



HAGUE ARCHITECTURE

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MAR 16 2016

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

Tuesday, March 15, 2016

Village of Arlington Heights  
Department of Planning  
Attn: Bill Enright

**RE: Justification for Special Use – Kensington School  
840 E Kensington Road, Arlington Heights, Illinois**

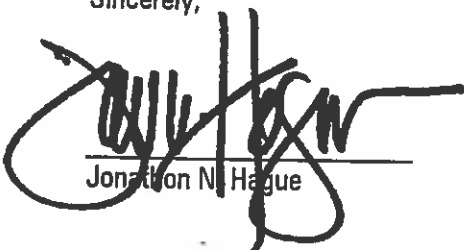
Dear Sir:

In support of our application to build a day care center as a special use in a General Business District (B2), we offer the following arguments:

- The site at Kensington and Dryden is slightly removed from the primary retail corridor along Northwest Highway.
- The land has been vacant for over 7 years
- The land was 9and is) held by a bank for an extended period of time, available for sale - with marginal interest. (No sale)
- The Day Care Center provides a valid use and local amenity to this underutilized property.
- The site exists in a transitional area between a residential district with typical pitched roof form, smaller commercial buildings - both retail and office - and a large "big box" development. There is not a discernible fabric to this transition. The design of the Day care Center provides a bridge in scale, form and detail between these varied elements.
- The market study, attached, indicates that the proposed use will be utilized and benefit both local residents and those who work nearby.
- The site plan for the development provides more green space than a typical retail development with a heavy parking load.
- There will also be less vehicular traffic, except at specific times.

1. That said, special use is deemed necessary for the public convenience at this location.
2. 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.
3. 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.

Sincerely,



Jonathan N. Hague