



Tots Land Inc.

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Pre-School & Kindergarten

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Village of Arlington Heights

Business Operations Details / proposed Day Care Center located at 1007 W Euclid Ave, Arlington Heights IL

I am writing this letter to propose development of a new Day Care Center, located at: 1007 W Euclid Ave in Arlington Heights IL . The nature of the proposed development is to open a 4th location for Tots Land Inc. in the building previously occupied by BMO Harris Bank. Tots Land is a small family-owned business providing childcare services in Chicago and suburbs since 2009 when we open our first location (7460 W Addison St.), following by second one in 2013 (2639 & 41 N Harlem Ave) and expanded in 2015 (2637 N Harlem Ave) and 2017 (2635 N Harlem Ave). In 2023 we opened our newest location in Roselle IL located at 1080 W Lake St. Currently we provide our services for over 250 families every year. We hope that soon we will be able to provide our services to Arlington Heights residents. What make us different from others is our bi-lingual program in English and Polish. Upon graduation Tots Land students speak two languages which is a huge benefit for their development. As a bilingual Polish – English program we can provide great opportunity for Polish speaking residents to enroll their children in program where children can learn polish language. This will also provide an opportunity for non-polish families to have their child learn an additional language. Studies show that when children learn a second language, there is a boost to cognitive growth, creativity and critical thinking skills. Bilingual children also tend to be more empathetic and open-minded to other cultures. Experts believe that the preschool years are the best time to learn a second language. During the first five years of a child's development the ability of the brain to learn language is unmatched compared to any later stage. Children can achieve native or near-native pronunciation, because the brain hasn't learned to ignore the sounds of foreign languages and is better able to mimic new sounds. This window of opportunity narrows once the child reaches adolescence. Polish is the third most popular language in the Chicago metropolitan area and the Polish community is estimated at around 800,000. According to data from Polish American Association Polish community in Arlington Heights reach around 10,000 residents.

We will provide day care services to children ages (1) one through (5) five. We will operate every weekday from 7 am to 6 pm, the maximum number of children for this use will be ninety-one (91)

The number and ages of the children are as follows:

classroom 1 twenty (20) 3-4 years old + two (2) teachers

classroom 2 twenty (20) 4-5 years old + two (2) teachers

classroom 3 sixteen (16) 2-3 years old + two (2) teachers

classroom 4 twenty (20) 3-4 years old + two (2) teachers

classroom 5 fifteen (15) Toddlers 15m- 2yr. + three (3) teachers

Maximum number of staff at one shift at the same time will be (13) thirteen

(11) teachers

(1) director

(1) cook

We will be closed on 8 major Holidays and we have no intentions to ever extend our hours of operations or operate on weekends.

We plan to convert the existing drive thru area into additional indoor playroom - about 732 sq. ft. Suitable for all age groups.

We plan to remodel and change the existing floor plan to allow day care center operations. All work will be done with all required permits and by licensed contractors and architects.

We plan to create TWO (2) outdoor playgrounds on the WEST & SOUTH side of the building. OUTDOOR PLAYGROUND 1 – Designed for children aged 1-3 years. Maximum capacity at one time: 20 children + 2 teachers. OUTDOOR PLAYGROUND 2 – Designed for children aged 3-6 years. Maximum capacity at one time: 20 children + 2 teachers. Outdoor playgrounds will be used Monday – Friday 9:00am – 12:00pm and 3:00pm – 5:00pm. Playgrounds will be screened from neighboring properties with 6ft tall Privacy Fence and densely planted Thuja Emerald Green (sound barrier). The playground surface will be covered with rubber playground tiles (Jamboree – Designer Series) in Red, Blue, and Green. Four (4) small size (max 8ft tall) playground structures will be installed.

WE KINDLY ASK TO GRANT US A VARIANCE FOR SETBACKS OF THE PLAYGROUND STRUCTURES. (Playground structures – please see attached “Playground Equipment Specs.pdf” will be installed on the west side yard with minimum distance to neighboring property 21 feet. The location of the structures is visible on the attached: “Preliminary Plans & Drawings 18x24.pdf” We motivate our request by the fact that variance requested is the minimum variance necessary to allow reasonable use of the property. Refusal of the setback variance will result in day care center operations not being possible. A day care center must have outdoor playgrounds to meet the requirements and provide children with appropriate conditions for their development. At the same time, we would like to point out that the building located at 1007 W Euclid Ave is built on a corner lot and practically speaking does not have a back yard that we could use for a playground. Please consider our request positively

Existing Parking lot with 38 parking spaces on the NORTH side of the building will be used for day care operations and employee parking.

Elevation/Exterior of the building will remain as it is. We do not intend any changes to the exterior of the building. All exterior colors will remain unchanged. Playroom addition will be matching exterior style of existing building (red brick , white siding , brown roof , white gutters, white windows) The building will be kept in good technical condition, with maintenance work carried out when needed.

Green areas will be maintained unchanged with lots of new landscaping added. With a lot of lawns, shrubs, and flowers to meet all landscaping requirements. Additionally, we will plant Thuja Emerald green densely on the West and South border of the property (sound barrier). Everything will be kept in order by a professional landscaping company.

A new commercial kitchen will be used to prepare fresh meals every day, from scratch by a full-time cook.

A State of Illinois DCFS , Cook County Health Department licenses and Village of Arlington Heights business licenses will be required for our operations.

Sincerely,

Damian Dwulit

Co-owner and Secretary of Tots Land Inc