



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): Magic Forest Daycare

Address/Location of Property in Question: 917 S. Oak Park Ave #A

Property Identification Number(s)(PIN): 16-18-307-035-1001

Name of Property Owner(s): Cristian De Avila-Perez

Address of Property Owner(s): 1307 Scoville Ave Berwyn IL 60402

E-Mail of Property Owner(s): deavilacristian@hotmail.com Phone: 773-255-6980

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

Name of Applicant(s): Cristian De Avila-Perez

Applicant's Address: 1307 Scoville Ave Berwyn IL 60402

Applicant's Phone Number: 773-255-6980 E-Mail deavilacristian@hotmail.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: NC Describe Proposal: Daycare program for children ages 6 weeks to 6 years of age.

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

Adjacent: Zoning Districts

Land Uses

To the North: NC

To the South: NC

To the East: NC

To the West: NC

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? _____

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.

HA

Cristian De Avila-Perez

(Printed Name) Applicant

Cristian De Avila-Perez

(Signature) Applicant

09/20/23

Date

(Printed Name) Owner

(Signature) Owner

Date

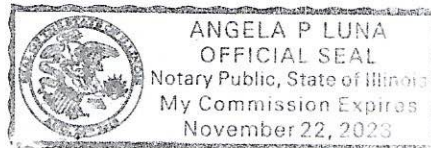
Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

21st DAY OF September, 2023

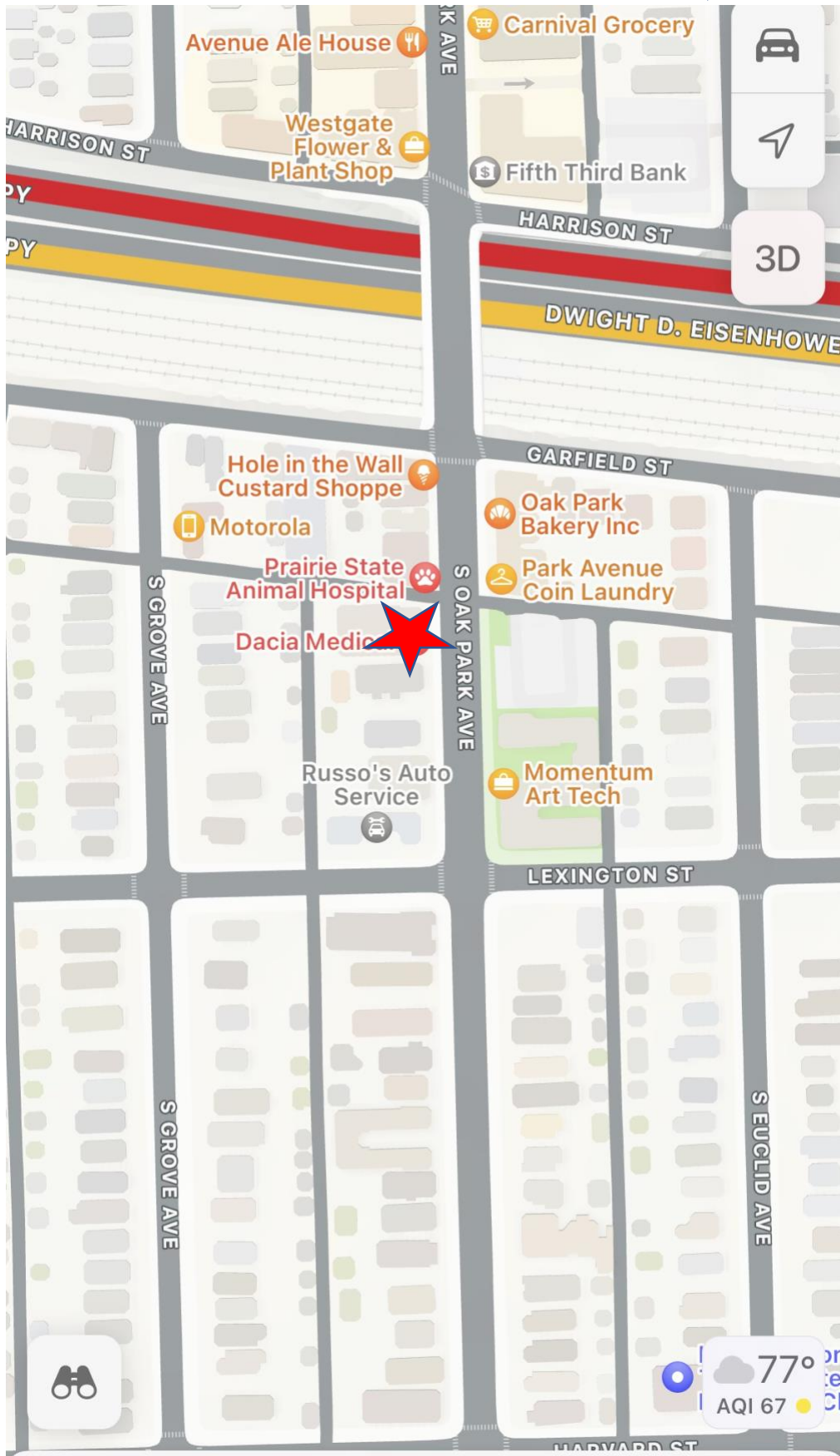
Angela P. Luna

(Notary Public)





Location: 917 S Oak Park Ave



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.

Answer: Magic Forest Daycare has been open and licensed for 6 years. While many businesses suffered from COVID, Magic Forest Daycare managed to keep their doors opened throughout the pandemic and came out stronger than ever. As a 'Minority, Women Owned Business', Magic Forest Home Daycare started with two children and has now offered their care to over thirty families in the Oak Park, Forest Park, Berwyn and North Riverside area in the last six years. Due to its success, Magic Forest Home Daycare plans to expand and open a second location in Oak Park.

Magic Forest Home Day Care offers programs for learners 6 weeks to 6 years old.

Magic Forest Daycare's programs are based on the children's interests, knowledge through play, and creative expression. Our classes are designed to encourage unique project-based activities, hands on learning experiences, and intellectual insight. The thought-provoking encounters that the learner and teachers create are for the purpose of developing processing abilities in the areas of language, vocabulary, math, science, social interaction, emotional control and motor skills.

Due to the pandemic, there is a high need for our services at the moment. May families are now being called back to their work places and childcare needs are growing. Magic Forest Home Daycare has a long waitlist and we are sure our second location would be just as successful.

Our newest location would be very convenient as we are right by both the Blue line as well as the 290-express way. The many small business that surround this area makes it easy to attract many families and potential parents.

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

Answer: Magic Forest's business model is compatible with the general land use of adjacent properties and other properties within the immediate vicinity.

There won't be an adverse effect upon adjacent properties immediately to the North or South on Oak Park Street. North of the property you will find family friendly businesses such as Prairie State Animal Hospital, Chicago Digital Record Store and the best Hole in the Wall Custard Shop. To the West across the street you will find Oak Park Bakery, & Park Avenue Coin Laundry. To the South there is a Doctor's office, Whole Life Wellness Club and Russo's Auto Services.

All these businesses will benefit from the increased amount of families visiting the area. There is a lot of daily foot traffic on Oak Park St that will bring business to all. The proposed location benefits from two-hour paid parking available along Oak Park St. North/Southbound, and Parking lot 15 which is directly in front of the proposed building to be used by parents if needed, also with two-hour paid parking.

We plan to have 2 classrooms in our Day Care, for which we will have 6 employees. Our staff will be able to park without restriction with plenty of parking options.

There will be drop off and pick up protocols designed for the parents and staff to follow that will be published on Magic Forest Daycare Employee and Parent Handbook. If adjustments or repairs are required, they will be made according to the Village of Oak Park and State code regulations.

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.

Answer: Magic Forest Daycare is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan and will continue in the daycare center. Magic Forest Daycare has been operating as a home day care since June 2016. From the beginning of our operations, we have followed the five core values of diversity, urban sustainability, respect for Oak Park's history and legacy, collaboration and cooperation with both Oak Park and Berwyn's neighborhoods, and enhancing neighborhoods define much of who we are as Magic Forest Daycare. Our program is and will be a welcoming community of diverse families, celebrating the uniqueness of each individual child from different cultures, ethnic backgrounds, as well as inclusive to all families and socioeconomic status.

The owner of Magic Forest Daycare has been member of the Oak Park community since 2016. Cristian De Avila-Perez is a Latino woman, who came from Mexico, to the United States in 1999 with her parents. Cristian, her Husband Alejandro Perez and her two sons who currently attend Ascension Elementary School, have established life-long friendships and roots in the community. We strongly believe that families need quality and reliable care for their children, as a community we can all work together to achieve this goal. Magic Forest Daycare believes in a community that can learn and grow together.

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

Answer: Day-Care facilities in this District shall be permitted as special uses according to the district regulations. We are continuing our licensing procedures through the State of Illinois through the Department of Child and Family Services. We have been in contact with our DCFS licensing rep, Mrs. Shontil Sanders.

Section 8.4 G. Day Care Center requires the following:

- 1. Day care 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.** Magic Forest Daycare has been operating as a licensed home daycare since 2016, is aware of all the requirements to operate a day care and has been in contact with Mrs. Shontil Sanders from DCFS to have all the documents/forms required for the program as a center.
- 2. Any outdoor play areas must be physically separated from any parking areas and enclosed by a fence a minimum of six feet and a maximum of seven feet in height. No open space and/or play areas may be located within a required front or corner side setback.** For playtime, Magic Forest Daycare will walk the children to nearby parks as Carroll Park or Rehm Park, located a couple of blocks from the daycare center.
- 3. A pickup/drop off area must be provided. When a day care center is part of a multi-tenant retail center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.** Magic Forest Daycare has designed a pick up and drop off procedure to make sure it won't interfere with vehicle circulation. The procedures will be published in the Parent Handbook. Our drop off times will be **6:00 am-8:30 am**, and pick up times between **4:30 - 6:00 pm**. We will also be assigning pick-up and drop-off times when children are registered to make sure we have them ready, this will avoid any waiting time and to lower the exposure of COVID for everyone's safety. We expect that the pick-up and drop-off process won't take more than 5 min per child. **6:00 am - 8:25 am** will be enough time for 25-30 parents to drop-off their

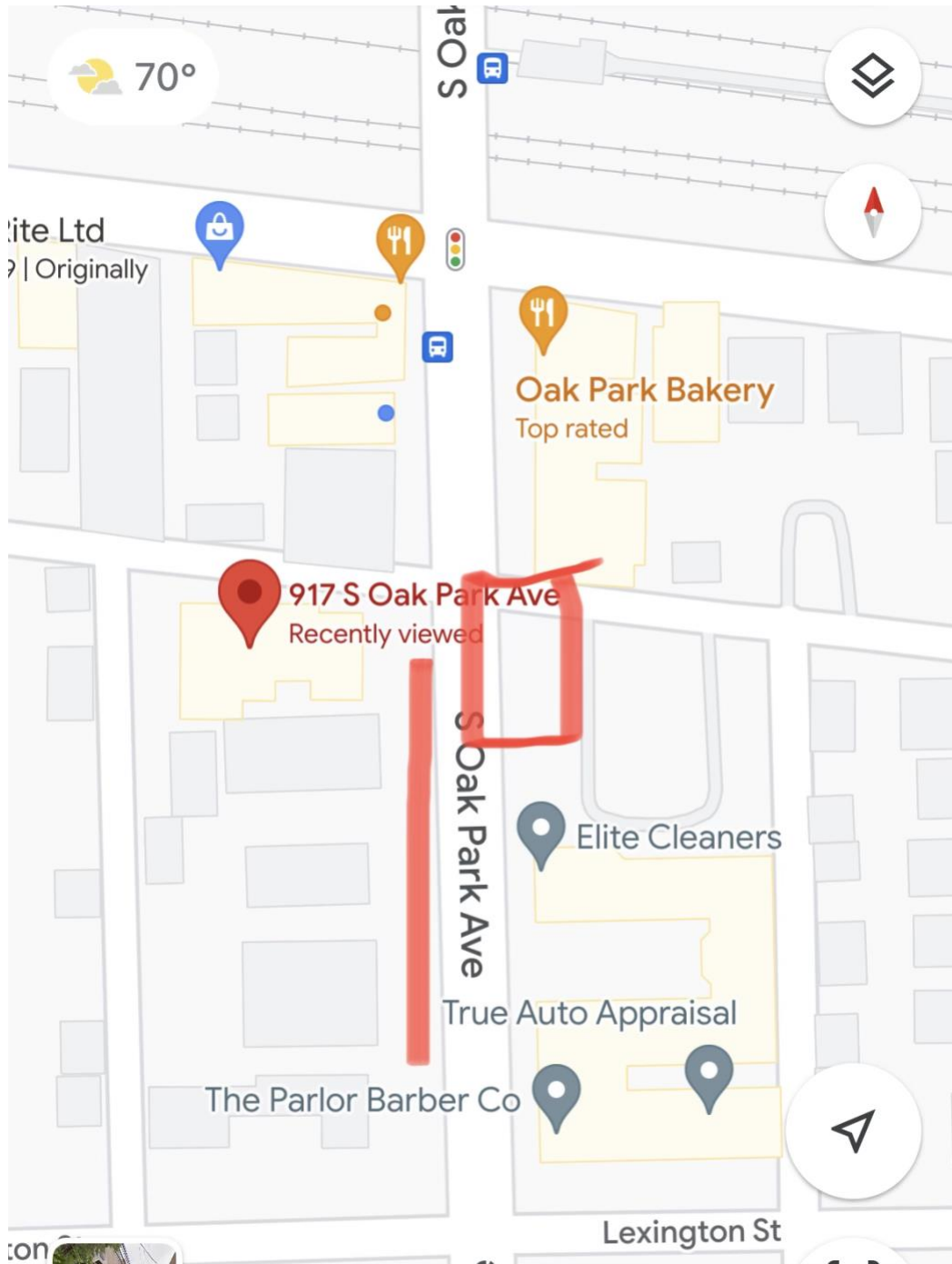
children, and pick up time will be easier as parents don't come all at the same time. Parents will also have the option to text/call ahead of time so we can have the children by the door and ready to go.

Drop-off and Pick- up Protocols

In order to keep children safe, and keep drop-off and pick-up as efficient as possible, Magic Forest Daycare has adopted these protocols. We ask that all caregivers review and follow the protocols in order to contribute to our safe community culture and demonstrate consideration and respect for all:

- Drop-off and pick-up should ONLY occur in front of the proposed building, or parking across the street.
- Vehicular access to the parking area would be from Oak Park St.
- Bring your car to a complete stop before your child enters or exit the car.
- Have children sit in car seats and be buckled in.
- Students need to exit on the right side of the car.
- The students will be escorted into and from the facility by a parent or staff.
- Do not release your child until a teacher receives him or her, and child is signed in or out.
- Please refrain from using your cellphone in this area.
- The drop-off and pick-up process should not exceed 5 minutes.
- If prolonged parking is needed, Lot 15 is available for 2hour parking, west to the proposed building.
- In case there is any question about pick up and drop off procedures, please call the daycare office 773-255-6980.

Please see below pictures of the availability of parking in the surroundings.
Red color: 2 hours paid parking limit



Magic Forest Home Day Care



Where We Grow and Learn Together...

Notice to Adjacent Property Owners of a Public Hearing before the Oak Park Plan Commission

September 2023:

Dear Neighboring Property Owner:

The Oak Park Zoning Ordinance requires owners of property within 300 feet of the subject property be notified of a public hearing by regular mail. The property owner shall be notified of the date, time, and place of the hearing, a description of the application, the name of the applicant, and the address of the subject property where the development is proposed.

A Hearing Notice will appear in the *[date of notice]* edition of the *[add Newspaper]*. The hearing will take place at **7:00 p.m.** on October 4th 2023 and will be located in the **Council Chambers Room 201** (unless otherwise posted) at Village Hall, 123 Madison Street, Oak Park, IL. The hearing is open to the public and comments from the public on the proposal are invited. Those property owners within the 300-foot notice area and those persons with a special interest beyond that of the general public ("Interested Parties") wishing to cross-examine witnesses must complete and file an appearance with the Village Clerk not later than 5:00 PM on the business day preceding the scheduled public hearing. Forms are also available in the Village Clerk's Office or online at www.oak-park.us.

The Applicant Cristian De Avila seeks approval of a Special Use for a children's Day Care, located at 917 S Oak Park Ave Unit A, Oak Park IL at 773-255-6980 magicforestberwyn@gmail.com.

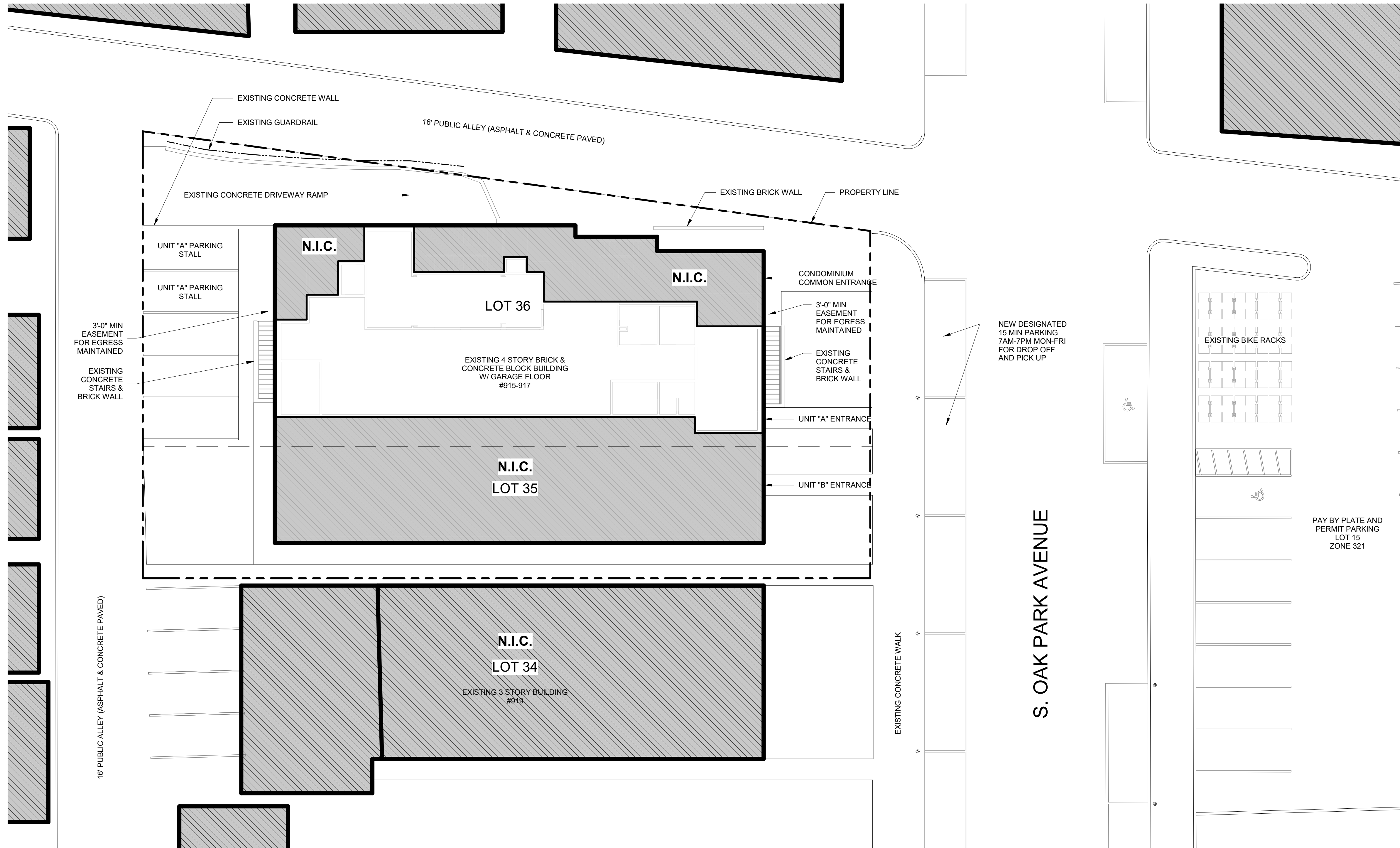
If you have any questions or concerns regarding this proposal prior to the public hearing, please contact the applicant *[name of applicant or applicant's representative]* at *[telephone number and e-mail address]* or the Department of Development Customer Services at 708/358-5420 or send an e-mail to the village at zoning@oak-park.us.

Thank you for your time and consideration.

Respectfully,

Cristian De Avila, Magic Forest Daycare Inc

10/11/2023 8:41:52 PM D:\cmiller\Desktop\MFD0917 S Oak Park Avenue.rvt



GENERAL NOTES

1. ---

SYMBOL LEGEND

- PROPERTY LINE
- ▨ NOT IN CONTRACT (N.I.C.)

aria
GROUP

830 North Blvd.
Oak Park, Illinois
60301

708-445-8400
ariainc.com

ARIA GROUP ARCHITECTS, INC.

STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
REGISTRATION #184.001826

REMODEL OF EXISTING OFFICE SPACE INTO
MAGIC FOREST DAYCARE
917 S Oak Park Avenue - Unit A, Oak Park IL

FIELD VERIFICATION
Contractor shall verify all figured dimensions and conditions at the job site and notify Aria Group Architects, Inc. of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.

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NO.	DATE	REMARKS
1	10-12-23	Issued for Zoning

REVISIONS

Drawing Title

SITE PLAN

Job No.

Drawn
Author

Scale

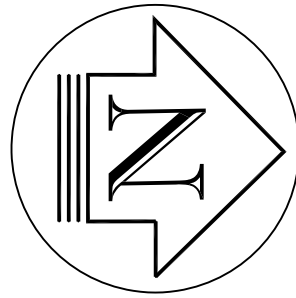
As indicated

Date

09-20-2023

Sheet No.

SP1.1

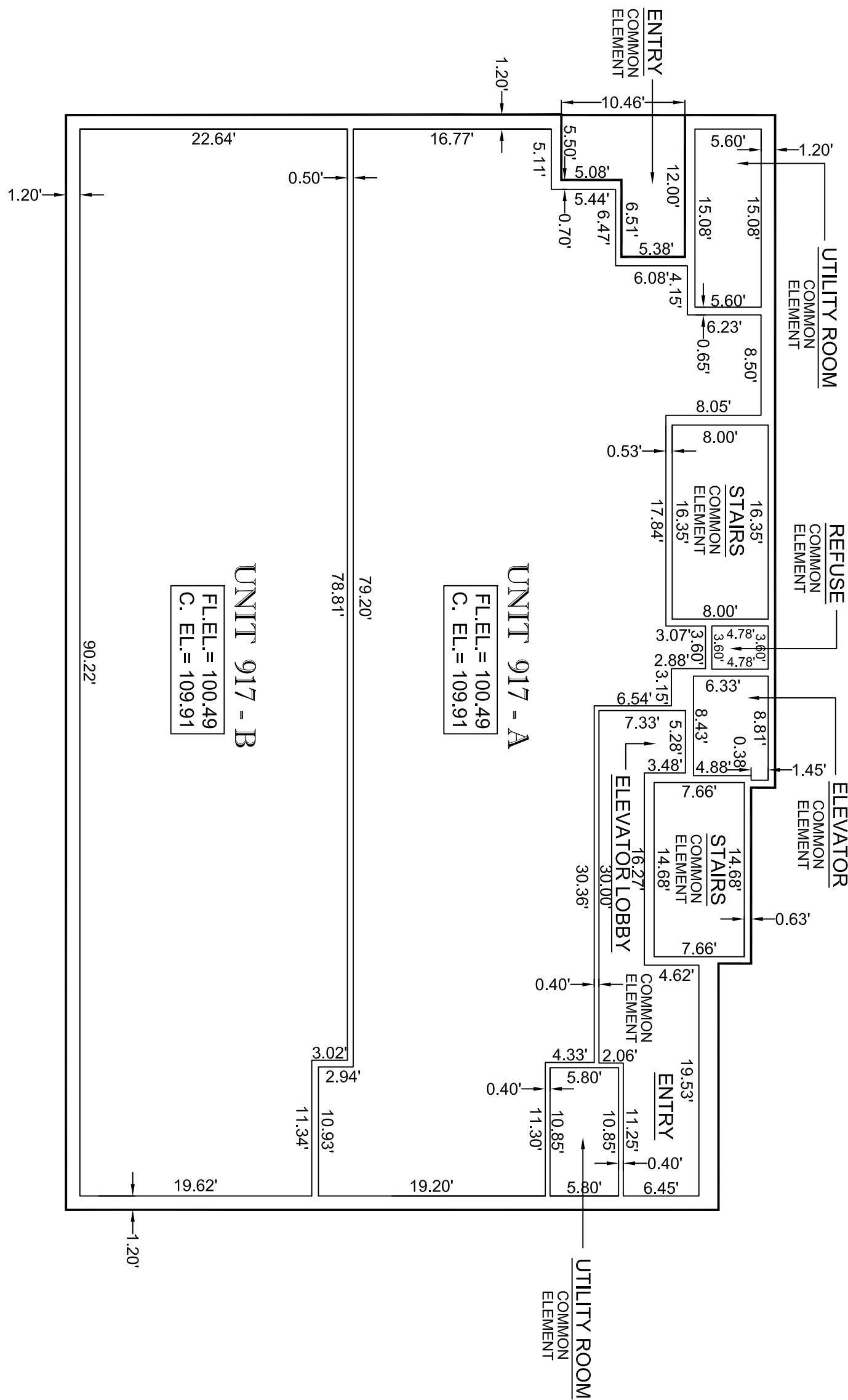
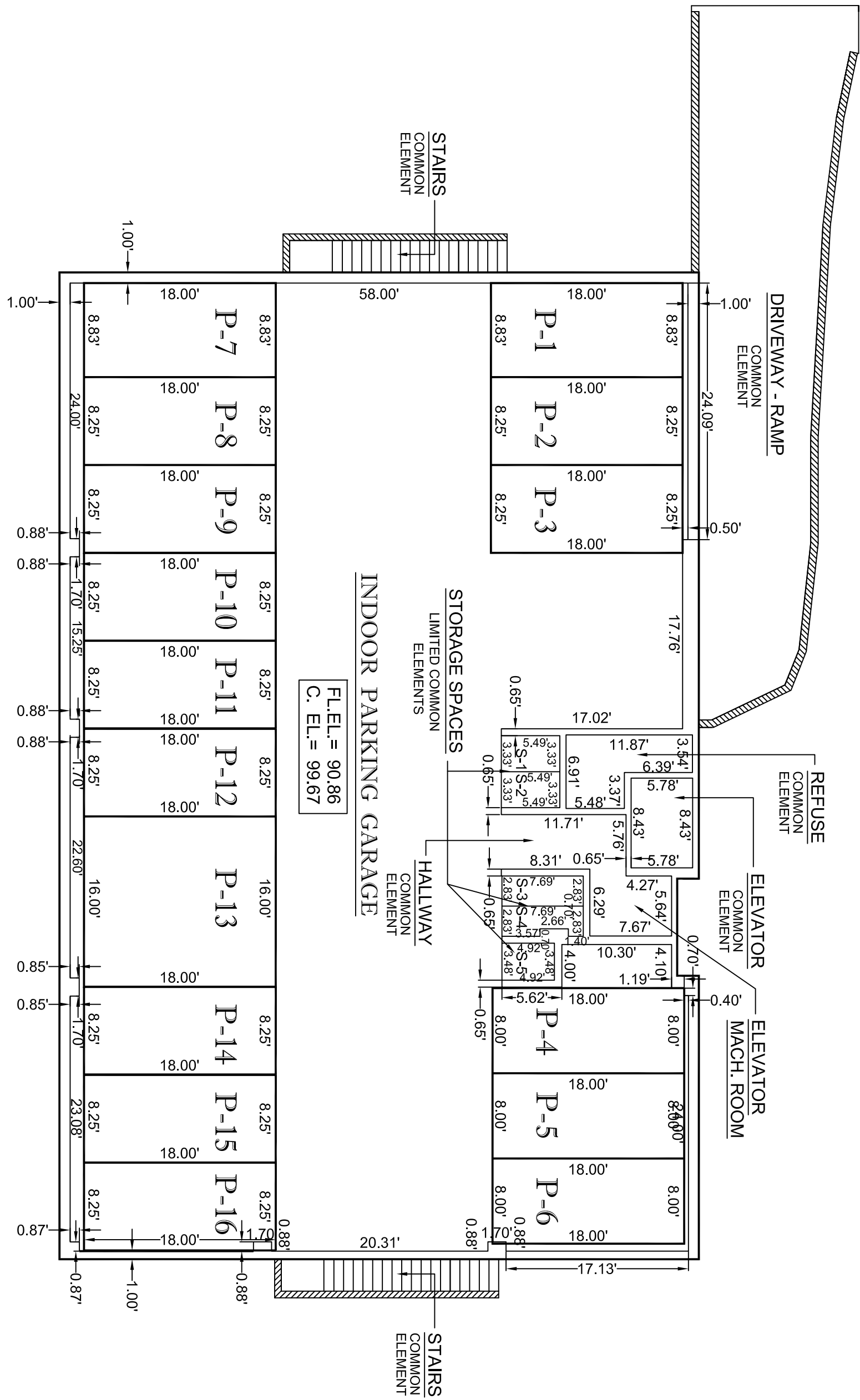


UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
9681 ELMS TERRACE, DES PLAINES, IL 60016
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887
E-MAIL: USURVEY@X.NETCOM.COM

PLAT OF SURVEY
OF
EXHIBIT "A"

915 SOUTH OAK PARK CONDOMINIUMS



ORDERED BY:	
CODA	
SCALE : 1" = 10'	
DATE : JUNE 16, 2004	
FILE NO.:	9/28/04
2004-8725-3	UPDATED
	REVISION

NOTE:
- DIMENSIONS SHOWN ARE TO FINISHED SURFACE
- UNLESS OTHERWISE NOTED,
- REFER TO CONDOMINIUM DECLARATION FOR
COMMON ELEMENT RIGHTS.

GENERAL PLAN NOTES

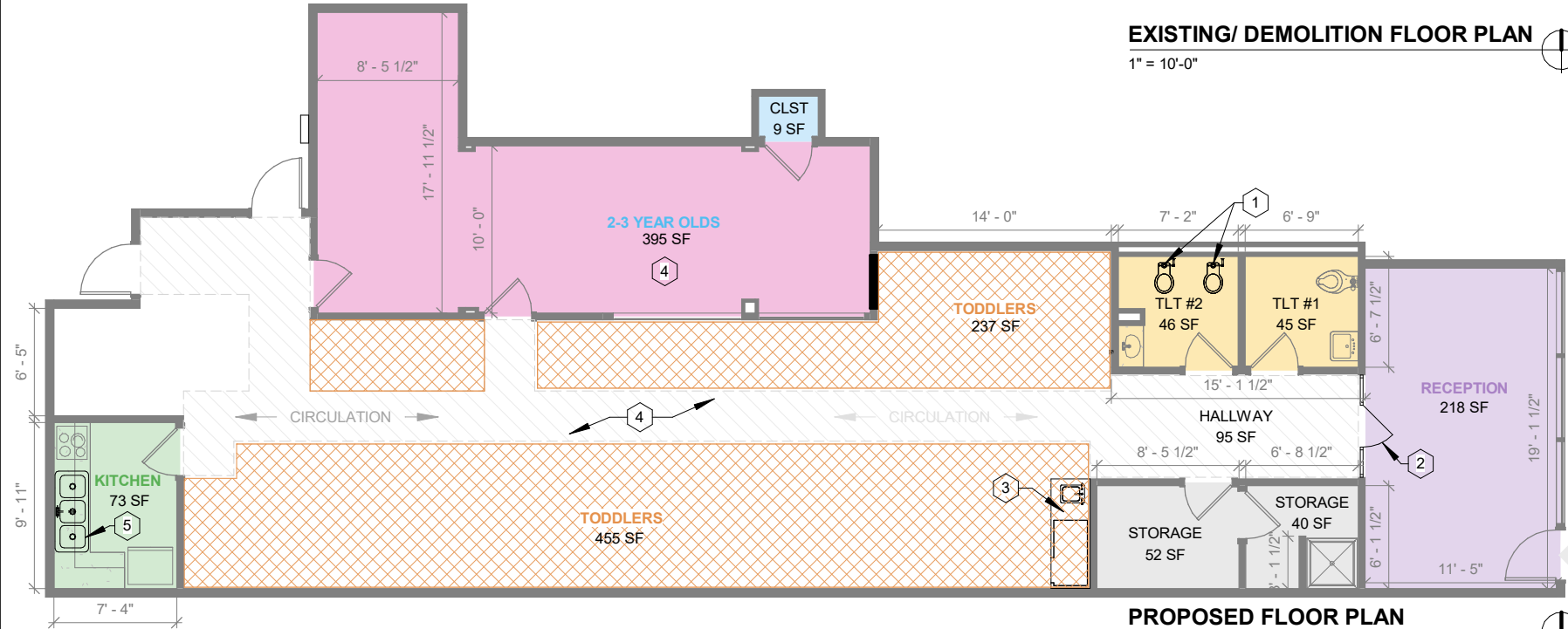
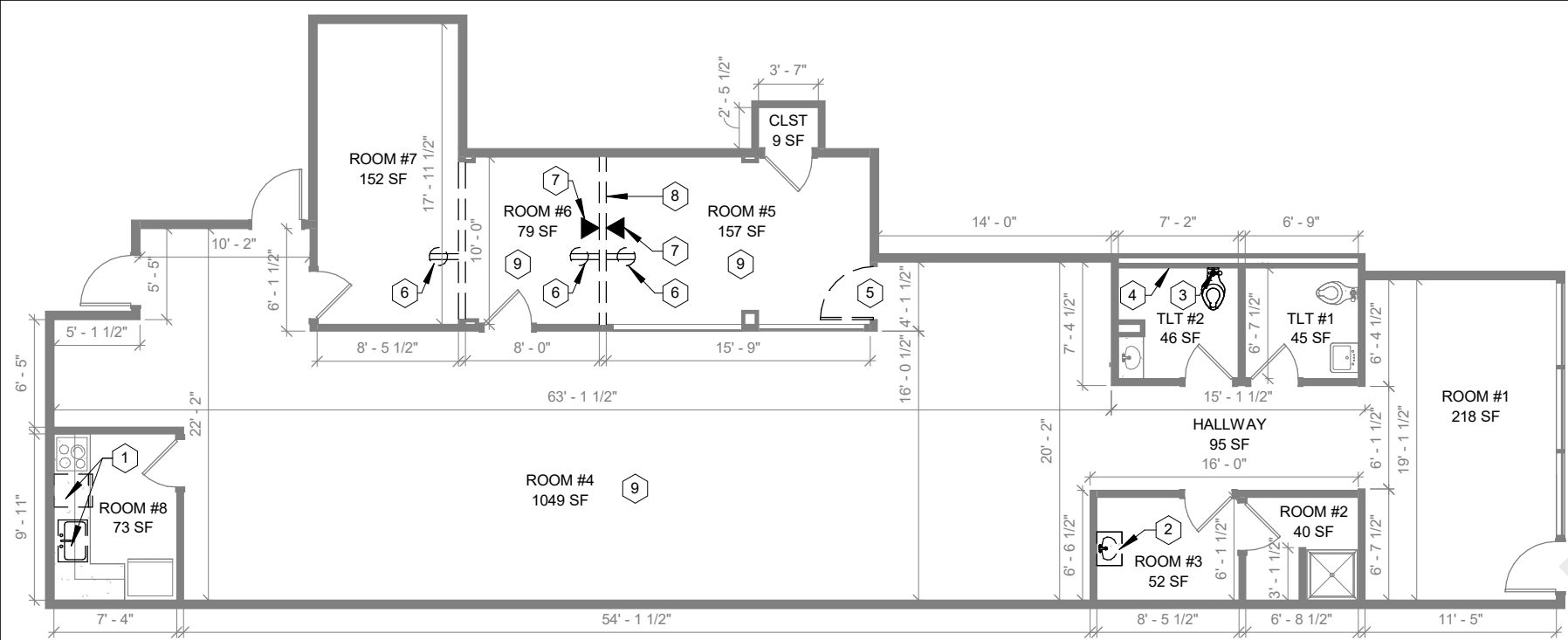
- 1 ALL WORK SHALL COMPLY WITH THE CITY OF OAK PARK BUILDING CODES AND AMENDMENTS
- 2 ALL WORK SHALL COMPLY WITH THE DEPARTMENT OF CHILDRENS AND FAMILY SERVICES (DCFS)

DEMOLITION PLAN NOTES

- 1 REMOVE EXISTING SINK AND DISHWASHER. PREPARE EXISTING COUNTERTOP AND MILLWORK FOR NEW (3) COMPARTMENT SINK AND GREASE TRAP
- 2 REMOVE EXISTING SINK. PATCH & REPAIR WALL TO MATCH EXISTING
- 3 REMOVE EXISTING ADULT-SIZE TOILET. PREPARE FOR NEW CHILD-SIZE TOILET
- 4 DEMOLISH REQUIRED AREA OF EXISTING PARTITION FOR INSTALLATION OF NEW CARRIER FOR NEW CHILD-SIZE TOILET
- 5 REMOVE EXISTING GLASS DOOR AND FRAME AND INFILL PARTITION TO MATCH EXISTING
- 6 REMOVE EXISTING RECEPTACLES. EXISTING CIRCUIT TO REMAIN.
- 7 REMOVE EXISTING LOW VOLTAGE OUTLETS. REMOVE WIRING BACK TO SOURCE
- 8 DEMOLISH EXISTING PARTITION. PATCH AND REPAIR TO MATCH ADJACENT
- 9 REMOVE EXISTING CARPET AND PREPARE SUBSTRATE FOR NEW FLOORING

FLOOR PLAN NOTES

- 1 (2) NEW CHILD-SIZE TOILETS
- 2 SECURITY GATE
- 3 NEW SINK AND COUNTERTOP W/ WALK-UP CHANGING TABLE (59'-1/2"). CONNECT NEW SINK AND TRAP
- 4 NEW RESILIENT SHEET FLOORING
- 5 NEW (3) COMPARTMENT SINK (58"). CONNECT NEW SINK AND GREASE TRAP



MAGIC FOREST DAYCARE

Existing and Proposed Plans

917 S Oak Park Avenue, Oak Park IL Date:08-28-2023



MAGIC FOREST DAYCARE



917 S Oak Park Avenue - Unit A, Oak Park IL

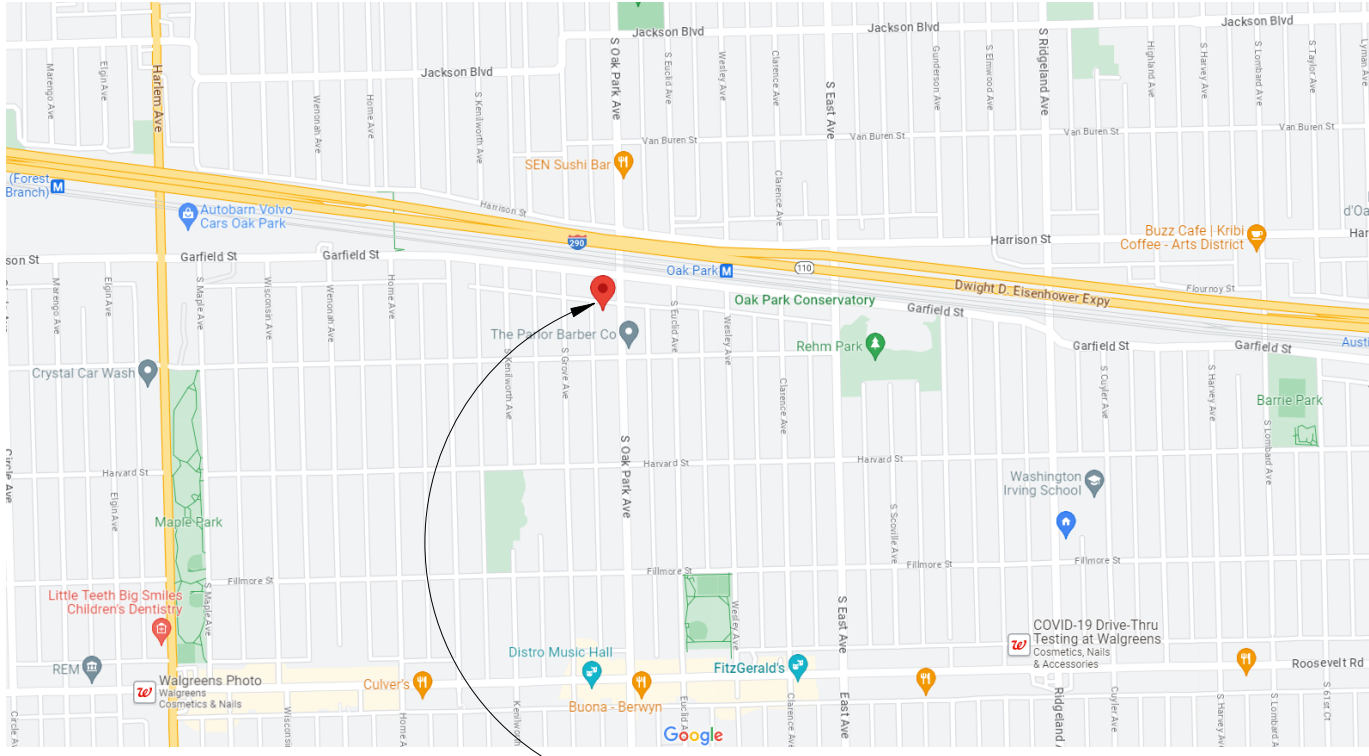
DESCRIPTION OF WORK

SCOPE OF WORK:

TENANT IMPROVEMENT OF A NEW DAYCARE BUSINESS TO MEET THE DEPARTMENT OF CHILDRENS AND FAMILY SERVICES (DCFS) REQUIREMENTS.

THE REQUIRMENTS INCLUDE: DEMOLISH OF (2) EXISTING WALLS TO MEET THE SPACIAL REQUIRMENTS FOR TODDLERS AGES 2-3, REMOVAL OF EXISTING DISHWASHER AND SINK TO ALLOW INSTALLATION OF NEW (3) COMPARTMENT SINK AND GREASE TRAP IN SERVICE AREA. ADDITION OF NEW SINK AND CHANGING TABLE IN TODDLER AREA TO PROVIDE VISIBILITY FROM STAFF TO CHILDREN DURING DIAPER CHANGING. CONVERSION OF ADULT-SIZE TOILET TO (2) CHILD-SIZE TOILETS. REPLACEMENT OF EXISTING FLOORING WITH NEW.

LOCATION MAP



PROJECT LOCATION

CODE ANALYSIS

CODE ANALYSIS: OAK PARK, IL

APPLICABLE CODES:

BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
MECHANICAL CODE: 2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
PLUMBING CODE: 2014 ILLINOIS PLUMBING CODE WITH LOCAL AMENDMENTS
ELECTRICAL CODE: 2017 NATIONAL ELECTRICAL CODE NFPA 70 WITH LOCAL AMENDMENTS
ENERGY CODE: 2018 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE CODE: 2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
ACCESSIBILITY CODE: 2018 STATE OF ILLINOIS ACCESSIBILITY CODE
EXISTING BUILDING: 2018 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS

BUILDING INFORMATION:

EXISTING MIXED-USE FOUR-STORY BRICK & CONCRETE BLOCK BUILDING W/ BASEMENT GARAGE FLOOR. COMMERCIAL AT GROUND LEVEL AND RESIDENTIAL CONDOMINIUMS ON LEVELS 1-3

EXISTING BUILDING SQUARE FOOTAGE:

BASEMENT	6,029 SF
GROUND FLOOR	5,903 SF
FIRST FLOOR	4,568 SF
SECOND FLOOR	4,564 SF
THIRD FLOOR	4,565 SF
TOTAL	25,629 SF

BUILDING TENANT UNIT "A" @ GROUND FLOOR SQUARE FOOTAGE: 2,296 SF (NO CHANGE)

OCCUPANCY:

CONSTRUCTION TYPE II-B; FULLY SPRINKLERED (EXISTING TO REMAIN)
USE GROUP: EDUCATIONAL, GROUP E
PRIOR USE GROUP OF PREVIOUS TENANT: BUSINESS, GROUP B

LEVEL 2 ALTERATION PER SECTION 405.1 IN THE 2009 INTERNATIONAL EXISTING BUILDING CODE

FIRE RESISTANCE RATINGS:

EXTERIOR WALLS	EXISTING - NO CHANGE
INTERIOR COLUMNS	EXISTING - NO CHANGE
ROOF	EXISTING - NO CHANGE
BEAMS/ JOISTS	EXISTING - NO CHANGE
FLOORS	EXISTING - NO CHANGE

STATEMENTS:

THE PROPOSED WORK DOES NOT AFFECT ANY ACCESSIBILITY REQUIREMENTS PER THE 2008 ILLINOIS ACCESSIBILITY CODE

EXISTING FIRE SPRINKLER SYSTEM TO REMAIN

EXISTING FIRE ALARM SYSTEM TO REMAIN

EXISTING HVAC SYSTEM TO REMAIN

EXISTING CONVENIENCE OUTLETS TO REMAIN

WHEN AS BUILT DRAWINGS, REDLINE DRAWINGS, OR RECORD DRAWINGS ARE DEVELOPED FOR THIS PROJECT, G.C. IS TO SUBMIT A COPY TO THE VILLAGE OF OAK PARK FOR THE PERMANENT BUILDING PERMIT FILE.

INDEX OF DRAWINGS

LEGEND	
●	FIRST ISSUE OR REVISION
○	NO REVISION
×	SHEET HAS BEEN OMITTED

INDEX OF DRAWINGS

GENERAL	
T1.1	TITLE SHEET & CODE ANALYSIS
SP1.1	SITE PLAN

ISSUED FOR ZONING
ISSUED FOR PERMIT

PROJECT TEAM

OWNER

MAGIC FOREST DAYCARE
917 S OAK PARK AVE, UNIT A
OAK PARK, IL 60304
773-255-6980 (TEL)
CONTACT:
CRISTIAN DE AVILA-PEREZ

ARCHITECT

ARIA GROUP ARCHITECTS
830 NORTH BOULEVARD
OAK PARK, IL 60301
708-445-8400 (TEL)
708-445-1788 (FAX)
CONTACTS:
JIM LENCIONI
KYLE MILLER

aria
GROUP

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60301

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ariainc.com

ARIA GROUP ARCHITECTS, INC.

STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
REGISTRATION #184.001826

REMODEL OF EXISTING OFFICE SPACE INTO
MAGIC FOREST DAYCARE
917 S Oak Park Avenue - Unit A, Oak Park IL

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NO.	DATE	REMARKS
1	10-12-23	Issued for Zoning

NO.	DATE	REMARKS

Drawing Title
**TITLE SHEET &
CODE ANALYSIS**

Job No.	Drawn Author
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Scale	Date 09-20-2023
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Sheet No.
T1.1