



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): WalshTanna@qmail.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

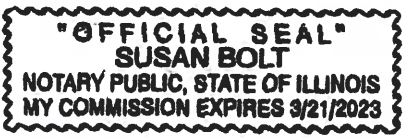
1/4/22
Date

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

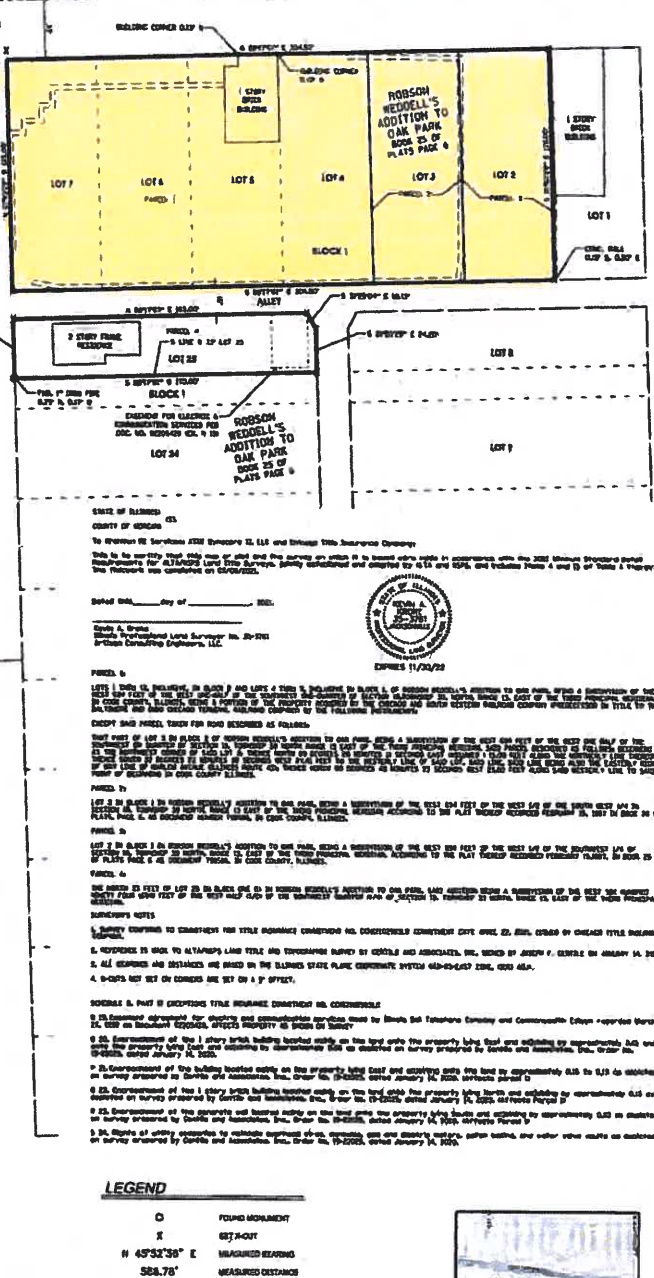
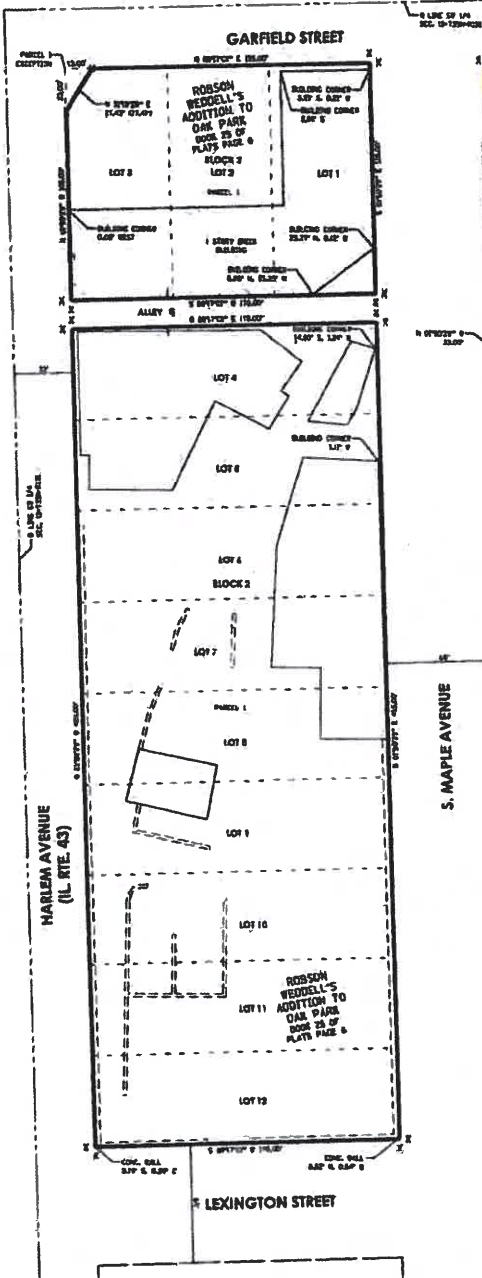
KROHVAN LLC

900 S. MAPLE

ALTA/NSPS LAND TITLE SURVEY

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

AREA TABLE			
PARCEL 1	14,457 SQ. FT.	0.328 ACRES	
PARCEL 2	5,408 SQ. FT.	0.124 ACRES	
PARCEL 3	6,438 SQ. FT.	0.148 ACRES	
PARCEL 4	1,598 SQ. FT.	0.036 ACRES	
TOTAL	14,001 SQ. FT.	0.324 ACRES	



STATE OF ILLINOIS
COUNTY OF COOK

To whom it may concern:

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2000 Uniform Standard Survey Requirements for ALTA/NSPS Land Title Surveys, jointly promulgated and adopted by the Board of Survey and Mapping, and include Parts 4 and 5 of Item 4 of Part 1 of the said Requirements as contained in the said Requirements.



Dated this _____ day of _____, 2008.

David A. Krohvan
Member Professional Land Surveyor No. 120-0781
Krohvan Consulting Engineers, LLC

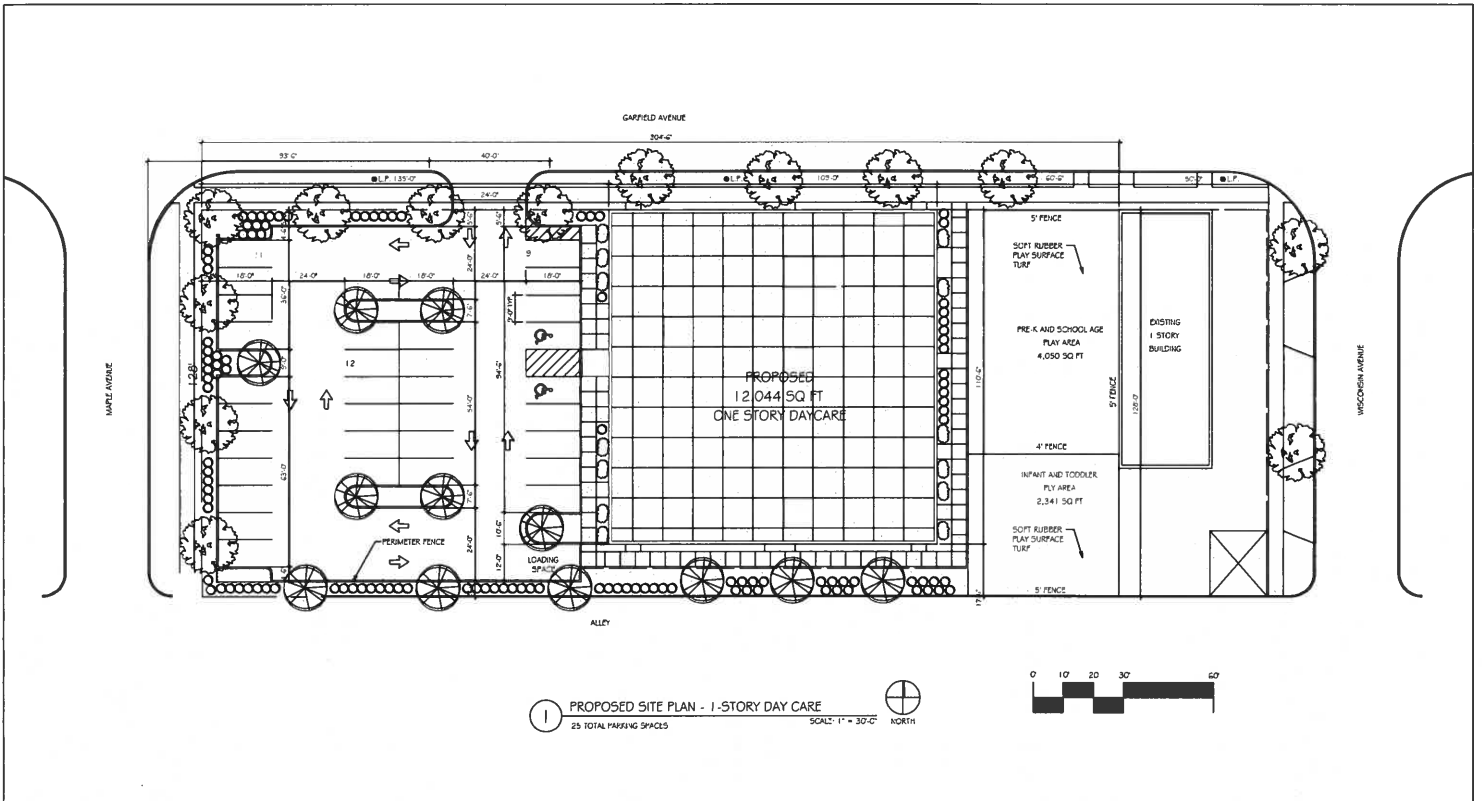
EXPIRES 11/30/2012

PARCEL 1
This is to certify, in Block 1 and Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

- LEGEND**
- O FOUND MONUMENT
 - X SET-POINT
 - N 45°32'38" E MEASURED BEARING
 - 588.78' MEASURED DISTANCE
 - BOUNDARY LINE
 - - - - - RIGHT-OF-WAY LINE
 - LOT LINE
 - - - - - SECTION LINE
 - BUILDING
 - - - - - CONCRETE WALL



1 OF 1	ALTA/NSPS LAND TITLE SURVEY		KROHVAN RE SERVICES	915 S. MAPLE AVENUE OAK PARK, IL ALTA SURVEY	ARTISAN CONSULTING ENGINEERS, LLC 1903 S. Maplewood Road Chicago, IL 60628 (773) 518-8545 www.ArtisanCh.com David A. Krohvan (License 120-0781) (Illinois)
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	PROJECT:	KIDDIE ACADEMY	DATE:	01/26/2022
	LOCATION:	CITY OF OAK PARK, ILLINOIS	JOB NO:	
			DRAWING NUMBER:	A0.1