



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 23, 2018
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Mon Jardin Day Care - 11/29/17

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Bury the Hatchet - 780-784 E. Rand Rd. - T1628
Special Use Permit for Amusement Facility, Large

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Mon Jardin Day Care - 11/29/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Mon Jardin Day Care - 11/29/17	Minutes

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

HELD AT VILLAGE HALL ON:

November 29, 2017

Project Title: Mon Jardin Daycare SUP
Address: 955 W. Dundee Rd.
Petitioner: Sergey Podrez - CEO
20630 Milwaukee Avenue
Deerfield, IL 60015

Requested Action:

- Special Use Permit to allow a Day Care Center

Variations Required:

- None identified at this time

Attendees:

Sergey Podrez, Owner of Mon Jardin
Andrew Lipowski, Project Architect
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

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

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

Meeting Discussion:

Mr. Podrez began by outlining that he was interested in opening a new day care center at 955 W. Dundee Road, which he believed was conveniently located for visibility to traffic and for people within the neighborhood. After studying the market in Arlington Heights, he believes that he can contribute to the community through the provision of a high quality daycare center.

Mr. Lipowski added that he had met Sergey nine years ago when they worked together to build-out an approximately 7,000 square foot Mon Jardin facility in Deerfield. In Arlington Heights, they were proposing a similar build-out within the former Chuck-E-Cheese building. They were not proposing any building additions, but they would be making some exterior changes. It was their hope to clean up the building and give it a cheerful look. He thought the facility was a great fit; they would have 42 parking spaces which they believed would satisfy both parking demand and parking requirements. They would also provide access to the rear of the site for fire trucks. The rear playground would be fenced in. The site would have a loading

area and an large drop-off area for parents.

Mr. Podrez stated that drop-off usually began at 7:00am and would last to 9:00am, with the maximum number of vehicles being four to six at a time.

Mr. Lipowski explained that after only two years of being open in Deerfield, the daycare there was at capacity and still has a waiting list today. He said that Sergey recruits customers very well and he believed the project in Arlington Heights would be a slam dunk.

Mr. Hubbard explained that the property was within the B-3 Zoning District and daycare centers were considered a special use within this district and so a special use permit would need to be required. All special use permits needed to conform to the approval criteria as outlined in the zoning code, and so the petitioner would need to provide written justification outlining how they conformed to the special use standards of approval. The Comprehensive Plan has designated this property as appropriate for commercial uses and so the proposed daycare was compatible with the Comprehensive Plan.

He stated that one of the criteria for special use permit approval was that the special use was deemed necessary for the public convenience at this location. One of the ways that applicants demonstrate compliance with this approval standard was through the provision of a market study. As part of any Plan Commission application, the petitioner would be required to provide a market study. He mentioned that there have been five neighboring daycare facilities that have submitted a letter stating that they believe the market for daycares in this area is already saturated, and so staff believes that the petitioner should take extra care in their market analysis.

Based on a preliminary analysis, it appeared that the site would comply with all bulk, height, and setback regulations within the B-3 District. However, there were some parking lot improvements that would be needed as part of the Plan Commission process. Specifically, the existing parking lot did not contain any landscape islands and so the petitioner would be required to put these in as part of the their proposed parking lot modifications. A photometric plan would also be required for any new parking lot lighting proposed. Details would be needed on any new fences, dumpster enclosures, and mechanical screening.

Preliminary engineering would also be required. The site drains out into a regional detention basin that has been known to flood during heavy rain events, and so preliminary detention calculations would be required to ensure that the proposed improvements do not exacerbate this existing condition. He encouraged the petitioner to reach out to the building department to determine what building upgrades may be needed given that the use was being changed from a Chuck-E-Cheese to a daycare. A Design Commission application could be required depending on the scope of any exterior building changes, and he recommended that the petitioner provide the Planning Department with details on any proposed exterior modifications to the building to determine if they would warrant a Design Commission application and appearance before the Design Commission.

A traffic and parking study would be required as part of the Plan Commission application. As the petitioner noted, there was ample stacking space for drop-offs and so staff believed the site would function well in this regard. Staff does have some concerns about traffic entering and leaving the site since the intersection was not stop-light controlled. Therefore, westbound traffic on Dundee Road entering into the site would need to cross two lanes of traffic to access the site. Daycares can sometimes generate a substantial amount of traffic all at one time, so staff wanted to make sure that ingress and egress to and from the site would be safe. He asked if there would be any alterations to the existing access to the site.

Mr. Lipowski responded that they would be leaving the driveway as-is.

Mr. Hubbard recommended that even if they were not proposing any alterations to the existing driveway entrance, they should still reach out to IDOT to determine if any IDOT approvals would be needed due to the change in use on the site. Staff would ask that the petitioner provide some sort of documentation outlining that IDOT did not need to review this project, should that be the case. He mentioned that the traffic study would be key for this project. He summarized that safe ingress/egress to the site and the market study would be the two most important parts of this project.

Commissioner Jensen questioned staff as to why the staff report was written without a clear statement of support or opposition to the project. He asked staff to clarify their position on this application.

Mr. Hubbard explained that they would like to see the petitioner response to the special use criteria, as well as the market study and traffic study in order to take a position on this project. Given the potential for several issues as outlined this evening, until staff had more information from the petitioner, it was difficult for staff to understand if the special use permit approval criteria could be met. Relative to traffic, staff does have some concerns, but until the detailed traffic analysis was conducted, which would take into account details from the petitioner on the typical arrival and departure times of staff and students, as well as the peak traffic volumes on Dundee Road during these times, it was unknown as to whether traffic safety would be problematic.

Commissioner Jensen summarized staffs position as fairly neutral; staff was not opposing the project or supporting the project at this time, but needed additional details to reach a position. He mentioned the letters from neighboring daycare facilities that expressed concerns about market saturation and safe access to the site, one of those daycares being Kiddie Academy. He asked why staff was not concerned with safe access to Kiddie Academy.

Mr. Hubbard responded that he had not been involved in review of the Kiddie Academy special use permit, but he believed that there was a signalized intersection that patrons could use to access that site.

Commissioner Jensen encouraged staff to analyze the other neighboring daycare facilities. He believed that safe ingress/egress was an important aspect that was common to all daycare facilities, and it was one of the items highlighted in the letters of concern from the neighboring daycares. He felt that staff needed to analyze this issue to determine if it is a legitimate concern in this case, or if it is a situation common to all other daycares and not unique to just this site.

Commissioner Green stated that there was a Chuck-E-Cheese at this site previously, which also would have had a substantial traffic generation. He believed Chuck-E-Cheese was also a high traffic generating use and he does not recall access constraints as being detrimental to the success of the site when it was used as a Chuck-E-Cheese.

Commissioner Jensen stated that a market study would be practical to analyze this use. He outlined some of the language in the staff report, which he said sounded strange: “the saturation of existing day care facilities in the vicinity”. He asked staff to clarify what this means.

Mr. Hubbard explained that the statement of market saturation was a summary of the position taken by the neighboring daycare facilities.

Commissioner Jensen asked if staff was making a determination on market saturation as based off of the neighboring daycares testimony.

Mr. Hubbard clarified that staff wasn't agreeing or disagreeing that the market was saturated, that staff was simply summarizing the point of view of the neighboring daycare operators as based off their letters.

Commissioner Jensen stated that the market study should look at the target age groups for the proposed daycare and outline the population of this target population within a specified radius of the facility. It would also be important to factor in socio-economics into this as well. He asked about pricing at Mon Jardin.

Mr. Podrez stated that the population in Deerfield had a similar income to the population in the area around the proposed facility, and that their facility charged a little less than facilities in Arlington Heights. He said rates were around \$250 a week.

Commissioner Jensen asked how much that would cost a family annually, he guessed around \$15,000 annually.

Mr. Podrez said that they can be flexible with rates depending on unique circumstances. He mentioned that they don't have contracts, so families can come and go as they please. They were also flexible with schedules, rates for children that didn't

need fulltime daycare services could be as low as \$60 per week, or up to \$250 per week for the full week (for certain age groups). He said infants were more expensive and typically cost \$299 per week. He pointed out that his rates were less expensive than larger chains.

Commissioner Jensen asked if Mon Jardin had done any competitor analysis relative to where their prices fell in relation to some of the neighboring daycares and where Mon Jardin fell in that spectrum.

Mr. Podrez replied that his prices were lower than the neighboring daycares, but he believed that they provided better services than the other daycares.

Commissioner Jensen summarized the position of Mon Jardin as that they provided better services at a lower price than other daycare facilities.

Mr. Podrez agreed and stated that they did not have any overhead, such as what a franchised daycare may have.

Commissioner Jensen explained that the vacancies of neighboring daycares may be related to the price that they charge, and that it didn't always depend on just the number of children within a certain radius and number of parents that were looking for services. Price plays a role in vacancies. These were important details that he would consider during any Plan Commission public hearing. He mentioned that he was an economist by training and that he would be paying close attention to the market study that was submitted to the Plan Commission. He said he was not very convinced by the letters from the neighboring day care facilities. He said he would be looking for the petitioner to prove that the market is not oversaturated.

Mr. Podrez added that there was a similar situation in Deerfield when he opened up nine years ago. At that time there were 10 daycare facilities located within six or seven miles from his facility. He said at that time they were also around half filled, but today, some of them have gone out of business but his facility is 100% filled with a waiting list.

Commissioner Jensen clarified that he did not believe it was the job of the Plan Commission to declare who the winners and losers should be in any market. He also felt that other daycare facilities likely had similar ingress/egress constraints as the subject property, so he wasn't sure how this site may be unsafe relative to access if other sites were able to function successfully.

Commissioner Sigalos stated that he agreed with the points made by Commissioner Jensen and that the site had formerly been used as a Chuck-E-Cheese, which he believe was also a high traffic generating use. He said a market study would be necessary with this application. He asked if any exterior modifications were proposed for the building.

Mr. Podrez responded that he was proposing exterior modifications and that it was an old building. He wanted to utilize a sustainable design.

Mr. Lipowski remarked that they would add central atrium skylight to the building.

Commissioner Green stated that he had been interested in what they were planning for the center of the building.

Mr. Lipowski stated that the skylight provided a measure of the outdoors during the winter when it was too cold to go outside.

Commissioner Green said he didn't see a problem with the traffic and said that it was good that site had a lot of parking and stacking space for drop-offs and pick-ups.

Commissioner Jensen asked about accreditation and licensure and if there was a singular entity that was recognized as the accreditor for daycare facilities.

Mr. Podrez responded that there were many agencies that could accredit a daycare facility. Since there are multiple accreditors, Mon Jardin has decided to go with the State of Illinois accreditation, which is required for all daycare facilities of

a certain size within Illinois. This program was called ExceleRate. Mon Jardin will have “silver” accreditation from the ExceleRate program.

Commissioner Jensen asked staff to help the Plan Commission understand what a good accreditation agency would be.

Commissioner Green summarized that Mon Jardin was getting a positive review from the Conceptual Plan Review Committee and encouraged the petitioner to move forward.

RECOMMENDATION

The Conceptual Plan Review Committee was supportive of the proposal and advised that the petitioner should move forward.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder



Item: Bury the Hatchet - 780-784 E. Rand Rd. - T1628

Department: Planning & Community Development

Requested Action

Special Use Permit to allow an "Amusement Facility, Large".

Variations Required

1. Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study by a qualified professional engineer.

Recommendation

The Staff Development Committee has reviewed the proposed Special Use Permit and variation and is generally supportive of the application, subject to the following:

1. The petitioner shall provide a written justification demonstrating compliance with the following standards for Special Use Permit approval:
 - That said special use is deemed necessary for the public convenience at this location.
 - That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. The petitioner shall provide written justification demonstrating compliance with the following standards for Variation approval:
 - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - The plight of the owner is due to unique circumstances.
 - The variation, if granted, will not alter the essential character of the locality.
3. A market study shall be provided, which study will analyze the local demand for this type and size facility at this location.

4. A floor plan indicating the occupancy of the space per building code requirements shall be required.
5. A Plat of Survey for the subject property will be required.
6. Onsite landscaping will be evaluated during the Plan Commission review process. Missing or deficient landscaping must be provided or replaced.
7. These are just preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Conceptual Floor Plan

Type

Board or Commission Report

Exhibits

Exhibits



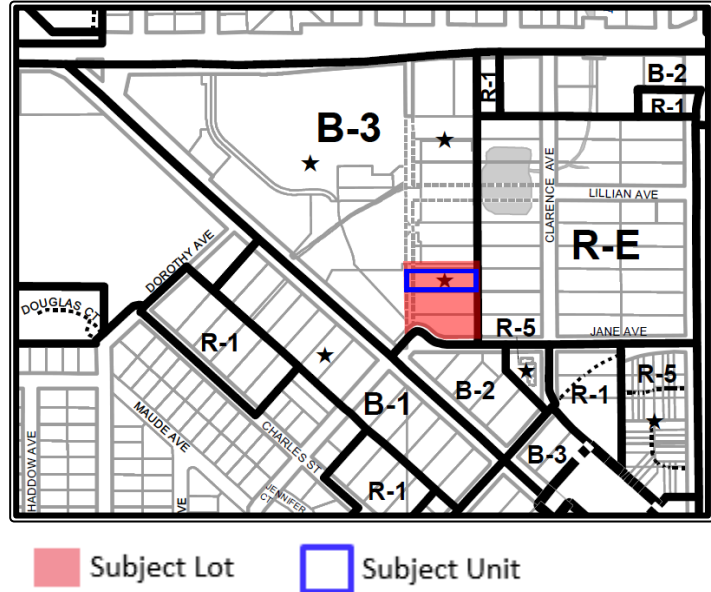
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1628
Project Title: Bury The Hatchet
Address: 780-784 E. Rand Rd.
PIN: 09-20-203-016

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: May 23, 2018
Date Prepared: May 18, 2018

Petitioner: Nicole Porter
Address: Mastermind Escape Games
 5825 Glenridge Dr.
 Building 2, Suite 217
 Atlanta, GA 30328

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service, Wholesale, and Motor Vehicle District	Southpoint Shopping Center	Commercial
South	B-2, General Business District	Restaurant with Drive-thru (Baskin Robbins/Dunkin Donuts)	Mixed Use
East	R-E, One Family Dwelling District	Single-Family Homes	Single Family Detached Estate
West	B-3, General Service, Wholesale, and Motor Vehicle District	Southpoint Shopping Center parking lot	Commercial

Requested Action:

1. Special Use Permit to allow an "Amusement Facility, Large".

Variations Required:

1. Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study by a qualified professional engineer.

Project Background:

The subject property is part of the Southpoint Shopping Center, an approximately 27 acre shopping center development located at the southeast intersection of Rand Road and Palatine Road. The subject unit is comprised of two separate tenant spaces (3,746 square foot and 2,426 square feet), which would be combined into one singular unit totaling 6,172 square feet in size. Both units are vacant. Primary access to the property comes from a full access drive aisle (non-lighted) at Palatine Road to the north, a full access stop light controlled drive aisle at Rand Road to the west, and a full access non-lighted drive aisle at Jane Avenue to the south, which eventually leads to another stop light controlled full access intersection with Rand Road.

The petitioner is Nicole Porter from Mastermind Escape Games, who is interested in leasing the property to establish Bury The Hatchet, an axe throwing entertainment facility. Bury The Hatchet is a nation-wide company with locations in New Jersey, Pennsylvania, and Georgia. The facility will allow patrons to book sessions for individuals or groups, and clients can bring their own food or beverage (including beer and wine). Axe throwing is supervised by a skilled axe-throwing professional and training on safe throwing techniques is done prior to any throwing activity. Additional details can be found on the company website (<https://burythehatchet.com/>).

The proposed facility would include 11 lanes for axe throwing. The petitioner estimates that peak usage is typically around 6-7 lanes at a time. Maximum number of employees at any one time would be one employee per lane in use, plus one employee staffing the lobby area. Walk ins are not permitted and reservations/bookings must be made 24 hours in advance. Hours of operation would be between 12pm and 11pm, although if there are no bookings the facility will typically close early.

The Southpoint Shopping Center was approved as a PUD in 1988. This PUD includes the subject unit as well as the Bif Furniture store, Floor and Décor store, and the outlot buildings to the west of the subject unit. The entire Southpoint Shopping Center is subject to a lengthy Reciprocal Easement Agreement (REA) that provides for shared access and shared parking between all users within the PUD.

Zoning and Comprehensive Plan

The subject property is located within the B-3 Zoning District and the proposed use is classified as a "Amusement Facility". Amusement facilities that are less than 5,000 square feet are considered small facilities, which is a permitted use in the B-3 District. Large amusement facilities are 5,000 square feet or greater, which are classified as special uses within the B-3 District. At 6,172 square feet in size, Bury the Hatchet is considered a large amusement facility and must receive a special use permit. To proceed forward, the Plan Commission must review and the Village Board must approve a Special Use Permit for the subject property. In order to demonstrate conformance with the standards of approval for a Special Use Permit, the petitioner must provide written justification to the following criteria:

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

In order to substantiate the public need for this facility, the petitioner will be required to provide a market study that evaluates the demand for a facility of this type and size at this location.

The subject property is designated as appropriate for mixed uses per the Comprehensive Plan of the Village of Arlington Heights. The proposed Special Use Permit is compatible with this designation and therefore conforms to the Comprehensive Plan.

The Southpoint Shopping Center is governed by a set of covenants and restrictions established during the original construction of the shopping center, which restrictions may be applicable to the proposed use. The applicant is advised to obtain a copy of the covenants and restrictions for the shopping center to determine if the proposed use would be affected by these documents.

TIF District

The subject property is located within TIF V, which was established in 2005 and includes both the Southpoint Shopping Center and the Town & Country Shopping Center. One of the goals of TIF V is to facilitate the redevelopment and revitalization of the Southpoint Shopping Center, be it through the introduction of a new outlot and/or through the redevelopment of the vacant spaces within the shopping center.

Building

The petitioner is not proposing any exterior changes to the building other than signage on the unit. A separate sign permit application will be required for any wall signage or tenant panels on the free-standing signage for the Southpoint Shopping Center.

Site Plan and Landscaping

The applicant has not identified any site alterations as part of the proposed Special Use Permit application. During the formal Plan Commission review process, staff will evaluate the existing site landscaping to ensure that it conforms to all code requirements. As part of the formal Plan Commission submittal, a Plat of Survey for the subject property will be required.

Traffic and Parking

The total parking requirement for the Southpoint Shopping Center is based on the sum of the individual uses within. The parking regulations classify the proposed use as a "Recreation Facility", which requires parking at 30% of maximum occupancy. In order to determine the parking requirement for the proposed use, the petitioner will need to provide an occupancy plan for review by staff. Once this has been received, staff can evaluate the overall parking requirement for the facility in relation to the parking provided within the Southpoint Shopping Center. Staff notes that a parking survey from 2016 showed a surplus of around 460 parking spaces on the site.

Per section 6.12-1 of Chapter 28 of the Municipal Code, any Special Use Permit application over 5,000 square feet in floor area must submit a traffic and parking study from a certified Traffic Engineer that assesses access, on-site circulation, parking, trip generation, and impacts to adjacent roadways. Staff does not believe that the proposed use will generate significant traffic or create a substantial parking demand and is therefore supportive of a variation to waive this requirement. The petitioner will be required to provide a written response to the hardship criteria necessary for variation approval, specifically:

- ***The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.***

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

The provision of bicycle parking spaces is required when the use of a space changes to a more intense use. Specifically, the regulations require bicycle parking spaces when “a change in use results in the requirement for additional off-street motor vehicle spaces”. Per staff research, this space was previously used as a gym, which has the same motor vehicle parking requirement as a recreation facility. Therefore, no bike parking spaces are required.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Special Use Permit and variation and is generally supportive of the application, subject to the following:

1. The petitioner shall provide a written justification demonstrating compliance with the following standards for Special Use Permit approval:
 - ***That said special use is deemed necessary for the public convenience at this location.***
 - ***That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
 - ***That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***
2. The petitioner shall provide written justification demonstrating compliance with the following standards for Variation approval:
 - ***The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.***
 - ***The plight of the owner is due to unique circumstances.***
 - ***The variation, if granted, will not alter the essential character of the locality.***
3. A market study shall be provided, which study will analyze the local demand for this type and size facility at this location.
4. A floor plan indicating the occupancy of the space per building code requirements shall be required.
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7. These are just preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

_____, May 18, 2018

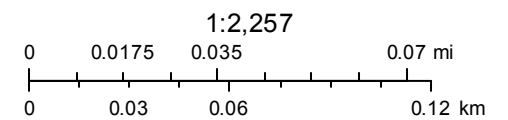
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Aerial - Bury The Hatchet



May 17, 2018



Bury The Hatchet - Arlington Heights
Floorplan

