



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Zoning Board of Appeals

FROM: Jeff Engstrom, Interim Planning Manager

DATE: October 10, 2014

SUBJECT: **ZBA Case 2014-C-04:** a request by Susan and Michelle Kozlowski to establish a Daycare Facility at 211 W. High St. in the R-2, Single-Family Residential Zoning District.

Introduction

This case is a request by Susan and Michelle Kozlowski for a Conditional Use Permit to allow the establishment of a Daycare Facility at 211 West High Street in the R-2 Single-Family Residential Zoning District. The home would become a state-licensed daycare for up to 10 children during the busiest times. The daycare operators rent the home and are planning on purchasing it in the future. If approved, the daycare would not be transferrable to any future owners or residents of the property other than the applicants.

Background

The subject property contains a four-bedroom single family home on a 6,670 square-foot lot. The property was a legally non-conforming duplex until 1992, when it was converted into a single-family home. The subject house is proposed to be used as a single-family home with a Daycare Facility. The applicants rent the home and use it as their residence, with sleeping quarters upstairs. During the day they would care for up to ten children in the home with no more than eight during the school day. The applicants are currently operating as a Home Occupation Day Care Home, which allows for up to five children on site. The property owner supports the day care use. Previously, the applicants had applied for a Conditional Use Permit to allow up to 11 children. That application, case number ZBA-2014-C-03, was heard on August 20, 2014, and failed to pass by a vote of two ayes to two nays.

Survey of Comprehensive Plan Designation, Zoning, and Land Use

The subject property is located in a residential area in West Urbana, near Downtown Urbana on the southeast corner of High and Cedar Streets. The subject property, as well as properties to the east, south, west, and northwest are all single-family and duplex uses zoned R-2, Single Family Residential. North of the subject property is a five-unit apartment building zoned R-3, Single and

Two-Family Residential. The following chart identifies the Comprehensive Plan designation, current zoning, and current land use of the site and surrounding properties.

Direction	Zoning	Existing Land Use	Comprehensive Plan – Future Land Use Designation
Subject Site	R-2, Single-Family Residential	Single-Family home	Residential – Urban Pattern
North	R-3, Single- and Two-Family Residential	Apartment Building	Residential – Urban Pattern
South	R-2, Single-Family Residential	Single-Family homes and duplexes	Residential – Urban Pattern
East	R-2, Single-Family Residential	Single-Family homes and duplexes	Residential – Urban Pattern
West	R-2, Single-Family Residential	Single-Family homes and duplexes	Residential – Urban Pattern

Comprehensive Plan

The 2005 Urbana Comprehensive Plan indicates the future land use for the surrounding area as “Residential – Urban Pattern”. The plan defines this land use as follows:

Residential (Urban Pattern)

Residential areas contain primarily single-family residential housing *but may also include a variety of compatible land uses such as duplexes, town homes, civic uses, institutional uses, and parks where zoning is appropriate.* Residential areas can have different physical patterns of development.

A pattern of development that is typically found in older, established neighborhoods. Includes a grid network of streets with, in some cases, vehicular access from rear alleys. Streets may be narrow in order to slow down traffic and favor the pedestrian. The urban pattern also contains a well-connected sidewalk system that encourages walking and provides convenient pedestrian access to nearby business centers. May include smaller lots where homes face the street and the presence of garages along the street is minimized.

There is a note on the Future Land Use Map for West Urbana that states:

1. *Explore “Neighborhood Conservation District” Strategies*
2. *Promote Single-Family Residential Uses in areas zoned for single-family*
3. *Preserve existing zoning protections*
4. *New development to respect traditional physical development pattern*

Discussion

The applicants have submitted a revised proposal to operate a Day Care Facility in the single-family home located at 211 W. High Street. The applicants currently rent the home and use it as their residence. The applicant's family includes two children who live in the home, but are generally not at home during the school day. During the day they would care for up to ten children in the home. The applicants are licensed by the State of Illinois to care for eight children during the school day, and an additional three children before or after school. They anticipate averaging six to seven children per day. The applicants wish to expand to accommodate additional family members of existing clients. In addition, the applicants will be giving English instruction to children in two-language families, which is a service many daycare homes do not provide. Currently the applicants are operating a home occupation daycare on the site, which allows for up to five children at a time. Staff has not received any complaints regarding the existing home occupation daycare.

The day care operates Monday to Friday from 6:30 AM to 5:30 PM. If they were to have more than eight children on site, the operators are required by the State to have a third caregiver. The children would be cared for on the first floor of the home, as shown in the attached site plan. The required area for this number of children is 385 square feet, and the home will have 742 square feet dedicated to the day care use. Drop-off times are staggered and are busiest between 7:45 and 8:15 AM. Pick-up is also staggered from 4:45 to 5:30 PM. The day care is subject to Illinois Board of Education and Department of Children and Family Services regulations, as well as Federally Funded Food Program rules. Three separate agencies (DCFS, the State Fire Marshal, and the food program) conduct on-site inspections of the daycare home.

The City's definitions for home daycare are not in complete alignment with the State definition. The Illinois Department of Children and Family Services classifies a day care of the proposed inside a residence as a "Day Care Home". The Urbana Zoning Ordinance defines this size of use as a Day Care Facility, and according to Table V-1: "Table of Uses", a Day Care Facility may be permitted in the R2, Single-Family Residential Zoning District as a Conditional Use. The Zoning Ordinance contains the following definitions for Day Care Home and Day Care Facility:

Day Care Home: Any facility, in a home, for the care of no more than a total of five children or dependent adults, including those of the proprietor, during all or part of the day, of a commercial nature of a type commonly called "day nurseries," "nursery schools," or "private kindergartens," etc., which provide essential personal care, protection, supervision, or training of preschool or school age children or dependent adults. A day care home shall be considered a home occupation.

Day Care Facility: Any facility, other than a day care home, for the care of children or dependent adults, including those of the proprietor, during all or part of the day, of a commercial nature of a type commonly called "day nurseries," "nursery schools," or "private kindergartens," etc., which provide essential personal care, protection, supervision, or training of preschool or school age children or dependent adults. A day care facility shall not be considered a home occupation.

Because the applicant plans on caring for more than five children, the use is categorized as a Day Care Facility instead of a Day Care Home. The petitioners applied for a Home Occupation Permit to allow a Day Care Home in May of 2014, and are currently caring for up to five children at a time. This permit application was approved per the requirements of Article V of the Zoning Ordinance. In order to care for more than five children, the use would be considered a

Day Care Facility rather than a Day Care Home, and would require a Conditional Use Permit in every residential zoning district.

The Zoning Board of Appeals has approved seven Conditional Use Permits for Day Care Facilities since the year 1993. Three of these approvals are for large stand-alone facilities that serve 150 or more children and are located in the B-3 zoning district. One of them (1910 Kathryn) was for an adult dependent care of eight persons, which was located in a single-family home. Prior to 2000 there were three Day Care Facilities approved by the Zoning Board, but records are not available for how many persons were served by those facilities. The following table summarizes approved Day Care Facility CUP cases:

ZBA Case	Address	Notes
1993-C-01	1108 N. Harvey	No longer in operation.
1995-C-02	1311 E. Florida	Number of children unknown.
1997-C-04	701 E. Florida	Number of children unknown.
2000-C-07	1603 Mumford	Large facility (150 children), in B-3.
2004-C-02	2501 Myra Ridge	Large facility (168 children), in B-3.
2007-C-04	1910 Kathryn	Adult dependent care in a single family house. (Approved for 8 daytime visitors at a time) No longer in operation.
2008-C-02	2507 Myra Ridge	Expansion of existing daycare at 2501 Myra from 168 to 330 children.

Development Regulations and Parking

The existing house meets the R-2 zoning district Floor Area Ratio (FAR) and Open Space Ratio (OSR) requirements, as well as all required setbacks. The Urbana Zoning Ordinance Table-VIII-7 “Parking Requirements by Use” states that a Day Care Facility must have three off-street parking spaces for every two employees, plus a “drive-in facility for drop off of children”. The house has four existing parking spaces (one in the garage and three gravel spaces), which accommodate the two resident/operators. The parking spaces are in the back yard and are accessed via a shared driveway that also provides access for the single family house to the east. However, there is no off-street “drive-in facility for drop off of children”. The operators propose to have parents park along Cedar Street and to bring children in through the front door.

There will be fewer vehicle trips to the daycare than there will be clients. The applicants have noted that some of their clients are walked or biked to the daycare. Additionally, some families have or will soon have more than one child at the daycare. The applicant has agreed to stagger the drop-off and pick-up times to avoid having too much traffic. Staff has visited the site during the time that morning drop-offs would occur. Traffic was very light, with one car passing by on Cedar Street every three to five minutes. The City Engineer has reviewed this proposal and has determined that up to seven drop-offs and pick-ups per day would be acceptable based on the low traffic volume on Cedar. Based on this recommendation, staff is recommending that the day care be limited to seven drop-offs and seven pick-ups per day, which is in line with the applicant’s projected client needs.

The operators have been conducting repairs in order to meet Building Code requirements for a Day Care Home, and have completed installation of child-proofing specific glass doors and

windows. Currently they are remodeling the rear stairs in order to bring them into code compliance. The State Building Code requires fire sprinklers for any day care facility that has more than five children under the age of 30 months. The applicant states she will limit the number of children under 30 months to five.

Requirements for a Conditional Use Permit

According to Section VII-2 of the Urbana Zoning Ordinance, an application for a Conditional Use Permit shall demonstrate the following requirements shown in italics. City Staff analysis follows each criteria.

1. That the proposed use is conducive to the public convenience at that location.

The proposed use is conducive to the public convenience at this location. The daycare use would fit on the ground floor of the house and would be within walking distance of several families. The property is also located close to Downtown Urbana and the University of Illinois, which are major employment centers. Parents working in those areas could drop off and pick up children at the proposed daycare on their way to and from work. The property is also near Leal School, and some clients are walked to the daycare from Leal.

The applicants indicate that a home daycare previously operated within a block of this location for over 20 years. That daycare provider has retired, leaving a gap in daycare services in the neighborhood. The applicants also note that some clients who live outside of Urbana now shop in Urbana because it is easier to pick up their children and go to the grocery store while the children are still awake.

2. That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.

The proposed use will not be detrimental to the district in which it is located if operated according to the recommended conditions. The use could have a similar impact to that of the five-unit apartment building across the street in terms of number of vehicle trips per day. The operators state that they will limit vehicle trips and that drop-off and pick-up times will be staggered.

The Zoning Board of Appeals may add conditions to the proposed Conditional Use Permit that would reduce impacts of the use on the surrounding properties. Staff suggests if the Zoning Board approves this Conditional Use Permit that it adopts conditions limiting the number of children on site, the time between drop-offs and pick-ups, and the number of and location of drop-offs and pick-ups, as detailed in the Recommendation section below. If the conditions of the permit are not adhered to, the Zoning Administrator may revoke the permit.

3. That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-3.

The proposed use is potentially consistent with the general purpose and intent of the R-2 Single-

Family Residential Zoning District. The Zoning Ordinances Sec. IV-2. J states:

"The Residential Districts generally are intended to provide desirable settings for residential uses within several density ranges described in Urbana's Comprehensive Plan, and for various types of dwelling units, with appropriate regulations regarding physical development. *As appropriate, the districts also allow other uses compatible with residential areas, either as permitted or as conditional or special uses.*"

The proposed use would be of comparable intensity to the apartment building directly across High Street, but would be of higher intensity than most of the surrounding properties. The proposed use would conform to all setbacks and development regulations of the R-2 district in which it is located, except for the required off-street drop-off facility. In general, the property would continue to appear to be a single-family home, but would have additional vehicles stopping on the street to drop off or pick up children. There will be no exterior signage for the daycare.

Consideration

According to Section XII-2, the Zoning Board of Appeals shall determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the conditional use permit, and whether the proposed use will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

In addition, the Zoning Board of Appeals may also impose such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance, including but not limited to the following:

1. Regulate the location, extent, and intensity of such use;
2. Require the screening of such use by means of fences walls or vegetation;
3. Stipulate a required minimum lot size;
4. Regulate vehicular access and volume;
5. Require conformance to health, safety, and sanitation requirements as necessary;
6. Increase the required yards;
7. Any other conditions deemed necessary to affect the purposes of this Ordinance.

Summary of Findings

1. The subject property is zoned R-2, Single-Family Residential. The Urbana Zoning Ordinance allows "*Day Care Facility*" as a conditional use in the R-2 Zoning District.
2. The proposed use is to be located in an existing rental house at 211 West High Street.

3. The petitioner has been operating a Day Care Home at the subject property, with up to five clients at a time, since May of 2014. Staff has received no complaints regarding the existing home occupation.
4. The Day Care Facility as proposed would serve eight children during the day and no more than ten children during early morning and after-school hours.
5. The operators have proposed procedures to reduce the impact of the proposed use on traffic congestion in the neighborhood, such as staggering the times which children may be dropped off or picked up.
6. The proposed use is conducive to the public convenience at this location due to its proximity to residents who may use it and proximity to the University of Illinois Campus, Downtown Urbana, and Leal School.
7. The proposed use does not detriment to the zoning district in which it is proposed to be located due to proposed restrictions on parking and loading.
8. The proposed use conforms to all but one of the applicable regulations and standards of the zoning district in which it is located. The proposed use does not have the required off-street child drop-off facility.
9. The proposed use may preserve the essential character of the zoning district in which it is located, if operated properly. Limiting the number of clients will reduce the intensity of the use and impact on the neighborhood.

Options

The Zoning Board of Appeals has the following options in Case No. ZBA-2014-C-03:

1. Grant the conditional use as submitted; or
2. Deny the conditional use as submitted; or
3. Grant the conditional use along with any additional conditions and requirements as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance.

Staff Recommendation

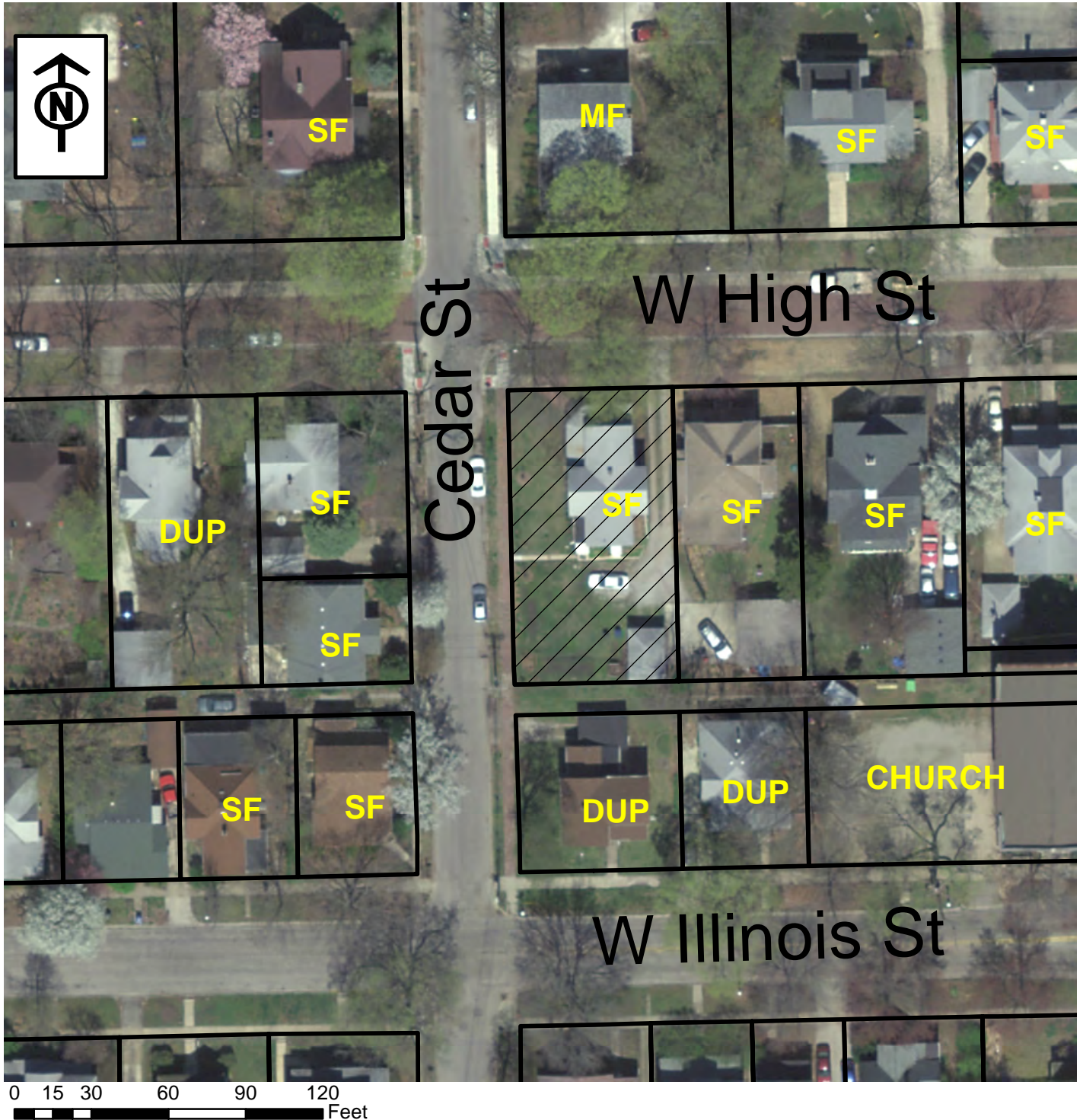
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Zoning Board of Appeals approve the proposed conditional use in case ZBA-2014-C-04, **subject to the following conditions:**

1. No more than eight client children shall be allowed on-site during school hours and no more than ten at any time;
2. No more than five children under the age of 30 months shall be allowed on-site at any one time;
3. No more than seven motor vehicle visits shall be allowed per morning and no more than seven motor vehicle visits shall be allowed per afternoon;
4. Child drop-off and pick-up times must be staggered by at least ten minutes;
5. Drop-off and pick-up shall occur in the designated area along Cedar Street and shall not occur in the shared driveway;
6. The Conditional Use Permit shall expire if the applicants no longer reside in the home;
7. The facility shall meet all applicable Federal and Illinois Department of Children and Family Services regulations, including limits on number of children; and
8. The use must conform to all applicable building codes and obtain a Certificate of Occupancy from the Building Safety Division.

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Application for Conditional Use Permit
Exhibit E: Site Photos

cc: Susan and Michelle Kozloski

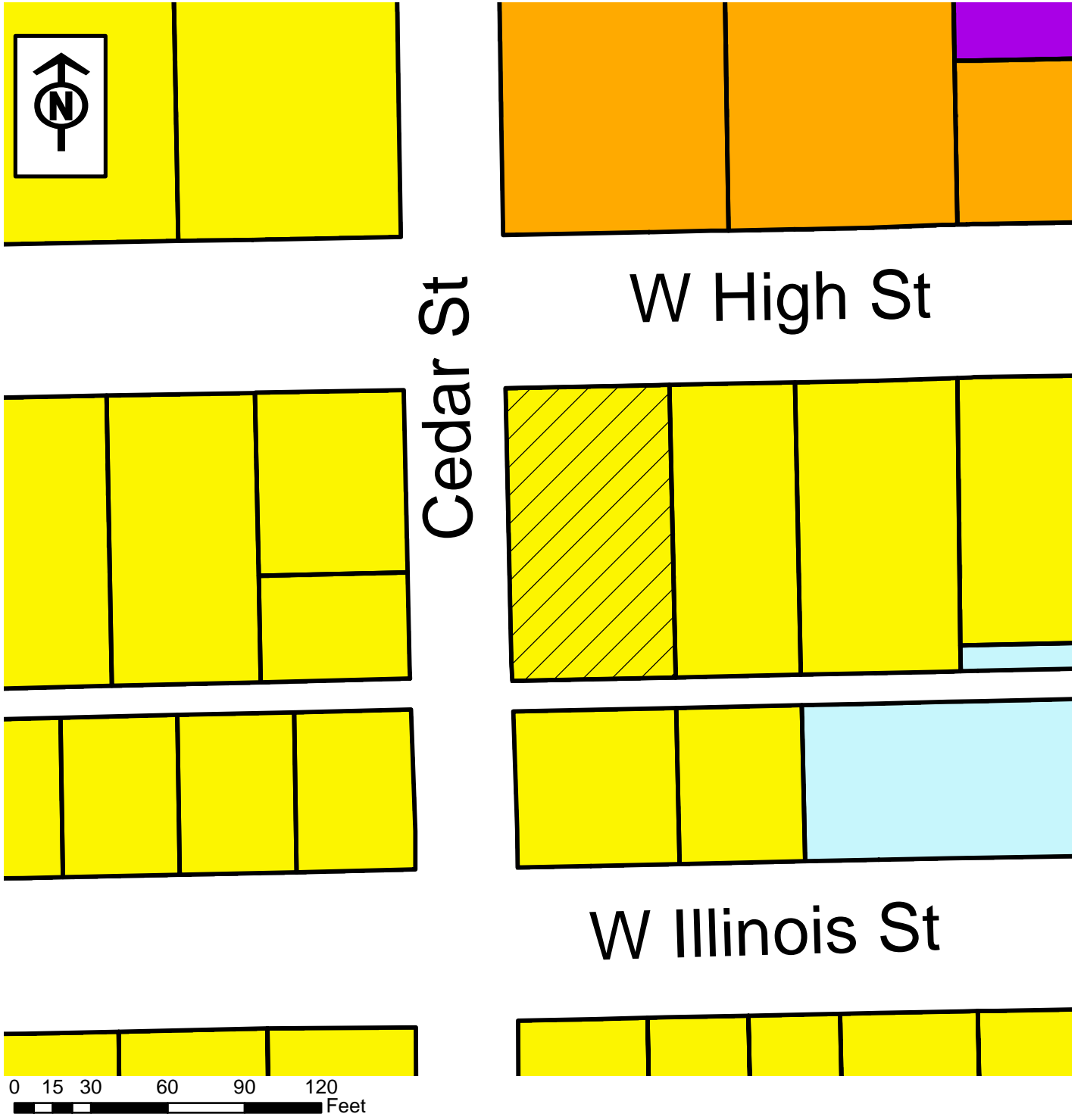
EXHIBIT A: LOCATION & LAND USE MAP



Case: ZBA-2014-C-03
 Subject: Application for CUP to allow Daycare Facility
 Location: 211 W. High St.
 Petitioner: Susan and Michelle Kozlowski

 Subject Property

EXHIBIT B: ZONING MAP



Case: ZBA-2014-C-03
 Subject: Application for CUP to allow Daycare Facility
 Location: 211 W. High St.
 Petitioner: Susan and Michelle Kozlowski






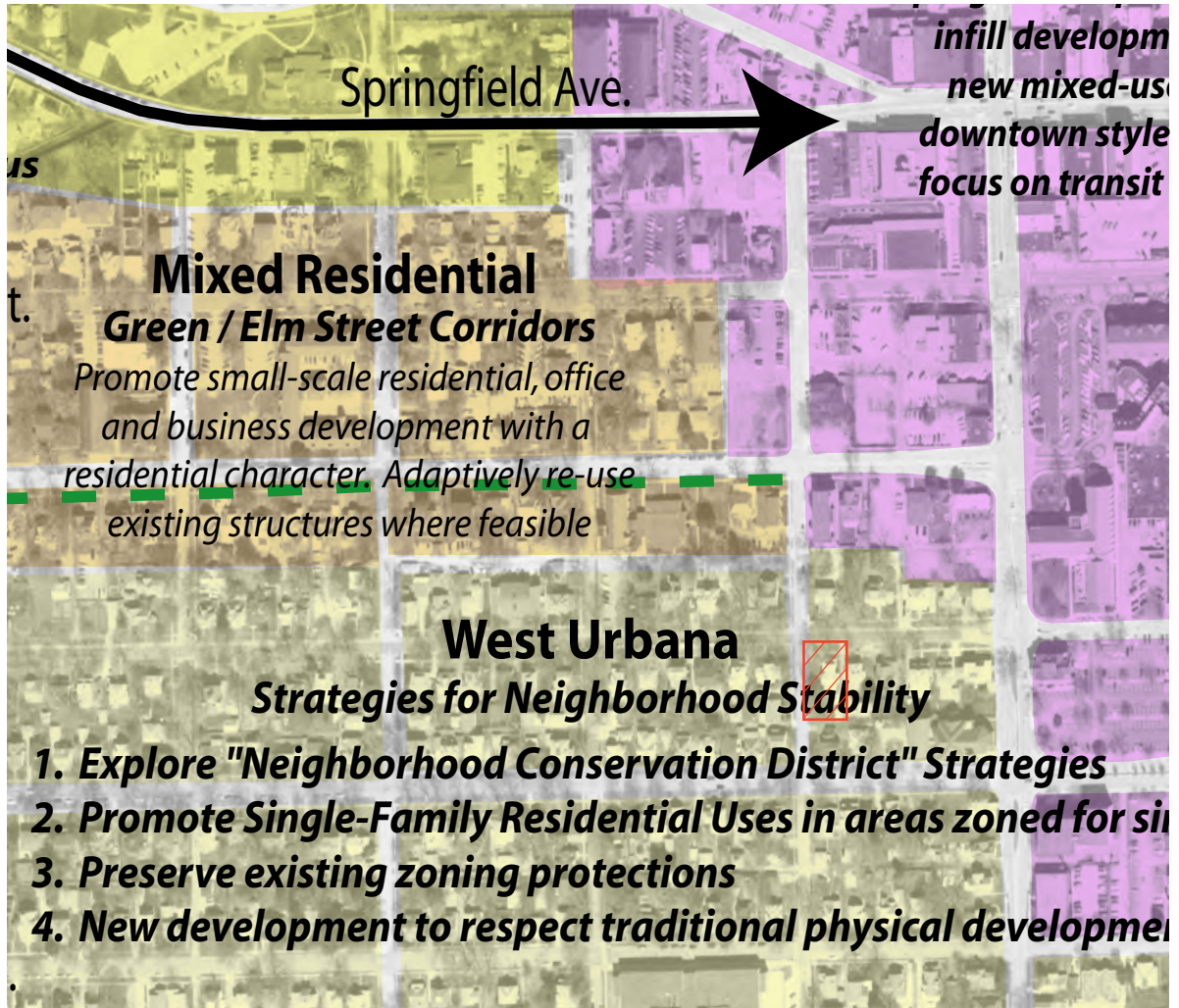
-  Subject Property
-  R2
-  MOR
-  R3
-  B4

EXHIBIT C: FUTURE LAND USE MAP



Case: ZBA-2014-C-03
Subject: Application for CUP to allow Daycare Facility
Location: 211 W. High St.
Petitioner: Susan and Michelle Kozlowski



Subject Property



Application for Conditional Use Permit

Zoning Board Of Appeals

APPLICATION FEE - \$150.00

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 09-22-2014 ZBA Case No. ZBA-2014-C-04
Fee Paid - Money Order Check No. 16746528 Amount \$150.00 Date 09-22-2014

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A CONDITIONAL USE PERMIT is requested in conformity with the powers vested in the Zoning Board of Appeals to permit *(Insert Use or Construction Purpose)* SUSAN & MICHELLE KOZLOWSKI on the property described below, and in conformity with the plans in the permit application.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **SUSAN & MICHELLE KOZLOWSKI** Phone: **217-417-6927**
Address (street/city/state/zip code): **211 W. HIGH STREET, URBANA, IL 61801**
Email Address: **SUZEMKOZ@GMAIL.COM**
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **CURRENTLY RENTER**

2. OWNER INFORMATION

Name of Owner(s): **DINA & GONZALO RUIZ** Phone: **773-447-9027**
Address (street/city/state/zip code): **9118 N. KOLMAR SKOKIE, IL 60076**
Email Address:

Is this property owned by a Land Trust? Yes No
If yes, please attach a list of all individuals holding an interest in said Trust.

3. PROPERTY INFORMATION

Location of Subject Site: **211 W. HIGH STREET, URBANA, IL 61801**
PIN # of Location: **92-21-17-143-001**
Lot Size: _____

Current Zoning Designation: **SINGLE-FAMILY HOME**

Current Land Use (*vacant, residence, grocery, factory, etc.*): **RESIDENCE PRIMARILY, WITH AN IN-HOME DAYCARE**

Proposed Land Use: **RESIDENCE WITH AN IN-HOME DAYCARE WITH ALLOWABLE NUMBER OF CHILDREN EQUAL TO DCFS LICENSING**

Legal Description: _____

4. CONSULTANT INFORMATION

Name of Architect(s): N/A

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Engineers(s): N/A

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Surveyor(s): N/A

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Professional Site Planner(s): N/A

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Attorney(s): N/A

Phone:

Address (*street/city/state/zip code*):

Email Address:

5. REASONS FOR CONDITIONAL USE PERMIT

Explain how the proposed use is conducive to the public convenience at the location of the property.

WE ALREADY HAVE AN IN-HOME DAYCARE THAT ZONING APPROVED FOR 5 CHILDREN. WE WISH TO ALLOW MORE CHILDREN SO ZONING'S NUMBERS MORE CLOSELY MATCH WHAT DCFS HAS APPROVED US FOR. WE WISH TO CARE FOR 10 CHILDREN TOTAL (ALSO DUE TO THE FACT THAT TWO FAMILIES ARE CURRENTLY EXPECTING THEIR SECOND CHILD). THIS WOULD INCLUDE NO MORE THAN FIVE CHILDREN UNDER 24 MONTHS, NO MORE THAN EIGHT CHILDREN DURING THE DAY AND THREE AFTER SCHOOL CHILDREN

ALLOWED NOT INCLUDING THE TWO YOUTH WHO LIVE WITH US. WE ALSO WANT THIS CONDITIONAL USE PERMIT TO CEASE AT THIS ADDRESS IF WE NO LONGER LIVE HERE (SO NO ONE ELSE CAN AUTOMATELY RUN A DAYCARE HERE).

THE AREA OF HIGH ST & CEDAR HAD AN AT-HOME DAYCARE FOR OVER 20 YEARS. THIS HOME/DAYCARE WAS ONLY THREE HOUSES AWAY FROM OUR LOCATION. THIS DAYCARE PROVIDER HAS SINCE RETIRED; LEAVING A NEED FOR THE AREA. MANY PEOPLE PREFER AN AT-HOME SETTING SO IT IS MORE LIKE HOME.

WE HAVE ALREADY BEEN CONTACTED BY TWO FAMILIES IN THE AREA DUE TO INTEREST IN OUR SERVICE BECAUSE OF OUR LOCATION. DURING THE YEARS OF THE PREVIOUS DAYCARE, TRAFFIC OR CONDITION/VALUE OF THE AREA WAS NEVER AFFECTED. OUR CURRENT FAMILIES HAVE ABILITIES TO WALK, BIKE OR DRIVE TO US. SEVERAL FAMILIES LIVE WITHIN WALKING DISTANCE, OTHERS WORK WITHIN A FEW BLOCKS. THIS ALSO PROVIDES MORE INCOME FOR STORES IN THE AREA DUE TO THE FAMILIES WANTING TO QUICKLY STOP CLOSEBY ON THEIR WAY HOME. A FAMILY WHO RESIDES IN CHAMPAIGN BUT WORKS HERE IN URBANA EXPLAINS THEY STOP REGULARLY NOW AT SCHNUCKS SINCE HER CHILD IS AWAKE INSTEAD OF DRIVING TOWARDS HOME AND HAVING TO WAKE THEM TO GET GROCERIES.

Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

SUSAN, MICHELLE AND MICHELLE'S TWO CHILDREN (STEPHANIE, AGE 11 AND CHRIS, AGE 13) LIVE IN THIS HOME FULL-TIME. THIS HOME REMAINS A SINGLE FAMILY HOME FOR THE MAJORITY OF A 24 HOUR DAY. FROM 6:30AM TO 5:30 PM ON MON THRU FRI WE OPERATE A LICENSED AND SOON TO BE ACCREDITED DAYCARE. THIS CARE IS DONE WITHIN THE HOME AND FENCED-IN YARD. PARENTS PARK (USING STAGGERED TIMES) ON CEDAR

STREET KEEPING THEIR BLINKERS GOING TO ALERT PARKING ENFORCEMENT
THEY ARE DROPPING OFF OR PICKING UP. WE HAVE A SHARED DRIVEWAY,
SO NOT TO BOTHER OUR NEIGHBOR OUR PARENTS DO NOT USE THE
DRIVEWAY. WHILE TEN CHILDREN MAY SEEM LIKE A LOT, IT IS ACTUALLY
ONLY SIX FAMILIES DUE TO MULTIPLE CHILDREN. TRANSLATED FURTHER AT
THE MOST IT IS SIX ADDED CARS IN THE NEIGHBORHOOD; TAKE WALKING
AND BIKING FAMILIES OUT AND THAT MAKES THREE ADDED CARS. WE
CURRENTLY HAVE A PART-TIME ASSISTANT WHO ROTATES BETWEEN
PARKING IN OUR DRIVEWAY SPACES OR THE STREET. WITH THIS SYSTEM, WE
HAVE NOT CAUSED CONGESTION OR OTHER DIFFICULTIES REGARDING
PARKING. CHILDREN DO NOT RUN/PLAY OUTSIDE WITHOUT ADULT
SUPERVISION AND PARENTS DRIVE CAREFULLY SO NO WORRIES OF AUTO
ACCIDENTS ARE PRESENT. WE ARE SLOWLY FIXING UP THE OUTSIDE
GROUNDS ETC, AS WE HAVE BEEN BUSY FIXING UP THE INSIDE. SUPERVISED
YOUTH ARE MUCH LESS DETRIMENTAL THAN ALL THE RENTAL PROPERTIES
FOR COLLEGE STUDENTS. THE COLLEGE STUDENTS LEAVE DEBRIS AROUND
THE SIDEWALKS AND TAKE UP DOUBLE PARKING SPACES NOT THE
DAYCARE. WE HAVE CLOSE NEIGHBORS WHO ADORE THE CHILDREN WHO
COME TO THE DAYCARE ALREADY, SOME OF WHOM HAVE OFFERED TO HELP
US.

AN IN-HOME DAYCARE IS NOT A REGULAR BUSINESS AS WE DO NOT HAVE
PEOPLE COMING AND GOING AT ALL HOURS OR LOITERING AROUND THE
AREA. OUR CLIENTS ARE PARENTS WHO CARE ABOUT HAVING ABOVE
AVERAGE CHILD CARE IN A SAFE NEIGHBORHOOD; THEY RESPECT THE
PROPERTY AND THE AREA THAT SURROUNDS US. YOU WILL NOT FIND TOYS
SCATTERED ALL OVER PUBLIC WALKS (AS YOU OFTEN DO WITH INDIVIDUAL
FAMILIES), OURS ARE KEPT WITHIN THE HOME OR YARD. OUR NOISE LEVELS
ARE KEPT AT A NORMAL LEVEL, NO LOUD MUSIC OR OTHER DISTURBING
SOUNDS ARE USED (NOT LIKE THE PARTIES THAT SEVERAL HOMES HAVE).
YOU WILL HEAR OCCASSIONALLY SINGING AS WE LOVE TO DO THIS.

CURRENTLY, WE ARE RENTING THE PROPERTY WITH COMPLETE
KNOWLEDGE AND APPROVAL OF OUR LANDLORD FOR THE DAYCARE. OUR

LANDLORD HAS OFFERED US TO BUY THE PROPERTY FROM THE START AND THIS HAS BEEN OUR PLAN ALL ALONG.

WE USE THREE ROOMS IN THE HOME FOR THE DAYCARE; A PLAY ROOM, AN EATING/MANIPULATIVE ACTIVITY ROOM AND A SLEEPING ROOM. THE KITCHEN IS, OF COURSE USED FOR PRIVATE AND DAYCARE USE AS IS THE TWO BATHROOMS. THE REST OF THE HOME IS PRIVATE FAMILY SPACE. WE DO HAVE ALMOST THREE TIMES THE SQUARE FOOTAGE REQUIRED BY DCFS FOR THE NUMBER OF CHILDREN WE ARE APPROVED FOR AND NOW ASKING ZONING FOR.

WE HAVE TWO FIRE EXIT ROUTES THAT ARE PRACTICED WITH THE CHILDREN ON A BY-MONTHLY SCHEDULE. WE ARE INSPECTED NOT ONLY BY DCFS ON A REGULAR BASIS BUT ALSO BY THE STATE FIRE MARSHAL, THE ILLINOIS BOARD OF EDUCATION AND A FEDERALLY OVERSEEN FOOD PROGRAM. SAFETY HAS NEVER BEEN AN ISSUE WITH OUR DAYCARE SINCE WE OPENED OUR DOORS IN 2009. WE REMAIN IN HIGH STANDING WITH ALL THESE PROGRAMS.

Explain how the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located (except where such regulations and standards may be modified by Section VII-3 of the Urbana Zoning Ordinance, 1979).

WE HAVE NO INTENTIONS OF CHANGING THE LOOK OF THE HOME, EXCEPT TO GET IT TO LOOK THE BEST IT CAN WHILE KEEPING WITH THE ORIGINAL STYLE OF THE HOUSE AND THE NEIGHBORHOOD. WE DO NOT WANT ANY SIGNAGE TO SHOW IT IS NOT A SINGLE FAMILY HOME. WE HAVE FOUR PARKING SPACES IN THE BACK OF THE HOUSE FOR OUR PRIVATE USE IN KEEPING WITH THE REGULATED NUMBER OF SPACES (PER ZONING). WE HAVE MORE THAN ADEQUENT NUMBER OF SMOKE ALARMS AND CARBON DIOXIDE DETECTORS. WE HAVE COMPLIED WITH ALL ADDITIONAL CHANGES REQUESTED. WE FOLLOW ALL NOISE REGULATIONS, IN FACT WE ARE QUIETER THAN MANY HOMES NEAR-BY HOUSING COLLEGE STUDENTS.

A SINGLE FAMILY HOME DOWN ONE BLOCK IS ALSO USED FOR A NATURAL
MEDICINE CENTER, WE HAVE SEVERAL SMALL BUSINESSES (ZONED
BUSINESS Im sure)AT THE END OF SEVERAL OF THE BLOCKS NEAR-BY. AN AT-
HOME DAYCARE THAT HAS NOTHING DIFFERENT FROM THE OUTSIDE OF ANY
OTHER HOME, WILL NOT DAMAGE THE BALANCE OF OUR NEIGHBORHOOD.
SINCE THIS NEIGHBORHOOD HAD ONE FOR SO LONG BEFORE, IT SIMPLY
RETURNS THE NEIGHBORHOOD TO IT'S OLDER STANDARDS.

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

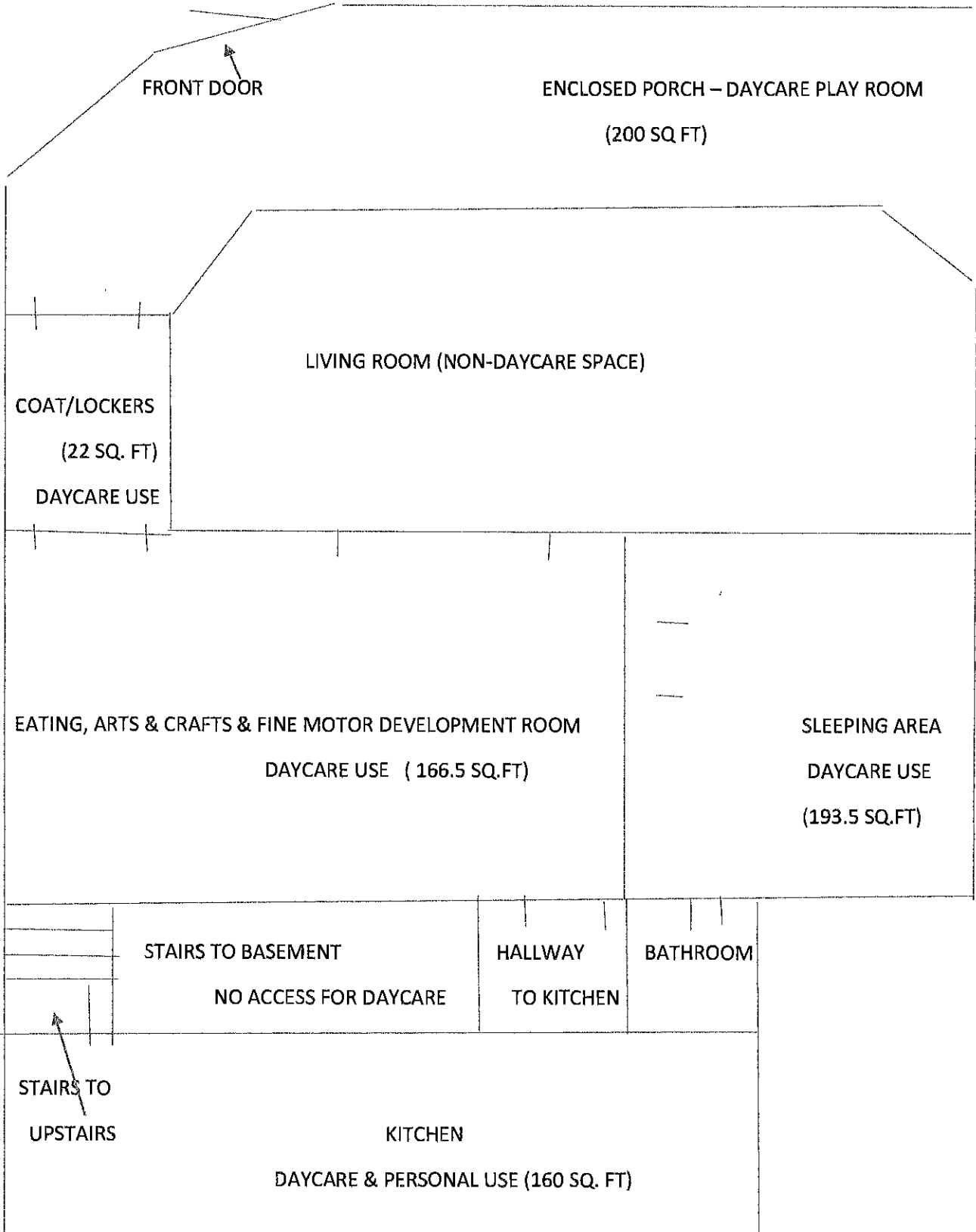
I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

Susan Kozlowski
Applicant's Signature

9-18-14
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440



Back door

DAYCARE SQ. FOOTAGE = 742 SQ. FT

MAXIMUM REQUIRED SQ. FOOTAGE = 385 SQ. FT.

Fence

4 parking places including one car garage

EXHIBIT E: SITE PHOTOS



