

**STAFF DEVELOPMENT COMMITTEE REPORT**

To: Plan Commission  
 Prepared By: Matthew S. Dabrowski, Development Planner  
 Meeting Date: October 10, 2012  
 Date Prepared: October 5, 2012  
 Project Title: St. Dominick Day Care  
 Address: 1000 W. Northwest Highway

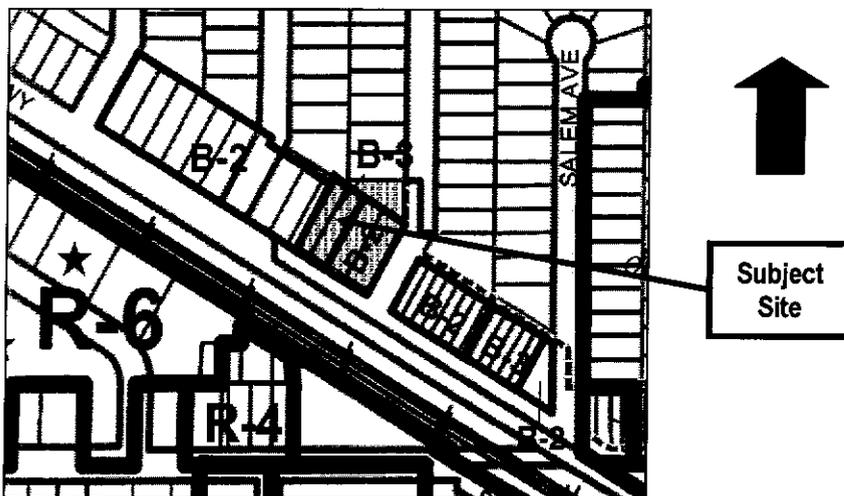
**BACKGROUND INFORMATION**

Petitioner: Greg Szeszko  
 Address: St. Dominick Day Care  
 2020 E. Camp McDonald Road  
 Mount Prospect, Illinois 60056

Existing Zoning: B-2, General Business District, B-3, General Service, Wholesale and Motor Vehicle District, and R-3, One Family Dwelling District

**Requested Action:**

- A special use to allow a day care in an R-3, One Family Dwelling District, B-2, General Business District and B-3, General Service, Wholesale and Motor Vehicle District.



**Surrounding Properties**

Direction	Zoning	Use	Comprehensive Plan
North	R-3, One Family Dwelling	Single Family Homes	Single Family Detached
South	R-4, Two Family Dwelling and R-6, Multi Family Dwelling	Multi-Family Apartment Buildings	Moderate Density Multi-Family
East	R-3, One Family Dwelling and B-2, General Business	Single Family Home, and Multi-tenant commercial center	Single Family Detached and Commercial
West	B-2, General Business	Motor Vehicle Sales Facility	Commercial

**Background:**

The subject site is 1.07 acres (46,644 square feet) and there is an existing one-story commercial building that is 12,000 square feet and was previously occupied by Plass Appliances. The existing parking lot has 65 parking stalls that are accessible via two driveways along Northwest Highway and one driveway along Kennicott Avenue. In addition, the property is located within multiple zoning districts with the existing building zoned B-2, General Business District, the west parking lot zoned B-3, General Service, Wholesale, and Motor Vehicle District, and the north parking lot zoned R-3, One Family Dwelling.

The proposed action, if approved, would allow St. Dominick's Day Care to convert the building into a child day care facility that promotes Polish and Polish-American culture, tradition, and history. This will be St. Dominick's second facility as they currently

operate a similar facility in the Village of Mount Prospect at 2020 E. Camp McDonald Road. The facility is expected to have a maximum enrollment of 127 children between the ages of 2 and 6 years of age. The proposed interior layout consists of 7 classrooms, an administrative office and an indoor play area that can be used during inclement weather. A kitchen facility will also be provided and will serve cooked meals for the children. A maximum of 18 employees are anticipated and the hours of operation are Monday through Friday from 6:30 AM to 6:00 PM.

In addition, the proposed facility will have two outdoor play areas as prescribed by the Department of Child and Family Services (DCFS). The north playground is 3,070 square feet and will be used by the 3 to 6 year old children, while the west playground is 3,050 square feet and will be used by the children that are 2 year olds and younger. Both of the outdoor play areas will be enclosed by a five foot tall black-coated chain link fence. In addition, landscaping will be provided on the street and parking lot side of the fence to further screen and enhance the play area from the public view. As a condition of approval, Staff would recommend that the Petitioner provide a copy of the DCFS license prior to the issuance of an occupancy permit.

### **Zoning and Comprehensive Plan**

As previously mentioned the subject site is zoned B-2, B-3, and R-3. According to the Permitted Use Table outlined in the Village's Zoning Ordinance a day care is listed a special use in all of the aforementioned districts. As part of the formal review process, the Petitioner provided a written justification based upon the following criteria:

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

The Staff Development Committee supports the proposed request for the following reasons. One, although the facility will be open to the general public, the proposed curriculum would cater to and promote Polish and Polish-American culture, tradition, and history. Pursuant to the Petitioner's market assessment, there are nine other day care facilities within a five mile radius of the subject site. However, none of these facilities provide the same service as St. Dominick's. Two the proposed request will not be detrimental to the health, safety and general welfare of persons residing or working in the vicinity as the existing building and parking lot will be modified to comply with all applicable Village code requirements. Three, the proposed request exceeds the Village's parking standards and the anticipated traffic volumes will have a minimal impact to the surrounding roadway network. Four, the proposed use is compatible with the surrounding properties, which consists of residential, commercial, and motor vehicle sales. Lastly, the proposed request is consistent with the Village's Comprehensive Plan, which designates the commercially zoned areas of the site as Commercial and the residentially zoned area as Single Family Detached.

### **Building Related Issues**

The Petitioner is not proposing any design or structural modifications to the exterior building façade. Rather, St. Dominick's is only proposing cosmetic enhancements such as repainting the building a light beige color with dark brown trimming. In addition the storefront windows along the south building elevation will be replaced with newer windows that are of equal size. Moreover, five of the seven bays of glass block window along the east building elevation will be replaced with new storefront windows of equal size. The two glass block bays at the north end of the building will remain as these areas will correspond to the indoor gym. Moreover, the roof antenna will be removed and the existing chimney demolished. Given the scope of the aforementioned enhancement, formal Design Commission approval shall not be required.

The Petitioner is also planning to remove the existing freestanding sign and replace it with a new code compliant sign, which has not yet been designed. As a condition of approval, Staff would recommend and the Petitioner has agreed to install a monument style freestanding sign that has a maximum height of 6 feet and conforms to the signable area standards prescribed in Chapter 30 (Sign Regulations) of the Village of Arlington Heights Municipal Code.

With respect to the interior layout, the Petitioner has provided a fully dimensioned and to scale floor plan that complies with all applicable accessibility, building, health, and life safety code requirements. Among said requirements is a new alarm and sprinklered as a day care facility constitutes a change in use pursuant to the building code.

**Site Related Issues**

The existing site is completely paved and has no landscaping. During the formal review process, Staff worked with the Petitioner to develop a code compliant parking lot improvement plan that incorporates the following enhancements.

- The parking lot layout has been reconfigured to comply with all applicable code requirements including fire access as well as minimum parking stall size and drive aisle width.
- Nine foot wide landscaped islands at the end of each row of parking.
- Perimeter curbing around the entire parking lot.
- The pavement, which extends up to the south (front) property line will be setback to a minimum distance of 9 feet in order to accommodate a three foot tall row of shrubs and other landscaping material.
- A five foot wide planting bed with three foot tall shrubs will be provided along the fence that encloses the outdoor play areas.
- The existing 6-foot tall board on board fence along the north property line will be repaired and extended to within 5 feet of the east property line. In addition, 42 new arborvitae shrubs that are 6 feet tall at the time of installation will be provided along the north property line to further buffer and screen the parking lot from the adjacent residential homes to the north.
- Handicapped accessible ramps will be provided at the main building entrance and the entrance to the outdoor play area.
- A new refuse area that is enclosed by a 6 foot tall solid wood fence will be provided at the northwest corner of the site.

The abovementioned improvements will be implemented within two phases. Phase 1 will include the building improvements, while Phase 2, will include the parking lot improvements. The Phase 2 improvements are required to be completed within one year of ordinance adoption. Prior to the issuance of a building permit, the Petitioner shall be required by code to provide a landscape bond in the amount of 30% of the value of the landscape improvements. The bond will be held for a period of 18 months after the final completion of the work to guarantee the correction of any defect or death of plant material.

With respect to site lighting, there is one existing light pole located at the northwest corner of the site as well as accent lighting on the building. The Petitioner is proposing to replace the existing pole with three new light poles that have five fixture heads that are 15 feet tall and located within the middle of the parking lot and along the north side of the outdoor play area. As a condition of approval, Staff would recommend and the Petitioner has agreed to install timers that would turn the lights off between 7:00 PM and 6:00 AM.

**Traffic & Parking Related Issues**

According to Code, any special use request adjacent to a major arterial street, such as Northwest Highway must provide a detailed traffic and parking study from a Certified Traffic Engineer. The study, which was prepared by Norman Toberman and Associates analyzed site access, on-site circulation, trip generation and distribution, parking, and impacts to surrounding public streets.

Pursuant to the traffic study, the projected number of trips coming to and leaving the site during the weekday morning peak hour (7:30 AM to 8:30 AM) is 86 trips (inbound = 43 + outbound = 43), while the weekday evening peak hour (4:30 PM to 5:30 PM) is expected to generate a total of 96 trips (inbound = 48 + outbound = 48). By way of comparison, if the entire building were occupied by a retail related use, the proposed day care facility would generate 61 more trips during the weekday morning peak hour and 95 less trips during the weekday evening peak hour (see Table 1). This differential in peak hour traffic volume will have a minimal impact as the driveways and the Northwest Highway/Kennicott Avenue intersection will continue to operate at a Level of Service (LOS) of B or better.

**Table 1: Trip Generation Analysis**

	Weekday Morning Peak Hour (7:30 AM to 8:30 AM)			Weekday Evening Peak Hour (4:30 PM to 5:30 PM)		
	Inbound	Outbound	Total	Inbound	Outbound	Total
<b>Day Care</b>	43	43	86	48	48	96
<b>Retail</b>	12.5	12.5	25	95.5	95.5	191
<b>Difference</b>	+30.5	+30.5	+61	-47.5	-47.5	-95

With respect to parking, Village code requires a total of 27 parking stalls. As previously mentioned, a total of 37 parking spaces are provided, thereby resulting in a surplus of 10 parking stalls (see Table 2).

Table 2: Parking Analysis

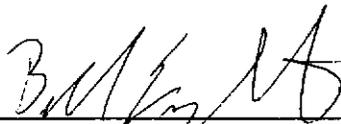
Use	Parking Ratio	# of Employees	Parking Required
St. Dominick	3 spaces/2 employees	18	27 spaces
<b>Total Provided</b>			<b>37 spaces</b>
<b>Surplus</b>			<b>10 spaces</b>

The Petitioner also analyzed the required parking based on when children are dropped off and picked up. Although the facility has a maximum enrollment of 127 children, they do not arrive or depart the facility at the same time. Drop off operations occur between 6:30 AM and 10:30 AM, while pick up operations occur between 2:30 PM and 6:30 PM. Using observed counts taken from St. Dominick's other day care facility located in Mount Prospect and extrapolating for the difference in size between their existing Mount Prospect facility (70 children) and the proposed Arlington Heights facility (127 children), the peak parking demand during the morning drop off is expected to occur at 8:15 AM, in which 34 parking spaces (16 parents + 18 employees) are required. Similarly, the peak parking demand during the evening pick up is expected to occur at 4:45 PM in which 33 parking spaces (19 parents +16 employees) are required. As previously mentioned, the site has a total of 37 parking stalls, which is sufficient to accommodate the anticipated parking demands.

**RECOMMENDATION**

The Staff Development Committee reviewed the Petitioner's request and recommends approval of a special use to allow a day care in an R-3, One Family Dwelling District, B-2, General Business District and B-3, General Service, Wholesale and Motor Vehicle District. This approval shall be subject to the following conditions:

1. The Petitioner shall provide a copy of the DCFS license prior to the issuance of an occupancy permit.
2. The maximum enrollment shall not exceed 127 children.
3. The parking lot lights shall include timers that turn the lights off between 7:00 PM and 6:00 AM.
4. Phase 2 improvements shall be completed within one year of ordinance adoption.
5. The existing sign shall be removed and replaced with a 6 foot tall monument style sign that conforms to the standards established in Chapter 30 (Sign Regulations) of the Village of Arlington Heights Municipal Code.
6. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations and Policies.



October 5, 2012

Bill Enright, AICP  
Deputy Director of Planning and Community Development

C: William C. Dixon, Village Manager  
All Department Heads