

- 1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare.**

Smita Puri, the principal in Smita's Child Services LLC has run her DCFS licensed Home based Daycare in the River Brook – Brookdale area for past 5+ years. Her home based daycare enjoys high rating from the parents and children in the community.

Smita wants to setup a proper Daycare Center in the River Brook Shopping Center, which is fairly empty after the Dominic's Grocery store went out of business. The site has been proposed by the Riverbrook shopping Center management as ideal location for a daycare center. It had enough parking and safe play area behind the unit. The daycare center will compliment very nicely with the existing businesses like the Fitness center, restaurants, dentist office, Stores in the shopping center.

- 2. The Conditional use will not be injurious to the use and enjoyment of the other property in the immediate area for the purposes already permitted, not substantially diminish and impair property values within the neighborhood.**

The daycare business will be a great complimentary value add to the shopping center and the community, adding much needed customers for the other businesses. The daycare facility is being planned to be fitted with sound proof technologies to minimize any impact of noise in its own business suite #127.

- 3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district**

The proposed daycare will not impede any businesses in the neighborhood, in fact it will provide the essential service of child care to the community and residents, including the existing families and the growing new parents population in the area.

- 4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.**

The Daycare Center plans to use the Suite 127 in the Riverbrook Shopping Center. The facility is organized into multiple Retail and Business Suites which have their own access back and front to outside. So there is no conflict with the master plan.