



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
March 27, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Northwest Community Hospital Campus Improvements - 800 W. Central Rd. - 2/14/24

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 419 S. Pine Ave Subdivision - T1839
2-Lot Re-Subdivision
- B. Tots Land Daycare - 1007 W. Euclid Ave. - T1840
Special Use Permit for Daycare in former Bank property

VII. OTHER BUSINESS

- A. Public Comment

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



**Conceptual Plan Review Committee
3/27/2024**

Item: Northwest Community Hospital Campus Improvements - 800 W. Central Rd. - 2/14/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description

Minutes - 2/14/24

Type

Minutes

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

A MEETING HELD ON:

February 14, 2024

Project Title: NCH Campus Improvements

Address: 800 W. Central Rd.

Petitioner: Joseph J. Sivulka, Project Manager
Northwest Community Healthcare

Address: 800 W. Central Rd.
Arlington Heights, IL 60005

Requested Action:

1. Amendment to PUD Ord. 95-013, 01-052, 06-033 to allow modifications to the approved Campus Master Plan.
2. Amendment to Rezoning Ord. 66-89 to remove a restriction that requires usage as a nursing home (Manor Care property).
3. Amendment to Rezoning and PUD Ord. 66-107 and 69-080 may be required to allow non-medical office uses on the 605-675 W. Central Road property.
4. Amendment to the Comprehensive Plan to reclassify the 605-675 W. Central Road site from "Offices Only" to "Institutional".
5. Rezoning of the St. Simon's Episcopal Church property from the R-1, One-Family Dwelling District to the I, Institutional District.
6. Depending on final details and phasing, it may be necessary to include the Congregational Church property within the NCH PUD, and a rezoning of that property from the R-1, One-Family Dwelling District to the I, Institutional District shall also be required.
7. Land Use Variation to allow a surface parking lot as the principal use at 605-675 W. Central Road (Phase 1).
8. Special Use Permit to allow a private parking garage on the 605-675 W. Central Road property (future phase).

Variations Required:

1. Chapter 28, Section 5.1-8.5, to allow a 66' tall building where code restricts maximum height to 45' (Neurological Institute).
2. Depending on final height of the medical building/garage, a variation to allow structures above 45' in height may be required.
3. Variation to Chapter 28, Section 10.4, to allow 660 parking stalls for the Central Road medical office building (future phase) where 720 parking stalls are required.

Attendees: Joseph Sivulka, Project Manager
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Hailey Nicholas, Planning Department
Sam Hubbard, Planning Department

Project Summary:

The Northwest Community Healthcare (NCH) hospital campus is approximately 34.7 acres in size and is governed by a Planned Unit Development (PUD) which has been amended multiple times since its original approval in 1974. At the north end of the campus (and not a part of the NCH property) is St. Simon's Episcopal Church. The church property includes the primary church building, a small memorial garden, and two parking lots: one located on the east side of the building and one on the west side. The NCH hospital campus includes the following elements:

- The primary hospital building which includes over 500,000 square feet of floor area.
- The eight-story Medical Office Building (Busse Center) that is connected to a six-story parking structure (Garage B) located on the northern end of the campus.
- The eight-story Patient Care Building (South Pavilion) located on the southern end of the campus.
- A Wellness Center located on the western side of the campus.
- The five-story parking garage (Garage C) with parking stalls primarily for physicians and employees located towards the center of the site.
- A Day Surgery Center and five-story parking garage (Garage A) for patients and visitors located on the eastern side of the campus.
- The Behavioral Health Center/continuing care facility located at the northwest corner of the campus.
- A central utility and power plant

To the west of the Behavioral Health Center is the Congressional United Church of Christ property, which includes a church building, parking lot at the rear, and an open field that is partially used as a garden for the church. To the south of the campus and located on the southern side of Central Road are two properties; 1) the former Manor Care skilled nursing home located at 715 W Central Road, and 2) a two-building medical office development located at 605-675 W. Central Road. These two properties are separate from each other and bisected by Fernandez Avenue.

Northwest Community Healthcare is interested in adding a new Neurological Institute within a separate and newly constructed building adjacent to the St. Simon's Episcopal Church. The building would be located on the surface parking lot to the west of the existing church building. This was reviewed by the Conceptual Plan Review Committee (CPRC) at a meeting on April 12, 2023.

Since that meeting, NCH has continued to evaluate the future needs for their campus and refine their plans. Slight modifications to the proposed Neurological Institute building have occurred, and the scope of the requested PUD amendment has changed to encompass wider improvements to the overall NCH campus. The components and programming within the Neurological building remain similar to what was presented in 2023. The overall campus improvements would be phased over a period of several years and are initially contemplated to occur in two primary phases.

Meeting Discussion:

Mr. Sivulka – defined the neuroscience building that is being proposed as a stroke building, but also for anything related to the neck and head; tumors, ENT, etc. Three floors including critical surgery, ICU, and ENT clinic, with about 162 parking stalls including underground parking spaces. That is phase one.

In phase two of the project, a proposed GI & spine center addition, which would help their existing operations that are currently at capacity. The intent is to add on to the Busse Center sometime during 2025-2027, about 12,000 square feet to the north side and another 12,000 square feet on the south side of the building.

Phase three will be a cancer center from floors 4 to 8 in the Busse Center, and the existing medical offices in Busse Center would be offloaded and relocated to a medical building proposed on the south side of Central Street.

Phase four is still to be determined. This phase would be 2027-2029 and could involve east entry reconfiguration. Also improvements from the east garage into the building entrance, There could be a small addition on the east side of the building. They may want to reconfigure the West Drive, which will be contingent on the Plan Commission. Ideally they would like to move the West Drive west to line up with Kennicott and install traffic lights at the new intersection. Funding for the neuroscience building was secure, the Cancer Center modifications were mostly funded, and they were still determining funding for the medical office building expansion.

Mr. Hubbard – shared that staff is asking the petitioner to provide a detailed project timeline and phasing plan that

encompasses all of these components. Past master plans have had a five-year horizon, so if any of these improvements would take place beyond five years, the Village may want defer them to a future zoning matter.

Relative to the office building proposed on the south side of Central Road, it's currently the former Manor Care nursing home and an existing medical office building. Both of those sites have existing zoning ordinances attached to them, so minor modifications may be needed to allow for the conversion to a medical office building and a surface parking lot, and then later a structured parking garage. One of those sites will need to be reclassified into the institutional zoning classification on the comprehensive plan, because it will become part of the overall NCH campus.

Staff is strongly recommending a neighborhood meeting, and staff will work with the petitioner on an expanded scope for this meeting due to the large size of the site. A full zoning analysis on this project will be done as the project moves forward given the new components both within the campus, the Neurological Center and then the Medical Office building south of Central. The Village will need to see: setbacks, height, bulk regulations, parking, landscaping, and photometrics. Staff will need to see details of what is existing and what is proposed to allow for a full analysis.

The petitioner should evaluate underground parking for the proposed parking garage on the south side of Central Road. This would decrease the overall height and the bulk of the building, and could make it more compatible with the single-family homes to the east. Petitioner should explore other areas for parking within the campus, either new addition to the top floor of one of the existing garages or potentially a smaller new garage just to the north of the Wellness Center, on land that is currently a surface parking lot. This would decrease traffic and parking demand from the new medical office building to the internal hospital campus. A 660-stall parking garage would place a lot of new traffic going through these primarily residential streets to the south (Fernandez and Ridge). If some of that can be directed to the interior of the campus, it may help. A bridge connection between the two, the main campus and this new medical office building, would connect the sites.

Design of structured garage and medical office building should have a decorative appearance facing any right of way and elevations that face outward towards the residential homes. Petitioner should take care in designing light emitting from the garage and parking area. Greater setbacks should be explored on the south. This would allow for a better buffer between those areas and the residential areas to the south and east.

A full traffic study will be required, analyzing site circulation and taking into account some of the proposed changes to the access points. Must include analysis of trip generation and analysis of the neighboring intersections to determine if a signal is required. If required, NCH must pay for a part of, or all of that new signal, the construction, and the ongoing maintenance. The Village is asking NCH to consider a landscape median within Central Road as part of this project, and have provided some initial specs for how that could look. A comparison of existing site traffic volumes and the projected site traffic volumes from the previous master plans will be taken into consideration. Village must take a comprehensive look at the campus, circulation, traffic, parking, and setbacks.

Mr. Sivulka – stated that they were reviewing the preliminary comments from staff and were hoping to have a formal response in a week or so. Confirmed that they would hold a neighborhood meeting regarding the project in early March, and would work through any staff comments. They were hoping to apply to Design & Plan Commissions in late March.

Commissioner Cherwin – inquired about proper neighborhood engagement.

Mr. Hubbard – the minimum radius for a project is 250 feet for public interest. On larger projects, staff has asked the petitioner to go beyond the minimum radius.

Commissioner Green – There was a long history on neighborhood involvement and traffic restrictions relative to this campus.

Mr. Sivulka – had been a part of the 2006 project. They will work with the surrounding homes and condos/townhouses to the east and west. We believe that the major development is on the west side, and the medical building will be across Central Road. They will be ready to engage with the apartments on the south side of Central Road and/or the neighbors on the north

side of Kirchoff. He clarified that NCH was now under the Endeavor Health umbrella, part of the North Shore System, so this will be Endeavor Health at NCH.

Commissioner Cherwin – felt it is important to engage the neighbors. Acknowledges this is an incremental change and is in support of the project; the hospital is a longstanding member of the community and he was supportive of their growth. Hopefully the petitioner can work through staff's requests. Not too concerned with high rise, and mid-rise towers, and stormwater can be managed.

Commissioner Sigalos – Agreed, NCH was tremendous facility it was great to see it grow and provide more services to the community. Asked about the four-phased project taking five years. This seems pretty aggressive.

Mr. Sivulka – NCH was currently working on the financials to present to the new healthcare system. They have sell it to them. We are trying to achieve on some great things on the campus, and with the neuroscience building, it would not only provide an advanced degree of care for the patients, but also training for future neurosurgeons. This location has also been chosen for the proximity to O'Hare when patients come from other areas.

Commissioner Cherwin – asked about the Manor Care facility.

Mr. Sivulka – Manor Care has been vacant for six months and demo permit has been applied for. This was a business situation and NCH was not involved in the particulars of Manor Care.

Commissioner Sigalos – inquired about the status of the design process and bridge connecting to the hospital.

Mr. Sivulka – In April they will be working with Erdman from Madison, WI who did the Busse building. They were great designers and they are working toward a Design Commission application. There will be a second-floor bridge that would connect the medical building to the hospital campus crossing over Central Road, and from the neurological building to the Busse building.

Commissioner Cherwin – stated that he was open to considering something beyond 5-years for a deadline on the approvals. Was open to six or seven years. This is obviously a somewhat of a unique type of situation here when we're dealing with hospitals and some of the regulatory approvals for expansion. As long as all of the details were provided up front, he would be open to reviewing it.

Mr. Sivulka – we are in the Certificate of Need process currently for the neuroscience building, potentially for the GI and spine expansion a separate Certificate of Need because of the dollar threshold.

Mr. Hubbard – acknowledged that staff will work with NCH to work through the timeline as things change. The medical field is dynamic and difficult to predict beyond 5 years, but staff was open to receiving more details.

Commissioner Green – approval from the commissioners was give to the petitioner to proceed.

Public Comment

Melissa Cayer inquired about a strobe light that flashes at night, it is very bright and I can see at her home a couple of blocks away.

Commissioner Cherwin – I believe it is a notification of an emergency.

Ms. Cayer stated if it is an emergency, no one is paying attention to it.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application.

**Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder**



Conceptual Plan Review Committee
3/27/2024

Item: 419 S. Pine Ave. Subdivision - T1839

Department: Planning & Community Development Department

Requested Action

Preliminary and Final Plat of Subdivision.

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed subdivision to create two lots, and is generally supportive of the application, subject to the addressing the following:

1. Prior to appearing before the Plan Commission, the petitioner shall hold a neighborhood meeting.
2. Impact fees shall be required for the new homes to be constructed on the subject property.
3. A Design Commission application shall be required for each new home on the subject property.
4. Linkage fees, in accordance with the Inclusionary Housing Ordinance, shall be required for each new home, which shall be required at time of building permit.
5. The petitioner shall provide an exhibit showing all existing front yard setbacks along the east side of South Pine Avenue, south of Grove Street and north of Park Street, as well as the existing exterior side yard setback of the home to the east of the subject property.
6. A fee in lieu of onsite detention shall be required.
7. The petitioner shall update this section of Pine Avenue and Grove Street to comply with current code requirements (sidewalk and sidewalk ramps).

8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

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

ATTACHMENTS:

Description

Staff Report

Aerial

Conceptual Subdivision

Type

Board or Commission Report

Exhibits

Exhibits



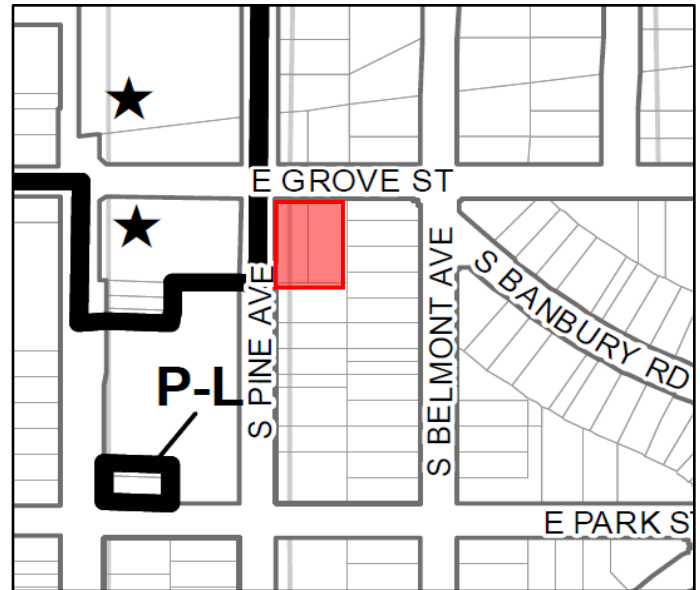
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Temp File Number: T1839
Project Title: 419 S. Pine Subdivision
Address: 419 S. Pine Ave & 403 E. Grove St
PIN: 0332115011 & 0332123001

To: Conceptual Plan Review Committee
Prepared By: Hailey Nicholas, Assistant Planner
Meeting Date: March 27, 2024
Date Prepared: March 19, 2024

Petitioner: Brian Kelly
Address: 35 E. Woodworth Pl.
Roselle, IL 60172

Existing Zoning: R-3: One Family Dwelling District
Comprehensive Plan: Single-Family Detached



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Dwelling District	Single-Family Detached	Single-Family Detached
South	R-3, One Family Dwelling District	Single-Family Detached	Single-Family Detached
East	R-3, One Family Dwelling District	Single-Family Detached	Single-Family Detached
West	B-2, General Business District	Multi-Tenant Shopping Center	Commercial

Requested Action

1. Preliminary and Final Plat of Subdivision.

Variations Required

None identified at this time.

Project Background:

The subject property is located at the northwest corner of the intersection of South Pine Avenue and East Grove Street. Both lots are currently vacant. The properties have a combined size of 21,822 square feet (0.5 acres). The lots have been under common ownership since at least 1959. The first lot, 419 S. Pine Avenue, is substandard in size for a corner lot in the R-3 District and does not meet code requirements for the minimum lot size and lot width. However, the second lot, 403 E. Grove Street, meets current code requirements for a standard interior lot in the R-3 District and would not require any variations to be developed as such.

The petitioner is under contract to purchase the subject property and is proposing to re-subdivide the lots to create two code-compliant lots facing Pine Avenue. Two homes would be constructed, one on each lot, which would involve removal of trees and other greenery that is currently on the property.

Zoning and Comprehensive Plan

As mentioned above, the subject property is currently zoned R-3, One-Family Dwelling District. The Comprehensive Plan shows this property as suitable for "Single-Family Detached" uses, which classification corresponds to the R-3 Zoning District. The Staff Development Committee is generally supportive of the proposed subdivision, as it orients the lots in a manner that is consistent with the surrounding lots and is code-compliant.

An analysis of the proposed lot sizes and widths relative to the standards within the R-3 District is shown below:

Zoning Requirements	Minimum Lot Size (SF)	Minimum Lot Width (feet)
Required		
R-3 Corner Lot	9,900 SF	90'
R-3 Standard Lot	8,750 SF	70'
Proposed		
Lot 1 (corner lot)	12,576 SF	Corner lot: 96'
Lot 2 (standard lot)	9,170 SF	Standard Lot: 70'

Prior to appearing before the Plan Commission, it is recommended that the petitioner hold a neighborhood meeting to introduce the project to the surrounding property owners and understand what concerns they may have. Impact fees shall be required for the new homes that will be constructed. In addition, Design Commission approval shall be required for each new home on the subject properties. Finally, linkage fees, in accordance with the Inclusionary Housing Ordinance, shall be required for the new homes, which shall be required at time of building permit.

Building, Site, Landscaping:

Based on a preliminary analysis of the proposed lots, compliance with all required setbacks and bulk restrictions appears to be viable for each lot. However, the petitioner should note that the exterior side yard setback along Grove Street will be based on the setback of the existing home to the East. In addition, the front yard setback for both lots will be based on the average setbacks of all the existing homes along the Pine Avenue frontage. The petitioner will need to provide an exhibit showing these setbacks to allow staff to calculate the required setback along Grove Street and Pine Avenue for the proposed subdivision.

A formal landscape plan is not required for subdivisions that have less than four lots. There may be mature trees onsite that merit preservation, and the petitioner is encouraged to preserve as much of the existing tree cover as may be feasible.

Engineering and Infrastructure.

Individual water and sewer service connections to the mains must be provided for each lot in the proposed subdivision. There is currently no sanitary sewer along this property's frontage. Therefore, separate sanitary services will require an extension of the existing combined sewer, either from the South on Pine Avenue or from the East on Grove Street. An IEPA sanitary permit and a Metropolitan Water Reclamation District (MWRD) permit will be required.

Public Utility and Drainage Easements are required along the side yard and rear yard. Drainage swales will also be required along the side yard. Detention is required for this subdivision, however, as allowed by Code, the Village Engineer will exempt the petitioner from this requirement and a fee-in-lieu of onsite detention will be collected as part of the building permit process. The petitioner will need to conform to all applicable Village and Metropolitan Water Reclamation District (MWRD) regulations relative to stormwater, and detention calculations shall be required as part of the Plan Commission application.

The petitioner should be aware that both Preliminary and Final Plat of Subdivision approval shall be required. Preliminary engineering plans shall be required for Preliminary Plat of Subdivision approval, and final engineering plans shall be required for Final Plat of Subdivision approval. All public improvement and maintenance bonds/deposits shall be required prior to Final Plat of Subdivision approval by the Village Board.

There is currently no public sidewalk at this section of Grove Street and Pine Avenue. As part of this subdivision, a public sidewalk shall be installed, including sidewalk ramps at the intersection that meet the requirements of the Public Rights-of-Way Accessibility Guidelines. The petitioner is encouraged to reach out to the Engineering Division to understand what specific improvements may be needed given the existing infrastructure in the area.

Parking and Traffic:

A traffic and parking study is only required in subdivisions within the R-3 District that include 100 lots or more. Because the proposed subdivision includes only two lots, no traffic or parking study is required. Each home will have, at a minimum, a two-car garage. Staff expects the proposed subdivision to have a negligible impact on traffic within the vicinity.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed subdivision to create two lots, and is generally supportive of the application, subject to the addressing the following:

1. Prior to appearing before the Plan Commission, the petitioner shall hold a neighborhood meeting.
2. Impact fees shall be required for the new homes to be constructed on the subject property.
3. A Design Commission application shall be required for each new home on the subject property.
4. Linkage fees, in accordance with the Inclusionary Housing Ordinance, shall be required for each new home, which shall be required at time of building permit.
5. The petitioner shall provide an exhibit showing all existing front yard setbacks along the east side of South Pine Avenue, south of Grove Street and north of Park Street, as well as the existing exterior side yard setback of the home to the east of the subject property.
6. A fee in lieu of onsite detention shall be required.

7. The petitioner shall update this section of Pine Avenue and Grove Street to comply with current code requirements (sidewalk and sidewalk ramps).
8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
9. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

March 19, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1839



SOUTH PINE AVENUE

00'

57.49'

S 89° 42' 37" E

74.26'

S 89° 42' 37" E

165.07'

N 00° 06' 57" E

166.07'

N 00° 17' 24" E

343.20'

N 00° 17' 24" E

57.99'

N 89° 54' 37" W

13.96'

N 89° 54' 37" W

131'

96'

70'

166.43' S 00° 11' 17" W



Conceptual Plan Review Committee
3/27/2024

Item: Tots Land Daycare - 1007 W. Euclid Ave. - T1840

Department: Planning & Community Development Department

Requested Action

1. Special Use Permit for a 5,727 square-foot Day Care Center in the B-1 District.

Variations Required

1. Playground equipment is considered accessory structures and a variation would be required if any proposed structures encroach into the required yards.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit to for a Day Care Center in the B-1 District and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the criteria necessary for approval.

- That said special use is deemed necessary for the public convenience at this location.
- 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.
- 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. Usage of the outdoor play area must be analyzed and shall be designed so as to avoid any negative impacts to surrounding single-family homes.

3. The subject building must comply with all applicable Building Code and Fire/Life-Safety regulations.

4. A fully dimensioned and to-scale floor plan indicating the size and type of each area within the facility shall be required with any Plan Commission application. This floor plan should clearly identify the size of each space and include occupancy classifications and calculations for each space within the facility.
5. Landscaping within the site will be evaluated as part of the Special Use Permit review process. Missing or dead landscaping shall be replaced.
6. Verification and analysis of existing water service for the building will be provided with any Plan Commission application.
7. The petitioner shall provide information on type of food preparation and a list of kitchen equipment with any Plan Commission application.
8. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Aerial
Plat of Survey
Project Description
Proposed Site Plan
Proposed Floor Plan

Type

Board or Commission Report
Exhibits
Exhibits
Correspondence
Exhibits
Exhibits

Project Background:

The subject property is located at the former BMO Harris Bank at 1007 W Euclid Ave, which is the southwest corner of W Euclid Avenue and S Kennicott Ave. The former bank building is approximately 5,000 square-feet and includes a drive-through canopy on the interior side (west) portion of the property.

The petitioner is interested in opening a day care center at this location and renovating the interior of the former bank building to fit the needs of the business. The petitioner has proposed new classrooms, administrative offices, bathrooms, and a commercial kitchen. The existing drive-through lanes are proposed to be replaced with a new 732 square-foot building addition for an indoor playroom space. Reference the "Proposed Floor Plan" exhibit for details.

The proposed exterior improvements include removal of the drive-through lanes along the west and south of the building and restriping the parking lot with five new parking spaces. The drive-through pavement is proposed for replacement with *Jamboree* playground tiles and new pre-fabricated playground structures. A 6-foot wooden privacy fence is shown along the west and south property boundaries to enclose the new playground spaces. Landscaping and green space will be installed and maintained as required by Village Code. Reference the "Proposed Site Plan" exhibit for details.

The proposed day care center intends to provide services to children ages one through five* and will operate Monday through Friday from 7:00 AM to 6:00 PM. The maximum number of children in the day care center is 91 with 11 teachers and 2-4 administrative staff. The petitioner intends to limit hours of operation of the outdoor playgrounds to Monday through Friday 9:00 AM to 12:00 PM and 3:00 PM to 5:00 PM, and limit the capacity of children using them at any given time to reduce the noise impacts on neighbors to the west. Playground 1 (northwest of the building) is intended for children 1-2 years of age and will have a maximum of 16 children with two teachers. Playground 2 (southwest of the building) is intended for children 3-5* years of age and will have a maximum of 20 children and two teachers.

**Note the age has been updated from 6 as listed in the Project Description exhibit to 5 in this report due to the limits on age of children per in day care per the zoning code definition of day care centers.*

Zoning and Comprehensive Plan

The property is zoned B-1 Business District Limited Retail. Accordingly, a Special Use Permit is required for a day care center in the B-1 District. The proposed use is classified as a Day Care Center, which includes any institution or place in which 3 or more children under the age of 6 apart from their parents or guardian are cared for during part or all of the day between 6:00 AM and 9:00 PM. As part of their formal application to the Plan Commission, the petitioner must provide a written response to each of the four criteria necessary for a Special Use Permit, which are referenced below:

- That said special use is deemed necessary for the public convenience at this location.
- 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.
- That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

The Comprehensive Plan classifies this property as appropriate for "Offices Only" land uses, and the proposed day care center is compatible with this designation. Commercial services such as day care centers are occupying and fulfilling community needs in spaces more traditionally reserved for office space. Staff finds that the proposed day care center is consistent with the spirit and intent of the Comprehensive Plan.

Should this project move forward, the petitioner will need to revise the project narrative to provide a clear description of the proposed business and all services/activities/operations that would take place at this facility. For example, is or will the proposed business be licensed by IDCFS? Will the business be connected to or operated in connection to a private or public Board of Education or approved by the Department of Public Instruction? Would there ever be any special events or weekend hours of operation?

If so, what would the anticipated attendance of special events or weekend hours be? Would any vehicles be stored onsite?

Building, Site and Landscaping

The exterior building modifications proposed for a 732 square-foot building addition will require a Design Commission application. The addition should be designed to be compatible with the existing building and be consistent with the Village of Arlington Heights Commercial Design Guidelines. The usage of the outdoor play area must be sensitive to nearby single-family residential homes. The petitioner must provide details on the type of outdoor play equipment proposed and whether they will include any noise making devices, wind chimes, etc.

Regarding exterior site work, the existing northern facing entrance is the closest to accessible parking stalls; however, this entrance is not ADA compliant. Consideration should be given to modifying this entrance for accessibility. The proposed plan must be reviewed for fire access by the Fire Official as existing access and drive-through lanes are being converted to an outdoor play area. The petitioner shall verify the type of water service; if the water service is lead, then replacement of the water service is required.

As part of the Plan Commission review process, the petitioner shall be required to submit a detailed and to-scale architectural floor plan depicting the proposed interior buildout and a to-scale site plan depicting the exterior site work. Should the Village Board approve the application, the interior remodel will require a building permit. An additional restroom may be required per the Illinois Plumbing Code to provide separate men's and women's facilities. A plumbing fixture count analysis will be required. Further information on the proposed kitchen is required including plumbing drain, waste, and vent lines. Depending on food prepared in this kitchen, a grease trap may be required, which would require an MWRD permit for an exterior grease trap. Depending on the kitchen equipment, a "Type II" range hood may be required as well. If the change in use and/or the addition of a full commercial kitchen triggers fire protection modifications (sprinklers), the existing water service may need to be upgraded.

The petitioner is also encouraged to reach out to the Health Department to determine what additional food service requirements will apply. All kitchen equipment must be National Sanitation Foundation (NSF) approved or equivalent. Finally, the interior renovations and building addition will require compliance with all current Illinois Accessibility Code Requirements.

Parking and Traffic:

Per Section 6.12-1(2)(a), a traffic and parking analysis prepared by a qualified professional engineer is required as the project is larger than 5,000 square feet and located along a secondary arterial (Euclid Ave). This analysis shall include drop-off/pick-up operations, site access, and parking demand.

Staff has analyzed the site relative to parking requirements and finds that based on the information provided by the petitioner, the proposed use conforms to parking regulations. The traffic study must include an analysis of peak parking demand per ITE standards, and the Village will compare the proposed parking ratio to similar day care facilities in the vicinity to evaluate adequacy of parking supply. The following table illustrates the parking requirements relative to the uses on the site:

Tenant	Code Uses	Gross Square Footage	Parking Ratio	Number of Employees	Parking Required
1007 W Euclid Ave	Day Care Center	5727 sq. ft.	3 spaces per 2 employees	15	23
Total Parking Required					23
Total Parking Provided					37
Surplus/(Deficit)					14

This proposal results in the requirement of additional off-street motor vehicle parking; therefore, bicycle parking will be required. The required bicycle parking for Day Care Centers is one bicycle parking space for every 100 children at maximum enrollment, plus three spaces per every 40 employees. There shall be a minimum of two bicycle parking spaces. Bicycle parking spaces shall comply with standards set forth in the Association of Pedestrian and Bicycles Professionals Bicycle Parking Guidelines Handbook.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit to for a Day Care Center in the B-1 District and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the criteria necessary for approval.
 - **That said special use is deemed necessary for the public convenience at this location.**
 - **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.**
 - **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. Usage of the outdoor play area must be analyzed and shall be designed so as to avoid any negative impacts to surrounding single-family homes.
3. The subject building must comply with all applicable Building Code and Fire/Life-Safety regulations.
4. A fully dimensioned and to-scale floor plan indicating the size and type of each area within the facility shall be required with any Plan Commission application. This floor plan should clearly identify the size of each space and include occupancy classifications and calculations for each space within the facility.
5. Landscaping within the site will be evaluated as part of the Special Use Permit review process. Missing or dead landscaping shall be replaced.
6. Verification and analysis of existing water service for the building will be provided with any Plan Commission application.
7. The petitioner shall provide information on type of food preparation and a list of kitchen equipment with any Plan Commission application.
8. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

March 22, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1840



Lawthorne St

N Harvard Ave

W Euclid Ave

N Harvard Ave

W Mulberry Ln

W Cottonwood Ln

Dwyer Ave

Patton Ave

W St James St

N Kennicott Ave

Arlington Heights Post Office

Colonial Heights

Washington Colonial

Private

N Salem Ave

N Salem Ave

N Ridge Ave

N Ridge Ave

N Ridge Ave

Christ Lutheran Academy

LEGEND OF SYMBOLS & ABBREVIATIONS

		N.	North
		S.	South
		E.	East
		W.	West
		°	Degrees
		'	Feet or Minutes
		"	Inches or Seconds
		Sq.	Square
		Ft.	Feet
		Vol.	Volume
		Pg.	Page
		Calc.	Calculated
		Rec.	Record
		Meas.	Measured
		ROW	Right of Way
		CL	Centerline
		P.U.E	Public Utility Easement
		(S)	Survey Bearing

ITEMS CORRESPONDING TO SCHEDULE B-II

THERE ARE NO SURVEY RELATED ITEMS TO REFERENCE.

ZONING INFORMATION

The surveyor was provided with the following zoning information by the insurer pursuant to Table A item 6b. CBRE Zoning PC09027796-100 dated September 9, 2016.

Existing Zoning - (B-1) Limited Retail District, with a 1.5 (FAR) Floor Area Ratio.

Setbacks - Front - None required; 25' when adjacent to a residential district. Side - None required; shall match adjoining property's side yard requirement when said property is in a residential district. Rear - None required; 20' in depth when adjacent to a residential district.

Required Parking - 17 spaces, including 2 handicapped accessible spaces.

Maximum Building Height - None.

Minimum Lot Size - N/A.

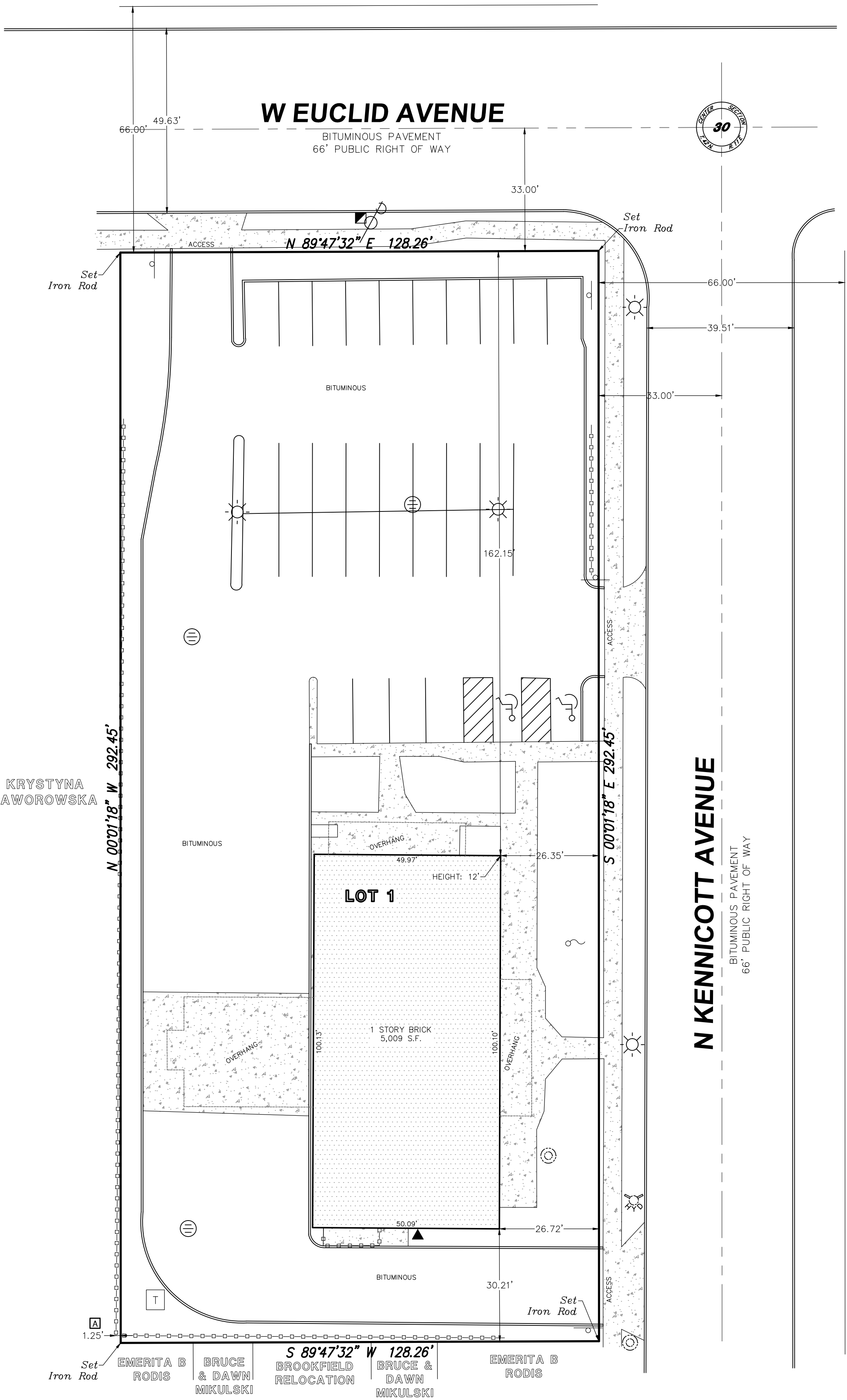
EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	30
HANDICAP	2
TOTAL	32

MISCELLANEOUS NOTES

- MN1 ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- MN2 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN3 ASSUMED BEARING: THE SOUTH RIGHT OF WAY LINE OF W EUCLID AVENUE TO BE NORTH 89 DEGREES 47 MINUTES 32 SECONDS EAST.
- MN4 AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- MN5 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 1007 W EUCLID AVENUE.
- MN6 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM W EUCLID AVENUE AND N KENNICOTT WHICH ARE GOVERNED BY THE VILLAGE OF ARLINGTON HEIGHTS.
- MN7 IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN8 IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- MN9 IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WAS NO STAKED WETLAND DELINEATION TO REFERENCE ON THIS SURVEY.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) _____ OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17031C02031, WHICH BEARS AN EFFECTIVE DATE OF 9/15/2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 06/30/2016. TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/> WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



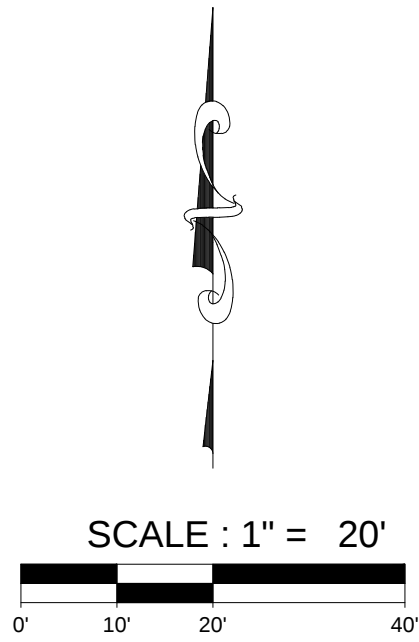
VICINITY MAP - NOT TO SCALE



SIGNIFICANT OBSERVATIONS

- A WOOD FENCE LIES WEST OF THE PROPERTY LINE.

AREA: 37,510.87 SF± OR 0.86 ACRES±



THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP. © 2016 BOCK AND CLARK CORP.

RECORD DESCRIPTION

THAT PART OF THE NORTH 330 FEET OF LOT 1, EXCEPT THE WEST 482.0 FEET THEREOF, WHICH LIES WEST OF THE WEST LINE OF KENNICOTT AVENUE, BEING A LINE 33.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 30 AND WHICH LIES SOUTH OF THE SOUTH LINE OF EUCLID AVENUE, BEING A LINE 33.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 IN HOELZ ADDITION TO ARLINGTON HEIGHTS, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1401 008980798 D2, DATED SEPTEMBER 9, 2016.

AS-SURVEYED DESCRIPTION

THAT PART OF LOT 1 IN BLOCK 1, IN HOELZ ADDITION TO ARLINGTON HEIGHTS, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING FURTHER DESCRIBED AS:

BEGINNING AT A POINT 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 30 AND 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 01 MINUTES 18 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF N KENNICOTT AVENUE, 292.45 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 32 SECONDS WEST ALONG THE NORTH LINE OF BRITATTA, MARTELL AND TUTERA RESUBDIVISION OF LOTS 1, 2, 3 AND 4 IN FASSETT'S ARLINGTON PARK, 128.26 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 18 SECONDS WEST 292.45 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 89 DEGREES 47 MINUTES 32 SECONDS EAST ALONG SAID LINE, 128.26 FEET TO SAID POINT OF BEGINNING.

THIS AS-SURVEYED DESCRIPTION WAS PREPARED FOR REFERENCE ONLY AND NOT INTENDED TO REPLACE OR SUPPLEMENT THE RECORDED DESCRIPTION REFERENCED IN THE TITLE COMMITMENT ABOVE. THE PROPERTY DESCRIBED IS THE SAME PROPERTY AS DESCRIBED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1401 008980798 D2, DATED SEPTEMBER 9, 2016.

ALTA/NSPS LAND TITLE SURVEY

BMO Portfolio Project
B&C Project No. 201601933, 00108
1007 West Euclid Avenue, Arlington Heights, IL

Based on Chicago Title Insurance Company Commitment
No. 1401 008980798 D2
bearing an effective date of September 9, 2016.

Surveyor's Certification

To: MDC Box I, LLC, a Delaware limited liability company; Chicago Title Insurance Company and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18 and 20 of Table A thereof. The field work was completed on June 21, 2016.

James L. Harpole
Illinois Professional Land Surveyor No. 3190
In the State of Illinois, Expires 11-30-2018

STATE OF ILLINOIS
JAMES HARPOLE
035-3190
PLAINFIELD, IL
PROFESSIONAL LAND SURVEYOR

SURVEY PERFORMED BY:
JLH LAND SURVEYING INC.
7222 COURTWRIGHT DRIVE
PLAINFIELD, IL 60586
PHONE: 815-729-4000
WWW.JLHSURVEY.COM

PROJECT REVISION RECORD			
DATE	DESCRIPTION	DATE	DESCRIPTION
07/06/2016	FIRST DRAFT	10/31/2016	ASSURANCE NOTE
07/14/2016	NETWORK COMMENTS		
10/05/2016	COMMENTS & ZONING		
FIELD WORK: RH & SM	DRAFTED: JG	CHECKED BY: JLH	FB & PG: NA

Bock & Clark National Coordinators
1-(800)-SURVEYS (787-8397)
Bock & Clark Corporation
3550 W. Market Street, Suite 200, Akron, Ohio 44333
maywehelpyou@bockandclark.com
www.bockandclark.com



Tots Land Inc.

Chicago 2/27/2024

Pre-School & Kindergarten

7460 W Addison St , Chicago IL 60634 • 2635 - 2641 N Harlem Ave , Chicago, IL 60707

1080 W Lake St Roselle IL 60172

773-827-1485 • totsland@gmail.com • www.totslandchicago.com

Village of Arlington Heights

Explanation Letter for new / proposed Day Care Center located at 1007 W Euclid Ave, Arlington Heights IL

I am writing this letter to propose development of a new Day Care Center, located at: 1007 W Euclid Ave in Arlington Heights IL . The nature of the proposed development is to open a 4th location for Tots Land Inc. in the building previously occupied by BMO Harris Bank. Tots Land is a small family-owned business providing childcare services in Chicago and suburbs since 2009 when we open our first location (7460 W Addison St.), following by second one in 2013 (2639 & 41 N Harlem Ave) and expanded in 2015 (2637 N Harlem Ave) and 2017 (2635 N Harlem Ave). In 2023 we opened our newest location in Roselle IL located at 1080 W Lake St. Currently we provide our services for over 250 families every year. We hope that soon we will be able to provide our services to Arlington Heights residents. What make us different from others is our bi-lingual program in English and Polish. Upon graduation Tots Land students speak two languages which is a huge benefit for their development.

We will provide day care services to children ages one through six. We will operate every weekday from 7 am to 6 pm, the maximum number of children for this use will be ninety-one (91)

The number and ages of the children are as follows:

classroom 1 twenty (20) 3-4 years old + two (2) teachers

classroom 2 twenty (20) 4-5 years old + two (2) teachers

classroom 3 sixteen (16) 2-3 years old + two (2) teachers

classroom 4 twenty (20) 5-6 years old + two (2) teachers

classroom 5 fifteen (15) Toddlers 15m- 2yr. + three (3) teachers

We plan to convert the existing drive thru area into additional indoor playroom - about 732 sq. ft. Suitable for all age groups.

We plan to remodel and change the existing floor plan to allow day care center operations. All work will be done with all required permits and by licensed contractors and architects.

We plan to create TWO (2) outdoor playgrounds on the WEST & SOUTH side of the building. OUTDOOR PLAYGROUND 1 – Designed for children aged 1-2 years. Maximum capacity at one time: 16 children + 2 teachers. OUTDOOR PLAYGROUND 2 – Designed for children aged 3-6 years. Maximum capacity at one time: 20 children + 2 teachers. Outdoor playgrounds will be used Monday – Friday 9:00am – 12:00pm and 3:00pm – 5:00pm. Playgrounds will be screened from neighboring properties with 6ft tall Privacy Fence. The playground surface will be covered with rubber playground tiles (Jamboree – Designer Series) in Red, Blue, and Green. Four (4) small size (max 8ft tall) playground structures will be installed.

Existing Parking lot with 37 parking spaces on the NORTH side of the building will be used for day care operations and employee parking.

Elevation/Exterior of the building will remain as it is. We do not intend any changes to the exterior of the building. All exterior colors will remain unchanged. The building will be kept in good technical condition, with maintenance work carried out when needed.

Green areas will be maintained unchanged. With a lot of lawns, shrubs, and flowers. Everything will be kept in order by a professional landscaping company.

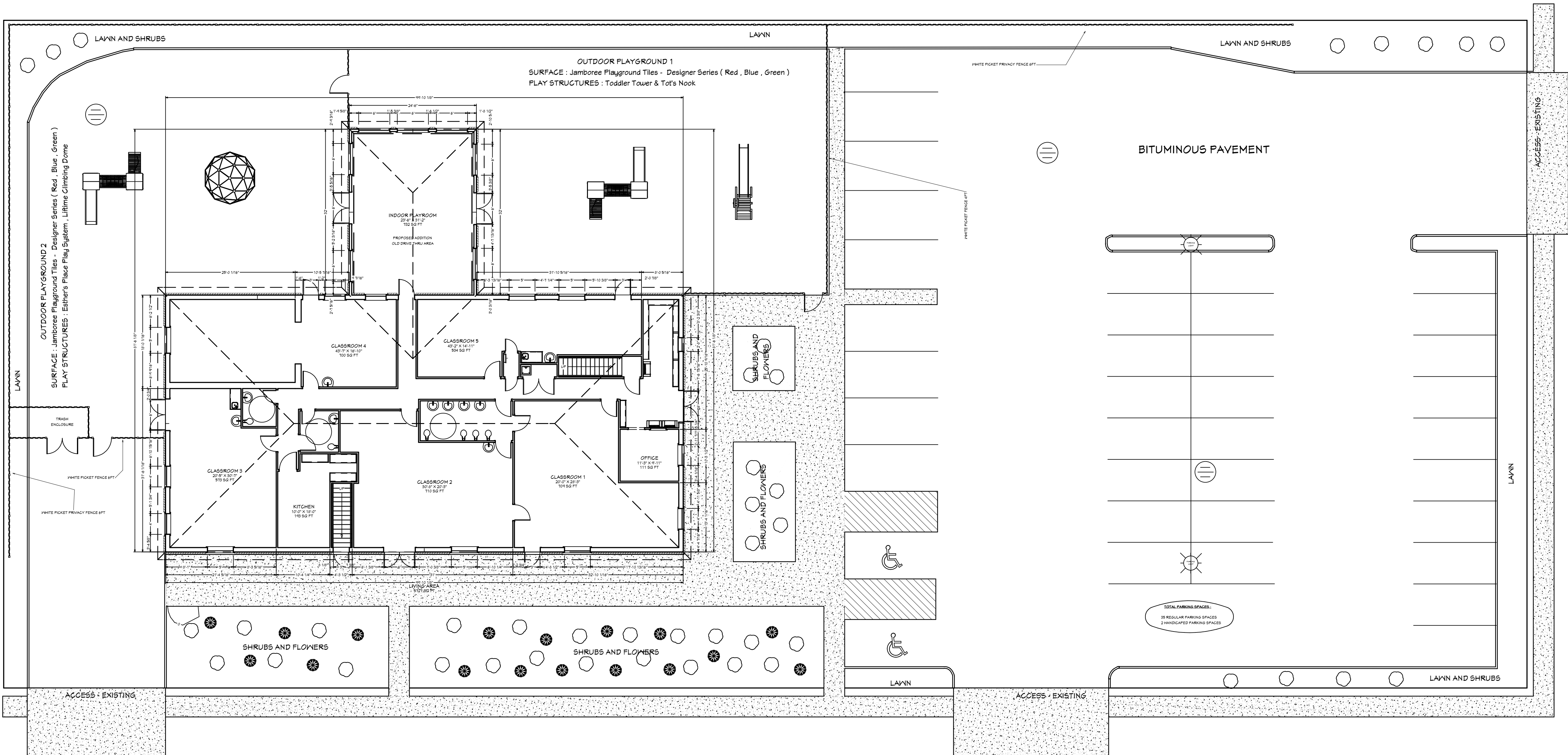
A new commercial kitchen will be used to prepare fresh meals every day, from scratch by a full-time cook.

Tots Land Inc will create 13-15 new job positions in Village of Arlington Heights

Sincerely,

Damian Dwulit

Co-owner and Secretary of Tots Land Inc



N KENNICOTT AVENUE

BITUMINOUS PAVEMENT
66' PUBLIC RIGHT OF WAY

W EUCLID AVENUE

BITUMINOUS PAVEMENT
66' PUBLIC RIGHT OF WAY

1st Floor

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:	FULL SITE PLAN
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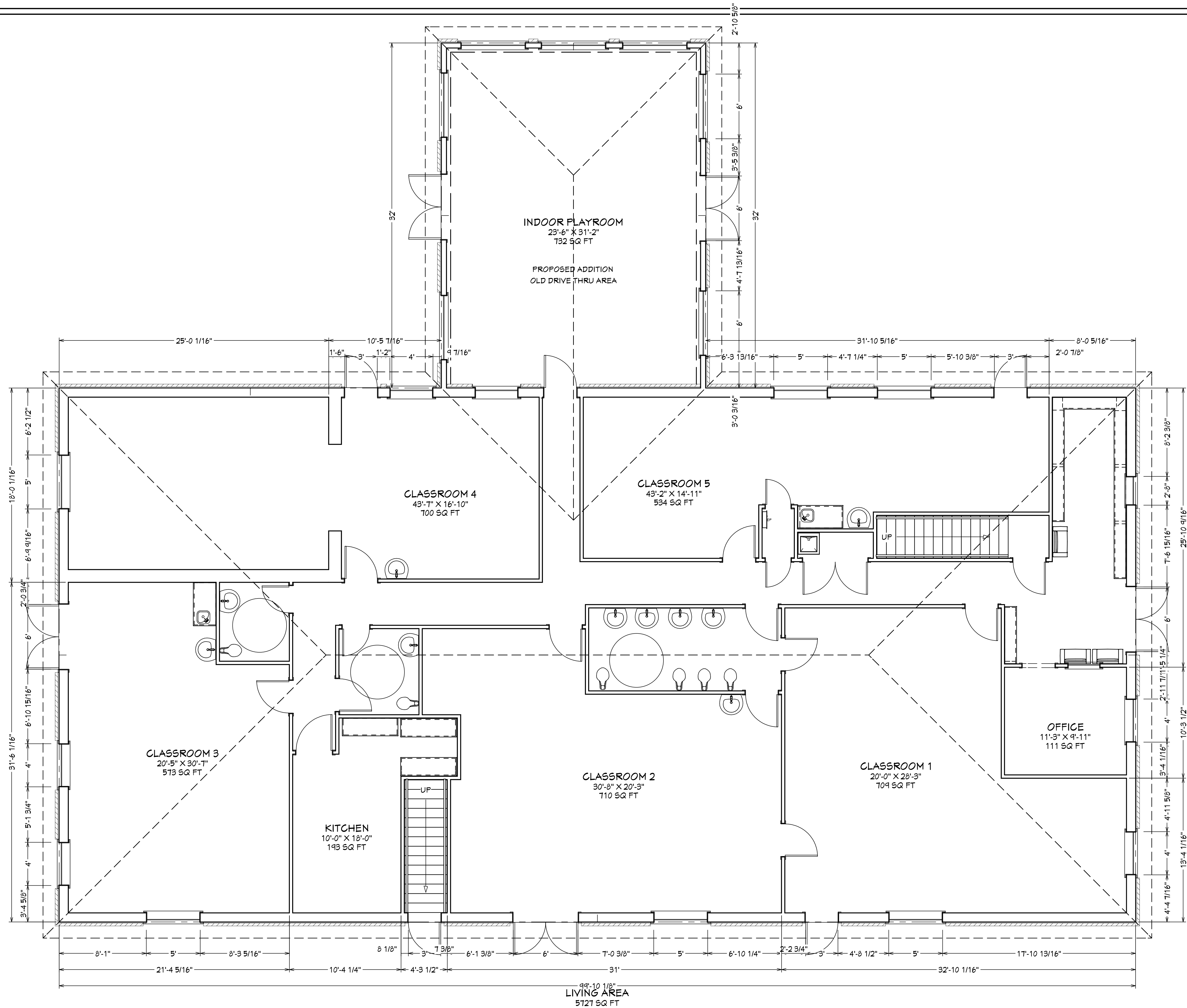
PROJECT DESCRIPTION:	1007 W EUCLID AVE ARLINGTON HTS IL
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DRAWINGS PROVIDED BY:	I-HOME REMODELING INC
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DATE:	
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SCALE:	
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SHEET:	A-1
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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED FLOOR PLAN

PROJECT DESCRIPTION:
**1007 W EUCLID AVE
ARLINGTON HTS IL**

DRAWINGS PROVIDED BY:
**I-HOME
REMODELING INC**

DATE:

SCALE:

SHEET:
A-1