



STANDARDS FOR:  
**SPECIAL USE**

2020 Chestnut Road, Homewood, IL 60430

Street Address:	18341 Dixie Hwy	Homewood, IL 60430
Requested Use:	Daycare Center	Area: 3,350 sq. ft.
Business Name:	On Cloud Nine Childcare LLC	
Applicant Name:	Wilnetta Robinson	Date: 10/30/2024

Provide responses to each question below using complete sentences and specific to the proposed business and selected location.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Special Use in evaluating the application. No one is controlling.

1. Is the special use deemed necessary for the public convenience at this location?

*Describe why this location is best-suited for your business to serve the community.*

There is a current need in the community for high quality childcare as more families expand their families and enter into the workforce. In conjunction with the village's objective to increase use of the Metra station, it will be beneficial to offer convenience to commuting families. Additionally, the building has been constructed and maintained as a daycare center and only minor cosmetic updates are needed to resume operations.

2. Is the special use detrimental to the economic welfare of the community?

*Will the business have a negative impact on other businesses?*

The business will be advantageous for neighboring businesses. Parents will be more likely to patronize local businesses. They will have easy access to banking, grocery stores, and local shops. For instance, working parents often want convenience, particularly in the evening, and look for quick dinner options for their families, which there is an abundance in the surrounding area.

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?

*Describe how your business fits with the goals and policies summarized on the attached sheet.*

According to objective 1.1, if the daycare can operate in this building, the building will no longer be vacant. Objective 1.4 would be achieved when rezoning from R2 to B2, which allow special use for daycare, which the village finds favorable. A master plan objective will be met since the daycare is in close proximity to the Metra, offering convenience to commuting parents.

4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?

*Describe any negative impacts, external to your business, that may result from it operating at this location.*

The location will not pose a danger to public health and safety of the community. In fact, the business will be regulated by DCFS and the State of Illinois Health Department, which promotes the health and safety of others, especially children.

5. Is the special use a suitable use of the property, and will the property will be substantially diminished in value without the special use?

*Describe why your business is best-suited for your this property.*

The owner will be onsite as director and has been operating a licensed home daycare for the past 10 years without incident and began her roots in Homewood. The building has been maintained and only requires minimal cosmetic updates to operate. The owner values community and has identified the need for high quality,affordable childcare within the Homewood community.

- 6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?

*Will your business decrease the value of other properties?*

Property values will maintain or possibly increase as the property has been maintained and minor cosmetic improvements on the exterior, such as landscaping and clean up of the playgroun,d will be done to further add value.

- 7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?

*Describe how your business is compatible with its neighbors.*

Families that the daycare service will be the same famalies patronizing surrounding businesses. The daycare will draw more families into the area, increase use of the Metra station, and encourage support of local businesses. Additionally, the daycare would want to patronize local businesses and network for community events and sponsorship opportunities.

- 8. Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district?

*Describe any negative impacts, external to your business, that may result from it operating at this location.*

No. This location will not disrupt the peace of the commmunity. Residents would appreciate the cheerful sounds of children playing and being in a safe environment while their parents work. Operating hours are during the day and are offered at reasonable times so staff, families serviced, and residential neighbors can enjoy their evenings as well.

- 9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?

*Describe any negative impacts, external to your business, that may result from it operating at this location.*

No. Business as usual for surrounding properties.

- 10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?

*Describe how will customers get to and from your business.*

Yes. There is ample private parking for staff and parents to facilitate drop off and pickup. Additonally, the arrival and dismissal of children into the facility is staggered, further eliminating the concern for traffic congestion.

- 11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?

*A new business going into an existing development, may answer 'no.'*

No.

- 12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

*A new business going into an existing development, may answer 'no.'*

No.