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September 12, 2013

Patrick S. Tierney
Principal Planner
Lake County
500 W. Winchester Road
Libertyville, Illinois 60048-1331

RE Early Childhood Day Care at Elaine Frank Apachi Day Camp
Ela Township
PIN 14-14-400-027; 14-14-400-029

Dear Mr. Tierney,

The JCC is respectfully requesting a minor amendment to the Planned Unit Development to allow for a location modification and area reduction to the previously approved day care building at the Elaine Frank Apachi Day Camp. The following is a Project Narrative for the proposed Early Childhood Day Care program/building.

Project Narrative

Purpose

Relocate the current JCC Jacob Duman Day Care program to the JCC Elaine Frank Apachi Summer Camp property in order to better utilize the existing facilities and to complement the Summer Day Camp program.

Original Zoning vs. Proposed

Included in the original zoning approval for the Day Camp, was a proposed 7,250 sf, 1-story, day care building identified for the future development. (Please refer to the site plan for the location and area of the originally proposed Day Care Building). The currently proposed design modifies the existing Activity Building for day care classroom use and a 4,170 sf, 1-story addition will provide the necessary administrative and service space requirements of the day care program. The new addition is a 3,150 sf reduction in the amount of impervious area, compared with the previously approved day care building.

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JCC Chicago's bold, creative vision fosters universal Jewish values that strengthen our community through dynamic life-enriching experiences.

JCC Chicago is a nonprofit organization dedicated to ensuring a strong and vibrant Jewish life and community for generations to come. JCC is a partner in serving our community.

Parking

Parking for the day care will be limited to employees. Children enrolled at the day care will be dropped-off & picked-up by their parents. Ample existing parking is available to meet the day care parking requirements (please refer to the parking calculation on the site plan). There are currently 195 parking spaces. During the 2-month summer camp period 156 parking spaces are required, per the County's Off-Street Parking requirements. During the 10-month school season, when only the day care is in operation, the parking requirement is reduced to 49 parking spaces.

Proposed Addition and Remodeling

The new addition will provide administrative and service program requirements. The existing Activity Building will be modified to accommodate the classroom and activity program requirements. Roughly one third of the existing building will be used to operate the 12-month program. The remainder of the building will be utilized by the summer camp program for 2 months and then by the day care program for the remaining 10 months. New playgrounds with a pervious mulch surface area will be provided as shown on the site plan. The modified portions of the existing building and the new addition will be designed to meet prevailing building codes and regulations, as well as Department of Children and Family Services licensing standards. The addition's exterior appearance will be consistent with architectural design of the existing buildings.

Stormwater Detention

Per conversations with the Civil Engineer for the Day Camp project, the current detention basin was sized including the approved Daycare Building as well as potential, future auxiliary buildings. All necessary storm water calculations and engineering will be included with the drawings and documents submitted for permit.

Operations, Staffing and Hours

Please refer to the attached "Project Overview".

Please don't hesitate to contact me with any questions or requests for addition information.

Sincerely,

Jerold H. Wolff

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JCC Early Childhood: Northwest Suburbs Relocation from Woodland Commons to JCC Elaine Frank Apache Campus Project Overview

JCC Early Childhood will be relocating its Jacob Duman Early Childhood program from its current facility at 370 Half Day Road (Woodland Commons) to the JCC campus at the JCC Elaine Frank Apache Camp (EFA). Moving the program is prompted by the expiration of the lease at Woodland Commons as well as the JCC's desire to leverage its current facilities at the EFA campus. EFA is currently the home to a summer camp program and is only fully utilized 10 weeks per year. JCC's Early Childhood program is an excellent complement to the camp program. Although portions of the Early Childhood program run 12 months per year, 70% of its programming and participants are active only during the 10 "school" months per year.

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JCC Early Childhood anticipates moving all of its current program offerings to EFA. Currently, the program offers both a full day program (day care) as well as traditional half day pre-school. Hours of operation at the EFA site will be from 6:30 AM to 6:30 PM to accommodate working parents. As a fully licensed, NAEYC accredited early childhood center, JCC offers care for children aged from 6 weeks to 5 years old. All regulations surrounding classroom criteria, outdoor space, safety and health standards, common area space, food preparation space, etc. are met at Woodland Commons and will be met at EFA.

JCC Early Childhood will have nine classrooms at EFA; three of the classrooms will be designated for children under the age of two (Infant, Tots, Toddlers) with the remaining rooms meeting the needs of children two through five years old. Each classroom will be at minimum, staffed according to DCFS standards which are based on the age and number of children in a given classroom. Square footage of each classroom is also based on DCFS requirements and follows age and maximum group size criteria. It is anticipated that in the first two years of operation, JCC will serve 30 -50 children and grow to EFA's maximum capacity of 132 children within the first five



years. Staffing will include a fulltime Director, Assistant Director, Administrative Assistant, maintenance support staff; part time rotating Social Services professional with the number of teachers based the number of children.

As a provider of full day care, JCC Early Childhood's operations will include two meals and two snacks per day, nap time, and an enriching curriculum that is developmentally appropriate for all children. Gross motor play will be facilitated in large rooms within EFA and outdoors.

Modifications to the current EFA facility will be necessary to meet both Early Childhood and JCC standards of operation. These modifications include:

- Remodeling of three large camp spaces to create appropriate sized classroom spaces.
- Addition of preschool sized bathrooms in appropriate classrooms
- Addition of a preschool play ground
- Addition of a toddler play ground
- Extending current building to accommodate office space, teacher work space, food prep, laundry and common area/lobby for parents. The façade of the extension will be consistent with the existing exterior of EFA's buildings

JCC Chicago is excited about the prospect of fully utilizing it wonderful EFA facility. Many families will have their child care, early childhood education and camp needs all met at one location.