smash Burger/Jersey Mikes/Vacant	5,873	1/45 and 1/300	34
TOTAL PROVIDED				52
SURPLUS / (DEFICIT)				18
TOTAL SURPLUS / (DEFICIT)				52
Drop Boxes (Donations) at NWC of the property				6
Final Surplus/ (Deficit)				46

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JUNE 24, 2015 AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 15-008, a Special Use to allow a "Restaurant-Amusement Device Arcade" in the B-2 district. The subject site is located on the south side of Rand Road, west of Arlington Heights Road at 41 W. Rand Road, Arlington Heights, IL. The space is located between hlsregg and petco in the Annex of Arlington. And legally described as:
Hardee's Rand Road Sub. of pt. of the W 1/2 - S.W. 1/4 Sec. 17-42-11 & pt. of the E. 1/2 - S.E. 1/4 Sec. 18-42-11. Rec. Jul 16, 1986 Doc. 86297345
As part of said request the petitioner is requesting variations from:
? Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study, as well as any other variations as determined necessary by the Plan Commission.
All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.
Joe Lorenzini, Chairman
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald June 9, 2015 (4409940)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published June 9, 2015 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Laurea Baltz
Authorized Agent

Control # 4409940

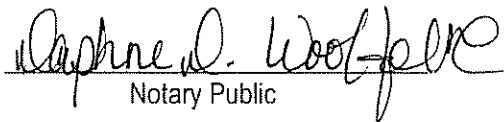
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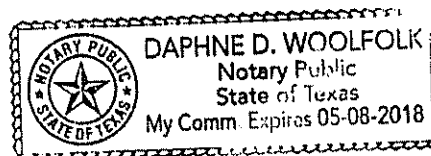
I, Deborah Shannon hereby certify as follows:

- 1 That on the 9th day of June, 20 15, affiant caused to be mailed in the Post Office of Irving, Texas, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held.
- 2 That the parties to whom said notice was mailed are set forth on the attached list
- 3 That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights


Signature

Subscribed and Sworn to before me
this 9th day of June, 20 15


Notary Public





Chuck-E-Cheese
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
November 2014

**REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:**

December 10, 2014

Project Title: Chuck-E-Cheese
Address: 41 W. Rand Road
Petitioner: Lorena Gatsos
221 Bedford Road, Suite 221
Bedford, TX 76022

Requested Action:

- A Special Use for a Restaurant, Amusement Device Arcade

Variations Required:

- Chapter 28, Section 5.1-11.2b from the requirement that at least 65% of the gross receipts shall be derived from the sale of food and beverage and not more than 35% from the amusement devices.
- Chapter 28, Section 6.12 Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional engineer.

Attendees: Marshall Skivvy, Northwestern Engineering Consultants, P.C., Petitioner
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

Chuck-E-Cheese is proposing to locate within a 13,263 square feet tenant space between Petco and hhgregg at the Annex of Arlington. The Annex of Arlington is located at the southwest intersection of Arlington Heights Road and Rand Road. Access to the site is via four driveways, three along Rand Road and one along Arlington Heights Road. The proposed action, if approved, would allow Chuck-E-Cheese to operate a Restaurant – Amusement Device Arcade at this location. Pursuant to the floor plan provided by the applicant, it appears that 3,680 square feet of the floor area is allocated for the arcade area and 3,770 square feet for the restaurant/seating. The remaining 5,813 square feet are for the kitchen, order counters, accessory spaces, standing space, and the restrooms. Chuck-E-Cheese is classified as a Restaurant - Amusement Device arcade which is defined as “an establishment primarily devoted to the sale of food and beverage and partially devoted to the use of more than ten coin - operated amusement devices.” The use is permitted as a Special Use in the B-2 district.

Chuck-E-Cheese is currently located at 955 W. Dundee Road, on the south side of Dundee Road, west of Ridge Avenue. The restaurant is currently open on Sunday through Thursday from 11:00 a.m. to 9:00 p.m., on Friday from 11:00 a.m. to 10:00 p.m. and on Saturday from 10:00 a.m. to 10:00 p.m. It is expected that the same hours of operation would apply to this new location.

To proceed forward, the Plan Commission must review and the Village Board must approve a special use to allow a restaurant, amusement device arcade in the underlying B-2, General Business District.

Meeting Discussion:

M. Skivvy stated that the Chuck-E-Cheese has a current location in Arlington Heights at 955 W. Dundee Road and were looking to relocate that facility to the Annex of Arlington at 41 W. Rand Road. He stated that the space was

northwest of the 'hgregg' store and southeast of 'Petco' store. At one time the entire space was occupied by PetSmart. He stated that Chuck-E-Cheese (CEC) is looking to open a larger facility than the one that is located on Dundee Road. The tenant space at this location was 13,263 square feet with a proposed seating count of 256 seats (compared to the 175 seats in the current location). He stated that Ms. Debbie Shannon with CEC was planning on attending the meeting but was unable to do so due to a death in the family. He stated that they had received a copy of the staff report dated December 4 and could go through the report for CEC responses. He stated that some of the responses would be provided to staff by Ms. Shannon.

M. Skivvy stated that Ms. Shannon would provide a response to the Special Use Criteria. He read through the additional requirements for Restaurant- Amusement Devices that were outlined in the staff report. He stated that staff had asked for confirmation that the public entrance of the restaurant – amusement arcade is at least 200 lineal feet away from the residential zoning district. He handed out a Plat of Survey that showed that the public entrance was 228 feet (as the crow flies) from the residential property. **L. Jensen** said that the store was embedded in the mall, and with the building as a barrier, there would be no bleed over to the residential. **M. Skivvy** stated that as stated in the staff report, CEC met the restriction on the floor area occupied by coin operated devices. He stated it appeared that CEC would require a variation from the requirement that no more than 35% of the gross receipts be derived from amusement devices and that D. Shannon would provide more information on the gross receipts from the sale of food and beverage versus amusement devices. **L. Jensen** asked if this information was available for the current location. **M. Skivvy** stated that he did not have this information. **L. Bhide** stated that she was informed by the Finance Department (at the Village) that they receive the information pertaining to food and beverage sales, but not total sales. She stated that she would find more information prior to the Plan Commission hearing. **L. Jensen** stated that if this was a Village requirement, then it should be monitored. He stated that he felt that restrictions on both floor area and gross receipts were not necessary, just one would be adequate. **M. Skivvy** stated that D. Shannon would provide information regarding the number of amusement devices and would also reconfirm that CEC complies with licensing, taxing and permit provisions of the Municipal Code. He stated that CEC is not proposing any changes to the footprint of the building or any landscape changes. The only construction would be the new services for sanitary sewer and water as the tenant space was originally for one user and there were no services for the southern portion of the tenant space.

M. Skivvy stated that CEC would be seeking a variation from the requirement to provide a traffic study and parking analysis. **L. Jensen** asked if CEC would be required to do parking counts. **L. Bhide** said that in lieu of the traffic study, CEC would be required to do parking counts and peak occupancies at the current location as well as projections for the new location based on the larger area. **M. Skivvy** said that CEC would complete the required parking counts. **J. Sigalos** confirmed that the Code required parking as calculated in the staff report was based on the new (larger) square footage for CEC. **L. Bhide** confirmed that the parking calculation in the staff report was based on the square footage of the new tenant space. She stated that there was a surplus of 65 spaces at this center. **L. Jensen** wondered if a parking count was even required due to the surplus of 65 spaces. **B. Green** stated that he felt that was why they would not require a full traffic study, just parking counts. **M. Skivvy** said that their current location on Dundee Road was a single-tenant location but that at proposed location more parking was available, but that CEC would complete the parking counts.

M. Skivvy went through the recommendations in the staff report. He highlighted the information that D. Shannon would be providing. **L. Jensen** asked about the market study. He stated that there were a lot of food purveyors on Rand Road, but that CEC was probably differentiating themselves based on the clientele. **M. Skivvy** stated that CEC would be providing a response. He stated that they were also agreeing to complete a parking study.

J. Sigalos asked if the CEC on Dundee Road was closing as they needed more space. **M. Skivvy** stated he was not sure that he could answer that question, but that he presumed that they needed more space. **L. Jensen** asked if CEC owned their current location. **M. Skivvy** stated that he did not know the answer. His understanding was that they would be leasing the property at the Annex of Arlington (proposed location). **L. Jensen** asked staff to indicate that in the Plan Commission staff report if the current CEC property was owned or leased as the relocation would mean that there was a vacancy to fill in Arlington Heights.

J. Sigalos asked CEC served alcohol. **L. Bhide** confirmed that they served alcohol. **J. Sigalos** said that they would have to get a liquor license. **L. Jensen** said he liked seeing this mall lease out all the tenant spaces. **B. Green** said that it was great that the business was expanding and **J. Sigalos** stated (it was great) that the business was staying in Arlington Heights.

RECOMMENDATION

The Plat & Sub Committee said the feedback was positive and that the Petitioner should move forward through the process.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 10, 2015

Chair Eckhardt called the meeting to order at 6:30 p.m.

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Jonathan Kubow

Members Absent: Anthony Fasolo
Alan Bombick

Also Present: C.T. Chang, C.T. Chang & Associates for *Chuck E. Cheese's*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JANUARY 27, 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF JANUARY 27, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

1. COMMERCIAL REVIEW

DC#15-005 – Chuck E. Cheese’s – 41 W. Rand Rd.

Mr. C.T. Chang, representing *C.T. Chang & Associates*, was present on behalf of the project.

Chair Eckhardt pointed out there was no one present in the audience other than the petitioner.

Mr. Hautzinger presented Staff comments. The petitioner is proposing exterior improvements to an existing multi-tenant retail building to create a new storefront for Chuck E. Cheese’s family fun and entertainment center. The proposed business will occupy a vacant space within the Annex of Arlington retail center. The scope of the project includes interior tenant improvements and a new exterior storefront entry. No site or landscaping improvements are being proposed. This project does require Plan Commission review and Village Board approval as a Special Use for a restaurant and amusement device arcade.

The proposed new storefront design is consistent with Chuck E. Cheese’s national prototype brand. Overall, the materials, colors, design composition, and scale of the proposed new storefront are nicely done and will work well in this location. The storefront design has a fun and whimsical appearance that caters towards Chuck E. Cheese’s unique business, but still retains a nice appearance that fits in with the overall retail center. Staff’s only comment on the design is that adding more storefront windows to the right side of the main entrance would balance out the composition and provide greater visibility for the business as well as add more liveliness to the retail center; however, the proposed layout of the kitchen abuts the front wall of the building preventing additional windows. A revised kitchen layout to accommodate the additional storefront windows, or false spandrel glass storefront windows (black color to match the appearance of the vision glass) should be considered to the right of the main entrance.

All dumpsters and loading are located at the rear service area for the retail center, which is screened from public view with a continuous fence. Rooftop mechanical units are located away from the front wall of the building and will be screened from public view by the building parapet walls. The petitioner has provided a sightline diagram to illustrate compliance. Signage is not included in this review, but will be required to comply with the Chapter 30 sign code.

Staff recommends approval of the proposed architectural design with a suggestion to consider a revised kitchen layout to allow additional storefront windows to the right of the main entry or consider adding the storefront windows with false spandrel glass (black color to match the appearance of the vision glass).

Mr. Chang stated that Chuck E. Cheese’s has been in the Village a long time and wants to continue their business at this new location. He commented that the existing windows located to the left of the entrance are actually false windows, as well as being the only area without the ribbed panels. They are considering covering up the false windows with ribbed panels or take advantage of the existing windows and open them up, which is the reason for not proposing

changes to the right of the entrance. **Chair Eckhardt** pointed out that a storefront could be applied to the area right of the entrance, making it completely fake and balancing off the entrance, although he felt it was not worth the expense.

Commissioner Fitzgerald felt the proposed improvements were nice and in scale with the building, and the colors were fun but not over the top. He could see the balance of adding windows on the right side of the entrance; however, it was not a requirement for him.

Commissioner Kubow agreed with Commissioner Fitzgerald. He felt the design looked great, he liked the playful colors, and he liked that the petitioner was moving into a vacant storefront. He felt the interior floor plan worked well, and the suggestion to balance the front elevation by adding windows to the right of the entrance was unnecessary. He was fine with the design as proposed.

Chair Eckhardt agreed with the other commissioners and felt the proposed design was great. He would only recommend and not require that the petitioner consider revising the kitchen layout to allow windows to be added to the right of the main entrance.

Mr. Hautzinger commented that he was not aware that the existing windows shown to the left of the main entrance were false, and the petitioner should be encouraged to consider real storefront windows instead.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED ARCHITECTURAL DESIGN FOR CHUCK E. CHEESE'S TO BE LOCATED AT 41 W. RAND ROAD, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED AND RECEIVED 1/26/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A RECOMMENDATION TO ADD SOME TYPE OF FENESTRATION ON THE RIGHT SIDE OF THE MAIN ENTRANCE, TO BE MORE SYMMETRICAL.**
- 2. A RECOMMENDATION THAT THE FALSE STOREFONT FENESTRATION ON THE LEFT SIDE OF THE MAIN ENTRANCE BE PUNCHED THROUGH TO CREATE REAL GLASS FOR VISIBILITY.**
- 3. THIS REVIEW REPRESENTS DESIGN APPROVAL ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.**
- 4. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE**

CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

**KUBOW, AYE; FITZGERALD, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

PLAT OF SURVEY

1230 MARK STREET, BENSenville, ILLINOIS 60108 (630) 395-2800 Fax (630) 395-4700

SURVEYOR'S NOTES

[illegible][illegible]

1. ADJUDICATING CONCERNING PUBLIC SCHOONING LOCATIONS ON THE LAKE, DATED MAY 5, 1988 AND RECORDED MAY 20, 1988 AS DOCUMENT 403032121 BETWEEN BANK OF AMERICA/CHESAPEAKE AND TRUSTEE OF THE ESTATE OF NUMBER 20-828M, ON THE BEHALF OF AMERICAN HERITAGE. (PLOTTED ON THE DRAWING)

2. A 30 FOOT PLANTING LINE FROM THE LAKE AND DISTRICTLY LOT 18 OF LOT 8, AS SHOWN IN THE PLAN OF AMERICAN CHURCH SCHOONING RECORDED IN DOCUMENT 8778253. (PLOTTED ON THE DRAWING)

3. NON-OCCLUSIVE EASEMENT FOR SERVING THE SCHOONING AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, WATER, WATER GAS AND SEWERAGE BETWEEN 48 SCHOONING ON PLAN OF AMERICAN CHURCH SCHOONING RECORDED DECEMBER 29, 1968 AS DOCUMENT 8747862. (PLOTTED ON THE DRAWING)

4. EASEMENT OVER NON-BUILDING AREAS OF LOT 2 FOR THE BENEFIT OF OTHER CONVEES, AS DEDICATED AND SET OUT IN PLAN OF AMERICAN CHURCH SCHOONING RECORDED DECEMBER 29, 1968 AS DOCUMENT 8747862. (PLOTTED IN THE DRAWING)

[illegible][illegible][illegible][illegible]

AREA 1) FLOOD INSURANCE RATE BY COUNTY: PHASE 1, 17000-0000-0000 WITH AN EFFECTIVE DATE OF 01/01/2000. THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SUCH PROPERTY DOES NOT FALL WITHIN ZONE "C" (AREA OF MINOR FLOODING).

NOTES: THE SURVEY PROPERTY HAS DIRECT ACCESS TO AND FROM ROAD ROAD AND MAINTAINS PORTS ROAD, BOTH USUALLY OPENED AND PUBLICALLY DEDICATED, USED AND UNPAVED STREET IN ADJACENCY.

AREA 2) SURVEY: PARCEL 1, CONTAINING 4.9628 SQUARE FEET OR 0.9046 ACRES, PARCEL 2, CONTAINING 10.6250 SQUARE FEET OR 0.2436 ACRES.

SUMMARY OF PHASED SPACES

	REGULAR	HYPOCORN
PHASE 1, *	327	15
PHASE 2, *	274	8
PHASE 1, *	16	3
PHASE 2, *	773	39

NOTES:

- * INCLUDES 45 UNPAVED SPACES AT REAR OF BUILDING
- * INCLUDES 10 UNPAVED SPACES AT REAR OF BUILDING
- * NUMBER OF UNPAVED SPACES, LARGELY

AX. PARCEL, PERMANENT INDEX NUMBERS, STREET ADDRESSES AND ZONING CLASSIFICATIONS:

PARCEL 1: PM 05-17-300-074-000
COMMONLY KNOWN AS 17-111 N. 9TH AND 9TH
ZONING CLASSIFICATION: 0-1 PLANNED UNIT DEVELOPMENT

PARCEL 2: PM 05-17-300-075-000
ZONING CLASSIFICATION: 0-1 PLANNED UNIT DEVELOPMENT

PARCEL 3: PM 05-17-300-077-000
COMMONLY KNOWN AS 1713 N. 9TH, 9TH AND
AND 1800-1810 N. ARLINGTON BOULEVARD
ZONING CLASSIFICATION: 0-1 PLANNED UNIT DEVELOPMENT

PARCEL 4: PM 05-17-300-080-000
ZONING CLASSIFICATION: 0-1 PLANNED UNIT DEVELOPMENT

NUMBERED ITEMS IN TABLE "A"
 1. IMPROVEMENTS PLACED OR FOUND AT BOUNDARY CORNERS OF THE PROPERTY.
 2. VICINITY MAP.
 3. FLOOD ZONE DESIGNATION.
 4. LAND AREA.
 5. ZONING CLASSIFICATION AND APPLICABLE SETBACK, HEIGHT AND FLOOD AREA RESTRICTIONS.
 6. EXISTING DIMENSIONS OF ALL EXISTING OR EXISTING LOTS.
 7. SUBSTANTIAL, VISIBLE IMPROVEMENTS.
 8. DRAINAGE, SEWERAGE AND LOT LAYOUT.
 9. INDICATION OF ACCESS TO A PUBLIC WAY.
 10. LOCATION OF ALL UTILITIES AS DETERMINED BY OBSERVED OVERHEAD AND PLUMBING RECORDS.
 11. OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION, (HOW FOUND).
 12. ANY CHANGES IN STREET RIGHT-OF-WAY LINES COMPARED TO PROPOSER'S (NO).
 13. ALTA ACQUISITION LINES, TITLE, CUSTODY.

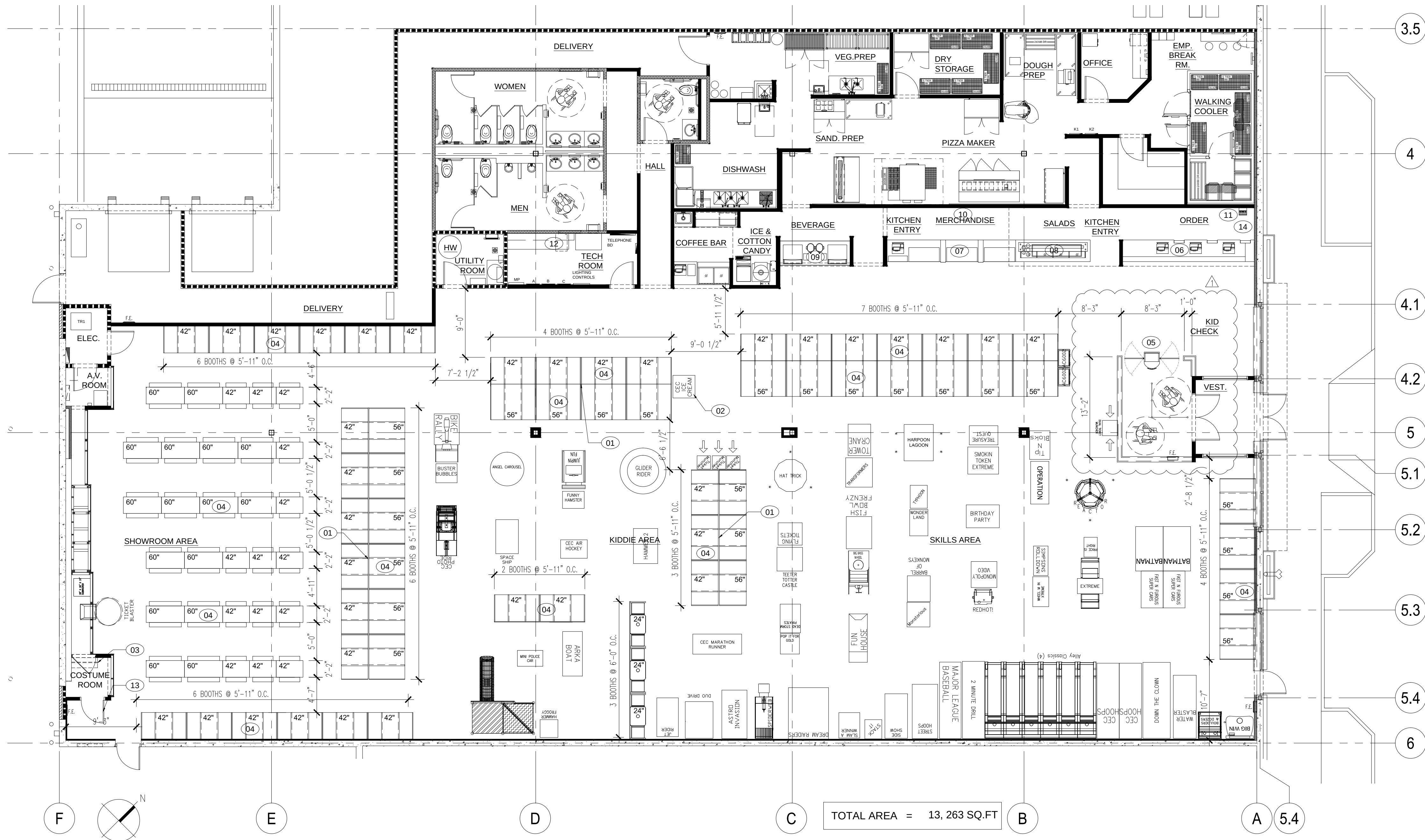
[illegible]

EDWARD J. WOLLOTT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1617
MY LICENSE EXPIRES NOVEMBER 30, 2004 AND IS RENEWABLE

RECEIVED
MAY 04 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[illegible]

ORDER NO.: 2004-0390
FILE: 17-42-11
PROJECT NO.: 809
PHONE ORDER NO.: 2001-1238



01 FURNISHINGS FLOOR PLAN

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

FURNISHINGS PLAN KEYNOTES

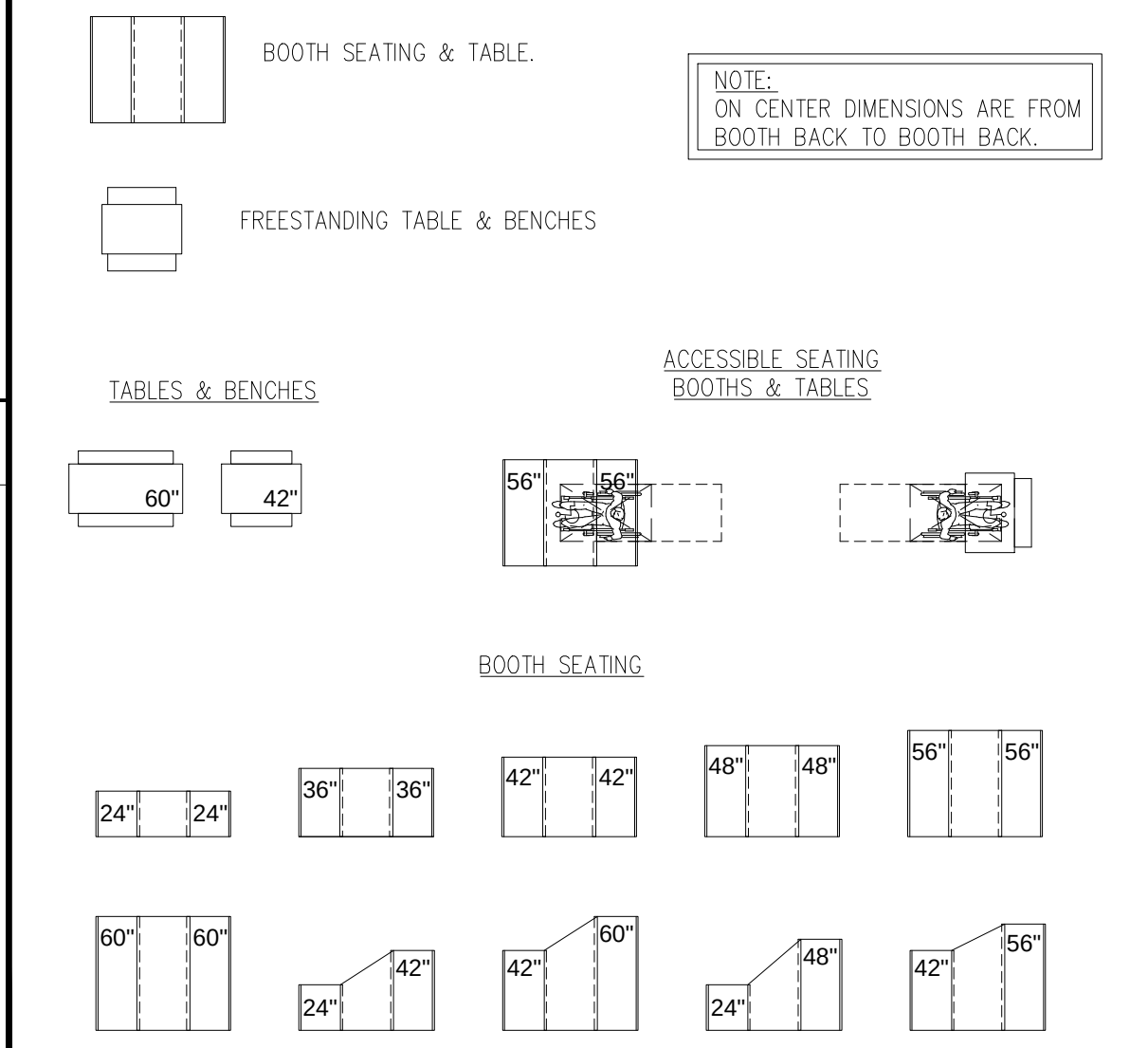
- EXAMPLE: A9.24 =
- A9.01. BOOTH PANEL DIVIDERS: PLASTIC LAMINATE DIVIDING BOOTH PANELS TO BE FABRICATED BY THE BOOTH MANUFACTURER AND INSTALLED BY THE G.C. REF. DETAIL 12/A7.4.
- A9.01A. TODDLER ZONE BOOTH PANEL DIVIDERS TO FLOOR: FABRICATED BY THE BOOTH MANUFACTURER AND INSTALLED BY THE G.C. REF. DETAIL 18/A7.4. (NOT USED)
- A9.02. VENDING ICE-CREAM MACHINE: ICE-CREAM MACHINES TO HAVE DEDICATED POWER CIRCUIT, VERIFY POWER SUPPLY REQUIREMENTS PRIOR TO INSTALLATION.
- A9.03. COSTUME ROD: COORDINATE LOCATION OF COSTUME COAT HANGING ROD AND SHELF WITH C.E.C. PROVIDE BLOCKING IN WALL AS REQUIRED.
- A9.04. FURNITURE: ALL BOOTH FURNITURE (INCLUDING TABLES AND CHAIRS), ARE TO BE INSTALLED AS DIRECTED BY CEC AND AS SPECIFIED BY CEC ON FINAL FURNITURE MARK-UP PLAN AS INDICATED ON CONSTRUCTION ISSUE DRAWINGS.
- A9.05. KID CHECK STANCHION: KID CHECK STANCHION TO BE FURNISHED AND INSTALLED BY THE G.C. SEE DETAILS 19/A7.3.
- A9.06. ORDER DESK MILLWORK: ORDER DESK MILLWORK TO BE FABRICATED BY OWNER'S MILLWORK COMPANY (MIDWEST) AND INSTALLED BY THE G.C. - SEE DETAIL 02/A7.3.
- A9.07. MERCHANDISE MILLWORK: MERCHANDISE MILLWORK TO BE FABRICATED BY OWNER'S MILLWORK COMPANY (MIDWEST) AND INSTALLED BY THE G.C. - SEE DETAIL 04/A7.3.
- A9.08. SALAD BAR MILLWORK: SALAD BAR MILLWORK TO BE FABRICATED BY OWNER'S MILLWORK COMPANY (MIDWEST) AND INSTALLED BY THE G.C. - SEE DETAILS 03/A7.3 AND 09/A7.3.
- A9.09. BEVERAGE BAR MILLWORK: BEVERAGE BAR MILLWORK TO BE FABRICATED BY OWNER'S MILLWORK COMPANY (MIDWEST) AND INSTALLED BY THE G.C. - SEE DETAILS 03/A7.3 AND 09/A7.3.
- A9.10. SLAT WALL MILLWORK: SLAT WALL MILLWORK TO BE FURNISHED AND INSTALLED BY THE G.C. - SEE DETAILS 06/A5.0 AND 16/A7.3.
- A9.11. BEER TAP AND TRAY: BEER TAP AND TRAY EQUIPMENT TO BE FURNISHED AND INSTALLED BY THE OWNER'S VENDOR - SEE DETAIL 10/A7.3.
- A9.12. TECH COUNTER: PLASTIC LAMINATE TECH COUNTER TO BE FURNISHED BY THE OWNER AND INSTALLED BY THE G.C. - SEE DETAIL 07/A7.3.
- A9.13. MIRROR: GC TO PROVIDE AND INSTALL 18" X 48" GLASS MIRROR ON INSIDE OF COSTUME ROOM DOOR.
- A9.14. MARKETING BOARD: INSTALL OWNER PROVIDED MARKETING BOARD. PROVIDE POWER PER ELECTRICAL DWGS. MOUNT BOTTOM OF LIGHT BOX AT 5'-0" A.F.F.

FURNISHINGS PLAN GENERAL NOTES

- DECOR: G.C. TO INSTALL NEW ARTWORK, DECOR AND COAT HOOKS AS INDICATED. G.C. TO INSTALL MATCHING CORNER GUARDS AS NEEDED. FINAL LOCATION TO BE DETERMINED BY C.E.C. ENTERTAINMENT INC. PRIOR TO CONSTRUCTION.
- SAFETY ITEMS: INSTALL FIRE EXTINGUISHERS, ALARMS, PA CONTROLS, MOTION DETECTORS, EMERGENCY LIGHTING, THERMOSTATS, ETC., AS REQUIRED BY LOCAL FIRE AND /OR BUILDING AUTHORITIES. INSTALLATION OF NEW ART WORK AND DECOR SHALL NOT BE IN CONFLICT. UNSPECIFIED LOCATIONS FOR NON LIFE SAFETY ITEMS SHALL BE VERIFIED WITH OWNER PRIOR TO INSTALLATION. UNSPECIFIED LOCATIONS FOR LIFE SAFETY ITEMS SHALL BE VERIFIED WITH LOCAL FIRE AND /OR BUILDING AUTHORITIES PRIOR TO INSTALLATION.
- REFERENCE DETAIL 13/A7.3 & 17/A7.3 FOR TYPICAL BOOTH DIVIDER PANELS.
- TABLE TOP SPLASH IS REQUIRED AT ALL LOCATIONS WITHOUT CENTER BOOTH DIVIDER PANELS.
- BOOTH VENDOR TO VERIFY EXACT COUNT AND SEATING CONFIGURATIONS WITH FRANCHISE OWNER PRIOR TO ORDERING.

CALCULATIONS	
SEATING - PROPOSED SEATING COUNT	
LOCATION	BUILDING CODE COUNT
SHOWROOM	128
KIDDIE	64
SKILLS	70
TOTAL SEATING	262

FURNITURE LEGEND



ACCESSIBLE SEATING:

AT LEAST 5%, BUT NOT LESS THAN 1 OF THE TABLES SHALL BE ACCESSIBLE.

ACCESSIBLE SEATING SHALL BE IDENTIFIED BY A SIGN OR A MARKER. REF. SHEET A9.1 FOR ACCESSIBLE TABLE LOCATIONS.

ACCESSIBLE TABLES REQUIRED: 0.05 x 73 = 4

ACCESSIBLE TABLES PROVIDED: 5

ADA SYMBOL TO BE MARKED ON DESIGNATED TABLES (TYP.)

REMOVABLE BOOTH AT ADA DESIGNATED TABLES (TYP.)

1'-7" MIN. CLEAR

2'-6" MIN. CLEAR (TYP.)



ARCHITECTURE - PLANNING - DESIGN

JAMES HAMIL AIA

221 BEDFORD ROAD, SUITE 212

BEDFORD, TX 76022 817.354.6010

CHUCK E. CHEESE'S PIZZA

ANNEX OF ARLINGTON HEIGHTS SHOPPING CENTER

41 W. RAND ROAD

ARLINGTON HEIGHTS, IL. 60004

C.E.C. ENTERTAINMENT, INC.

1100 WEST AIRPORT FREEWAY

IRVING, TX 75062

#688

ARLINGTON HEIGHTS, IL.

FURNISHINGS PLAN

DATE

05-28-2015

REVISIONS

06/05/2015 ENLARGED VESTIBULE

PER 5/15/13 PLAN REVIEW

PROJECT NUMBER

SB-688-RELO-2015

SHEET

A9.0

OF 22

MEMORANDUM TO: Deborah Shannon
CEC Entertainment, Inc.

FROM: Brendan S. May
Consultant

Luay R. Aboona, PE
Principal

DATE: March 13, 2015

SUBJECT: Parking Study
Proposed Chuck E Cheese's
Arlington Heights, Illinois

RECEIVED
MAR 30 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

This memorandum presents the findings and recommendations of a parking study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Chuck E Cheese's to be located in Arlington Heights, Illinois. The site is located within the Annex of Arlington Shopping Center (The Annex) located at 41 West Rand Road. The facility is a relocation of the existing Chuck E Cheese's at 955 W. Dundee Road and will occupy approximately 13,515 square-feet of vacant space within The Annex, which has approximately 193,156 square feet of building space with approximately 472 parking spaces. The following uses are located within The Annex:

- hhgregg
- Trader Joe's
- Petco
- Binny's Beverage Depot
- Dollar Tree
- Party City
- Weight Watchers
- Life Source
- West Marine
- H&R Block
- Smashburger
- Jersey Mike's Subs

The purpose of this evaluation was to assess the adequacy of the parking supply in the Annex in accommodating the peak parking needs of the proposed Chuck E Cheese's. In order to do that, the following tasks were undertaken:

- Parking occupancy surveys were conducted by KLOA, Inc. at the existing Chuck E Cheese's location on Dundee Road.
- Parking occupancy surveys were conducted by KLOA, Inc. at The Annex.
- Parking evaluation of the available parking in The Annex versus the estimated demand of the proposed Chuck E Cheese's.

Chuck E Cheese's Parking Needs

The Chuck E Cheese's location is expected to be open on Mondays through Thursdays from 11:00 A.M. to 9:00 P.M., Fridays from 11:00 A.M. to 10:00 P.M., Saturdays from 10:00 A.M. to 10:00 P.M., and Sundays from 11:00 A.M. to 9:00 P.M. Employees for the Chuck E Cheese's work split shifts. The first shift is from 9:00 A.M. to 6:00 P.M. and the second shift is from 6:00 P.M. until close.

Chuck E Cheese's Parking Occupancy Survey

Parking occupancy surveys were conducted at the existing Chuck E Cheese's located at 955 West Dundee Road. The parking surveys were conducted on Thursday, January 22, 2015, Friday January 23, 2015 and Saturday, January 24, 2015 in 30-minute intervals from 11:00 A.M. to 9:00 A.M. The surveys also included the cars that parked in the adjacent parcel. The results of the parking occupancy surveys are summarized in **Table 1** and indicated the following:

- Peak occupancy on Thursday was 15 vehicles occurring at 12:30 P.M.
- Peak occupancy on Friday was 28 vehicles occurring 8:00 P.M.
- Peak occupancy on Saturday was 75 vehicles occurring at 6:30 P.M.
- On Saturday, the evening peak parking demand exceeded the number of available parking spaces and customers would park in the adjacent parking lots to the east and west of the existing Chuck E Cheese's location.

The results of this parking occupancy survey will be used as the baseline for the projected parking demand of the proposed Chuck E Cheese's location.

Table 1
CHUCK E CHEESE'S EXISTING PARKING DEMAND

	Thursday, January 22	Friday, January 23	Saturday, January 25
	Parking Demand	Parking Demand	Parking Demand
11:00 A.M.	3	7	32
11:30 A.M.	9	9	40
12:00 Noon	13	9	34
12:30 P.M.	15	12	30
1:00 P.M.	13	9	41
1:30 P.M.	11	14	45
2:00 P.M.	11	16	51
2:30 P.M.	10	16	49
3:00 P.M.	8	15	54
3:30 P.M.	9	19	60
4:00 P.M.	9	21	60
4:30 P.M.	11	16	68
5:00 P.M.	13	19	61
5:30 P.M.	12	15	64
6:00 P.M.	12	16	70
6:30 P.M.	11	21	75
7:00 P.M.	10	22	75
7:30 P.M.	12	24	72
8:00 P.M.	11	28	57

Existing Parking Demand of The Annex

Parking occupancy surveys were conducted at The Annex on the same days and during the same time periods as the surveys conducted at the existing Chuck E Cheese's location. The results of the parking occupancy surveys are summarized in **Table 2** and indicated the following:

- Peak occupancy on Thursday was 176 vehicles (37 percent) leaving a surplus of 296 spaces.
- Peak occupancy on Friday was 188 vehicles (40 percent) leaving a surplus of 284 spaces.
- Peak occupancy on Saturday was 332 vehicles (70 percent) leaving a surplus of 140 spaces.
- Peak occupancy for The Annex occurred during the afternoon (12:00 P.M. to 2:00 P.M.) peak period.

Parking Evaluation

In order to determine the peak parking demand of the Annex with the addition of the Chuck E Cheese's, the parking that will be generated by the proposed Chuck E Cheese's was added to the existing parking demand of The Annex. In order to account for the projected increase in parking demand due to the increase in customers at the new location, the observed parking demand at the existing location was increased by 50 percent.

Tables 3 through **5** summarize the projected parking occupancy results for Thursday, Friday and Saturday, respectively. **Table 6** summarizes the results of the occupied parking spaces as a percentage of the total spaces.

Based on the results, the number of spaces provided in The Annex will be adequate in accommodating the peak parking demand of the Chuck E Cheese's and the existing uses. The peak parking demand on a weekday is projected to be 206 spaces occurring on Friday at 12:30 P.M. with a surplus of 266 spaces while the peak demand on Saturday will be 400 spaces occurring at 1:30 P.M. with a surplus of 72 spaces. This peak demand translates into an occupancy of 85 percent. These results indicate that the parking supply within The Annex is adequate in accommodating the projected parking demand of the Chuck E Cheese's.

Conclusion

Based on the results of the parking study, the parking supply of 472 spaces within The Annex will be sufficient in meeting the parking needs of the proposed Chuck E Cheese's.

Table 2

THE ANNEX EXISTING PARKING DEMAND

Inventory = 472 Spaces	Thursday, January 22		Friday, January 23		Saturday, January 25	
	Parking Demand	Percent Occupancy	Parking Demand	Percent Occupancy	Parking Demand	Percent Occupancy
11:00 A.M.	120	25%	132	28%	231	49%
11:30 A.M.	145	31%	142	30%	243	51%
12:00 Noon	147	31%	181	38%	260	55%
12:30 P.M.	167	35%	188	40%	282	60%
1:00 P.M.	164	35%	158	33%	321	68%
1:30 P.M.	164	35%	170	36%	332	70%
2:00 P.M.	176	37%	181	38%	313	66%
2:30 P.M.	142	30%	146	31%	273	58%
3:00 P.M.	147	31%	178	38%	274	58%
3:30 P.M.	123	26%	155	33%	215	46%
4:00 P.M.	140	30%	155	33%	234	50%
4:30 P.M.	136	29%	138	29%	221	47%
5:00 P.M.	148	31%	158	33%	196	42%
5:30 P.M.	137	29%	133	28%	166	35%
6:00 P.M.	148	31%	155	33%	150	32%
6:30 P.M.	145	31%	142	30%	124	26%
7:00 P.M.	102	22%	129	27%	102	22%
7:30 P.M.	106	22%	147	31%	95	20%
8:00 P.M.	97	21%	111	24%	94	20%

Table 3

TOTAL PROJECTED ANNEX PARKING DEMAND ON THURSDAY

Inventory = 472 spaces	Existing Annex Demand	Adjusted Chuck E Cheese's Demand	Total Demand	Surplus of Spaces
11:00 A.M.	120	5	125	347
11:30 A.M.	145	14	159	313
12:00 Noon	147	20	167	305
12:30 P.M.	167	23	190	282
1:00 P.M.	164	20	184	288
1:30 P.M.	164	17	181	291
2:00 P.M.	176	17	193	279
2:30 P.M.	142	15	157	315
3:00 P.M.	147	12	159	313
3:30 P.M.	123	14	137	335
4:00 P.M.	140	14	154	318
4:30 P.M.	136	17	153	319
5:00 P.M.	148	20	168	304
5:30 P.M.	137	18	155	317
6:00 P.M.	148	18	166	306
6:30 P.M.	145	17	162	310
7:00 P.M.	102	15	117	355
7:30 P.M.	106	18	124	348
8:00 P.M.	97	17	114	358

Table 4

TOTAL PROJECTED ANNEX PARKING DEMAND ON FRIDAY

Inventory = 472 spaces	Existing Annex Demand	Adjusted Chuck E Cheese's Demand	Total Demand	Surplus of Spaces
11:00 A.M.	132	11	143	329
11:30 A.M.	142	14	156	316
12:00 Noon	181	14	195	277
12:30 P.M.	188	18	206	266
1:00 P.M.	158	14	172	300
1:30 P.M.	170	21	191	281
2:00 P.M.	181	24	205	267
2:30 P.M.	146	24	170	302
3:00 P.M.	178	23	201	271
3:30 P.M.	155	29	184	288
4:00 P.M.	155	32	187	285
4:30 P.M.	138	24	162	310
5:00 P.M.	158	29	187	285
5:30 P.M.	133	23	156	316
6:00 P.M.	155	24	179	293
6:30 P.M.	142	32	174	298
7:00 P.M.	129	33	162	310
7:30 P.M.	147	36	183	289
8:00 P.M.	111	42	153	319

Table 5

TOTAL PROJECTED ANNEX PARKING DEMAND ON SATURDAY

Inventory = 472 spaces	Existing Annex Demand	Adjusted Chuck E Cheese's Demand	Total Demand	Surplus of Spaces
11:00 A.M.	231	48	279	193
11:30 A.M.	243	60	303	169
12:00 Noon	260	51	311	161
12:30 P.M.	282	45	327	145
1:00 P.M.	321	62	383	89
1:30 P.M.	332	68	400	72
2:00 P.M.	313	77	390	82
2:30 P.M.	273	74	347	125
3:00 P.M.	274	81	355	117
3:30 P.M.	215	90	305	167
4:00 P.M.	234	90	324	148
4:30 P.M.	221	102	323	149
5:00 P.M.	196	92	288	184
5:30 P.M.	166	96	262	210
6:00 P.M.	150	105	255	217
6:30 P.M.	124	113	237	235
7:00 P.M.	102	113	215	257
7:30 P.M.	95	108	203	269
8:00 P.M.	94	86	180	292

Table 6
TOTAL PROJECTED ANNEX PARKING DEMAND

Inventory = 472 Spaces	Thursday		Friday		Saturday	
	Parking Demand	Percent Occupancy	Parking Demand	Percent Occupancy	Parking Demand	Percent Occupancy
11:00 A.M.	125	26%	143	30%	279	59%
11:30 A.M.	159	34%	156	33%	303	64%
12:00 Noon	167	35%	195	41%	311	66%
12:30 P.M.	190	40%	206	44%	327	69%
1:00 P.M.	184	39%	172	36%	383	81%
1:30 P.M.	181	38%	191	40%	400	85%
2:00 P.M.	193	41%	205	43%	390	83%
2:30 P.M.	157	33%	170	36%	347	74%
3:00 P.M.	159	34%	201	43%	355	75%
3:30 P.M.	137	29%	184	39%	305	65%
4:00 P.M.	154	33%	187	40%	324	69%
4:30 P.M.	153	32%	162	34%	323	68%
5:00 P.M.	168	36%	187	40%	288	61%
5:30 P.M.	155	33%	156	33%	262	56%
6:00 P.M.	166	35%	179	38%	255	54%
6:30 P.M.	162	34%	174	37%	237	50%
7:00 P.M.	117	25%	162	34%	215	46%
7:30 P.M.	124	26%	183	39%	203	43%
8:00 P.M.	114	24%	153	32%	180	38%

CHUCK E. CHEESE'S

OPERATION STATEMENT

CEC ENTERTAINMENT, INC.

CHUCK E. CHEESE'S RESTAURANTS

COMPANY OPERATED 512 in 44 states
 14 in Canada

526 Total

Privately Held by:

Queso Holdings, Inc.

2014 Revenues in excess of \$832,000,000.

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CEC ENTERTAINMENT, INC.

TYPE OF OPERATION

CEC Entertainment, Inc. owns and operates the Chuck E. Cheese's pizza restaurants. This is a pizza restaurant and family entertainment center, serving lunch and dinner. The menu includes pizza, sandwiches, salad bar, soft drinks, beer and wine. For family entertainment, the restaurant offers kiddie rides, arcade games, skill games, video-skill games and a computer controlled animated character, which sing songs and tell jokes and stories. The restaurant will have 90 to 130 coin operated games and rides, most of which will be ticket – dispensing.

HOURS OF OPERATION

(Hours may vary in some areas)

Sunday through Thursday from 11:00 AM to 9:00 PM

Friday from 11:00 AM to 10:00 PM

Saturday from 10:00 AM to 10:00 PM

Peak hours of operation are Friday evenings and weekends

CLIENTELE

Chuck E. Cheese's restaurants are family oriented. Our operation is geared to appeal to families with children 1 to 11 years of age. Children under 18 are not allowed into the facility unless they are accompanied by a parent or guardian. A large part of our business is catering children's birthday parties.

STAFFING

The restaurants employ two (2) to five (5) managers and one (1) technician plus approximately forty (40) to sixty (60) hourly employees. During all hours of operation, at least one manager is on duty. At all times, there is a manager on duty who is at least 21 years of age.

EQUIPMENT & SPECIAL FEATURES

The facility utilizes kitchen and cooking equipment, tables, booths and dispersing equipment in connection with food and beverage service. There is an area devoted to children with kiddie rides and free play elements. There is a family area with arcade/skill games, and a dining room with a computer controlled animated character performing at set intervals from a stage area. There is also a small gift shop area in the restaurant.

OUR BUSINESS

A restaurant and entertainment center for families with children under 12.

- * 98% awareness
- * About 50% present customers
- * 96% customers bring children under 12
- * 80% have children under 6
- * Average child age 5.4 years

Average group size (non party) 2.5 kids + 1.9 adults for a total of 4.4 people per group.
Birthday Parties are approximately 15% of total revenues.

REVENUES

- * 65% food and beverage
- * 35% rides and games

MENU

- * Pizza
- * Sandwiches
- * Salad Bar
- * Dessert
- * Soft drinks
- * Beer and Wine

LOCAL EMPLOYEES

LOCAL RESTAURANT MANAGEMENT

LOCAL DISTRICT AND REGIONAL SUPERVISORS

KEY CONSUMER BENEFITS

- * Food and Beverage
- * Rides (coin operated)
- * Games (coin operated)
- * Animated Show
- * Tickets/prizes
- * Kiddie free play element (Sky Tubes)
- * Walk around character

BEER & WINE

Beer and wine sales are less than 3% of gross sales.

Our surveys show that 20% to 25% of the adults are having a glass of beer or wine with their pizza.

We serve it as an accommodation and because our adult guests request it.

Served by glass – no pitchers

Beer sales are low profile – no advertising

Beer glasses – clear plastic 12 oz. and 20 oz.

Wine glasses – clear plastic – 8 oz.

**ONE ALCOHOLIC BEVERAGE PER PERSON WITH ID
PER TRIP TO ORDER COUNTER**

TWO (2) DRINK MAXIMUM PER RESTAURANT VISIT



4441 W. AIRPORT FRWY.
IRVING, TEXAS 75062
(T) 972.258.8507

June 18, 2015

Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

**RE: Chuck E. Cheese's
Annex of Arlington Heights Shopping Center
41 West Rand Road (A portion of the former Petsmart)
Arlington Heights, Illinois
Application for Special Use for Restaurant with Amusement Devices**

To whom it may concern:

CEC Entertainment, Inc. dba Chuck E. Cheese's respectfully requests approval of a *Special Use* to allow a Chuck E. Cheese's within B-2 Zoning. Coin-operated amusement devices within a restaurant are currently allowed only as a *special use* within such zoning, this particular accessory use would not in any way undermine the intent and purpose of the B-2 Zoning District and Community Shopping Center. Nor would use be a detriment to the provision of municipal services and infrastructure. Currently CEC Entertainment, Inc. successfully owns and operates an 8,061 square foot Chuck E. Cheese's restaurant at 955 W. Dundee Road, which is closing effective December 31, 2015. Chuck E. Cheese's has been an integral member of the Arlington Heights community since 1981 as a good neighbor, while serving the community need for quality food and family entertainment and would like to continue serving such needs. The new location would allow CEC to better serve our guests and the community with an updated and more modernized restaurant, offering the contribution of family entertainment to the existing shopping center. Since Chuck E. Cheese's has been a member of the Arlington Heights community for over thirty (30) years and has proven as a business, to not impair or be detrimental to, or endanger the public health, safety and general welfare of the community, CEC is requesting approval for the following reasons:

- 1.) That said use would be deemed necessary for 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.) The proposed use will comply with all regulations and conditions of ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

There are twenty-two (22) corporate operated Chuck E. Cheese's in Illinois, our guests would presume the concept to be consistent and would reasonably expect, upon visiting, to find the same quality in food service and family entertainment.

A Chuck E. Cheese's restaurant is unique in that it is a "family entertainment" experience (no one under 18 years is allowed in a Chuck E. Cheese's unless accompanied by a parent or guardian) and our restaurant policy is to accommodate all our guests.

Chuck E. Cheese's (CEC Entertainment, Inc.) is well known throughout the United States as a great place for family dining. In fact, the foundation of our concept is "Where a Kid Can Be a Kid". Our menu includes reasonably priced family favorites such as pizza, sandwiches and a fresh salad bar. Meals can be enjoyed in a traditional dining area or in our showroom, which offers an interactive lighting system for entertainment. The showroom can also accommodate group events, including birthday parties, scout meetings and church activities

The many family activities we offer include an infant play area, children's climbing area; coin operated rides, skeeball, hoop machine, two person simulated video machines, as well as many others. This area is designed to amuse the entire family, with activities designed for all ages.

This restaurant will be consistent with the standards expected by the residential neighbors, fellow retailers and the police department, while meeting the public's demand for convenience and necessity. The proposed restaurant will not impose or interfere with any neighboring property.

Your kind consideration in our request will be greatly appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "Deborah Shannon". The signature is fluid and cursive, with a large initial "D" and "S".

Deborah Shannon
Director of Licensing / Assistant Secretary



4441 W. AIRPORT FRWY.
IRVING, TEXAS 75062
(T) 972.258.8507

June 19, 2015

Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

**RE: Chuck E. Cheese's
Annex of Arlington Heights Shopping Center
41 West Rand Road (A portion of the former Petsmart)
Arlington Heights, Illinois
Application for Special Use for Restaurant with Amusement Devices**

To whom it may concern:

A traffic study and parking analysis prepared by a qualified professional engineer is required. The applicant must provide a written justification to the following variation criteria:

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

Response:

- A. A parking analysis performed by KLOA, a qualified engineering company has been submitted with application, determining an excess of parking is currently provided in existing commercial shopping center
- B. The plight of the owner is due to the unique circumstances that all restaurants are classified as a special use.
- C. The variation if granted, will not alter the essential character of the existing center as the proposed Chuck E. Cheese's will be in keeping with the character of existing tenants in the center.

Your kind consideration in our request is greatly appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Deborah Shannon', is written over a horizontal line.

Deborah Shannon
Director of Licensing / Assistant Secretary

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: CEC ENTERTAINMENT, INC.
4441 W. AIRPORT FRWY.
IRVING, TX. 75062
 Owner: NEW PLAN OF ARLINGTON HEIGHTS, LLC
40 SKOKIE BLVD., SUITE 600
NORTHBROOK, IL. 60062
 Contact Person: DEBORAH SHANNON
 Address: 4441 W. AIRPORT FRWY.
IRVING, TX. 75062
 Phone #: 972.258.5457
 Fax #: 972.258.5534
 E-Mail: DSHANNON@CECENTERTAINMENT.COM

P.I.N.# 03-17-302-074-0000
 Location: 41 W. RAND RD.
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: ANNEX OF ARLINGTON HEIGHTS S.C.
 # of Lots: 1 Current: B-2 Proposed: N/A
 PUD: _____ For: _____
 Special Use: X For: AMUSEMENT DEVICES
 Land Use Variation: _____ WITHIN RESTAURANT
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 13,269SF
 # of Units Total: 1
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

- | | <u>YES</u> | <u>NO</u> | |
|----|-------------------------------------|--------------------------|-----------------------|
| 1. | ☒ | ☐ | VILLAGE BUILDING CODE |
| 2. | ☐ | ☐ | PRESENT ZONING USE |
| 3. | ☐ | ☐ | REQUESTED ZONING USE |
| 4. | ☐ | ☐ | SUBDIVISION REQUIRED |
| 5. | ☐ | ☐ | SIGN CODE |

6. GENERAL COMMENTS:

NO COMMENTS AT THIS TIME

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DEVELOPMENT DEPARTMENT

Deb Pierce
Director PLAN REVIEWER

5-13-15
Date

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
 Petitioner: CEC ENTERTAINMENT, INC.
 4441 W. AIRPORT FRWY.
 IRVING, TX. 75062
 Owner: NEW PLAN OF ARLINGTON HEIGHTS, LLC
 40 SKOKIE BLVD., SUITE 600
 NORTHBROOK, IL. 60062
 Contact Person: DEBORAH SHANNON
 Address: 4441 W. AIRPORT FRWY.
 IRVING, TX. 75062
 Phone #: 972.258.5457
 Fax #: 972.258.5534
 E-Mail: DSHANNON@CECENTERTAINMENT.COM

P.I.N.# 03-17-302-074-0000
 Location: 41 W. RAND RD.
 Rezoning: Current: Proposed:
 Subdivision: ANNEX OF ARLINGTON HEIGHTS S.C.
 # of Lots: 1 Current: B-2 Proposed: N/A
 PUD: For:
 Special Use: X For: AMUSEMENT DEVICES
 Land Use Variation: For: MATHIN RESTAURANT
 Land Use: Current: Proposed:
 Site Gross Area: 13,269SF
 # of Units Total: 1
 1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

INSPECTIONAL SERVICES

REFER TO ATTACHED

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 DEVELOPMENT DEPARTMENT

Director

5/26/15
 Date

MEMORANDUM

TO: Latika Bhide - Development Planner

FROM: Paul Butt – Fire Safety Plan Reviewer

DATE: 5/26/15

RE: Chuck-E-Cheeses
41 W. Rand Rd.
PC#15-008 – Round 1

I have reviewed the documents submitted for the above referenced Plan Commission hearing review and offer the following comments:

1. This building will be reviewed as a mixed Assembly use of “A-2”, “A-3” and “Special Amusement” per the 2009 International Building Code, (I.B.C.) .
2. Compliance with the 2009 I.B.C., Section 411, “Special Amusement” is required.
3. Existing fire sprinkler system shall be separated from all other existing tenant spaces thus creating an independent fire sprinkler zone.
4. Emergency voice/alarm communication system shall be completely independent from any other fire alarm system. Any existing fire alarm system serving this space shall be removed in its entirety.

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Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: May 14, 2015

Subject: 41 W. Rand Rd., P.C. #15-008

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

- 1) The new sanitary and grease trap will need review by MWRDGC.
- 2) An approved RPZ will need to be installed on the domestic line.

If you have any questions, please feel free to contact me.

C. file

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DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-008
 Petitioner: CEC ENTERTAINMENT, INC.
4441 W. AIRPORT FRWY.
IRVING, TX. 75062
 Owner: NEW PLAN OF ARLINGTON HEIGHTS, LLC
40 SKOKIE BVD., SUITE 600
NORTHBROOK, IL 60062
 Contact Person: DEBORAH SHANNON
 Address: 4441 W. AIRPORT FRWY.
IRVING, TX. 75062
 Phone #: 972.258.5457
 Fax #: 972.258.5534
 E-Mail: DSHANNON@CECENTERTAINMENT.COM

P.I.N.# 03-17-302-074-0000
 Location: 41 W. RAND RD.
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: ANNEX OF ARLINGTON HEIGHTS S.C.
 # of Lots: 1 Current: B-2 Proposed: N/A
 PUD: _____ For: _____
 Special Use: X For: AMUSEMENT DEVICES
 Land Use Variation: _____ For: WITHIN RESTAURANT

Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 13,269 SF
 # of Units Total: 1
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ XSanitary Sewer _____ XStorm Sewer _____ X

b. Surface Improvement

Pavement _____ XCurb & Gutter _____ XSidewalks _____ XStreet Lighting _____ X

c. Easements

Utility & Drainage _____ XAccess _____ X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X(2)

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES NO COMMENTS

_____ X __________ N/A __________ N/A __________ N/A __________ X __________ N/A : NO NEW WATER CONNECTION __________ X __________ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/ADATE OF PLANS: N/A

Director

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Date

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John F. Mull 5/13/15

PLAN COMMISSION PC #15-008
Chuck-E-Cheese
41 W. Rand Rd.
SU – Restaurant, Arcade
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. An MWRD permit may be required if exterior plumbing, such as a new grease trap, is needed.
13. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.

 by M.R. 5-13-15
James I. Massarelli, P.E. Date
Director of Engineering



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-008

Project Name

Chuck E. Cheese

Project Location

41 W. Rand Road

Planning Department Contact Latika Bhide

General Comments

1) Place a fully functional annunciator panel inside the main front entrance.

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DEVELOPMENT DEPARTMENT

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

Date May 26, 2015

Reviewed By: LT. Andrew Larson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Chuck-E-Cheese
41 W. Rand Road
Special Use Restaurant/Amusement Arcade

Round 1 Review Comments

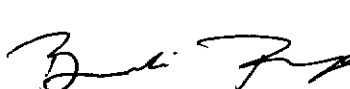
5/18/2015

1. **Character of use:**
The character of use is consistent with the area and is not a concern.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code.
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.**
This development should not create any additional traffic problems.
6. **General comments:**
Nothing further.

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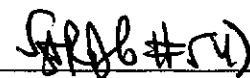
MAY 19 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #14

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
Petitioner: CEC ENTERTAINMENT, INC.
4441 W. AIRPORT FRWY.
IRVING, TX. 75062
Owner: NEW PLAN OF ARLINGTON HEIGHTS, LLC
40 SKOKIE BLVD., SUITE 600
NORTHBROOK, IL. 60062
Contact Person: DEBORAH SHANNON
Address: 4441 W. AIRPORT FRWY.
IRVING, TX. 75062
Phone #: 972.258.5457
Fax #: 972.258.5534
E-Mail: DSHANNON@CECENTERTAINMENT.COM

P.I.N.# 03-17-302-074-0000
Location: 41 W. RAND RD.
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: ANNEX OF ARLINGTON HEIGHTS S.C.
of Lots: 1 Current: B-2 Proposed: N/A
PUD: _____ For: _____
Special Use: X For: AMUSEMENT DEVICES
Land Use Variation: FOR RESTAURANT
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 13,269SF
of Units Total: 1
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

See attached.

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MAY 20 2015

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DEVELOPMENT DEPARTMENT

[Signature] 5-20-15
Environmental Health Officer Date

[Signature] 5/20/15
Director Date

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MAY 04 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Plan Review

Address: Chuck-E-Cheese
41 W. Rand Road
Special Use for a Restaurant, Amusement Device Arcade
P.C. #15-008
Round 1

Submitted to: Laitika Bhide, Planning & Community Development

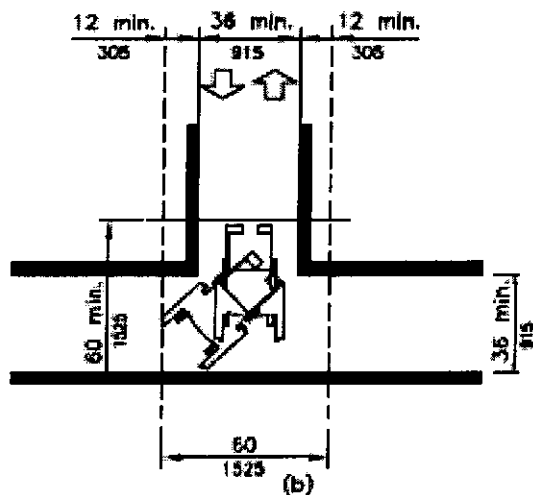
Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793 *David Robb*

Date: May 15, 2015

Re: Illinois Accessibility Code (IAC), Effective April 1997
<http://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>

Sheet A9.0

The "Kid Check" near the main entrance appears to lack adequate wheelchair maneuvering space required for an accessible route, per IAC Section 400.310(a).



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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: CEC ENTERTAINMENT, INC.
4441 W. AIRPORT FRWY.
IRVING, TX. 75062
 Owner: NEW PLAN OF ARLINGTON HEIGHTS, LLC
40 SKOKIE BLVD., SUITE 600
NORTHBROOK, IL. 60062
 Contact Person: DEBORAH SHANNON
 Address: 4441 W. AIRPORT FRWY.
IRVING, TX. 75062
 Phone #: 972.258.5457
 Fax #: 972.258.5534
 E-Mail: DSHANNON@CECENTERTAINMENT.COM

P.I.N.# 03-17-302-074-0000
 Location: 41 RAND RD.
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: ANNEX OF ARLINGTON HEIGHTS S.C.
 # of Lots: 1 Current: B-2 Proposed: N/A
 PUD: _____ For: _____
 Special Use: X For: AMUSEMENT DEVICES
 Land Use Variation: _____ FOR WITHIN RESTAURANT
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 13,269SF
 # of Units Total: 1
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

- | | YES | NO | |
|----|-------------------------------------|-------------------------------------|---|
| 1. | ☒ | ☐ | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | ☒ | ☐ | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | ☒ | ☐ | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | ☐ | ☒ | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | ☐ | ☒ | SUBDIVISION REQUIRED? |
| 6. | ☐ | ☒ | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

Please see attached.

 5/27/2015 Date
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 MAY 04 2015

PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Planning Department Comments (PL15-008, Chuck-E-Cheese, 41 W. Rand Road)

7. The property is zoned B-2, General Business District. The use is classified as Restaurant-Amusement Device Arcade which is defined as "... an establishment primarily devoted to the sale of food and beverage and partially devoted to the use of more than ten coin-operated amusement devices." A Restaurant-Amusement Device Arcade is permitted with the approval of a Special Use in the B-2 district.
8. The following variations are necessary:
 - a. Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study

Please provide a written justification for the zoning variations above that addresses the following criteria:

 - a. 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.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.
9. Per Chapter 28, Section 5.1-11.2, Permitted Uses, Additional Requirements, "No person shall operate any restaurant-amusement device arcade on any premises within 200-lineal feet of any church, hospital, building operated exclusively as an elementary or high school, or residential zoning district as measured from the public entrance of a restaurant –amusement device arcade to the lot line of said church, school, public park, hospital or residential zoning district, unless such premise was licensed as a restaurant-amusement device arcade before the establishment of the church, school, public park, hospital, or zoning district." At the Plat and Subdivision Committee meeting, the petitioner indicated that that public entrance was 228 feet (as the crow flies) from the residential property. Please confirm in writing that the public entrance for the restaurant is more than 200 feet from the adjoining residential use.
10. Per Chapter 28, Section 5.1-11.2, Permitted Uses, Additional Requirements, "There shall be a limitation of 30% of the total floor area for use by coin-operated amusement devices." Per the information submitted by the petitioner, the lease area is 13,263 SF. Therefore the arcade area is limited to 3,979 SF. Per the information submitted by the applicant, the arcade area is 3,680 SF. The restriction on floor area is met.
11. Per Chapter 28, Section 5.1-11.2, Permitted Uses, Additional Requirements, "Each ordinance authorizing a special use shall contain the specific maximum number of amusement devices allowed based upon a recommendation by the Plan Commission and approval by the Village Board of Trustees." Please provide information regarding the maximum number of amusement devices proposed for this location.
12. Per Chapter 28, Section 11 Off-Street Parking and Loading, 96 parking spaces are required for Chuck-E-Cheese. Based on the uses at the Center, there is a surplus of 60 parking spaces at the Annex. Also, the parking study by KLOA concludes that the parking supply within the Annex will be sufficient to meet the parking needs of Chuck-E-Cheese.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
 Petitioner: CEC ENTERTAINMENT, INC.
 4441 W. AIRPORT FRWY.
 IRVING, TX. 75062
 Owner: NEW PLAN OF ARLINGTON HEIGHTS, LLC
 40 SKOKIE BLVD.
 NORTHBROOK, IL. 60062
 Contact Person: DEBORAH SHANNON
 Address: 4441 W. AIRPORT FRWY.
 IRVING, TX. 75062
 Phone #: 972.258.5457
 Fax #: 972.258.5534
 E-Mail: DSHANNON@CECENTERTAINMENT.COM

P.I.N.# 03-17-302-074-0000
 Location: 41 W. RAND RD.
 Rezoning: Current: Proposed:
 Subdivision: ANNEX OF ARLINGTON HEIGHTS S.C.
 # of Lots: 1 Current: B-2 Proposed: N/A
 PUD: For:
 Special Use: X For: AMUSEMENT DEVICES
 Land Use Variation: For: WITHIN RESTAURANT
 Land Use: Current:
 Proposed:
 Site Gross Area: 13,269SF
 # of Units Total: 1
 1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

YES NO

N/A
 X

Comments:

NO COMMENTS

Coordinator 5/27/15 Date

RECEIVED

MAY 04 2015

PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT



4441 W. AIRPORT FRWY.
IRVING, TEXAS 75062
(T) 972.258.8507

June 4, 2015

Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499

RE: Special Use Permit Application
Chuck E. Cheese's
41 W. Rand Rd.
Arlington Heights, IL.
PIN: 3-17-302-074

Dear Plan Commission,

Please accept below comments from CEC Entertainment, Inc. in response to comments received to date from Village departments in receipt of Special Use application for above proposed application:

Public Works Department

- 1) CEC acknowledges a review by MWRDGC will be required for new sanitary and grease trap.
- 2) An approved RPZ will be installed on the domestic line.

Engineering Department

- 12) An MWRD Permit will be obtained, as required for any outside plumbing i.e.: Grease Trap
- 13) CEC will review project and consider installation of bicycle racks

Fire Department

- 1) A fully functional annunciator pane will be installed inside main front entrance.

Police Department

- 2) Lighting will be in compliance with Village of Arlington Heights Code.

Disability Services

Sheet A9.0

The main entrance vestibule size has been increased by 15" to accommodate wheelchair turning radius. Please see attached A9.0 revision.

Fire Safety

- 2) CEC will comply with the 2009 I.B.C., Section 411 as required as "Special Amusement".
- 3) Existing Fire Sprinkler system will be separated from all other existing tenant spaces, to create an independent fire sprinkler zone.

Special Use Permit Application (continued)

Chuck E. Cheese's
41 W. Rand Rd.
Arlington Heights, IL.
PIN: 3-17-302-074

- 4) Emergency voice / alarm communication system will be completely independent from any other fire alarm system. Any existing fire alarm system serving proposed space will be removed in its entirety.

Planning and Community Development Department

7. Currently in process of Special Use approval to allow an *establishment primarily devoted to the sale of food and beverage and partially devoted to the use of more than ten coin operated amusement devices* within B-2 zoning.
8. According to comments from Engineering Department, Traffic Study will not be required.
9. It was determined during Plat and Subdivision Review, by Plat of Survey exhibit, front door of restaurant exceeds required distance of 200 lineal feet of any church, hospital, school or residential district.
11. CEC Entertainment is proposing installation of 70 amusement devices at the Arlington Heights Chuck E. Cheese's.

Sincerely,



Deborah L. Shannon
Director of Licensing / Assistant Secretary