



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): Little Sprouts Kids LLC

Address/Location of Property in Question: 266 Lake Street

Property Identification Number(s)(PIN): # 16-08-119-025-0000

Name of Property Owner(s): James H Gilchrist

Address of Property Owner(s): 266 W Lake St

E-Mail of Property Owner(s): gilchrist808@comcast.net Phone: 708 421-0886

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

Name of Applicant(s): Kizzie Harris, Carlo Harris

Applicant's Address: 256 Lake Street

Applicant's Phone Number: Office 708/972-2000 E-Mail kizzieharris@att.net

Other: _____

Project Contact: (if Different than Applicant) _____

Contact's Address: _____

Contact's Phone Number: Office _____ E-Mail _____

Other: _____

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

(If Other - Describe): _____

Existing Zoning: _____ Describe Proposal: _____

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

Adjacent:	Zoning Districts	Land Uses
To the North:	_____	_____
To the South:	_____	_____
To the East:	_____	_____
To the West:	_____	_____

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 No

If Yes, how? _____

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

If Yes, how? before it was a yoga center

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

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

If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

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

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;

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.

Kizzie Harris
(Printed Name) Applicant

Kizzie Harris
(Signature) Applicant

7.16.20
Date

James H Gilchrist
(Printed Name) Owner

James H Gilchrist
(Signature) Owner

7/23/20
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

23 DAY OF July, 2020

[Signature]
(Notary Public)



266 Lake Street
Oak Park

Project Summary For
Little Sprouts Kids

266 Lake Street is a two story, +/- 2,500 SF mixed use building (NE corner of Cuyler & Lake St.) with a 1,250 SF first floor commercial space & three apartments on second floor.

The first floor of 1,250 SF has been actively on the market For Lease since February 2020. Former tenant was Yoga of Oak Park. David King & Associates, Inc. is marketing the space.

An agreement to lease the space has been reached with the Landlord to move our daycare from our current premises located at 256 Lake Street, approximately 100 feet to the east.

Little Sprouts has occupied the first floor of a house for the past 5 years. We currently have 8 children in the daycare and operate from 7:30am-5:00pm, Monday thru Friday.

Owners are longtime Oak Parkers Carlo & Kizzie Harris. Kizzie has 20 plus years in child development and we are the proud parents of 6 children, ranging in age from 8-10.

The move to the corner will allow Little Sprouts to expand from 8 to 14 children. It will also allow for better access as 266 is at grade level and ADA accessible. Current location is 8 steps up to first floor of house. 266 Lake also offers a side door on Cuyler and a rear door, both also at grade level. The space at 266 Lake is fully sprinklered & currently has one (1) ADA washroom. Plan is to add a second ADA washroom.

The increased capacity will allow current families to bring additional children, primarily newborns over 6 weeks old.

Current drop offs are from 7:30-9:00am and pick-ups from 3:30-5:00pm and we will continue these same hours at proposed new location.

We have already met on-site with DCFS & Oak Park's Building, Fire, Engineering & Health Departments.

We are excited about the potential to expand and serve our families & the wonderful Village of Oak Park and are hopeful the Village agrees.

Carlo & Kizzie Harris

Special Use Standards

1 .The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.

Little sprouts kids will not have any substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare. Our location will be convenient for local businesses as well as members of the community who may need quality childcare. Most daycares in the area of little sprouts kids proposed location have a waiting list which shows there is a need for more childcare options in the area. We plan to operate our program in nothing less than excellence. Little sprouts kids as an operating daycare facility will expose new clients to the wonderful surrounding businesses like PETE'S FRESH MARKET, AND THE TENNIS AND FITNESS CENTRE ect. Little Sprouts Kids will serve ages 6wks. to 5yrs. We are residents of Oak Park and will continue to be a pillar in our community. We are members of the Collaboration for Early Childhood Education. I Kizzie Harris was the first home childcare provider in Oak Park and River Forest to receive the Circle of Quality through Excelerate Illinois. The Bronze Circle of Quality in Excelerate Illinois recognizes staff qualifications and professional development, with the completion of a robust series of training for teachers and program administrators.

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

Little Sprouts Kids are very compatible in our area and neighborhood. We are currently serving families that live in the area. While attending walks the children will be able to see all the beautiful constructed buildings and stores along the way. We are currently surrounded by many daycares but Little Sprouts Kids will surely be an asset to our community, we fit right in.

3. The special use in the specific location proposed is consistent with the spirit and intent of this ordinance, adopted land use policies and the comprehensive plan.

Little Sprouts Kids is consistent with the spirit and intent of the ordinance, adopted land use policies and comprehensive plans. Little Sprouts kids has been operating as a home daycare in Oak Park since Sept. 2015. Little Sprouts Kids is all about diversity, fairness, and equality. We look forward to continuing bringing comfort and ease to our parents as they drop their child off in our care. We look forward to expanding and creating job opportunities in Oak Park. We love

everything about Oak Park and take great involvement in togetherness. We believe that families need quality , and reliable care for their children and as a community working together we can make this happen.

4. The special use meets the requirements for such classification in this ordinance.

Our special use of the specific location will be used for Daycare. We have made contact with DCFS licensing rep. Margo Cralle. Margo Cralle visited 266 lake st. and determined that the location is suitable for the operation of a Daycare Center. We will continue the licensing process through the state of Illinois DCFS.

Daycare Center requirements

Daycare centers must meet all federal, State, and local requirements including, but not limited to, licensing, health, safety, and building code requirements. Open space and /or recreational areas must be provided as required by the state of Illinois licensing requirements.

Little Sprouts Kids meets and will continue to meet all federal , state and local requirements. All staff is updated on health reports and all requirements from the State of Illinois. Open Space and or recreational areas will be included at our location. We have been in contact with our licensing Rep Ms. Margo to ensure we have all documents / forms required for the Day center.

2.Any outdoor play areas must be physically separated from any parking area and enclosed by a fence or a mimal of six feet and a maximum or 7 feet in height . No open space and / or aes may be located within a required front of a corner side setback.

Little Sprouts Kids will take walks to our local park William Beye School which is located two blocks down from our center. We also will take neighborhood walks around the block .

3. A pick /Drop off must be provided. When a daycare center is part of a multi- tenant retail center , the pick/drop off area must not interfere with vehicle circulation in the parking lot , including blocking driveway aisle.

We have a protol for pick/drop procedure to be sure it will not infer with vehicle circulation. The procedure will be told to parents verbally and it is also incorporated in our parent handbook. Little Sprouts Kids drop off time 7:30am- 9am Pickup times vary from 3:45pm -5pm. Parents will continue to text when they are five mins away from the center to ensure speedy pickup.

LITTLE SPROUTS KIDS
PICK UP/ AND DROP OFF

LITTLE SPROUTS KIDS will be located on the corner of Lake and Cuyler (266 Lake st. Oak Park IL 60302). On the Lake st. side of the building there is 2hr parking just where the entrance is. On the Cuyler side of the building there is also an entrance/exit where there is 3hr parking directly in front of the building (see pics below). There are usually 6 parking spaces available during our pick up and drop off times.

Either side of the building's entrances can be used for pick up/ drop off. At LITTLE SPROUTS KIDS we ask that parents text or call 15 min ahead of your arrival time for pick up or if you're going to be late this will make for a smooth transition (drop off and pick up shouldn't take any more time than 5 minutes per/child). Parents please walk your child to the entrance where you will be greeted by a staff member(mask must be worn and temperatures taken at pick up/ drop off) .

There will be a sign in/out sheet, parents please be sure to sign your child in when arriving and out when leaving the daycare. Children will be released to parents or guardians on file unless specified as an alternative pick up person in the application documents.

LITTLE SPROUTS KIDS hours are from 7:30am - 5:00pm

DROP OFF TIMES
7:30am - 9:00AM

PICK UP TIMES
4:00pm - 5:00pm

10/16/2020



Lake st entrance



Cuyler st entrance



266

LAKE

LAKE

YOGA









To Whom it May Concern,

I am more than happy to recommend Kizzie Harris as a Daycare Provider. Kizzie has made the transition from my son, Jackson, being home with me for eight months, to now in daycare five days a week a smooth transition for both myself and my husband and my now 10 month old.

Kizzie Harris has such a kind and nurturing personality which is what I was looking for in a provider. Anytime my son is dropped off by myself or my husband, he is happy to see her because he feels loved by her and part of her daycare family. She has helped my son in his growth and development as well. She provides healthy, organic meals, developmentally appropriate activities, and has taught him to be more independent with his bottle feedings. She also is extremely responsive to all of my questions which is something I truly appreciate.

Not only has Kizzie Harris taken exceptionally great care of my son, but she cares for many other children who all love her and love playing and learning together. She truly dedicates her life to children and it is apparent in many ways. Since Covid has started, she makes sure to follow and go above and beyond regulations to make certain her daycare family and her own family are safe.

Kizzie is an excellent daycare provider and we are truly fortunate to have her in my family's life. I would recommend her to anyone looking for a loving, friendly and professional daycare provider.

Sincerely,

Linda Dzugan

Linda.dzugan@gmail.com

630-207-0162