



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): Think Big Academy

Address/Location of Property in Question: 845-847 Madison Ave.

Property Identification Number(s)(PIN): 16-18-106-012-0000

Name of Property Owner(s): Alfio Bernardi & Stanislaio DI Maio

Address of Property Owner(s): 845 Madison Ave. Oak Park, IL 60302

E-Mail of Property Owner(s): ansanllaw@aol.COM Phone: 847-826-4600

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

Name of Applicant(s): Anthony Garland & Mel Garland

Applicant's Address: 1235 n. Ridgeland Ave. Oak Park, IL 60302

Applicant's Phone Number: 708-925-7623 E-Mail anthonygarlandli@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): _____

Existing Zoning: MS Describe Proposal: We would like to expand the existing special use permit to operate the entire building as a daycare

Size of Parcel (from Plat of Survey): 10,400 Sqft Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>MS</u>	<u>Commercial</u>
To the South:	<u>R-3</u>	<u>Residential</u>
To the East:	<u>MS</u>	<u>Commercial</u>
To the West:	<u>MS</u>	<u>Commercial</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/Child Care Center

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?

Article: Article 14.2 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.

MEL GIARLAND

(Printed Name) Applicant

Mel Giarland

(Signature) Applicant

01-13-23

Date

ALFIO BERNARDI

(Printed Name) Owner

Alfio Bernardi

(Signature) Owner

1-13-23

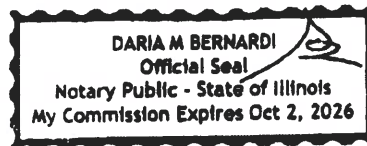
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

13 DAY OF *January*, 2023

Daria M. Bernardi
(Notary Public)



My Workspace Analyze

Open Save Save as Community Extent

Projects 845 MADISON ST

Current Session

Draw Publish

Print Export Edit Point

Details

Address
845 MADISON ST
PIN
16181060120000

Owner Name
TOWN & COUNTRY

Community Name
OAK PARK

County Name
COOK

County Tax Portal
[Click Here](#)

Tax Code
27001

Is Incorporated
Yes

Community Link
N/A

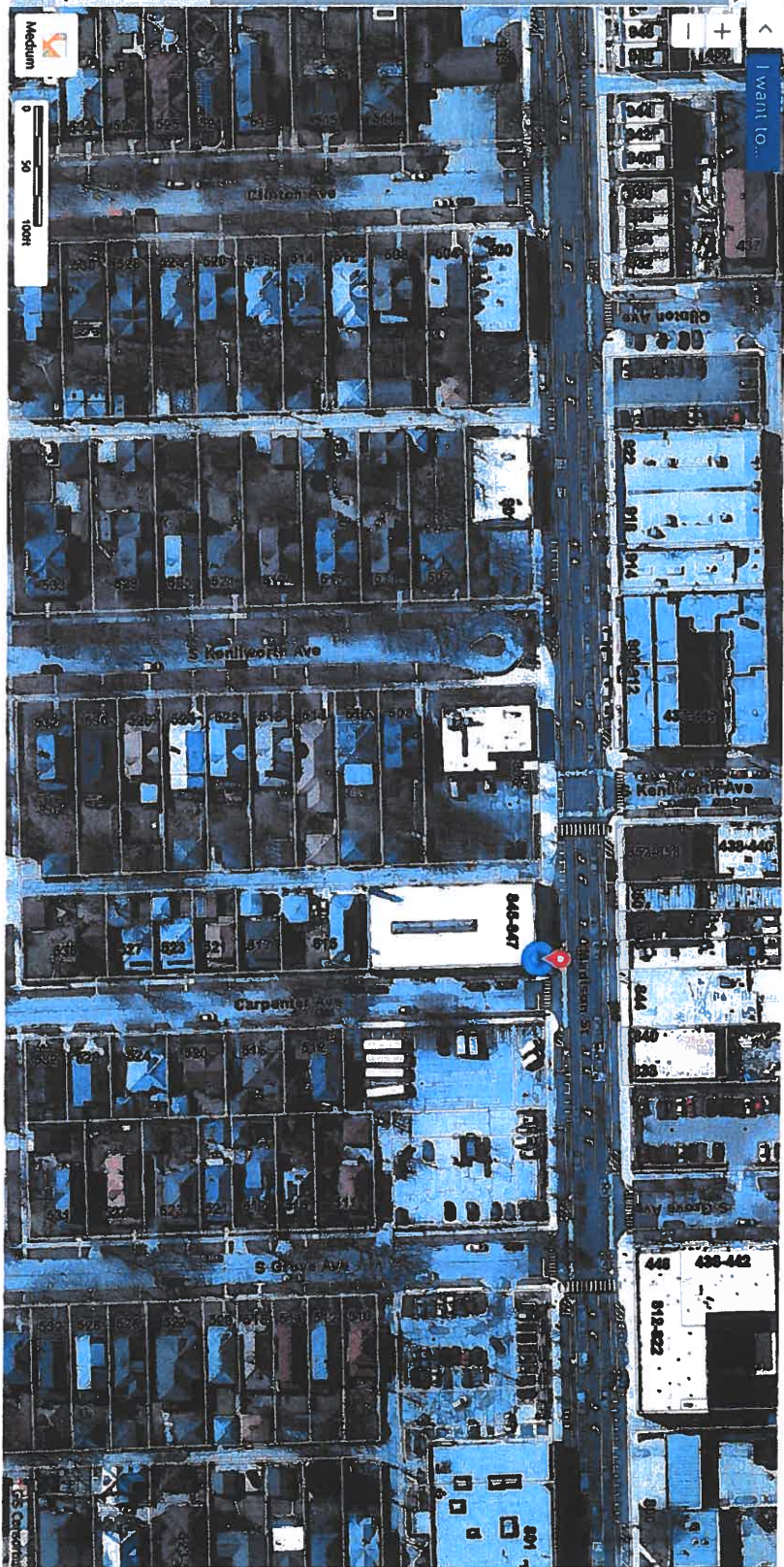
Assessed Year
2020

Building Square Footage
N/A

Land Square Footage
N/A

Building Assessed Value

Home Layers 845 MADIS...



845-47 Madison has been For Sale since January of 2022. The space is currently being operated as a daycare in the front (Kings Kidz Academy) and an auto body shop in the back (Town & Country Import Cars).

The current owners, who are also the owners of the auto body shop have reached an agreement to sell the building to us. The current daycare owners are closing in the 2nd quarter of 2023.

Think Big Academy is an extension of the Little Magnolia's Child Care Center located in Elmwood Park at 7316 W. North Ave. Where we currently serve 80+ children from 6am - 6pm Monday through Friday.

The owners are longtime Oak Parkers and a family team, Anthony, Maya, & Mel Garland. Mel has over 30+ years of childcare experience.

The purchase of 845-47 Madison and expansion of the daycare space will allow us to serve the 40+ infants/children we have on our waiting list and continue to serve the community of Oak Park. The extra space will also allow us to offer more after school programs.

The building will undergo a complete renovation and build out to meet all of the Federal, State, and Local requirements.

We are excited to expand and continue to serve our children, families and the village of Oak Park.

Anthony Garland

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.

Think Big Academy will not have any substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare. The proposed location has served and will continue to serve local businesses as well as members of the community who may need quality childcare. Many daycare centers in Oak Park have a waiting list and there are many new residential developments & growing families coming to Oak Park including the 24 unit condo building being built next door. This shows there's a need for more child care options in the area. With over 25+ years of experience owning and operating child care centers processes, procedures, and employees are safe & proficient.

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

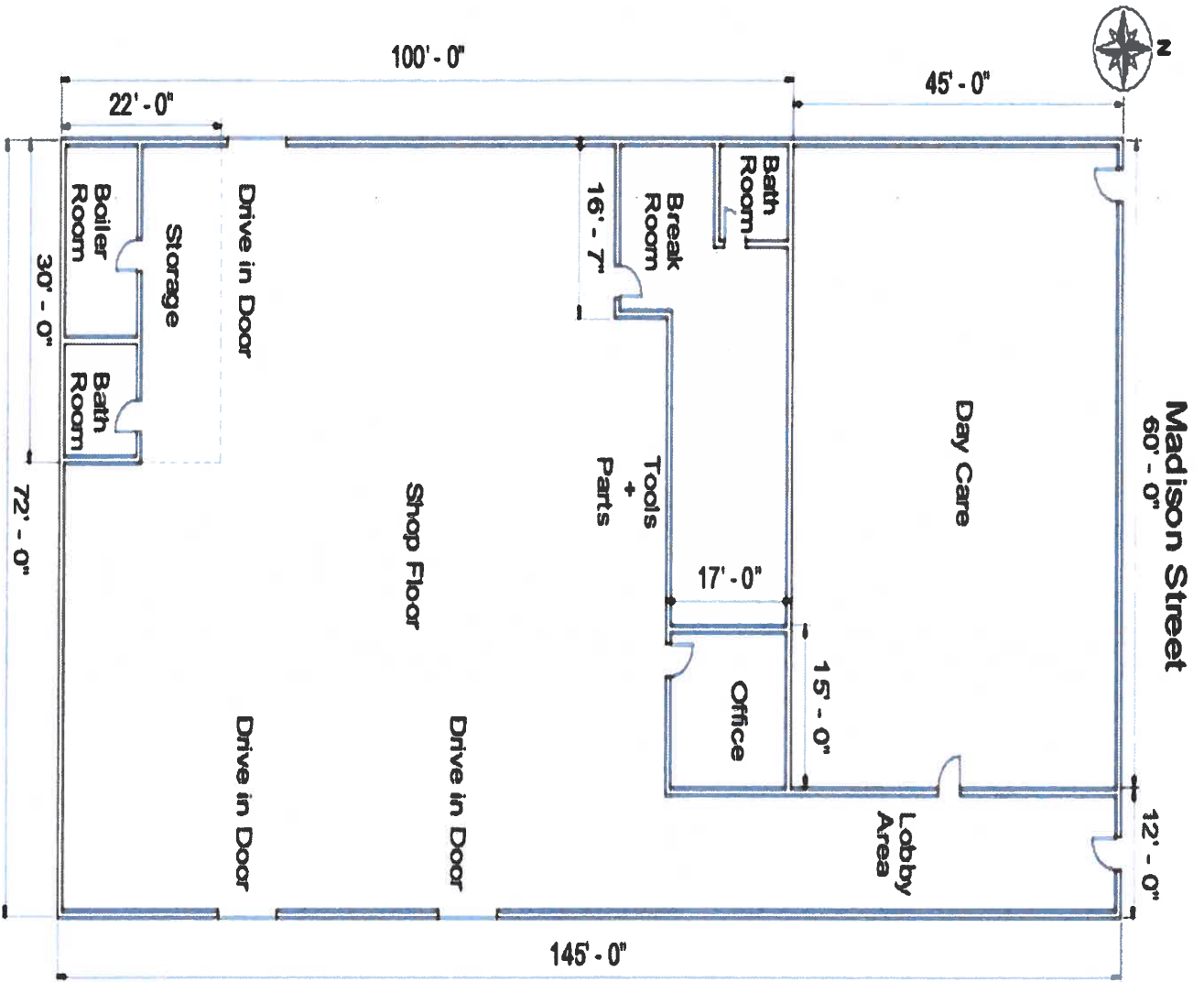
Think Big Academy is very compatible with the general land use of adjacent properties and other properties within the immediate vicinity. We are on the same street with many commercial spaces and surrounded by many single family homes. With the current space being used as a daycare it should be a very smooth transition.

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.

Think Big Academy is consistent with the spirit and intent of the ordinance, adopted land use policies and comprehensive plans. The current space has been operating as a daycare for 5+ years. Think Big Academy expansion will increase the amount of families we can serve in Oak Park. We also look forward to expanding and creating job opportunities in Oak Park.

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

The special use of the specific location will be used for Daycare. We have consulted with DCFS to ensure that the location is suitable for the operation of a Daycare Center. The building will undergo a complete renovation and build out to meet the Federal, State, and local requirements.

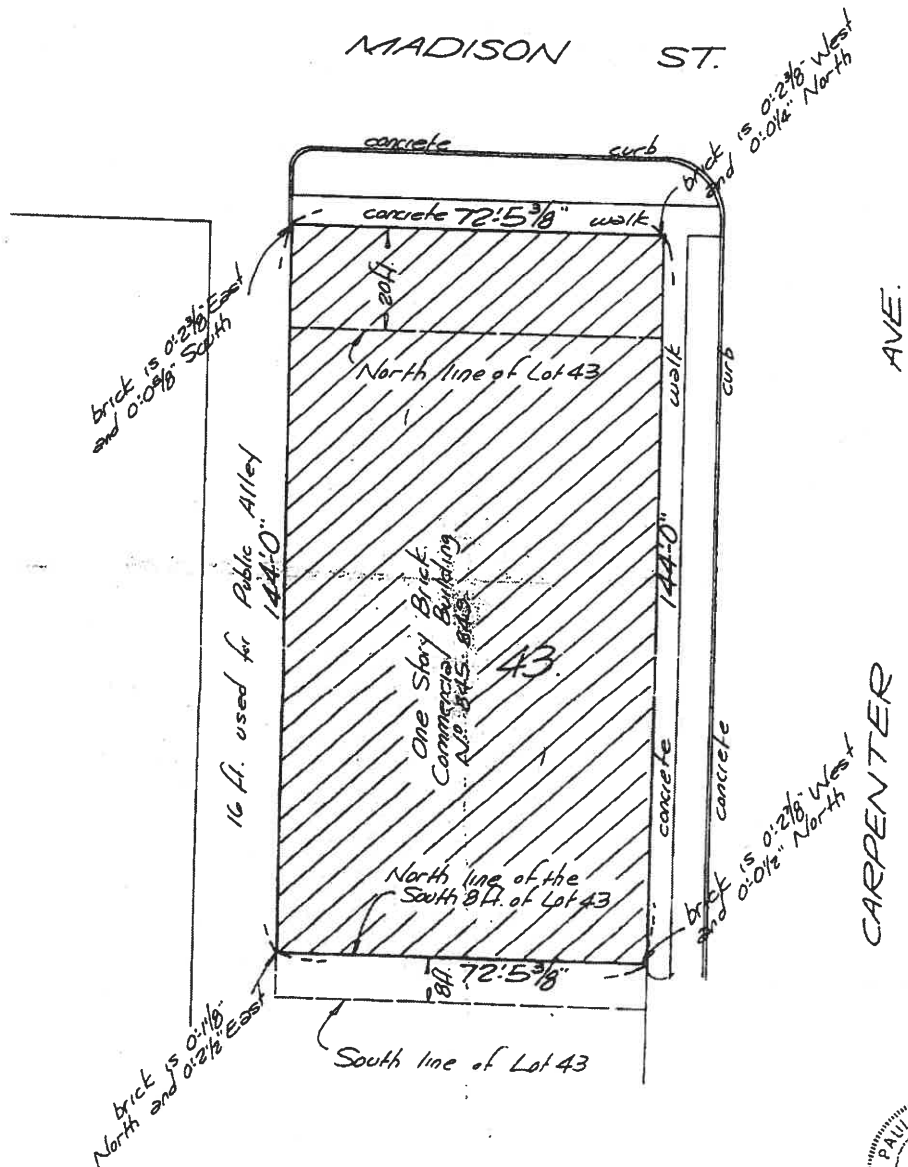


Carpenter Avenue

CERTIFIED SURVEY CO.

PLAT OF SURVEY

LOT 43 EXCEPT THE SOUTH 8 FEET THEREOF AND A STRIP OF LAND 20 FEET WIDE FORMERLY PART OF MADISON STREET, NOW VACATED LYING NORTH OF ADJOINING SAID LOT 1 IN PRICES ADDITION TO OAK PARK, BEING A SUBDIVISION OF LOT 4 IN SUBDIVISION OF THE EAST 1/2 OF LOT 2 IN SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, COUNTY, ILLINOIS.



AVE.

CARPENTER



THIS SURVEY HAS BEEN WITH A REAL ESTATE OR AND IS NOT TO BE USED BEGUN FROM SCALING

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois } ss.
County of Cook }

State of Illinois } ss.
County of Cook }

We, CERTIFIED SURVEY CO. do hereby certify that we have located the building on the above property.

We, CERTIFIED SURVEY CO. do hereby certify that we have surveyed the above described property and that the plat here drawn is a correct representation of said survey.

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Daycare Center Requirements

1. 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.

After construction is complete Think Big Academy will meet all federal , state and local requirements including, but not limited to, licensing, health, safety, and building code requirements. All of our owners and employees are consistently updated on health reports and all requirements from the State of Illinois. Open Space and recreational areas will be included at our location.

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

Think Big Academy will take walks to Fox Center & Park, which is located two blocks south from the location. We also will take neighborhood walks.

3. A pick /Drop off must be provided.

We have a protocol for pickup/drop-off procedure that is told to parents verbally and also incorporated in our parent handbook. Our drop off times are 6:00am- 9:00am Pickup times are from 3:00pm -6pm.

**Think Big Academy
Pickup/Drop Off Procedure**

Think Big Academy is located on the corner of Madison and Carpenter (845-47 Madison St. Oak Park IL 60302). On the Madison St. side of the building there is paid parking. On the Carpenter side of the building where our Main Entrance is has free parking.

To ensure Drop-offs and pick ups are done in a timely manner, parents will drop their kids off at the drive thru on the south end of the building where they will be met by a Think Big Academy staff member to escort their child to the classroom. All infants should be dropped off in their car seats and a staff member will escort them to their classroom and store the car seat. Parents will then exit through the alley on to Madison St. (As displayed on the Site Plan)

With this drop-off & pick up procedure we expect each dropoff/pickup to take 1 minute or less. We are going to request the village to make the west side of Carpenter a designated pick up & drop off area for our parents during our busy hours between 7am- 9am & 4pm-6pm. This will allow any cars waiting to dropoff or pickup their kids to line up on the west side of Carpenter.

Parking for the staff will be located in the building on the south end. Also there's free parking located on Carpenter Ave. This parking is currently being used by the Auto Shop's employees and customer cars scheduled for repairs.

Think Big Academy hours are from 6:00am - 6:00pm Monday thru Friday.

DROP OFF TIMES PICK UP TIMES 6:00am - 9:00AM 3:00pm - 6:00pm

Please contact the front office if you are running late

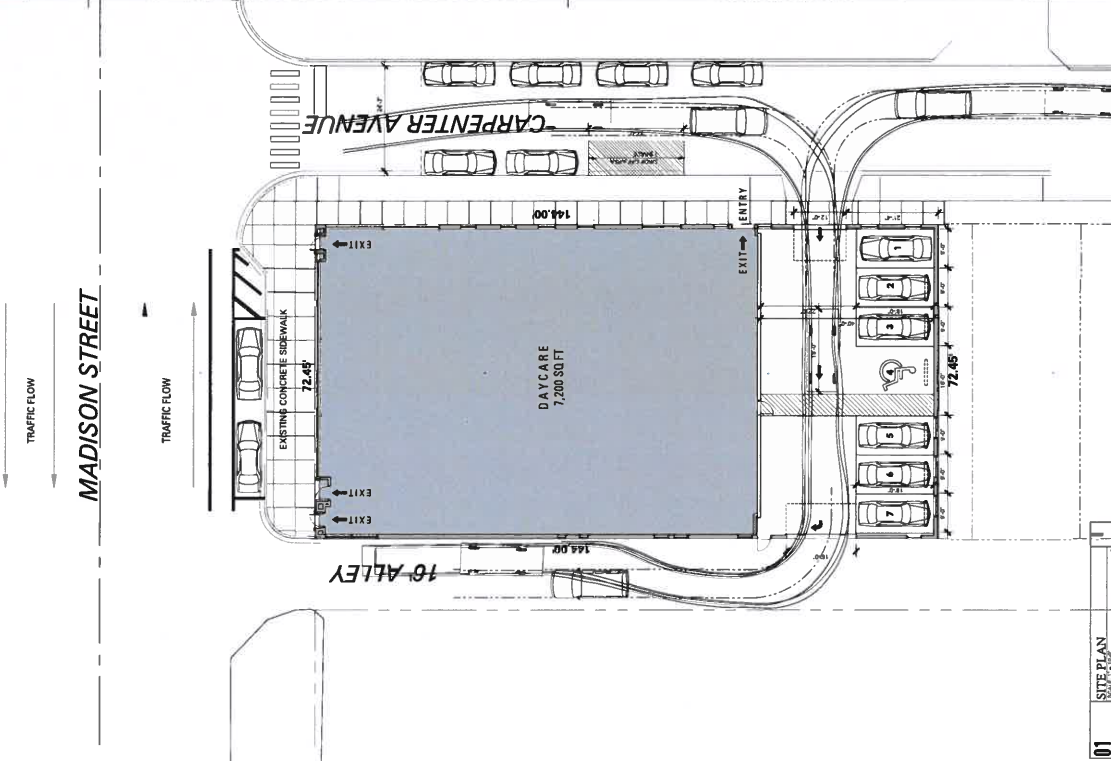


CLIENT: 12A
THINK BIG ACADEMY - DAY CARE
145 MADISON STREET
DARTMOUTH, VERMONT

DATE	10/15/14
PROJECT	THINK BIG ACADEMY - DAY CARE
SCALE	AS SHOWN
DRAWN BY	ARCHITECT
CHECKED BY	ARCHITECT
DATE	10/15/14

DESIGNED BY
PROJECT NUMBER: 12A
DRAWN BY
CHECKED BY
DATE

SITE PLAN
ASP-001



01 SITE PLAN



