

**Justification for Special Use and Land Use Variations a- d:
Village Review Comments
Planning and Zoning**

Property Address: 1000 West Northwest Highway

Petitioner: Olympia Acquisitions LLC

Use: Day Care Center / Private School

Current Zoning: B-2 / R-3

- a. Special Use Permit for a Day Care Center within the B-2 portion of the subject property
 - **That said special use is deemed necessary for the public convenience at this location.**
 - Based on the market study the majority of the day care facilities servicing this local population are at capacity with a wait list. The demand has outstretched the current available supply, and there is a clear need for additional quality services in this area.
 - **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity.**
 - The daycare and private school use proposed will provide a much-needed service for the area.
 - **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.**
 - Daycare center will comply will all of the regulations that are granted under the ordinance with the stipulations and conditions made part of the authorization granted by the Village Board of Trustees. Additionally, it must comply with all State licensing regulations required for a day care facility.
- b. Special Use Permit to allow a Private School within the R-3 District portion of the subject property
 - **That said special use is deemed necessary for the public convenience at this location.**
 - Based on the market study the majority of the day care facilities servicing this local population are at capacity with a wait list. The demand has outstretched the current available supply, and there is a clear need for additional quality services in this area.
 - **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity.**
 - The daycare and private school use proposed will provide a much-needed service for the area.
 - **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.**
 - Daycare center will comply will all of the regulations that are granted under the ordinance with the stipulations and conditions made part of the authorization granted by the Village Board of Trustees. Additionally, it must comply with all State licensing regulations required for a day care facility.

- **The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.**

- The Day Care Center use will not alter the character of the locality and will be compatible with existing uses and zoning of nearby property. The Day Care parking lot will be abutting both an existing Commercial use while the Day care playground replaces a parking area abutting a residence and will have high fencing and adequate landscaping provided. The current building has been vacant for approximately 10 years - the Day Care will blend in with the nearby properties with improvements to the building and site enhancing the neighborhood.

- c. Land Use Variation to allow a Private School in the B-2 District and,
Land Use Variation to allow a Day Care Center in the R-3 District.

- **The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.**

- The Private School and Day Care use will not alter the character of the locality and will be compatible with existing uses and zoning of nearby property. The plan provides for a parking lot abutting both an existing Commercial use and the playground replaces a parking lot abutting a residence and will have high fencing and adequate landscaping provided. The current building has been vacant for approximately 10 years - the private school/day care will blend in with the nearby properties with improvements to the building and site enhancing the neighborhood.

- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**

- This property has been vacant for approximately 10 years as zoned.

- **The proposed variation is in harmony with the spirit and intent of this Chapter.**

- The variation is in harmony with the spirit and intent of the Land Use Variation: this variance will allow a vacant building to be upgraded and maintained in good condition.

- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

- Private Schools and Day Cares require safe upgraded buildings - the variance requested is based on these regulations to allow reasonable use of the property.