



Application for Public Hearing SPECIAL USE PERMITS

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (If applicable): It Takes a Village in Oak Park, LLC

Address/Location of Property in Question: 6139 - 6147 W. North Avenue, Oak Park, IL 60302

Property Identification Number(s)(PIN): 16-05-103-002-0000

Name of Property Owner(s): Gwendolyn Harris

Address of Property Owner(s): 9436 S. Charles St., Chicago, IL 60643

E-Mail of Property Owner(s): gweninchrist@yahoo.com **Phone:** (773) 276-1730

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) N/A

Name of Applicant(s): H & H Legacy, Inc. --- dba It Takes a Village in Oak Park, LLC

Applicant's Address: 9436 S. Charles St., Chicago, IL 60643

Applicant's Phone Number: (773) 276-1730 E-Mail gweninchrist@yahoo.com

Other: _____

Project Contact: (if Different than Applicant) Kenneth Gilkes Jr.

Contact's Address: 806 N. Peoria, Chicago, IL 60642

Contact's Phone Number: (312) 282-0404 E-Mail kenneth@itavdevelopment.com

Other: _____

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

(If Other - Describe): _____

Existing Zoning: _____ **Describe Proposal:** _____

6139 W. North Avenue - Proposed use will be an early childhood learning facility. The applicant will make renovations to the existing space to remain compliant with Village codes. Renovation will consist of addressing items highlighted on the building inspection, and rearranging the floor plan to maximize the space.

6147 W. North Avenue -

Size of Parcel (from Plat of Survey): _____ Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	North Avenue followed by the City of Chicago	Commercial
To the South:	Public Alley followed by R-4 Single Family Zoning District	Single-Family Dwelling
To the East:	NA North Avenue Zoning District	Food Mart Gas Station
To the West:	NA North Avenue Zoning District	Pawn Shop

How the property in question is currently improved?

Residential Non-Residential Mixed Use OTHER: _____

Describe Improvement: _____

Is the property in question currently in violation of the Zoning Ordinance? ___ Yes X No

If Yes, how? _____

Is the property in question presently subject to a Special Use Permit? X Yes ___ No

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? ___ Yes X No

If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

8.3 (Table 8-1: Using Matrix) of the Oak Park Zoning Ordinance

Article: _____ Section: _____

Article: _____ Section: _____

Article: _____ Section: _____

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

In my opinion the grant of this request aligns with the the neighborhood because the intended use of 6139 W. North Avenue will remain consistent with the previous use as a daycare facility. The daycare facility will be connected to a network of childcare facilities and will be able to support and serve residents in the area. Additionally, the applicant plans to change the use of 6147 W. North Avenue from a pawn shop to a facility that can accommodate youth development, such as a before/aftercare center. The proposed use will fit in seamlessly, and provide residents with a high-quality option for childcare.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Gwendolyn Harris
(Printed Name) Applicant

Gwendolyn Harris
(Signature) Applicant

7/29/22
Date

Joann Reed
(Printed Name) Owner

Joann Reed
(Signature) Owner

7/29/2022
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

29th DAY OF July 2022

[Signature]
(Notary Public)



RE: 6139 - 6147 W. North Avenue Project Summary

The proposed use for 6139 W. North Avenue will consist of the continued use of a daycare/ early childhood learning center. The proposed center will consist of approximately 6 - 8 classrooms that accommodate children from birth through age 5. In 2004 the number of children served was 121. The new operations for the proposed use serve 112 children. The facility will use a curriculum that prepares early learners for academic success after they leave the center.

Regarding 6147 W. North Avenue, the project team plans to terminate the relationship with the existing pawn shop and create an extension of the early childhood center. This extension will consist of a parent resource center and a space for before and after-school programming.

RE: Drop-Off / Pick-Up Procedure

A vehicle traveling eastbound on North Avenue can park on North Avenue to drop-off or pick-up the student if there is space available. If not, it will continue eastbound to Hayes where it will turn right and travel southbound on Hayes to the alley. The vehicle will then turn right into the alley and proceed westbound to the area behind the daycare center to see if there is space in the designated area to drop-off or pick-up the student. If not, the vehicle will proceed through the alley and turn right (northbound) on Lombard Avenue to North Avenue then turn right (eastbound) and repeat the process until an open space is found.

A vehicle traveling westbound would have virtually the same travel pattern as the eastbound vehicle except that it would start by turning left (southbound) on Hayes and then turn right (westbound) in the alley and have the designated area in the alley as its first opportunity to drop-off or pick-up the children.

It should also be noted that there are parking spaces available on Lombard between the alley and North Avenue. Parents may use this area as another drop-off/pick-up option if the other areas are congested.

Special Use Approval Standards: Section 14.2 (E)

The recommendation of the Zoning Board of Appeals and decision of the Village Board must make findings to support each of the following conclusions:

1. **The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.**

The proposed special use is for a daycare and before/after care facility. The use will enhance the community by providing a high-quality early childhood learning option in the community.

2. **The proposed special use is compatible with the general land use of adjacent properties and other property with the immediate vicinity.**

The proposed use is compatible with the adjacent properties because the user will not change it from the previous use.

3. **The special use in the specific location is consistent with the spirit and intent of this Ordinance and adopted land use policies.**

The special use is consistent with the spirit and intent of the Ordinance and will enhance the community through means of a community educational asset.

4. **The special use conforms to the regulations of the zoning district in which it is to be located.**

In 2004 the user of 6139 W North Avenue was granted special use to operate a daycare facility. The intended use of the property will remain consistent with the special use afforded to the previous owner.

My Workspace Analyze Tool Labels

Layer List Third Party Data Linked Maps Address or Coordinate
 Data Upload Discover Measure

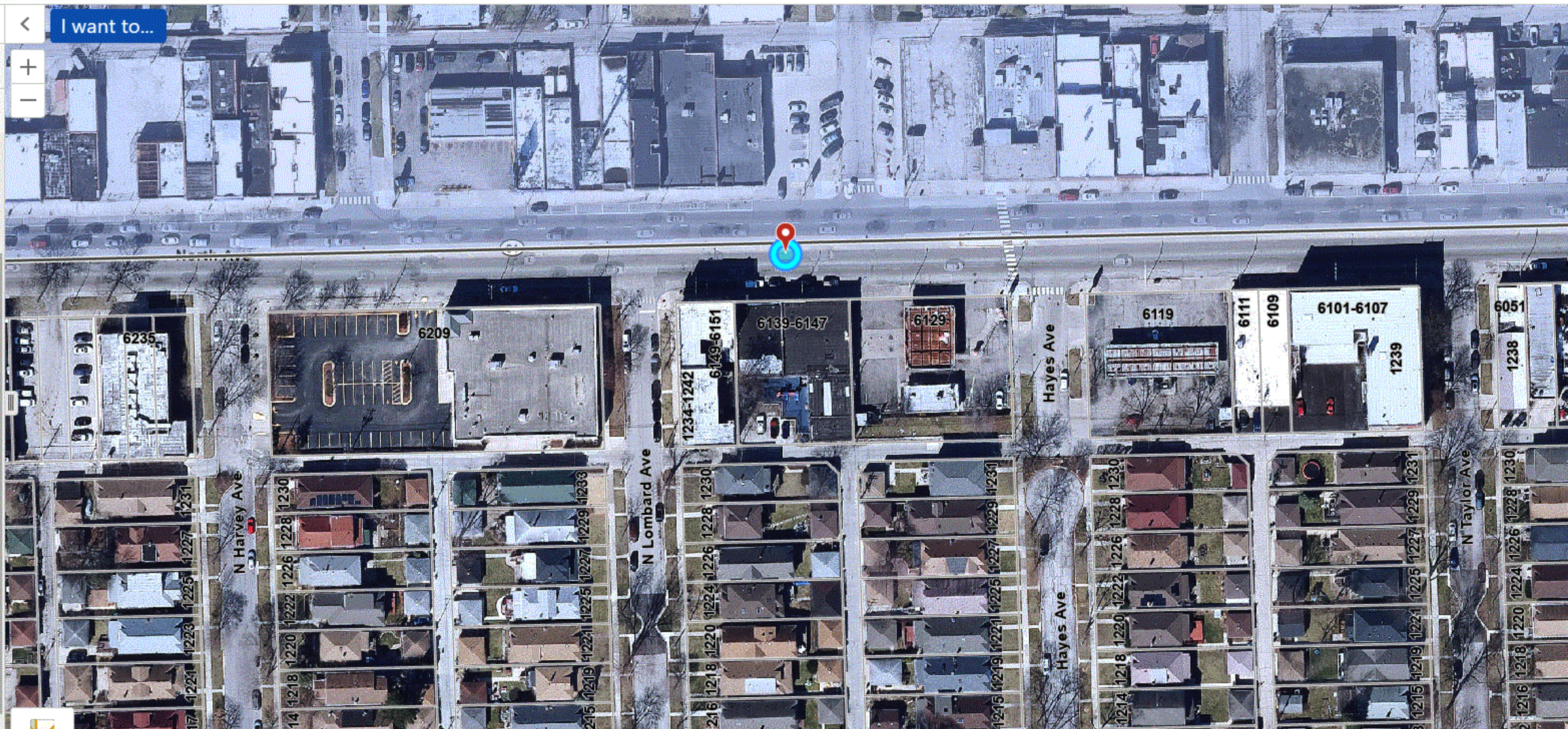
Point Query Filter Distance Edit

Layers I want to...

All Available Layers

Search for Layers... Filter

- Zoning and Development
- Community Boundaries
- Refuse and Recycling
- Public Safety Boundaries
- Educational Boundaries
- Legislative Districts
- Parking Management
- Water Utilities
- Sanitary Utilities
- Storm Utilities
- Combined Utilities
- Street Light and Electrical Utilities
- Street Utilities
- Telecommunication Utilities
- Dark Mode Layers
- Aerial Photography



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 lrpassassoc@yahoo.com

PLAT OF SURVEY

L. R. PASS & ASSOCIATES
 Professional Land Surveyors

Plat of Surveys
 Topography
 Mortgage Inspection
 Condominiums
 Land Development
 Legal Descriptions

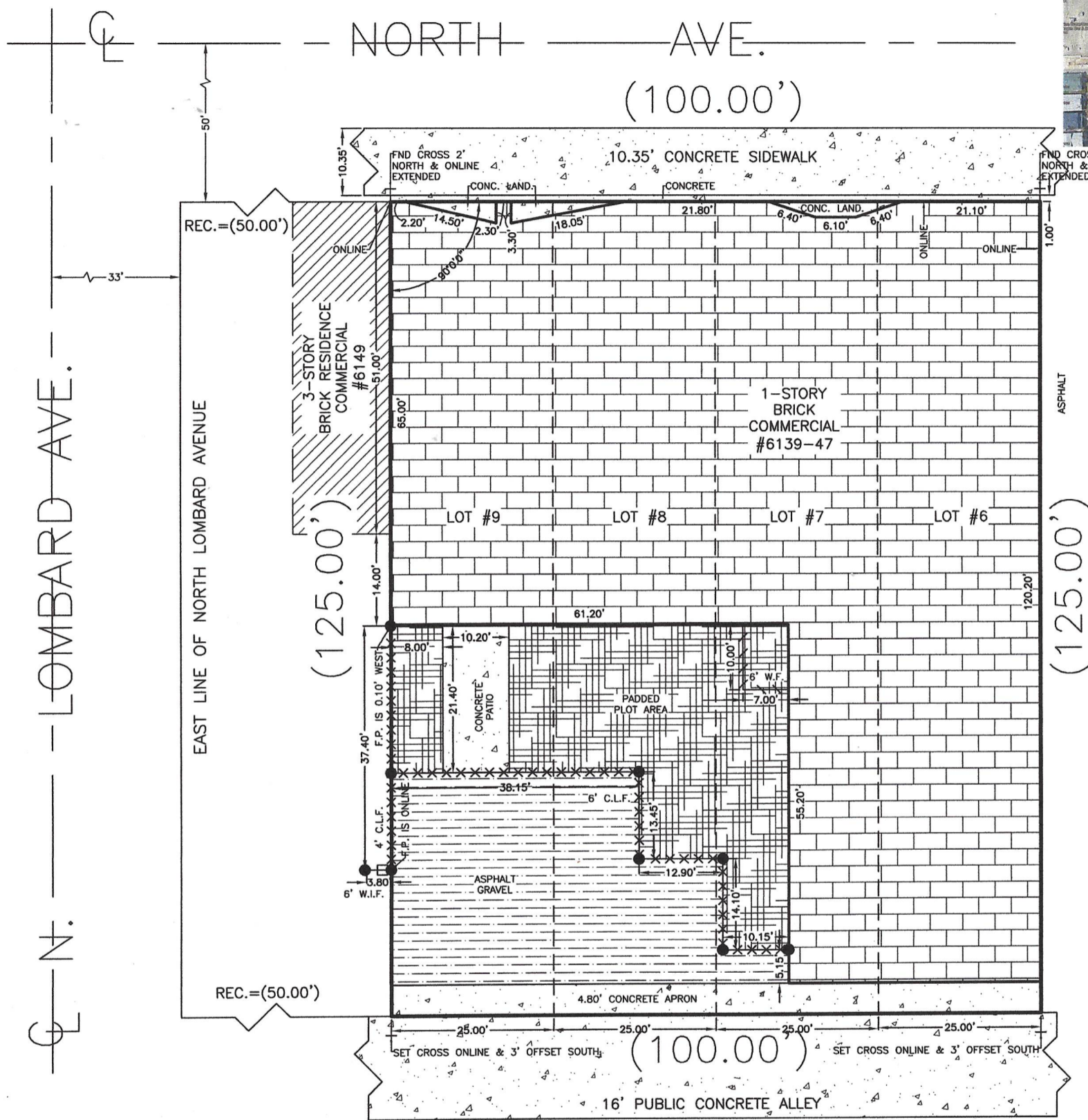


LOT 6, 7, 8 AND 9 IN BLOCK 4 IN FAIR OAKS TERRACE, A SUBDIVISION OF THE EAST 50 ACRES OF THE NORTH 75 ACRES OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 6139-47 W NORTH AVE., CHICAGO, ILLINOIS 60639.)

AREA= 12,500.00 SQ. FT. (MORE OR LESS)
 PERIMETER= 450.00 FT. (MORE OR LESS)
 ACREAGE= 00.286960 (MORE OR LESS)

SURVEY SCALE: 1"=20'



LEGEND	
	METAL FENCE
	FENCE POST (F.P.)
	"MAG" NAIL SET
	SET IRON PIPE
	IRON PIPE FOUND
	CUT CROSS- FOUND OR SET
	PROPERTY LINE
	(140.45) RECORDED DATA
	140.45 MEASURED DIMENSION
	(C) NOTCH
	WOOD FENCE (W.F.)
	CHAIN LINK FENCE (C.L.F.)
	WROUGHT IRON FENCE (W.I.F.)
	5 NAILS (SET)



STATE OF ILLINOIS
 COUNTY OF COOK

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.

FIELD DATE: 7/20/2022
 P. I. N.: 16-05-103-002-0000
 BOOK NO.: G.P.
 SURVEYOR: P.S.
 DIMENSIONS ARE NOT TO BE SCALED.
 ORDER NO.: 2207-1686
 SCALE: 1" = 20 FEET
 ORDERED BY: THE EVANS WILLIAMS LAW GROUP
 MEMBER: I. P. L. S. A.
 A. C. S. M.

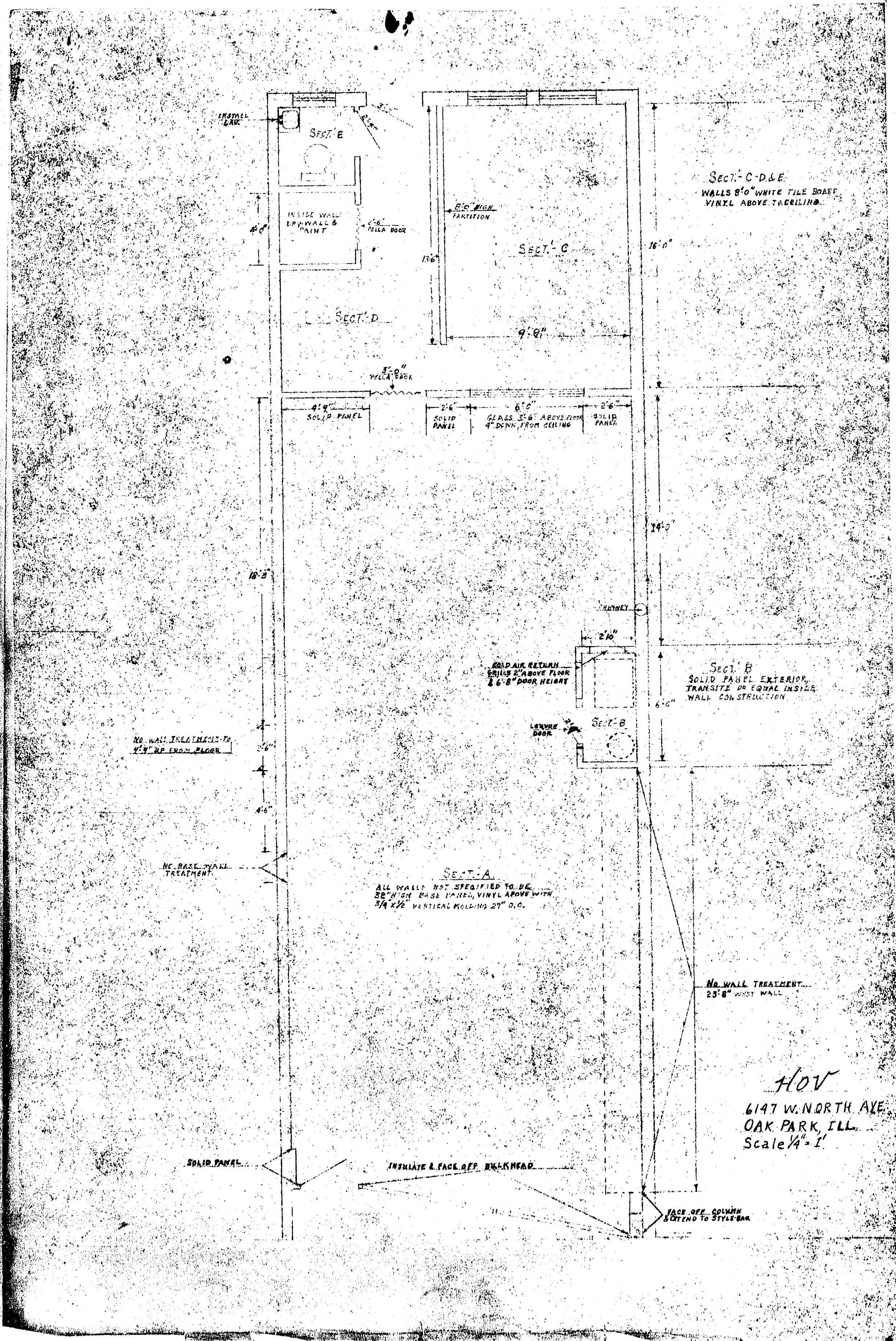
COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

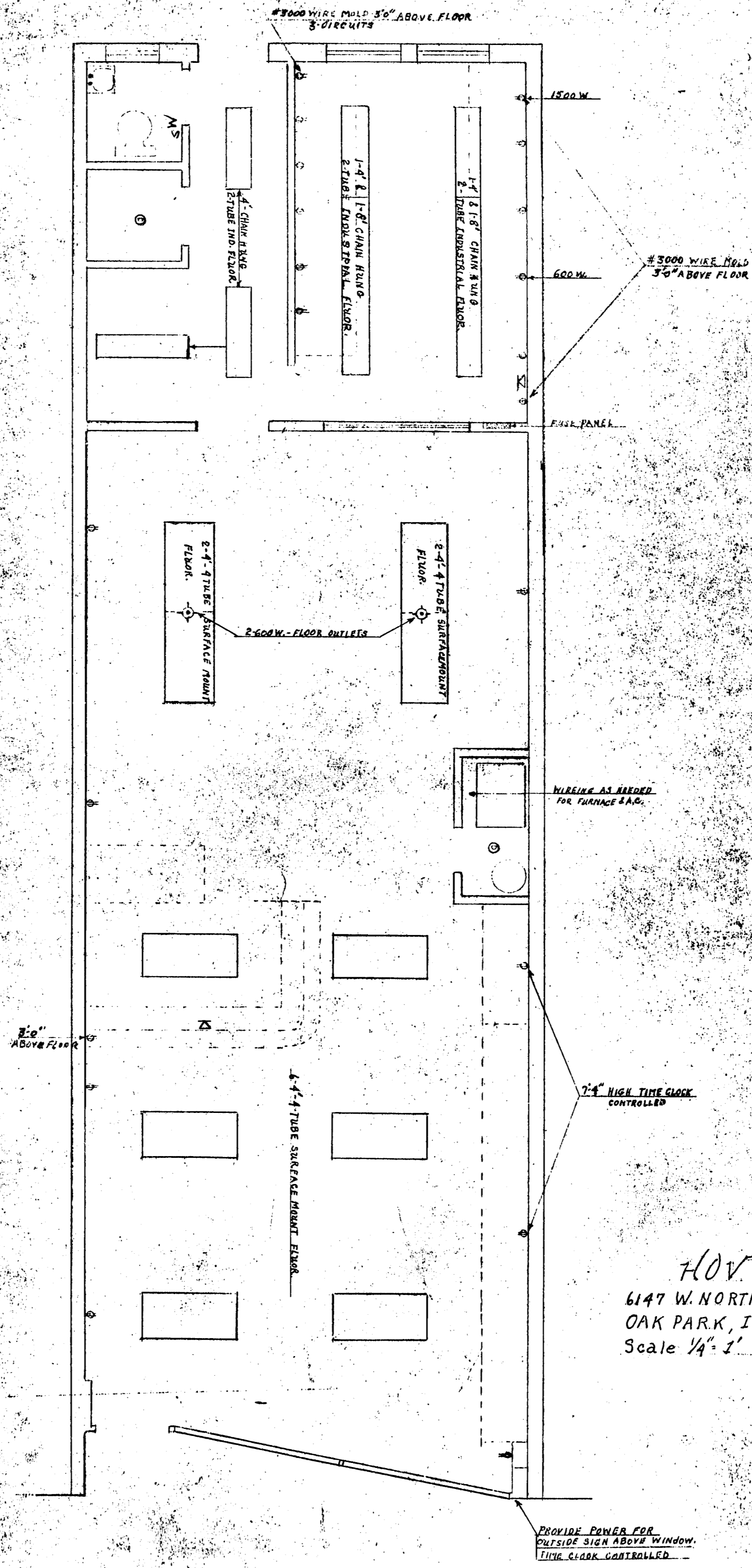
WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF JULY 2022.
 LICENSE EXPIRATION DATE: 11/30/22

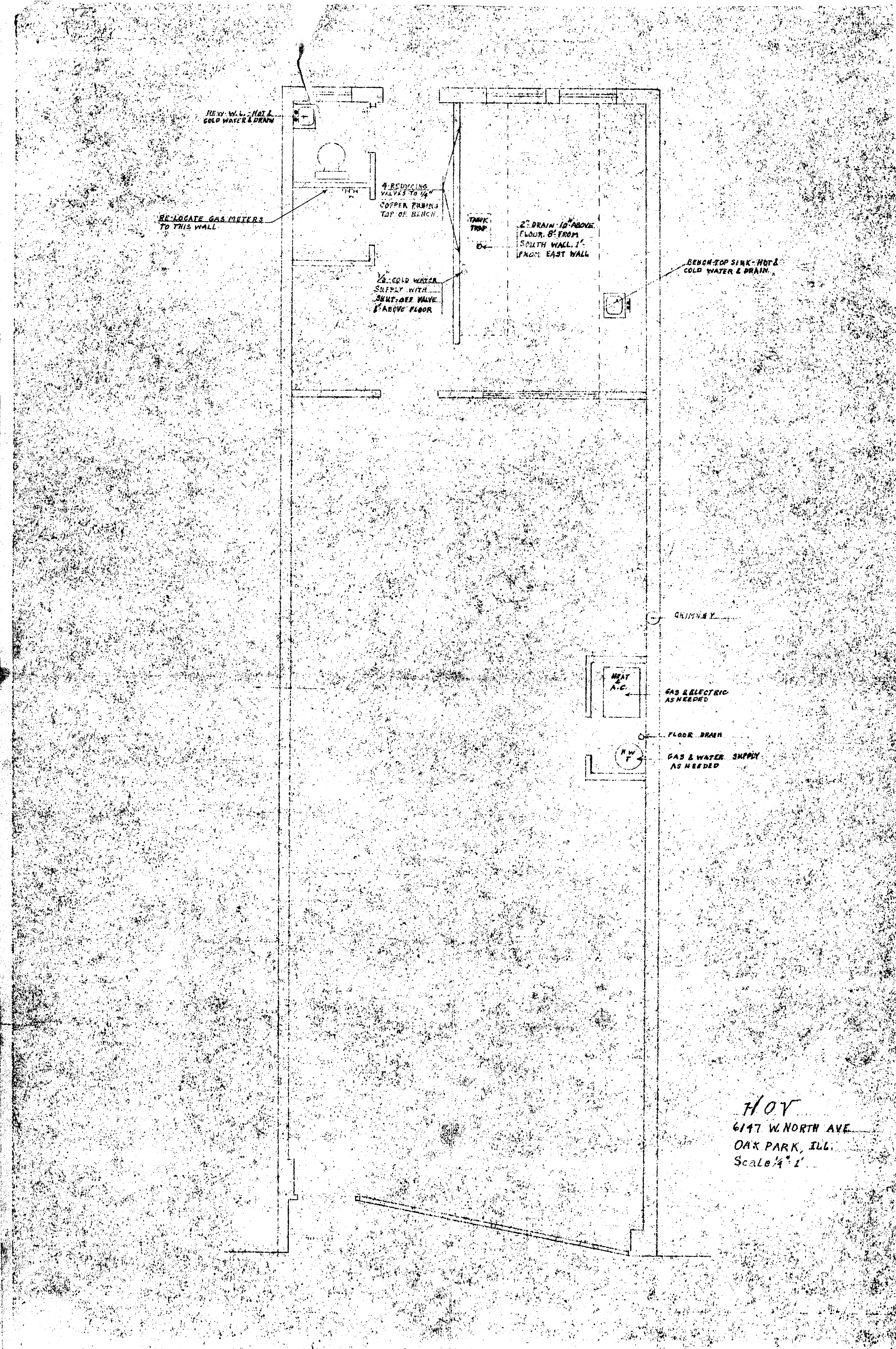
6147 NORTH AVE.

112

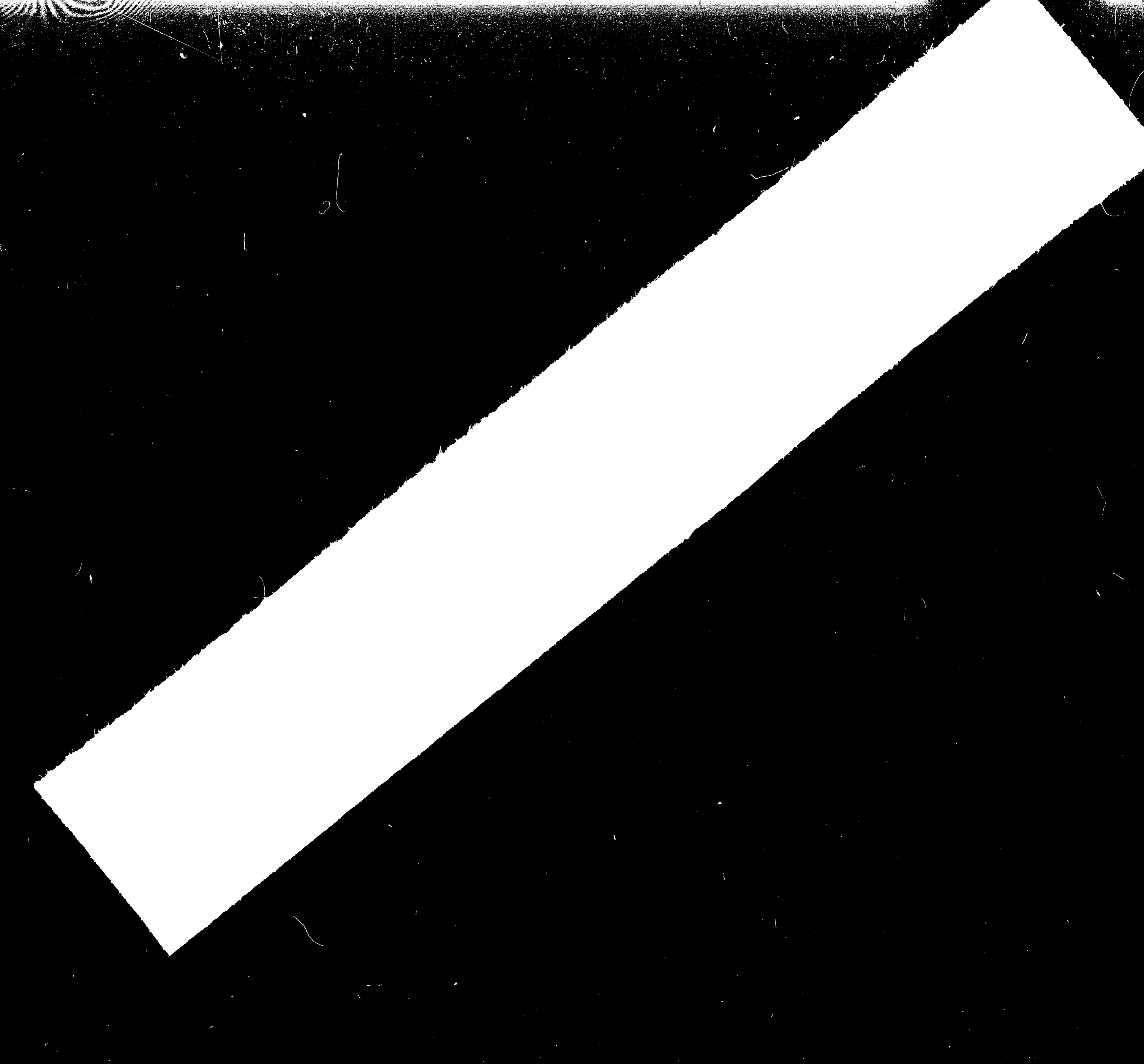




HOV
6147 W. NORTH AVE.
OAK PARK, ILL.
Scale 1/4" = 1'



HOV
617 W. NORTH AVE.
OAK PARK, ILL.
Scale 1/4" = 1'



Photographs of Surrounding Properties



Photographs of Surrounding Properties



Photographs of Surrounding Properties



Photographs of Surrounding Properties



Photographs of Surrounding Properties



Photographs of Surrounding Properties



CONTRACT ADDENDUM

RE: Sale of Property –6139-6147 W North Avenue, Oak Park, Illinois 60302



Sellers – Joann Reed

Buyer – H&H Legacy Inc

Seller(s) and Buyer(s) hereby agree to the following changes to the contract dated

DATE OF CONTRACT: June 1, 2022

- 1. Contract is contingent upon buyer reception of special use permit from the Village of Oak Park**
- 2. Closing date is amended to October 17, 2022.**

 <u>Joann Reed (Aug 11, 2022 11:10 EDT)</u>	<u>Aug 11, 2022</u>	 <u>H&H Legacy Inc</u>	<u>08/17/2022</u>
Joann Reed	Date	H&H Legacy Inc	Date






220808 6139-6147 W North Ave Contract Addendum CL 10.17 Approval Special Use Permit Oak Park For Execution (002)

Final Audit Report

2022-08-11

Created:	2022-08-11
By:	Krystal Young (kyoung@tewlg.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAa03G9cNnVaUXZs2FNrxJDDfrrXUhNuo

"220808 6139-6147 W North Ave Contract Addendum CL 10.17 Approval Special Use Permit Oak Park For Execution (002)" History

-  Document created by Krystal Young (kyoung@tewlg.com)
2022-08-11 - 3:07:12 PM GMT- IP address: 173.9.210.73
-  Document emailed to Joann Reed (reedjoannr@aol.com) for signature
2022-08-11 - 3:07:53 PM GMT
-  Email viewed by Joann Reed (reedjoannr@aol.com)
2022-08-11 - 3:08:15 PM GMT- IP address: 99.12.148.41
-  Document e-signed by Joann Reed (reedjoannr@aol.com)
Signature Date: 2022-08-11 - 3:10:53 PM GMT - Time Source: server- IP address: 99.12.148.41
-  Agreement completed.
2022-08-11 - 3:10:53 PM GMT