



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): **Baby Genius Academy**

Address/Location of Property in Question: **400 - 404 Lake Street**

Property Identification Number(s)(PIN): **16-07-223-022-0000**

Name of Property Owner(s): **SNA BUILDING**

Address of Property Owner(s): **1212 S Naper Blvd, Ste 119-352, Naperville, IL 60540**

E-Mail of Property Owner(s): **office@kettleandoak.com** Phone: **630-296-9660**

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

Name of Applicant(s): **Prosperous Platforms LLC**

Applicant's Address: **12803 South Halsted - Chicago, IL 60628**

Applicant's Phone Number: **773-264-5171** E-Mail **rosalindcotton@gmail.com**

Other: _____

Project Contact: (if Different than Applicant) _____

Contact's Address: _____

Contact's Phone Number: _____ E-Mail _____

Other: _____

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

(If Other - Describe): **Tenant - Lessee**

Existing Zoning: NC- Neighborhood Commercial Describe Proposal: _____

We are endeavoring to re-open a daycare center that has existed within the community for over two decades. It has taken the better part of a year to reorganize the business, due to the untimely death of the founder. Due to zoning requirements, we are submitting application as a new entity.

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

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R2</u>	_____
To the South:	<u>R3-50</u>	_____
To the East:	<u>NC</u>	_____
To the West:	<u>INSTITUTIONAL</u>	_____

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? Daycare business

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

Is the subject property located within any Historic District? **X** 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: **Section 8.3 (Table 8-1: Use Matrix)**

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;

As mentioned above, this business has operated within the Oak Park Community for over 20 years, and has been a positive component of the social/economic fabric within Oak Park. The only disruption to our operations has been due to reorganization, due to death of of a key figure within the company.

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.

Rosalind Cotton
(Printed Name) Applicant

Rosalind Cotton
(Signature) Applicant

Nov. 10, 22
Date

SNA BUILDING / NICK S.
(Printed Name) Owner

[Signature]
(Signature) Owner

NOV 10, 2022
Date

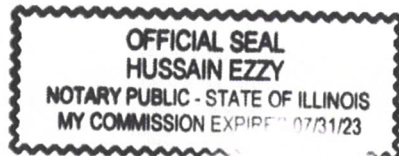
Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

10 DAY OF NOVEMBER 2022

State of Illinois
County of Cook
This instrument was acknowledged
before me on 10th NOVEMBER 2022
By Rosalinda Shams

(Notary Public)



Hussain Ezzy

PROJECT SUMMARY

PROJECT NAME	Baby Genius – 404 Lake Street
PROJECT OBJECTIVE	Secure Village Permits / Licensing
PROJECT LEAD	Rosalind Cotton
PREPARED BY	Rick McCoy
DATE	November 9, 2022

PROJECT MILESTONES	<ul style="list-style-type: none">• Secure the ability to open from the Village of Oak Park, Illinois• Secure Licensing from the state of Illinois• Secure enrolment to reach our projected capacity of 25 students
STATUS OVERVIEWS	We currently have a 5 year lease agreement in place, and working toward securing zoning & special use permits from Oak Park. We are poised to secure licensing from the state of Illinois, once the aforementioned permits have been secured.
NEW REQUESTS	None
ISSUES SUMMARY	Currently, the issues at hand are permits & licensing
PROJECT BUDGET	The project has been fully budgeted. All fixtures, equipment, supplies, and materials necessary to operate are currently in place.
PROJECT SCHEDULE	The project schedule timeline is on track. Upon securing all needed permits and licenses, we are prepared to initiate business functions and action plans immediately.
PROJECT NOTES	This project is to re-open a long running business entity, which temporarily ceased operations, due to the death of its founder. Subsequently, the business required reorganization. Due to the length of time of operational shut-down, re-application for local permits had to be secured.

Area Map



Intent Statement: A structured policy for dropping off and picking up children helps facilitate smooth transitions to and from child care. Formally transferring responsibility for children ensures their safety, is conducive to their well-being, and provides opportunity for necessary and meaningful communication between the adults that care for them.

As child care administrators and their staff members work to implement new health- and safety-focused policies and procedures, there's one important process that shouldn't be overlooked: **child care pick-up and drop-off.**

Practice and Procedure Dropping off / Picking up a child:

Our drop-off time window is from 6:30am – 9:00am.

Pick-up time window is from 4:00pm – 6:00pm.

Our past experience has demonstrated an extremely low impact on the neighboring businesses, residents, traffic flow, or the general public. Comparatively, our site has a lower enrolment than other institutions of our kind, our maximum capacity is 25 students.

During our drop-off time window, our neighboring businesses have yet to open. Therefore, there has been no impact due to available parking for drop-offs. Typically, the timeframe for dropping off students ranges from 2-4 minutes. Due to the recent impact of Covid-19, we have instituted technology measures to reduce parent / staff contact during drop-off & pick-ups, and reduce the time and environmental impact of the processes.

Curbside Contactless GPS Sign In/Out – Our parents can take advantage of our curbside sign in/out feature, which uses GPS technology and geofencing to enable check-ins within a radius set by our center. Once the feature is enabled, parents receive automatic alerts when they're close to our facility and can complete check-in/check-out without leaving their vehicle. Our staff members assist in preparing for arriving students, and get students prepared for arriving parents at pick-up times.

It is our goal to continue being a conscientious business within the community, and the welfare of our staff, students, neighbors, and community is at the heart of all that we do.



STANDARDS - ZONING ORDINANCE – ARTICLE 14.2 (E)

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.

The purpose for this location is to resume our business operation to meet the demand of local resident's needs for our services.

The childcare industry is highly regulated by Federal, State, and Local authorities. We have always met, or exceeded the rigorous standards which govern our operation in the areas of child welfare, education, and environmental standards. We have always endeavored to allow our “good neighbor consciousness” & industry standards to extend beyond our doors.

The proposed business has existed at the exact location since 2015. The only disruption in operation has been the past 9 months, due to the death of the founder of the business. Subsequently, we have reorganized the business structure with, what we believe is a sustainable plan to resume business, and provide the same standard of service we have been known for, without any hardship to our current and future customer base, our neighbors, or the public.

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

The proposed business has existed since 2015, within the same location; nothing within the current business landscape has changed since we ceased operating over the past nine months. We have maintained the lease of the location during the business reorganization. During our business operations, we are unaware of any complaint directed toward our business from any of our neighbors.

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.

For many years Good Shepherd's Learning Center has been a respectful and contributing member to the positive character of the community. We recognize the importance of providing a service that is well needed and enhances the diverse economic mix needed in Oak Park. We have, and will continue to contribute to the strong local tax base and economic engine of Oak Park.

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

It is our belief that the proposed business meets the requirements of a special use business. Furthermore, we consider our proposed use as a necessity for the local families, and an Oak Park institution, literally & figuratively.

Cornerstone
Anglican Church



404 Lake St
404 Lake St, Oak Park, ...
41.89°N, 87.78°W

404 Lake St



Marketa iglesia

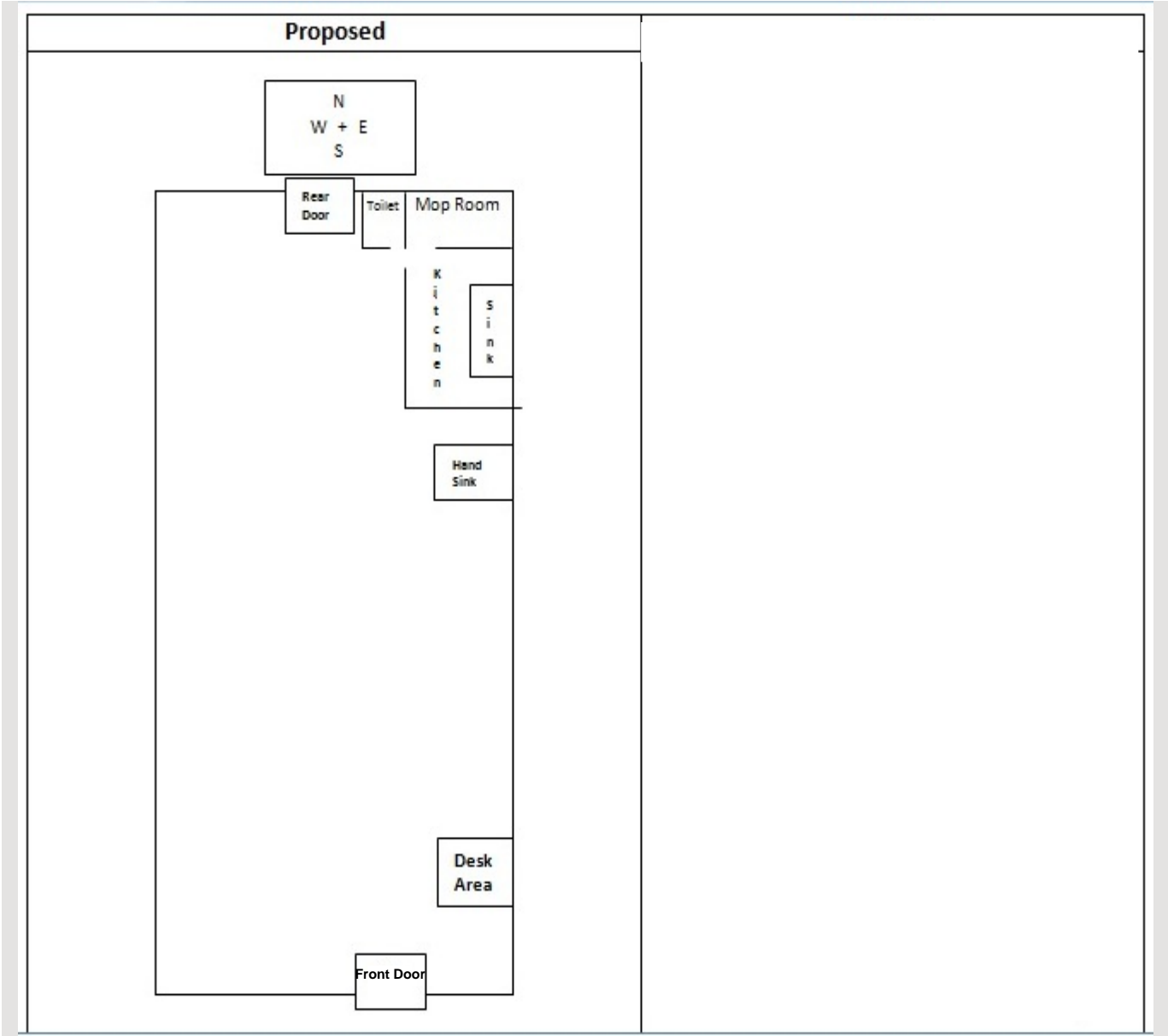
Ridgeland Common
Recreation Complex
Year-round venue
for skating & hockey





404 Lake St
Park, ...
South Blvd
Oak Park
404 Lake St, Oak Park, ...
41.89°N, 87.78°W

Site Plan 404 Lake Street



Baby Genius Academy is a continuation of The Good Shepard learning Center, which was established in 1999, and had served the Oak Park community for over 20 years. This site has been in existence since 2015. It was established to meet the growing demand for greater capacity to serve families with infants & toddlers.

The reason for this application submittal is due to the untimely death of the owner of The Good Shepard Learning Center in 2022 - Selena Burton, and the business not operating for over six (6) months. The business has been shut down for nine months to reorganize.

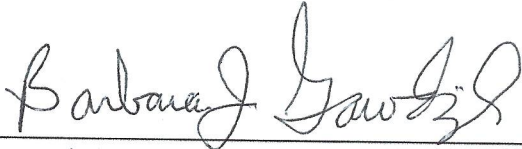
Now, another successful Chicagoland day care operator has stepped in to assist Ms. Burton's family resume and continue her good work within the Oak Park community.

To Whom It May Concern;

Daycare Centers located at 326-328 & 404 Lake Street, Oak Park, Illinois has been a business neighbor for over 25 years. During that time, they have been a great neighbor to my business and other businesses in the community of Oak Park, IL. There has been no incident of trouble or any violation in this period.

I feel they have provided outstanding services to the children and families of this community, and I am happy to endorse the reopening of both daycare centers.

Sign



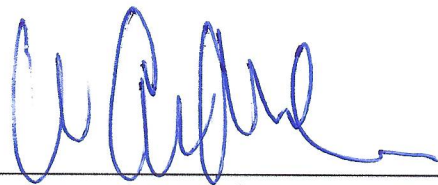
G/R Wealth Management LLC

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Sign

A handwritten signature in blue ink, appearing to be 'W. A. ...', written over a horizontal line.

Bikefix, Inc.

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Sign

BP *ald*

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Sign

Kimberly J. Sader / office Manager
Member

*Oak Park Kitchen
and Bath, LLC*

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Sign _____

Vivian Defer

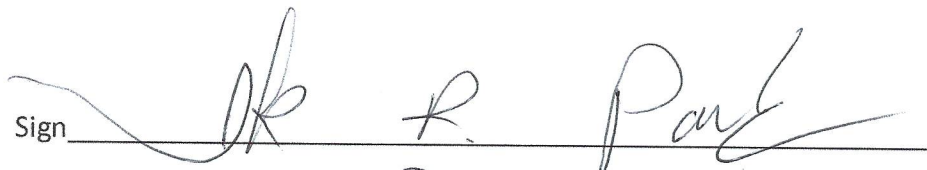
Confetti Celebrations!

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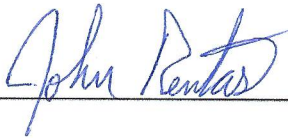

Oak Park Cleaners

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Sign

A handwritten signature in blue ink that reads "John Rantas". The signature is written in a cursive style and is positioned above a horizontal line.

OAK PARK CITGO
(FORMERLY 76 SERVICE)
333 LAKE STREET
OAK PARK, IL 60302
(708) 383-7697