



OUR KIDS PLACE at HOLY TRINITY EPISCOPAL CHURCH

Holy Trinity Episcopal Church, 7190 Euclid Avenue comprising of approximately one and one half acres at the northwest intersection of Hosbrook Road and Euclid Avenue is requesting a Conditional Use zoning permission to operate a Day Care (Our Kids Place) within the existing church facility.

The present 10,000 square foot building was constructed in 1960 and is comprised of a two-story brick structure with a sanctuary, offices and classroom space. The property is located in a B- Residential District and operates under the Conditional Use classification of the Sycamore Township Zoning Code. The addition of a Day Care operation will have minimal impact on the current use of the building. Over its fifty plus year history, this building has provided various childcare offerings to the community. The Day care will operate Monday through Friday within the hours of 7:30 am to 5:30 pm.

The present facility is in compliance with all of the requirements of the Residential B District and section 17-7 Criteria Pertaining to Conditional Uses, specifically 8, 9, 12, 15a & c, 16b, 18, 19 (Industrial Use –Day Care). The only exception being, the installation of a 4' high chain link fence on the south side of the building would be technically located in the front yard along Euclid Avenue since this property is a corner lot location (Please note that this fence replaces an previous fence that has since been removed).

The facility meets the required parking as outlined in Chapter 12 (Table 12-3) and in fact, the Day care will utilize only the lower parking area on the Euclid Avenue entrance. The upper parking area off Hosbrook Road will be available for church use. Additionally, the Day Care will not operate on Sunday when the church holds services.

Granting of this Conditional Use request will have no adverse effect on adjacent property or public health, safety, morals, and general welfare. Other than the installation of the fence, there will be no exterior changes made to the existing building and thus maintain all natural, scenic, and historical features of the area. The proposed Day Care is consistent with the existing use of the facility and will enhance the status of Holt Trinity in the community by providing a much needed and welcomed service.