

ORDINANCE NO. 22-38

AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE TO ALLOW A  
4,566 SQUARE FOOT DAY CARE AT 1951 ROHLWING ROAD UNIT A

WHEREAS, Justyna Sasak, Fairytale Day Care Center (“Petitioner”), petitioned the Planning and Zoning Commission (“PZC”) to consider approving a special use for a day care center located on the property legally described in Ordinance Exhibit 1, in the 4,566 square foot unit individually addressed as 1951 Rohlwing Road Unit A (“Premises”); and

WHEREAS, the PZC, after notice of public hearing as required by law, conducted a public hearing on September 6, 2022 at a regular meeting; and

WHEREAS, after taking and considering all testimony presented at the public hearing, the PZC accepted the Special Use findings of fact enumerated below and, by a 6-0 vote of the members present, recommended that the City Council approve a special use for a day care center:

**Special Use Standards**

All special uses are required to show evidence that the standards listed in the Code are met. Each standard is listed below in **bold**, with the finding for that standards listed in *italics*.

**Standard 1: Potential impact: The special use shall not unduly impact adjacent or nearby properties or the general health, safety, and welfare of the general area and overall community. Impacts to be considered include ingress and egress to the site, potential traffic impacts from cars and trucks, and impacts to the appearance and character of the area.**

*Findings:*

*There should be little impact from this user from a parking and traffic perspective. The proposed location is in the southwest corner of the property, largely away from other businesses in the area. Parents dropping off their children for the program will be on site for a limited amount of time, largely before and after normal working hours, so there should be little impact on traffic in the area. All traffic will enter from Rohlwing Road, and should not affect traffic on Euclid Avenue. Parking needs overall should be minimal, as there are only eight staff members, throughout the day and parents do not stay.*

*Caravel Autism Health is located in the same building, further reducing the possibility of overlap between heavy traffic associated with traditional manufacturing and warehousing and this building.*

**Standard 2: Consistency: The proposed special use shall be in keeping with the recommendations and intent of the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.**

*Findings:*

*The Arlington Office Park is identified in the Comprehensive Plan as a "business park". While the property is zoned M-1, the types of uses this kind of development sees are not typically traditional manufacturing or warehousing uses. This is certainly consistent with other nearby businesses as well, including the Caravel location.*

**Standard 3: Trend of development: Special uses should be a logical extension of the trend of development in the area around the subject site and not interfere with the use and development of adjacent or nearby properties.**

*Findings:*

*Arlington Office Park is and remains a business park, geared mainly towards office users. On-site traffic should be fairly limited, and largely away from the area where parents and children will be located. There are several other customer-based businesses already located in the area, including the Northwest Community Hospital Facility and the Caravel Autism Health facility also located within this development, with Caravel located in the same building. Neither have had any issues with surrounding neighbors, or concerns about traffic nor parking that staff is aware of.*

**Standard 4: Public facilities: Adequate public facilities and services shall be available to serve the special use and the property on which it is located; including, without limitation, storm water, sanitary sewer, water service, public safety service, and waste disposal services.**

*Findings:*

*Existing utilities are sufficient to accommodate this use.*

**Standard 5: Site design: The on-site development design shall be understandable to users, safe, and maintainable in terms of road and pedestrian patterns, preserve natural features and incorporate such features into a maintainable development, and provide adequate parking, loading, and site maintenance.**

*Findings:*

*No modifications to the site are being proposed, other than the playground on the northwest corner of the building. The playground is being designed to have appropriate setbacks and separation from the surrounding parking areas; and*

**WHEREAS**, the PZC has submitted its report and recommendation to the Mayor and City Council of the City of Rolling Meadows, which report has been considered by the Mayor and City Council; and

**WHEREAS**, the City Council has received and reviewed the recommendations and findings of fact of the PZC; and

**WHEREAS**, the City Council accepts the findings of fact recommended by the PZC and has determined that approving a special use for a day care center will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire, or endanger the public safety, or unreasonably diminish or impair established property within the surrounding area, or in any other respect impair the public health, safety, comfort, or welfare of the inhabitants of the City; and

**WHEREAS**, the Corporate Authorities of the City of Rolling Meadows have determined that it is advisable, necessary and in the best interest of the City to approve a special use for a day care center.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rolling Meadows, Illinois:

**Section 1:** The recitals set forth above are incorporated herein by reference.

**Section 2:** A special use is approved for a day care center on the Premises.

**Section 3:** The relief granted in Section 2 herein above, is authorized subject to Petitioner satisfying all of the following conditions on the Premises:

1. Fencing around the proposed outdoor area will be a minimum of six feet in height.
2. The number of participants is restricted to a maximum of 70 in total.

3. This approval is for zoning only. No part of this approval shall be interpreted to waive requirements of the building code, or the need for building permits or a business license.
4. This special use approval shall become null and void on the transfer or sale of the business license and/or the property, or when the use is not active for six (6) consecutive months.

**Section 4:** All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

**Section 5:** Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

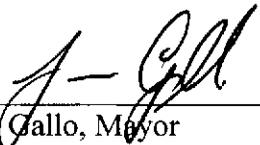
**Section 6:** This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

**PASSED AND APPROVED** by the City Council of Rolling Meadows, Cook County, Illinois this 11<sup>th</sup> day of October, 2022.

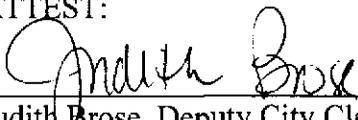
AYES: O'Brien, Vinezeano, Bisesi, Reyez, Sanoica, McHale

NAYS: 0

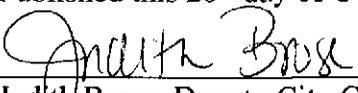
ABSENT: Budmats

  
\_\_\_\_\_  
Joe Gallo, Mayor

ATTEST:

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

Published this 20<sup>th</sup> day of October, 2022.

  
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Judith Brose, Deputy City Clerk

## Exhibit 1

### Legal Description of Property

#### Parcel 1:

Lot 7 in first addition to Plum Grove Estates, being a subdivision of part of the east  $\frac{1}{2}$  of section 26, township 42 north, range 10, east of the third principal meridian, (except that part lying westerly of a line beginning at a point that is 206 feet east of the southwest corner of said lot 7); thence northwesterly along a straight line for a distance of 168.04 feet to a point that is 164 feet east of the west line of said lot 7 (measured at right angles to said west line) and 134 feet south of the north line of said lot 7 (as measured at right angles to said north line); thence northwesterly along a straight line, for a distance of 190.93 feet to a point in the north line of said lot 7 that is 26 feet east of the northwest corner of said lot 7 in Cook County, Illinois.

#### Parcel 2:

Lot 8 (except the east 200 feet thereof) in first addition to Plum Grove Estates, being a subdivision of part of the east  $\frac{1}{2}$  of section 26, township 42 north, range 10, east of the third principal meridian, in Cook County, Illinois.

#### Parcel 3:

Lot 9 (except the east 200 feet thereof) and lot 10 in first addition to Plum Grove Estates being a subdivision of part of the east  $\frac{1}{2}$  of section 26, township 42 north, range 10, east of the third principal meridian, except that part bounded and described as follows: commencing at the southwest corner of said lot 10 for a place of beginning; thence north along the west line of said lot 10 for a distance of 289.73 feet to the northwest corner of said lot 10; thence east along the north line of said lot 10, a distance of 206 feet; thence southeasterly along a straight line for a distance of 172.87 feet to a point that is 213 feet east of the west line of said lot 10 (as measured at right angles to said west line) and 117 feet north of the south line of said lot 10 (as measured at right angles to said south line); thence southeasterly along a straight line for a distance of 96.04 feet to a point in the east line of said lot 10 that is 75 feet north of the southeast corner of said lot 10; thence southeasterly along a straight line for a distance of 85.01 feet to a point in the west line of the east 200 feet of said lot 9 that is 54 feet north of the southwest corner thereof; thence south along the west line of the east 200 feet of said lot 9, a distance of 54 feet to the southwest corner thereof; thence west along the south line of said lots 9 and 10, for a distance of 381.75 feet to the place of beginning, in Cook County, Illinois.

#### Parcel 4:

That part of the east 200 feet of lot 9 (except the north 189.61 feet thereof and except that part of said lot 9 lying westerly of a line described as beginning at a point in the west line of the east 200 feet of said lot 9 that is 54 feet north of the southwest corner thereof; thence southeasterly along a straight line, for a distance of 122.38 feet to a point that is 80 feet west of the east line of said lot 9 (measured at right angles to said east line) and 30 feet north of the south line of said lot 9 (as measured at right angles to said south line); thence east along a straight line that is parallel to the south line of said lot 9, for a distance of 60 feet to a point that is 20 feet west of the east line of said lot 9; thence northeasterly along a

straight line to a point in the east line of said lot 9 that is 50 feet north of the southeast corner of said lot 9, all in first addition to Plum Grove Estates, being a subdivision of part of the east ½ of section 26, township 42 north, range 10, east of the third principal meridian, in Cook County, Illinois.

Parcel 5:

All of Lot 1 and Lot 2 except the west 99.4 feet in first addition to Plum Grove Estates, being a subdivision of part of the east ½ of section 26, township 42 north, range 10, east of the third principal meridian, according to the plat thereof recorded as document 10689237, in Cook County, Illinois.

Parcel 6:

The west 99.4 feet of lot 2, in first addition to Plum Grove Estates, a subdivision of part of the east ½ of section 26, township 42 north, range 10, east of the third principal meridian, in Cook County, Illinois.

Parcel 7:

That part of Forest Avenue lying south of a straight line extended west from the northwest corner of lot 2 to its intersection with the northeast corner of lot 3 and lying north of a straight line extending from the southwest corner of said lot 2 to the southeast corner of said lot 3 (excepting therefrom that part lying southwesterly of a straight line extending from a point on the east line of said lot 3, 24 feet north of the southeast corner thereof to a point in the north line of lot 7, 26 feet east of the northwest corner thereof) in first addition to Plum Grove Estates, aforesaid, in Cook County, Illinois.

Parcel 8:

That part of lot 3 lying northeasterly of a straight line drawn from a point in the east line of said lot 3, that is 24 feet north of the southeast corner of said lot 3 to a point in the north line of said lot 3 that is 186 feet east of the northwest corner of said lot 3 in first addition to Plum Grove Estates, aforesaid, in Cook County, Illinois.

Parcel 9:

That part of the north 33.0 feet (as measured at right angles) of Bryant Avenue, lying west of the easterly line, extended southerly of Lot 1 and lying northeasterly of a straight line extending from a point on the east line of lot 3, 24.0 feet north of the southeast corner thereof to a point in the north line of lot 7m 26.0 feet east of the northwest corner thereof, in first addition to Plum Grove Estates, aforesaid.

Parcel 10:

All that part, except the north 33.0 feet, as measured at right angles to the north line thereof, of vacated Bryant Avenue lying north of and adjoining the north line of lots 7 and 8 in first addition to Plum Grove Estates, being a subdivision of part of the east ½ of section 26, township 42 north, range 10, east of the third principal meridian, lying west of and adjoining a northerly extension of the east line of said lot 8 and lying easterly of and adjoining a straight line drawn from a point on the east line of lot 3 in said first addition to Plum Grove Estates, 24.0 feet north of the southeast corner thereof, to a point on the north line of said lot 7, 26.0 feet east of the northwest corner thereof, in Cook County, Illinois.

**Parcel 11:**

The north 100 feet of the east 200 feet of lot 8 in first addition to Plum Grove Estates aforesaid.

**Parcel 12:**

The east 200 feet of lot 8 (except the north 100 feet and except the south 100 feet) in first addition to Plum Grove Estates aforesaid.

**Parcel 13:**

The south 100 feet of the east 200 feet of lot 8 and the north 89.61 feet of the east 200 feet of lot 9 in first addition to Plum Grove Estates aforesaid.

**Parcel 14:**

The south 100 feet of the north 189.61 feet of the east 200 feet of lot 9 in first addition to Plum Grove Estates, aforesaid.

**Premises on the Property Commonly Known As:** 1951 Rohlwing Road Unit A, Rolling Meadows, IL 60008.

Exhibit 2  
Plans and Drawings

## **Description of proposed use**

This is a request for Special Use Permit for the Fairytale Day Care Center. The application seeks approval for a one story daycare center building to consolidate the footprint in an efficient design. The design calls for approximately 4,566 square feet of office space per floor along with 36 spaces as per code. The property is unit A of 1951 Rohlwing Rd, Rolling Meadows, 60008. It is located at the intersection of Rohlwing Road and Euclid Avenue, in the north-east quadrant of Euclid Avenue and Route 53.

- **Traffic condition in the vicinity, including the effect of additional traffic streets, street intersections, and site line at street intersections and driveways.**

Vehicular access to and from the site will be provided from one location. Location is from existing driveway on Rohlwing Rd. Most traffic is expected in morning hours between 7am and 9am and in the afternoon between 4pm and 5.30pm. Usually customers will spend around 5 to 10 minutes in each visit

- **Interior layout**

The interior of the building will include kitchen (catering will be provided), hall, office, 2 male/female multi-stall restrooms, one single user unisex restroom, storage, and four classrooms:

- 2 yo - 16 children
- 3 yo - 20 children
- 4 yo - 20 children
- Kindergarten - 15 children

- **Exterior layout**

The exterior of the building will include fenced playground intended for 20 children. Fence will be black aluminum and it will be at least 4 ft high and openings in the fence will be no larger than 3 1/2 in. Setback from the sidewalk/parking spaces will be 5 ft.

- **Planned use**

The Center's mission is to provide quality, safe, bilingual teaching environment for kids over the age of 2 and lead from the front in innovation in early childhood education to prepare children for success at school and beyond.

We want to provide highest quality teaching and safe environment. We can ensure it thanks to qualified staff with many years of experience in the industry. Our teachers are opened to new trends in teaching. They constantly train themselves to provide valuable time for our children. In our day care, we want to use the latest trends in both education and equipment. All our procedures must fully comply with both federal and state guidelines.

The target audience for Fairytale Daycare Center is parents of children aged 2 and up, looking for a safe place that enables bilingual education, meeting the highest norms and standards. We are targeting both local residents and commuters, thanks to the great location near highways. Rolling

Meadows and its vicinity are inhabited by a large population of Polish nationals, which makes the bilingual offer very attractive for local parents.

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The location of our facility is in a complex of office buildings without direct connection to residential buildings. The nature of the business (daycare) will not have any negative impact on the health and welfare of the general public, and will increase safety as these types of buildings are often overlooked by the public services.

The nature of the business does not require customers to arrive and leave the facility at fixed, defined hours. Customers can drop off and pick up children at any time convenient for them, but mostly they will do it between 6.30-9.30 in the morning and 3.00 to 5.30 in the afternoon. Moreover, not all employees will start their shift at the same time. The time when all of the employees will be present at the building is 9am to 3pm. One of the employees will be responsible for bringing catering everyday between 10.00 and 11.00am. For those reasons, this business will not form rush hours. When leaving and picking up children, customers will spend about 5-10 minutes in the building. This business will not generate truck traffic. The only element that interferes with the current appearance will be a fenced playground, intended for 20 children at the same time under the supervision of two teachers. This fact and its location on the west side of the building will eliminate any potential noise and make it practically unnoticeable to the rest of the business park occupants and users.

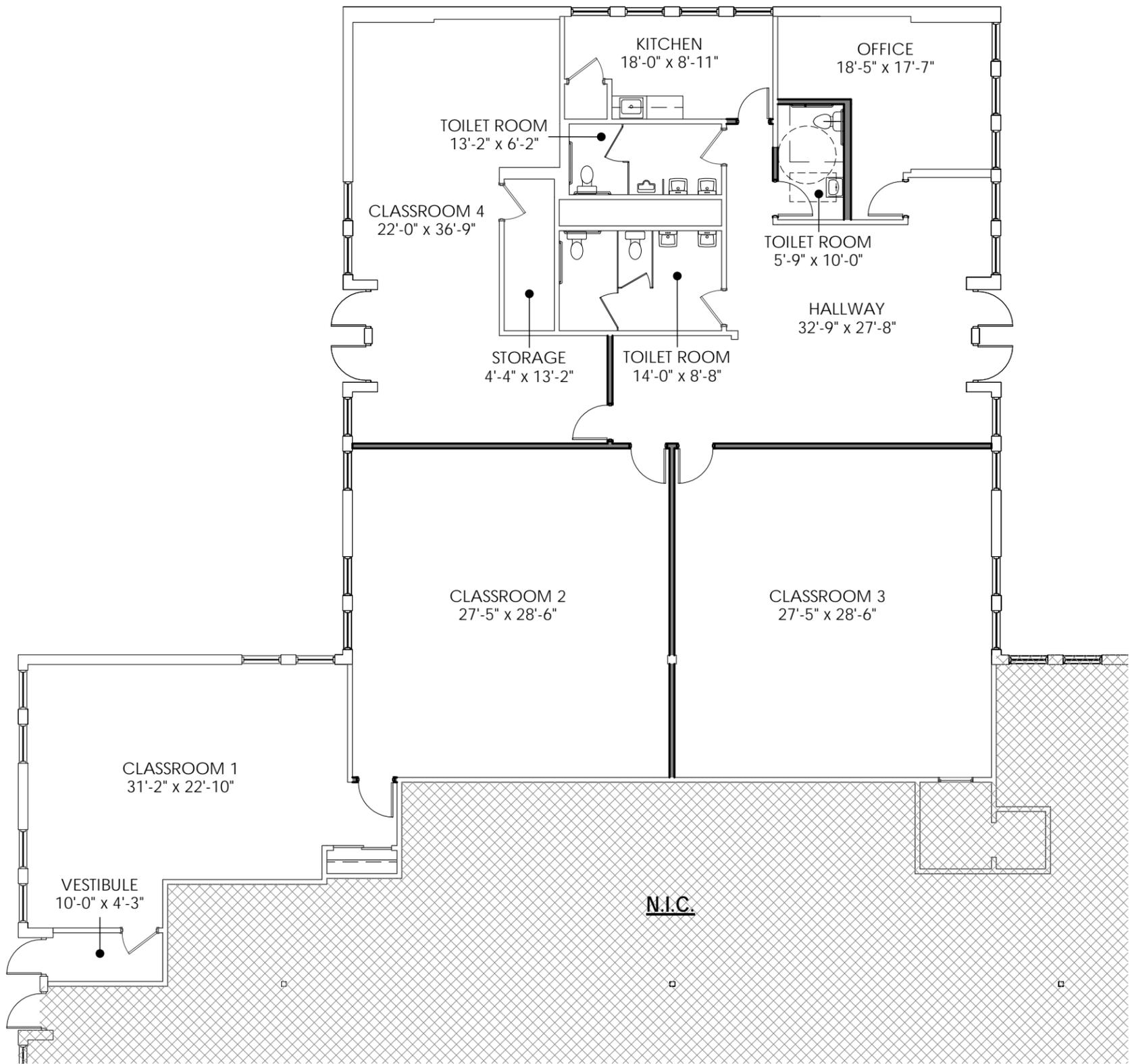
In accordance with the recommendations of the City's Comprehensive Plan and the Official Map, the business is located in the northwest industrial district and is consistent with the neighboring businesses.

Business will not interfere with the operation of neighboring and nearby businesses.

All public services are available in the Platinum Office Park area. Moreover, its infrastructure was recently updated to enhance stormwater management.

The current on-site design will not change, the existing layout of roads and sidewalks will be maintained. The only change will be the playground on the west lawn.

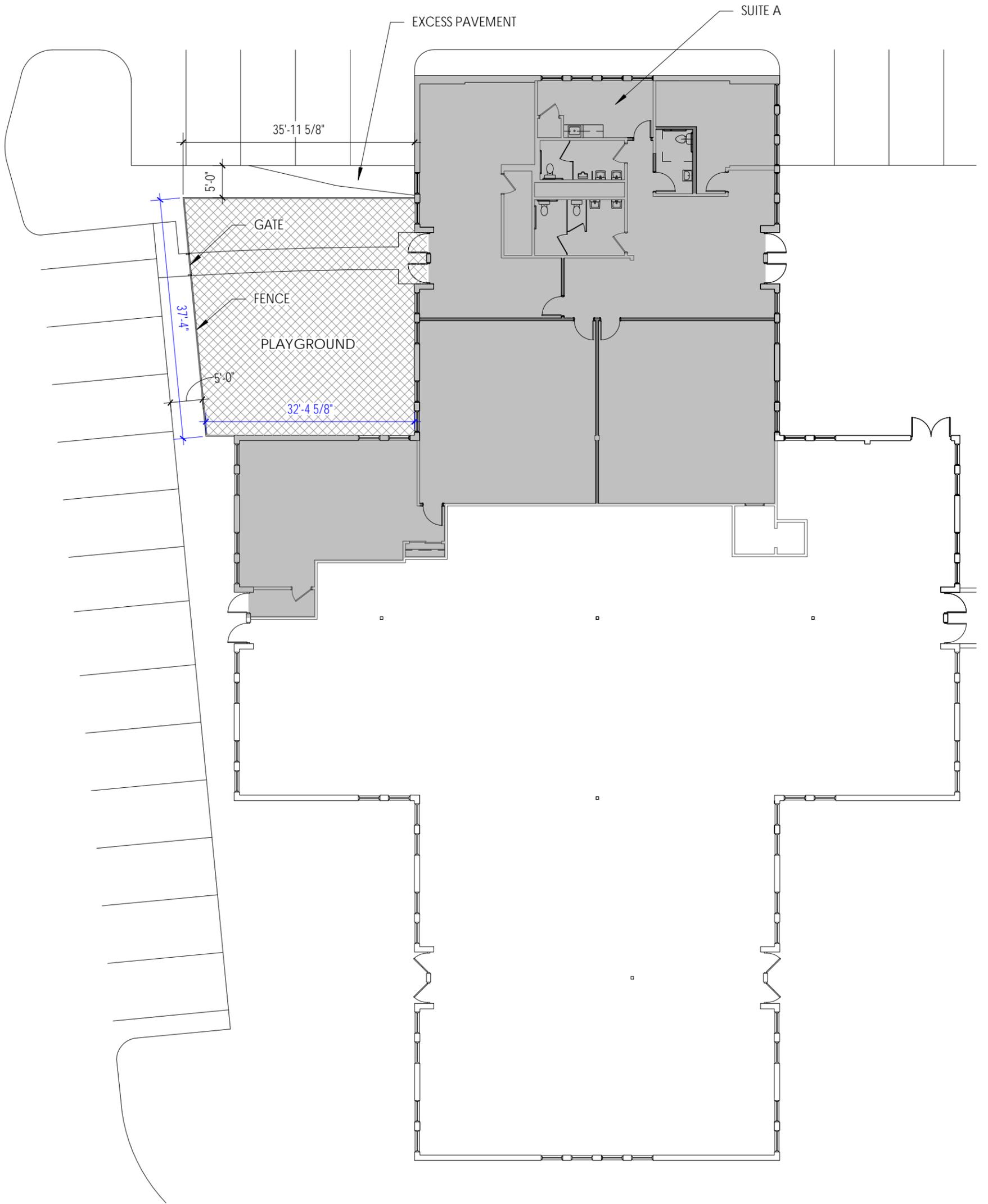
In the business park, in the same building (unit C), there is Caravel Autism Health, specializing in the evaluation, diagnosis, and treatment of children on the autism spectrum. The building also has a playground and the facility is of a similar nature.



# PRELIMINARY SPACE PLAN

3/32" = 1'-0"





# PARTIAL SITE PLAN

1/16" = 1'-0"



## PARTIAL SITE PLAN

AOP - DAY CARE CENTER

1951 ROHLWING ROAD, SUITE A  
 ROLLING MEADOWS, IL 60008

DATE	03.11.2022
REV#	(1) 06.30.2022
PROJ #	0517.051.000
SHEET	SK-031122.2

