



STANDARDS FOR:  
**SPECIAL USE**

2020 Chestnut Road, Homewood, IL 60430

<b>Street Address:</b> 3355 183rd Street _____ Homewood, IL 60430	
<b>Requested Use:</b> Daycare Center _____	<b>Area:</b> _____ 5,800 sq. ft.
<b>Business Name:</b> Fun As You Grow Daycare Center _____	
<b>Applicant Name:</b> Michael Jones _____	<b>Date:</b> 5/20/26 _____

*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.*

Our establishment is necessary for the public convenience because it addresses a critical and growing demand for high-quality, accessible early childhood education and childcare services within the Village of Homewood. As a community-focused facility, this daycare center will support the local workforce by providing a safe and enriching environment for children, allowing parents to contribute effectively to the regional economy.

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

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

No! In fact, the site offers excellent proximity to residential neighborhoods and local transit, ensuring that families can easily access childcare services without excessive travel, thereby reducing local traffic congestion and increasing convenience for Homewood residents.

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.*

Yes, by revitalizing a commercial space that has been inactive for more than 180 days, the proposed use directly supports the Village of Homewood's Comprehensive Plan Goal to promote the sound and orderly development of commercial properties and recruit appropriate retail and service-based development.

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.*

Yes, By opening this daycare academy it will transform an underutilized parcel into a vibrant, tax-generating business that creates local jobs and enhances the overall economic vitality of the surrounding neighborhood.

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 property was previously utilized for similar educational childcare purposes, meaning the infrastructure and layout are fundamentally aligned with the requirements of a learning academy. Re-establishing use under our supervision honors the property's history while preventing it from remaining vacant for an extended period. If our business is not granted the special use the property will be substantially diminished in value and will likely remain uninhabited thus diminishing the overall value of the community and negatively impacting the goals of the Comprehensive Plan.

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?*

No. The site's history as a former educational/childcare facility means the proposed use is inherently compatible with the existing zoning district and neighborhood character. Re-establishing this facility maintains the intended purpose of the property and contributes positively by increasing neighborhood activity and occupancy, which typically reduces crime and increases property values.

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.*

The site offers excellent proximity to residential neighborhoods and local transit, ensuring that families can easily access childcare services without excessive travel, thereby reducing local traffic congestion and increasing convenience for Homewood residents

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. In fact, the proposed use is a low-impact, community-serving facility that is compatible with the surrounding zoning. Through careful operational planning and traffic management, we will ensure that the Fun As You Grow Learning Academy is a positive addition to the neighborhood without causing injury or detriment to neighboring properties.

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. The two primary negative impacts associated with any childcare facility are noise and traffic during peak drop-off and pick-up times. We have detailed plans to ensure these impacts are minimized and controlled

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.*

To manage traffic, especially during peak times, we will implement a controlled, organized drop-off/pick-up procedure utilizing the existing parking lot. This system will prevent parents from idling or queuing on 183rd Street, ensuring a smooth flow of traffic and maintaining accessibility for surrounding businesses and residents. Our staff will be actively managing the lot during these times to ensure quick turnaround.

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. The site's history as a former educational/childcare facility means the proposed use is inherently compatible with the existing zoning district.

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. The site's history as a former educational/childcare facility means the proposed use is inherently compatible with the existing zoning district.