

**ORDINANCE NO. O-24-11**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO ALLOW A DAYCARE CENTER AT 11 - 15 S. WOLF ROAD, PROSPECT HEIGHTS, IL**

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**WHEREAS**, the Zoning Ordinance requires a Special Use Permit to permit a daycare center in the B-1 Retail Business Zoning District; and

**WHEREAS**, The Tsvetilina Dimitrova, ABC Kid’s Academy, (Petitioner), has filed an application for a daycare center at 11 - 15 S. Wolf Road, Prospect Heights, Illinois (the “Property”); and

**WHEREAS**, the Plan Zoning Board of Appeals (PZBA) held a public hearing on April 25, 2024 regarding said application; and

**WHEREAS**, the PZBA has found the application meets the standards for a special use and has recommended that the City Council grant such relief; and

**WHEREAS**, the Mayor and City Council has reviewed the documents pertinent to the application and the recommendations of the PZBA, concurs with the findings of the PZBA and finds that the standards for the special use have been met;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS** as follows:

**SECTION ONE.** The City Council hereby finds and determines that the facts and conditions set forth in the preamble hereto are true, correct and appropriate and hereby adopts same as part of this Ordinance.

**SECTION TWO.** That a Special Use Permit is hereby granted for a daycare center on the Property and shall run with the use and not with the land.

**SECTION THREE.** That the Special Use Permit is conditioned upon the following:

1. The owners of the property make necessary repairs to the parking area and driveway in the rear of the property behind 1 – 21 S. Wolf Road.
2. The owners apply for and receive necessary permits prior to commencing work.
3. All repairs to be completed prior to issuance of certificate of occupancy for the day care center.

**SECTION FOUR.** That this special use is conditioned upon applicant's construction of the Daycare center in accordance with the approved conditions, plans and documents submitted at the public hearing on this matter and with applicable codes.

**SECTION FIVE.** That this Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED and APPROVED this 13th day of May, 2024.



*[Signature]*  
Patrick Ludvigsen, Mayor

ATTEST:

*[Signature]*  
City Clerk

AYES: Cameron, Anderson, Morgan-Adams, Dolick

NAYS: None

ABSENT: Dash

Published in pamphlet form: May 14, 2024



# City of Prospect Heights

Department of Building & Zoning  
8 North Elmhurst Road, Prospect Heights Illinois, 60070-6070  
Office: 847/398-6070 x 211-FAX: 847/590-1854  
[www.prospect-heights.il.us](http://www.prospect-heights.il.us)

9A/B

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## MEMORANDUM

Date: April 29, 2024  
To: Mayor Ludvigsen and City Council  
Cc: Joe Wade, City Administrator  
From: Daniel A. Peterson, Director of Building & Development  
Subject: Ordinance #O-24-11 Approving a Special Use Permit for a Daycare Center  
11 - 15 S. Wolf Road, Prospect Heights, IL – ABC Kid’s Academy

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**ISSUE:** Consideration of a Special Use Permit for a Daycare Center at 11 - 15 S. Wolf Road, Prospect Heights, IL 60070

### **BACKGROUND:**

The PZBA held a public hearing on April 25, 2024 to hear ZBA Case #24-05 SU, an application for a Special Use Permit to allow a daycare center in the B-1 Retail Business District. The applicant, Tsvetilina Dimitrova, owner ABC Kid’s Academy, is proposing to open a new daycare center previously occupied by Happy Moomins Daycare. Ms. Dimitrova is expanding the size of the daycare by leasing unit 15 S. Wolf Road. Also, the previous center was closed for a period of 12 months requiring a new special use. Mr. Yavor Goranov, representing Ms. Dimitrova, testified that this will be Ms. Dimitrova third daycare center. Mr. Goranov provided testimony to the proposed remodeling and use for the space. Proposed hours will be Monday – Friday 7:00 a.m. to 6:00 p.m. for children age 1 – 6. A licensed catering service will provided meals and is subject to inspections by the City Health Inspector. The parking classification per code is Class #12, and based upon the definition to determine off-street parking the use would require six (6) parking spaces. The current parking lot is capable of providing the required spaces necessary to accommodate the use.

The property owners Ramon Solhkah and Anahit Khsroeva, testified that they are aware of the condition of the rear driveway and parking area. Damage has been caused by Illinois American Water (IAW) fixing water main breaks. The produced quotes for the repairs and agreed to the condition that the repairs are to be completed prior to issuance of a Certificate of Occupancy for the daycare center.

After hearing testimony and deliberation, the PZBA voted unanimously (6-0) to recommend to the City Council approval of the Special Use Permit with conditions for a daycare center in the B1 Retail Business District for ABC Kid’s Academy/. Staff concurs with the recommendation.

**RECOMMENDATION: Waiver of First reading and Approval of Ordinance #O-24-11 granting a Special Use Permit for a Daycare Center at 11 -15 S. Wolf Rd, Prospect Heights, IL 60070**



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## MEMORANDUM

Date: March 26, 2024

To: Maciej Kempa – Chairman  
Plan/Zoning Board Commissioners

From: Daniel A. Peterson, Director of Building & Development

Subject: ZBA Case No. 24-05 SU – 11 S. Wolf Road, Prospect Heights, IL

The City has received an application for a Special Use Permit for a daycare center in the B-1 Retail Business District. The applicant, Tsvetelina Dimitrova, ABC Kids Academy, is the lease holder to 11 S. Wolf Rd. in the Ascot shopping center. Ms. Dimitrova will be occupying the space of the former daycare Happy Moomins. She will also be leasing 15 S. Wolf to create more space for the daycare center. Happy Moomins did not renew their business license for 2023 and closed more than 12 months ago. The previous Special Use for a daycare center expired.

Daycare centers are a permitted special use. The daycare center will provide care Monday – Friday 7:00 a.m. to 6:00 p.m. for children 1 to 6 years of age. A licensed catering service will provide meals and is subject to inspections by the City Health Inspector. The parking classification per code is Class #12, and based upon the definition to determine off-street parking the use would require six (6) parking spaces. The current parking lot is capable of providing the required spaces necessary to accommodate the use.

A public hearing for PZBA #24-05 SU is scheduled for the next regular meeting of the PZBA on **Thursday April 25, 2024. (Note day change)**

A full building permit will be required for the expansion of the daycare facility and necessary improvements upon successful completion of the Special Use Permit process.

Thank you.

# PZBA Meeting

Case #24-05 SU – Special Use  
11 -15 S. Wolf Rd. Prospect Heights, IL 60070

<b>EXHIBITS LIST</b>			
<b>No.</b>	<b>Date</b>	<b>Description</b>	<b>Prepared</b>
1	03/20/24	Completed Application	Applicant
2	03/20/24	Plat of survey	Frank A. Korycanek, dated 1982
3	03/20/24	Business Plan	Applicant
4	03/20/24	Remodeling & Renovation Plan	YKG Architects & Builders
5	03/20/24	Proof of Ownership – Lessee	In File
6	03/20/24	Proof of Mailing and Public Notices	In File
7	4/14/24	Zoning Review	Director Peterson
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13			
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18			
19			
20			



FOR OFFICE USE ONLY:
FEE PAID
DATE
REC'D BY
CASE #
MEETING DATE

PLAN/ZONING BOARD OF APPEALS
APPLICATION

Special use (\$400)
Variation (\$150)
Text Amendment (\$300)

Map Amendment (Refer to Ord. 0-03-18)
Subdivision/PUD (Refer to Ord. 0-03-18)
Lot Consolidation (Refer to Ord. 0-03-18)
Appearance Review

In addition to the application fee a refundable deposit not <\$500 nor >\$5,000 shall be required for all zoning applications to offset the direct costs of the application incurred by the City. If costs exceed the available escrow balance applicant will be required to replenish account. If balance remains the money will be refunded or applied to any building permit cost. (Refer to Ord. O-18-06: 5-10-7(D))

APPLICANT: Tsvetelina Dimitrova
ADDRESS: 225 Brighton Rd
Elle Grove Village IL 60007
PHONE: 224-875-1082
E-MAIL: tzvete\_83@abv.bg

ADDRESS OF SUBJECT PROPERTY: 11 S. Wolf Rd

PROPERTY IS LOCATED IN THE B-1 ZONING DISTRICT.

APPLICABLE SECTION OF ORDINANCE: 5-7-2 C

DESCRIPTION OF REQUEST: Special use to operate child care center

Are there any covenants, conditions, restrictions or floodplain issues concerning type of improvements, setbacks, area or height requirements, occupancy or use limitations, etc. placed on the property and now of record: YES NO X
If yes, please describe:

Has the property been the subject of previous or pending administrative legislative or court action:
YES NO X If yes, give details:

The follow items MUST be submitted at time of filling:

- 1. Application (12 copies)
2. Plat of Survey (12 copies) - must be drawn to scale and indicate the location of the proposed addition or construction and must contain the legal description of the property, along with additional information to support the application. (12 copies) \*Note - please include one copy for file no longer than 11x17.
3. Proof of Ownership (1 copy)
4. Letter indicating Hardship (for variations only 12 copies)
5. Application Fee (cash or check made payable to: City of Prospect Heights)
6. Notice to Property Owners (1 copy) - will be supplied to you by the City of Prospect Heights.
7. List of Property Owners (1 copy) for Notice to Property Owners mailing - will be supplied to you by the City of Prospect Heights.

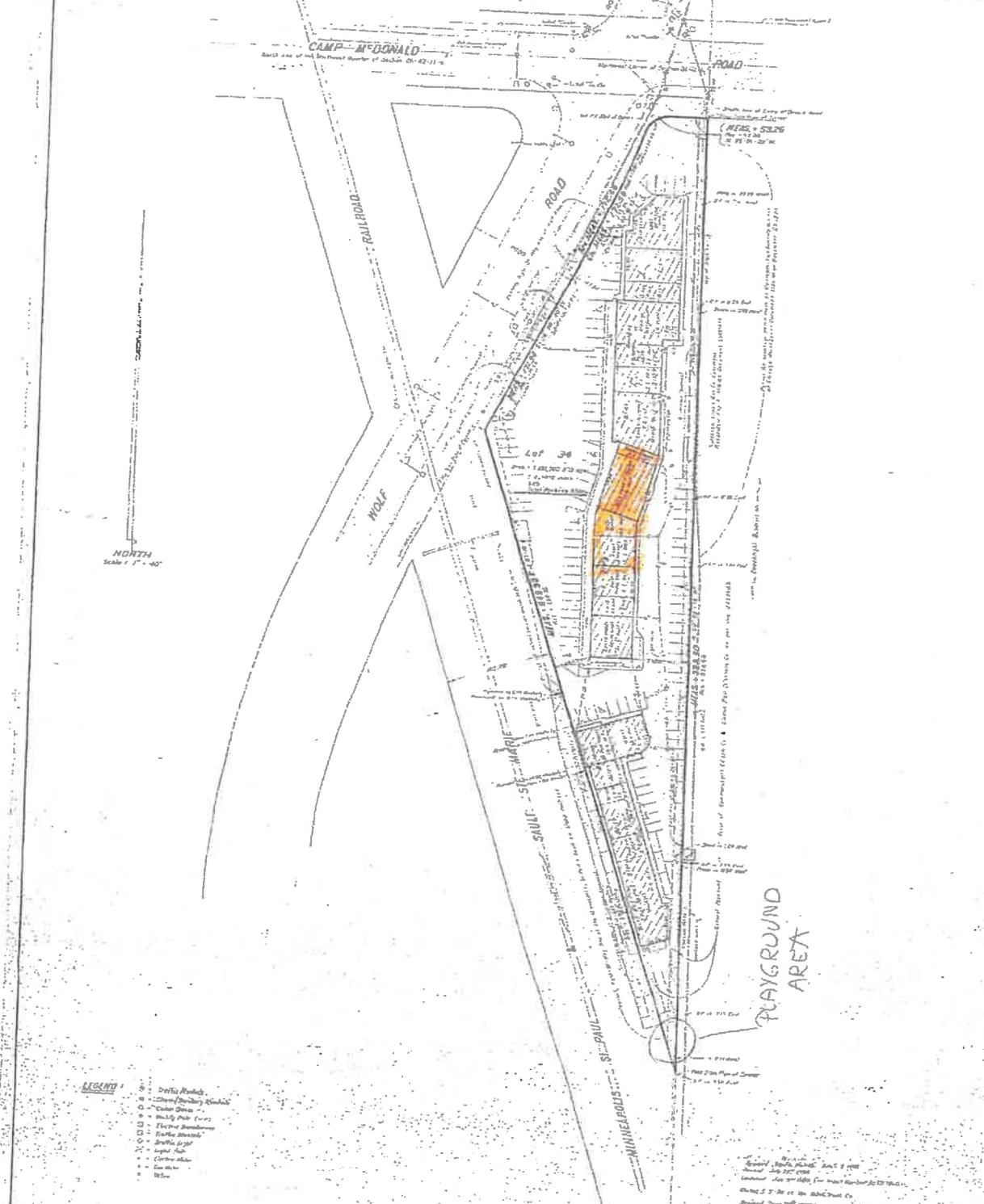
03.20.2024
Date:

Signature of Applicant

tabbles  
**EXHIBIT**  
**2**  
 J4-05 SK

2018 JUN 25 PM 12:5

Lot 34 in M. M. Corbett's Subdivision, Co. 111th and 112th Regts. 1st Div. 1st Cavalry  
 in the West Half of the Railroad Quarter of Section 36, Township 42 North, Range  
 11, East of the Third Principal Meridian, in Cook County, Illinois.



- LEGEND**
- Drive Right
  - Drive Left
  - Center Line
  - Right of Way
  - Electric Transmission
  - Electric Service
  - Drive Light
  - Signal Light
  - Electric Station
  - Gas Station
  - Well

ALL BOUNDARIES ARE WITHIN  
 CITY LINES.  
 ALL LOTS ARE TO BE CONVEYED  
 TO THE CITY OF CHICAGO BY THE  
 RECORDS OF THE COUNTY CLERK OF COOK COUNTY,  
 ILLINOIS, IN ACCORDANCE WITH THE  
 PROVISIONS OF THE CITY CHARTER.

Prepared by **Frank A. Koryczech**  
 Surveyor  
 2000 North La Salle Street, Chicago, Illinois 60610  
 Telephone (312) 467-5546

STATE OF ILLINOIS  
 COUNTY OF COOK  
 I, FRANK A. KORYCZECH, do hereby certify that the  
 above described plat was prepared under my  
 supervision, in the regular performance of my  
 duties as a Surveyor.  
 Registered Surveyor No. 123456789  
 Chicago, Illinois  
 June 25, 2018

# ABC KIDS ACADEMY

Business plan

Prepared for: ABC Kids Academy

Prepared by: Tsvetelina Dimitrova

March 20, 2024



## **EXECUTIVE SUMMARY**

**ABC Kids Academy Inc. is a start-up organization that provides full-service childcare in Prospect Heights, IL. This mid-size childcare facility serves children from one year to six years of age. Their services are safe and secure, providing the parents with an excellent place where their children can be taken care of.**

### **The Management Team**

**ABC Kids Academy Daycare Center will be led by Tsvetelina Dimitrova. Ms. Dimitrova has sales, marketing and management background within the industry, having spent 8 years as an owner, manager and teacher in Sweet Little Angel Daycare center in Schaumburg, IL, and 13 years' experience within the childcare industry.**

### **Company Summary**

**ABC Kids Academy Daycare Center is a start-up managed by Ms. Tsvetelina Dimitrova. Ms. Dimitrova has extended experience in the childcare industry and has maintained an excellent reputation in the same industry. She can handle the sales/management and finance/administration areas, respectively.**

### **Company Ownership**

**The business was established as an S-corporation at 11-15 S Wolf Road, Prospect Heights, IL, 60070 and it is owned by its founder.**

### **Services**

**ABC Kids Academy Daycare Center offers childcare services for ages from one year to six years old. The hours of operation are from 7am to 6 pm, Monday through Friday.**

### **Company Location and Facilities**

**ABC Kids Academy Daycare Center will base its 'operations in Prospect Heights, IL. The facility will originally consist of a 4 530 sq.ft. building located at 11-15 S Wolf Road., Prospect Heights IL 60070. The yard will be fully fenced in, to ensure no one can either come in or wander away. The yard will be furnished with safe, entertaining toys and childproof equipment.**

**The building will be used for rainy-day activities and the serving and preparation of meals. There will be toys, games, and books for the entertainment of the children. The daycare center will provide childcare services for 50 children from Prospect Heights area and vicinity.**

### **Management Summary**

**The two principals, Ms. Dimitrova, have impeccable credentials in this industry. This will benefit ABC Kids Academy in two ways:**

- 1. Clients will be brought from previous employers, and**
- 2. The experience each has will attract new clients.**

**Tsvetelina Dimitrova has extensive experience in sales, marketing, and management within the childcare industry, experience in finance and administration, also in the childcare sector.**

### **Personnel Plan**

**As the Personnel Plan, the company expects to make gradual investments in care personnel over the next three years, always keeping in mind the number of children in need of care at the center.**

EXHIBIT

4  
2/14-05 SLC

# INTERIOR REMODELING AND RENOVATIONS FOR ABC KIDS' ACADEMY DAY CARE CENTER, LOCATED AT: 11s-13s-15s Wolf Road Prospect Heights, IL 60070

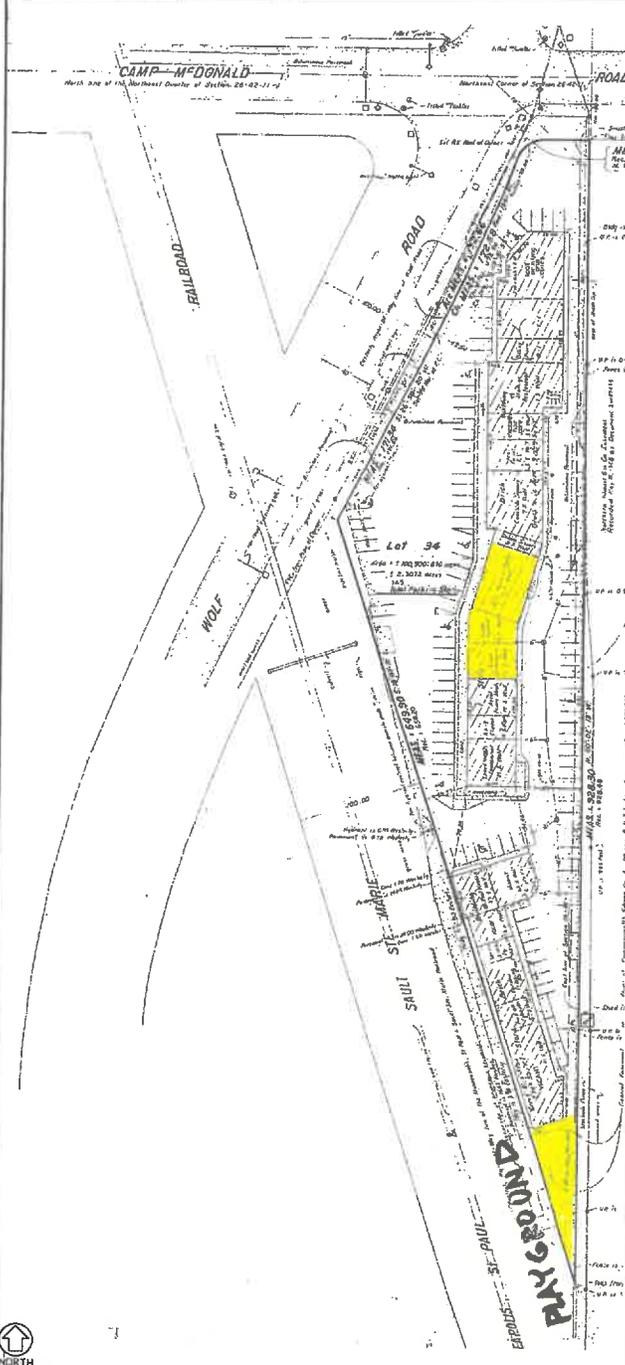


**YKG Architects + Builders**  
730 EUCLID AVE / GLEN ELLYN / IL 60137 / TEL (630) 660-9854  
EMAIL: YKGARCHITECTS@GMAIL.COM

Interior Remodeling for ABC Kids' Academy, located at:  
11s - 13s - 15s Wolf Road  
Prospect Heights, IL 60070

**G1.0**

**SITE LOCATION PLAN** SCALE: N.T.S.



**INDEX OF DRAWINGS**

G.1.0	SITE LOCATION PLAN
A.1.0	EXISTING PLAN
A.2.0	DAY CARE RENOVATION PLAN
A.3.0	EXAMPLES OF CLASSROOMS INTERIOR DESIGN OPTIONS
A.4.0	EXAMPLE OF EXTERIOR PLAYGROUND EQUIPMENT DESIGN OPTIONS

**ZONING & BUILDING DATA**

- Zoning: B1
- Exhibits to Day Care Special Use Application.
- Use group: "E"
- Building Construction Type: III-A (ordinary construction)
- Occupancy: 78 (children + caregivers)

**PROJECT CODE COMPLIANCE**

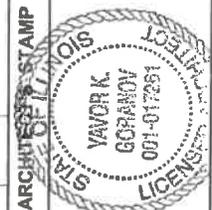
- I. Building Codes:**
  - 2012 International Residential Code
  - 2012 International Fire Code
  - 2012 International Property Maintenance Code
  - 2012 International Fuel Gas Code
  - 2015 International Energy Conservation Code
  - Illinois Energy Conservation Code
- II. Mechanical Codes:**
  - 2012 International Mechanical Code
- III. Plumbing Codes:**
  - 2012 International Plumbing Code
  - 2014 State of Illinois Plumbing Code
- IV. Electrical Codes:**
  - 2011 National Electrical Code
- V. Fire Prevention Codes:**
  - 2015 International Fire Code
- VI. Accessibility Codes:**
  - 2010 Illinois Accessibility Code - Title 71 In-Admin. Code (10/23/2016)
- VII. Additional Codes:**
  - City of Prospect Heights Municipal Ordinance Section 5-7-2 C (Amended 2012 Edition - May 2016)
  - City of Prospect Heights Zoning Code

**CERTIFICATION**

I DO HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH ALL APPLICABLE ZONING AND BUILDING CODES OF CITY OF PROSPECT HEIGHTS, ILLINOIS INCLUDING AMENDMENTS.

SIGNED:  ILLINOIS PROFESSIONAL DESIGN FIRM # 184.00849-0001  
LIC. NO. 061-017261  
DATE: March 2024 EXP. DATE: 11/30/2024

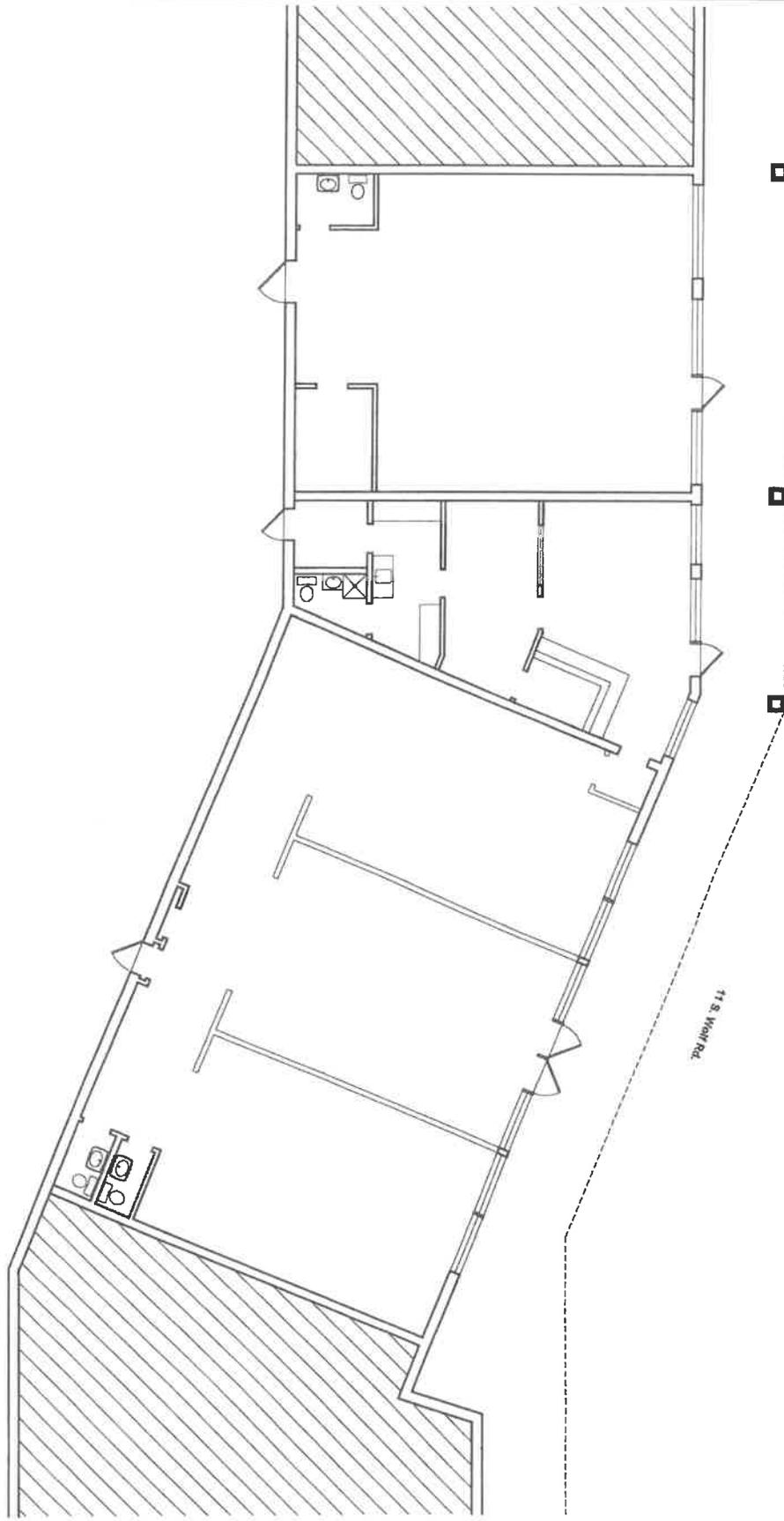
LEGAL DESCRIPTION	EGRESS FOR > 100 OCCUPANT LOAD REQUIRED		PARKING REQUIREMENTS		TAG DATE REVISIONS	
	Max. common path of egress	Minimum corridor width	USE	PARKING RATE	REQ. PARKING	PLAN REVIEW
LOT 34 IN N. W. CORNELL, A SUBDIVISION IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 04 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.	Minimum egress door width	38"	Proposed for ABC Kids' Academy	4 spaces per 1,000 sq. ft. NFA	20 spaces	10/30/2024
	Number of direct exits to the outside from every classroom	32"	4530 sq. ft. BFA			
	Minimum activity area per child in sq. ft.	2	4385 sq. ft. NFA			
	Maximum travel distance between any point in a room and an exit discharging directly to outside in feet.	33				
		<150 feet				
			PARKING REQUIRED	TBD		
			PARKING PROVIDED	TBD		
			PARKING SURPLUS	TBD		



RECEIVED APR 01 2024

EXISTING LAYOUT

scale: N.T.S.



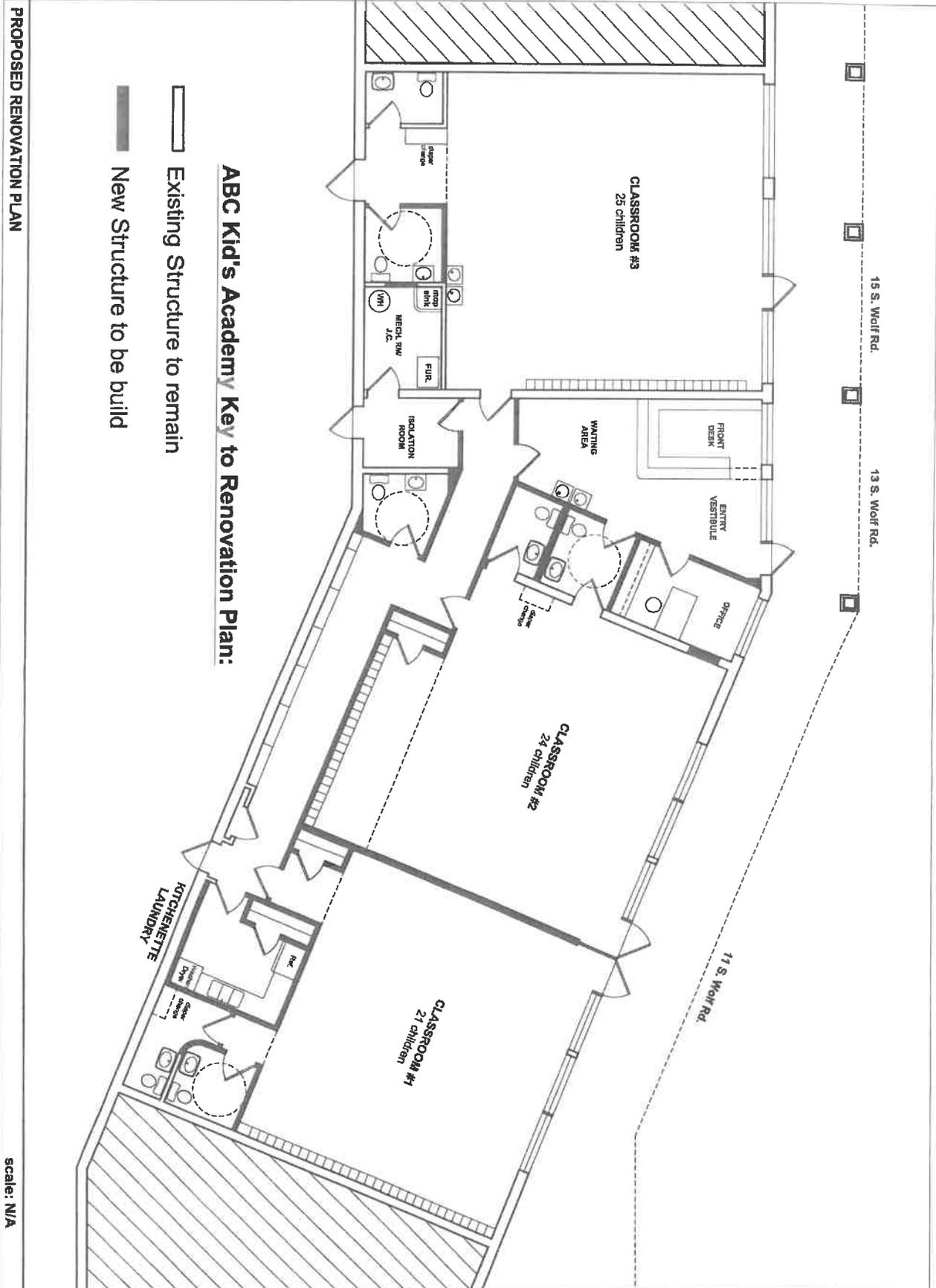
A1.0

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Prospect Heights, IL 60070

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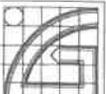




A2.0

Interior Remodeling for ABC Kids' Academy, located at:  
 11s - 13s - 15s Wolf Road  
 Prospect Heights, IL 60070

**YKG Architects + Builders**  
 730 EUCLID AVE / GLEN ELLYN / IL 60137 / TEL (630) 660-9654  
 EMAIL: YKGARCHITECTS@GMAIL.COM



EXAMPLES OF CLASSROOM INTERIOR DESIGN OPTIONS



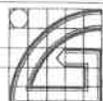
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A3.0

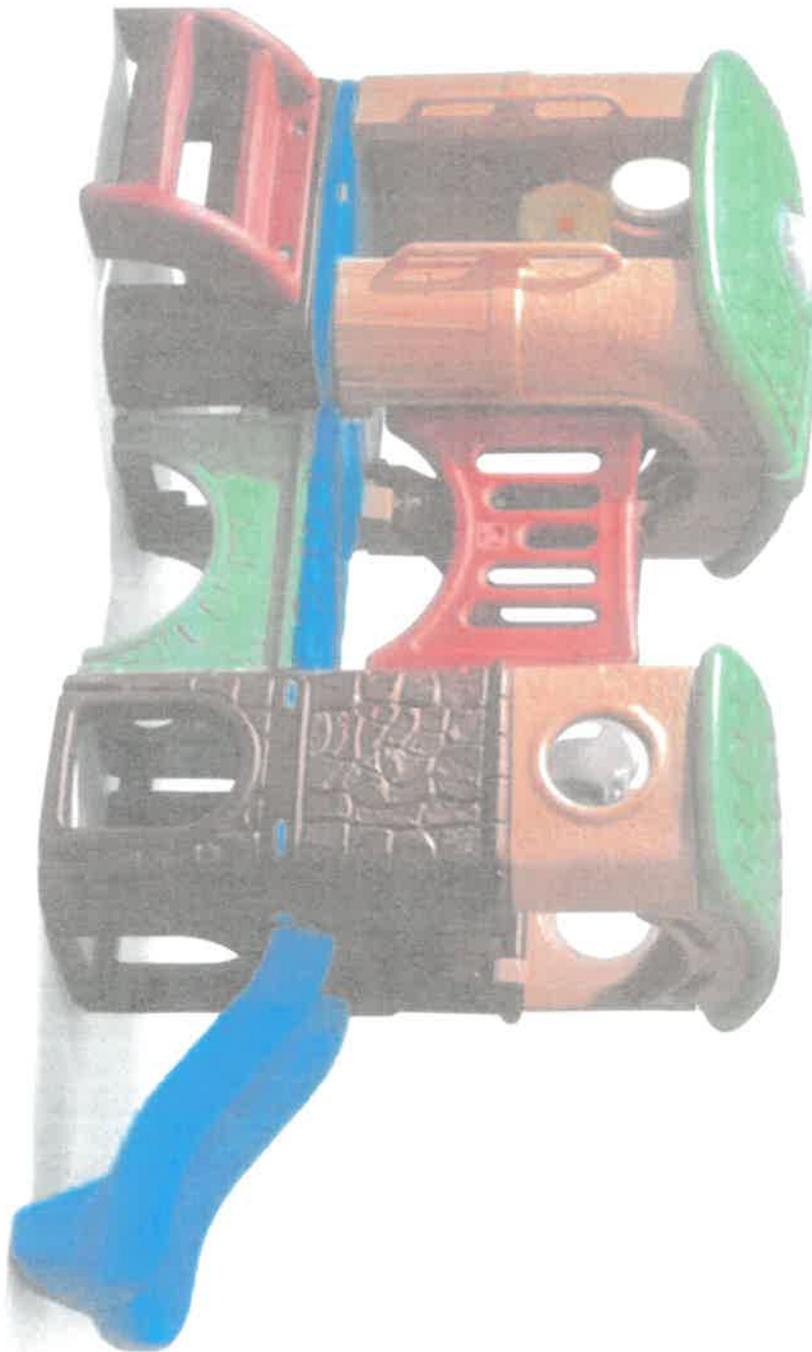
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Prospect Heights, IL 60070

**YKG Architects + Builders**

730 EUCLID AVE / GLEN ELLYN / IL 60137 / TEL (630) 660-0864  
EMAIL: YKGARCHITECTS@GMAIL.COM



EXAMPLE OF PROPOSED PLAYGROUND EQUIPMENT OPTION



scale: N/A

A4.0

Interior Remodeling for ABC Kids' Academy, located at:  
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Prospect Heights, IL 60070

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EMAIL: YKGARCHITECTS@GMAIL.COM



# Zoning Review



Date: April 14, 2024  
Reviewer: Daniel A. Peterson, Director of Building & Development  
Applicant: City of Prospect Heights  
Subject Property: 11 - 15 S. Wolf Rd, Prospect Heights, IL  
Application: ZBA Case #24-05 SUP  
Special Use Permit for Private Day Care in the B-1 Retail Business District  
Project: New Tenant – ABC Kids’ Academy Day Care Center

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## Documents Reviewed:

- A. Application prepared by Tsvetelina Dimitrova, ABC Kids’ Academy Day Care Center
- B. Plat of Survey dated October 4, 1992 prepared by Frank A. Korycanek
- C. Business Plan prepared by Tsvetelina Dimitrova, Dated March 20, 2024
- D. Interior Remodeling and Renovation Plans, prepared by Yavor Goranov, dated March 2024

Applicable Zoning Code Sections: Special Uses: 5-10-9

B-1 Retail Business District: 5-7-2C

Current Zoning: B-1  
Proposed: B-1 with Permitted Special Use for a Daycare Center  
Current Use: Vacant. Formerly Happy Moomin’s Day Care  
Proposed: Daycare Center for children 1- 6 years of age.  
Use Area ±: Approximately 4,530 gross sq. ft.  
Parking: Class 12. 1 per each employee, plus 1 per each 3 classrooms.  
Required. 8 Required. Adequate parking in shopping center provided.  
Signage: Will need to apply for permits and meet all required codes.

## 5-10-9: SPECIAL USES:

A. Authorization: The locations, construction, extension, or structural alteration of any use for which a special use permit is required pursuant to the provisions of this title may be authorized by a permit issued by the corporate authorities, subject to the standards set forth herein, and such conditions as may be imposed pursuant to this chapter. Prior to such authorization, a public hearing shall be held and a published notice shall be given, in the manner prescribed for amendments by this title.

B. Application For Special Use: Any person owning or having interest in the subject property may file an application to use such land for one or more of the special uses provided for in this title in the zoning district in which the land is situated.

**Response:** The applicant, Tsvetelina Dimitrova, is the lease holder for the former day care center. The Special Use permit authorized by Ordinance #O-18-28 expired due to the use being vacated due to the closure of the previous business. Special Use approvals become null and void when the use is terminated for a period of greater than 12 months. The new owner is also leasing additional square footage. Therefore, a new special use is required.

C. Notice Of Hearing: The same procedure for notice of hearing as required for variations (subsection [5-10-8D](#) of this chapter) shall be followed for special use. (Ord. 0-77-27, 7-18-1977)

**Response:** Notice was published and has met the notice requirements.

D. Notice To Property Owners: The petitioner for a special use permit shall notify all property owners within three hundred fifty feet (350'), excluding public land and rights of way, but in no event more than four hundred fifty feet (450'), in each direction of the petitioner's property lines, by certified mail or individual notice executed by said property owners, of the date, hour and location of the public hearing and the special use requested. Such notice shall be in the same form as the published public notice and shall be mailed or delivered and executed not less than fifteen (15) and not more than thirty (30) days prior to the date of the public hearing. The owners to be notified are such persons or entities which appear in the authentic tax records of Cook County. Proof of notification shall be submitted by the petitioner to the plan/zoning board of appeals no later than the day of the public hearing. (Ord. 0-06-35, 8-21-2006)

**Response:** Notice has been mailed to the property owners with three hundred fifty (350') of the subject property as required. Proof of mailing has been submitted.

E. Standards: No special use shall be recommended by the plan/zoning board of appeals unless said board shall find: (Ord. 0-77-27, 7-18-1977; amd. Ord. 0-03-35, 9-15-2003)

1. That the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

**Response:** The proposed use is a permitted special use in the B-1 Retail Business District. The proposed daycare will have access to a fenced outdoor play area. The proposed use will not endanger the public health, safety, morals, comfort or general welfare.  
Applicant should provide testimony to the proposed hours of operation of the daycare.

2. That the special use will not be injurious to the use and enjoyment of other property in the community for the purposes already permitted, nor diminish and impair property values within the community.

**Response:** The special use for a daycare center is consistent with previous uses and will not diminish or impair property values with the community.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

**Response:** The proposed use of the existing building will not impede the normal and orderly development and improvements of surrounding property for uses permitted in the district.

4. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

**Response:** The special use is for an existing space and all improvements are provided and adequate for the facility.

5. That adequate measures have been or will be taken to provide ingress or egress so designed to minimize traffic congestion in the public streets. (Ord. 0-77-27, 7-18-1977)

**Response:** Complies. No changes are proposed to the existing access to the existing parking lot.

6. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the city council pursuant to the recommendations of the plan/zoning board of appeals. (Ord. 0-77-27, 7-18-1977; amd. Ord. 0-03-35, 9-15-2003)

**Response:** The special use application conforms to the applicable regulations of the B-1 Retail Business District.

7. That the area described in the petition does not lie wholly or partly in floodplain, as defined by the flood control ordinances of the city; or, if it does lie wholly or partly within the floodplain, that adequate provisions for storage, runoff control and floodwater retention, as appropriate, have been made.

**Response:** The property does have flood plain that has been adequately designed and will control runoff and flood water retention. There is no change proposed for the exterior property.

F. Conditions And Standards: Prior to granting any special use, the board may recommend, and the city council shall stipulate, such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the special use as deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified herein, or as may be from time to time required. (Ord. 0-77-27, 7-18-1977)

**Response:** There is adequate parking with 145 parking spaces available to meet the demand for the use.

**Conclusion:**

**The project meets both the general requirements and standards for a Special Use Permit for a daycare center. Staff recommends approval of the application.**