



Development Proposal for 0 Fremont Way



Meet The Team Children's Lighthouse



Kristi Noonan
Owner
Children's Lighthouse Long Grove



Jonathon Hague
AIA, NCARB
Funke Architects



Daniel Shapiro
Attorney
Shapiro & Associates Law



Brendan Noonan
Owner
Children's Lighthouse Long Grove



Ben Ahring
Principal, PE
Eriksson Engineering Associates



Jamie Baer
Attorney
Shapiro & Associates Law



Anna Sherman,
Director of Franchise Development
Children's Lighthouse Franchise
Company



Steve Corcoran, PE, PTOE
Director of Traffic Engineering
Eriksson Engineering Associates



Jennifer Darlington
Principal, PM
Everest Project Management
Group



Proposed Site Development



- 12,850 sq ft school + indoor/outdoor play spaces
- Capacity for up to 186 students, Ages 6mos-12 years
- 30 staff during peak
- Hours of Operation: M-F, 6:30a-6:30pm

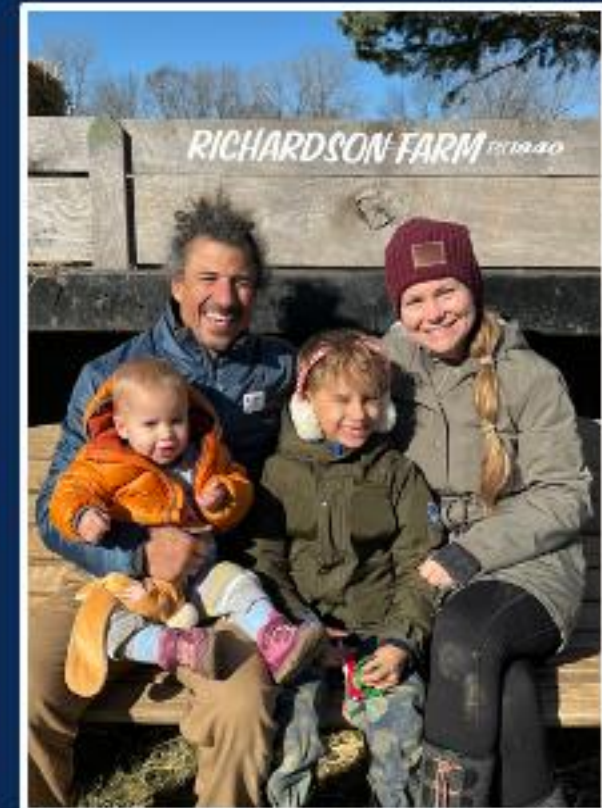
Relief Requests



1. Preliminary PUD Plat approval, including approval for a Special Use Permit for an Early Childhood Learning School
2. Final PUD Plat approval, including approval for a Special Use Permit for an Early Childhood Learning School
3. Zoning Code Text Amendment



Business Owners: Kristi & Brendan Noonan





Our “Why”

Why Long Grove?

High-quality educational childcare to meet the needs of Long Grove's families



1. High-Quality Education
2. Focus on Community
3. Nature



Why Educational Childcare Matters



- High-quality early childhood education has a lasting impact on children's academic & social development, setting the foundation they need to succeed later in school, and in life.
- Reliable childcare helps working parents participate in the workforce and raises property values, ultimately contributing to a stronger local economy.
- Families in the area continue to struggle to find quality childcare options.

In a 3-mile radius...

76,695

Total Population



3,884

Age 0-4



2,563

est in center-based
care*



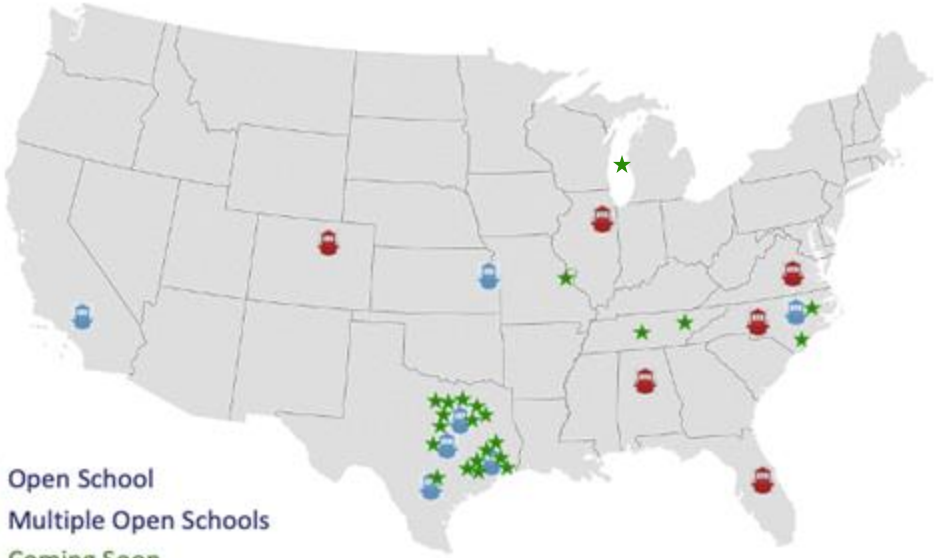
~800

total local school (7) capacity;
wait lists 6mos-1+ years

Who is Children's Lighthouse?



Family-owned National Franchise



- Open School
- Multiple Open Schools
- Coming Soon



The Lighthouse Pathways™
Age-Appropriate Curriculum

6 Weeks - 2 Years

2 Years - 5 Years

5 - 12 Years

BRAND PROMISE

We Create a Safe, Fun, and Happy Place That Gives Your Child Confidence, a Sense of Comfort Today, and a Lifelong Love of Learning, Friendship, and Community.



Children's Lighthouse Long Grove

- Open M-F, 6:30am-6:30pm
- Ages 6wks - 5yrs, KG, plus after school for 5-12yr
- Character Values-Based Curriculum
- Family-Owned and Operated
- Age-Appropriate Indoor/Outdoor Playgrounds
- Safety-Forward, with Comprehensive Safety & Security Assessments, Real-Time Video Monitoring, Secure Keypad Entry and State-of-the-Art Sanitization Technologies





School Capacity & Operations

11

10 Classrooms + 1 Gym



186

Students 6wks-12yrs
Offering infant/toddler care,
PreK, KG, After-School Care and
Summer Camp



30

Staff at Peak



3+

meals/snacks per day
including breakfast, lunch,
afternoon snacks



Aerial Overview

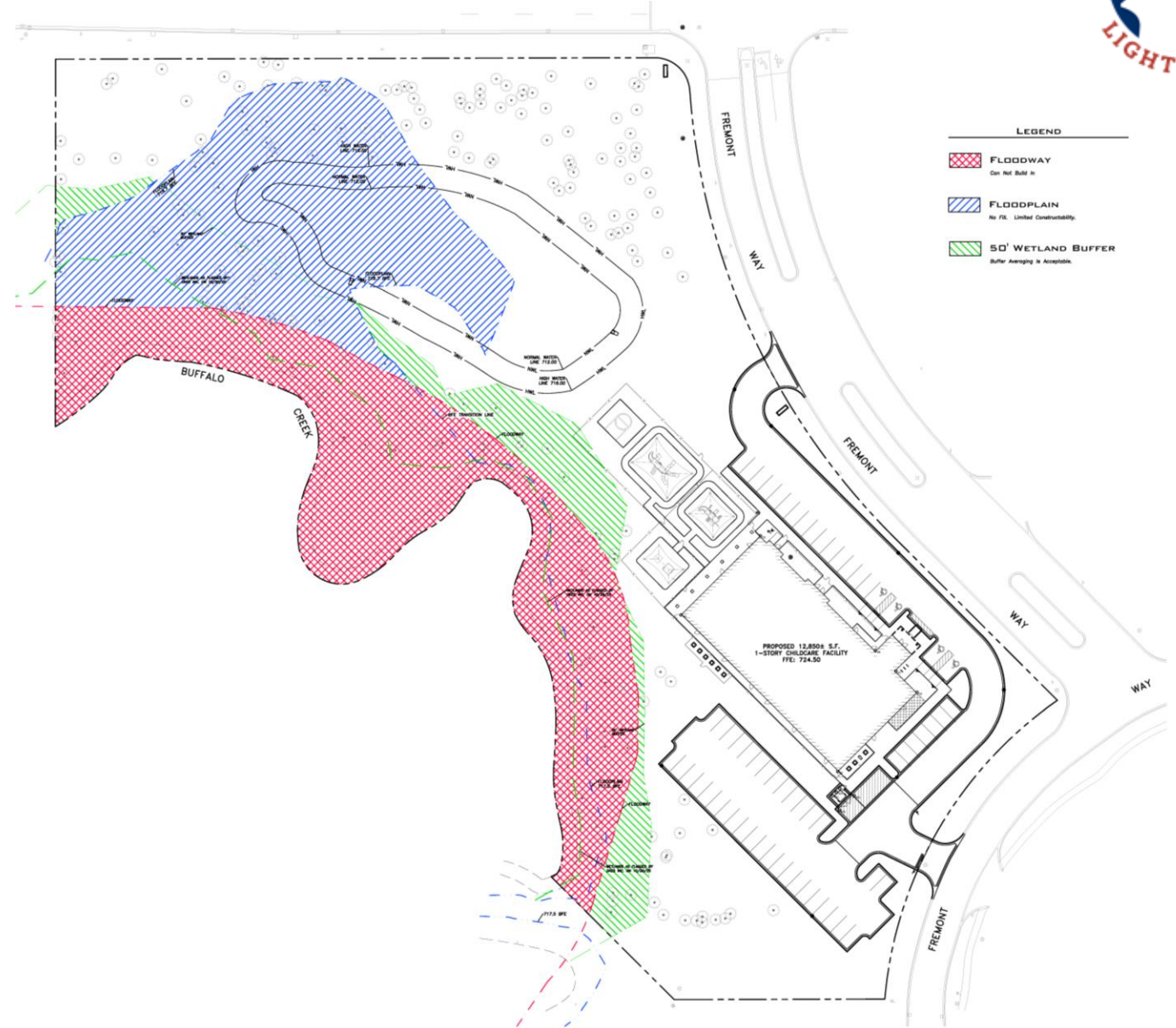


Site Constraints



Site Constraints:

- No Access Permitted Along IL Route 53, Hicks Road
- Natural Resource Constraints Throughout the Site:
 - Floodway (Red)
 - Wetland Buffer – 50' (Green)
 - Floodplain (Blue)
- Zero Release Rate Basin
- Narrow Site Limits Options



Site Plan



Site Highlights:

- Total Size: 5.579 Acres
- Impervious Area:
 - 1.20 ± ac. (21.5%)
 - 12,850 ± S.F. building
 - 2,760 ± S.F. playground
 - 0.55 ± ac parking (62 stalls; 4 ADA)
- 2 access points each off Fremont Way
- Detention located to the north, leveraging the natural landscape of the lot
- Designed to preserve nature and character of the surrounding area

Tree Preservation Plan



Tree Analysis:

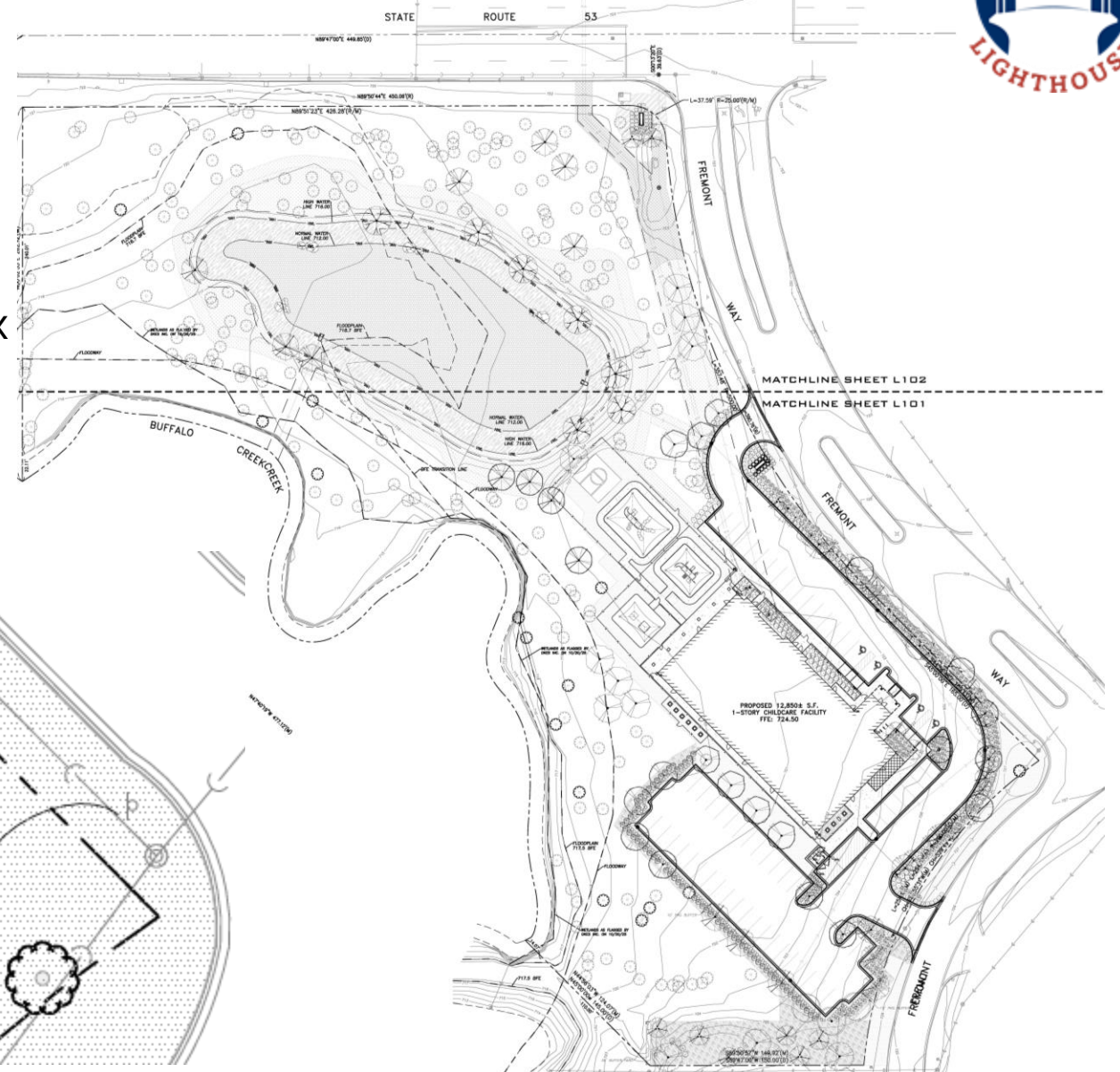
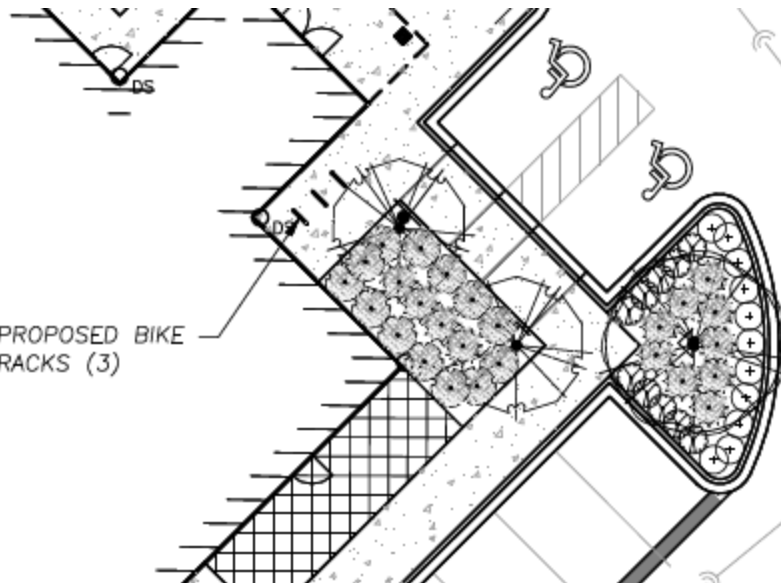
- Existing Condition
 - 488 Trees On Site
 - 17 Protected (High Quality) Trees
 - Majority of Trees are Lower Quality Trees
- Proposed Conditions
 - 239 Existing Trees Remain
 - 14 Protected Trees Remain, 3 Removed
 - 77+ Newly Planted Trees

Landscape Plan



Planting Summary:

- 77 ± New Trees
- 643 ± New Shrubs
- 288 ± Parking Lot Screening Plants
- 9,100 SF ± No Mow Low Prairie Plugs & Grass Mix
- 680 SF ± Perennial Plants
- 14,000 ± SF Turf



Traffic Study Highlights



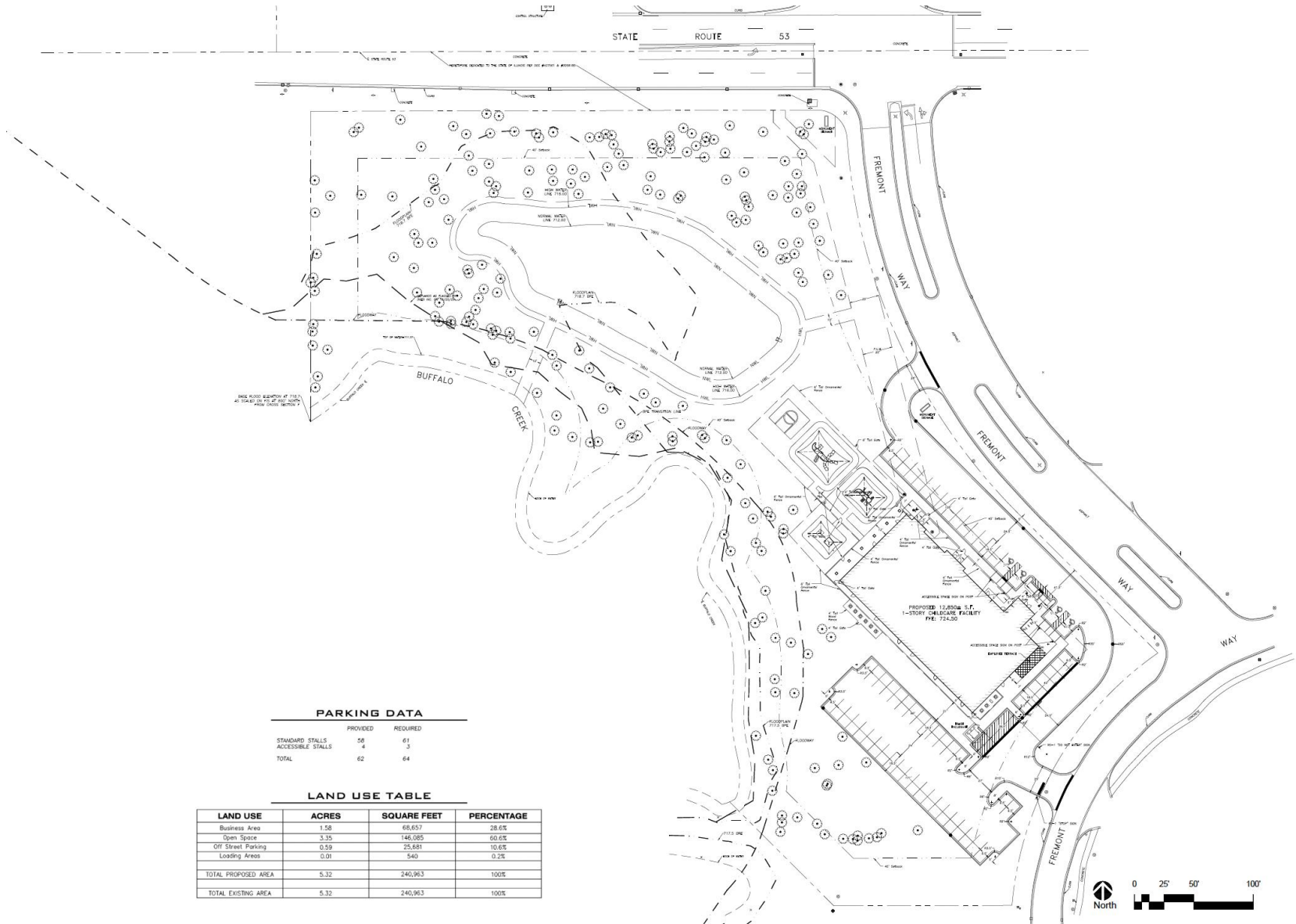
- Traffic study based on 206 students / 40 staff
 - Current capacity reduced to 186 students / 30 staff
- Traffic flows oriented to Hicks and Old McHenry Roads
- Minimum traffic delays (2-3 sec) on Fremont Way now and in the future
- Nominal impact on Old McHenry/Fremont/Hicks traffic signal
- Parking Capacity:
 - Zoning Code – 64 spaces based on general category
 - ITE data – 67 vehicles and owner surveys – 36 vehicles
 - Site Plan – 62 spaces including 4 accessible

Site Access & Circulation



- Staggered drop-off & pick-up – no queueing
 - Majority of arrival/departures occur over a 2-3 hour time frame, morning and evening
- Intentionally designed drop-off / pick-up procedures
- Manageable vehicle flow at 0.5 cars/minute on average
 - ~1 car per minute during peak
- Two entrances/exits requested by Fire; "essential for safety"

Architectural Site Plan



PARKING DATA

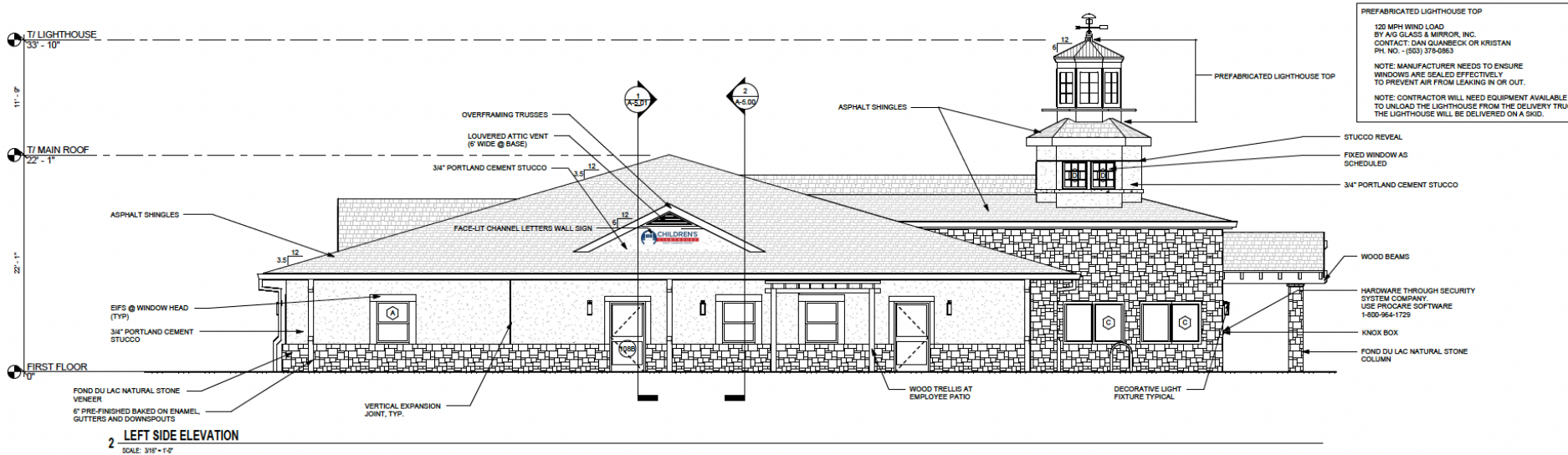
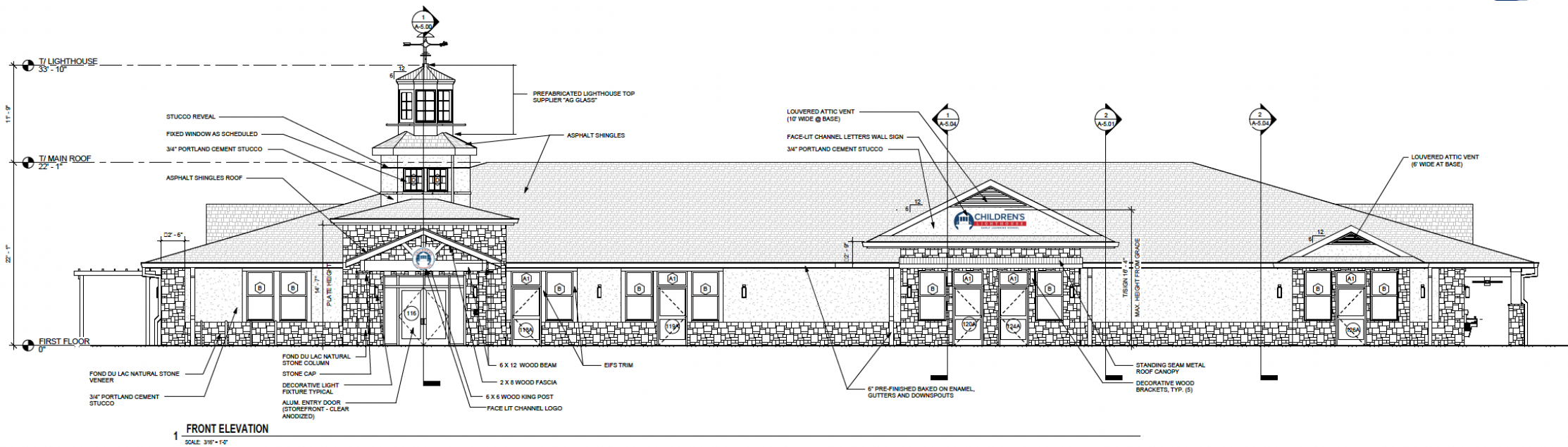
	PROVIDED	REQUIRED
STANDARD STALLS	56	61
ACCESSIBLE STALLS	4	3
TOTAL	62	64

LAND USE TABLE

LAND USE	ACRES	SQUARE FEET	PERCENTAGE
Business Area	1.58	68,657	28.6%
Open Space	3.35	146,085	60.6%
Off Street Parking	0.19	23,681	10.6%
Loading Areas	0.01	540	0.2%
TOTAL PROPOSED AREA	5.32	240,963	100%
TOTAL EXISTING AREA	5.32	240,963	100%

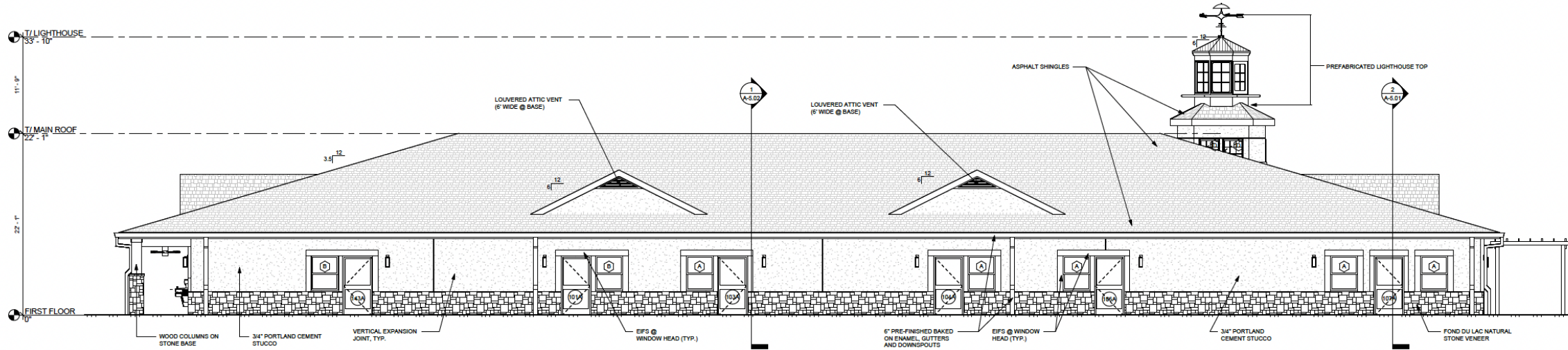


Elevations (Front/Left)

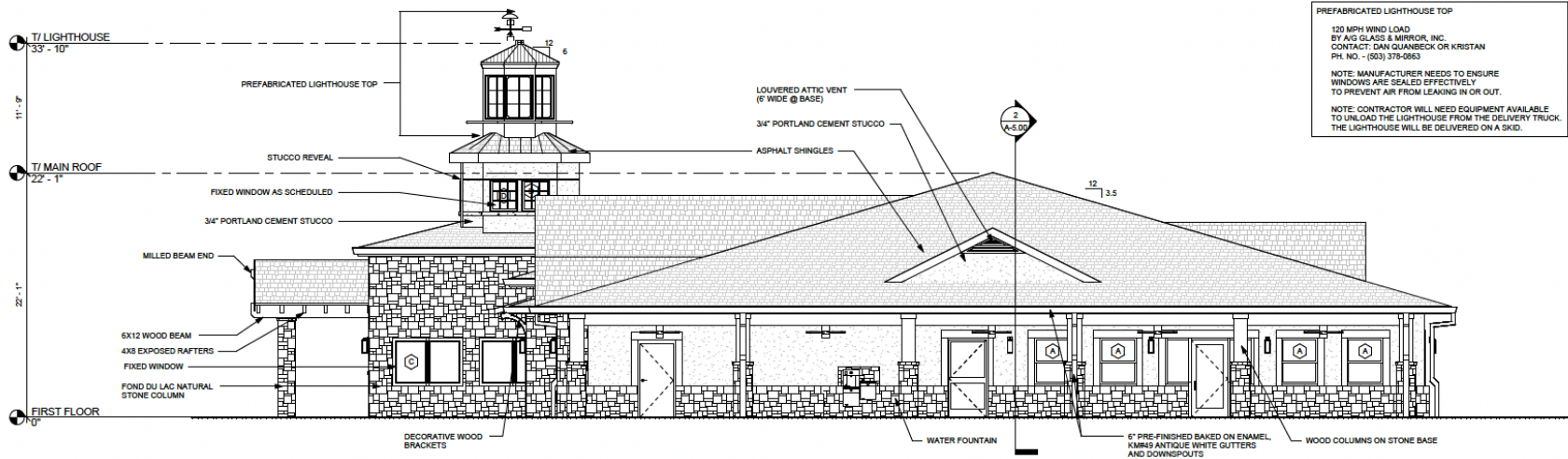


PREFABRICATED LIGHTHOUSE TOP
120 MPH WIND LOAD
BY AG GLASS & MIRROR, INC.
CONTACT: DAN QUANBECK OR KRISTAN
PH. NO. - (803) 378-0983
NOTE: MANUFACTURER NEEDS TO ENSURE
WINDOWS ARE SEALED EFFECTIVELY
TO PREVENT AIR FROM LEAKING IN OR OUT.
NOTE: CONTRACTOR WILL NEED EQUIPMENT AVAILABLE
TO UNLOAD THE LIGHTHOUSE FROM THE DELIVERY TRUCK.
THE LIGHTHOUSE WILL BE DELIVERED ON A SKID.

Elevations (Rear/Right)



1 REAR ELEVATION
SCALE: 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



Architectural Vision / Character



Architectural Renderings



Architectural Renderings



Outdoor Play Spaces Inspired by Nature



Toddler



Little Kid



Big Kid



Outdoor Curriculum



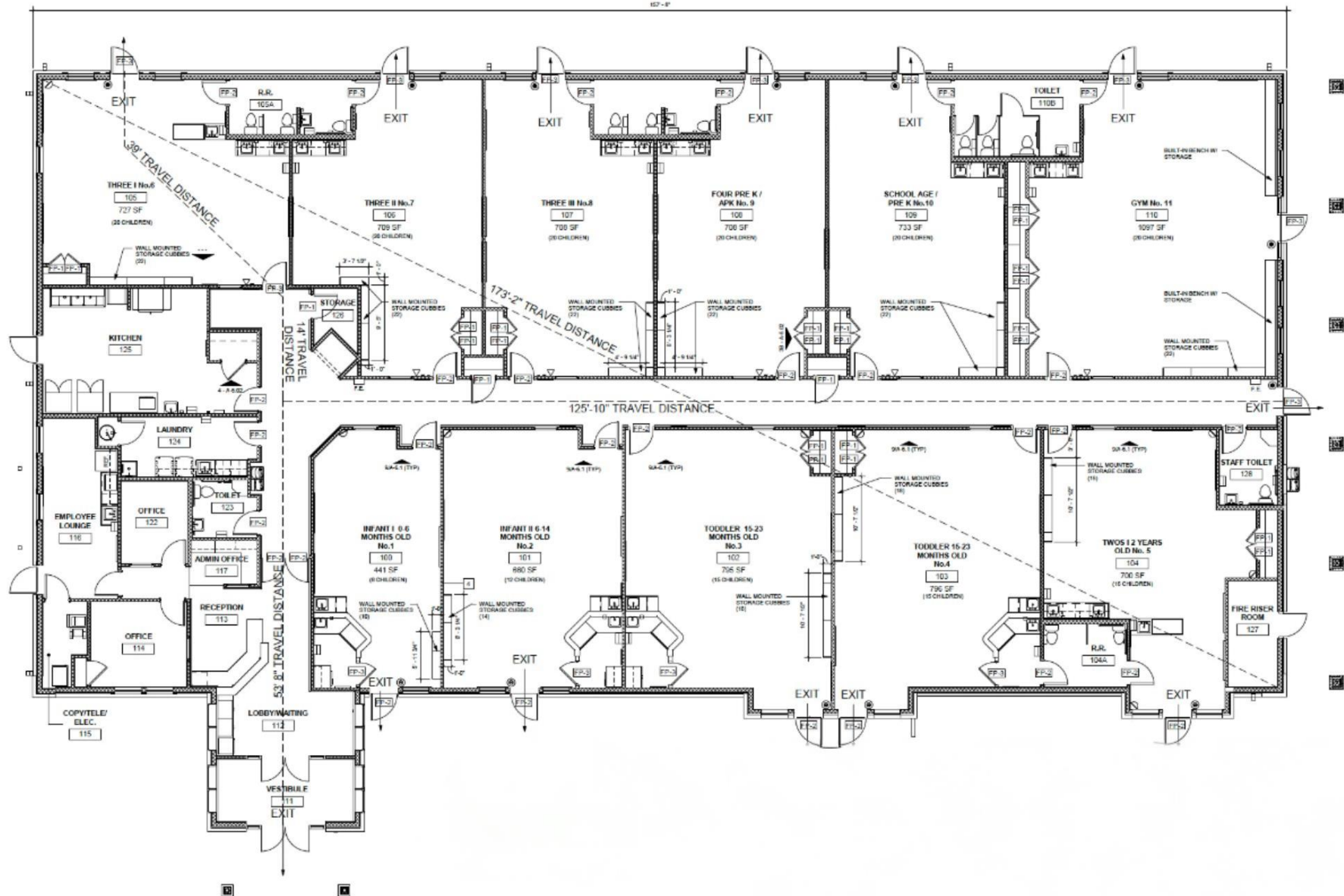
Children's Lighthouse Long Grove



Appendix



Floor Plan

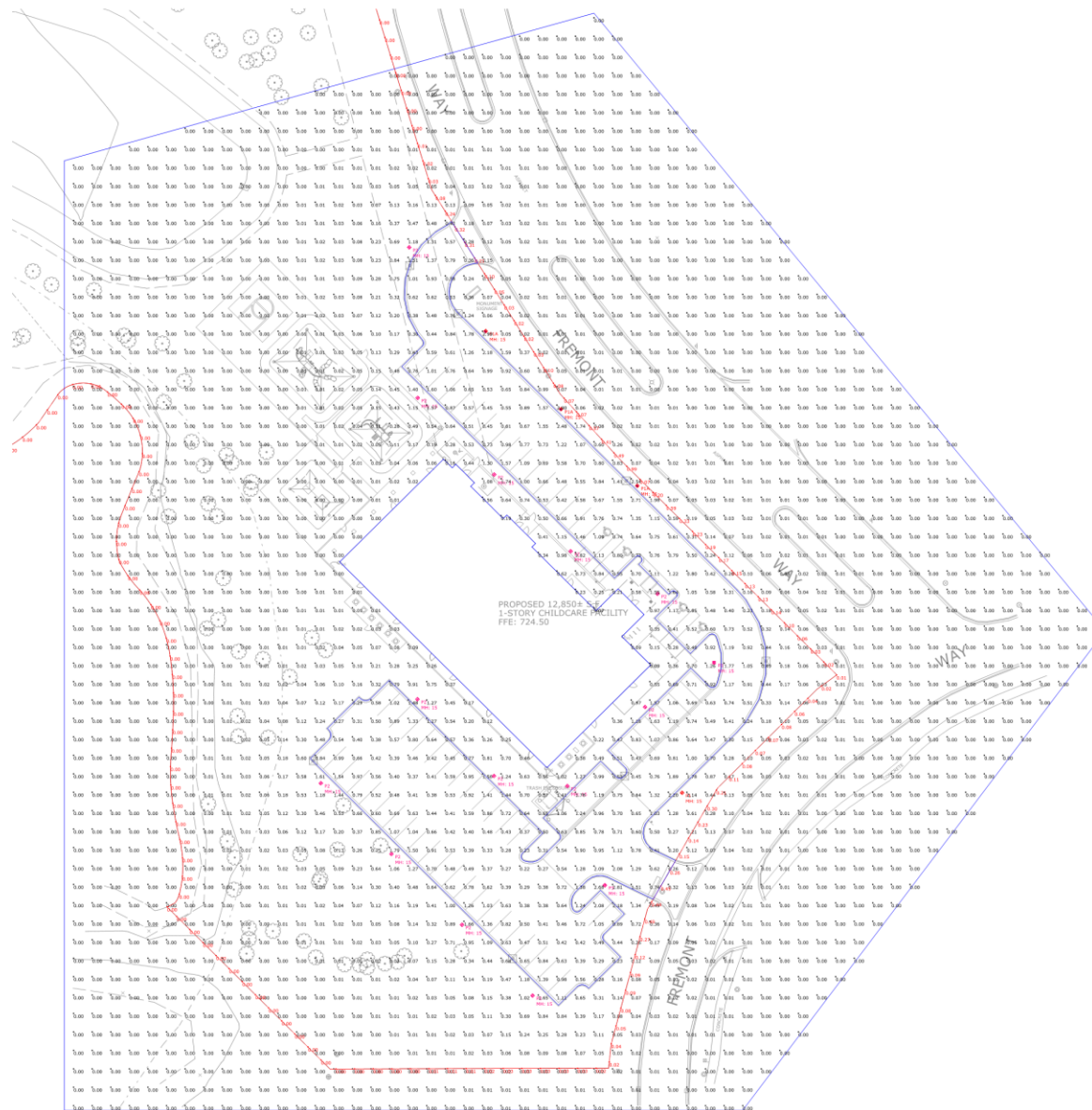




Let's Look Inside...



Photometrics

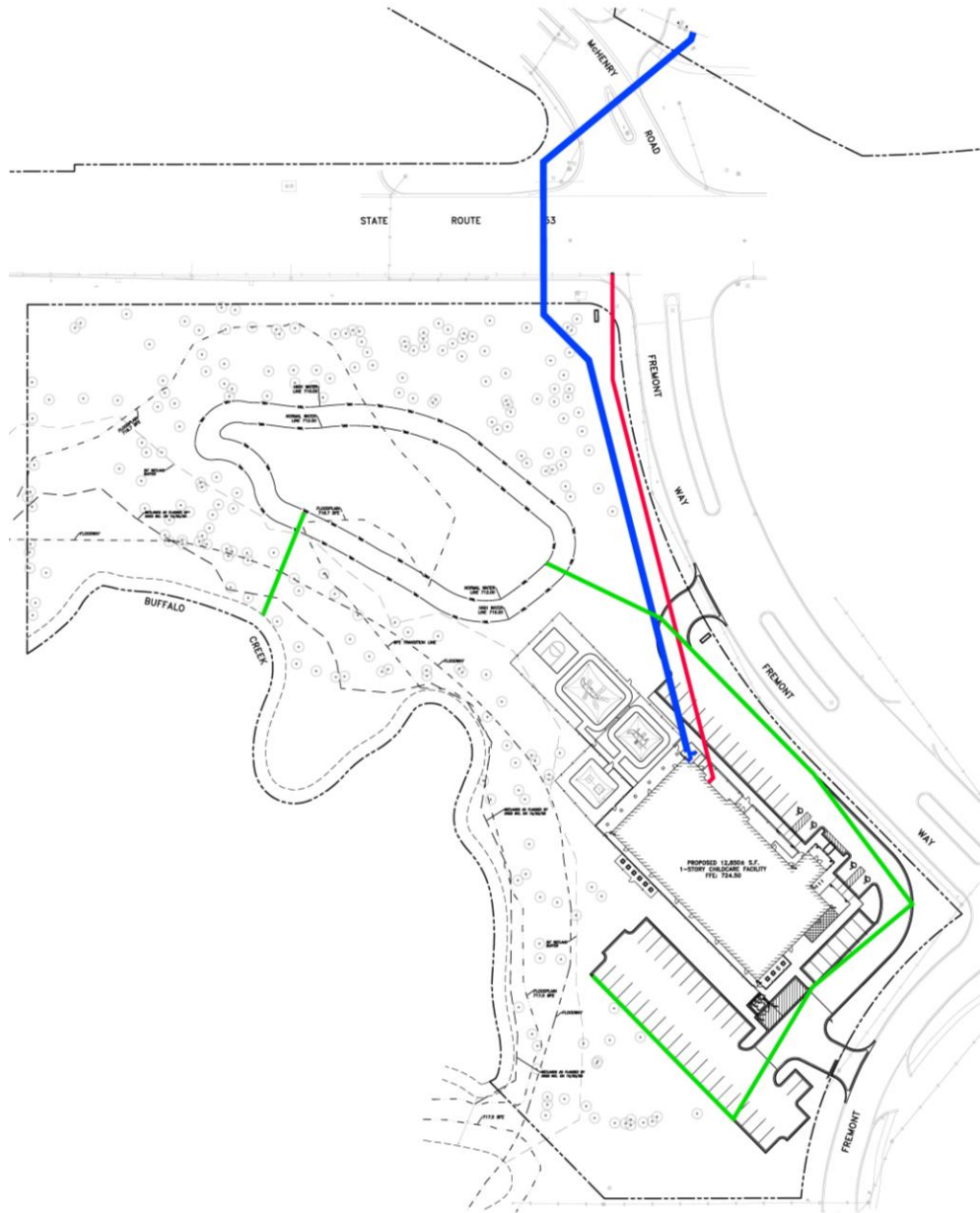


Luminaire Schedule						
Symbol	Tqg	Qty	Description	LLF	Lum Watts	Lum Lumens
	P1	1	Lang USA Type III 2500m 3K prismatic	0.850	239	2504
	PIA	3	Lang USA Type III 2500m 3K prismatic with blade	0.850	239	2504
	P2	14	Lang USA Type IV 2500m 3K prismatic	0.850	239	2500
	P3	1	Lang USA Type IV 2500m 3K prismatic BACK TO BACK configuration	0.850	239	2500

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Ground Plane	illuminance	Fc	0.17	3.15	0.00	NA
Property Line	illuminance	Fc	0.05	1.52	0.00	NA
Parking Lot	illuminance	Fc	0.80	2.71	0.21	3.81



Utilities



Wet Utilities:

- Sanitary Sewer (Red)
 - Connects to LCPW in Rte 53 ROW
- Water (Blue)
 - Connects to Long Grove Municipal System
 - Directional Drill Under Old McHenry Rd and IL Rte 53
 - Looped System
- Storm Sewer (Green)
 - Collects stormwater on-site
 - Discharges to Buffalo Creek

Dry Utilities:

- Routing by the Provider