



April 29, 2015

Mr. Bill Enright
Ms. Latika Bhide
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: 1120 N. Arlington Heights Road

Dear Mr. Enright and Ms. Bhide,

Bright Horizons Family Solutions is leasing the 1120 North Arlington Heights Road Building for the purpose of opening a Bright Horizons Child Care and Early Education Center. Bright Horizons is a leading provider of early education and preschools, employer-sponsored child care, back-up care, educational advisory services and other work/life solutions. At this center, Bright Horizons would provide care to children of ages 6 weeks to five years old. The property is zoned B-1 and Bright Horizons respectfully requests a Special Use Permit from the Village of Arlington Heights to allow for the operation of a child care center. The criteria for granting a Special Use Permit and Bright Horizons compliance thereof are:

- **That said special use is deemed necessary for the public convenience at this location.**

The area surrounding the 1120 building is primarily residential in nature, with a significant family presence so that access to first quality child care and early education services is a highly desired amenity. Demographic data in Section 3 indicates that there are nearly 7,300 children under 5 years of age within three miles of the 1120 Building. The Market Study in Section 3 shows that current demand exceeds existing capacity in our market segment.

- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**

We can state categorically that the operations of a Bright Horizons will not be detrimental to the health, safety, morals or general welfare of the people residing or working in the vicinity. Bright Horizons will provide a safe, attractive facility that will be a benefit to the Village and its residents.

- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

Bright Horizons will comply with all regulations, conditions and stipulations set forth in this authorization.

We look forward to working with the Village of Arlington Heights on the occupancy of 1120 N. Arlington Heights Road.

Sincerely,

Robert Ewald

Robert Ewald
Bright Horizons

Twin Building Management

REAL ESTATE • PROPERTY MANAGEMENT

P.O. BOX 932

RAVINIA STATION

HIGHLAND PARK, IL 60035

(847) 255-0215

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Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
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Re: Bright Horizons

Dear Mr. Enright and Ms. Bhide,

1120 North Arlington Heights Road, LLC is in the process of renting the stated property to Bright Horizons, who is a leading provider of early education and preschools, employer-sponsored child care, back-up care, educational advisory services and other work/life solutions. The property is zoned B-1 and 1120 North Arlington Heights Road, LLC, respectfully requests a zoning variation from the Village of Arlington Heights to allow for a five (5) foot high fence in front of the Building instead of the permitted three (3) feet.

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the B-1 zoning district**

Bright Horizons would not be granted a license to operate their center by the Illinois Department of Children and Family Services (DCFS). The five (5) foot fence height is a requirement for the safety and security of the children. The prior tenant was a medical user who vacated the building after occupying the space for over 35 years. The entire building has been vacant since the move and despite a marking effort, a suitable tenant has not been found. Bright Horizons size requirement matches the vacant space perfectly and the location would serve their target market. The alternative would be to convert the Property to a multi-tenant building which would require an extremely significant up-front cost without a reasonable expectation of recovering that expenditure.

- **Plight of the owner**

The current space is vacant and has been for over a year. The space will be used by a known tenant and it will serve the needs of the community.

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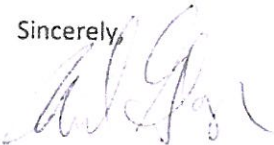
- **The variation, if granted, will not alter the essential character of the locality**

The building is set back 175 feet from Arlington Heights Road and the parking lot is located in the front of the building between Arlington Heights Road and the proposed fence. In conjunction with the partial berm and landscaping across the front of the Property, the proposed fence will be minimally visible from Arlington Heights Road so as not to alter the character of the locality. The parking for the very busy, prior medical tenant was at times suboptimal and caused complaints from the neighbors on the nearby streets. The new tenant will require much less parking density.

The property at 1120 N Arlington Heights Road offers the visibility and location required for Bright Horizons and will be an asset for the neighborhood and Arlington Heights community.

We look forward to working with the Village of Arlington Heights and the occupancy of 1120 N. Arlington Heights road.

Sincerely,

A handwritten signature in dark ink, appearing to be "A. G. Bhide", written over the word "Sincerely,".