

EXHIBIT B  
STANDARDS FOR SPECIAL USES

1.The proposed use at the specified location is consistent with the comprehensive plan.

The comprehensive plan indicated this parcel will be utilized for commercial development, which our proposed use is a commercial development. The subject lot is located on a local road, which is well suited for children and young families which live in Geneva. We will not impact the already constructed bike/walking path in the rear.

2.The proposed building or use will not diminish the value of adjacent and nearby properties.

The proposed use will in no way diminish the value of the land, and will benefit the families and employees working in the area who have families.

3.The proposed use at the specified location will not substantially or unduly increase traffic, traffic congestion and on-street parking demand in the immediate vicinity of the proposed use and in the area affected by traffic generated by the proposed use.

The proposed childcare facility will have onsite parking that accommodates the demands. Drop-off and pick-up occurs on a rolling basis, and all parents are required to park and enter the building. There will be no idling cars or queues waiting in drop-off lines.

4. The proposed use has been designed to provide for adequate ingress and egress to minimize potential vehicle conflicts and congestion in public streets.

The proposed site entrance on Lark St. is the furthest away from Keslinger Rd. as possible. We have a circular parking lot design to maximize efficient movement. We believe that these two factors will minimize potential vehicle conflicts or congestion on the public streets.

5. The proposed building or use will not adversely affect or change the character of the area in which it is located.

The proposed childcare facility will not adversely affect the character of the area.

6.The proposed use at the specified location will not adversely affect the use and development of adjacent and nearby properties in accordance with the regulations of the district in which they are located. The location, size and height of proposed buildings and other structures, and the operation of the use will not adversely affect the use and development or hinder the appropriate development of adjacent and nearby properties.

The location, size and height, and operations of the proposed daycare facility will not adversely affect the use and development or hinder the appropriate development of adjacent and nearby properties. The upscale development is an improvement as compared to the existing building and will improve the look of the corridor.

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7. Adequate utility, drainage, parking and other necessary facilities to service the proposed use will be provided and that such utility, drainage, parking and other necessary facilities will not adversely affect the use, development and value of adjacent and nearby properties.

Adequate onsite drainage will be provided and will meet the needs of the proposed development. The utility, drainage, parking and necessary facilities will not adversely affect the adjacent parcels. A parking variance is being sought for 5 of the required 50 spaces.

8. The proposed building, other structures and use comply with any and all regulations, conditions or requirements of the city applicable to such building, structure or use.

The proposed building and use will comply with any and all regulations, conditions or requirements of the city applicable to such building, structure or use. The use will also be subject to county and state licensing requirements, which we will fully comply with as well. We are seeking a variance for the northern setback and parking, which if approved will put our site plan into compliance.

9. That the exterior architectural appeal and function of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district to cause a substantial depreciation in property values in the neighborhood.

The exterior architectural appeal will be in keeping with the character of the neighborhood, and will be an architectural improvement from existing conditions.