



# 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): Oak Park Arms

Address/Location of Property in Question: 408 South Oak Park Avenue - 414

Property Identification Number(s)(PIN): 16074180010000, 16074180050000, 16074180060000, 16074180070000, 16074180080000

Name of Property Owner(s): Manuel Kramer and William DeWoskin. (Moses Williams - contact person)

Address of Property Owner(s): 408 South Oak Park Avenue

E-Mail of Property Owner(s): moses@oakparkarms.com Phone: (708) 205-3706

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

Name of Applicant(s): Jaime Moran and Pamela Lawrence

Applicant's Address: 1108 S Cuyler Ave, Oak Park & 522 Jackson Ave, River Forest

Applicant's Phone Number: Office (708) 257-0961 E-Mail jaime121878@gmail.com & pbowman37@comcast.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: Lifelong Learning Center Describe Proposal: To create an intergenerational program.

The program will be run in two classrooms within Oak Park Arms. We will connect the residents of Oak Park Arms with the younger generation through meaningful daily activities.

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     X  No

If Yes, how? \_\_\_\_\_

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

If Yes, how? \_\_\_\_\_

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: \_\_\_\_\_ 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;**

Intergenerational programs offer a unique opportunity for younger and older generations to interact through planned activities.

Intergenerational groups have found that seniors who spend time with children have a stronger emotional, physical and mental health.

And in return, the children learn patience, acceptance and social maturity before entering kindergarten. Oak Park Arms would house the first program of this kind in the area and will allow Oak Park to bridge the generation gap and will benefit the community.

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.

Pamela Lawrence  
(Printed Name) Applicant

Jaine Moran

Pamela Lawrence  
(Signature) Applicant

Aug 9, 2018  
Date

Moses Williams Jr.  
(Printed Name) Owner

Moses Williams Jr.  
(Signature) Owner

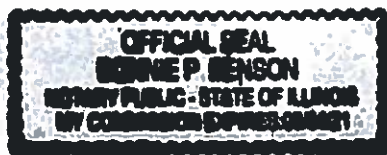
8/9/2018  
Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

9<sup>th</sup> DAY OF August, 2018

Bonnie P. Benson  
(Notary Public)



Updated September 2017

## **Kindness Creators Intergenerational Preschool @ Oak Park Arms**

### **Vision Statement:**

At Kindness Creators, we believe in nurturing the whole child through intergenerational, social/emotional and pre-academic programming to create lifelong, compassionate learners.

### **Individual Analysis:**

We are a private, Intergenerational Preschool that offers a unique opportunity for younger and older generations to interact and build meaningful relationships through purposeful activities, providing quality education and experiences. With a combined 35+ years' experience in the education field, we have a strong knowledge and devotion to children. Our backgrounds include two Bachelor's Degrees in Early Childhood Education, with minors in Psychology and Sociology, a special education endorsement, and ESL endorsement and two Master's in Reading Education. We continue to grow as educators and bring the best teaching strategies into our classroom. In order to provide opportunities for every potential family, we offer three different sessions (am preschool, pm preschool and full day preschool), as well as before and after enrichment programs.

### **Problem Worth Solving:**

According to the Centers for Disease Control and Prevention, around 80% of older adults have 1 or more chronic health conditions. In many cases, this can lead to depression, loneliness and a lack of physical activity. 43% of older adults experience social isolation which closely correlated with loneliness and depression, as well as mental and physical decline.

### **Our Solution:**

- According to the Department of Education, intergenerational programs are built on the assumptions that human development and learning is a lifelong process. Through daily interaction with children, seniors will gain a stronger emotional, physical and mental health. Seniors will feel a connection to the world and in return, their activity levels will increase. These interactions aide with the effects of dementia and other cognitive impairments, leading to a better, and longer quality of life.
- To help seniors with their quality of life, we would have them come to our room during designated times throughout our day. If seniors were not able to come to our room for physical reasons we could schedule times to visit them as well.

### **Target Market:**

- Parents of preschool age children who appreciate the connection between older and younger generations. These parents are in need of quality education with a unique experience.

- Families who are looking to place their loved ones in a retirement community where they can participate in an intergenerational program.

### **Competitive Analysis:**

Currently, in Oak Park and the immediate surrounding areas, intergenerational programs do not exist. We would be the first preschool of this type in the area. As for competitors within the area, there are three that can be compared:

- **Pilgrim Preschool**  
**Strengths:** Promote social development and play based learning, competitive pricing and services, certified teachers and NAEYC accredited  
**Weaknesses:** Inconsistent in regards to discipline and classroom management and they are not an intergenerational preschool, which allows for children to spend time with, and make bonds with seniors.  
**Opportunities:** Great location with ample parking  
**Threats:** More preschool classes could be added if space allowed
- **Concordia University Early Childhood Center**  
**Strengths:** Play based learning, competitive pricing, multiple age group classrooms with certified teachers  
**Weaknesses:** High teacher turnover rate, not familiar with multiple styles of developing/learning and they are not an intergenerational preschool, which allows for children to spend time with, and make bonds with seniors.  
**Opportunities:** Great location with private outdoor space  
**Threats:** More preschool classes could be added if space allowed
- **Academy of Music and Movement**  
**Strengths:** Great community involvement  
**Weaknesses:** Crowded location with minimal parking and congested pick up/drop-off and they are not an intergenerational preschool, which allows for children to spend time with, and make bonds with seniors. They do not have certified teachers.  
**Opportunities:** If the school moved, they could acquire more space and add on to the number of classes they offer, as well as better pick up and drop off arrangements.  
**Threats:** The fees that they charge are very minimal so people in the community who struggle can more easily afford classes for their children.

Subject	Basic Tuition	Extended Tuition	Late Fees	Registration Fee	Deposits	Additional Fees
Pilgrim Preschool	\$320/month (4 days a week for 2.5 hours)	\$110/month for early arrival		\$75 (non-refundable)	\$320 (non-refundable)	\$40 insurance/health screening \$100 material fee
Concordia Early Childhood Center	\$412/month (5 days a week for 2.5 hours)	\$10/day for early arrival \$25/day for extended day		\$100 (non-refundable)		\$95 material fee (non-refundable)
Academy of Music and Movement	\$335/month (5 days a week for 2.25 hours)	Not offered		\$45	\$195 (non-refundable)	\$150 material fee
Kindness Creators (us)	\$550/month (5 days a week for 3 hours) \$990/month (5 days a week for 7 hours)	\$110/month for early arrival \$110/month for extended day	\$1/minute for late pick up \$25 fee for late payment	\$0	\$200	\$100 material fee

### Health Issues:

Working with children and seniors can produce many health issues. We plan to be proactive to combat any potential problems.

- Each student will have to provide an updated vaccine report from the pediatrician.
- Every student (and staff member) will have to show proof of an influenza vaccination every year.
- Educate the children (and staff) on proper hygiene/cough etiquette
- If there is an influenza outbreak within Oak Park Arms, we will limit, or postpone, contact and exposure to the seniors.
- If a student becomes ill, they must be picked up immediately. Students cannot return to school until they are fever free, vomit free and diarrhea free for 24 hours.

### Marketing Activities:

We have many opportunities to promote our preschool.

- We will utilize local print media, such as the Wednesday Journal, Pioneer Press, Forest Leaves and Forest Park Review.
- We will network with local parent groups, both in person and on-line groups. Many of the on-line groups are through Facebook. These include, but are not

limited to, Oak Park Working Moms Group, Tri-Village Working Moms Group, OPRF MOMentum, OP-RF Patch and River Forest Progressive Families.

- We will also be hosting a few open houses (for parents of potential preschoolers and for families with loved ones needing senior care).
- We will join the Oak Park and River Forest Chamber of Commerce to network with local business community.
- We will join the Collaboration for Early Childhood Education.
- We will participate in local community events, such as parades.
- We will utilize our own personal networks and relationships. These include, but are not limited to, local pediatricians, and the River Forest Tennis Club.
- We will seek help from Amy Dean, a local PR agent and photographer.

#### **What We Need:**

To create the preschool classroom, we need a minimum of 800 square feet (35 square feet per DCFS, plus 5 square feet for adults), complete, but not including a kitchenette, bathroom and storage.

- The space needs to accommodate 20 children per session as well as 10 seniors and teaching staff.
- A large area that we would be able to use at designated times. We need this space for 20-30 minutes a day (twice a day) to work on gross motor skills.

#### **Expenses (first year):**

Build Out - ?

Insurance - ?

Rent - ?

Yearly Supplies – Fee paid by students

Furniture - \$0 for the first year

Salaries - ?

#### **Expenses (future):**

Additional Staff – at least minimum wage

Additional classroom:

- Furniture - \$5,000.00
- Rent - ?

Transportation - \$30,000

#### **Team and Key Roles:**

- Pamela Lawrence – co-owner/director/teacher
- Jaime Moran – co-owner/director/teacher

**Wrap Up:**

We believe this collaboration with Oak Park Arms will provide a win-win solution for both parties.

- Both younger and older generations are assets to each other, providing education, memories and advocacy for one another. Through daily interaction with seniors, children learn patience, expectance, social maturity, and in some cases higher academic performance. Interacting with older adults enables youth to develop communication skills, problem solving abilities, social networks, positive attitude toward aging and a sense of purpose and community service. This leads to a future fighting ageism.
- We also believe this will be a differentiator for Oak Park Arms, as it would be the first retirement community, in the area, to have an in-house preschool program.



## **Special Use Standards**

### **Zoning ordinance – Article 14.2 (E)**

1. The establishment, maintenance and operation 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 intergenerational program that we will be running within the Oak Park Arms will not create a danger to the communities public health, safety or welfare. The classrooms will be within the Arms so there will be no construction going on outside the two rooms.
- The drop off and pick up of children can be done by parents coming into the parking lot and dropping off at a door in the back so they will not create any traffic problems on the streets surrounding the Oak Park Arms. The teacher, at pick up time, can also walk the children to the parent's cars.
- As a matter of safety, there will be a lock placed on the door in which the children will be picked up and dropped off.
- There will be locks on inside doors that lead into our classrooms as well.
- The children who will attend the intergenerational program will be asked to get a flu vaccine, along with vaccinations, every year during their physical as a safety measure for the elderly adults they will be spending time with.
- The parents will also be asked to follow health guidelines and keep their children home when they are sick so they do not get others sick.
- If there is a health issue within the Oak Park Arms, with the elderly living there, we will confine the two programs so we don't pass any unwanted illnesses to each other.
- When the generations spend time together in structured activities, there is a positive effect on both sides.

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

- The intergenerational program will be run within two rooms in the Oak Park Arms. There will be no construction on the outside of the premises so nothing will change for the land use around the building.

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.

- The Oak Park Arms services the elderly in an independent and assisted living manner. We would like to add a classroom of 3,4 and 5 year olds to the Oak Park Arms to create an intergenerational program and help to service the elderly as well. We want to bring the generations together to help the children learn social/emotional skills that will prepare them for kindergarten

and also help the elderly in the social/emotional sense as well. Research shows that integrating different generations together has a positive effect on both sides.

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

- The intergenerational program that we would like to create within the Oak Park Arms will be the first of its kind in the area and would be a great addition to Oak Park. This program would be in the spirit of Oak Park that welcomes diversity and promotes community.

### **Drop-Off/Pick-Up Plan for Intergenerational Daycare at 408 S. Oak Park Ave**

At drop off and pick up times, there will be a staff member waiting at the designated location. This location is the door located at the south end of the building, right off of the parking lot. We will also have at least 2 parking spaces (with appropriate signage) for students being dropped off late or picked up early. Two-thirds of the parking lot is open to employees and visitors of Oak Park Arms, therefore many other spaces can be used as well.

For the safety of our students (ages 3-5 years old), we will have a door bell that rings into our classroom. If a student needs to be dropped off late/picked up early, the bell will ring into the classroom and a staff member will open the locked door.

All parents will receive a handbook which will have the drop off/pick up schedule, directions and map:

#### **Schedule:**

**Hour of Operation are 7:30-4:30**

**7:30-8:30 – Early Bird**

- drop off from 7:30-7:40

**8:30-11:30 – A.M. Group**

- drop off from 8:25-8:35
- pick up from 11:25-11:35

**12:30-3:30 – P.M Group**

- drop off from 12:25-12:35
- pick up from 3:25-3:35

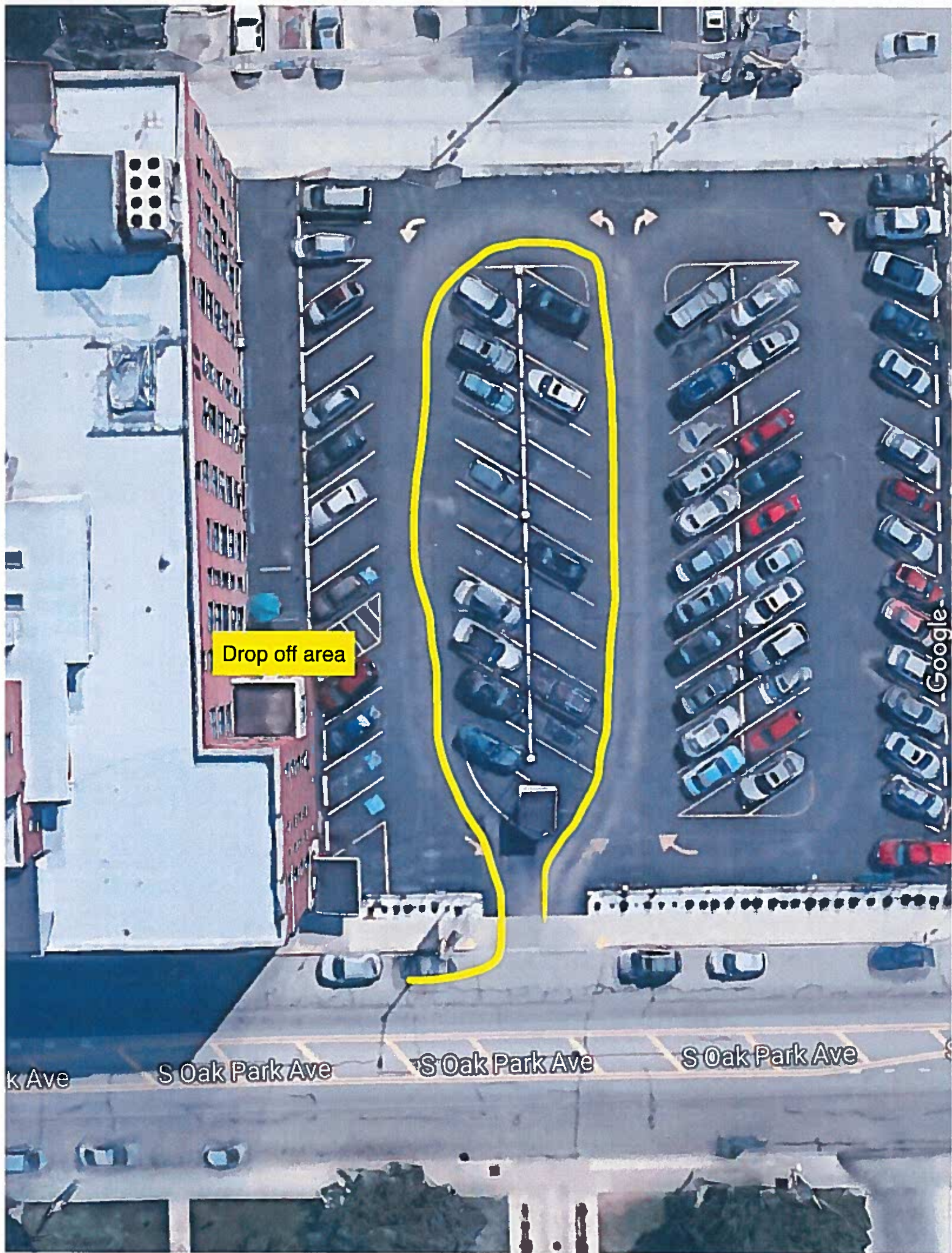
**3:30-4:30 – Extended Day**

- pick up from 4:25-4:30

#### **Directions:**

- Enter the Oak Park Arms parking lot off of Oak Park Avenue (just south of Oak Park Arms)
- Follow the center parking aisle going east, turn left to go back west (making a U-turn).
- Stop at the designated Drop Off/Pick-Up Area.
- A teacher will greet you at this area and you may proceed out of the parking lot, onto Oak Park Ave.





Drop off area

k Ave

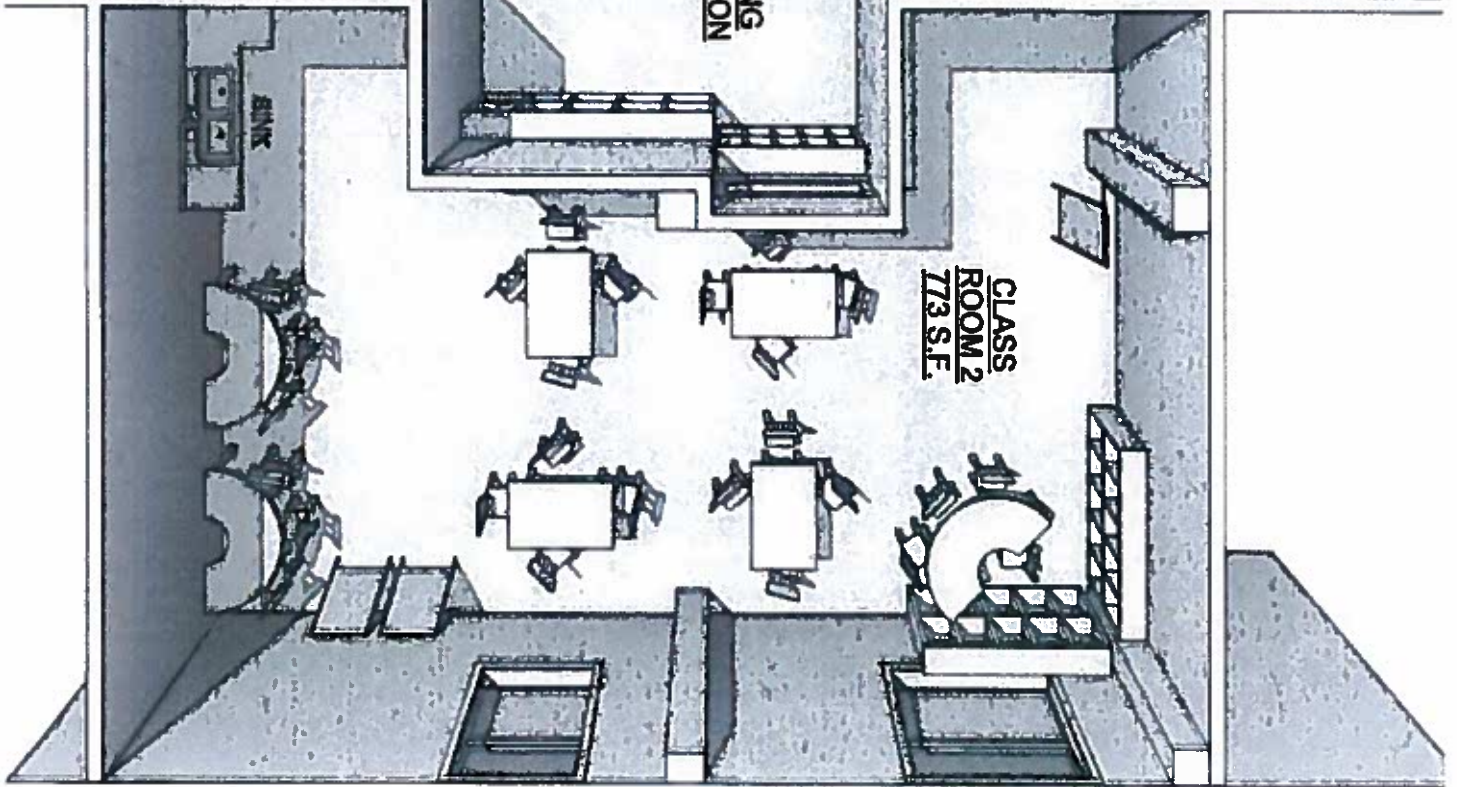
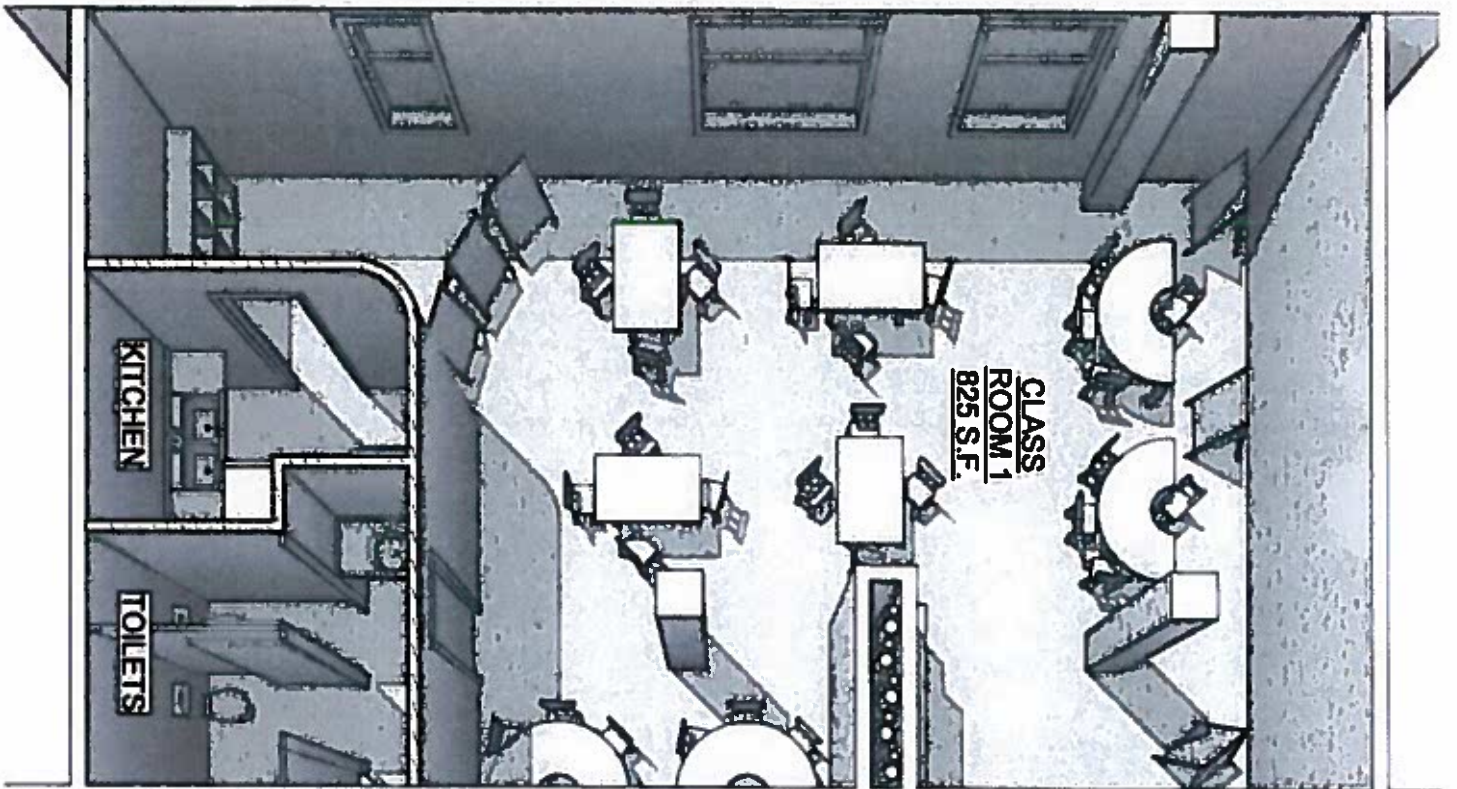
S Oak Park Ave

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Google





### **LEGAL DESCRIPTION**

The owner's Title Insurance Policy dated July 31, 1985 and the Plat of Survey prepared on June 26, 1978 by Earl M. Smith and Associates, provides the following legal description for the subject property.

#### **PARCEL 1:**

Lots 5, 6, 7 and the North 1/2 of the vacated alley lying south of and adjoining sid lots, and lots 8 and 9 and the South 1/2 of the vacated alley North and adjacent to the West 150 feet of lot 8 in subdivision of Block 4 in Ogden and Jones' subdivision of the South West 1/4 of the South East 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

#### **PARCEL 2:**

Lots 10, 11 ad 12 in the subdivision of Block 4 in Ogden and Jones' subdivision of the South West 1/4 of the South East 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Furthermore, the Cook County Assessor's office identifies the subject property with five permanent index numbers, 16-07-418-001, 16-07-418-005 through -008.