

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): Hezekiah Early Learning Center L.L.C.							
Address/Location of Property in Question: 404 Lake Street, Unit 1, Oak Park, IL 60302							
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): Laneta Johnson							
Applicant's Address: 7445 Roosevelt Road Apt 206-B Forest Park, I L 60130							
Applicant's Phone Number: (773)850-5543 E-Mail_neta42@ezekielechdc.org							
Other: <u>laneta4522@gmail.com</u>							
Project Contact: (if Different than Applicant)							
Contact's Address:							
Contact's Phone Number:E-Mail							
Other:							
Property Interest of Applicant:OwnerLegal RepresentativeContract PurchaserxOther (If Other - Describe): _Lessee							
Existing Zoning: NC Commercial Describe Proposal: _Childcare Center Services							

Adjacent:	Zoning Districts	Land Uses			
To the Nor	th: NC	Commercial Building			
	ıth: NC	Commercial Building			
	st: NC	Commercial Building			
	st: NC	Commercial Building			
low the prop	erty in question is curre	ntly improved?			
□R	esidential Non-Residential	dential ☐ Mixed Use ☒ OTHER: Vacant Commercial			
		r use was a daycare center, 3 years ago.			
s the proper	ty in question currently in	n violation of the Zoning Ordinance?Yesx No			
s the propert	ty in question presently s	subject to a Special Use Permit?Yes _x_No			
If Yes	s, how?				
If Yes	, please provide relevant (Ordinance No.'s			
If Yes	, please provide relevant (
s the subject	t property located within	Ordinance No.'s			
s the subject	t property located within	any Historic District? _x_ Yes No			
s the subject	t property located within s: □ Frank Lloyd Wright	any Historic District? _x_ Yes No			
s the subject	t property located within s: □ Frank Lloyd Wright	any Historic District? _x_ Yes No ☐ Ridgeland/Oak Park ☐ Gunderson			
s the subject If Ye From what Se	t property located within s: □ Frank Lloyd Wright ection(s) of the Zoning O	any Historic District? _x_ Yes No ☐ Ridgeland/Oak Park ☐ Gunderson			
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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.

Laneta Johnson (Printed Name) Applicant (Signature) Applicant	<u>4/23/2025</u> Date
SNA Building (Printed Name) Owner (Signature) Owner	<u>4/25/25</u> Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

25 DAY OF April, 2025 ,

OFFICIAL SEAL
HUSSAIN EZZY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 7/31/2027

(Notary Public)

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Project Summary: Hezekiah Early Learning Center L.L.C.

Address: 404 Lake Street, Unit 1, Oak Park, IL 60302

Facility Size: Approx. 800 sq. ft.

Ages Served: 6 weeks to 3 years (infants and toddlers)

Capacity: 20 children

Number of Classrooms: 2 (Infant Room and Toddler Room)

Program Overview:

Hezekiah Early Learning Center L.L.C. is a proposed licensed childcare facility focused on providing high-quality early childhood education and care for infants and toddlers. The facility will include two classrooms designed specifically to support age-appropriate development, with child-centered environments and qualified caregivers. The program emphasizes safety, nurturing care, and early learning through play and structured activities.

Classroom Layout:

Classroom 1 – Infant Room:

- - Capacity: 8 children (6 weeks 15 months)
- - Ratio: 1 adult to 4 infants
- - Includes cribs, feeding areas, and soft flooring

Classroom 2 – Toddler Room:

- - Capacity: 12 children (15 months 3 years)
- - Ratio: 1 adult to 5 toddlers
- Includes activity centers, reading nooks, and gross motor play areas

Drop-Off and Pick-Up Plan:

Location Access: Curbside drop-off and pick-up via Lake Street with signage for short-term parking.

Timeframes:

• - Drop-off: 7:00 AM – 9:00 AM

• - Pick-up: 3:30 PM – 6:00 PM

Traffic Flow: Parents will enter from Lake Street, remain in their vehicles during peak times (with staff assisting), and exit promptly. Staff will supervise all transitions to ensure child safety.

Safety Measures:

- - Secure entry system
- - Staff trained in child hand-off procedures
- - Stroller/bike parking area inside

Special Use Standards – Section 14.2(E), Oak Park Zoning Ordinance:

1. Consistency with Comprehensive Plan:

The daycare supports community goals for accessible early childhood education, aligning with Oak Park's commitment to family services and mixed-use neighborhood vitality.

2. Public Health, Safety, and Welfare:

The facility promotes child well-being and safety through licensing compliance, staff qualifications, and environmental controls (e.g., childproofing, sanitation, emergency exits).

3. No Significant Adverse Impact:

Noise, traffic, and parking are managed through operational planning. The small class size and staggered pickup times reduce congestion. Neighbors will not be adversely affected.

4. Adequate Public Infrastructure:

The site is served by adequate utilities, water, sewer, and access roads. Public transportation is nearby, and sidewalks ensure safe pedestrian access.

5. No Interference with Surrounding Properties:

This use complements nearby residential and commercial uses. The space was previously commercial, so minimal alterations are needed.

6. Compliance with Zoning Standards:

The daycare meets all dimensional, bulk, and use regulations applicable to the B1 zoning district, including signage, lighting, and screening.

7. Parking and Loading:

Short-term parking is available for drop-off/pick-up. Staff will utilize public transportation or off-street parking as available.

Special Use Approval Standards: Section 14.2 (E)

1. Public Health, Safety, and Welfare

The establishment, maintenance, and operation of the proposed daycare facility will not endanger the public health, safety, or welfare. The facility will meet all state and local licensing requirements, including child-to-staff ratios, fire safety codes, sanitation standards, and building occupancy regulations. Safety features such as secure entry systems, emergency exits, and childproofed interiors will be integrated throughout the space to ensure a safe and nurturing environment for children.

2. Compatibility with Adjacent Properties

The proposed special use is compatible with the general land use of adjacent properties and the surrounding neighborhood. The daycare facility will operate during typical business hours, minimizing disruption to residential or commercial neighbors. The design and scale of the operation are appropriate for the existing structure and consistent with nearby uses, supporting a harmonious blend with the community's character.

3. Consistency with the Ordinance and Land Use Policies

The special use is consistent with the spirit and intent of the Zoning Ordinance and the Village of Oak Park's adopted land use policies. The facility addresses a critical need for early childhood education and care in the area, supporting working families and contributing to community vitality. The use aligns with community goals to promote accessible, inclusive, and high-quality childcare services.

4. Conformance with Zoning Regulations

The special use conforms to the regulations of the zoning district in which it is located. The proposed daycare will comply with all applicable zoning requirements, including use restrictions, parking, signage, occupancy limits, and building code standards. All necessary permits and inspections will be secured prior to operation.













