



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
March 25, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Bright Horizons - 1120 N. Arlington Heights Rd. - T1497
Special Use for a Day Care Center
- B. New Connections South Campus - 3250 N. Arlington Heights Rd. -
T1499
Land Use Variation for a Private School

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: Bright Horizons - 1120 N. Arlington Heights Rd. - T1497

Department: Planning & Community Development

BACKGROUND

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

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.

RECOMMENDATION

On February 24, 2015, the Staff Development Committee reviewed the Petitioner's request and is generally supportive of the proposed action subject to the following conditions:

1. The property owner shall provide a written justification to the following special use 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.

2. Provide a traffic study and parking analysis from a qualified professional Engineer. The study will need to evaluate the sufficiency of the off-street parking, on-site circulation, trip generation, trip distribution and pick-up and drop-off. There is concern about the safety of the left turn movement from northbound Arlington Heights Road into the site since Arlington Heights Road has no dedicated left turn lane. As part of the formal review, the study should explore the possibility of whether the access along Arlington Heights Road should be converted to a right-in, right-out only for safer traffic movement.

3. Provide a market study. This study needs to demonstrate that this type of use will serve a public convenience at this location. The market assessment must also identify and describe the similarities, differences and impacts to the other existing day care facilities within the market area.

4. A neighborhood meeting shall be required prior to scheduling a public hearing of the Plan Commission.

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Narrative	Exhibits
Site Plan, Floor Plan, Supporting Documents	Exhibits
Location Map	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: March 25, 2015
Date Prepared: March 19, 2015
Project Title: Bright Horizons
Address: 1120 N. Arlington Heights Road

BACKGROUND INFORMATION

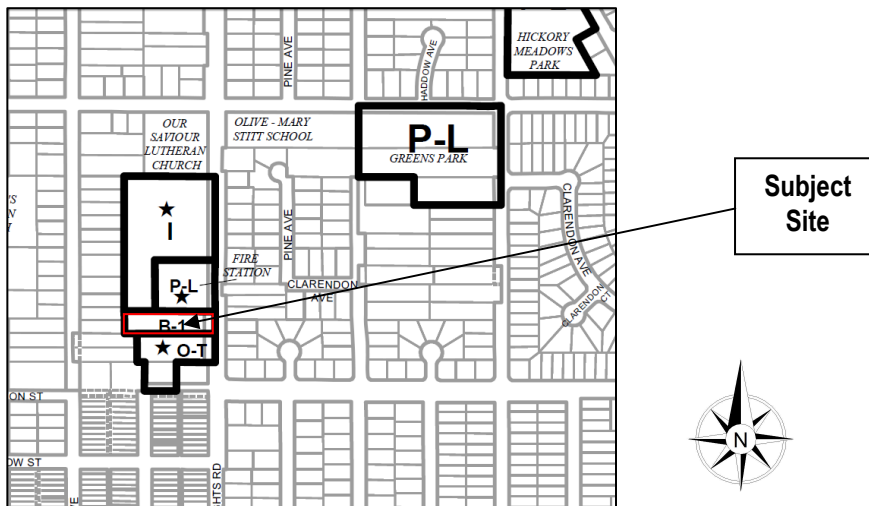
Petitioner: Bob Ewald
Address: Construction Consulting Service
 2607 N. 28th Road
 Marseilles, IL 61341
Existing Zoning: B-1, Business District, Limited Retail.

Requested Action:

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

Variations Required:

- 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.

**Surrounding Properties**

Direction	Zoning	Existing Land-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

Background:

The subject site is 0.88 acres (38,367 square feet) and there is an existing two-story commercial building 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.

Zoning and Comprehensive Plan

As previously mentioned 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 must provide 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.**

Building, Site and Landscape Related Issues

As part of the Plan Commission review, Staff will review for compliance with all applicable accessibility, building, health, and life safety code requirements. The Petitioner is proposing minor exterior modifications to the existing building façades; therefore Design review will not be required.

Per Chapter 28, landscaped islands equal in area to at least one parking space, protected by durable materials, and containing at least one live 4-inch caliper shade tree is required at the end of every twenty parking spaces and at each end of all rows of car stalls. A 3-foot high continuous row of shrubs shall be required to screen the parking from the public view (Arlington Heights Road). The existing parking lot does not comply with the requirements of the Ordinance – it appears that the parking lot is deficient 6 islands. Staff will continue to work with the petitioner to add islands and landscaping, otherwise a variation is required.

The garbage dumpster, as proposed is located along Arlington Heights Road and is not desirable at this location. It is recommended that the dumpster is relocated to a less prominent location on the site. The preschool playground is located on the west side of the building, adjacent to the residential properties. The infant/toddler playground is located on the south side of the building and the two's playground is located in front of the building along the south side.

Traffic & Parking Related Issues

A traffic study and parking analysis prepared by a qualified professional engineer shall be required. The study will need to evaluate the sufficiency of the off-street parking, on-site circulation, trip generation, trip distribution and pick-up and drop-off. There is concern about the safety of the left turn movement from northbound Arlington Heights Road into the site since Arlington Heights Road has no dedicated left turn lane. As part of the formal review, the study should explore the possibility of whether the access along Arlington Heights Road should be converted to a right-in, right-out only for safer traffic movement.

With respect to parking, Staff conducted a preliminary parking assessment based upon the parking ratios outlined in the Village's Zoning Ordinance. As shown in Table 1 (following page), Bright Horizons requires 54 parking stalls. As previously mentioned, the subject site has 60 parking spaces thereby resulting in a surplus of 6 parking stalls.

Table 1: Parking Analysis

Use	Parking Ratio	# of Employees	Parking Required
Bright Horizons	3 spaces/2 employees	36	54 spaces
Total Provided			60 spaces
Surplus			6 spaces

RECOMMENDATION

On February 24, 2015, the Staff Development Committee reviewed the Petitioner's request and is **generally supportive** of the proposed action subject to the following conditions:

1. The property owner shall provide a written justification to the following special use 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.
2. Provide a traffic study and parking analysis from a qualified professional Engineer. The study will need to evaluate the sufficiency of the off-street parking, on-site circulation, trip generation, trip distribution and pick-up and drop-off. There is concern about the safety of the left turn movement from northbound Arlington Heights Road into the site since Arlington Heights Road has no dedicated left turn lane. As part of the formal review, the study should explore the possibility of whether the access along Arlington Heights Road should be converted to a right-in, right-out only for safer traffic movement.
3. Provide a market study. This study needs to demonstrate that this type of use will serve a public convenience at this location. The market assessment must also identify and describe the similarities, differences and impacts to the other existing day care facilities within the market area.
4. A neighborhood meeting shall be required prior to scheduling a public hearing of the Plan Commission.
5. 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, 2015

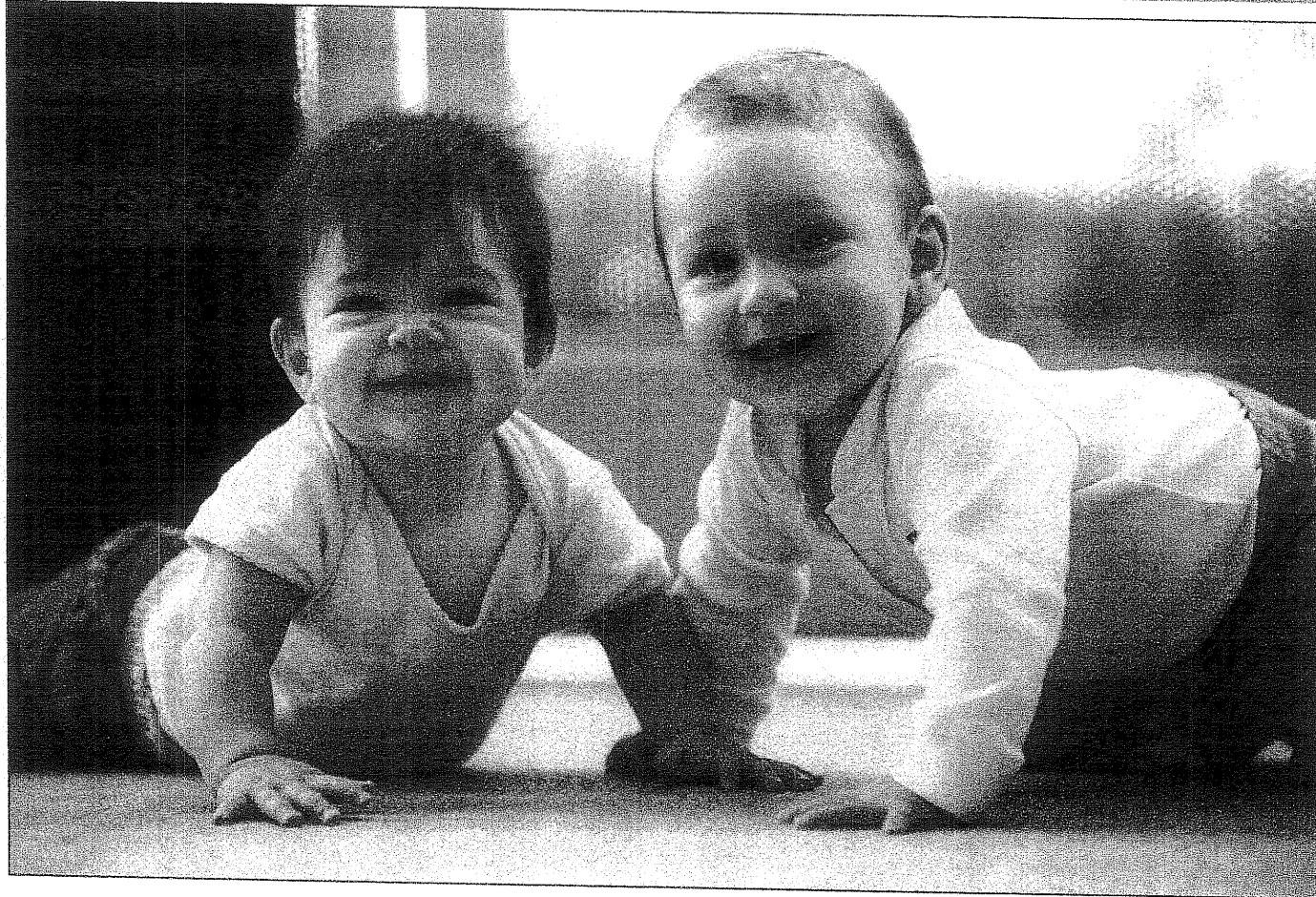
Bill Enright, AICP

Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

Proposed New Children's Center

Located at 1120 North Arlington Heights Road, Arlington Heights, IL



Village of Arlington Heights
SUP Process
February 18, 2015

Bright Horizons Project Team

Debbie Brown

Vice President, Regional Development; Bright Horizons

Phone: 425-576-5333

Email: dbrown@brighthorizons.com

Dawn Ellis-Ferzacca

Regional Manager, Operations; Bright Horizons

Phone: 847-229-9441

Email: dellis@brighthorizons.com

Dani Toole

Pre-Construction Project Manager; Bright Horizons

Phone: (617) 240-2423

Email: dani.toole@@brighthorizons.com

Robert Ewald

Project Manager, Construction Consulting Service

Phone: 815-263-3350

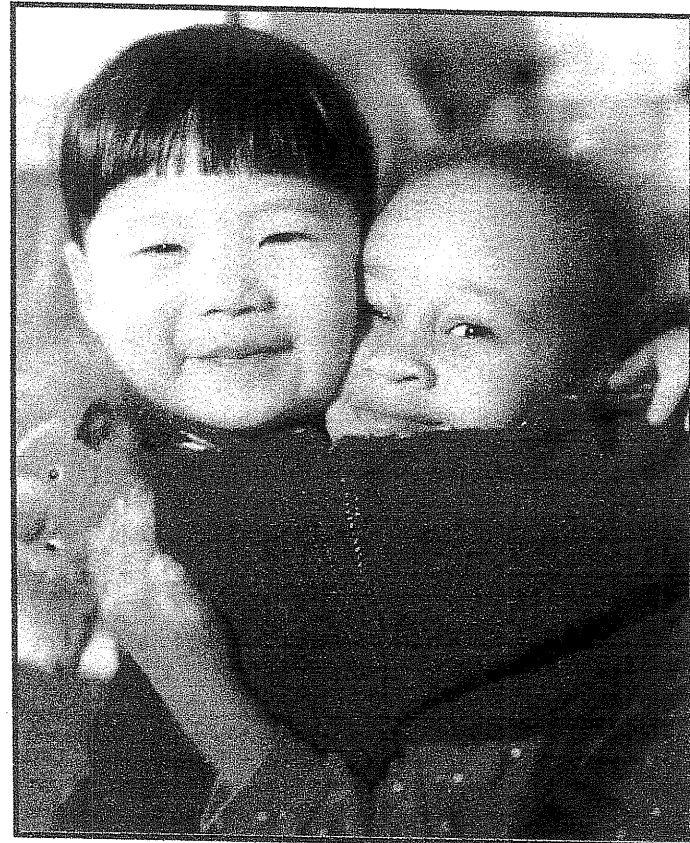
Email: ccsrewald@cs.com

Clark Baurer

President: M/A Architects LLC

Phone: 847-648-6100

Email: maufderheide@m-aarchitects.com



Location Map



Aerial Photo of Site Location

Location Map



Map of Site Location

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 6:00 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
2008

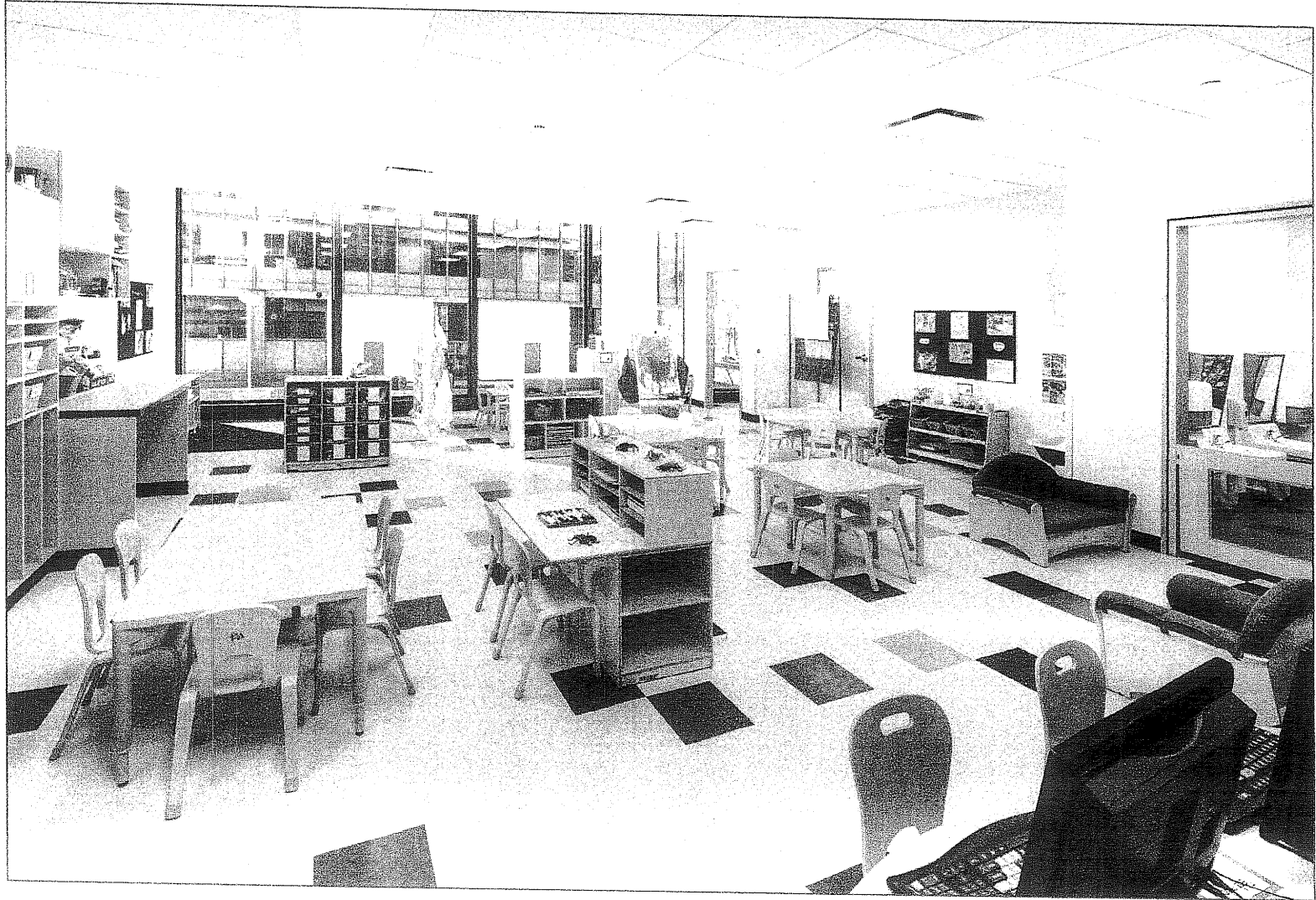
Typical Infant Classroom



Typical Toddler Classroom



Typical Preschool Classroom



Safety, Security & Controlled Access

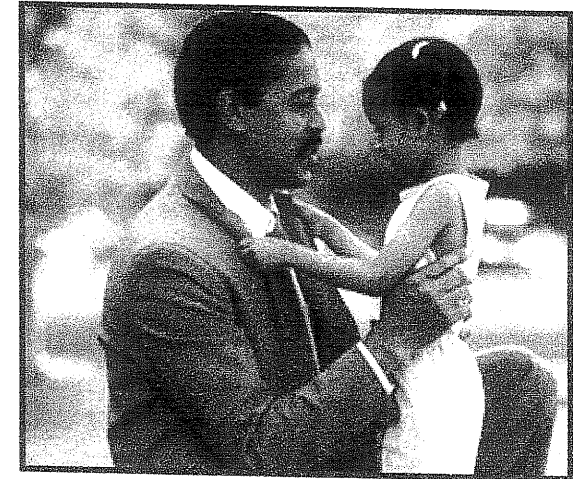
■ Building Layout Offers Safe, Secure Access

- 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

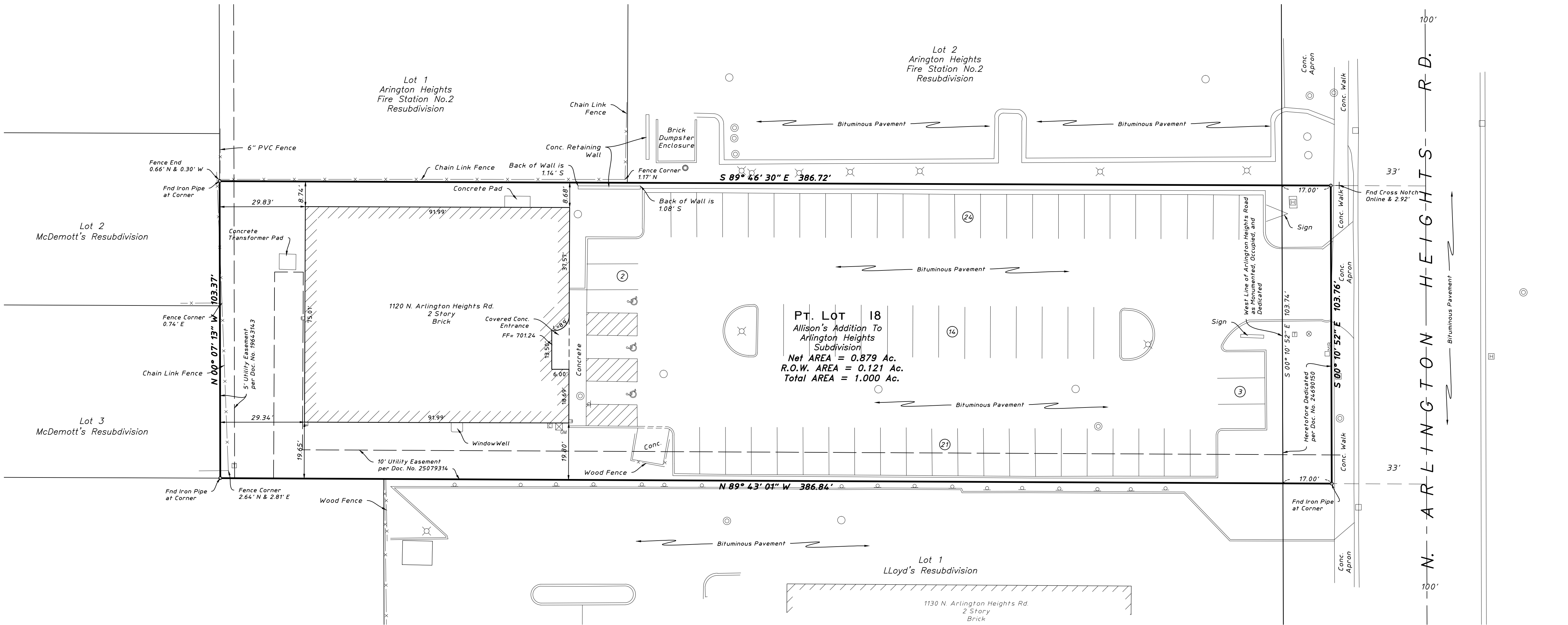
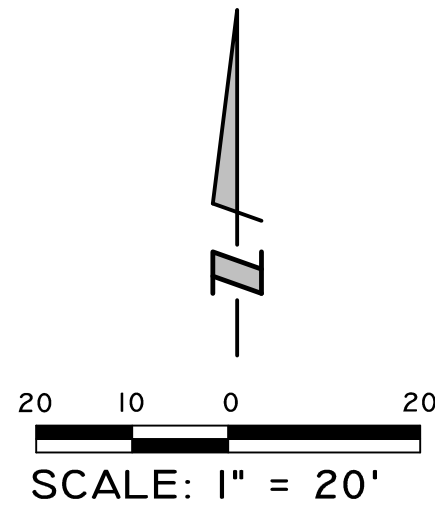
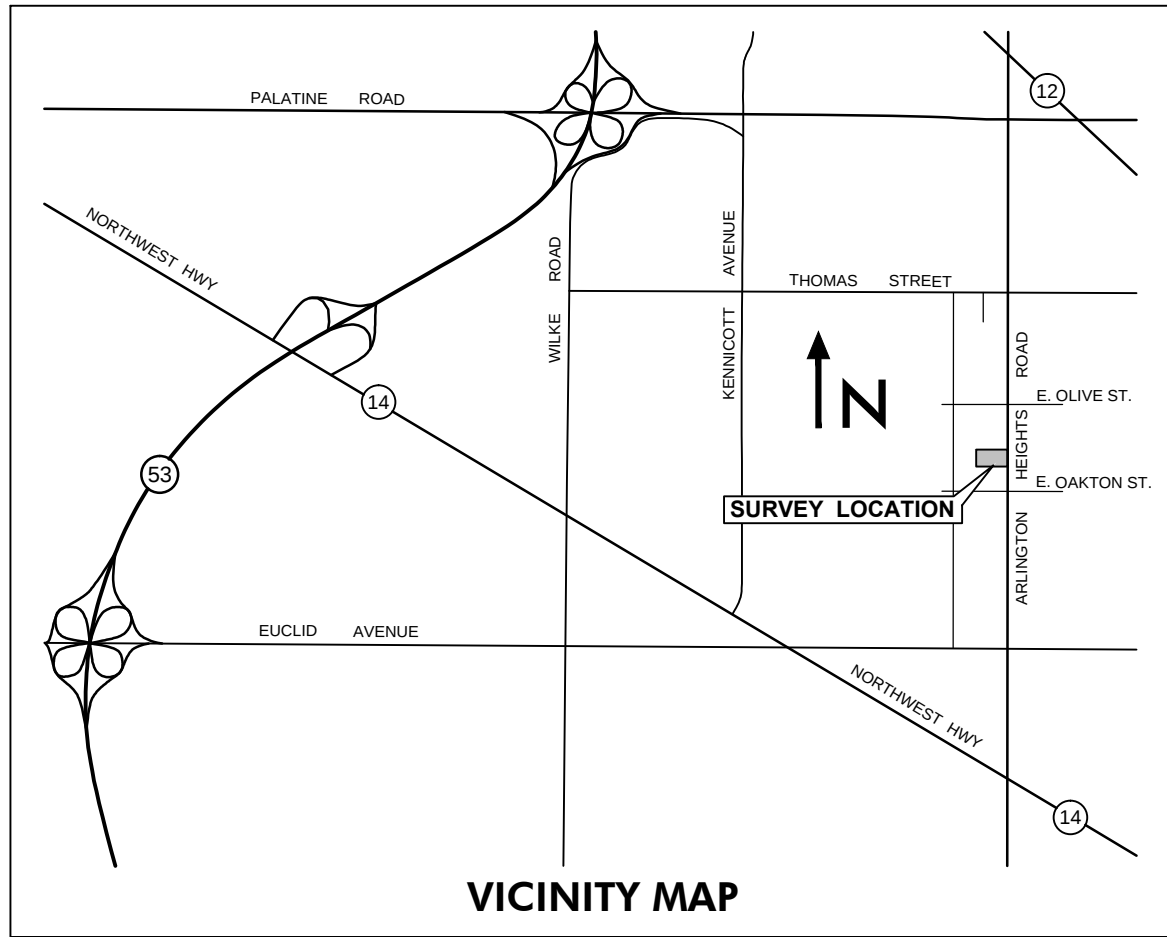
- Younger children, have direct access via secure exterior doors that open directly onto the play area

- The older children use exterior doors that open directly onto a secure walkway to the playground

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

PLAYGROUND SUMMARY

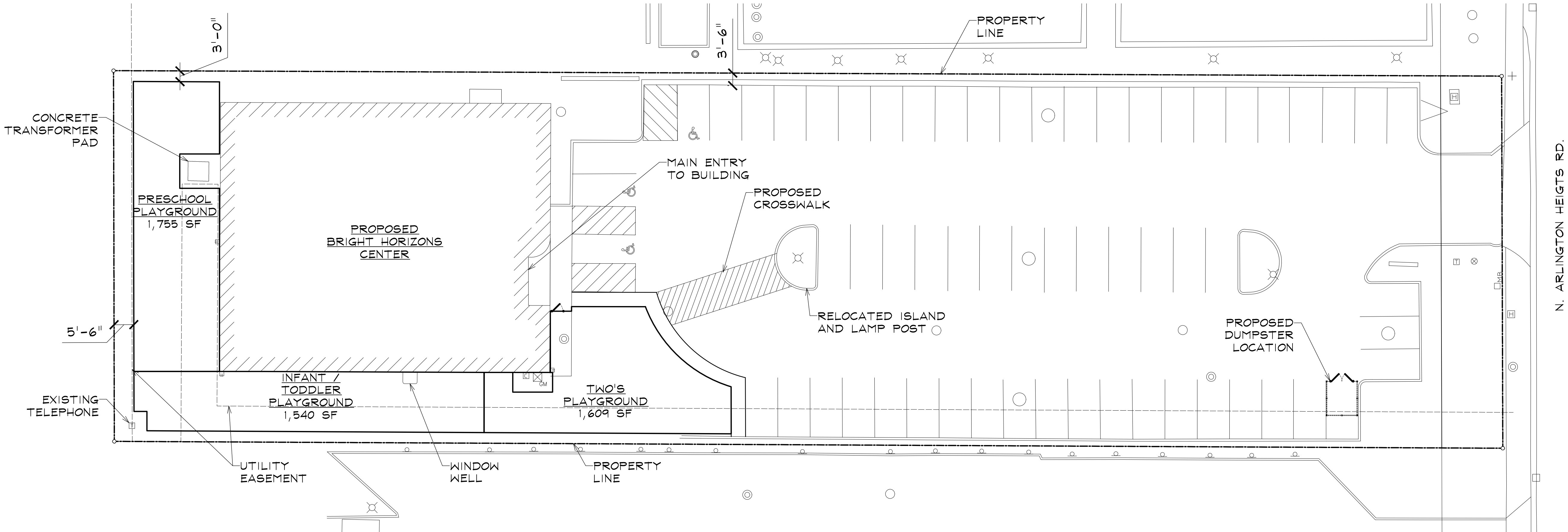
INFANT/TODDLER PLAY AREA
REQUIRED: 1,350 SF
ACTUAL SPACE = 1,540 SF

TWO'S PLAY AREA
REQUIRED: 1,200 SF
ACTUAL SPACE = 1,609 SF

PRESCHOOL PLAY AREA
REQUIRED: 1,500 SF
ACTUAL SPACE = 1,755 SF

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

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



REVISIONS	
REV #	DESCRIPTION

PROJECT ARCHITECT

DRAWN BY

CHECKED BY

PROJECT NUMBER

DATE
02.09.15

SCALE
1/16" = 1'-0"

CONTENT
PLAYGROUND
AREAS

SHEET

L1.0

L1.0

EQUIPMENT LEGEND					
TAG	NAME	MANUFACTURER	MODEL	NOTES	DETAIL
E100	"INFANT BEAD BOX"	GROUNDS FOR PLAY 800-552-7529	I3312	COLOR: GREEN BOX, TAN ACCENT	
E101	"INFANT MIRROR BOX"	GROUNDS FOR PLAY 800-552-7529	I3316	COLOR: GREEN BOX, TAN ACCENT	
E102	"MIRROR/PULL-UP PANEL"	LANDSCAPE STRUCTURES	E102	PURCHASE THROUGH BH; SHARE POST WITH MARBLE PANEL	
E103	"MARBLE PANEL"	LANDSCAPE STRUCTURES	E103	PURCHASE THROUGH BH; SHARE POST WITH MIRROR PULL-UP PANEL	
E111	"INFANT FUN CENTER"	PLAYWORLD SYSTEMS WWW.PLAYWORLD.SYSTE M S.COM	ZZPD5051	12'-6" X 9'-3"	
E203	"WOOD STUMP SEATS"	CONTRACTOR SUPPLIED		BLACK LOCUST TREE STUMPS; 6" HIGH; 8" - 10" IN DIA., 30" APART EDGE-TO-EDGE, SAND AND CHAMFER ALL EDGES. SET IN FOOTER AT FROST LINE	
E214	"SEATED SAND BOX"	SANDLOCK, 866-963-9422	CSG-60120	5'X10'; WITH COVER	
E215	"SEATED SAND BOX"	SANDLOCK, 866-963-9422	CSG-120120	10'X10'; WITH COVER	
E216	"MUD KITCHEN"	CONTRACTOR CONSTRUCTED	-	TODDLERS AT 18" HT; TWO'S AT 20"; PRESCHOOL AT 24" HT; BOWLS: 9"D S.S. AMERICAN METALCRAFT SSB300; FOODSERVICEWEARHOUSE.COM; TREX COLOR: BEACH DUNE	
E304	"OUTLAST BLOCK SET"	COMMUNITY PLAYTHINGS, 800-777-4244	W330	62-BLOCK WOOD SET. SMALLER SETS AVAILABLE	
E306	"PRESCHOOL CLIMBER SMALL"	LANDSCAPE STRUCTURES	E306	PURCHASED THROUGH BH; 48" FALL HT.; SOUTHERN STATES COLORS: TAN SLIDES, GREEN POSTS	
E401	"SAND PLAY WALL"	MAYER DESIGN WWW.MEYERDESIGN.COM	PLAY-WALL/BH	6'-8' LONG; BOTTOM OF BOTTOM SHELF TO BE AT 10" FROM TOP OF SANDBOX.	
L103	"VIFAH BENCH"	LOWE'S	V275	5' LONG	
L105	"TREX DECK"	CONTRACTOR-CONSTRUCTED	-	SIZE VARIES, SEE PLAN; TREX COLOR: BEACH DUNE	
L106	"VINE HOUSE"	PLAY MART; DOUG KNOTTS, 617-244-3317	PE-XNPP-VIN-04A	48"L X 48"W X 48"H; COLOR: TAN; PROVIDE INGROUND PLANT BEDS ON EACH SIDE (EXCEPT WHERE THERE'S RUBBER SURFACING); VINE TYPE: ARISTOLOCHIA MACROPHYLLA (DUTCHMAN'S PIPE) 8'X8'; COLORS (BEN.MOORE); BODY: HC-45 "SHAKER BEIGE", TRIM: OC-17 "WHITE DOVE" ; ASPHALT SHINGLES IN LIGHT GREY; PROVIDE (2) WOOD SHELVES ON BACK WALL AT 4' AND 8' HIGHT AND (5) HEAVY DUTY HOOKS AT 4' HIGHT ON EACH SIDE WALL.	
L109	"HEARTLAND BELMONT STORAGE SHED" OR EQUAL	LOWE'S	182945		
L111	"OUTLAST SHED"	COMMUNITY PLAYTHINGS, 800-777-4244	W301		
L112	"SINGLE POST SHADE STRUCTURE"	LANDSCAPE STRUCTURES	79901-22-1 (L112)	SEE PLANS FOR APPROX. SIZES; PURCHASE THROUGH BH; ENTRY HEIGHT 7'-6" HIGH MAX. FABRIC COLOR: RAINFOREST GREEN, POST: WARM BRONZE MATTE	
L120	"VINYL-COATED CHAIN LINK FENCING & GATE"	CONTRACTOR-INSTALLED	-	SEE PLAN FOR HEIGHTS: 9 GAUGE WIRE; MESH SIZE: 1-1/4"; AT 4FT HT GATES: MAGNA-LATCH BY D & D TECHNOLOGIES, MLTPS2BGA, 3/8" - 1 3/4" GATE GAP, AT 6FT HT GATES: RIM EXIT DEVICE BY DETEX V40xW, WEATHERIZED, ELECTRIFIED W/9V BATTERY, BLACK; BN LEVER TRIM, FUNCTION ON	
L201	"KIDS PICNIC TABLE"	PLAY MART; DOUG KNOTTS, 617-244-3317	SA-XNPT-PIC-04A	48"L X 20"H; COLOR: BROWN FRAME WITH TAN SEAT/TABLE	
L300	"RECTANGULAR WOOD PLANTER BOX - 17" HT"	WOOD COUNTRY WWW.WOODCOUNTRY.COM	TLP004	41"Lx21"Wx17"H; OR CONTRACTOR BUILT	
M100	"HANK DRUM"	NATURAL PLAYGROUNDS	NMS-STD	IN-GROUND INSTALLATION, 17" HT TO TOP OF DRUM; PROVIDE ONE SET OF MALLETS NMS-MAL, SOLD SEPARATELY, MUST LOCATE IN SHADE IN WARM CLIMATES	
M101	"ROUND CHIMES"	PLAY MART, DOUG KNOTTS, 617-244-3317	PE-XNAM-RND-XXA	COLOR: GREEN	
M200	"SINGLE POST BONGO"	GROUNDS FOR PLAY; RIC YATES 817-487-5615	16" HT: 77134-16 24"HT: 77134- 24	TODDLER/TWO'S: 16"HT; PS: 24" HT. POST: SAGE; POLYTONE: TAN	
M201	"GLOCKENSPIEL"	GROUNDS FOR PLAY; RIC YATES 817-487-5615	77127	TREX POST COLOR: WILDERNESS BROWN, POLYTONE: TAN; HTS: TODDLER: 20", 2'S: 22", PS: 24" TO CENTER OF TILTED INSTRUMENT, AT THE TOP.	
M203	"TUNED DRUMS WITH STAND"	PLAY MART, DOUG KNOTTS, 617-244-3317	PE-XNIM-DRM-STA (INF. / TOP.)	BASE: GREEN; TOP: TAUPE; ALWAYS SPECIFY 30"HT.	
Z100	"THE STEPPER ROCK CLIMBER"	LANDSCAPE STRUCTURES	160419	PURCHASE THROUGH BRIGHT HORIZONS; SET AT 18" HT; FALL HT: 18"	
Z101	"VINYL FENCE"	CERTAINTED BUFFTECH, 800.233.8990	CHESTER-FIELD PRIVACY	CERTAGRAIN CHESTERFIELD PRIVACY VINYL FENCE. 4' HEIGHT. COLOR NATURAL CLAY	

studio

MLIA

ARCHITECTS

238 HARVARD STREET
SUITE 302
BROOKLINE, MA 02446
t 617-508-1951
f 617-508-1555

FIT PLAN

NOT FOR CONSTRUCTION

STAMP

PROJECT TITLE

BRIGHT HORIZONS AT ARLINGTON HEIGHTS

ARLINGTON HEIGHTS, IL

CLIENT

BRIGHT HORIZONS

200 TALCOT AVE

MATERTOWN, MA

REVISIONS

REV #	DESCRIPTION	DATE

PROJECT ARCHITECT

DRAWN BY

CHECKED BY

PROJECT NUMBER

DATE

02.26.15

SCALE

N/A

CONTENT

EQUIPMENT SCHEDULE

SHEET

L1.1

NOT FOR
CONSTRUCTION

MP

BRIGHT HORIZONS ARLINGTON HEIGHTS
ARLINGTON HEIGHTS, IL

BRIGHT HORIZONS
200 TALCOT AVE
WATERTOWN, MA

CLIENT

[illegible]

REV	DESCRIPTION
-----	-------------

PROJECT ARCHITECT				
-------------------	--	--	--	--

DRAWN BY

CHECKED BY

PROJECT NUMBER

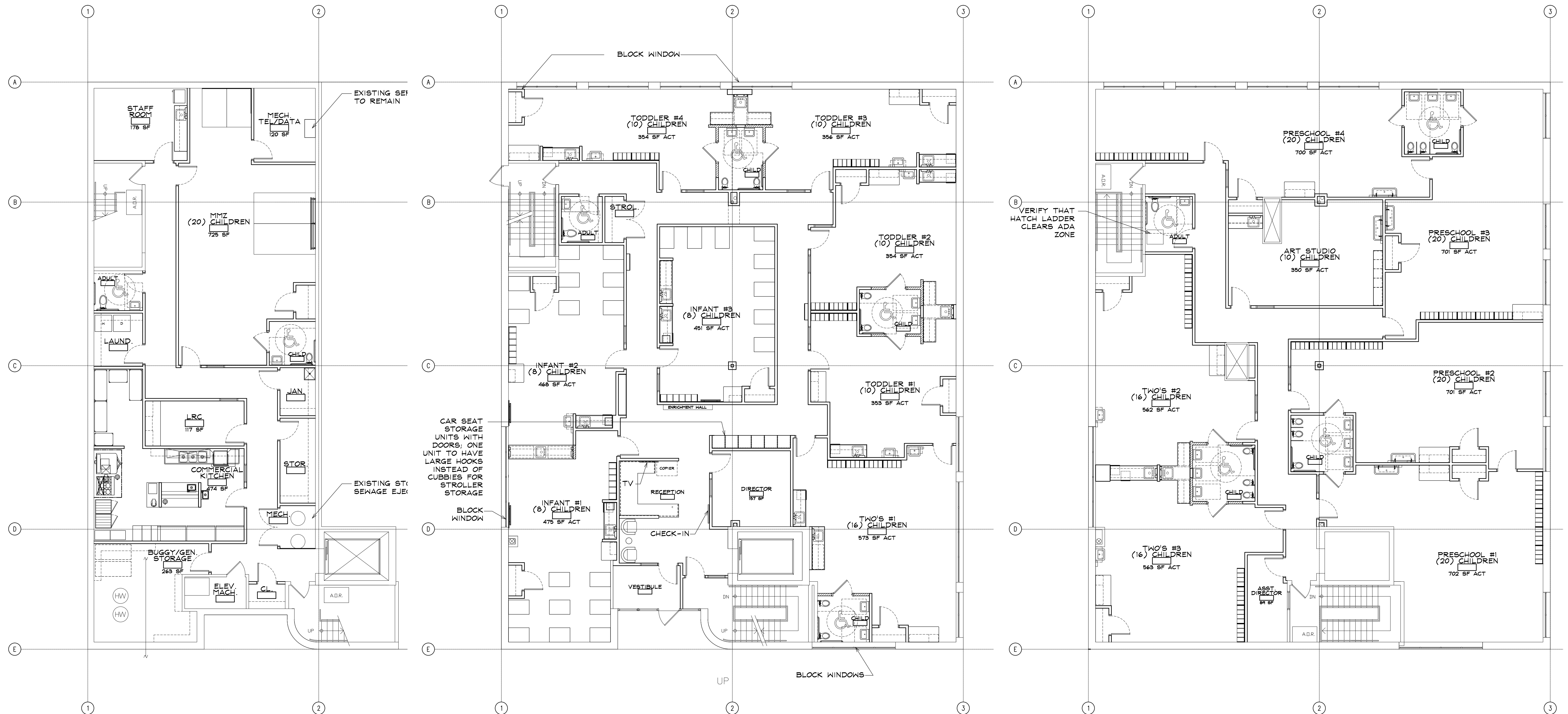
DATE 02.12.15

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

FIT PLANS

SHEET

41.0



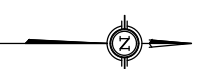
CHILD CARE AREAS

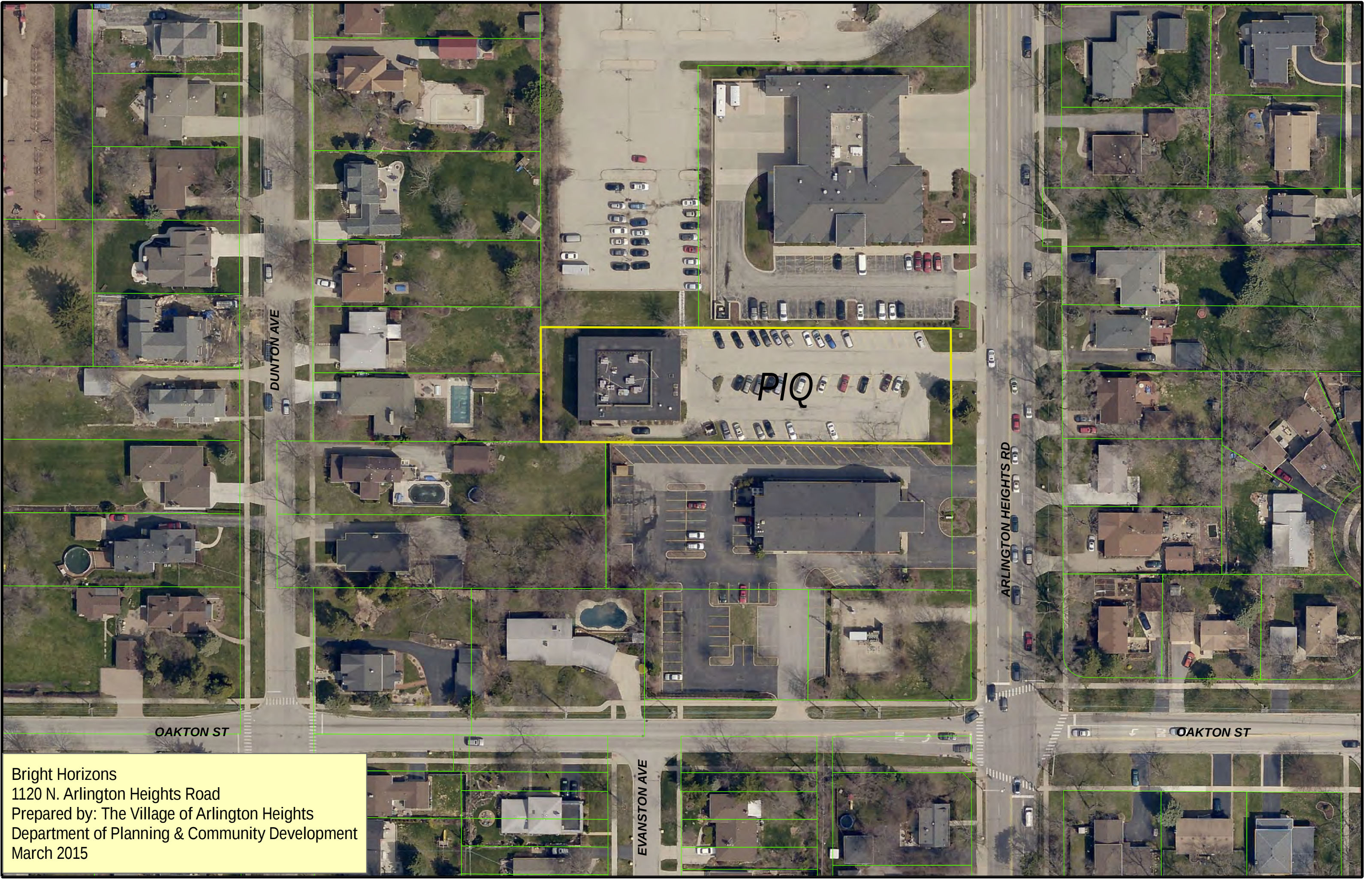
LOWER LEVEL = 3,365 SF

FIRST FLOOR = 6,446 SF

SECOND FLOOR = 6,535 SF

TOTAL USABLE SPACE = 16,346 SF





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



Item: New Connections South Campus - 3250 N. Arlington Heights Rd. - T1499

Department: Planning & Community Development

REQUESTED ACTION

Land Use Variation for a Private School in the M-1 Research, Development and Light Manufacturing District.

VARIATIONS REQUIRED

None identified at this time.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and would request additional information before rendering a recommendation regarding this request.

1. The Petitioner must provide a written justification for the Land Use Variation based on the hardship criteria outlined in the Village's Zoning Ordinance, more specifically:

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

2. Provide a fully dimensioned plat of survey and site plan.

3. Provide detailed information regarding the proposed pick-up and drop-off operations, including information regarding the number of buses and any other vehicles that will service the site.

4. As part of the formal Plan Commission submittal, a Traffic Study and Parking analysis prepared by a qualified professional Engineer shall be provided. The study must assess off-street parking, circulation, trip generation, pick-up and drop-off, bus operations and impacts to nearby streets.

5. Provide information regarding the extended day program, including the minimum/maximum number of participants and how students are transported at the end of the day.

6. The existing parking lot landscaping will be reviewed for landscape compliance as part

of the Plan Commission application.

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits
Location Map	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
 Prepared By: Latika Bhide, Development Planner
 Meeting Date: March 25, 2015
 Date Prepared: March 19, 2015

Project Title: South Campus and New Connections Academy
 Address: 3250 N. Arlington Heights Road

BACKGROUND INFORMATION

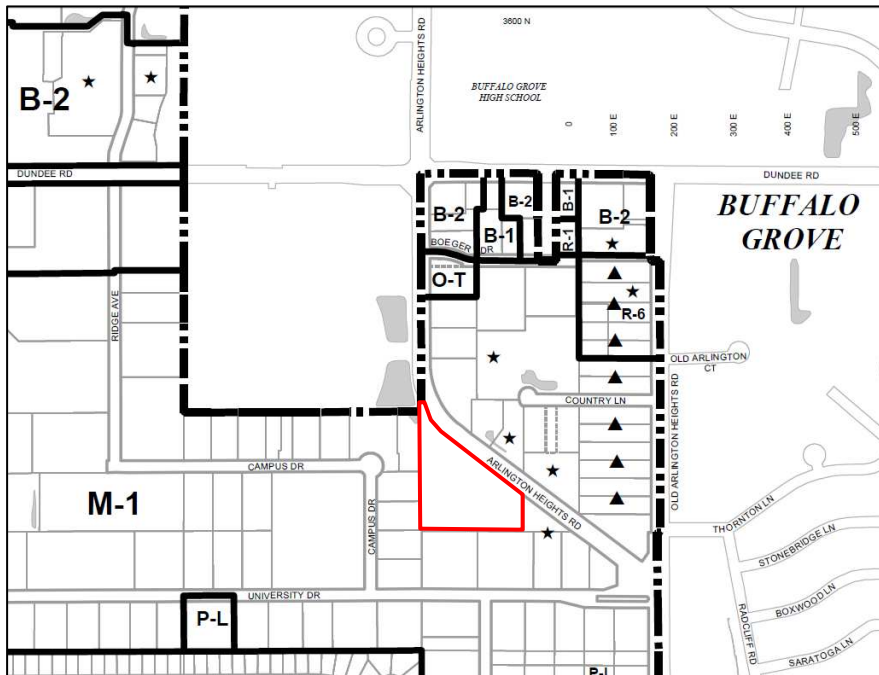
Petitioner: Mr. Tom Dempsey
 Address: South Campus
 909 East Wilmette Road
 Palatine, IL 60074
 Existing Zoning: M-1 Research, Development and Light Manufacturing District

Requested Action:

1. Land Use Variation for a Private School in the M-1 Research, Development and Light Manufacturing District

Variations Required

- None identified at this time



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, M-1 PUD	Office uses	R&D, Mfg., Warehouse
South	M-1	Hillside	R&D, Mfg., Warehouse
East	M-1, M-1 PUD	Public Storage	R&D, Mfg., Warehouse
West	M-1	Manufacturing users	R&D, Mfg., Warehouse

Summary

In 2001, Counseling Connections opened South Campus in Palatine. South Campus serves students that may be emotionally disturbed, behavior disordered, learning disabled, speech and language impaired, mentally impaired, other health impaired, autistic or may have traumatic brain injury. The school serves boys and girls ages 6 to 21 placed by local school districts. In 2006, Counseling Connections opened New Connections Academy in Palatine. New Connections Academy serves children identified with Autism Spectrum Disorders. These students may be identified with Autism, Asperger's Syndrome, Pervasive Developmental Delay, Emotional Disturbance or other special education classifications. New Connections Academy serves boys and girls aged 6 to 21 who are placed by local school districts.

At this time, the applicant would like to combine both schools into one facility. They have found a tenant space within the building located at 3250 N. Arlington Heights Road that would meet their needs. However, 3250 N. Arlington Heights Road is zoned M-1 in which a private school is not allowed. Therefore, a Land Use Variation is required. The building at 3250 N. Arlington Heights Road is approximately 72,962 SF in area. The Petitioner would like to lease (long-term) approximately 35,000 SF of the space. Out of the remaining 37,962 SF tenant space, 17,502 SF is occupied by other tenants and 20,460 SF is currently vacant.

School Operations

There are a total of 165 students that currently attend both schools. The total number of staff at both schools is 100. Students are referred to the schools by their school districts. The Petitioner should provide updated information if these numbers are to change as a result of the move. The class sizes are small, averaging 8-10 students with a teacher and an instructional aide. The applicant has indicated that many of the students typically live within 10 miles of the South Campus/New Connections Academy location; however some students come from farther away. Students are transported to and from school by their public school district. Students are not allowed to drive to the school.

The Petitioner has indicated that there would be no delineation between the South Campus and New Connections classrooms. The Petitioner is planning on having 16 classrooms, several art, music and occupational therapy rooms, offices, conference rooms as well as a cafeteria. The students are provided a hot lunch every day. There does not appear to be a kitchen on-site. The petitioner should confirm that there would be no cooking on site. Finally, the schools do not have tax-exempt status.

The current hours of operation are as follows and are not anticipated to change:

South Campus:	8:30 AM – 2:30 PM (early dismissal on Thursday)
New Connections Academy:	8:45 AM – 2:45 PM (early dismissal on Thursday)

Some students participate in extended day programs (until 6:30 pm). The petitioner should provide additional information regarding the minimum/maximum number of participants in the extended day program as well as other information such as how the students are transported at the end of the day. The applicant has indicated that the only other evening activities are parent meetings and the school does not offer any extracurricular activities.

Zoning and Comprehensive Plan

As previously mentioned the property is currently zoned M-1 Research, Development and Light Manufacturing District. According to the Village's Zoning Ordinance a private school is not allowed in this district, therefore a Land Use Variation is required. As part of the formal review process the Petitioner will need to demonstrate in writing that the proposed request meets the hardship criteria outlined in the Zoning Ordinance, more specifically:

- A. The property in question cannot yield a reasonable return if permitted to be used only under the condition allowed by the regulations of that zone; and**
- B. The plight of the owners is due to unique circumstances; and**
- C. The variation, if granted, will not alter the essential character of the locality.**

According to the Village's Comprehensive Plan the subject site is designated as R&D, Mfg., Warehouse. Before a formal recommendation can be rendered the Petitioner will need to demonstrate that the proposed action meets the Land Use Variation criteria.

Site & Landscape Issues

The petitioner has indicated that there are 364 parking spaces on-site. However a current plat of survey must be submitted as part of the formal Plan Commission review verify the parking spaces on site. Based on a preliminary review, the required parking lot screening does not appear to be present. This will need to be reviewed as part of the formal Plan Commission review to determine if Code is being met.

Traffic and Parking Issues

According to the Zoning Ordinance the required parking for an Elementary School is based on two spaces for each employee plus one space per classroom and parking for the High School use is based on two spaces for each employee plus one space per ten students. As a result, a total of 216 spaces are required for this use. Out of the remaining 37,962 SF tenant space, 17,502 SF is occupied by other tenants, which are office uses and the remaining 20,460 SF is currently vacant. The parking for the remaining tenant space is calculated as an office use at 1 parking space per 300 SF. Therefore, in total, 342 parking stalls are required for the site (see table below).

Use		Ratio	Number	Parking Required
Elementary School	Classrooms	1 per classroom	8	8
High School	Students	1 per 10 students	80*	8
Elementary and High School	Employees	2 per each employee	100	200
Other Tenants#				
Tall Grass	Office	1 per 300 SF	1,859 SF	6
Ennes & Associates	Office	1 per 300 SF	2,393 SF	8
Planning Dynamics	Office	1 per 300 SF	2,434 SF	8
North American Die Cast^	Office	1 per 300 SF	2,646 SF	9
Lederer Vision	Office	1 per 300 SF	5,882 SF	19
ACG Management	Office	1 per 300 SF	2,288 SF	8
Remaining Tenant Space	Office	1 per 300 SF	20,460 SF	68
Total Required				342
Total Provided				364
Surplus/Deficit				22

*Total number of high school students must be verified as part of the PC application

It should be verified if any vehicles are used in the conduct of the business by other tenants

^ Verify that this location is used for office uses by North American Die Cast

Based on the table above, the proposed use would meet the Code required parking for the facility.

According to the Zoning Ordinance, a traffic study and parking analysis prepared by a qualified professional engineer is required. This study must assess off-street parking, circulation, trip generation, pick-up and drop-off, bus operations and impacts to nearby streets. The Petitioner should be aware that one of the key traffic issues for the proposal is the pick-up and drop-off operations and the site circulation. The applicant has indicated staff will be outside to supervise the drop-off/pick-up process. They have indicated that the entire arrival and dismissal process is closely supervised by staff. Each bus is boarded when all the students are ready and accompanied by a staff member. The process takes approximately 15 minutes.

A current plat of survey and proposed site plan shall be submitted as part of the formal Plan Commission application. Any changes necessary to the site as a result of the pick-up and drop-off operations and parking shall be reflected on said plan. Pick-up/drop off operations, hours and parking will need to be thoroughly explored as part of the formal Plan Commission review. Additional information regarding the number of buses and any other vehicles (cabs) that service the site must be submitted.

Building Issues

At this time the Petitioner is not proposing any exterior modification to the existing building façade, therefore Design Commission review is not required. The applicant should submit information regarding any proposed kitchen facilities to ensure that they meet the Village's commercial kitchen requirements. Since the use for a portion of the building will change from industrial/office to school, there will need to be an evaluation of the current building with respect to the Building Codes for a School use. The petitioner shall be required to investigate what upgrades may be necessary to meet all building codes for issues such as but not limited to, fire wall separation, ingress and egress, fire suppression, ADA, etc. These issues shall be explored as part of the Plan Commission application process to consider the Land Use Variation, in order to determine the scope of improvements that may be necessary to the space to accommodate a School use.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and would request additional information before rendering a recommendation regarding this request.

1. The Petitioner must provide a written justification for the Land Use Variation based on the hardship criteria outlined in the Village's Zoning Ordinance, more specifically:
 - *The property in question cannot yield a reasonable return if permitted to be used only under the condition allowed by the regulations of that zone; and*
 - *The plight of the owners is due to unique circumstances; and*
 - *The variation, if granted, will not alter the essential character of the locality.*
2. Provide a fully dimensioned plat of survey and site plan.
3. Provide detailed information regarding the proposed pick-up and drop-off operations, including information regarding the number of buses and any other vehicles that will service the site.
4. As part of the formal Plan Commission submittal, a Traffic Study and Parking analysis prepared by a qualified professional Engineer shall be provided. The study must assess off-street parking, circulation, trip generation, pick-up and drop-off, bus operations and impacts to nearby streets.
5. Provide information regarding the extended day program, including the minimum/maximum number of participants and how students are transported at the end of the day.
6. The existing parking lot landscaping will be reviewed for landscape compliance as part of the Plan Commission application.
7. 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, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: *Randy Recklaus, Village Manager*
 All Department Heads

1 FLOOR PLAN
DS01 1/32" = 1'-0"



- SCHOOL LEGEND:
- SOUTH CAMPUS
 - NEW CONNECTIONS ACADEMY
 - COMMON AREAS

- ROOM LEGEND:
- 1 HIGH SCHOOL CLASSROOMS
 - 2 MIDDLE SCHOOL CLASSROOMS
 - 3 ELEMENTARY CLASSROOMS
 - 4 ART CLASSROOM
 - 5 OT CLASSROOM
 - 5A OT SIDE ROOM
 - 6 MUSIC CLASSROOM
 - 7 BIS
 - 8 OFFICES
 - 9 SPEECH THERAPIST
 - 10 CAFETERIA
 - 11 TOILET ROOMS
 - 12 NURSE
 - 13 FRONT DESK / RECEPTION
 - 14 ASST. PRINCIPAL
 - 15 CLINICAL DIRECTOR
 - 16 DIAGNOSTICS DIRECTOR
 - 17 INTERVIEW ROOM
 - 18 VOCATIONAL
 - 19 CONSULTANT
 - 20 CUBBY ROOM
 - 21 STORAGE
 - 22 PRINCIPAL
 - 23 OFFICE MANAGER
 - 24 OWNER
 - 25 LARGE & SMALL CONFERENCE
 - 26 COFFEE SHOP
 - 27 LAUNDRY
 - 28 GYMNASIUM
 - 29 IT
 - 30 WORKROOM

AREA: 35,063 U.S.F.

SOUTH CAMPUS/NEW CONNECTIONS ACADEMY
3250 Arlington Heights Rd., Arlington Heights, IL

2610 Lake Cook Road
Suite 280
Riverwoods, Illinois 60015
Ph.: (847) 940-0300
Fax: (847) 940-1045

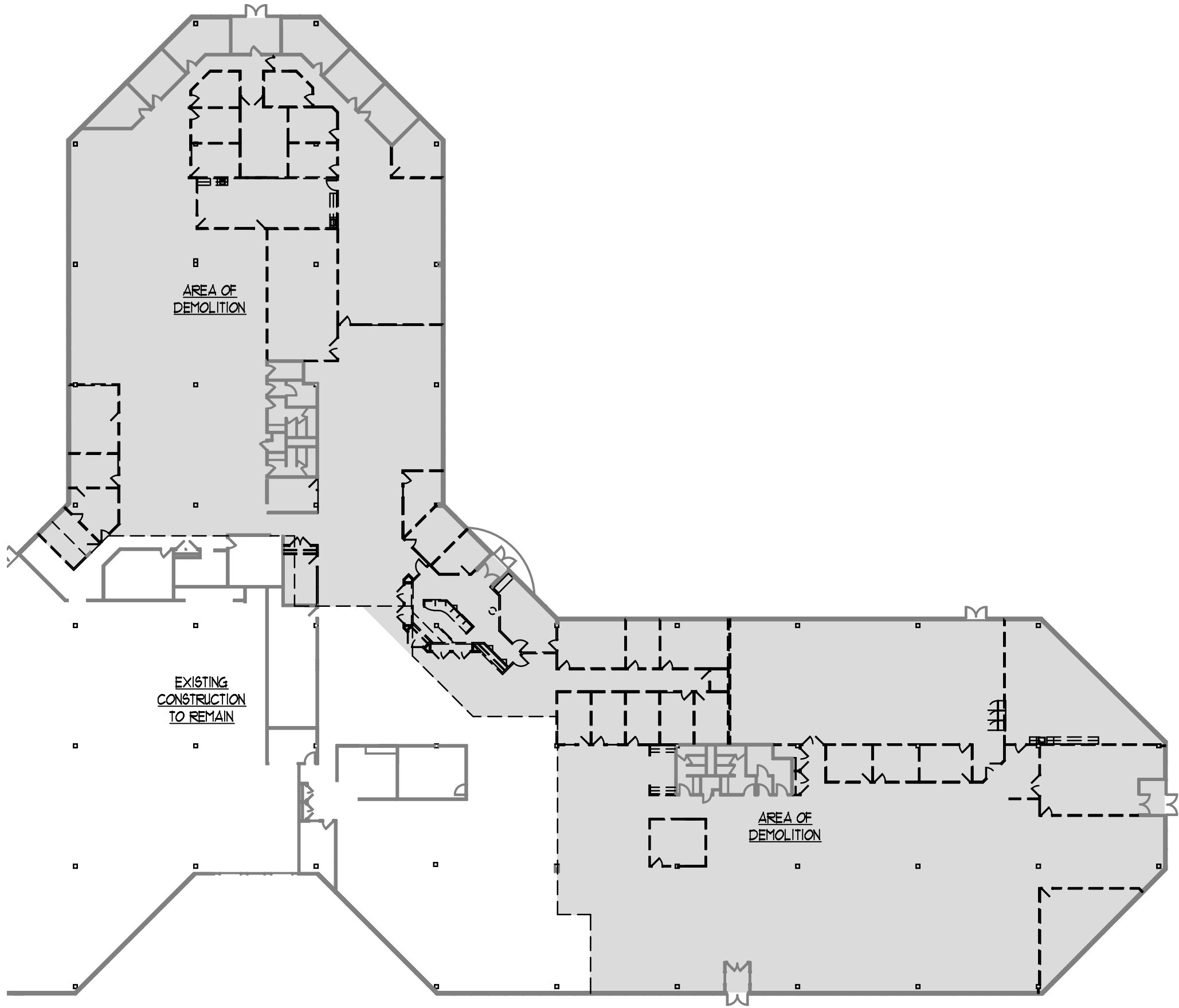
Partners in Design
ARCHITECTS

PROJECT NO.: 513.14.124
DRAWN BY: CTS CHECKED BY: WHB
DATE: 11.26.14
SHEET NO.: DS01

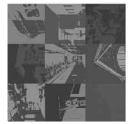
1

DEMOLITION FLOOR PLAN

DS02 1/32" = 1'-0"



2610 Lake Cook Road
Suite 280
Riverwoods, Illinois 60015
Ph.: (847) 940-0300
Fax: (847) 940-1045



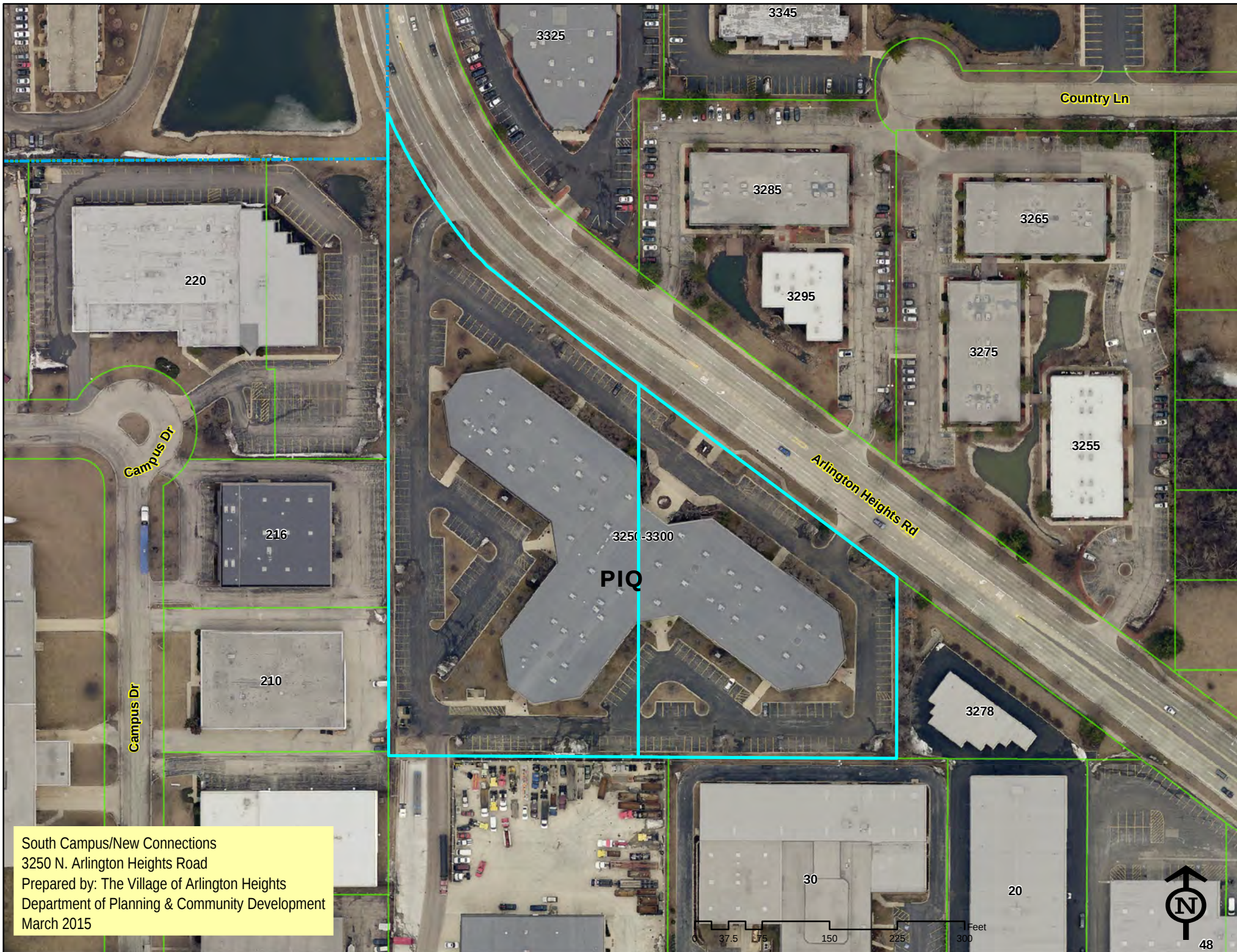
Partners in Design

ARCHITECTS

PROJECT NO.:	
513.14.124	
DRAWN BY:	CHECKED BY:
CTS	WHB
DATE:	
11.26.14	
SHEET NO.:	

DS02

SOUTH CAMPUS/NEW CONNECTIONS ACADEMY
3250 Arlington Heights Rd., Arlington Heights, IL
DEMOLITION FLOOR PLAN



South Campus/New Connections
3250 N. Arlington Heights Road
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
March 2015

37.5 75 150 225 300 Feet

