



KROHMAN LLC
900 S. MAPLE

1/3

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): KIDDIE ACADEMY

Address/Location of Property in Question: 900 S. MAPLE

Property Identification Number(s)(PIN): 16.18.301.034; 16.18.301.002; 16.18.301.003

Name of Property Owner(s): HJ MOHR & SONS COMPANY, ANIL CORP

Address of Property Owner(s): 915 S. MAPLE

E-Mail of Property Owner(s): WalshTanne@gmail.com Phone: _____

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

Name of Applicant(s): KROHMAN LLC c/o MIKE KASPAR

Applicant's Address: 36 S. WASHINGTON HINSDALE IL 60521

Applicant's Phone Number: 708.310.0077 E-Mail: DEVELOPMENT@KROHMAN.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: GC Describe Proposal: DEMOLISH ALL IMPROVEMENTS ON THE SITE. CONSTRUCT A 12,544 SF SINGLE STORY DAYCARE FACILITY W/ 30 SPACE PARKING AREA AND A 6,000 SF OUTDOOR PLAY AREA (FENCED)

Size of Parcel (from Plat of Survey): 38,976 Square Feet

2/3

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>GC + INSTITUTIONAL</u>	<u>AUTO DEALER + USPS FACILITY</u>
To the South:	<u>R3</u>	<u>SINGLE FAMILY HOMES SO. OF ALLEY</u>
To the East:	<u>GC</u>	<u>OFFICE</u>
To the West:	<u>GC</u>	<u>RETAIL</u>

How the property in question is currently improved?

☐ Residential ☒ Non-Residential ☐ Mixed Use ☐ OTHER: TRUCK PARKING

Describe Improvement: CONCRETE + CHAIN LINK FENCING; STONE PARKING AREA; SMALL RETAIL (CLOSED) BUILDING

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? _____

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: 8 Section: 4 G

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;

THIS FACILITY WILL PROVIDE ITS OWN OFF STREET PARKING;
BUILDING IS A SINGLE STORY "RESIDENTIAL LOOK" DESIGN;
THE USE AS A DAYCARE FACILITY WILL BENEFIT THE
NEIGHBORHOOD AND ITS RESIDENTS; GC ZONING
IDENTIFIES A DAYCARE FACILITY AS AN ALLOWABLE
SPECIAL USE WHICH DOES NOT RUN CONTRARY TO
THE ORDINANCE'S INTENT AND PURPOSE.

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.

KROHMAN LLC
(Printed Name) Applicant

[Signature]
(Signature) Applicant

12/24/21
Date

H J MOHR + SONS CO
(Printed Name) Owner

[Signature]
(Signature) Owner

1/4/22
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS
4th DAY OF January, 2022

[Signature]
(Notary Public)





INVEST.
BUILD.
MANAGE.

KROHVAN

January 26, 2022

To: Michael Bruce, Village of Oak Park
From: Mike Kaspar, Head of Development, KrohVan

RE: Special Use Permit for Kiddie Academy at Garfield & Maple, Oak Park

- Response from Katie Moore in regards to the the Drop Off/Pickup Plan for the Special Use Permit.
 - We plan on having a licensed capacity of 160 children, ages 6 months-5 years old.
 - We typically have around 35 staff members, about 10 of which are part-time and would work either mornings 6-9 or the closing shift from 3-6.
 - We have sufficient parking on site.
 - Parents drop off at all different times so there are typically about 5 parents dropping/picking up at the same time, usually less.
 - Drop off is between 6-11am and pickup is from 3-6. We plan on being open from 6-6 or possibly 7-6 depending on the demand.
 - We are close to the train so we will have staff that takes the train, some that drive, some that carpool and many that get dropped off.

Please call me at (708) 310-0077 with any questions.

PROPOSED KIDDIE ACADEMY DAYCARE FACILITY

GARFIELD STREET AND MAPLE AVENUE

REQUEST FOR SPECIAL USE PERMIT IN THE GENERAL COMMERCIAL ZONING CLASSIFICATION

**1. THE ESTABLISHMENT, MAINTENANCE AND OPERATION OF THE PROPOSED SPECIAL USE WILL NOT
ENDANGER THE PUBLIC HEALTH, SAFETY OR WELFARE:**

- ✓ THE PROPOSED USE WILL ELIMINATE A HEAVY TRUCK PARKING LOT, IMPROVE THE SITE WITH A NEW 12,000 SQUARE FOOT SINGLE STORY BUILDING, EXTENSIVE LANDSCAPING WITH NEW AUTO PARKING AREA ON SITE AND NEW LIGHTING. THE PROPOSED USE REDUCES THE SAFETY RISKS INHERENT WITH THE CURRENT ALLOWED USE. THE ELIMINATION OF THE VACANT STONE PARKING AREA WILL SUBSTANTIALLY REDUCE THE NOISE, DUST AND EMISSIONS ASSOCIATED WITH TRUCK PARKING. THE PROPOSED USE WILL BENEFIT THE AREA BUSINESSES AND RESIDENTS BY ADDING A MUCH-NEEDED SERVICE AND WILL NOT BE DETRIMENTAL TO THE NEARBY BUSINESSES, POST OFFICE OR RESIDENCES.

**2. THE PROPOSED SPECIAL USE IS COMPATIBLE WITH THE GENERAL LAND USE OF ADJACENT PROPERTIES AND
OTHER PROPERTY WITHIN THE IMMEDIATE VICINITY:**

- ✓ THE PROPOSED DAYCARE FACILITY WILL COMPLEMENT THE EXISTING AUTO DEALERSHIP, U.S. POST OFFICE, RETAIL CENTER AND NEARBY RESIDENCES AND WILL BECOME A VALUABLE RESOURCE FOR THE SOUTHTOWN COMMUNITY.

**3. THE SPECIAL USE IN THE SPECIFIC LOCATION IS CONSISTENT WITH THE SPIRIT AND INTENT OF THIS
ORDINANCE AND ADOPTED LAND USE POLICIES:**

- ✓ THE PROPOSED KIDDIE ACADEMY FACILITY IN THIS LOCATION WILL IN FACT BE A COMPATIBLE, COMPLEMENTARY DEVELOPMENT THAT IS VERY CONSISTENT WITH THE ZONING AND LAND USE POLICIES AS ESTABLISHED BY THE VILLAGE OF OAK PARK.

**4. THE SPECIAL USE CONFORMS TO THE REGULATIONS OF THE ZONING DISTRICT IN WHICH IT IS TO BE
LOCATED:**

- ✓ OUR RESEARCH CONCLUDES THAT THE PROPOSED KIDDIE ACADEMY DAYCARE FACILITY WILL MEET OR EXCEED THE REQUIREMENTS AND REGULATIONS IN THE GENERAL COMMERCIAL DISTRICT.

MIKE KASPAR, DIRECTOR OF DEVELOPMENT

KROHVAN, LLC

36 S WASHINGTON STREET

HINSDALE IL 60521

900 S. MAPLE

OF

OF
 LOTS 2 THRU 7, INCLUSIVE IN BLOCK 1, LOTS 1, 2, AND 4 THRU 12, INCLUSIVE IN
 BLOCK 2, PART OF LOT 25 IN BLOCK 1 AND PART OF LOT 3 IN BLOCK 2, ALL IN
 ROBSON WEDDELL'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 694
 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 39
 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

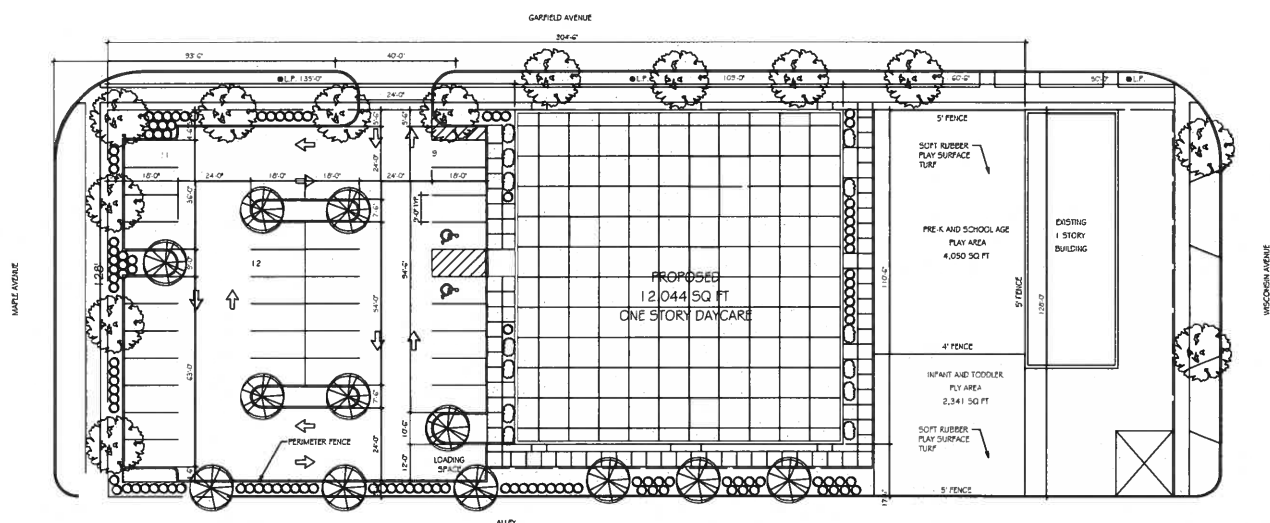


N 45°32'38" E
 588.78'

A map of the study area in the North York region of Ontario, Canada. The map shows the location of the study site, marked with a black dot and labeled 'SITE'. The site is located near the border of North York and York. The map includes a scale bar from 0 to 10 km and a north arrow. The label 'Great Park' is also visible on the map.

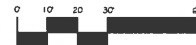
VICINITY MAP

[illegible]



PROPOSED SITE PLAN - 1-STORY DAY CARE
25 TOTAL PARKING SPACES

SCALE: 1" = 30'-0" NORTH



PROJECT:

KIDDIE ACADEMY

LOCATION:

CITY OF OAK PARK, ILLINOIS

DATE:

01/26/2022

JOB NO:

DRAWING NUMBER:

A0.1