

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

A MEETING HELD ON:

March 27, 2024

Project Title: Tots Land Daycare
Address: 1007 W. Euclid Ave.
Petitioner: Damian Dwulit
Tots Land, Inc.
Address: 1080 W. Lake St.
Roselle, IL 60172

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.

Attendees: Damian Dwulit, Tots Land representative
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Michael Lysicatos, Planning Department
Dan Osoba, Planning Department

Project Summary:

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.*

Meeting Discussion:

Mr. Dwulit – shared that they wish to open a daycare center in the Village of Arlington Heights, at the old BMO Harris Bank location. It is a really nice building built in the 90's, we believe it has potential.

Commissioner Green – shared his interest in the indoor playground.

Mr. Dwulit – with the Chicago weather we felt the 700 square foot playgroup indoors makes sense.

Mr. Osoba – defined the property at 1007 W Euclid Ave., the former BMO Harris Bank building on Euclid and Kennicott Ave. The site is zoned B1 business district limited retail. The petitioner would like to request a special use permit for a daycare center within the B1 zoning district in this former bank building and proposing interior and exterior renovations for the intended land use. The interior of the space would include new classrooms, administrative offices, bathrooms and the commercial kitchen. The existing drive through in the back of the bank would be converted into an indoor playroom space. The exterior improvements include a new playground equipment area to replace the drive through lane pavement on the west side of the site. The petitioner indicated that the use of these areas may have operational restrictions such as limits of the number of children that are out there and the hours of operation of those playgrounds and the use of those areas would have to be analyzed as part of the Planning Commission application to avoid negative impacts on the surrounding residential properties. Lastly, variances may be required depending on the location of those playground equipment depending on how far they are away from the property line to the west. The site is adequately parked for the intended land use with 37 total spots proposed and 23 required by code. Staff would expect an analysis of the traffic and parking demand of this use, with the emphasis on drop off and pickup operations and site access for the daycare. This proposal would require Planning Commission application for special use and Design Commission application for the exterior improvements, both of which can happen simultaneously during the review process. Staff will require neighborhood meeting to discuss the plans with the single-family homes to the west and then all other interested property owners as well. Staff is generally in support of the proposed special use permit, subject to the conditions listed in the staff report as recommended.

Commissioner Jensen – asked if they expect the traffic to be more intense from this daycare than the bank? I don't it would be, does the petitioner need that kind of study and expense?

Mr. Osoba – explained if the reuse of a building would redevelop the site larger than 5000 square feet, which this is, the code would require a traffic study just from a baseline standard. That process potentially could be waived if the petitioner requested that and then staff would have to make that determination.

Commissioner Jensen – raised the issue that if there was an overwhelming compelling reason beyond code that they needed to do that because we expected the traffic to be so much more intense. Do you own other daycare locations? Do you have any customers who ride their bikes to those locations, if not you may want to ask for a variation to not have bike racks and another variation to not pay for a parking study.

Mr. Dwulit – yes, we have three other daycare locations in Chicago.

Commissioner Sigalos – feels that this is a great use of this existing building, is the enclosure of the drive-thru enough space of 700 sq. feet. Would you want to make that bigger?

Mr. Dwulit – that should be good enough, bigger would be better, but 700 is a good size. DCFS will allow a maximum classroom size of 700 sq. feet.

Commissioner Sigalos – was in favor of the project moving forward.

Commissioner Jensen – is also in favor of the project.

Commissioner Green – you will have enough parking and can circulate the pick-up and drop off. Good project. Three thumbs up, go ahead and move forward. Is there a neighborhood meeting set up?

Mr. Dwulit – yes, we will set that up as part of the Plan Commission process.

Public Comment

Mr. Moens – encouraged the petitioner to have bike racks at the daycare.

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