



ECOLE 360 Child Development Center

JUSTIFICATION FOR SPECIAL PERMIT

Since ECOLE 360 Child Development Center offering childcare and preschool for children from 6 weeks through 5 years old in B3 zoning at 1515 W Dundee Road, it is looking for a special use permit.

With that, the three Special Use Permit Criteria can be addressed briefly as below:

A. Necessary for the Public Convenience

Up to the data that came in 2021 there are 1381 0-4 yrs. old children in 1 mile radius of 1515 W Dundee Rd. This number goes up 6287 in 3 miles and 13.927 in 5 miles. The area is full of Full-Time working couples. Local Area families are always looking for a childcare center the closest home for the most convenient. ECOLE 360 will be located in an area very easy to reach for lots of families' way to their work or/and way to home which are highly important factors for this service. It means that it is highly valuable community asset. ECOLE 360 is very valuable to the families in the proposed family-convenient location.

B. Not Detrimental

ECOLE 360 will not under any circumstances be detrimental to the health, safety, morals or general welfare of families residing or working in the vicinity. There is nothing dangerous about the service that ECOLE 360 offers. Indeed, it will be such an asset for the community of Arlington Heights. ECOLE 360 not only meets the "Not Detrimental" standard, it improves the quality of life for the local families.

C. Comply with Regulations and Conditions

There is no question, but that ECOLE 360 will comply with all applicable regulations and conditions, as imposed by the Village. The owners are very familiar with such compliance protocols since they have two more ECOLE 360 in the villages of Schaumburg and Palatine. They are excellent how to read and follow all applicable rules and only with Village but also DCFS (IL Department of Children and Family Services).



Justification for Variations

Variation to Chapter 28, Section 6.5-2, to allow accessory structures (playground structures) in a front yard.

- 1) *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*
 - Correct. According to PART 407 LICENSING STANDARDS FOR DAY CARE CENTERS, Section 407.390, page 98 outdoor playground is a requirement for childcare facilities. The proposed playset structures and accessories are consistent with the essential character of the locality.
- 2) *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.*
 - The subject property has been vacant for about one year. The proposed playset layout utilizes the drive through area which has already lost its function.
- 3) *The proposed variation is in harmony with the spirit and intent of this Chapter.*
 - Correct. It is the intention of the Village Municipal Code “[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas”. Purpose of utilizing the playset equipment in the outdoor play area is to maintain and promote order as related to the development of the property into a childcare center by serving the children in the community.
- 4) *The variance requested is the minimum variance necessary to allow reasonable use of the property.*
 - Correct. Petitioner is only seeking to install playset equipment to serve the children’s need and DCFS requirement.

Variation to Chapter 28, Section 6.5-7b, to allow accessory structures in excess of 300 square feet..

- 1) *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*
 - Correct. Playset dimensions in preschool playground area is 222" x 270.25" x 120.25"(height). According to manufacturer’s guidelines this size of playset can serve 26-40 children.
- 2) *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.*
 - The subject property has been vacant for about one year. The proposed playset layout utilizes the drive through area which has already lost its function.

3) *The proposed variation is in harmony with the spirit and intent of this Chapter.*

- Correct. It is the intention of the Village Municipal Code “[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas”. Purpose of sizing the playset equipment in the outdoor play area is to maintain and promote order as related to the development of the property into a childcare center by serving the children in the community.

4) *The variance requested is the minimum variance necessary to allow reasonable use of the property.*

- Correct. Petitioner is only seeking to install playset equipment to serve the children’s need and DCFS requirement. In daily use this will allow the petitioner to utilize the playset for two classrooms at the same time (Max 40 children). This is required to supply the minimum outdoor play time for every child.

Variation to Chapter 28, Section 6.13-3a, to allow a 6’ tall solid fence within a front yard.

1) *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*

- Correct. The 6 feet privacy fence application proposed in the front yard in where the neighboring plots are frontage and highway which is not a commercial or residential plot. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property. According to PART 407 LICENSING STANDARDS FOR DAY CARE CENTERS, Section 407.390, page 94 outdoor playground fences will at least 48 inches in height. Which is higher than 3’. In addition to this as per the location of the site, playground will be subjected to highway noise. Higher fence is expected to reduce the noise level. Higher fence is expected to create advantage in cleaning and maintenance due to reducing the scraps carried by the wind. Most importantly, cutting visual contact with outside is beneficial in case of unexpected and undesired observers may be coming close. 6’ high privacy fence is necessary for Ecole 360 to supply the privacy we promised to our children and families.

2) *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.*

- Correct. The property is unique in that the property is bordered by both highways and commercial properties. Extra (3) feet fencing will serve to keep all children safe and private.

3) *The proposed variation is in harmony with the spirit and intent of this Chapter.*

- Correct. It is the intention of the Village Municipal Code “[t]o protect the character and stability of the residential business of the manufacturing areas within the village and to promote the orderly and beneficial development of such areas”. Purpose of installing a 3 feet higher fence in the outdoor play area is to maintain and promote order as related to the development of the property into a childcare center by serving the children in the community.

4) *The variance requested is the minimum variance necessary to allow reasonable use of the property.*

- Correct. As petitioner is only seeking to increase the fence height by 3 feet, petitioner is taking care to ensure that all children are kept safely on the property, and so as not to disturb any of the neighboring properties.