

In-Home Day Care Center Special Use Plan

**114 Pine Street
Deerfield, IL 60015**

The below description will detail our plans for operating an in-home day care center for children ages 6 weeks to 12 years old at 114 Pine Street in Deerfield, IL. Our mission is to provide a safe, creative, and developmentally stimulating learning environment. Through the curated environment as well as our curriculum, children will become independent, self-confident, and curious. Intentional experiences and interactions maximize children's strengths and help them to grow as individuals. We feel our in-home day care center will provide families of Deerfield and the surrounding areas a wonderful early childhood education and care option.

Our hours of operation will be from 7:00 AM – 6:00 PM. We anticipate that our peak hours of operation will be 7:30 AM – 8:30 AM and 5:00 PM – 6:00 PM for drop off and pick up times. Parents will be instructed to first use driveway, which accommodates up to four vehicles, and has a brick walkway straight to front door of dwelling unit. If these spots are occupied, parents will be encouraged to park curbside in front of 114 Pine St. facing Lake Cook Rd. This area accommodates a minimum of three cars at one time. Anticipated time frame needed to drop off or pick up a child at the facility is between 2-5 minutes. Residents will park in 2-car garage, and employee will park on Terrace Court to provide optimal parking and safety for all clients. Due to the parking capacity of the driveway and the short time frame of drop off and pick up per child, we were granted a waiver for a parking and traffic study at the Prefiling Conference meeting by the Plan Commission.

The gross square footage of the home is 2,754. There is currently a standard 4-foot-high chain link along the South side and partially along the West side of the rear yard. We plan to continue the fence to completely enclose the rear yard for safe and secure outdoor play before enrollment of any children. See attached for plat of survey and pictures of the property.

Currently, the regulations in Deerfield allow a home childcare of up to 4 children as a Permitted Use. However, due to the size of the home space, rear play space, and petitioner's vast experience in Early Childhood and DCFS/child care licensing, we are requesting to expand that allowance to DCFS standard capacity of 12 children, including petitioner's own children under 13 years old. With that allowance, the maximum number of children in the facility is 12, with two of the 12 children being current residents of the home. One employee who is not domiciled in the dwelling unit will work at the in-home day care center as a teacher.

The Petitioner (Amber Grafman) has extensive background as an early childhood educator. She holds a Bachelor's in Elementary Education, Professional Educator License, and has an IL Gateways Director Credential Level 2. Her experience as an educator includes two years as a middle school science/LA teacher, three years as an early childhood teacher (various age levels), five years as a day care director, and six years as a day care center owner. Her employee, Katie Schultz, has seven years of experience as an early childhood teacher (various age levels) and three years of experiences as a day care director. She holds a Master's in Early Childhood Education and an IL Gateways ECE Credential Level 5.

Food will be home cooked on site. Both Petitioner and her employee are IL Food Manager Certified. All menus will comply with DCFS regulations.

Special Use Standards

1. Compatible with Existing Development:

The in-home day care center is compatible with the existing development as the nature and intensity of the activities involved will not impede the normal and orderly development and improvement of surrounding property. No additions, construction, or structural change to the dwelling is needed for the operation of the in-home day care center. The rear yard currently has chain link fencing on the south side and partial west side. Additional fencing will be added to completely fence in rear yard before enrollment of any children.

2. Lot of Sufficient Size:

DCFS regulations require an inside square footage of 420 sq feet for 12 children in care. The lower level of the house set aside for the in-home day care center is 1,058 sq ft. DCFS regulations require an outside square footage of 225 for 12 children in care. The rear yard of the house is approximately 5,939 sq feet.

3. Traffic:

With 10 non-residential children in care, impact on surrounding properties in regards to traffic will be minimal, as described in our detailed drop off and pick up procedures above.

4. Parking and Access:

Ample parking is accessible either by driveway or curbside in front of home. Entrance and exit drives are not applicable and therefore do not provide traffic hazards and nuisances.

5. Effect on Neighborhood:

As providers of early childhood education, we will be an asset to the neighborhood and surrounding communities. Contained to the home and rear yard, we will not impede on and therefore not negatively impact surrounding properties. Outdoor play will be conducted in a way that is respectful to the community and neighbors who may be working from home, by adjusting the daily schedule accordingly. Outdoor play will take place from 9:00am – 10:00am, and 3:00pm – 4:00pm. In addition, we will alternate rear yard play with neighborhood walks to Keller Park with all children being safely transported by buggy/stroller or wagon. By bringing quality early childhood education to the neighborhood, we will be a draw for young families.

6. Adequate Facilities:

Adequate utilities, access roads, drainage, and other necessary facilities are already in place. Second bin will be rented from Deerfield Sanitation Department to accommodate additional refuse as a result from business.

7. Adequate Buffering:

Currently, there exists a 4-foot-high chain link fencing along the South and partially along the West side of the rear yard. We plan to continue the fence with the same/similar 4-foot-high chain link fence to match the existing fence. Permit for fence installation has already been obtained from the Village of Deerfield. Additionally, play area will not impact neighbors. All areas back up to neighbor's yard on south side of property and neighbor's front yard on west side of property. There are no neighbors to the north side, as that is Terrace Court. Outdoor play will be conducted in a way that is respectful to the community and neighbors who may be working from home, and the daily schedule is adjusted accordingly (see above "Effect on Neighborhood").

114 Pine Street Deerfield, IL 60015

Pine Street View



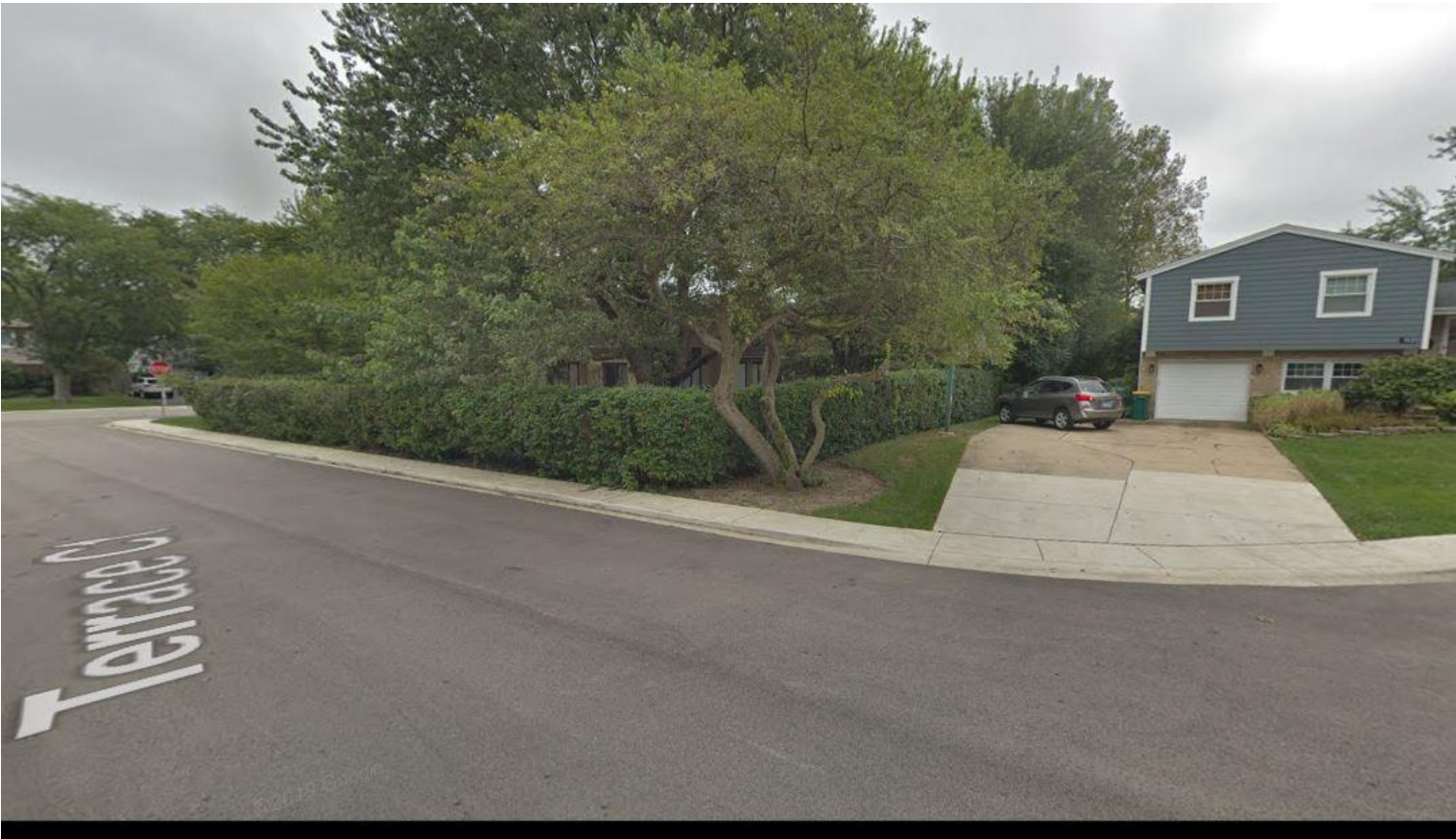
Corner of Pine Street and Terrace Court



Terrace Court: View #1



Terrace Court: View #2



114 Pine Street: Satellite View

