

MEMORANDUM

TO: CHAIR MITCHELL AND MEMBERS OF THE PLAN COMMISSION
FROM: SCOTT M. BUGNER – BUILDING AND ZONING ADMINISTRATOR
DATE: SEPTEMBER 15, 2023
RE: REGULAR SEPTEMBER MEETING

Please find enclosed the agenda and related materials for the regular September meeting of the Flossmoor Plan Commission. The meeting will be held on Thursday, September 21st, beginning at 7:30 p.m. This meeting will be conducted in person at Village Hall.

There is one item on the agenda for your consideration.

- Public Hearing of a request for a Special Use Permit for a Day Care Center (19509 Governors Highway)

Please telephone Jen Fisher at 957-4101 or e-mail her at jfisher@flossmoor.org no later than 5:00 p.m. Wednesday, September 20, 2023 to confirm your attendance. As always, it is important that we confirm as early as possible that a quorum will be available for the meeting.

If you have any questions or require additional information please do not hesitate to contact me via email at sbugner@flossmoor.org

PLAN COMMISSION

**SEPTEMBER 21, 2023
7:30 P.M.**

FLOSSMOOR VILLAGE HALL

The September 21, 2023 meeting of the Flossmoor Plan Commission will be conducted in person at Village Hall. Public participation will be permitted only in person during the Public Comment portion of the public hearing. Members of the public may also comment by email to info@flossmoor.org if received no later than 5:00 PM, Wednesday September 20, 2023.

AGENDA

1. ROLL CALL
2. APPROVAL OF THE MINUTES OF THE MEETING OF APRIL 20, 2023
3. PUBLIC HEARING – SPECIAL USE PERMIT – DAY CARE CENTER (19509 GOVERNORS HIGHWAY)
 - a. PUBLIC COMMENT
5. OTHER BUSINESS
 - a. FINDINGS OF FACT (19509 GOVERNORS HIGHWAY)
6. STAFF REPORTS
7. ADJOURNMENT

MEMORANDUM

To: Mitchell AND MEMBERS OF THE PLAN COMMISSION
FROM: SCOTT M. BUGNER, BUILDING AND ZONING ADMINISTRATOR
DATE: SEPTEMBER 15, 2023
RE: PUBLIC HEARING OF A REQUEST FOR A SPECIAL USE PERMIT – FOURTE (19509 GOVERNORS HIGHWAY) – DAY CARE CENTER

We have received a request for a Special Use Permit for a day care center. The request has been submitted by Andrea Fourte, potential tenant of the subject property owned by Sami Bader. The facts in the matter are as follows:

The subject property is a single-story multi-tenant commercial building located at the corner of Governors Highway and Kedzie Avenue commonly known as the south triangle. The property is zoned B-2 Community Business District and existing uses in the building are primarily business service establishments such as insurance agencies. The particular suite in question comprises of approximately 2,550 square feet in area and had been a dental office since 1993 but is currently vacant. Special Uses within the B-1 and B-2 Districts include child care nurseries.

The petitioner is seeking to operate a day care center Monday-Friday from 6 AM to 7 PM for children between 6 months and 12 years of age. The petitioner has indicated that there would be up to a total of 41 children with 4 teachers on staff. The age groups would be is as follows:

Infants room – 8 infants and 1 teacher
2 and 3 year old room – 8 children and 1 teacher
4 and 5 year old room – 10 children and 1 teacher
Before and after school – 15 children and 1 teacher

The petitioner has advised that there is a total of 40 parking spaces on the property and that the day care center would utilize 10 of those spaces.

Staff has requested site and interior floor plans of the space but has not yet received these documents from the petitioner.

Staff has particular concerns regarding the facility and equipment requirements of day care centers established by the Illinois Administrative Code Title 89, Chapter III, Section 407 for physical plant/indoor space, equipment and materials, outdoor play area, as well as nutrition and meal service.

The Administrative Code requires that there shall be sufficient indoor space to conduct the program which includes a minimum of 35 square feet of activity area per child in centers for 2 years of age and older. This space is exclusive exit passages and fire escapes, administrative space, storage areas, bathrooms, kitchen and other space required for equipment that is not used for direct activities with children. The amount of space for infants and toddlers shall be determined according to the use of the space for sleep and play purposes which is a minimum of 25 square feet of play space per infant plus a minimum of 30 square feet of sleeping space per infant with at least 2 feet between each crib. When toddlers sleep and play in the same room using cots, there shall be 35 square feet of space per child with a minimum of 2 feet between cots. When toddlers play and sleep in the same room using cribs there shall be a minimum 55 square feet per child with a minimum 2 feet between cribs. Storage space is required for cots and cribs and shall not be used for storage except when stacked between uses.

Without a scaled floor plan to review, staff is unable to determine whether these requirements would be met.

Day care centers are also required to provide an outdoor play area that can accommodate 25 percent of the licensed capacity at any one time and there shall be a minimum of 75 square feet of safe outdoor area for the total number of children using the area at any one time. All play spaces shall be fenced or otherwise enclosed and fences shall be at least 48 inches high. The outdoor area shall be adequately protected from traffic, water hazards, electrical transformers, toxic gases, fumes and animal hazards and shall arranged to be visible to staff at all times.

Given the location of the property at Governors Highway and Kedzie Avenue which is a busy traffic corridor, there appear to be limited if any areas for an adequate safe outdoor play space. In addition, any fencing would require a zoning exception as all of the available green space for this property is located in what would be considered to be a front yard. The petitioner has not indicated any proposed outdoor play area to date.

The petitioner has not provided any details regarding a nutrition and meal service plan or whether food would be cooked or prepared in an approved kitchen on site or purchased from a licensed catering service.

To assist you in consideration of this matter please find attached the following materials:

- Application for Land Use Review and Letter of Intent
- Exterior photos
- Legal Notice and Notice to Residents
- Address map locating the subject property

VILLAGE OF FLOSSMOOR

Office of the Zoning Administrator

Application for Land Use Review

This application is to be used for petitions for Village approval of consolidations, subdivisions, changes in zoning, planned unit developments, non-residential site plans and special use permits. If you should have any questions regarding the type of land use review that applies to your situation please contact the Office of the Zoning Administrator at (708) 798-2300. The application must be completed and returned to the Building Department accompanied by the required fee (see attached schedule) and submittals. Submittal requirements are contained in the Village's Zoning and Subdivision Ordinances. No petition will be scheduled for consideration by the Village Plan Commission unless a completed application (including required submittals) has been received. Petitions must be received no later than twenty-one (21) calendar days prior to the Plan Commission meeting. Petitions for PUD's must be received no later than forty-five (45) calendar days prior to the Plan Commission meeting.

PROPERTY INFORMATION

19509 Governors Hwy Flossmoor IL 60422

Address/Location of Property for which a review is being requested (Subject Property)

Andrea Fourné

Name of Applicant

848 Braemar Rd Flossmoor IL 60422

Applicant's Mailing Address

708-250-4863

Applicant Home Telephone Number

708-487-9370

Applicant Work Telephone Number

Daycare Center

Applicant's Interest in Subject Property (Owner, contract purchaser etc)

If the applicant is not the owner of the property please provide the following information:

Sami Bader

Owner's Name

19273 Burnham Rd Lansing IL 60438

Owner's Address

708-785-7856

Owner's Telephone Numbers

Owner's Work Telephone Number

ALL APPLICANTS MUST ANSWER THE FOLLOWING QUESTIONS

PLEASE INDICATE WHICH TYPE OF LAND USE REVIEW YOU ARE SEEKING:

- Approval of a Plat of Subdivision, Resubdivision or Consolidation
- Approval of a Request for Rezoning
- Approval of a Special Use Permit
- Approval of an Amendment to an existing Special Use Permit
- Approval of a Site Plan (Non-Single Family Residential)
- Approval of a Planned Unit Development
- Approval of an Amendment to an approved Planned Unit Development

What is the current Zoning of the subject property (i.e., R-1 Single Family Residential)?

B2

What is the current use of the subject property (i.e. vacant, improved with single family home etc)?

Vacant

Please provide a brief description of the proposed request:

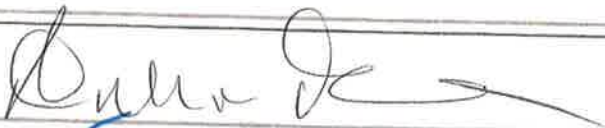
Next Generation Academy is a daycare center we provide high quality childcare care program and school will sufficiently meet the identified needs of the population to be served and include child and parents and guardian activities are designed to enhance child development and ultimately school readiness. Linkages among parent/guardians education health and social including planning for coordination of services with other educational programs serving young children and their families. Hours of operation 6AM-7PM Monday through Friday Ages 6 weeks to 12 year old. See Attach letter.

Please provide a brief description of the property involved including such information as dimensions, area, current use and existing improvements on the site.

Former Trufamily Dental 2550sqft

To your knowledge, is the request in conformance with all requirements of the Flossmoor Zoning Ordinance? If not, please describe:

Yes



Applicant's Signature

8/29/23
Date



Owner's Signature
(Applicant must have property owner's signature)

8/29/23
Date

Do Not Write Below. For Office Use Only:

Date Submitted:	8/29/23
Fee Paid:	8/29/23
Requested Hearing Date:	9/21/23
Date Published:	9/3/23
Date Residents Notified:	9/13/23

Next Generation Academy

Letter Of Intent for the commercial property located at 19509 Governors Hwy Flossmoor, IL

Andrea Fourte

nextgenerationacademy@yahoo.com

August 28, 2023

Executive Summary

Objectives:

To become the best and most trusted daycare center in Flossmoor, IL

About Us

Founder, CEO Andrea Fourte of Next Generation Academy a mother of two beautiful daughters I'm a very active parent in my children's life I volunteer at their high my youngest play soccer, I mentor her soccer team. since I was a little girl I've always had a passion for children. By my junior in high school, I knew I wanted to work with children I just didn't know if I wanted to be a teacher or a pediatrician.

I decided to become a teacher I graduated from south suburban college in 2014 with an associates in early childhood, I'm currently enrolled dual program at GSU obtaining my Master in Early Childhood Education I worked at a daycare center for over 12 years I started off as a teacher aid work my way up to lead teacher, then director I wasn't just the director I visit my class rooms twice a day engaging with the children day to day learning.

Next Generation Academy teach children life long skills real world learning, not necessarily to memorize facts I want them to learn and retain the information on how to find the answers. It help to children learn their way. I use the skills to help individual children, desire to improve, enrich learning. Focus on developing content knowledge by using the skills.

Next Generation Academy is a childcare business that has been established in March, 2018. We have a center located in Riverdale, IL. The business is under the ownership of current CEO Andrea Fourte. Next Generation Academy is a home away from home; we aim to provide a safe and educational space for children. A place where parents can drop off their children with no fears.

Target Market

The target market of our business will be parents and guardians of young children ages 6 weeks to 12 years old. Any parent or guardian of any background is all welcome to entrust the safety of their child with Next Generation Academy.

Marketing Plan

Collaboration with the local schools, parents that use the train to commute to work or school. Partner with Illinois Action for Children, host back-to-school events. Provide parents with resources, jobs, training, help parents obtain their GED.

Next Generation Academy will conduct a marketing plan to improve the business. The marketing plan will be to strengthen our presence in social media. The business will hire a social media manager to manage our Twitter and Facebook posts, stories, and hashtags. These pages should generate publicity and garner attention to our services.

Thank You

Andrea Fourte

CEO

708-250-4863











Order ID: 7491986

* Agency Commission not included

GROSS PRICE * : \$75.00

PACKAGE NAME: IL Govt Legal Daily Southtown

Product(s): SubTrib_Daily Southtown, Publicnotices.com

AdSize(s): 1 Column

Run Date(s): Sunday, September 3, 2023

Zone: Full Run

Color Spec. B/W

Preview

**LEGAL NOTICE
PUBLIC HEARING
FLOSSMOOR
PLAN COMMISSION**

Notice is hereby given that on Thursday, September 21, 2023, the Flossmoor Plan Commission will hold a public hearing to consider a request of a Special Use Permit for the operation of a day care center

LEGAL DESCRIPTION:
THE SOUTH 360 FEET OF THE NORTH 400 FEET AS MEASURED ALONG THE EAST LINE (EXCEPT THE EAST 50 FEET THEREOF) OF THAT PART OF THE NORTH ½ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER LINE OF GOVERNOR'S HIGHWAY, IN COOK COUNTY, ILLINOIS

LOCATION:
19509 Governor's Highway,
Flossmoor, Illinois 60422
PIN # 31-11-403-001-0000

APPLICANT:
Andrea Fourte

HEARING DATE:
Thursday, September 21, 2023, beginning at 7:30 p.m. in the Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois. This meeting will be held in person.

All interested parties are encouraged to attend and to present oral or written testimony.

/s/ Greg Mitchell, Chairperson
Flossmoor Plan Commission
9/3/23 7491986

01-45-4-638
Legal Notice P.C.
19509 Governors 9/3/23



FLOSSMOOR

Welcoming. Beautiful. Connected.

Village of Flossmoor

Building Department
2800 Flossmoor Road
Flossmoor, Illinois 60422
Phone: 708.957.4101
TDD: 708.647.0179
Fax: 708.335.5490
www.flossmoor.org

Building and Zoning Administrator
Scott Bugner

Mayor

Michelle I. Nelson

Trustees

Joni Bradley-Scott
Gary Daggett
Brian Driscoll
Rosalind Henderson Mustafa
George Lofton
James Mitros

Village Clerk

Gina LoGalbo

Village Manager

Bridget A. Wachtel

September 12, 2023

***THIS IS A COURTESY NOTICE ONLY**

Dear Resident:

On Thursday, September 21, 2023 at 7:30 PM, the Flossmoor Plan Commission will hold a public hearing to consider a request for a Special Use Permit. If approved it would permit the operation of a day care center at 19509 Governors Highway.

A map locating the property is shown on the back of this letter.

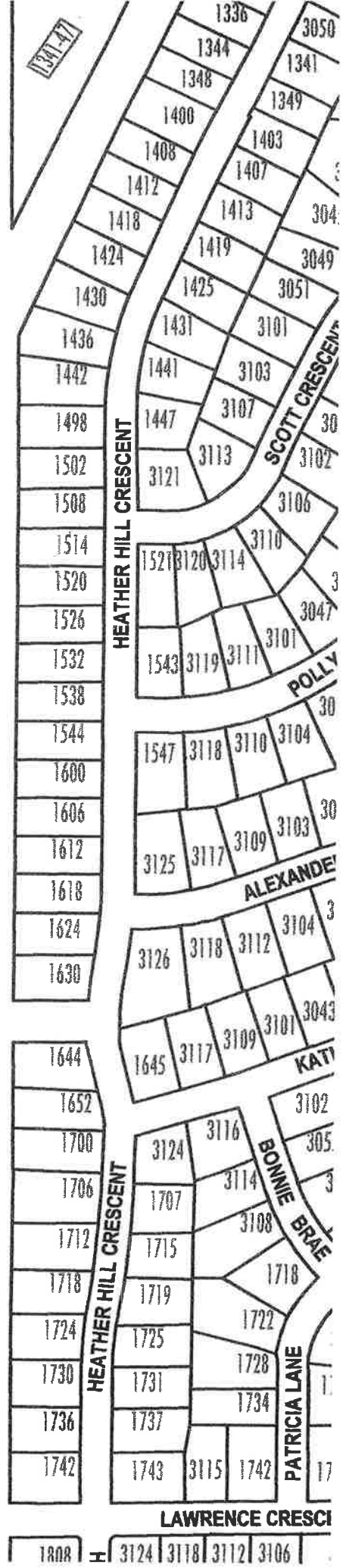
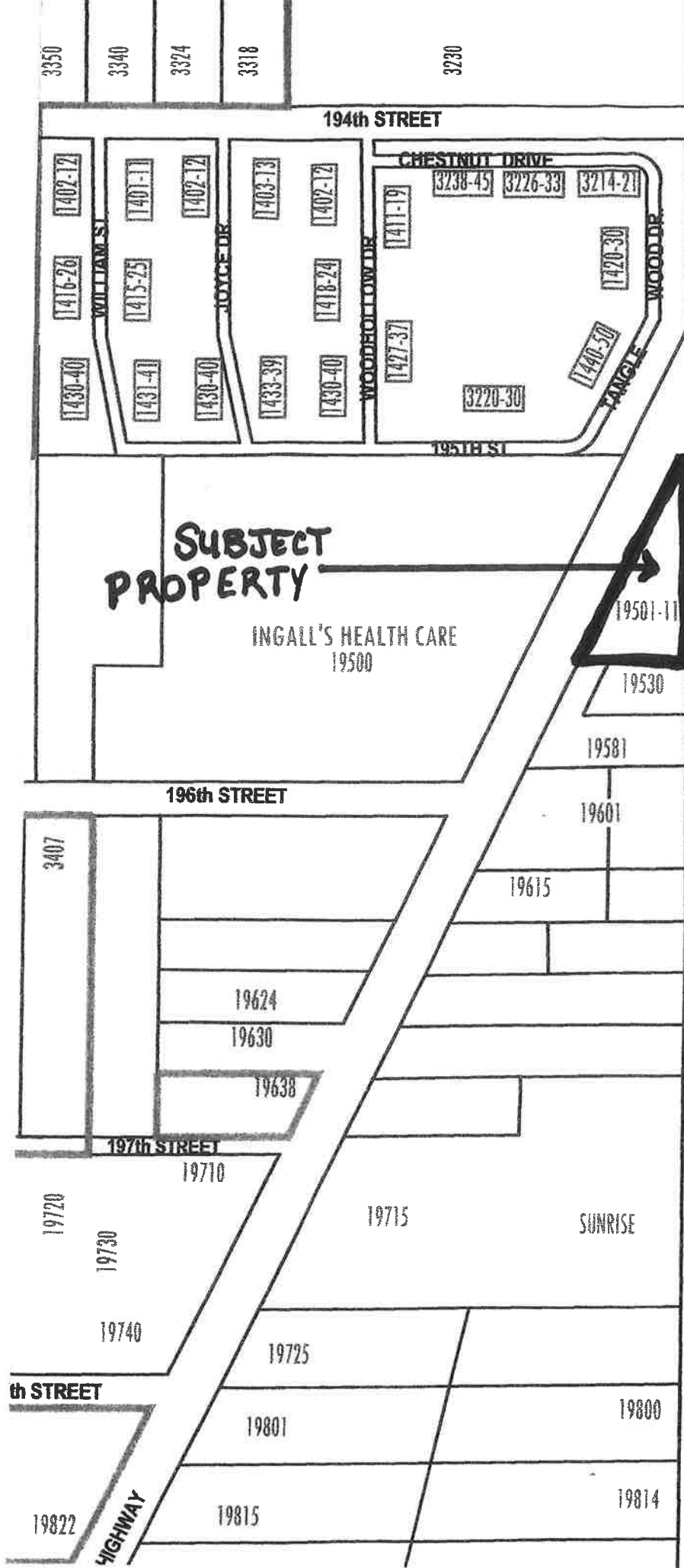
The September 21, 2023 meeting of the Flossmoor Plan Commission will be conducted in person at Village Hall. Public participation will be permitted in person only during the Public Hearing portion of the meeting agenda. Members of the public may also comment on the Public Hearing by email to info@flossmoor.org. Comments received by 5:00 p.m. Wednesday, April 19 will be read into the record of the meeting.

Please call me at 708-957-4101 or email me at sbugner@flossmoor.org if you have any questions.

Sincerely,

Scott M. Bugner

Building and Zoning Administrator



Resident
1436 Heather Hill Crescent
Flossmoor, IL 60422

Resident
1442 Heather Hill Crescent
Flossmoor, IL 60422

Resident
1498 Heather Hill Crescent
Flossmoor, IL 60422

Resident
1502 Heather Hill Crescent
Flossmoor, IL 60422

Resident
1508 Heather Hill Crescent
Flossmoor, IL 60422

Resident
1514 Heather Hill Crescent
Flossmoor, IL 60422

Resident
1520 Heather Hill Crescent
Flossmoor, IL 60422

Resident
1526 Heather Hill Crescent
Flossmoor, IL 60422

Resident
1526 Heather Hill Crescent
Flossmoor, IL 60422

Resident
1532 Heather Hill Crescent
Flossmoor, IL 60422

Resident
1538 Heather Hill Crescent
Flossmoor, IL 60422

Resident
1621 Butterfield Road
Flossmoor, IL 60422

Resident
1544 Heather Hill Crescent
Flossmoor, IL 60422

Resident
1600 Heather Hill Crescent
Flossmoor, IL 60422

Resident
1606 Heather Hill Crescent
Flossmoor, IL 60422

Resident
19530 Kedzie Avenue
Flossmoor, IL 60422

Resident
19581 Governors Highway
Flossmoor, IL 60422

Resident
19615 Governors Highway
Flossmoor, IL 60422

Resident
3220 W. 195th Street
Flossmoor, IL 60422

Resident
3222 W. 195th Street
Flossmoor, IL 60422

Resident
1440 Tanglewood Drive #A
Flossmoor, IL 60422

Resident
1440 Tanglewood Drive #B
Flossmoor, IL 60422

Resident
1440 Tanglewood Drive #C
Flossmoor, IL 60422

Resident
1440 Tanglewood Drive #D
Flossmoor, IL 60422

Resident
19550 Governors Highway
Flossmoor, IL 60422